

Attachment E
Project Plans

Charles F. & Judith A. Nichols TRS
(Yanks Air Museum)
PLN120376



1 inch = 1000 ft.

LINE TABLE

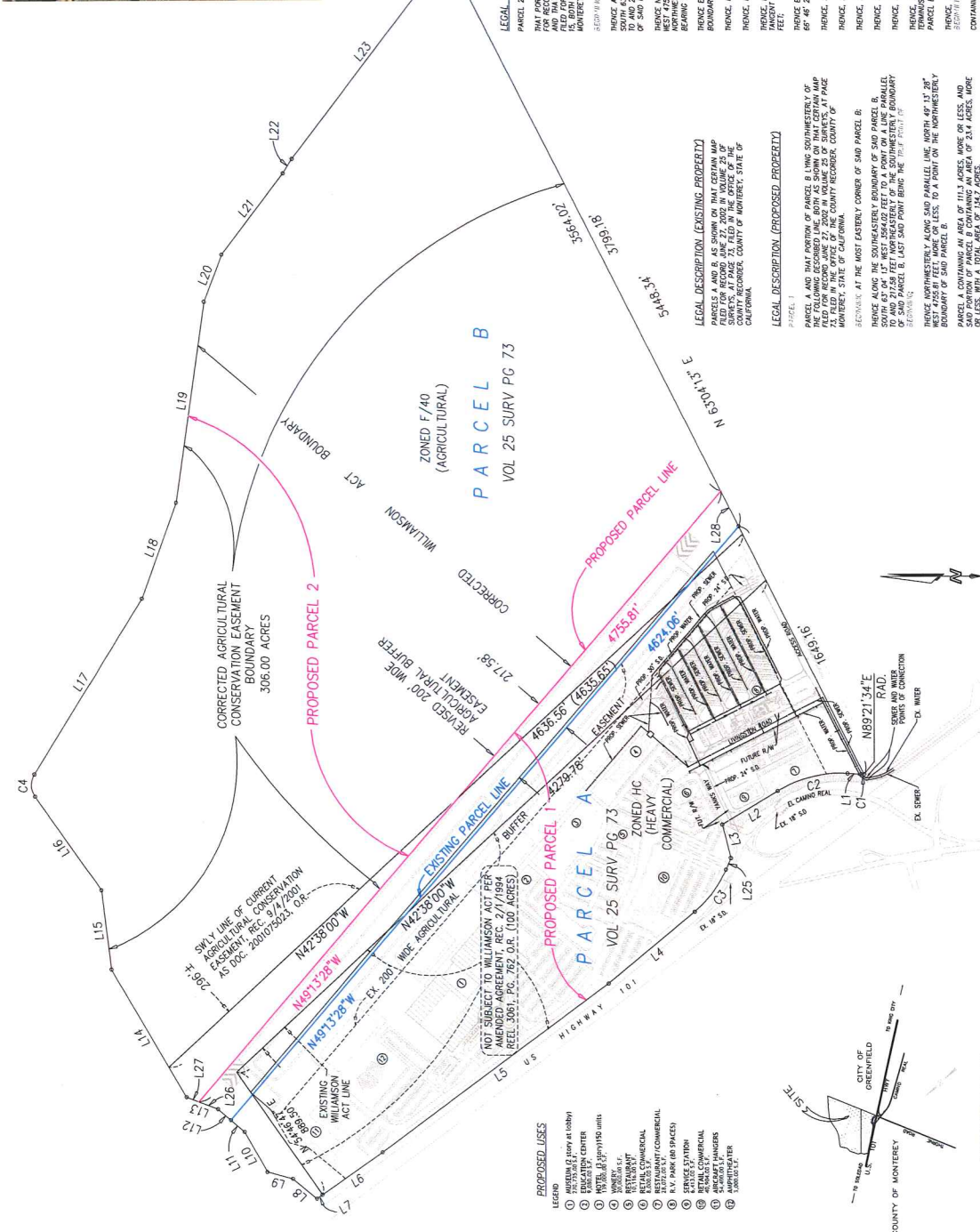
LINE	BEARING	DISTANCE
L1	N0219.00°E	81.85'
L2	N0252.50°W	384.11'
L3	N7954.00°E	294.89'
L4	N3224.24°W	684.41'
L5	N0000.00°E	440.13'
L6	N4442.50°W	440.13'
L7	N4442.50°W	40.00'
L8	N8928.79°E	185.87'
L9	N15105.18°E	157.00'
L10	N05072.50°E	272.70'
L11	N6029.68°E	108.54'
L12	N0629.68°E	101.19'
L13	N02527.58°E	198.97'
L14	N8928.79°E	879.57'
L15	N0000.00°E	879.57'
L16	N84546.47°E	860.41'
L17	N45255.07°W	1216.16'
L18	N0712.20°W	602.02'
L19	N8129.50°W	1189.91'
L20	N8970.28°W	297.18'
L21	N5225.44°W	604.61'
L22	N5225.44°W	100.45'
L23	N0000.00°E	100.45'
L24	N15105.18°E	157.00'
L25	N88498.00°W	74.22'
L26	N02527.58°E	123.72'
L27	N02527.58°E	73.25'
L28	N83204.13°E	235.16'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	254.32°	272.00'	18.59'
C2	248.32°	230.00'	13.02'
C3	101.68°	100.00'	3.14'
C4	64.28°	119.00'	1.84'

