

STATEMENT OF OWNERS

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, and that we are the only persons whose consent is necessary to pass a clear title to said real property, and 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 the public for public use and offer to dedicate to the County of San Benito all streets and portions of streets not heretofore existing and designated as Rosebud Avenue and an unnamed alley 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.

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). 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 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 D.E. (drainage easement) as shown on this map.

We also hereby reserve Storm Drainage Easements (S.D.E.) for the benefit of Lots 1 thru 6 as shown hereon; said Storm Drainage Easements shall constitute deed restrictions that require the Storm Drainage Easements to be kept clear of buildings and structures of any kind and shall be maintained by the Owner(s) of Lots 1 thru 6 and their successor(s) in interest.

OWNERS: Son Nguyen and Tuyet Tran Co-Trustees of the Nguyen/Tran Family Trust dated 6/02/2004

Son Nguyen  
Co-Trustee of the Nguyen/Tran  
Family Trust dated 06/02/2004  
Tuyet Tran  
Co-Trustee of the Nguyen/Tran  
Family Trust dated 06/02/2004

CERTIFICATE OF ACKNOWLEDGEMENT

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 San Benito  
On July 22, 2019, before me, Renee C. Perales, Notary Public

personally appeared Son Nguyen & Tuyet Tran  
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.

Renee C. Perales, Notary Public  
Printed Name: Renee C. Perales  
Principal County of Business: San Benito  
Commission Expires: November 29, 2020 Commission No. 2263978

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STATE OF \_\_\_\_\_  
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.  
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WITNESS my hand.

\_\_\_\_\_, Notary Public  
Printed Name: \_\_\_\_\_  
Principal County of Business: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Tract No. 338  
NGUYEN SUBDIVISION

A SUBDIVISION IN THE UNINCORPORATED TERRITORY  
OF THE COUNTY OF SAN BENITO  
IN THE STATE OF CALIFORNIA  
BEING A DIVISION OF PARCEL 2  
BOOK 7 OF PARCEL MAPS, PAGE 53  
JANUARY, 2019 SCALE: AS INDICATED  
SAN BENITO ENGINEERING & SURVEYING, INC.  
502 MONTEREY STREET  
HOLLISTER, CALIFORNIA 95023  
(831) 637 - 2763

SIGNATURE OMISSIONS

The signatures of the following present owners of easements have been omitted in accordance with Section 66436 (a)(3)(A) of the Subdivision Map Act as their interest are such that they cannot ripen into a fee title and said signatures are not required by the governing body:

- Sunnyslope County Water District - An easement to construct, install, repair, and maintain an underground water transmission pipeline recorded September 20, 1967, in Volume 330 of Official Records, page 336, San Benito County Records.
- Peter M. Bourdet and Alvin C. Bourdet - A non-exclusive easement for road and utility purposes, recorded December 13, 1973, in Volume 387 of Official Records, page 143, San Benito County Records.
- Steve Valdez and Barbara Valdez - A non-exclusive easement for road and utility purposes, recorded April 22, 1988, as Instrument No. 1988-002828, San Benito County Records.

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 \_\_\_\_\_, 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, or Rejected, or Accepted subject to Improvements		
Rosebud Avenue for widening in fee (street)	Accepted	Rejected	Accepted subject to Improvements
Unnamed alley in fee (street)	Accepted	Rejected	Accepted subject to Improvements
Public Utility Easement (PUE)	Accepted	Rejected	Accepted subject to Improvements
Drainage Easement	Accepted	Rejected	Accepted subject to Improvements

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

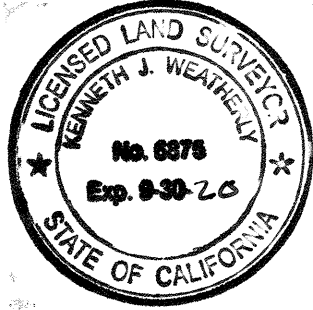
STATEMENT OF THE PLANNING COMMISSION

I hereby state that the tentative map for the Final map shown hereon was conditionally approved on September 21, 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 \_\_\_\_\_  
Harry Mavrogenes, Secretary of the Planning Commission

STATEMENT OF THE SURVEYOR

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 Son Nguyen in September, 2016. 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 90 days of the recording of this map, 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.



