

OWNERS' STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

WE HEREBY IRREVOCABLY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO ALL OF THE STREETS AND PORTIONS OF THE STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS SANTANA RANCH DRIVE, PINE ROCK DRIVE, PINE MOUNTAIN DRIVE, COYOTE PEAK WAY, WALKER PEAK WAY, ALTA PEAK DRIVE, CHERRY PEAK WAY, MEYERS PEAK DRIVE, SCOUT PEAK WAY, HILLCREST ROAD, AND FAIRVIEW ROAD WIDENING AS SHOWN ON THIS MAP; SAID DEDICATIONS AND OFFERS OF DEDICATION ARE FOR ANY AND ALL PUBLIC USES UNDER, UPON, AND OVER SAID STREET AND PORTIONS THEREOF.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

WE HEREBY IRREVOCABLY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO EASEMENTS FOR ANY AND ALL PUBLIC SERVICE PURPOSES INCLUDING SIDEWALKS, POLES, WIRES, CONDUITS FOR STORM DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND TELEPHONE FACILITIES, SOUNDWALLS, PUBLIC UTILITIES AND APPURTENANCES TO THE ABOVE UNDER, ON OR OVER THOSE CERTAIN AREAS DESIGNATED AS P.U.E. (PUBLIC UTILITY EASEMENT) AS SHOWN ON THIS FINAL MAP. THE AFOREMENTIONED PUBLIC UTILITY EASEMENT SHALL REMAIN OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES AND THEIR APPURTENANCES, DRAINAGE STRUCTURES AND LAWFUL FENCES.

WE ALSO HEREBY OFFER TO DEDICATE TO THE SUNNYSLOPE COUNTY WATER DISTRICT AS AN EASEMENT FOR WATER SERVICE PURPOSES FOR ALL P.U.E.'S ON THIS MAP.

WE ALSO RELINQUISH TO THE COUNTY OF SAN BENITO ALL ACCESS RIGHTS OF LOTS 14-22 THROUGH 14-34 TO AND FROM HILLCREST ROAD AS SHOWN ON THIS FINAL MAP.

OWNERS:

ANDERSON HOMES, A CALIFORNIA CORPORATION

BY: _____

NAME: _____ (PRINT NAME)

DATE _____

ITS: _____ (TITLE)

SEE SHEET 2 FOR TRUSTEE STATEMENT

NOTARY STATEMENT (OWNER)

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.

_____, NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

COMMISSION EXPIRES: _____ (DO NOT STAMP)

PRINCIPAL OFFICE LOCATION (COUNTY): _____

TRACT NO. 308

SANTANA RANCH, UNIT 14

BEING A SUBDIVISION OF LOTS G, H, I, J, K, L, P, U AND V OF TRACT NO. 308, SANTANA RANCH UNIT 13 FILED IN BOOK 16 OF MAPS, PAGE 90, SAN BENITO COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, T. 12 S., R. 6 E., M.D.B.&M.

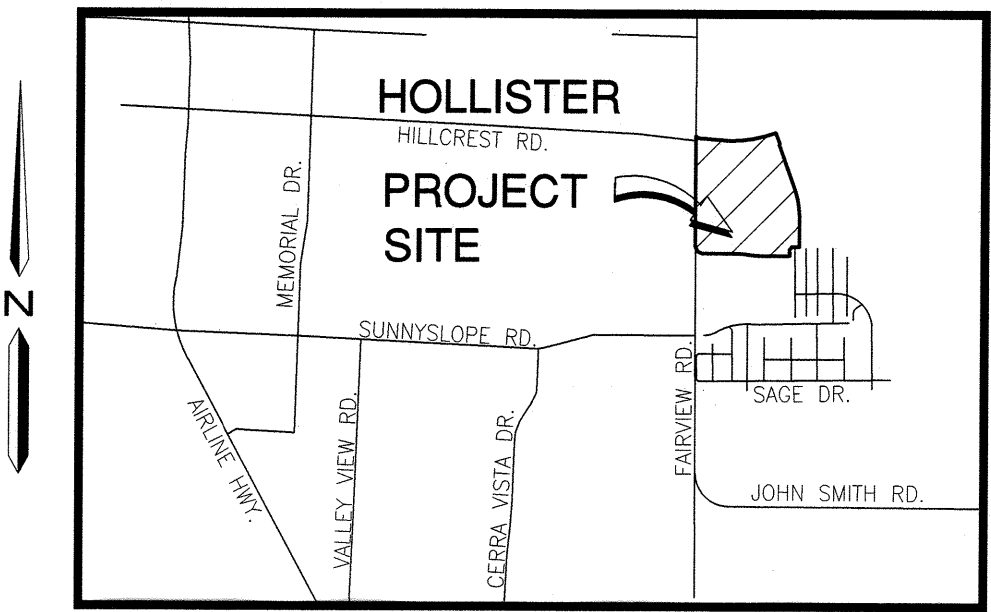
SAN BENITO COUNTY, CALIFORNIA

AUGUST 2021

O'DELL
ENGINEERING

1165 Scenic Drive, Suite A
Modesto, CA 95350

Ph 209.571.1765 odellengineering.com



VICINITY MAP

N.T.S.

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, _____, CLERK OF THE BOARD OF SUPERVISORS OF SAN BENITO COUNTY, HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN MAP ON THE _____ DAY OF _____, 2021 AND ON BEHALF OF THE COUNTY OF SAN BENITO, THE FOLLOWING OFFERS OF DEDICATION, SHOWN ON THE WITHIN MAP, ON BEHALF OF THE PUBLIC ARE ACCEPTED OR REJECTED AS INDICATED BELOW BY CIRCLING THE ACTION THAT APPLIES FOR EACH DEDICATION:

DEDICATION ACCEPTED, REJECTED, OR ACCEPTED SUBJECT TO IMPROVEMENT (CHOOSE ONE)

STREETS IN FEE	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT
PUBLIC UTILITY EASEMENT	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT
ACCESS RIGHTS	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT

FOR PUBLIC USE IN CONFORMITY WITH TERMS OF THE OFFER OF DEDICATION, SUBJECT TO CONDITION THAT THE COUNTY OF SAN BENITO IS NOT RESPONSIBLE OR LIABLE FOR ANY COST OR EXPENSE OF ANY OFFER ACCEPTED UNLESS AUTHORIZED BY SEPARATE ACTION OF THE BOARD OF SUPERVISORS (IF NO CHOICE IS CIRCLED THEN IT IS REJECTED).

DATE: _____

BY: _____
COUNTY CLERK AND EX OFFICIO CLERK
OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SAN BENITO, STATE OF CALIFORNIA

STATEMENT OF SUNNYSLOPE COUNTY WATER DISTRICT

I, DREW A. LANDER, GENERAL MANAGER OF THE SUNNYSLOPE COUNTY WATER DISTRICT, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021, I ACCEPT ON BEHALF OF THE PUBLIC, FOR WATER SERVICE PURPOSES, THOSE CERTAIN PARCELS AND EASEMENTS OF LAND DESIGNATED ON THE MAP ENTITLED "SANTANA RANCH UNIT NO. 14, TRACT NO. 308", AS SANTANA RANCH DRIVE, PINE ROCK DRIVE, PINE MOUNTAIN DRIVE, ALTA PEAK DRIVE, CHERRY PEAK WAY, MEYERS PEAK DRIVE, SCOUT PEAK WAY AND HILLCREST ROAD, AND P.U.E.'S.

