

OWNER ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE INSTRUMENT, ACCURACY, OR VALIDITY OF THAT DOCUMENT.
STATE OF CALIFORNIA }
COUNTY OF _____ } ss.
ON _____, 2015, BEFORE ME, _____

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), 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.
NOTARY'S SIGNATURE: _____
NAME OF NOTARY (PLEASE PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

BENEFICIARY STATEMENT

WE, S.G. BORELLO & SONS INC., A CORPORATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED NOVEMBER 11, 1992 AS DOCUMENT NO. 1503945, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, AND JOINING SAN SEBASTIAN PHASE 1B, AND JOINS IN ALL DEDICATIONS THEREON OF THIS MAP, "10330, SAN SEBASTIAN PHASE 1B", AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON _____, 2015 BY ITS DULY AUTHORIZED OFFICERS AS BENEFICIARY:

BY: _____ NAME: _____
_____ ITS: _____

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ON _____, 2015, BEFORE ME, _____

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NOTARY'S SIGNATURE: _____
NAME OF NOTARY (PLEASE PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

OPTIONEE STATEMENT

WE, MH CREEKSIDE, INC., A CALIFORNIA CORPORATION, AS OPTIONEE UNDER THAT CERTAIN MEMORANDUM OF OPTION AGREEMENT RECORDED MARCH 3, 2011 AS DOCUMENT NO. Z1100989, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, AND JOINS IN ALL DEDICATIONS THEREON OF THIS MAP, "10330, SAN SEBASTIAN PHASE 1B", AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON _____, 2015 AS ITS DULY AUTHORIZED OFFICER AS OPTIONEE. MH CREEKSIDE, INC., A CALIFORNIA CORPORATION

BY: _____ NAME: _____
_____ ITS: _____

OWNER ACKNOWLEDGMENT

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COUNTY OF _____ } ss.
ON _____, 2015, BEFORE ME, _____

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WITNESS MY HAND.
NOTARY'S SIGNATURE: _____
NAME OF NOTARY (PLEASE PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

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IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON _____, 2015 BY ITS DULY AUTHORIZED OFFICERS AS BENEFICIARY:

BY: _____ NAME: _____
_____ ITS: _____

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STATE OF CALIFORNIA }
COUNTY OF _____ } ss.
ON _____, 2015, BEFORE ME, _____

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), 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.

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MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

OPTIONEE STATEMENT

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IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS STATEMENT ON _____, 2015 AS ITS DULY AUTHORIZED OFFICER AS OPTIONEE. MH CREEKSIDE, INC., A CALIFORNIA CORPORATION

BY: _____ NAME: _____
_____ ITS: _____

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THIS MAP ENTITLED "10330, SAN SEBASTIAN PHASE 1B", CONSISTING OF ELEVEN (12) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HAVE FULL AND COMPLETE CONTROL OF THE MAP AND THAT SAID MAP DOES PARTICULARLY SET FORTH AND DESCRIBE ALL PARCELS OF LAND RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARY, COURSE, AND EXTENT.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL, EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO UNDER, UPON, OR OVER THE LAND DESIGNATED AS "PUBLIC SERVICE EASEMENT" (PSE).

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL, EASEMENTS FOR ACCESS OF EMERGENCY VEHICLES, OVER, ON AND ACROSS THOSE CERTAIN AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL, EASEMENTS FOR NON-VEHICULAR PUBLIC ACCESS OVER THOSE CERTAIN AREAS DESIGNATED AS "PUBLIC ACCESS EASEMENT" (PAE).

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND PARCELS WITHIN THE "SAN SEBASTIAN PHASE 1B" SUBDIVISIONS, EASEMENTS OVER, UNDER, OR UPON THOSE CERTAIN AREAS DESIGNATED AS "PRIVATE SANITARY SEWER EASEMENT" (PSES), FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM WATER MANAGEMENT FACILITIES, SAID EASEMENTS SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION CREATED FOR THE "SAN SEBASTIAN PHASE 1B" SUBDIVISIONS.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND PARCELS WITHIN THE "SAN SEBASTIAN PHASE 1B" SUBDIVISIONS, EASEMENTS OVER, UNDER, OR UPON THOSE CERTAIN AREAS DESIGNATED AS "PRIVATE SANITARY SEWER EASEMENT" (PSES), FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE SANITARY SEWER FACILITIES. SAID EASEMENT SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION CREATED FOR THE "SAN SEBASTIAN PHASE 1B" SUBDIVISIONS.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND PARCELS WITHIN THE "SAN SEBASTIAN PHASE 1B" SUBDIVISION, PARCEL DELINEATED AND DESIGNATED AS OPEN SPACE FOR THE PURPOSE OF "LANDSCAPING AND OPEN SPACE" (LOS), EASEMENTS OVER, UNDER, OR UPON THOSE CERTAIN AREAS DESIGNATED FOR THE "SAN SEBASTIAN PHASE 1B" SUBDIVISIONS, AS STATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND PARCELS WITHIN THE "SAN SEBASTIAN PHASE 1B" SUBDIVISIONS, THEIR LICENSEES, VISITORS, AND TENANTS, FOR THE PURPOSES OF INGRESS, EGRESS, PARKING (WHERE DESIGNATED) AND FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE UTILITIES UNDER, UPON AND OVER THE PRIVATE STREETS SHOWN AS "VIA SAN SEBASTIAN" ("PARCEL B"), "VIA SANTA ELENA" ("PARCEL D"), "VIA _____" ("PARCEL E"), "VIA _____" ("PARCEL F"), AND "VIA _____" ("PARCEL G"), AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION CREATED FOR THE "SAN SEBASTIAN PHASE 1B" SUBDIVISIONS, AS STATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.

WE HEREBY RESERVE "PARCEL C" FOR FUTURE SUBDIVISION, (SUBJECT TO THE PROVISIONS OF THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) OF THE CITY OF MORGAN HILL) ALL OF THE STREETS AND EASEMENTS DESCRIBED HEREIN SHALL BE KEPT FREE OF BUILDINGS, EXCEPT LAWFUL UNSUPPORTED ROOF OVERHANGS, AND OBSTRUCTIONS THAT DO NOT IMPAIR THE USE OF, OR ARE CONSISTENT WITH THE PURPOSE OF THE STREET OR EASEMENT.

THE OFFERS OF DEDICATION DESCRIBED HEREIN TO THE CITY OF MORGAN HILL ARE TO BE ACCEPTED ONLY WHEN THE CITY COUNCIL OF THE CITY OF MORGAN HILL OR ITS SUCCESSOR AGENCY ADOPTS AND RECORDS IN THE OFFICE OF THE COUNTY CLERK OF SANTA CLARA COUNTY, CALIFORNIA, A RESOLUTION AND EASEMENTS ENCOMPASSED WITHIN SUCH OFFERS OF DEDICATION SHALL BE MAINTAINED BY THE DEVELOPER DURING ANY REQUIRED WARRANTY PERIOD AND THEREAFTER BY THE OWNER(S) OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE CITY OF MORGAN HILL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE CITY OF MORGAN HILL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE CITY OF MORGAN HILL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE CITY OF MORGAN HILL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE LOTS OR PARCELS IN THE SUBDIVISION.

OWNER: BF COCHRANE, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ NAME: _____
_____ TITLE: _____

OPTIONEE ACKNOWLEDGMENT

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STATE OF CALIFORNIA }
COUNTY OF _____ } ss.
ON _____, 2015, BEFORE ME, _____

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), 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.
NOTARY'S SIGNATURE: _____
NAME OF NOTARY (PLEASE PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

RECORDER'S CERTIFICATE

FILE NO. _____ OF MAPS AT PAGES _____ PAID, ACCEPTED FOR RECORD AND FILED IN BOOK _____ OF DAYS AT _____ M., COUNTY RECORDS, THIS _____ DAY OF _____, 20____ AT _____ M., AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

REGINA ALCOMENORAS, RECORDER
SANTA CLARA COUNTY, CALIFORNIA
BY: _____ DEPUTY

NOTES

- 1) THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARIES OF THE LAND SUBDIVIDED BY THIS FINAL MAP.
- 2) THE AREA WITHIN THE DISTINCTIVE BORDER IS 24.786 ACRES, MORE OR LESS.
- 3) ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 4) THE PROPERTY OWNER IS PROVIDING CONSTRUCTIVE NOTICE HEREOF THAT EACH LOT IS SUBJECT TO THE REQUIREMENTS OF A DEVELOPMENT AGREEMENT, AND THAT COMMITMENTS UNDER THE AGREEMENT, WHICH THE CITY HAS PERMITTED THE PROPERTY OWNER TO DELAY, MUST BE FULFILLED BY THE SUBSEQUENT PROPERTY OWNER(S).
- 5) A GEOTECHNICAL INVESTIGATION REPORT WAS PREPARED BY ENGeo, INC. JOB NO. 9301.000.000 AND IS ON FILE WITH THE CITY OF MORGAN HILL.

**TRACT 10330
SAN SEBASTIAN
PHASE 1B**
CITY OF MORGAN HILL
SANTA CLARA COUNTY, CALIFORNIA

A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 1076, SAN SEBASTIAN, FILE _____ IN BOOK _____ OF MAPS, AT PAGES _____ THROUGH _____, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
P. R. RUGGERI-JENSEN-AZAP
8655 Camino Arroyo, Gilroy, CA 95020
OCTOBER 2015

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF BF COCHRANE, LP, AND IS BASED UPON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION, COMPLETED FEBRUARY 22, 2013, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE KIND AND POSITION INDICATED THEREON, THAT THE MONUMENTS WILL BE SUFFICIENT TO EMBLE THE SURVEY TO BE RETRACED.

