Attachment C

This page intentionally left blank.

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, ENTITLED "TRACT NO. _____, EAST GARRISON PHASE THREE", DOES HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE UNDERSIGNED HEREBY DEDICATES IN FEE 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 WATKINS GATE ROAD ON THIS MAP; SAID DEDICATIONS AND OFFERS OF DEDICATION 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 BURNSIDE AVENUE, COLISEUM LANE, FALLINGWATER LANE, KILPATRICK LANE, ORD AVENUE, SCHOFIELD LANE, SEDGWICK LANE, SHERMAN BOULEVARD, SLOAT STREET, STONEHENGE LANE (PARCELS S3.1 THROUGH S3.16, INCLUSIVE), AND PARCELS A3.1 THROUGH A3.14, INCLUSIVE, ARE PRIVATE STREETS RETAINED BY OWNER (UCP OR SUCCESSOR) FOR FUTURE TRANSFER TO AN OWNERS ASSOCIATION, OVER WHICH AN EASEMENT FOR INGRESS AND EGRESS BY EMERGENCY VEHICLES (EMERGENCY VEHICLE ACCESS EASEMENT, OR EVAE) IS HEREBY DEDICATED TO THE COUNTY OF MONTEREY OR ITS DESIGNEE AND A "PUE" (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 THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT IS HEREBY DEDICATED TO THE COUNTY OF MONTEREY OR ITS DESIGNEE.

THE AREAS DESIGNATED AS PARCELS P3.1 & P3.2 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 IN THE FUTURE FOR THE CONSTRUCTION AND TEMPORARY MAINTENANCE OF THE REQUIRED EAST GARRISON PARK IMPROVEMENTS.

THE FILING OF THIS TRACT MAP SHALL SHOW THE SUBDIVISION OF LAND FOR THE PURPOSE OF CREATING UP TO 6 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M3.1, UP TO 6 RESIDENTIAL CONDOMINIUM UNITS ON PARCEL M3.2, AND 151 RESIDENTIAL CONDOMINIUM UNITS ON PARCELS M3.5 AND M3.6.

THE AREAS DESIGNATED AS PARCELS M3.3 AND M3.4 ARE FOR APARTMENT PURPOSES AND ARE TO BE RETAINED BY OWNER (UCP) FOR FUTURE DEVELOPMENT AND TRANSFER.

THE AREAS DESIGNATED AS E3.1 THROUGH E3.25 INCLUSIVE ARE TO BE RETAINED BY OWNER (SUCCESSOR) FOR FUTURE DEVELOPMENT AND TRANSFER.

THE AREA DESIGNATED AS PARCELS Z3.5 AND Z3.10 IS HEREBY RESERVED FOR AN OWNER'S ASSOCIATION AND WILL BE GRANTED BY SEPARATE INSTRUMENT.

THE AREAS DESIGNATED AS PARCELS Z3.1, Z3.2, Z3.3, Z3.4, Z3.6, Z3.7, Z3.8, Z3.9 AND Z3.11 ARE HEREBY RESERVED FOR THE EAST GARRISON COMMUNITY SERVICES DISTRICT OR ITS DESIGNEE AND TO THE PUBLIC FOR OPEN SPACE PURPOSES AND STORM WATER FACILITIES, 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.

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, SANITARY SEWERS, STORM DRAINS AND WATER PIPELINES, GAS AND ELECTRICITY TRANSMISSION LINES, AND TELEPHONE LINES, AND ALL THE NECESSARY APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT.

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.

THE AREAS DESIGNATED "STRUCTURE SETBACK" OR "STS" ARE HEREBY PROHIBITED FROM CONTAINING ANY HABITABLE STRUCTURES.

SIDE YARD EASEMENTS AGAINST LOTS WITHIN THIS MAP WILL BE CREATED BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP AS GOVERNED BY THE C.C.&R.'S FOR THIS SUBDIVISION.

A NOTICE SHALL BE RECORDED FOR EACH SPECIFIC LOT IN THIS PHASE WHICH IS DESIGNATED BY OWNER OR A BUILDER AS PERMITTED TO HAVE A SECOND (CARRIAGE) UNIT CONSISTENT WITH THE EAST GARRISON SPECIFIC PLAN AND PATTERN BOOK, NOT TO EXCEED 21. THE NOTICE SHALL BE RECORDED PRIOR TO OR CONCURRENTLY WITH THE APPLICATION FOR A BUILDING PERMIT FOR EACH LOT SO DESIGNATED.

PLEASE SEE SHEET 3 FOR ADDITIONAL NOTES AS REQUIRED BY THE CONDITIONS OF APPROVAL.

OWNER'S STATEMENT (CONTINUED)

AS OWNER:
UCP EAST GARRISON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: UCP, LLC, A DELAWARE LIMITED LIABILITY COMPANY (UCP)
ITS: SOLE MEMBER

BY: _____ DATED: _____.
NAME: DUSTIN L. BOGUE
TITLE: PRESIDENT

AND

BY: SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY (SUCCESSOR)

BY: _____ DATED: _____.
NAME: MARY L. ADAMS
TITLE: CHAIR, BOARD OF DIRECTORS
REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY BY AND THROUGH THE STATUTORY SUCCESSOR IN INTEREST, THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY (HEALTH AND SAFETY CODE § 34175(b); EFFECTIVE FEBRUARY 1, 2012).

OWNER'S 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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)

COUNTY OF _____)

ON _____ ,

BEFORE ME, _____ , 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 _____.
NOTARY PUBLIC'S NAME: _____.
COUNTY OF BUSINESS: _____.
COMMISSION EXPIRATION DATE: _____.
COMMISSION NUMBER: _____.

OWNER'S 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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)

COUNTY OF _____)

ON _____ ,

BEFORE ME, _____ , 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 _____.
NOTARY PUBLIC'S NAME: _____.
COUNTY OF BUSINESS: _____.
COMMISSION EXPIRATION DATE: _____.
COMMISSION NUMBER: _____.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE.

1. UNITED STATES OF AMERICA, HOLDER OF MINERAL RIGHTS AND RIGHT OF SURFACE ENTRY PER DOCUMENT RECORDED MAY 19, 2006, INSTRUMENT NUMBER 2006-45190 OF OFFICIAL RECORDS, AND MODIFIED BY THE DEED RECORDED JANUARY 12, 2007, INSTRUMENT NUMBER 2007-3370 OF OFFICIAL RECORDS.
2. PACIFIC GAS AND ELECTRIC COMPANY, EASEMENT HOLDER UNDER DOCUMENT RECORDED JUNE 1, 1976, REEL 1058, PAGE 16, OFFICIAL RECORDS.
3. PACIFIC GAS AND ELECTRIC, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENT RECORDED APRIL 17, 1997, IN REEL 3506 OF OFFICIAL RECORDS, PAGE 1533, IN CONNECTION WITH THE DOCUMENT RECORDED OCTOBER 1, 1997, INSTRUMENT NUMBER 1997-56845 OF OFFICIAL RECORDS AND THE DOCUMENT RECORDED AUGUST 28, 2007, INSTRUMENT NUMBER 2007-067351 OF OFFICIAL RECORDS.
4. THE COUNTY OF MONTEREY, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES PER VOLUME 24 OF CITIES AND TOWNS AT PAGE 7 AND PER VOLUME 24 CITIES AND TOWNS AT PAGE 41.
5. AN EASEMENT FOR ASP WATER PUMP BUILDING AND INCIDENTAL PURPOSES, IN FAVOR OF FORT ORD REUSE AUTHORITY, RECORDED OCTOBER 26, 2001 AS RECORDER SERIES No. 2001090792 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR WATER LINE AND TEMPORARY CONSTRUCTION EASEMENT AND INCIDENTAL PURPOSES, IN FAVOR OF MARINA COAST WATER DISTRICT, A COUNTY WATER DISTRICT, A PUBLIC SUBDIVISION & PUBLIC AGENCY.
   RECORDED OCTOBER 25, 2011 AS RECORDER SERIES No. 2011060985 OF OFFICIAL RECORDS.
   RECORDED NOVEMBER 22, 2011 AS RECORDER SERIES No. 2011066954 OF OFFICIAL RECORDS.
   RECORDED NOVEMBER 22, 2011 AS RECORDER SERIES No. 2011066955 OF OFFICIAL RECORDS.
7. AN EASEMENT FOR BROADBAND COMMUNICATION SYSTEM AND INCIDENTAL PURPOSES, IN FAVOR OF COMCAST OF CALIFORNIA IX, INC., RECORDED JANUARY 10, 2012 AS INSTRUMENT No. 2011002250 & 2011002251 OF OFFICIAL RECORDS.

TRACT NO. _____
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1-17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

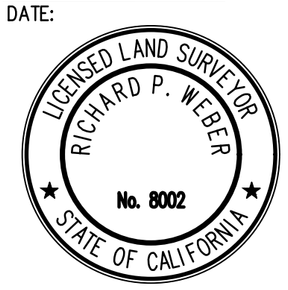
NOVEMBER 2017 JOB NO. 2615.72

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 UCP EAST GARRISON, LLC IN JULY 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER, 2018 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: _____

RICHARD P. WEBER
P.L.S. NO. 8002



COUNTY SURVEYOR'S STATEMENT

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF THE COUNTY OF MONTEREY CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY PLANNING COMMISSION, ON OCTOBER 4, 2005; THAT ALL PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND OF MONTEREY COUNTY CODE, TITLE 19, HAVE BEEN COMPLIED WITH, AND THIS MAP IS TECHNICALLY CORRECT.

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

DATE: _____

STATEMENT OF APPROVAL BY SECRETARY OF MONTEREY COUNTY PLANNING COMMISSION

I, _____, SECRETARY OF THE MONTEREY COUNTY PLANNING COMMISSION HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY PLANNING COMMISSION ON OCTOBER 4, 2005, THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AS AMENDED, AND TITLE 19 OF THE MONTEREY COUNTY CODE HAVE BEEN COMPLIED WITH.

SECRETARY, MONTEREY COUNTY PLANNING COMMISSION — DATE
COUNTY OF MONTEREY, STATE OF CALIFORNIA

STATEMENT OF CLERK OF BOARD OF SUPERVISORS

I, GAIL T. BORKOWSKI, CLERK OF THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD APPROVED THE WITHIN SUBDIVISION MAP ON THE _____ DAY OF _____, 2017, AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL OFFERS OF DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF MONTEREY COUNTY, AND FILED IN MY OFFICE.

_____
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

BY: _____
DEPUTY

COUNTY RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2017, AT _____.M., IN VOLUME _____ OF _____, AT PAGE _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

STEPHEN L. VAGNINI
RECORDER
MONTEREY COUNTY, CALIFORNIA

BY: _____
DEPUTY RECORDER

FEE: _____ DOC NO. _____

TRACT NO. _____
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 — JOB NO. 2615.72

CONDITIONS OF APPROVAL NOTES

REPORTS HAVE BEEN PREPARED FOR THIS PROPERTY AS LISTED BELOW, AND ARE ON FILE IN THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT. THE RECOMMENDATIONS CONTAINED IN SAID REPORTS SHALL BE FOLLOWED IN ALL FURTHER DEVELOPMENT OF THIS PROPERTY.

