

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 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. OUTLOTS B, C, D, E, F, G, H, I, J, K, AND L TO BE RETAINED BY THE OWNER, FOR FUTURE DEDICATION TO THE HOMEOWNER ASSOCIATION
2. LOT A IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, PEDESTRIAN ACCESS, SIDEWALKS, BLOCK WALLS, AND OTHER PUBLIC PURPOSES
3. PUBLIC UTILITIES EASEMENT 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 UTILITY EASEMENT)
4. BLOCK WALL EASEMENTS TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, AS SHOWN HEREON AND DESIGNATED AS "BWE" (BLOCK WALL EASEMENTS)

FOR: MCA, PROP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

DAVID C. CRINKLAW DATE MEMBER

MICHELLE HUERTA DATE MEMBER

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 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.

SIGNATURE PRINT NAME

MY COMMISSION EXPIRES: COMMISSION NO.

PRINCIPAL PLACE OF BUSINESS: COUNTY

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 TULARE

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.

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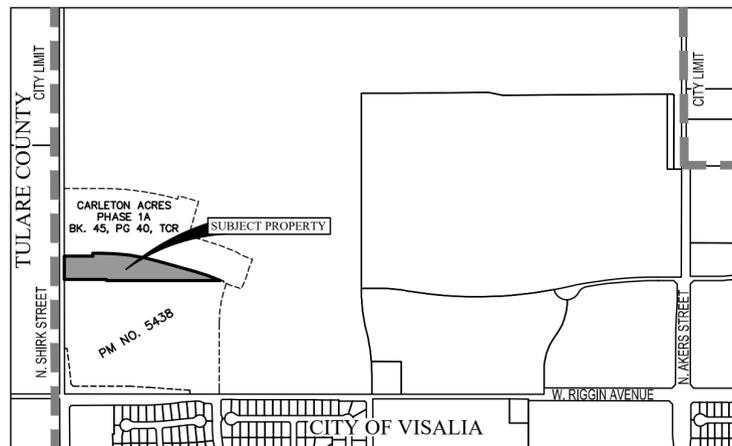
PRINCIPAL PLACE OF BUSINESS: COUNTY

CARLETON ACRES, MDR

LYING WITHIN A PORTION OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

LEGAL DESCRIPTION:

LOT G AS SHOWN ON THE MAP OF CARLETON ACRES, PHASE 1A, ACCORDING TO THE MAP THEREOF RECORDED ON FEBRUARY 28TH, 2025, IN VOLUME 45 OF MAPS, AT PAGE 40, TULARE COUNTY RECORDS.



FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0830E) 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-PERCENT ANNUAL CHANCE FLOODING, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES.

LANDSCAPE & LIGHTING ASSESSMENT DISTRICT

ALL THE REAL PROPERTY INCLUDED IN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP IS INCLUDED IN "ASSESSMENT DISTRICT NO. 25-01, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA," ESTABLISHED PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972.

ABANDONMENT NOTE

IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 66434 (g), THE FILING OF THIS MAP DOES HEREBY CONSTITUTE THE ABANDONMENT OF THE FOLLOWING PUBLIC EASEMENT:

- 1. A TEMPORARY SLOPE FILL EASEMENT PER CARLETON ACRES PHASE 1A, REC. BK. 45 OF MAPS, PG. 40

RIGHT TO FARM NOTICE

IN ACCORDANCE WITH SECTION 7-29-1070(a) OF THE TULARE COUNTY ORDINANCE CODE, AND AS A CONDITION OF APPROVAL OF THIS MAP, NOTICE IS GIVEN THAT:

IT IS THE DECLARED POLICY OF TULARE COUNTY TO CONSERVE, ENHANCE AND ENCOURAGE AGRICULTURAL OPERATIONS WITHIN THE COUNTY. RESIDENTS OF PROPERTY ON OR NEAR AGRICULTURAL LAND SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES AND DISCOMFORT ASSOCIATED WITH AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. CONSISTENT WITH THIS POLICY, CALIFORNIA CIVIL CODE SECTION 3482.5 PROVIDES THAT NO AGRICULTURAL OPERATION, AS DEFINED AND LIMITED BY THAT SECTION, CONDUCTED AND MAINTAINED FOR COMMERCIAL PURPOSES, AND IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED CUSTOMS AND STANDARDS, AS ESTABLISHED AND FOLLOWED BY SIMILAR AGRICULTURAL OPERATIONS IN THE SAME LOCALITY, SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, DUE TO ANY CHANGED CONDITION IN OR ABOUT THE LOCALITY, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN THREE YEARS IF IT WAS NOT A NUISANCE AT THE TIME IT BEGAN.

