

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...

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...
4. BLOCK WALL EASEMENTS TO THE CITY OF VISALIA FOR THE INSTALLATION AND MAINTENANCE OF BLOCK WALLS...

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

Signature of David C. Crinklaw, 10-15-25, MEMBER

Signature of Michelle Huerta, 10-15-25, 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...

STATE OF CALIFORNIA/COUNTY OF Fresno ON 10-15-25 BEFORE ME Angelica Gutierrez NOTARY PUBLIC PERSONALLY APPEARED, David C. Crinklaw

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)...

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

SIGNATURE Angelica Gutierrez, Angelica Gutierrez, MY COMMISSION EXPIRES: Aug. 20 2028, 2495352

PRINCIPAL PLACE OF BUSINESS: Fresno COUNTY

NOTARY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA/COUNTY OF TULARE ON 10-15-25 BEFORE ME Angelica Gutierrez NOTARY PUBLIC PERSONALLY APPEARED, Michelle Huerta

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)...

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

SIGNATURE Angelica Gutierrez, Angelica Gutierrez, MY COMMISSION EXPIRES: Aug. 20 2028, 2495352

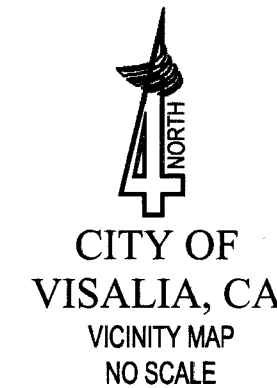
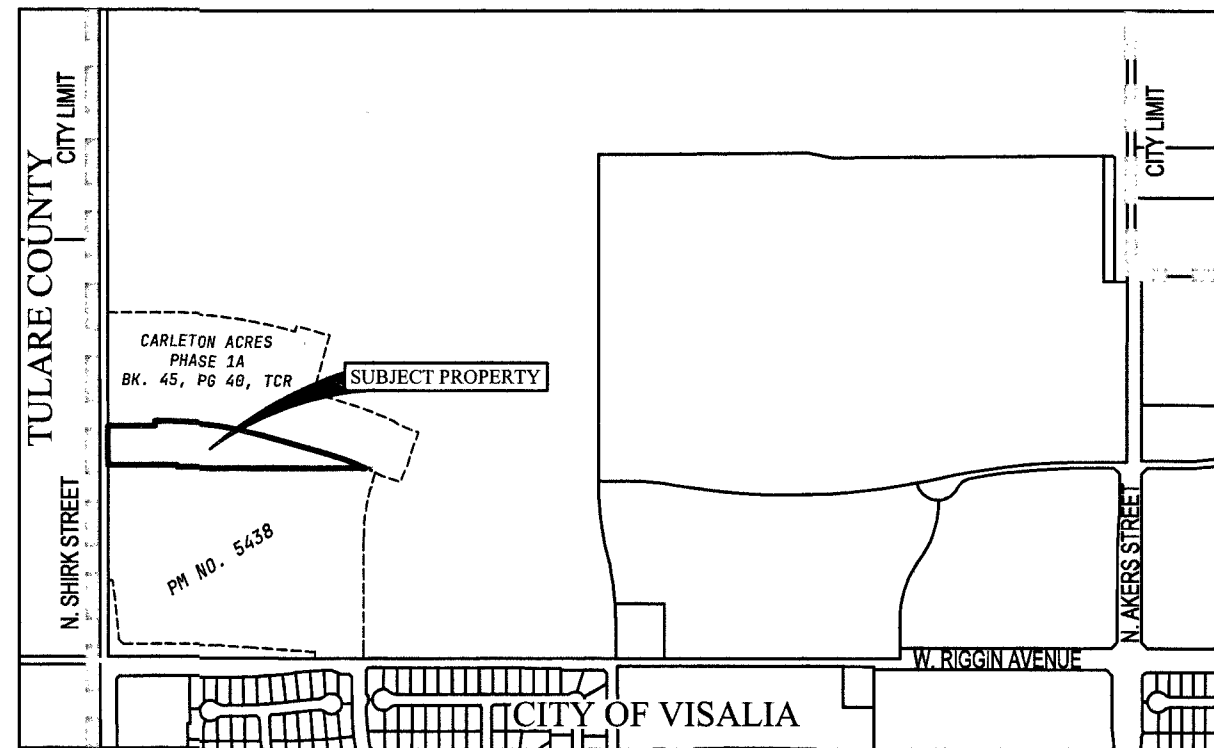
PRINCIPAL PLACE OF BUSINESS: Fresno COUNTY

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 26TH, 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...

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 68434 (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...



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...

Signature of Clinton J. Caudle, 10/15/2025, 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...

Signature of Michael E. Long, 10/28/25, MICHAEL E. LONG P.L.S. 6815 DATE

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.

Signature of Paul Bernal, 10/23/2025, BY: PAUL BERNAL, PLANNING AND COMMUNITY PRESERVATION DIRECTOR / CITY PLANNER DATE

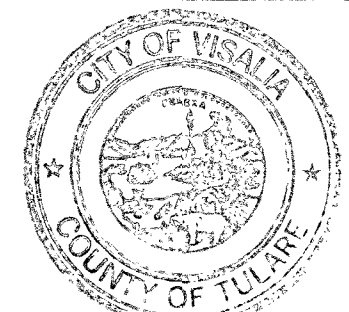
CITY CLERK'S STATEMENT

THIS IS TO CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THE 17th DAY OF November, 2025, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ON BEHALF OF THE PUBLIC...

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA, THIS 24th DAY OF November, 2025

LESLIE B. CAVIGLIA, CITY MANAGER/CITY CLERK

Signature of Reyna Rivera, CHIEF DEPUTY CITY CLERK, Reyna Rivera



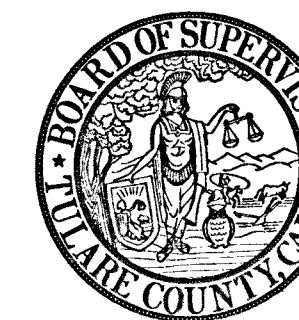
BOARD OF SUPERVISORS'S STATEMENT

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 29th DAY OF January, 2026

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

Signature of Jason T. Britt, DEPUTY CLERK



RECORDER'S STATEMENT

DOC NO. 2026-000-1781 FEE PAID \$ 89 -

FILED THIS 30th DAY OF January, 2026 AT 10:48 A.M.

IN VOLUME 45 OF MAPS, AT PAGE 66, TULARE COUNTY RECORDS AT THE REQUEST OF 4 CREEKS, INC.

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

Signature of Tara K. Freitas, DEPUTY

PREPARED BY:



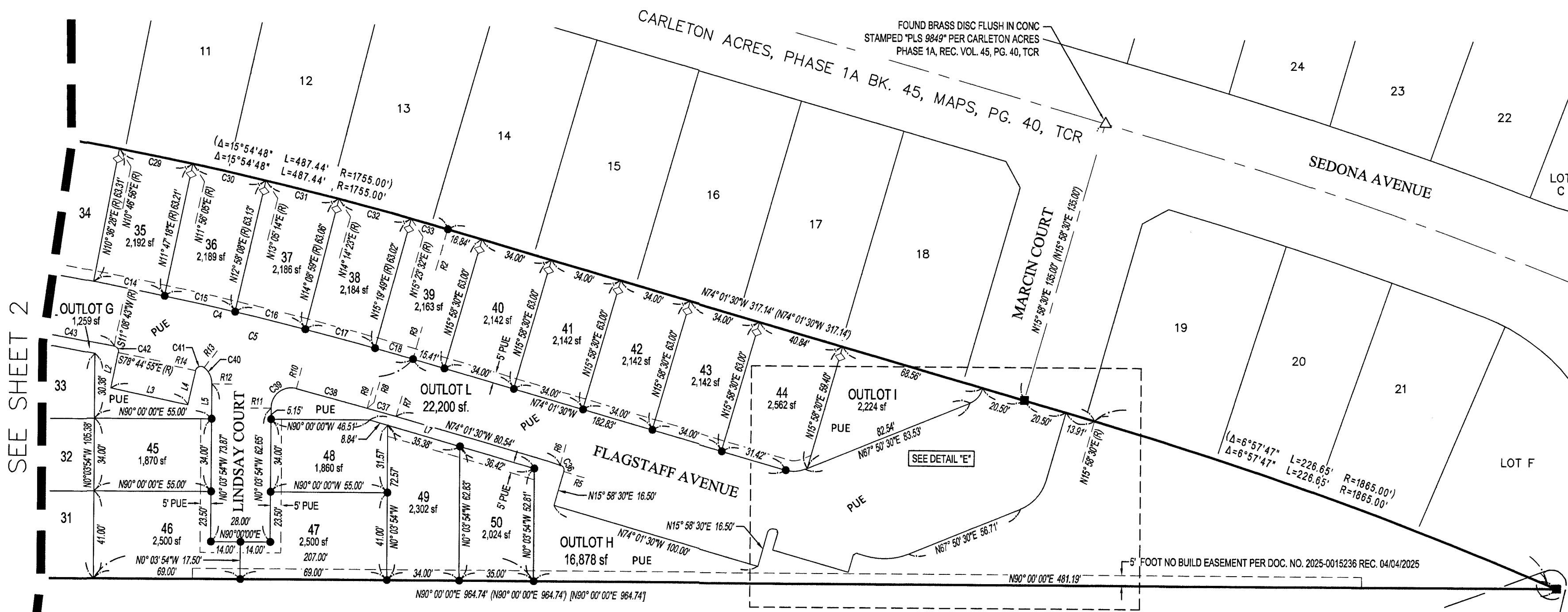
4CREEKS

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.



CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	458.27'	1,650.00'	15°54'48"	C24	35.32'	1,755.00'	1°09'11"
C2	99.70'	1,650.00'	3°27'44"	C25	35.32'	1,755.00'	1°09'11"
C3	170.00'	1,650.00'	5°54'12"	C26	35.31'	1,755.00'	1°09'10"
C4	188.57'	1,650.00'	6°32'53"	C27	35.31'	1,755.00'	1°09'10"
C5	31.70'	1,650.00'	1°06'03"	C28	35.31'	1,755.00'	1°09'10"
C6	34.00'	1,650.00'	1°10'50"	C29	35.30'	1,755.00'	1°09'09"
C7	34.00'	1,650.00'	1°10'50"	C30	35.30'	1,755.00'	1°09'09"
C8	34.00'	1,650.00'	1°10'50"	C31	35.30'	1,755.00'	1°09'09"
C9	34.00'	1,650.00'	1°10'50"	C32	35.30'	1,755.00'	1°09'09"
C10	34.00'	1,650.00'	1°10'50"	C33	17.85'	1,755.00'	0°34'58"
C11	34.00'	1,650.00'	1°10'50"	C34	9.32'	14.00'	38°08'00"
C12	34.00'	1,650.00'	1°10'50"	C35	8.60'	9.50'	51°52'00"
C13	34.00'	1,650.00'	1°10'50"	C36	3.93'	2.50'	90°00'00"
C14	34.00'	1,650.00'	1°10'50"	C37	14.12'	1,181.45'	0°41'04"
C15	34.00'	1,650.00'	1°10'50"	C38	34.56'	1,822.00'	1°13'15"
C16	34.00'	1,650.00'	1°10'50"	C39	17.30'	9.50'	104°19'14"
C17	34.00'	1,650.00'	1°10'50"	C40	8.63'	9.50'	52°01'12"
C18	18.56'	1,650.00'	0°38'41"	C41	5.03'	2.50'	115°22'37"
C19	10.99'	1,755.00'	0°21'32"	C42	3.93'	2.50'	90°06'22"
C20	34.84'	1,755.00'	1°08'15"	C43	53.82'	1,822.00'	1°54'04"
C21	35.33'	1,755.00'	1°09'13"	C44	16.32'	9.50'	98°27'29"
C22	35.33'	1,755.00'	1°09'12"				
C23	35.32'	1,755.00'	1°09'12"				

SEE SHEET 2

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

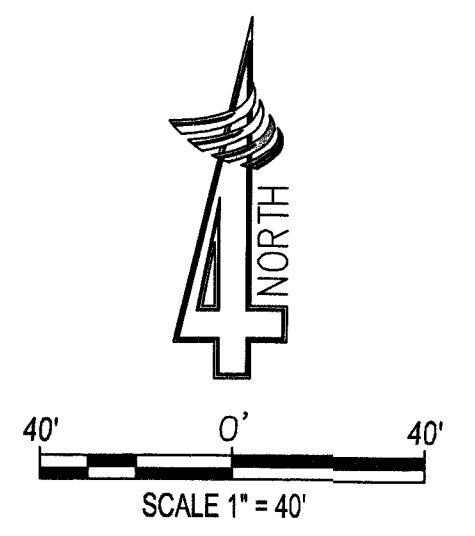
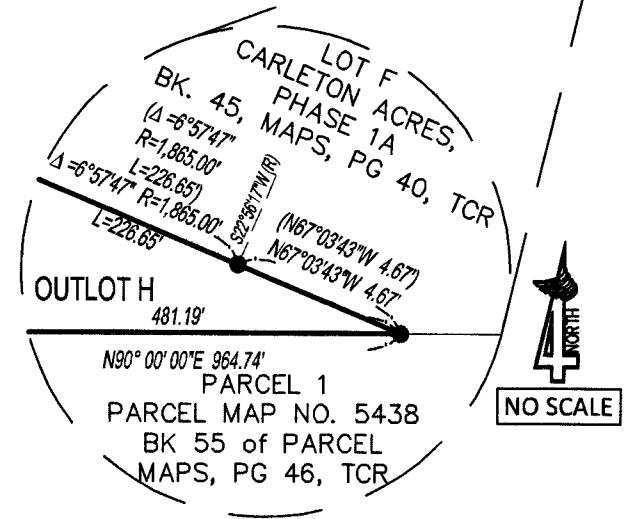
**BASIS OF BEARINGS**  
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T. 18 S., R. 24 E. MDB&M, PER PARCEL MAP 5438, REC. IN BK 55, OF PARCEL MAPS, PG 46, TCR TAKEN AS N0° 03' 54"W

PARCEL 1

- 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
  - [ ] 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.

RADIAL TABLE		RADIAL TABLE		LINES	
#	BEARING	#	BEARING	#	BEARING DISTANCE
R1	S0° 03' 42"W	R13	N37° 54' 55"E	L1	N90° 00' 00"E 8.87
R2	S15° 58' 30"W	R14	S77° 27' 42"E	L2	N11° 15' 05"E 17.00
R3	S15° 58' 30"W	R15	N78° 44' 55"W	L3	N78° 05' 36"W 36.99
R4	S74° 01' 30"E	R16	S9° 14' 40"W	L4	S12° 32' 18"W 16.33
R5	S74° 01' 30"E	R17	S89° 12' 50"E	L5	N0° 03' 54"W 16.37
R6	S15° 58' 30"W	R18	N2° 42' 02"E	L7	S74° 01' 30"E 80.63
R7	N16° 04' 05"E	R19	S0° 24' 49"W		
R8	S15° 23' 00"W	R20	N7° 39' 51"E		
R9	S15° 28' 35"W	R21	S6° 04' 01"W		
R10	S14° 15' 20"W				
R11	S89° 56' 06"W				
R12	S89° 56' 06"W				



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

1-29-2026

PREPARED BY:

