

VICINITY MAP

NOT TO SCALE

SHEET INDEX

TITLE SHEET.....1
 EXISTING TOPOGRAPHY.....2

LEGEND & ABBREVIATIONS

- RIGHT-OF-WAY/PROPERTY LINE
- PROPOSED LOT LINE
- STREET CENTER LINE
- ADJOINERS
- AC ACRES
- CL CENTER LINE
- DWY DRIVEWAY
- ESMT EASEMENT
- EX EXISTING
- HWY HIGHWAY
- PL PROPERTY LINE
- PR PROPOSED
- R/W RIGHT OF WAY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN BENITO UNINCORPORATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE ALONG THE NORTH LINE OF SECTION 20, NORTH 89° 30' EAST 1024.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CALIFORNIA CENTRAL RAILROAD COMPANY; THENCE ALONG THE WESTERLY LINE OF THE RAILROAD RIGHT OF WAY, NORTH 32° 25' WEST 3092.63 FEET; THENCE ALONG A CURVE TO THE LEFT, NORTH 32° 27' 1/4" WEST 29.96 FEET; NORTH 32° 34' WEST 29.92 FEET; NORTH 32° 45' 1/4" WEST 29.88 FEET; NORTH 33° 01' WEST 29.84 FEET; NORTH 33° 21' 1/4" WEST 29.80 FEET; NORTH 33° 46' WEST 29.76 FEET; NORTH 36° 57' 1/4" WEST 29.57 FEET; AND NORTH 37° 49' WEST TO THE CENTER OF RESERVED PRIVATE ROAD TO "ISLAND FARM"; THENCE LEAVING SAID CENTERLINE OF SAID PRIVATE ROAD THE FOLLOWING TWO COURSES AND DISTANCES; SOUTH 75° 45' 1/2" EAST 52.01 FEET AND NORTH 87° 05' 1/2" EAST 56.00 FEET TO A POINT IN THE CENTERLINE OF BULL CREEK; THENCE IN A GENERAL NORTHWESTERLY DIRECTION AND ALONG SAID CENTERLINE OF SAID BULL CREEK FOLLOWING ITS MEANDORE DOWN STREAM, THE EIGHT FOLLOWING COURSES AND DISTANCES; NORTH 29° 44' WEST 143.33 FEET; NORTH 15° 25' EAST 282.15 FEET; NORTH 60° 04' 1/2" WEST 236.53 FEET; NORTH 76° 45' 1/2" WEST 506.46 FEET; NORTH 47° 37' WEST 418.33 FEET; NORTH 68° 26' 3/4" WEST 302.13 FEET; SOUTH 57° 15' WEST 269.90 FEET; NORTH 75° 51' 1/4" WEST 634.23 FEET; THENCE LEAVING SAID BULL CREEK AND RUNNING NORTH 84° 02' 1/4" WEST 929.29 FEET TO A POINT ON THE EASTERLY LINE OF THE RANCHO LAS AROMITAS Y AGUA CALIENTE; THENCE ALONG THE EASTERLY LINE OF SAID RANCHO, SOUTH 31° 35' 1/2" EAST 317.46 FEET AND SOUTH 11° 09' 1/2" EAST 3833.56 FEET TO THE NORTH LINE OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE ALONG THE NORTH LINE OF SECTION 19, NORTH 89° 36' EAST 2855.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND AFORESAID PRIVATE ROAD TO ISLAND FARM, BEING A THIRTY FOOT STRIP OF LAND THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 75° 45' 1/2" EAST 52.01 FEET AND NORTH 87° 05' 1/2" EAST 56.00 FEET FROM THE POINT WHERE THE BOUNDARY LINE OF ABOVE DESCRIBED TRACT OF LAND LEAVES THE WESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 81° 05' 1/2" WEST 56.00 FEET; NORTH 75° 45' 1/2" WEST 70.32 FEET NORTH 86° 44' WEST 35.05 FEET; SOUTH 36° 26' WEST 52.20 FEET AND SOUTH 0° 33' WEST 103.00 FEET TO A POINT ON THE COUNTY ROAD.

EXCEPTING FROM THE ABOVE LANDS, THE 0.55 ACRE THEREOF GRANTED TO THE STATE OF CALIFORNIA BY DEED FROM J.E. AYER AND EDITH P. AYER, HIS WIFE, DATED AUGUST 25, 1950 AND RECORDED IN VOLUME 174 OF OFFICIAL RECORDS AT PAGE 229, SAN BENITO COUNTY RECORDS. ALSO EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, ALL THAT PORTION THEREOF LYING NORTH AND NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY LINE OF CHITTENDEN ROAD.

