

**OWNERS STATEMENT**

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

WE HEREBY DEDICATE EASEMENTS FOR PUBLIC USE FOR ACCESS AND PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, COMMUNICATIONS, WATER AND SEWER 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 RESUBDIVISION; SUCH STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES AND USES WHICH INTERFERE WITH THE PURPOSE OF THE EASEMENT.

WE ALSO HEREBY DEDICATE EASEMENTS FOR PUBLIC USE, ACCESS, DRAINAGE AND SEWAGE BOTH SURFACE AND UNDERGROUND AND THEIR NECESSARY APPURTENANCES ON AND UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED, RESPECTIVELY, "ACCESS EASEMENTS", "DRAINAGE EASEMENTS" AND "SEWER EASEMENTS" AS SHOWN ON SAID MAP WITHIN SAID RESUBDIVISION; SUCH STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES AND USES WHICH INTERFERE WITH THE PURPOSE OF THE EASEMENTS.

THE PUBLIC USES AND PUBLIC USE EASEMENTS ON THE RESUBDIVISION MAP SUPERSEDE ALL OF THOSE DEDICATIONS MADE BY THAT MAP FILED FOR RECORD ON SEPTEMBER 29, 1992 IN VOLUME 18, CITIES AND TOWNS, PAGE 1; THAT MAP FILED FOR RECORD ON JUNE 16, 2004 IN VOLUME 22, CITIES AND TOWNS, PAGE 58; THAT MAP FILED FOR RECORD ON SEPTEMBER 14, 2005 IN VOLUME 23, CITIES AND TOWNS, PAGE 14; THAT MAP FILED FOR RECORD ON DECEMBER 1, 2005 IN VOLUME 23, CITIES AND TOWNS, PAGE 16, ALL IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, TO THE EXTENT THAT SUCH PUBLIC USES AND PUBLIC USE EASEMENTS ARE LOCATED WITHIN THE REAL PROPERTY LYING WITHIN THE FINAL MAP HEREIN.

WE HEREBY RESERVE ANY AND ALL WATER RIGHTS FOR ALL REAL PROPERTY WITHIN THIS RESUBDIVISION, INCLUDING BUT NOT LIMITED TO APPROPRIATIVE, RIPARIAN, GROUNDWATER AND/OR OVERLYING GROUNDWATER RIGHTS FOR USE BY THE CANADA WOODS WATER COMPANY, LLC WITHIN ITS SERVICE AREA. ALL LANDS WITHIN THIS RESUBDIVISION ARE LOCATED WITHIN THE CANADA WOODS WATER COMPANY, LLC SERVICE AREA. THE DRILLING OF INDIVIDUAL WELLS BY LOT OR PARCEL OWNERS WITHIN THIS RESUBDIVISION SHALL BE PROHIBITED.

PURSUANT TO THE TERMS OF THAT DOCUMENT ENTITLED "IRREVOCABLE OFFER TO DEDICATE A NONEXCLUSIVE TRAIL EASEMENT AND DECLARATION OF RESTRICTIONS" RECORDED CONCURRENTLY WITH THIS FINAL MAP, WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE EASEMENTS FOR PUBLIC USE FOR A TRAIL EASEMENT ON, OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED "TRAIL EASEMENT" AS SHOWN ON SAID MAP WITHIN SAID RESUBDIVISION; SUCH STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES AND USES WHICH INTERFERE WITH THE PURPOSE OF THE EASEMENTS.

**MONTEREY COUNTY BANK**

BY: Charles T. Chritzberg  
Charles T. Chritzberg, Jr., President

**UNITED SECURITY BANK**

BY: Dennis R. Woods  
Dennis R. Woods, President

**GOLDEN STATE BANK**

BY: Charles T. Chritzberg  
(AS LEAD BANK)  
Charles T. Chritzberg, Jr., President of Monterey County Bank as Lead Bank

BY: Charles T. Chritzberg  
(AS LEAD BANK)  
Charles T. Chritzberg, Jr., President of Monterey County Bank as Lead Bank

BY: Alan Williams  
Alan Williams, MANAGER

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
COUNTY OF MONTEREY  
ON MAY 17, 2012 BEFORE ME, Linda M. Griffith-Wilson, NOTARY PUBLIC,  
PERSONALLY APPEARED Charles T. Chritzberg, Jr., 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/IT/ 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 Linda M. Griffith-Wilson (SEAL)

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
COUNTY OF MONTEREY  
ON MAY 17, 2012 BEFORE ME, Linda M. Griffith-Wilson, NOTARY PUBLIC,  
PERSONALLY APPEARED ALAN WILLIAMS, 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/IT/ 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 Linda M. Griffith-Wilson (SEAL)

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
COUNTY OF MONTEREY  
ON MAY 17, 2012 BEFORE ME, MARINA MENDEZ, NOTARY PUBLIC,  
PERSONALLY APPEARED DAVID L. WOODS, 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/IT/ 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 Marina Mendez

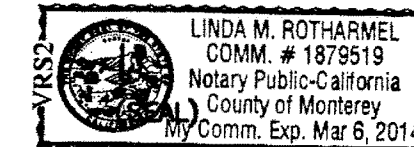
**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
COUNTY OF MONTEREY  
ON MAY 21, 2012 BEFORE ME, Linda M. Rotharmel, NOTARY PUBLIC,  
PERSONALLY APPEARED MIKE NOVO, 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/IT/ 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 Linda M. Rotharmel

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
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/IT/ 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)

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
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/IT/ 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)

**COUNTY RECORDER'S STATEMENT**

FILED THIS 31<sup>st</sup> DAY OF May, 2012 AT 11:02 A.M. IN VOLUME 24  
OF CITIES AND TOWNS, AT PAGE 34, AT THE REQUEST OF WWD CORPORATION.  
FEE \$ 56.00 DOC. NO. 2012031806

RECORDER Stephen L. Vagnini DEPUTY Alan

**STATEMENT OF APPROVAL BY SECRETARY  
OF MONTEREY COUNTY PLANNING COMMISSION**

I, MIKE NOVO, SECRETARY OF THE MONTEREY COUNTY PLANNING COMMISSION HEREBY STATE THAT I HAVE EXAMINED THIS MAP;  
THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND  
ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON OCTOBER 18,  
2011, AND THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND TITLE 19 OF THE  
MONTEREY COUNTY CODE HAVE BEEN COMPLIED WITH.

Mike Novo  
MIKE NOVO, SECRETARY, MONTEREY COUNTY PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA

5/21/12  
DATE

**SIGNATURE OMISSIONS**

PURSUANT TO PROVISIONS OF SECTION 66436(a)(3)(B) OF THE SUBDIVISION MAP ACT AS FOLLOWS:

PARCEL "L" AS SHOWN ON THE MAP FILED FOR RECORD IN VOLUME 23, CITIES AND TOWNS AT PAGE 14  
IN THE MONTEREY COUNTY'S RECORDERS OFFICE, WILL BE REVERTED DUE TO THE CHANGED CONDITIONS  
GIVEN THE RESUBDIVISION OF THE PROPERTY, THE UNIMPROVED NATURE OF THE ROAD PARCEL  
NON-USE AND LACHES RENDER THE PARCEL NO LONGER OF PRACTICAL USE OR VALUE. A DISPUTE WITH  
THE PARCEL "L" OWNER REGARDING HOMEOWNERS ASSESSMENTS RENDERS THE PROCUREMENT OF  
SIGNATURES IMPOSSIBLE AND IMPRACTICAL TO OBTAIN.

PURSUANT TO PROVISIONS OF SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING  
SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO A FEE.

(1) PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR  
UNDERGROUND AND ABOVEGROUND ELECTRIC FACILITIES AND APPURTENANCES PER INSTRUMENT RECORDED  
OCTOBER 3, 1929 IN VOLUME 209, PAGE 407, RECORDED OCTOBER 10, 1930 IN VOLUME 264, PAGE 38,  
RECORDED JANUARY 14, 1997, IN REEL 3468, PAGE 885, AND AN EASEMENT FOR GAS PIPELINE  
PURPOSES AND APPURTENANCES PER INSTRUMENT RECORDED JANUARY 14, 1997, IN REEL 3468, PAGE  
888 AND PER INSTRUMENT RECORDED SEPTEMBER 18, 1930, IN BOOK 257, PAGE 478, ALL OF OFFICIAL  
RECORDS.

(2) CALIFORNIA AMERICAN WATER COMPANY, HOLDER OF EASEMENTS FOR WATER LINES AND  
APPURTENANCES PER INSTRUMENT RECORDED JUNE 16, 1977, IN REEL 1155, PAGE 309, AND  
RE-RECORDED JULY 7, 1977 IN REEL 1161, PAGE 272, AND PER INSTRUMENT RECORDED JANUARY 16,  
1991 IN REEL 2598, PAGE 108, ALL OF OFFICIAL RECORDS.

(3) RYAN RANCH ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, EASEMENT HOLDER UNDER  
DOCUMENT RECORDED AUGUST 19, 1982 IN REEL 1573, PAGE 200, OFFICIAL RECORDS.

(4) MONTEREY PENINSULA AIRPORT DISTRICT, HOLDER OF AN EASEMENT FOR AVIGATION AND HAZARD  
PURPOSES PER INSTRUMENT RECORDED JANUARY 19, 1990 IN REEL 2461, PAGE 1084, OFFICIAL  
RECORDS.

(5) COUNTY OF MONTEREY, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, EASEMENT HOLDER  
UNDER DOCUMENT RECORDED SEPTEMBER 29, 1992 IN REEL 2851, PAGE 766 AND RECORDED DECEMBER  
11, 1998 IN SERIES 9887102, AND AS MODIFIED UNDER THE DOCUMENT RECORDED OCTOBER 3, 2003 IN  
DOCUMENT 2003121094 AND AS MODIFIED UNDER THE DOCUMENT RECORDED JUNE 24, 2004 IN  
DOCUMENT 2004066017; ALSO AN EASEMENT HOLDER UNDER DOCUMENT RECORDED SEPTEMBER 23, 2003  
IN DOCUMENT 2003115627, AND AS MODIFIED UNDER THE DOCUMENT RECORDED MAY 25, 2006 IN  
DOCUMENT 2006047028; ALSO AN EASEMENT HOLDER UNDER DOCUMENT RECORDED JUNE 16, 2004 IN  
DOCUMENT 2004062108; ALSO AN EASEMENT HOLDER UNDER DOCUMENT RECORDED SEPTEMBER 14, 2005  
IN DOCUMENT 2005095838; ALSO AN EASEMENT HOLDER UNDER DOCUMENT RECORDED DECEMBER 1,  
2005 IN DOCUMENT 2005127223, ALL OF OFFICIAL RECORDS.

(6) CLINTON EASTWOOD, TRUSTEE OF THE 1998 CLINTON EASTWOOD TRUST UNDER DECLARATION OF  
TRUST DATED MARCH 16, 1988 AND MARGARET EASTWOOD, TRUSTEE OF THE MARGARET EASTWOOD TRUST  
UNDER DECLARATION OF TRUST DATED AUGUST 21, 1990, EASEMENT HOLDERS UNDER DOCUMENT  
RECORDED JANUARY 14, 1999 IN SERIES 9903477, OFFICIAL RECORDS.

(7) PACIFIC BELL, A CORPORATION, HOLDER OF AN EASEMENT FOR COMMUNICATION FACILITIES AND  
APPURTENANCES PER INSTRUMENT RECORDED MAY 7, 1998 IN SERIES 9828359, AND CORRECTORY  
EASEMENT PER INSTRUMENT RECORDED JULY 2, 1998, IN SERIES 9843439, BOTH OF OFFICIAL RECORDS.

(8) CANADA WOODS WATER COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF AN  
EASEMENT FOR WATER SYSTEM FACILITIES AND APPURTENANCES PER INSTRUMENT RECORDED MARCH 8,  
2004 IN DOCUMENT 2004021127; AN EASEMENT FOR WATER SYSTEM FACILITIES, APPURTENANCES AND  
ACCESS PER INSTRUMENT RECORDED APRIL 7, 2008 IN DOCUMENTS 2008021324, 2008021333,  
2008021338, 2008021339, 2008021341, 2008021343, 2008021346 AND 2008021349, ALL OF OFFICIAL  
RECORDS.

(9) MONTEREY COUNTY BANK, HOLDER OF AN EASEMENT FOR ACCESS, ROADWAY, UTILITY, DRAINAGE AND  
INCIDENTAL PURPOSES PER INSTRUMENT RECORDED AUGUST 19, 2011 IN DOCUMENT 2011045423 OF  
OFFICIAL RECORDS.

(10) UTAH CONSTRUCTION AND MINING COMPANY, A DELAWARE CORPORATION, HOLDER OF AN EASEMENT  
FOR INGRESS, EGRESS AND PUBLIC UTILITIES PER INSTRUMENT RECORDED SEPTEMBER 10, 1969 IN REEL  
620, PAGE 428 OF OFFICIAL RECORDS.

SEE SHEETS 2, 3, 4, AND 24 FOR NOTES AND CONDITION OF APPROVAL NOTES

**TRACT NO. 1513  
YORK HIGHLANDS RESUBDIVISION**

A PRIVATE ROAD SUBDIVISION  
IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA  
SHOWING THE RESUBDIVISION OF MONTEREY RANCH - PHASE 8, TRACT 1450,  
VOLUME 23, CITIES AND TOWNS, PAGE 14, LOTS 164-171 AND PARCELS A, B, C,  
AND L; PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, LOTS  
5-10, 117-122, RANCH LOTS 3, AND 4 AND PARCELS M AND H (YORK  
HIGHLANDS); AND PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE  
16, RANCH LOT 1; PHASE 6, TRACT 1419, VOLUME 22, CITIES AND TOWNS, PAGE  
56, ADJUSTED REMAINDER LOT 44 AND PARCEL R2 (MONTEREY); ALL BEING OF  
OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.  
MAY 2012

**PREPARED BY:**

**WWD CORPORATION**  
2801 MONTEREY-SALINAS HIGHWAY  
MONTEREY, CALIFORNIA 93940  
(831) 655-2723  
FAX: (831) 655-3425

**PREPARED FOR:**

**BANKER'S DEVELOPMENT  
GROUP, L.L.C.**  
C/O CARMEL DEVELOPMENT COMPANY  
POST OFFICE BOX 450  
CARMEL, CALIFORNIA 93921

**SHEET 1 OF 24**



SN00030044

Vol 24 C & T Pg 34

**PLN 100020 CONDITION OF APPROVAL NOTES:**

CONDITION #5. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

CONDITION #7. ALL OF THE MITIGATION MEASURES CONTAINED IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE MONTEREY RANCH SUBDIVISION (EIR NO. 84-007) AS SHOWN IN THE MITIGATION MONITORING AND REPORTING PLAN ARE INCLUDED AS CONDITIONS OF APPROVAL.

CONDITION #8. THE APPROVED DEVELOPMENT SHALL INCORPORATE THE RECOMMENDATIONS OF THE EROSION CONTROL PLAN AS REVIEWED BY THE DIRECTOR OF RMA - PLANNING AND DIRECTOR OF BUILDING SERVICES. ALL CUT AND/OR FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION DURING THE COURSE OF CONSTRUCTION, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA - PLANNING AND RMA - BUILDING SERVICES. THE IMPROVEMENT AND GRADING PLANS SHALL INCLUDE AN IMPLEMENTATION SCHEDULE OF MEASURES FOR THE PREVENTION AND CONTROL OF EROSION, SILTATION AND DUST DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION AND UNTIL EROSION CONTROL PLANTING BECOMES ESTABLISHED. THIS PROGRAM SHALL BE APPROVED BY THE DIRECTOR OF RMA - PLANNING AND DIRECTOR OF RMA - BUILDING SERVICES.

CONDITION #9. UNDERGROUND UTILITIES ARE REQUIRED IN THIS SUBDIVISION IN ACCORDANCE WITH CHAPTER 19.10.095, TITLE 19 OF THE MONTEREY COUNTY CODE. SUCH FACILITIES SHALL BE INSTALLED OR BONDED PRIOR TO FILING THE PARCEL/FINAL MAP.

CONDITION #10. ALL STREET LIGHTS IN THE DEVELOPMENT SHALL BE APPROVED BY THE DIRECTOR OF THE RMA - PLANNING DEPARTMENT.

CONDITION #11. AN ARCHAEOLOGIST SHALL BE RETAINED TO MONITOR THE INITIAL EXCAVATION AND GRADING OF SUBDIVISION IMPROVEMENTS FOR EACH PHASE. AN AGREEMENT SIGNED BY THE ARCHEOLOGIST, APPLICANT, AND EXCAVATION CONTRACTOR SUBJECT TO APPROVAL OF THE PLANNING DIRECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT SHALL BE REQUIRED. SAID AGREEMENT SHALL SPECIFY THAT THE ARCHAEOLOGIST SHALL SUBMIT A WRITTEN REPORT DETAILING FINDINGS, IF ANY, UPON DISCOVERY OF SIGNIFICANT ARCHAEOLOGICAL RESOURCES, EXCAVATION OR GRADING SHALL CEASE FOR A PERIOD NECESSARY TO DETERMINE THE SIGNIFICANCE OF ANY ARTIFACTS AND SALVAGE ANY DISCOVERIES. SAID PERIOD SHALL NOT EXCEED 15 WORKING DAYS.

CONDITION #14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES DEPARTMENT.

CONDITION #15. IN ORDER TO MAINTAIN THE NATURAL HABITAT WITHIN AND SURROUNDING THE LOTS THE FOLLOWING SHALL BE IMPLEMENTED BY FUTURE HOMEOWNERS:

- A. DIRECT DISTURBANCE OR REMOVAL OF NATIVE VEGETATION COVER SHOULD BE RESTRICTED TO THOSE AREAS DESIGNATED FOR DEVELOPMENT ONLY, EXCEPT AS PRESCRIBED UNDER FIRE CONTROL AND FUEL MANAGEMENT.
- B. THE INTRODUCTION OF NON-NATIVE PLANT SPECIES SHOULD BE AVOIDED. NATIVE TREES (PREFERABLY OAKS), SHRUBS, AND GROUND COVERS SHOULD BE USED FOR EROSION CONTROL AND LANDSCAPING WITHIN THE DESIGNATED DEVELOPMENT ENVELOPE SURROUNDING EACH HOMESITE, THE PROPOSED RECREATION AREAS, AND ALONG THE ACCESS ROAD SYSTEM. A LANDSCAPE PLAN SHOULD BE DEVELOPED INCORPORATING THE RETENTION OF NATIVE TREES AND VEGETATION AROUND THE BUILDING SITES.
- C. EXOTIC PLANT SPECIES THAT ARE AGGRESSIVE COLONIZERS OF DISTURBED AREAS SHOULD BE ACTIVELY ERADICATED. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO,

- D. OFF-ROAD VEHICLE ACTIVITIES SHOULD NOT BE ALLOWED ON THE PROPERTY.
- E. LIVESTOCK (E.G., HORSES, CATTLE) SHOULD BE KEPT OR GRAZED ON THE PROPERTY ONLY AT STOCKING LEVELS COMPARABLE TO PRE-EXISTING USE. IF DESIRED, USE OF THE EXISTING ROAD AND TRAIL SYSTEM FOR RECREATIONAL HORSEBACK RIDING AND HIKING MAY BE ALLOWED TO CONTINUE. NO LIVESTOCK SHOULD BE STABLED OR BOARDED ON ANY CLUSTER OR ESTATE PARCEL.

