

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, 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 THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

THE USE AND DEVELOPMENT OF THESE PARCELS CREATED ARE SUBJECT TO ALL CONDITIONS, STANDARDS, AND MITIGATION MEASURES STIPULATED BY THE MOUNTAIN VALLEY PRECISE PLAN ADOPTED ON FEBRUARY 3, 1999, AS AMENDED, THE AFFORDABLE HOUSING PLAN DATED SEPTEMBER 17, 2003 AND THE FINAL ENVIRONMENTAL IMPACT REPORT CERTIFIED ON FEBRUARY 3, 1999 ADDENDUM CERTIFIED ON OCTOBER 1, 2002 AND MITIGATION MONITORING PROGRAM DATED OCTOBER 22, 2002 PREPARED FOR THE MOUNTAIN VALLEY PRECISE PLAN.

WE HEREBY IRREVOCABLY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF SALINAS IN FEE ALL STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS CAMPANIA WAY, BELLAGIO WAY, SARDINIA DRIVE, MARSALA WAY, MARSALA CIRCLE, PALERMO DRIVE, AND PALERMO COURT ALL AS SHOWN UPON THIS MAP; SAID DEDICATIONS AND OFFERS OF DEDICATION ARE FOR ANY AND ALL PUBLIC USES UNDER AND OVER SAID STREETS AND PORTIONS THEREOF.

WE ALSO HEREBY DEDICATE THE EASEMENTS FOR STREET TREE PURPOSES TO THE CITY OF SALINAS OVER THE STRIPS OF LAND THAT ARE DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (PUE)

WE ALSO HEREBY IRREVOCABLY DEDICATE TO THE CITY OF SALINAS, PARCEL "A" (AS SHOWN ON MAP) IN-FEE TITLE.

WE ALSO HEREBY DEDICATE THE EASEMENTS FOR OVERHEAD AND UNDERGROUND PUBLIC UTILITY PURPOSES (INCLUDING, BUT NOT LIMITED TO GAS, ELECTRICITY, TELEPHONE, WATER, TELEVISION CABLE, CLUSTER POSTAL BOXES) ON, OVER, OR UNDER THOSE CERTAIN STRIPS OR PARCELS OF LAND DESIGNATED AS "PUBLIC UTILITY EASEMENTS" (PUE), SHOWN UPON SAID MAP WITHIN SAID SUBDIVISION. SAID STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDING AND STRUCTURES OF ANY KIND EXCEPT UTILITY COMPANY AND U.S. POSTAL SERVICES STRUCTURES, IRRIGATION SYSTEMS AND LAWFUL FENCES.

WE ALSO HEREBY DEDICATE AND RELINQUISH TO THE CITY OF SALINAS ANY AND ALL ABUTTERS RIGHTS OF VEHICULAR ACCESS ACROSS PORTIONS OF LOTS 9, 21, AND 22 AS SHOWN ON THIS MAP.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE DAY OF , 2017.

OWNER:

AS OWNER: ARROYO CAP I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ARROYO CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ITS SOLE MEMBER

BY:

NAME:

AS ITS:

NOTARY 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 MONTEREY }

ON , 2017, BEFORE ME , A NOTARY PUBLIC, PERSONALLY APPEARED AND , 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/THEY 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 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.

SIGNATURE:

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

PRINCIPAL PLACE OF BUSINESS:

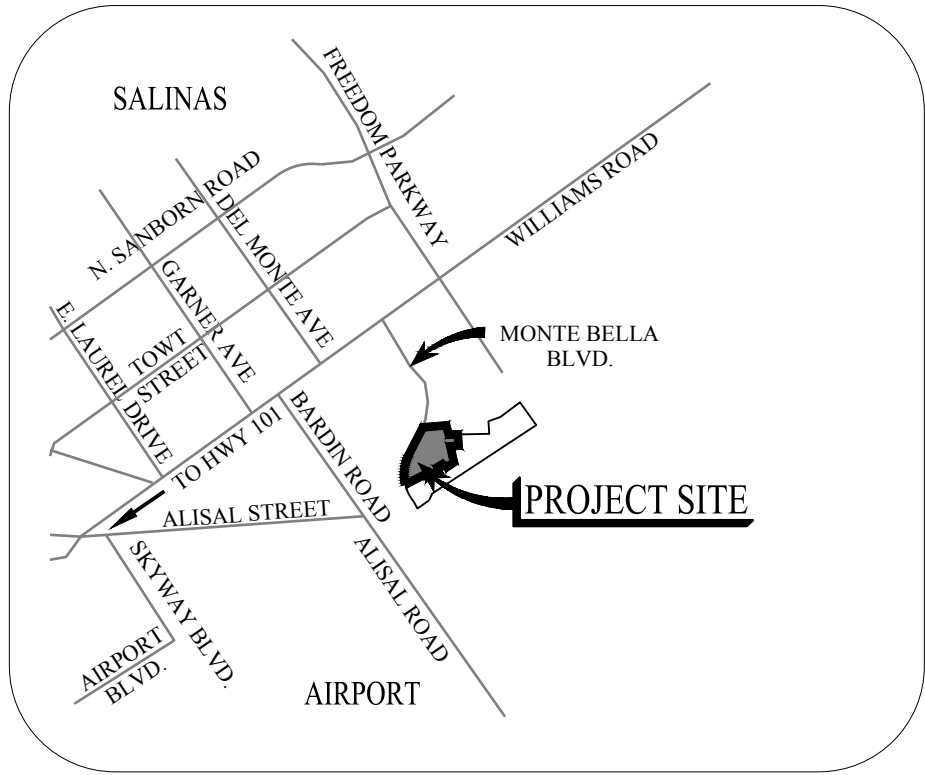
COMMISSION # OF NOTARY:

