

Attachment C

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OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO, THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

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

WE ALSO HEREBY DEDICATE FOR PUBLIC USE AND/OR PROTECTION OF NATURAL RESOURCES, NON EXCLUSIVE EASEMENTS FOR SCENIC PURPOSES OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS SCENIC EASEMENT AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION; SUCH STRIPS ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN THEIR NATURAL STATE.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE NON-EXCLUSIVE EASEMENTS FOR THE FLOW OR STORAGE OF WATER OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS NATURAL DRAINAGE EASEMENT AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION; SUCH STRIPS ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN THEIR NATURAL STATE.

AS OWNERS:

CHARLES CARROLL BATES AND JANET G. BATES, AS TRUSTEES OF THE BATES FAMILY TRUST

BY: _____

PRINT NAME: _____ TITLE: _____

SETH PARDEE BATES

BY: _____

PRINT NAME: _____ TITLE: _____

DAVID TALCOTT BATES

BY: _____

PRINT NAME: _____ TITLE: _____

ANTHONY STEWART BATES

BY: _____

PRINT NAME: _____ TITLE: _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY STATEMENT:

STATE OF CALIFORNIA }
COUNTY OF MONTEREY } SS.

ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER /THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NAME OF NOTARY (PLEASE PRINT): _____

NOTARY'S SIGNATURE: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____

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PRINCIPAL COUNTY OF BUSINESS: _____

PLN240101

A.P.N.: 103-021-007

PARCEL MAP
OF
"VALENZUELA SPRINGS MINOR SUBDIVISION"
LOT 4, MAP OF LOS RANCHITOS DE AGUAJITO
VOLUME 2 OF SURVEYS AT PAGE 47
MONTEREY COUNTY RECORDS
MONTEREY COUNTY, CALIFORNIA
FOR
DOCTOR AND MRS. CHARLES BATES

LandSet Engineers, Inc.
Salinas, California

OCTOBER 2025
File No. 2820-011H

Scale: N/A
Sheet 1 of 5

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PRINCIPAL COUNTY OF BUSINESS: _____

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING MAY BE OMITTED PURSUANT TO SECTION 66445(e) OF THE GOVERNMENT CODE

- 1. EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 15, 1935 AS BOOK 436, PAGE 85 OF OFFICIAL RECORDS. IN CONNECTION WITH A GRANT DEED EXECUTED BY AND BETWEEN PACIFIC GAS & ELECTRIC COMPANY, A CALIFORNIA CORPORATION, AND THE PACIFIC TELEPHONE & TELEGRAPH COMPANY, A CALIFORNIA CORPORATION RECORDED SEPTEMBER 21, 1939 IN VOLUME 630, PAGE 386 OF OFFICIAL RECORDS.

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN

VOLUME _____ OF PARCEL MAPS, AT PAGE _____, AT THE

REQUEST OF LANDSET ENGINEERS, INC.

XOCHITL MARINA CAMACHO
COUNTY RECORDER

BY: _____
DEPUTY

SERIAL NO. _____ FEE: \$ _____

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 LANDSET ENGINEERS, INC. IN JULY, 2025.

I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

GUY R. GIRAUDO,
P.L.S. No. 8703

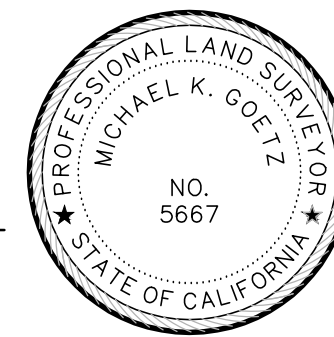


COUNTY SURVEYOR'S STATEMENT

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF MONTEREY COUNTY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION SHOWN HEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AS APPROVED BY THE HOUSING AND COMMUNITY DEVELOPMENT CHIEF OF PLANNING ON JULY 16, 2025; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATE: _____

