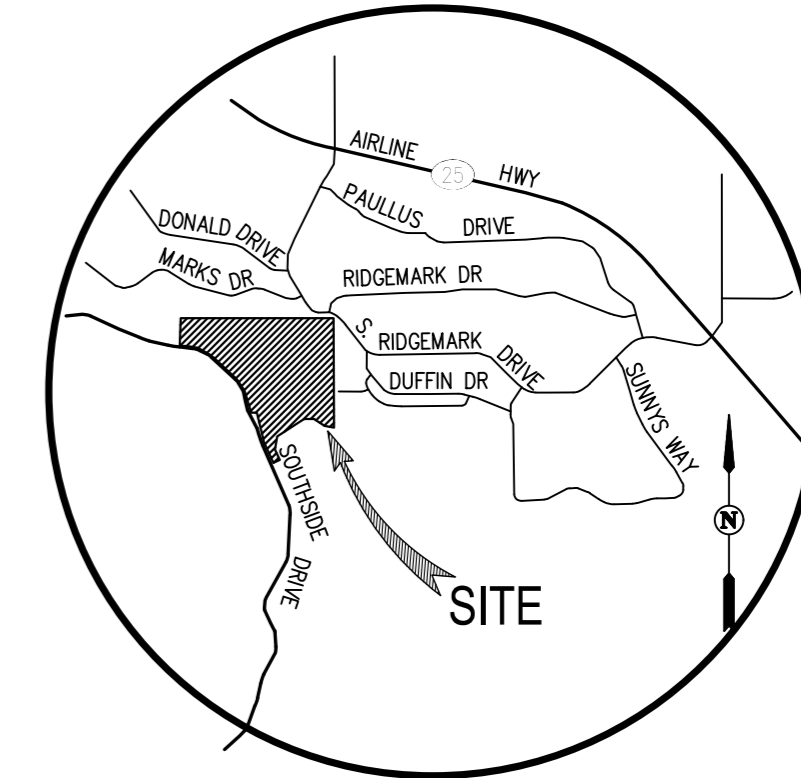


TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
MAY 2022



VICINITY MAP
NOT TO SCALE

OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF, 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:

1. WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO SOUTHSIDE ROAD AS SHOWN ON THIS FINAL MAP
2. WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE SUNNYSLOPE COUNTY WATER DISTRICT PARCEL D AS SHOWN ON THIS FINAL MAP

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

1. WE HEREBY IRREVOCABLY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO EASEMENTS FOR PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, STORM DRAINAGE, GAS, AND ELECTRIC, AND ALL APPURTENANCES THERETO, UNDER, UPON, OR OVER THOSE AREAS OF LAND DESIGNATED "PUE" (PUBLIC UTILITY EASEMENT)
2. WE HEREBY IRREVOCABLY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO EASEMENTS FOR EMERGENCY VEHICLE ACCESS ON THOSE AREAS DESIGNATED "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) AS SHOWN ON THIS FINAL MAP
3. WE HEREBY IRREVOCABLY DEDICATE TO SUNNYSLOPE COUNTY WATER DISTRICT AN EASEMENT FOR WATER LINE FACILITIES AND APPURTENANCES THERETO ON THOSE AREAS DESIGNATED "WLE" (WATER LINE EASEMENT) AS SHOWN ON THIS FINAL MAP
4. WE HEREBY IRREVOCABLY DEDICATE TO SUNNYSLOPE COUNTY WATER DISTRICT AN EASEMENT FOR SANITARY SEWER FACILITIES AND APPURTENANCES THERETO ON THOSE AREAS DESIGNATED "SSE" (SANITARY SEWER EASEMENT) AS SHOWN ON THIS FINAL MAP

WE HEREBY DESIGNATE PARCEL B, PARCEL E, PARCEL F, PARCEL G, AND PARCEL H AS OPEN SPACE. SAID PARCELS ARE NOT OFFERED FOR DEDICATION, BUT ARE TO BE CONVEYED TO THE PROMONTORY AT RIDGEMARK NEIGHBORHOOD ASSOCIATION SUBSEQUENT TO THE FILING OF THIS MAP. MAINTENANCE OF SAID PARCELS IS TO BE THE RESPONSIBILITY OF SAID PROMONTORY AT RIDGEMARK NEIGHBORHOOD ASSOCIATION, EXCEPT FOR PARCELS B AND G, WHOSE MAINTENANCE IS TO BE THE RESPONSIBILITY OF THE EXISTING RIDGEMARK HOMES ASSOCIATION.

WE HEREBY DESIGNATE PARCEL J, PARCEL K, PARCEL L, PARCEL M, PARCEL N, PARCEL O, PARCEL P, PARCEL Q, AND PARCEL R AS PRIVATE STREETS. SAID PARCELS ARE NOT OFFERED FOR DEDICATION, BUT ARE TO BE CONVEYED TO THE PROMONTORY AT RIDGEMARK NEIGHBORHOOD ASSOCIATION SUBSEQUENT TO THE FILING OF THIS MAP. MAINTENANCE OF SAID PARCELS IS TO BE THE RESPONSIBILITY OF THE EXISTING RIDGEMARK HOMES ASSOCIATION.

THE UNDERSIGNED DOES HEREBY RESERVE TO ITSELF, THE REAL PROPERTY DESIGNATED AS PARCEL A, PARCEL C, AND PARCEL I FOR THE PURPOSE OF ONGOING MAINTENANCE OF OPEN SPACE AND REQUIRED ACTIVITIES. SAID PARCELS TO BE CONVEYED BY SEPARATE INSTRUMENT TO THE SAN BENITO GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD) SUBSEQUENT TO THE FILING OF THIS MAP.

AS OWNER: CENTURY COMMUNITIES OF CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

OWNER'S ACKNOWLEDGMENT

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 _____ } SS.
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: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

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 CENTURY COMMUNITIES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON NOVEMBER 29, 2021. 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 DECEMBER 31, 2023, 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.

DATE _____



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

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 _____, 20____ 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	ACCEPTED SUBJECT TO IMPROVEMENT (CIRCLE ONE)
SOUTHSIDE ROAD IN FEE	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT
PUBLIC UTILITY EASEMENT (PUE)	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT
EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT

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

COUNTY RECORDER'S STATEMENT

FILED _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____
OF MAPS, AT PAGE _____, AT THE REQUEST OF _____.

JOE PAUL GONZALES, RECORDER
SAN BENITO COUNTY, CALIFORNIA
BY: _____
DEPUTY

TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
MAY 2022

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP, THAT THE SUBDIVISION AS 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 ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THIS MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 20____

GEORGE MARCHENKO, PLS 6964
CONTRACT COUNTY SURVEYOR

COUNTY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS 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 ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____

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

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP OF TRACT NO. 353 PROMONTORY AT RIDGEMARK WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO, CALIFORNIA ON APRIL 2, 2018.

BY: _____
MICHAEL CHAMBLESS, INTERIM SECRETARY OF THE PLANNING COMMISSION
COUNTY OF SAN BENITO, STATE OF CALIFORNIA

SUNNYSLOPE COUNTY WATER DISTRICT STATEMENT

I, DREW A. LANDER, GENERAL MANAGER OF THE SUNNYSLOPE COUNTY WATER DISTRICT, DO CERTIFY THAT ON THE _____ DAY OF _____, 20____, I ACCEPT ON BEHALF OF THE PUBLIC, FOR DOMESTIC AND FIRE PROTECTION WATER DISTRIBUTION SERVICE AND FOR SANITARY SEWER COLLECTION SERVICE PURPOSES, THOSE CERTAIN PARCELS OF LAND AND EASEMENTS DESIGNATED ON THIS MAP, TRACT 353 PROMONTORY AT RIDGEMARK, AS PARCEL D, WLE, AND SSE.

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

DATE

SIGNATURE OMISSIONS:

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

PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, AN EASEMENT FOR ELECTRIC POLE LINES PER DOCUMENT NUMBER 9310223 OF OFFICIAL RECORDS OF SAN BENITO COUNTY.

