

# Attachment 1

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RECORDING REQUESTED BY )  
AND WHEN RECORDED RETURN TO: )  
East Garrison Community Services District )  
c/o Monterey County Resource )  
Management Agency )  
1441 Schilling Place South, 2<sup>nd</sup> Floor )  
Salinas, CA 93901 )  
Attention: Lynette Redman )

No Fee per Govt. Code 6103

No Documentary Transfer Tax Required -  
Acquiring Agency is a Political Subdivision  
of the State of California  
(Revenue & Taxation Code 11922)

Space above this line for Recorder's use

## GRANT DEED

### EAST GARRISON LINCOLN PARK

APN: 031-161-027

**GRANTOR:** UCP EAST GARRISON, LLC, a Delaware Limited Liability Company,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby GRANT to

**GRANTEE:** EAST GARRISON COMMUNITY SERVICES DISTRICT (a community services district formed pursuant to California Government Code §61000 et seq.)

the following described property in the Unincorporated Area of the County of Monterey, State of California:

Lot P1.4, as said P1.4 is shown on that certain map entitled Tract No. 1489, East Garrison Phase One, filed for record June 28, 2007, in Volume 24 of Cities and Towns, at page 7, filed in the Office of the County Recorder, County of Monterey, State of California, and attached hereto as Exhibit A.

“The area designated as Parcels P1.4 and Z1.1 are hereby reserved for the East Garrison Community Services District or its designee and to the public for open space purposes and storm water detention, and will be granted by separate instrument. The undersigned reserves an easement to access said parcels in the future for the construction and temporary maintenance of the required East Garrison improvements.”

Subject to the Terms & Provisions, Rights and Easements as contained in the Quit Claim Deed executed by the United States of America in favor of the Fort Ord Reuse Authority, recorded May 19, 2006 in Instrument No. 2006045190 Official Records of Monterey County. Said document was re-recorded and amended January 12, 2007 in Instrument No. 2007003370 Official Records.

GRANTOR  
 UCP East Garrison, LLC,  
 a Delaware limited liability company  
 By: UCP, LLC, a Delaware limited liability company  
 Its: Sole Member

By: James W. Fletcher  
 James W. Fletcher  
 Division President

Dated: 8/22/17

ACKNOWLEDGEMENT

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 \_\_\_\_\_ 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.

*attached*

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 and official seal.

Signature

(Seal)

## CALIFORNIA ALL-PURPOSE 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

County of Santa Clara

On August 22, 2017 before me, Raquel Herzog, Notary Public, personally appeared James W. Fletcher, 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 and official seal.

A handwritten signature in blue ink, appearing to read "Raquel Herzog", written over a horizontal line. The signature is stylized and cursive.

Signature of Notary Public

ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the Grant Deed dated \_\_\_\_\_, 2017 from UCP EAST GARRISON, LLC, a Delaware Limited Liability Company, to the EAST GARRISON COMMUNITY SERVICES DISTRICT, a community services district formed pursuant to California Government Code §61000 et seq., is hereby accepted by order of the Board of Directors of the East Garrison Community Services District on \_\_\_\_\_, 2017, and the grantee consents to recordation thereof by its duly authorized officer.

GRANTEE  
EAST GARRISON COMMUNITY  
SERVICES DISTRICT

Dated: \_\_\_\_\_

\_\_\_\_\_  
Mary L. Adams  
Chair, Board of Directors

Approved as to Form:  
DISTRICT COUNSEL

\_\_\_\_\_  
Deputy

Dated: \_\_\_\_\_

ACKNOWLEDGEMENT

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 \_\_\_\_\_ 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 and official seal.

Signature

(Seal)

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT BE IDENTIFIED WITH LOCAL SUBDIVISION AND BOUNDARY ADJUSTMENT.