BRYAN PIERCE, PLS 8859 _____ DATE _____
EXPIRES: 12-31-2016

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "10330, SAN SEBASTIAN PHASE 1B", AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____
JOHN K. KING
ACTING CITY SURVEYOR
BAGOT & KING, INC.
1000 S. GARDEN ST., SUITE 100
SANTA ANA, CA 92709
EXPIRES 9-30-2016

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "10330, SAN SEBASTIAN PHASE 1B" THAT THE SUBDIVISION SHOWN THEREON IS IN ACCORDANCE WITH ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____
KARL D. BJARKE
CITY ENGINEER
OF MORGAN HILL, CALIFORNIA
P.O. BOX 1000
EXPIRES 12-31-2015

STATEMENT OF THE PLANNING COMMISSION

I HEREBY STATE THAT THE TENTATIVE MAP OF "10330, SAN SEBASTIAN PHASE 1B", WAS CONDITIONALLY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL ON _____ BY RESOLUTION NUMBER _____ APPLICATION NUMBER _____

DATE: _____
ANDREW CRABTREE
SECRETARY
CITY OF MORGAN HILL, CALIFORNIA

STATEMENT OF THE CITY CLERK

I HEREBY STATE THAT THIS MAP, DESIGNATED AS "10330, SAN SEBASTIAN PHASE 1B", CONSISTING OF ELEVEN (11) SHEETS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MORGAN HILL AT A MEETING OF SAID COUNCIL HELD ON THE IMPROVED DAY OF _____, 2015, AND THAT SAID COUNCIL SPECIFICALLY APPROVED THE MAP IN ACCORDANCE WITH CITY ORDINANCE 10.01.01, AND THAT SAID COUNCIL HAS ADOPTED THE "PUBLIC SERVICE EASEMENT" (PSE), THE "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE), AND THE "PUBLIC ACCESS EASEMENT" (PAE), FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE DEDICATION, AS SHOWN ON THIS MAP.

DATE: _____
IRVA TORREZ - CITY CLERK
OF THE CITY OF MORGAN HILL, CALIFORNIA

**TRACT 10330
SAN SEBASTIAN
PHASE 1B**

CITY OF MORGAN HILL
SANTA CLARA COUNTY, CALIFORNIA

A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED "TRACT 10176, SAN SEBASTIAN", FILE _____ IN BOOK _____ OF MAPS, AT PAGES _____ THROUGH _____, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
P. RUGGERI-JENSEN-AZAP
8685 Camino Arroyo, Gilroy, CA 95020

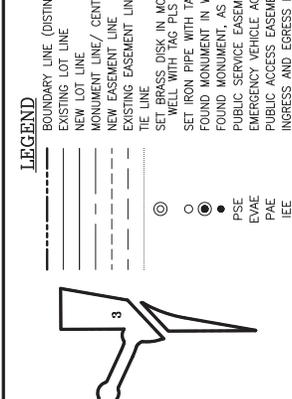
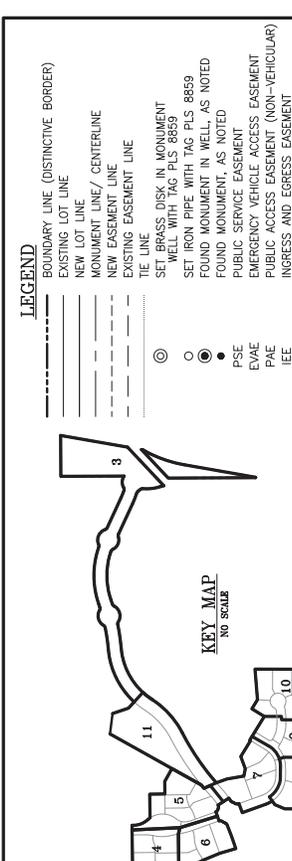
JOB #092030
OCTOBER 2015

LINE	BEARING	DIST
L1	N141°23'E	275.00'
L2	N75°45'37"W	10.33'
L3	N141°42'37"E	146.88'
L4	N75°45'37"W	93.94'
L5	N141°42'37"E	71.31'
L6	N44°12'23"E	91.67'
L7	N45°47'11"E	208.13'
L8	N45°47'11"E	439.46'
L9	N22°19'22"E	127.27'
L10	N85°19'13"E	51.93'
L11	N39°47'11"E	202.98'
L12	N85°19'13"E	69.28'
L13	N85°19'13"E	106.74'
L14	N85°19'13"E	46.10'
L15	N05°17'38"W	80.87'
L16	N46°28'15"E	115.98'
L17	N43°31'45"W	5.77'
L18	N46°28'15"E	171.74'
L19	N43°31'45"W	90.00'
L20	N46°28'15"E	66.25'
L21	N07°05'41"E	180.00'
L22	N74°49'47"W	206.36'
L23	N52°14'25"W	66.67'
L24	N18°46'52"W	28.18'
L25	N85°19'13"E	153.21'
L26	N06°27'47"W	72.36'
L27	N04°40'47"W	60.00'
L28	N72°03'21"E	80.00'
L29	N85°19'13"E	6.06'
L30	N04°40'47"W	60.00'
L31	N88°33'41"E	103.56'
L32	N82°36'17"E	109.95'
L33	N78°02'59"W	98.43'
L34	N82°02'43"E	12.15'

CURVE	LENGTH	RADIUS	DELTA
C1	95.37'	131.00'	041°42'42"
C2	18.16'	135.00'	007°42'23"
C3	371.07'	500.00'	042°31'18"
C4	135.68'	180.00'	006°41'47"
C5	18.46'	22.00'	048°04'43"
C6	106.53'	68.00'	089°45'32"
C7	18.46'	22.00'	048°04'43"
C8	22.00'	160.00'	007°05'12"
C9	359.61'	540.00'	038°09'22"
C10	16.57'	22.00'	043°08'53"
C11	113.13'	22.00'	095°19'31"
C12	17.84'	22.00'	046°27'28"
C13	49.71'	460.00'	006°11'32"

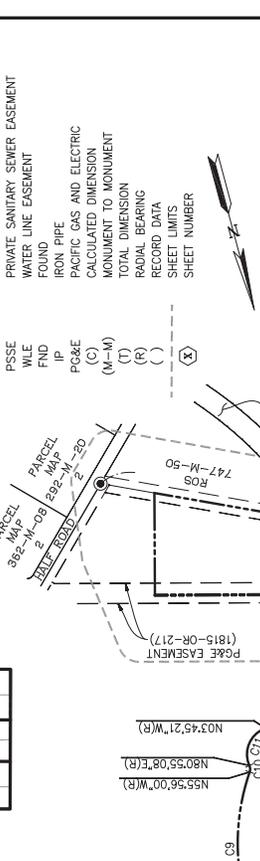
CURVE	LENGTH	RADIUS	DELTA
C14	66.76'	540.00'	007°05'00"
C15	19.74'	27.00'	041°53'19"
C16	89.54'	63.00'	061°26'06"
C17	21.48'	27.00'	046°54'53"
C18	303.80'	460.00'	037°50'28"
C19	27.07'	1240.00'	001°41'44"
C20	17.26'	22.00'	044°57'21"
C21	115.56'	68.00'	097°22'17"
C22	13.78'	17.00'	046°26'01"
C23	150.43'	1240.00'	006°57'13"
C24	383.09'	420.00'	052°15'36"
C25	281.27'	540.00'	029°50'36"
C26	375.60'	1560.00'	013°47'42"

CURVE	LENGTH	RADIUS	DELTA
C27	46.34'	186.00'	014°16'28"
C28	17.03'	20.00'	048°47'10"
C29	21.36'	71.00'	017°44'24"
C30	19.78'	20.00'	056°40'14"
C31	19.78'	20.00'	056°40'14"
C32	9.54'	71.00'	007°41'74"
C33	18.95'	20.00'	054°71'21"
C34	18.50'	440.00'	002°24'30"
C35	14.59'	20.00'	041°47'05"
C36	19.69'	66.00'	017°05'32"
C37	19.01'	20.00'	054°27'05"
C38	84.19'	960.00'	005°01'28"
C39	78.25'	600.00'	007°28'19"



REFERENCES:
 (R1) TRACT NO. 10176 - M-
 (R2) GRANT DEED - DOC #21121694
 (R3) PARCEL MAP - 872-M-16
 (R4) GRANT DEED - J349-OR-328
 (R5) GRANT DEED - J145-OR-391
 (R6) RECORD OF SURVEY - 91-M-13
 (R7) RECORD OF SURVEY - 91-M-13
 (R8) TRACT NO. 9037 - 706-M-25
 (R9) RECORD OF SURVEY - 56-M-33
 (R10) TRACT NO. 10094 - 849-M-32
 (R11) TRACT NO. 9578 - 774-M-49
 (R12) RECORD OF SURVEY - 574-M-30
 (R13) PARCEL MAP - 716-M-60-50-37
 (R14) PARCEL MAP - 840-M-45

TRACT 10330
SAN SEBASTIAN
PHASE 1B
 CITY OF MORGAN HILL
 SANTA CLARA COUNTY, CALIFORNIA
 A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP
 ENTITLED TRACT 1076, SAN SEBASTIAN, FILED IN BOOK
 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF
 SANTA CLARA COUNTY, CALIFORNIA
 Prepared by:
P. RUGGERI-JENSEN-AZAR
 1665 Camino Arroyo, Gilroy, CA 95020
 OCTOBER 2015



NOTES:
 1. ALL MONUMENT TIES ARE 90° OR RADIAL TO MONUMENT LINES UNLESS OTHERWISE NOTED. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 2. BASIS OF BEARINGS: ALONG THE NORTH BOUNDARY OF PARCEL 1 AND PARCEL 3, AS SHOWN ON THE PARCEL MAP FILED MAY 23, 2014 IN BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BASES OF BEARINGS:
 ALONG THE NORTH BOUNDARY OF PARCEL 1 AND PARCEL 3, AS SHOWN ON THE PARCEL MAP FILED MAY 23, 2014 IN BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TRACT 10330
SAN SEBASTIAN
PHASE 1B
 CITY OF MORGAN HILL
 SANTA CLARA COUNTY, CALIFORNIA
 A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP
 ENTITLED TRACT 1076, SAN SEBASTIAN, FILED IN BOOK
 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF
 SANTA CLARA COUNTY, CALIFORNIA
 Prepared by:
P. RUGGERI-JENSEN-AZAR
 1665 Camino Arroyo, Gilroy, CA 95020
 OCTOBER 2015

LEGEND
 BOUNDARY LINE (DISTINCTIVE BORDER)
 EXISTING LOT LINE
 MONUMENT LINE / CENTERLINE
 NEW EASEMENT LINE
 EXISTING EASEMENT LINE
 TIE LINE
 SET BRASS DISK IN MONUMENT
 SET IRON PIPE WITH TAG PLS 8859
 FOUND MONUMENT IN WELL, AS NOTED
 FOUND MONUMENT, AS NOTED
 PUBLIC SERVICE EASEMENT
 EMERGENCY VEHICLE ACCESS EASEMENT
 PUBLIC ACCESS EASEMENT (NON-VEHICULAR)
 INGRESS AND EGRESS EASEMENT
 PRIVATE SANITARY SEWER EASEMENT
 WATER LINE EASEMENT
 FOUND
 IRON PIPE
 PACIFIC GAS AND ELECTRIC
 CALCULATED DIMENSION
 MONUMENT TO MONUMENT
 TOTAL DIMENSION
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 SHEET NUMBER

