HIGGINS RANCH PHASE 2

BEING A DIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.
MAY 2025

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE FOLLOWING, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON, FOR THE SPECIFIED PURPOSES:

1. STREET RIGHT OF WAY FOR MACKENNA STREET, ORANGE AVENUE, AUBREE STREET, AND LONDON AVENUE SHOWN ON SAID MAP WITHIN SAID SUBDIVISION, IN FEE TO THE CITY OF VISALIA.
2. PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITIES EASEMENT).
3. PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BLOCK WALLS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, OVER THOSE CERTAIN STRIPS OF LAND SHOWN HEREON AND DESIGNATED "2' BWE" (BLOCK WALL EASEMENT).
4. OUTLOT A IN FEE TO THE CITY OF VISALIA FOR PARK PURPOSES AS SHOWN HEREON

SSP-HS LOT OPTION A POOL 01, L.P.,
A DELAWARE LIMITED PARTNERSHIP

SSP-HS LOJV-A GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: _____
STEVEN C. PORATH
SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____ S.S.}

ON _____, BEFORE ME, _____
_____, A NOTARY PUBLIC, PERSONALLY APPEARED, _____
_____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S),OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S), ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND.

_____
NOTARY PUBLIC SIGNATURE

PRINTED NAME: _____

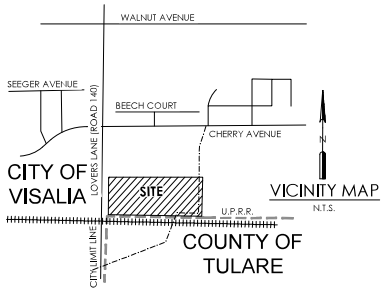
COUNTY OF: _____

COMMISSION EXPIRES: _____

COMMISSION NO: _____

BUILDING RESTRICTIONS

LOTS 129 THROUGH 136 ARE SUBJECT TO TEMPORARY BUILDING RESTRICTIONS AS SET OUT IN DECLARATION OF TEMPORARY BUILDING RESTRICTIONS, RECORDED _____, 2025, AS FILE NO. 2025_____ AND AS REFERENCED TO ON THIS MAP. LOTS 129 THROUGH 136 CONTAIN A TEMPORARY STORM DRAINAGE BASIN INTENDED TO SERVE THE DRAINAGE NEEDS OF THE PUBLIC STREETS AND LOTS WITHIN THE SUBDIVISION. A TEMPORARY STORM DRAINAGE EASEMENT OVER LOTS 129 THROUGH 136 WAS GRANTED TO THE CITY OF VISALIA PER RM 45-38 TCR. THE CITY'S RECORDING OF THE CANCELLATION DOCUMENT FOR THE ABOVE REFERENCED DECLARATION OF TEMPORARY BUILDING RESTRICTIONS WILL ALSO SERVE AS THE CITY'S ABANDONMENT OF THE TEMPORARY STORM DRAIN EASEMENT AND STORM WATER BASIN EASEMENT.



LEGAL DESCRIPTION

LOT 101 AS SHOWN ON THAT CERTAIN MAP ENTITLED "HIGGINS RANCH PHASE 1, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF TULARE, STATE OF CALIFORNIA IN VOLUME 45 OF MAPS, AT PAGE 38, TULARE COUNTY RECORDS.

BOARD OF SUPERVISORS STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY STATE THE SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: _____

JASON T. BRITT, COUNTY ADMINISTRATIVE
OFFICER/CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

LANDSCAPE & LIGHTING ASSESMENT DISTRICT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 24-01, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0945E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES FULLY WITHIN A FLOOD ZONE AREA DESIGNATED ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOODING, AREAS OF 1% ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREA OF 1% ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES.

NOTICE OF ABANDONMENT

PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE, THE FILING OF THIS FINAL MAP SHALL CONSTITUTE THE ABANDONMENT OF THE FOLLOWING PUBLIC EASEMENTS:

1.) TEMPORARY ACCESS EASEMENT FOR INGRESS AND EGRESS TO THE CITY OF VISALIA PER R.M. 45/38

2.) 10' WIDE TEMPORARY STORM DRAIN EASEMENT TO THE CITY OF VISALIA PER R.M. 45/38

LICENSED LAND SURVEYOR
BRIAN S. BORUM
L.S. 8006
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR HOMES IN MARCH, 2024 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED WITHIN ONE YEAR OF THIS MAP RECORDING AND WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
BRIAN S. BORUM, PLS 8006 DATE

PROFESSIONAL LAND SURVEYOR
MICHAEL E. LONG
No. 6815
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

