

Attachment C

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OWNERS' STATEMENT:

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 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 SUBDIVISION BOUNDARY LINES.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE EASEMENTS FOR PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO, ELECTRICITY, GAS, COMMUNICATIONS, WATER AND THEIR NECESSARY APPURTENANCES ON, OVER, AND UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED "PRIVATE ROAD & UTILITY EASEMENT" AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION; SUCH STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSES OF THE EASEMENTS.

AS OWNERS:

BRUCE PIPER, ANNE BROWN (A.K.A. ANNE VERHINES), AND TRACEY PIPER, SUCCESSOR TRUSTEES OF THE LEO B. PIPER SURVIVOR'S TRUST UNDER THE LEO B. PIPER AND MARY JO PIPER 1999 FAMILY TRUST, AN UNDIVIDED 50% INTEREST; AND

BRUCE PIPER, ANNE BROWN (A.K.A. ANNE VERHINES), AND TRACEY PIPER, SUCCESSOR TRUSTEES OF THE MARY JO BYPASS TRUST UNDER THE LEO B. PIPER AND MARY JO PIPER 1999 FAMILY TRUST, AN UNDIVIDED 50% INTEREST.

BRUCE PIPER ANNE BROWN (A.K.A. ANNE VERHINES)

TRACEY PIPER

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.

NOTARY STATEMENT:

STATE OF CALIFORNIA }
COUNTY OF MONTEREY } SS.

ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/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 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

NAME OF NOTARY (PLEASE PRINT): _____

NOTARY'S SIGNATURE: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____

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NOTARY STATEMENT:

STATE OF CALIFORNIA }
COUNTY OF MONTEREY } SS.

ON _____ BEFORE ME, _____, A NOTARY PUBLIC

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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

NAME OF NOTARY (PLEASE PRINT): _____

NOTARY'S SIGNATURE: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. TRACEY PIPER IN JUNE 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT WILL BE SET IN THOSE POSITIONS ON OR BEFORE JUNE 2019 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: _____

GUY R. GIRAUDO
P.L.S. No. 8703, EXPIRES DECEMBER 31, 2019



COUNTY SURVEYOR'S STATEMENT:

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF MONTEREY COUNTY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE MONTEREY COUNTY MINOR SUBDIVISION COMMITTEE ON OCTOBER 29, 2009; THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND TITLE 19 OF THE MONTEREY COUNTY CODE HAVE BEEN COMPLIED WITH, AND THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

MICHAEL K. GOETZ PLS 5667
COUNTY SURVEYOR, COUNTY OF
MONTEREY, STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M.,
IN VOLUME _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST
OF LANDSET ENGINEERS, INC.

STEPHEN L. VAGNINI BY: _____ DEPUTY
COUNTY RECORDER

FEE: _____

PLN 040757
A.P.N.: 113-271-013
PARCEL MAP
OF
THAT CERTAIN 10.00 ACRE PARCEL
AS SHOWN ON VOLUME 12 OF SURVEYS, AT PAGE 178
MONTEREY COUNTY RECORDS
IN RANCHO BOLSA DE LAS ESCARPINAS
MONTEREY COUNTY, CALIFORNIA
PREPARED FOR
MR. TRACEY PIPER

SIGNATURE OMISSION:

THE SIGNATURES OF THE HOLDERS OF THE FOLLOWING INTEREST MAY BE OMITTED IN AS MUCH AS THEIR INTEREST ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE AND IF THEIR NAMES AND NATURE OF THEIR RESPECTIVE INTEREST ARE STATED ON THE FINAL MAP PURSUANT TO SECTION 66436 OF THE GOVERNMENT CODE.

PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION AS TO AN EASEMENT FOR POLE LINE, INGRESS AND EGRESS, INSTALL, MAINTAIN AND USE GATES, WITH THE RIGHT TO TRIM TREES UNDER THAT INSTRUMENT RECORDED FEBRUARY 6, 1957 IN BOOK 1768 OF OFFICIAL RECORDS AT PAGE 442.

HARTNELL COMMUNITY COLLEGE DISTRICT AS TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES UNDER THAT INSTRUMENT RECORDED MAY 24, 1977 IN REEL 1148 OF OFFICIAL RECORDS AT PAGE 945.

ALOYA YOUNG AS TO AN EASEMENT FOR ROAD & UTILITY PURPOSES UNDER THAT INSTRUMENT RECORDED JUNE 6, 1977 IN BOOK 1152 OF OFFICIAL RECORDS AT PAGE 374.