KEY MAP
 NO SCALE

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NOTES:
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SAN SEBASTIAN
PHASE 1B
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 OCTOBER 2015

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TRACT 10330
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TRACT 10330
SAN SEBASTIAN
PHASE 1B
 CITY OF MORGAN HILL
 SANTA CLARA COUNTY, CALIFORNIA
 A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP
 ENTITLED TRACT 1076, SAN SEBASTIAN, FILED IN BOOK
 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF
 SANTA CLARA COUNTY, CAL

CURVE	LENGTH	RADIUS	DELTA
C1	36.66'	100.00'	021°00'25"
C2	36.66'	100.00'	021°00'25"
C3	12.95'	40.00'	018°32'51"
C4	32.37'	100.00'	018°32'51"
C5	46.03'	187.00'	014°06'16"
C6	3.16'	187.00'	000°58'11"
C7	42.87'	187.00'	013°08'06"
C8	18.16'	135.00'	007°42'23"

BASIS OF BEARINGS:
 THIS IS A SUBDIVISION OF PARCELS FOUND BETWEEN IRON PIPES ALONG THE 90° NORTH BOUNDARY OF PARCELS 1 AND PARCELS 3, AS SHOWN ON THE PARCEL MAP FILED MAY 23, 2014 IN BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

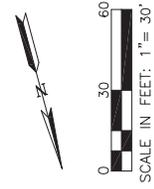
NOTES:
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 2. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

EASEMENT NOTE:
 THE RIGHT-OF-WAY FOR IRRIGATION PIPE LINE DESCRIBED IN THE DEED RECORDED MARCH 24, 1944 IN BOOK 1191, PAGE 362, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA CANNOT BE LOCATED AND IS THEREFORE NOT SHOWN ON THIS MAP.

- REFERENCES:**
- (R1) TRACT NO. 10176 - M-
 - (R2) GRANT DEED - DOC #2121694
 - (R3) PARCEL MAP - 872-M-16
 - (R4) GRANT DEED - J349-OR-328
 - (R5) GRANT DEED - J145-OR-391
 - (R6) RECORD OF SURVEY - 205-M-04
 - (R7) RECORD OF SURVEY - 705-M-05
 - (R8) RECORD OF SURVEY - 56-M-33
 - (R9) TRACT NO. 10094 - 849-M-32
 - (R10) TRACT NO. 9578 - 774-M-49
 - (R11) RECORD OF SURVEY - 574-M-30
 - (R12) TRACT NO. 9716 - 805-M-37
 - (R13) PARCEL MAP - 840-M-45

LEGEND

- BOUNDARY LINE (DISTINCTIVE BORDER)
- EXISTING LOT LINE
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- TIE LINE
- ⊙ SET BRASS DISK IN MONUMENT
- WELL WITH TAG PLS 8859
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- PUBLIC SERVICE EASEMENT
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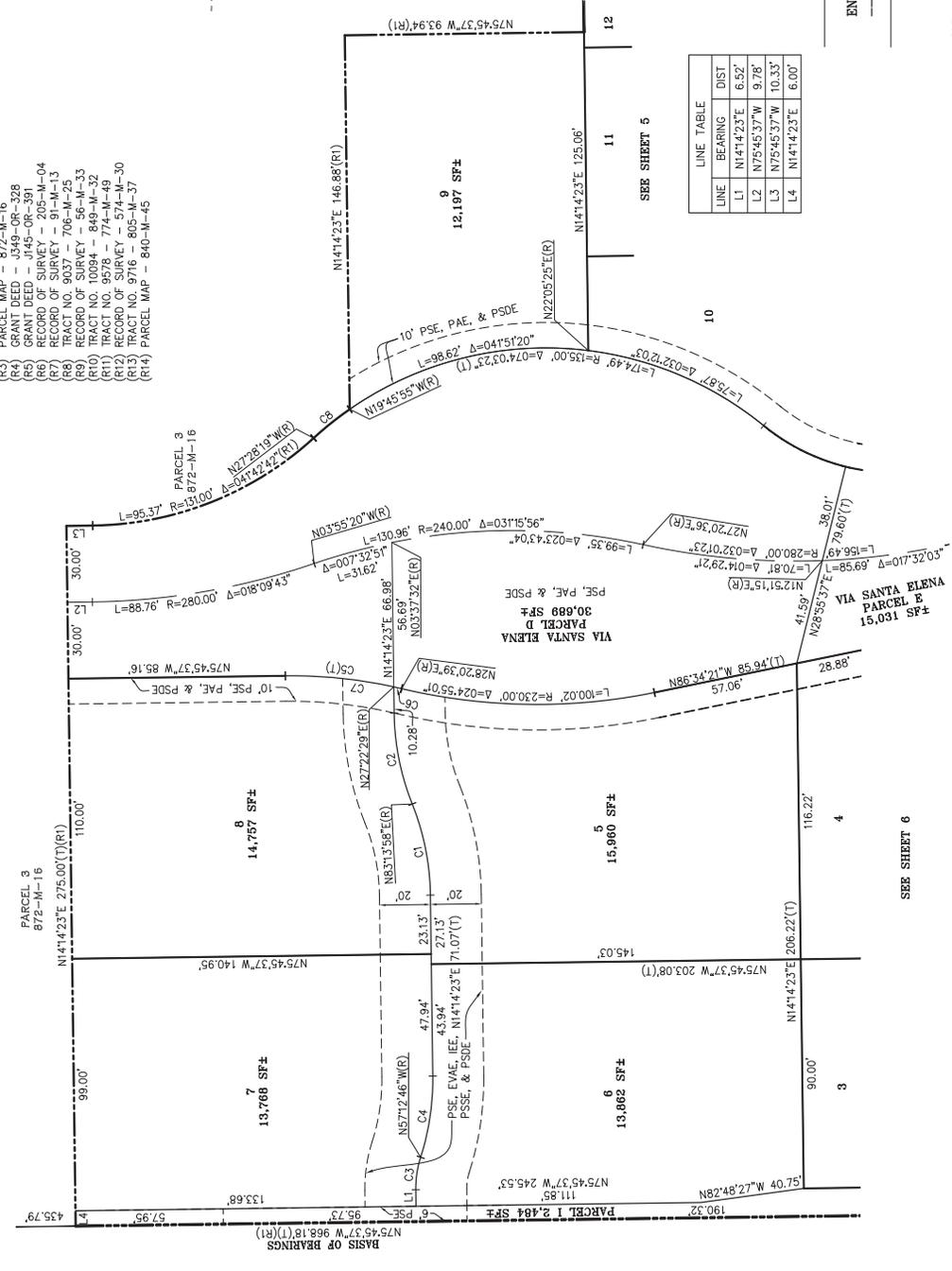
**TRACT 10330
 SAN SEBASTIAN
 PHASE 1B**

CITY OF MORGAN HILL
 SANTA CLARA COUNTY, CALIFORNIA

A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 10176, SAN SEBASTIAN, IN BOOK OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
 P. RUGGERI-JENSEN-AZAP
 1665 Camino Arroyo, Gilroy, CA 95020
 OCTOBER 2015

10B #082030 SHEET 4 OF 12 SHEETS
 1ST SUBMITTAL OCTOBER, 2015



LINE TABLE

LINE	BEARING	DIST
L1	N14°14'23"E	6.52'
L2	N75°45'37"W	9.78'
L3	N75°45'37"W	10.33'
L4	N14°14'23"E	6.00'

SEE SHEET 6

SEE SHEET 5

- LEGEND**
- BOUNDARY LINE (DISTINCTIVE BORDER)
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 - E.V.A.E
 - P.A.E
 - I.E.E
 - P.S.D.E
 - P.S.S.E
 - W.L.E
 - F.N.D
 - I.P
 - P.G.&E
 - (C)
 - (M-M)
 - (T)
 - (R)
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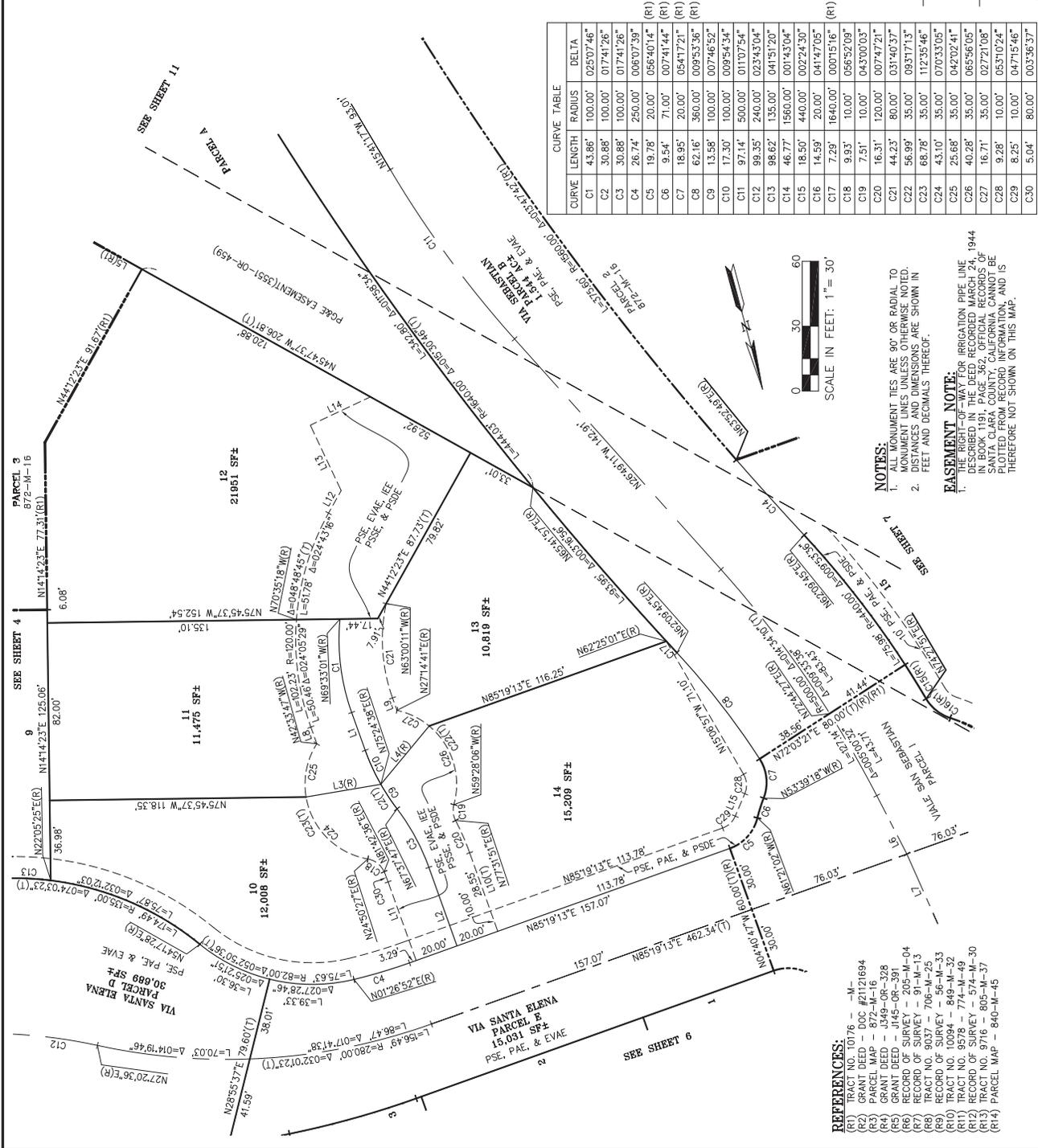
BASIS OF BEARINGS:
 THE BEARING OF N75°45'37"W BETWEEN FOUND IRON PIPES AT THE CORNER OF PARCELS 12 AND 13, AND PARCEL 3, AS SHOWN ON THE BOUNDARY MAP FILED MAY 23, 1944, BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LINE	BEARING	DIST
L1	N04°40'47"W	18.58'
L2	N04°40'47"W	38.55'
L3	N84°36'28"W	35.00'
L4	N54°35'49"E	35.00'
L5	N45°47'37"W	439.46'
L6	N12°15'01"W	30.41'
L7	N08°52'29"W	48.60'
L8	N04°40'47"W	8.17'
L9	N04°40'47"W	6.09'
L10	N04°40'47"W	38.55'
L11	N04°40'47"W	38.55'
L12	N44°07'57"E	11.94'
L13	N10°13'10"W	33.40'
L14	N79°46'50"E	30.67'
L15	N38°03'27"E	11.25'