TSM 5601



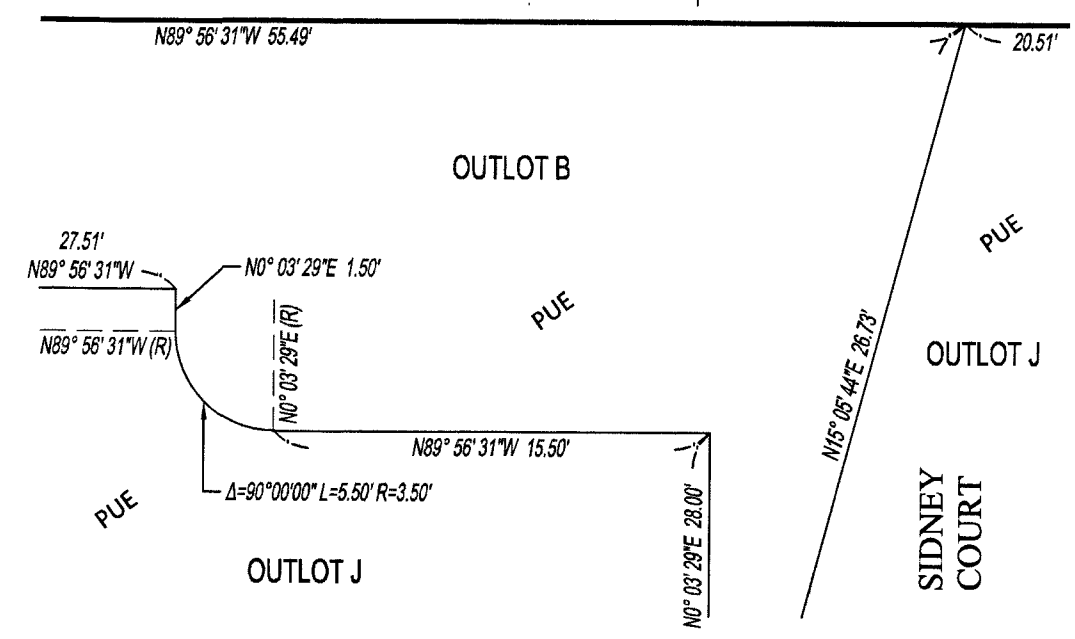
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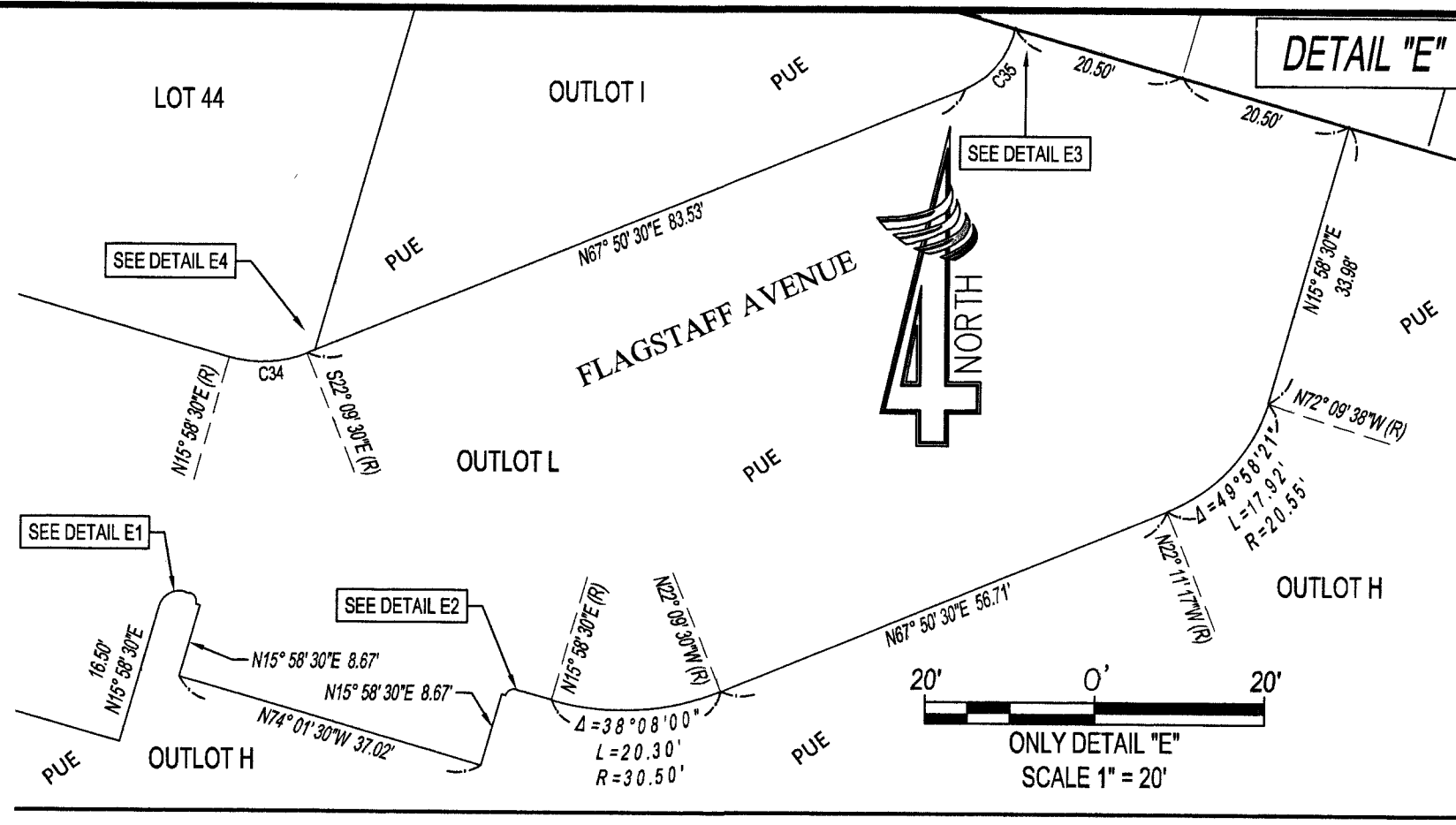
SHEET 4 OF 4

**DETAIL "A1"**

NO SCALE

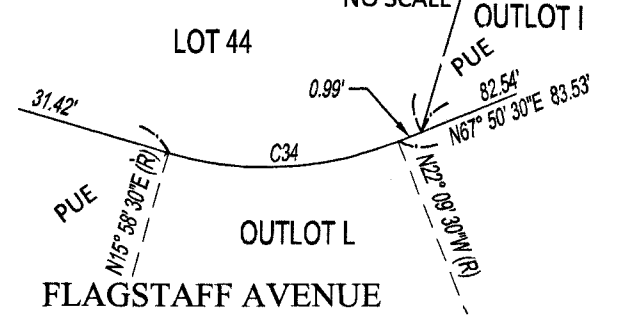


**DETAIL "E"**



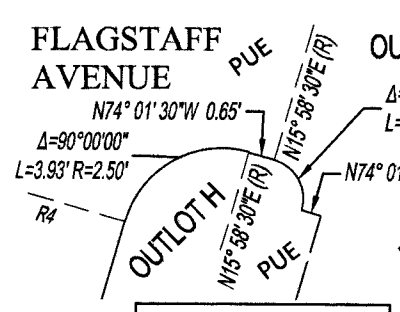
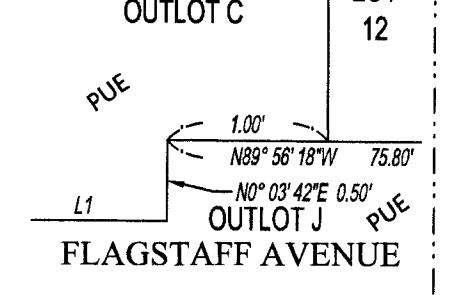
**DETAIL "E4"**

