

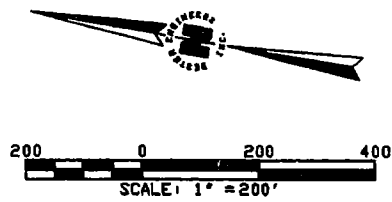
Attachment H
Santa Lucia Preserve Phase A
Final Map
(Volume 20 C&T Page 8)

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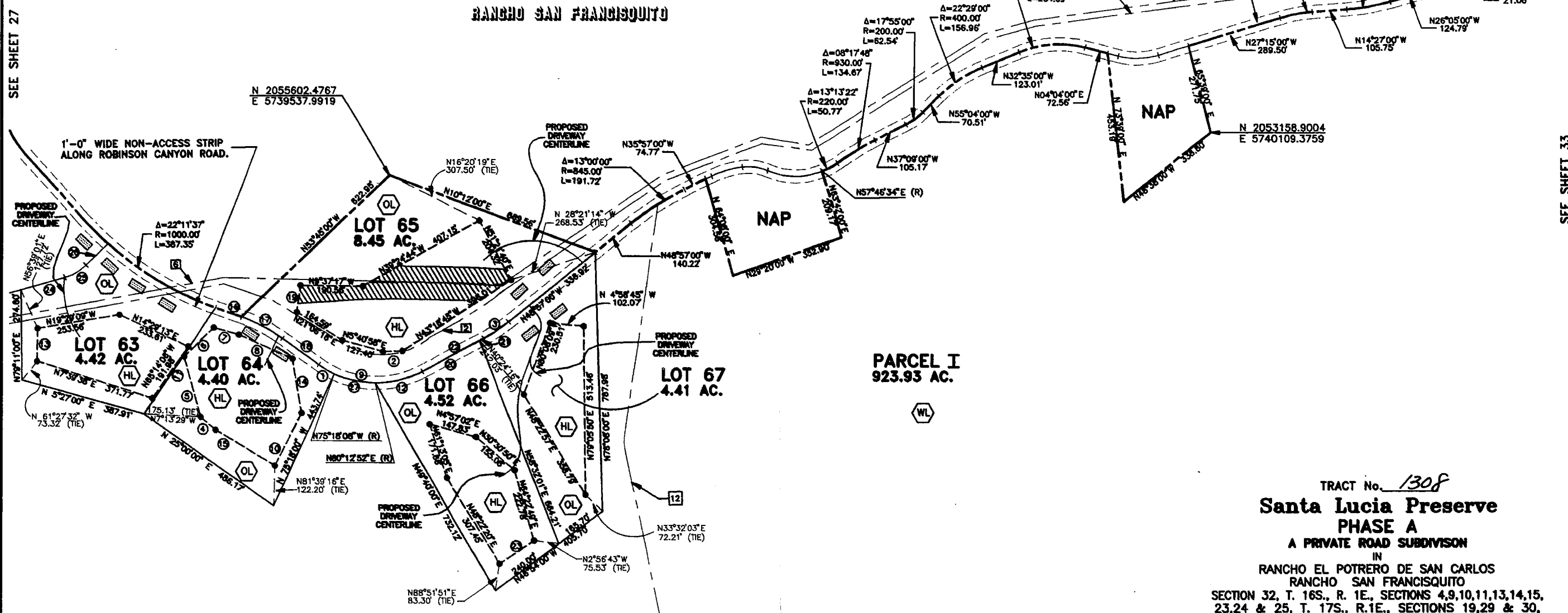
TABLE OF COURSES

1	A=10°42'00"	R=300.00'	L=56.03'	16	N 09°12'00" E	83.95'	
2	N 12°11'14" W	59.56'		17	A=16°12'00"	R=500.00'	L=141.37'
3	A=10°37'00"	R=500.00'	L=92.65'	18	N 25°24'00" E	137.40'	
4	N 30°50'45" E	60.84'		19	N 87°38'47" E	81.66'	
5	N 64°07'29" E	191.68'		20	N 36°20'00" W	198.92'	
6	N 53°41'01" W	127.18'		21	N 36°20'00" W	12.35'	
7	N 05°48'40" E	78.62'		22	N 36°20'00" W	211.27'	
8	N 13°51'01" E	180.15'		23	N 44°18'54" W	138.85'	
9	A=63°44'00"	R=300.00'	L=33.71'	24	N 25°45'37" W	138.85'	
10	N 73°09'33" W	180.48'		25	A=28°51'48"	R=150.00'	L=75.56'
11	N 65°59'00" W	391.04'		26	N 54°37'25" W	92.66'	
12	A=28°32'52"	R=300.00'	L=149.48'	27	A=24°29'08"	R=300.00'	L=128.21'
13	N 80°35'14" E	99.98'					
14	N 70°14'49" E	167.58'					
15	N 20°57'34" E	211.05'					