ALSO EXCEPTING THEREFROM ALL THAT PORTION GRANTED TO THE STATE OF CALIFORNIA BY DEED FROM TITLE INSURANCE AND TRUST COMPANY, RECORDED DECEMBER 27, 1979 IN VOLUME 448, PAGE 851, OFFICIAL RECORDS OF SAN BENITO COUNTY.

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF CALIFORNIA COORDINATE SYSTEM ZONE 4 BASED LOCALLY ON THE SOUTHERLY LINE OF SECTION 18, T12S, R4E, M.D.M. BEING N88-44-50W AS PER CALIFORNIA DIVISION OF HIGHWAYS RIGHT-OF-WAY MAP RTE 101 EXPENDITURE AUTHORIZATION NO. 05-016112.

ZONING

EXISTING: RURAL (R) AND REGIONAL COMMERCIAL (C-3)
 PROPOSED: RESCIND REGIONAL COMMERCIAL (C-3) TO RURAL (R), LOT 1 = RURAL BASE ZONING DISTRICT (R) + COMMERCIAL THOROUGHFARE (C-1)

LAND USE

EXISTING: VACANT PROPOSED: RESIDENTIAL AND COMMERCIAL ON LOT 1

ASSESSOR'S PARCEL MAP INFORMATION

APN: 012-010-021

GENERAL PLAN

RURAL (R), LOT 1 = RURAL (R) + COMMERCIAL REGIONAL (CR)

OWNER/SUBDIVIDER

HOLLISTER RANCHES, LLC
 C/O MARK H. JOHNSON
 2801 MONTEREY SALINAS HWY., SUITE B
 MONTEREY, CA 93940
 PHONE: 831-373-2400