EASEMENTS/MATTERS AFFECTING PROPERTY

- 1. NO BUILD EASEMENT AS DESCRIBED IN DOCUMENT RECORDED 04/04/2025 AS DOCUMENT NUMBER 2025-0015236, OFFICIAL RECORDS OF TULARE COUNTY
2. DECLARATION OF RESTRICTIVE COVENANTS EXECUTED BY HAYES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED 01/14/2025 AS DOCUMENT NUMBER 2025-0001880, OFFICIAL RECORDS OF TULARE COUNTY



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 HAYES RANCH, LLC ON 10/21/2023 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CLINTON J. CAUDLE P.L.S. 9849 DATE

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 OF THE 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 P.L.S. 6815 DATE CITY SURVEYOR

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP #5601 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 01/27/2025.

BY: PAUL BERNAL DATE PLANNING AND COMMUNITY PRESERVATION DIRECTOR / CITY PLANNER

CITY CLERK'S STATEMENT

THIS IS TO CERTIFY 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, ACCEPTING, SUBJECT TO IMPROVEMENT, LOT A, PUBLIC UTILITY EASEMENTS, BLOCK WALL EASEMENT AND CONSENTING TO THE ABANDONMENT OF A TEMPORARY SLOPE FILL EASEMENT INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN 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

BY: CHIEF DEPUTY CITY CLERK

BOARD OF SUPERVISOR'S STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT 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 THIS DAY OF 20

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

BY: DEPUTY CLERK

RECORDER'S STATEMENT

DOC NO. FEE PAID FILED THIS DAY OF 20 AT M.

IN VOLUME OF MAPS, AT PAGE, TULARE COUNTY RECORDS AT THE REQUEST OF 4 CREEKS, INC.

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

BY: DEPUTY

PREPARED BY:

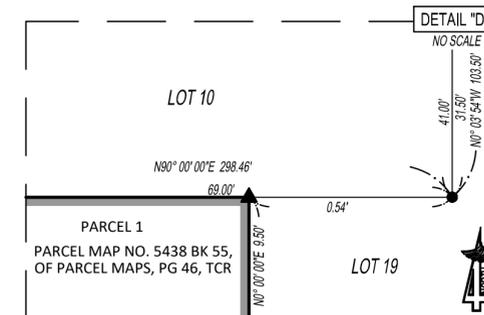
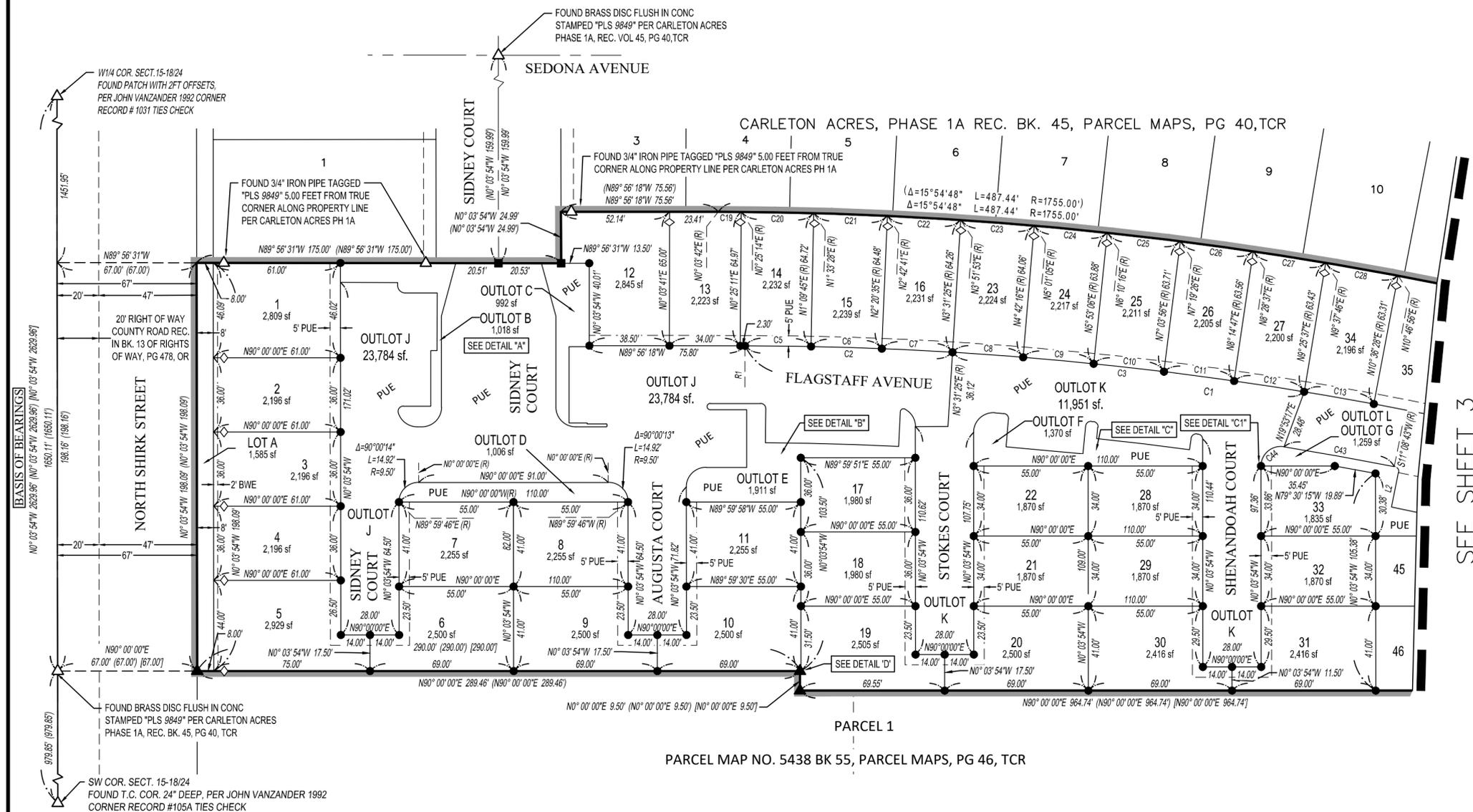


