

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 the herein map; that we are the only persons whose consent is necessary to pass a clear title to said real property; that we hereby consent to the preparation and filing of said map and subdivision as shown within the distinctive boundary line.

The real property described below is dedicated in fee for public purposes: We hereby irrevocably dedicate to public use and offer to dedicate to the County of San Benito all streets and portions of streets not heretofore existing and designated as Parcel A1-Southside Road, Parcel A2-Southside Road, Parcel B-Hospital Road, Parcel C-Colorado Way, Parcel D-Sacramento Way, Parcel E1-Kern Way, Parcel E2-Kern Way, Parcel F1-Klamath Way, Parcel F2-Klamath Way, Parcel G-San Joaquin Court, Parcel H-Walker Way, Parcel I-Kings Way, Parcel J-Fulton Way, and Parcel K-Mojave Way as shown on this map; said dedications and offers of dedication are for any and all public uses under, upon, and over said streets and portions thereof.

We also hereby irrevocably dedicate to public use and offer to dedicate in fee to the County of San Benito for all public service purposes including open space, landscaping/recreational amenities, drainage, public services, and all appurtenances thereto within said subdivision to the above under, on or over those certain areas designated as Parcel M-Open Space as shown on this map.

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, sanitary, water, gas, electric, telephone and telephone facilities, soundwalls, public utilities and appurtenances to the above under, on or over those certain areas designated as PUE (public utility easement). 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 all streets (Parcels A thru K and Parcel L- Interim Fulton Way) and all PUE's as designated on this map.

We also hereby offer to dedicate as an easement to the County of San Benito Parcel L-Interim Fulton Way and the interim easements on Lots 130 and 131 as easements for ingress, egress, drainage, and utilities. Said easements are interim until such time as Kern Way is connected to Southside Road or the westerly extension of Enterprise Road. These interim easements shall remain in full effect until such time as the Board of Supervisors determines sufficient access is provided to this subdivision and records a quitclaim of said Parcel L.

We also hereby irrevocably dedicate to the public for public use and offer to dedicate to the County of San Benito storm drainage easements in, under, over, upon and across those certain strips of land delineated and designated as SDE (storm drainage easement) as shown on this map.

As Owner:
KB Home, South Bay Inc., a California Corporation

By: _____

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 CALIFORNIA
COUNTY OF _____
On _____, _____ before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Name , Notary Public in and for said County and State (Seal)

Principal County of Business: _____
Commission Expires: _____
Commission # of Notary: _____

Signature Omissions:

Pursuant to Section 66436 of the California Subdivision Map Act, the signature of the following parties have been omitted:
1. James Harold Bray and Debbie Raye Bray, Co-Trustees of the Bray Family Trust UA 12/1/92, and F. Ronald Culler and Veronica I. Culler, Co-Trustees of the Culler Living Trust dated December 16, 1982, -- regarding a non-exclusive easement for ingress, egress, public utilities, and incidental purposes recorded 4/19/2012 as instrument 2012-003571 San Benito County Records reserving the Grantors the right to relocate said easement per conditions stated therein.

Acknowledgment

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STATE OF CALIFORNIA
COUNTY OF _____
On _____, _____ before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

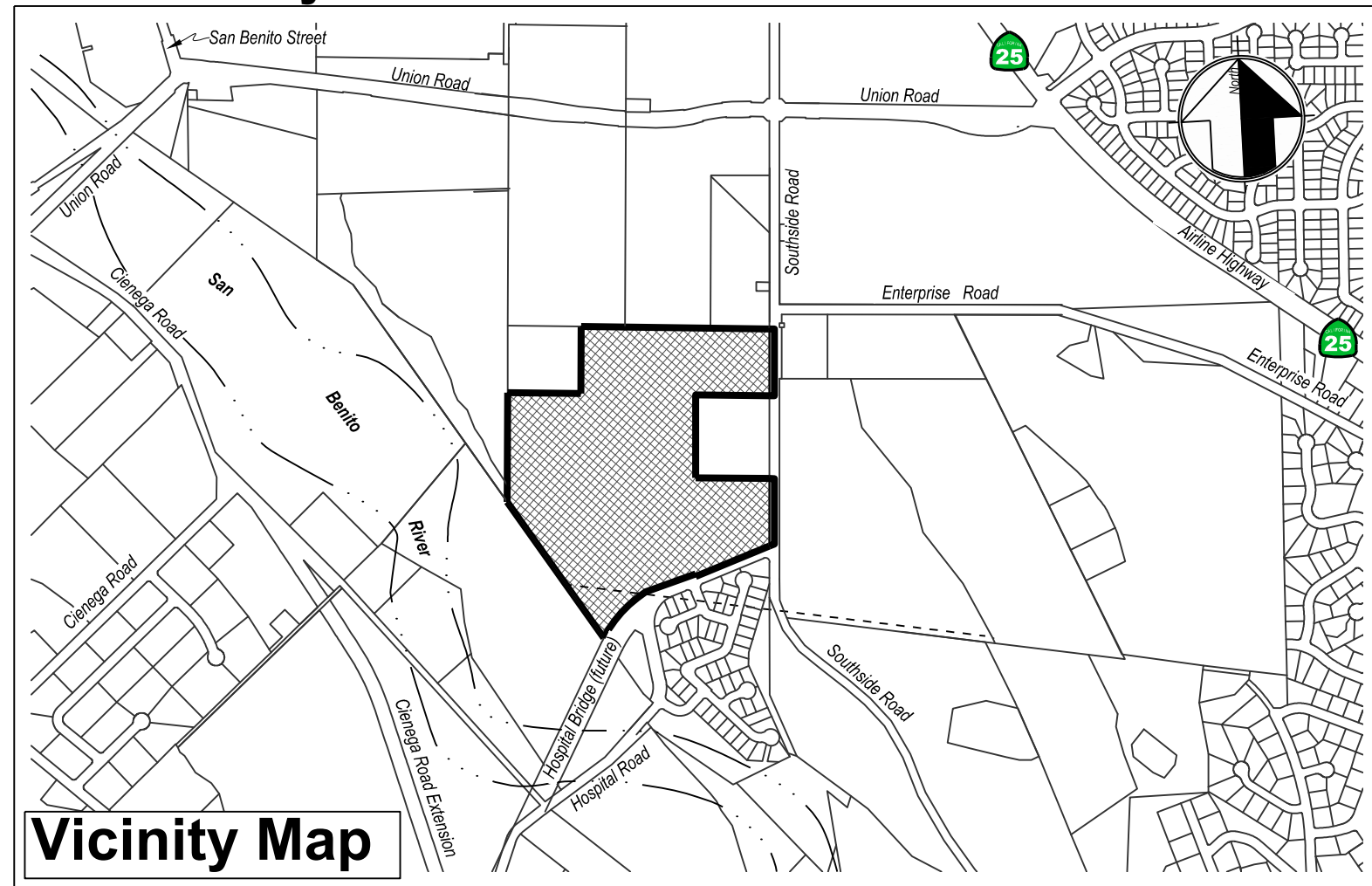
I Certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Name , Notary Public in and for said County and State (Seal)

