

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN, THE REAL PROPERTY SHOWN ON THE ATTACHED MAP, AND THAT WE HAVE THE RIGHT, TITLE, OR INTEREST IN SAID REAL PROPERTY, THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINE.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL, AS EASEMENTS ONLY, ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS LA ALAMPA, AND MOORELAND DRIVE, AS SHOWN UPON THIS MAP. SAID DEDICATION OF STREETS IS SUBJECT TO THE CITY OF MORGAN HILL'S ACCEPTANCE OF SAID DEDICATION AND TO THE CITY OF MORGAN HILL'S ADOPTION OF SAID STREETS AND PORTIONS THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL EASEMENTS FOR HYDRAULIC UTILITIES, SUCH AS WATER, SEWER, GAS, AND TELEPHONE, AND SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO UNDER, UPON, OR OVER THE LAND DESIGNATED AS "P.S.E." (PUBLIC SERVICE EASEMENT) ON THE WITHIN MAP.

WE HEREBY RESERVE FOR THE HOMEOWNERS' ASSOCIATION FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 14, OF THE CONNEMARA-PHASE 2 SUBDIVISION, AND ALL OWNERS OF LOTS IN "CONNEMARA-PHASE 1" DEVELOPMENT, COMMON AREA PARCEL "b" FOR THE PURPOSES OF STORING, TREATING AND CONVEYING STORM WATER, LANDSCAPING, RECREATIONAL AMENITIES AND ALL OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, EMERGENCY VEHICLE ACCESS, NO FURTHER SUBDIVISION AND OR RESIDENTIAL DEVELOPMENT OF SAID PARCELS SHALL BE ALLOWED. SAID COMMON AREA PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

WE HEREBY DEDICATE TO PUBLIC USE A STRIP OF LAND DEDICATED AND DESIGNATED AS EMERGENCY VEHICULAR ACCESS EASEMENT (E.V.A.E.), FOR EMERGENCY VEHICLE ACCESS PURPOSES ONLY.

WE HEREBY RESERVE FOR THE EXCLUSIVE USE OF THE OWNERS OF LOTS 6, 7 AND 8, A STORM DRAINAGE EASEMENT UNDER, UPON AND ACROSS THESE STRIPS OF LAND DEDICATED AND DESIGNATED AS "P.S.D.E." (PRIVATE STORM DRAINAGE EASEMENT). THE OWNERS OF EACH OF THE SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF SAID EASEMENT THAT LIES WITHIN THE BOUNDS OF THEIR RESPECTIVE LOTS.

ALL OF THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL BE KEPT FREE OF BUILDINGS, EXCEPT LAMPPOST UNSUPPORTED ROOF OVERHANGS, AND OBSTRUCTIONS THAT DO NOT IMPAIR THE USE OF, OR ARE CONSISTENT WITH THE PURPOSES OF THE STREET OR EASEMENT.

THE HEREIN DESCRIBED OFFERS OF DEDICATION 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 RECORDER OF SANTA CLARA COUNTY A RESOLUTION ACCEPTING SAID STREETS AND EASEMENTS. UNTIL SAID RESOLUTION(S) ARE ADOPTED, ALL STREETS AND EASEMENTS ENCOMPASSED WITHIN SUCH OFFERS OF DEDICATION SHALL BE BY THE OWNERS OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE CITY OF MORGAN HILL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE AND SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFERS OF WAY AND EASEMENTS NOT ACCEPTED FOR MAINTENANCE. ALL DEDICATED RIGHTS-OF-WAY AND EASEMENTS NOT ACCEPTED FOR MAINTENANCE BY THE CITY OR OTHER AGENCY SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS OR PARCELS IN THE SUBDIVISION.

AS OWNER:  
MH CONNEMARA 2013 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DIVEND HOVES, INC., A CALIFORNIA CORPORATION  
ITS: GENERAL MANAGER

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

TRACT No. 10357  
CONNEMARA-PHASE 2

BEING ALL OF PARCELS A, B & C, AS SAID PARCELS BEING SHOWN ON THAT CERTAIN FINAL MAP, ENTITLED CONNEMARA-PHASE 1 (TRACT 10185), FILED FOR RECORD ON NOVEMBER 07, 2013 IN BOOK 865 OF MAPS, PAGES 47 THROUGH 49, SANTA CLARA COUNTY RECORDER'S OFFICE