**OWNER'S STATEMENT**

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DEDICATED AND ENCROACHED UPON BY THIS MAP, ENTITLED "TRACT NO. \_\_\_\_\_ EAST GARRISON PHASE ONE," DOES HEREBY CONSENT TO THE MAKING AND RECORDED OF THE SAME.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE, AND OFFERS TO DEDICATE TO THE COUNTY OF MONTEREY ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING, ANY SAID STREETS THAT ARE SHOWN AND SO DESIGNATED AS RESERVATION ROAD, SHERMAN BOULEVARD (PUBLIC), INTER-GARRISON ROAD, AND WEST CAMP STREET (PUBLIC) ON THIS MAP. SAID DEDICATIONS AND OFFERS OF DEDICATIONS ARE FOR ANY AND ALL PUBLIC USES UNDER, UPON, AND OVER SAID PARCELS, STREETS, AND PORTIONS THEREOF AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

THE AREAS DESIGNATED AS BACCELLARI CIRCLE, WARREN AVENUE, HADWELL STREET, POPE LANE, THOMAS LANE, CALDWELL STREET, STEEDMAN STREET, CHAMBERLAIN AVENUE, SHERMAN BOULEVARD, PORTER STREET, MEADE WAY, BRAGGS WAY AND STONEMAN LANE (PARCELS S1.29 THROUGH S1.26, INCLUSIVE), AND PARCELS A1.1 THROUGH A1.9, INCLUSIVE, ARE PRIVATE STREETS RETAINED BY OWNER FOR FUTURE TRANSFER TO AN ASSOCIATION OF HOMEOWNERS (AS ASSOCIATION OF HOMEOWNERS) OR TO THE COUNTY OF MONTEREY OR ITS DESIGNEE. A "TRUE" (PUBLIC UTILITY EASEMENT) OVER UNDER AND UPON SAID PRIVATE STREETS FOR THE CONSTRUCTION, MAINTENANCE, USE AND OPERATION OF SANITARY SEWERS, STORM DRAINS AND WATER PIPELINES, GAS AND ELECTRICITY TRANSMISSION LINES, AND TELEPHONE LINES, AND ALL THE NECESSARY APPURTENANCES THEREOF, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT IS HEREBY DEDICATED TO THE COUNTY OF MONTEREY OR ITS DESIGNEE.

THE AREA DESIGNATED AS PARCEL D1.1 WILL BE DEDICATED TO THE EAST GARRISON COMMUNITY SERVICES DISTRICT AND TO THE PUBLIC FOR PUBLIC USE BY SEPARATE INSTRUMENT, FOR DETENTION AND/OR CONVEYANCE OF STORM WATER, AND TO MAINTAIN ADEQUATE STORAGE VOLUME FOR FLOOD PROTECTION, INCLUDING CONSTRUCTION, ACCESS OR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES, WHETHER OPEN OR CLOSED, AND FOR THE CLEARING OF OBSTRUCTIONS AND VEGETATION. THE UNDERSIGNED RESERVES THE RIGHT TO REVOKE THE DEDICATIONS HEREIN MADE FOR THE CONSTRUCTION AND MAINTENANCE OF THE REQUIRED EAST GARRISON STORM DRAIN IMPROVEMENTS.

THE AREAS DESIGNATED AS PARCELS P1.1, P1.2, & P1.3 WILL BE DEDICATED TO THE EAST GARRISON COMMUNITY SERVICES DISTRICT AND TO THE PUBLIC BY SEPARATE INSTRUMENT FOR PARK PURPOSES. THE UNDERSIGNED RESERVES AN EASEMENT TO ACCESS SAID PARCELS FOR THE FUTURE FOR THE CONSTRUCTION AND TEMPORARY MAINTENANCE OF THE REQUIRED EAST GARRISON PARK IMPROVEMENTS.

THE AREAS DESIGNATED AS PARCELS T1.1 THROUGH T1.6 INCLUSIVE, T1.6, T1.6 AND T1.8 ARE HEREBY RESERVED FOR DEVELOPMENT BY THE EAST GARRISON TOWN CENTER COMPANY, LLC OR ITS DESIGNEE FOR MIXED-USE, COMMERCIAL AND RESIDENTIAL PURPOSES AND WILL BE GRANTED BY SEPARATE INSTRUMENT.

THE PLANS OF THIS TRACT MAP SHALL SHOW THE SUBDIVISION OF LAND FOR THE PURPOSE OF CREATING UP TO 6 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M1.1, UP TO 4 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M1.2, UP TO 8 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M1.3, UP TO 4 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M1.4, UP TO 7 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M1.5, UP TO 6 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M1.7, UP TO 7 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M1.8, UP TO 7 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M1.9, UP TO 7 RESIDENTIAL CONDOMINIUM UNITS ON PARCELS T1.1 THROUGH T1.5, INCLUSIVE, AND T1.8 FOR A TOTAL OF UP TO 100 RESIDENTIAL CONDOMINIUM UNITS, AND UP TO A TOTAL OF 50 COMMERCIAL CONDOMINIUM UNITS TO BE LOCATED ON PARCELS T1.2 THROUGH T1.5 INCLUSIVE, AND T1.8.