ROY AND RITA LOMPA, AN EASEMENT FOR ROADWAY AND UTILITY ACCESS PER DOCUMENT NUMBER 2021-0014761 OF OFFICIAL RECORDS OF SAN BENITO COUNTY.

ROY AND RITA LOMPA, AN EASEMENT FOR STORM DRAIN, CONSTRUCTION AND MAINTENANCE PER DOCUMENT NUMBER 2021-0014762 OF OFFICIAL RECORDS OF SAN BENITO COUNTY.

OTHER INTERESTS:

RIDGEMARK HOMES ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED SEPTEMBER 26, 2017 AS INSTRUMENT NO. 2017-0008755 OF OFFICIAL RECORDS.

RIDGEMARK HOMES ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 14, 2021 AS INSTRUMENT NO. 2021-0005788 OF OFFICIAL RECORDS.

RIDGEMARK HOMES ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, A DECLARATION OF ANNEXATION RECORDED APRIL 14, 2021 AS INSTRUMENT NO. 2021-0005789 OF OFFICIAL RECORDS.

RIDGEMARK HOMES ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENTS" RECORDED APRIL 19, 2021 AS INSTRUMENT NO. 2021-0005995 OF OFFICIAL RECORDS.

EH RIDGEMARK FAMILY LP, A CALIFORNIA LIMITED PARTNERSHIP, AND ROY AND RITA LOMPA, THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED APRIL 20, 2021 AS INSTRUMENT NO. 2021-0006075 OF OFFICIAL RECORDS.

GEOTECHNICAL/SOILS REPORT

A GEOTECHNICAL INVESTIGATION REPORT WAS PREPARED BY STEVENS, FERRONE & BAILEY ENGINEERING COMPANY, DATED JUNE 11, 2015, PROJECT NO. 558-4, AND HAS BEEN FILED WITH THE COUNTY OF SAN BENITO.

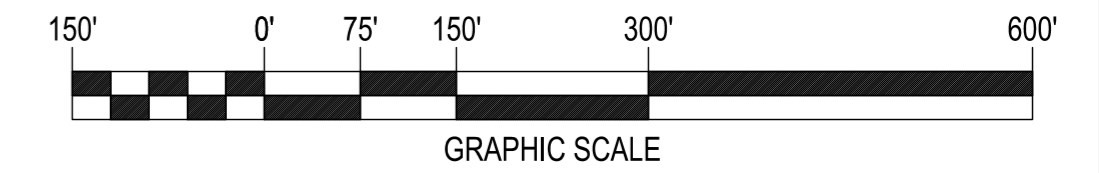
TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 150' MAY 2022

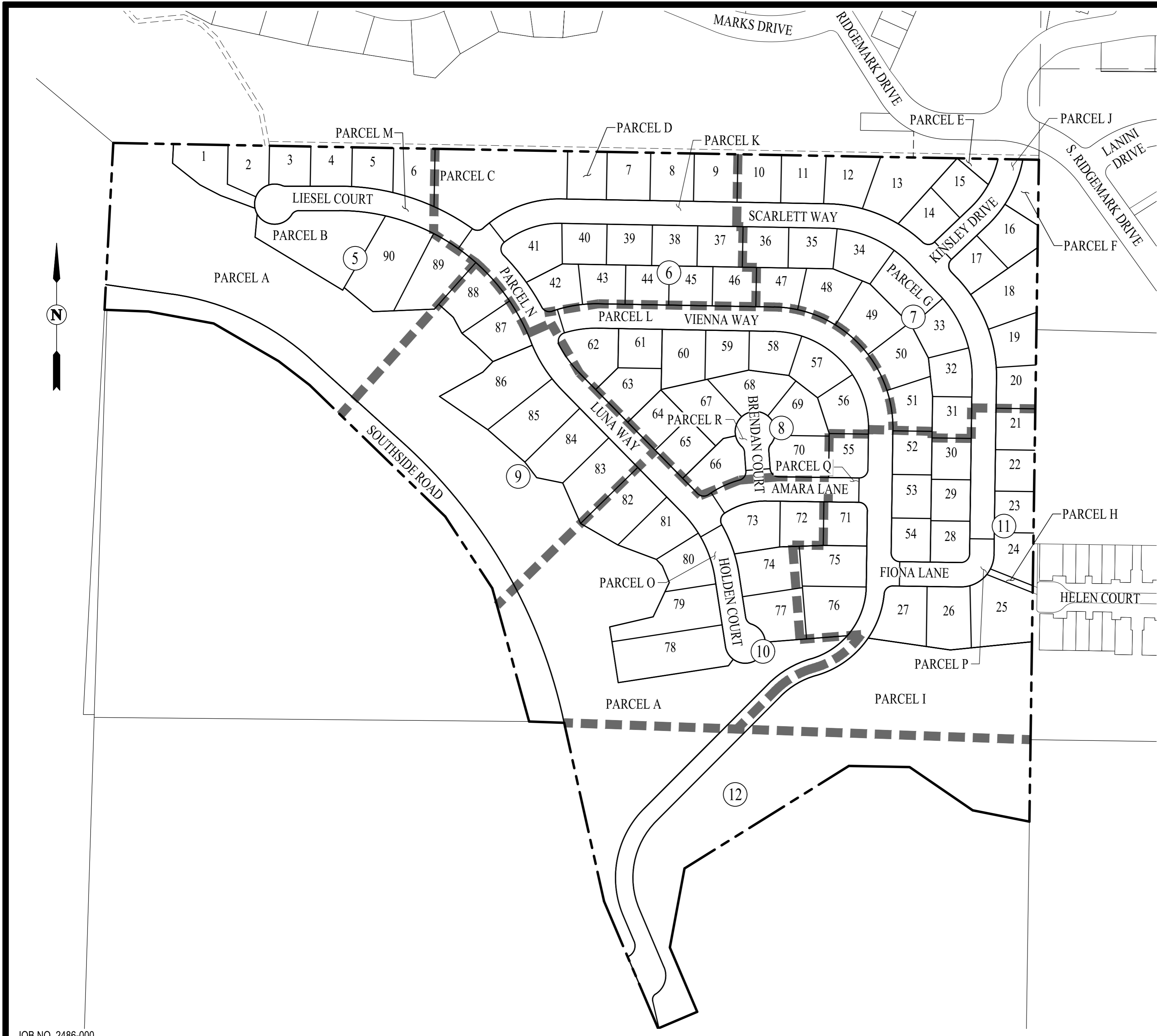


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	FOUND MONUMENT AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
	SEARCHED BUT NOT FOUND
	SHEET NUMBER



TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50' MAY 2022



BASIS OF BEARINGS:

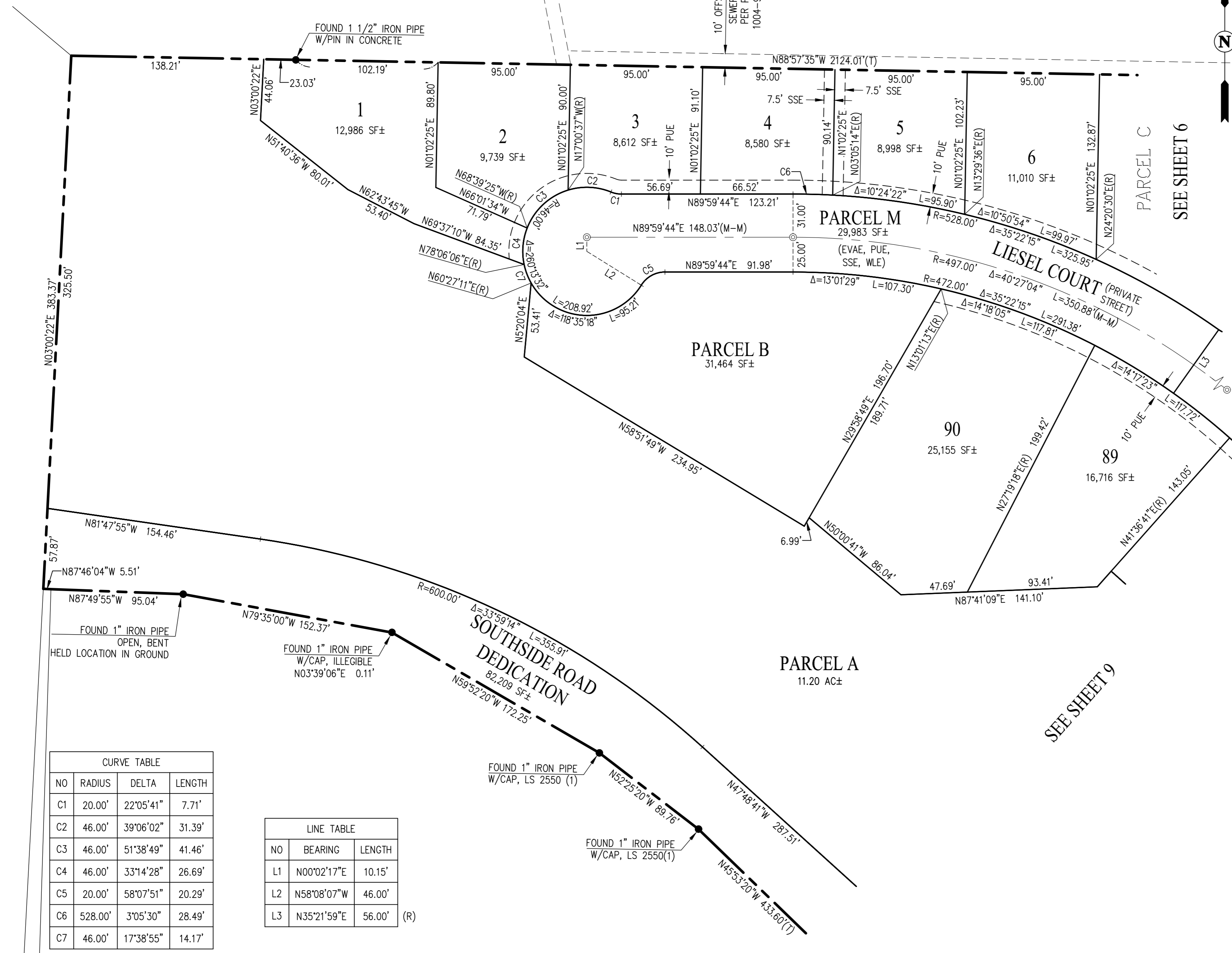
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

NOTES:

- UNITS SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- 5/8" REBAR AND CAP OR NAIL AND TAG STAMPED LS 7960 TO BE SET AT ALL LOT AND PARCEL CORNERS.



NO	RADIUS	DELTA	LENGTH
C1	20.00'	22°05'41"	7.71'
C2	46.00'	39°06'02"	31.39'
C3	46.00'	51°38'49"	41.46'
C4	46.00'	33°14'28"	26.69'
C5	20.00'	58°07'51"	20.29'
C6	528.00'	3°05'30"	28.49'
C7	46.00'	17°38'55"	14.17'

NO	BEARING	LENGTH
L1	N00°02'17"E	10.15'
L2	N58°08'07"W	46.00'
L3	N35°21'59"E	56.00'

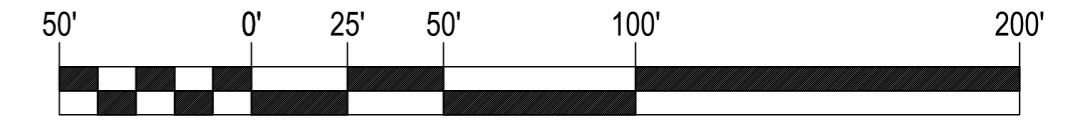
TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50' MAY 2022



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	FOUND MONUMENT AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

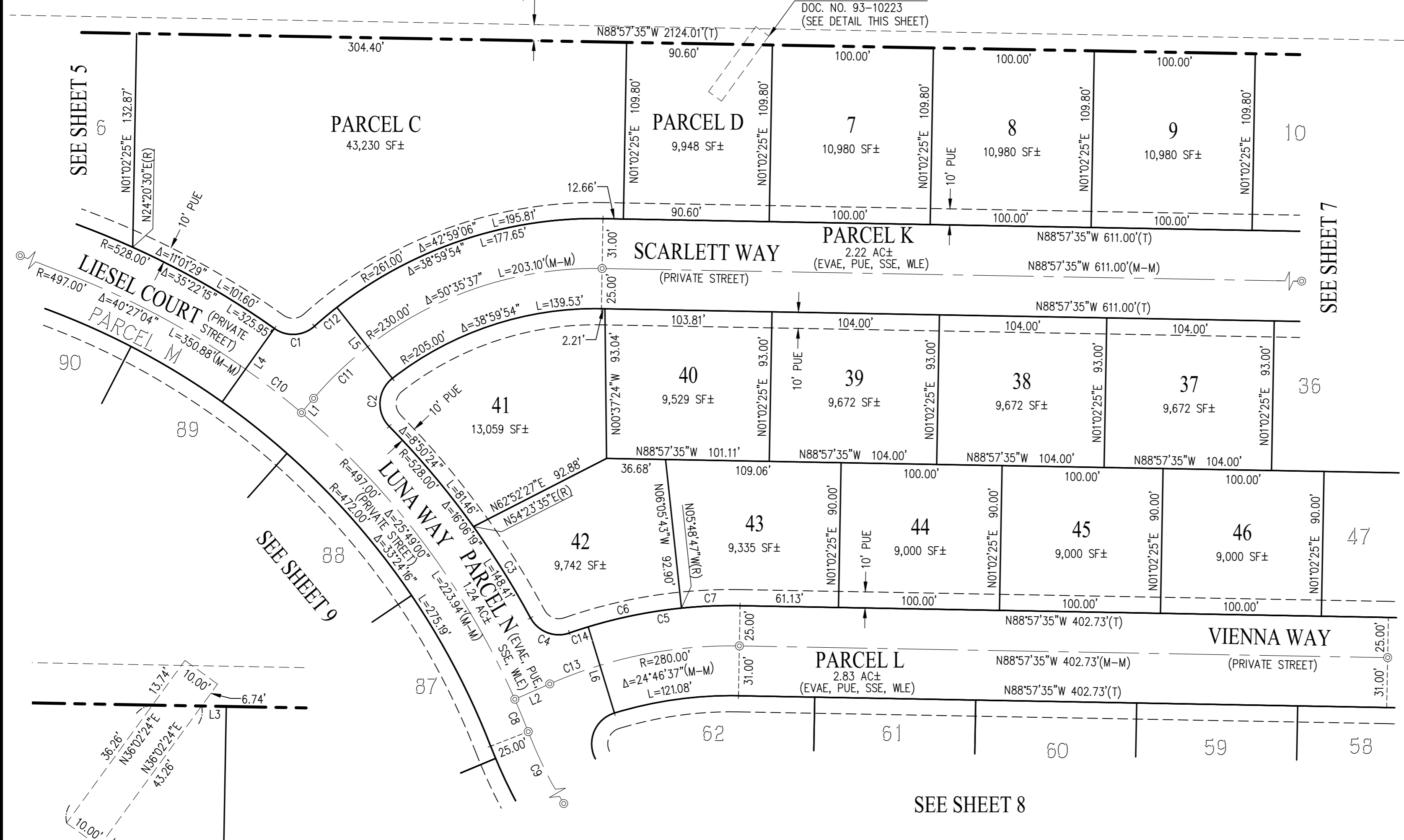
NOTES:

- UNITS SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- 5/8" REBAR AND CAP OR NAIL AND TAG STAMPED LS 7960 TO BE SET AT ALL LOT AND PARCEL CORNERS.