Principal County of Business: _____
Commission Expires: _____
Commission # of Notary: _____

Tract No. 342
Sunnyside Estates
In the unincorporated territory of the County of
San Benito, State of California Being a portion
of Homestead Lots 42 & 45 of the Rancho San
Justo as shown on that map thereof recorded
in Book 1 of Maps, at Page 64,
San Benito County Records
July 2018 Job No. 217051



Clerk of the Board of Supervisors Statement

I, _____, clerk of the San Benito County Board Of Supervisors, hereby state that said Board approved the within map on the ____ day of _____, 2017 and on behalf of the County, 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
Parcel L as easement Accepted Rejected Accepted Subject to Improvement
Interim easements on Lots 130&131 Accepted Rejected Accepted Subject to Improvement
Parcel M In fee Accepted Rejected Accepted Subject to Improvement
Public Utility Easements (PUE) Accepted Rejected Accepted Subject to Improvement
Storm Drainage Easements (SDE) Accepted Rejected Accepted Subject to Improvement
for public uses 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).

By: _____
County Clerk and Ex Officio Clerk of the Board of Supervisors of the County of San Benito County, State of California

Statement of Sunnyslope County Water District

I, Donald G. Ridenhour, General Manager of the Sunnyslope County Water District, do hereby certify that on the ____ day of _____, 2018, I accept on behalf of the public, for water service purposes, all streets (Parcels A thru K and Parcel L- Interim Fulton Way) and all PUE's as designated on the Map entitled "Track No. 342, Sunnyside Estates"

Donald G. Ridenhour, General Manager Date
Sunnyslope County Water District

Surveyor's Statement

I hereby state that this map and the field survey, upon which the map is based, were made by me or under my direction in conformance with the requirements of the Subdivision Map Act and local ordinance, at the request of KB Home South Bay Inc., during September 2017, that the survey is true and complete as shown, that all the monuments are of the character and occupy the positions indicated, or that they will be set in such positions within one year of the recordation of this map and that the monuments are, or will be, sufficient to enable the survey to be retraced. I hereby state that this final map substantially conforms to the conditionally approved tentative map.

Allen T. Andrade 11/16/2018
Date
LS 7741, exp. 12/31/2019



County Engineer's Statement

I hereby state that I have examined the Final Map of Tract No. 342, Sunnyside Estates and that the subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof and that all provisions of Chapter 2 of the Subdivision Map Act and of any local ordinances applicable at the time of the approval of the tentative map have been complied with.

Deems Katada, County Engineer Date
San Benito County, California
RCE 80613, exp 3/31/2019

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.

George Y. Marchenko, County Surveyor Date
San Benito County, California
LS 6964, exp 3/30/2019

Planning Commission Statement

I hereby state that the tentative map for the Final map shown hereon was conditionally approved on May 18, 2016, 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.

Date John Geurtin, Secretary of the Planning Commission

Soils Report

"Geotechnical Investigation, Sunnyside Estates Residential Development, Hollister California" by Stevens Ferrone & Bailey, SFB Project No. 104-131, Dated December 5, 2017.

County Recorder's Statement

Filed this ____ day of _____, 20____ at _____ M,

in Book ____ of Maps, at Pages ____ at the request of MH engineering Co.

File No. _____ Fee \$ _____

Joe Paul Gonzalez, County Recorder of San Benito County

By: _____

Deputy



MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037 (408) 779-7381

Book ____ M, ____ Sheet 1 of 8

Reference Data

R1 Book 1 of Maps, Page 44
R2 Book 1 of Maps, Page 64
R3 Book 6 of Maps, Page 93
R4 Book 12 of Maps, Page 10
R5 Book 12 of Maps, Page 21
R6 Book 13 of Maps, Page 09
R7 Book 13 of Maps, Page 22
R8 Book 14 of Maps, Page 45
R9 Book 15 of Maps, Page 58
R10 Book 11 Parcel Maps, Page 49
R11 Book 11 of Maps, Page 59
R12 Book 15 of Maps, Page 98
R13 doc# 2012-0000071
R14 doc# 2012-0003568
R15 doc# 2000-0014703
R16 doc# 2000-0014702
R17 doc# 1999-0159090
R18 doc# 2016-0001313
R19 doc# 2014-0000118
R20 doc# 2012-0003567
R21 Book 16 of Maps, Page 21

Legend

Distinctive Boundary Line
new lot line
ex adjacent property line
subject property interior deed line
street parcel line
centerline
found brass disc monument as noted
set brass disc LS 7741 in monument box
found monument as noted
set 3/4" iron pipe w/yellow plastic plug inscribed LS 7741
set 2"Ø galvanized steel post w/brass tag LS 7741 at top (see detail on sheet 7)
cut "+" in top of curb w/brass tag LS 7741 lot line prolongation 9.75' from lot corner
cut "+" in top of curb w/brass tag LS 7741 9.75' from lot corner (radial to curve)
cut "+" in top of curb w/brass tag LS 7741 lot line prolongation specified distance from lot corner (skewed lines)
+ (distance)
PUE Public Utility Easement
SDE Storm Drainage Easement
M ## Reference Map
Doc# County Recorder's document number
Doc# yyyy-#### County Recorder's document Year-Book/Page
SF square feet
(... R#) Record Data
(PUE) See PUE detail - sheet 7
all distances are in feet and decimals thereof.