CITY OF MORGAN HILL  
COUNTY OF SANTA CLARA  
SEPTEMBER 2016

NOTES

- 1.) THE DISTINCTIVE BOUNDARY LINE INDICATES THE BOUNDARIES OF THE LAND SUBDIVIDED BY THIS FINAL MAP.
- 2.) THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 4.6784 ACRES.
- 3.) ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 4.) A GEOTECHNICAL REPORT WAS PREPARED BY TOM MAKOSKY CONSULTING, INC. ON OCTOBER 15, 2012, PROJECT NO. E214-1, AN UPDATE TO SAID STUDY IS ON CITY FILES PREPARED BY QUANTUM GEOTECHNICAL, INC. PROJECT NO. 00486, DATED APRIL 12, 2016.
- 5.) THE PROPERTY OWNER IS PROVIDING CONSTRUCTIVE NOTICE HEREON THAT EACH LOT IS SUBJECT TO 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 OWNERS/OWNER.
- 6.) EXISTING PRIVATE ACCESS & STORM DRAINAGE EASEMENT (AS DELINEATED OVER "PARCEL 'C' OF 865 M 47-49) SHOWN ON SHEET 2 SHALL BE QUIT CLAIMED BY THE GRANTEE TO THE GRANITOR BY SEPARATE INSTRUMENT.
- 7.) EXISTING "TEMPORARY EXCLUSIVE CONSTRUCTION EASEMENT" PER DOCUMENT 22438888 HAS BEEN REMOVED WITH THE NOTICE OF COMPLETION RECORDED BY THE CITY OF MORGAN HILL, DOCUMENT 23118982, DATED OCTOBER 19, 2015.

OWNERS 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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) HAS/HAVE/IT HAS/HAVE ENTERED INTO THE INSTRUMENT, AND THAT THE INSTRUMENT IS THE INSTRUMENT THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NO.: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF MORGAN HILL AT ITS REGULAR MEETING HELD ON \_\_\_\_\_, DULY APPROVED THE FINAL MAP SHOWN HEREON, AUTHORIZED ITS RECORDATION, AND ACCEPTS ON BEHALF OF THE CITY OF MORGAN HILL THE PROPOSED SUBDIVISION OF THE SAID LANDS, THE LOTS, STREETS AND EASEMENTS THEREON, AND THE PROPOSED MAP, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

IRMA TORREZ  
CITY CLERK OF THE CITY OF MORGAN HILL  
DATE \_\_\_\_\_

SURVEYORS STATEMENT

I HEREBY STATE THAT THIS FINAL 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 THE CONNEMARA-PHASE 2 DEVELOPMENT, INC., ON DECEMBER 15, 2016, I CONDUCTED A SURVEY OF ALL LOTS AND PARCELS SHOWN ON THE MAP, AND I HAVE DETERMINED THAT THE SURVEY CHARACTER AND COMPLETELY ACCURATE. I HAVE DETERMINED THAT THE SURVEY POSITIONS ON OR BEFORE NOVEMBER 15, 2017 AND THAT SUCH 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.

HARDNER SINGLA, P.L.S. 8347



CITY ENGINEERS STATEMENT

HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP, THE SUBDIVISION AS SHOWN THEREON, AND THE FIELD SURVEY, UPON WHICH THE MAP IS BASED, AND I HAVE DETERMINED THAT THE MAP, THE SUBDIVISION, AND THE FIELD SURVEY, ALL PROVIDE FOR THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

KARL D. BLARKE - CITY ENGINEER  
CITY OF MORGAN HILL, CALIFORNIA  
R.C.E. NO. 39416



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

JOHN K. KING - ACTING CITY SURVEYOR  
P.L.S. NO. 6809



PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP FOR THE FINAL MAP SHOWN HEREON WAS CONDITIONALLY APPROVED ON MAY 12, 2015 BY THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL, CALIFORNIA, BY RESOLUTION NUMBER 15-31, APPLICATION NUMBER SD-15-01.

ANDREW GRABTREE  
SECRETARY OF THE PLANNING COMMISSION  
DATE \_\_\_\_\_  
COUNTY RECORDERS STATEMENT  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_ AT THE REQUEST OF  
M.H. ENGINEERING CO.  
FILE NO. \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
REGINA ALCONCENORAS, COUNTY RECORDER OF SANTA CLARA COUNTY  
BY: \_\_\_\_\_  
DEPUTY \_\_\_\_\_

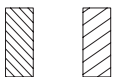


NOTE:

FOR LEGEND AND REFERENCE DATA, SEE SHEET 3

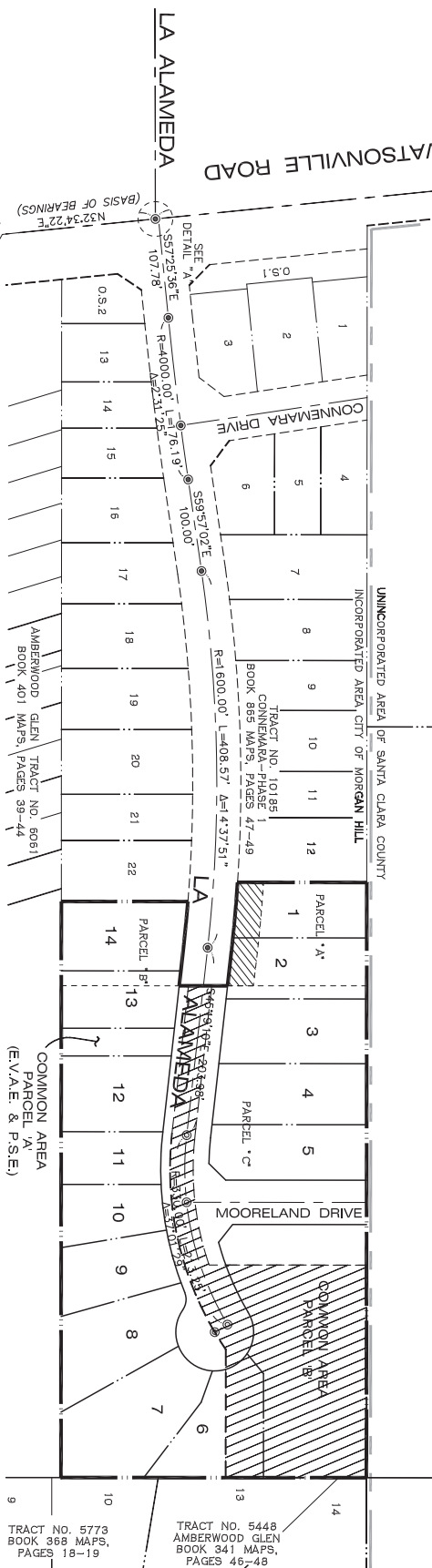
BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF WATSONVILLE ROAD, FOUND MONUMENTED AND RECORDED AS NORTH 32°34'22" EAST PER TRACT NO. 10189, CONNEMARA-PHASE 1, BOOK 865 OF MAPS, AT PAGES 47-49, SANTA CLARA COUNTY RECORDS.



EXISTING PRIVATE ACCESS & STORM DRAINAGE EASEMENT PER DOCUMENT 2243889 (AS DELINEATED OVER "PARCEL 'C' OF 865 M 47-49") SHALL BE QUIT CLAIMED BY THE GRANTEE TO THE GRANTEE BY SEPARATE INSTRUMENT.

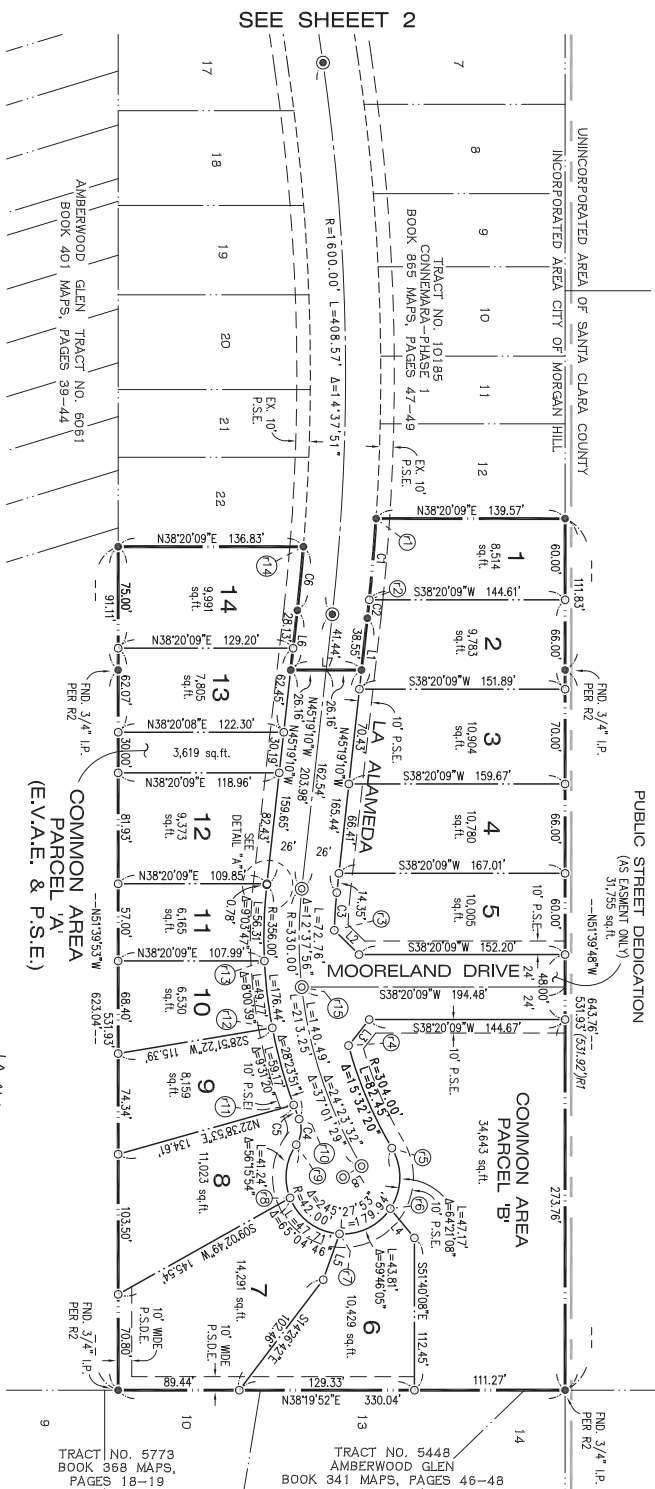
EXISTING TEMPORARY FIRE TRUCK TURNAROUND EASEMENT PER 865 M 47-49 SHALL AUTOMATICALLY TERMINATE WHEN THE SOUTHEASTERN EXTENSION OF WAY 1 FOR LA ALAMEDA IS EXTENDED AND ADJACENT TO THE CITY OF MORGAN HILL FOR PUBLIC USE (AS SHOWN HEREON)