- PRELIMINARY HYDROLOGY REPORT FOR THE EAST GARRISON PROJECT, MONTEREY COUNTY CALIFORNIA, BY BALANCE HYDROLOGICS, INC. DATED OCTOBER 2003.
- STORM WATER MANAGEMENT PLAN FOR THE EAST GARRISON PROJECT, MONTEREY COUNTY, CALIFORNIA, BY BALANCE HYDROLOGICS, INC. DATED AUGUST 2006.
- WATER SUPPLY ASSESSMENT AND WRITTEN VERIFICATION OF SUPPLY, EAST GARRISON SPECIFIC PLAN DEVELOPMENT, BY BYRON BUCK & ASSOCIATES, DATED JUNE 3, 2004.
- GEOTECHNICAL EXPLORATION: EAST GARRISON, FORT ORD, MONTEREY, CALIFORNIA, BY ENGEO INCORPORATED, DATED JULY 28, 2005.
- EAST GARRISON SPECIFIC PLAN AIR QUALITY ANALYSIS, MONTEREY, CALIFORNIA, BY GIROUX AND ASSOCIATES, DATED MAY 28, 2004.
- EAST GARRISON SPECIFIC PLAN NOISE IMPACT ANALYSIS, MONTEREY, CALIFORNIA, BY GIROUX AND ASSOCIATES, DATED MAY 25, 2004.
- TRAFFIC IMPACT STUDY FOR THE EAST GARRISON DEVELOPMENT IN MONTEREY COUNTY, BY TJKM TRANSPORTATION CONSULTANTS, DATED AUGUST 10, 2004.
- FOREST MANAGEMENT PLAN BY STAUB FORESTRY AND ENVIRONMENTAL CONSULTANTS DATED JANUARY 2004.
- EAST GARRISON SPECIFIC PLAN: FORT ORD, MONTEREY COUNTY, CALIFORNIA, BY URBAN DESIGN ASSOCIATES, DATED JULY 12, 2004, AS MODIFIED BY BOARD OF SUPERVISORS RESOLUTION NO. 05-266.
- ASSESSMENT: EAST GARRISON-PARKER FLATS LAND USE MODIFICATIONS, FORT ORD, CALIFORNIA, BY ZANDER ASSOCIATES, DATED MAY 2002.
- BIOLOGICAL RESOURCES ASSESSMENT EAST GARRISON SPECIFIC PLAN, BY ZANDER ASSOCIATES, DATED JANUARY 2004.

UNDERGROUND UTILITIES ARE REQUIRED IN THIS SUBDIVISION IN ACCORDANCE WITH CHAPTER 19.10.095, TITLE 19 OF THE MONTEREY COUNTY CODE.

SOIL DISTURBANCE ACTIVITIES, SUCH AS ROAD GRADING, SHALL BE LIMITED TO THE PERIOD BETWEEN APRIL 15 AND OCTOBER 15 UNLESS WINTER SEASON OPERATING CONDITIONS OF THE EROSION CONTROL ORDINANCE ARE MET AND IN PLACE AND ARE IDENTIFIED ON THE EROSION CONTROL PLAN AND IMPROVEMENT PLANS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PLANNING AND BUILDING INSPECTION PRIOR TO FILING THE FINAL MAP. IN ADDITION, ANY SOIL EXPOSED DURING CONSTRUCTION BETWEEN OCTOBER 15 AND APRIL 15 SHALL BE PROTECTED BY IMPLEMENTING ALL APPLICABLE PERMIT CONDITIONS. A NOTE REGARDING EROSION CONTROL FOR WINTER SEASON GRADING OPERATIONS SHALL BE INCLUDED ON THE EROSION CONTROL PLAN AND THE IMPROVEMENT PLANS.

ANY STREET LIGHTS IN THE DEVELOPMENT SHALL BE CONSISTENT WITH THE EAST GARRISON SPECIFIC PLAN AND PATTERN BOOK AND APPROVED BY THE DIRECTORS OF PLANNING AND BUILDING INSPECTION AND PUBLIC WORKS.

ALL PARK AND OPEN SPACE PARCELS SHALL BE SUBJECT TO THE OPEN SPACE REQUIREMENTS OF THE EAST GARRISON SPECIFIC PLAN, TABLE 3.8.

PROJECT DESIGN FEATURES SHALL BE INCORPORATED BY THE BUILDER TO REDUCE RIDGELINE VISIBILITY INCLUDING RESTRICTIONS ON SKYLIGHTS TO SOUTHWEST FACING ROOF PLANES ONLY FOR DEVELOPMENT LOCATED ALONG THE BLUFF. THIS RESTRICTION WILL FURTHER REDUCE THE POTENTIAL FOR GLARE AND DECREASE THE VISIBILITY OF STRUCTURES.

THE APPLICANT SHALL PROVIDE TRANSIT DESIGN FEATURES WITHIN THE DEVELOPMENT AT A MINIMUM AS DEPICTED IN THE SPECIFIC PLAN. FACILITIES SHALL BE INSTALLED IN COORDINATION WITH MONTEREY-SALINAS TRANSIT.

PRIOR TO APPROVAL OF IMPROVEMENT PLANS, APPLICANT SHALL DEMONSTRATE THAT ALL APPROPRIATE WATER CONSERVATION METHODS HAVE BEEN INCLUDED IN THE PROPOSED DEVELOPMENT INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- SURFACE RUNOFF RETENTION BASINS;
- DROUGHT TOLERANT LANDSCAPING AND IRRIGATION, AND APPLICANT SHALL PROVIDE ASSURANCE THAT THE LONG-TERM MAINTENANCE OF WATER CONSERVATION METHODS WILL BE ASSURED.

ALL NEW CONSTRUCTION SHALL INCORPORATE THE USE OF LOW WATER USE PLUMBING FIXTURES AND DROUGHT TOLERANT LANDSCAPING, IN ACCORDANCE WITH COUNTY WATER RESOURCES AGENCY ORDINANCE NO. 3932 AND MCWD REGULATIONS.

THE FRONT YARDS OF ALL HOMES SHALL BE LANDSCAPED AT THE TIME OF CONSTRUCTION. LOW WATER USE OR DROUGHT TOLERANT PLANTS SHALL BE USED TOGETHER WITH WATER EFFICIENT IRRIGATION SYSTEMS.

STORMWATER RUNOFF FROM ANY FUTURE DEVELOPMENT ON THESE PARCELS SHALL BE CONVEYED TO THE SUBDIVISION DRAINAGE IMPROVEMENTS IN A WAY THAT MITIGATES IMPACTS TO ADJACENT PROPERTIES.

INITIAL BUILD-OUT OF THE PROJECT WILL INVOLVE DESIGN APPROVAL BY A BOARD THAT INCLUDES THE PATTERN BOOK DESIGNERS TO ENSURE THAT THE COMMUNITY IS BUILT AS ENVISIONED AND TO HELP INTERPRET INTENT. THE COUNTY'S RESPONSIBILITY IN THE DESIGN PROCESS IS TO CHECK FOR CONFORMANCE WITH THE PATTERN BOOK. ALL BUILDING PERMITS MUST BE CONSISTENT WITH THE PATTERN BOOK. ANY EXTERIOR CHANGES TO MATERIALS, ADDITIONS, OR RECONSTRUCTION OF "CONTRIBUTING STRUCTURES" SHALL BE SUBJECT TO REVIEW BY THE HRRB PRIOR TO ISSUANCE OF ANY DEMOLITION OR BUILDING PERMITS.

AFTER EACH PARCEL HAS BEEN BUILT ON, ALL SUBSEQUENT CONSTRUCTION WILL BE SUBJECT TO THE COUNTY'S DESIGN APPROVAL PROCESS IN PLACE AT THAT TIME.

ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, 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 EXTERIOR LIGHTING PLAN SHALL BE SUBJECT TO APPROVAL BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. LIGHTING SHALL NOT BE ARRANGED IN A MANNER THAT IT CAN BE MISTAKEN FOR AIRPORT APPROACH OR RUNWAY LIGHTS BY PILOTS.

ALL PARKING OF RECREATIONAL VEHICLES IS NOT PERMITTED WITHIN THE EAST GARRISON DEVELOPMENT EXCEPT IN DESIGNATED RECREATIONAL VEHICLE PARKING AREAS THAT HAVE BEEN APPROVED BY THE MONTEREY COUNTY REGIONAL FIRE DISTRICT. RECREATIONAL VEHICLES SHALL INCLUDE BUT NOT BE LIMITED TO TRAVEL TRAILERS, MOTOR HOMES, BOATS, AND ANY TRAILERS USED FOR TRANSPORTING OTHER RECREATIONAL VEHICLES.

THE PROJECT INCLUDES DEED RESTRICTED INCLUSIONARY HOUSING UNITS REQUIRED TO BE BUILT IN ACCORDANCE WITH THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN OWNER AND MONTEREY COUNTY, ON CERTAIN PARCELS AND LOTS TO BE DESIGNATED BY OWNER.

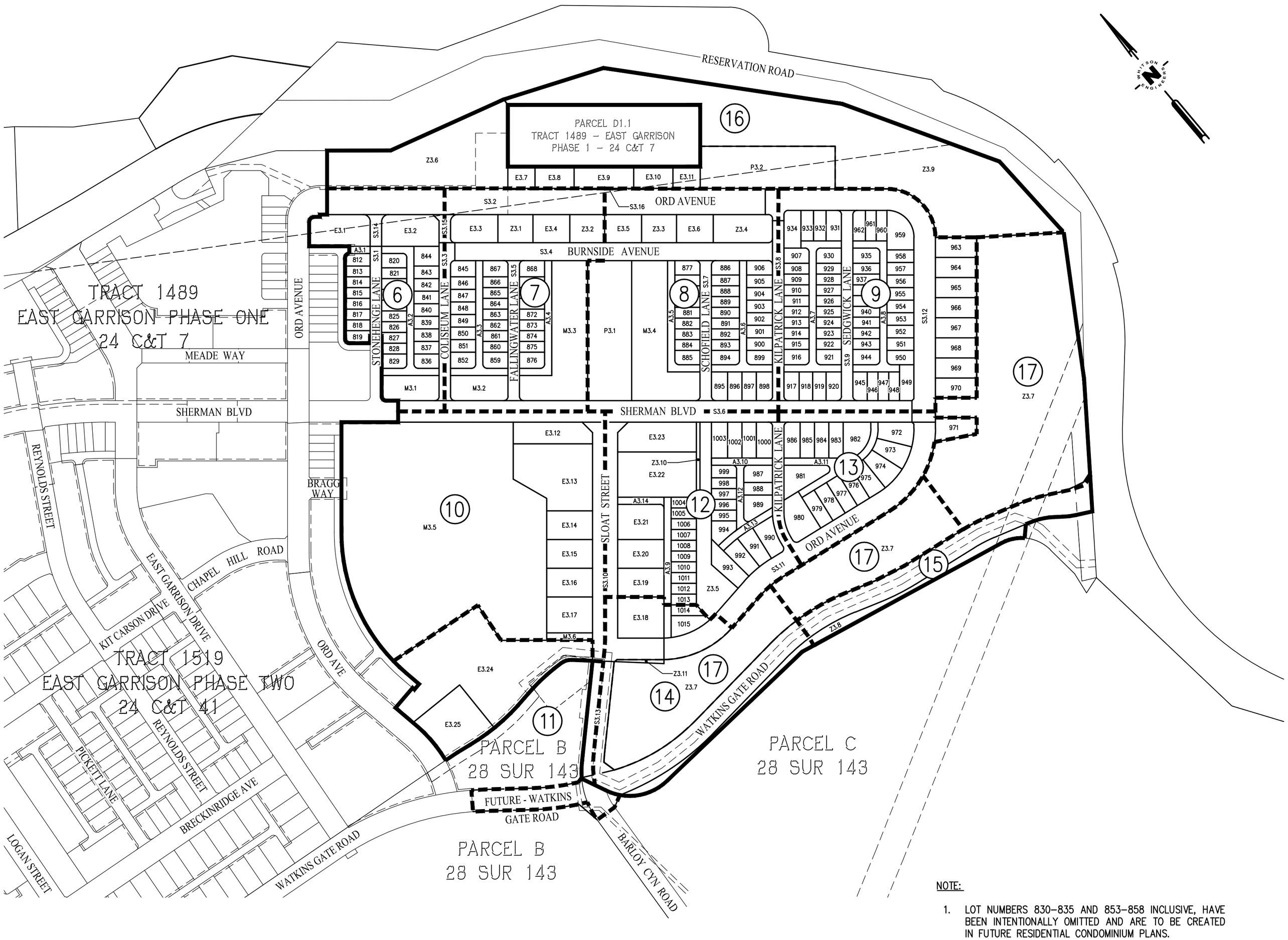
TRACT NO. _____

EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1-17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 4 (0404) NAD 83 (CORS96) (EPOCH: 2002.0000) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) PIGEON POINT 1 CORS ARP AND MT HAMILTON BARD CORS ARP BEING N77°18'09"E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS). THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS) "FAST-STATIC" SURVEYING TECHNIQUES.