Kenneth J. Weatherly  
P.L.S. 6875  
Expiration Date 09/30/2020  
Date 7/23/19

STATEMENT OF THE COUNTY SURVEYOR

I state that I have examined the Final Map of Tract No. 338, the Nguyen Subdivision, as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof, 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 the map is technically correct.

George Marchenko - Interim County Surveyor  
P.L.S. 6964  
Date

STATEMENT OF THE COUNTY ENGINEER

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.

Deems Katada - Interim County Engineer  
R.C.E. 80613  
Expiration Date 03/31/2021  
Date

STATEMENT OF THE COUNTY RECORDER

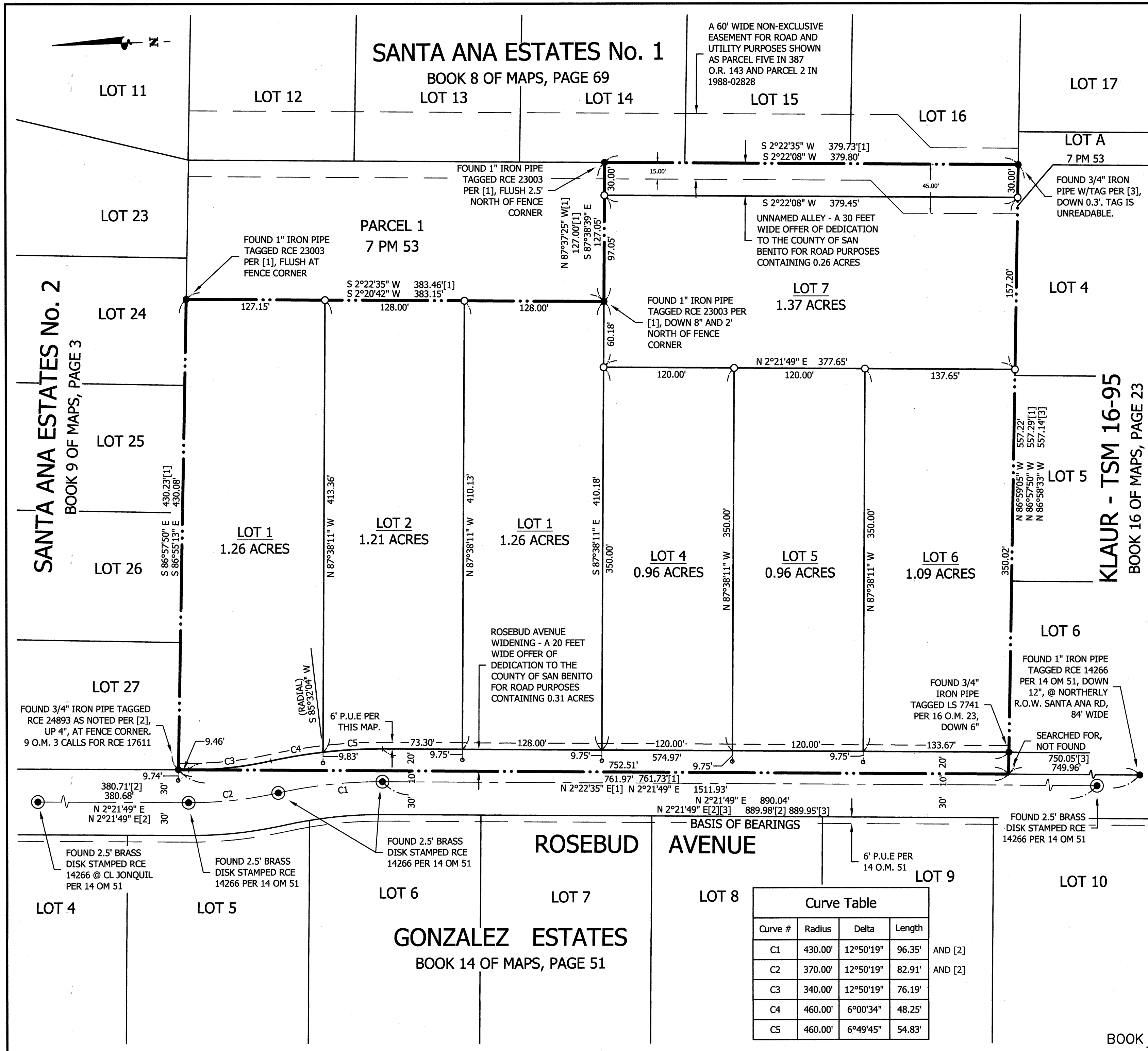
Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ minutes past \_\_\_\_\_ M., in Book \_\_\_\_\_ of Maps at Page \_\_\_\_\_, at the  
request of San Benito Engineering & Surveying, Inc.

