

RESOLUTION NO. 2025-58

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PORTION OF THE 13' WIDE IRREVOCABLE OFFER OF DEDICATION OVER PARCEL 2 OF PARCEL MAP NO. 5260 AND ACCEPTANCE OF THE 43' WIDE IRREVOCABLE OFFER OF DEDICATION OVER THE REMAINDER OF PARCEL MAP NO. 4452.

**WHEREAS**, as a condition of Parcel Map 5260, John Vidovich, LLC a California limited liability company, its General Partner, The Larry and Mary Ritchie Living Trust dated October 30, 2008, and The Jeff and Kristi Ritchie Living Trust dated October 30, 2008, submitted an "Irrevocable Offer to Dedicate Real Property" to the City of Visalia per Parcel Map No. 5260, recorded in Book 53 of Parcel Maps at Page 67, Tulare County Records, document number 2019-0048929; and,

**WHEREAS**, as a condition of Parcel Map 4452, C. J. Ritchie Farms, A partnership submitted an "Irrevocable Offer to Dedicate Real Property" to the City of Visalia per Parcel Map No. 4452, recorded in Book 45 of Parcel Maps at Page 57, Tulare County Records, document number 2000-0038766; and,

**WHEREAS**, the City Council of the City of Visalia, having considered evidence submitted, finds it to be in the public interest to accept the real property more particularly and legally described as follows:

All that portion of Parcel 2 of Parcel Map No. 5260, filed for record in Book 53 of Parcel Maps, at Page 67, Tulare County Records, situate in the Northwest quarter of Section 21, Township 18 South, Range 24 East, Mount Diablo Base and Meridian, according to the Official Government Township Plats thereof, in the City of Visalia, County of Tulare, State of California, described as follows:

COMMENCING at a point which is the North quarter corner of said Section 21; thence along the East line of said Northwest quarter, South 00°07'06" West, a distance of 42.00 feet to the TRUE POINT OF BEGINNING, also being the intersection of the South right-of-way line of Riggins Avenue with the West right-of-way line of Clancy Street, as shown on said Parcel Map No. 5260, also being the northeast corner of said Parcel 2;

thence along said West right -of-way line, also being the East line of said Parcel 2, South 00°07'06" West, a distance of 1221.09 feet to the southeast corner of said Parcel 2; thence along the South line of said Parcel 2, North 89°53'07" West, a distance of 60.00 feet to the beginning of a non-tangent curve concave to the East having a radius of 960.00 feet and to which a radial line bears North 89°52'54" West, shown as an intersection with the westerly Irrevocable Offer of Dedication (IOD) line per Parcel Map No. 4452, filed for record in Book 45 of

Parcel Maps, at Page 57, in said County; thence leaving said South line, along said westerly IOD line, northerly 129.90 feet along said curve through a central angle of 07°45'09" to the beginning of a reverse curve concave to the West having a radius of 900.00 feet;

thence continuing, northerly 121.78 feet along said curve through a central angle of 07°45'09"; thence continuing, along a line parallel with and 43.00 feet distant West (measured at right angles) from the East line of said Northwest quarter, also being the East line of said IOD, North 00°07'06" East, a distance of 944.19 feet to a point of intersection with the Southeast corner of an IOD as shown on said Parcel Map No. 5260;

thence along the South line of said IOD, North 44°52'58" West, a distance of 18.38 feet; thence continuing, along a line parallel with and 13.00 feet distant South (measured at right angles) from the North line of Parcel 2 of said Parcel Map No. 5260, also being the South right-of-way line of Riggins Avenue and the North line of said IOD, North 89°53'01" West, a distance of 603.70 feet to a point of intersection with the West line of said Parcel 2;

thence along said West line, North 00°07'06" East, a distance of 13.00 feet to the Northwest corner of said Parcel 2, also being on the South right-of-way line of Riggins Avenue; thence along the North line of said Parcel 2, said South right-of-way line, and said North IOD line, South 89°53'01" East, a distance of 659.70 feet to the TRUE POINT OF BEGINNING.

Containing 62,764 square feet or 1.44 acres, more or less.

The Basis of Bearings for this description is the north line of said Parcel Map No. 5260. Said line is taken to bear South 89°53'01" East.

See Exhibit B for map.

**WHEREAS**, the street improvements that were also required and identified as conditions of Parcel Map 5260 and Parcel Map 4452 located on the above described real property have been completed and it is now appropriate for the City of Visalia to accept these completed facilities for public use and as part of the city street system under California Street and Highways Code section 1806.

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Visalia hereby accepts the "Irrevocable Offer to Dedicate Real Property" as described herein and made a part thereof for public use, acknowledges completion of the street improvements and accepts these facilities as part of the city street system under California Street and Highways Code section 1806.

PASSED AND ADOPTED: August 4, 2025

Leslie B. Caviglia, CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF TULARE ) ss.  
CITY OF VISALIA )

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-58 passed and adopted by the Council of the City of Visalia at a regular meeting held on August 4, 2025.

Dated: \_\_\_\_\_

Leslie B. Caviglia, CITY CLERK

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By Reyna Rivera, Chief Deputy City Clerk