

OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY STATE THAT IT IS THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITHIN THE TRACT BOUNDARY LINE UPON THE HEREIN EMBODIED FINAL MAP ENTITLED: "TRACT NO. 344 BENNETT RANCH, SAN BENITO COUNTY, CALIFORNIA", CONSISTING OF EIGHT (8) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF; THAT IT HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD AND DOES CONSENT TO THE MAKING AND RECORDATION OF SAID MAP; AND THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES THE PARCELS OF LAND SO RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARIES, COURSES, AND EXTENT.

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

- WE HEREBY IRREVOCABLY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO THE AREAS OR STRIPS OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENT (PUE) AS SHOWN UPON SAID MAP, FOR INGRESS AND EGRESS AND THE CONSTRUCTION AND MAINTENANCE OF APPLICABLE UTILITY STRUCTURES, AND ALL APPURTENANCES THERETO, UNDER, UPON AND OVER SAID AREAS OR STRIPS OF LAND. SAID AREAS ARE TO BE KEPT CLEAR OF BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UTILITY COMPANY STRUCTURES AND LAWFUL FENCES.
- WE HEREBY IRREVOCABLY DEDICATE TO THE PUBLIC FOR PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO THE AREAS OR STRIPS OF LAND DESIGNATED AS WALL MAINTENANCE EASEMENT (WME) AS SHOWN UPON SAID MAP.
- WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO SUNNYSLOPE COUNTY WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT FOR WATER SERVICE PURPOSES: PARCELS A, B, C, D, E, AND G, ALL STREETS (PARCEL F AND PARCEL H), AND ALL PUE'S DESIGNATED ON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE COUNTY OF SAN BENITO 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 F (HOSPITAL ROAD, PALOMINO WAY, STALLION COURT, STALLION WAY, APPALOOSA COURT AND APPALOOSA WAY) AND PARCEL H (SOUTHSIDE ROAD) AS SHOWN ON THIS MAP.
- WE ALSO HEREBY IRREVOCABLY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE COUNTY OF SAN BENITO THE REAL PROPERTY DESIGNATED AS PARCELS "A", "B", "C", "D", "E", AND "G" (FUTURE STREET) IN FEE FOR PUBLIC PURPOSES.

THIS MAP SHOWS OR NOTES ALL EASEMENTS OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE 7th DAY OF February, 2019.

AS OWNERS: K. HOVNIANIAN AT BENNETT RANCH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: MICHAEL RYATT
TITLE: DIVISION PRESIDENT

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 CALIFORNIA } SS
COUNTY OF Placer

ON 2/7/19, 2019, BEFORE ME Trina Johnson A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR 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.

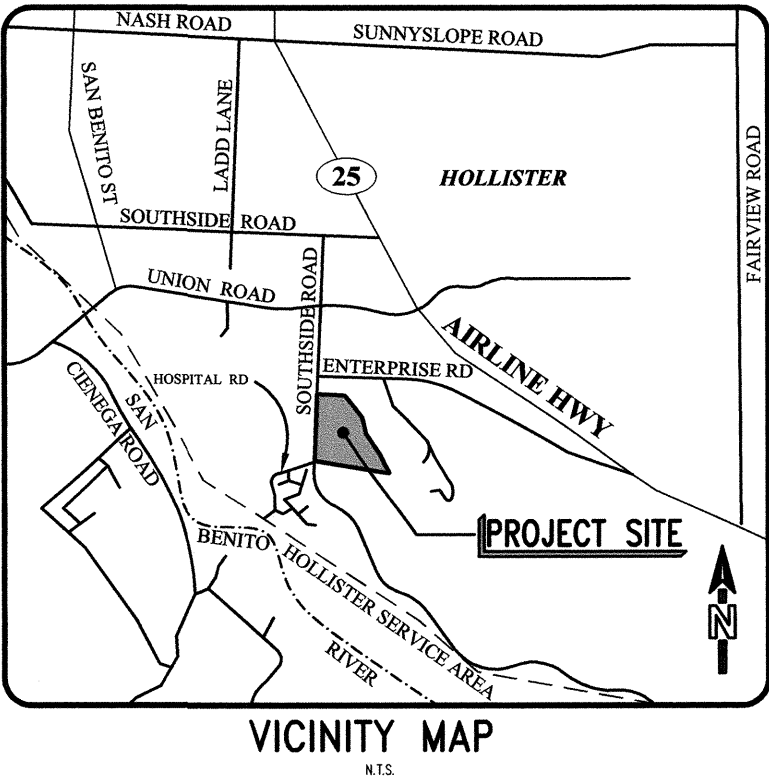
WITNESS MY HAND: [Signature]
SIGNATURE: Trina Johnson Sacramento, CA
PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL PLACE OF BUSINESS: Sacramento
COMMISSION EXPIRES: 11/21/2021
COMMISSION # OF NOTARY: 2179270

TRACT 344
BENNETT RANCH

SUBDIVISION OF RESULTANT PARCEL 1 OF LOT LINE ADJUSTMENT
AS RECORDED IN DOCUMENT NUMBER 2018-0006930
BENNETT RANCH
SAN BENITO COUNTY, CALIFORNIA

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
JANUARY 2019



TRUSTEE'S STATEMENT:

THE UNDERSIGNED, ORANGE COAST TITLE COMPANY, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED IN INSTRUMENT NUMBER 2018-8086 ON SEPTEMBER 4, 2018, AND INSTRUMENT NUMBER 2018-8087 ON SEPTEMBER 4, 2018 OFFICIAL RECORDS OF SAN BENITO COUNTY, CALIFORNIA, CONSENTS TO THE PREPARATION AND FILING OF THIS MAP OF TRACT 344, BENNETT RANCH, AND JOINS IN ALL OFFERS OF DEDICATION HEREIN.