PORTION OF THE RANCHO SAN FRANCISQUITO

TRACT BOUNDARY & CENTERLINE ROBINSON CANYON ROAD (A COUNTY ROAD)



NOTES

SEE SHEET 2 FOR EASEMENT NOTES AND LEGEND.
 SEE SHEET 3 FOR INDEX MAP.
 SEE SHEET 4 FOR BASIS OF BEARINGS, ALL DISTANCES AND COORDINATES SHOWN HEREON ARE IN GROUND. SEE BASIS OF BEARINGS SHEET FOR COMBINATION FACTORS.

TRACT No. 1308
Santa Lucia Preserve
PHASE A
 A PRIVATE ROAD SUBDIVISION
 IN
 RANCHO EL POTRERO DE SAN CARLOS
 RANCHO SAN FRANCISQUITO
 SECTION 32, T. 16S., R. 1E., SECTIONS 4,9,10,11,13,14,15,
 23,24 & 25, T. 17S., R.1E., SECTIONS 19,29 & 30,
 T. 17 S., R. 2 E., MOUNT DIABLO BASE & MERIDIAN
 MONTEREY COUNTY, CALIFORNIA

THE SANTA LUCIA PRESERVE
 Monterey County, California

BY
BESTOR ENGINEERS, INC.
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING
 8701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940
 SCALE: 1"=200' DATE: AUGUST 1998 W.O.: 1740.28

L:\1740\FINAL\MAP\PLANS\PLANS\FM-28.DWG - AutoCAD - NOV 18, 1998 - 12:23:18

SEE SHEET 7

GENERAL NOTES

1. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST AND, AS APPROPRIATE, A NATIVE AMERICAN REPRESENTATIVE, AS DESIGNATED BY THE NATIVE AMERICAN HERITAGE COMMISSION. IF THE ARCHAEOLOGICAL FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND SUBMITTED TO THE PLANNING AND BUILDING INSPECTION DEPARTMENT FOR REVIEW AND APPROVAL. (CONDITION NO. 37a)
2. UTILITY SERVICES WILL BE LOCATED WITHIN THE AREA OF ROUGH GRADED DRIVEWAYS TO ELIMINATE TRENCHING THROUGH CUT SLOPES WHERE FEASIBLE (CONDITION NO. 92).
3. GEOLOGICAL REPORTS DATED FEBRUARY 1994; JULY 14, 1995; JULY 26, 1995; AND JULY 28, 1995; HAVE BEEN PREPARED BY CLEARY CONSULTANTS, INC., AND ARE ON FILE AT THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT IN SALINAS. THE RECOMMENDATIONS IN SAID REPORTS SHALL BE FOLLOWED IN ALL FURTHER DEVELOPMENT OF THIS PROPERTY (CONDITION NO. 93).
4. UNDERGROUND UTILITIES ARE REQUIRED IN THIS SUBDIVISION IN ACCORDANCE WITH CHAPTER 19.10.095, TITLE 19 OF THE MONTEREY COUNTY CODE. (CONDITION NO. 117)
5. AN APPROVED SEPTIC SYSTEM DESIGN IS ON FILE FOR LOTS 1, 7, 22, AND 25 AT THE DIVISION OF ENVIRONMENTAL HEALTH AND ANY FUTURE DEVELOPMENT OR EXPANSIONS ON SAID LOTS SHALL BE IN COMPLIANCE WITH THE APPROVED DESIGN AND CHAPTER 15.20 MCC (SEPTIC ORDINANCE) (ENVIRONMENTAL HEALTH DEPARTMENT) (CONDITION NO. 59)
6. ROADS WITHIN THIS SUBDIVISION ARE PRIVATE ROADS:
 - A. IMPROVEMENTS ARE LESS THAN COUNTY STANDARDS FOR ALIGNMENT, WIDTH AND STRUCTURAL PAVEMENT THICKNESS (CONDITION NO. 69).
 - B. EASEMENTS FOR RANCHO SAN CARLOS, CHAMISAL PASS, VUELO PALOMAS, VISTA CIELO WILD TURKEY RUN, RUMSEN TRACE, ARROWMAKER TRACE, GARZAS TRAIL, VASQUEZ TRAIL PRONGHORN RUN AND VIA VAQUERA ARE TO BE 60 FEET IN WIDTH, 30 FEET ON BOTH SIDES OF THE SHOWN CENTERLINES.
 - C. EASEMENTS FOR DRIVEWAYS WILL VARY IN WIDTH AND LOCATION, AND WILL BE DESCRIBED ON AN INDIVIDUAL BASIS AT A LATER TIME.
7. THE EXACT LOCATION OF ACCESS EASEMENTS ACROSS PROPOSED ROADS AND DRIVEWAYS SHOWN HEREON, WILL BE DETERMINED AT THE TIME OF CONVEYANCE.
8. THE FILING OF THIS SUBDIVISION MAP IN NO WAY SERVES OR AFFECTS THE RIPARIAN RIGHTS FOR ANY OF THE PROPERTIES WHICH ARE THE SUBJECT OF THIS FILING.