Data shown in italics with an * including adjacent easements & *APNs are shown for information purposes only and are not intended to affect record title interest.

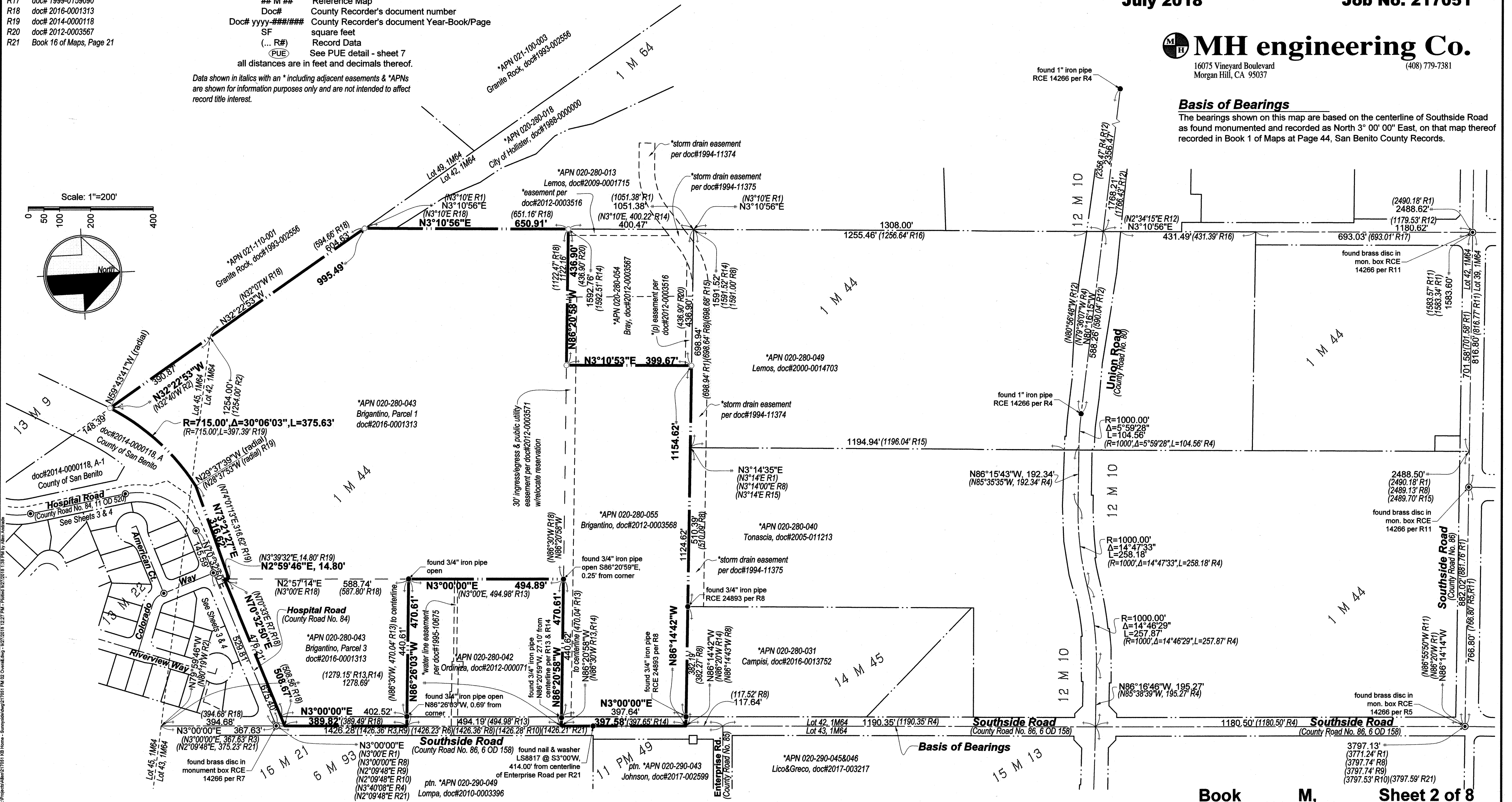
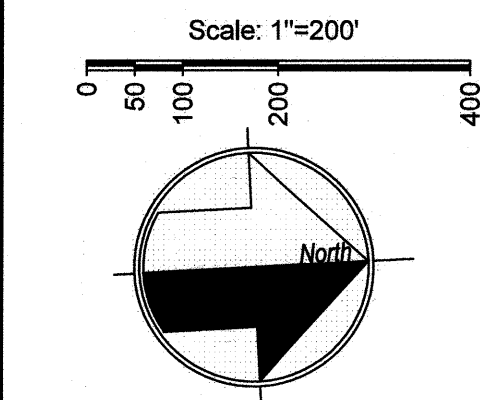
Tract No. 342 Sunnyside Estates

In the unincorporated territory of the County of San Benito, State of California Being a portion of Homestead Lots 42 & 45 of the Rancho San Justo as shown on that map thereof recorded in Book 1 of Maps, at Page 64, San Benito County Records July 2018 Job No. 217051

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037
(408) 779-7381

Basis of Bearings

The bearings shown on this map are based on the centerline of Southside Road as found monumented and recorded as North 3° 00' 00" East, on that map thereof recorded in Book 1 of Maps at Page 44, San Benito County Records.