BY: _____
DREW A. LANDER, P.E. 79561, GENERAL MANAGER
SUNNYSLOPE COUNTY WATER DISTRICT

DATE _____

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 LARRY ANDERSON, ON OCTOBER 25, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE APRIL 1, 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 13th DAY OF September, 2021.

Dylan Crawford
DYLAN CRAWFORD, P.L.S. 7788



COUNTY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2021.

STEVE LOUPE, R.C.E. 63575
COUNTY ENGINEER

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF 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.

DATED THIS _____ DAY OF _____, 2021.

GEORGE Y. MARCHENKO, L.S. 6964
CONTRACT COUNTY SURVEYOR

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP FOR THE FINAL MAP SHOWN HEREON WAS CONDITIONALLY APPROVED ON APRIL 17, 2013 BY THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO, CALIFORNIA AND THAT THE MAP SHOWN HEREON SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE SUBDIVISION MAP.

MICHAEL CHAMBLESS
INTERIM SECRETARY OF THE PLANNING COMMISSION

DATE _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, SAN BENITO COUNTY RECORDS, AT THE REQUEST OF DYLAN CRAWFORD.

JOE PAUL GONZALEZ, RECORDER
SAN BENITO COUNTY, CALIFORNIA

BY: _____
DEPUTY

TRACT NO. 308
SANTANA RANCH, UNIT 14

BEING A SUBDIVISION OF LOTS G, H, I, J, K, L, P, U AND V OF TRACT
NO. 308, SANTANA RANCH UNIT 13 FILED IN BOOK 16 OF MAPS,
PAGE 90, SAN BENITO COUNTY RECORDS, LYING IN A PORTION OF
SECTION 31, T. 12 S., R. 6 E., M.D.B.&M.
SAN BENITO COUNTY, CALIFORNIA
AUGUST 2021



TRUSTEE STATEMENT

WE, UNITED SECURITY BANK, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED
MARCH 24, 2021, AS DOCUMENT NO. 2021-0004647, OFFICIAL RECORDS OF SAN BENITO COUNTY,
DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP, "TRACT
NO. 308, SANTANA RANCH, UNIT 14", AND JOINS IN ALL DEDICATIONS THEREON.

TRUSTEE: UNITED SECURITY BANK

BY: _____ DATE _____
NAME: _____ (PRINT NAME)
ITS: _____ (TITLE)

NOTARY STATEMENT (TRUSTEE)

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.

_____, NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

COMMISSION EXPIRES: _____ (DO NOT STAMP)

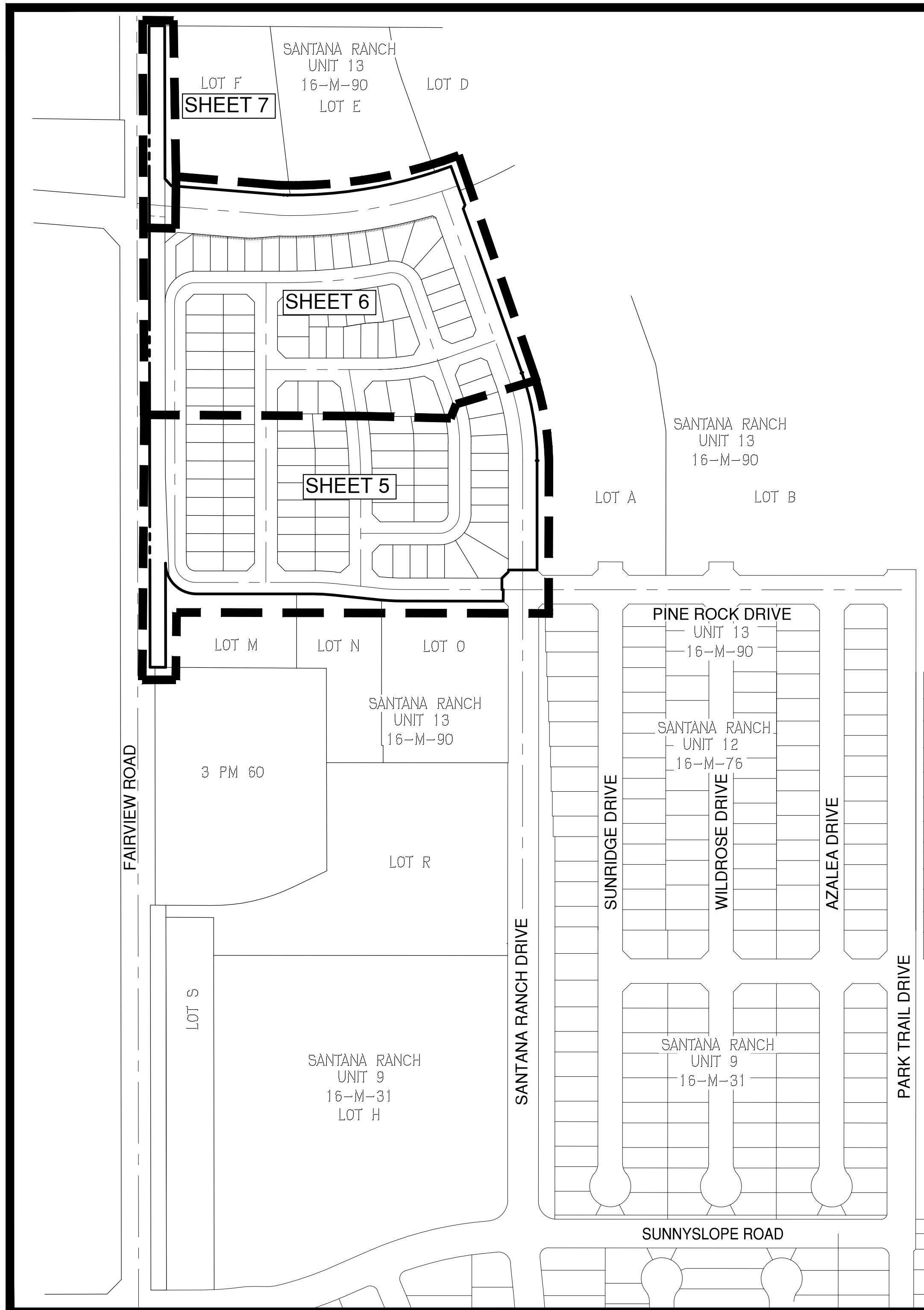
PRINCIPAL OFFICE LOCATION (COUNTY): _____

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES
OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. HOLDERS OF PRIVATE UTILITY, INGRESS AND EGRESS EASEMENTS PER TRACT 308, BOOK
15 OF MAPS, PAGE 48, BOOK 15 OF MAPS, PAGE 89, BOOK 16 OF MAPS, PAGE 31, BOOK 16
OF MAPS, PAGE 76, AND BOOK 16 OF MAPS, PAGE 90, SBCR.
2. UNITED STATES OF AMERICA, WATER PIPELINES PER INSTRUMENT NO. 8405204, SBCR.
3. GUERRA HILLCREST RANCH, LLC, SEWER EASEMENT RESERVED PER DOC. NO.
2020-0005122, SBCR.
4. GUERRA HILLCREST RANCH, LLC, UTILITY EASEMENT AND RIGHT OF WAY RESERVED PER
DOC. NO. 2020-0005124, SBCR.
5. ANDERSON HOMES (DECLARANT), DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND RESERVATION OF EASEMENTS PER DOC. NO. 2021-0004381, SBCR.

BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER
0192-6422542 UPDATED, DATED MARCH 31, 2021, PROVIDED BY FIRST AMERICAN TITLE
COMPANY.

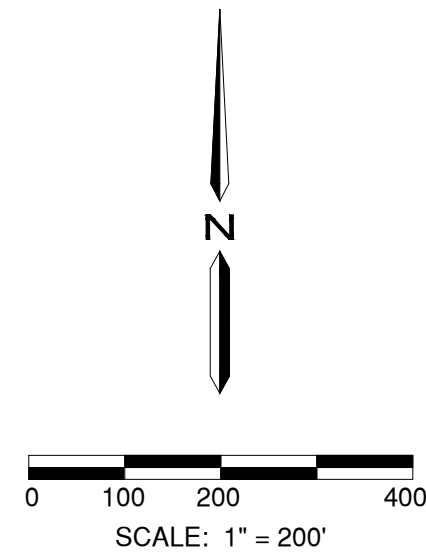


TRACT NO. 308
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SAN BENITO COUNTY, CALIFORNIA
AUGUST 2021



SHEET INDEX

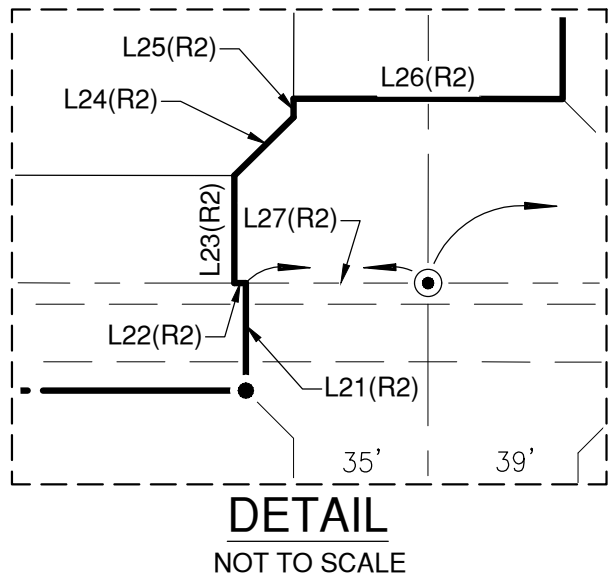
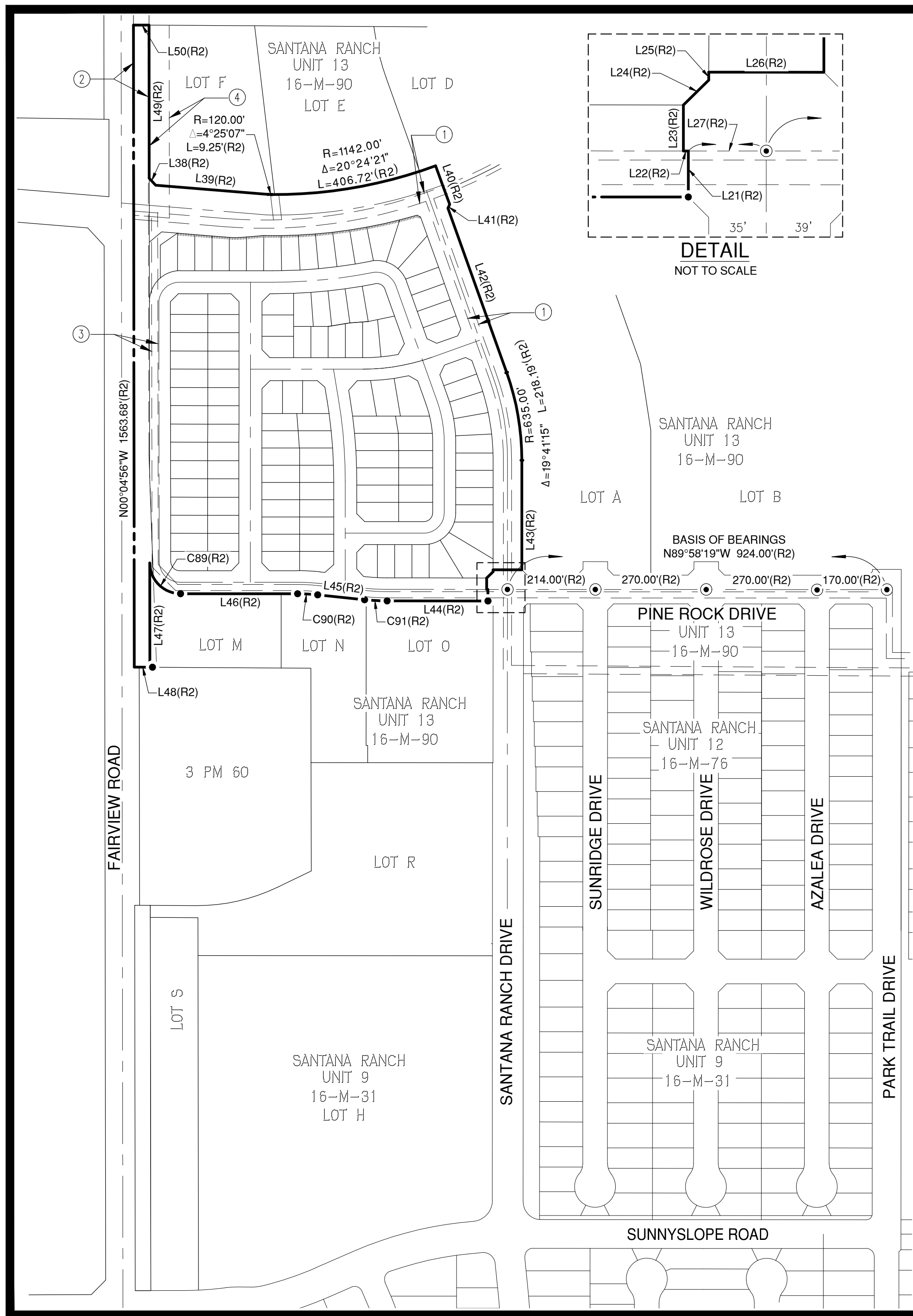


LEGEND (SHEET 3)

- EXTERIOR BOUNDARY LINE
- LOT LINE
- SHEET BOUNDARY LINE

NOTES PER CONDITIONS OF APPROVAL

14. ALL EXTERIOR LIGHTING SHALL BE REVIEWED TO INSURE THAT FIXTURES ARE SHIELDED TO REDUCE THIS IMPACT TO AN INSIGNIFICANT LEVEL. NEW LIGHTING FOR ADDITIONAL RESIDENTIAL BUILDINGS WOULD ADD NIGHTTIME GLARE TO THE PROJECT SITE AND SURROUNDING PROPERTIES. ALL EXTERIOR LIGHTING SHALL BE UNOBTUSIVE, HARMONIOUS WITH THE LOCAL AREA, AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED. ADDITIONALLY, ALL FIXTURES SHALL COMPLY WITH COUNTY ORDINANCE 748.
23. PRIOR TO THE ISSUANCE OF ANY PERMITS FOR NEW DEVELOPMENT, THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2010 CALIFORNIA FIRE CODE.



