

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

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

WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO AND THE PUBLIC FOR PUBLIC USE PARCELS A & B AS SHOWN UPON THIS MAP FOR STREET, STORM DRAINAGE, AND UTILITY PURPOSES.

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

WE FURTHER IRREVOCABLY OFFER TO DEDICATE FOR PUBLIC USE EASEMENTS FOR PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, SEWER, COMMUNICATION, WATER AND THEIR NECESSARY APPURTENANCES ON, OVER, AND UNDER ALL THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE) AS SHOWN UPON THIS MAP WITHIN SAID SUBDIVISION, SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING SAID EASEMENTS.

WE FURTHER IRREVOCABLY OFFER TO DEDICATE FOR PUBLIC USE EASEMENTS FOR STORM DRAIN PURPOSES ON, OVER, AND UNDER ALL THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "NATURAL DRAINAGE EASEMENT" (NDE) AND "STORM DRAINAGE EASEMENT" (SDE) AS SHOWN UPON THIS MAP WITHIN SAID SUBDIVISION, SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING SAID EASEMENTS.

OWNER: SUNSET HILLS DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

JOE A. ROCHA, MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF SAN BENITO  
ON 1/27/2017 BEFORE ME, JEANIE MATTHEWS  
PERSONALLY APPEARED JOE A. ROCHA

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 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 AND OFFICIAL SEAL.

SIGNATURE JEANIE MATTHEWS (SEAL)  
Commissioner - San Benito  
Exp. 07/01/2017

SOILS REPORT

A SOILS ENGINEERING INVESTIGATION (PROJECT #LSS-0522-01) PREPARED BY LANDSET ENGINEERS, INC. HAS BEEN COMPLETED FOR THIS PROJECT AND IS ON FILE IN THE PUBLIC WORKS OFFICE OF THE COUNTY OF SAN BENITO