_____
MICHAEL E. LONG, PLS 6815 DATE
CITY SURVEYOR

CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THE _____ DAY OF _____, 20____, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND ON BEHALF OF THE PUBLIC , PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENTS, AND ACCEPTING, SUBJECT TO IMPROVEMENTS, THE PUBLIC STREETS, AND OUTLOT A, AND CONSENTING TO THE ABANDONMENT OF THE TEMPORARY ACCESS EASEMENT AND THE 10' WIDE TEMPORARY ACCESS EASEMENT TO THE CITY OF VISALIA PER HIGGINS RANCH PHASE 1, RECORDED IN VOLUME 45 OF MAPS, AT PAGE 38, OF TULARE COUNTY RECORDS, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN AND/OR STATED UPON THE MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA THIS ____ DAY OF _____, 20____ .

LESLIE B. CAVIGLIA
CITY MANAGER/CITY CLERK

_____
CHIEF DEPUTY CITY CLERK

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP NO. 5585 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON MAY 9TH, 2022.

_____
PAUL BERNAL DATE
PLANNING AND COMMUNITY PRESERVATION DIRECTOR/CITY PLANNER

RECORDER'S STATEMENT

DOCUMENT NO. _____
FEE PAID: _____

FILED THIS _____DAY OF _____ , 2025 , AT ____ M. IN VOLUME _____ OF MAPS, AT PAGE _____ , TULARE COUNTY RECORDS,
AT THE REQUEST OF BRIAN S. BORUM -LAND SURVEYOR

TARA K. FREITAS, CPA
TULARE COUNTY ASSESSOR / CLERK-RECORDER

BY _____
DEPUTY

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
1445 W. Grand Ave. Ste. C
Grover Beach, Ca 93433