COMMISSION EXPIRES:

TRACT MAP
MONTE BELLA
PHASE 5-A

A SUBDIVISION OF PARCEL 1 OF THE PARCEL MAP,
RECORDED IN VOLUME 23, AT PAGE 64,
MONTEREY COUNTY RECORDS
CITY OF SALINAS
MONTEREY COUNTY, CALIFORNIA

Mackay & Somps
ENGINEERS 5142B FRANKLIN DR, PLEASANTON, CA 94588
PLANNERS
SURVEYORS (925)225-0690
MARCH 2017



SURVEYOR'S STATEMENT:

I, IAN MACDONALD, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; AND THAT 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 ORDINANCES AT THE REQUEST OF RICHLAND DEVELOPERS INC., A DELAWARE CORPORATION, IN APRIL 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS INDICATED HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR AFTER THE RECORDATION OF THIS MAP; AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

IAN MACDONALD
LS NO. 8817,
REGISTRATION EXPIRES: DECEMBER 31, 2017

DATED: , 2016



OMITTED SIGNATURES:

IN ACCORDANCE WITH SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF EASEMENTS, WHICH CANNOT RIPEN INTO FEE, HAVE BEEN OMITTED:

- PACIFIC GAS AND ELECTRIC: PER DOCUMENT RECORDED MAY 1, 1947, IN VOLUME 976 OFFICIAL RECORDS, PAGE 217, MONTEREY COUNTY RECORDS

SOILS REPORT NOTE:

A GEOTECHNICAL ENGINEER REPORT, DATED FEBRUARY 10, 2016, HAS BEEN PREPARED BY EARTH SYSTEMS PACIFIC FOR THIS PROJECT, AND IS ON FILE AT THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT. THE RECOMMENDATIONS CONTAINED IN SAID REPORT SHALL BE FOLLOWED IN ALL SUBSEQUENT DEVELOPMENT OF THIS PROPERTY.

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE MAP OF MONTE BELLA, PHASE 5A WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SALINAS, CALIFORNIA AT THEIR MEETING HELD ON THE DAY OF , 2017 AND THAT THE CITY COUNCIL DID NOT ACCEPT AT THIS TIME (BUT DID RESERVE THE RIGHT TO DO SO IN THE FUTURE) THE FEE INTEREST IN THE STREETS AS DEDICATED HEREON AND SHOWN AS CAMPANIA WAY, BELLAGIO WAY, SARDINIA DRIVE, MARSALA WAY, MARSALA CIRCLE, PALERMO DRIVE AND PALERMO COURT, AND DID HEREBY ACCEPT ON BEHALF OF THE CITY PARCEL A IN FEE AS DEDICATED HEREON, AND DID HEREBY ACCEPT ON BEHALF OF THE CITY THE ABUTTER'S RIGHTS OF VEHICULAR ACCESS ACROSS PORTIONS OF LOTS 9, 21, AND 22 AS DEDICATED HEREON.

ALSO ON BEHALF OF THE CITY DID HEREBY ACCEPT THE EASEMENTS FOR STREET TREE PURPOSES OVER THE STRIPS OF LAND THAT ARE DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (PUE).

ALSO ON BEHALF OF THE CITY DID ABANDON IN ITS ENTIRETY PER SECTION 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT: THE PUBLIC UTILITY EASEMENT AS RECORDED MARCH 31, 2006 AS DOCUMENT NO. 2006-029105, OFFICIAL RECORDS, WITHIN THE LIMITS OF THE HEREIN EMBODIED TRACT.