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)
	SHEET BOUNDARY
(6)	SHEET NUMBER

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

NOTE:

1. LOT NUMBERS 830–835 AND 853–858 INCLUSIVE, HAVE BEEN INTENTIONALLY OMITTED AND ARE TO BE CREATED IN FUTURE RESIDENTIAL CONDOMINIUM PLANS.
2. LOT NUMBERS 1–333 AND 740–788 INCLUSIVE, HAVE BEEN INTENTIONALLY OMITTED AND WERE CREATED IN EAST GARRISON PHASE ONE, TRACT 1489 (24 C&T 7).
3. LOT NUMBERS 334–505, 529–581, 621–629 AND 647–727 INCLUSIVE, HAVE BEEN INTENTIONALLY OMITTED AND WERE CREATED IN EAST GARRISON PHASE TWO, TRACT 1519 (24 C&T 41).

TRACT NO. _____

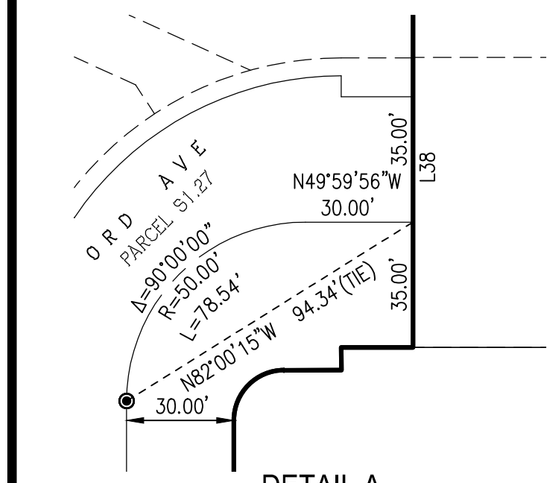
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

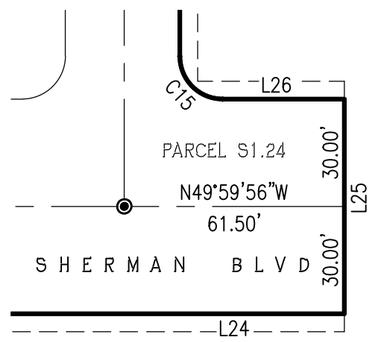
WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

200 0 200 400 600 Feet
SCALE: 1" = 200'



DETAIL A
SCALE 1"=40'



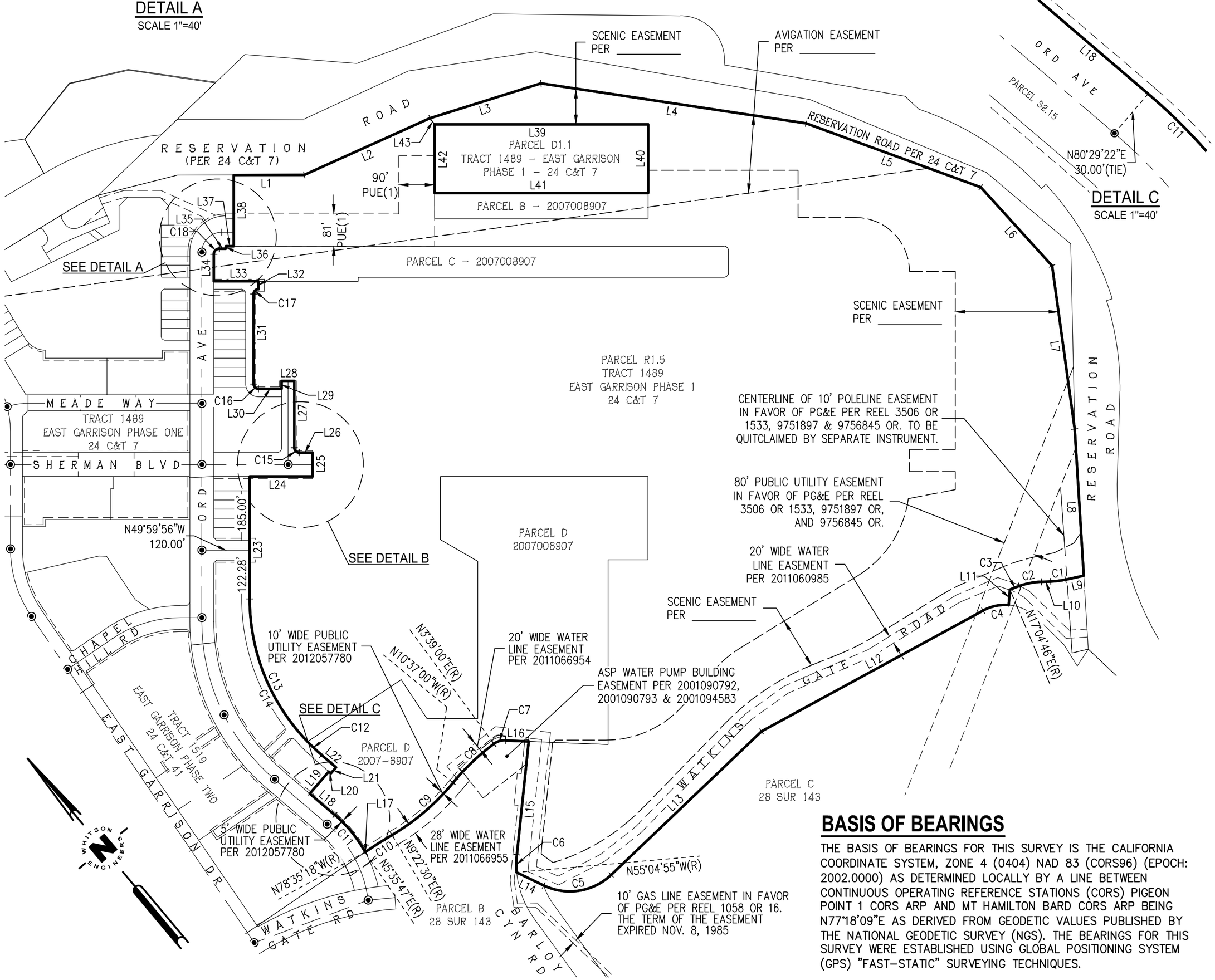
DETAIL B
SCALE 1"=40'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°08'52"	213.00'	37.72'
C2	17°06'07"	187.00'	55.82'
C3	3°40'22"	405.00'	25.96'
C4	33°12'25"	114.71'	66.48'
C5	69°35'53"	150.11'	182.34'
C6	11°03'05"	230.00'	44.36'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C7	38°38'00"	45.00'	30.34'
C8	14°16'00"	570.00'	141.93'
C9	19°59'30"	580.00'	202.37'
C10	3°42'40"	1220.00'	79.02'
C11	20°55'19"	330.00'	120.50'
C12	5°27'09"	515.00'	49.01'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C13	44°03'32"	515.00'	396.02'
C14	49°30'42"	515.00'	445.03'
C15	90°00'00"	12.00'	18.85'
C16	90°00'00"	12.00'	18.85'
C17	90°00'00"	12.00'	18.85'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N50°06'36"W	176.91'
L2	N74°17'51"W	346.14'
L3	N67°26'06"W	291.60'
L4	N41°26'11"W	672.96'
L5	N29°51'08"W	466.32'
L6	N2°12'36"W	266.29'
L7	N32°07'29"E	413.33'
L8	N36°27'16"E	368.70'
L9	N62°17'37"W	46.62'
L10	N52°08'45"W	23.49'
L11	N44°36'36"E(R)	39.09'
L12	N78°35'49"W	632.93'
L13	N86°19'16"E	521.61'
L14	N24°04'51"W	75.22'
L15	N45°58'10"E	276.86'
L16	N47°43'00"W	58.68'
L17	N84°20'10"W	1.37'
L18	N9°30'38"W	82.94'
L19	N80°29'22"E	73.00'
L20	N9°30'38"W	7.00'
L21	N80°29'22"E	20.00'
L22	N9°30'38"W	47.24'
L23	N40°00'04"E	307.28'
L24	N49°59'56"W	158.00'
L25	N40°00'04"E	60.00'
L26	N49°59'56"W	34.00'
L27	N40°00'04"E	168.00'
L28	N49°59'56"W	32.00'
L29	N40°00'04"E	20.00'
L30	N49°59'56"W	58.00'
L31	N40°00'04"E	226.00'
L32	N40°00'04"E(R)	20.00'
L33	N49°59'56"W	112.00'
L34	N40°00'04"E	67.83'
L35	N50°05'17"W	16.03'
L36	N39°55'25"E	6.34'
L37	N49°59'56"W	20.00'
L38	N40°00'04"E	178.36'
L39	N49°59'56"W	535.80'
L40	N40°00'04"E	171.96'
L41	N49°59'56"W	535.80'
L42	N40°00'04"E	171.96'
L43	N3°38'24"E(TIE)	19.37'



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 4 (0404) NAD 83 (CORS96) (EPOCH: 2002.0000) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) PIGEON POINT 1 CORS ARP AND MT HAMILTON BARD CORS ARP BEING N77°18'09"E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS). THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEM (GPS) "FAST-STATIC" SURVEYING TECHNIQUES.

REFERENCES

(#) INDICATES REFERENCE NUMBER
(1) TRACT 1489 (24 C&T 7)
(2) RECORD OF SURVEY (21 SURVEYS 89)
(3) RECORD OF SURVEY (28 SURVEYS 143)
(4) GRANT DEED (2007008907 OR)

LEGEND

———	SUBDIVISION BOUNDARY
———	PROPERTY LINE
— — — —	EASEMENT LINE
—— – ——	CENTERLINE
—— — ——	MONUMENT LINE
- - - - - -	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO A STEET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.
3. THE PROPERTY DESCRIBED HEREIN IS IN PROXIMITY TO THE CITY OF MARINA MUNICIPAL AIRPORT, AND IS SUBJECT TO THE POLICIES CONTAINED IN THE MARINA MUNICIPAL AIRPORT COMPREHENSIVE LAND USE PLAN DATED NOVEMBER 18, 1996, SECTION 2.4 OVERFLIGHT POLICIES, AS IT MAY BE AMENDED FROM TIME TO TIME. SPECIFICALLY, THE PROPERTY MAY BE SUBJECT TO POTENTIAL AIRPORT-RELATED "OVERFLIGHT IMPACTS" SUCH AS NOISE AND SAFETY IMPACTS AS DESCRIBED THEREIN.
4. RECIPROCAL ACCESS EASEMENT AGREEMENT PER 2007008907 BETWEEN THE COUNTY OF MONTEREY, ACTING AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY AND UCP EAST GARRISON, LLC. ACTING AS SUCCEEDING OWNER TO EAST GARRISON PARTNERS I, LLC. THE EXACT LOCATION OF SAID EASEMENT IS NOT DEFINED OF RECORD.
5. MINERAL RIGHTS AND RIGHT OF SURFACE ENTRY RESERVED BY THE UNITED STATES OF AMERICA PER 2006045190 AND 2007003370.
6. 10' GAS LINE AND 10' ELECTRIC POLE LINE EASEMENTS IN FAVOR OF PG&E IN REEL 3506 OF OFFICIAL RECORDS, PAGE 1533, IN CONNECTION WITH THE DOCUMENT RECORDED OCTOBER 1, 1997, INSTRUMENT NUMBER 9756845 OF OFFICIAL RECORDS AND THE DOCUMENT RECORDED AUGUST 28, 2007, INSTRUMENT NUMBER 2007067351 OF OFFICIAL RECORDS. THE LOCATIONS OF WHICH ARE NOT DEFINED OF RECORD. TO BE QUITCLAIMED BY SEPARATE INSTRUMENT.

