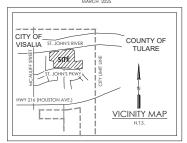
RIVER RUN RANCH PHASE 6 & 7

BEING A DIVISION OF LOTS 6, AND A PORTION OF LOTS 7, 11 AND 12 OF RIVER RUN RANCH LARGE LOT SUBDIVISION MAP, RECORDED IN BOOK 39 OF MAPS AT FAGE 11 OF OFFICIL RECORDS, BBIA A PORTION OF PAREEL 1 NOT FYER ANAL FEED ACTION OF THE RECORDS, BBIA A PORTION OF PAREEL 1 NOT FYER ANAL FEED LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22. TOWNISHE 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDAN, IN THE CITY OF YEALAL, COUNTY OF TULARE, STATE OF CALIFORMA.



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 QUEST GUILT IN SEPTIMERE 2023 AND SAID FELD SURVEY TS RUE AND COMPETER AS SHOWN. I HEREBY STATE THAT THIS TRAIL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONIMUNETS REF OF THE CHARACTER AND OCCUPY, OR PUBLICING NUTIONS NUICATED WITHIN ONE YEAR OF THIS MAP RECORDING AND ARE, OR WILL BE, SUFFICIENT TO EMABLE THE SURVEY TO BE RETRACED.

BRIAN S. BORUM, PLS 8006 DATE

CITY SURVEYOR'S STATEMENT



L.S. 8006

I HERE'S TATE THAT I HAVE EXAMINED THIS MAP. THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AST APPERATE ON THE TENTIATIVE MAP. NO BAY APPROVIDE 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 TENTIATIVE MAP HAVE EBEN COMPLETED WITH: AND THAT I AN SATISFIED THAT IN SAMP STECHNICALLY CORRECT.

MICHAEL E. LONG PLS 6815 DATE

CITY CLERK'S STATEMENT

THIS IS OF TATE THAT AT A REGULAR MEETING OF THE CITY COLNICUL OF THE CITY OF VISALIA HELD ON THE DAY OF AN OF AN OF THAT AT A REGULAR MEETING AN OF THE VISAL WAS DULY AND REGULARLY MADE AND ENTRED INTO APPROVING THIS MAP AND SUBDIVISION AND ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, OAKRODE AVENUE, RIO VISTA STREET, NORTH SOL STREET, SUNNYTIEW AVENUE, NORTH RIVER RUN STREET, EAST MAGNOLA STREET AND ST. JOHNS PARKWAY, OUTOIDS A, B AC, PUBLIC 'ITILY REASHINST'RIEL, AND BLOCK WALL FASTEMENTS, AND CONSENTING TO THE ABANDONMENT OF THE IRREVOABLE OFFER OF DEDICATION, NOT SHOWN HEREON, ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN(OR STATED UPON THIS 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. 5592 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON SEPTEMBER 26, 2022.

PAUL BERNAL DATE PLANNING AND COMMUNITY PRESERVATION DIRECTOR/CITY PLANNER

RECORDER'S STATEMENT

DOCUMENT NO. _____

FILED THIS _____ DAY OF _____, 20 ___, AT _____ NIN BOOK ______ OF MAPS, AT PAGE ______, TULARE COUNTY RECORDS, AT THE REGUEST OF BORUM LAND SURVEYING INC.

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

BY DEPUTY



SHEET 1 OF

TSM 55

OPEN SPACE DISTRICT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "OPEN SPACE DISTRICT NO._______OF THE CITY OF VISALIA." ESTABLISHED PURSUANT TO TITLE 12, CHAPTER 12.40 OF THE VISALIA MUNICIPAL CODE.

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 BOUIDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP, AND DO HEREBY CONSTIT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSTRUCT OF NO THERE 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 PRIVACES:

- RIGHT OF WAY FOR OAKRIDGE AVENUE, RO VISTA STREET, NORTH SOL STREET, SUNNYVIEW AVENUE, NORTH RIVER RINI STREET, EAST MAGNOLIA STREET AND ST. JOHNS PARKWAY, SHOWN ON SAID MAP WITHIN SAID SUBDIVISION, II FEET OTH ECT OP VISALLA.
 PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC.
- PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS LINES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, I OCENTIEM WITH ANY AND ALL APPRIFEMANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITIES EASEMENT)
 LOTS, A B, C I THE ETO THE CITY OF VISALIN FOR PARK AND OTHER PUBLIC PUBPOSES
- LOIS, A.B., & CIN HE IO HE CITY OF YORLA FOR PARK AND DIHER PUBLIC PUBPOSES BLOCK WALL REASHENSIS TO HE CITY OF YORLA FOR PARK AND DIHER PUBLIC PUBPOSES BLOCK WALL REASHENSIS TO HE CITY OF YORLANCES PERTAINING THEREIO, AS SHOWN HEREON AND DESIGNATED AS TOWE (BLOCK WALL EASTEWN).