NOTES

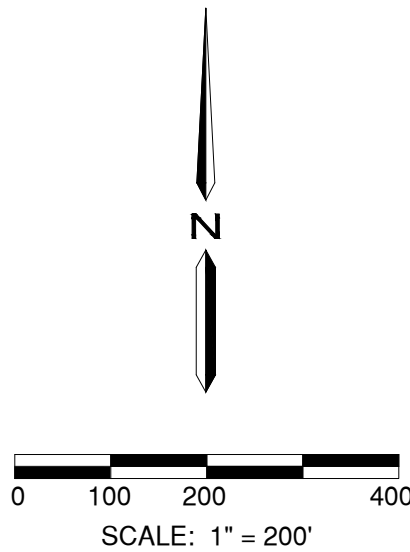
- 1. SEE SHEET 8 FOR LINE AND CURVE TABLES.
- ① EASEMENT REFERENCE NUMBER (SEE BELOW)

REFERENCED RECORD DOCUMENTS

SAN BENITO COUNTY RECORDS

- (R1) FINAL MAP, SANTANA RANCH, BOOK 15 OF MAPS, PAGE 48.
- (R2) FINAL MAP, SANTANA RANCH, UNIT 13, BOOK 16 OF MAPS, PAGE 90.
- (R3) FINAL MAP, SANTANA RANCH, UNIT 9, BOOK 16 OF MAPS, PAGE 31.

BOUNDARY SHEET



TRACT NO. 308
SANTANA RANCH, UNIT 14

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AUGUST 2021



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Modesto, CA 95350
Ph 209.571.1765 odellengineering.com

MONUMENT NOTES

- SET 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788" FOR UNPAVED AREAS OR 1.17" BRASS DISK STAMPED "PLS 7788" FOR CONCRETE AREAS
- ⊙ SET BRASS CAP STAMPED "PLS 7788" IN CITY OF HOLLISTER STANDARD WELL
- ⊥ SET 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788" FOR ALL FRONT AND REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
- SET 3.00' WITNESS CORNER, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788".
- ✕ SET 3.00' x 3.00' WITNESS CORNER, MEASURED FROM LOT LINES. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788".
- ⊙ FOUND MONUMENT OF RECORD IN WELL PER (R2), UNLESS OTHERWISE NOTED
- FOUND MONUMENT OF RECORD PER (R2), UNLESS OTHERWISE NOTED.

ABBREVIATIONS

FD.	FOUND	MON.	MONUMENT
DOC. NO.	DOCUMENT NUMBER	P.U.E.	PUBLIC UTILITY EASEMENT
I.E.E.	INGRESS AND EGRESS EASEMENT	(R#)	REFERENCED RECORD DOC.
IP	IRON PIPE-DIAMETER NOTED	(R)	RADIAL BEARING
(M)	MEASURED DISTANCE	S.F.	SQUARE FEET
(M-B)	MONUMENT TO BOUNDARY	PR.U.E.	PRIVATE UTILITY EASEMENT
(M-M)	MONUMENT TO MONUMENT	(T)	TOTAL DISTANCE
M	FINAL MAP		

LEGEND (SHEETS 4, 5, 6, AND 7)

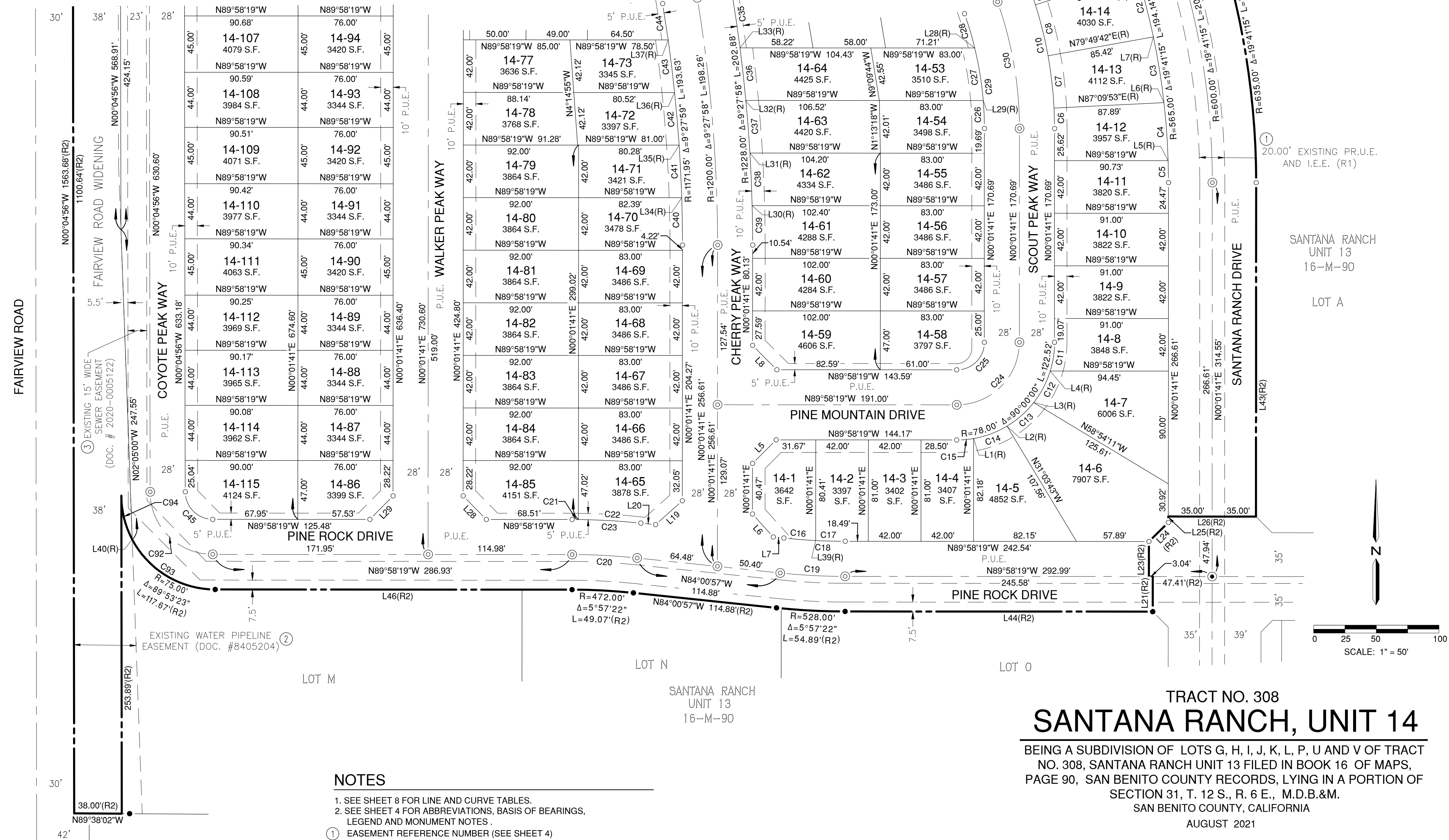
- EXTERIOR BOUNDARY LINE
- RESTRICTED ACCESS
- ① EASEMENT REFERENCE NUMBER (SEE EASEMENTS BELOW)