THE COUNTY OF MONTEREY, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AS TO A CONSERVATION AND SCENIC EASEMENT HOLDER UNDER THAT INSTRUMENT RECORDED DECEMBER 12, 1979 IN BOOK 1377 OF OFFICIAL RECORDS AT PAGE 1136.

SALINAS MOTOR CARS INC., PROFIT SHARING PENSION PLAN TRUST AS TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES UNDER THAT INSTRUMENT RECORDED MARCH 5, 1980 IN REEL 1394 OF OFFICIAL RECORDS AT PAGE 33.

LEO B. PIPER AND MARY JO PIPER, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES UNDER THAT INSTRUMENT RECORDED MARCH 5, 1980 IN REEL 1394 OF OFFICIAL RECORDS AT PAGE 37.

BAPTIST TEMPLE OF SALINAS AS TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES UNDER THAT INSTRUMENT RECORDED JULY 21, 1982 IN REEL 1566 OF OFFICIAL RECORDS AT PAGE 622.

STEVE RALPH AND FELICIA RALPH, HUSBAND AND WIFE AS TO AN EASEMENT FOR DRIVEWAY AND PUBLIC UTILITIES UNDER THAT INSTRUMENT RECORDED DECEMBER 28, 1989 IN REEL 2453 OF OFFICIAL RECORDS AT PAGE 442.

NOTES:

1. A permit (Resolution 09013) was approved by the Minor Subdivision Committee for Assessor's Parcel Number 113-271-013-000 on October 29, 2009. The permit was granted subject to 29 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning Department.
2. No Land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department.
3. Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report.
4. The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes establish. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.
5. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.
6. A Geologic and Soil Engineering report dated August 30, 2005, has been prepared on this property by Landset Engineers, Inc., and is on file in the Monterey County RMA - Planning Department. The recommendations contained in said report shall be followed in all further development of this property.
7. All new utility and distribution lines shall be placed underground.
8. Obtain a new or amended water system permit from the Division of Environmental Health.
9. Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements.
10. Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.
11. In order to reduce impact to riparian and wetland habitat/species, access shall be provided by either: 1) obtaining access to the site from the property to the east and thereby avoiding constructing a bridge across the drainage; or 2) designing a bridge to span from the edge of the road to the disturbed grassland above to the normal high water mark on the north side of the drainage. For each willow tree that is removed in order to achieve the minimum 18 foot driveway width, two willow trees shall be planted in appropriate locations up or downstream on the site from pole cuttings taken from the removed trees.
12. A County approved, qualified biologist shall complete a protocol level California Tiger Salamander (CTS) Habitat Assessment to determine potential presence of CTS within or near (minimum 30 feet) the project site. A qualified biologist shall consult USFWS/CDFG (whomever has jurisdiction) to determine that: a) no CTS will be taken by the project; b) further protocol surveys are necessary; or c) CTS are likely present and the project proponent to apply for and receive an incidental take permit before any work commences on the site. Associated precautionary measures (e.g., exclusionary fencing and preconstruction surveys) will be determined by the results of the agency consultation.
13. To avoid discharge of silt into the drainage from driveway construction activity, a silt fence shall be constructed above the outside edge of the wetland vegetation on the north side of the drainage running the full distance from the western property line to the eastern property line. A 20-foot wide buffer of native vegetation shall be maintained along the drainage to avoid siltation from development of the parcels.