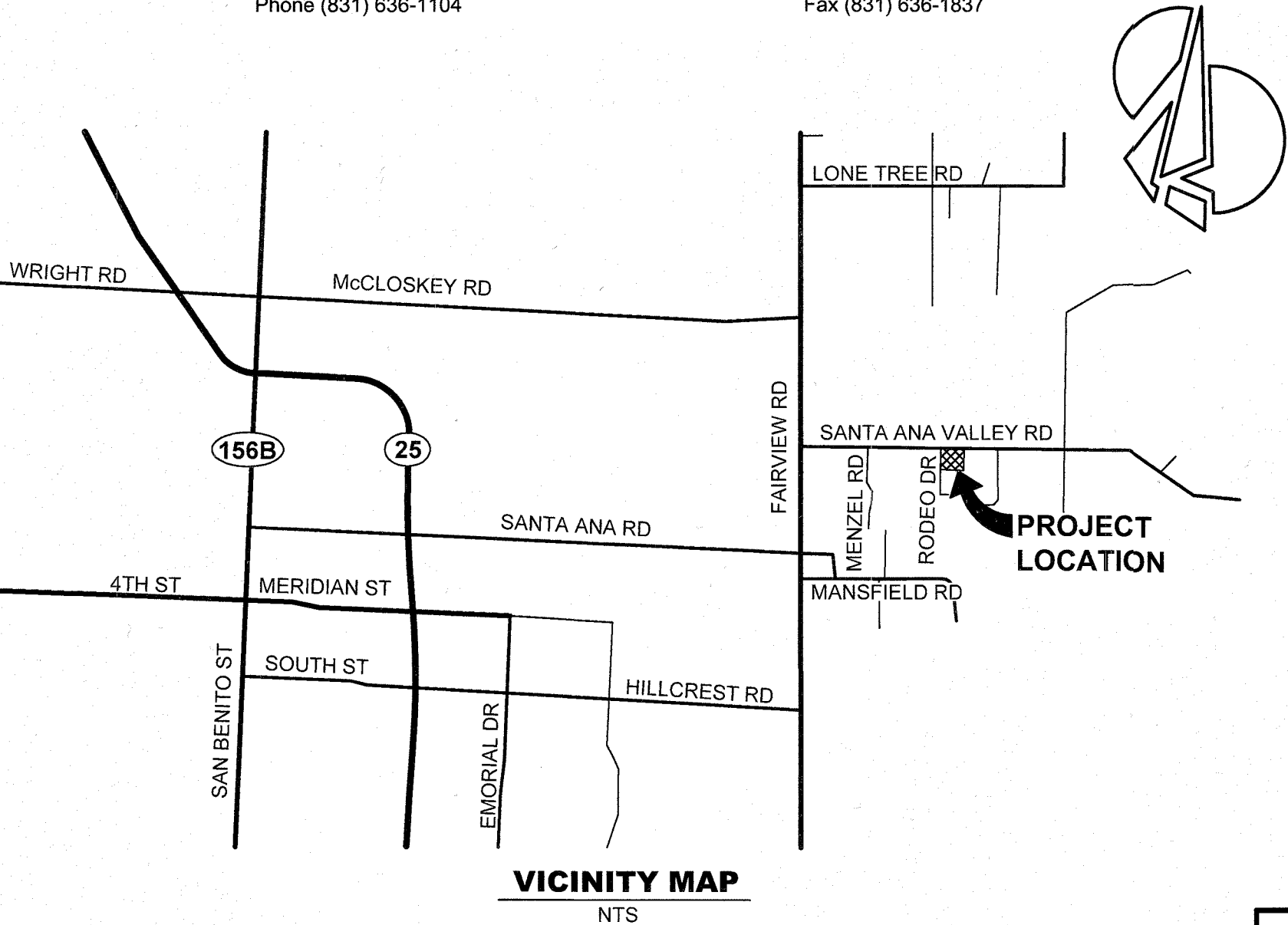
TSM 07-76A  
Tract Map No. 304

OF LANDS OF SUNSET HILLS DEVELOPMENT LLC  
LYING IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF SAN BENITO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCEL 2, AS SHOWN  
UPON THAT CERTAIN PARCEL MAP FILED IN BOOK 9  
OF PARCEL MAPS AT PAGE 8,  
SAN BENITO COUNTY RECORDS

JANUARY 2017

KELLEY ENGINEERING & SURVEYING

400 Park Center Drive Suite #4  
Phone (831) 636-1104  
Hollister, CA 95023  
Fax (831) 636-1837



PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP OF TRACT NO. 304, LANDS OF SUNSET HILLS DEVELOPMENT COMPANY WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO, CALIFORNIA ON JULY 17, 2013.

BY: SHANDELL CLARK, SECRETARY OF THE PLANNING COMMISSION  
OF THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA

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 \_\_\_\_\_, 2017 AND DO NOT ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC USE, THE OFFER OF DEDICATION IN EASEMENT OF ALL PUBLIC UTILITY EASEMENTS, ALL AS SHOWN ON THIS FINAL MAP; DO NOT ACCEPT ON BEHALF OF THE COUNTY THE OFFER OF DEDICATION IN FEE OF THE STREET RIGHTS-OF-WAY.

BY: COUNTY CLERK AND EX OFFICIO CLERK OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN BENITO

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 SUNSET HILLS DEVELOPMENT, LLC ON THE 22ND DAY OF OCTOBER 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THE MONUMENTS WILL BE SET WITHIN ONE YEAR FROM RECORDATION OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MATTHEW J. KELLEY  
LS 8263  
EXP.: 12/31/17  
LICENSED LAND SURVEYOR  
MATTHEW J. KELLEY  
NO. 8263  
STATE OF CALIFORNIA