NO SCALE



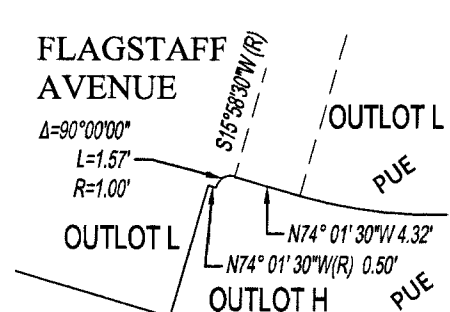
**DETAIL "A2"**

NO SCALE



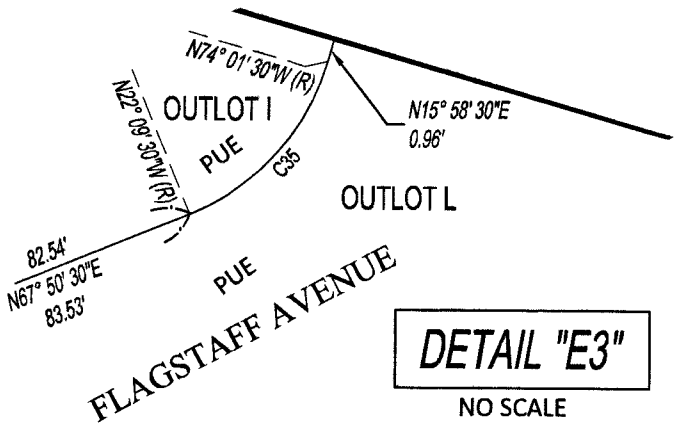
**DETAIL "E1"**

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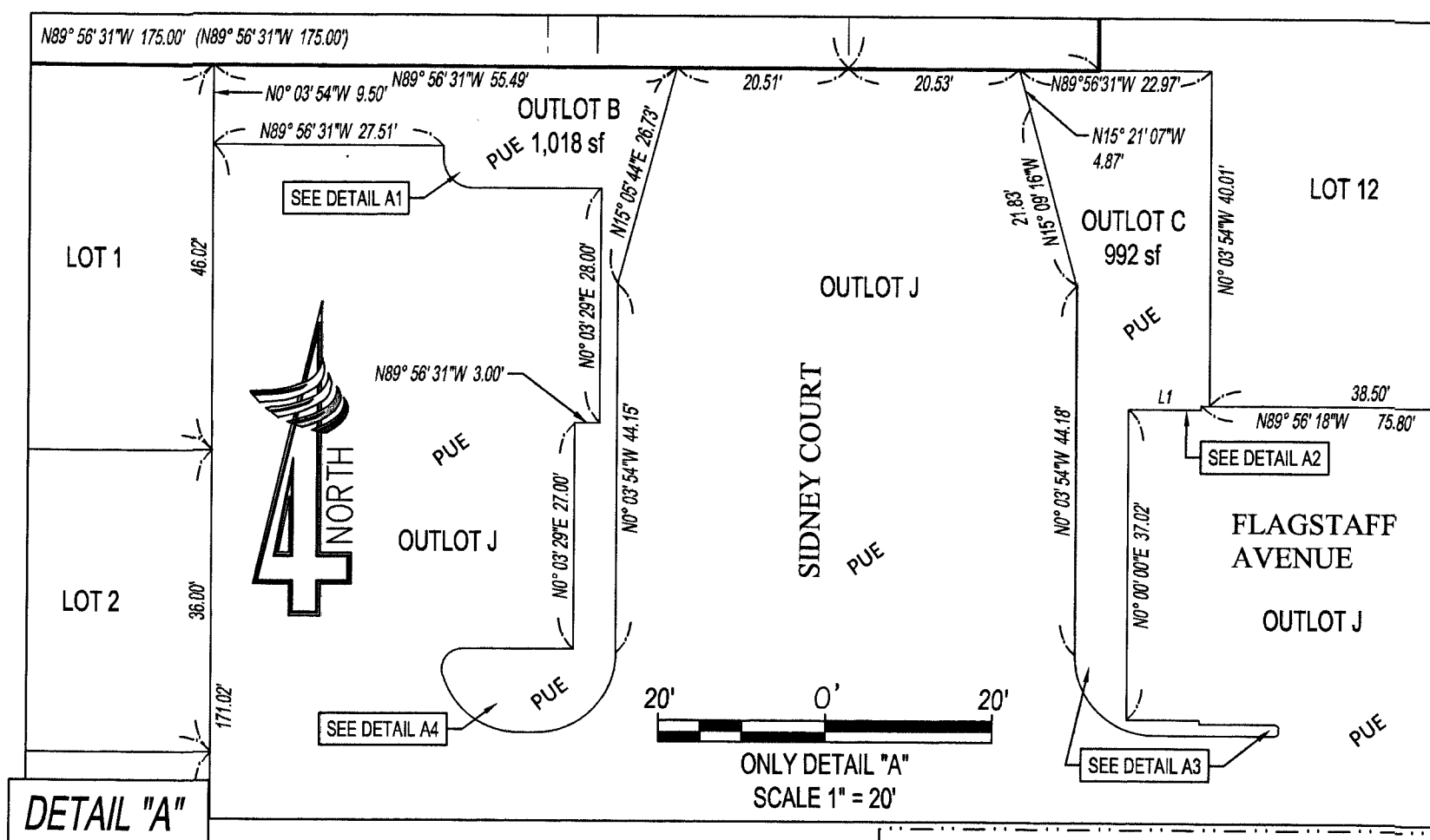
**DETAIL "E2"**

NO SCALE



**DETAIL "E3"**

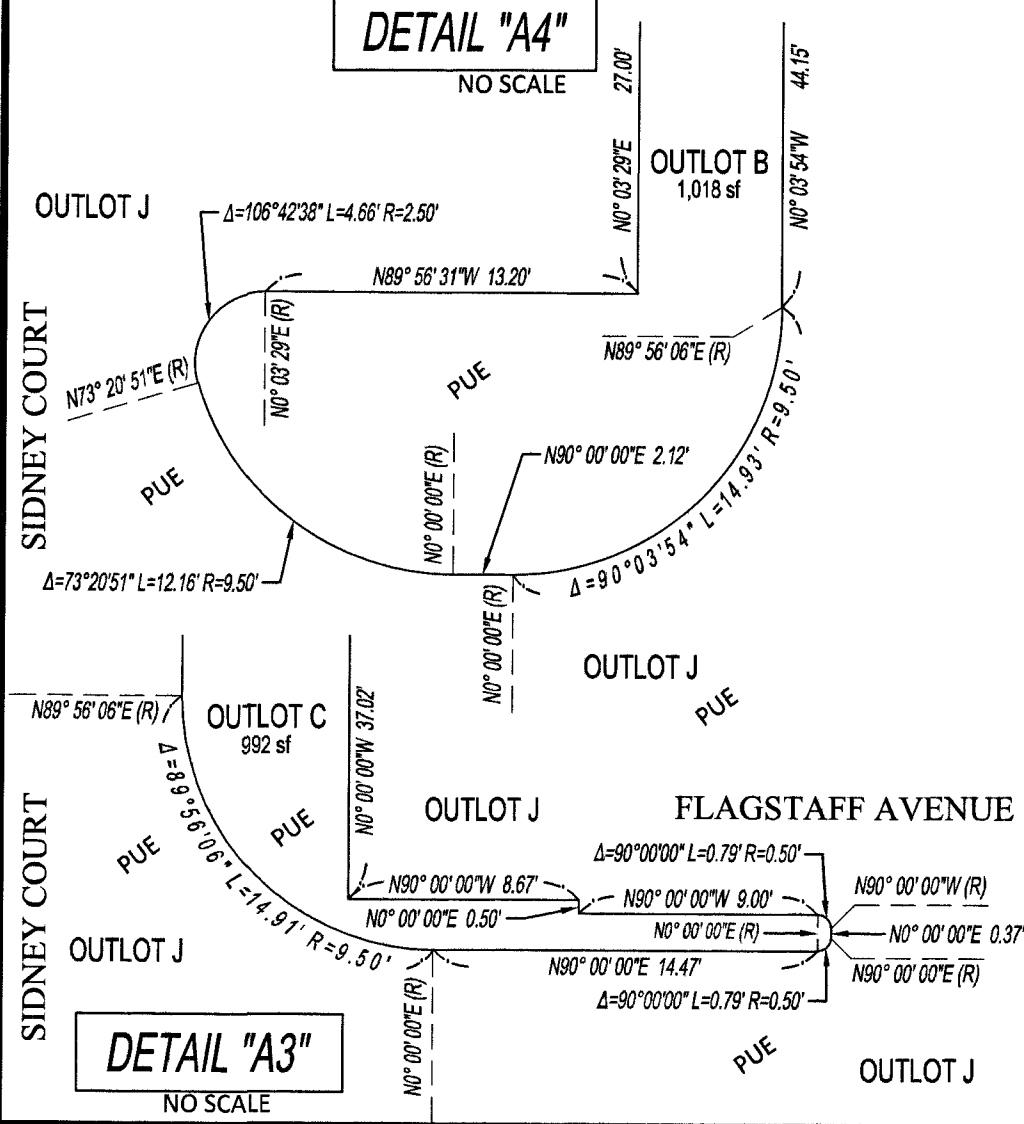
NO SCALE



**DETAIL "A"**

**DETAIL "A4"**

NO SCALE

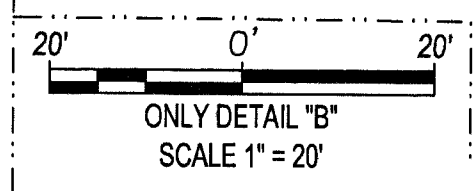


**DETAIL "A3"**

NO SCALE

**DETAIL "B"**

NO SCALE



**ONLY DETAIL "B"**

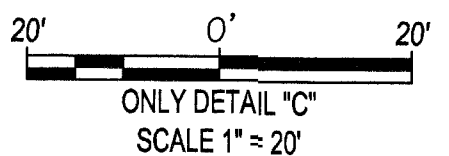
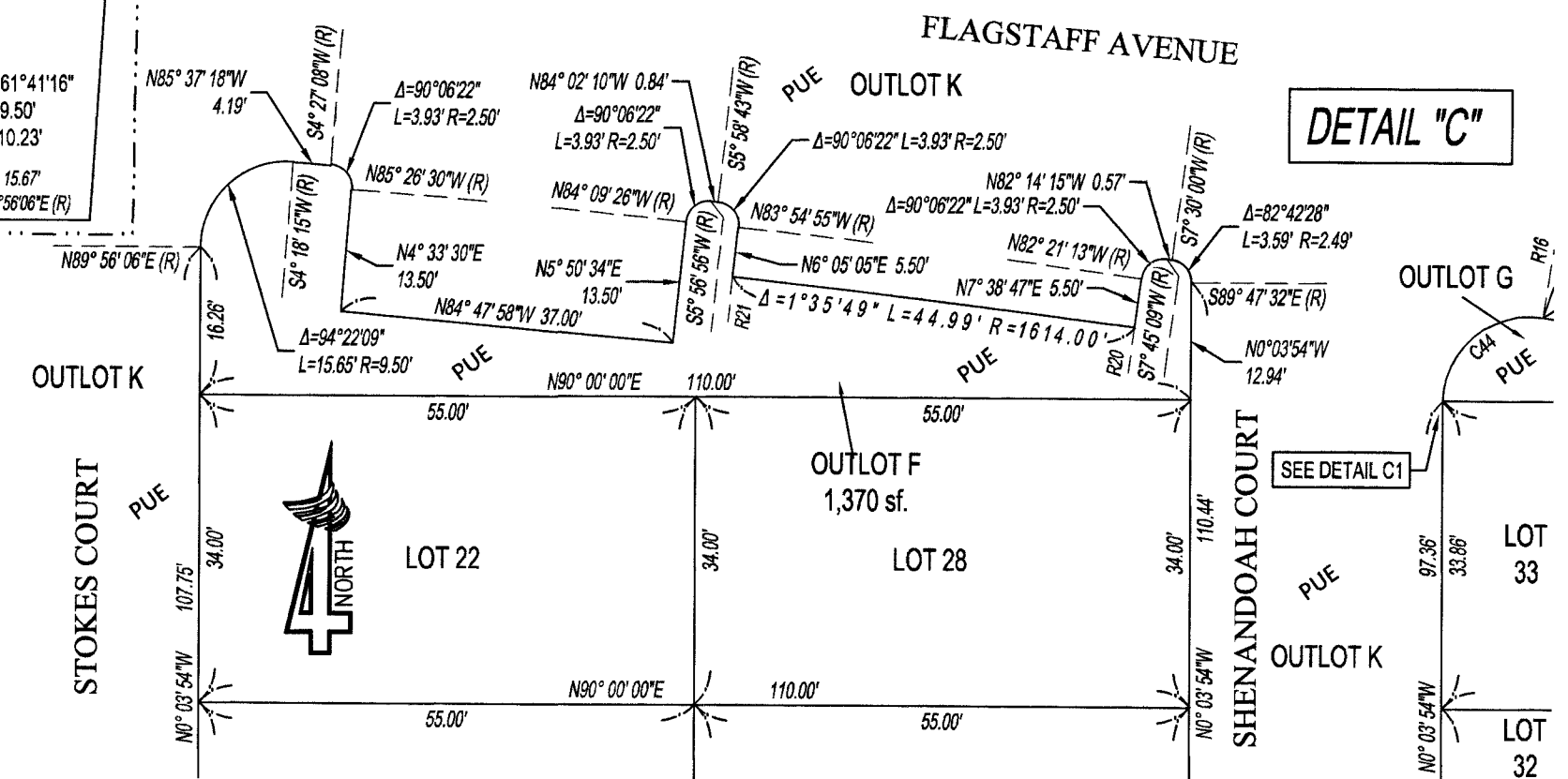
SCALE 1" = 20'