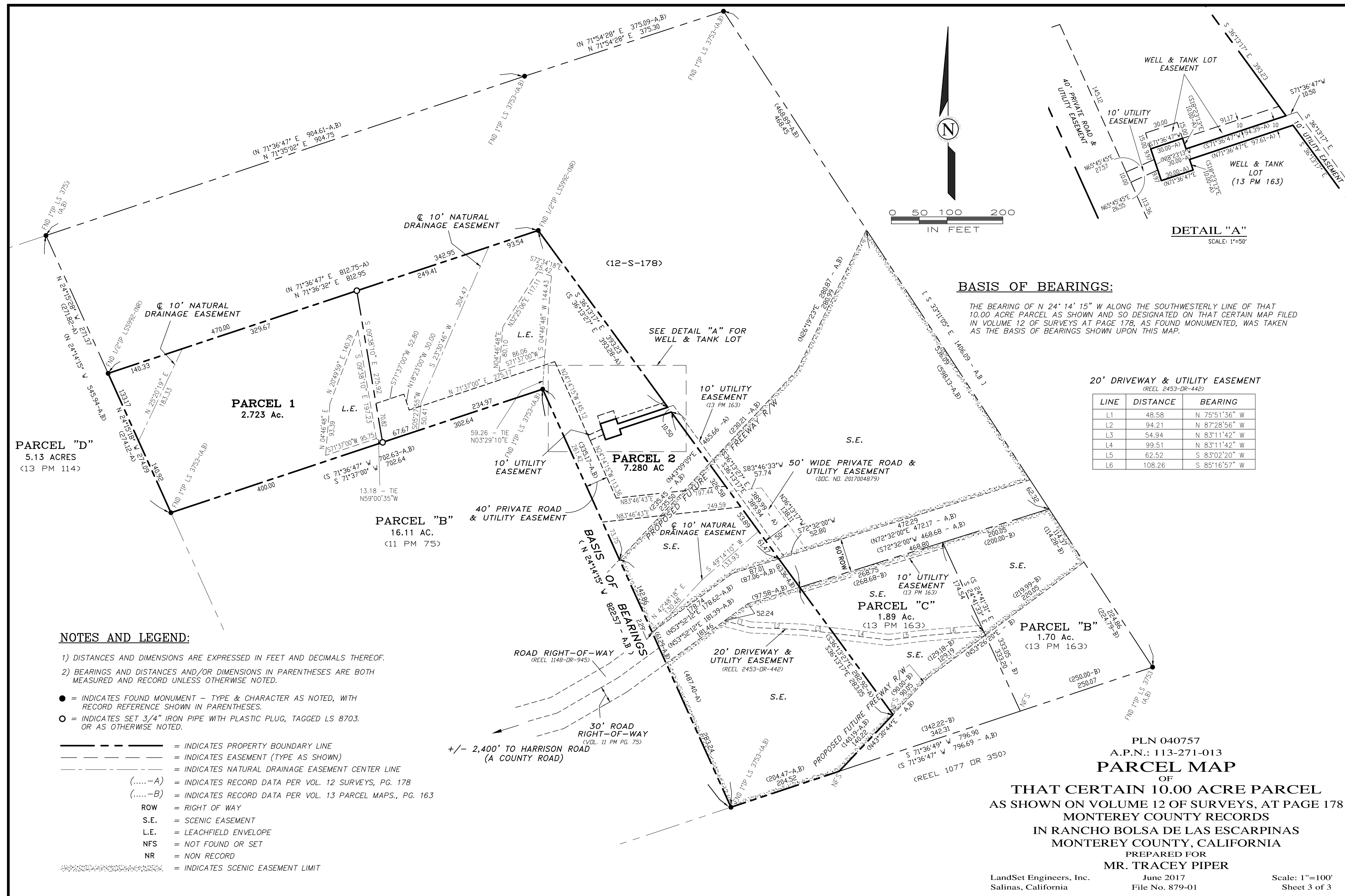
14. LandSet Engineers, Inc. has determined that site and soil conditions on the property will preclude the use of a conventional onsite wastewater treatment system (OWTS, also referred to as a septic system), based on the findings of the Geologic & Soil Engineering Report and Percolation Testing report prepared by LandSet Engineers, Inc. and dated August 2005 for Harrison Road Subdivision (PLN040757, Piper), and based on the corresponding OWTS Feasibility Report prepared by LandSet Engineers, Inc. and dated July 1, 2019. In accordance with the Monterey County Local Agency Management Program (LAMP) for OWTS and Monterey County Code, Chapter 15.20, future development on the property will require the installation and use of an alternative OWTS with supplemental treatment that is capable of meeting nitrogen reduction requirements specified by Table 5-10 of the Monterey County LAMP. Owner is hereby notified that the following items will be conditions of the alternative OWTS permit:
 1. Recordation of a deed restriction to notify current and future owners of the property of the ongoing operation and maintenance requirements for alternative OWTS; and
 2. Enter into and maintain in effect a maintenance contract with the manufacturer of the alternative OWTS; or a company certified through the manufacturer; and
 3. Obtain and maintain an ongoing, annual alternative OWTS operating permit from the Monterey County Health Department, Environmental Health Bureau.

PLN 040757
A.P.N.: 113-271-013
PARCEL MAP
OF
THAT CERTAIN 10.00 ACRE PARCEL
AS SHOWN ON VOLUME 12 OF SURVEYS, AT PAGE 178
MONTEREY COUNTY RECORDS
IN RANCHO BOLSA DE LAS ESCARPINAS
MONTEREY COUNTY, CALIFORNIA
PREPARED FOR
MR. TRACEY PIPER

LandSet Engineers, Inc.
Salinas, California

June 2017
File No. 879-01

Scale: None
Sheet 2 of 3



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