SUMMARY TABLE

NUMBER OF PARCELS	AREAS
EXISTING PARCEL A	11.29 AC (4,847,706 SQ. FT.)
EXISTING PARCEL B	328.38 AC (14,472,702 SQ. FT.)
PROPOSED PARCEL 1	134.67 AC (5,886,072 SQ. FT.)
PROPOSED PARCEL 2	306.00 AC (13,326,570 SQ. FT.)
LAND USE	HEAVY COMMERCIAL
EXISTING PARCEL A	AGRICULTURAL
EXISTING PARCEL B	AGRICULTURAL
PROPOSED PARCEL 1	HEAVY COMMERCIAL
PROPOSED PARCEL 2	AGRICULTURAL



LEGAL DESCRIPTION (PROPOSED PROPERTY) CONT.

PARCEL 2

THAT PORTION OF PARCEL B, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD APRIL 29, 1971 IN VOLUME 10 OF SURVEYS, AT PAGE 204, 205 AND 206 OF THE COUNTY RECORDS, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

SECTION 16, AT THE MOST EASTERLY CORNER OF SAID PARCEL B, THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL B, SOUTH 42° 04' 13" WEST 254.02 FEET TO A POINT ON A LINE PARALLEL TO AND 21.58 FEET NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL B;

THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE, NORTH 49° 11' 30" WEST 475.81 FEET, MORE OR LESS, TO A POINT ON A LINE IN THE BOUNDARY OF SAID PARCEL B, LAST SAID LINE HAVING A BEARING OF NORTH 20° 57' 30" EAST;

THENCE EASTERLY ALONG THE NORTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL A, NORTH 20° 57' 30" EAST 74.22 FEET;

THENCE NORTH 59° 32' 13" EAST 876.67 FEET;

THENCE NORTH 54° 28' 28" EAST 472.51 FEET;

THENCE NORTH 54° 46' 47" EAST 684.41 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 119.85 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CURVE ANGLE OF 68° 46' 28" AN ARC DISTANCE OF 138.74 FEET;

THENCE SOUTH 58° 26' 47" EAST 1216.16 FEET;

THENCE SOUTH 30° 11' 20" EAST 602.02 FEET;

THENCE SOUTH 81° 58' 51" EAST 1198.91 FEET;

THENCE SOUTH 69° 10' 28" EAST 297.18 FEET;

THENCE SOUTH 52° 25' 44" EAST 604.61 FEET;

THENCE SOUTH 58° 08' 11" EAST 100.45 FEET TO THE NORTHERLY TERMINUS OF THAT LINE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL B, SAID LINE HAVING A BEARING OF SOUTH 52° 44' EAST;

THENCE SOUTH 52° 25' 44" EAST 1501.28 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL B;

COMPANING AN AREA OF 306 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (EXISTING PROPERTY)

PARCEL 1

PARCELS A AND B, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD JUNE 27, 2002 IN VOLUME 28 OF SURVEYS, AT PAGE 72, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF CALIFORNIA.

LEGAL DESCRIPTION (PROPOSED PROPERTY)

PARCEL A

PARCEL A AND THAT PORTION OF PARCEL B LYING SOUTHWESTERLY OF AND 21.58 FEET NORTHEASTERLY OF A POINT ON A LINE PARALLEL TO AND 21.58 FEET NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL B, LAST SAID POINT BEING THE WEST POINT OF SECTION 16.

THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE, NORTH 49° 11' 30" WEST 475.81 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID PARCEL B.

PARCEL A CONTAINING AN AREA OF 134.67 ACRES, MORE OR LESS, AND PARCEL B CONTAINING AN AREA OF 134.67 ACRES, MORE OR LESS, WITH A TOTAL AREA OF 134.67 ACRES.