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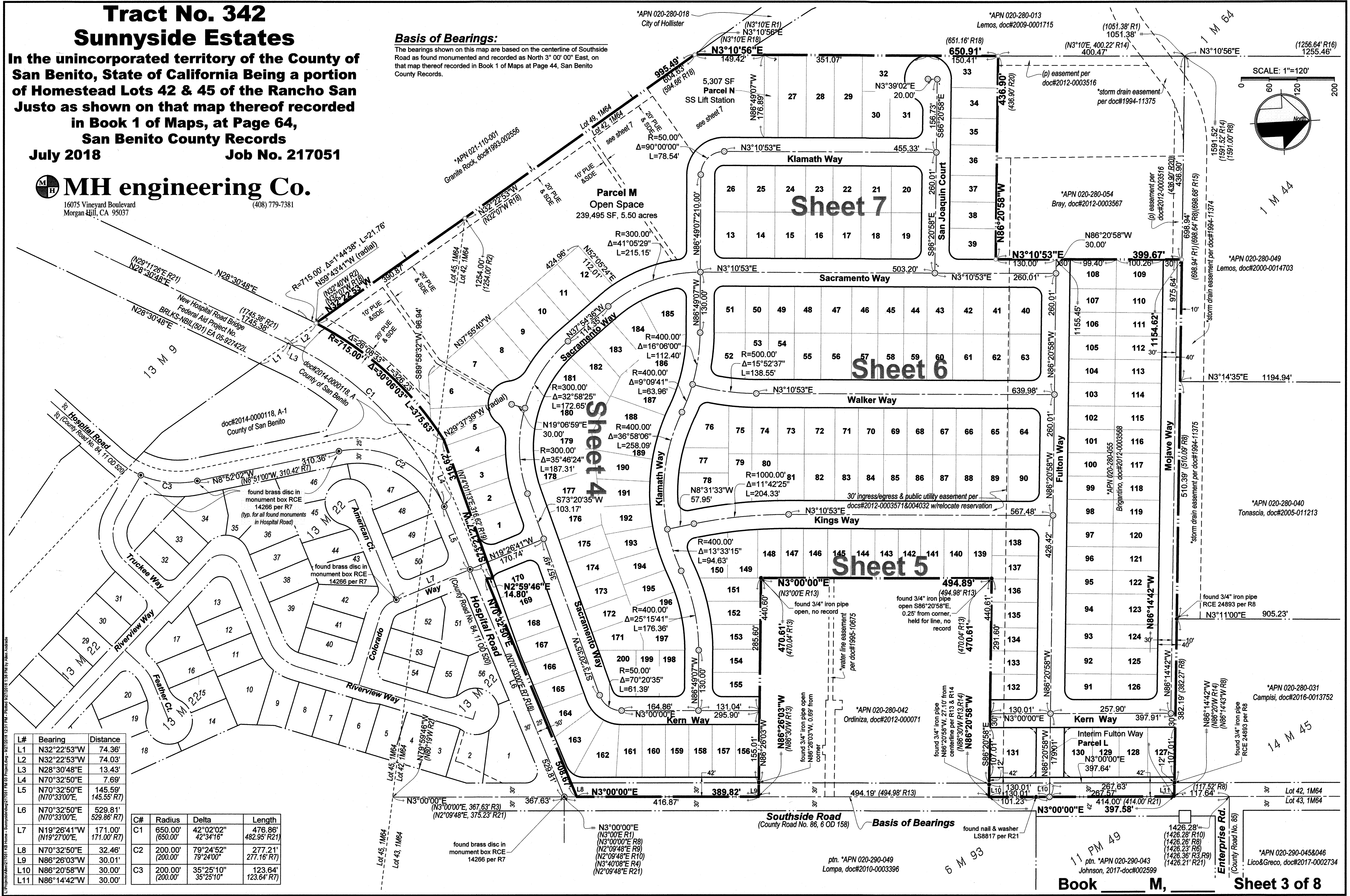
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(408) 779-7381

Basis of Bearings:

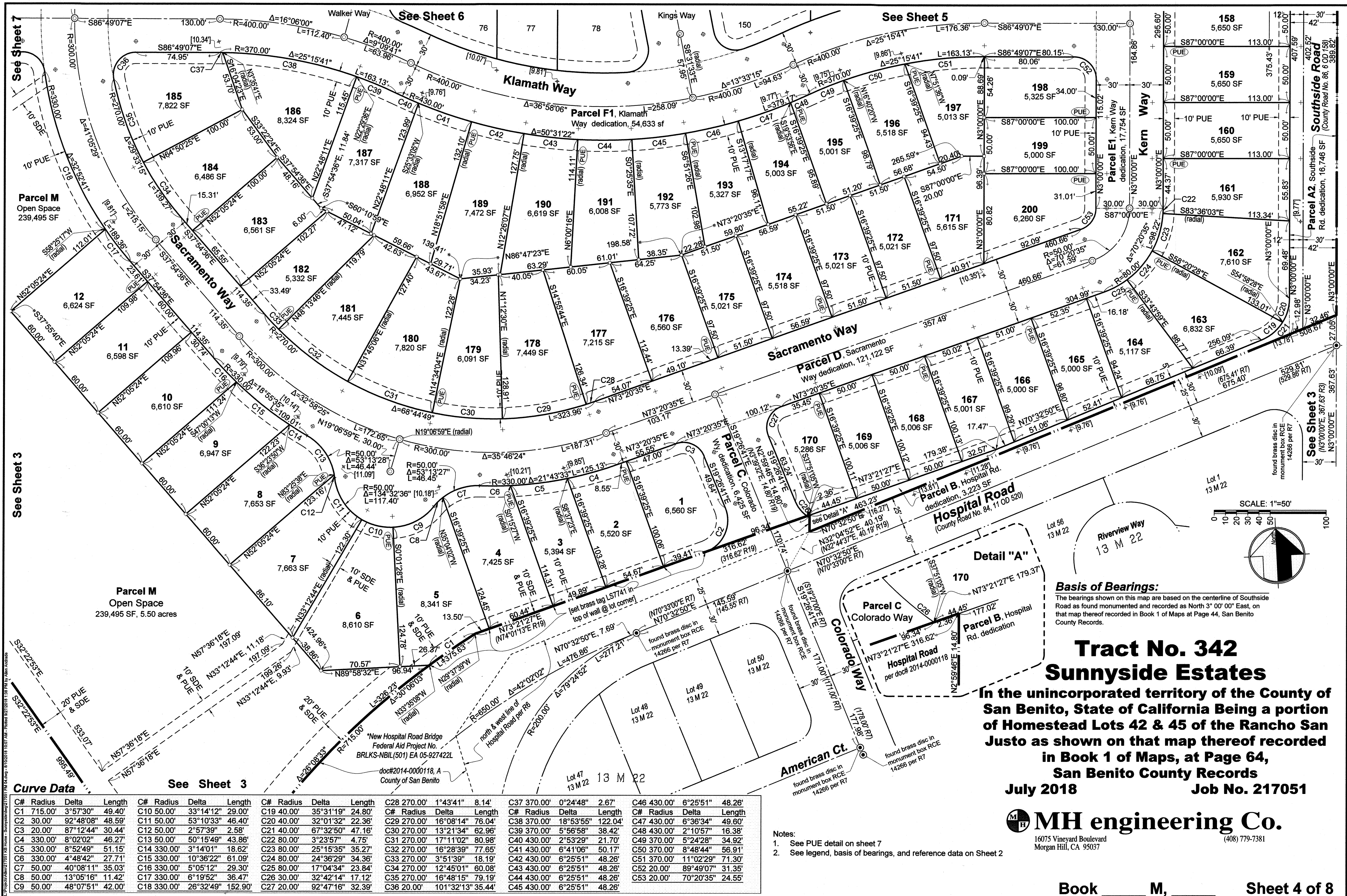
The bearings shown on this map are based on the centerline of Southside Road as found monumented and recorded as North 3° 00' 00" East, on that map thereof recorded in Book 1 of Maps at Page 44, San Benito County Records.



L#	Bearing	Distance
L1	N32°22'53"W	74.36'
L2	N32°22'53"W	74.03'
L3	N28°30'48"E	13.43'
L4	N70°32'50"E	7.69'
L5	N70°32'50"E (N70°33'00"E)	145.59' (145.55' R7)
L6	N70°32'50"E (N70°33'00"E)	529.81' (529.86' R7)
L7	N19°26'41"W (N19°27'00"E)	171.00' (171.00' R7)
L8	N70°32'50"E	32.46'
L9	N86°26'03"W	30.01'
L10	N86°20'58"W	30.00'
L11	N86°14'42"W	30.00'

C#	Radius	Delta	Length
C1	650.00' (650.00')	42°02'02" 42°34'16"	476.86' 482.95' R21
C2	200.00' (200.00')	79°24'52" 79°24'00"	277.21' 277.16' R7
C3	200.00' (200.00')	35°25'10" 35°25'10"	123.64' 123.64' R7

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ptn. *APN 020-290-043
Johnson, 2017-doc#002599



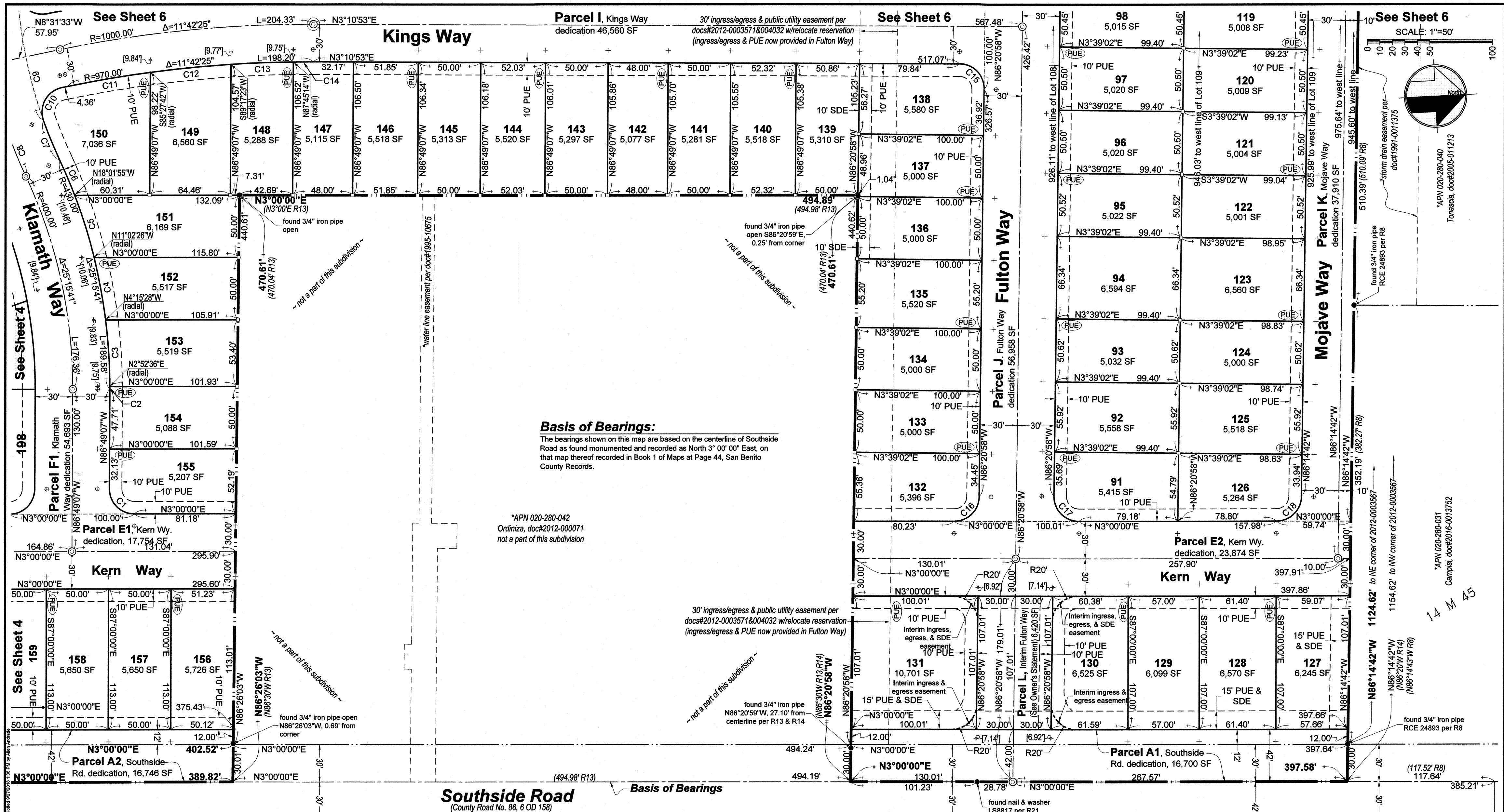
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Notes:
1. See PUE detail on sheet 7
2. See legend, basis of bearings, and reference data on Sheet 2