Joe Paul Gonzalez, County Recorder

By:

Deputy

BOOK \_\_\_\_\_ OF MAPS, PAGE \_\_\_\_\_



**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF ROSEBUD AVENUE AS FOUND MONUMENTED AND RECORDED AS S. 02°21'49" W. IN BOOK 14 OF MAPS, PAGE 51, SAN BENITO COUNTY RECORDS.

**LEGEND:**

- DENOTES SET 1" IRON PIPE TAGGED PLS 6875
- DENOTES SET 1.25" BRASS DISK STAMPED PLS 6875
- DENOTES FOUND MONUMENT AS NOTED.
- [1] DENOTES RECORD DATA PER BOOK 7 OF PARCEL MAPS, PAGE 53, SAN BENITO COUNTY RECORDS.
- [2] DENOTES RECORD DATA PER BOOK 14 OF MAPS, PAGE 51, SAN BENITO COUNTY RECORDS.
- [3] DENOTES RECORD DATA PER BOOK 16 OF MAPS, PAGE 23, SAN BENITO COUNTY RECORDS

--- DENOTES THE BOUNDARY OF THE SUBJECT PROPERTY  
--- DENOTES NEW LOT LINE  
--- DENOTES EXISTING PROPERTY LINE  
--- DENOTES CENTERLINE  
--- DENOTES EASEMENT LINE

FRONT CORNERS WILL BE REFERENCED BY A 1.25" BRASS DISK STAMPED PLS 6875 SET IN THE TOP OF THE CURB AT THE PROJECTION OF THE LOT LINE EXCEPT AS OTHERWISE NOTED