FOR: CENTURY COMMUNITIES OF CALIFORNIA, LLC A DELAWARE LIMITED LIABILITY COMPANY

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT T WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.
STATE OF CALFORNA COUNTY OF 52}

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.

BOARD OF SUPERVISORS STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE: OF CALFORNIA, 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 CALFORNIA.

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

> BY: ______ DEPUTY

LANDSCAPE & LIGHTING ASSESSMENT DISTRICT

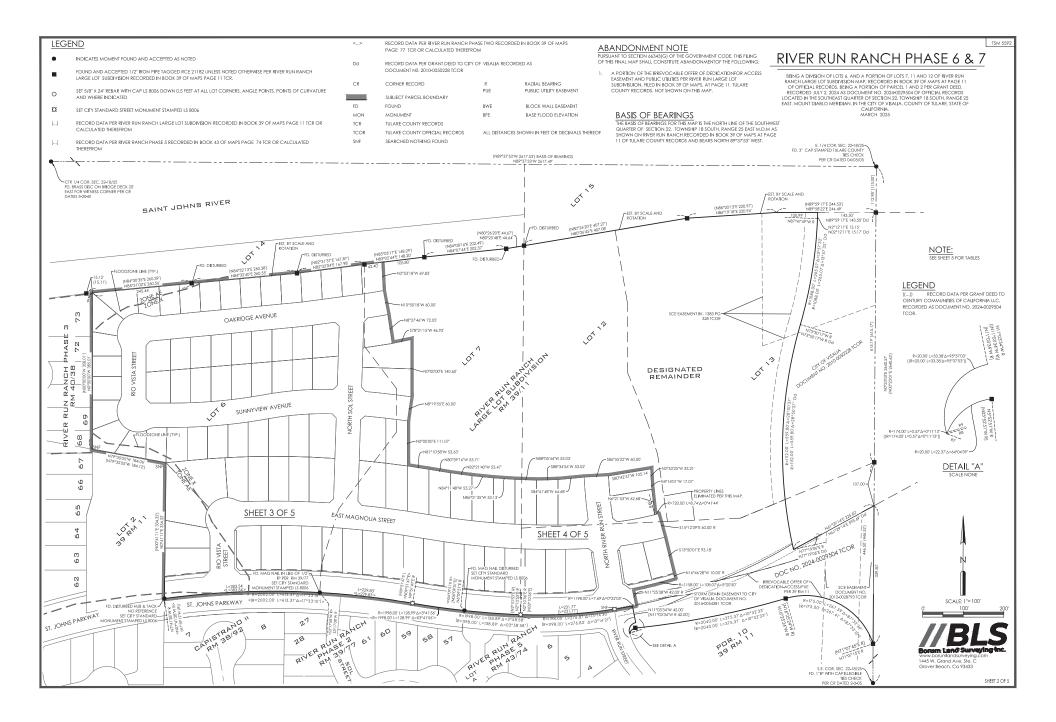
FLOOD HAZARD ZONE

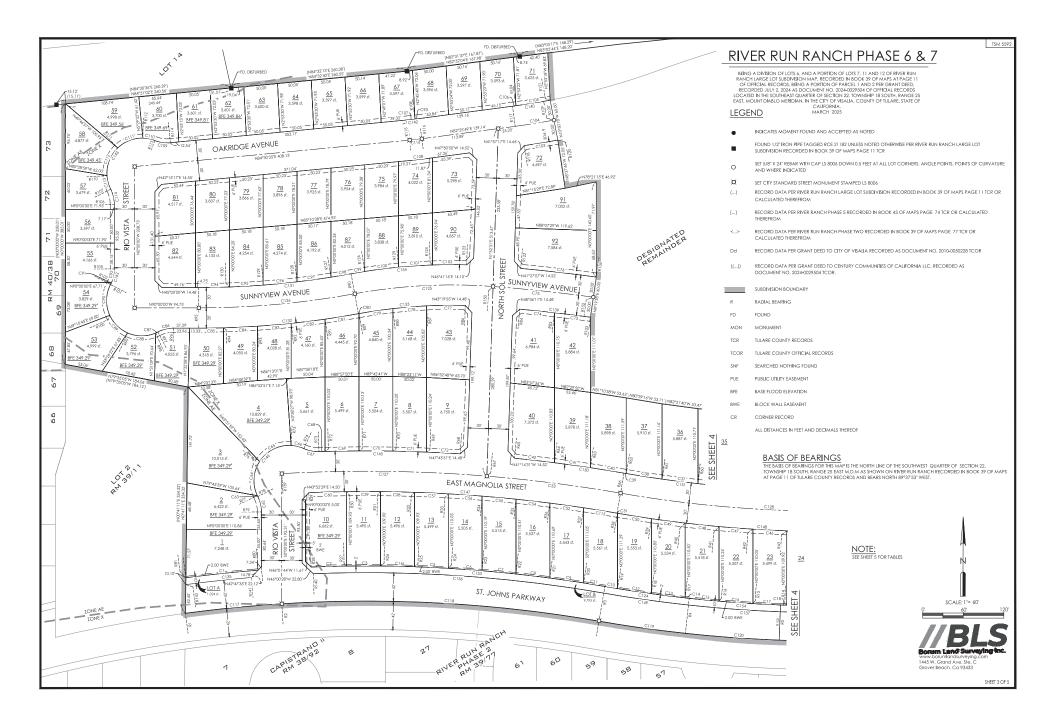
EASEMENTS AFFECTING SUBJECT PROPERTY

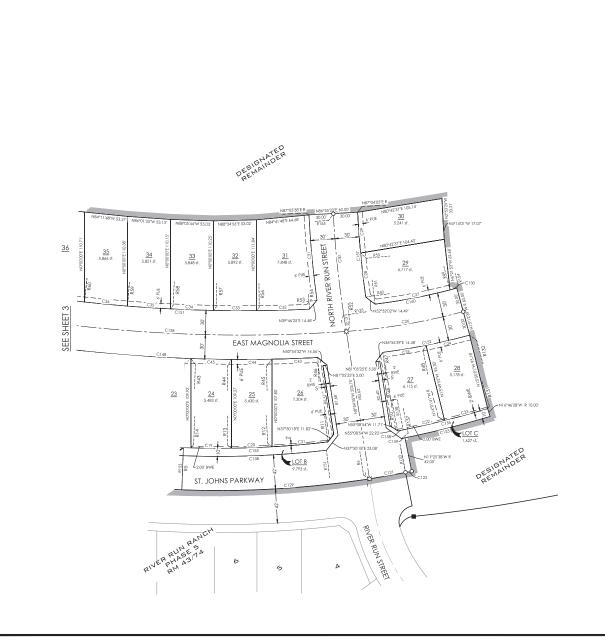
IRREVOCABLE OFFER OF DEDICATION FOR ACCESS AND EASEMENT FOR PUBLIC UTILITIES SHOWN ON RIVER RUN RANCH RM 39/11 TCR (SHOWN HEREON)

EASEMENT TO SOUTHERN CALIFORNIA EDISON DOCUMENT NO. 2012-0028793 TCOR FOR ELECTRICAL FACILITIES (SHOWN HEPPON)

EASEMENT TO CITY OF VISALIA FOR STORM DRAIN PURPOSES BOOK 2016-0054381 TCOR (SHOWN HEREON)







RIVER RUN RANCH PHASE 6 & 7

TSM 55

BEING A DIVEION OF LOI'S & AND A PORTION OF LOI'S 7. 11 AND 12 OF REVER RUN RANCH LARGE LOI SUBDIVISION MAP. RECORRED IN BOOK 39 OF MAPS AT PAGE 11 OF OFFICIENCISS, BBING AN OPERION OF FACET 1. LAND 2 YES GRANT DEED. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, LOWNSHP 18 SOUTH. RANCE 25 EAST, MOUNT DIABLO MERIDIAN. IN HECTI OF VERALIS. COUNTY OF TULARE, STATE OF CALEGORIA. MARCH 2025