DATE:

CITY CLERK, CITY OF SALINAS, CALIFORNIA

CITY ENGINEER'S STATEMENT:

I, FRANCISCO A. AGUAYO, INTERIM CITY ENGINEER OF THE CITY OF SALINAS, DO HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL OF THE SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF SALINAS; AND THAT THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF SALINAS HAVE BEEN COMPLIED WITH.

DATE:

FRANCISCO A. AGUAYO, RCE 59378
INTERIM CITY ENGINEER, CITY OF SALINAS, CALIFORNIA



CITY SURVEYOR'S STATEMENT:

I, MARK E. REINHARDT, ON BEHALF OF THE CITY OF SALINAS, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE:

BY: MARK E. REINHARDT
ACTING CITY SURVEYOR, LS 6392



PLANNING MANAGER'S STATEMENT:

I, COURTNEY GROSSMAN, PLANNING MANAGER OF THE CITY OF SALINAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE:

BY: COURTNEY GROSSMAN
PLANNING MANAGER OF THE CITY OF SALINAS, CALIFORNIA

RECORDER'S STATEMENT:

FILED FOR RECORD AT THE REQUEST OF MACKAY & SOMPS, THIS DAY OF , 2017 AT MINUTES PAST P.M. IN VOLUME OF "CITIES & TOWNS" AT PAGE RECORDS OF MONTEREY COUNTY, CALIFORNIA.

STEPHEN L. VAGNINI
COUNTY RECORDER
MONTEREY COUNTY, CALIFORNIA

BY: DEPUTY

SERIAL NO.:

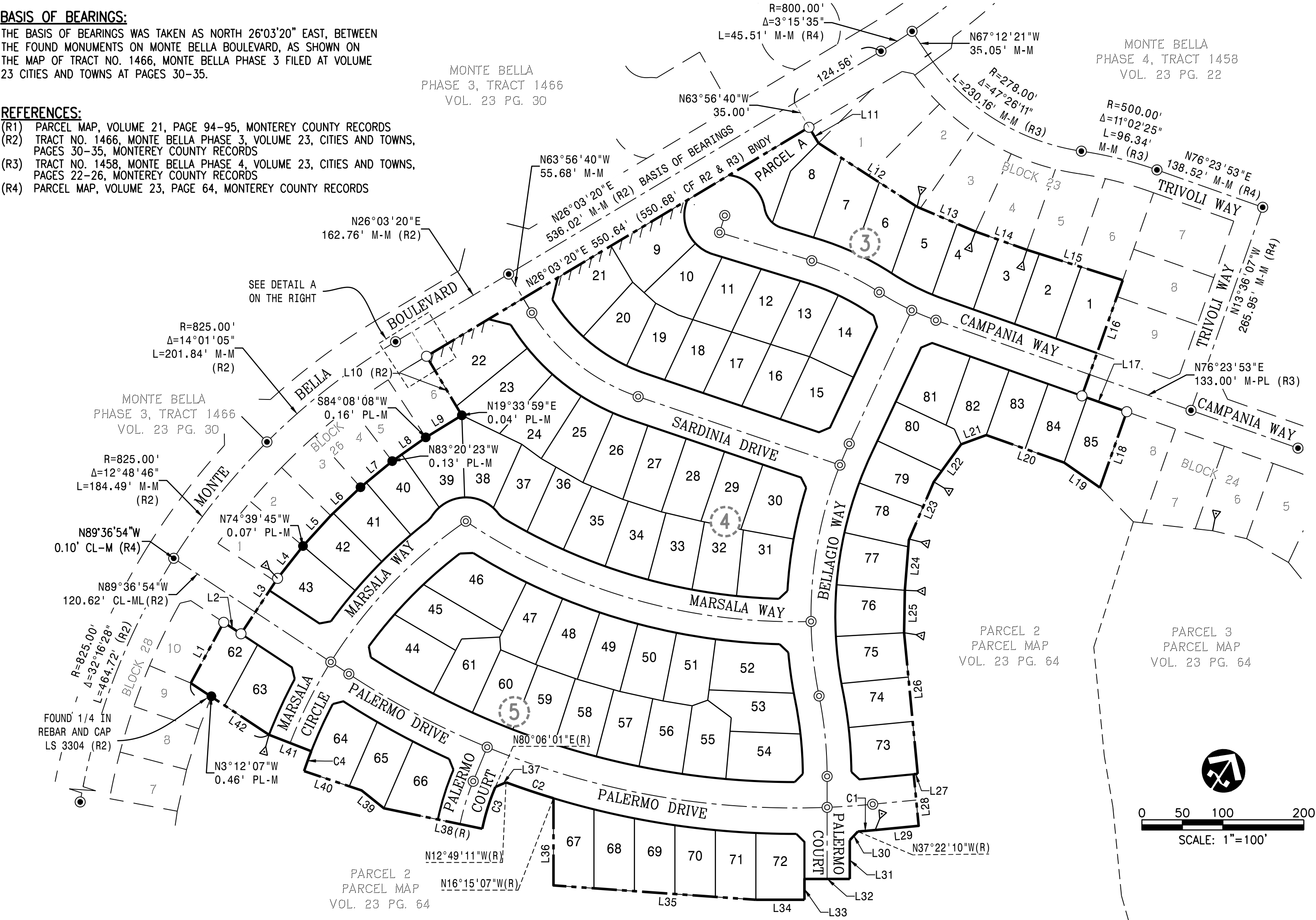
FEE:

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN AS NORTH 26°03'20" EAST, BETWEEN THE FOUND MONUMENTS ON MONTE BELLA BOULEVARD, AS SHOWN ON THE MAP OF TRACT NO. 1466, MONTE BELLA PHASE 3 FILED AT VOLUME 23 CITIES AND TOWNS AT PAGES 30-35.

REFERENCES:

- (R1) PARCEL MAP, VOLUME 21, PAGE 94-95, MONTEREY COUNTY RECORDS
(R2) TRACT NO. 1466, MONTE BELLA PHASE 3, VOLUME 23, CITIES AND TOWNS, PAGES 30-35, MONTEREY COUNTY RECORDS
(R3) TRACT NO. 1458, MONTE BELLA PHASE 4, VOLUME 23, CITIES AND TOWNS, PAGES 22-26, MONTEREY COUNTY RECORDS
(R4) PARCEL MAP, VOLUME 23, PAGE 64, MONTEREY COUNTY RECORDS



LEGEND

- BOUNDARY LINE
--- RIGHT OF WAY LINE
--- LOT LINE/PARCEL LINE
--- EXISTING PROPERTY LINE/RIGHT OF WAY LINE
--- EASEMENT LINE
--- TIE LINE
--- CENTERLINE
--- VEHICULAR NON-ACCESS
● FOUND CITY OF SALINAS STREET MONUMENT STAMPED LS 3304 (R1, R2, R3)
● SET CITY STANDARD MONUMENT STAMPED LS 8817
● FOUND 1/2" REBAR AND CAP STAMPED LS 3304 (R2) UNLESS OTHERWISE NOTED
○ 3/4" IRON PIPE TO BE SET PER (R4) STAMPED LS 8817
∇ ANGLE POINT

- BDY BOUNDARY
I.P. IRON PIPE
M-M MONUMENT TO MONUMENT
M-PL MONUMENT TO PROPERTY LINE
PL PROPERTY LINE
(R) RADIAL BEARING
(T) TOTAL
SNF SEARCHED NOTHING FOUND
PUE PUBLIC UTILITY EASEMENT
LSE LANDSCAPE EASEMENT
CF CALCULATED FROM
M-TL MONUMENT TO TIE LINE
PL-TL PROPERTY LINE TO TIE LINE
CB CHORD BEARING
CD CHORD DISTANCE
() PULL BACK DISTANCE, OR PULL BACK ARC DISTANCE

3

INDICATE SHEET NUMBER

NOTES:

- ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES, MULTIPLY DISTANCES BY 0.9999414 TO OBTAIN GRID DISTANCES.
- FOUND REAR LOT CORNERS SHOULD BE CONSIDERED "DISTURBED".
- ALL MONUMENTS ALONG THE BOUNDARY WERE SEARCHED FOR, AND THE FOUND MONUMENTS ARE IN THE POSITIONS INDICATED.
- BEARINGS AND DISTANCES SHOWN AT FOUND MONUMENTS ARE FROM RESOLVED PROPERTY CORNER TO THE FOUND MONUMENT.
- THERE IS AN EXISTING PG&E EASEMENT THAT IS NOT PLOTTABLE, AFFECTING THE SUBJECT PROPERTY. RECORDED IN VOLUME 976 OF OFFICIAL RECORDS, PAGE 217, MONTEREY COUNTY RECORDS.
- THIS PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF AVIGATION EASEMENT AGREEMENT" RECORDED MAY 10, 2004 AS INSTRUMENT NO. 2004068959, MONTEREY COUNTY RECORDS.