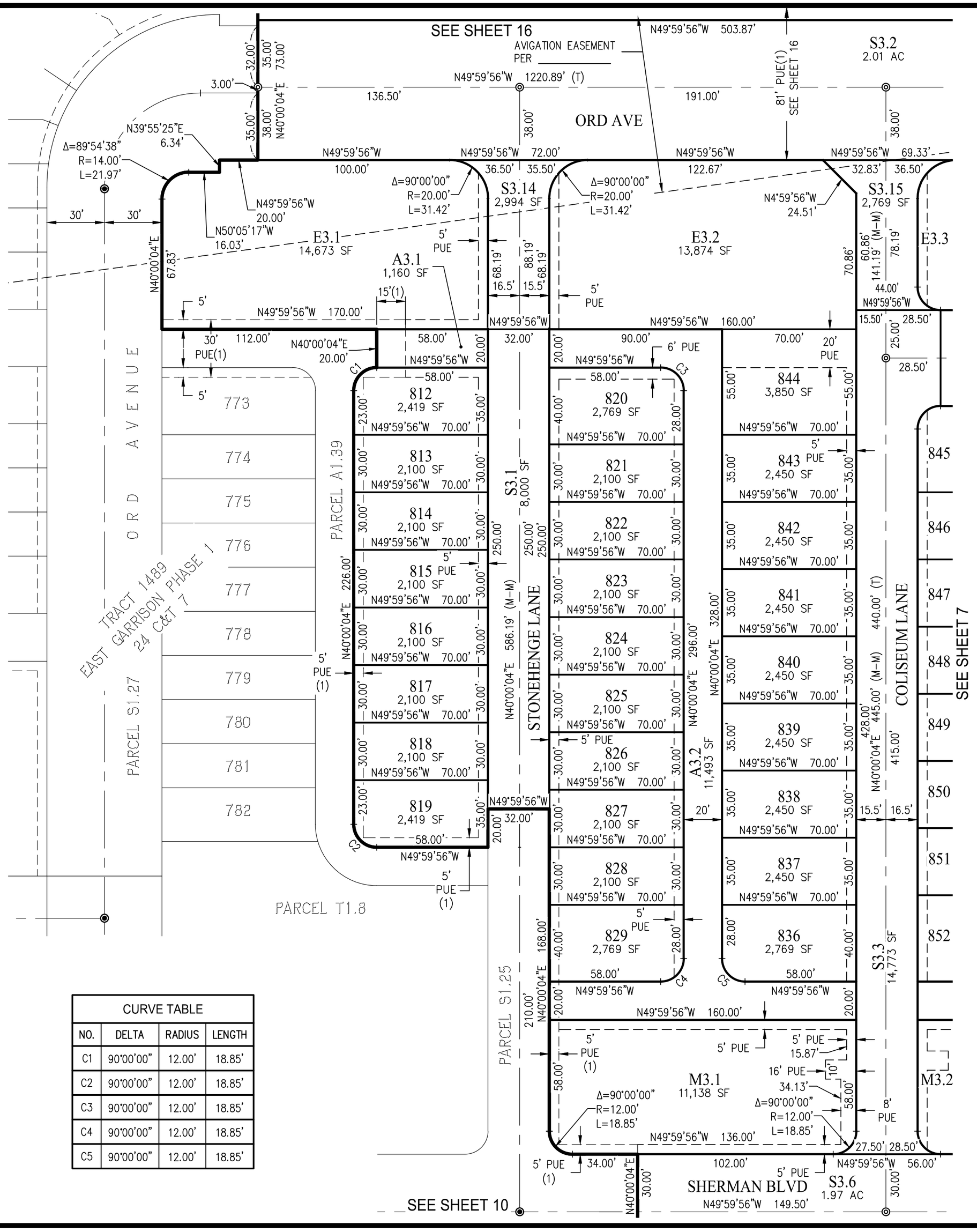
TRACT NO. _____
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

200 0 200 400 600 Feet
SCALE: 1" = 200'



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	12.00'	18.85'
C2	90°00'00"	12.00'	18.85'
C3	90°00'00"	12.00'	18.85'
C4	90°00'00"	12.00'	18.85'
C5	90°00'00"	12.00'	18.85'

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

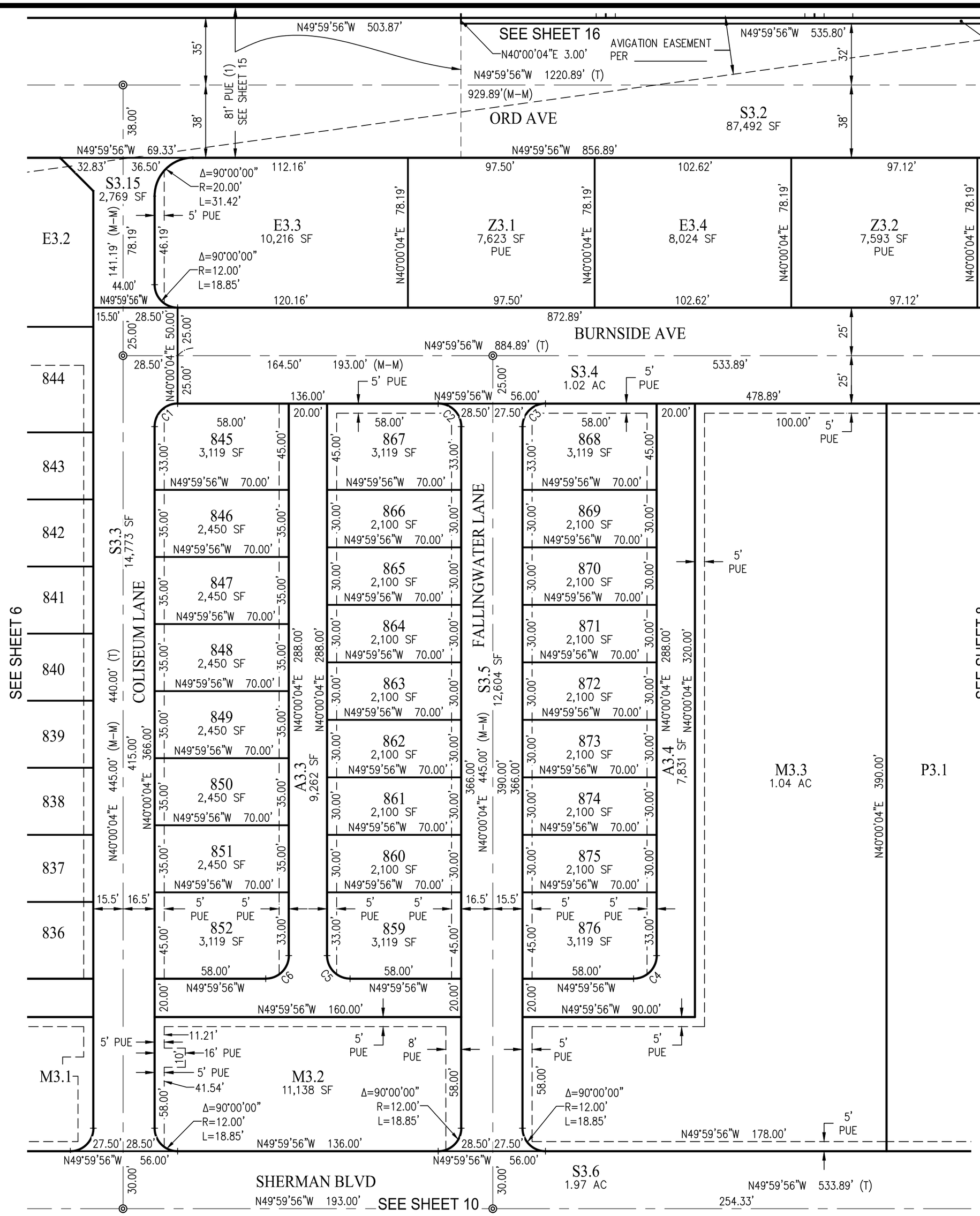
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

40 0 40 80 120 Feet
SCALE: 1" = 40'



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	12.00'	18.85'
C2	90°00'00"	12.00'	18.85'
C3	90°00'00"	12.00'	18.85'
C4	90°00'00"	12.00'	18.85'
C5	90°00'00"	12.00'	18.85'
C6	90°00'00"	12.00'	18.85'

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

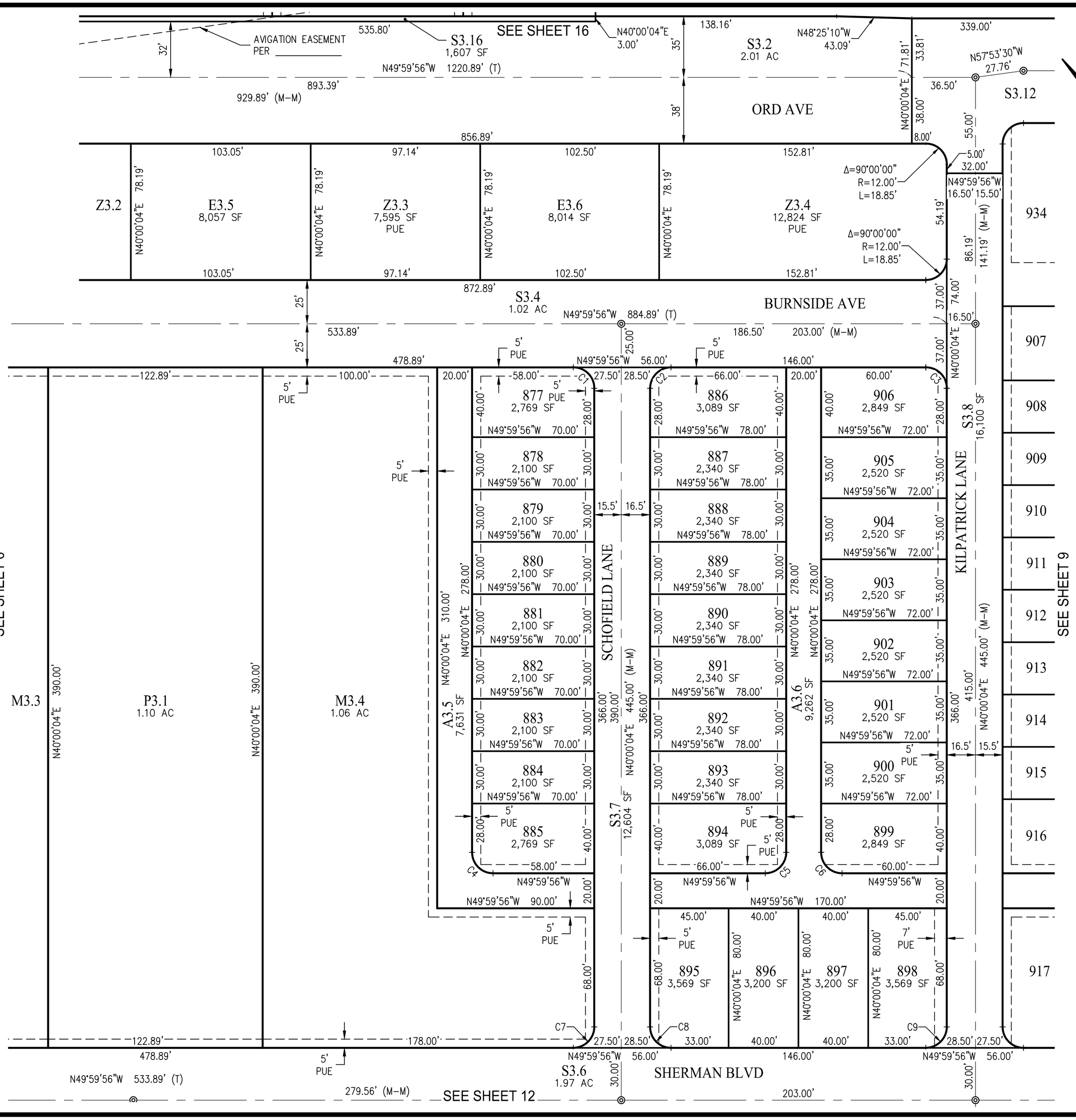
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