EASEMENT NOTES

- THE SIGNATURES OF THE HOLDERS OF THE FOLLOWING INTERESTS MAY BE OMITTED IN AS MUCH AS THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE AND THEIR NAMES AND THE NATURE OF THEIR RESPECTIVE INTERESTS ARE STATED ON THE FINAL MAP IN COMPLIANCE WITH OR PURSUANT TO SECTION 66436 (a)(3) OF THE SUBDIVISION MAP ACT.
1. GERALD P. AND LINDA M. FORSMAN, TRUSTEES OF THE FORSMAN 1989 REVOCABLE TRUST UTA, A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES, RECORDED JULY 28, 1995 IN REEL 3256, PAGE 73 OF OFFICIAL RECORDS.
 2. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES, RECORDED JULY 31, 1998 INST. NO. 98-50598 OF OFFICIAL RECORDS.
 3. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES, RECORDED MAY 3, 1929 IN VOLUME 191, PAGE 140 OF OFFICIAL RECORDS.
 4. STEPHEN J. FIELD, A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES, RECORDED MARCH 4, 1932 IN VOLUME 327, PAGE 203 OF OFFICIAL RECORDS.
 5. PACIFIC GAS & ELECTRIC COMPANY, A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES, RECORDED OCTOBER 25, 1944 IN VOLUME 847, PAGE 370 OF OFFICIAL RECORDS.
 6. UNRECORDED NON-EXCLUSIVE EASEMENTS & RIGHTS INCIDENTAL THEREOF:
 - A). PACIFIC GAS & ELECTRIC COMPANY, FOR PUBLIC UTILITIES PURPOSES, DATED JANUARY 26, 1948.
 - B). PACIFIC GAS & ELECTRIC COMPANY AND PACIFIC TELEPHONE & TELEGRAPH COMPANY, FOR PUBLIC UTILITIES PURPOSES, DATED MARCH 08, 1971.
 - C). RIGHTS TO THE PUBLIC AND THE COUNTY OF MONTEREY, IN AND TO ANY PORTION OF THE LAND INCLUDED WITHIN THE BOUNDARIES OF ROBINSON CANYON ROAD.
 7. COUNTY OF MONTEREY, A NON-EXCLUSIVE EASEMENT FOR ROBINSON CANYON ROAD, RECORDED APRIL 29, 1968 IN REEL 555, PAGE 316 OF OFFICIAL RECORDS.
 8. PACIFIC GAS & ELECTRIC AND ELECTRIC COMPANY, A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES AND COMMUNICATIONS PURPOSES, RECORDED MAY 12, 1972 IN REEL 771, PAGE 707 OF OFFICIAL RECORDS.
 9. ALAN R. WASHBURN, ET UX, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES BY MOTORIZED AND WHEELED VEHICLE ONLY, RECORDED NOVEMBER 8, 1994 IN REEL 3170, PAGE 453 OF OFFICIAL RECORDS.
 10. ALAYNA C. GRAY, ET AL, A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES PURPOSES, RECORDED DECEMBER 10, 1996 IN REEL 3454, PAGE 1351 OF OFFICIAL RECORDS.
 11. C & C RANCH, INC., A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS PURPOSES, RECORDED OCTOBER 24, 1997 AS INSTRUMENT NO. 9763170 OF OFFICIAL RECORDS.
 12. LAURA M. REILLEY, TRUSTEE OF THE JAMES M. CULP TESTAMENTARY TRUST AND HAROLD G. CULP, A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS PURPOSES, RECORDED NOVEMBER 19, 1997 AS INSTRUMENT NO. 9768853 AND 9768855 OF OFFICIAL RECORDS.
 13. HAROLD D. WHITFILL AND OPAL M. WHITFILL, TRUSTEES OF THE WHITFILL FAMILY TRUST, A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS PURPOSES, RECORDED OCTOBER 31, 1997 AS INSTRUMENT NO. 9764758 OF OFFICIAL RECORDS.