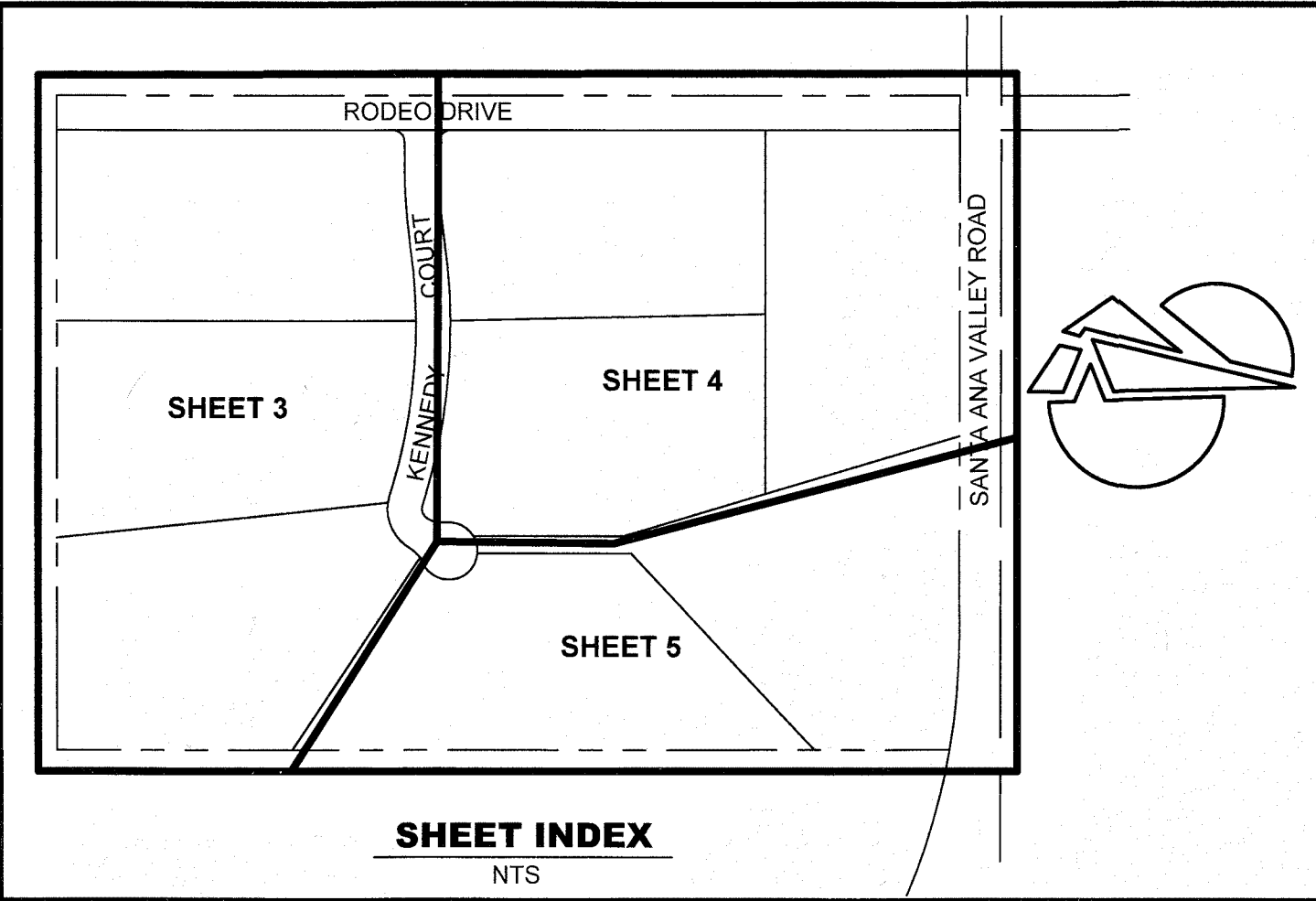
COUNTY SURVEYOR'S STATEMENT

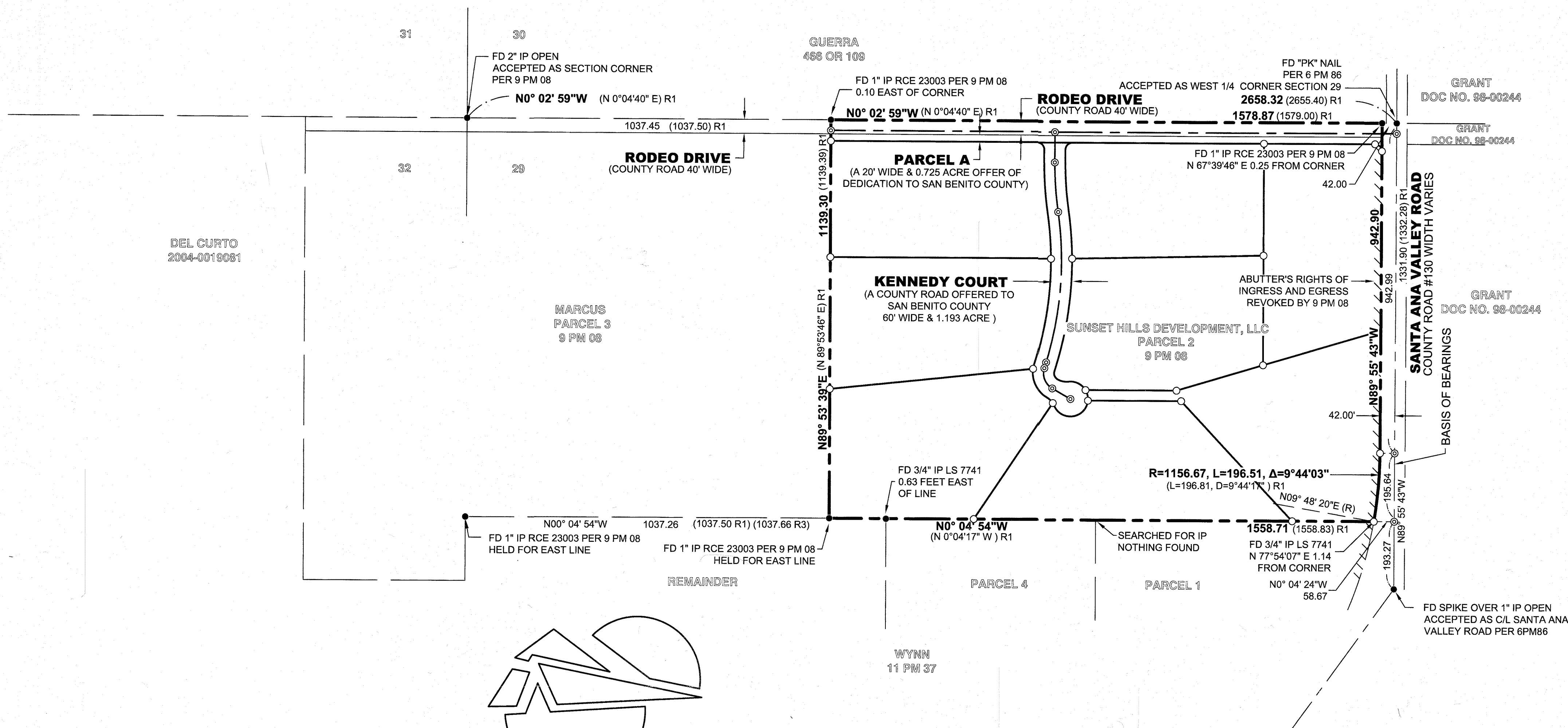
I HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF TENTATIVE SUBDIVISION MAP 07-76(A) AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

FEBRUARY 3, 2017  
KENNETH N. LEWIS  
ACTING COUNTY SURVEYOR  
R.C.E. 24851  
EXP.: 12/31/17  
REGISTERED PROFESSIONAL ENGINEER  
KENNETH N. LEWIS  
No. 24851  
Exp. 12-31-17  
CIVIL  
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AT \_\_\_\_\_, M.  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF KELLEY ENGINEERING & SURVEYING.  
FILE NO: \_\_\_\_\_  
JOE PAUL GONZALEZ, COUNTY RECORDER  
BY DEPUTY





#### ENCUMBRANCE NOTE

THE FOLLOWING DOCUMENTS CREATE OR RESERVE ENCUMBRANCES UPON THE PROPERTY:

- 85-03082 RESERVATION BY GUERRA NUT SHELLING COMPANY, INC.
- 6 PM 86 SLOPE EASEMENT ALONG SANTA ANA VALLEY ROAD
- 97-00968 DEED RESTRICTION FOR OUTDOOR LIGHTING HABITAT CONSERVATION UNDERGROUND UTILITIES
- 97-00969 DEED RESTRICTION FOR ROAD MAINTENANCE