- F. DEAD TREES AND SNAGS, AS WELL AS BARE AND DENUDED LIMBS, SHOULD BE RETAINED. THESE ARE VALUABLE AS PERCH OR ROOST SITES FOR RAPTORS AND FLYCATCHERS, AND AS NEST SITES FOR CAVITY-NESTING BIRDS. REMOVAL SHOULD BE IMPLEMENTED ONLY WHEN A HAZARD EXISTS.
- H. BRUSH PILES AND FALLEN LOGS SHOULD BE RETAINED EXCEPT AS PRESCRIBED UNDER FIRE CONTROL AND FUEL MANAGEMENT. THESE SERVE AS PROTECTIVE OR ESCAPE COVER, NEST SITES, AND FORAGING AREAS FOR A VARIETY OF WILDLIFE SPECIES.

CONDITION #16. DEVELOPMENT AND CONSTRUCTION ACTIVITIES SHOULD BE CONDUCTED WITH AS LITTLE VEGETATION REMOVAL AND SOIL DISTURBANCE AS POSSIBLE. TREE AND SHRUB ROOT SYSTEMS SHOULD BE LEFT INTACT TO HELP BIND THE SOIL. SURFACE CUTS AND FILLS SHOULD BE MADE ONLY FOR DESIGNATED HOMESITES AND ASSOCIATED CONSTRUCTION MATERIAL LAYDOWN AREAS. DEVELOPMENT OF THE EXISTING UNPAVED ROAD ALONG THE RIDGELINE AS CONSTRUCTION AND RESIDENTIAL ACCESS TO THE HOMESITES WILL PREVENT SOIL DISTURBANCE ON SLOPES WHERE HIGHER EROSION RATES ARE EXPECTED. CLEARING SHOULD NOT BE ALLOWED ON SLOPES GREATER THAN TEN PERCENT WITHOUT SPECIFIC CONSULTATION WITH AN EROSION CONTROL SPECIALIST.

CONDITION #19. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT/LICENSED LANDSCAPE CONTRACTOR/LICENSED LANDSCAPE ARCHITECT SHALL SUBMIT LANDSCAPE PLANS AND CONTRACTOR'S ESTIMATE TO THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. LANDSCAPING PLANS SHALL INCLUDE THE RECOMMENDATIONS FROM THE FOREST MANAGEMENT PLAN OR BIOLOGICAL SURVEY AS APPLICABLE. ALL LANDSCAPE PLANS SHALL BE SIGNED AND STAMPED BY LICENSED PROFESSIONAL UNDER THE FOLLOWING STATEMENT, "I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES."

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT/LICENSED LANDSCAPE CONTRACTOR/LICENSED LANDSCAPE ARCHITECT SHALL SUBMIT ONE (1) SET LANDSCAPE PLANS OF APPROVED BY THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT, A MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATION, AND A COMPLETED "RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION" TO THE MONTEREY COUNTY WATER RESOURCES AGENCY FOR REVIEW AND APPROVAL.

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT/LICENSED LANDSCAPE CONTRACTOR/LICENSED LANDSCAPE ARCHITECT SHALL SUBMIT THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT APPROVED LANDSCAPE PLANS, A MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATION, AND A COMPLETED "RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION" TO THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT FOR REVIEW AND APPROVAL.

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE OWNER/APPLICANT/LICENSED LANDSCAPE CONTRACTOR/ SHALL SUBMIT AN APPROVED WATER PERMIT FROM THE MPWMD TO THE MONTEREY COUNTY RMA-BUILDING SERVICES DEPARTMENT.

PRIOR TO OCCUPANCY, THE OWNER/APPLICANT/LICENSED LANDSCAPE CONTRACTOR/LICENSED LANDSCAPE ARCHITECT SHALL ENSURE THAT THE LANDSCAPING SHALL BE EITHER INSTALLED OR A CERTIFICATE OF DEPOSIT OR OTHER FORM OF SURETY MADE PAYABLE TO MONTEREY COUNTY FOR THAT COST ESTIMATE SHALL BE SUBMITTED TO THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. ON AN ON-GOING BASIS, ALL LANDSCAPED AREAS AND FENCES SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER/APPLICANT; ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER-FREE, WEED-FREE, HEALTHY, GROWING CONDITION.

CONDITION #20. ALL EXTERIOR LIGHTING SHALL BE UNOBTUSIVE, DOWN-LIT, HARMONIOUS WITH THE LOCAL AREA, AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED. EXTERIOR LIGHTING SHALL HAVE RECESSED LIGHTING ELEMENTS. EXTERIOR LIGHT SOURCES THAT WOULD BE DIRECTLY VISIBLE FROM WHEN VIEWED FROM A COMMON PUBLIC VIEWING AREA, AS DEFINED IN SECTION 21.06.195, ARE PROHIBITED. THE APPLICANT SHALL SUBMIT THREE (3) COPIES OF EXTERIOR LIGHTING PLAN WHICH SHALL INDICATE THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES AND INCLUDE CATALOG SHEETS FOR EACH FIXTURE. THE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SET FORTH IN CALIFORNIA CODE OF REGULATIONS TITLE 24 PART 6. THE EXTERIOR LIGHTING PLAN SHALL BE SUBJECT TO APPROVAL BY THE DIRECTOR OF THE RMA - PLANNING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.

CONDITION #21. THE FOLLOWING REPORTS HAVE BEEN PREPARED:

- YORK HIGHLANDS GRADING LETTER, PREPARED BY WWD ENGINEERING, JUNE 14, 2011;
- BIOLOGICAL IMPACT LETTER, PREPARED BY VERN YADON, PACIFIC GROVE, CALIFORNIA, MARCH 11, 2011;
- SUPPLEMENTAL BIOLOGICAL ASSESSMENT YORK HIGHLANDS (LIB110168), PREPARED BY ZANDER ASSOCIATES, SAN RAFAEL, CALIFORNIA, MAY 9, 2011;
- GEOLOGICAL AND PRELIMINARY GEOTECHNICAL INVESTIGATION (LIB110169), PREPARED BY ENVIRONMENTAL RISK SPECIALTIES CORPORATION, SANTA CLARA, CALIFORNIA, MARCH 31, 2011;
- DRAINAGE REPORT FOR YORK HIGHLANDS RE-SUBDIVISION PROJECT (LIB110170), PREPARED BY WWD ENGINEERING, MONTEREY, CALIFORNIA, APRIL, 2011;
- PRELIMINARY CULTURAL RESOURCES RECONNAISSANCE OF A PORTION OF THE MONTEREY RANCH, (LIB030110) MONTEREY, MONTEREY COUNTY, CALIFORNIA, PREPARED BY ARCHAEOLOGICAL CONSULTING, SALINAS, CALIFORNIA, AUGUST 21, 1989.

THESE REPORTS ARE ON FILE IN THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT. ALL OF THE RECOMMENDATIONS CONTAINED IN THESE REPORTS SHALL BE FOLLOWED IN FURTHER DEVELOPMENT OF THIS PROPERTY.

CONDITION #22. THE THREE DIMENSIONAL BUILDING ENVELOPES (DATED AUGUST 22, 2011) AND DEVELOPMENT CRITERIA (SUBMITTED SEPTEMBER 1, 2011) FOR LOT 2, LOT 6 AND LOT 44 HAVE BEEN INCORPORATED INTO THE CC&RS.

SEE ADDITIONAL CONDITION OF APPROVAL NOTES ON SHEET 3 AND SHEET 24

**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 BANKER'S DEVELOPMENT GROUP, L.L.C. BEGINNING APRIL 1, 2011. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP, AND ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR AFTER THE RECORDATION OF THIS MAP BY THE MONTEREY COUNTY RECORDER; THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*David K. Fuller*  
DAVID K. FULLER, REGISTERED PROFESSIONAL ENGINEER  
R.C.E. 24400, EXPIRES: 12/31/2013

**COUNTY SURVEYORS STATEMENT**

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE MONTEREY COUNTY BOARD OF SUPERVISORS ON OCTOBER 18, 2011; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND OF MONTEREY COUNTY CODE, TITLE-19, HAVE BEEN COMPLIED WITH, AND THAT THIS MAP IS TECHNICALLY CORRECT.

*Michael K. Goetz*  
MICHAEL K. GOETZ PLS 5667

MAY 21, 2012  
DATE



**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 MAP ON THE DAY OF MAY 21, 2012, AND ACCEPTED ON BEHALF OF THE PUBLIC ALL OFFERS OF DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION EXCEPT FOR THE IRREVOCABLE OFFER TO DEDICATE A NONEXCLUSIVE TRAIL EASEMENT AND DECLARATION OF RESTRICTIONS, WHICH THE BOARD OF SUPERVISORS WILL CONSIDER FOR ACCEPTANCE AT A LATER TIME. THE COUNTY OF MONTEREY HEREBY REMISES, RELEASES AND QUITCLAIMS ITS INTERESTS IN PRIOR OFFERS RECORDED IN THE FOLLOWING DOCUMENTS INsofar AS THESE PRIOR OFFERS AFFECT THE REAL PROPERTY LYING WITHIN THE FINAL MAP ACCEPTED HEREIN: THAT DOCUMENT ENTITLED IRREVOCABLE OFFER TO DEDICATE NON-EXCLUSIVE TRAIL EASEMENTS AND DECLARATION OF RESTRICTIONS RECORDED ON SEPTEMBER 29, 1992 AT REEL 2851 AT PAGE 713; THAT DOCUMENT ENTITLED IRREVOCABLE OFFER TO DEDICATE A TRAIL AND DECLARATION OF RESTRICTIONS RECORDED ON FEBRUARY 10, 2000 AT DOCUMENT 20000008969, AND THAT DOCUMENT ENTITLED IRREVOCABLE OFFER TO DEDICATE A TRAIL AND DECLARATION OF RESTRICTIONS RECORDED ON DECEMBER 26, 2001 AT DOCUMENT 2001108510 ALL IN THE OFFICIAL RECORDS OF THE RECORDER FOR THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

THE COUNTY OF MONTEREY BY ACCEPTANCE OF ALL OTHER DEDICATIONS DOES HEREBY REMISE, RELEASE AND QUITCLAIM THE PUBLIC USES AND PUBLIC USE EASEMENTS PREVIOUSLY DEDICATED IN THE FOLLOWING DOCUMENTS, AND WHICH ARE SPECIFIED ON THE FINAL MAP ACCEPTED HEREIN "TO BE ABANDONED":

UTILITY EASEMENT, ACCESS AND UTILITIES EASEMENTS, DRAINAGE EASEMENTS AND SEWER EASEMENT AS DEDICATED ON THAT MAP ENTITLED TRACT NO. 1452, MONTEREY RANCH, PHASE 10 FILED ON DECEMBER 1, 2005, IN VOLUME 23, CITIES AND TOWNS, PAGE 18; AND THAT DOCUMENT ENTITLED "AGREEMENT RE: DRAINAGE AND FLOOD CONTROL SYSTEMS" FILED ON DECEMBER 1, 2005 AT DOCUMENT 2005127221 INsofar AS THESE PRIOR DEDICATIONS ARE LOCATED WITHIN THE REAL PROPERTY LYING WITHIN THE FINAL MAP ACCEPTED HEREIN. DRAINAGE EASEMENT, AND ACCESS EASEMENT AND PUE AS DEDICATED ON THAT MAP ENTITLED TRACT NO. 1450 MONTEREY RANCH, PHASE 8, FILED ON SEPTEMBER 14, 2005, IN VOLUME 23, CITIES AND TOWNS, PAGE 14 AND THAT DOCUMENT ENTITLED "AGREEMENT RE DRAINAGE AND FLOOD CONTROL SYSTEMS" FILED ON SEPTEMBER 14, 2005 AT DOCUMENT 2005095834 INsofar AS THESE PRIOR DEDICATIONS ARE LOCATED WITHIN THE REAL PROPERTY LYING WITHIN THE FINAL MAP ACCEPTED HEREIN.

FIRE ACCESS EASEMENT AS DEDICATED ON THAT MAP ENTITLED TRACT NO. 1419 MONTEREY RANCH PHASE 6 FILED ON JUNE 16, 2004, IN VOLUME 22, CITIES AND TOWNS, PAGE 58. INsofar AS THESE PRIOR DEDICATIONS ARE LOCATED WITHIN THE REAL PROPERTY LYING WITHIN THE FINAL MAP ACCEPTED HEREIN.

CONSERVATION AND SCENIC EASEMENTS IN THE CONFIGURATIONS AS IDENTIFIED ON THAT MAP ENTITLED TRACT NO. 1450 MONTEREY RANCH, PHASE 8, FILED ON SEPTEMBER 14, 2005, IN VOLUME 23, CITIES AND TOWNS, PAGE 14 AND DEDICATED IN THAT DOCUMENT ENTITLED CONSERVATION AND SCENIC EASEMENT DEED FILED ON SEPTEMBER 14, 2005 AT DOCUMENT 2005095838; AND IN THE CONFIGURATIONS AS IDENTIFIED ON THAT MAP ENTITLED TRACT NO. 1452, MONTEREY RANCH, PHASE 10 FILED ON DECEMBER 1, 2005, IN VOLUME 23, CITIES AND TOWNS, PAGE 18 AND DEDICATED IN THAT DOCUMENT ENTITLED CONSERVATION AND SCENIC EASEMENT DEED FILED ON DECEMBER 1, 2005 AT DOCUMENT 2005127223 INsofar AS THESE PRIOR DEDICATIONS ARE LOCATED WITHIN THE REAL PROPERTY LYING WITHIN THE FINAL MAP ACCEPTED HEREIN.

*Denise Hancock*  
GAIL T. BORKOWSKI

5-29-12  
DATE

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

BY: *Denise Hancock*  
DEPUTY

**TRACT NO. 1513  
YORK HIGHLANDS RESUBDIVISION**

A PRIVATE ROAD SUBDIVISION  
IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA  
SHOWING THE RESUBDIVISION OF MONTEREY RANCH - PHASE 8, TRACT 1450, VOLUME 23, CITIES AND TOWNS, PAGE 14, LOTS 164-171 AND PARCELS A, B, C, AND L; PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 18, LOTS 5-10, 117-122, RANCH LOTS 3, AND 4 AND PARCELS M AND H (YORK HIGHLANDS); AND PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 18, RANCH LOT 1; PHASE 6, TRACT 1419, VOLUME 22, CITIES AND TOWNS, PAGE 58, ADJUSTED REMAINDER LOT 44 AND PARCEL R2 (MONTEREY); ALL BEING OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.  
MAY 2012

**PREPARED BY:**

**WWD CORPORATION**  
2801 MONTEREY-SALINAS HIGHWAY  
MONTEREY, CALIFORNIA 93940  
(831) 655-2723  
FAX: (831) 655-3425

**PREPARED FOR:**

**BANKER'S DEVELOPMENT GROUP, L.L.C.**  
C/O CARMEL DEVELOPMENT COMPANY  
POST OFFICE BOX 450  
CARMEL, CALIFORNIA 93921

**SHEET 2 OF 24**



**CONDITION OF APPROVAL NOTES CONTINUED**

CONDITION #23 THE PROPERTY MAY BE SUBJECT TO BUILDING AND /OR USE RESTRICTIONS.

CONDITION #25 THE YORK HIGHLANDS SUBDIVISION IS LOCATED WITHIN CLOSE PROXIMITY TO THE MONTEREY AIRPORT, THE LAGUNA SECA RACEWAY AND STATE HIGHWAY 68 AND MAY BE SUBJECT TO INTERMITTENT NOISE IMPACTS. APPROPRIATE DESIGN AND BUILDING TECHNIQUES TO MITIGATE NOISE SHOULD BE CONSIDERED IN THE DESIGN AND CONSTRUCTION OF RESIDENTIAL STRUCTURES WITHIN THE SUBDIVISION.

CONDITION #27. TREES, 6 INCHES OR GREATER IN DIAMETER MEASURED 2 FEET ABOVE GROUND LEVEL, THAT NEED TO BE REMOVED FOR INFRASTRUCTURE IMPROVEMENTS WILL BE FLAGGED AND STAKED PRIOR TO ISSUANCE OF PERMITS. THE OWNER/APPLICANT WILL EITHER RELOCATE THE TREE OR PROVIDE A REPLACEMENT WITH A RELOCATED TREE OR THROUGH PLANTING OF A NATIVE TREE OF THE SAME SPECIES AND OF LOCALLY GROWN STOCK. TREES 6 INCHES OR GREATER AND LESS THAN 24 INCHES IN DIAMETER MEASURED 2 FEET ABOVE GROUND LEVEL THAT ARE REMOVED SHALL BE REPLACED ON A 1:1 BASIS. TREES GREATER THAN 24 INCHES IN DIAMETER MEASURED 2 FEET ABOVE GROUND LEVEL (LANDMARK) THAT ARE REMOVED SHALL BE REPLACED ON A 3:1 BASIS.

CONDITION #36. ALL SUBDIVISION ROADS ARE PRIVATE ROADS.

CONDITION #41. CONSTRUCTION MANAGEMENT PLAN (CMP) SHALL BE SUBMITTED TO THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL. THE CMP SHALL INCLUDE MEASURES TO MINIMIZE TRAFFIC IMPACTS DURING THE CONSTRUCTION/GRADING PHASE OF THE PROJECT AND SHALL PROVIDE THE FOLLOWING INFORMATION: DURATION OF THE CONSTRUCTION, HOURS OF OPERATION, AN ESTIMATE OF THE NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED, TRUCK ROUTES, NUMBER OF CONSTRUCTION WORKERS, PARKING AREAS FOR BOTH EQUIPMENT AND WORKERS, AND LOCATIONS OF TRUCK STAGING AREAS. HAULING SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM. APPROVED MEASURES INCLUDED IN THE CMP SHALL BE IMPLEMENTED BY THE APPLICANT DURING THE CONSTRUCTION/ GRADING PHASE OF THE PROJECT.