Curve Data				See Sheet 3				See Sheet 3				See Sheet 3			
C#	Radius	Delta	Length	C#	Radius	Delta	Length	C#	Radius	Delta	Length	C#	Radius	Delta	Length
C1	715.00'	3°57'30"	49.40'	C10	50.00'	33°14'12"	29.00'	C19	40.00'	35°31'19"	24.80'	C28	270.00'	1°43'41"	8.14'
C2	30.00'	92°48'08"	48.59'	C11	50.00'	53°40'33"	46.40'	C20	40.00'	32°01'32"	22.36'	C29	270.00'	16°08'14"	76.04'
C3	20.00'	87°12'44"	30.44'	C12	50.00'	2°57'39"	2.58'	C21	40.00'	67°32'50"	47.16'	C30	270.00'	13°21'34"	62.96'
C4	330.00'	8°02'02"	46.27'	C13	50.00'	50°15'49"	43.86'	C22	80.00'	3°23'57"	4.75'	C31	270.00'	17°11'02"	80.98'
C5	330.00'	8°52'49"	51.15'	C14	330.00'	3°14'01"	18.62'	C23	80.00'	25°15'35"	35.27'	C32	270.00'	16°28'39"	77.65'
C6	330.00'	4°48'42"	27.71'	C15	330.00'	10°36'22"	61.09'	C24	80.00'	24°36'29"	34.36'	C33	270.00'	3°51'39"	18.19'
C7	50.00'	40°08'11"	35.03'	C16	330.00'	5°05'12"	29.30'	C25	80.00'	17°04'34"	23.84'	C34	270.00'	12°45'01"	60.08'
C8	50.00'	13°05'16"	11.42'	C17	330.00'	6°19'52"	36.47'	C26	30.00'	32°42'14"	17.12'	C35	270.00'	16°48'15"	79.19'
C9	50.00'	48°07'51"	42.00'	C18	330.00'	26°32'49"	152.90'	C27	20.00'	92°47'16"	32.39'	C36	20.00'	101°32'13"	35.44'