<u>LEGEND</u>

- INDICATES MOMENT FOUND AND ACCEPTED AS NOTED
- FOUND 1/2" IRON PIPE TAGGED RCE 21182 UNLESS NOTED OTHERWISE PER RIVER RUN RANCH LARGE LOT SUBDIVISION RECORDED IN BOOK 39 OF MAPS PAGE 11 TCR
- O SET 5/8" X 24" REBAR WITH CAP LS 8006 DOWN 0.5 FEET AT ALL LOT CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND WHERE INDICATED
- X SET CITY STANDARD STREET MONUMENT STAMPED LS 8006
- (...) RECORD DATA PER RIVER RUN RANCH LARGE LOT SUBDIVISION RECORDED IN BOOK 39 OF MAPS PAGE 11 TCR OR CALCULATED THEREFROM
- [...] RECORD DATA PER RIVER RANCH PHASE 5 RECORDED IN BOOK 43 OF MAPS PAGE 74 TCR OR CALCULATED THEREFROM
- <...> RECORD DATA PER RIVER RUN RANCH PHASE TWO RECORDED IN BOOK 39 OF MAPS PAGE 77 TCR OR CALCULATED THEREFROM
- Dd RECORD DATA PER GRANT DEED TO CITY OF VISALIA RECORDED AS DOCUMENT NO. 2010-0050228 TCOR
- ({...}) RECORD DATA PER GRANT DEED TO CENTURY COMMUNITIES OF CALIFORNIA LLC, RECORDED AS DOCUMENT NO. 2024-0029504 TCOR.
- SUBDIVISION BOUNDARY
- R RADIAL BEARING
- FD FOUND
- MON MONUMENT
- TCR TULARE COUNTY RECORDS
- TCOR TULARE COUNTY OFFICIAL RECORDS
- SNF SEARCHED NOTHING FOUND
- PUE PUBLIC UTILITY EASEMENT
- BFE BASE FLOOD ELEVATION
- BWE BLOCK WALL EASEMENT
- CR CORNER RECORD
 - ALL DISTANCES IN FEET AND DECIMALS THEREOF

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWISHIP IS SOUTH, RANGE 25 EAST M.D.M. AS SHOWN ON RIVER RUN RANCH RECORDED IN BOOK 39 OF MAPS AT PAGE 11 OF ULLARE COUNT RECORDS AND BEARS NORTH 89735'S WEST.

SCALE: 1"= 50'

SHEET 4 OF 5

Borram Land Surveyin www.borumlandsurveyin 1445 W. Grand Ave. Ste. Grover Beach, Ca 93433



RIVER RUN RANCH PHASE 6 & 7

TSM 555

BEING A DIVISION OF LOTS & AND A PORTION OF LOTS 7. 11 AND 12 OF RIVER RUN PANCH LARGE LOT SUBDIVISION MAP, RECORDED IN BOOK 39 OF MAPS AT FAGE 11 OF OFFICIAL RECORDS, BING A DIVISION OF FARSE 1. JAND 2 FEB CARANT DEED. JOCATED IN THE SOUTHEAT GUARTIER OF SECTION 22, TOWNSHIP IS SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THECTIV OF VIBLATIC, COUNTY OF TULARE, STATE OF CALIFORNA, MARCH 225

RADIA	L LINE TABLE
DIAL	DIRECTION
R1	N7º 41' 28'W
R2	N3º 35' 47'W
R3	N9º 51' 47'E
R4	\$6° 09' 51"W
R5	N2º 10' 56'E
R6	\$8° 54' 09"E
R7	N69° 57' 30'W
R8	N73º 08' 11''E
R9	N73º 19' 24''E
R10	\$11° 04' 31'E
RH	S6° 43' 17"E
12	N3º 16' 47'W
R13	S0° 46' 41"E
214	\$1° 43' 19"W
15	N3º 23' 02'E
816	\$4° 51' 36''W
17	\$6° 20' 21"W
18	S7° 49' 22''W
19	N9º 18' 41''E
20	N8º 58' 18'E
21	N7º 33' 44'E
RADIAL LINE TABLE RADIAL DIRECTION	
R84	N5º 19' 46'E
86	N1º 26' 45'E
37	N2º 47' 27'W
88	N6º 31' 27'W
89	N10º 17' 09'W
890	N10º 21' 10'W
291	S8º 10' 46"E
92	\$5° 58' 45"E
93	\$3° 47' 15'E
94	\$1° 36' 05'E
895	S0° 00' 00'E
96	N0° 00' 00'E
R97	N27º 20' 22'W
R98	\$23° 20' 11'E
R99	\$23° 49' 35"W
2100	\$65° 29' 18'W
2101	N62º 39' 37'W
	\$66° 14' 31"E
102	
	\$7° 47' 22"W
102 103	S7° 47' 22'W S7° 47' 21'E
03	