BY: _____
NAME: _____
TITLE: _____
DATE: _____

TRUSTEE'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 CALIFORNIA } SS
COUNTY OF _____

ON _____, 2019, 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 SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR 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: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

STATEMENT OF THE CLERK OF THE BOARD OF SUPERVISORS:

I, _____, CLERK OF THE BOARD OF SUPERVISORS OF SAN BENITO COUNTY, HEREBY STATE THAT THE BOARD APPROVED THE WITHIN MAP ON THE _____ DAY OF _____, 2019, 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)		
PUBLIC UTILITY EASEMENTS (PUE)	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT
PARCELS A, B, C, D, E, AND G IN FEE	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT
PARCEL F (HOSPITAL ROAD, PALOMINO WAY, STALLION COURT, STALLION WAY, APPALOOSA COURT AND APPALOOSA WAY) AND PARCEL H (SOUTHSIDE RD) IN FEE	ACCEPTED	REJECTED	ACCEPTED SUBJECT TO IMPROVEMENT
WALL MAINTENANCE EASEMENT (WME)	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 _____
COUNTY CLERK AND EX OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO OF THE STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF ORANGE COAST TITLE COMPANY.

JOE PAUL GONZALEZ
COUNTY RECORDER
OF SAN BENITO COUNTY, CALIFORNIA

BY: _____
DEPUTY

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 HOLLISTER LAND PARTNERS, LLC, IN JANUARY, 2018. 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 WITHIN TWENTY FOUR MONTHS FROM RECORDATION OF THIS FINAL MAP, AND THE COMPLETION OF IMPROVEMENTS, 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, AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE GROSS AREA WITHIN THIS TRACT IS 25.24 ACRES, MORE OR LESS.

DATED THIS 6TH DAY OF FEBRUARY, 2019.

BY: IAN BRUCE MACDONALD, PLS 8817



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 , 20 , I ACCEPT ON BEHALF OF THE PUBLIC, FOR WATER SERVICE PURPOSES, THOSE CERTAIN PARCELS AND EASEMENTS OF LAND DESIGNATED ON THE MAP ENTITLED "TRACT 344 BENNETT RANCH, SAN BENITO COUNTY, CALIFORNIA" AS PARCELS A, B, C, D, E, AND G, ALL STREETS (PARCEL F AND PARCEL H), AND ALL PUE'S DESIGNATED ON THIS MAP.

DONALD G. RIDENHOUR
GENERAL MANAGER
SUNNYSLOPE COUNTY WATER DISTRICT

SOILS REPORT NOTE:

A GEOTECHNICAL REPORT WAS PREPARED BY EARTH SYSTEMS PACIFIC, FILE NO. SH-12620-SB "FAY PROPERTY RESIDENTIAL DEVELOPEMENT", DATED APRIL 25, 2015 FOR THIS PROJECT, AND IS ON FILE WITH THE COUNTY OF SAN BENITO.

SIGNATURE OMISSIONS:

AN EASEMENT OF RIGHT OF WAY FOR IRRIGATION DITCH AND INCIDENTAL PURPOSES, RECORDED IN BOOK 12, PAGE 144 OF DEEDS. LOCATION NOT PLOTTABLE.
IN FAVOR OF: B.F. GOULD ET AL

AN EASEMENT, TERM AND PROVISIONS, ENTITLED "WELL, PUMPING PLANT AND PIPELINE" RECORDED AS INSTRUMENT NO. 1995-10675. LOCATION SHOWN HEREON.
IN FAVOR OF: BRIGANTINO, LOMPA, OSCADAL, KERBEL, ET AL

AN EASEMENT FOR WATER PIPELINE, DRAINAGE SWALE AND INCIDENTAL PURPOSES. RECORDED IN INSTRUMENT NO. 2018-0009582. LOCATION SHOWN HEREON.
IN FAVOR OF: LOMPA ENTERPRISES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

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 TWO 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 , 2019.

DEEMS KATADA, INTERIM COUNTY ENGINEER
R.C.E. 80613

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 TWO OF THE SUBDIVISION MAP ACT AND 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 YURI MARCHENKO - INTERIM COUNTY SURVEYOR
LS NO. 6964

PLANNING COMMISSION STATEMENT:

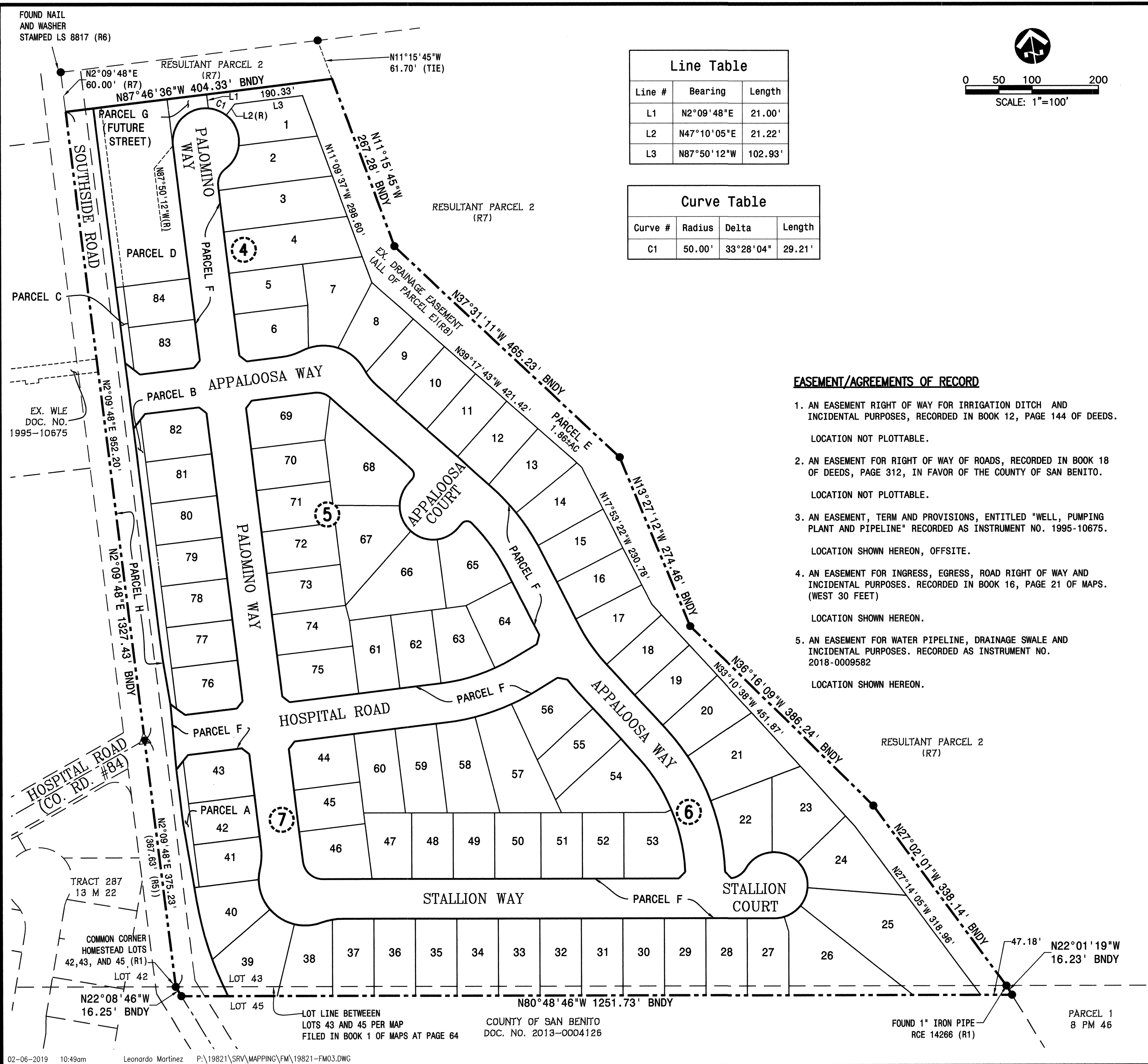
I HEREBY STATE THAT THE TENTATIVE MAP FOR THE FINAL MAP SHOWN HEREON WAS CONDITIONALLY APPROVED ON FEBRUARY 21, 2018 BY THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO, CALIFORNIA, AND THAT THE MAP SHOWN HEREON SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE SUBDIVISION MAP.

DATE JOHN GEURTIN, SECRETARY OF PLANNING COMMISSION

TRACT 344
BENNETT RANCH

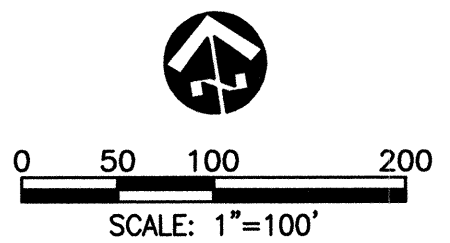
SUBDIVISION OF RESULTANT PARCEL 1 OF LOT LINE ADJUSTMENT
AS RECORDED IN DOCUMENT NUMBER 2018-0006930
BENNETT RANCH
SAN BENITO COUNTY, CALIFORNIA

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
51428 FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690
JANUARY 2019



Line Table		
Line #	Bearing	Length
L1	N2°09'48"E	21.00'
L2	N47°10'05"E	21.22'
L3	N87°50'12"W	102.93'

Curve Table			
Curve #	Radius	Delta	Length
C1	50.00'	33°28'04"	29.21'



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND 3/4" IRON PIPE STAMPED "LS 8817" PER R6 UNLESS OTHERWISE NOTED
- ▲ FOUND BRASS DISK MONUMENT IN MONUMENT WELL RCE 14266 (R-6)
- ⊙ SET BRASS DISK IN STANDARD STREET MONUMENT WELL STAMPED "LS 8817"
- SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8817"
- △ ANGLE POINT
- BNDY
- EX. EXISTING
- M-M MONUMENT TO MONUMENT
- DOC NO. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (T) TOTAL
- WLE WATER LINE EASEMENT
- WME WALL MAINTENANCE EASEMENT
- ③ INDICATES SHEET NUMBER

