

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. RIGHTS OF WAY FOR SHIRK STREET, STONEY STREET, PORTER AVENUE, SEDONA AVENUE, LINDEY STREET, PADILLA 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 LANDSCAPE, 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...

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

ERIC M. SHANNON, MANAGER DATE

JERRID P. SHANNON, MANAGER DATE

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/IT/ THEY EXECUTED THE SAME IN HIS/HER/IT/ THEIR AUTHORIZED CAPACITIES...

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/IT/ THEY EXECUTED THE SAME IN HIS/HER/IT/ THEIR AUTHORIZED CAPACITIES...

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SIGNATURE _____ PRINT NAME _____

MY COMMISSION EXPIRES _____ COMMISSION NO. _____

PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____

CARLETON ACRES, PHASE 1A

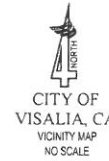
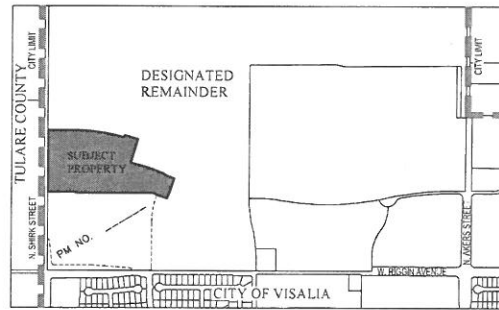
LIEING WITHIN A PORTION OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

LEGAL DESCRIPTION

A PORTION OF THE DESIGNATED REMAINDER PARCEL OF PARCEL MAP NO. _____, ACCORDING TO THE MAP

THEREOF FILED FOR RECORD _____, 2024, RECORDED IN BOOK _____ OF PARCEL MAPS, AT PAGES

_____, AND _____, TULARE COUNTY RECORDS



FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0202) FOR COMMUNITY NO. 06400, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2020, 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 DISTRICT ASSESSMENT

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

RIGHT TO FARM NOTICE

IN ACCORDANCE WITH SECTION 7.29 (2)(b) 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. RESIDUOUS PROPERTY OR 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, FLAMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPREADING OR OTHER MEANS OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, CONSISTENT WITH THIS POLICY, CALIFORNIA CIVIL CODE SECTION 3482.3 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 CHANGE IN CONDITION OR IN OR ABOUT THE LOCALITY, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN THREE YEARS IF IT IS AS NOT A NUISANCE AT THE TIME IT BEGAN.

EASEMENTS/DOCUMENTS AFFECTING PROPERTY

ACCORDING TO OLD REPUBLIC TITLE COMPANY, ORDER NO. 141002620P-08, DATED SEPTEMBER 5, 2024

- 1. AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF TULARE COUNTY, BY DEED RECORDED APRIL 16, 1954 IN BOOK 7, RIGHTS OF WAY, PAGE 423, (LIES OUTSIDE SUBDIVISION BOUNDARY)
2. EASEMENT FOR ROAD PURPOSES IN FAVOR OF TULARE COUNTY, BY DEED RECORDED NOVEMBER 6, 1956, IN BOOK 8, RIGHTS OF WAY, PAGE 27 (LIES OUTSIDE SUBDIVISION BOUNDARY)
3. EASEMENTS FOR WATER DITCHES BY DEED RECORDED JULY 27, 1969, IN BOOK 158 OF DEEDS, PAGE 111 (BLANKET EASEMENT, NOTHING PLOTTED HEREON)
4. AN EASEMENT FOR ROADS IN FAVOR OF TULARE COUNTY, BY DEED RECORDED IN BOOK 13, RIGHTS OF WAY, PAGE 478 (AS SHOWN HEREON)
5. PUBLIC UTILITY EASEMENT FOR TELEPHONE POLES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED, JUNE 24, 1946, IN BOOK 1332, PAGE 104, OF OFFICIAL RECORDS (LIES OUTSIDE SUBDIVISION BOUNDARY)
6. EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JANUARY 31, 1967, IN BOOK 2316, PAGE 224, OF OFFICIAL RECORDS (LIES OUTSIDE SUBDIVISION BOUNDARY)
7. UTILITY EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 2, 1974, IN BOOK 3191, PAGE 478, OF OFFICIAL RECORDS (LIES OUTSIDE SUBDIVISION BOUNDARY)
8. PIPELINE EASEMENT IN FAVOR OF MOODUC DITCH COMPANY, RECORDED NOVEMBER 23, 1999 AS INSTRUMENT NO. 1999-008872, OF OFFICIAL RECORDS, (LIES OUTSIDE SUBDIVISION BOUNDARY)
9. TEMPORARY STORM DRAIN EASEMENT IN FAVOR OF CITY OF VISALIA PER GRANT DEED RECORDED _____, AS DOCUMENT NO. _____, OF OFFICIAL 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 PLS 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 PLS 6815 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 09/11/2022.