THE AREAS DESIGNATED AS PARCELS M1.5 AND M1.8 ARE FOR APARTMENT PURPOSES.

THE AREA DESIGNATED AS R1.1 IS HEREBY DEDICATED IN FEE TO MONTEREY COUNTY AND TO THE PUBLIC FOR PARK PURPOSES.

THE AREAS DESIGNATED AS P1.9 THROUGH R1.3, INCLUSIVE, AND T1.7 ARE TO BE RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT OR DEDICATION.

THE AREAS DESIGNATED AS T1.1, T1.2, T1.4, T1.5, T1.7, AND T1.12 ARE HEREBY RESERVED FOR AN OWNER'S ASSOCIATION AND WILL BE GRANTED BY SEPARATE INSTRUMENT.

THE AREAS DESIGNATED AS PARCELS T1.3, T1.9, AND Z1.11 ARE HEREBY RESERVED FOR THE EAST GARRISON COMMUNITY SERVICES DISTRICT AND TO THE PUBLIC FOR OPEN SPACE PURPOSES, AND WILL BE GRANTED BY SEPARATE INSTRUMENT.

THE AREAS DESIGNATED AS PARCELS P1.4 AND Z1.10 ARE HEREBY RESERVED FOR THE EAST GARRISON COMMUNITY SERVICES DISTRICT OR ITS DESIGNEE AND TO THE PUBLIC FOR OPEN SPACE PURPOSES, PARK PURPOSES AND STORM WATER DETENTION. NO ACCESS SHALL BE PROVIDED IN THE FUTURE FOR THE CONSTRUCTION AND TEMPORARY MAINTENANCE OF THE REQUIRED EAST GARRISON IMPROVEMENTS.

THE AREAS DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT) ARE HEREBY DEDICATED TO THE COUNTY OF MONTEREY OR ITS DESIGNEE FOR THE CONSTRUCTION, MAINTENANCE, USE, REPLACEMENT, IMPROVEMENT, AND OPERATION OF PUMP STATIONS, WASTEWATER TREATMENT FACILITIES, STORM SEWERS, STORM DRAINS AND WATER MAINS AND APPURTENANCES THEREOF, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT.

THE AREAS DESIGNATED "STORM DRAIN EASEMENT" OR "SDE" WILL BE DEDICATED TO THE EAST GARRISON COMMUNITY SERVICES DISTRICT AND TO THE PUBLIC FOR PUBLIC USE BY SEPARATE INSTRUMENT FOR STORM, GROUNDWATER, AND SURFACE WATER COLLECTION, CONVEYANCE, STORAGE, TREATMENT, AND STORAGE, IMPROVEMENTS AND STRUCTURES, WHETHER COVERED OR OPEN, AND FOR THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREAS DESIGNATED "FENCE EASEMENT" OR "FE" ARE HEREBY RETAINED BY OWNER FOR FUTURE TRANSFER TO AN OWNERS ASSOCIATION AND ITS MEMBERS AS A NON-EXCLUSIVE EASEMENT FOR FENCE AND WALL MAINTENANCE PURPOSES.

**OWNER'S ACKNOWLEDGEMENT**

STATE OF CALIFORNIA, COUNTY OF MONTEREY, I, Carolyn Silva Cardoso, A WIFE OF William Lyton Homes, Inc., A CORPORATION OF THE STATE OF CALIFORNIA, DO HEREBY ACKNOWLEDGE THAT I AM THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN AS THE GRANTEE OF THE ABOVE-DESCRIBED INSTRUMENT, AND THAT BY MY SIGNATURE/THEIR SIGNATURE(S) ON THE INSTRUMENT I HAVE/WE/HAVE/WEY/WEY EXECUTED THE SAME IN MY/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY MY/HER/HER SIGNATURE(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND, Carolyn Silva Cardoso (SIGNATURE) BEFORE ME, Carlynn Silva Cardoso (PRINT) COUNTY OF MONTEREY, CALIFORNIA, ON 12.31.2017

MY COMMISSION EXPIRES: October 13, 2010 COUNTY OF PRINCIPAL PLACE OF BUSINESS: Costa Costa County MY COMMISSION NO.: 1098712