RIDGEMARK
GOLF COURSE

PG&E EASEMENT PER
DOC. NO. 93-10223
(SEE DETAIL THIS SHEET)

10' OFFSITE SANITARY
SEWER EASEMENT
PER PARCEL MAP
1004-90 (8 PM 11)



SEE SHEET 5

SEE SHEET 7

SEE SHEET 9

SEE SHEET 8

DETAIL
NOT TO SCALE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	77°18'40"	26.99'
C2	20.00'	96°29'20"	33.68'
C3	528.00'	7°15'55"	66.95'
C4	20.00'	80°53'31"	28.24'
C5	305.00'	17°58'18"	95.67'
C6	305.00'	13°25'14"	71.44'
C7	305.00'	6°51'12"	36.48'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C8	497.00'	2°30'27"	21.75'
C9	303.00'	23°10'57"	122.60'
C10	497.00'	5°04'49"	44.07'
C11	230.00'	11°35'43"	46.55'
C12	261.00'	3°59'11"	18.16'
C13	280.00'	6°48'19"	33.26'
C14	305.00'	2°18'08"	12.26'

LINE TABLE		
NO	BEARING	LENGTH
L1	N40°26'48"E	11.64'
L2	N66°15'48"E	23.71'
L3	N88°57'35"W	6.15'
L4	N35°21'59"E	56.00'
L5	N37°57'29"W	56.00'
L6	N16°55'53"W	56.00'

TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50' MAY 2022



BASIS OF BEARINGS:

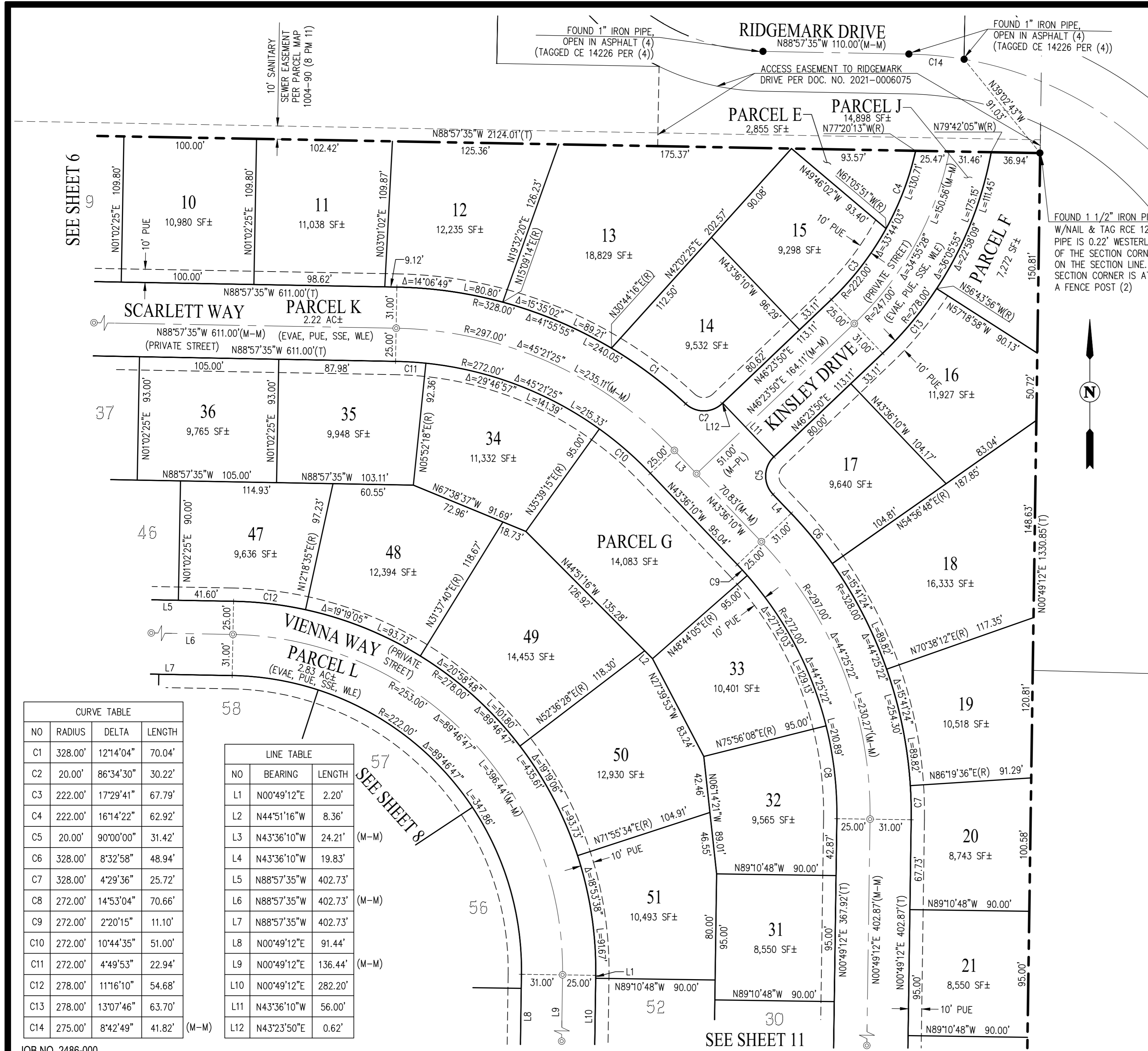
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

NOTES:

- UNITS SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- 5/8" REBAR AND CAP OR NAIL AND TAG STAMPED LS 7960 TO BE SET AT ALL LOT AND PARCEL CORNERS.



SEE SHEET 6

SEE SHEET 11

NO	RADIUS	DELTA	LENGTH
C1	328.00'	12°14'04"	70.04'
C2	20.00'	86°34'30"	30.22'
C3	222.00'	17°29'41"	67.79'
C4	222.00'	16°14'22"	62.92'
C5	20.00'	90°00'00"	31.42'
C6	328.00'	8°32'58"	48.94'
C7	328.00'	4°29'36"	25.72'
C8	272.00'	14°53'04"	70.66'
C9	272.00'	2°20'15"	11.10'
C10	272.00'	10°44'35"	51.00'
C11	272.00'	4°49'53"	22.94'
C12	278.00'	11°16'10"	54.68'
C13	278.00'	13°07'46"	63.70'
C14	275.00'	8°42'49"	41.82'

NO	BEARING	LENGTH
L1	N00°49'12"E	2.20'
L2	N44°51'16"W	8.36'
L3	N43°36'10"W	24.21'
L4	N43°36'10"W	19.83'
L5	N88°57'35"W	402.73'
L6	N88°57'35"W	402.73'
L7	N88°57'35"W	402.73'
L8	N00°49'12"E	91.44'
L9	N00°49'12"E	136.44'
L10	N00°49'12"E	282.20'
L11	N43°36'10"W	56.00'
L12	N43°23'50"E	0.62'

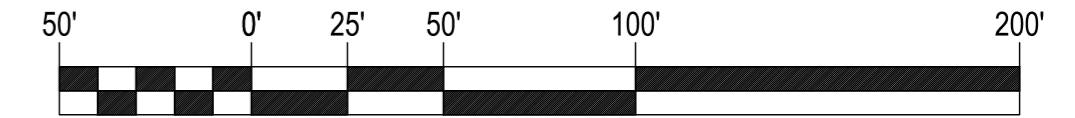
TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50' MAY 2022



BASIS OF BEARINGS:

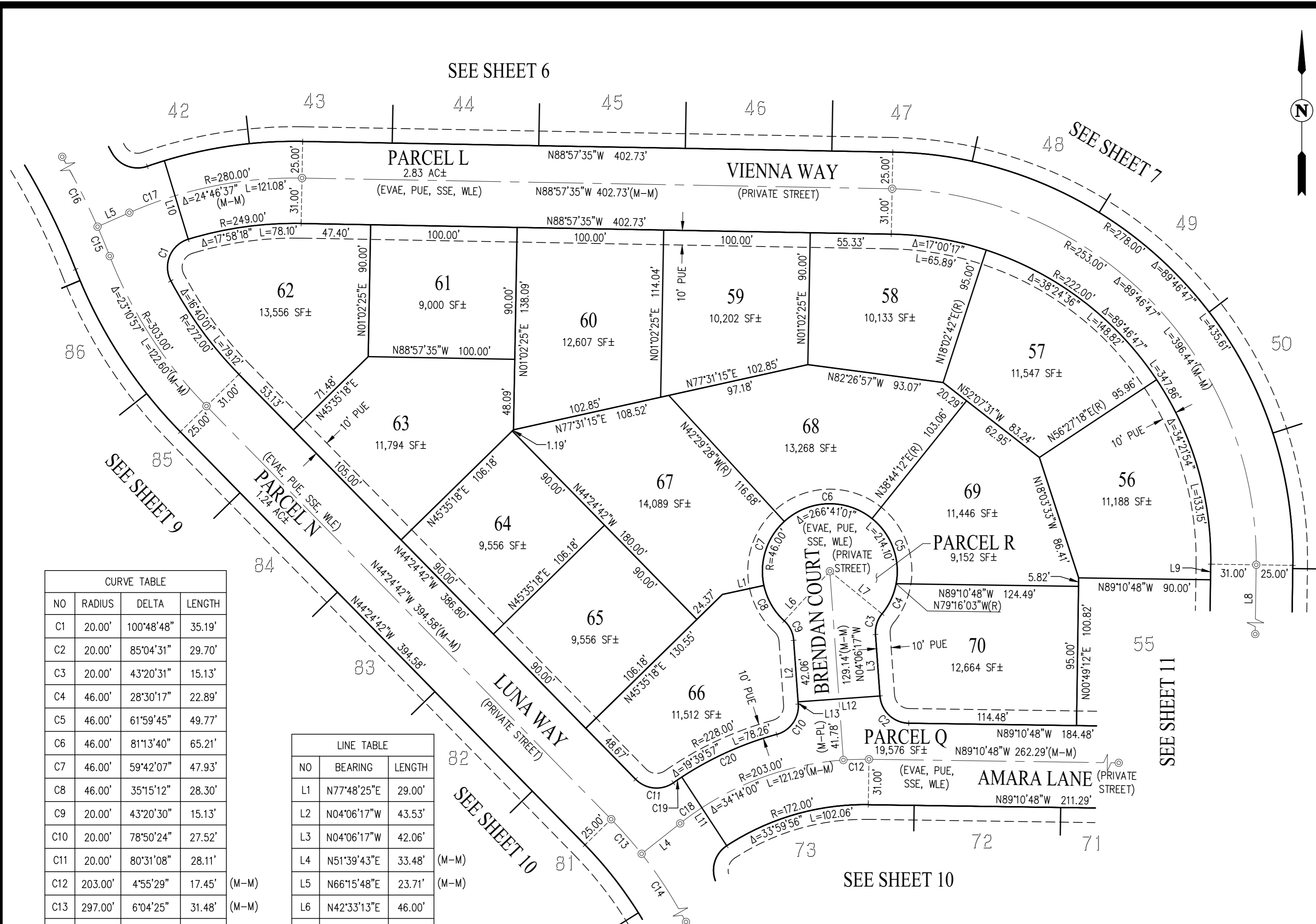
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
○	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

NOTES:

- UNITS SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- 5/8" REBAR AND CAP OR NAIL AND TAG STAMPED LS 7960 TO BE SET AT ALL LOT AND PARCEL CORNERS.



SEE SHEET 6

SEE SHEET 7

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 10

NO	RADIUS	DELTA	LENGTH
C1	20.00'	100°48'48"	35.19'
C2	20.00'	85°04'31"	29.70'
C3	20.00'	43°20'31"	15.13'
C4	46.00'	28°30'17"	22.89'
C5	46.00'	61°59'45"	49.77'
C6	46.00'	81°13'40"	65.21'
C7	46.00'	59°42'07"	47.93'
C8	46.00'	35°15'12"	28.30'
C9	20.00'	43°20'30"	15.13'
C10	20.00'	78°50'24"	27.52'
C11	20.00'	80°31'08"	28.11'
C12	203.00'	4°55'29"	17.45'
C13	297.00'	6°04'25"	31.48'
C14	297.00'	29°36'23"	153.47'
C15	497.00'	2°30'27"	21.75'
C16	497.00'	25°49'00"	223.94'
C17	280.00'	6°48'19"	33.26'
C18	203.00'	5°09'33"	18.28'
C19	228.00'	1°45'06"	6.97'
C20	228.00'	17°54'51"	71.29'

NO	BEARING	LENGTH
L1	N77°48'25"E	29.00'
L2	N04°06'17"W	43.53'
L3	N04°06'17"W	42.06'
L4	N51°39'43"E	33.48' (M-M)
L5	N66°15'48"E	23.71' (M-M)
L6	N42°33'13"E	46.00'
L7	N50°45'46"W	46.00'
L8	N00°49'12"E	136.44' (M-M)
L9	N00°49'12"E	10.62'
L10	N16°55'53"W	56.00' (R)
L11	N33°10'44"W	56.00' (R)
L12	N85°53'43"E	56.00'
L13	N04°06'17"W	1.47'

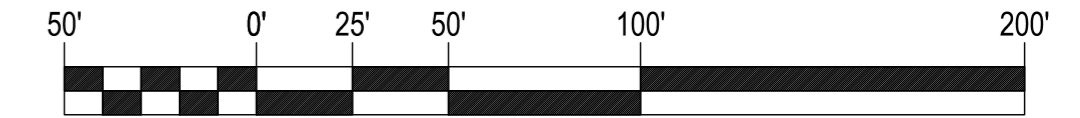
TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50' MAY 2022