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

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 _____ 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, THE PUBLIC STREETS, AND CITS 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 _____ DAY OF _____, 20____.

LESLIE B. CAVALIHA 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 _____ DAY OF _____, 20____.

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

BY: _____ DEPUTY

RECORDER'S STATEMENT

DOCUMENT NO. _____ FEE PAID _____

FILED THIS _____ DAY OF _____, 20____, AT _____ M.

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

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

BY: _____ DEPUTY

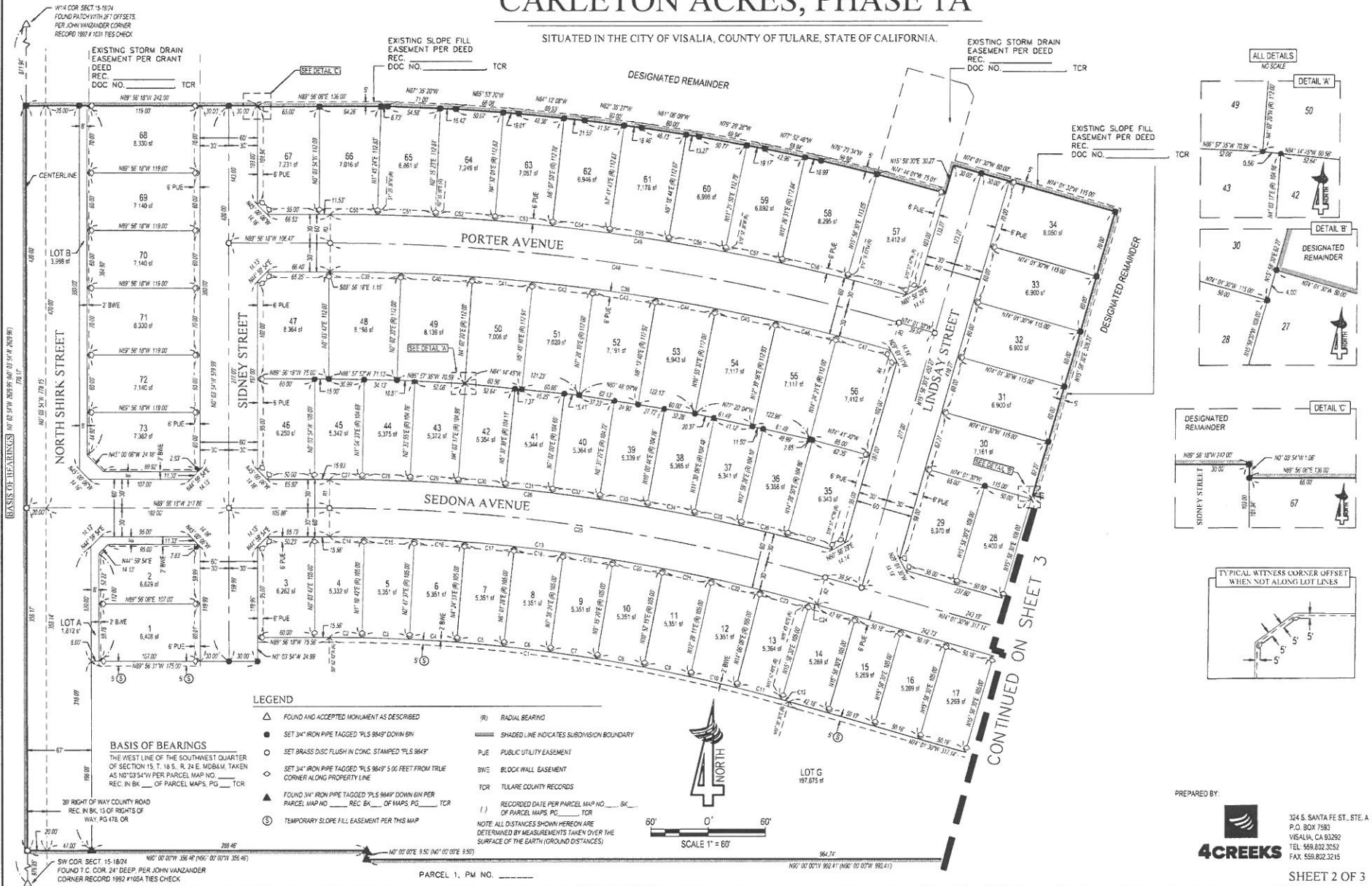
PREPARED BY:



324 S. SANTA FE ST., STE. A P.O. BOX 7550 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.



PREPARED BY:

124 S. SANTA FE ST., STE. A
P.O. BOX 7583
VISALIA, CA 93292
TEL. 559.892.3052
FAX. 559.892.3215

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 8849' DOWN 6IN
- SET BRASS DISC FLUSH IN CONC. STAMPED 'PLS 8849'
- SET 3/4" IRON PIPE TAGGED 'PLS 8849' 5.00 FEET FROM TRUE CORNER ALONG PROPERTY LINE
- ▲ FOUND 3/4" IRON PIPE TAGGED 'PLS 8849' DOWN 6IN PER PARCEL MAP NO. _____ REC. BK. _____ OF MAPS PG. _____ 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

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

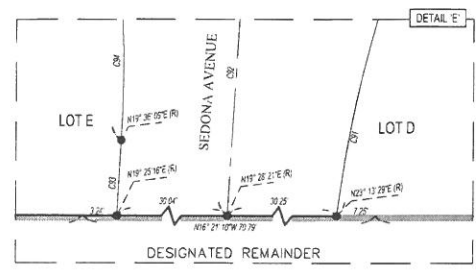
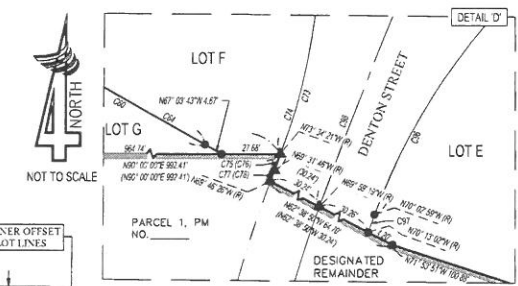
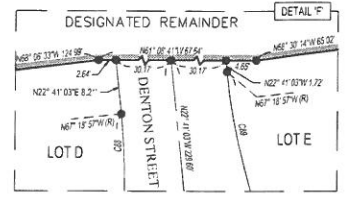
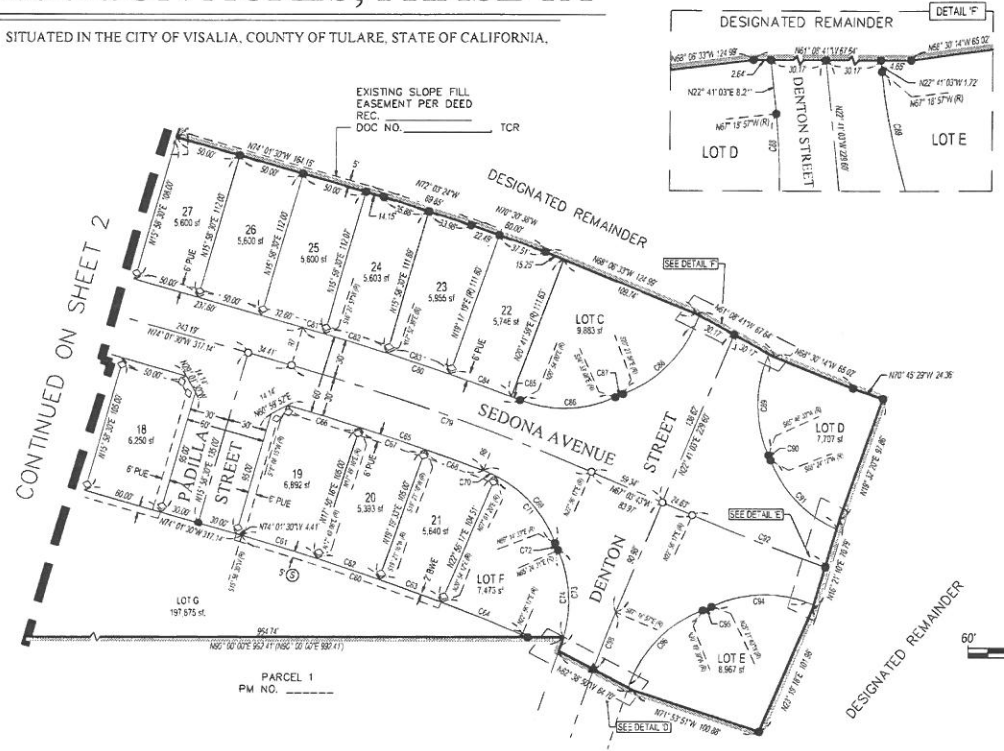
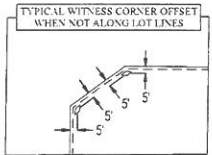
BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, T. 18 S., R. 24 E. MOBLAM TAKEN AS N0°05'54"W AS PER PARCEL MAP NO. _____ REC. IN BK. _____ OF PARCEL MAPS PG. _____ TCR