ALL DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

ALL FUTURE DEVELOPMENT SHALL MAINTAIN A 10 FOOT SETBACK FROM NOTED EASEMENTS

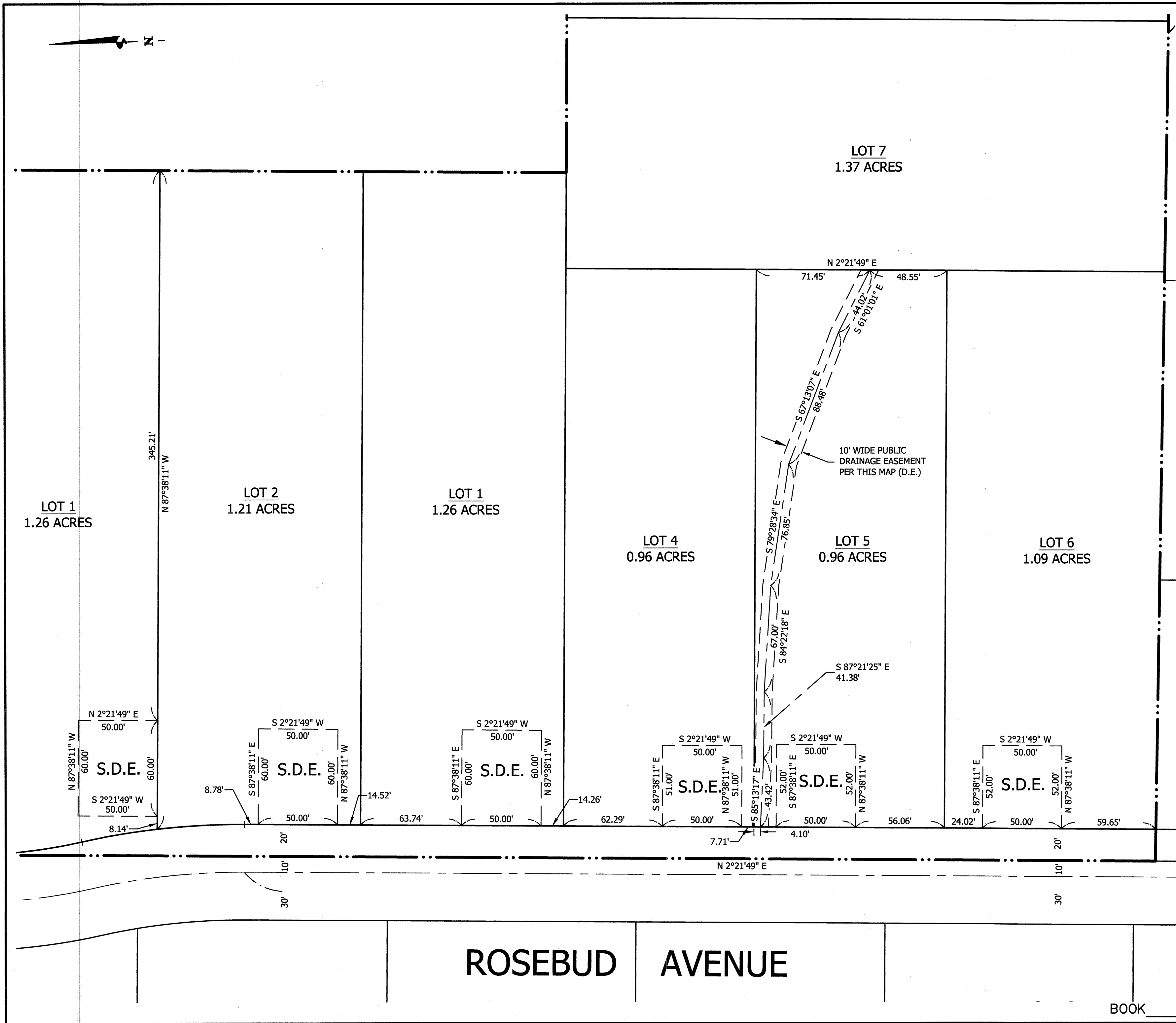
**EASEMENTS:**

- AN EASEMENT FOR UNDERGROUND WATER PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 20, 1967 AS BOOK 330, PAGE 336 OF OFFICIAL RECORDS. THIS EASEMENT SHOWS ON THE TITLE REPORT, BUT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY
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- AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 22, 1988 AS INSTRUMENT NO. 1988-02828 OF OFFICIAL RECORDS.

**NOTES:**

- A GEOTECHNICAL STUDY PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC., PROJECT NO. SB11007 DATED APRIL 19, 2016 IS ON FILE AT THE SAN BENITO COUNTY RESOURCE MANAGEMENT AGENCY. PRIOR TO RECORDATION OF THE FINAL MAP, A COMPLETE COMPILATION OF TEST REPORTS ALONG WITH A LETTER FROM THE SOILS/GEOTECHNICAL ENGINEER ATTESTING TO COMPLIANCE WITH REQUIREMENTS OF THE SOIL INVESTIGATION REPORT SHALL BE SUBMITTED TO COUNTY RESOURCE MANAGEMENT AGENCY PUBLIC WORKS STAFF UPON COMPLETION OF SITE IMPROVEMENTS.
- STORM DRAINAGE EASEMENTS (S.D.E.) SHALL BE KEPT CLEAR OF BUILDINGS AND STRUCTURES OF ANY KIND AND SHALL BE MAINTAINED BY THE OWNER(S) AND THEIR SUCCESSOR(S) IN INTEREST.