BASIS OF BEARINGS

THE BEARING OF NORTH 89°58'19" WEST FOR THE CENTERLINE OF PINE ROCK DRIVE, AS SHOWN ON THAT CERTAIN TRACT NO. 308, SANTANA RANCH, UNIT 13, FILED FOR RECORD IN BOOK 16, PAGE 90, OFFICIAL RECORDS OF THE COUNTY OF SAN BENITO, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

EASEMENTS:

- ① HOLDERS OF PRIVATE UTILITY, INGRESS AND EGRESS EASEMENTS PER TRACT 308, BOOK 15 OF MAPS, PAGE 48, BOOK 15 OF MAPS, PAGE 89, BOOK 16 OF MAPS, PAGE 31, BOOK 16 OF MAPS, AND PAGE 76, BOOK 16 OF MAPS, PAGE 90, SBCR.
 - ② UNITED STATES OF AMERICA, WATER PIPELINES PER INSTRUMENT NO.8405204, SBCR.
 - ③ SEWER EASEMENT PER INSTRUMENT NO. 2020-0005122, SBCR.
 - ④ UTILITY EASEMENT PER INSTRUMENT NO. 2020-0005124, SBCR.
- EASEMENTS PER INSTRUMENT NO. 2021-0004381, SBCR. (NOT PLOTTABLE).



TRACT NO. 308
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SAN BENITO COUNTY, CALIFORNIA
AUGUST 2021

- NOTES**
1. SEE SHEET 8 FOR LINE AND CURVE TABLES.
 2. SEE SHEET 4 FOR ABBREVIATIONS, BASIS OF BEARINGS, LEGEND AND MONUMENT NOTES.
 - ① EASEMENT REFERENCE NUMBER (SEE SHEET 4)

TRACT NO. 308
SANTANA RANCH, UNIT 14

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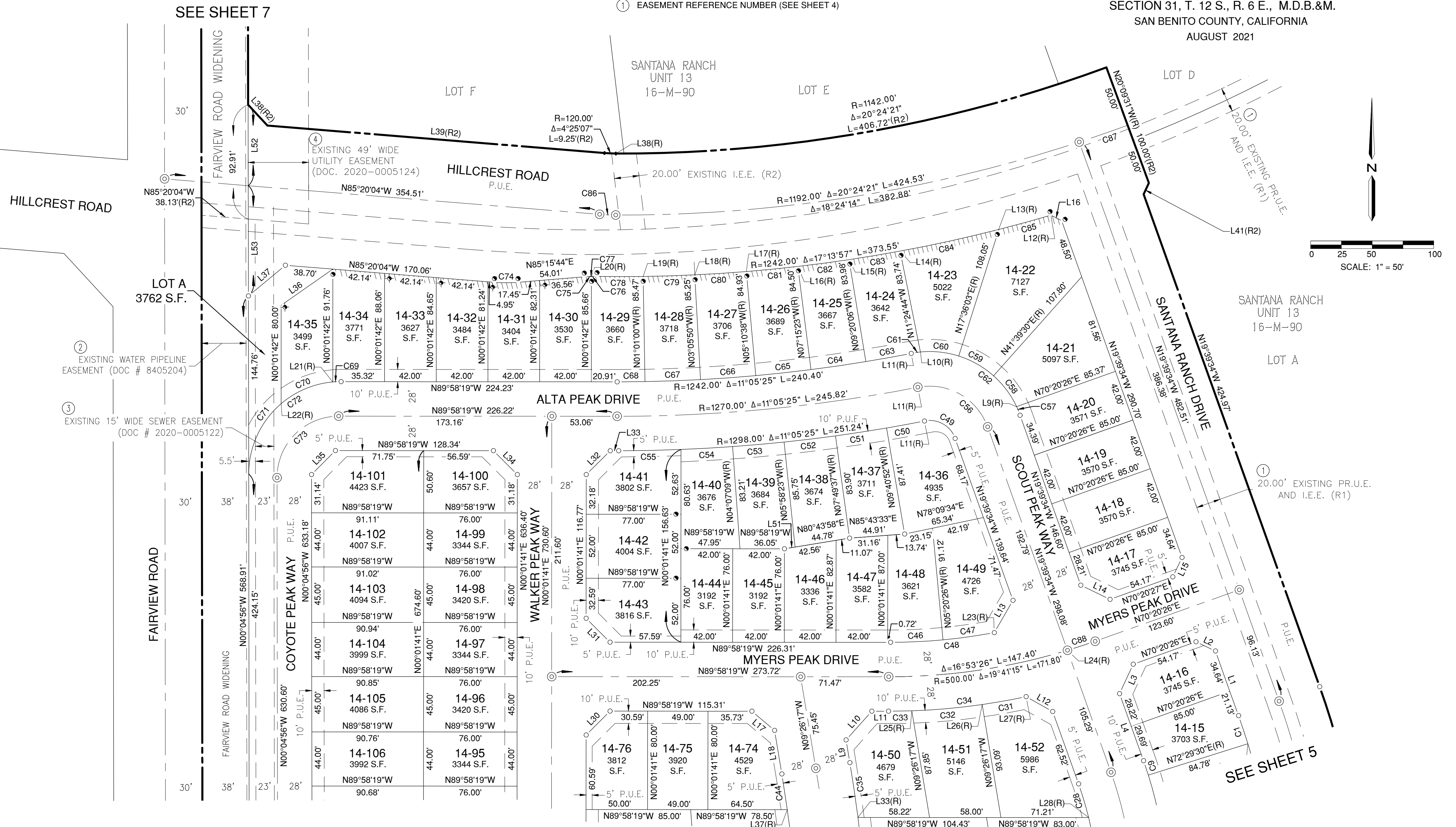
SAN BENITO COUNTY, CALIFORNIA

AUGUST 2021

NOTES

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LEGEND AND MONUMENT NOTES.