PROJECT AREA

GROSS AREA: 197 AC±

PROPOSED LOTS

3 LOTS

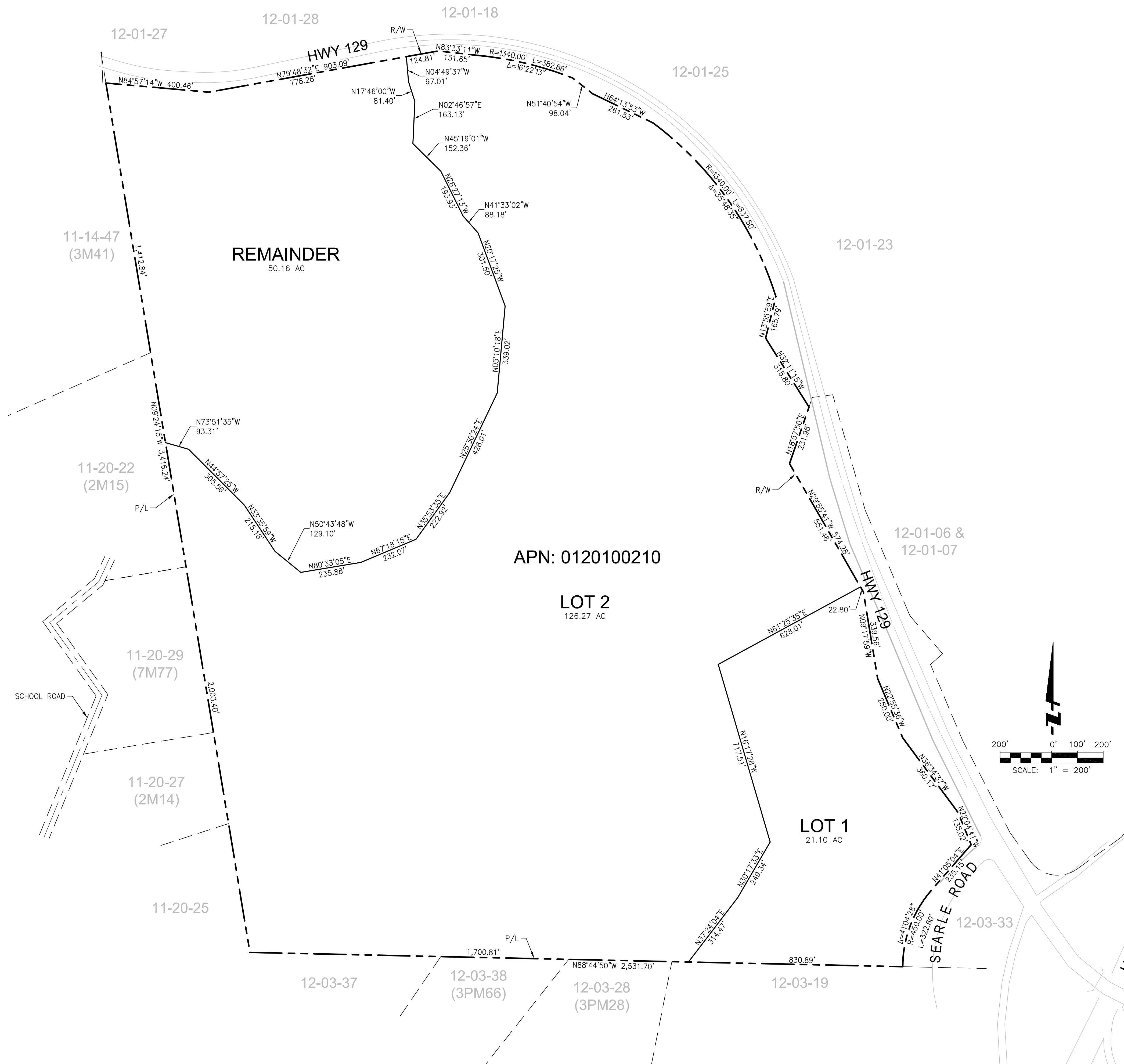
FLOOD ZONE INFORMATION

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06069C00400
 RECORDED APRIL 16, 2009.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING.

UTILITY PURVEYORS

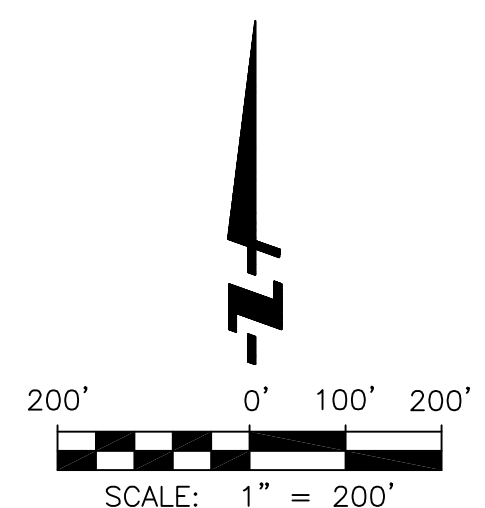
SANITARY SEWER: PRIVATE TREATMENT SYSTEM
 WATER: PRIVATE WATER SYSTEM
 UTILITIES: PG&E
 TELEPHONE: PAC BELL



APN: 0120100210

LOT 2
126.27 AC

LOT 1
21.10 AC



NO.	REVISIONS	APP'D.	DATE

FUSCOE
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 tel 213.988.8802 • fax 213.988.8803 • www.fuscoe.com
 Name: [Signature] Date: 10/28/2020