**PLN 100020 CONDITION OF APPROVAL NOTES:**

**FIRE DEPARTMENT NOTES**

CONDITION #59 FIRE 002. THE GRADE FOR ALL ROADS SHALL NOT EXCEED 15 PERCENT. WHERE ROAD GRADES EXCEED 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE LENGTH OF VERTICAL CURVES IN ROADWAYS, EXCLUSIVE OF GUTTERS, DITCHES AND DRAINAGE STRUCTURES DESIGNED TO HOLD OR DIVERT WATER, SHALL NOT BE LESS THAN 100 FEET. NO ROADWAY TURN SHALL HAVE A HORIZONTAL INSIDE RADIUS OF LESS THAN 50 FEET. A ROADWAY TURN RADIUS OF 50 TO 100 FEET IS REQUIRED TO HAVE AN ADDITIONAL 4 FEET OF ROADWAY SURFACE. A ROADWAY TURN RADIUS OF 100 TO 200 FEET IS REQUIRED TO HAVE AN ADDITIONAL 2 FEET OF ROADWAY SURFACE. ROADWAY TURNAROUNDS SHALL BE REQUIRED ON DEAD-END ROADS IN EXCESS OF 150 FEET OF SURFACE LENGTH. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE ROAD. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

CONDITION #60 FIRE 004. FOR PARCELS GREATER THAN 1 ACRE AND NOT EXCEEDING 5 ACRES, THE MAXIMUM LENGTH OF A DEAD-END ROAD, INCLUDING ALL DEAD-END ROADS ACCESSED FROM THAT DEAD-END ROAD, SHALL NOT EXCEED 1320 FEET. ALL DEAD-END ROAD LENGTHS SHALL BE MEASURED FROM THE EDGE OF THE ROADWAY SURFACE AT THE INTERSECTION THAT BEGINS THE ROAD TO THE END OF THE ROAD SURFACE AT ITS FURTHEST POINT. WHERE A DEAD-END ROAD SERVES PARCELS OF DIFFERING SIZES, THE SHORTEST ALLOWABLE LENGTH SHALL APPLY. EACH DEAD-END ROAD SHALL HAVE A TURNAROUND CONSTRUCTED AT ITS TERMINUS. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE ROAD. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

CONDITION #61 FIRE 005. FOR PARCELS GREATER THAN 5 ACRES AND NOT EXCEEDING 20 ACRES, THE MAXIMUM LENGTH OF A DEAD-END ROAD, INCLUDING ALL DEAD-END ROADS ACCESSED FROM THAT DEAD-END ROAD, SHALL NOT EXCEED 2640 FEET. ALL DEAD-END ROAD LENGTHS SHALL BE MEASURED FROM THE EDGE OF THE ROADWAY SURFACE AT THE INTERSECTION THAT BEGINS THE ROAD TO THE END OF THE ROAD SURFACE AT ITS FURTHEST POINT. WHERE A DEAD-END ROAD SERVES PARCELS OF DIFFERING SIZES, THE SHORTEST ALLOWABLE LENGTH SHALL APPLY. EACH DEAD-END ROAD SHALL HAVE TURNAROUNDS AT ITS TERMINUS AND AT NO GREATER THAN 1320-FOOT INTERVALS. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE ROAD. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

CONDITION #62 FIRE 010. ALL NEWLY CONSTRUCTED OR APPROVED ROADS AND STREETS SHALL BE DESIGNATED BY NAMES OR NUMBERS, POSTED ON SIGNS CLEARLY VISIBLE AND LEGIBLE FROM THE ROADWAY. SIZE OF LETTERS, NUMBERS AND SYMBOLS FOR STREET AND ROAD SIGNS SHALL BE A MINIMUM 4-INCH LETTER HEIGHT, 1/2-INCH STROKE, AND SHALL BE A COLOR THAT IS REFLECTIVE AND CLEARLY CONTRASTS WITH THE BACKGROUND COLOR OF THE SIGN. ALL NUMERALS SHALL BE ARABIC. STREET AND ROAD SIGNS SHALL BE NON-COMBUSTIBLE AND SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF VEHICLE TRAVEL FOR A DISTANCE OF AT LEAST 100 FEET. HEIGHT, VISIBILITY, LEGIBILITY, AND ORIENTATION OF STREET AND ROAD SIGNS SHALL BE MEET THE PROVISIONS OF MONTEREY COUNTY ORDINANCE NO. 1241. THIS SECTION DOES NOT REQUIRE ANY ENTITY TO RENAME OR RENUMBER EXISTING ROADS OR STREETS, NOR SHALL A ROADWAY PROVIDING ACCESS ONLY TO A SINGLE COMMERCIAL OR INDUSTRIAL OCCUPANCY REQUIRE NAMING OR NUMBERING. SIGNS REQUIRED UNDER THIS SECTION IDENTIFYING INTERSECTING ROADS, STREETS AND PRIVATE LANES SHALL BE PLACED AT THE INTERSECTION OF THOSE ROADS, STREETS AND/OR PRIVATE LANES. SIGNS IDENTIFYING TRAFFIC ACCESS OR FLOW LIMITATIONS (I.E., WEIGHT OR VERTICAL CLEARANCE LIMITATIONS, DEAD-END ROAD, ONE-WAY ROAD OR SINGLE LANE CONDITIONS, ETC.) SHALL BE PLACED: (A) AT THE INTERSECTION PRECEDING THE TRAFFIC ACCESS LIMITATION; AND (B) NOT MORE THAN 100 FEET BEFORE SUCH TRAFFIC ACCESS LIMITATION. ROAD, STREET AND PRIVATE LANE SIGNS REQUIRED BY THIS ARTICLE SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE OF ROAD IMPROVEMENTS BY THE REVIEWING FIRE AUTHORITY.

CONDITION #63 FIRE 012. THE PROVISIONS OF THIS CONDITION SHALL APPLY WHEN NEW PARCELS ARE APPROVED BY A LOCAL JURISDICTION. THE EMERGENCY WATER SYSTEM SHALL BE AVAILABLE ON-SITE PRIOR TO THE COMPLETION OF ROAD CONSTRUCTION, WHERE A COMMUNITY WATER SYSTEM IS APPROVED, OR PRIOR TO THE COMPLETION OF BUILDING CONSTRUCTION, WHERE AN INDIVIDUAL SYSTEM IS APPROVED. APPROVED WATER SYSTEMS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO THE TIME OF CONSTRUCTION. WATER SYSTEMS CONSTRUCTED, EXTENDED OR MODIFIED TO SERVE A NEW DEVELOPMENT, A CHANGE OF USE, OR AN INTENSIFICATION OF USE, SHALL BE DESIGNED TO MEET, IN ADDITION TO AVERAGE DAILY DEMAND, THE STANDARDS SHOWN IN TABLE 2 OF THE MONTEREY COUNTY GENERAL PLAN, NFPA STANDARD 1142, OR OTHER ADOPTED STANDARDS. THE QUANTITY OF WATER REQUIRED PURSUANT TO THIS CHAPTER SHALL BE IN ADDITION TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE.

CONDITION #64 FIRE 016. ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR NEW BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, ALTERNATE FUEL MODIFICATION STANDARDS OR OTHER REQUIREMENTS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT UNLESS OTHERWISE APPROVED BY THE MONTEREY COUNTY REGIONAL FIRE DISTRICT.

FOR ADDITIONAL FIRE DEPARTMENT NOTES SEE SHEET 24

**LINETYPES**

-----	RESUBDIVISION BOUNDARY
-----	NEW LOT OR PARCEL LINE
-----	NEW EASEMENT
-----	NEW BUILDING ENVELOPE
-----	OFFER TO DEDICATE CENTERLINE 20' WIDE TRAIL EASEMENT
-----	EXISTING LOT LINE
-----	EXISTING EASEMENT
-----	EXISTING LOT/PARCEL LINE AND EASEMENTS TO BE ABANDONED

**LOT/PARCEL**

PARCEL P

VOLUME 23 CITIES  
AND TOWNS PAGE 14

DOTTED TEXT

**ABBREVIATIONS**

B.E.	BUILDING ENVELOPE	OS	OPEN SPACE
C&T	CITIES AND TOWNS	O.R.	OFFICIAL RECORDS
C&SE	CONSERVATION & SCENIC EASEMENT	PM	PARCEL MAP
CWWCO	CANADA WOODS WATER COMPANY	PUE	PUBLIC UTILITY EASEMENT
D.E.	DEVELOPMENT ENVELOPE	RAD	RADIUS
DOC	DOCUMENT	SE	SCENIC EASEMENT
(E)	EXISTING	SUR	SURVEYS
L	LENGTH	VOL	VOLUME
NO.	NUMBER		

RESUBDIVISION BOUNDARY LINE TABLE (SHEETS 5-7)			
LINE	BEARING	LENGTH	
L76	S 31°50'17" W	175.34	(R1)
L77	S 31°33'55" E	46.81	(R1)
L78	S 50°03'20" E	53.34	(R1)
L79	S 46°27'13" E	49.14	(R1)
L80	S 02°37'34" W	63.41	(R1)
L81	S 00°28'00" E	74.81	(R1)
L82	S 21°10'52" E	105.37	(R1)
L83	S 40°23'02" E	88.13	(R1)
L84	S 27°51'53" E	117.49	(R1)
L85	S 41°56'16" E	64.75	(R1)
L86	S 32°55'53" E	53.67	(R1)
L87	S 16°32'40" E	107.11	(R1)
L88	S 22°59'36" E	139.62	(R1)
L89	S 25°30'16" W	41.29	(R1)
L90	S 01°03'19" E	33.08	(R1)
L91	S 40°50'13" E	39.54	(R1)
L92	S 40°50'13" E	208.81	(R1)
L93	S 30°07'36" E	83.89	(R1)
L94	S 01°11'18" E	170.07	(R1)
L95	S 14°15'39" E	173.11	(R1)
L96	S 20°59'08" E	228.70	(R1)
L97	S 20°59'08" E	69.94	(R1)
L98	S 23°11'44" E	258.66	(R1)
L99	S 24°39'15" E	88.00	(R1)
L100	S 04°45'52" W	58.55	(R1)
L101	S 20°59'57" W	101.13	(R1)
L102	S 04°29'10" W	112.32	(R2)
L103	S 09°08'44" W	201.76	(R1)
L104	S 03°15'37" W	174.69	(R1)
L105	S 13°52'27" E	146.11	(R1)
L106	S 09°08'22" E	165.62	(R1)
L107	S 02°19'53" W	126.13	(R1)
L108	S 00°42'42" W	352.39	(R1)
L109	S 03°30'00" W	141.45	(R1)
L110	S 09°53'34" W	198.60	(R1)
L111	S 43°44'45" E	31.78	(R1)
L112	S 70°30'31" E	36.63	(R1)
L113	S 17°45'46" E	71.41	(R1)
L114	N 38°53'37" W	54.94	(R1)
L115	N 48°21'35" W	18.93	(R1)
L116	N 48°21'35" W	76.02	(R1)
L117	N 80°57'49" W	25.66	(R1)
L118	S 72°14'58" W	53.81	(R1)
L119	N 87°52'23" W	21.90	(R1)
L120	N 03°06'35" E	97.66	(R1)
L121	N 00°00'16" W	103.98	(R2)

RESUBDIVISION BOUNDARY CURVE TABLE (SHEETS 5-7)			
CURVE	LENGTH	RADIUS	DELTA
C2	182.21	1230.00	8°29'16" (R4)
C3	178.24	470.00	21°43'43" (R3)
C4	130.97	230.00	32°37'33" (R3)
C5	121.48	770.00	9°02'20" (R3)
C6	213.73	270.00	45°21'18" (R3)
C7	175.90	170.00	59°17'08" (R3)
C8	249.74	320.00	44°42'55" (R3)
C9	132.21	180.00	42°05'05" (R3)
C10	75.38	780.00	5°32'13" (R3)
C11	82.48	1780.00	2°39'18" (R3)
C12	20.66	100.00	11°50'20" (R4)
C13	101.64	135.00	43°08'22" (R3)
C14	121.99	130.00	53°45'56" (R3)
C15	57.65	730.00	4°31'30" (R3)
C42	37.97	25.00	87°01'08" (R3)
C43	194.09	475.00	23°24'43" (R3)
C44	116.22	525.00	12°41'03" (R3)
C45	145.84	235.00	35°33'29" (R3)
C46	35.51	525.00	3°52'32" (R4)
C47	93.94	2005.00	2°41'04" (R4)
C48	130.61	330.00	22°40'39" (R4)
C49	130.94	830.00	9°02'20" (R4)
C50	96.80	170.00	32°37'33" (R4)
C51	200.99	530.00	21°43'43" (R4)
C52	173.32	1170.00	8°29'16" (R4)
C53	164.67	430.00	21°56'31" (R4)
C54	32.37	430.00	04°18'46" (R8)
C55	154.16	600.00	14°43'15" (R4)
C56	251.18	415.50	34°38'13" (R4)
C57	129.91	370.00	20°07'02" (R3)
C58	94.30	212.00	25°29'04" (R3)
C59	18.70	320.00	3°20'55" (R13)
C60	69.36	156.56	25°23'01" (R3)
C61	106.22	175.00	34°46'38" (R3)
C62	136.86	215.00	36°28'18" (R3)
C63	203.11	625.00	18°37'11" (R3)
C64	49.99	625.00	4°34'57" (R3)
C65	151.14	150.00	57°43'49" (R3)
C66	14.35	430.00	01°54'42" (R4)
C67	63.86	430.00	08°30'31" (R4)
C69	315.91	1955.00	9°15'31" (R3)
C70	251.18	415.50	34°38'13" (R1)
C71	154.16	600.00	14°43'15" (R1)

**SYMBOLS**

- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RCE24400" PER VOLUME 23, CITIES AND TOWNS, PAGE 16, OR AS NOTED
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RCE24400" PER VOLUME 24, SURVEYS, PAGE 53
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RCE24400" PER VOLUME 18, CITIES AND TOWNS, PAGE 1 (SEE CERTIFICATE OF CORRECTIONS DOC. #9934517)
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RCE24400" PER VOLUME 22, CITIES AND TOWNS, PAGE 38
- FOUND 1 1/2" CAPPED IRON PIPE, NO TAG PER VOLUME 7, SURVEYS, PAGE 95
- FOUND 3/4" IRON PIPE WITH CAP MARKED "RCE25766" PER VOLUME 28, SURVEYS, PAGE 120
- FOUND 1/2" REBAR WITH CAP MARKED "RCE24400" PER VOLUME 22, SURVEYS, PAGE 46
- FOUND 5/8" REBAR WITH CAP MARKED "LS7453" PER VOLUME 23, SURVEYS, PAGE 43
- FOUND 5/8" REBAR WITH CAP MARKED "RCE24400" PER VOLUME 23, CITIES AND TOWNS, PAGE 15
- FOUND 5/8" REBAR WITH CAP MARKED "RCE24400" PER VOLUME 23, CITIES AND TOWNS, PAGE 14
- ▲ FOUND 5/8" REBAR WITH CAP MARKED "RCE24400" PER VOLUME 22, CITIES AND TOWNS, PAGE 56
- FOUND 5/8" REBAR WITH CAP MARKED "RCE24400" PER VOLUME 22, CITIES AND TOWNS, PAGE 39
- FOUND 5/8" REBAR WITH CAP MARKED "LS7453" PER VOLUME 22, SURVEYS, PAGE 47
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "RCE24400"
- POINT USED FOR CALCULATION ONLY

- (R1) VOLUME 23, CITIES AND TOWNS, PAGE 16
- (R2) VOLUME 23, CITIES AND TOWNS, PAGE 14
- (R3) VOLUME 22, CITIES AND TOWNS, PAGE 56
- (R4) VOLUME 22, CITIES AND TOWNS, PAGE 39
- (R5) VOLUME 28, SURVEYS, PAGE 120
- (R6) VOLUME 22, SURVEYS, PAGE 47
- (R7) DOC. #2008021328
- (R8) DOC. #2008021331
- (R9) VOLUME 24, SURVEYS, PAGE 53
- (R10) VOLUME 22, CITIES AND TOWNS, PAGE 38
- (R11) VOLUME 23, CITIES AND TOWNS, PAGE 15
- (R12) DOC. #2008021356
- (R13) DOC. #2008021355
- (R14) DOC. #2008021332

**TRACT NO. 1513  
YORK HIGHLANDS RESUBDIVISION**

A PRIVATE ROAD SUBDIVISION  
IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA  
SHOWING THE RESUBDIVISION OF MONTEREY RANCH - PHASE B, TRACT 1450, VOLUME 23, CITIES AND TOWNS, PAGE 14, LOTS 164-171 AND PARCELS A, B, C, AND L; PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, LOTS 5-10, 117-122, RANCH LOTS 3, AND 4 AND PARCELS M AND H (YORK HIGHLANDS); AND PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, RANCH LOT 1; PHASE 6, TRACT 1419, VOLUME 22, CITIES AND TOWNS, PAGE 56, ADJUSTED REMAINDER LOT 44 AND PARCEL R2 (MONTEREY); ALL BEING OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.  
MAY 2012

**PREPARED BY:**

**WWD CORPORATION**  
2801 MONTEREY-SALINAS HIGHWAY  
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**PREPARED FOR:**