- 97-00970 AGREEMENT BY OWNER OR HIS SUCCESSORS IN INTEREST TO CONSTRUCT LAND DEVELOPMENT IMPROVEMENTS
- 97-00971 AGREEMENT BY OWNER OR HIS SUCCESSORS IN INTEREST TO CONSTRUCT LAND DEVELOPMENT IMPROVEMENTS
- 2010-0009871 IRREGULARITY IN THE FORECLOSURE

#### LEGEND

---	DISTINCTIVE BOUNDARY
---	PROPOSED PROPERTY LINE
---	OTHER PROPERTY LINE
---	EASEMENT LINE AS NOTED
---	NON-ACCESS STRIP
●	FOUND MONUMENT AS NOTED
○	INSTALL STANDARD STREET MONUMENT
(..... R#)	SET 3/4" IRON PIPE TAGGED LS 8263
05-016649	RECORD DIMENSION AS NOTED
SFNF	RECORDER'S FILE NUMBER (TYP.)
ESMT	SEARCHED FOR; NOTHING FOUND
EX	EASEMENT
FD	EXISTING
IP	FOUND
NDE	IRON PIPE
PUE	NATURAL DRAINAGE EASEMENT
(R)	PUBLIC UTILITY EASEMENT
ROW	RADIAL BEARING
	RIGHT OF WAY

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

#### BASIS OF BEARINGS

THE BEARING N89° 55' 43"W OF THE CENTERLINE OF SANTA ANA VALLEY ROAD AS SHOWN UPON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 9 OF PARCEL MAPS AT PAGE 8 AND AS FOUND MONUMENTED IS THE BASIS OF BEARINGS FOR THIS MAP.