VESTING TENTATIVE PARCEL MAP

TITLE SHEET

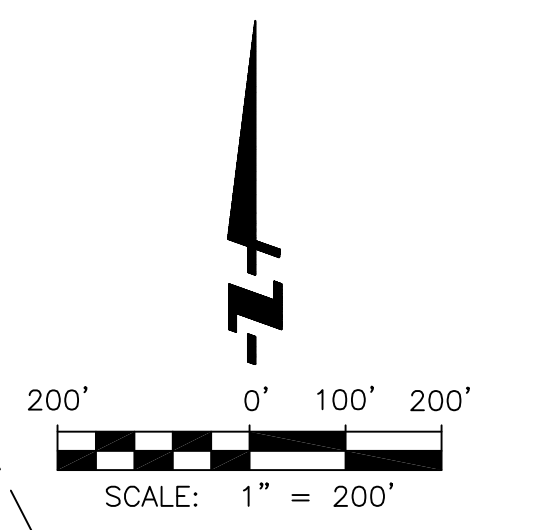
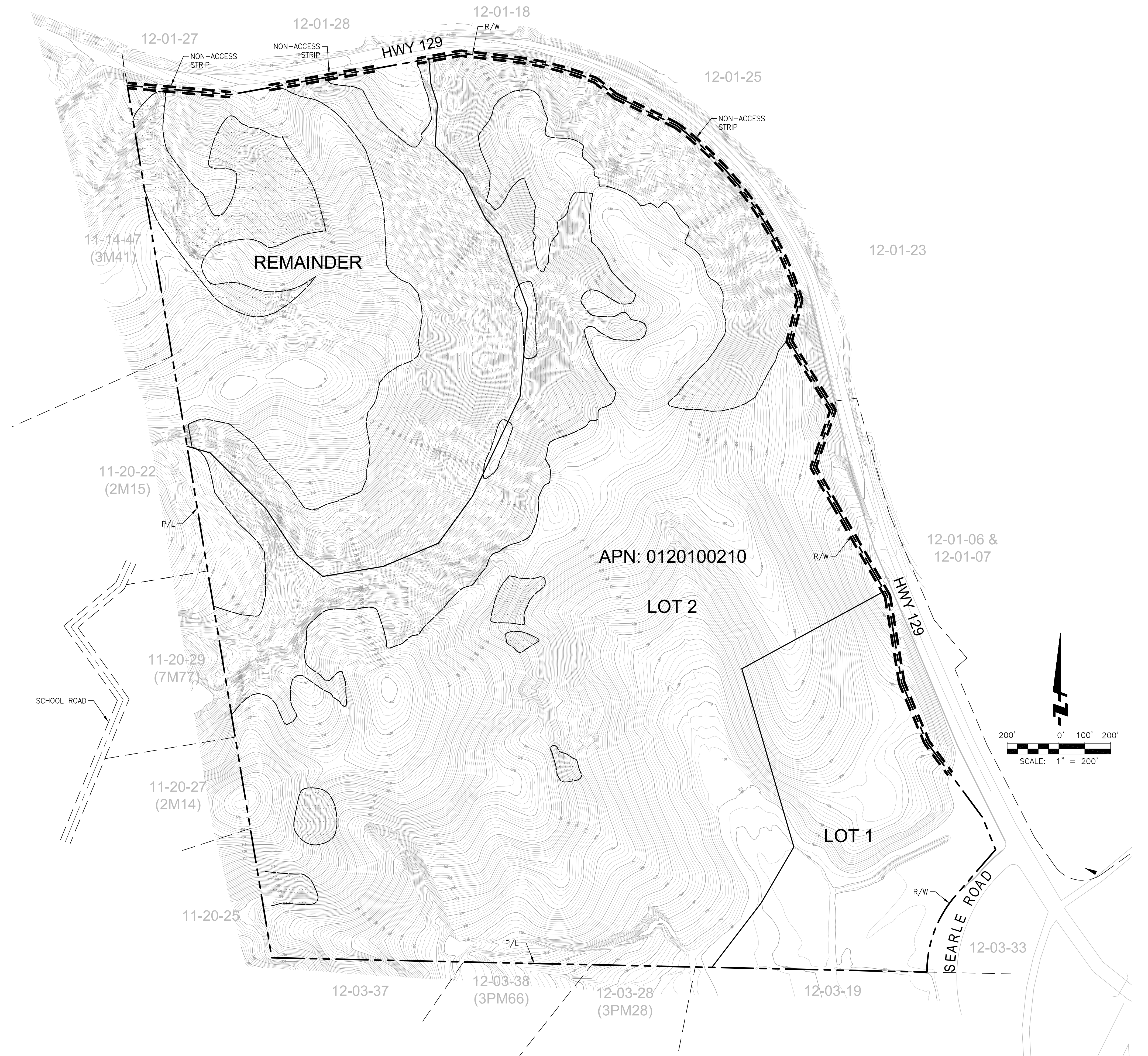
DRAWN:	AN
DESIGN:	AN
CHECKED:	SK
SCALE:	AS SHOWN
JOB NO.:	1981-001
DATE:	10/28/2020
SHEET	1 OF 2

LEGEND & ABBREVIATIONS

- RIGHT-OF-WAY/PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINERS
- MAJOR CONTOUR
- MINOR CONTOUR
- HWY HIGHWAY
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- [Dotted Area] AREA OVER 30% SLOPE (NON-BUILDABLE AREA)
- === CALTRANS R/W EXCEEDING 20% SLOPE - "NON-ACCESS STRIP"

NOTE

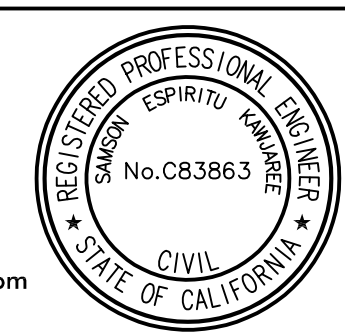
EXISTING TOPOGRAPHY AND SLOPE ANALYSIS PER PREVIOUSLY APPROVED VESTING TENTATIVE MAP PREPARED BY MH ENGINEERING CO. DATED MAY 2006.



NO.	REVISIONS	APP'D.	DATE

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Name: *[Signature]* Date: 10.28.2020



VESTING TENTATIVE PARCEL MAP
EXISTING TOPOGRAPHY

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