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

**LEGEND**

- (R) RADIAL BEARING
- SHADED LINE INDICATES SUBDIVISION BOUNDARY
- PUE PUBLIC UTILITY EASEMENT
- BWE BLOCK WALL EASEMENT
- TCR TULARE COUNTY RECORDS

**DETAIL "C"**

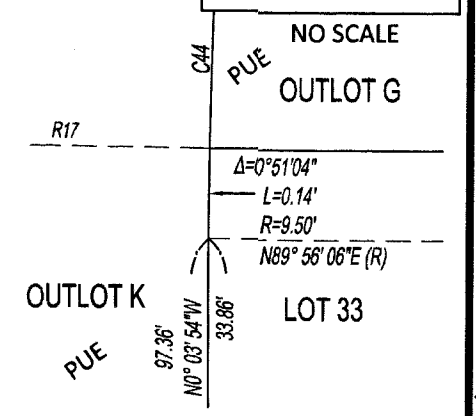


**ONLY DETAIL "C"**

SCALE 1" = 20'

**DETAIL "C1"**

NO SCALE



11-29-2016

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. RIGHTS OF WAY FOR, SHIRK STREET, SIDNEY STREET, BRAKE AVENUE, SEDONA AVENUE, MARCIN COURT, SIDNEY COURT, LINDSAY STREET, AND DENTON STREET IN FEE TO THE CITY OF VISALIA
2. LOT A, B, C, D, E, AND F IN FEE TO THE CITY OF VISALIA FOR LANDSCAPING, PUBLIC UTILITIES, PEDESTRIAN ACCESS, SIDEWALKS, BLOCK WALLS, AND OTHER PUBLIC PURPOSES
3. 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)
4. 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)
5. A TEMPORARY SLOPE FILL EASEMENT, ACROSS LOT G, AS SHOWN HEREON. EASEMENT TO BE TERMINATED UPON DEVELOPMENT OF LOT G

FOR: HAYES RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Eric M. Shannon, Manager 10/14/24
Jerrid P. Shannon, Manager 10-14-2024

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 Oct 14, 2024, BEFORE ME, Anahy S. Mendoza, A NOTARY PUBLIC PERSONALLY APPEARED, Eric M. Shannon 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 Anahy S. Mendoza
MY COMMISSION EXPIRES: July 4, 2027 #2452256
PRINCIPAL PLACE OF BUSINESS: Tulare COUNTY

NOTARY ACKNOWLEDGEMENT

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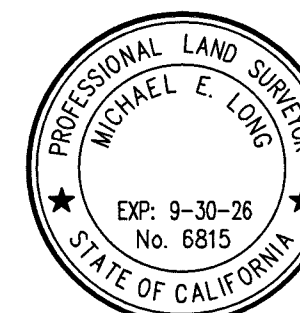
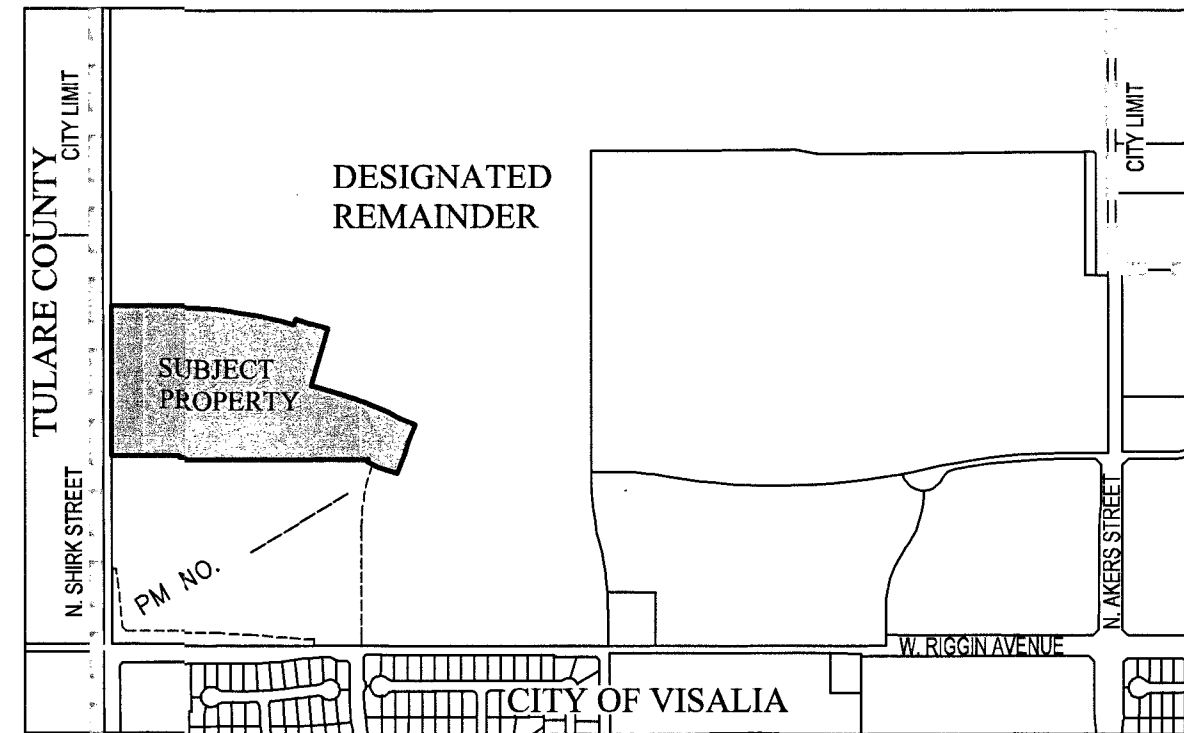
SIGNATURE Anahy S. Mendoza
MY COMMISSION EXPIRES: July 4, 2027 #2452256
PRINCIPAL PLACE OF BUSINESS: Tulare COUNTY

CARLETON ACRES, PHASE 1A

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:

A PORTION OF THE DESIGNATED REMAINDER PARCEL OF PARCEL MAP NO. 5438, ACCORDING TO THE MAP THEREOF FILED FOR RECORD November 12th, 2024, RECORDED IN BOOK 55, OF PARCEL MAPS, AT PAGE 46, TULARE COUNTY RECORDS



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 10/14/2024 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 12/14/24 DATE

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS FINAL MAP CONFORMS TO THE TENTATIVE SUBDIVISION MAP #5590 APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 09/11/2023.

Paul Bernal 1/23/2025 DATE
BY: PAUL BERNAL, PLANNING AND COMMUNITY PRESERVATION DIRECTOR / CITY PLANNER

CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THIS 4th DAY OF November, 2024, 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, THE PUBLIC STREETS, AND LOTS A, B, C, D, E, F, AND ACCEPTING THE PUBLIC UTILITY EASEMENTS, AND BLOCK WALL EASEMENTS ALL INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN UPON THIS MAP.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA, THIS 27th DAY OF January 20 25

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 STATE THAT 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 THIS 25th DAY OF February 2025.

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

BY: Phil Nye DEPUTY

RECORDER'S STATEMENT

DOCUMENT NO. 2025-0008692 FEE PAID \$87.00
FILED THIS 26th DAY OF FEBRUARY, 2025 AT 2:04 PM.