- EASEMENT/AGREEMENTS OF RECORD**
1. AN EASEMENT RIGHT OF WAY FOR IRRIGATION DITCH AND INCIDENTAL PURPOSES, RECORDED IN BOOK 12, PAGE 144 OF DEEDS.
LOCATION NOT PLOTTABLE.
 2. AN EASEMENT FOR RIGHT OF WAY OF ROADS, RECORDED IN BOOK 18 OF DEEDS, PAGE 312, IN FAVOR OF THE COUNTY OF SAN BENITO.
LOCATION NOT PLOTTABLE.
 3. AN EASEMENT, TERM AND PROVISIONS, ENTITLED "WELL, PUMPING PLANT AND PIPELINE" RECORDED AS INSTRUMENT NO. 1995-10675.
LOCATION SHOWN HEREON, OFFSITE.
 4. AN EASEMENT FOR INGRESS, EGRESS, ROAD RIGHT OF WAY AND INCIDENTAL PURPOSES. RECORDED IN BOOK 16, PAGE 21 OF MAPS. (WEST 30 FEET)
LOCATION SHOWN HEREON.
 5. AN EASEMENT FOR WATER PIPELINE, DRAINAGE SWALE AND INCIDENTAL PURPOSES. RECORDED AS INSTRUMENT NO. 2018-0009582
LOCATION SHOWN HEREON.

- NOTES:**
1. BEARINGS AND DISTANCES LABELED "BNDY" PER (R7)
 2. ALL DISTANCES ARE MEASURED OR CALCULATED FROM RECORD INFORMATION UNLESS OTHERWISE NOTED AND ARE SHOWN IN FEET AND DECIMALS THEREOF
 3. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCE. MULTIPLY DISTANCES BY 0.9999231 TO OBTAIN GRID DISTANCES
 4. ALL MONUMENT TIE LINES ARE RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
 5. 1" BRASS DISK STAMPED "LS 8817" SET FOR FRONT LOT CORNERS ON A 1 FOOT PROJECTION OF THE SIDE LOT LINE FOR LOTS 1 THROUGH 84.
 6. 3/4" IRON PIPE WITH CAP STAMPED "LS 8817" SET FOR REAR LOT CORNERS AS SHOWN.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SOUTHSIDE ROAD AS FOUND MONUMENTED AND RECORDED AS NORTH 2°09'48" EAST, IN BOOK 15 OF MAPS, AT PAGE 58, SAN BENITO COUNTY RECORDS.

- REFERENCES:**
- R1 TRACT MAP FILED FOR RECORD IN BOOK 15 OF TRACT MAPS, AT PAGE 58, SAN BENITO COUNTY RECORDS
 - R2 DOCUMENT NO. 2010-0003395, SAN BENITO COUNTY RECORDS
 - R3 DOCUMENT NO. 2004-0015833, SAN BENITO COUNTY RECORDS
 - R4 RECORD OF SURVEY FILED FOR RECORD IN BOOK 14 OF SURVEYS, AT PAGE 45, SAN BENITO COUNTY RECORDS
 - R5 RECORD OF SURVEY FILED FOR RECORD IN BOOK 6 OF SURVEYS, AT PAGE 93, SAN BENITO COUNTY RECORDS
 - R6 RECORD OF SURVEY TO AMEND FILED RECORD OF SURVEY IN BOOK 16 OF MAPS, AT PAGE 21, SAN BENITO COUNTY RECORDS
 - R7 LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2018-0006930
 - R8 DOCUMENT NO. 2018-0009582, SAN BENITO COUNTY RECORDS

TRACT 344
BENNETT RANCH
SUBDIVISION OF RESULTANT PARCEL 1 OF LOT LINE ADJUSTMENT
AS RECORDED IN DOCUMENT NUMBER 2018-0006930
BENNETT RANCH
SAN BENITO COUNTY, CALIFORNIA

Mackay & Samps
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
JANUARY 2019



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- FOUND 3/4" IRON PIPE STAMPED "LS 8817" PER R6 UNLESS OTHERWISE NOTED
- ▲ FOUND BRASS DISK MONUMENT IN MONUMENT WELL RCE 14266 (R-6)
- ⊙ SET BRASS DISK IN STANDARD STREET MONUMENT WELL STAMPED "LS 8817"
- SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8817"
- △ ANGLE POINT
- BDY BOUNDARY
- EX. EXISTING
- M-M MONUMENT TO MONUMENT
- DOC NO. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (T) TOTAL
- WLE WATER LINE EASEMENT
- WME WALL MAINTENANCE EASEMENT

NOTES:

- BEARINGS AND DISTANCES LABELED "BNDY" PER (R7)
- ALL DISTANCES ARE MEASURED OR CALCULATED FROM RECORD INFORMATION UNLESS OTHERWISE NOTED AND ARE SHOWN IN FEET AND DECIMALS THEREOF
- ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCE. MULTIPLY DISTANCES BY 0.9999231 TO OBTAIN GRID DISTANCES
- ALL MONUMENT TIE LINES ARE RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
- 1" BRASS DISK STAMPED "LS 8817" SET FOR FRONT LOT CORNERS ON A 1 FOOT PROJECTION OF THE SIDE LOT LINE FOR LOTS 1 THROUGH 84.
- 3/4" IRON PIPE WITH CAP STAMPED "LS 8817" SET FOR REAR LOT CORNERS AS SHOWN.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SOUTHSIDE ROAD AS FOUND MONUMENTED AND RECORDED AS NORTH 2°09'48" EAST, IN BOOK 15 OF MAPS, AT PAGE 58, SAN BENITO COUNTY RECORDS.