TRACT 10330 SAN SEBASTIAN PHASE 1B

CITY OF MORGAN HILL
 SANTA CLARA COUNTY, CALIFORNIA
 A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 1076, SAN SEBASTIAN, IN BOOK OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
P. RUGGERI-JENSEN-AZAR
 1865 Camino Arroyo, Gilroy, CA 95020
 OCTOBER 2015



CURVE	LENGTH	RADIUS	DELTA
C1	43.86'	100.00'	025°07'46"
C2	30.88'	100.00'	017°41'26"
C3	30.88'	100.00'	017°41'26"
C4	26.74'	250.00'	006°07'39"
C5	19.78'	20.00'	056°40'14"
C6	9.54'	71.00'	007°41'44"
C7	18.95'	20.00'	054°17'21"
C8	62.16'	360.00'	009°53'36"
C9	13.58'	100.00'	007°46'52"
C10	17.30'	100.00'	009°54'34"
C11	97.14'	500.00'	010°07'54"
C12	99.35'	240.00'	023°43'04"
C13	98.62'	135.00'	041°51'20"
C14	46.77'	1560.00'	001°43'04"
C15	18.50'	440.00'	002°24'30"
C16	14.59'	20.00'	041°47'05"
C17	7.29'	1640.00'	000°15'16"
C18	9.83'	10.00'	058°52'09"
C19	7.51'	10.00'	043°00'03"
C20	44.23'	120.00'	007°47'21"
C21	44.23'	80.00'	031°40'37"
C22	56.99'	35.00'	093°17'13"
C23	68.78'	35.00'	112°35'46"
C24	43.10'	35.00'	070°33'05"
C25	25.66'	35.00'	042°02'41"
C26	40.28'	35.00'	065°56'05"
C27	16.71'	35.00'	027°21'08"
C28	9.28'	10.00'	053°10'24"
C29	8.25'	10.00'	047°15'46"
C30	5.04'	80.00'	003°36'37"



- NOTES:**
- ALL MONUMENT TIES ARE 90° OR RADIAL TO MONUMENT LINES UNLESS OTHERWISE NOTED.
 - DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

EASEMENT NOTE:
 THE RIGHT-OF-WAY FOR IRRIGATION PIPE LINE IS SHOWN AS BEING DELETED FROM RECORDS OF SANTA CLARA COUNTY, CALIFORNIA CANNOT BE PLOTTED FROM RECORD INFORMATION, AND IS THEREFORE NOT SHOWN ON THIS MAP.

- REFERENCES:**
- (R1) TRACT NO. 10176 - M-
 - (R2) GRANT DEED - DOC #2112694
 - (R3) PARCEL MAP - 872-M-16
 - (R4) GRANT DEED - J549-OR-328
 - (R5) GRANT DEED SURVEY - 91-M-13
 - (R6) GRANT DEED SURVEY - 91-M-13
 - (R7) RECORD OF SURVEY - 91-M-13
 - (R8) TRACT NO. 9037 - 706-M-25
 - (R9) RECORD OF SURVEY - 56-M-33
 - (R10) TRACT NO. 10094 - 849-M-32
 - (R11) TRACT NO. 9578 - 774-M-49
 - (R12) RECORD OF SURVEY - 574-M-30
 - (R13) PARCEL MAP - 840-M-45
 - (R14) PARCEL MAP - 840-M-45

LEGEND

- BOUNDARY LINE (DISTINCTIVE BORDER)
- EXISTING LOT LINE
- MONUMENT LINE / CENTERLINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- SET BRASS DISK IN MONUMENT
- WELL WITH TAG PLS 8659
- SET IRON PIPE WITH TAG PLS 8659
- FOUND MONUMENT IN WELL, AS NOTED
- FOUND MONUMENT, AS NOTED
- PUBLIC SERVICE EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT (NON-VEHICULAR)
- INGRESS AND EGRESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- FOUND
- IRON PIPE
- PACIFIC GAS AND ELECTRIC
- CALCULATED DIMENSION
- MONUMENT TO MONUMENT
- TOTAL DIMENSION
- RADIAL BEARING
- RECORD DATA
- SHEET LIMITS
- SHEET NUMBER

REFERENCES:

- (R1) TRACT NO. 10176 - M-
- (R2) GRANT DEED - DOC #21121694
- (R3) PARCEL MAP - 872-M-16
- (R4) GRANT DEED - J349-OR-328
- (R5) GRANT DEED - J145-OR-391
- (R6) RECORD OF SURVEY - 205-M-04
- (R7) RECORD OF SURVEY - 814-M-13
- (R8) RECORD OF SURVEY - 706-M-35
- (R9) RECORD OF SURVEY - 56-M-33
- (R10) TRACT NO. 10094 - 849-M-32
- (R11) TRACT NO. 9578 - 774-M-49
- (R12) RECORD OF SURVEY - 574-M-30
- (R13) TRACT NO. 9716 - 805-M-37
- (R14) PARCEL MAP - 840-M-45

NOTES:

1. ALL MONUMENT TIES ARE 90° OR RADIAL TO MONUMENT LINES UNLESS OTHERWISE NOTED. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BASEMENT NOTE:

1. THE RIGHT-OF-WAY FOR IRRIGATION PIPE LINE DESCRIBED IN THE DEED RECORDED MARCH 24, 1944 IN BOOK 1191, PAGE 362, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, AND LIE PLOTTED FROM RECORD INFORMATION, AND IS THEREFORE NOT SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF N75°45'37"W BETWEEN FOUND IRON PIPES LOCATED AT THE CORNER OF PARCEL 3, AS SHOWN ON THE BOUNDARY MAP OF PARCEL 3, BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

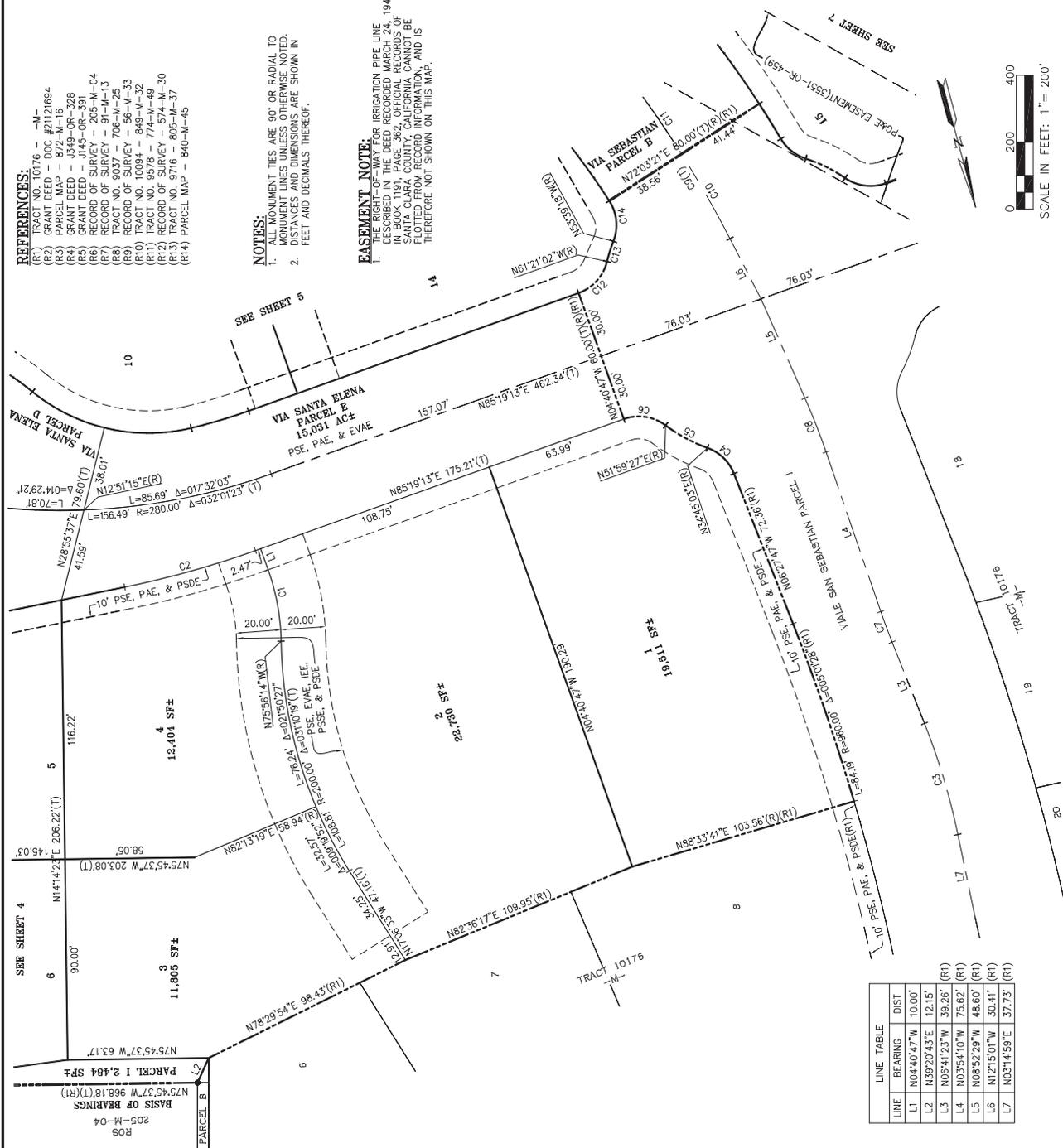
CURVE	LENGTH	RADIUS	DELTA
C1	32.71'	100.00'	018°44'34"
C2	60.84'	430.00'	008°06'26"
C3	52.04'	300.00'	009°56'23"
C4	17.03'	20.00'	048°47'10"
C5	21.36'	71.00'	071°14'24"
C6	19.78'	20.00'	056°40'14"
C7	14.59'	300.00'	002°47'13"
C8	26.03'	300.00'	004°56'18"
C9	127.14'	500.00'	014°34'10"
C10	43.71'	500.00'	005°00'32"
C11	83.43'	500.00'	009°33'36"
C12	19.78'	20.00'	056°40'14"
C13	9.54'	71.00'	007°41'44"
C14	18.95'	20.00'	054°17'21"