IN BOOK 45 OF MAPS, AT PAGE 40 TULARE COUNTY RECORDS, AT THE REQUEST OF 4 CREEKS, INC.

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

BY: Mary Ellen Hebble DEPUTY

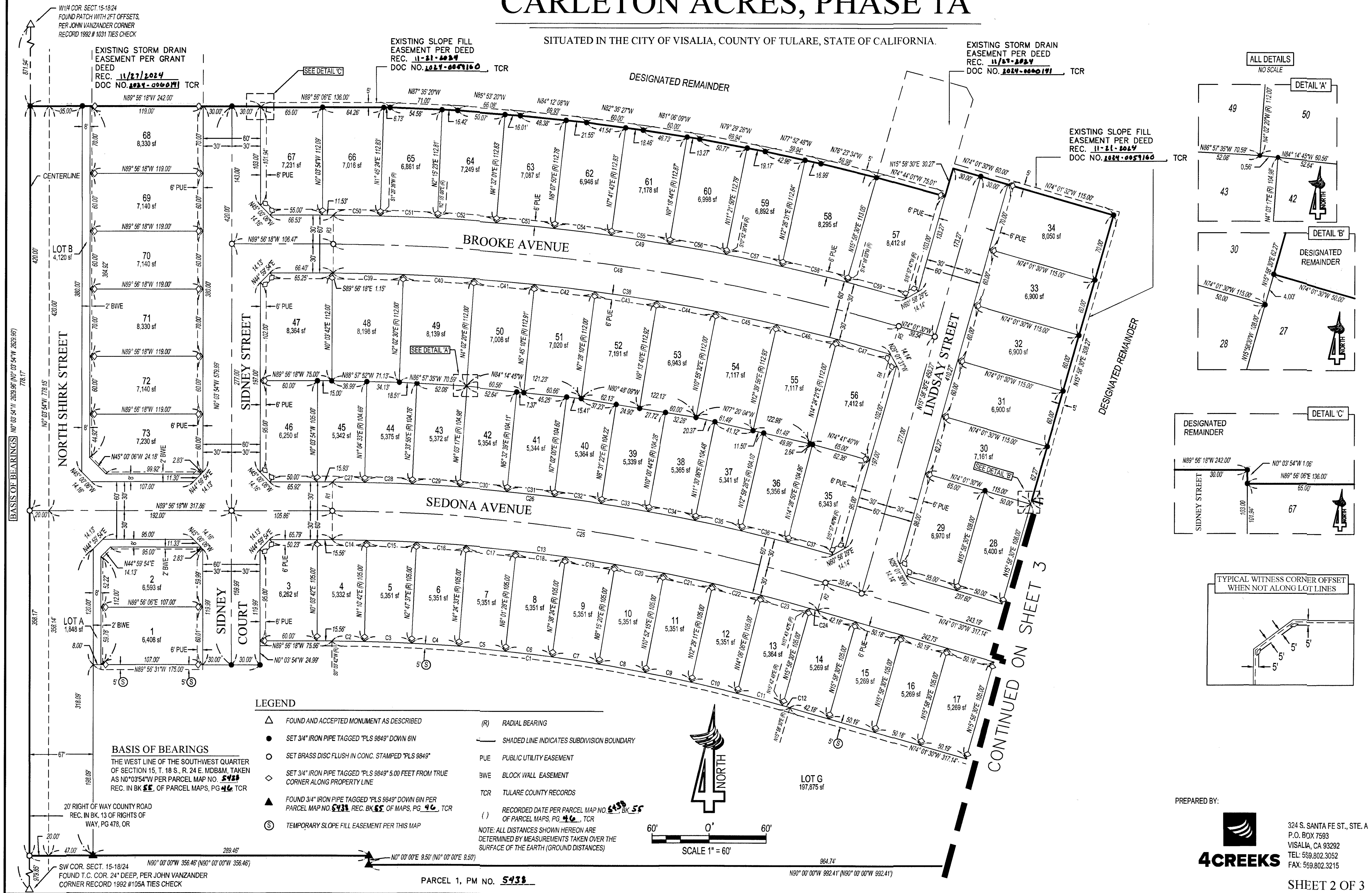
PREPARED BY:

4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

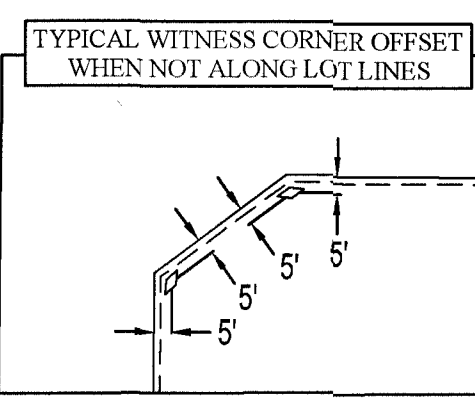
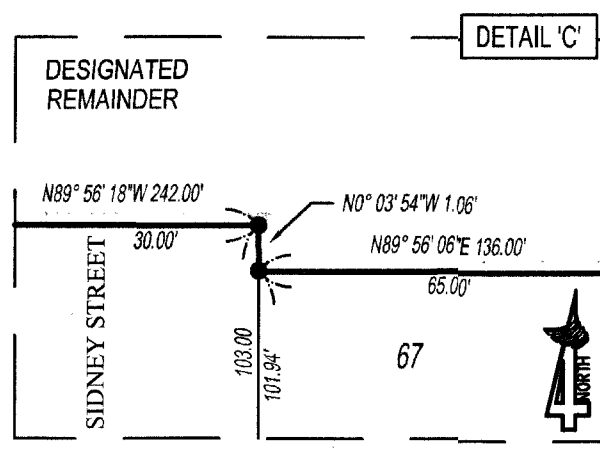
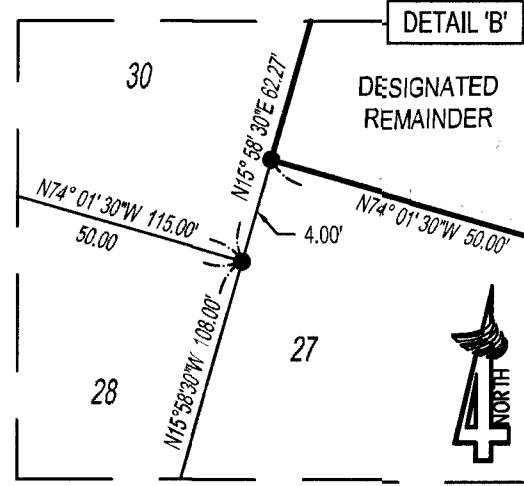
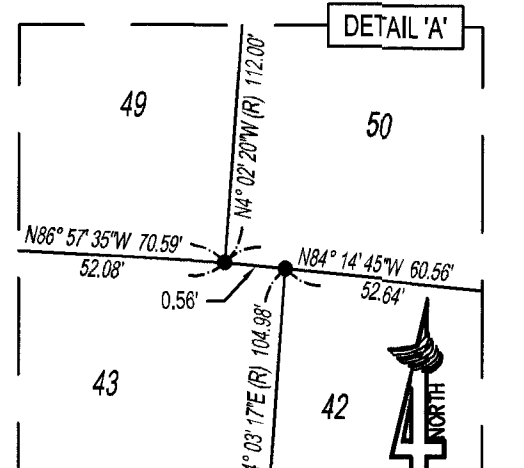
2-25-25

# CARLETON ACRES, PHASE 1A

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



ALL DETAILS NO SCALE



### LEGEND

- △ FOUND AND ACCEPTED MONUMENT AS DESCRIBED
- SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN
- SET BRASS DISC FLUSH IN CONC. STAMPED "PLS 9849"
- ◇ 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. 5433 REC. BK 55 OF MAPS, PG. 46, TCR
- Ⓢ TEMPORARY SLOPE FILL EASEMENT PER THIS MAP
- (R) RADIAL BEARING
- SHADED LINE INDICATES SUBDIVISION BOUNDARY
- PUE PUBLIC UTILITY EASEMENT
- BWE BLOCK WALL EASEMENT
- TCR TULARE COUNTY RECORDS
- ( ) RECORDED DATE PER PARCEL MAP NO. 5433, 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)

**BASIS OF BEARINGS**  
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T. 18 S., R. 24 E. MDB&M, TAKEN AS N0°03'54"W PER PARCEL MAP NO. 5433 REC. IN BK 55 OF PARCEL MAPS, PG. 46, TCR

20' RIGHT OF WAY COUNTY ROAD REC. IN BK. 13 OF RIGHTS OF WAY, PG 478, OR

SW COR. SECT. 15-18/24 FOUND T.C. COR. 24" DEEP, PER JOHN VANZANDER CORNER RECORD 1992 #105A TIES CHECK

PARCEL 1, PM NO. 5433

PREPARED BY:



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

# CARLETON ACRES, PHASE 1A

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

- LEGEND**
- △ FOUND AND ACCEPTED MONUMENT AS DESCRIBED
  - SET 3/4" IRON PIPE TAGGED "PLS 9849" DOWN 6IN
  - SET BRASS DISC FLUSH IN CONC. STAMPED "PLS 9849"
  - ◇ 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 MAPS, PG 46, TCR
  - Ⓢ TEMPORARY SLOPE FILL EASEMENT PER THIS MAP
  - EXISTING PARCEL LINE
  - (R) RADIAL BEARING
  - SHADED LINE INDICATES SUBDIVISION BOUNDARY
  - PUE PUBLIC UTILITY EASEMENT
  - BWE BLOCK WALL EASEMENT
  - TCR TULARE COUNTY RECORDS

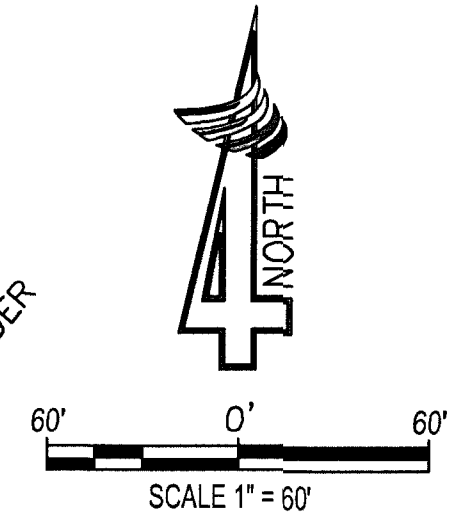
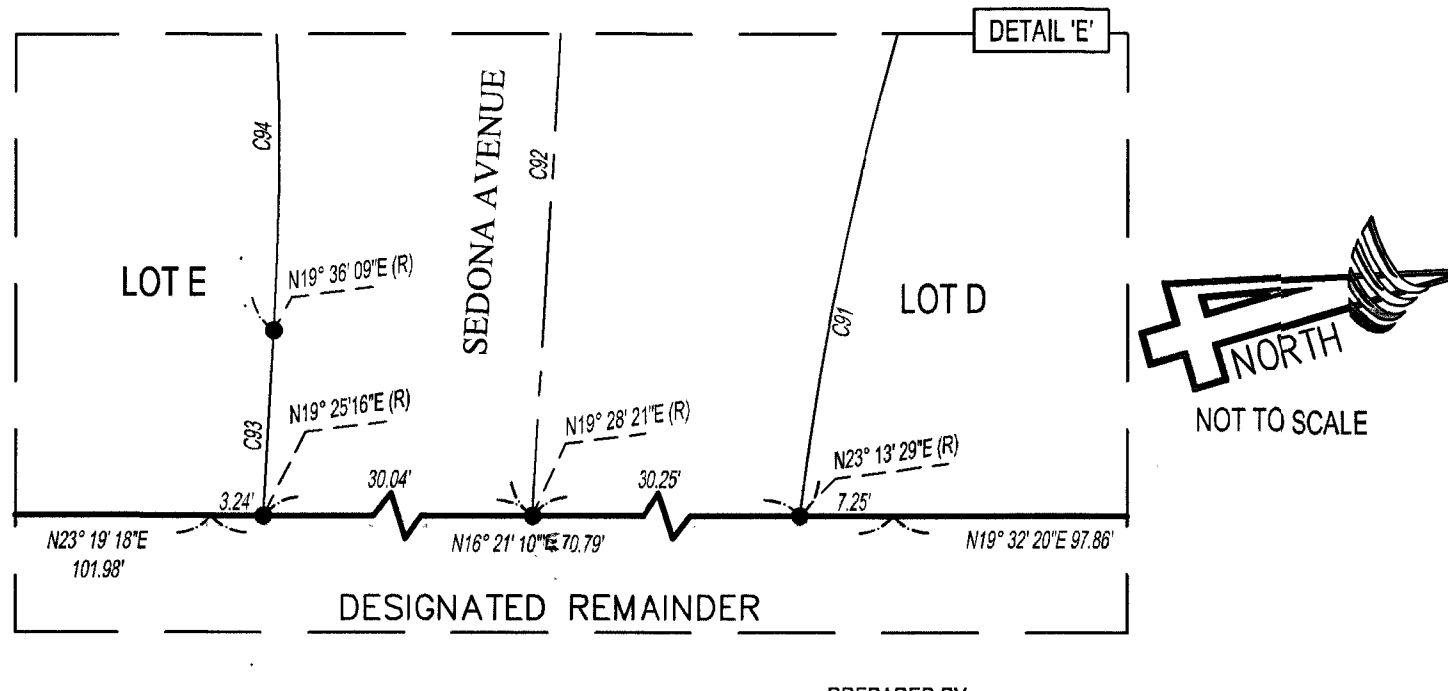
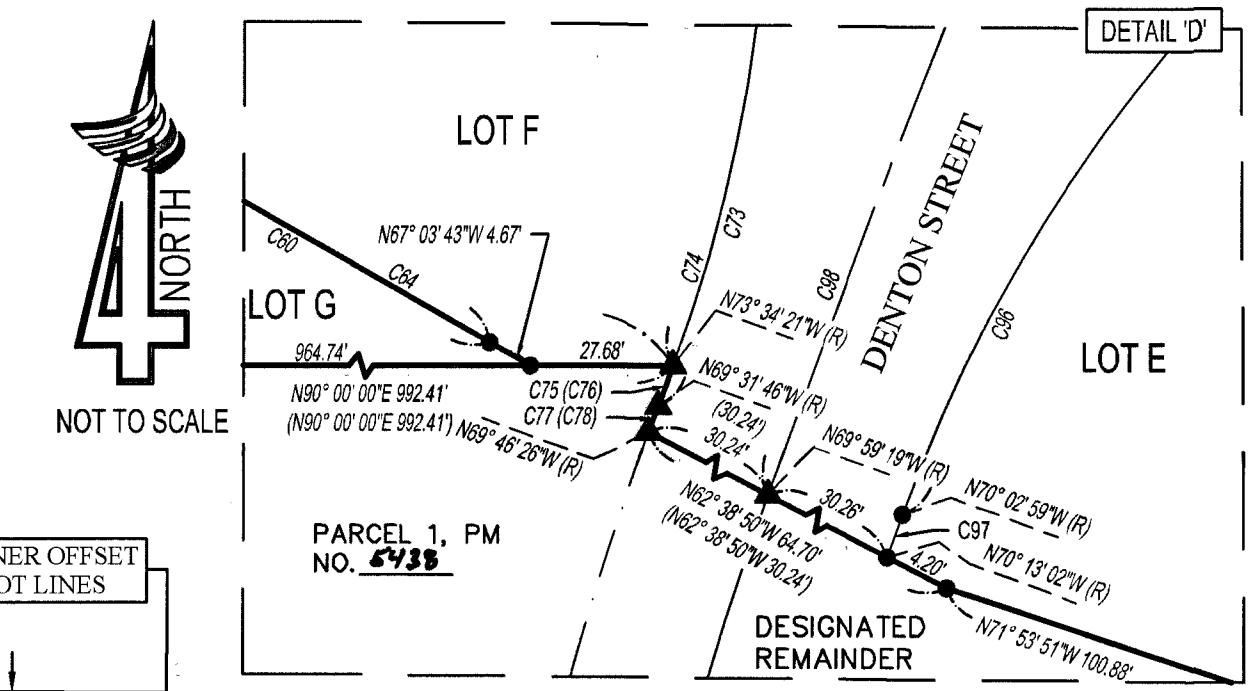
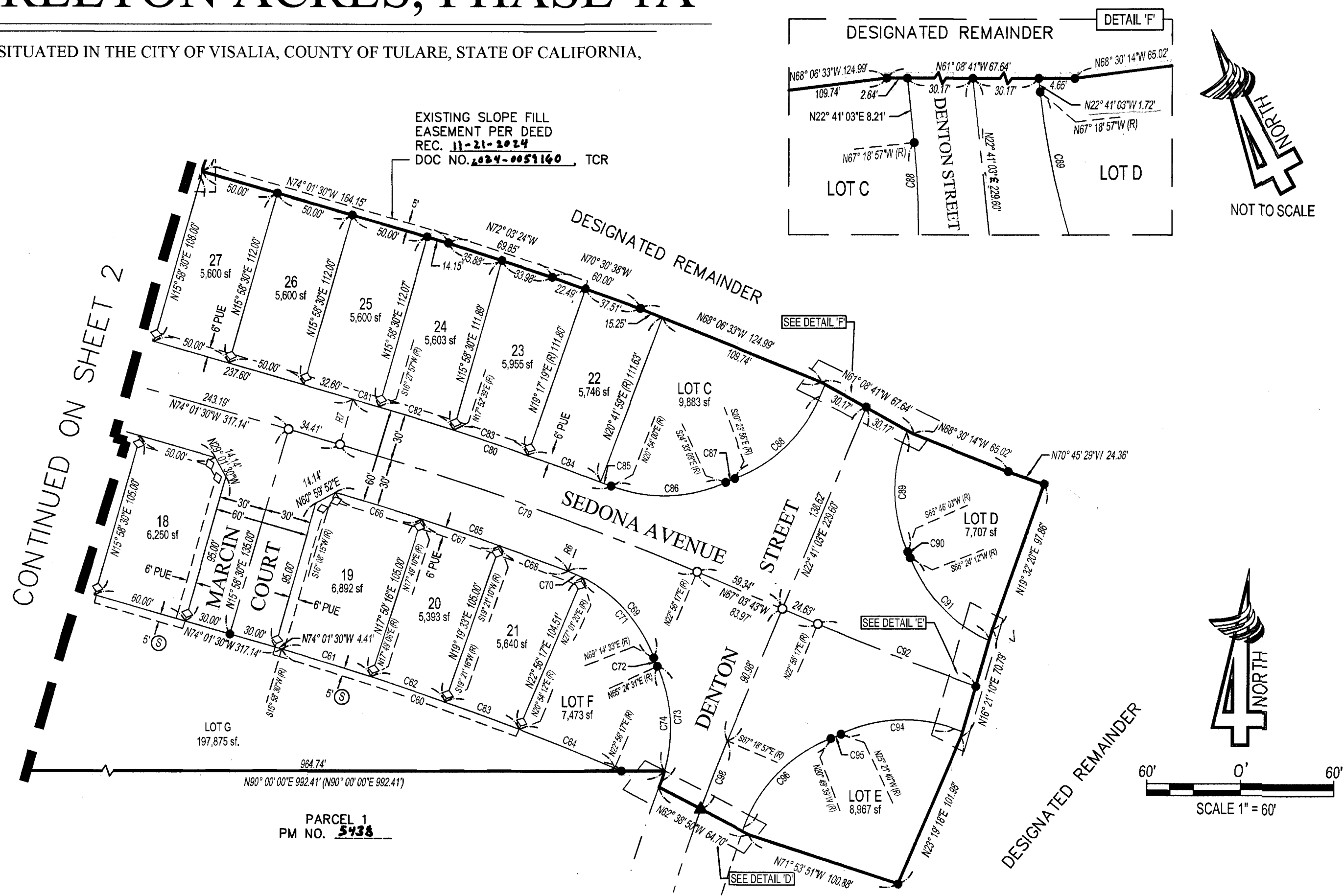
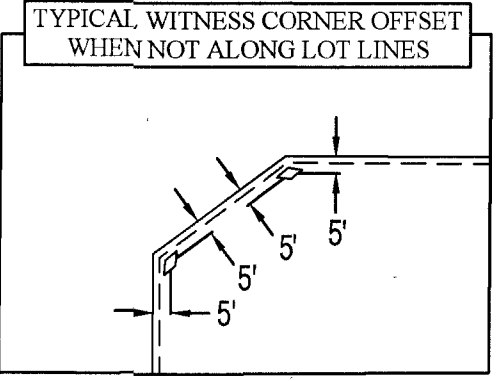
**BASIS OF BEARINGS**  
 THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T. 18 S., R. 24 E. MDB&M, TAKEN AS N0°03'54"W AS PER PARCEL MAP NO. 5438 REC. IN BK 55 OF PARCEL MAPS, PG 46 TCR