**BANKER'S DEVELOPMENT GROUP, L.L.C.**  
C/O CARMEL DEVELOPMENT COMPANY  
POST OFFICE BOX 450  
CARMEL, CALIFORNIA 93921

**SHEET 3 OF 24**

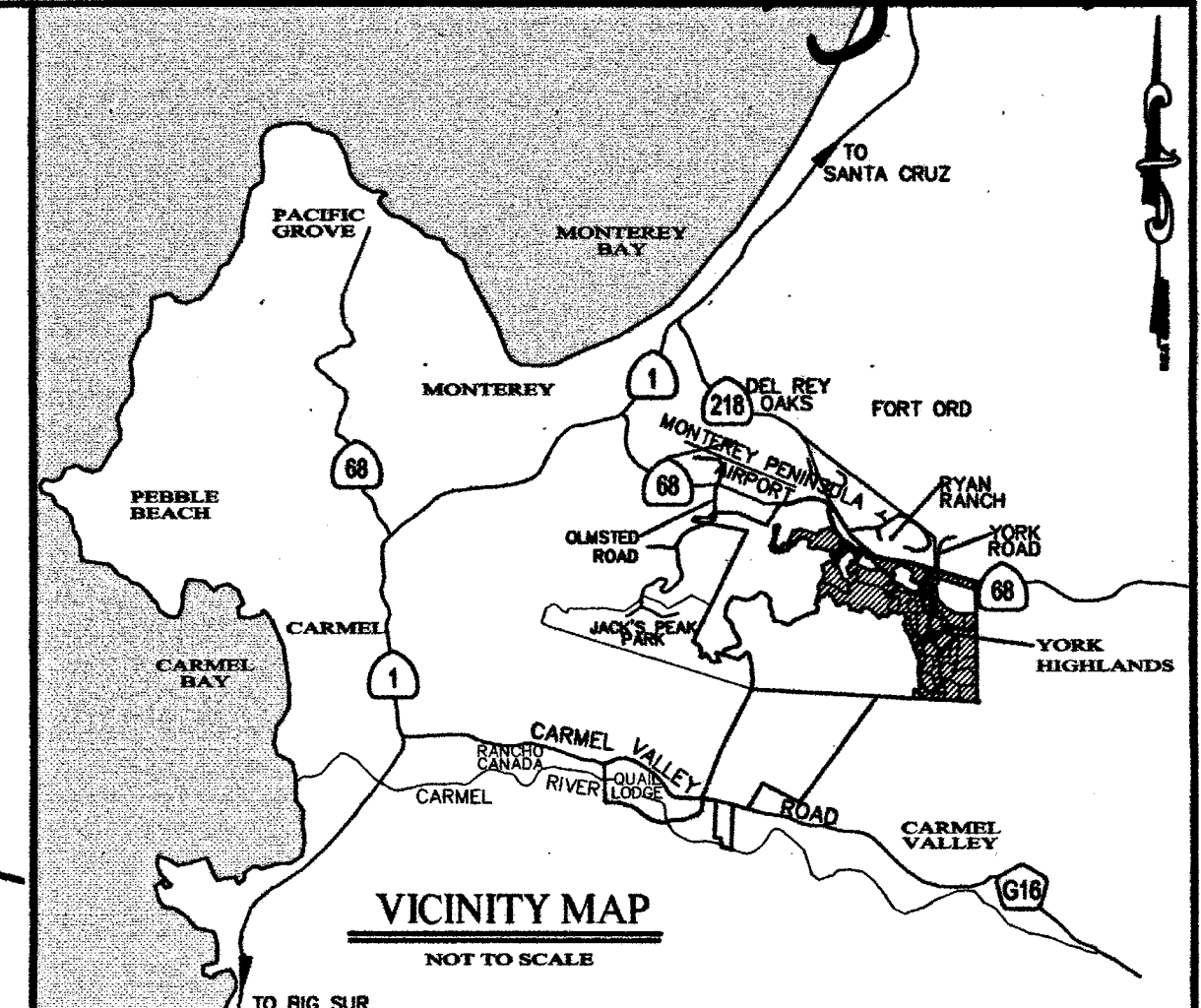
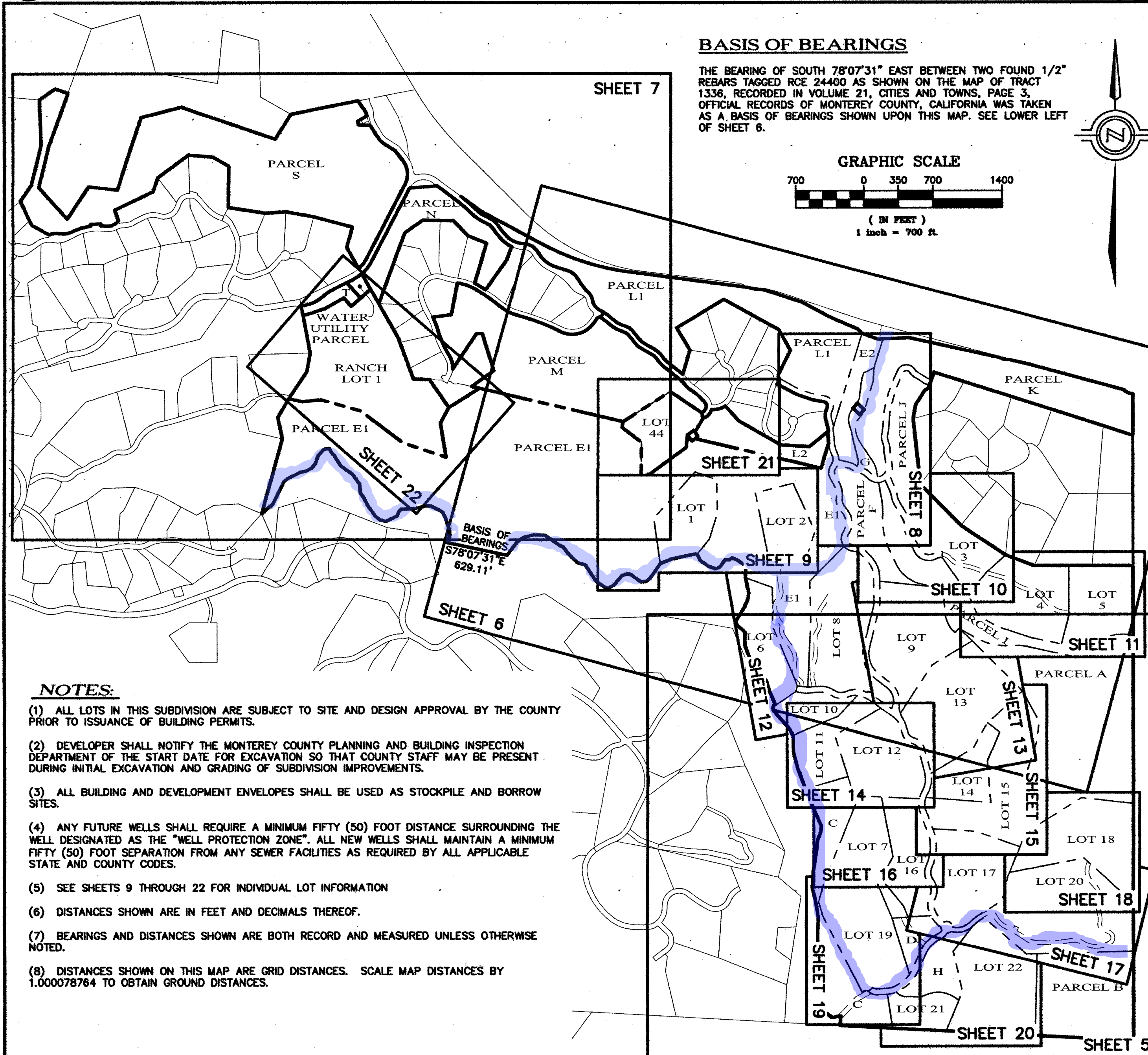
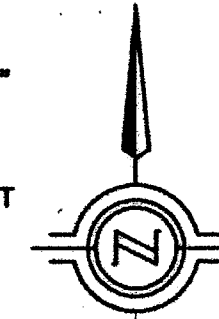
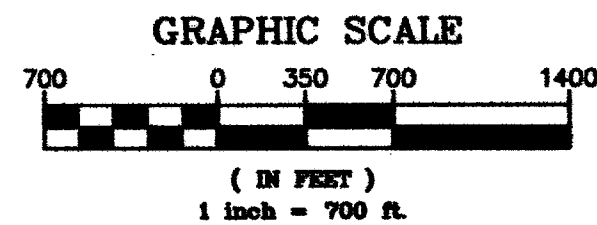


SN00030046

Vol 24 C & T Pg 34

# BASIS OF BEARINGS

THE BEARING OF SOUTH 78°07'31" EAST BETWEEN TWO FOUND 1/2" REBARS TAGGED RCE 24400 AS SHOWN ON THE MAP OF TRACT 1336, RECORDED IN VOLUME 21, CITIES AND TOWNS, PAGE 3, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA WAS TAKEN AS A BASIS OF BEARINGS SHOWN UPON THIS MAP. SEE LOWER LEFT OF SHEET 6.



## NEW LOT SUMMARY

LOT	ACRES
1	9.61
2	8.23
3	10.16
4	15.28
5	11.99
6	8.73
7	10.45
8	19.84
9	17.38
10	5.07
11	8.23
12	13.83
13	20.24
14	6.99
15	17.72
16	10.41
17	14.83
18	17.36
19	15.40
20	26.36
21	5.27
22	18.72
44	8.87
RANCH LOT 1	32.50

## NEW PARCEL SUMMARY

PARCEL	ACRES	DESCRIPTION
A	42.76	OPEN SPACE/C&SE
B	20.30	OPEN SPACE/C&SE
C	17.35	OPEN SPACE/C&SE
D	3.43	OPEN SPACE/C&SE AND DRAINAGE EASEMENT
E1	145.28	OPEN SPACE/C&SE
E2	5.47	OPEN SPACE/C&SE
F	8.59	OPEN SPACE/C&SE
G	2.31	OPEN SPACE/C&SE AND DRAINAGE EASEMENT
H	5.66	OPEN SPACE/C&SE AND DRAINAGE EASEMENT
I	14.17	OPEN SPACE/C&SE AND DRAINAGE EASEMENT
J	8.13	OPEN SPACE/C&SE
K	27.17	OPEN SPACE/C&SE
L1	39.53	OPEN SPACE/C&SE
L2	7.56	OPEN SPACE/C&SE
M	41.95	OPEN SPACE/C&SE
N	12.49	OPEN SPACE/C&SE
R	16.55	PRIVATE ROADWAY, DRAINAGE AND P.U.E PARCEL
S	66.82	OPEN SPACE/C&SE
T	1.79	OPEN SPACE/C&SE
WATER UTILITY	0.70	WATER UTILITY

## NOTES:

- (1) ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO SITE AND DESIGN APPROVAL BY THE COUNTY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- (2) DEVELOPER SHALL NOTIFY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT OF THE START DATE FOR EXCAVATION SO THAT COUNTY STAFF MAY BE PRESENT DURING INITIAL EXCAVATION AND GRADING OF SUBDIVISION IMPROVEMENTS.
- (3) ALL BUILDING AND DEVELOPMENT ENVELOPES SHALL BE USED AS STOCKPILE AND BORROW SITES.
- (4) ANY FUTURE WELLS SHALL REQUIRE A MINIMUM FIFTY (50) FOOT DISTANCE SURROUNDING THE WELL DESIGNATED AS THE "WELL PROTECTION ZONE". ALL NEW WELLS SHALL MAINTAIN A MINIMUM FIFTY (50) FOOT SEPARATION FROM ANY SEWER FACILITIES AS REQUIRED BY ALL APPLICABLE STATE AND COUNTY CODES.
- (5) SEE SHEETS 9 THROUGH 22 FOR INDIVIDUAL LOT INFORMATION
- (6) DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- (7) BEARINGS AND DISTANCES SHOWN ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
- (8) DISTANCES SHOWN ON THIS MAP ARE GRID DISTANCES. SCALE MAP DISTANCES BY 1.000078764 TO OBTAIN GROUND DISTANCES.

## TRACT NO. 1513 YORK HIGHLANDS RESUBDIVISION

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MAY 2012

## PREPARED BY:

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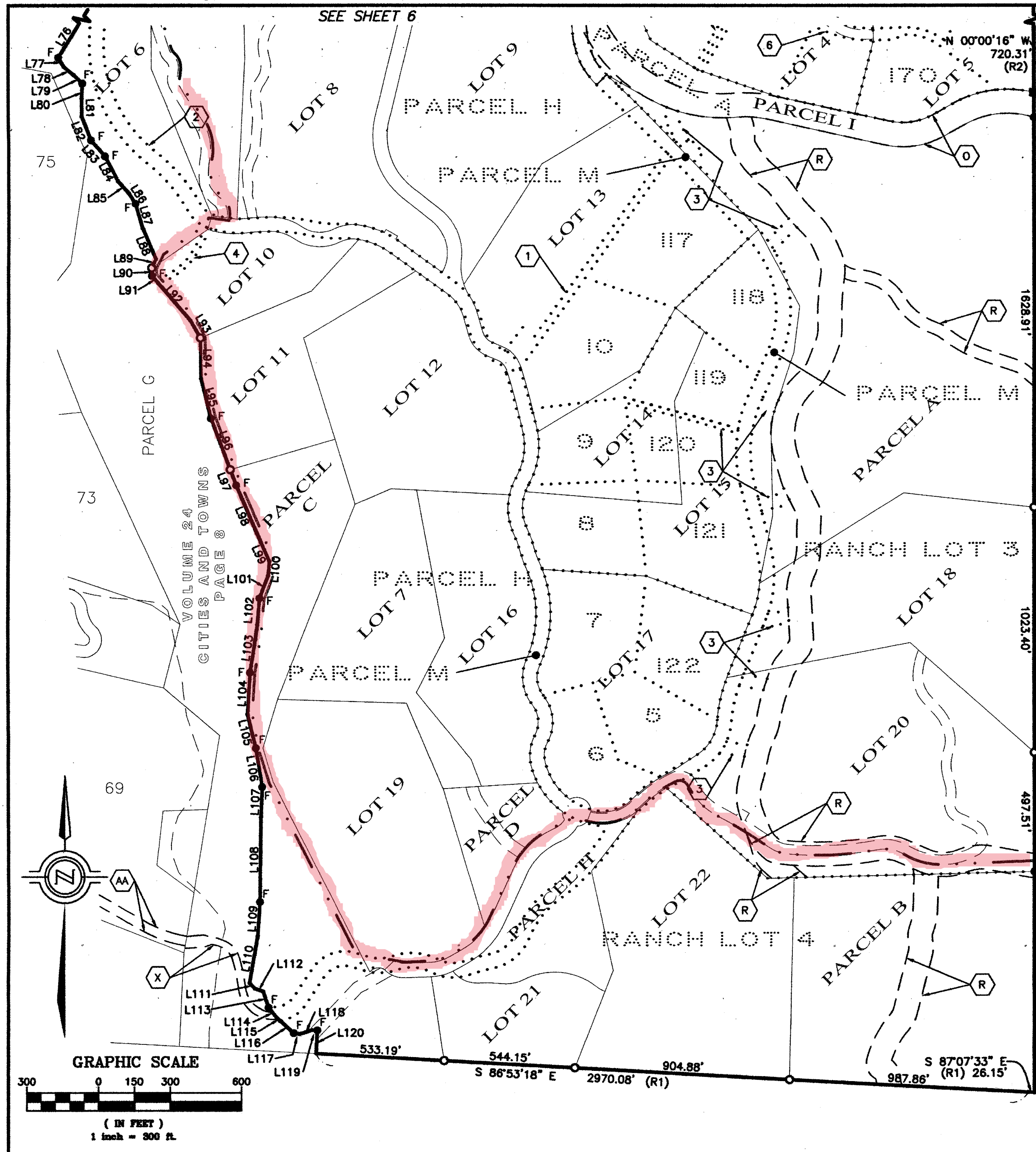
**BANKER'S DEVELOPMENT GROUP, LLC**  
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CARMEL, CALIFORNIA 93921

SHEET 4 OF 24



SN00030047

Vol 24 C&T Pg 34



# RECORD EASEMENT KEY NOTES

## RECORD EASEMENTS AS SHOWN

- (A) PAC BELL LEASE VOL. 23, C&T, PG 14
- (B) DRAINAGE EASEMENT VOL. 23, C&T, PG 14
- (C) ACCESS EASEMENT AND PUE VOL. 23, C&T, PG 14
- (D) SEWER EASEMENT VOL. 23, C&T, PG 14
- (E) 40' WIDE CALIFORNIA AMERICAN WATER COMPANY EASEMENT PER PARCEL A, REEL 1155, O.R., PAGE 309 AND PARCEL A, REEL 1161, O.R., PAGE 272.
- (F) ACCESS AND UTILITY EASEMENT PER REEL 1573, O.R., PAGE 200 AND VOL. 13, SUR. PAGE 57, AND PARCEL 6, REEL 2598, PAGE 108.
- (G) ACCESS EASEMENT AND PUE DOC. NO. 2008021324
- (H) ACCESS EASEMENT AND PUE DOC. NO. 2008021333
- (I) ACCESS EASEMENT AND PUE DOC. NO. 2008021338
- (J) ROAD EASEMENT AND PUE DOC. NO. 2008021339
- (K) ACCESS EASEMENT AND PUE DOC. NO. 2008021341
- (L) ACCESS EASEMENT AND PUE DOC. NO. 2008021343
- (M) ACCESS EASEMENT AND PUE DOC. NO. 2008021346
- (N) ACCESS EASEMENT AND PUE DOC. NO. 2008021349
- (O) ACCESS AND UTILITY EASEMENT REEL 620, O.R., PAGE 428
- (P) PG&E EASEMENT VOL. 257, PAGE 478
- (Q) PACIFIC BELL EASEMENT DOC. NO. 9828259 AND DOC. NO. 9843439
- (R) NATURAL DRAINAGE EASEMENT VOL. 23, C&T, PAGE 16
- (S) NATURAL DRAINAGE EASEMENT VOL. 22, C&T, PAGE 38
- (T) SANITARY SEWER EASEMENT VOL. 22, C&T, PAGE 38
- (U) RETENTION BASIN AND ACCESS EASEMENT VOL. 22, C&T, PAGE 39
- (V) DRAINAGE EASEMENT VOL. 22, C&T, PAGE 39
- (W) DRAINAGE EASEMENT AND PUE VOL. 22, C&T, PAGE 39
- (X) UTILITY AND ROADWAY EASEMENT VOL. 24, C&T, PAGE 8
- (Y) UTILITY AND ROADWAY EASEMENT DOC. NO. 2011045423
- (Z) DRAINAGE, UTILITY AND ROADWAY EASEMENT DOC. NO. 2011045423
- (AA) DRAINAGE, UTILITY AND EMERGENCY ACCESS EASEMENT DOC. NO. 2008026332
- (AB) ROADWAY AND UTILITY EASEMENT VOL. 18, C&T, PAGE 1
- (AC) ROADWAY AND UTILITY EASEMENT PARCEL Q, VOL. 22, C&T, PAGE 39
- (AD) ROADWAY AND UTILITY EASEMENT PARCEL P, VOL. 22, C&T, PAGE 56

- (AE) ROADWAY AND UTILITY EASEMENT PARCEL L, VOL. 23, C&T, PAGE 14
- (AF) PRIVATE ROADWAY AND UTILITY PARCEL E4, VOL. 23, C&T, PAGE 15
- (AG) ROADWAY AND UTILITY EASEMENT PARCEL R, VOL. 21, PAR, PAGE 98 NOT SHOWN
- (AH) ROADWAY AND UTILITY EASEMENT PARCEL X AND Z, VOL. 21, SUR. PAGE 126 NOT SHOWN
- (AI) ROADWAY, DRAINAGE AND UTILITY EASEMENT PARCEL A, VOL. 24, SUR. PAGE 53
- (AJ) ROADWAY, DRAINAGE AND UTILITY EASEMENT PARCEL R AND PASEO VISTA, VOL. 22, C&T, PAGE 38
- (AK) UTILITY EASEMENT VOL. 18, C&T, PAGE 1

## RECORD EASEMENTS TO BE ABANDONED

- (1) UTILITY EASEMENT VOL. 23, C&T, PG 16, TO BE ABANDONED
  - (2) ACCESS AND UTILITY EASEMENT VOL. 23, C&T, PG 16, TO BE ABANDONED
  - (3) DRAINAGE EASEMENT VOL. 23, C&T, PG 16, TO BE ABANDONED
  - (4) SEWER EASEMENT VOL. 23, C&T, PG 16, TO BE ABANDONED
  - (5) DRAINAGE EASEMENT VOL. 23, C&T, PG 14, TO BE ABANDONED
  - (6) ACCESS EASEMENT AND PUE VOL. 23, C&T, PG 14, TO BE ABANDONED
  - (7) FIRE ACCESS EASEMENT VOL. 22, C&T, PG 56, TO BE ABANDONED
- ALL CONSERVATION AND SCENIC EASEMENTS LYING WITHIN YORK HIGHLANDS RESUBDIVISION BOUNDARIES AT Vol. 23, C&T, PG 14, AND DOCUMENT 2005095838 TO BE ABANDONED
- ALL CONSERVATION AND SCENIC EASEMENTS LYING WITHIN YORK HIGHLANDS RESUBDIVISION BOUNDARIES AT Vol. 23, C&T, PG 16, AND DOCUMENT 2005127223 TO BE ABANDONED

## RECORD EASEMENTS NOT PLOTTABLE

- AIR AND FLIGHT EASEMENT REEL/BOOK 2461, O.R. PAGE 1084
- PG&E UTILITY EASEMENT REEL/BOOK 3468, O.R. PAGE 885
- PG&E UTILITY EASEMENT REEL/BOOK 3468, O.R. PAGE 888
- DRAINAGE EASEMENT DOC. NO. 9903477
- 1-FOOT NON-ACCESS STRIP EXIST ALL ALONG STATE HIGHWAY 68 FRONTAGE EXCEPT AT DESIGNATED OPENINGS PER VOL. 15, PM, PAGE 123