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July 2018

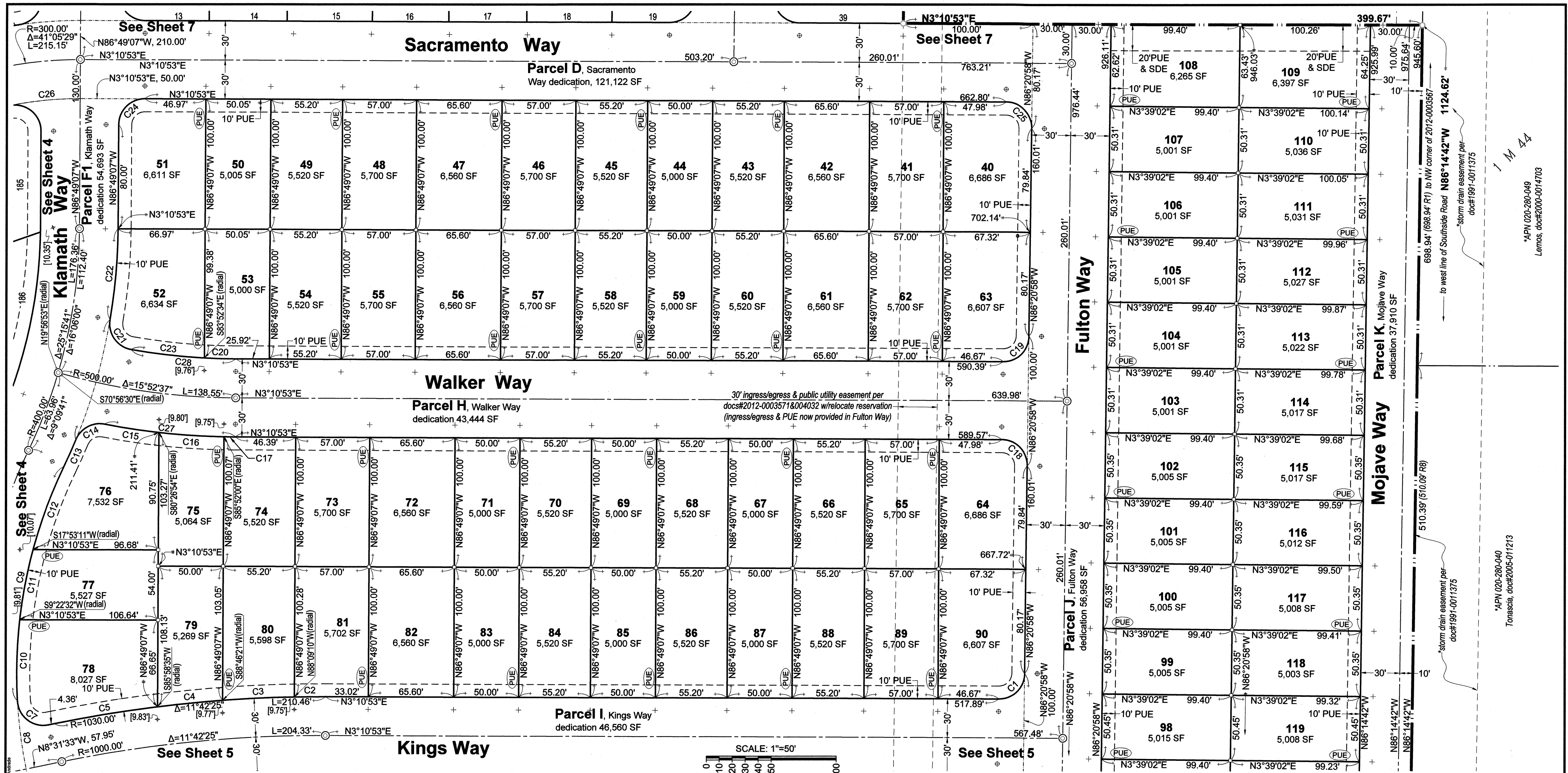
Job No. 217051

MH engineering Co.

16075 Vineyard Boulevard
Morgan Hill, CA 95037

(408) 779-7381

Book M, Sheet 5 of 8



- Notes:
- See PUE detail on sheet 7
 - See legend, basis of bearings, and reference data on Sheet 2

Curve Data

C#	Radius	Delta	Length	C#	Radius	Delta	Length
C1	20.00'	89°31'51"	31.25'	C15	530.00'	4°34'35"	42.33'
C2	1030.00'	1°20'03"	23.98'	C16	530.00'	5°25'06"	50.12'
C3	1030.00'	3°04'29"	55.28'	C17	530.00'	0°57'07"	8.81'
C4	1030.00'	2°47'45"	50.26'	C18	20.00'	90°28'09"	31.58'
C5	1030.00'	4°30'08"	80.93'	C19	20.00'	89°31'51"	31.25'
C6	20.00'	98°12'48"	34.28'	C20	470.00'	2°56'33"	24.14'
C7	370.00'	16°25'35"	106.08'	C21	20.00'	89°30'46"	31.25'
C8	370.00'	28°45'19"	185.69'	C22	430.00'	9°22'49"	70.40'
C9	370.00'	9°41'17"	62.56'	C23	470.00'	6°55'30"	56.81'
C10	370.00'	8°30'39"	54.96'	C24	20.00'	90°00'00"	31.42'
C11	370.00'	10°33'22"	68.17'	C25	20.00'	90°28'09"	31.58'
C12	430.00'	3°03'59"	23.01'	C26	270.00'	11°32'13"	54.37'
C13	20.00'	78°45'06"	27.49'	C27	530.00'	10°56'48"	101.26'
				C28	470.00'	9°52'03"	80.95'

Basis of Bearings:

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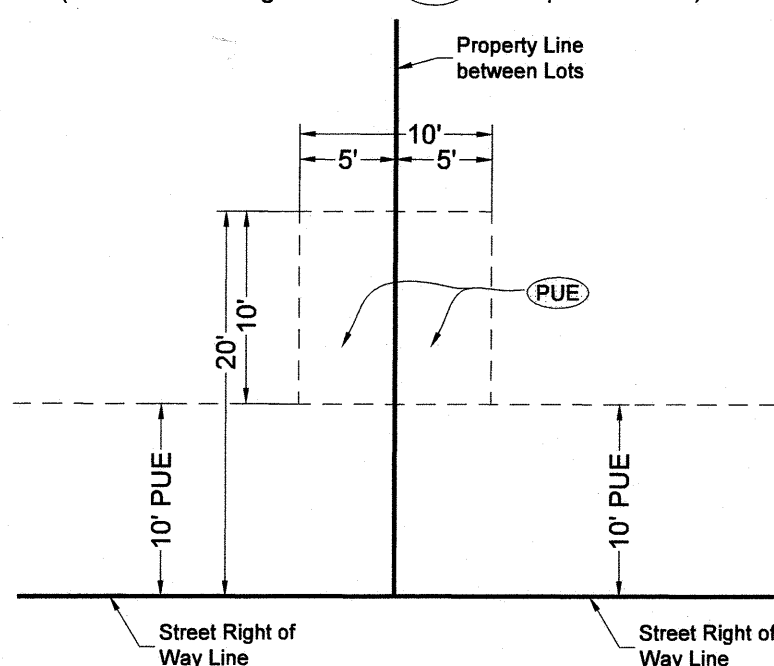
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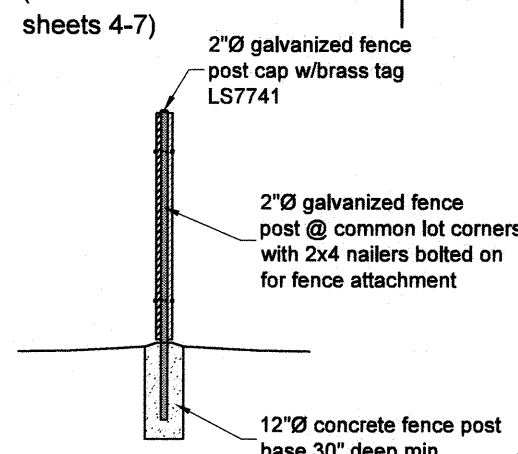
(408) 779-7381