① EASEMENT REFERENCE NUMBER (SEE SHEET 4)



SEE SHEET 5

SEE SHEET 5

BOOK ____ OF MAPS, PAGE ____

UNIT 14
SHEET 6 OF 9

TRACT NO. 308
SANTANA RANCH, UNIT 14

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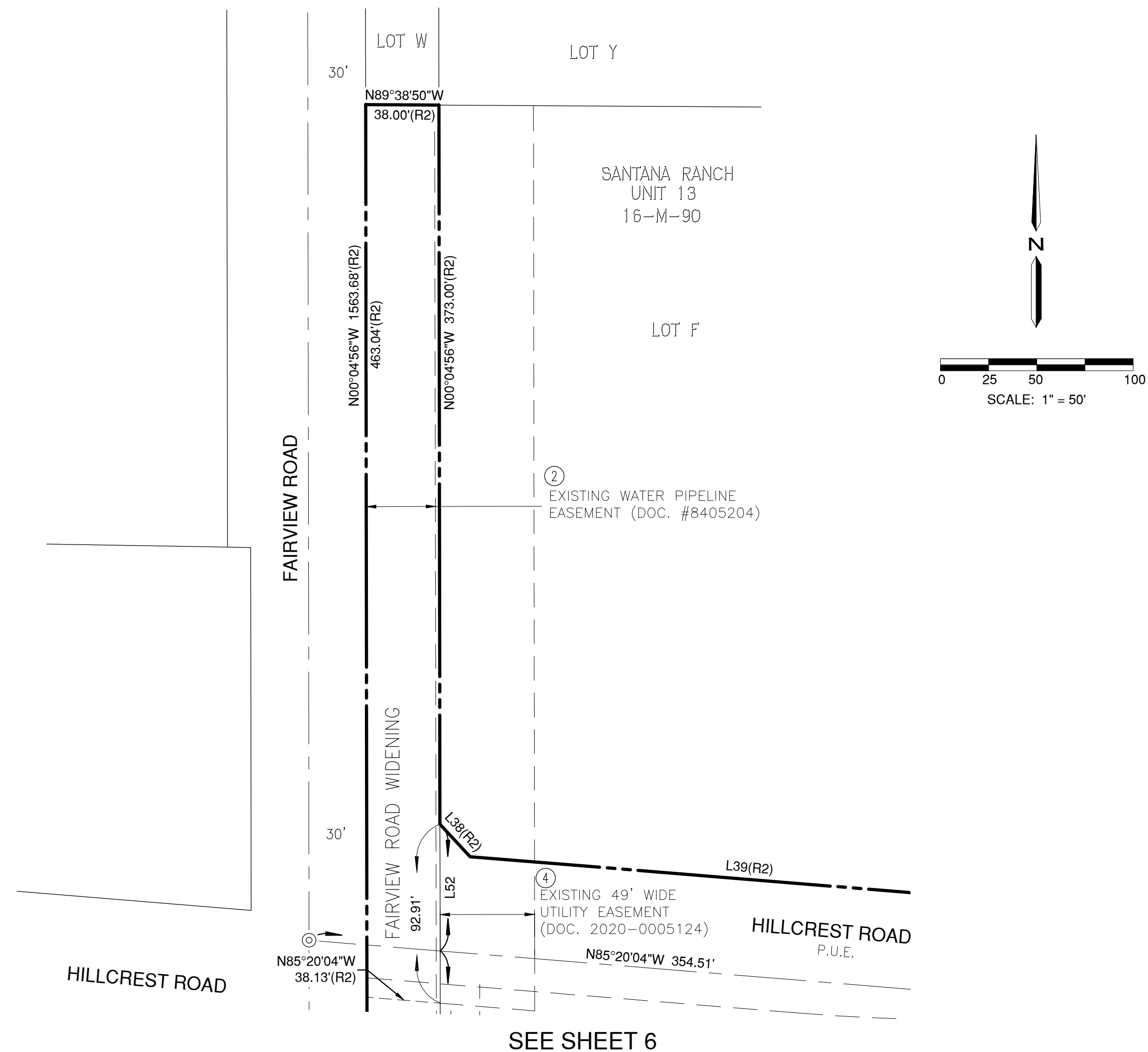


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NOTES

1. SEE SHEET 8 FOR LINE AND CURVE TABLES.
2. SEE SHEET 4 FOR ABBREVIATIONS, BASIS OF BEARINGS,
LEGEND AND MONUMENT NOTES.

① EASEMENT REFERENCE NUMBER (SEE SHEET 4)



SEE SHEET 6

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N19°39'34"W	55.76'
L2	N64°39'33"W	17.48'
L3	N24°51'34"E	26.35'
L4	N19°39'34"W	57.91'
L5	N45°01'40"E	26.63'
L6	N42°16'46"W	24.71'
L7	N84°00'57"W	8.44'
L8	N44°58'19"W	27.45'
L9	N9°26'17"W	18.74'
L10	N41°49'59"E	31.30'
L11	N89°58'19"W	13.66'
L12	N60°50'12"W	24.80'
L13	N29°59'33"E	30.37'
L14	N64°10'40"W	26.35'
L15	N25°20'27"E	17.48'
L16	N62°49'29"W	9.67'
L17	N49°42'18"W	24.12'
L18	N9°26'17"W	35.92'
L19	N48°20'59"E	28.63'
L20	N84°00'57"W	11.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N0°01'41"E	28.00'
L22	N89°58'19"W	3.04'
L23	N0°01'41"E	28.00'
L24	N45°35'26"E	21.64'
L25	N0°01'41"E	4.79'
L26	N89°58'19"W	70.00'
L27	N89°58'19"W	47.41'
L28	N44°29'26"W	26.35'
L29	N44°32'48"E	26.35'
L30	N45°01'41"E	27.45'
L31	N44°58'19"W	27.45'
L32	N45°07'31"E	27.50'
L33	N89°58'19"W	5.58'
L34	N44°58'19"W	27.45'
L35	N44°58'23"E	27.49'
L36	N55°01'34"E	51.27'
L37	N50°16'26"E	39.05'
L38	N42°42'30"W	23.03'
L39	N85°20'04"W	274.78'
L40	N20°09'31"W	100.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N24°56'07"E	10.08'
L42	N19°39'34"W	424.97'
L43	N0°01'41"E	266.61'
L44	N89°58'19"W	245.58'
L45	N84°00'57"W	114.88'
L46	N89°58'19"W	284.93'
L47	N0°04'56"W	253.89'
L48	N89°38'02"W	38.00'
L49	N0°04'56"W	373.00'
L50	N89°38'50"W	38.00'
L51	N80°43'58"E	8.85'
L52	N0°04'56"W	65.82'
L53	N0°04'56"W	89.63'

RADIAL BEARINGS	
LINE #	DIRECTION
L1(R)	N9°56'19"W
L2(R)	S30°55'17"E
L3(R)	N51°54'02"W
L4(R)	S72°52'47"E
L5(R)	S88°15'01"W
L6(R)	S83°31'57"W
L7(R)	S78°08'38"W
L8(R)	S72°46'51"W
L9(R)	S64°44'19"W
L10(R)	S5°28'44"E
L11(R)	N11°03'44"W
L12(R)	N16°17'45"W
L13(R)	S14°16'19"E
L14(R)	N10°28'47"W

RADIAL BEARINGS	
LINE #	DIRECTION
L15(R)	S8°32'32"E
L16(R)	S6°36'17"E
L17(R)	N4°40'02"W
L18(R)	N2°43'47"W
L19(R)	N0°47'32"W
L20(R)	N1°36'20"W
L21(R)	S5°05'07"E
L22(R)	S40°26'52"E
L23(R)	N10°26'58"W
L24(R)	N16°51'45"W
L25(R)	S2°01'29"E
L26(R)	N8°15'12"W
L27(R)	N12°10'51"W
L28(R)	N76°21'08"E