4CREEKS

324 S. SANTA FE ST., STE. A P.O. BOX 7593 VISALIA, CA 93292 TEL: 559.802.3052 FAX: 559.802.3215

# CARLETON ACRES, MDR

SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.



NOTE:  
SEE SHEET 3 FOR ALL RADIAL, CURVE, AND LINE DATA

BASIS OF BEARINGS  
N0° 03' 54" W 2829.96' (N0° 03' 54" W 2829.96')  
(650.11' (160.11'))

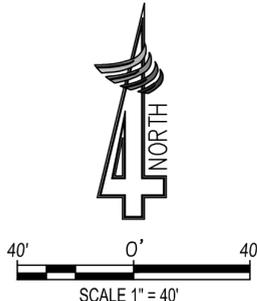
**BASIS OF BEARINGS**  
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T. 18 S., R. 24 E. MDB&M, PER PARCEL MAP 5438, REC. IN BK 55, OF PARCEL MAPS, PG 46, TCR TAKEN AS N0° 03' 54" W

**LEGEND**

△ FOUND MONUMENT AND ACCEPTED AS DESCRIBED	(R) RADIAL BEARING
● SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN	— SHADED LINE INDICATES SUBDIVISION BOUNDARY
◇ SET 3/4" IRON PIPE TAGGED "PLS 9849" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE	PUE PUBLIC UTILITY EASEMENT
▲ FOUND 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN PER PARCEL MAP NO. 5438 REC. BK. 55 OF PARCEL MAPS, PG. 46, TCR.	BWE BLOCK WALL EASEMENT
■ FOUND 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN PER CARLETON ACRES PHASE 1A REC. BK. 45 OF MAPS, PG. 40, TCR.	TCR TULARE COUNTY RECORDS
	( ) RECORD DATA PER CARLETON ACRES PH 1A BK. 45 OF MAPS, PG. 40, TCR
	[ ] RECORD DATA PER PARCEL MAP NO. 5438, BK. 55 OF PARCEL MAPS, PG. 46, TCR

**NOTE:**  
ALL DISTANCES SHOWN HEREON ARE DETERMINED BY MEASUREMENTS TAKEN OVER THE SURFACE OF THE EARTH (GROUND DISTANCES)

LOT A IS A COMMON LOT TO BE USED FOR PUE, PEDESTRIAN ACCESS, LANDSCAPING, BLOCK WALL, AND THE MAINTENANCE THEREOF, TO BE CONVEYED TO THE CITY OF VISALIA PER THIS MAP.