**TRACT 10330
SAN SEBASTIAN
PHASE 1B**

CITY OF MORGAN HILL
SANTA CLARA COUNTY, CALIFORNIA

A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 10176, SAN SEBASTIAN, FILE _____ IN BOOK _____ OF MAPS, AT PAGES _____ THROUGH _____, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
PROFFER
ROBERT J. JENSEN-AZAP
1865 Camino Arroyo, Gilroy, CA 95020
OCTOBER 2015



LINE	BEARING	DIST
L1	N04°40'47"W	10.00'
L2	N39°20'43"E	12.15'
L3	N06°41'23"W	39.26'
L4	N03°54'10"W	75.62'
L5	N08°52'29"W	46.60'
L6	N12°15'01"W	30.41'
L7	N03°14'59"E	37.73'

LEGEND

- BOUNDARY LINE (DISTINCTIVE BORDER)
- EXISTING LOT LINE
- MONUMENT LINE / CENTERLINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- SET BRASS DISK IN MONUMENT
- WELL WITH TAG P.L.S. 8659
- FOUND MONUMENT IN WELL, AS NOTED
- FOUND MONUMENT, AS NOTED
- PUBLIC SERVICE EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT (NON-VEHICULAR)
- INGRESS AND EGRESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- WATER SANITARY SEWER EASEMENT
- WLE
- FND
- IP
- PG&E
- PACIFIC GAS AND ELECTRIC
- CALCULATED DIMENSION
- MONUMENT TO MONUMENT
- (M-M)
- TOTAL DIMENSION
- (T)
- RADIAL BEARING
- (R)
- RECORD DATA
- ()
- SHEET LIMITS
- ⊗ SHEET NUMBER

REFERENCES:

- (R1) TRACT NO. 10176 - M-
- (R2) GRANT DEED - DOC #21121694
- (R3) PARCEL MAP - 872-M-16
- (R4) GRANT DEED - J349-OR-328
- (R5) GRANT DEED - J145-OR-391
- (R6) RECORD OF SURVEY - 205-M-04
- (R7) RECORD OF SURVEY - 81-M-13
- (R8) RECORD OF SURVEY - 706-M-33
- (R9) RECORD OF SURVEY - 56-M-33
- (R10) TRACT NO. 10094 - 849-M-32
- (R11) TRACT NO. 9578 - 774-M-49
- (R12) RECORD OF SURVEY - 574-M-30
- (R13) TRACT NO. 9716 - 805-M-37
- (R14) PARCEL MAP - 840-M-45

NOTES:

1. MONUMENT TIES ARE 0° OR RADIAL TO MONUMENT LINES UNLESS OTHERWISE NOTED.
2. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

EASEMENT NOTE:

THE RIGHT-OF-WAY FOR IRRIGATION PIPE LINE BEING SHOWN ON THIS MAP IS PLACED IN BOOK 1191, PAGE 562, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA CANNOT BE PLOTTED FROM RECORD INFORMATION, AND IS THEREFORE NOT SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF N75°45'37"W BETWEEN FOUND IRON PIPES AND THE SOUTH BOUNDARY OF PARCEL 18, AS SHOWN ON THE BOUNDARY MAP OF PARCEL 3, BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

CURVE	LENGTH	RADIUS	DELTA
C1	21.59'	126.00'	0°09'49"07"
C2	19.01'	20.00'	05°42'7"05"
C3	19.69'	66.00'	07°05'32"
C4	14.59'	20.00'	04°14'7"05"
C5	18.50'	440.00'	0°02'24"50"
C6	46.77'	1560.00'	0°07'40"21"
C7	20.89'	156.00'	0°07'40"21"
C8	46.34'	186.00'	0°14'16"28"

**TRACT 10330
SAN SEBASTIAN
PHASE 1B**

CITY OF MORGAN HILL
SANTA CLARA COUNTY, CALIFORNIA

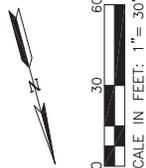
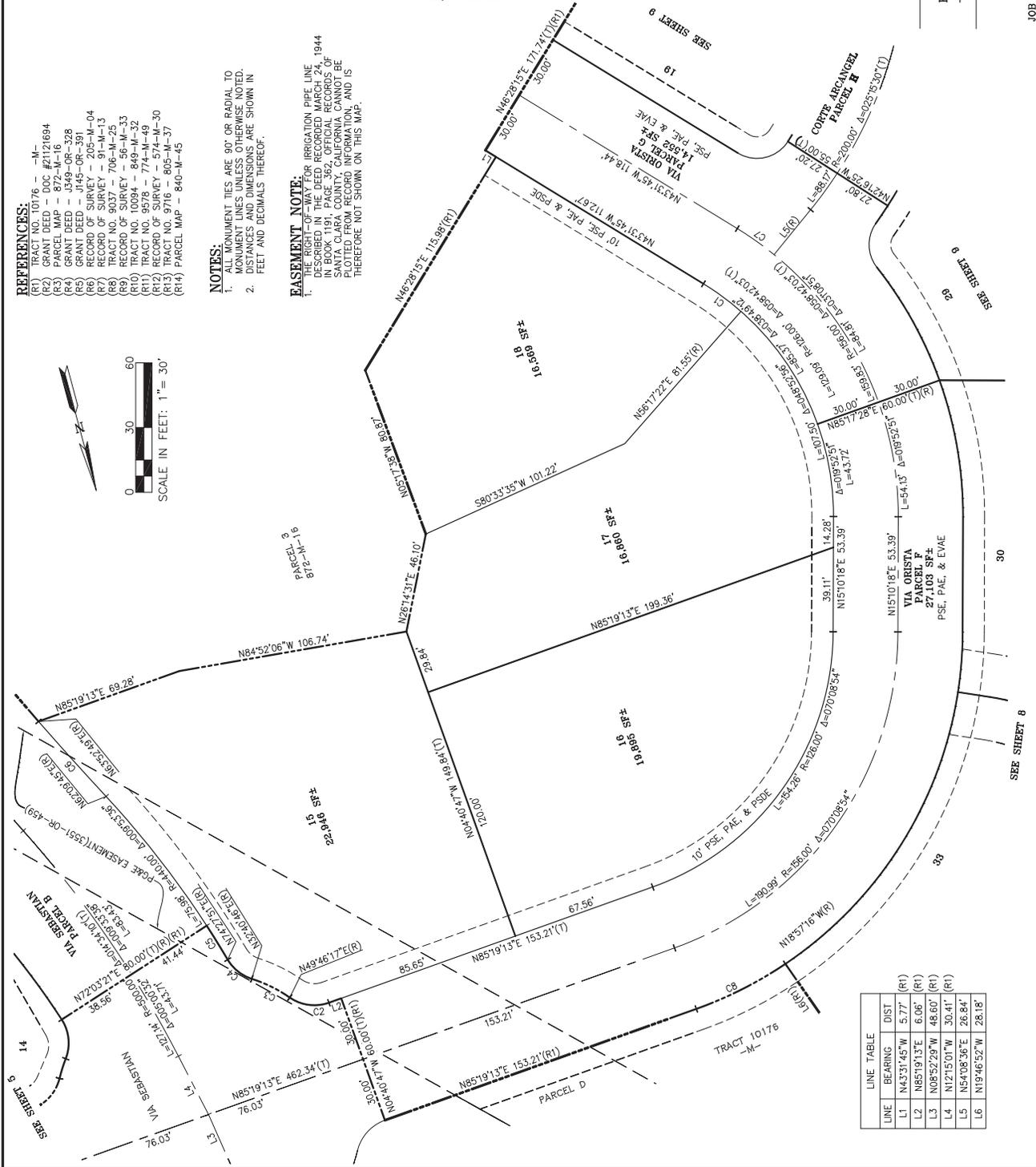
A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 10176, SAN SEBASTIAN, IN BOOK OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
PRUGGERI-JENSEN-AZAP
1665 Camino Arroyo, Gilroy, CA 95020

10B #092630

OCTOBER 2015

1ST SUBMITTAL OCTOBER 2015



LINE	BEARING	DIST
L1	N43°31'45"W	5.77' (R1)
L2	N85°19'13"E	6.06' (R1)
L3	N08°52'29"W	48.60' (R1)
L4	N12°15'01"W	30.41' (R1)
L5	N54°08'36"E	26.84' (R1)
L6	N19°46'52"W	28.18' (R1)

REFERENCES:

- (R1) TRACT NO. 10176 - M-
- (R2) GRANT DEED - DOC #2112694
- (R3) PARCEL MAP - 872-M-16
- (R4) GRANT DEED - J349-OR-328
- (R5) GRANT DEED - J145-OR-391
- (R6) RECORD OF SURVEY - 205-M-04
- (R7) RECORD OF SURVEY - 91-M-13
- (R8) RECORD OF SURVEY - 76-M-35
- (R9) RECORD OF SURVEY - 56-M-33
- (R10) TRACT NO. 10094 - 849-M-32
- (R11) TRACT NO. 9578 - 774-M-49
- (R12) RECORD OF SURVEY - 574-M-30
- (R13) TRACT NO. 9716 - 805-M-37
- (R14) PARCEL MAP - 840-M-45

NOTES:

1. ALL MONUMENT TIES ARE 90° OR RADIAL TO MONUMENT LINES UNLESS OTHERWISE NOTED. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2.