REFERENCES:

- R1 TRACT MAP FILED FOR RECORD IN BOOK 15 OF TRACT MAPS, AT PAGE 58, SAN BENITO COUNTY RECORDS
- R2 DOCUMENT NO. 2010-0003395, SAN BENITO COUNTY RECORDS
- R3 DOCUMENT NO. 2004-0015833, SAN BENITO COUNTY RECORDS
- R4 RECORD OF SURVEY FILED FOR RECORD IN BOOK 14 OF SURVEYS, AT PAGE 45, SAN BENITO COUNTY RECORDS
- R5 RECORD OF SURVEY FILED FOR RECORD IN BOOK 6 OF SURVEYS, AT PAGE 93, SAN BENITO COUNTY RECORDS
- R6 RECORD OF SURVEY TO AMEND FILED RECORD OF SURVEY IN BOOK 16 OF MAPS, AT PAGE 21, SAN BENITO COUNTY RECORDS
- R7 LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2018-0006930
- R8 DOCUMENT NO. 2018-0009582, SAN BENITO COUNTY RECORDS

Line Table

Line #	Bearing	Length
L1	N87°46'36"W	60.00'
L2	N2°09'48"E	21.00'
L3	N2°09'48"E	50.00'

Curve Table

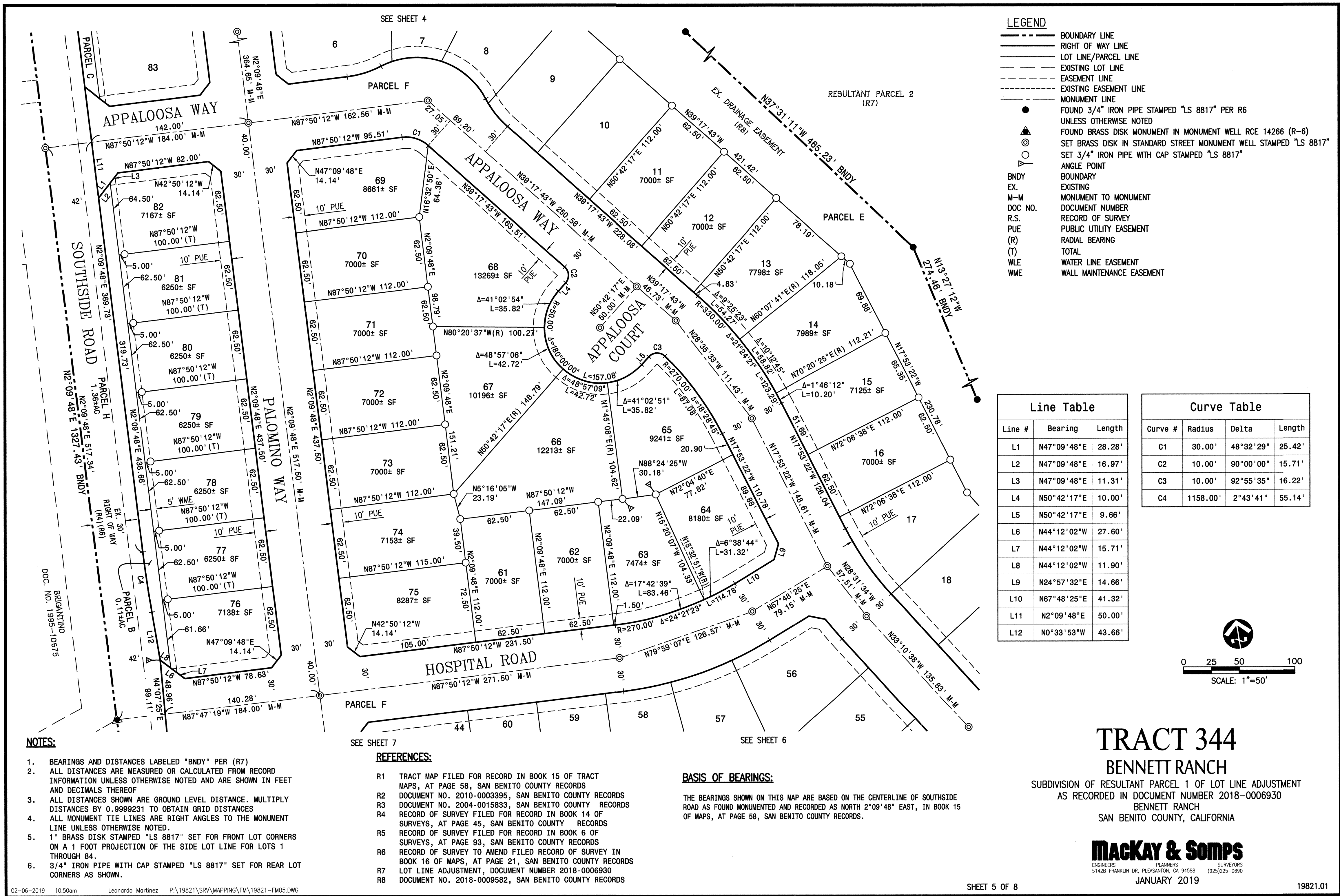
Curve #	Radius	Delta	Length
C1	50.00'	59°03'16"	51.53'
C2	50.00'	45°56'27"	40.09'
C3	30.00'	60°00'00"	31.42'
C4	90.00'	20°21'51"	31.99'
C5	70.00'	8°43'28"	10.66'
C6	70.00'	37°07'39"	45.36'
C7	70.00'	43°25'03"	53.04'
C8	90.00'	3°04'20"	4.83'
C9	90.00'	17°17'31"	27.16'
C10	70.00'	89°16'11"	109.06'
C11	90.00'	20°21'51"	31.99'
C12	50.00'	101°32'12"	88.61'
C13	50.00'	33°28'04"	29.21'