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



LEGEND

- = INDICATES PROPERTY BOUNDARY LINE
 - - - - - = INDICATES ADJACENT PROPERTY BOUNDARY LINE
 - - - - - = INDICATES EASEMENT BOUNDARY LINE
 - _____ = INDICATES CENTERLINE
 - - - - - = INDICATES BUILDING ENVELOPE
 - - - - - = INDICATES SEPTIC ENVELOPE
 - = INDICATES FOUND MONUMENT, TYPE, CHARACTER, AND REFERENCE AS SHOWN
 - = INDICATES SET PROPERTY CORNER, 3/4" IRON PIPE, LS 8703
 - IP = IRON PIPE
 - SNF,NRF,OU,ASO = SEARCH FOR NOT FOUND, NO REFERENCE FOUND, ORIGIN UNKNOWN, AS SHOWN ON
 - (....-A) = INDICATES RECORD DATA PER CORNER RECORD 1523
 - (....-B) = INDICATES RECORD DATA PER VOLUME 11 OF SURVEYS AT PAGE 53
 - (....-C) = INDICATES RECORD DATA PER VOLUME 11 OF CITIES & TOWNS AT PAGE 27
 - [.....] = INDICATES RECORD DATA PER PARCEL DEEDS AND/OR VOLUME 2 OF SURVEYS, AT PAGE 47
 - [.....]* = INDICATES CALCULATED ARC LENGTH FROM DELTA PER DEED
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS

THE CALCULATED BEARING OF S 8'19'38" W BETWEEN FOUND ORIGINAL 4"x 4" POST MONUMENTS (T34L TO T31L) AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF LOS RANCHITOS DE AGUAJITO", FILED IN VOLUME 2 OF SURVEYS, AT PAGE 47, MONTEREY COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