RADIAL LINE TABLE

RADIAL DIRECTION

R63 N8º 33' 56'E R64 N7º 11' 13'E R65 N5º 39' 21'E

R66 \$9º 51' 47"W R67 N4º 39' 47'E

R68 N3º 35' 03'E

R69 N2º 18' 14'E

R70 N1° 00' 55'E

R71 N0º 16' 23'W

R72 N1º 33' 41'W

R73 S1° 47' 43'E

R74 N24º 35' 53'E

R75 N3º 06' 25'E

R76 N56° 57' 59'W

R77 \$64° 36' 32"W

R78 \$63° 00' 15'W

R79 N90° 00' 00'E

R80 N4º 29' 01''W R81 N7º 28' 39'W

R83 N6º 32' 14'E

CURVE DATA				CURVE DATA]	CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA		CURVE	LENGTH	RADIUS	DELTA
CI CI	107.33	2054.00	2°59'38"	C55	50.21	2164.00	1°19'46"		C109	23.32	50.00	26°43'3
0	52.56	2054.00	1°27.58"	C56	50.12	2164.00	1°19'37"		C110	18.20	52.00	20 43 33
C3	50.00	2054.00	1°23'41"	C57	50.05	2164.00	1°19'31"		C111	40,79	52.00	44°56'3
C5	50.06	2054.00	1°23'47"	C.58	50.00	2164.00	1°19'27"		CI12	40.77	52.00	44 35 3 49°50/2
C6	50.13	2054.00	1°23'54"	C.59	50.00	2164.00	1°19'26"			43.23		47 30 2 23°07'4
C0 C7	50.13	2054.00	1°24'04"	C60	55.86	2164.00	1°28'45"		C113 C114	20.99	52.00 50.00	25°07 4
C8	50.36	2054.00	1°24'17"	C60	23.56	50.00	26°59'45"		C114	50.01	2164.00	20-433
0	50.53	2054.00	1924'34"	C63	1 46	52.00	1°36'18'		C116	18.15	500.00	2°04'4
C10	18.73	1946.00	0°33'06"	C64	53.02	52.00	58°25'28'		C117	143.07	2002.00	49054
C11	31.96	2054.00	0°53'29"	C65	54.52	52.00	60°04'24"		C118	470.30	2002.00	13°270
C12	50.57	1946.00	1°29'20"	C66	19.50	52.00	21°29'28'		C119	128.99	1998.00	3°41'.
C13	50.39	1946.00	1°29'01"	C67	23.03	50.00	26°23'36"		C120	138.89	1998.00	3°58'
C14	5.95	1946.00	0°10'30"	C68	9.08	2224.00	0°14'02"		C120	45.10	1198.00	2°09'
C14	44.29	1946.00	1º18'15"	C69	50.01	2224.00	1°17'18'		C121	45.10	1198.00	0°22
C16	50.13	1946.00	1°28'34"	C70	50.00	2224.00	1°17'17'		C122	108.07	1158.00	5°20'
C17	40.85	1946.00	1°12'09"	C71	50.00	2224.00	1°17'19"		C123	125.63	1946.00	3°41'.
C18	9.21	1146.00	0°27'37"	C72	49.69	2224.00	1°16'49"		C124 C125	205.25	800.00	3*41 14°42
C18	50.01	1146.00	2°30'00"	C72	53.42	2444.00	1°15'08"		C125	205.25	1282.00	14°42
C19	50.04	1146.00	2°30'06"	C73	51.52	2444.00	1°12'28"		C126 C127	303.21	2194.00	7°55
C20	68.84	1148.00	3°26'59"	C74	148.91	2444.00	3°26'55'			438.52		7°55
C21	52.11	1143.36	2°36'03"	C76	112.28	2504.00	2°34'09"		C128 C129	438.52 231.77	1806.00	13*54
C22	55.03	1148.00	2°38'03 2°44'47"	C78	56.94	770.00	4°14'12'	-	C129	8.74	720.00	0°41'
C23	55.03	780.00	4902'28"	C77	50.17	770.00	4*1412 3°44'01"					