LEGAL DESCRIPTION (PROPOSED PROPERTY)

PARCEL 2

THAT PORTION OF PARCEL B, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD APRIL 29, 1971 IN VOLUME 10 OF SURVEYS, AT PAGE 204, 205 AND 206 OF THE COUNTY RECORDS, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

SECTION 16, AT THE MOST EASTERLY CORNER OF SAID PARCEL B, THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL B, SOUTH 42° 04' 13" WEST 254.02 FEET TO A POINT ON A LINE PARALLEL TO AND 21.58 FEET NORTHEASTERLY OF THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL B;

THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE, NORTH 49° 11' 30" WEST 475.81 FEET, MORE OR LESS, TO A POINT ON A LINE IN THE BOUNDARY OF SAID PARCEL B, LAST SAID LINE HAVING A BEARING OF NORTH 20° 57' 30" EAST;

THENCE EASTERLY ALONG THE NORTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL A, NORTH 20° 57' 30" EAST 74.22 FEET;

THENCE NORTH 59° 32' 13" EAST 876.67 FEET;

THENCE NORTH 54° 28' 28" EAST 472.51 FEET;

THENCE NORTH 54° 46' 47" EAST 684.41 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 119.85 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CURVE ANGLE OF 68° 46' 28" AN ARC DISTANCE OF 138.74 FEET;

THENCE SOUTH 58° 26' 47" EAST 1216.16 FEET;

THENCE SOUTH 30° 11' 20" EAST 602.02 FEET;

THENCE SOUTH 81° 58' 51" EAST 1198.91 FEET;

THENCE SOUTH 69° 10' 28" EAST 297.18 FEET;

THENCE SOUTH 52° 25' 44" EAST 604.61 FEET;

THENCE SOUTH 58° 08' 11" EAST 100.45 FEET TO THE NORTHERLY TERMINUS OF THAT LINE IN THE NORTHEASTERLY BOUNDARY OF SAID PARCEL B, SAID LINE HAVING A BEARING OF SOUTH 52° 44' EAST;

THENCE SOUTH 52° 25' 44" EAST 1501.28 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL B;

COMPANING AN AREA OF 306 ACRES, MORE OR LESS.

PROPOSED USES

- ① AGRICULTURE (Heavy at 1000)
- ② EDUCATION CENTER
- ③ HOTEL (50000 sq. ft.)
- ④ INDUSTRIAL
- ⑤ OFFICE
- ⑥ RECREATION
- ⑦ RESIDENTIAL (SINGLE-FAMILY)
- ⑧ RETAIL
- ⑨ COMMERCIAL
- ⑩ HEAVY COMMERCIAL
- ⑪ PUBLIC UTILITIES
- ⑫ STORAGE
- ⑬ OTHER

PREPARED BY:
ENGINEERING
 120 SOUTH BARRANCA, SUITE 680
 WEST COVINA, CA 91791
 TEL: 626-961-8205
 FAX: 626-961-8205
 info@penningengineering.com

DINMERS
 CHARLES F. DINMERS AND JUDITH A. DINMERS, TRUSTEES
 UNDER THE DINMERS FAMILY TRUST
 10000 BALDWIN PARK, CA 91706

IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA
LOT LINE ADJUSTMENT MAP
 FOR THE DEVELOPMENT OF
YANKS AIR MUSEUM

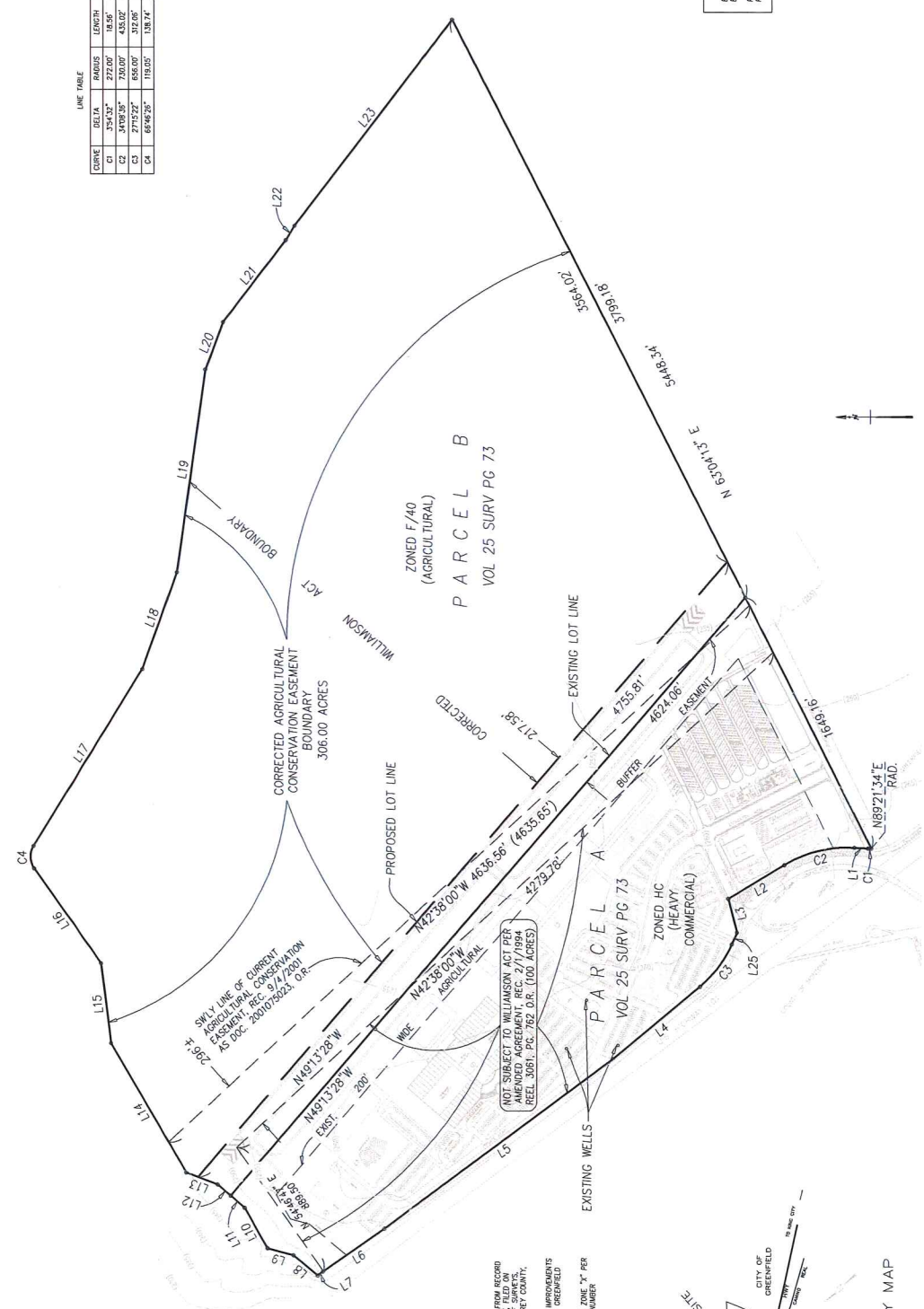
PREPARED BY: US LOT LINE ADJUSTMENT FOR CHARLES DINMERS
 SHEET 1 OF 1
 SHEET 09001