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS	CURVE #	DELTA	LENGTH	RADIUS
C1	1°54'48"	487.44'	1,755.00'								
C2	1°17'00"	34.20'	1,755.00'								
C3	1°36'56"	49.48'	1,755.00'								
C4	1°38'56"	49.48'	1,755.00'								
C5	1°36'56"	49.48'	1,755.00'								
C6	1°36'56"	49.48'	1,755.00'								
C7	1°38'56"	49.48'	1,755.00'								
C8	1°36'56"	49.48'	1,755.00'								
C9	1°36'56"	49.48'	1,755.00'								
C10	1°36'56"	49.48'	1,755.00'								
C11	1°36'42"	49.37'	1,755.00'								
C12	0°15'41"	8.01'	1,755.00'								
C13	1°54'48"	516.80'	1,860.00'								
C14	1°17'00"	36.25'	1,860.00'								
C15	1°36'56"	52.44'	1,860.00'								
C16	1°36'56"	52.44'	1,860.00'								
C17	1°36'56"	52.44'	1,860.00'								
C18	1°36'56"	52.44'	1,860.00'								
C19	1°38'56"	52.44'	1,860.00'								
C20	1°36'56"	52.44'	1,860.00'								
C21	1°36'56"	52.44'	1,860.00'								
C22	1°36'56"	52.44'	1,860.00'								
C23	1°37'35"	52.80'	1,860.00'								
C24	0°14'48"	8.01'	1,860.00'								
C25	1°54'48"	524.80'	1,860.00'								
C26	1°53'59"	532.80'	1,920.00'								
C27	1°00'51"	33.98'	1,920.00'								
C28	1°29'22"	49.91'	1,920.00'								
C29	1°29'22"	49.91'	1,920.00'								
C30	1°29'22"	49.91'	1,920.00'								
C31	1°29'22"	49.91'	1,920.00'								
C32	1°29'22"	49.91'	1,920.00'								
C33	1°29'22"	49.91'	1,920.00'								
C34	1°29'22"	49.91'	1,920.00'								
C35	1°29'22"	49.91'	1,920.00'								
C36	1°29'22"	49.91'	1,920.00'								
C37	1°32'01"	52.73'	1,970.00'								
C38	1°21'16"	46.57'	1,970.00'								
C39	48°32'03"	80.47'	95.00'								
C40	6°18'54"	10.47'	95.00'								
C41	1°58'50"	74.49'	2,137.00'								
C42	1°42'50"	53.92'	2,137.00'								
C43	1°43'00"	55.58'	2,137.00'								
C44	1°41'52"	53.32'	2,137.00'								
C45	1°44'24"	54.92'	2,137.00'								
C46	1°44'24"	54.92'	2,137.00'								
C47	1°38'25"	58.07'	2,137.00'								
C48	1°54'48"	601.87'	2,167.00'								
C49	1°54'05"	609.74'	2,197.00'								