40 0 40 80 120 Feet
SCALE: 1" = 40'



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	12.00'	18.85'
C2	90°00'00"	12.00'	18.85'
C3	90°00'00"	12.00'	18.85'
C4	90°00'00"	12.00'	18.85'
C5	90°00'00"	12.00'	18.85'
C6	90°00'00"	12.00'	18.85'
C7	90°00'00"	12.00'	18.85'
C8	90°00'00"	12.00'	18.85'
C9	90°00'00"	12.00'	18.85'

LEGEND

═══	SUBDIVISION BOUNDARY
═══	PROPERTY LINE
— — —	EASEMENT LINE
— · —	CENTERLINE
— — —	MONUMENT LINE
- - - -	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

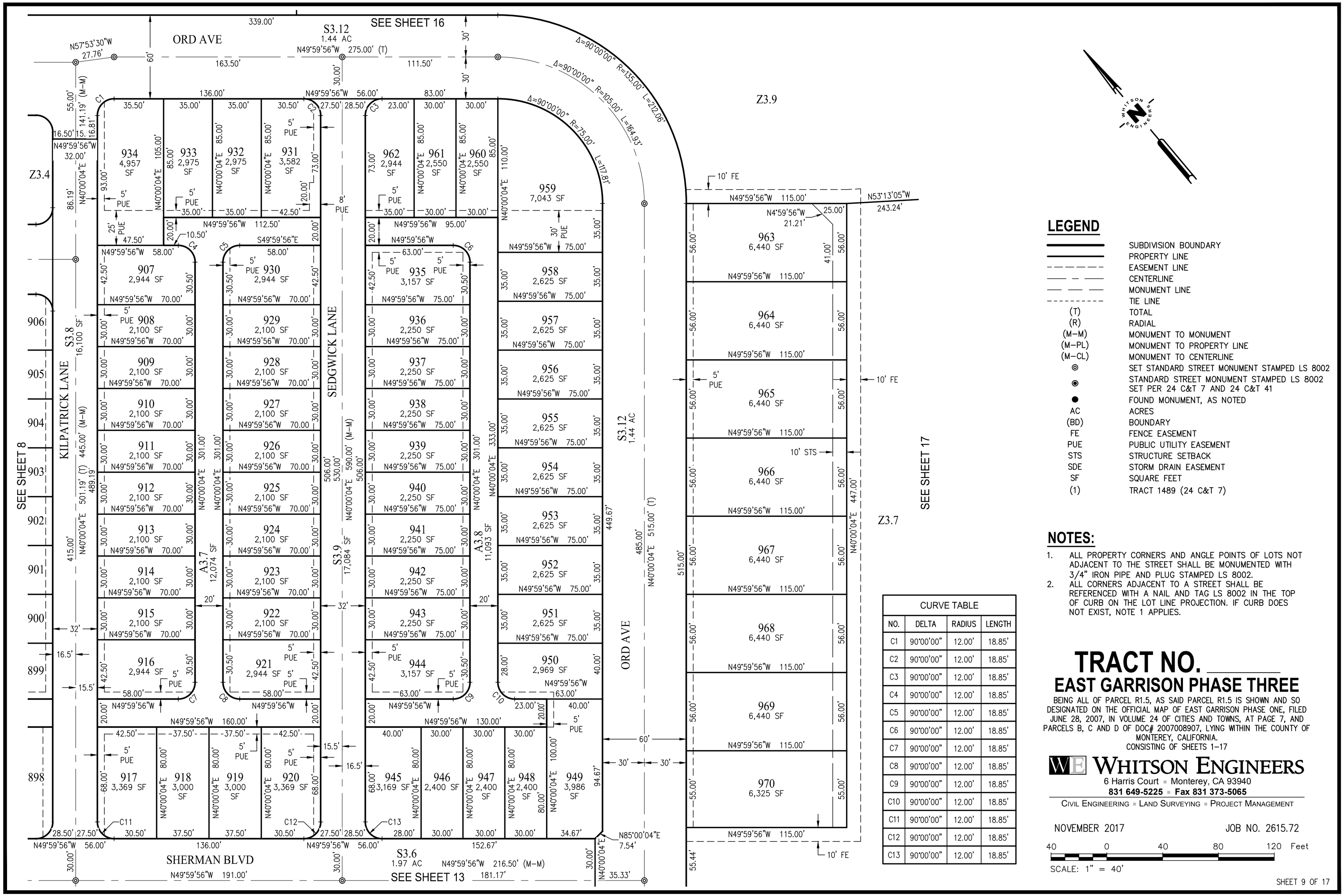
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

40 0 40 80 120 Feet
SCALE: 1" = 40'



LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	12.00'	18.85'
C2	90°00'00"	12.00'	18.85'
C3	90°00'00"	12.00'	18.85'
C4	90°00'00"	12.00'	18.85'
C5	90°00'00"	12.00'	18.85'
C6	90°00'00"	12.00'	18.85'
C7	90°00'00"	12.00'	18.85'
C8	90°00'00"	12.00'	18.85'
C9	90°00'00"	12.00'	18.85'
C10	90°00'00"	12.00'	18.85'
C11	90°00'00"	12.00'	18.85'
C12	90°00'00"	12.00'	18.85'
C13	90°00'00"	12.00'	18.85'

TRACT NO. _____

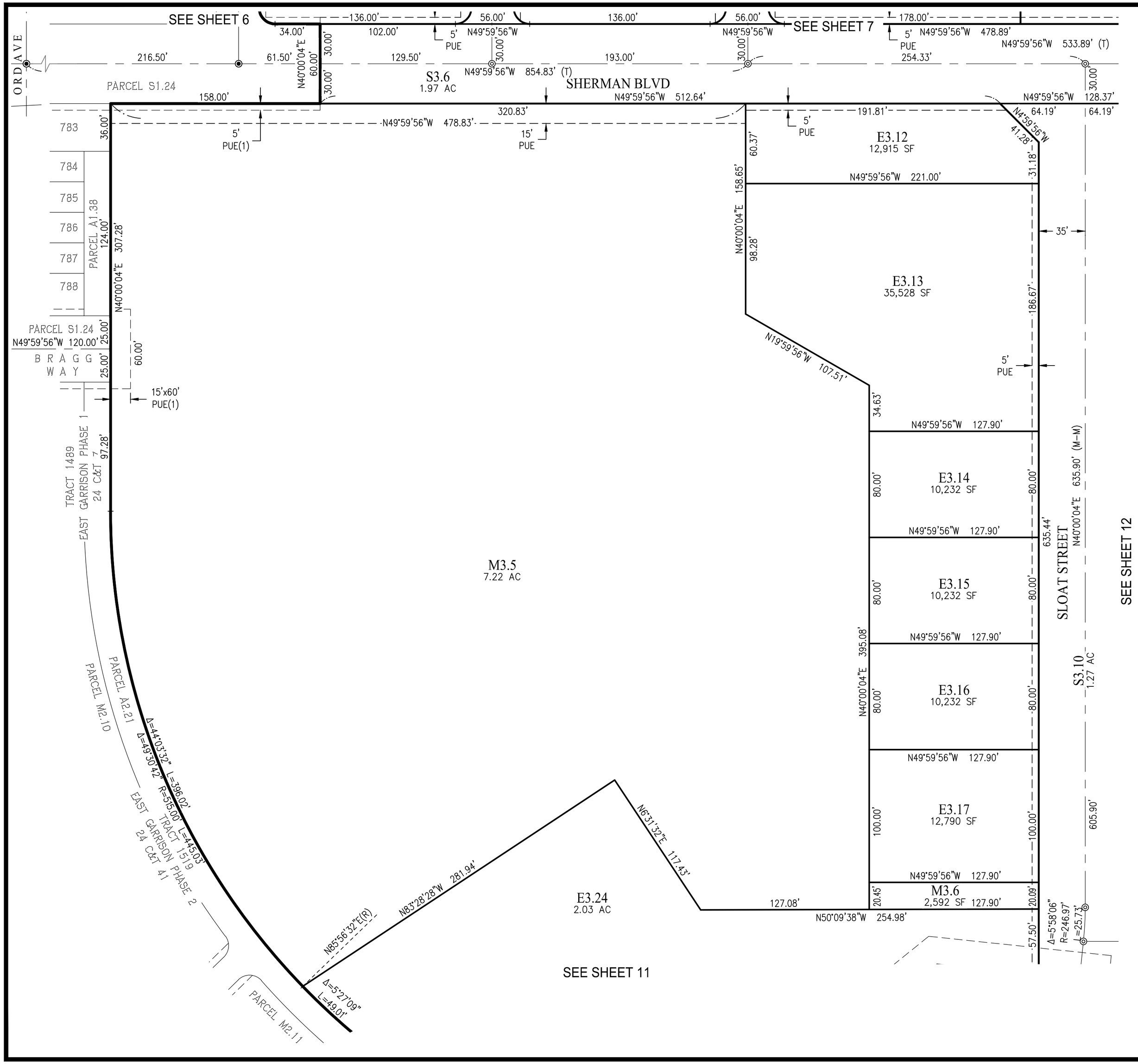
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

40 0 40 80 120 Feet
SCALE: 1" = 40'



LEGEND

═══	SUBDIVISION BOUNDARY
═══	PROPERTY LINE
— — —	EASEMENT LINE
— · —	CENTERLINE
— — —	MONUMENT LINE
- - - -	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