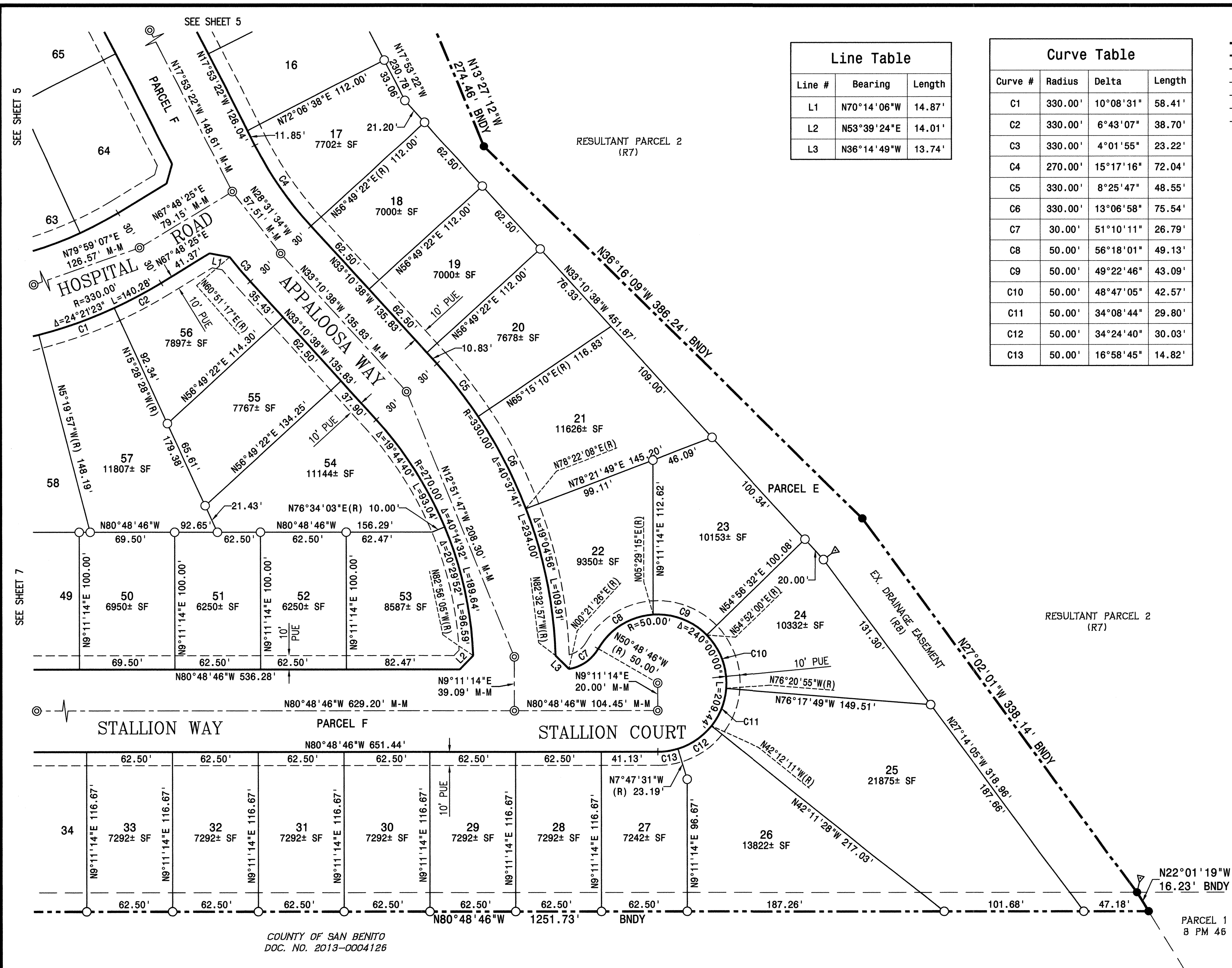
0 25 50 100
SCALE: 1"=50'

TRACT 344
BENNETT RANCH
SUBDIVISION OF RESULTANT PARCEL 1 OF LOT LINE ADJUSTMENT
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BENNETT RANCH
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MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588 (925)225-0690

JANUARY 2019





Line Table		
Line #	Bearing	Length
L1	N70°14'06"W	14.87'
L2	N53°39'24"E	14.01'
L3	N36°14'49"W	13.74'

Curve Table			
Curve #	Radius	Delta	Length
C1	330.00'	10°08'31"	58.41'
C2	330.00'	6°43'07"	38.70'
C3	330.00'	4°01'55"	23.22'
C4	270.00'	15°17'16"	72.04'
C5	330.00'	8°25'47"	48.55'
C6	330.00'	13°06'58"	75.54'
C7	30.00'	51°10'11"	26.79'
C8	50.00'	56°18'01"	49.13'
C9	50.00'	49°22'46"	43.09'
C10	50.00'	48°47'05"	42.57'
C11	50.00'	34°08'44"	29.80'
C12	50.00'	34°24'40"	30.03'
C13	50.00'	16°58'45"	14.82'