SEE SHEET 3

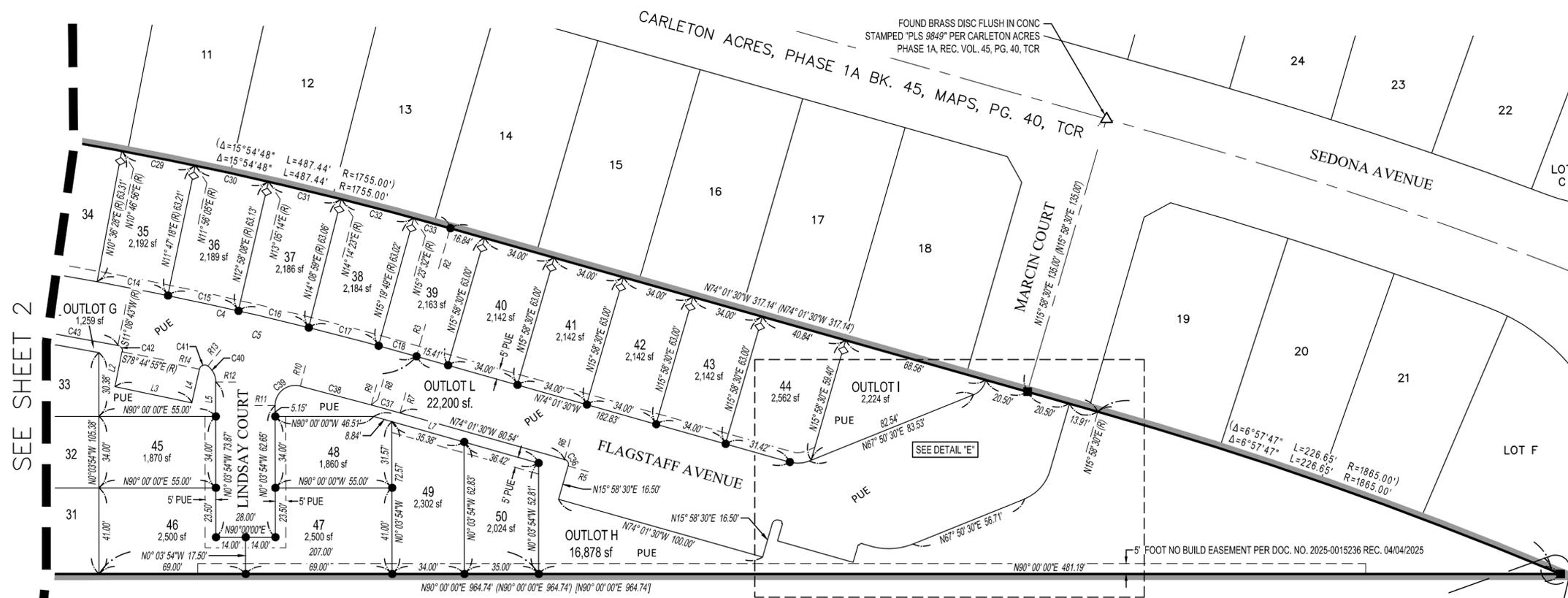
PREPARED BY:



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# CARLETON ACRES, MDR

SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.