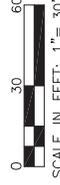
EASEMENT NOTE:

1. THE RIGHT-OF-WAY FOR IRRIGATION PIPE LINE DESCRIBED IN THE DEED RECORDED MARCH 24, 1944 IN BOOK 191, PAGE 302, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, IRRIGATION PIPE PLOTTED FROM RECORD INFORMATION, AND IS THEREFORE NOT SHOWN ON THIS MAP.

LEGEND:

- BOUNDARY LINE (DISTINCTIVE BORDER)
- EXISTING LOT LINE
- MONUMENT LINE / CENTERLINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- SET BRASS DISK IN MONUMENT
- WELL WITH TAG P.L.S. 8659
- FOUND MONUMENT IN WELL, AS NOTED
- FOUND MONUMENT, AS NOTED
- PUBLIC SERVICE EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT (NON-VEHICULAR)
- INGRESS AND EGRESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- FOUND
- IRON PIPE
- PACIFIC GAS AND ELECTRIC
- CALCULATED DIMENSION
- MONUMENT TO MONUMENT
- TOTAL DIMENSION
- RADIAL BEARING
- RECORD DATA
- SHEET LIMITS
- SHEET NUMBER

BASIS OF BEARINGS:
THE BEARING OF N74°49'42" W BETWEEN FOUND IRON PIPES ALONG THE NORTH BOUNDARY OF PARCEL 1 AND PARCEL 3, AS SHOWN ON THE PARCEL MAP FILED MAY 23, 2014 IN BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



**TRACT 10330
SAN SEBASTIAN
PHASE 1B**

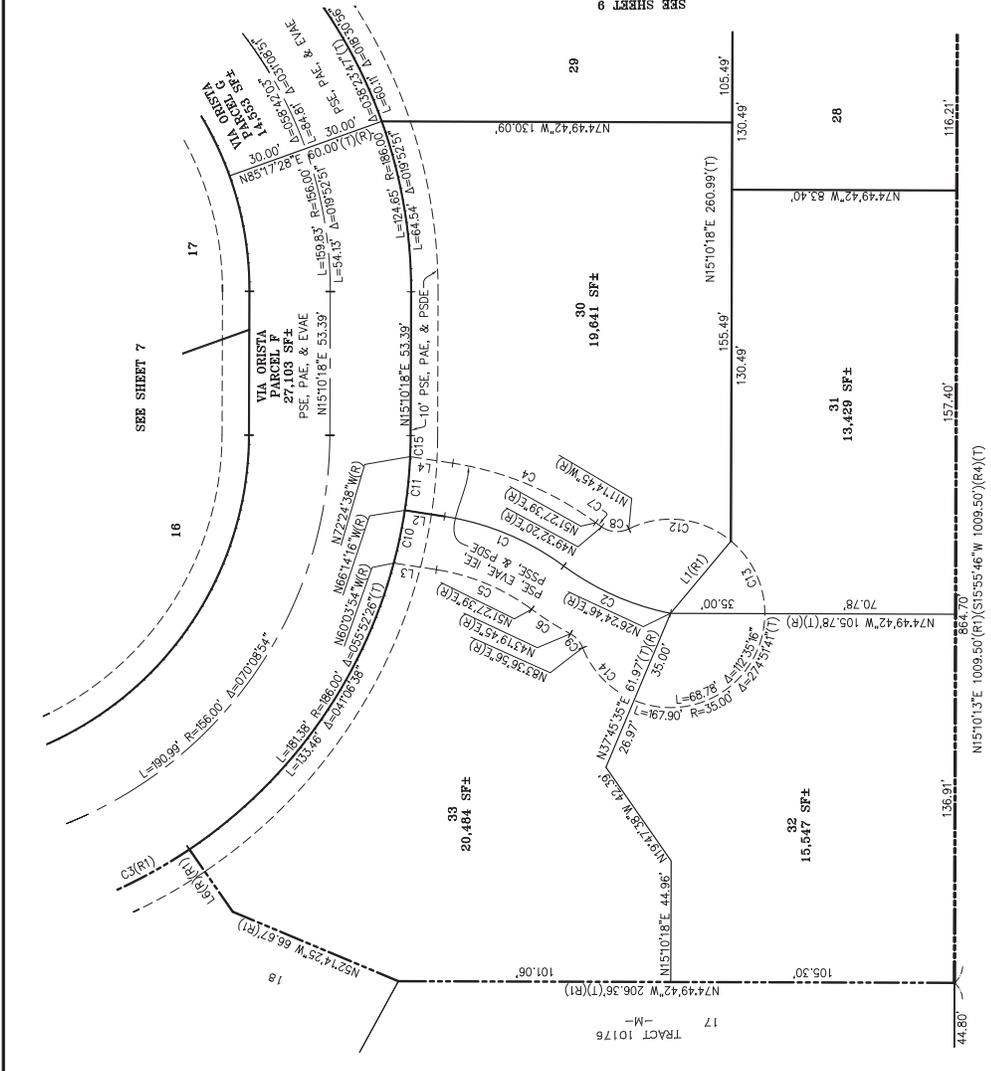
CITY OF MORGAN HILL
SANTA CLARA COUNTY, CALIFORNIA

A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 10176, SAN SEBASTIAN, FILED IN BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
PRUGGERI-JENSEN-AZAP
1665 Camino Arroyo, Gilroy, CA 95020

10B #092630

OCTOBER 2015
SHEET 8 OF 12 SHEETS



CURVE	LENGTH	RADIUS	DELTA
C1	48.34'	100.00'	027°41'55"
C2	43.72'	100.00'	025°02'53"
C3	46.34'	186.00'	014°16'28"
C4	58.01'	120.00'	027°41'55"
C5	38.67'	80.00'	027°41'55"
C6	17.03'	120.00'	008°07'55"
C7	2.68'	80.00'	001°55'20"
C8	10.61'	10.00'	060°47'04"
C9	7.03'	10.00'	040°17'11"
C10	20.04'	186.00'	006°10'22"
C11	20.04'	186.00'	006°10'22"
C12	40.42'	35.00'	066°09'53"
C13	30.70'	35.00'	050°15'00"
C14	28.01'	35.00'	045°51'21"
C15	7.85'	186.00'	002°25'04"

LINE	BEARING	DIST
L1	N54°55'09"E	35.00'
L2	N66°14'16"W	14.93'
L3	N66°14'16"W	16.01'
L4	N66°14'16"W	16.01'
L5	N54°08'36"E	26.84'
L6	N19°46'52"W	28.18'

(J849-OR-328)

REFERENCES:

- (R1) TRACT NO. 10176 - M-
- (R2) GRANT DEED - DOC #211694
- (R3) PARCEL MAP - 872-M-16
- (R4) GRANT DEED - J349-OR-328
- (R5) GRANT DEED - J145-OR-391
- (R6) RECORD OF SURVEY - 205-M-04
- (R7) RECORD OF SURVEY - 91-M-13
- (R8) RECORD OF SURVEY - 76-M-33
- (R9) RECORD OF SURVEY - 56-M-33
- (R10) TRACT NO. 10094 - 849-M-32
- (R11) TRACT NO. 9578 - 774-M-49
- (R12) RECORD OF SURVEY - 574-M-30
- (R13) TRACT NO. 9716 - 805-M-37
- (R14) PARCEL MAP - 840-M-45

NOTES:

1. ALL MONUMENT TIES ARE 90° OR RADIAL TO MONUMENT LINES UNLESS OTHERWISE NOTED. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2.

EASEMENT NOTE:

1. THE RIGHT-OF-WAY FOR IRRIGATION PIPE LINE DESCRIBED IN THE DEED RECORDED MARCH 24, 1944 IN BOOK 118, PAGE 302, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, AND THE BEARING AND DIMENSIONS THEREOF, ARE SHOWN THEREFORE NOT SHOWN ON THIS MAP.