RADIAL BEARINGS	
LINE #	DIRECTION
L29(R)	S85°19'24"W
L30(R)	N88°33'36"E
L31(R)	S86°35'55"W
L32(R)	N84°37'59"E
L33(R)	S82°39'40"W
L34(R)	S88°10'52"W
L35(R)	S86°07'29"W
L36(R)	S84°03'50"W
L37(R)	S81°59'42"W
L38(R)	S0°14'50"W
L39(R)	S2°52'58"W
L40(R)	N62°08'16"E

TRACT NO. 308

SANTANA RANCH, UNIT 14

BEING A SUBDIVISION OF LOTS G, H, I, J, K, L, P, U AND V OF TRACT NO. 308, SANTANA RANCH UNIT 13 FILED IN BOOK 16 OF MAPS, PAGE 90, SAN BENITO COUNTY RECORDS, LYING IN A PORTION OF SECTION 31, T. 12 S., R. 6 E., M.D.B.&M. SAN BENITO COUNTY, CALIFORNIA

AUGUST 2021



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	565.00'	2°26'25"	24.06'
C2	565.00'	5°21'46"	52.88'
C3	565.00'	5°23'19"	53.14'
C4	565.00'	4°43'05"	46.52'
C5	565.00'	1°46'40"	17.53'
C6	328.00'	2°51'48"	16.39'
C7	328.00'	7°20'12"	42.00'
C8	328.00'	7°20'12"	42.00'
C9	328.00'	2°09'03"	12.31'
C10	328.00'	19°41'14"	112.70'
C11	78.00'	17°05'32"	23.27'
C12	78.00'	20°58'45"	28.56'
C13	78.00'	20°58'45"	28.56'
C14	78.00'	20°58'58"	28.57'
C15	78.00'	9°58'00"	13.57'
C16	472.00'	3°06'05"	25.55'
C17	472.00'	2°51'17"	23.52'
C18	472.00'	5°57'22"	49.07'
C19	500.00'	5°57'22"	51.98'
C20	500.00'	5°57'22"	51.98'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	528.00'	0°32'40"	5.02'
C22	528.00'	5°24'42"	49.87'
C23	528.00'	5°57'22"	54.89'
C24	50.00'	90°00'00"	78.54'
C25	22.00'	90°00'00"	34.56'
C26	272.00'	4°42'17"	22.33'
C27	272.00'	8°58'17"	42.59'
C28	272.00'	6°00'41"	28.54'
C29	272.00'	19°41'15"	93.46'
C30	300.00'	19°41'15"	103.08'
C31	528.00'	3°55'38"	36.19'
C32	528.00'	6°13'43"	57.40'
C33	528.00'	2°03'10"	18.92'
C34	528.00'	12°12'32"	112.51'
C35	1228.00'	2°05'57"	44.99'
C36	1228.00'	1°58'19"	42.26'
C37	1228.00'	1°57'56"	42.13'
C38	1228.00'	1°57'41"	42.04'
C39	1228.00'	1°28'05"	31.46'
C40	1171.95'	1°50'50"	37.79'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	1171.95'	2°03'22"	42.06'
C42	1171.95'	2°03'40"	42.16'
C43	1171.99'	2°04'08"	42.32'
C44	1171.99'	1°25'59"	29.31'
C45	22.00'	89°53'23"	34.52'
C46	472.00'	5°22'07"	44.23'
C47	472.00'	5°06'33"	42.09'
C48	472.00'	10°28'40"	86.31'
C49	22.00'	81°24'10"	31.26'
C56	50.00'	81°24'10"	71.04'
C57	78.00'	5°36'07"	7.63'
C58	78.00'	23°04'49"	31.42'
C59	78.00'	24°03'27"	32.75'
C60	78.00'	23°04'47"	31.42'
C61	78.00'	5°35'00"	7.60'
C62	78.00'	81°24'10"	110.82'
C63	1242.00'	1°43'38"	37.44'
C64	1242.00'	2°04'42"	45.05'
C65	1242.00'	2°04'45"	45.07'
C66	1242.00'	2°04'48"	45.09'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C67	1242.00'	2°04'50"	45.10'
C68	1242.00'	1°02'41"	22.65'
C69	75.00'	5°06'48"	6.69'
C70	75.00'	35°21'45"	46.29'
C71	75.00'	49°38'03"	64.97'
C72	75.00'	90°06'37"	117.95'
C73	50.00'	90°06'37"	78.64'
C74	120.00'	9°24'12"	19.69'
C75	102.00'	3°07'56"	5.58'
C76	102.00'	2°32'32"	4.53'
C77	102.00'	5°40'28"	10.10'
C78	1242.00'	1°43'44"	37.48'
C79	1242.00'	1°56'15"	42.00'
C80	1242.00'	1°56'15"	42.00'
C81	1242.00'	1°56'15"	42.00'
C82	1242.00'	1°56'15"	42.00'
C83	1242.00'	1°56'15"	42.00'
C84	1242.00'	3°47'31"	82.20'
C85	1242.00'	2°01'27"	43.88'
C86	170.00'	4°25'07"	13.11'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C87	1192.00'	2°00'06"	41.65'
C88	500.00'	2°47'48"	24.41'
C89	75.00'	62°06'35"	81.30'
C90	472.00'	5°57'22"	49.07'
C91	528.00'	5°57'22"	54.89'
C92	50.00'	89°53'23"	78.44'
C93	75.00'	62°06'35"	81.30'
C94	75.00'	27°46'48"	36.37'

TRACT NO. 308
SANTANA RANCH, UNIT 14
BEING A SUBDIVISION OF LOTS G, H, I, J, K, L, P, U AND V OF TRACT
NO. 308, SANTANA RANCH UNIT 13 FILED IN BOOK 16 OF MAPS,
PAGE 90, SAN BENITO COUNTY RECORDS, LYING IN A PORTION OF
SECTION 31, T. 12 S., R. 6 E., M.D.B.&M.
SAN BENITO COUNTY, CALIFORNIA
AUGUST 2021