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

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS
C1	15°54'48"	487.44'	1,755.00'	C36	1°29'22"	49.91'	1,920.00'	C71	42°13'13"	70.00'	95.00'
C2	1°07'00"	34.20'	1,755.00'	C37	1°28'50"	49.61'	1,920.00'	C72	3°50'02"	5.89'	88.00'
C3	1°36'56"	49.48'	1,755.00'	C38	15°54'04"	593.07'	2,137.00'	C73	45°03'43"	74.72'	95.00'
C4	1°36'56"	49.48'	1,755.00'	C39	1°58'48"	73.85'	2,137.00'	C74	41°01'08"	68.01'	95.00'
C5	1°36'56"	49.48'	1,755.00'	C40	1°59'50"	74.49'	2,137.00'	C75	4°02'35"	6.70'	95.00'
C6	1°36'56"	49.48'	1,755.00'	C41	1°42'50"	63.92'	2,137.00'	C76	4°02'35"	6.70'	95.00'
C7	1°36'56"	49.48'	1,755.00'	C42	1°43'00"	64.03'	2,137.00'	C77	0°14'40"	4.39'	1,030.00'
C8	1°36'56"	49.48'	1,755.00'	C43	1°45'30"	65.58'	2,137.00'	C78	0°14'40"	4.39'	1,030.00'
C9	1°36'56"	49.48'	1,755.00'	C44	1°41'52"	63.33'	2,137.00'	C79	6°57'47"	243.05'	2,000.00'
C10	1°36'56"	49.48'	1,755.00'	C45	1°44'24"	64.90'	2,137.00'	C80	4°55'30"	174.50'	2,030.00'
C11	1°36'42"	49.37'	1,755.00'	C46	1°44'24"	64.90'	2,137.00'	C81	0°29'28"	17.40'	2,030.00'
C12	0°15'41"	8.01'	1,755.00'	C47	1°33'25"	58.07'	2,137.00'	C82	1°24'42"	50.01'	2,030.00'
C13	15°54'48"	516.80'	1,860.00'	C48	15°54'48"	601.87'	2,167.00'	C83	1°24'39"	49.99'	2,030.00'
C14	1°07'00"	36.25'	1,860.00'	C49	15°54'05"	609.74'	2,197.00'	C84	1°24'41"	50.00'	2,030.00'
C15	1°36'56"	52.44'	1,860.00'	C50	1°16'54"	49.15'	2,197.00'	C85	0°12'01"	7.10'	2,030.00'
C16	1°36'56"	52.44'	1,860.00'	C51	1°34'24"	60.33'	2,197.00'	C86	45°27'08"	75.36'	95.00'
C17	1°36'56"	52.44'	1,860.00'	C52	1°37'01"	62.00'	2,197.00'	C87	4°09'12"	6.38'	88.00'
C18	1°36'56"	52.44'	1,860.00'	C53	1°35'50"	61.24'	2,197.00'	C88	46°55'00"	77.79'	95.00'
C19	1°36'56"	52.44'	1,860.00'	C54	1°33'53"	60.00'	2,197.00'	C89	46°55'00"	77.79'	95.00'
C20	1°36'56"	52.44'	1,860.00'	C55	1°37'01"	62.00'	2,197.00'	C90	2°38'09"	4.05'	88.00'
C21	1°36'56"	52.44'	1,860.00'	C56	1°33'53"	60.00'	2,197.00'	C91	45°10'42"	74.91'	95.00'
C22	1°36'56"	52.44'	1,860.00'	C57	1°33'53"	60.00'	2,197.00'	C92	3°27'56"	108.87'	1,800.00'
C23	1°37'35"	52.80'	1,860.00'	C58	1°49'32"	70.00'	2,197.00'	C93	0°10'53"	5.79'	1,830.00'
C24	0°14'48"	8.01'	1,860.00'	C59	1°41'43"	65.01'	2,197.00'	C94	44°57'49"	74.55'	95.00'
C25	15°54'48"	524.93'	1,890.00'	C60	6°57'47"	226.65'	1,865.00'	C95	4°32'02"	6.96'	88.00'
C26	15°53'59"	532.80'	1,920.00'	C61	1°50'36"	60.00'	1,865.00'	C96	49°13'20"	81.61'	95.00'
C27	1°00'51"	33.98'	1,920.00'	C62	1°32'10"	50.00'	1,865.00'	C97	0°10'03"	2.83'	970.00'
C28	1°29'22"	49.91'	1,920.00'	C63	1°32'56"	50.42'	1,865.00'	C98	2°40'23"	46.65'	1,000.00'
C29	1°29'22"	49.91'	1,920.00'	C64	2°02'04"	66.23'	1,865.00'				
C30	1°29'22"	49.91'	1,920.00'	C65	4°34'11"	157.13'	1,970.00'				
C31	1°29'22"	49.91'	1,920.00'	C66	1°40'55"	57.83'	1,970.00'				
C32	1°29'22"	49.91'	1,920.00'	C67	1°32'01"	52.73'	1,970.00'				
C33	1°29'22"	49.91'	1,920.00'	C68	1°21'16"	46.57'	1,970.00'				
C34	1°29'22"	49.91'	1,920.00'	C69	48°32'07"	80.47'	95.00'				
C35	1°29'22"	49.91'	1,920.00'	C70	6°18'54"	10.47'	95.00'				

**RADIAL TABLE**

#	BEARING
R1	N0° 03' 42"E
R2	S15° 58' 30"W
R3	N0° 03' 42"E
R4	N15° 57' 45"E
R5	S15° 58' 30"W
R6	N20° 42' 27"E
R7	N15° 58' 30"E



PREPARED BY:



324 S. SANTA FE ST., STE. A  
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