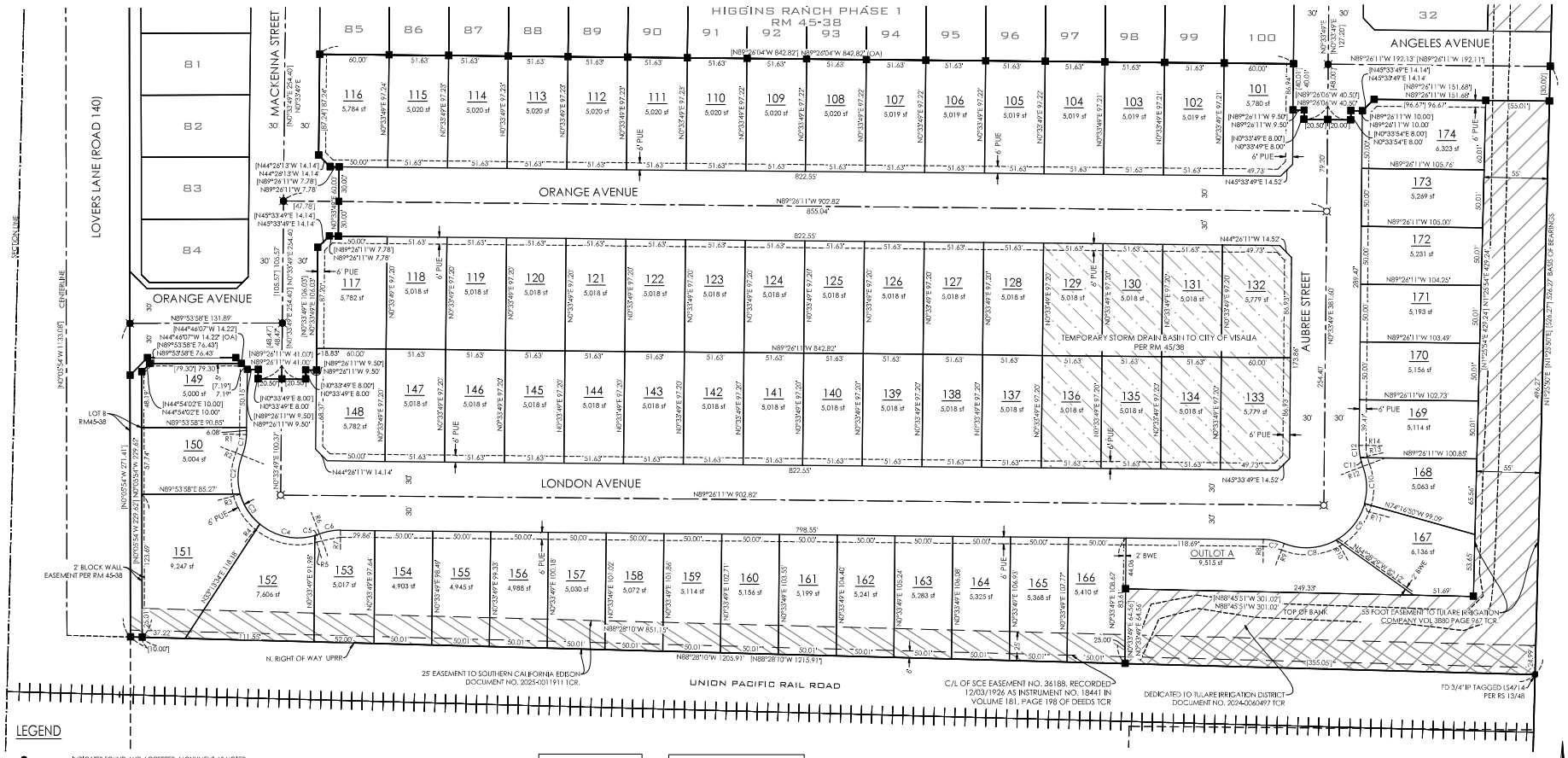
TSM 5585

HIGGINS RANCH PHASE 2

BEING A DIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.
MAY 2025

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN TWO FOUND MONUMENTS ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST M.D.M. AS SHOWN ON HIGGINS RANCH PHASE RECORDED IN VOLUME 45 OF MAPS AT PAGE 38 OF TULARE COUNTY RECORDS AND BEARS NORTH 01°25'50" EAST.



LEGEND

●	INDICATES FOUND AND ACCEPTED MONUMENT AS NOTED
■	FOUND AND ACCEPTED 5/8" REBAR TAGGED LS 8006 UNLESS NOTED OTHERWISE PER HIGGINS RANCH PHASE 1, VOLUME 45 PAGE 38 TCR
○	SET 5/8" X 24" LONG REBAR WITH CAP LS 8006 DOWN 0.5 FEET AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND WHERE INDICATED
◙	FOUND AND ACCEPTED CITY STANDARD STREET MONUMENT STAMPED LS 8006 PER HIGGINS RANCH PHASE 1, VOLUME 45 PAGE 38 TCR
⌑	SET CITY STANDARD STREET MONUMENT STAMPED LS 8006
[ ]	RECORD AND MEASURED DATA PER HIGGINS RANCH PHASE 1 RECORDED IN VOLUME 45 OF MAPS AT PAGE 38 TCR
	SUBJECT PARCEL BOUNDARY
	EASEMENT GRANTED TO TULARE IRRIGATION DISTRICT PER DOCUMENT NO. 2024-0060497 TCR
	EASEMENT TO SOUTHERN CALIFORNIA EDISON PER DOCUMENT NO.2025-0011911
FD	FOUND
(OA)	OVERALL
MON	MONUMENT
TCR	TULARE COUNTY RECORDS

ALL DISTANCES IN FEET OR DECIMALS THEREOF

RADIAL LINE TABLE	
SEGMENT	DIRECTION
R1	N89° 26' 11"W
R2	S68° 05' 11"E
R3	S74° 16' 38"W
R4	N39° 36' 03"E
R5	N16° 12' 08"W
R6	N20° 47' 12"W
R7	N0° 33' 49"E
R8	N0° 33' 49"E
R9	N21° 54' 49"E
R10	S29° 40' 16"E
R11	N74° 54' 39"W
R12	N69° 12' 48"E
R13	S78° 24' 01"W
R14	S89° 26' 11"E

CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
C1	18.63	50.00	21°21'01"
C2	34.16	52.00	37°38'12"
C3	31.47	52.00	34°40'35"
C4	50.65	52.00	55°48'11"
C5	4.16	52.00	4°35'04"
C6	18.63	50.00	21°21'01"
C7	18.63	50.00	21°21'01"
C8	46.82	52.00	51°35'06"
C9	41.06	52.00	45°14'23"
C10	32.56	52.00	35°52'33"
C11	8.02	50.00	9°11'13"
C12	10.61	50.00	12°09'48"

NOTE:

LOTS 129-136 ARE ENCUMBERED BY A TEMPORARY STORM WATER BASIN EASEMENT PER HIGGINS RANCH PHASE 1 RM 45/38. LOTS ARE REQUIRED TO BE BACK FILLED AND COMPACTED WHEN A PERMANENT PONDING BASIN IS MADE AVAILABLE, AT WHICH TIME THE EASEMENT WILL BE ABANDONED

N

SCALE: 1" = 60'

0' 60' 120'

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