- LEGEND**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - FOUND 3/4" IRON PIPE STAMPED "LS 8817" PER R6 UNLESS OTHERWISE NOTED
 - FOUND BRASS DISK MONUMENT IN MONUMENT WELL RCE 14266 (R-6)
 - SET BRASS DISK IN STANDARD STREET MONUMENT WELL STAMPED "LS 8817"
 - SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8817"
 - ANGLE POINT
 - BOUNDARY
 - EXISTING
 - MONUMENT TO MONUMENT
 - DOCUMENT NUMBER
 - RECORD OF SURVEY
 - PUBLIC UTILITY EASEMENT
 - RADIAL BEARING
 - TOTAL
 - WATER LINE EASEMENT
 - WALL MAINTENANCE EASEMENT

- NOTES:**
- BEARINGS AND DISTANCES LABELED "BNDY" PER (R7)
 - ALL DISTANCES ARE MEASURED OR CALCULATED FROM RECORD INFORMATION UNLESS OTHERWISE NOTED AND ARE SHOWN IN FEET AND DECIMALS THEREOF
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- REFERENCES:**
- R1 TRACT MAP FILED FOR RECORD IN BOOK 15 OF TRACT MAPS, AT PAGE 58, SAN BENITO COUNTY RECORDS
 - R2 DOCUMENT NO. 2010-0003395, SAN BENITO COUNTY RECORDS
 - R3 DOCUMENT NO. 2004-0015833, SAN BENITO COUNTY RECORDS
 - R4 RECORD OF SURVEY FILED FOR RECORD IN BOOK 14 OF SURVEYS, AT PAGE 45, SAN BENITO COUNTY RECORDS
 - R5 RECORD OF SURVEY FILED FOR RECORD IN BOOK 6 OF SURVEYS, AT PAGE 93, SAN BENITO COUNTY RECORDS
 - R6 RECORD OF SURVEY TO AMEND FILED RECORD OF SURVEY IN BOOK 16 OF MAPS, AT PAGE 21, SAN BENITO COUNTY RECORDS
 - R7 LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2018-0006930
 - R8 DOCUMENT NO. 2018-0009582, SAN BENITO COUNTY RECORDS

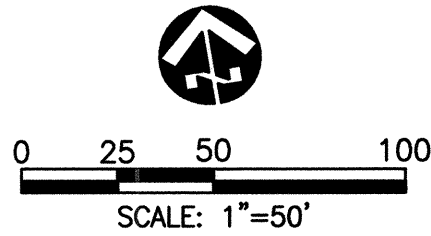
BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SOUTHSIDE ROAD AS FOUND MONUMENTED AND RECORDED AS NORTH 2°09'48" EAST, IN BOOK 15 OF MAPS, AT PAGE 58, SAN BENITO COUNTY RECORDS.

TRACT 344 BENNETT RANCH

SUBDIVISION OF RESULTANT PARCEL 1 OF LOT LINE ADJUSTMENT
AS RECORDED IN DOCUMENT NUMBER 2018-0006930
BENNETT RANCH
SAN BENITO COUNTY, CALIFORNIA

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
JANUARY 2019



SEE SHEET 5

LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE/PARCEL LINE
---	EXISTING LOT LINE
---	EASEMENT LINE
---	EXISTING EASEMENT LINE
---	MONUMENT LINE
●	FOUND 3/4" IRON PIPE STAMPED "LS 8817" PER R6 UNLESS OTHERWISE NOTED
▲	FOUND BRASS DISK MONUMENT IN MONUMENT WELL RCE 14266 (R-6)
⊙	SET BRASS DISK IN STANDARD STREET MONUMENT WELL STAMPED "LS 8817"
○	SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8817"
△	ANGLE POINT
●	BOUNDARY
EX.	EXISTING
M-M	MONUMENT TO MONUMENT
DOC NO.	DOCUMENT NUMBER
R.S.	RECORD OF SURVEY
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
(T)	TOTAL
WLE	WATER LINE EASEMENT
WME	WALL MAINTENANCE EASEMENT

NOTES:

- BEARINGS AND DISTANCES LABELED "BNDY" PER (R7)
- ALL DISTANCES ARE MEASURED OR CALCULATED FROM RECORD INFORMATION UNLESS OTHERWISE NOTED AND ARE SHOWN IN FEET AND DECIMALS THEREOF
- ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCE. MULTIPLY DISTANCES BY 0.9999231 TO OBTAIN GRID DISTANCES
- ALL MONUMENT TIE LINES ARE RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
- 1" BRASS DISK STAMPED "LS 8817" SET FOR FRONT LOT CORNERS ON A 1 FOOT PROJECTION OF THE SIDE LOT LINE FOR LOTS 1 THROUGH 84.
- 3/4" IRON PIPE WITH CAP STAMPED "LS 8817" SET FOR REAR LOT CORNERS AS SHOWN.