**OWNER'S ACKNOWLEDGEMENT**

STATE OF CALIFORNIA, COUNTY OF MONTEREY, I, Sebastian S. Fernandez, A SINGLE PERSON OF THE STATE OF CALIFORNIA, DO HEREBY ACKNOWLEDGE THAT I AM THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN AS THE GRANTEE OF THE ABOVE-DESCRIBED INSTRUMENT, AND THAT BY MY SIGNATURE/THEIR SIGNATURE(S) ON THE INSTRUMENT I HAVE/WE/HAVE/WEY/WEY EXECUTED THE SAME IN MY/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY MY/HER/HER SIGNATURE(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND, Sebastian S. Fernandez (SIGNATURE) BEFORE ME, Sebastian S. Fernandez (PRINT) COUNTY OF MONTEREY, CALIFORNIA, ON 12.31.2017

MY COMMISSION EXPIRES: July 04, 2017 COUNTY OF PRINCIPAL PLACE OF BUSINESS: Monterey County MY COMMISSION NO.: 1237291

**OWNER'S ACKNOWLEDGEMENT**

STATE OF CALIFORNIA, COUNTY OF MONTEREY, I, William Lyton Homes, Inc., A CORPORATION OF THE STATE OF CALIFORNIA, DO HEREBY ACKNOWLEDGE THAT I AM THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN AS THE GRANTEE OF THE ABOVE-DESCRIBED INSTRUMENT, AND THAT BY MY SIGNATURE/THEIR SIGNATURE(S) ON THE INSTRUMENT I HAVE/WE/HAVE/WEY/WEY EXECUTED THE SAME IN MY/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY MY/HER/HER SIGNATURE(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND, William Lyton Homes, Inc. (SIGNATURE) BEFORE ME, William Lyton Homes, Inc. (PRINT) COUNTY OF MONTEREY, CALIFORNIA, ON 12.31.2017

MY COMMISSION EXPIRES: July 04, 2017 COUNTY OF PRINCIPAL PLACE OF BUSINESS: Monterey County MY COMMISSION NO.: 1237291

**OWNER'S ACKNOWLEDGEMENT**

STATE OF CALIFORNIA, COUNTY OF MONTEREY, I, Carolyn Silva Cardoso, A WIFE OF William Lyton Homes, Inc., A CORPORATION OF THE STATE OF CALIFORNIA, DO HEREBY ACKNOWLEDGE THAT I AM THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN AS THE GRANTEE OF THE ABOVE-DESCRIBED INSTRUMENT, AND THAT BY MY SIGNATURE/THEIR SIGNATURE(S) ON THE INSTRUMENT I HAVE/WE/HAVE/WEY/WEY EXECUTED THE SAME IN MY/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY MY/HER/HER SIGNATURE(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND, Carolyn Silva Cardoso (SIGNATURE) BEFORE ME, Carolyn Silva Cardoso (PRINT) COUNTY OF MONTEREY, CALIFORNIA, ON 12.31.2017

MY COMMISSION EXPIRES: October 13, 2010 COUNTY OF PRINCIPAL PLACE OF BUSINESS: Costa Costa County MY COMMISSION NO.: 1098712

BY: William Lyton Homes, Inc. AS A MEMBER OF NATIONAL CORPORATION AS ITS MANAGING MEMBER

BY: Michael J. ... ITS: VICE PRESIDENT

BY: William Lyton Homes, Inc. AS A MEMBER

BY: Michael J. ... ITS: VICE PRESIDENT

BY: William Lyton Homes, Inc. AS A MEMBER

BY: Michael J. ... ITS: VICE PRESIDENT



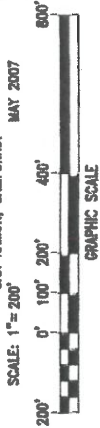
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO WARRANTY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT CORRELATE WITH LOCAL SUBDIVISION AND BILLING MAPS. ADVISORIAL

24 C.E.T Pg. 7

**TRACT NO. 1489**  
**EAST GARRISON PHASE ONE**

BEING A PORTION OF PARCEL 1, AS SAID PARCEL 1 IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED IN THE COUNTY OF SAN DIEGO, CALIFORNIA, ON JUNE 26, 1977, WITHIN THE COUNTY OF SAN DIEGO, CALIFORNIA, CONSISTING OF SHEETS 1-35

**CARLSON, BARBEE & GIBSON, INC.**  
CIVIL ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA MAY 2007



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 4 (0404) NAD 83 (CORRSB) (EPOCH: 2002.0000) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS OPERATING REFERENCE STATIONS (CORS) PRECISE POINT 1 CORNERS AND PRECISE POINT 2 CORNERS. THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS) "FAST-STATIC" SURVEYING TECHNIQUES.