ABANDONMENT NOTE:

PURSUANT TO ARTICLE 2, SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT OF THE PUBLIC UTILITY EASEMENT AS RECORDED MARCH 31, 2006, IN DOCUMENT NO. 2006-029105, OFFICIAL RECORDS, WITHIN THE LIMITS OF THE HEREIN EMBODIED MAP.

Line Table

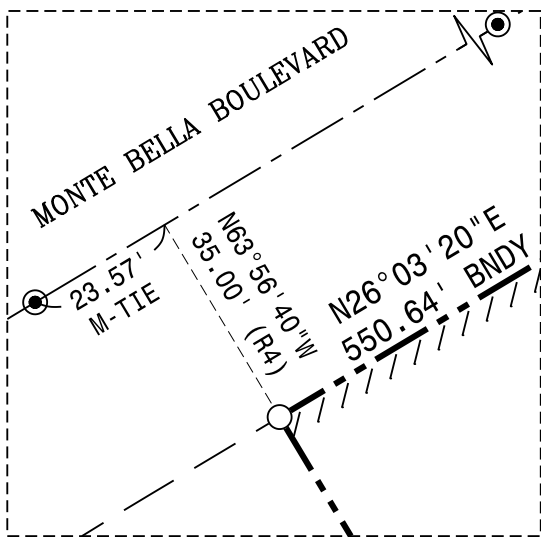
Line #	Bearing	Length	Record
L1	N4°34'29"W	85.33'	(85.32 R2)
L2	N89°36'54"W	25.60'	(R2)
L3	N0°23'06"E	81.99'	(R2)
L4	N5°09'20"E	50.79'	(R2)
L5	N9°17'03"E	50.79'	(R2)
L6	N13°24'45"E	50.79'	(R2)
L7	N17°32'28"E	50.79'	(R2)
L8	N21°40'10"E	50.79'	(R2)
L9	N25°25'10"E	52.13'	(R2)
L10	N63°56'40"W	85.00'	(R2)
L11	N63°56'40"W	22.75'	(R4)
L12	N89°49'37"E	144.98'	(R3)
L13	N79°52'11"E	78.45'	(R3)
L14	N76°30'46"E	67.42'	(R3)
L15	N74°30'08"E	124.07'	(R3)
L16	N13°36'07"W	151.52'	(R4)
L17	N76°23'53"E	58.71'	(R3)
L18	N13°36'07"W	99.38'	(R3)
L19	N88°08'35"W	53.95'	(R4)
L20	N76°23'53"E	102.00'	(R4)
L21	N36°50'47"E	33.07'	(R4)
L22	N3°01'07"E	57.33'	(R4)
L23	N9°50'42"W	78.14'	(R4)
L24	N28°28'22"W	62.33'	(R4)
L25	N32°01'58"W	52.40'	(R4)
L26	N38°33'40"W	175.04'	(R4)
L27	S51°26'20"W	4.98'	(R4)
L28	N38°33'40"W	64.00'	(R4)
L29	N51°26'20"E	53.98'	(R4)
L30	N9°55'46"E	14.63'	(R4)

Line Table

Line #	Bearing	Length	Record
L31	N33°02'58"W	47.87'	(R4)
L32	N56°57'02"E	56.00'	(R4)
L33	N33°02'58"W	25.69'	(R4)
L34	N56°57'02"E	60.00'	(R4)
L35	N61°00'24"E	250.63'	(R4)
L36	N33°02'58"W	107.63'	(R4)
L37	N33°22'26"E	14.33'	(R4)
L38	N68°41'54"E	124.15'	(R4)
L39	N84°20'57"W	35.18'	(R4)
L40	N75°31'38"E	75.00'	(R4)
L41	N78°10'49"E	56.00'	(R4)
L42	N89°36'54"W	115.81'	(R4)

Curve Table

Curve #	Radius	Delta	Length	Record
C1	1032.00'	1°11'29"	21.46'	(R4)
C2	1032.00'	3°25'56"	61.82'	(R4)
C3	272.00'	11°24'07"	54.13'	(R4)
C4	564.00'	2°39'11"	26.12'	(R4)



DETAIL A
SCALE: 1"=30'

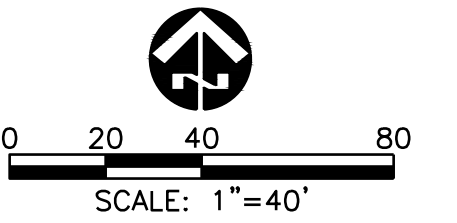
TRACT MAP
MONTE BELLA
PHASE 5-A

A SUBDIVISION OF PARCEL 1 OF THE PARCEL MAP,
RECORDED IN VOLUME 23, AT PAGE 64,
MONTEREY COUNTY RECORDS
CITY OF SALINAS
MONTEREY COUNTY, CALIFORNIA