CURVE TABLE

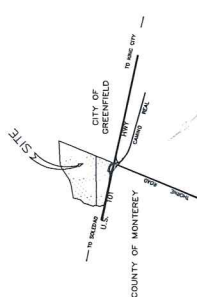
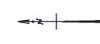
LINE	BEARING	DISTANCE
L1	N03°15'00"E	81.65'
L2	N23°52'30"W	384.17'
L3	N75°44'01"E	204.48'
L4	N35°44'24"W	664.47'
L5	N58°55'31"W	1665.05'
L6	N24°45'50"W	440.13'
L7	N34°45'50"W	40.00'
L8	N02°00'00"E	153.00'
L9	N05°05'00"E	273.38'
L10	N07°25'00"E	108.54'
L11	N40°29'00"E	101.18'
L12	N40°29'00"E	198.97'
L13	N29°27'58"E	876.57'
L14	N29°27'12"E	472.51'
L15	N08°24'28"E	186.41'
L16	N54°48'47"E	186.41'
L17	N07°00'00"E	600.02'
L18	N01°50'31"W	1198.81'
L19	N67°02'38"W	297.18'
L20	N52°25'44"W	604.61'
L21	N58°08'33"W	100.45'
L22	N52°25'44"W	151.27'
L23	N52°25'44"W	300.00'
L24	N52°25'44"W	74.72'

LINE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	334.52°	272.00'	18.56'
C2	314.98°	730.00'	435.02'
C3	271°22'	654.00'	312.86'
C4	69°46'26"	119.05'	138.74'



410 ACRES
 EXISTING PARCEL A: 111.29 AC.
 EXISTING PARCEL B: 329.39 AC.
 PROPOSED PARCEL A: 126.67 AC.
 PROPOSED PARCEL B: 338.60 AC.



- NOTE:
- BOUNDARY SHOWN HEREON IS FROM RECORD DATA REF RECORD OF SURVEY FILED ON 03/21/1994 IN THE PUBLIC RECORDS OF MONTEREY COUNTY, STATE OF CALIFORNIA.
 - PROPOSED WATER AND SEWER IMPROVEMENTS ARE TO BE PROVIDED TO CITY OF GREENFIELD FACILITIES.
 - THIS PROPERTY IS LOCATED IN ZONE "Y" PER FLOOD INSURANCE RATE MAP NUMBER 0805000205.

IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA
SITE PLAN
LOT-LINE ADJUSTMENT
YANKS AIR MUSEUM
 PORTION OF US 101, ROAD N-MON-2-D
 SCALE: 1"=300' DATE: 07/02/12 FOR: CHARLES NICHOLS 09007