#### MAP REFERENCE

R1 9 PM 08  
R2 6 PM 86  
R3 11 PM 37

## TSM 07-76A Tract Map No. 304

OF LANDS OF SUNSET HILLS DEVELOPMENT

**LYING IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF SAN BENITO, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCEL 2, AS SHOWN  
UPON THAT CERTAIN PARCEL MAP FILED IN BOOK 9  
OF PARCEL MAPS AT PAGE 8,  
SAN BENITO COUNTY RECORDS**

SCALE: 1" = 200'  
**KELLEY ENGINEERING & SURVEYING**

400 Park Center Drive, Suite 4, Hollister, CA 95023  
Phone (831) 636-1104 Fax (831) 636-1837

BOOK \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_ JOB# 12021 SHEET 2 OF 6

TSM 07-76A

# Tract Map No. 304

OF LANDS OF SUNSET HILLS DEVELOPMENT

LYING IN THE UNINCORPORATED TERRITORY OF THE  
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PARCEL MAPS AT PAGE 8,  
SAN BENITO COUNTY RECORDS

SCALE: 1" = 50' JANUARY 2016  
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PARCEL 7  
4.921 AC NET

PARCEL 8  
4.933 AC NET

EX 10' WATERLINE  
ESMT PER 9 PM 08

PARCEL 4  
4.203 AC NET

PARCEL 3  
4.736 AC NET

SEE SHEET 4

**KENNEDY COURT  
PARCEL B**

(A COUNTY ROAD OFFERED TO SAN BENITO COUNTY  
60' WIDE & 1.193 ACRES)

PARCEL 2  
4.851 AC NET

PARCEL 1  
4.702 AC NET

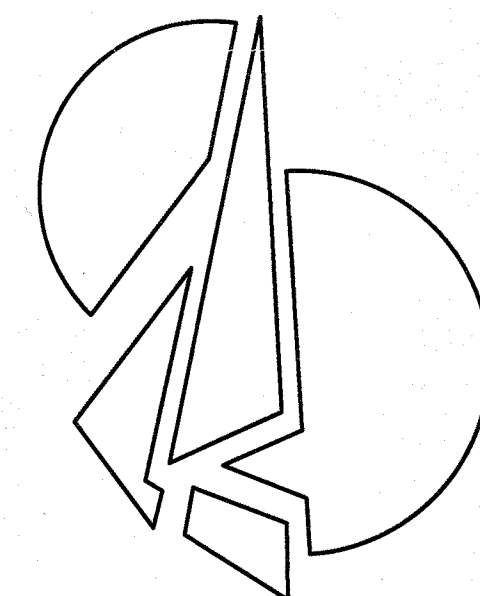
PARCEL A  
20' OFFER OF  
DEDICATION TO SAN  
BENITO COUNTY