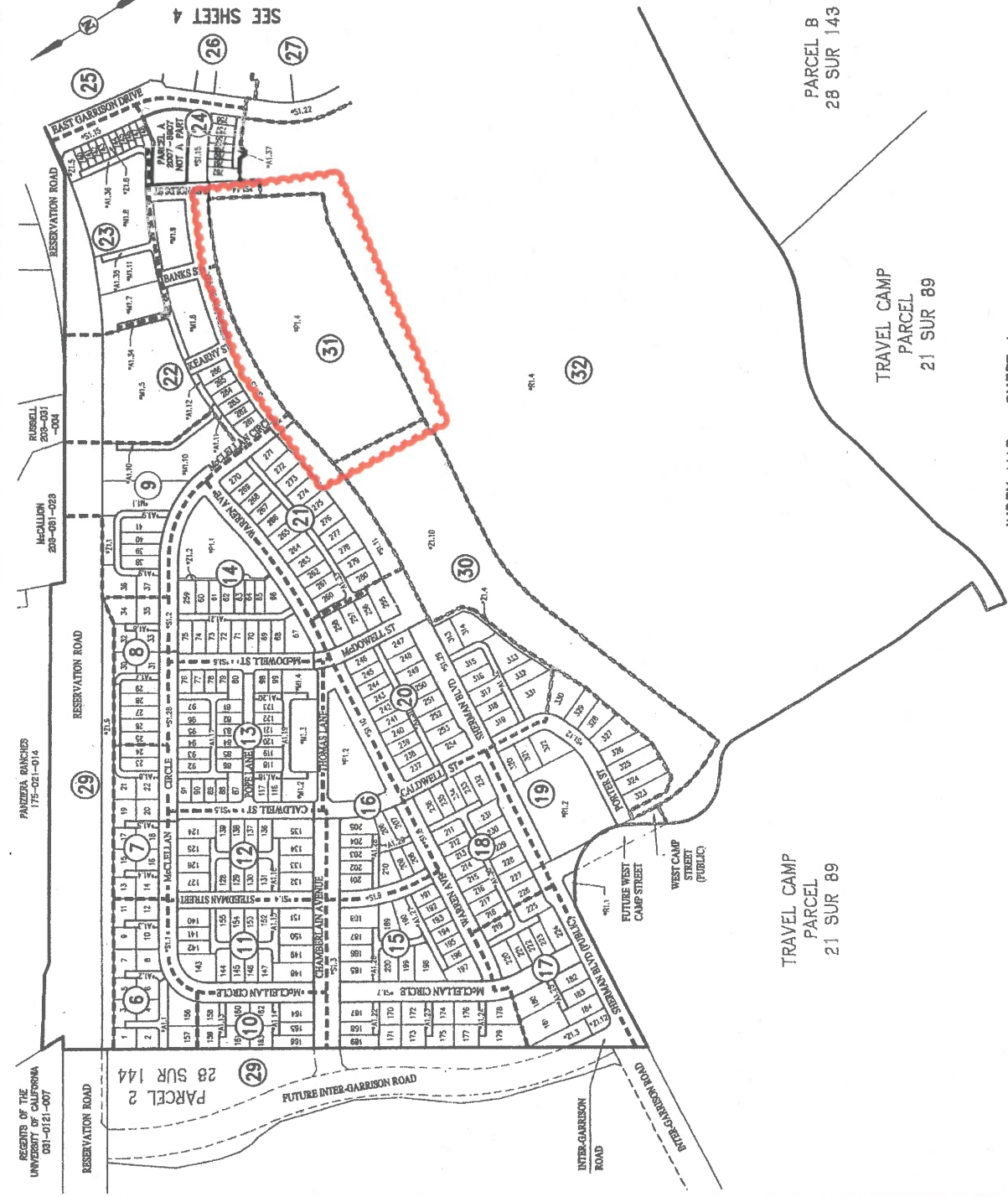
**LEGEND**

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- TOTAL
- (R) RADIAL
- (M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (M-CL) MONUMENT TO CENTERLINE
- SET STANDARD STREET MONUMENT STAMPED LS 7176 FOUND MONUMENT, AS NOTED
- PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- FENCE EASEMENT
- SANITARY SEWER EASEMENT
- TRAFFIC SIGNAL EASEMENT
- SQUARE FEET
- ACRES
- INDICATES PARCEL
- SHEET BOUNDARY
- SHEET NUMBER