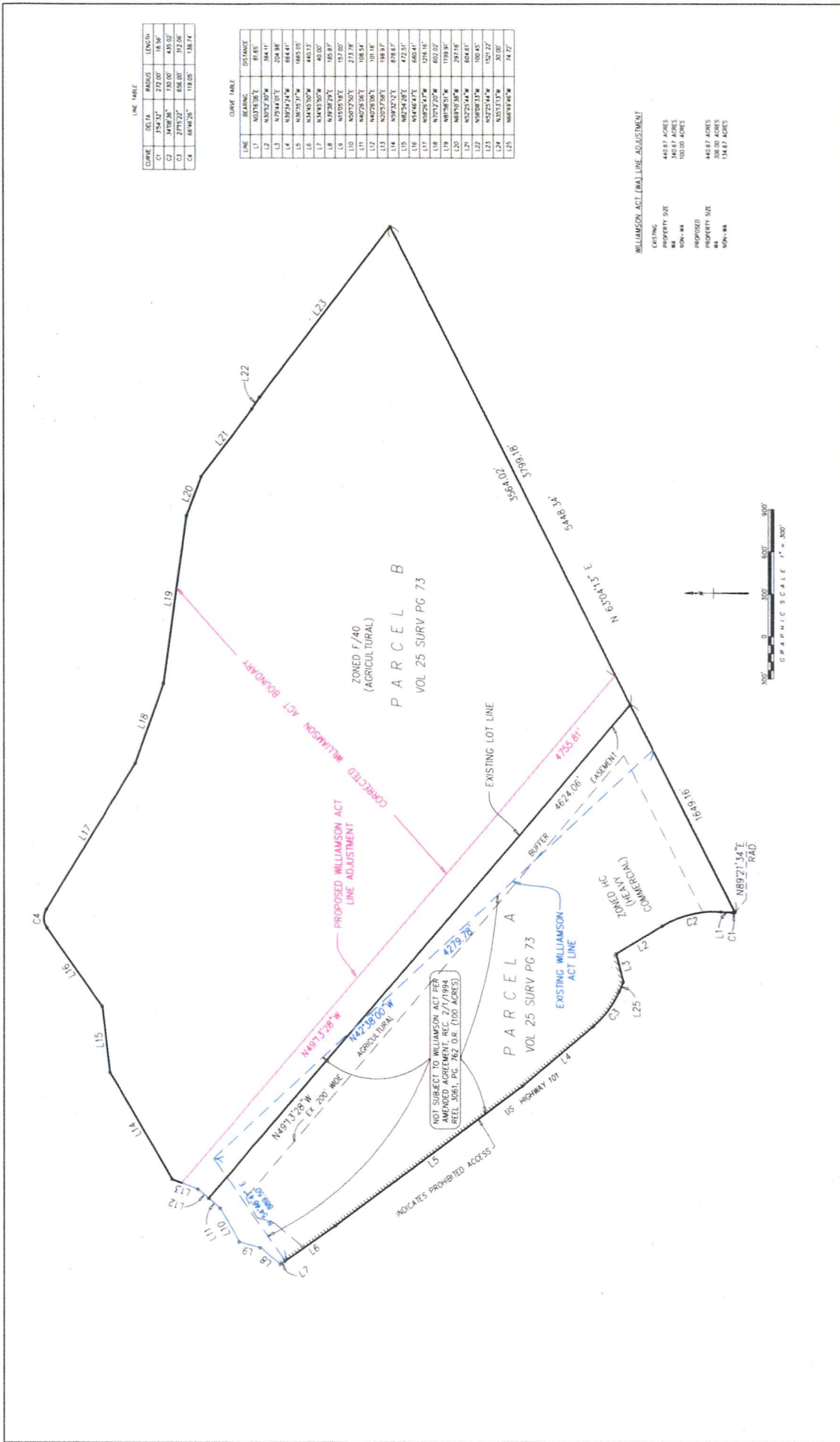
PREPARED BY:

 DJP ENGINEERING
 1000 BAYVIEW BLVD., SUITE 860
 REDWOOD CITY, CA 94063
 TEL: 650-966-8200
 FAX: 650-966-8255
 info@djpengineering.com

OWNERS
 CHARLES F. NICHOLS AND JUDITH A. NICHOLS, TRUSTEES
 UNDER THE NICHOLS FAMILY TRUST
 1000 BAYVIEW BLVD., SUITE 860
 REDWOOD CITY, CA 94063

MICHAEL P. JERVIS, L.S. 81338 DATE: _____

1/3/2012 10:07:00 AM (03-03-12 13:12:09) Printed by: gmm



LINE TABLE

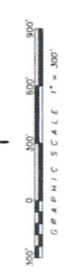
CURVE	DELTA	RADIUS	LENGTH
L1	40.00°	100.00'	40.00'
L2	45.00°	120.00'	45.00'
L3	50.00°	140.00'	50.00'
L4	55.00°	160.00'	55.00'
L5	60.00°	180.00'	60.00'
L6	65.00°	200.00'	65.00'
L7	70.00°	220.00'	70.00'
L8	75.00°	240.00'	75.00'
L9	80.00°	260.00'	80.00'
L10	85.00°	280.00'	85.00'
L11	90.00°	300.00'	90.00'
L12	95.00°	320.00'	95.00'
L13	100.00°	340.00'	100.00'
L14	105.00°	360.00'	105.00'
L15	110.00°	380.00'	110.00'
L16	115.00°	400.00'	115.00'
L17	120.00°	420.00'	120.00'
L18	125.00°	440.00'	125.00'
L19	130.00°	460.00'	130.00'
L20	135.00°	480.00'	135.00'
L21	140.00°	500.00'	140.00'
L22	145.00°	520.00'	145.00'
L23	150.00°	540.00'	150.00'
L24	155.00°	560.00'	155.00'
L25	160.00°	580.00'	160.00'