C24	53.93	780.00	4°02.28 3°57'41"	C78 C79	50.55		3°45'42"		C131	226.23	1252.00	10°21
C25	146.11	750.00	3°57'41"	C79 C80	0.90	770.00	0°04'01"		C132	237.07	1312.00	10°21
C26	93.86	750.00	7°28'08"	C8U	49.77	1312.00	2°10'24"		C133	158.56	770.00	11°47'
			2°39'18"	C81	49.77		2°10'24 2°12'02"	-	C134	171.71	830.00	11°51
C28	54.54 50.21	1177.00	2°26'38''	C82 C83	50.39	1312.00	2°12'02 2°11'30'		C135 C136	97.38 431.06	2044.00	2°43 12°04
C30	125.85	1207.00	2°26 36 5°58'26"	C83	50.06	1312.00	2°11'30 2°11'10'					
C30	125.65	1207.00	0°58'26 4°52'50''	C85	36.67	1312.00	2*1110		C137 C138	135.97	1956.00	3°58 8°45
C32	65.04	1237.00	4°52'50 2°05'54"	C85	23.86	50.00	27°20'23"				2444.00	
C32	53.04	1776.00	1°42'36"	C87	3.63	52.00	4°00'11"		C139 C140	104.93	2444.00	2°27 3°10
C33			1°42'39"	C87	42.80	52.00	4°0011 47°09'46"					
C34	53.03 53.11	1776.00	1°42'39	C88 C89	42.80	52.00	4/*09/46		C142	17.06	470.00	2°04
	53.24		1°42'49	C89	47.06	52.00	41°39'42 51°51'05"		C143	125.21	52.00	137°57
C36 C37	53.24	1776.00	1°43'04"	C90 C91	3.13	52.00	3°34'53'		C145	208.81	2224.00	5°22
									C146	128.51	52.00	141°35
C38	53.65	1776.00	1°43'51"	C92	20.73	50.00	23°45'29"		C147	457.07	2164.00	12°06
C39	3.33	1776.00	0°06'27"	C93	6.32	470.00	0°46'13'		C148	408.44	1836.00	12°44
C40 C41	50.36 53.51	2224.00 2224.00	1°17'51" 1°22'42"	C94 C95	45.26	1252.00	2°04'17" 2°17'31"		C149	126.28	1956.00	3°41
					50.08				C150	163.31	2224.00	4º12
C42	59.44	2224.00	1°31'53" 1°45'19"	C96	50.24	1252.00	2°17'57" 2°18'34"		C151	387.84	1776.00	12°30
C43	56.24	1836.00		C97	50.47	1252.00			C152	108.94	780.00	8°00
C44	50.00	1836.00	1°33'38"	C98	30.17	1252.00	1°22'51"		C153	435.83	2054.00	12°09′
C45	50.01	1836.00	1°33'39"	C99	20.55	830.00	1°25'06"	-	C154	135.27	1946.00	3°58
C46	50.06	1836.00	1°33'44"	C100	50.40	830.00	3°28'46"		C155	178.09	1146.00	8°54
C47	50.15	1836.00	1°33'54"	C101	50.11	830.00	3°27'34"		C156	107.14	1148.00	5°20
C48	50.27	1836.00	1°34'07"	C102	50.65	830.00	3°29'46"		C157	104.75	1177.00	5°05
C49	50.43	1836.00	1°34'26"	C103	50.03	1075.68	2°39'53'		C158	7.04	1146.00	0°21
C50	50.63	1836.00	1°34'48"	C104	58.06	1045.68	3°10'53"		C159	4.38	1156.00	0°13
C51	0.64	1836.00	0°01'12"	C105	51.32	1015.68	2°53'42"		C160	102.60	720.00	8°09′
C52	50.48	2164.00	1°20'11"	C106	5.01	1015.68	0°16'58"		C161	50.01	2054.00	1°23
C53	199.12	2194.00	5°12'00"	C107	10.74	470.00	1°18'33"		C162	23.86	50.00	27°20