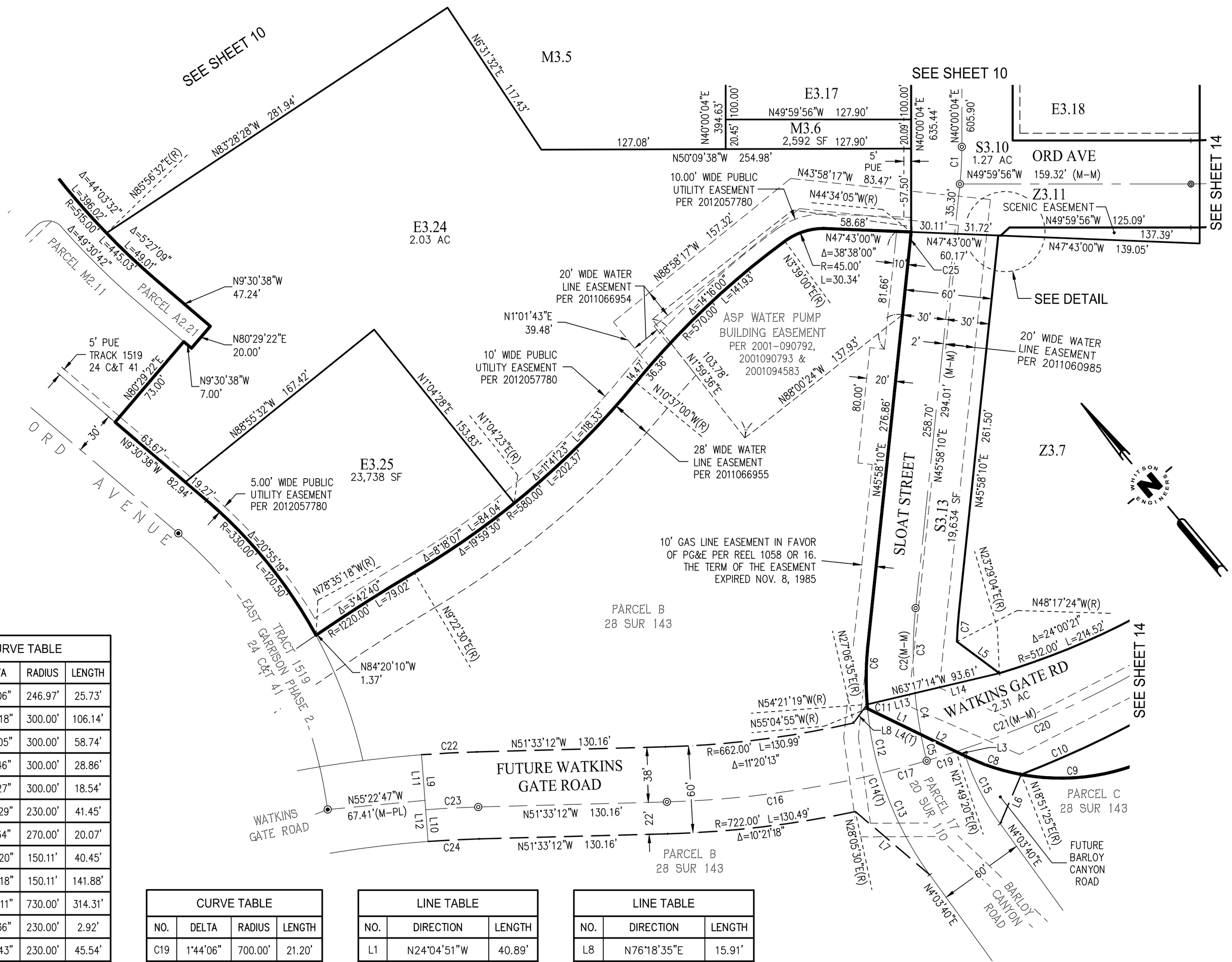
EAST GARRISON PHASE THREE

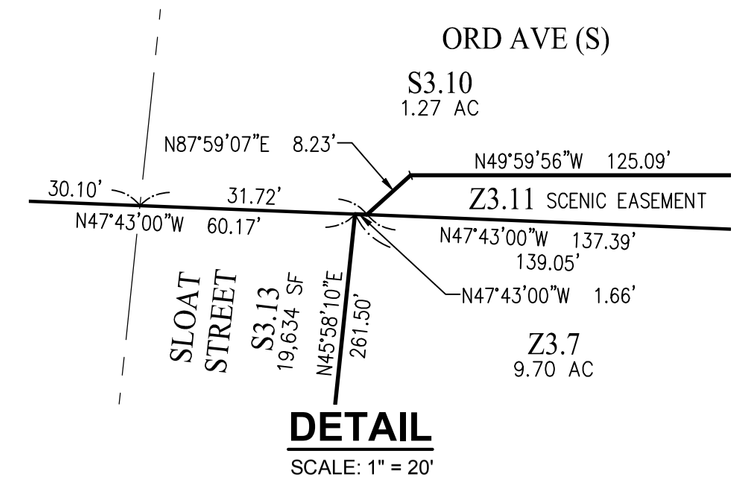
BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

50 0 50 100 150 Feet
SCALE: 1" = 50'





DETAIL

SCALE: 1" = 20'

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	5°58'06"	246.97'	25.73'
C2	20°16'18"	300.00'	106.14'
C3	11°13'05"	300.00'	58.74'
C4	5°30'46"	300.00'	28.86'
C5	3°32'27"	300.00'	18.54'
C6	10°19'29"	230.00'	41.45'
C7	4°15'34"	270.00'	20.07'
C8	15°26'20"	150.11'	40.45'
C9	54°09'18"	150.11'	141.88'
C10	24°40'11"	730.00'	314.31'
C11	0°43'36"	230.00'	2.92'
C12	11°20'43"	230.00'	45.54'
C13	19°30'42"	230.00'	78.32'
C14	31°35'01"	230.00'	126.78'
C15	17°41'02"	170.00'	52.47'
C16	12°09'00"	700.00'	148.44'
C17	2°44'22"	700.00'	33.47'
C18	16°37'27"	700.00'	203.10'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C19	1°44'06"	700.00'	21.20'
C20	27°38'06"	700.00'	337.63'
C21	29°22'12"	700.00'	358.82'
C22	2°41'44"	810.00'	38.11'
C23	2°41'44"	772.00'	36.32'
C24	2°41'44"	750.00'	35.28'
C25	0°32'15"	970.00'	9.10'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N24°04'51"W	40.89'
L2	N24°04'51"W	26.97'
L3	N24°04'51"W	7.36'
L4	N24°04'51"W	75.22'
L5	N13°19'26"W	36.46'
L6	N63°08'29"E	36.92'
L7	N9°37'47"W	67.25'

LINE TABLE		
NO.	DIRECTION	LENGTH
L8	N76°18'35"E	15.91'
L9	N35°45'04"E (R)	38.00'
L10	N35°45'04"E (R)	22.00'
L11	N35°45'04"E (R)	31.59'
L12	N35°45'04"E (R)	28.41'
L13	N63°17'14"W	33.90'
L14	N63°17'14"W	59.70'

TRACT NO. _____

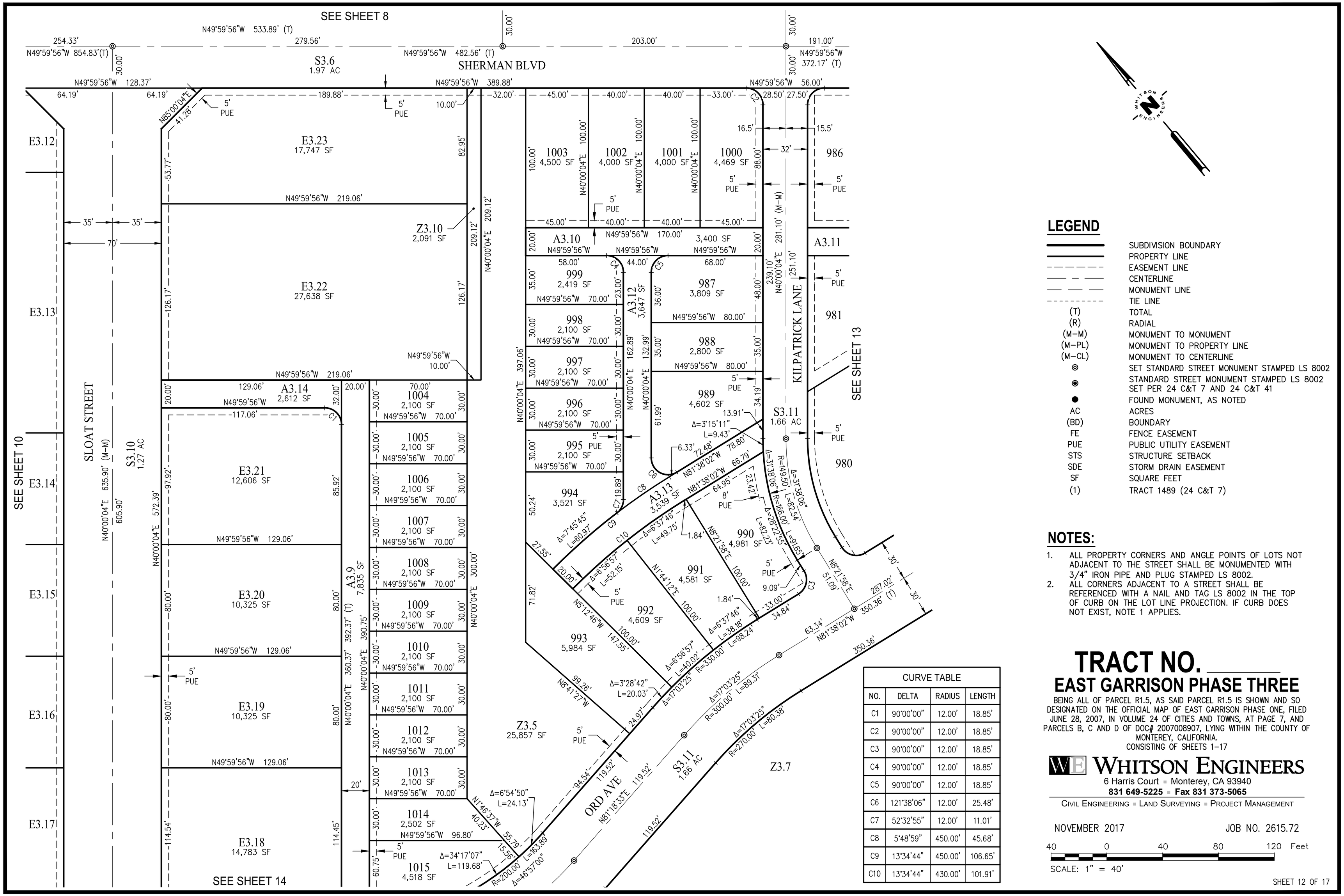
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

50 0 50 100 150 Feet
SCALE: 1" = 50'



LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	12.00'	18.85'
C2	90°00'00"	12.00'	18.85'
C3	90°00'00"	12.00'	18.85'
C4	90°00'00"	12.00'	18.85'
C5	90°00'00"	12.00'	18.85'
C6	121°38'06"	12.00'	25.48'
C7	52°32'55"	12.00'	11.01'
C8	5°48'59"	450.00'	45.68'
C9	13°34'44"	450.00'	106.65'
C10	13°34'44"	430.00'	101.91'