SEE SHEET 3 FOR LINE TABLE  
SEE SHEET 5 FOR RECORD EASEMENT KEYNOTES

## TRACT NO. 1513 YORK HIGHLANDS RESUBDIVISION

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SHEET 5 OF 24



SN00030048

Vol 24 C & T Pg 34

RESUBDIVISION BOUNDARY LINE TABLE (SHEETS 5-7)			
LINE	BEARING	LENGTH	
L34	S 17°20'32" E	129.16	(R1)
L35	S 01°45'41" E	41.39	(R1)
L36	S 11°52'06" W	38.48	(R1)
L37	S 30°44'38" W	46.48	(R1)
L38	N 17°56'19" E	4.56	(R2)
L39	N 37°12'05" E	168.27	(R1)
L40	N 53°53'06" E	82.69	(R1)
L41	N 75°11'38" E	107.91	(R1)
L42	S 88°19'55" E	117.31	(R1)
L43	S 54°00'09" E	177.02	(R1)
L44	S 69°17'32" E	40.28	(R1)
L45	S 38°00'48" E	86.37	(R1)
L46	S 45°31'21" E	136.74	(R1)
L47	S 73°26'53" E	84.78	(R1)
L48	S 34°14'57" E	202.48	(R1)
L49	S 54°36'00" E	115.47	(R1)
L50	S 82°58'26" E	32.81	(R1)
L51	N 63°51'40" E	55.70	(R1)
L52	N 41°05'14" E	136.69	(R1)
L53	N 70°42'57" E	56.71	(R1)
L54	S 80°45'36" E	40.05	(R1)
L55	S 53°26'44" E	126.35	(R1)
L56	N 85°56'43" E	58.31	(R1)
L57	N 50°59'44" E	52.25	(R1)
L58	N 35°05'05" E	185.01	(R1)
L59	N 68°14'31" E	128.72	(R1)
L60	N 78°17'47" E	247.29	(R1)
L61	S 84°00'55" E	23.25	(R1)
L62	S 25°02'41" E	69.88	(R1)
L63	S 54°23'09" E	110.38	(R1)
L64	S 72°44'33" E	76.74	(R1)
L65	N 70°03'28" E	41.93	(R1)
L66	N 36°16'11" E	98.90	(R1)
L67	S 84°50'36" E	42.21	(R1)
L68	N 52°16'47" E	34.50	(R1)
L69	S 71°50'47" E	49.73	(R1)
L70	S 55°43'55" E	96.62	(R1)
L71	S 29°44'55" E	35.00	(R1)
L72	S 01°06'32" W	103.45	(R1)
L73	S 12°34'19" E	160.87	(R1)
L74	S 09°35'21" W	66.60	(R1)
L75	S 23°55'14" W	91.50	(R1)
L76	S 31°50'17" W	175.34	(R1)
L122	S 89°59'55" W	239.73	(R2)
L123	S 89°59'55" W	182.67	(R2)
L124	S 89°59'55" W	176.16	(R2)
L125	N 09°25'30" E	146.04	(R2)
L126	N 32°04'29" E	178.47	(R2)
L127	N 17°56'19" E	25.83	(R2)
L128	N 17°56'19" E	45.69	(R2)
L129	N 20°36'16" E	78.30	(R2)
L130	N 74°48'54" W	59.10	(R2)
L131	N 53°00'49" W	53.85	(R2)
L132	N 77°10'00" W	199.02	(R2)
L133	N 86°07'28" W	57.62	(R2)
L134	N 63°30'16" W	37.98	(R2)
L135	S 87°17'18" W	261.55	(R2)
L136	S 87°17'18" W	32.96	(R2)
L137	S 87°17'18" W	21.07	(R2)
L138	N 69°18'02" W	36.24	(R2)

L139	N 69°18'02" W	48.91	(R3)
L140	S 69°18'02" E	85.15	(R3)
L141	S 45°28'07" E	63.79	(R3)
L142	S 85°00'05" E	96.10	(R3)
L143	S 78°43'46" E	48.83	(R3)
L144	S 76°24'07" E	35.43	(R3)
L147	N 38°41'08" W	98.57	(R3)
L148	N 60°24'24" W	125.64	(R3)
L149	N 52°35'30" W	140.83	(R3)
L150	S 16°31'54" W	261.22	(R3)
L151	N 75°00'00" W	34.53	(R3)

L152	N 60°47'10" W	149.79	(R3)
L153	N 71°16'33" W	97.88	(R3)
L154	N 80°37'33" W	59.29	(R3)
L155	N 15°35'23" W	60.70	(R3)
L156	S 41°38'27" E	204.27	(R3)
L157	S 17°40'27" E	60.00	(R3)
L158	S 52°35'30" E	140.83	(R3)
L159	S 60°24'24" E	125.64	(R3)
L160	S 38°41'08" E	98.57	(R3)
L203	N 11°15'45" E	61.12	(R3)
L204	N 53°07'15" E	254.49	(R3)

L205	N 01°02'23" E	339.46	(R3)
L206	S 84°54'30" W	89.15	(R3)
L207	S 53°52'46" W	473.87	(R3)
L208	S 05°35'53" W	127.84	(R3)
L209	NOT USED		
L210	S 36°14'04" E	77.47	(R12)
L211	N 53°45'56" E	41.50	(R12)
L212	S 53°45'56" W	37.98	(R12)
L213	S 36°14'04" E	56.48	(R3)
L214	N 31°46'48" E	167.11	(R3)
L215	S 16°43'32" W	269.03	(R3)
L216	N 50°47'24" E	12.97	(R3)

RESUBDIVISION BOUNDARY CURVE TABLE (SHEETS 5-7)			
CURVE	LENGTH	RADIUS	DELTA
C1	59.49	62.50	54°32'04" (R2)
C16	124.42	730.00	9°45'54" (R3)
C17	131.01	280.00	26°48'28" (R3)
C18	118.60	190.00	35°45'53" (R3)
C19	60.66	160.00	21°43'16" (R3)
C20	109.00	240.00	26°01'20" (R3)
C21	101.69	320.00	18°12'26" (R3)
C22	42.80	730.00	3°21'33" (R3)
C23	54.73	135.00	23°13'47" (R3)
C24	50.43	135.00	21°24'06" (R3)
C25	78.72	430.00	10°29'23" (R3)

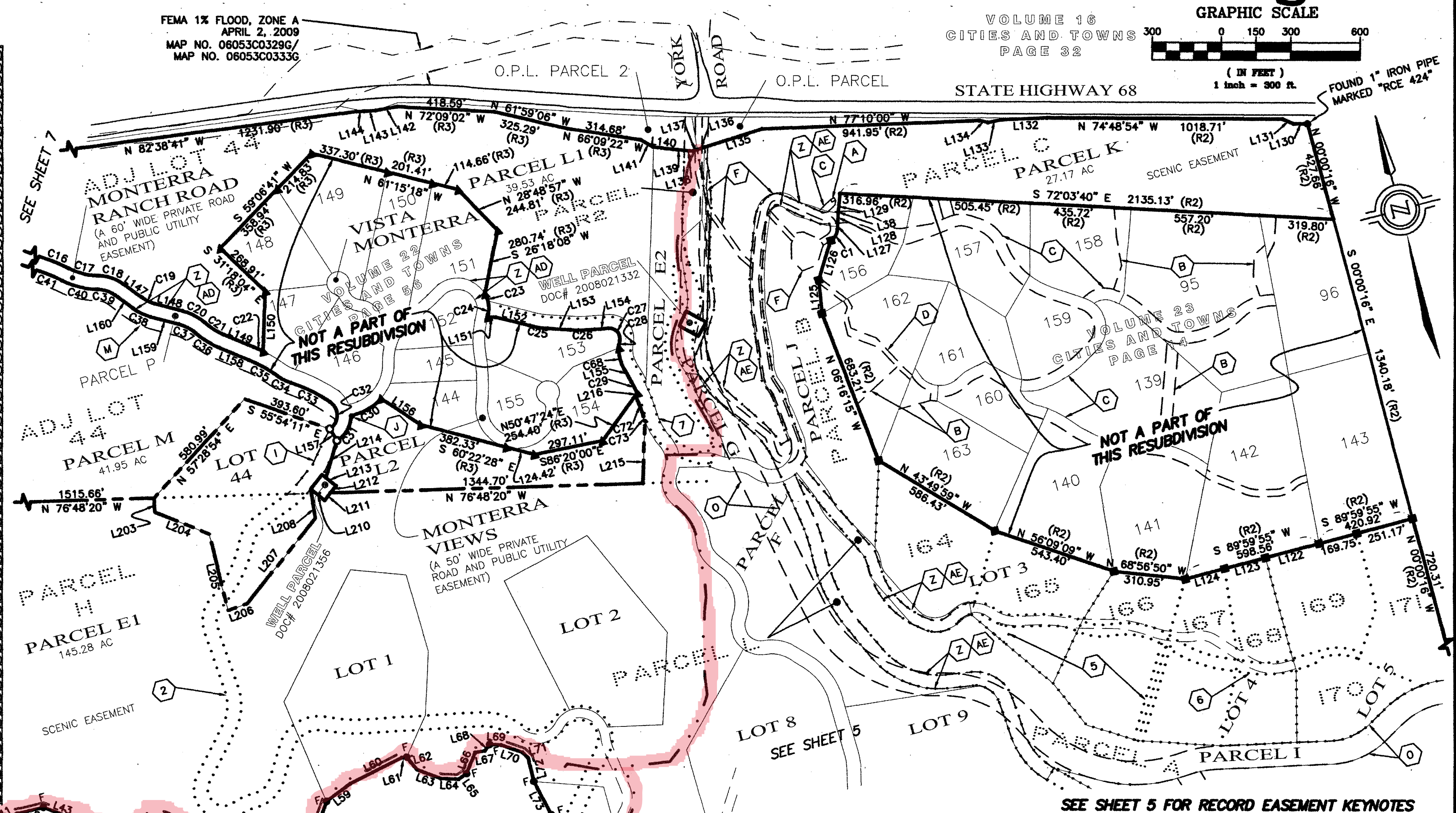
C26	102.81	630.00	9°21'00" (R3)
C27	84.47	45.00	107°33'10" (R3)
C28	31.19	175.00	10°12'38" (R3)
C29	55.15	475.00	6°39'09" (R3)
C30	152.41	225.00	38°48'36" (R3)
C31	130.24	130.00	57°23'59" (R3)
C32	138.38	70.00	113°15'48" (R3)
C33	190.72	670.00	16°18'34" (R3)
C34	67.49	230.00	16°48'45" (R3)
C35	142.16	670.00	12°09'26" (R3)
C36	120.75	380.00	18°12'26" (R3)
C37	81.75	180.00	26°01'20" (R3)
C38	83.40	220.00	21°43'16" (R3)
C39	81.15	130.00	35°45'53" (R3)
C40	159.08	340.00	26°48'28" (R3)
C41	114.19	670.00	9°45'54" (R3)
C68	98.67	175.00	32°18'23" (R3)
C72	96.67	770.00	7°11'36" (R3)
C73	21.17	345.00	3°30'59" (R3)

**TRACT NO. 1513**  
**YORK HIGHLANDS RESUBDIVISION**  
 A PRIVATE ROAD SUBDIVISION  
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 SHOWING THE RESUBDIVISION OF MONTEREY RANCH - PHASE 8, TRACT 1450, VOLUME 23, CITIES AND TOWNS, PAGE 14, LOTS 164-171 AND PARCELS A, B, C, AND L; PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, LOTS 5-10, 117-122, RANCH LOTS 3, AND 4 AND PARCELS M AND H (YORK HIGHLANDS); AND PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, RANCH LOT 1; PHASE 6, TRACT 1419, VOLUME 22, CITIES AND TOWNS, PAGE 56, ADJUSTED REMAINDER LOT 44 AND PARCEL R2 (MONTEREY); ALL BEING OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.  
 MAY 2012

**PREPARED BY:**  
**WWD CORPORATION**  
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**PREPARED FOR:**  
**BANKER'S DEVELOPMENT GROUP, L.L.C.**  
 C/O CARMEL DEVELOPMENT COMPANY  
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**SHEET 6 OF 24**



VOLUME 16  
 CITIES AND TOWNS  
 PAGE 32

GRAPHIC SCALE  
 300 0 150 300 600  
 (IN FEET)  
 1 inch = 300 ft.

FEMA 1% FLOOD, ZONE A  
 APRIL 2, 2009  
 MAP NO. 06053C0329G/  
 MAP NO. 06053C0333G

ADJ. LOT 44  
 MONTEREY RANCH ROAD  
 (A 60' WIDE PRIVATE ROAD AND PUBLIC UTILITY EASEMENT)

NOT A PART OF THIS RESUBDIVISION

NOT A PART OF THIS RESUBDIVISION

SEE SHEET 5 FOR RECORD EASEMENT KEYNOTES

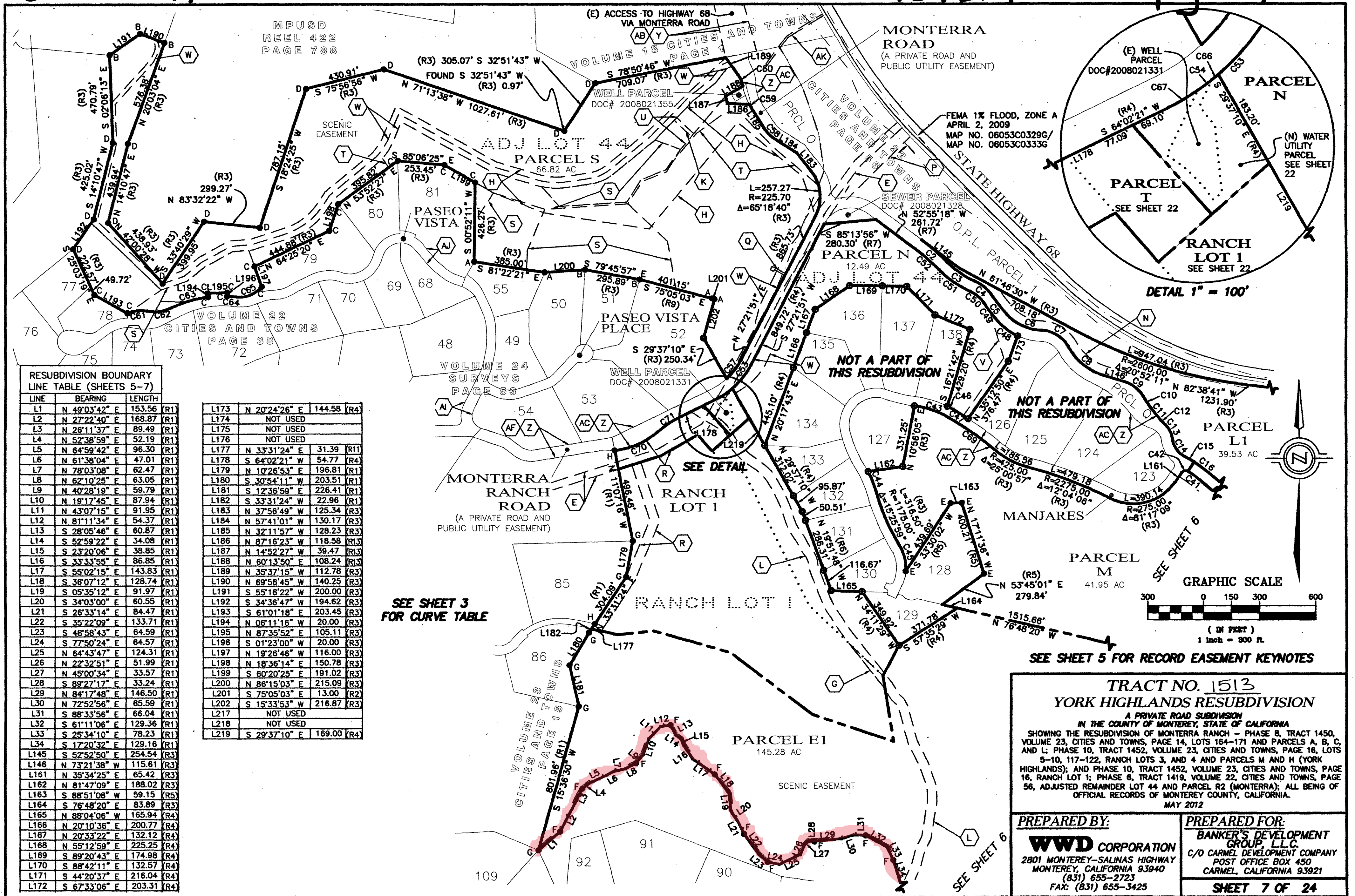
BASIS OF BEARINGS  
 S 78°07'31" E  
 629.11'

VOLUME 21  
 CITIES AND TOWNS  
 PAGE 3



SN00030049

Vol 24 C & T Pg 34



RESUBDIVISION BOUNDARY LINE TABLE (SHEETS 5-7)

LINE	BEARING	LENGTH	
L1	N 49°03'42" E	153.56	(R1)
L2	N 27°22'40" E	168.87	(R1)
L3	N 26°11'37" E	89.49	(R1)
L4	N 52°38'59" E	52.19	(R1)
L5	N 64°59'42" E	96.30	(R1)
L6	N 61°38'04" E	47.01	(R1)
L7	N 78°03'08" E	62.47	(R1)
L8	N 62°10'25" E	63.05	(R1)
L9	N 40°28'19" E	59.79	(R1)
L10	N 19°17'45" E	87.94	(R1)
L11	N 43°07'15" E	91.95	(R1)
L12	N 81°11'34" E	54.37	(R1)
L13	S 28°05'46" E	60.87	(R1)
L14	S 52°58'22" E	34.08	(R1)
L15	S 23°20'06" E	38.85	(R1)
L16	S 33°33'55" E	86.85	(R1)
L17	S 55°02'15" E	143.83	(R1)
L18	S 36°07'12" E	128.74	(R1)
L19	S 05°35'12" E	91.97	(R1)
L20	S 34°03'00" E	60.55	(R1)
L21	S 26°33'14" E	84.47	(R1)
L22	S 35°22'09" E	133.71	(R1)
L23	S 48°58'43" E	64.59	(R1)
L24	S 77°50'24" E	64.57	(R1)
L25	N 64°43'47" E	124.31	(R1)
L26	N 22°32'51" E	51.99	(R1)
L27	N 45°00'34" E	33.57	(R1)
L28	S 89°27'17" E	33.24	(R1)
L29	N 84°17'48" E	146.50	(R1)
L30	N 72°52'56" E	65.59	(R1)
L31	S 88°33'56" E	66.04	(R1)
L32	S 61°11'06" E	129.36	(R1)
L33	S 25°34'10" E	78.23	(R1)
L34	S 17°20'32" E	129.16	(R1)
L145	S 52°52'50" E	254.54	(R3)
L146	N 73°21'38" W	115.61	(R3)
L161	N 35°34'25" E	65.42	(R3)
L162	N 81°47'09" E	188.02	(R3)
L163	S 88°51'08" W	59.15	(R5)
L164	S 76°48'20" E	83.89	(R3)
L165	N 88°04'06" W	165.94	(R4)
L166	N 20°10'36" E	200.77	(R4)
L167	N 20°33'22" E	132.12	(R4)
L168	N 55°12'59" E	225.25	(R4)
L169	S 89°20'43" E	174.98	(R4)
L170	S 88°42'11" E	132.57	(R4)
L171	S 44°20'37" E	216.04	(R4)
L172	S 67°33'06" E	203.31	(R4)

L173	N 20°24'26" E	144.58	(R4)
L174	NOT USED		
L175	NOT USED		
L176	NOT USED		
L177	N 33°31'24" E	31.39	(R1)
L178	S 64°02'21" W	54.77	(R4)
L179	N 10°26'53" E	196.81	(R1)
L180	S 30°54'11" W	203.51	(R1)
L181	S 12°36'59" E	226.41	(R1)
L182	S 33°31'24" W	22.96	(R1)
L183	N 37°56'49" W	125.34	(R3)
L184	N 57°41'01" W	130.17	(R3)
L185	N 32°11'57" W	128.23	(R3)
L186	N 87°16'23" W	118.58	(R3)
L187	N 14°52'27" W	39.47	(R3)
L188	N 60°13'50" E	108.24	(R3)
L189	N 35°37'15" W	112.78	(R3)
L190	N 69°56'45" W	140.25	(R3)
L191	S 55°16'22" W	200.00	(R3)
L192	S 34°36'47" W	194.62	(R3)
L193	S 61°01'18" E	203.45	(R3)
L194	N 06°11'16" W	20.00	(R3)
L195	N 87°35'52" E	105.11	(R3)
L196	S 01°23'00" W	20.00	(R3)
L197	N 19°26'46" W	116.00	(R3)
L198	N 18°36'14" E	150.78	(R3)
L199	S 60°20'25" E	191.02	(R3)
L200	N 86°15'03" E	215.09	(R3)
L201	S 75°05'03" E	13.00	(R2)
L202	S 15°33'53" W	216.87	(R3)
L217	NOT USED		
L218	NOT USED		
L219	S 29°37'10" E	169.00	(R4)