LEGEND:

- BOUNDARY LINE (DISTINCTIVE BORDER)
- EXISTING LOT LINE
- NEW LOT LINE
- MONUMENT LINE / CENTERLINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- SET BRASS DISK IN MONUMENT
- WELL WITH TAG PLS 8659
- FOUND MONUMENT IN WELL, AS NOTED
- FOUND MONUMENT, AS NOTED
- PUBLIC SERVICE EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT (NON-VEHICULAR)
- INGRESS AND EGRESS EASEMENT
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- PRIVATE SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- FOUND
- IRON PIPE
- PACIFIC GAS AND ELECTRIC
- CALCULATED DIMENSION
- MONUMENT TO MONUMENT
- TOTAL DIMENSION
- (T)
- (R)
- ()
- RECORD DATA
- SHEET LIMITS
- SHEET NUMBER

BASIS OF BEARINGS:

THE BEARING OF N75°45'37"W BETWEEN FOUND IRON PIPES ALONG THE NORTH BOUNDARY OF PARCEL 1 AND PARCEL 3, AS SHOWN ON THE PARCEL MAP FILED MAY 23, 2014 IN BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



**TRACT 10330
SAN SEBASTIAN
PHASE 1B**

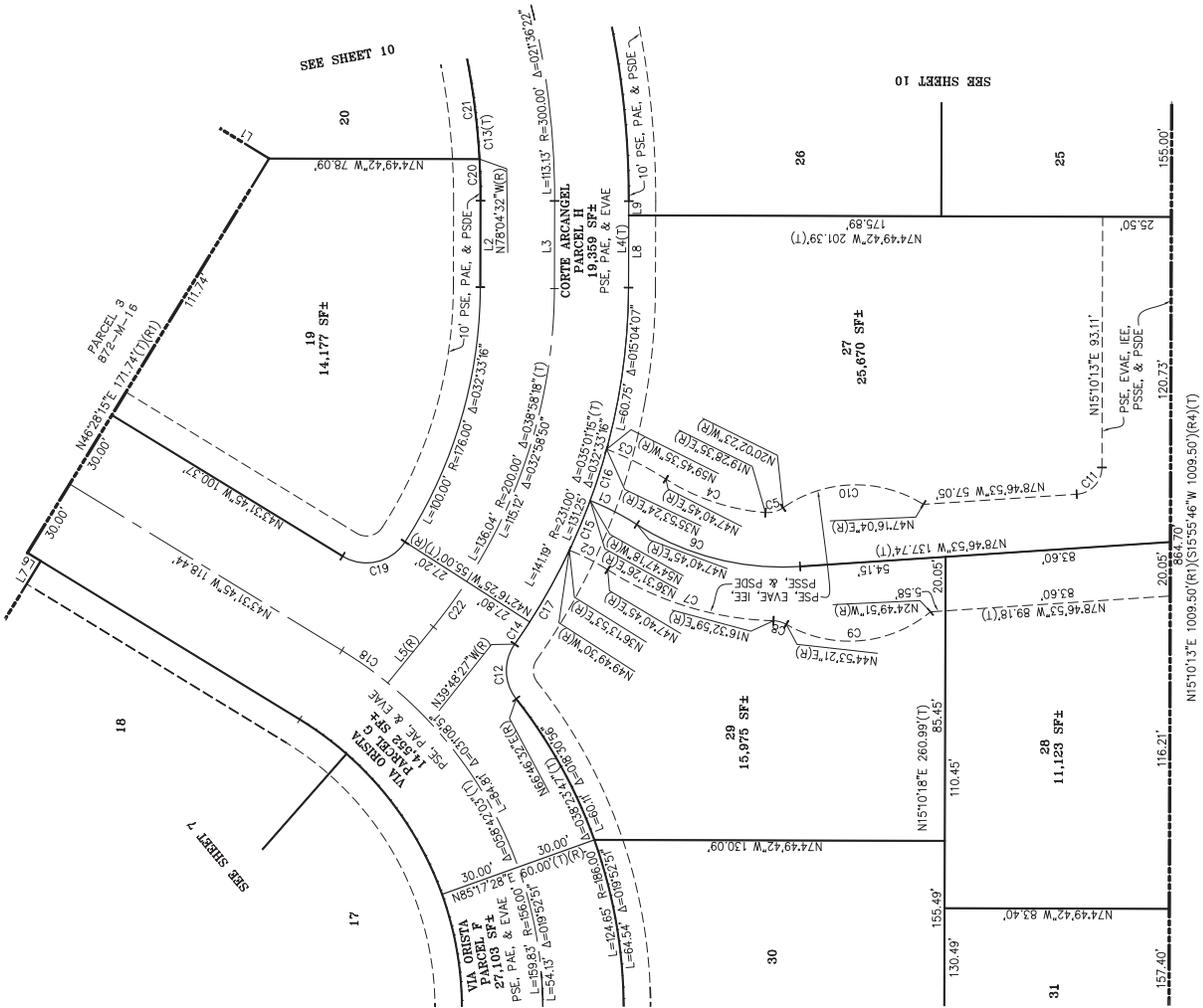
CITY OF MORGAN HILL
SANTA CLARA COUNTY, CALIFORNIA

A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 10176, SAN SEBASTIAN, FILED IN BOOK OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
PRUGGERI-JENSEN-AZAP
16655 Camino Arroyo, Gilroy, CA 95020

OCTOBER 2015

JOB #082030 SHEET 9 OF 12 SHEETS
1ST SUBMITTAL OCTOBER, 2015



CURVE	LENGTH	RADIUS	DELTA
C1	19.47'	100.00'	01°09'19"
C2	15.98'	80.00'	01°26'52"
C3	24.69'	120.00'	01°47'20"
C4	39.38'	80.00'	02°81'21"
C5	6.90'	10.00'	039°30'57"
C6	63.64'	100.00'	036°27'38"
C7	65.20'	120.00'	031°07'46"
C8	4.95'	10.00'	028°20'22"
C9	57.19'	47.00'	069°43'11"
C10	55.21'	47.00'	067°18'27"
C11	15.02'	10.00'	086°02'54"
C12	21.78'	17.00'	073°25'04"
C13	54.69'	272.50'	017°29'57"
C14	9.94'	231.00'	002°27'59"
C16	20.04'	231.00'	004°58'17"
C17	40.39'	231.00'	010°01'03"
C18	20.89'	156.00'	007°40'21"
C19	26.33'	17.00'	088°44'41"
C20	15.44'	272.50'	003°14'50"
C21	39.25'	272.50'	008°15'07"
C22	20.91'	200.00'	005°59'27"

LINE	BEARING	DIST
L1	N43°31'45"W	90.00' (R1)
L2	N15°10'18"E	32.10'
L3	N15°10'18"E	32.57'
L4	N15°10'18"E	32.10'
L5	N54°09'36"E	26.84'
L6	N43°31'45"W	5.77' (R1)
L7	N46°28'15"E	115.98' (R1)
L8	N15°10'18"E	26.83'
L9	N15°10'18"E	5.27'

REFERENCES:

- (M) TRACT NO. 10776 - M-
- (G) GRANT DEED - DOC #2121694
- (R3) PARCEL MAP - 872-M-16
- (R4) GRANT DEED - J349-OR-328
- (R5) GRANT DEED - J445-OR-391
- (R6) RECORD OF SURVEY - 205-M-04
- (R7) RECORD OF SURVEY - 91-M-13
- (R8) RECORD OF SURVEY - 76-M-35
- (R9) RECORD OF SURVEY - 56-M-33
- (R10) TRACT NO. 10094 - 849-M-32
- (R11) TRACT NO. 10978 - 774-M-49
- (R12) RECORD OF SURVEY - 574-M-30
- (R13) TRACT NO. 9716 - 805-M-37
- (R14) PARCEL MAP - 840-M-45

NOTES:

1. ALL MONUMENT TIES ARE 90° OR RADIAL TO MONUMENT LINES UNLESS OTHERWISE NOTED. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2.

EASEMENT NOTE:

1. THE RIGHT-OF-WAY FOR IRRIGATION PIPE LINE DESCRIBED IN THE DEED RECORDED MARCH 24, 1944 (BOOK 1941, PAGE 362, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA) SHALL BE PLOTTED FROM RECORD INFORMATION, AND IS THEREFORE NOT SHOWN ON THIS MAP.

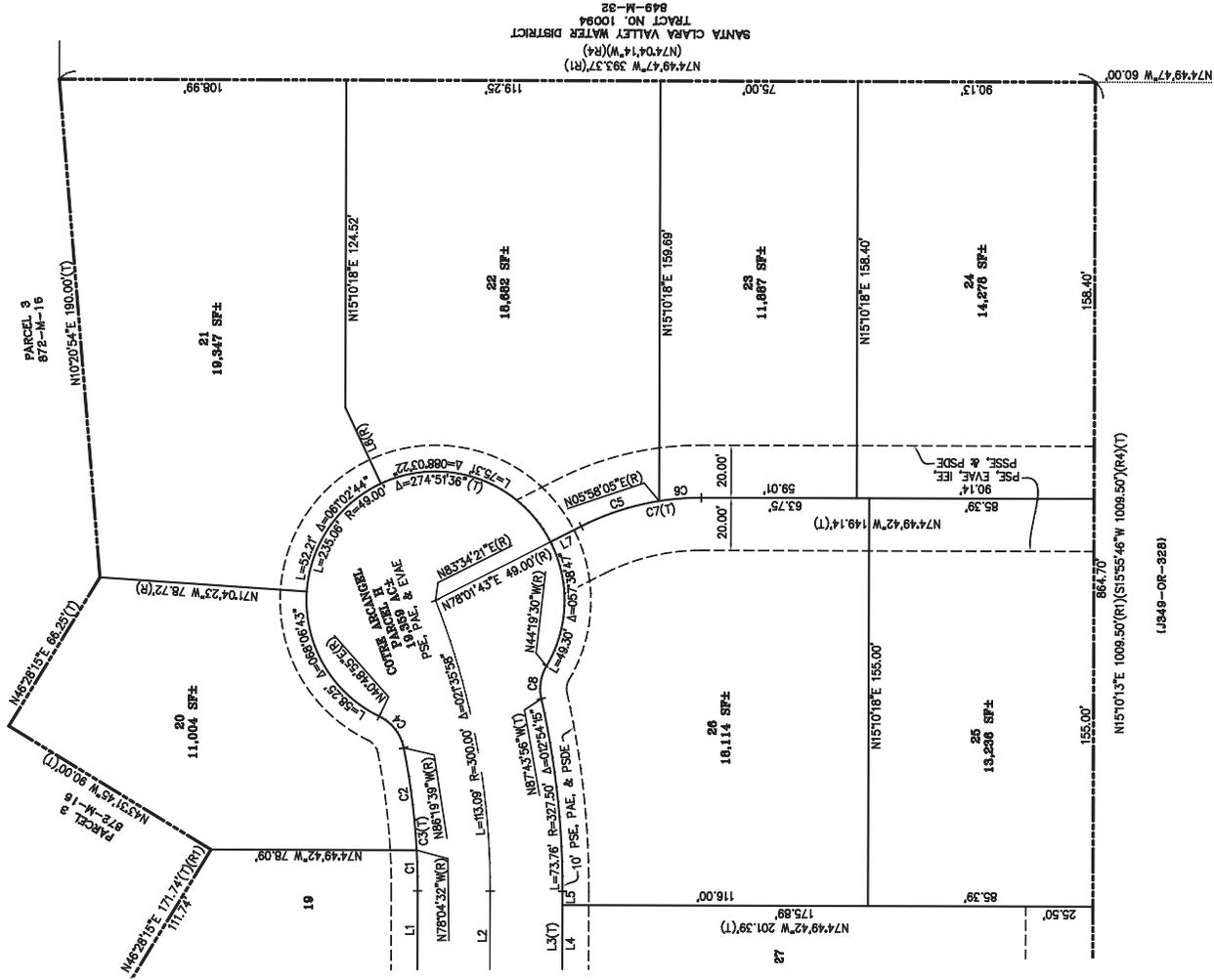
BASIS OF BEARINGS:
 THE BEARING OF INTERSECTION BETWEEN FOUND IRON PIPES ALONG THE NORTH BOUNDARY OF PARCEL 1 AND PARCEL 3, AS SHOWN ON THE PARCEL MAP FILED MAY 23, 2014 IN BOOK 872 OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