SEE SHEET 4

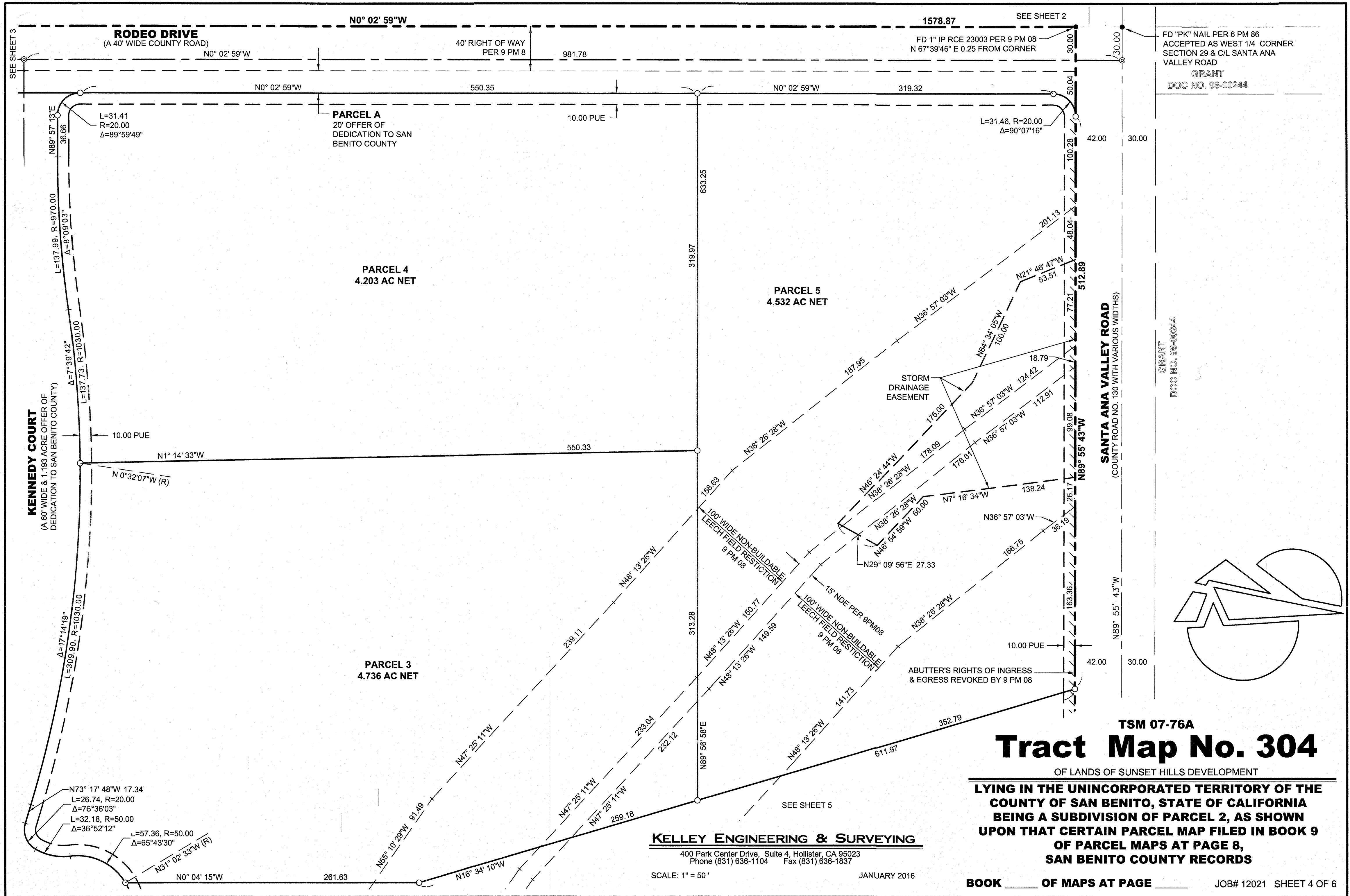
SEE SHEET 2

BOOK \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_

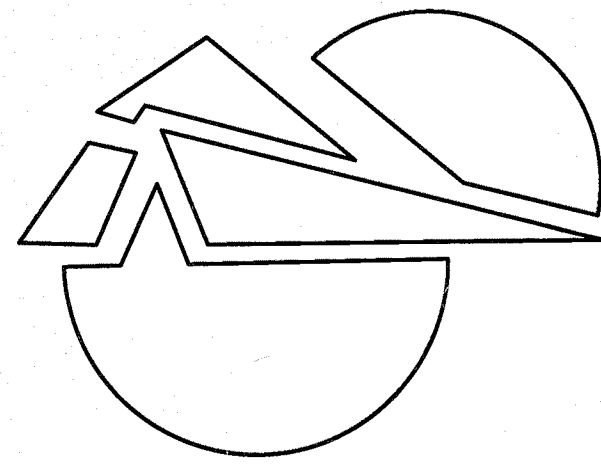
JOB# 12021 SHEET 3 OF 6











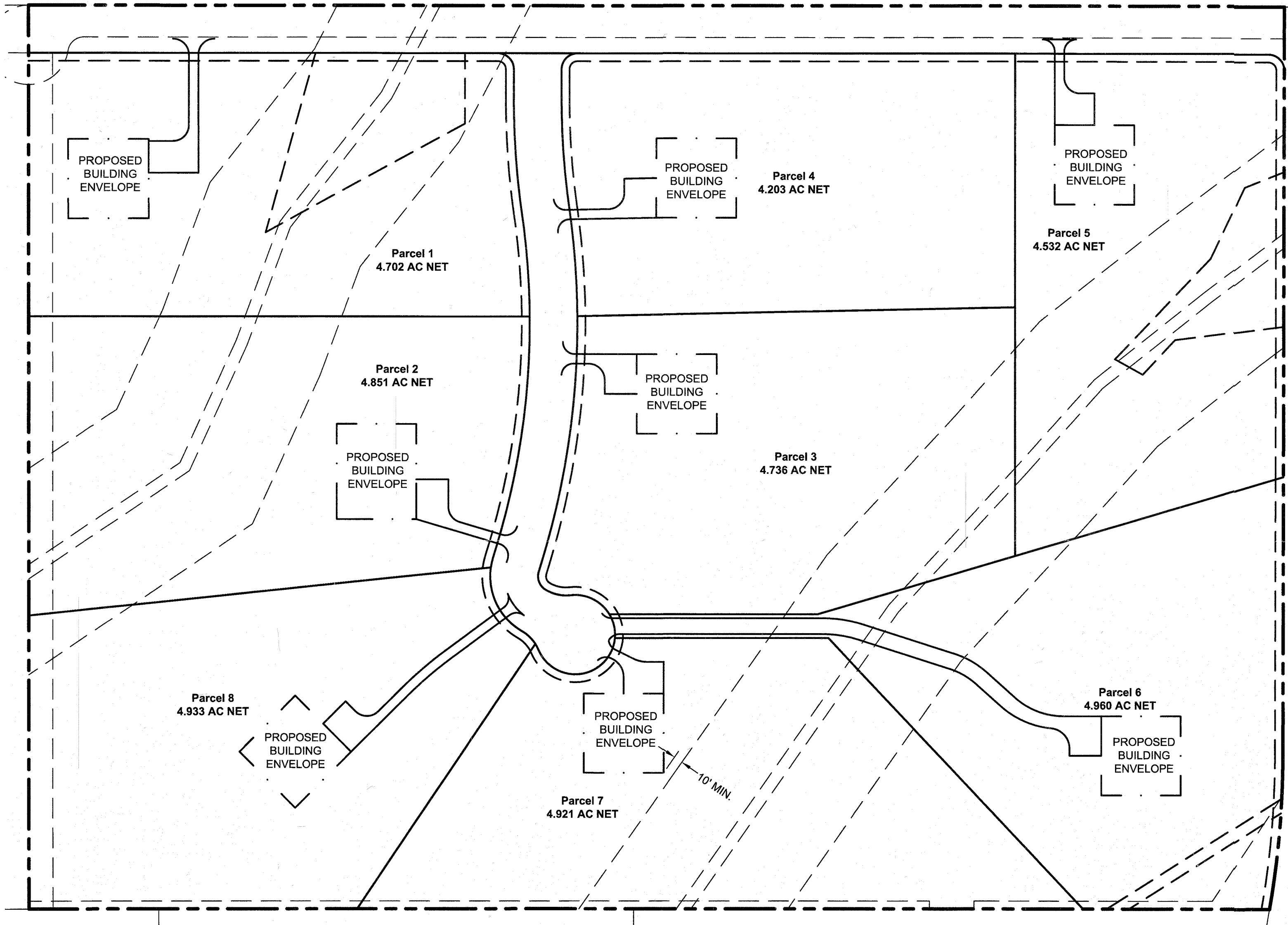
**Additional Map Sheet**

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

**TSM 07-76A**  
**Tract Map No. 304**

OF LANDS OF SUNSET HILLS DEVELOPMENT LLC  
**LYING IN THE UNINCORPORATED TERRITORY OF THE  
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JANUARY 2016 SCALE: 1" = 100'  
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- AS REQUIRED BY COUNTY ORDINANCE #667, CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS AND HOLIDAYS. THE APPLICANTS FOR BUILDING PERMITS WITHIN THE SUBDIVISION SHALL BE REQUIRED TO PLACE A NOTE TO THIS EFFECT ON ALL CONSTRUCTION PLANS. [MITIGATION MEASURE #9]
- ALL EXTERIOR LIGHTING SHALL BE REVIEWED TO INSURE THAT FIXTURES ARE SHIELDED TO REDUCE ANY IMPACT TO AN INSIGNIFICANT LEVEL. ALL EXTERIOR LIGHTING FOR NEW DEVELOPMENT SHALL BE UNOBTRUSIVE, HARMONIOUS WITH THE LOCAL AREA, AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED. ALL FIXTURES SHALL COMPLY WITH COUNTY ORDINANCE #748 (ALONG WITH THE REQUIREMENTS OF ZONE II REGULATIONS SET WITHIN ORDINANCE 748). PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT TO THE BUILDING AND PLANNING DEPARTMENT AN EXTERIOR LIGHTING PLAN WHICH SHALL INDICATE THE LOCATION, TYPE, AND WATTAGE OF ALL PROPOSED LIGHTING FIXTURES AND INCLUDE CATALOG SHEETS FOR EACH FIXTURE. [MITIGATION MEASURE #1]