MacKay & Soms
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690
MARCH 2017

MONTE BELLA
PHASE 3, TRACT 1466
VOL. 23 PG. 30

MONTE BELLA
PHASE 4, TRACT 1458
VOL. 23 PG. 22



BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN AS NORTH 26°03'20" EAST, BETWEEN THE FOUND MONUMENTS ON MONTE BELLA BOULEVARD, AS SHOWN ON THE MAP OF TRACT NO. 1466, MONTE BELLA PHASE 3 FILED AT VOLUME 23 CITIES AND TOWNS AT PAGES 30-35.

REFERENCES:

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- (R2) TRACT NO. 1466, MONTE BELLA PHASE 3, VOLUME 23, CITIES AND TOWNS, PAGES 30-35, MONTEREY COUNTY RECORDS
- (R3) TRACT NO. 1458, MONTE BELLA PHASE 4, VOLUME 23, CITIES AND TOWNS, PAGES 22-26, MONTEREY COUNTY RECORDS
- (R4) PARCEL MAP, VOLUME 23, PAGE 64, MONTEREY COUNTY RECORDS

ABANDONMENT NOTE:

PURSUANT TO ARTICLE 2, SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT OF THE PUBLIC UTILITY EASEMENT AS RECORDED MARCH 31, 2006, IN DOCUMENT NO. 2006-029105, OFFICIAL RECORDS, WITHIN THE LIMITS OF THE HEREIN EMBODIED MAP.

TRACT MAP MONTE BELLA PHASE 5-A

A SUBDIVISION OF PARCEL 1 OF THE PARCEL MAP,
RECORDED IN VOLUME 23, AT PAGE 64,
MONTEREY COUNTY RECORDS
CITY OF SALINAS
MONTEREY COUNTY, CALIFORNIA

Mackay & SompS

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MARCH 2017

19856.010

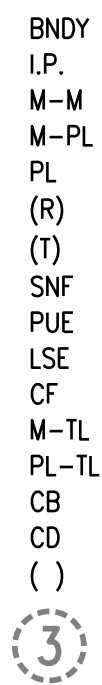
NOTES:

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LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE/RIGHT OF WAY LINE
- EASEMENT LINE
- TIE LINE
- CENTERLINE
- VEHICULAR NON-ACCESS
- FOUND CITY OF SALINAS STREET MONUMENT
- STAMPED LS 3304 (R1, R2, R3)
- SET CITY STANDARD MONUMENT STAMPED LS 8817
- FOUND 1/2" REBAR AND CAP STAMPED LS 3304 (R2)
- UNLESS OTHERWISE NOTED
- 3/4" IRON PIPE TO BE SET PER (R4) STAMPED LS 8817
- ANGLE POINT

SEE SHEET 4



- BDNY BOUNDARY
- I.P. IRON PIPE
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PL PROPERTY LINE
- (R) RADIAL BEARING
- (T) TOTAL
- SNF SEARCHED NOTHING FOUND
- PUE PUBLIC UTILITY EASEMENT
- LSE LANDSCAPE EASEMENT
- CF CALCULATED FROM
- M-TL MONUMENT TO THE LINE
- PL-TL PROPERTY LINE TO THE LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- () PULL BACK DISTANCE, OR PULL BACK ARC DISTANCE

INDICATE SHEET NUMBER

SEE SHEET 3

SARDINIA DRIVE

BELLAGIO WAY

MARSALA WAY

PALERMO DRIVE

PALERMO COURT

Curve Table			
Curve #	Radius	Delta	Length
C1	30.00'	19°05'58"	10.00'
C2	30.00'	21°31'23"	11.27'
C3	968.00'	0°47'13"	13.29'

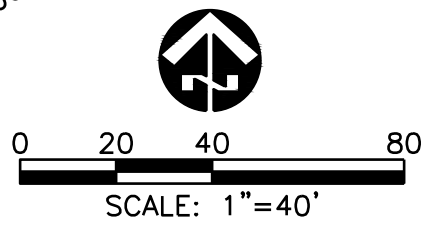
PARCEL 2
PARCEL MAP
VOL. 23 PG 64

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
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- ANGLE POINT
- BOUNDARY
- IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- PROPERTY LINE
- RADIAL BEARING
- TOTAL
- SEARCHED NOTHING FOUND
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- CALCULATED FROM
- MONUMENT TO TIE LINE
- PROPERTY LINE TO TIE LINE
- CHORD BEARING
- CHORD DISTANCE
- PULL BACK DISTANCE, OR PULL BACK ARC DISTANCE