ADDITIONAL MAP SHEET

THE INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

NOTES PER CONDITIONS OF APPROVAL

- 11. AS REQUIRED BY COUNTY ORDINANCE, CONSTRUCTION ON THE PARCELS SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH SATURDAY.
- 24. THE USE OF ON SITE-REGENERATING WATER SOFTENERS IS PROHIBITED. OFF SITE REGENERATION SOFTENING SYSTEMS MAY BE USED SUBJECT TO THE APPROVAL OF THE SAN BENITO COUNTY WATER DISTRICT.
- 35. THE APPLICANT SHALL MEET THE FOLLOWING CONDITIONS REQUIRED AS MITIGATION MEASURES SET FORTH IN THE SANTANA RANCH SPECIFIC PLAN FEIR.
 - A. IF, DURING THE COURSE OF PROJECT DEVELOPMENT, CULTURAL RESOURCES (I.E., PREHISTORIC SITES, HISTORIC SITES, AND ISOLATED ARTIFACTS) ARE DISCOVERED, WORK SHALL BE HALTED IMMEDIATELY WITHIN 200 FEET OF THE DISCOVERY AND IN ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT REMAINS. THE AREA OF DISCOVERY SHALL BE COMPLETELY STAKED BY VISIBLE STAKES NO MORE THAN TEN FEET APART, FORMING A CIRCLE HAVING A RADIUS NO LESS THAN 100 FEET FROM THE POINT OF DISCOVERY; PROVIDED, HOWEVER, THAT SUCH STAKING NEED NOT TAKE PLACE ON ADJOINING PROPERTY UNLESS THE OWNER OF THE ADJOINING PROPERTY AUTHORIZES STAKING. SAID STAKING SHALL NOT INCLUDE FLAGS OR OTHER DEVICES WHICH MAY ATTRACT VANDALS. THE COUNTY PLANNING DEPARTMENT SHALL BE NOTIFIED, AND A PROFESSIONAL ARCHAEOLOGIST WHO MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATIONS STANDARDS IN ARCHAEOLOGY AND/OR HISTORY SHALL BE RETAINED TO DETERMINE THE SIGNIFICANCE OF THE DISCOVERY, AND SHALL RECOMMEND FEASIBLE MITIGATION MEASURES TO REDUCE IMPACTS TO LESS THAN SIGNIFICANT LEVELS. CESSATION OF WORK AND NOTIFICATION OF THE COUNTY IS THE RESPONSIBILITY OF THE DEVELOPER. THE COUNTY SHALL CONSIDER MITIGATION RECOMMENDATIONS PREPARED BY A PROFESSIONAL ARCHAEOLOGIST WHO MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATIONS STANDARDS IN ARCHAEOLOGY AND/OR HISTORY FOR ANY UNANTICIPATED DISCOVERIES, WHO SHALL IDENTIFY FEASIBLE AND APPROPRIATE MITIGATION MEASURES. SUCH MEASURES MAY INCLUDE AVOIDANCE, PRESERVATION IN PLACE, OR OTHER APPROPRIATE MEASURES, AS OUTLINED IN PUBLIC RESOURCES CODE SECTION 21083.2. THE PROJECT DEVELOPER SHALL BE REQUIRED TO IMPLEMENT THE IDENTIFIED MEASURES FOR THE PROTECTION OF CULTURAL RESOURCES.
 - B. IF, DURING THE COURSE OF PROJECT DEVELOPMENT, HUMAN REMAINS ARE DISCOVERED, ALL WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 FEET OF THE DISCOVERY, THE COUNTY PLANNING DEPARTMENT SHALL BE NOTIFIED, AND THE COUNTY SHERIFF-CORONER SHALL BE NOTIFIED ACCORDING TO SECTION 5097.98 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND SECTION 7050.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE. SUBJECT TO THE LEGAL PROCESS, DULY AUTHORIZED REPRESENTATIVES OF THE CORONER AND PLANNING DEPARTMENT DIRECTOR SHALL BE PERMITTED TO ENTER ONTO THE PROPERTY AND TAKE ALL ACTIONS CONSISTENT WITH CHAPTER 19.05 OF THE SAN BENITO COUNTY CODE, SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND CHAPTER 10 (COMMENCING WITH SECTION 27460) OF PART 3 OF DIVISION 2 OF TITLE 3 OF THE GOVERNMENT CODE. IF THE REMAINS ARE DETERMINED TO BE NATIVE AMERICAN, THE CORONER SHALL NOTIFY THE NATIVE AMERICAN HERITAGE COMMISSION, AND THE PROCEDURES OUTLINED IN CEQA GUIDELINES SECTION 15064.5(D) AND (E) SHALL BE FOLLOWED.
 - C. IF, DURING THE COURSE OF PROJECT DEVELOPMENT, PALEONTOLOGICAL RESOURCES (FOSSILS AND FOSSIL FORMATIONS) ARE DISCOVERED, WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 FEET OF DISCOVERY, AND THE COUNTY PLANNING DEPARTMENT SHALL BE IMMEDIATELY NOTIFIED. AT THAT TIME, THE COUNTY SHALL COORDINATE ANY NECESSARY INVESTIGATION OF THE DISCOVERY WITH A QUALIFIED PALEONTOLOGIST. THE COUNTY SHALL CONSIDER THE MITIGATION RECOMMENDATIONS OF THE QUALIFIED PALEONTOLOGIST FOR ANY UNANTICIPATED DISCOVERIES OF PALEONTOLOGICAL RESOURCES, AND IDENTIFY FEASIBLE AND APPROPRIATE MITIGATION MEASURES. SUCH MEASURES MAY INCLUDE AVOIDANCE, PRESERVATION IN PLACE, OR OTHER APPROPRIATE MEASURES, AS OUTLINED IN PUBLIC RESOURCES CODE SECTION 21083.2. THE PROJECT APPLICANT SHALL BE REQUIRED TO IMPLEMENT ANY IDENTIFIED MITIGATION NECESSARY FOR THE PROTECTION OF PALEONTOLOGICAL RESOURCES.
- 39. THE APPLICANT SHALL MEET THE FOLLOWING CONDITIONS PERTAINING TO NOISE REQUIRED AS MITIGATION MEASURES SET FORTH IN THE SANTANA RANCH SPECIFIC PLAN FEIR.
 - A. DURING ALL PHASES OF CONSTRUCTION, THE PROJECT DEVELOPER SHALL ADHERE TO THE FOLLOWING REQUIREMENTS FOR CONSTRUCTION ACTIVITIES WITH RESPECT TO HOURS OF OPERATION AND IDLING AND MUFFLING OF INTERNAL COMBUSTION ENGINES: (1) NOISE-GENERATING CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7 AM AND 7 PM, AND SHALL BE PROHIBITED ON SUNDAYS AND FEDERALLY-RECOGNIZED HOLIDAYS; (2) CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED AND EQUIPPED WITH NOISE-REDUCTION INTAKE AND EXHAUST MUFFLERS AND ENGINE SHROUDS, IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. EQUIPMENT ENGINE SHROUDS SHALL BE CLOSED DURING EQUIPMENT OPERATION; (3) CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE LEFT IDLING FOR LONGER THAN FIVE MINUTES WHEN NOT IN USE.
 - B. NOISE-GENERATING LANDSCAPE AND FACILITY MAINTENANCE ACTIVITIES SHALL BE PROHIBITED ON THE PREMISES OF THE SCHOOL/COMMUNITY PARK SITE BETWEEN 7 PM AND 7 AM AS AN ONGOING OPERATIONAL REQUIREMENT WITHIN THE PROJECT SITE.
 - C. THE RECREATIONAL USE OF THE COMMUNITY PARK SHALL BE LIMITED TO BETWEEN 7 AM AND 7 PM, AND BETWEEN 7 AM AND 10 PM DURING SUMMER MONTHS; LIMITING NOISE-GENERATING LANDSCAPE AND FACILITY MAINTENANCE ACTIVITIES TO BETWEEN 7 AM AND 7 PM; AND PROHIBITING THE USE OF AMPLIFIED SOUND SYSTEMS.

STATEMENT OF SOILS REPORT

A SOILS REPORT ENTITLED "GEOTECHNICAL ENGINEERING REPORT SANTANA RANCH-PHASE 1" REFERENCED AS FILE NO. SH-11082-SD AND DATED FEBRUARY 11, 2013, HAS BEEN PREPARED FOR THIS PROJECT BY EARTH SYSTEMS PACIFIC, GEORGE J. BARNETT, G.E. NO. 2309, AND IS ON FILE WITH THE COUNTY OF SAN BENITO.