CURVE TABLE

LINE	BEARING	DISTANCE
L1	N075°00'E	81.60'
L2	N052°50'W	104.11'
L3	N030°40'W	126.22'
L4	N007°30'W	147.33'
L5	N00°00'W	168.44'
L6	N00°00'W	189.55'
L7	N00°00'W	210.66'
L8	N00°00'W	231.77'
L9	N00°00'W	252.88'
L10	N00°00'W	273.99'
L11	N00°00'W	295.10'
L12	N00°00'W	316.21'
L13	N00°00'W	337.32'
L14	N00°00'W	358.43'
L15	N00°00'W	379.54'
L16	N00°00'W	400.65'
L17	N00°00'W	421.76'
L18	N00°00'W	442.87'
L19	N00°00'W	463.98'
L20	N00°00'W	485.09'
L21	N00°00'W	506.20'
L22	N00°00'W	527.31'
L23	N00°00'W	548.42'
L24	N00°00'W	569.53'
L25	N00°00'W	590.64'

WILLIAMSON ACT LINE ADJUSTMENT

EXISTING
 PROPERTY SIZE 468.87 ACRES
 NON-MA 349.87 ACRES
 PROPOSED
 PROPERTY SIZE 468.87 ACRES
 NON-MA 349.87 ACRES



OWNERS
 CHARLES F. NICHOLS AND ARDIN A. NICHOLS, TRUSTEES
 UNDER THE NICHOLS FAMILY TRUST
 10000 WILSON AVENUE
 MALDEN, CALIF. 94568

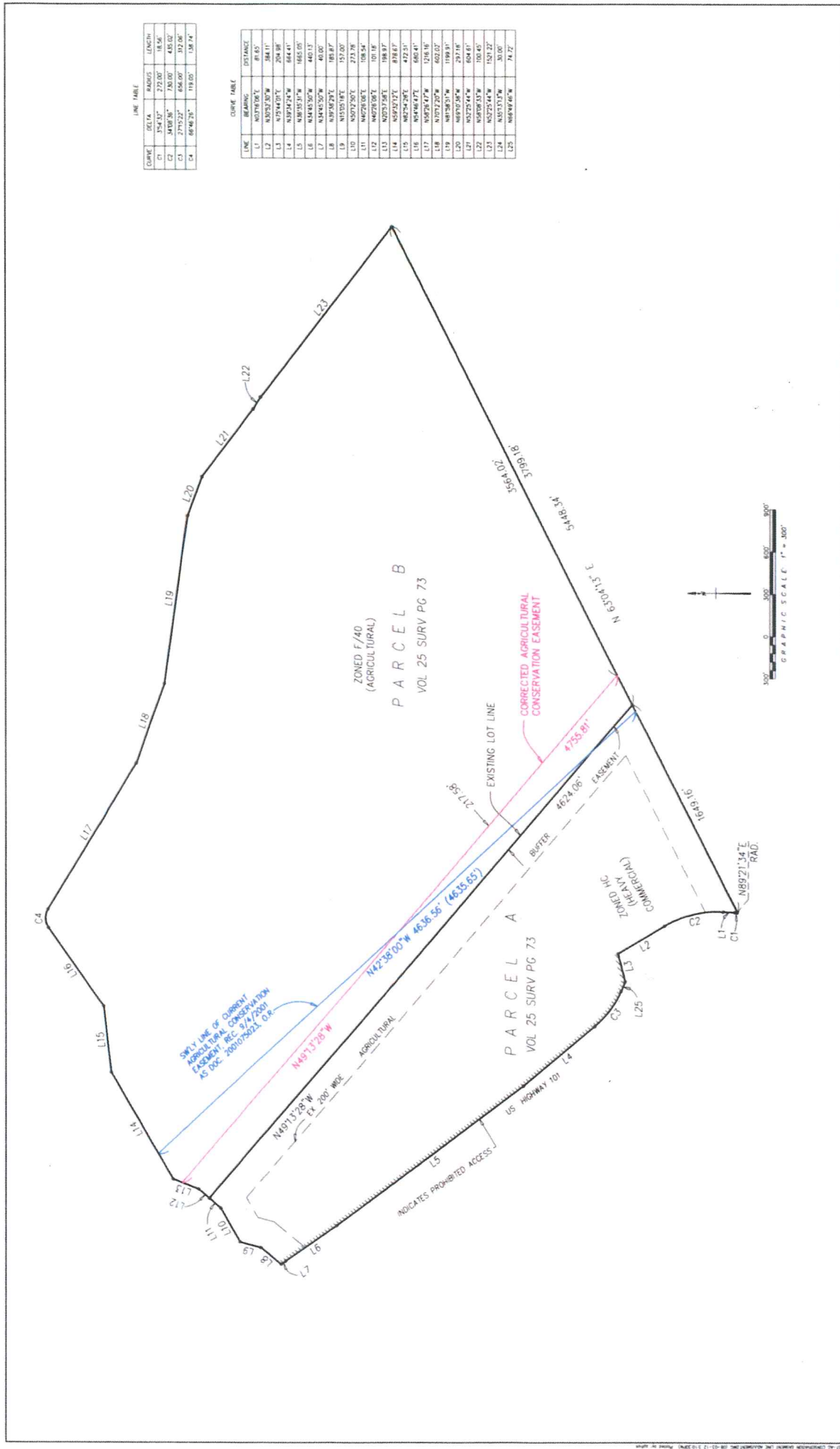
PREPARED BY:

 D.P. ENGINEERING
 10000 WILSON AVENUE, SUITE 860
 MALDEN, CALIF. 94568
 TEL. 925-966-8200
 FAX 925-966-8255
 info@dpengineering.com

WILLIAMSON ACT LINE ADJUSTMENT
 FOR THE DEVELOPMENT OF
 YANKS AIR MUSEUM
 PORTION OF US 101, ROAD Y-MUN-2-0

DATE: 02/17/21 FILE: 18271712 FOR: CHARLES NICHOLS

SHEET 1 OF 1



LINE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	175°52'34"	272.00'	48.95'
C2	175°52'34"	272.00'	48.95'
C3	273°23'27"	654.00'	302.96'
C4	66°46'37"	110.00'	138.74'

CURVE TABLE

LINE	BEARING	DISTANCE
L1	N03°28'00"E	81.65'
L2	N03°52'30"W	284.11'
L3	N75°40'00"E	204.88'
L4	N03°52'30"W	284.11'
L5	N03°52'30"W	164.62'
L6	N14°43'50"W	460.13'
L7	N14°43'50"W	460.00'
L8	N09°46'29"E	185.87'
L9	N15°03'18"E	127.00'
L10	N00°12'50"E	273.78'
L11	N07°28'00"E	108.54'
L12	N07°28'00"E	101.18'
L13	N03°57'58"E	198.87'
L14	N03°57'58"E	198.87'
L15	N02°54'29"E	432.51'
L16	N04°44'47"E	660.41'
L17	N09°24'47"W	1216.96'
L18	N07°12'20"W	602.02'
L19	N01°58'31"W	1199.31'
L20	N09°12'58"W	297.18'
L21	N03°28'00"W	604.41'
L22	N03°28'00"W	604.41'
L23	N03°28'00"W	101.18'
L24	N03°28'00"W	301.02'
L25	N09°46'29"W	74.22'

IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

AGRICULTURAL CONSERVATION EASEMENT LINE ADJUSTMENT FOR THE DEVELOPMENT OF YANKS AIR MUSEUM

PORTION OF US 101, ROAD V-MON-2-D

MAX. 1"=500' DATE: 06/17/17 FIP: CHARLES NODDS 06007

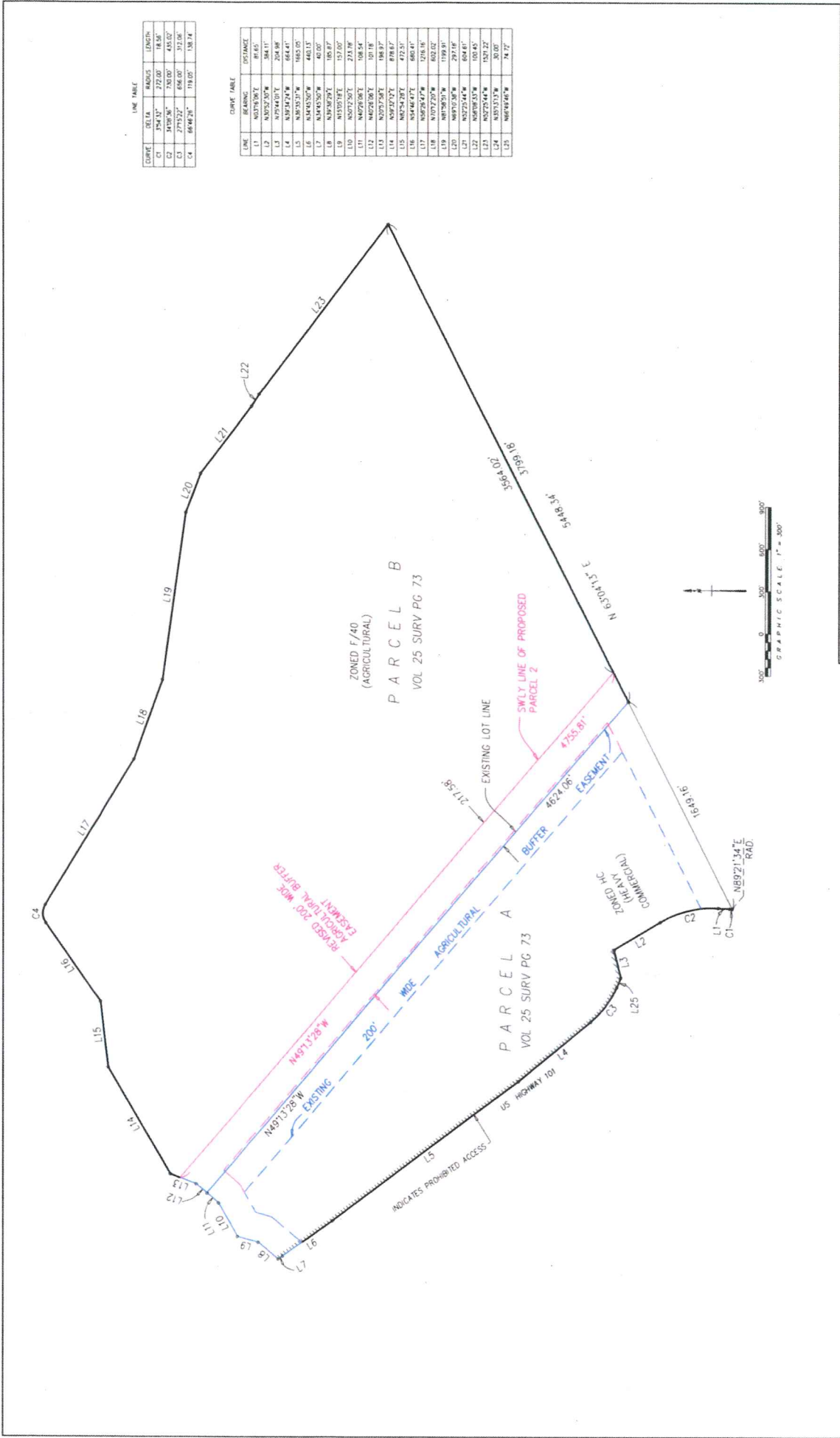
PREPARED BY:

D.P. ENGINEERING
 100 NORTH BARRANCA, SUITE 860
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REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 NO. 10789
 EXPIRES 12/31/18

CLIENT: CHARLES NODDS, A MONTEY, CALIFORNIA

ENGINEERS:
 CHARLES F. NODDS AND ADINA A. NODDS, REGISTERED PROFESSIONAL ENGINEERS UNDER THE NODDS FAMILY TRUST
 100 NORTH BARRANCA, SUITE 860
 FORT MYERS, FLORIDA 33901



LINE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	254.12°	272.02'	18.86'
C2	343°06'	750.00'	435.00'
C3	275°52'	658.00'	373.00'
C4	88°42'	178.00'	138.14'

CURVE TABLE

LINE	BEARING	DISTANCE
L1	N073°19'W	81.65'
L2	N070°20'W	384.11'
L3	N75°44'51"W	204.98'
L4	N87°47'24"W	664.41'
L5	N85°33'17"W	1865.05'
L6	N84°50'52"W	403.03'
L7	N83°40'29"E	106.97'
L8	N155°15'41"E	157.00'
L9	N072°50'E	233.98'
L10	N072°50'E	108.54'
L11	N46°28'06"E	101.18'
L12	N072°50'E	198.37'
L13	N072°50'E	778.87'
L14	N072°50'E	778.87'
L15	N44°46'47"E	660.41'
L16	N072°50'W	1216.16'
L17	N072°50'W	602.02'
L18	N072°50'W	1199.91'
L19	N87°30'51"W	297.16'
L20	N87°30'51"W	604.81'
L21	N87°30'51"W	100.85'
L22	N87°30'51"W	1201.22'
L23	N87°30'51"W	1201.22'
L24	N87°30'51"W	1201.22'
L25	N86°58'46"W	74.27'

IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA
 EXISTING AGRICULTURAL BUFFER WITH
 SWLY LINE OF PROPOSED PARCEL 2
 FOR THE DEVELOPMENT OF
 YANKS AIR MUSEUM
 PORTION OF US 101 ROAD M-NUMBER 2-0

PREPARED BY:
 D.P. ENGINEERING
 100 NORTH BARRANCA, SUITE 860
 LOS ANGELES, CALIFORNIA 90024
 TEL: 626-966-8200
 FAX: 626-966-8225
 info@dpengineering.com

OWNERS:
 CHARLES MICHAEL AND JUDITH A. MICHAEL, TRUSTEES
 UNDER THE MICHAEL FAMILY TRUST
 1400 DAIWOOD STREET
 PALM BEACH, FL 33480

DATE: 08/21/13

SHEET 1 OF 1

PROJECT: YANKS AIR MUSEUM