Book M, Sheet 6 of 8

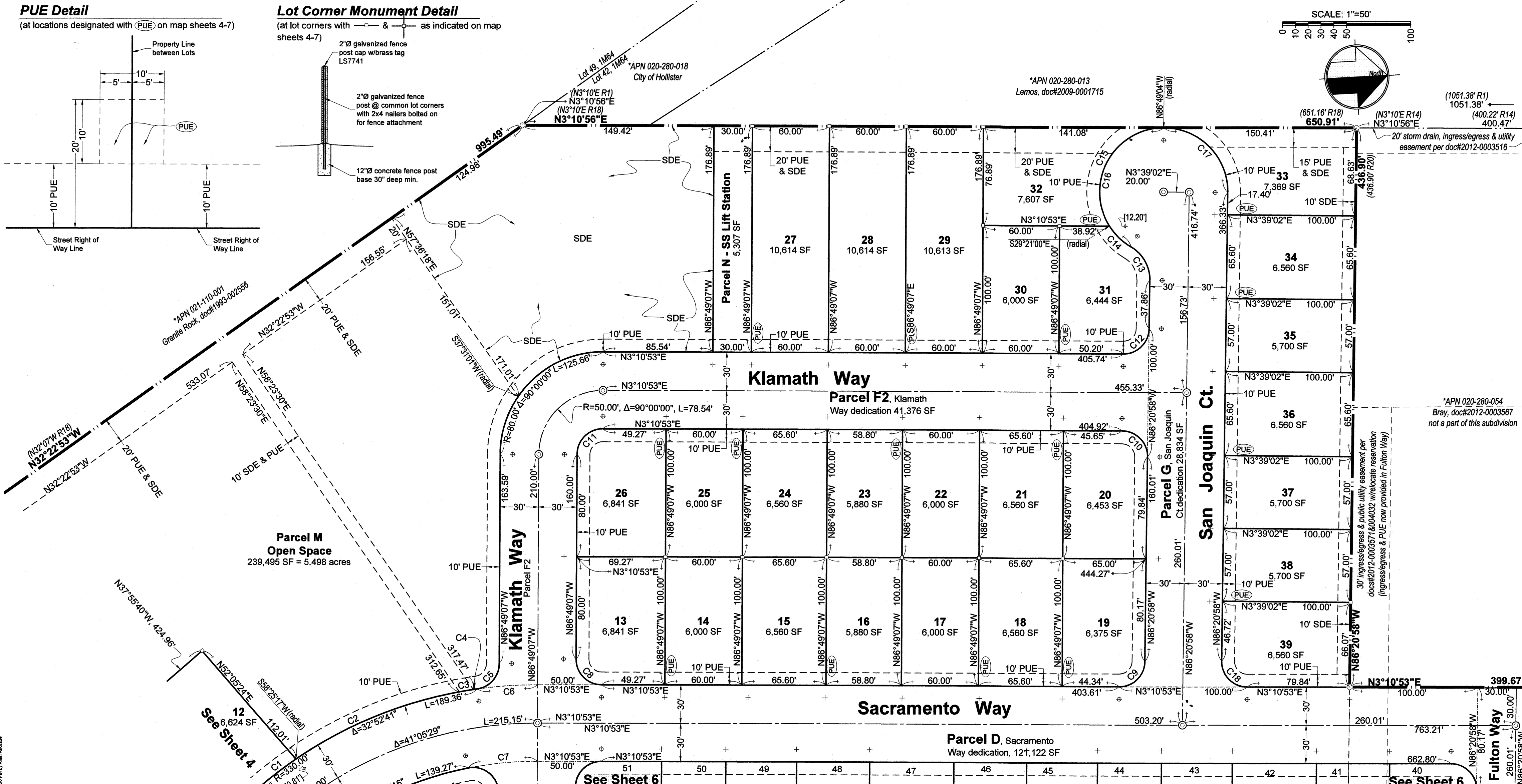
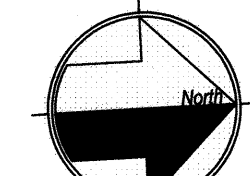
PUE Detail
(at locations designated with (PUE) on map sheets 4-7)



Lot Corner Monument Detail
(at lot corners with — & — as indicated on map sheets 4-7)



SCALE: 1"=50'



Curve Data

C#	Radius	Delta	Length
C1	330.00'	6°19'52"	36.47'
C2	330.00'	24°06'23"	138.84'
C3	330.00'	1°55'02"	11.04'
C4	330.00'	0°31'24"	3.01'
C5	20.00'	81°47'10"	28.55'
C6	330.00'	8°12'48"	47.30'
C7	270.00'	11°32'13"	54.37'
C8	20.00'	90°00'00"	31.42'
C9	20.00'	89°31'51"	31.25'
C10	20.00'	90°28'09"	31.58'
C11	20.00'	90°00'00"	31.42'
C12	20.00'	89°31'51"	31.25'
C13	30.00'	60°00'00"	31.42'
C14	50.00'	26°59'58"	23.56'
C15	50.00'	122°31'57"	106.93'
C16	50.00'	149°31'55"	130.49'
C17	50.00'	90°27'58"	78.95'
C18	20.00'	90°28'09"	31.58'

Basis of Bearings:

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Notes:

- See legend, basis of bearings, and reference data on Sheet 2

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Book M, Sheet 7 of 8