Line Table

Line #	Bearing	Length
L1	N47°09'48"E	28.28'
L2	N47°09'48"E	16.97'
L3	N47°09'48"E	11.31'
L4	N87°50'12"W	7.36'
L5	N4°07'25"E	50.15'

Curve Table

Curve #	Radius	Delta	Length
C1	90.00'	20°21'51"	31.99'
C2	70.00'	13°45'58"	16.82'
C3	70.00'	40°23'08"	49.34'
C4	70.00'	35°38'30"	43.54'
C5	70.00'	33°54'40"	41.43'
C6	90.00'	10°58'31"	17.24'
C7	90.00'	9°23'20"	14.75'
C8	90.00'	20°21'51"	31.99'
C9	30.00'	82°58'34"	43.45'



0 25 50 100
SCALE: 1"=50'

TRACT 344

BENNETT RANCH

SUBDIVISION OF RESULTANT PARCEL 1 OF LOT LINE ADJUSTMENT
AS RECORDED IN DOCUMENT NUMBER 2018-0006930
BENNETT RANCH
SAN BENITO COUNTY, CALIFORNIA

Mackay & Samps

ENGINEERS PLANNERS SURVEYORS
51428 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690

JANUARY 2019

19821.01

BASIS OF BEARINGS:

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REFERENCES:

- TRACT MAP FILED FOR RECORD IN BOOK 15 OF TRACT MAPS, AT PAGE 58, SAN BENITO COUNTY RECORDS
- DOCUMENT NO. 2010-0003395, SAN BENITO COUNTY RECORDS
- DOCUMENT NO. 2004-0015833, SAN BENITO COUNTY RECORDS
- RECORD OF SURVEY FILED FOR RECORD IN BOOK 14 OF SURVEYS, AT PAGE 45, SAN BENITO COUNTY RECORDS
- RECORD OF SURVEY FILED FOR RECORD IN BOOK 6 OF SURVEYS, AT PAGE 93, SAN BENITO COUNTY RECORDS
- RECORD OF SURVEY TO AMEND FILED RECORD OF SURVEY IN BOOK 16 OF MAPS, AT PAGE 21, SAN BENITO COUNTY RECORDS
- LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2018-0006930
- DOCUMENT NO. 2018-0009582, SAN BENITO COUNTY RECORDS

SHEET 7 OF 8

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

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THE DOCUMENT OR ADDITIONAL MAP SHEET.

CONDITIONS OF APPROVAL

RESOLUTION NO. 2018-01 (2/21/2018)

20. **CONSTRUCTION HOURS:** A NOTE SHALL BE PLACED ON AN ADDITIONAL SHEET TO THE FINAL MAP(S) THAT STATES: " 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.
21. **WATER SOFTENERS:** IF WATER SOFTENERS ARE PROPOSED TO BE INSTALLED ON ANY RESIDENTIAL UNITS WITHIN THE PROJECT, THEN A NOTE SHALL BE PLACED ON THE SUBDIVISION IMPROVEMENT PLANS AND ON AN ADDITIONAL SHEET TO THE FINAL MAP(S) THAT STATES: " 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".

IF WATER SOFTENERS ARE PROPOSED TO BE INSTALLED ON ANY RESIDENTIAL UNITS WITHIN THE PROJECT, THEN ONLY ACCEPTABLE WATER SOFTENERS (AS DEFINED ABOVE) SHALL BE SHOWN ON PLANS SUBMITTED TO THE SAN BENITO COUNTY RMA, BUILDING AND PLANNING DIVISION FOR REVIEW AND APPROVAL. THE PROHIBITION OF SRWS SHALL BE INCLUDED IN COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS), WITH OVERSIGHT BY THE COUNTY RMA, BUILDING AND PLANNING DIVISION, AS APPROPRIATE. THE COUNTY RMA, BUILDING AND PLANNING DIVISION SHALL REVIEW SITE PLANS FOR COMPLIANCE PRIOR TO ISSUANCE OF BUILDING PERMITS. COUNTY INSPECTORS MAY INSPECT SITE FOR INSTALLATION OF PERMITTED WATER SOFTENERS PRIOR TO OCCUPANCY OF THE STRUCTURES.
24. **HAZARDOUS MATERIALS:** IF ANY HAZARDOUS MATERIALS ARE TO BE STORED IN ANY PROPOSED FACILITY, A HAZARDOUS MATERIALS BUSINESS PLAN MUST BE COMPLETED AND SUBMITTED TO THE ENVIRONMENTAL HEALTH DEPARTMENT.
25. **FIRE:** ANY AND ALL DEVELOPMENT ON THIS PROJECT SITE SHALL BE REQUIRED TO MEET THE STANDARDS SET FORTH IN THE LATEST EDITIONS OF THE 2016 CALIFORNIA FIRE CODE, OR IF SUBSEQUENTLY AMENDED, THE STANDARDS SET FORTH IN THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE, PUBLIC RESOURCES CODE 4290 AND 4291, SECTIONS 21.01.020 THROUGH 21.01.024 OF THE SAN BENITO COUNTY CODE AND OTHER RELATED CODES AS THEY APPLY TO A PROJECT OF THIS TYPE AND SIZE. A NOTE SHALL BE PLACED ON AN ADDITIONAL SHEET TO THE FINAL MAP(S) THAT STATES: "PRIOR TO THE ISSUANCE OF ANY PERMITS FOR NEW DEVELOPMENT, THE APPLICANT SHALL COMPLY WITH ALL REQUIRMENTS OF THE 2016 CALIFORNIA FIRE CODE."

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