- ANY PROPERTY OWNER WHO, AT ANYTIME IN THE PREPARATION FOR OR PROCESS OF EXCAVATION OR OTHERWISE DISTURBING THE GROUND, DISCOVERS ANY HUMAN REMAINS OF ANY AGE, OR ANY SIGNIFICANT ARTIFACT OR OTHER EVIDENCE OF AN ARCHEOLOGICAL SITE, SHALL:
  - CEASE AND DESIST FROM FURTHER EXCAVATION AND DISTURBANCES WITHIN TWO HUNDRED FEET OF THE DISCOVERY OR IN ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT REMAINS.
  - ARRANGE FOR STAKING COMPLETELY AROUND THE AREA OF DISCOVERY BY VISIBLE STAKES NO MORE THAN 10 FEET APART, FORMING A CIRCLE HAVING A RADIUS OF NO LESS THAN ONE HUNDRED 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 SUCH STAKING. SAID STAKING SHALL NOT INCLUDE FLAGS OR OTHER DEVICES WHICH MAY ATTRACT VANDALS.
  - NOTIFY THE SHERIFF-CORONER OF THE DISCOVERY IF HUMAN AND/OR QUESTIONABLE REMAINS HAVE BEEN DISCOVERED. THE PLANNING DEPARTMENT DIRECTOR SHALL ALSO BE NOTIFIED.
  - SUBJECT TO LEGAL PROCESS, GRANT ALL DULY AUTHORIZED REPRESENTATIVES OF THE CORONER AND THE PLANNING DEPARTMENT DIRECTOR PERMISSION TO ENTER ON TO THE PROPERTY AND TO TAKE ALL ACTIONS CONSISTENT WITH CHAPTER 5B OF THE SAN BENITO COUNTY CODE AND CONSISTENT WITH SECTION 7050.5 OF THE HEALTH AND HUMAN SAFETY CODE AND CHAPTER 10 (COMMENCING WITH SECTION 27460) OF PART 3 OF DIVISION 2 OF TITLE 3 OF THE GOVERNMENT CODE. [MITIGATION MEASURE #4]