**TRACT NO. 1513**  
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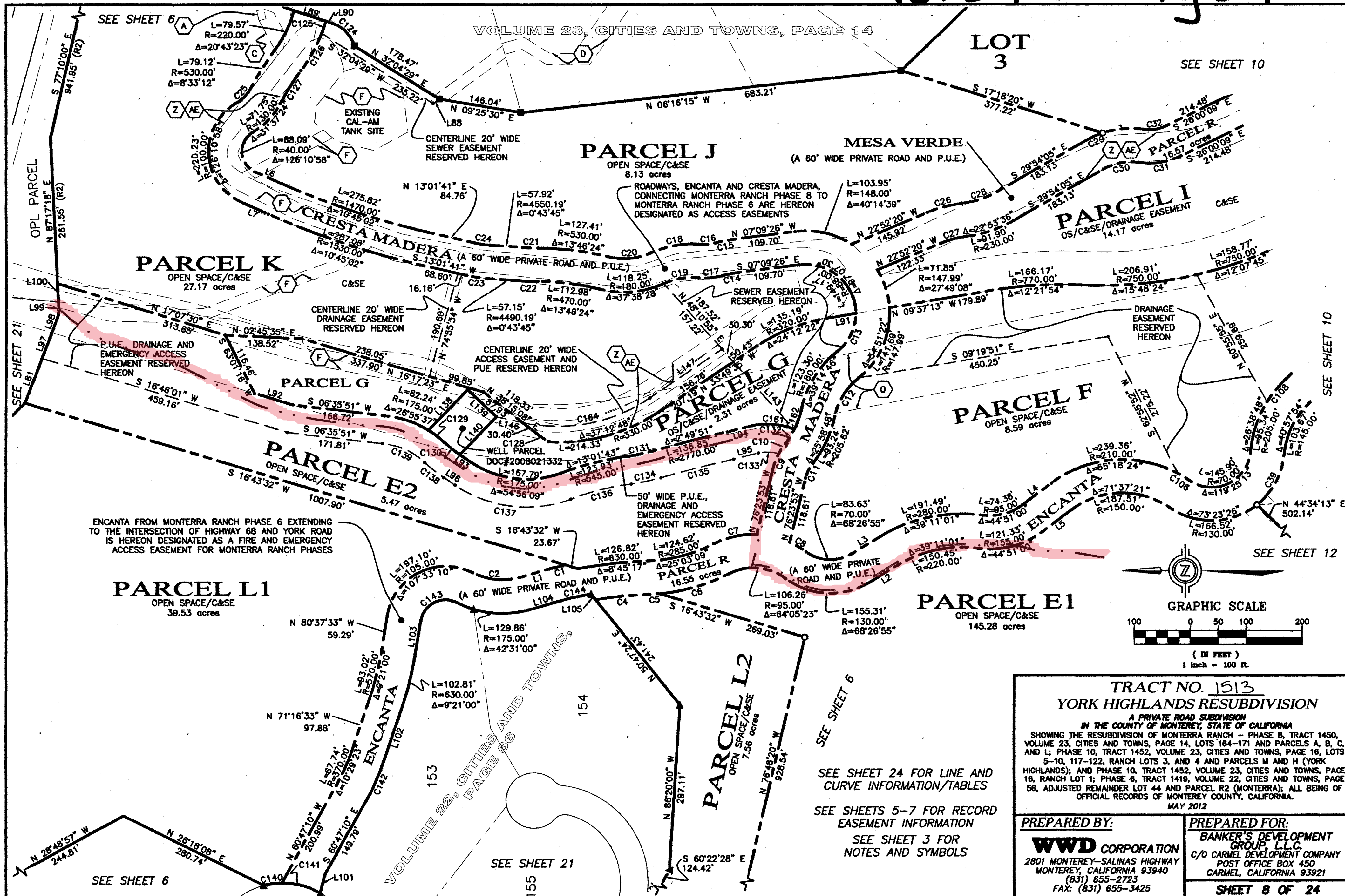
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**SHEET 7 OF 24**



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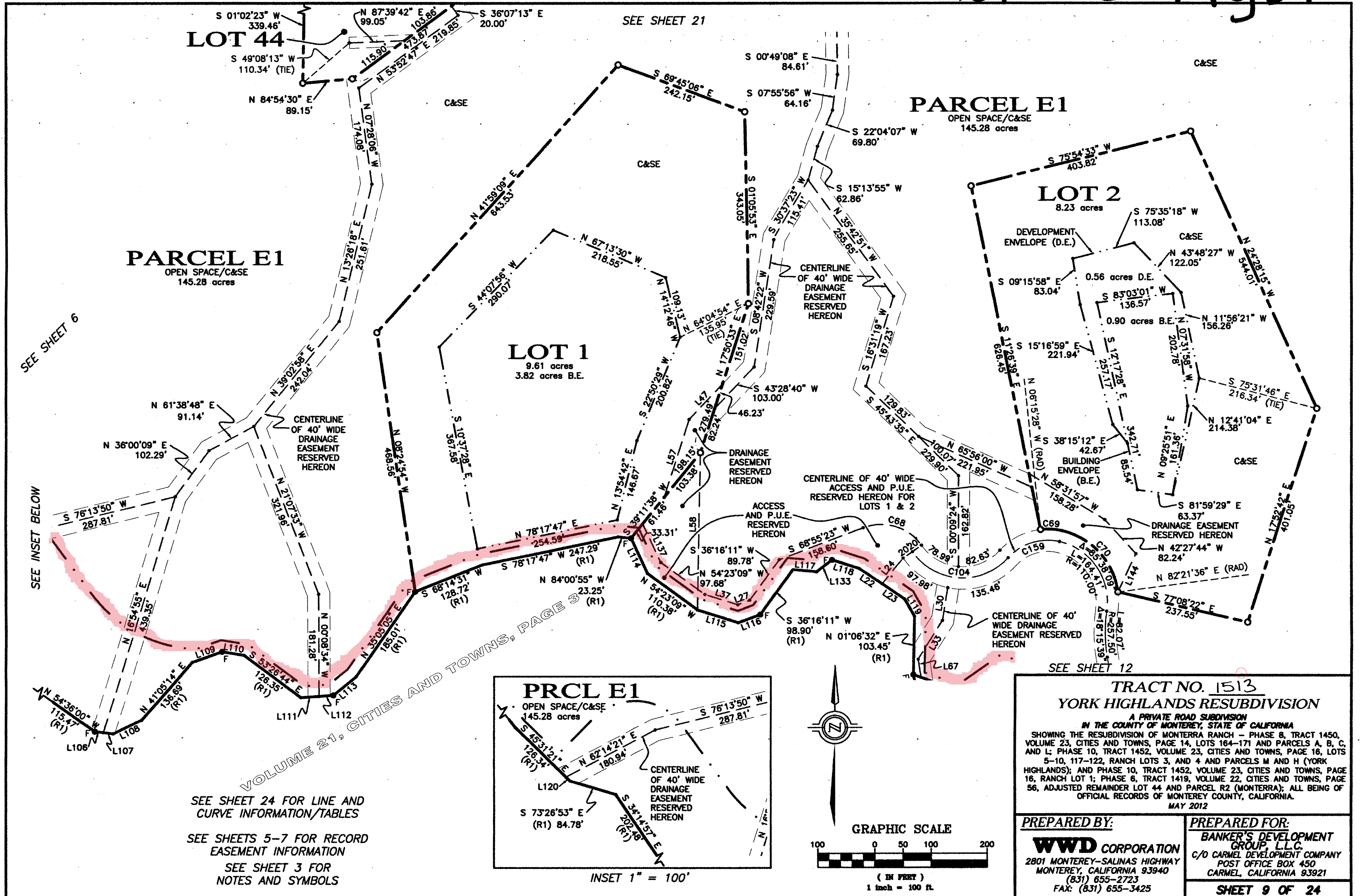
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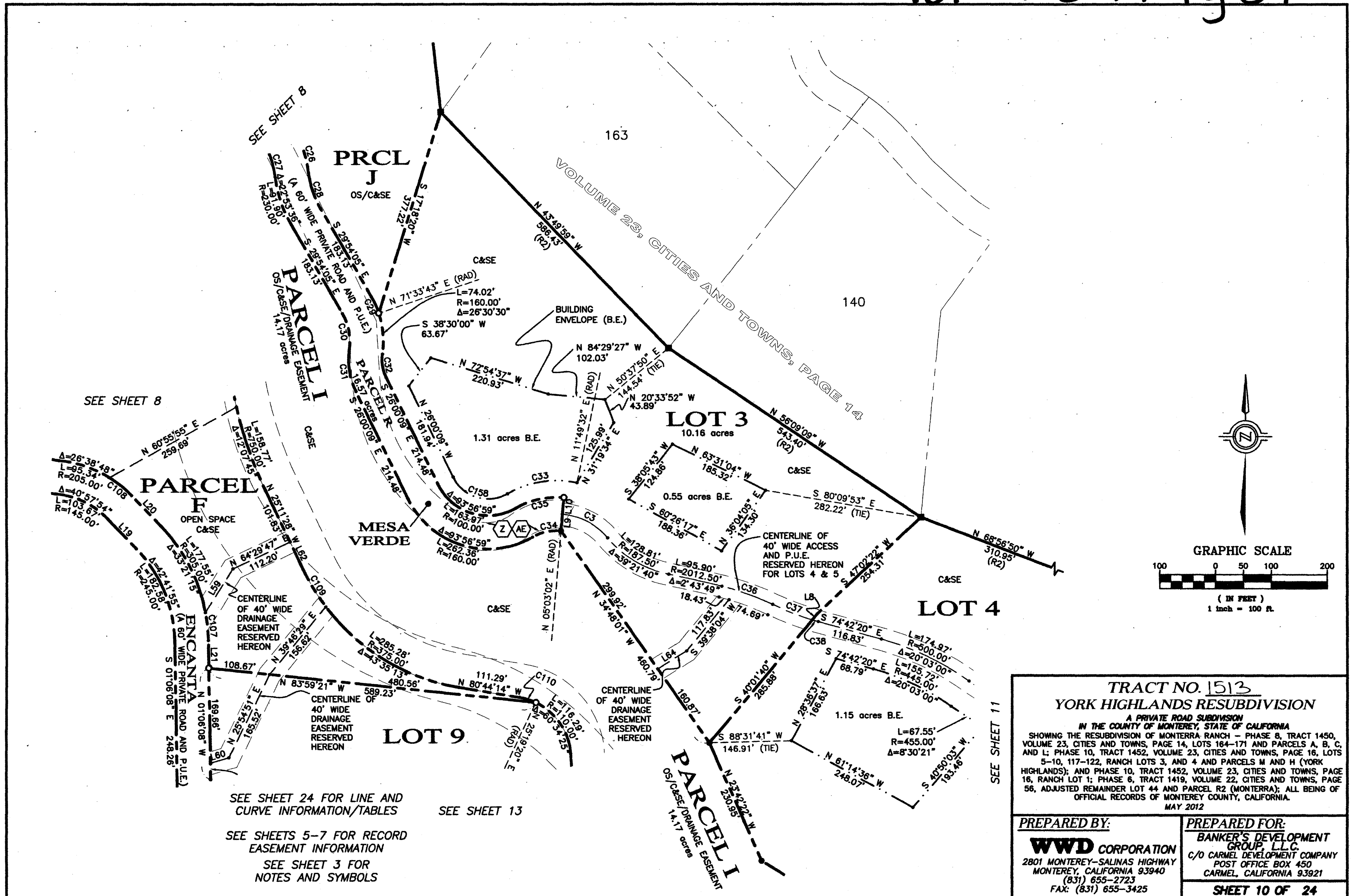


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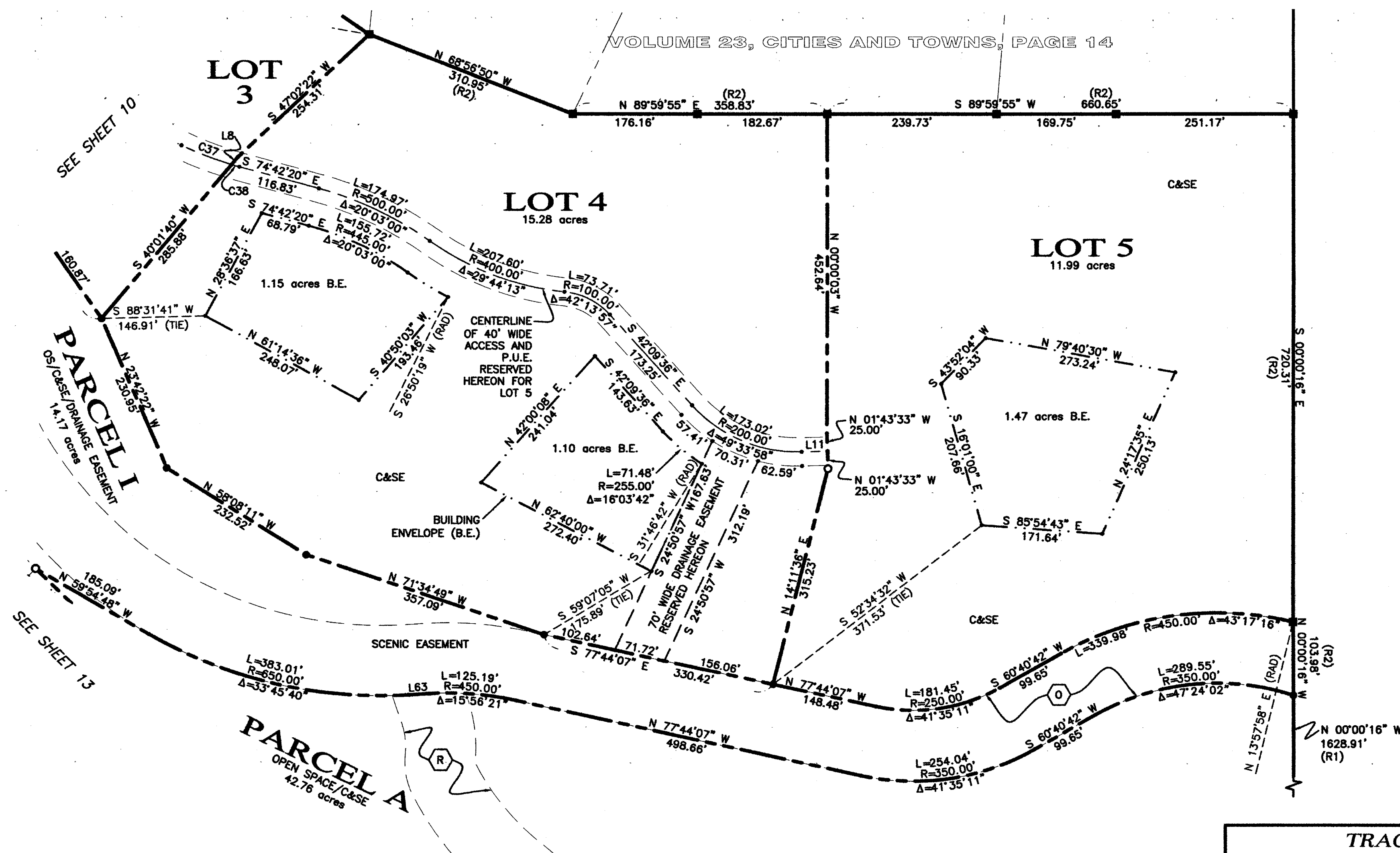








VOLUME 23, CITIES AND TOWNS, PAGE 14



SEE SHEET 5

SEE SHEET 24 FOR LINE AND CURVE INFORMATION/TABLES

SEE SHEETS 5-7 FOR RECORD EASEMENT INFORMATION

SEE SHEET 3 FOR NOTES AND SYMBOLS

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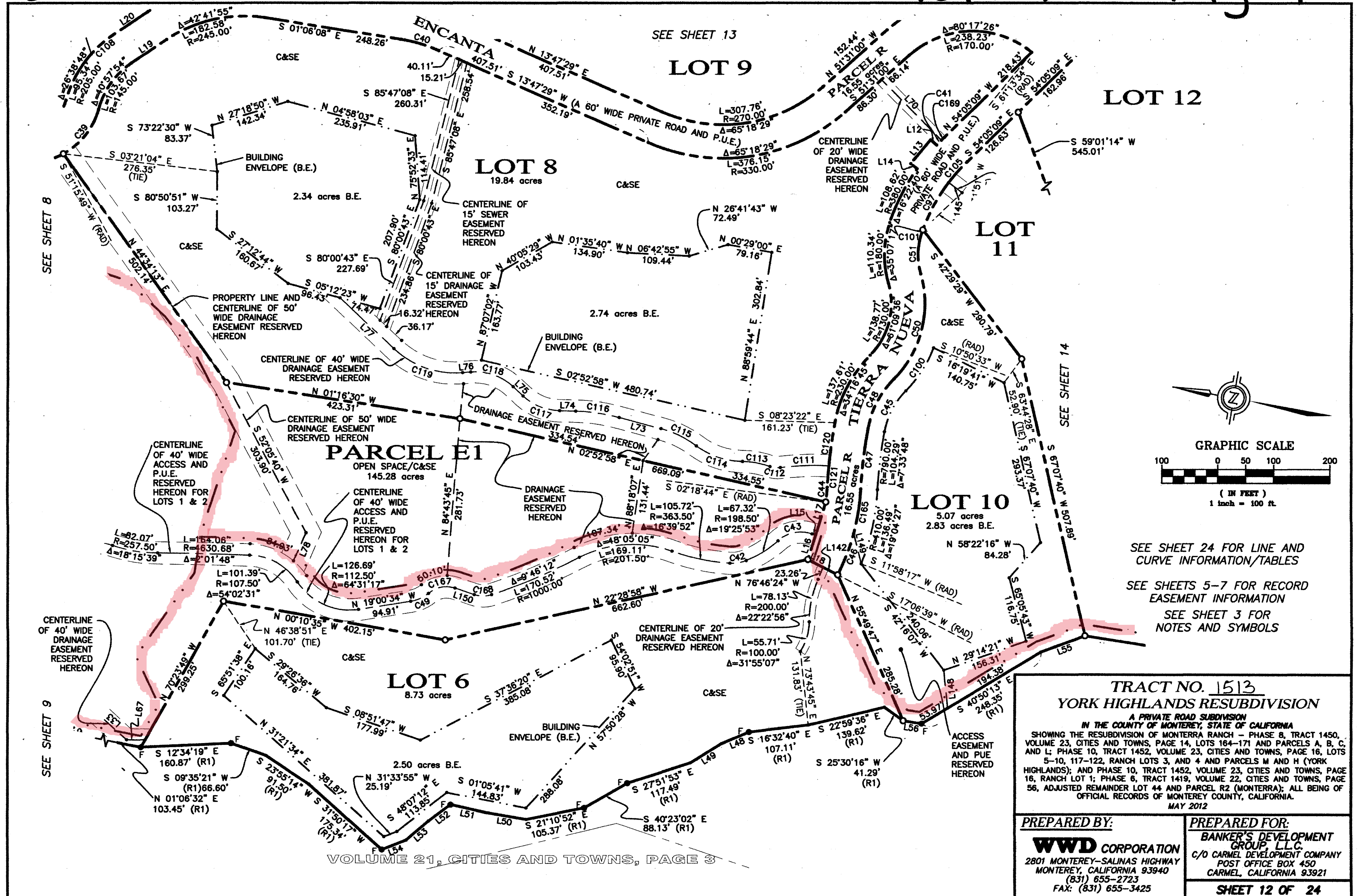
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**SHEET 11 OF 24**