**NOTES:**

- ALL PROPERTY CORNERS AND ANGLE POINTS AT REAR OF LOTS ARE TO BE MONUMENTED WITH 5/8" REBAR AND CAP STAMPED LS 7176.
- ALL FRONT CORNERS ARE TO BE REFERENCED WITH A CHISELED AND MILD LS 7176 AT THE TOP OF CURB AT THE LOT LINE PROJECTION.

NOTE:  
1. LOT NUMBERS 42 THROUGH 59, 100 THROUGH 115, AND 287 THROUGH 312, EACH INCLUSIVE, HAVE BEEN INTENTIONALLY OMITTED AND ARE TO BE INCLUDED IN FUTURE RESIDENTIAL CONDOMINIUM PLANS.  
2. LOT NUMBERS 324 THROUGH 739, INCLUSIVE, HAVE BEEN INTENTIONALLY OMITTED AND ARE TO BE CREATED IN FUTURE PHASES.



INDEX MAP - SHEET 1

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT CORRESPOND TO THE CURRENT RECORDS OF THE COUNTY OF MONTEZUMA, CALIFORNIA.

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**TRACT NO. 1489**  
**EAST GARRISON PHASE ONE**  
 BEING A PORTION OF PARCEL 11, AS SAID PARCEL 11 IS SHOWN AND DESCRIBED IN VOLUME 23 OF RECORDS OF PLATS RECORDED JUNE 24, 2000, IN THE COUNTY OF MONTEZUMA, CALIFORNIA, CONSISTING OF SHEETS 1-35 WITHIN THE COUNTY OF MONTEZUMA, CALIFORNIA.  
**CARLSON, BARBEE & GIBSON, INC.**  
 CIVIL ENGINEERS SURVEYORS PLANNERS  
 SAN RAMON, CALIFORNIA MAY 2007  
 SCALE: 1" = 80'