3

INDICATE SHEET NUMBER



TRACT MAP
MONTE BELLA
PHASE 5-A

A SUBDIVISION OF PARCEL 1 OF THE PARCEL MAP,
RECORDED IN VOLUME 23, AT PAGE 64,
MONTEREY COUNTY RECORDS
CITY OF SALINAS
MONTEREY COUNTY, CALIFORNIA

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
51426 FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690

MARCH 2017

19856.010

NOTES:

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BASIS OF BEARINGS:

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- (R2) TRACT NO. 1466, MONTE BELLA PHASE 3, VOLUME 23, CITIES AND TOWNS, PAGES 30-35, MONTEREY COUNTY RECORDS
- (R3) TRACT NO. 1458, MONTE BELLA PHASE 4, VOLUME 23, CITIES AND TOWNS, PAGES 22-26, MONTEREY COUNTY RECORDS
- (R4) PARCEL MAP, VOLUME 23, PAGE 64, MONTEREY COUNTY RECORDS

NOTES:

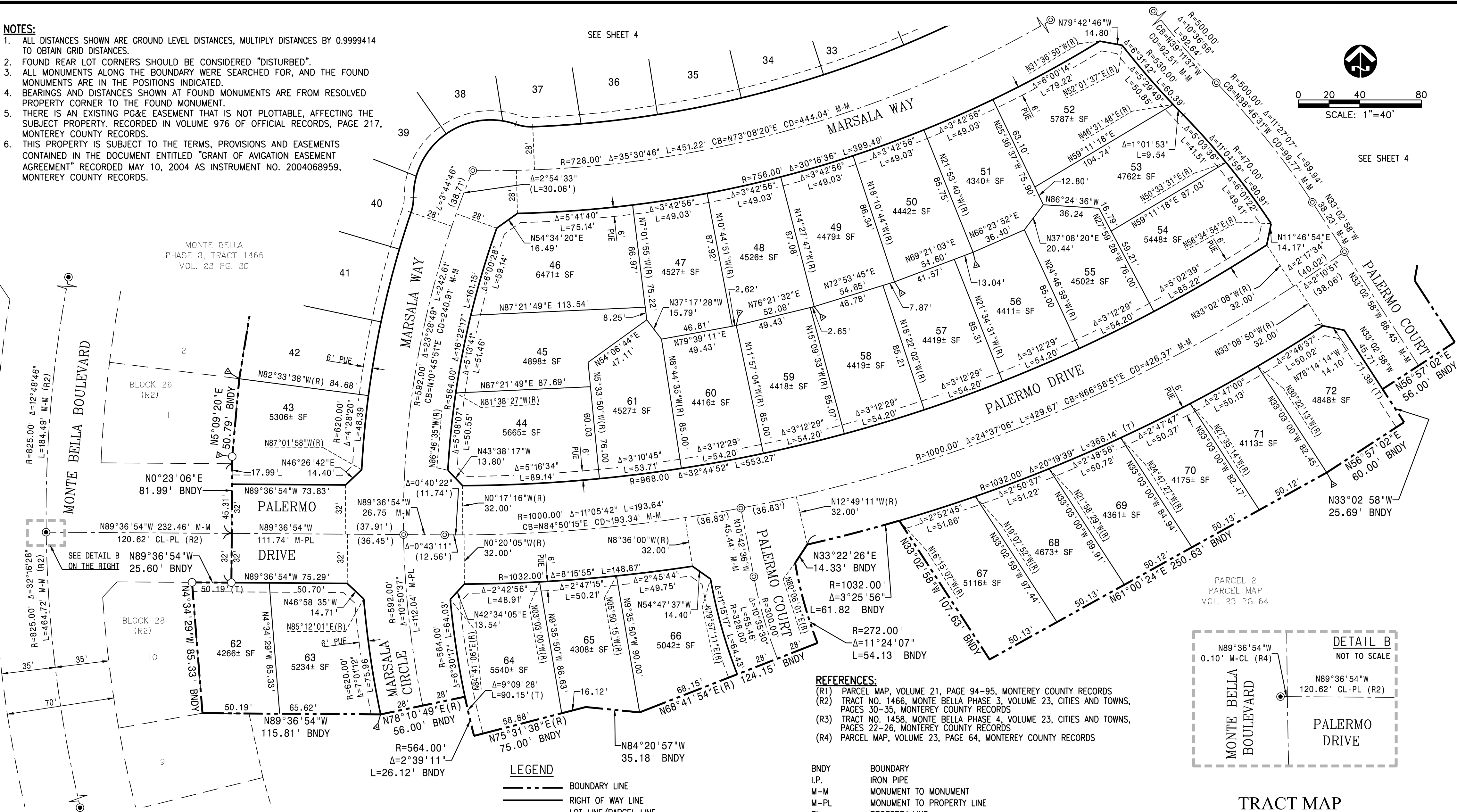
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES, MULTIPLY DISTANCES BY 0.9999414 TO OBTAIN GRID DISTANCES.
2. FOUND REAR LOT CORNERS SHOULD BE CONSIDERED "DISTURBED".
3. ALL MONUMENTS ALONG THE BOUNDARY WERE SEARCHED FOR, AND THE FOUND MONUMENTS ARE IN THE POSITIONS INDICATED.
4. BEARINGS AND DISTANCES SHOWN AT FOUND MONUMENTS ARE FROM RESOLVED PROPERTY CORNER TO THE FOUND MONUMENT.
5. THERE IS AN EXISTING PG&E EASEMENT THAT IS NOT PLOTTABLE, AFFECTING THE SUBJECT PROPERTY. RECORDED IN VOLUME 976 OF OFFICIAL RECORDS, PAGE 217, MONTEREY COUNTY RECORDS.
6. THIS PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF AVIGATION EASEMENT AGREEMENT" RECORDED MAY 10, 2004 AS INSTRUMENT NO. 2004068959, MONTEREY COUNTY RECORDS.