LEGEND

- LANDS BEING SUBDIVIDED BY THIS SUBDIVISION.
- LOTS BEING CREATED BY THIS SUBDIVISION.
- NOT A PART OF SUBDIVISION
- OL OPENLANDS
- HL HOMELANDS
- RL RANCHOLANDS
- WL WILDLANDS
- ▨ GATES
- LIMITS OF HOMELAND PARCEL
- TIES (CALCULATED) TO HOMELAND PARCEL
- PROPOSED CENTERLINE OF ROADS & DRIVEWAYS
- PROPOSED CENTERLINE OF ROADWAY EASEMENTS
- PROPOSED RIGHT OF WAY OF ROADS
- PROPOSED CENTERLINE OF EASEMENT
- R/W 1'-0" NON ACCESS STRIP ADJACENT TO THE WESTERLY RIGHT OF WAY OF ROBINSON CANYON ROAD. (NOT PLOTABLE)
- M MEASURED VALUES.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- SET 1" IRON PIPE WITH A PLASTIC PLUG STAMPED, "R.C.E. 15310", FLUSH.
- FOUND MONUMENT AS NOTED.
- ⌘ SEE EASEMENT NOTES FOR MORE PARTICULARS.
- ▨ 100 YEAR FEMA FLOOD ZONE AREAS.
- FAULT LINE SETBACKS:**
- WITHIN BUILDING ENVELOPES A 50 FOOT SETBACK IS SHOWN ON EITHER SIDE OF A FAULT LINE, WHERE ITS PRECISE LOCATION IS KNOWN. WITHIN SOME BUILDING ENVELOPES WHERE THE PRECISE LOCATION OF THE FAULT IS UNCERTAIN, AN ADDITIONAL 50 FOOT SETBACK IS SHOWN. THE ADDITIONAL 50 FOOT ZONE MAY BE FOUND SUITABLE FOR THE CONSTRUCTION OF HABITABLE STRUCTURES BASED UPON A RECOMMENDATION CONTAINED IN A REPORT PREPARED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST THAT IS BASED UPON SUBSEQUENT GEOLOGICAL INVESTIGATION WHICH ADEQUATELY DEMONSTRATES THE PRECISE LOCATION OF THE FAULT. (CONDITION NO. 2)
- ▨ 50' SETBACK ON EITHER SIDE OF FAULT LINE
- ▨ ADDITIONAL 50' SETBACK
- LANDSLIDE SCARP SETBACK:**
- WITHIN THE BUILDING ENVELOPE ("HOMELAND") FOR LOT 8, A 50 FOOT BUILDING ENVELOPE SETBACK IS SHOWN FROM THE BASE OF AN IDENTIFIED DORMANT OR ACTIVE LANDSLIDE SCARP (CONDITION NO. 5).
- DEBRIS FLOW HAZARDS:**
- FOR LOTS 19,21,22 AND 52, A 50 TO 100 FOOT BUILDING SETBACK OR SLOUGH WALL SHALL BE PROVIDED AS VERIFIED BY A REGISTERED GEOLOGIST AND AS APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HABITABLE STRUCTURES ON THESE LOTS (CONDITION NO. 5).

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