PLN240101

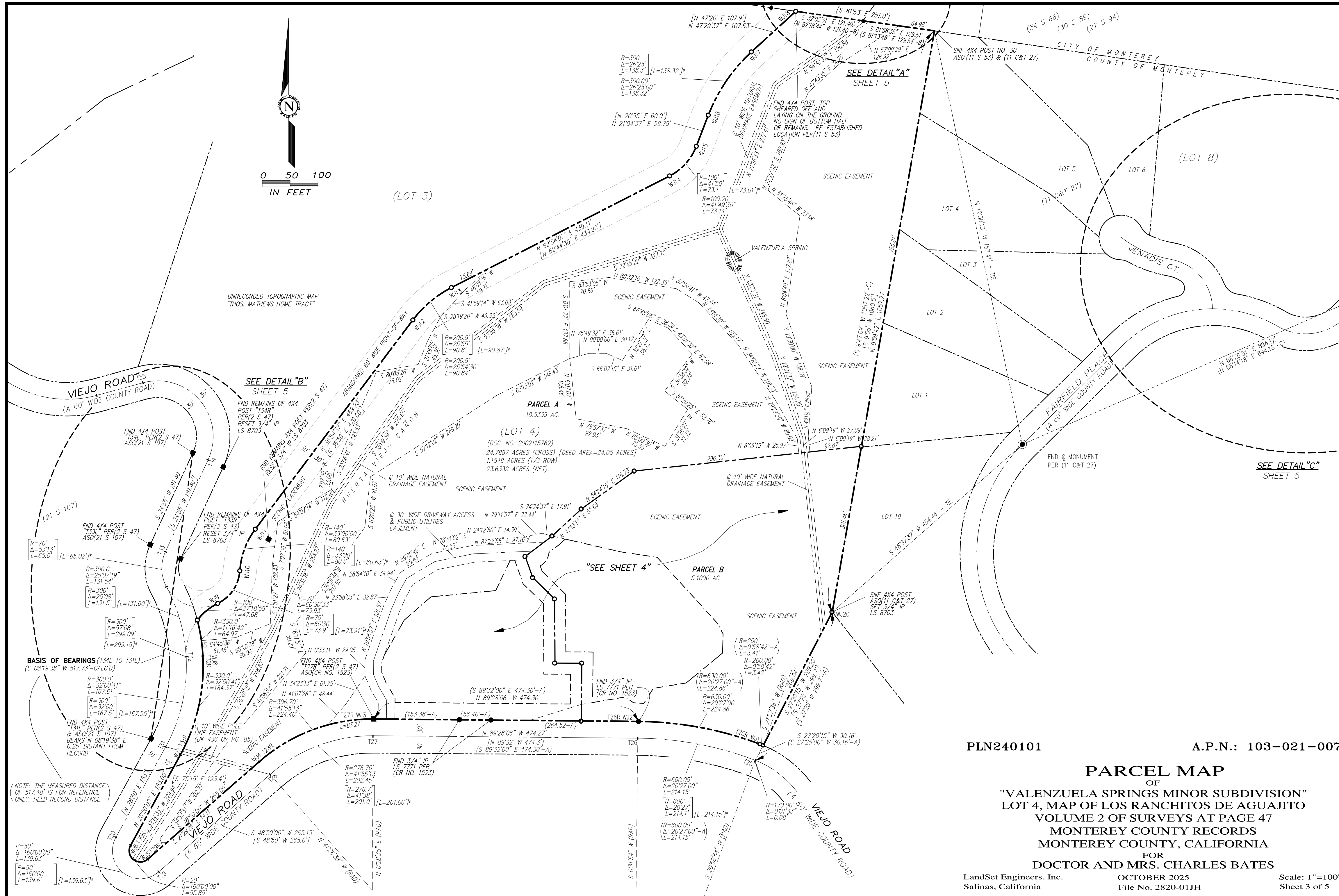
A.P.N.: 103-021-007

PARCEL MAP
OF
"VALENZUELA SPRINGS MINOR SUBDIVISION"
LOT 4, MAP OF LOS RANCHITOS DE AGUAJITO
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FOR
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LandSet Engineers, Inc.
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File No. 2820-01JH