Tract No. 338  
**NGUYEN SUBDIVISION**  
A SUBDIVISION IN THE UNINCORPORATED TERRITORY  
OF THE COUNTY OF SAN BENITO  
IN THE STATE OF CALIFORNIA  
**BEING A DIVISION OF PARCEL 2**  
BOOK 7 OF PARCEL MAPS, PAGE 53  
JANUARY, 2019 SCALE: 1" = 60'  
SAN BENITO ENGINEERING & SURVEYING, INC.  
502 MONTEREY STREET  
HOLLISTER, CALIFORNIA 95023  
(831) 637 - 2763



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BOOK 7 OF PARCEL MAPS, PAGE 53  
JANUARY, 2019 SCALE: 1" = 40'  
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UN-MET CONDITIONS OF APPROVAL:

Planning:  
14. Exterior Lighting: 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). [Planning]  
15. Cultural Resources: If, at any time in the preparation for or process of excavation or otherwise disturbing the ground, discovery occurs of any human remains of any age, or any significant artifact or other evidence of an archeological site, the applicant or builder shall:  
a. 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.  
b. Arrange for staking completely around the area of discovery by visible stakes no more than ten feet apart, forming a circle having a radius of not 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.  
c. Notify the Sheriff-Coroner of the discovery if human and/or questionable remains have been discovered. The Resource Management Agency Director shall also be notified.  
d. Subject to the legal process, grant all duly authorized representatives of the Coroner and the Resource Management Agency Director permission to enter onto the property and to take all actions consistent with Chapter 19.05 of the San Benito County Code and consistent with §7050.5 of the Health and Human Safety Code and Chapter 10 (commencing with §27460) of Part 3 of Division 2 of Title 3 of the Government Code. [Planning]  
16. Water Treatment: Use of on-site regenerating water softeners shall be prohibited, while off-site regeneration softening systems may be used subject to the approval of the San Benito County Water District.

Environmental Health:

25. Septic System Soils Suitability: The County may require owners of lots created by the subdivision to verify soils suitability upon application for installation of septic systems. [Environmental Health]

County Fire :  
26. Fire: Prior to final approval of occupancy, any and all development on the project property shall meet the standards set forth in the latest adopted editions of the California Fire Code, California Building Code, related County Ordinances, Chapter 23.27 of the San Benito County Code, and any other related State and Federal codes as the apply to a project of this type and size. [Fire]  
Sunnyslope County Water District:

Mitigation Measures:  
28. Dust Control: The applicant shall observe the following requirements during such grading activities when applicable:  
a. All graded areas shall be watered at least twice daily. If dust is not adequately controlled, then a more frequent watering schedule shall be incorporated. Frequency shall be based on the type of operation, soil, and wind exposure.  
b. All grading activities during periods of high

wind, over 15 mph, are prohibited.  
c. Chemical soil stabilizers shall be applied to inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).  
d. Nontoxic binders (e.g., latex acrylic copolymer) shall be applied to exposed areas after cut-and-fill operations.  
e. Haul trucks shall maintain at least two feet of freeboard.  
f. All trucks hauling dirt, sand, or loose materials shall be covered.  
g. Inactive storage piles shall be covered.  
H. Wheel washers shall be installed at the entrance to construction sites for all exiting trucks.  
i. Streets shall be swept if visible soil material is carried out from the construction site.  
j. A publicly visible sign shall be posted that includes the telephone number and person to contact regarding dust complaints. The phone number of the Monterey Bay Unified Air Pollution Control District shall be included on the sign to ensure compliance with Rule 402 (Nuisance). [Mitigation Measure 1 (Air Quality)]  
29. Geotechnical Engineering:  
a. The applicant shall submit engineered improvement plans for this project that comply with the recommendations of the geotechnical investigation with the file number SB11007, dated April 2016, prepared for this property by Haro, Kasunich & Associates, Inc., and on file at the San Benito County Resource Management Agency.  
b. Prior to recordation of the final subdivision map, a complete compilation of test reports along with a letter from the soils/geotechnical engineer attesting compliance with requirements and recommendations of the soil investigation report shall be submitted to County Resource Management Agency Public Works staff upon completion of site improvements.  
c. A note shall be place on the final subdivision map to this effect. [Mitigation Measure 2 (Geology and Soil), Public Works]  
32. Vector Control: The applicant or subsequent property owner/developer shall employ measures to prevent the spread of vector-borne diseases. Prior to recordation of the final subdivision map and upon completion of the proposed detention pond's construction, the applicant or subsequent property owner shall schedule an inspection with the Office of the Agricultural Commissioner to verify the detention pond's use of vector control measures. [Mitigation Measure 5 (Utilities and Service Systems)]

ADDITIONAL MAP SHEET:

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

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