- BOUNDARY LINE (DISTINCTIVE BORDER)
- EXISTING LOT LINE
- MONUMENT LINE / CENTERLINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- SET BRASS DISK IN MONUMENT
- WELL WITH TAG PLS 8659
- SET IRON PIPE WITH TAG PLS 8659
- FOUND MONUMENT IN WELL, AS NOTED
- FOUND MONUMENT, AS NOTED
- PUBLIC SERVICE EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT (NON-VEHICULAR)
- INGRESS AND EGRESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- FOUND
- IRON PIPE
- PACIFIC GAS AND ELECTRIC
- CALCULATED DIMENSION
- MONUMENT TO MONUMENT
- TOTAL DIMENSION
- (M) (M-M)
- (T) (T)
- (R) (R)
- () ()
- SHEET LIMITS
- ⊗ SHEET NUMBER

S&E SHEET 9

S&E SHEET 9



CURVE	LENGTH	RADIUS	DELTA
C1	15.44'	272.50'	037°14'50"
C2	39.25'	272.50'	008°15'07"
C3	54.69'	272.50'	011°29'57"
C4	15.68'	17.00'	082°51'27"
C5	31.24'	100.00'	017°53'52"
C6	16.06'	100.00'	009°12'13"
C7	47.50'	100.00'	027°06'05"
C8	12.88'	17.00'	043°24'26"

LINE	BEARING	DIST
L1	N151°01'18"E	32.10'
L2	N151°01'18"E	32.57'
L3	N151°01'18"E	32.10'
L4	N151°01'18"E	26.83'
L5	N151°01'18"E	5.27'
L6	N100°138'W	31.87'
L7	N78°04'13"E	15.09'

**TRACT 10330
 SAN SEBASTIAN
 PHASE 1B**

CITY OF MORGAN HILL
 SANTA CLARA COUNTY, CALIFORNIA

A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 10176, SAN SEBASTIAN, IN BOOK OF MAPS, AT PAGES 16 THROUGH 23, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
 P. RUGGERI-JENSEN-AZAP
 1665 Camino Arroyo, Gilroy, CA 95020
 OCTOBER 2015

LEGEND

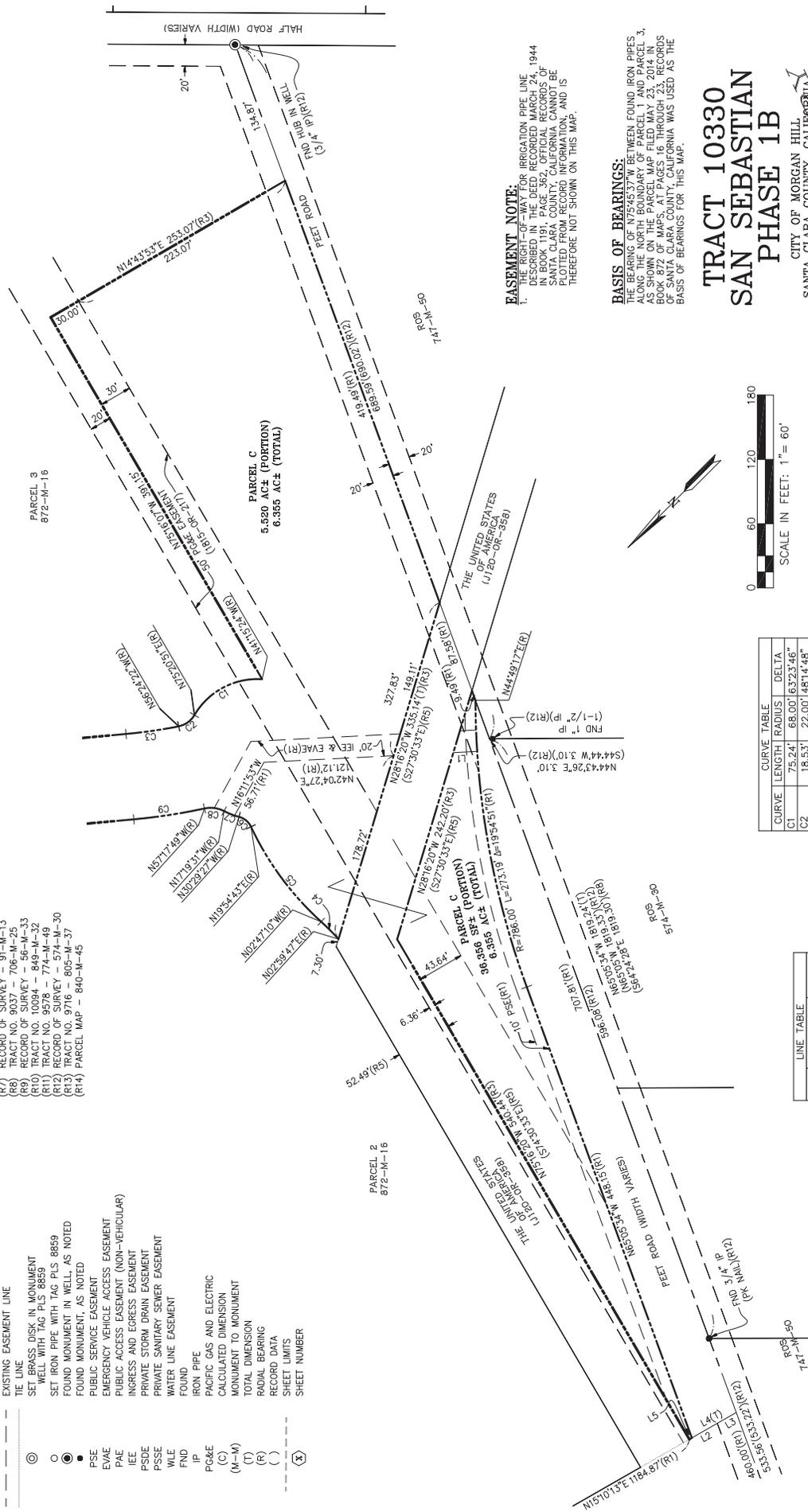
- BOUNDARY LINE (DISTINCTIVE BORDER)
- EXISTING LOT LINE
- NEW LOT LINE
- MONUMENT LINE/CENTERLINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- SET BRASS DISK IN MONUMENT
- WELL WITH TAG PLS 8859
- FOUND MONUMENT IN WELL, AS NOTED
- FOUND MONUMENT, AS NOTED
- PUBLIC SERVICE EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT (NON-VEHICULAR)
- INGRESS AND EGRESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- FOUND
- IP
- IRON PIPE
- PACIFIC GAS AND ELECTRIC
- CALCULATED DIMENSION
- MONUMENT TO MONUMENT
- TOTAL DIMENSION
- RADIAL BEARING
- RECORD DATA
- SHEET LIMITS
- SHEET NUMBER

REFERENCES:

- (R1) TRACT NO. 10176 - M-
- (R2) GRANT DEED - DOC #2112694
- (R3) PARCEL MAP - 872-M-16
- (R4) GRANT DEED - #349-OR-328
- (R5) GRANT DEED - #145-OR-391
- (R6) RECORD OF SURVEY - 205-M-04
- (R7) RECORD OF SURVEY - 706-M-15
- (R8) TRACT NO. 90371-706-M-25
- (R9) RECORD OF SURVEY - 56-M-33
- (R10) TRACT NO. 10094 - 849-M-32
- (R11) TRACT NO. 9578 - 774-M-49
- (R12) RECORD OF SURVEY - 574-M-30
- (R13) TRACT NO. 9716 - 805-M-37
- (R14) PARCEL MAP - 840-M-45

NOTES:

1. ALL MONUMENT TIES ARE 90° OR RADIAL TO MONUMENT LINES UNLESS OTHERWISE NOTED.
2. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.



EASEMENT NOTE:
 THE 10' AND 20' EASEMENT PIPE LINE DESCRIBED IN THIS DEED RECORDED MARCH 24, 1944 IN BOOK 1191, PAGE 352, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA CANNOT BE PLOTTED FROM RECORD INFORMATION, AND IS THEREFORE NOT SHOWN ON THIS MAP.

BASIS OF BEARINGS:
 THE BEARING OF N754537'W BETWEEN FOUND IRON PIPES ALONG THE NORTH BOUNDARY OF PARCEL 1 AND PARCEL 3, AND BETWEEN PARCEL 2 AND PARCEL 3, AS SHOWN ON THIS MAP, WAS OBTAINED FROM RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**TRACT 10330
 SAN SEBASTIAN
 PHASE 1B**

CITY OF MORGAN HILL
 SANTA CLARA COUNTY, CALIFORNIA

A SUBDIVISION OF "PARCEL B" AS SHOWN ON THE MAP ENTITLED TRACT 10176, SAN SEBASTIAN, FILE _____ IN BOOK _____ OF MAPS, AT PAGES _____ THROUGH _____ RECORDS OF SANTA CLARA COUNTY, CALIFORNIA

Prepared By:
P. RUGGERI-JENSEN-AZAR
 1865 Camino Arroyo, Gilroy, CA 95020

JOB #092630
 OCTOBER 2015

SHEET 12 OF 12 SHEETS
 1ST SUBMITTAL OCTOBER 2015



CURVE	LENGTH	RADIUS	DELTA
C1	75.24'	68.00'	63°23'46"
C2	18.53'	22.00'	48°14'48"
C3	49.71'	460.00'	6°11'32"
C4	22.81'	226.00'	5°46'57"
C5	110.92'	280.00'	22°41'53"
C6	14.95'	17.00'	50°24'10"
C7	14.94'	65.00'	13°09'56"
C8	18.84'	27.00'	39°58'18"
C9	66.76'	540.00'	7°05'00"

LINE	BEARING	DIST
L1	N42°04'27"E	22.23' (R1)
L2	N15°10'13"E	27.39'
L3	N15°10'13"E	20.29'
L4	N15°10'13"E	50.37' (R1)
L5	N15°10'13"E	2.88' (R1)