C50	1°18'54"	49.15'	2,197.00'								
C51	1°34'24"	50.33'	2,197.00'								
C52	1°37'01"	52.00'	2,197.00'								
C53	1°38'50"	51.24'	2,197.00'								
C54	1°35'53"	50.00'	2,197.00'								
C55	1°37'01"	52.00'	2,197.00'								
C56	1°38'53"	50.00'	2,197.00'								
C57	1°33'53"	60.00'	2,197.00'								
C58	1°49'32"	70.00'	2,197.00'								
C59	1°41'43"	65.01'	2,197.00'								
C60	6°57'47"	226.65'	1,565.00'								
C61	1°50'36"	60.00'	1,865.00'								
C62	1°32'10"	50.00'	1,865.00'								
C63	1°32'56"	50.42'	1,865.00'								
C64	2°02'34"	66.23'	1,565.00'								
C65	4°34'11"	157.13'	1,970.00'								
C66	1°40'55"	57.83'	1,970.00'								
C67	1°32'01"	52.73'	1,970.00'								
C68	1°21'16"	46.57'	1,970.00'								
C69	48°32'03"	80.47'	95.00'								
C70	6°18'54"	10.47'	95.00'								
C71	4°21'31"	70.00'	95.00'								
C72	3°59'02"	5.89'	95.00'								
C73	45°03'43"	74.72'	95.00'								
C74	41°21'06"	66.01'	95.00'								
C75	4°32'35"	6.70'	95.00'								
C76	4°02'35"	6.70'	95.00'								
C77	0°14'40"	4.39'	1,000.00'								
C78	0°14'40"	4.39'	1,000.00'								
C79	6°57'47"	243.05'	2,000.00'								
C80	4°55'30"	174.50'	2,000.00'								
C81	0°29'28"	17.40'	2,000.00'								
C82	1°24'42"	50.01'	2,000.00'								
C83	1°24'39"	49.99'	2,000.00'								
C84	1°24'41"	50.00'	2,000.00'								
C85	0°12'00"	7.10'	2,000.00'								
C86	45°27'08"	75.36'	95.00'								
C87	4°09'12"	6.38'	88.00'								
C88	46°55'00"	77.79'	95.00'								
C89	46°55'00"	77.79'	95.00'								
C90	2°38'09"	4.06'	88.00'								
C91	45°10'42"	74.91'	95.00'								
C92	3°27'56"	138.87'	1,800.00'								
C93	0°10'53"	5.79'	1,800.00'								
C94	44°57'49"	74.56'	95.00'								
C95	4°32'02"	6.96'	88.00'								
C96	49°13'20"	81.61'	95.00'								
C97	0°14'03"	2.83'	970.00'								
C98	2°42'23"	46.65'	1,000.00'								

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	N00° 42' 27"E
R7	N15° 58' 30"E



PREPARED BY:



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