TRACT NO. _____

EAST GARRISON PHASE THREE

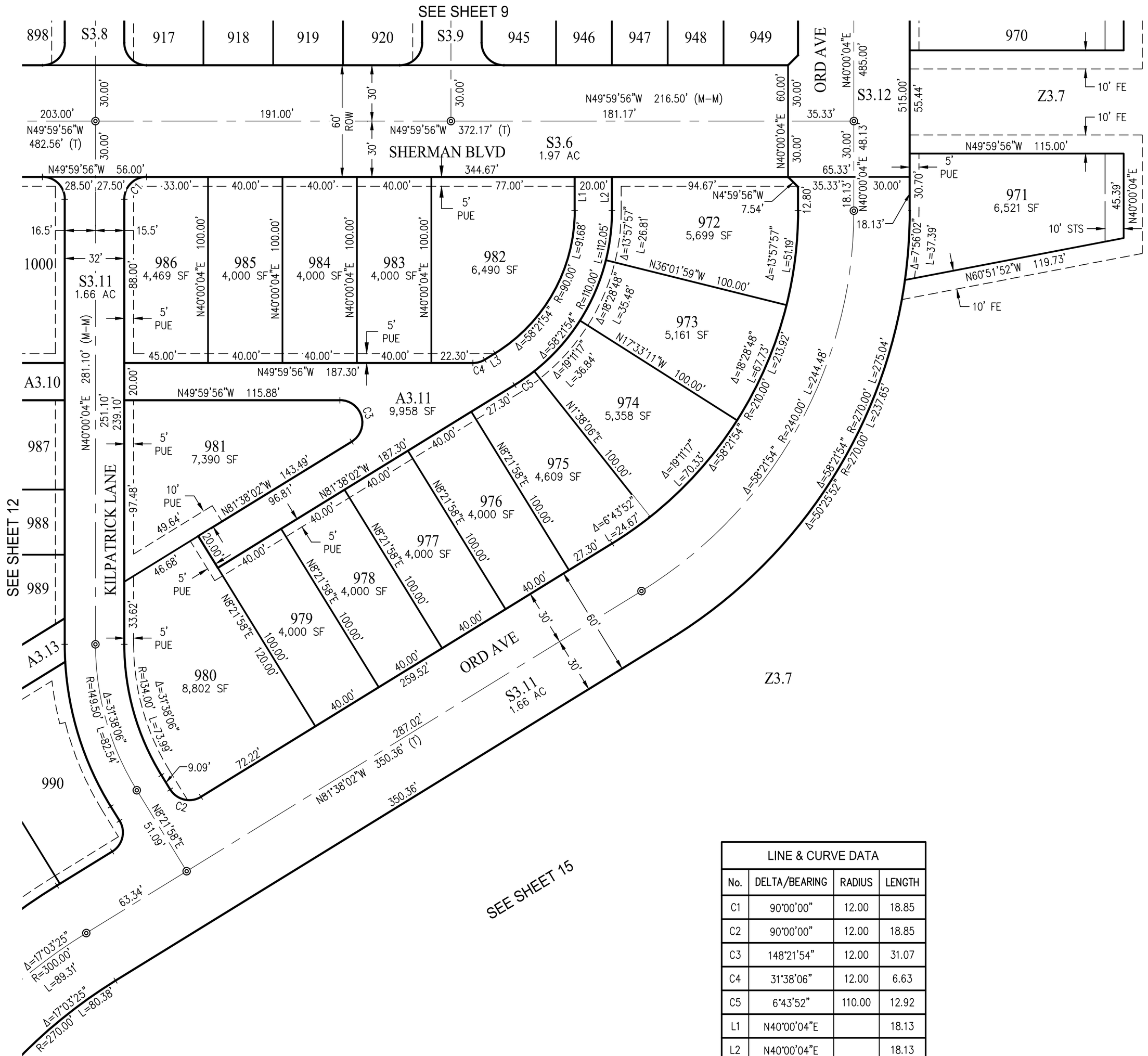
BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

40 0 40 80 120 Feet

SCALE: 1" = 40'



LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
C1	90°00'00"	12.00	18.85
C2	90°00'00"	12.00	18.85
C3	148°21'54"	12.00	31.07
C4	31°38'06"	12.00	6.63
C5	6°43'52"	110.00	12.92
L1	N40°00'04"E		18.13
L2	N40°00'04"E		18.13
L3	N81°38'02"W		6.59

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

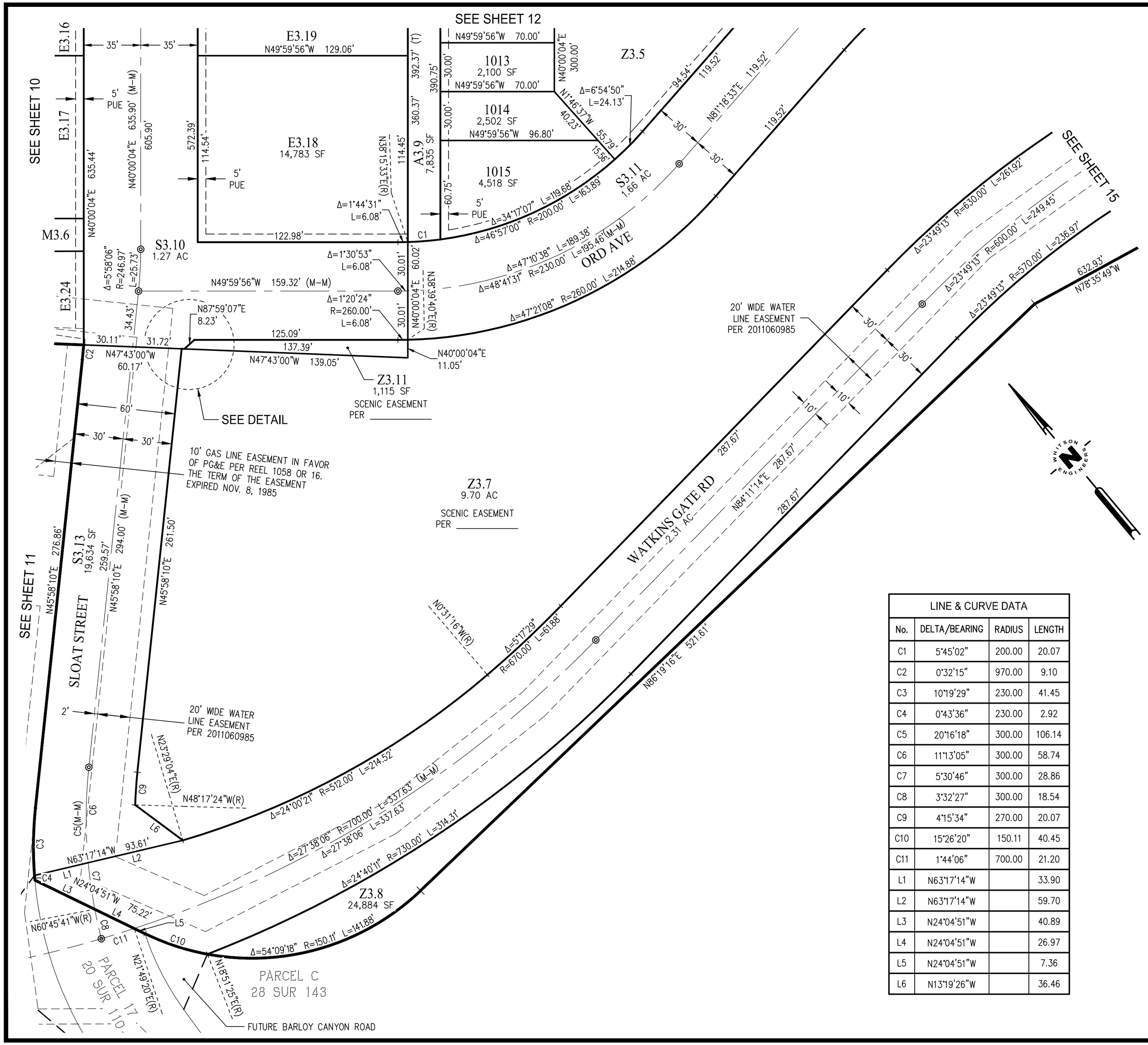
EAST GARRISON PHASE THREE

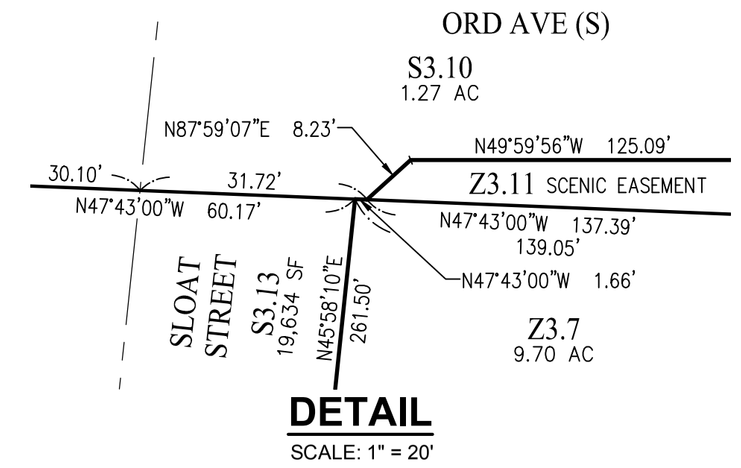
BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

40 0 40 80 120 Feet
SCALE: 1" = 40'





DETAIL

SCALE: 1" = 20'

LEGEND

═══	SUBDIVISION BOUNDARY
━━━	PROPERTY LINE
- - - -	EASEMENT LINE
—— — ——	CENTERLINE
— — —	MONUMENT LINE
- - - - - -	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

LINE & CURVE DATA

No.	DELTA/BEARING	RADIUS	LENGTH
C1	5°45'02"	200.00	20.07
C2	0°32'15"	970.00	9.10
C3	10°19'29"	230.00	41.45
C4	0°43'36"	230.00	2.92
C5	20°16'18"	300.00	106.14
C6	11°13'05"	300.00	58.74
C7	5°30'46"	300.00	28.86
C8	3°32'27"	300.00	18.54
C9	4°15'34"	270.00	20.07
C10	15°26'20"	150.11	40.45
C11	1°44'06"	700.00	21.20
L1	N63°17'14"W		33.90
L2	N63°17'14"W		59.70
L3	N24°04'51"W		40.89
L4	N24°04'51"W		26.97
L5	N24°04'51"W		7.36
L6	N13°19'26"W		36.46

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

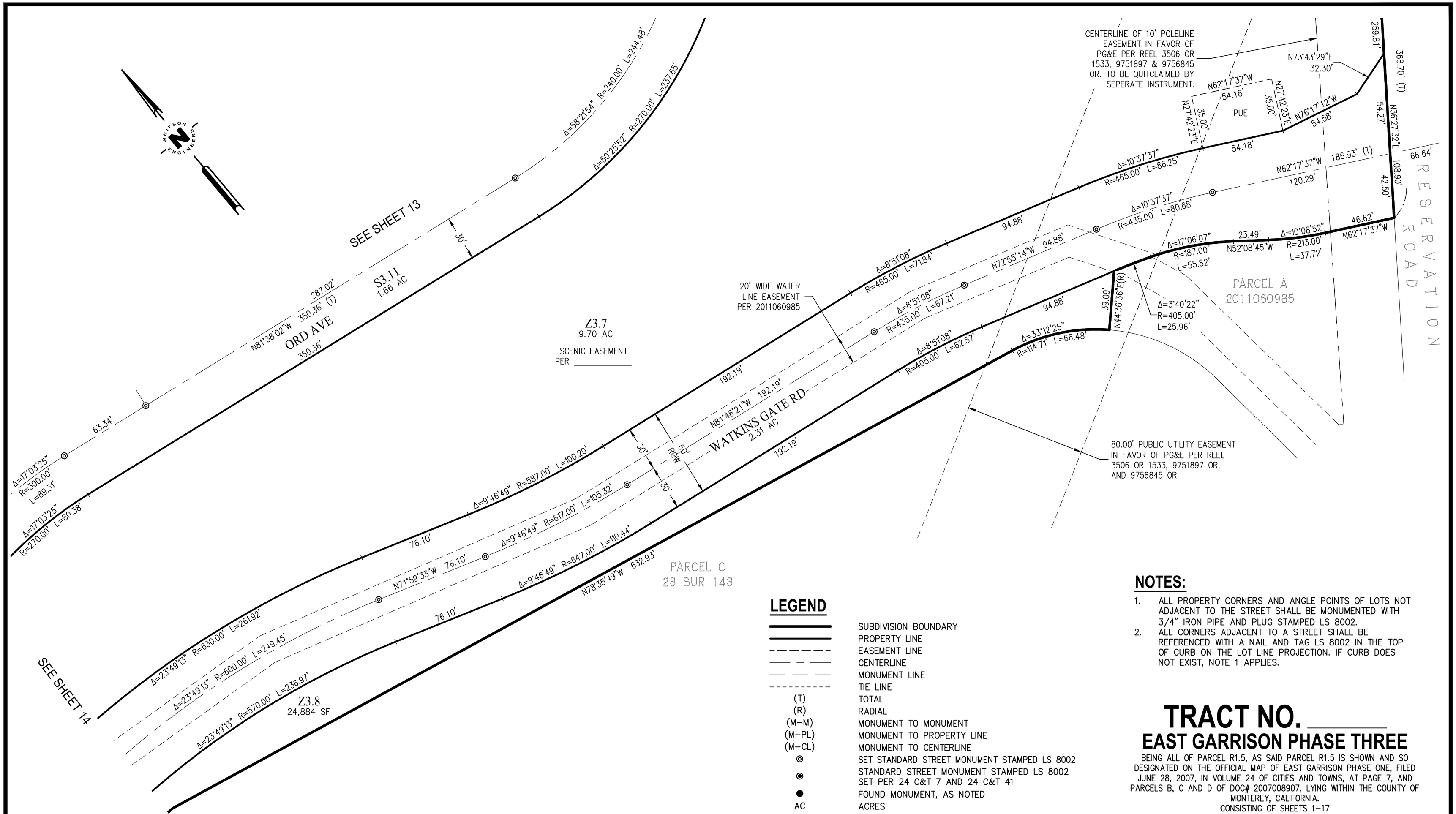
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