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

LEGEND

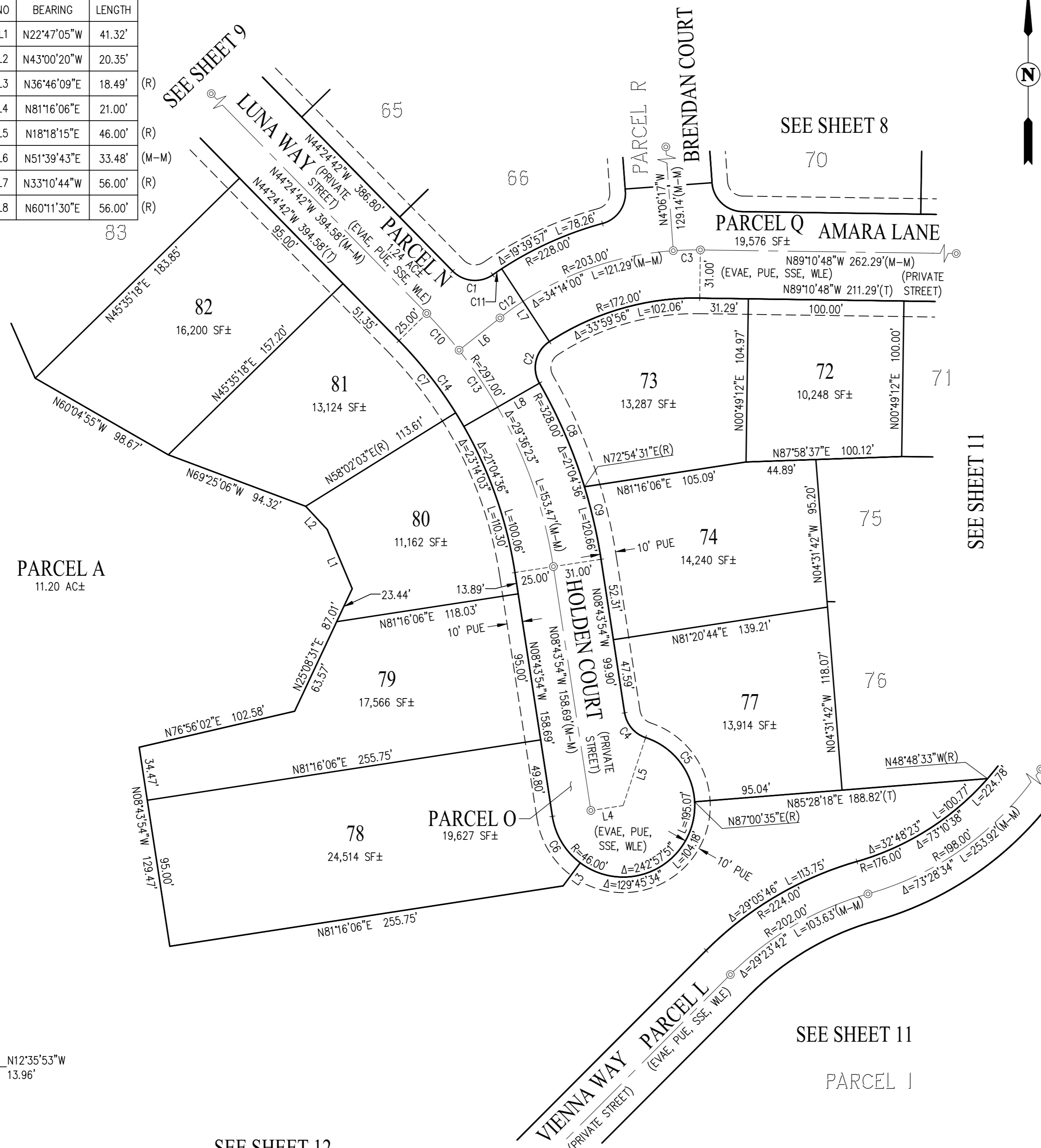
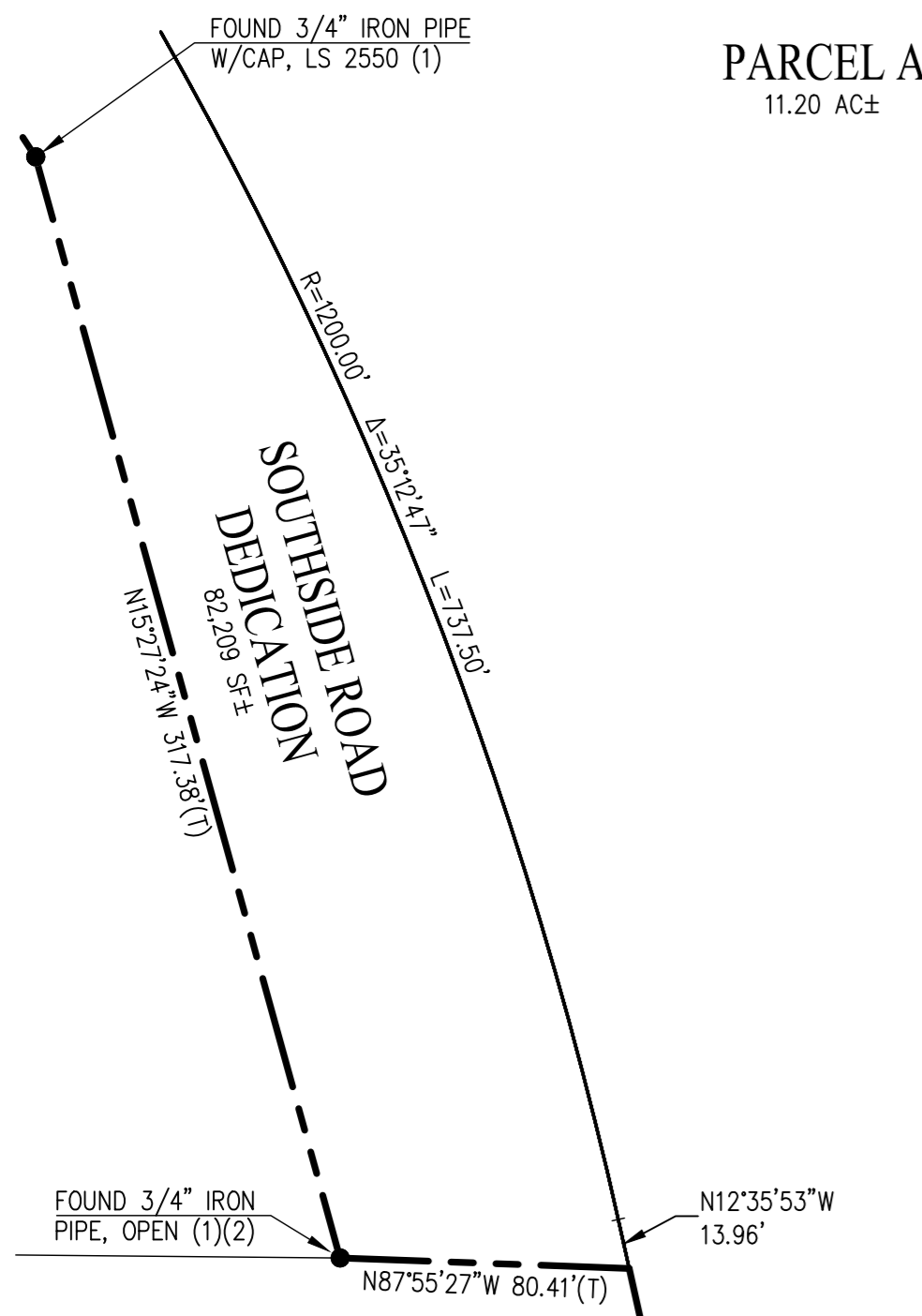
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

NOTES:

- UNITS SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- 5/8" REBAR AND CAP OR NAIL AND TAG STAMPED LS 7960 TO BE SET AT ALL LOT AND PARCEL CORNERS.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	80°31'08"	28.11'
C2	20.00'	86°37'46"	30.24'
C3	203.00'	4°55'29"	17.45'
C4	20.00'	62°57'51"	21.98'
C5	46.00'	68°42'20"	55.16'
C6	46.00'	44°29'57"	35.73'
C7	272.00'	12°26'45"	59.08'
C8	328.00'	12°43'01"	72.80'
C9	328.00'	8°21'35"	47.86'
C10	297.00'	6°04'25"	31.48'
C11	228.00'	1°45'06"	6.97'
C12	203.00'	5°09'33"	18.28'
C13	297.00'	8°31'47"	44.21'
C14	272.00'	14°36'12"	69.32'

LINE TABLE		
NO	BEARING	LENGTH
L1	N22°47'05"W	41.32'
L2	N43°00'20"W	20.35'
L3	N36°46'09"E	18.49'
L4	N81°16'06"E	21.00'
L5	N18°18'15"E	46.00'
L6	N51°39'43"E	33.48'
L7	N33°10'44"W	56.00'
L8	N60°11'30"E	56.00'



TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50' MAY 2022



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

LEGEND

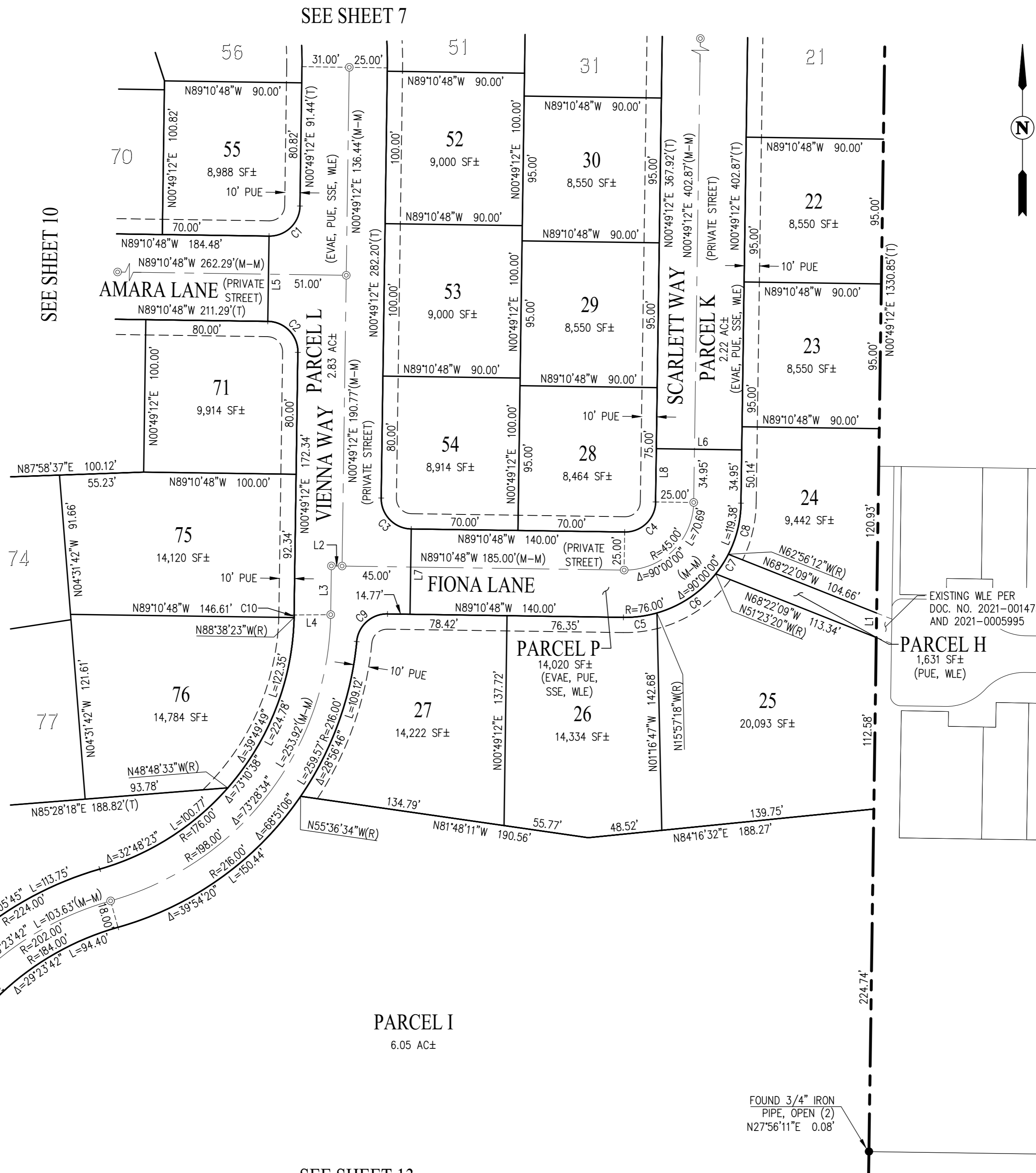
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	FOUND MONUMENT AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

NOTES:

- UNITS SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- 5/8" REBAR AND CAP OR NAIL AND TAG STAMPED LS 7960 TO BE SET AT ALL LOT AND PARCEL CORNERS.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'
C5	76.00'	16°46'30"	22.25'
C6	76.00'	35°26'02"	47.00'
C7	76.00'	11°32'52"	15.32'
C8	76.00'	26°14'36"	34.81'
C9	20.00'	85°22'32"	29.80'
C10	176.00'	0°32'25"	1.66'

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°49'12"E	16.05'
L2	N89°10'48"W	7.00' (M-M)
L3	N00°49'12"E	31.97' (M-M)
L4	N89°23'27"E	24.01'
L5	N00°49'12"E	56.00'
L6	N89°10'48"W	56.00'
L7	N00°49'12"E	56.00'
L8	N00°49'12"E	34.95'



FOUND 3/4" IRON PIPE, OPEN (2)
N27°56'11"E 0.08'

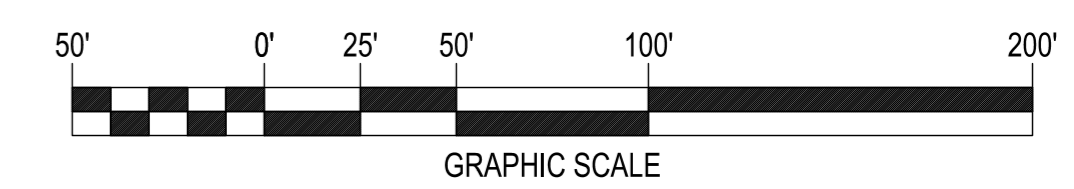
TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50' MAY 2022



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

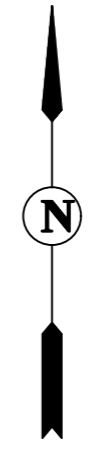
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
●	FOUND MONUMENT AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

NOTES:

- UNITS SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- 5/8" REBAR AND CAP OR NAIL AND TAG STAMPED LS 7960 TO BE SET AT ALL LOT AND PARCEL CORNERS.

SEE SHEET 10

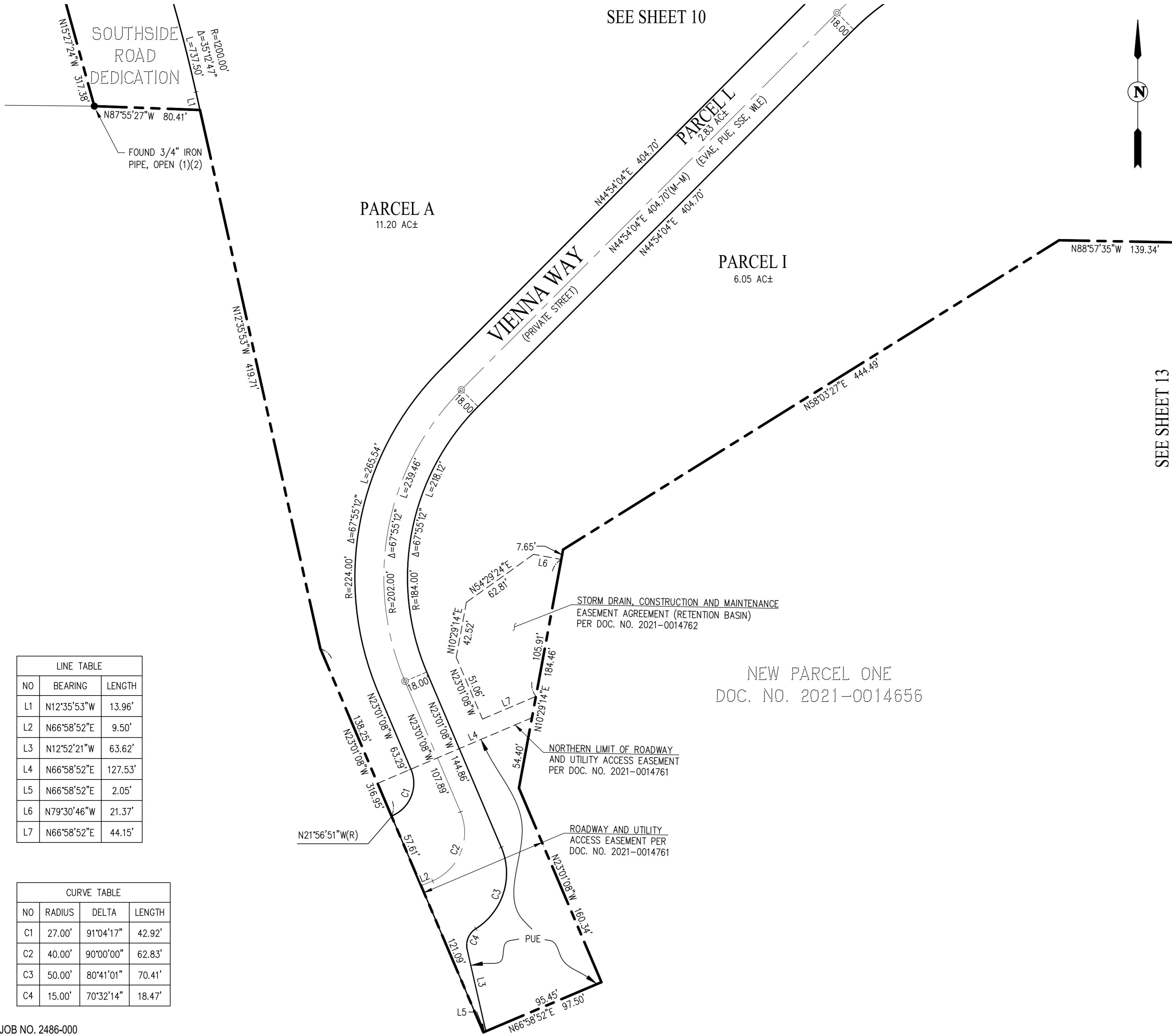


SEE SHEET 13

PARCEL A
11.20 AC±

PARCEL I
6.05 AC±

NEW PARCEL ONE
DOC. NO. 2021-0014656



LINE TABLE		
NO	BEARING	LENGTH
L1	N12°35'53"W	13.96'
L2	N66°58'52"E	9.50'
L3	N12°52'21"W	63.62'
L4	N66°58'52"E	127.53'
L5	N66°58'52"E	2.05'
L6	N79°30'46"W	21.37'
L7	N66°58'52"E	44.15'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	27.00'	91°04'17"	42.92'
C2	40.00'	90°00'00"	62.83'
C3	50.00'	80°41'01"	70.41'
C4	15.00'	70°32'14"	18.47'