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Vol 24 C & T Pg 34



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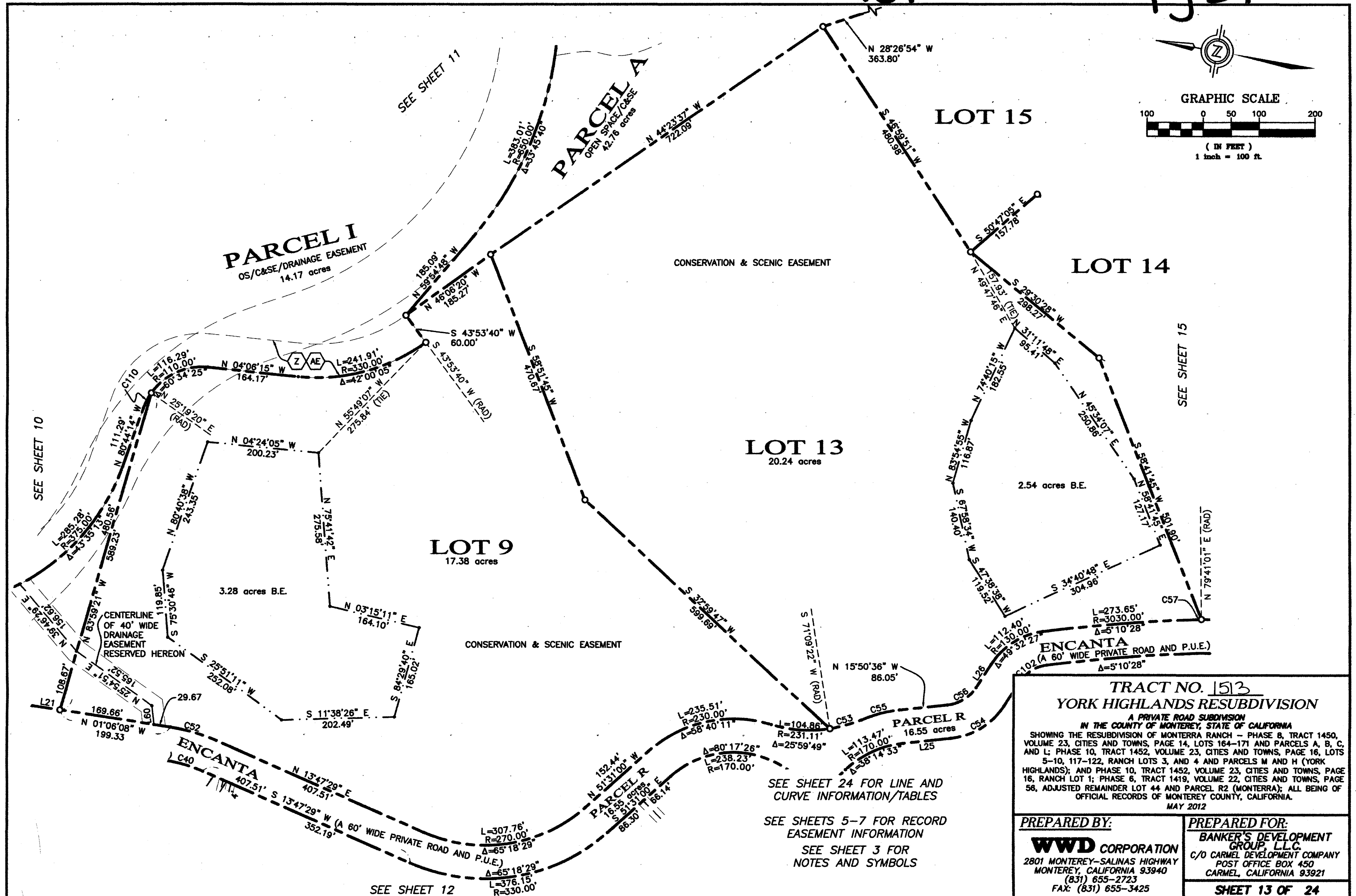
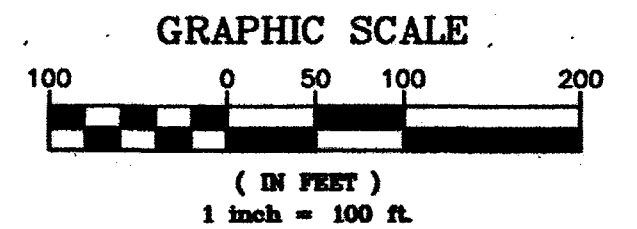
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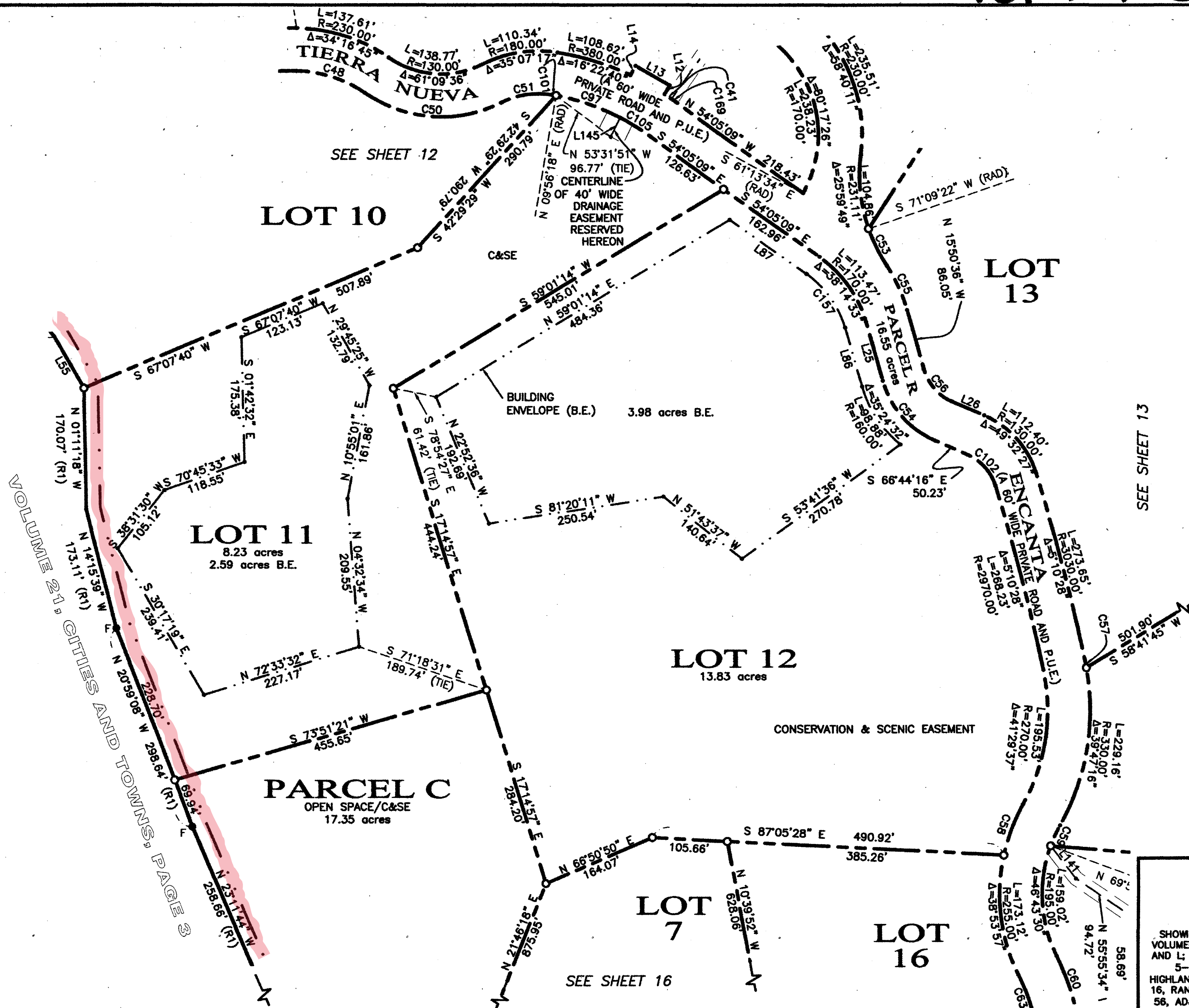
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Vol 24 C & T pg 34







SEE SHEET 24 FOR LINE AND  
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SEE SHEETS 5-7 FOR RECORD  
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SEE SHEET 3 FOR  
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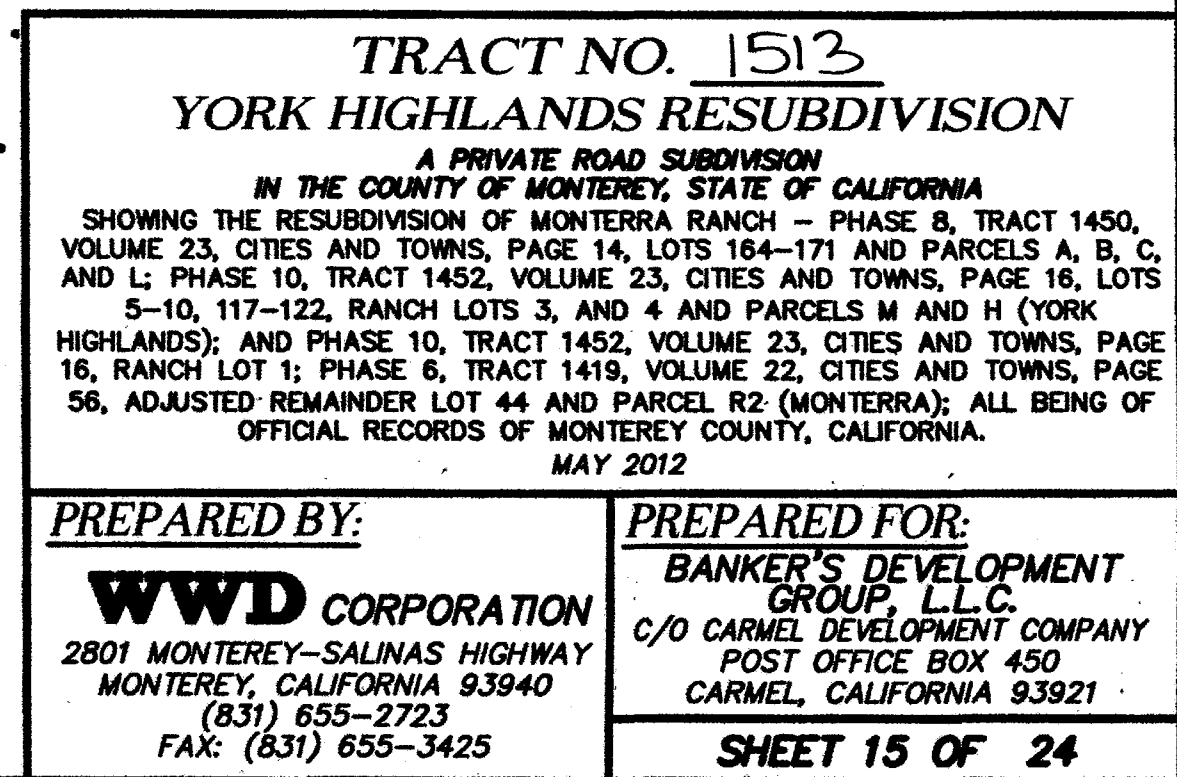
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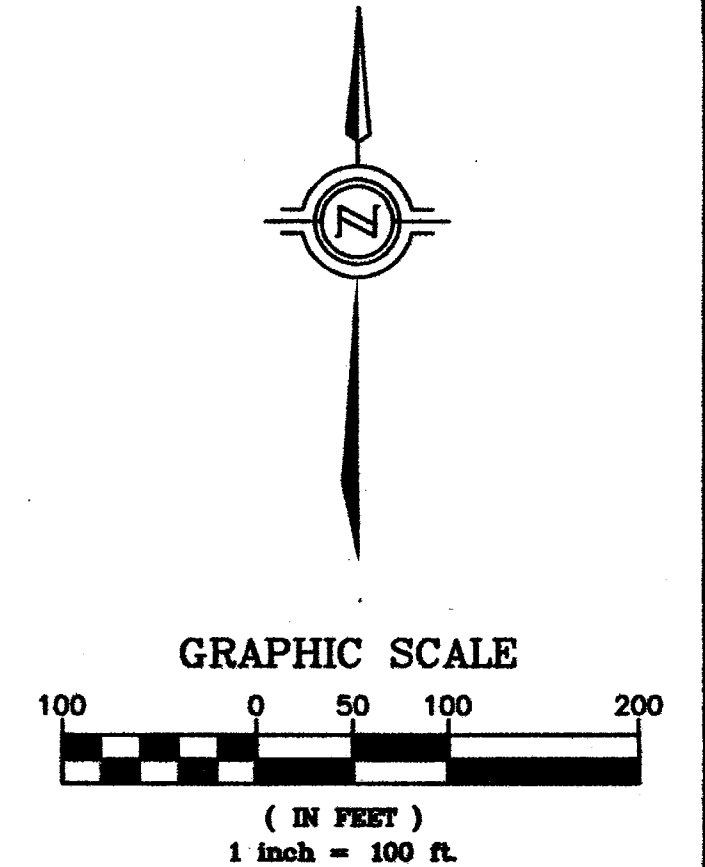
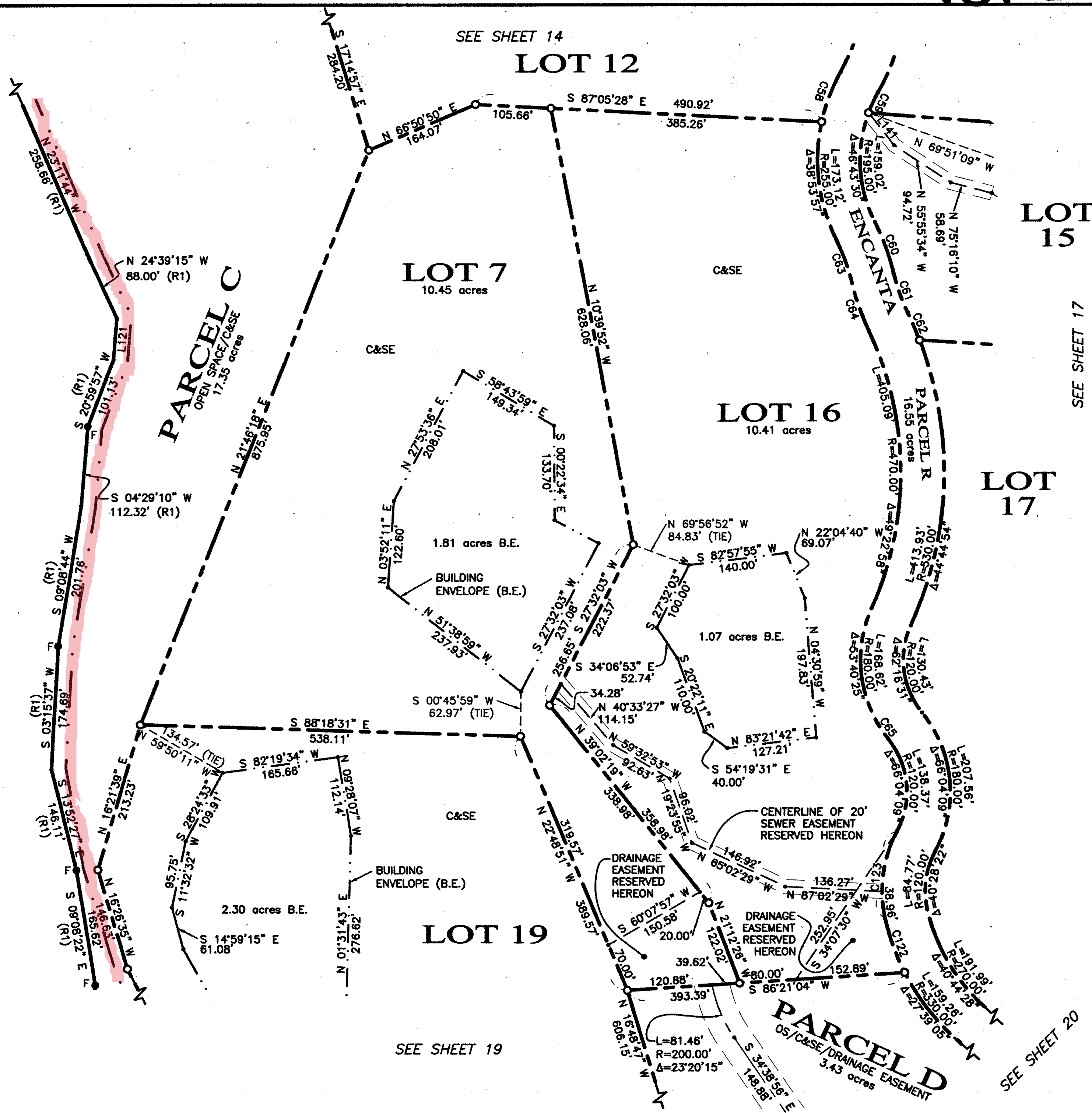
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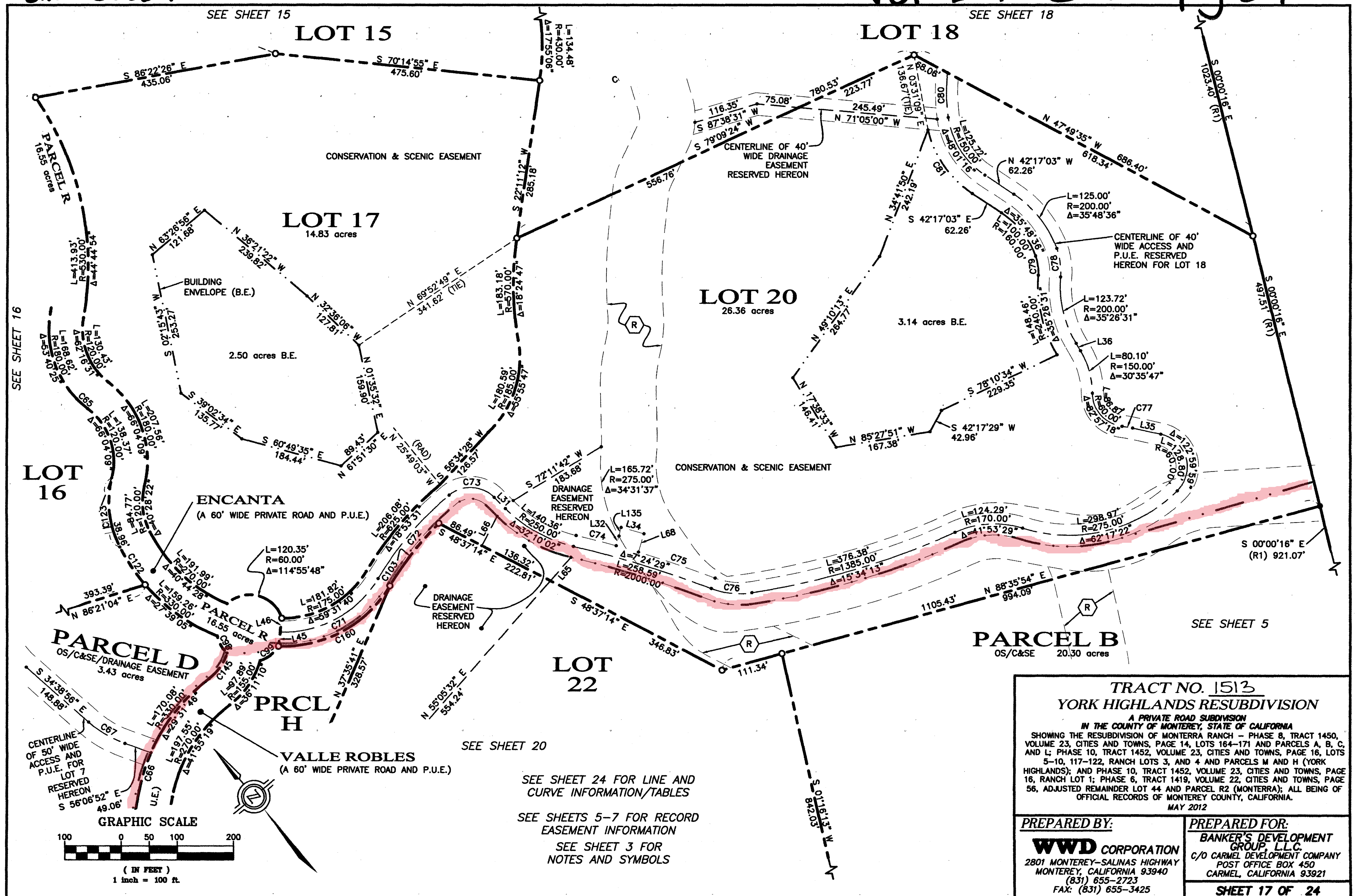
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**SHEET 16 OF 24**