- ALL FUTURE DEVELOPMENT SHALL MAINTAIN A TEN (10) FOOT SETBACK FROM EASEMENTS NOTED UPON THIS MAP UNLESS FURTHER RESTRICTED BY COUNTY CODE.
- THIS PROJECT SHALL MEET THE STANDARDS SET FOURTH IN THE LATEST ADOPTED EDITIONS OF THE CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE, PUBLIC RESOURCES CODES 4290 AND 4291 AND OTHER RELATED CODES AS THEY APPLY TO A PROJECT OF THIS TYPE AND SIZE.
- PRIOR TO THE ISSUANCE OF ANY PERMIT FOR NEW DEVELOPMENT, THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE SAN BENITO COUNTY FIRE DEPARTMENT, INCLUDING THE PROVISION OF AN ADEQUATE WATER SUPPLY AND FLOW FOR FIRE SUPPRESSION. REQUIRED FIRE FLOW FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. ALL RESIDENTIAL STRUCTURES SHALL BE EQUIPPED WITH NFPA 13D SPRINKLER SYSTEMS [MITIGATION MEASURE #6]
- SUCCESSORS IN INTEREST ARE HEREBY NOTIFIED THAT THE CONCENTRATIONS OF ARSENIC EXCEED THE MAXIMUM CONTAINMENT LEVELS ESTABLISHED BY THE SAN BENITO COUNTY CODE.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL OBTAIN ANY SEWAGE DISPOSAL SYSTEM PERMITS FROM THE DEPARTMENT OF ENVIRONMENTAL HEALTH.
- PURSUANT TO SECTION 14-3 OF THE SAN BENITO COUNTY CODE, PRIOR TO COMMENCEMENT OF ANY IMPROVEMENTS ASSOCIATED WITH THIS PROJECT, THE APPLICANT SHALL OBTAIN A PUBLIC WORKS ENCROACHMENT PERMIT FOR ANY WORK BEING PERFORMED WITHIN THE COUNTY RIGHT OF WAY.