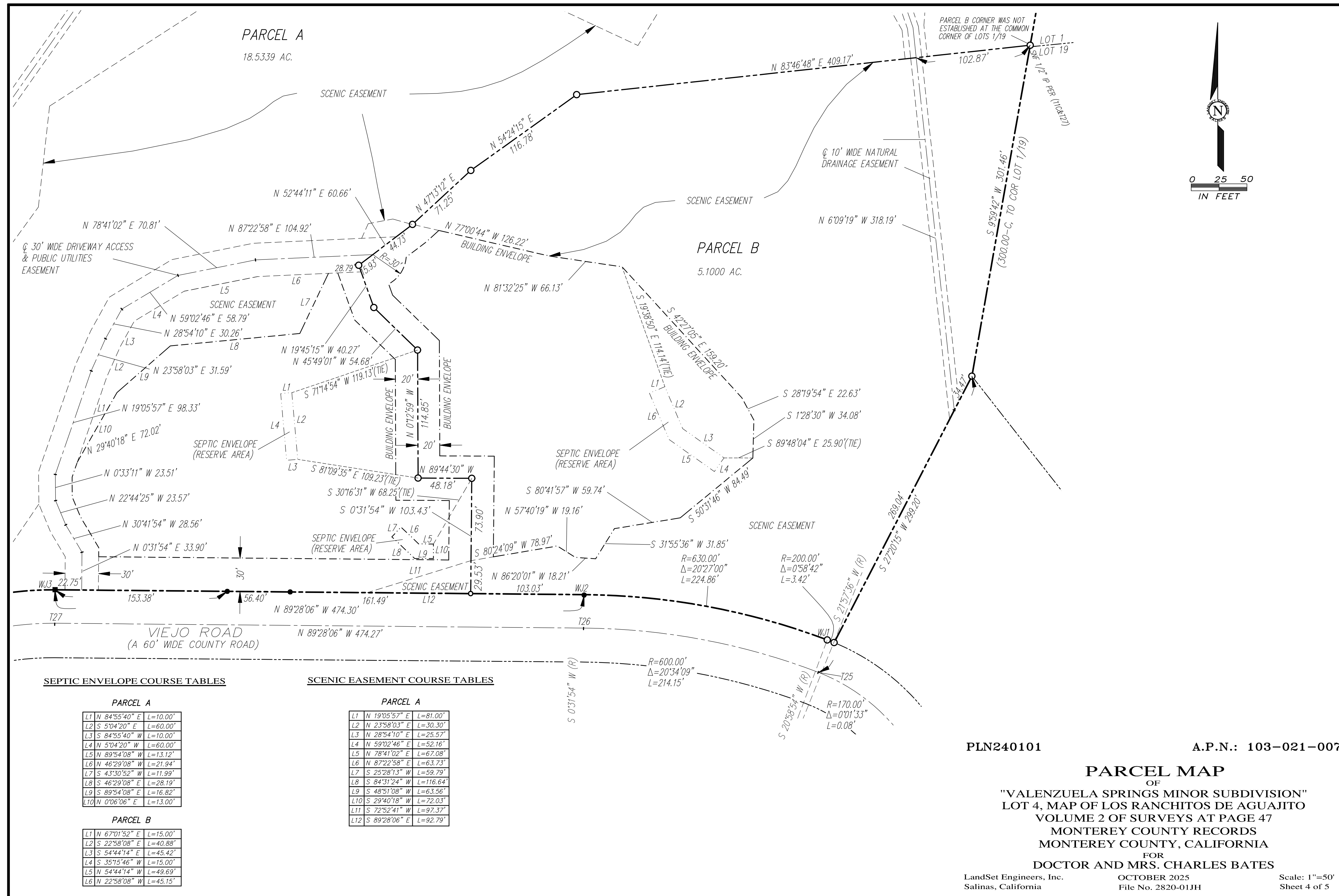
Scale: N/A
Sheet 2 of 5



PLN240101 A.P.N.: 103-021-007

PARCEL MAP
 OF
"VALENZUELA SPRINGS MINOR SUBDIVISION"
 LOT 4, MAP OF LOS RANCHITOS DE AGUAJITO
 VOLUME 2 OF SURVEYS AT PAGE 47
 MONTEREY COUNTY RECORDS
 MONTEREY COUNTY, CALIFORNIA
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LandSet Engineers, Inc. OCTOBER 2025 Scale: 1"=100'
 Salinas, California File No. 2820-011H Sheet 3 of 5



SEPTIC ENVELOPE COURSE TABLES

PARCEL A

L1	N 84°55'40" E	L=10.00'
L2	S 50°42'20" E	L=60.00'
L3	S 84°55'40" W	L=10.00'
L4	N 50°42'20" W	L=60.00'
L5	N 89°54'08" E	L=63.12'
L6	N 46°29'08" W	L=21.94'
L7	S 43°30'52" W	L=11.99'
L8	S 89°54'08" E	L=28.19'
L9	S 89°54'08" E	L=16.82'
L10	N 0°06'06" E	L=13.00'

PARCEL B

L1	N 67°01'52" E	L=15.00'
L2	S 22°58'08" E	L=40.88'
L3	S 54°44'14" E	L=45.42'
L4	S 35°54'46" W	L=15.00'
L5	N 54°44'14" W	L=49.69'
L6	N 22°58'08" W	L=45.15'

SCENIC EASEMENT COURSE TABLES

PARCEL A

L1	N 19°05'57" E	L=81.00'
L2	N 23°58'03" E	L=30.30'
L3	N 28°54'10" E	L=25.57'
L4	N 59°02'46" E	L=52.16'
L5	N 78°41'02" E	L=67.08'
L6	N 87°22'58" E	L=65.73'
L7	S 25°28'13" W	L=59.79'
L8	S 84°31'24" W	L=116.64'
L9	S 48°51'08" W	L=63.56'
L10	S 29°40'18" W	L=72.03'
L11	S 72°52'41" W	L=97.37'
L12	S 89°28'06" E	L=92.79'

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PARCEL MAP
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Salinas, California

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Scale: 1"=50'
Sheet 4 of 5

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