SEE SHEET 4



0 20 40 80
SCALE: 1"=40'

SEE SHEET 4



BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS TAKEN AS NORTH 26°03'20" EAST, BETWEEN THE FOUND MONUMENTS ON MONTE BELLA BOULEVARD, AS SHOWN ON THE MAP OF TRACT NO. 1466, MONTE BELLA PHASE 3 FILED AT VOLUME 23 CITIES AND TOWNS AT PAGES 30-35.

ABANDONMENT NOTE:

PURSUANT TO ARTICLE 2, SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT OF THE PUBLIC UTILITY EASEMENT AS RECORDED MARCH 31, 2006, IN DOCUMENT NO. 2006-029105, OFFICIAL RECORDS, WITHIN THE LIMITS OF THE HEREIN EMBODIED MAP.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE/RIGHT OF WAY LINE
- EASEMENT LINE
- TIE LINE
- CENTERLINE
- VEHICULAR NON-ACCESS
- FOUND CITY OF SALINAS STREET MONUMENT
- ⊙ STAMPED LS 3304 (R1, R2, R3)
- SET CITY STANDARD MONUMENT STAMPED LS 8817
- FOUND 1/2" REBAR AND CAP STAMPED LS 3304 (R2)
- UNLESS OTHERWISE NOTED
- 3/4" IRON PIPE TO BE SET PER (R4) STAMPED LS 8817
- ∠ ANGLE POINT

REFERENCES:

- (R1) PARCEL MAP, VOLUME 21, PAGE 94-95, MONTEREY COUNTY RECORDS
- (R2) TRACT NO. 1466, MONTE BELLA PHASE 3, VOLUME 23, CITIES AND TOWNS, PAGES 30-35, MONTEREY COUNTY RECORDS
- (R3) TRACT NO. 1458, MONTE BELLA PHASE 4, VOLUME 23, CITIES AND TOWNS, PAGES 22-26, MONTEREY COUNTY RECORDS
- (R4) PARCEL MAP, VOLUME 23, PAGE 64, MONTEREY COUNTY RECORDS

- BDY BOUNDARY
- I.P. IRON PIPE
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PL PROPERTY LINE
- (R) RADIAL BEARING
- (T) TOTAL
- SNF SEARCHED NOTHING FOUND
- PUE PUBLIC UTILITY EASEMENT
- LSE LANDSCAPE EASEMENT
- CF CALCULATED FROM
- M-TL MONUMENT TO TIE LINE
- PL-TL PROPERTY LINE TO TIE LINE
- CB CHORD BEARING
- CD CHORD DISTANCE
- () PULL BACK DISTANCE, OR PULL BACK ARC DISTANCE

INDICATE SHEET NUMBER

3

TRACT MAP MONTE BELLA PHASE 5-A

A SUBDIVISION OF PARCEL 1 OF THE PARCEL MAP,
RECORDED IN VOLUME 23, AT PAGE 64,
MONTEREY COUNTY RECORDS
CITY OF SALINAS
MONTEREY COUNTY, CALIFORNIA

Mackay & Somps

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MARCH 2017

SHEET 5 OF 5

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