TRACT NO. 10357  
CONNEMARA-PHASE 2

BEING ALL OF PARCELS A, B & C, AS SAID PARCELS BEING SHOWN ON CERTAIN FINAL MAP ENTITLED CONNEMARA-PHASE 1 (TRACT 10189), FILED FOR RECORD ON NOVEMBER 07, 2013 IN BOOK 865 OF MAPS, PAGES 47 THROUGH 49, SANTA CLARA COUNTY RECORDER'S OFFICE AND LYING WITHIN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA STATE OF CALIFORNIA  
SEPTEMBER 2016

SHEET 2 OF 3



RADIAL TABLE

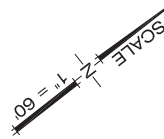
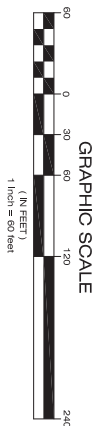
LINE	BEARING
r1	S42°04.4'W
r2	N44°17.04'E
r3	S39°25.22'W
r4	N23°14.2'E
r5	S07°29.22'W
r6	S72°00.25'E
r7	S48°13.25'E
r8	N6°51.21'E
r9	S73°07.15'W
r10	S16°16.59'W
r11	N18°05.03'E
r12	S27°26.24'W
r13	S35°37.03'W
r14	N42°37.27'E
r15	S32°02.54'W

LINE TABLE

LINE	LENGTH	BEARING
L1	52.79'	S45°19.10'E
L2	25.53'	N82°52.05'E
L3	24.56'	N37°19.12'W
L4	28.01'	N88°53.22'E
L5	35.95'	S32°01.59'E
L6	44.33'	N45°19.10'W
L7	52.32'	N38°19.52'E
L8	16.00'	N07°39.22'E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	60.21'	1626.00'	27°19'
C2	13.61'	1626.00'	078.46'
C3	27.90'	304.00'	575.28'
C4	19.84'	20.00'	9650.15'
C5	11.19'	356.00'	148.04'
C6	47.26'	1574.00'	143.13'



LA ALAMEDA  
M4519.10'W  
159.65'

12  
11  
DETAIL "A"  
SCALE: NONE

LEGEND

- FOUND STANDARD CITY MONUMENT, TAGGED P.L.S. 8347 UNLESS NOTED OTHERWISE.
- FOUND 3/4" IRON PIPE, TAGGED P.L.S. 8347, UNLESS NOTED OTHERWISE.
- SET STANDARD CITY MONUMENT, TAGGED P.L.S. 8347
- SET 3/4" IRON PIPE, TAGGED P.L.S. 8347
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- (r) RADIAL BEARING

REFERENCE RECORD DATA

- R1 PARCEL MAP BOOK 865 OF MAPS, PAGES 47-49
- R2 PARCEL MAP BOOK 481 OF MAPS, PAGE 30

NOTE:

FOR BASIS OF BEARINGS SEE SHEET 2

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AND LYING WITHIN THE  
CITY OF MORGAN HILL  
STATE OF CALIFORNIA  
SEPTEMBER 2016