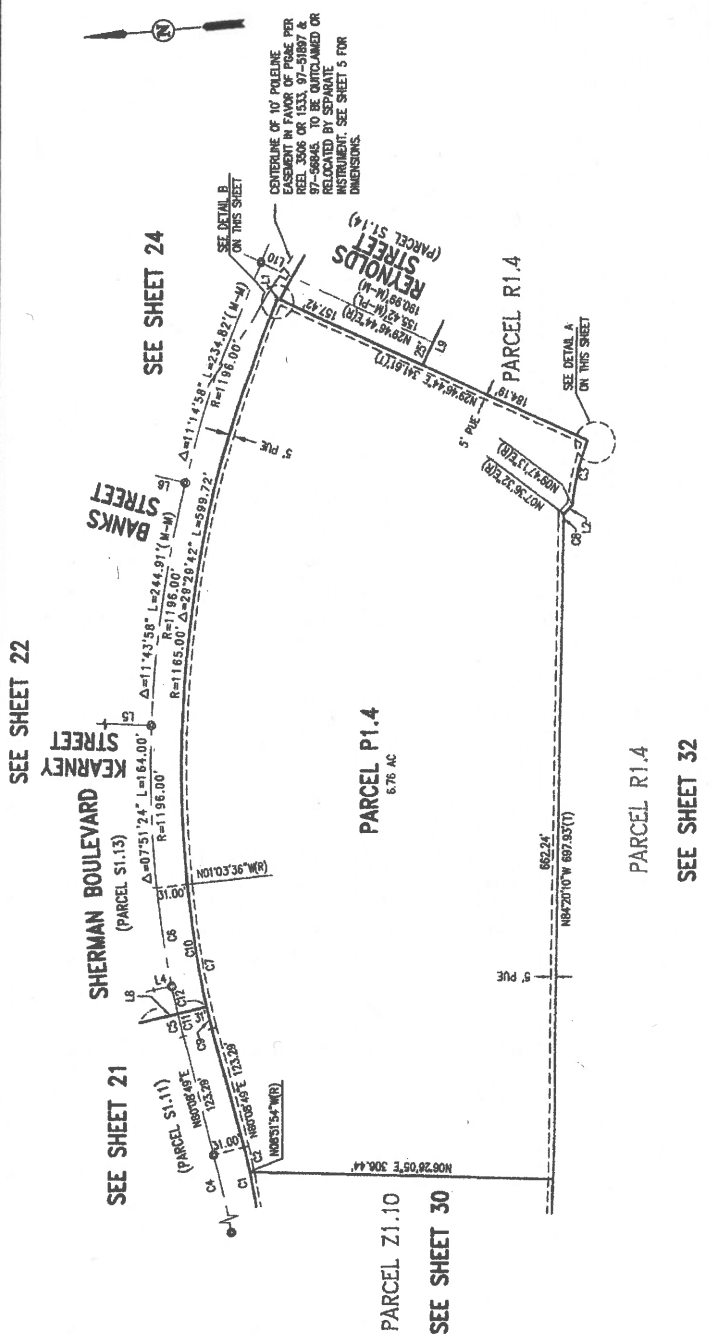


**BASIS OF BEARINGS**

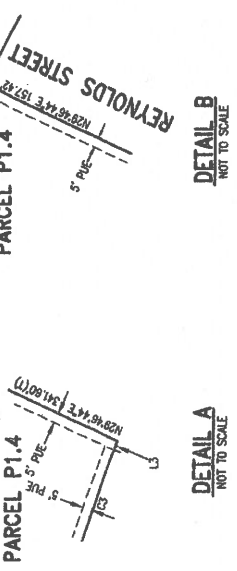
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 4 (0404) NAD 83 (GORS99) (EPOCH 2002.0000) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING STATIONS (CORES) PRECISE POINT 1 CORE ARP AND PRECISE POINT 2 CORE ARP BEING 17710.00' E AS DERIVED FROM THE GEODESIC TRIANGULATION NETWORK OF THE UNITED STATES. THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED USING CLASS A POSITIONING SYSTEM (GPS) "FAST-STATIC" SURVEYING TECHNIQUES.

**LEGEND**

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- TOTAL
- RADIAL
- (M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
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- EMERGENCY VEHICLE ACCESS EASEMENT
- FENCE EASEMENT
- SANITARY SEWER EASEMENT
- TRAFFIC SIGNAL EASEMENT
- SQUARE FEET
- ACRES
- INDICATES PARCEL



CURVE TABLE		LINE TABLE	
NO.	RADIUS	BEARING	LENGTH
C1	1531.00'	N45°00'45" E	396.37'(1)
C2	1531.00'	0°58'17"	26.40'
C3	230.00'	N5°10'06"	64.90'
C4	1500.00'	N45°00'45" E	388.60'(1)
C5	1000.00'	0°50'49"	52.69'(1)
C6	1000.00'	0°54'45"	100.87'
C7	969.00'	0°47'35"	148.71'
C8	238.00'	0°56'43"	8.08'
C9	969.00'	0°22'14"	23.17'
C10	969.00'	0°25'23"	125.54'
C11	1000.00'	0°22'12"	23.91'
C12	1000.00'	0°38'37"	28.69'
L1		N8°03'37" W	3.24'
L2		N3°20'10" W	11.96'
L3		N64°02'41" W	1.21'
L4		N08°58'22" W(R)	18.14'
L5		N08°47'48" E(R)	158.77'(M-PL)
L6		N18°31'46" E(R)	158.77'(M-PL)
L7		N65°38'45" W	50.16'
L8		N08°28'56" W(R)	70.00'(1)
L9		N67°31'16" W	50.00'
L10		N29°48'44" E(R)	33.56'



**NOTES:**

- ALL PROPERTY CORNERS AND ANGLE POINTS AT REAR OF LOTS ARE TO BE MONUMENTED WITH 5/8" REBAR AND CAP STAMPED LS 7176.
- ALL FRONT CORNERS ARE TO BE REFERENCED WITH A CHISELED "C" AND THE LS 7176 AT THE TOP OF CURB AT THE LOT LINE PROJECTION.

1208-00  
 APR 031-011-007 (PENDING), 031-011-008 (PENDING), 031-181-006