40 0 40 80 120 Feet
SCALE: 1" = 40'



LEGEND

═══	SUBDIVISION BOUNDARY
═══	PROPERTY LINE
— — — —	EASEMENT LINE
—— – ——	CENTERLINE
— — —	MONUMENT LINE
- - - - - -	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

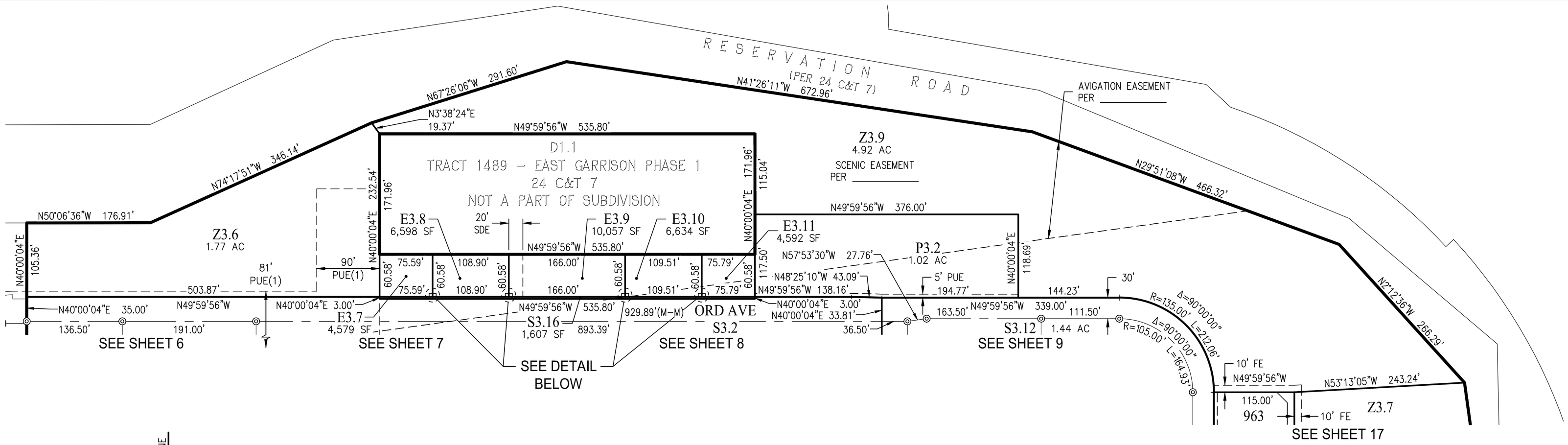
EAST GARRISON PHASE THREE

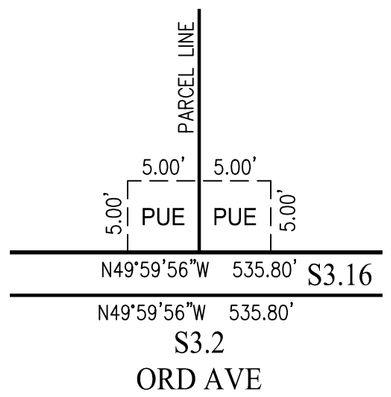
BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

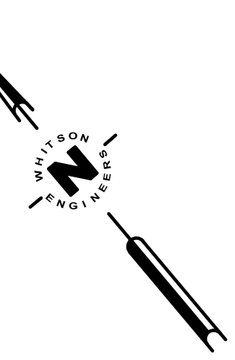
NOVEMBER 2017 JOB NO. 2615.72

40 0 40 80 120 Feet
SCALE: 1" = 40'





TYPICAL PUE LOT
CORNER DETAIL
SCALE: 1" = 10'



LEGEND

———	SUBDIVISION BOUNDARY
———	PROPERTY LINE
– – – – – –	EASEMENT LINE
—— – ——	CENTERLINE
— — —	MONUMENT LINE
- - - - - - - - - -	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

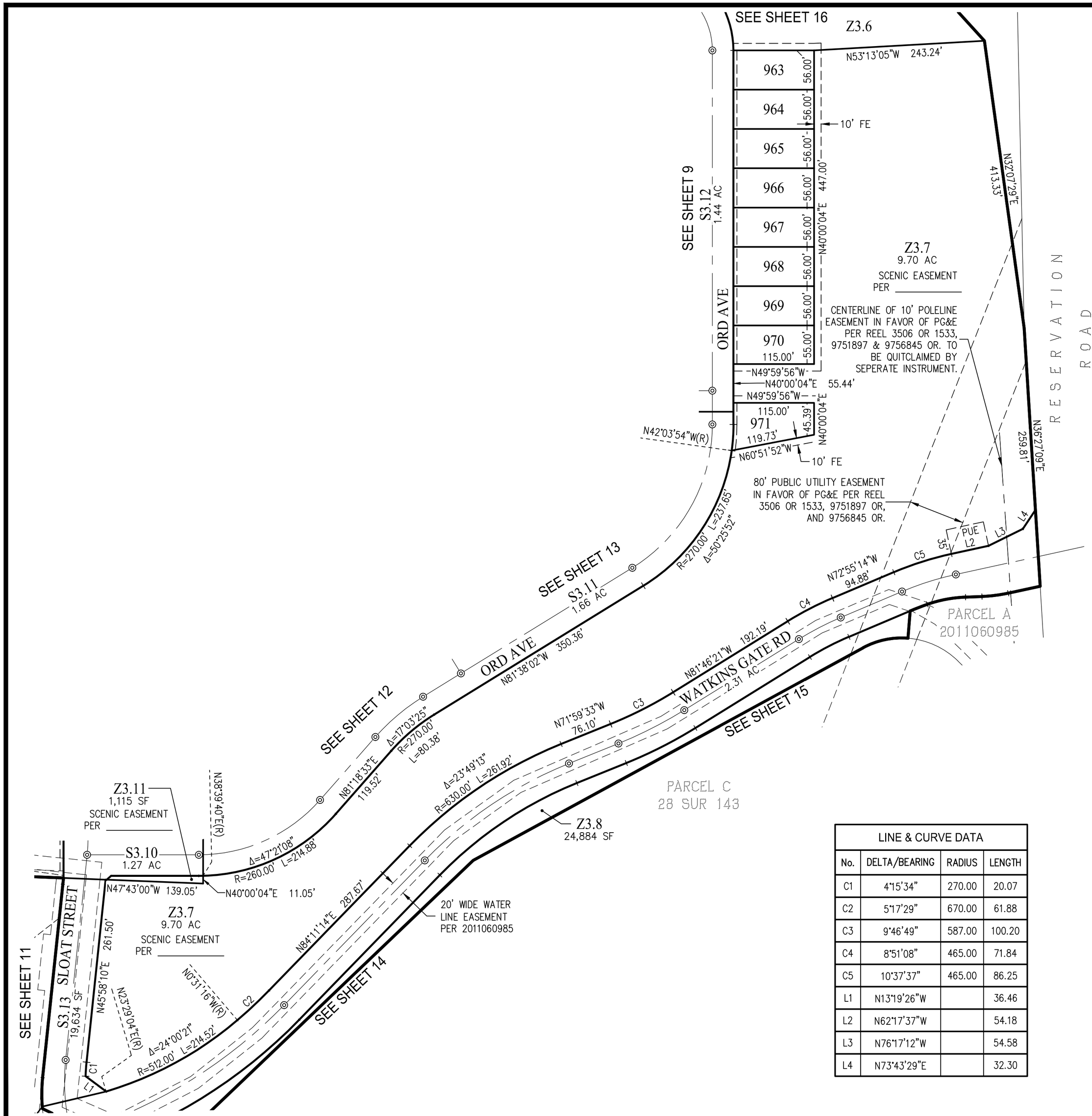
EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

100 0 100 200 300 Feet
SCALE: 1" = 100'



LINE & CURVE DATA			
No.	DELTA/BEARING	RADIUS	LENGTH
C1	4°15'34"	270.00	20.07
C2	5°17'29"	670.00	61.88
C3	9°46'49"	587.00	100.20
C4	8°51'08"	465.00	71.84
C5	10°37'37"	465.00	86.25
L1	N13°19'26"W		36.46
L2	N62°17'37"W		54.18
L3	N76°17'12"W		54.58
L4	N73°43'29"E		32.30

LEGEND

	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M–M)	MONUMENT TO MONUMENT
(M–PL)	MONUMENT TO PROPERTY LINE
(M–CL)	MONUMENT TO CENTERLINE
◎	SET STANDARD STREET MONUMENT STAMPED LS 8002
◉	STANDARD STREET MONUMENT STAMPED LS 8002 SET PER 24 C&T 7 AND 24 C&T 41
●	FOUND MONUMENT, AS NOTED
AC	ACRES
(BD)	BOUNDARY
FE	FENCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
STS	STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
SF	SQUARE FEET
(1)	TRACT 1489 (24 C&T 7)

NOTES:

1. ALL PROPERTY CORNERS AND ANGLE POINTS OF LOTS NOT ADJACENT TO THE STREET SHALL BE MONUMENTED WITH 3/4" IRON PIPE AND PLUG STAMPED LS 8002.
2. ALL CORNERS ADJACENT TO A STREET SHALL BE REFERENCED WITH A NAIL AND TAG LS 8002 IN THE TOP OF CURB ON THE LOT LINE PROJECTION. IF CURB DOES NOT EXIST, NOTE 1 APPLIES.

TRACT NO. _____

EAST GARRISON PHASE THREE

BEING ALL OF PARCEL R1.5, AS SAID PARCEL R1.5 IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF EAST GARRISON PHASE ONE, FILED JUNE 28, 2007, IN VOLUME 24 OF CITIES AND TOWNS, AT PAGE 7, AND PARCELS B, C AND D OF DOC# 2007008907, LYING WITHIN THE COUNTY OF MONTEREY, CALIFORNIA.
CONSISTING OF SHEETS 1–17

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

NOVEMBER 2017 JOB NO. 2615.72

100 0 100 200 300 Feet
SCALE: 1" = 100'

This page intentionally left blank.