SEE SHEET 2

PARCEL MAP NO. 5438 BK. 55, PARCEL MAPS, PG. 46, TCR

PARCEL 1

**BASIS OF BEARINGS**  
 THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T. 18 S., R. 24 E. MDB&M, PER PARCEL MAP 5438, REC. IN BK 55, OF PARCEL MAPS, PG 46, TCR TAKEN AS N0° 03' 54"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	458.27'	1,650.00'	15°54'48"
C2	99.70'	1,650.00'	3°27'44"
C3	170.00'	1,650.00'	5°54'12"
C4	188.57'	1,650.00'	6°32'53"
C5	31.70'	1,650.00'	1°06'03"
C6	34.00'	1,650.00'	1°10'50"
C7	34.00'	1,650.00'	1°10'50"
C8	34.00'	1,650.00'	1°10'50"
C9	34.00'	1,650.00'	1°10'50"
C10	34.00'	1,650.00'	1°10'50"
C11	34.00'	1,650.00'	1°10'50"
C12	34.00'	1,650.00'	1°10'50"
C13	34.00'	1,650.00'	1°10'50"
C14	34.00'	1,650.00'	1°10'50"
C15	34.00'	1,650.00'	1°10'50"
C16	34.00'	1,650.00'	1°10'50"
C17	34.00'	1,650.00'	1°10'50"
C18	18.56'	1,755.00'	0°38'41"
C19	10.99'	1,755.00'	0°21'32"
C20	34.84'	1,755.00'	1°08'15"
C21	35.33'	1,755.00'	1°09'13"
C22	35.33'	1,755.00'	1°09'12"
C23	35.32'	1,755.00'	1°09'12"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C24	35.32'	1,755.00'	1°09'11"
C25	35.32'	1,755.00'	1°09'11"
C26	35.31'	1,755.00'	1°09'10"
C27	35.31'	1,755.00'	1°09'10"
C28	35.31'	1,755.00'	1°09'10"
C29	35.30'	1,755.00'	1°09'09"
C30	35.30'	1,755.00'	1°09'09"
C31	35.30'	1,755.00'	1°09'09"
C32	35.30'	1,755.00'	1°09'09"
C33	17.85'	1,755.00'	0°34'58"
C34	9.32'	14.00'	38°08'00"
C35	8.60'	9.50'	51°52'00"
C36	3.93'	2.50'	90°00'00"
C37	14.12'	1,181.45'	0°41'04"
C38	34.56'	1,622.00'	1°13'15"
C39	17.30'	9.50'	104°19'14"
C40	8.63'	9.50'	52°01'12"
C41	5.03'	2.50'	115°22'37"
C42	3.93'	2.50'	90°06'22"
C43	53.82'	1,622.00'	1°54'04"
C44	16.32'	9.50'	98°27'29"

- LEGEND**
- △ FOUND MONUMENT AND ACCEPTED AS DESCRIBED
  - SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN
  - ◇ SET 3/4" IRON PIPE TAGGED "PLS 9849" 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE
  - ▲ FOUND 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN PER PARCEL MAP NO. 5438 REC. BK. 55 OF PARCEL MAPS, PG 46, TCR.
  - FOUND 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN PER CARLETON ACRES PHASE 1A REC. BK. 45 OF MAPS, PG. 40, TCR.
- (R) RADIAL BEARING
  - SHADED LINE INDICATES SUBDIVISION BOUNDARY
  - PUE PUBLIC UTILITY EASEMENT
  - BWE BLOCK WALL EASEMENT
  - TCR TULARE COUNTY RECORDS
  - ( ) RECORD DATA PER CARLETON ACRES PH 1A BK. 45 OF MAPS, PG. 40, TCR
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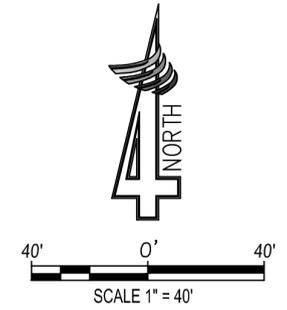
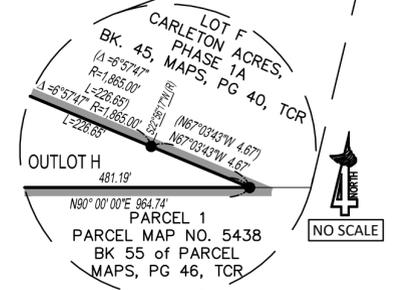
**NOTE:**  
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LOT A IS A COMMON LOT TO BE USED FOR PUE, PEDESTRIAN ACCESS, LANDSCAPING, BLOCK WALL, AND THE MAINTENANCE THEREOF, TO BE CONVEYED TO THE CITY OF VISALIA PER THIS MAP.

RADIAL TABLE	
#	BEARING
R1	S0° 03' 42"W
R2	S15° 58' 30"W
R3	S15° 58' 30"W
R4	S74° 01' 30"E
R5	S74° 01' 30"E
R6	S15° 58' 30"W
R7	N16° 04' 05"E
R8	S15° 23' 00"W
R9	S15° 28' 35"W
R10	S14° 15' 20"W
R11	S89° 56' 06"W
R12	S89° 56' 06"W

RADIAL TABLE	
#	BEARING
R13	N37° 54' 55"E
R14	S77° 27' 42"E
R15	N78° 44' 55"W
R16	S9° 14' 40"W
R17	S89° 12' 50"E
R18	N2° 42' 02"E
R19	S0° 24' 49"W
R20	N7° 39' 51"E
R21	S6° 04' 01"W

LINES		
#	BEARING	DISTANCE
L1	N90° 00' 00"E	8.67
L2	N11° 15' 05"E	17.00
L3	N78° 05' 36"W	36.99
L4	S12° 32' 18"W	16.33
L5	N0° 03' 54"W	16.37
L7	S74° 01' 30"E	80.63



PREPARED BY:

**4CREEKS**

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