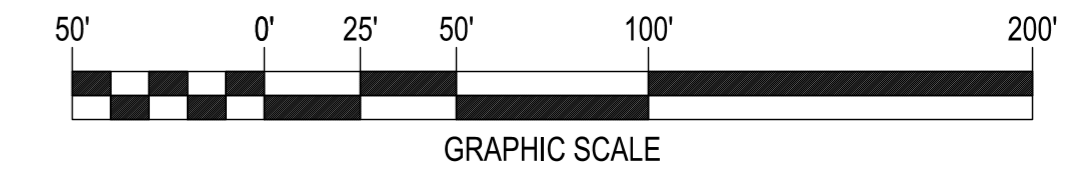
TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50' MAY 2022



BASIS OF BEARINGS:

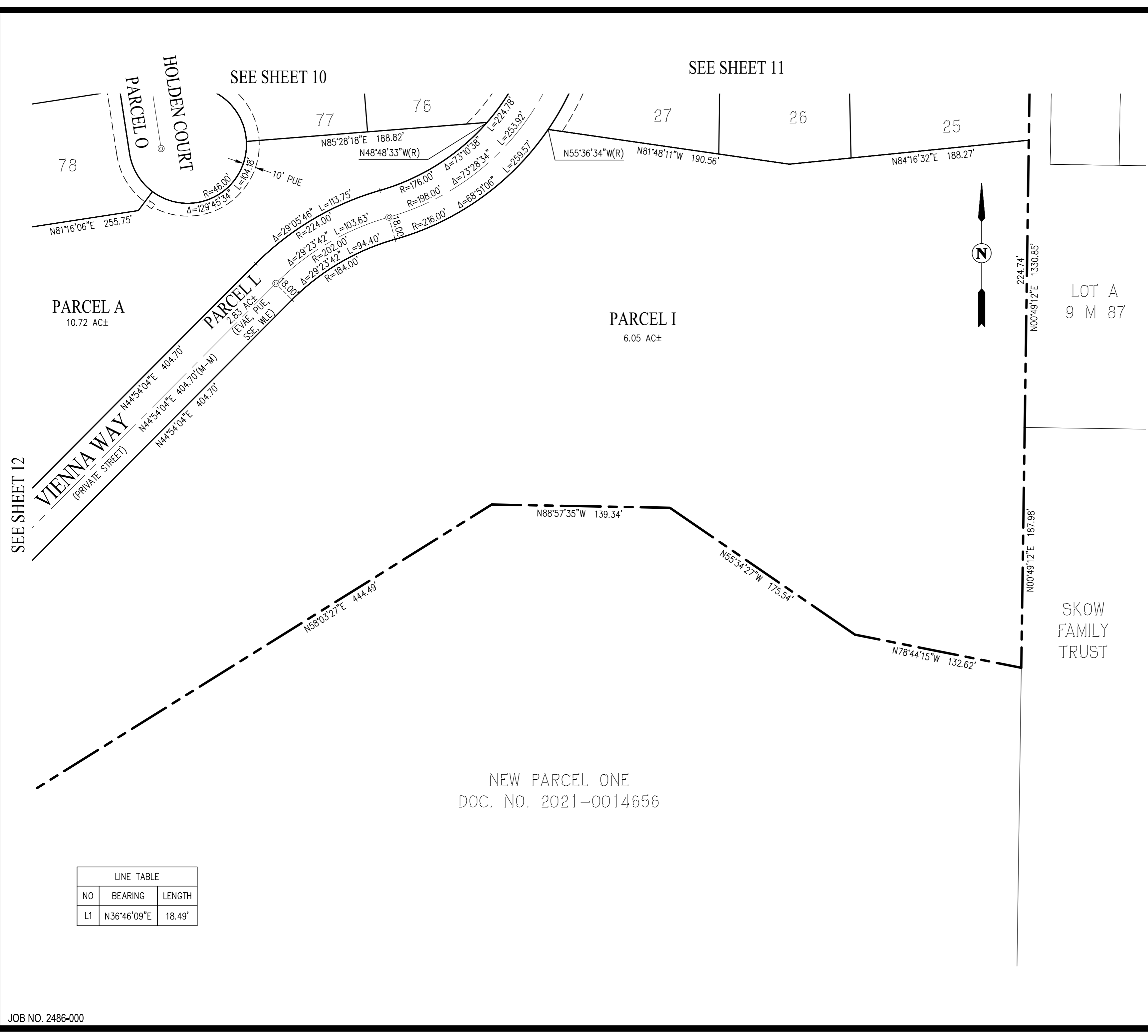
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SECTION 13 AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N88°57'35"W PER RECORD OF SURVEY FILED IN BOOK 14 OF MAPS, PAGE 62.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT, AS NOTED
- ⊙ SET STANDARD STREET MONUMENT, LS 7960
- FOUND MONUMENT AS NOTED
- EVAE EMERGENCY VEHICLE ACCESS EASMENT
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- SNF SEARCHED, NOT FOUND

NOTES:

- UNITS SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- 5/8" REBAR AND CAP OR NAIL AND TAG STAMPED LS 7960 TO BE SET AT ALL LOT AND PARCEL CORNERS.



LINE TABLE		
NO	BEARING	LENGTH
L1	N36°46'09"E	18.49'

TRACT 353 PROMONTORY AT RIDGEMARK

CONSISTING OF 14 SHEETS
UNINCORPORATED SAN BENITO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF NEW PARCEL TWO AS
SHOWN AND DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED
AS DOC. NO. 2021-0014656, SAN BENITO COUNTY RECORDS

cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SCALE: 1" = 150' MAY 2022

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

GRAPHIC SCALE



ADDITIONAL INFORMATION:

- AS REQUIRED BY CITY ORDINANCE, CONSTRUCTION ON THE PARCELS SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH SATURDAY.
 - SELF-REGENERATING WATER SOFTENER APPLIANCES (SRWS) SHALL NOT BE INSTALLED IN ANY STRUCTURE ON-SITE. A SRWS IS DEFINED AS A WATER SOFTENING DEVICE THAT REMOVES CALCIUM AND MAGNESIUM SALTS FROM WATER BY USING AN ION-EXCHANGE RESIN UTILIZING SODIUM CHLORIDE DURING THE ION-EXCHANGE PROCESS. THE ION-EXCHANGE RESIN USED IN SRWS'S IS RECHARGED BY USING A SODIUM CHLORIDE BRINE SOLUTION WHICH IS SUBSEQUENTLY DISCHARGED INTO THE SEWER SYSTEM. HOWEVER, WATER SOFTENERS RECHARGED BY PORTABLE CARTRIDGES SUPPLIED BY SERVICE PROVIDERS WHERE THE BRINE SOLUTION RESULTING IS NOT DISCHARGED INTO THE SEWER SYSTEM MAY BE ALLOWED.
 - PRIOR TO THE ISSUANCE OF ANY PERMITS FOR NEW DEVELOPMENT, THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE.
- ADDITIONAL INFORMATION LISTED IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.