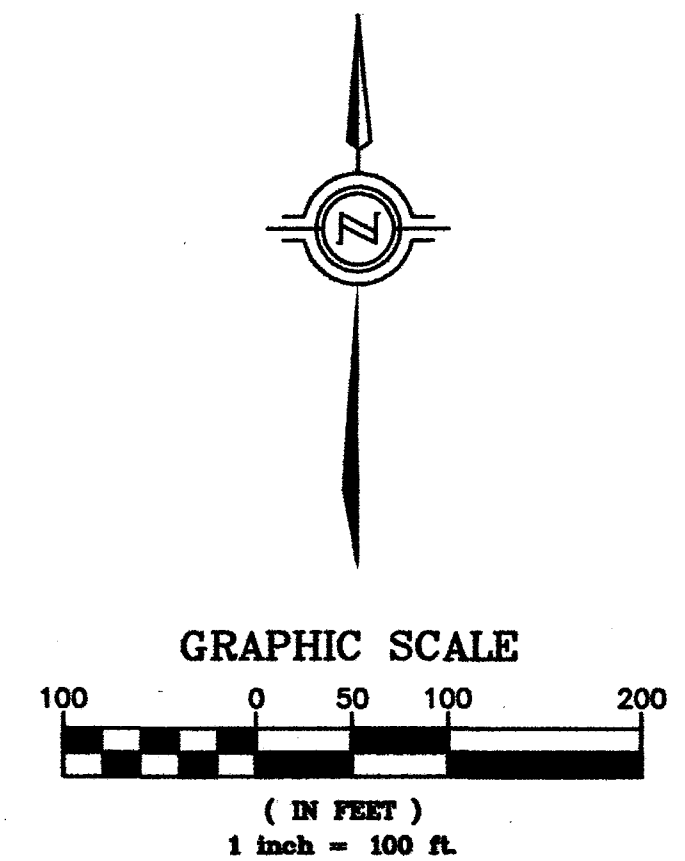
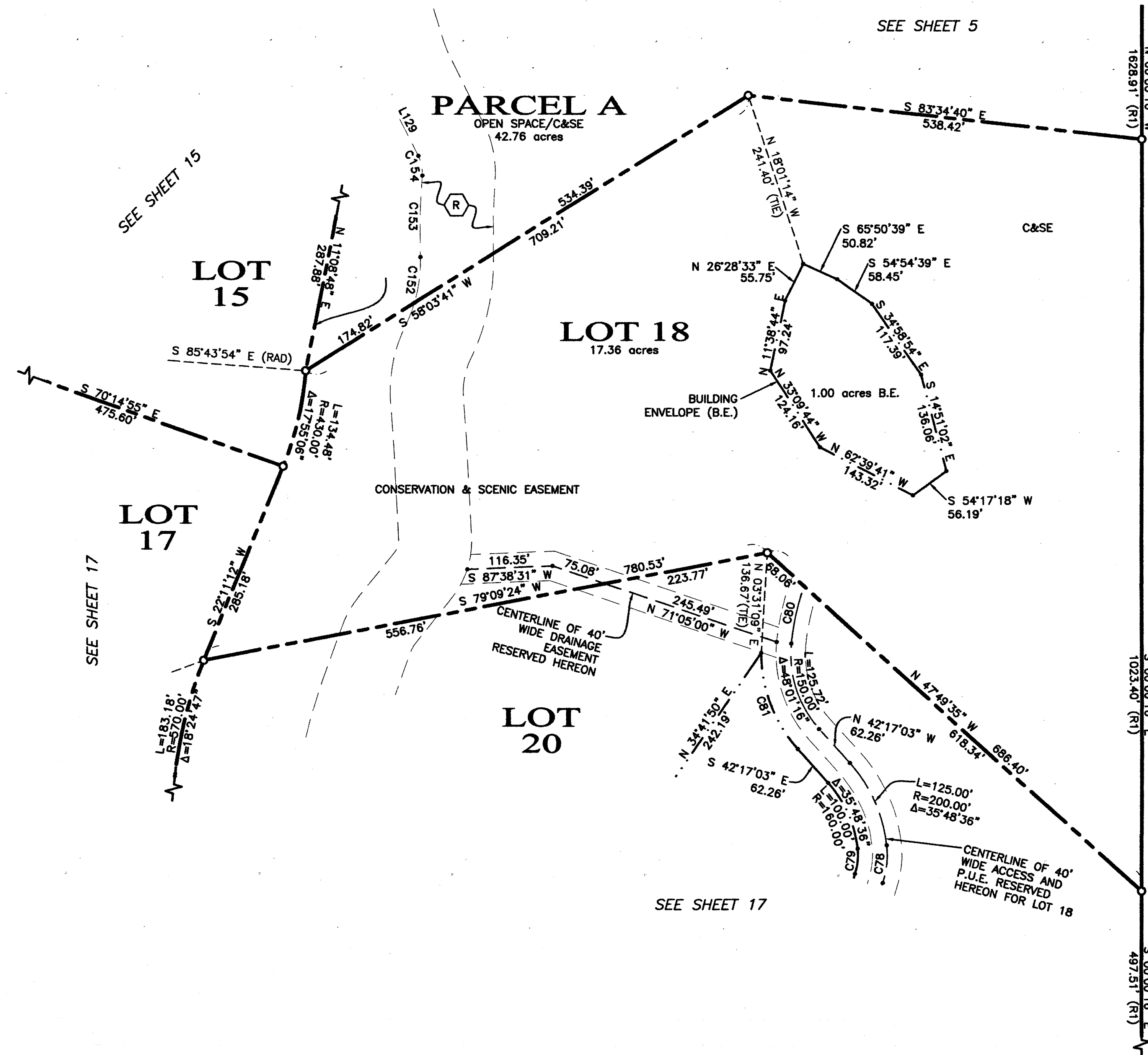


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Vol 24 C & T pg 34







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SEE SHEETS 5-7 FOR RECORD EASEMENT INFORMATION

SEE SHEET 3 FOR NOTES AND SYMBOLS

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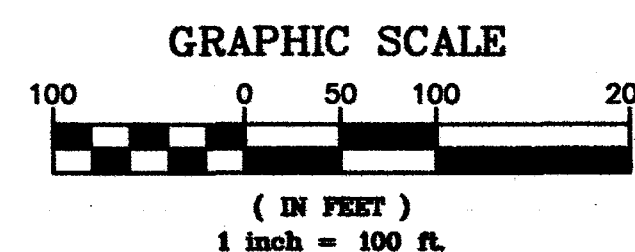
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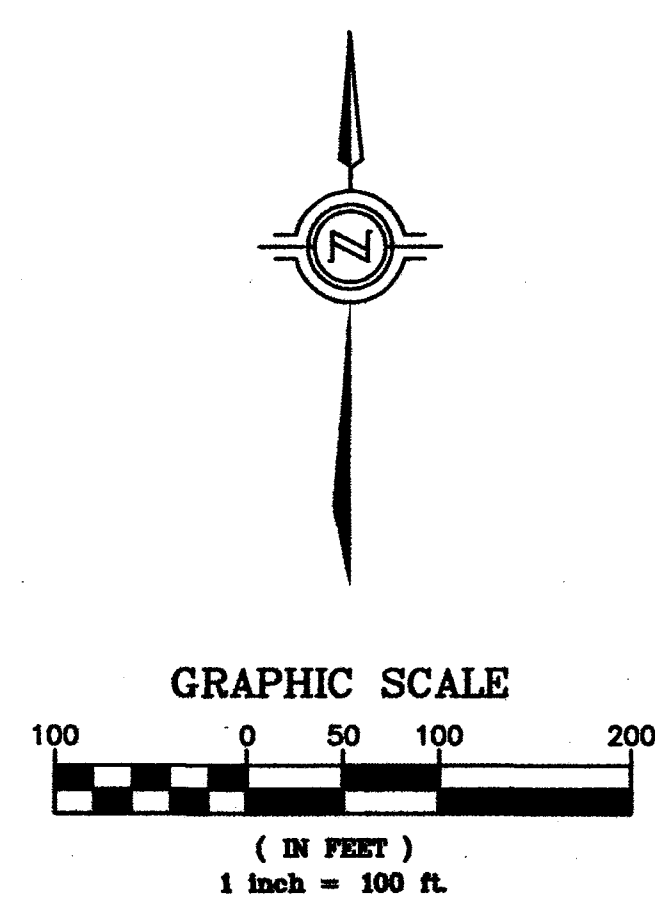
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**SHEET 19 OF 24**



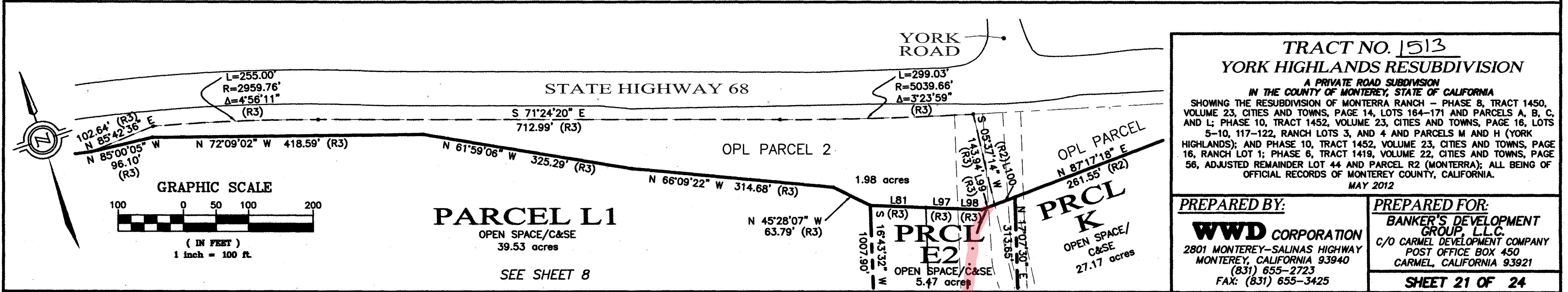
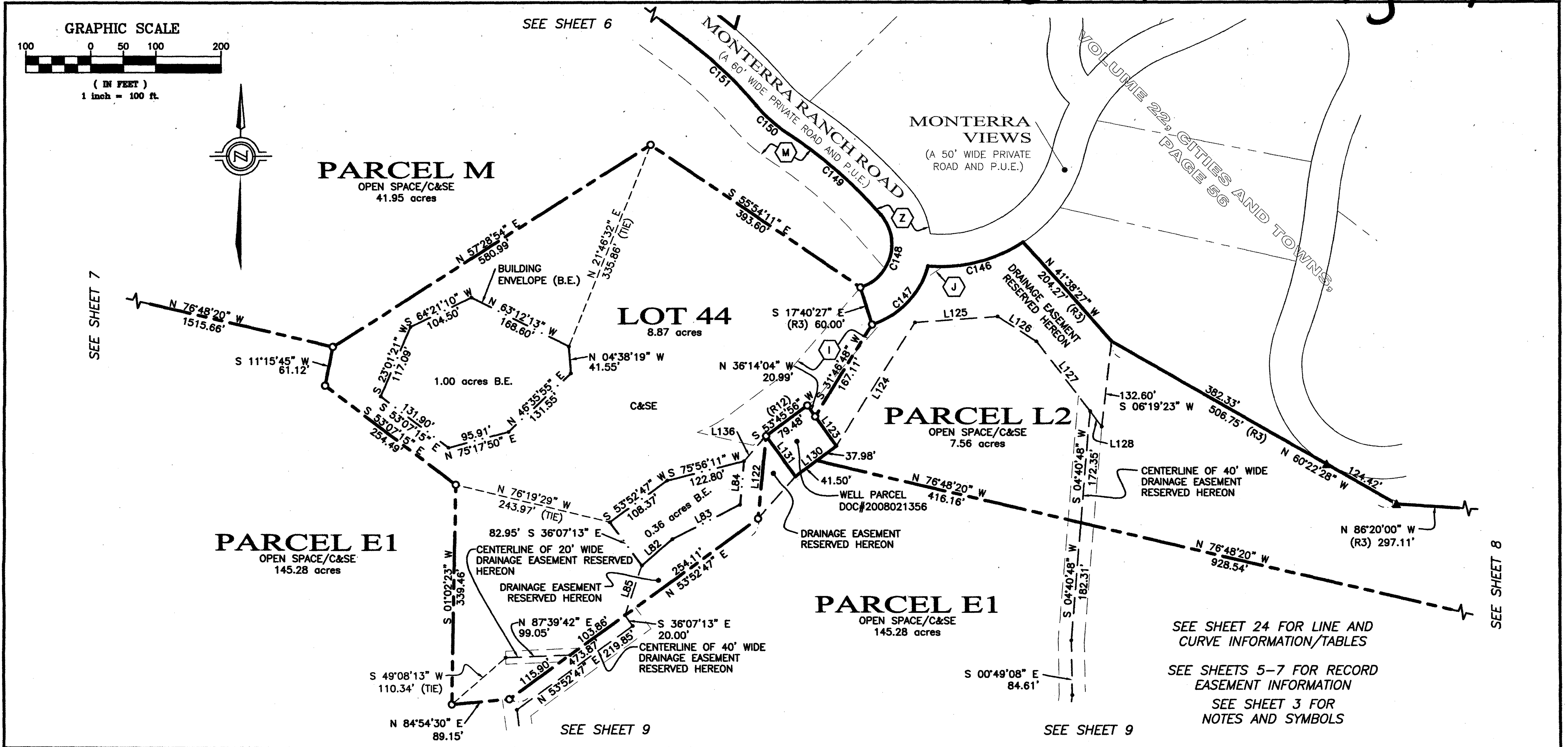






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Vol 24 C & T Pg 34



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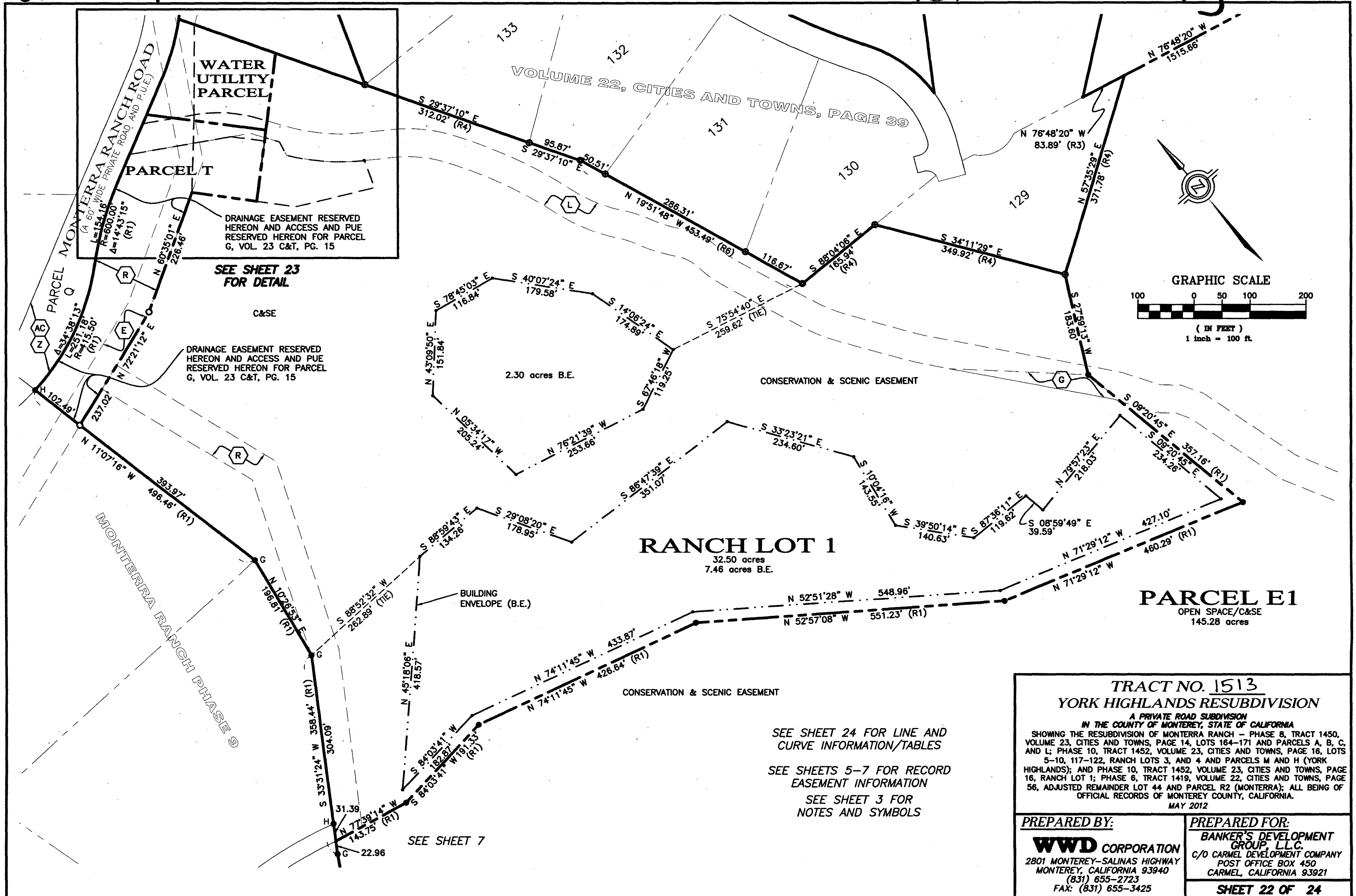
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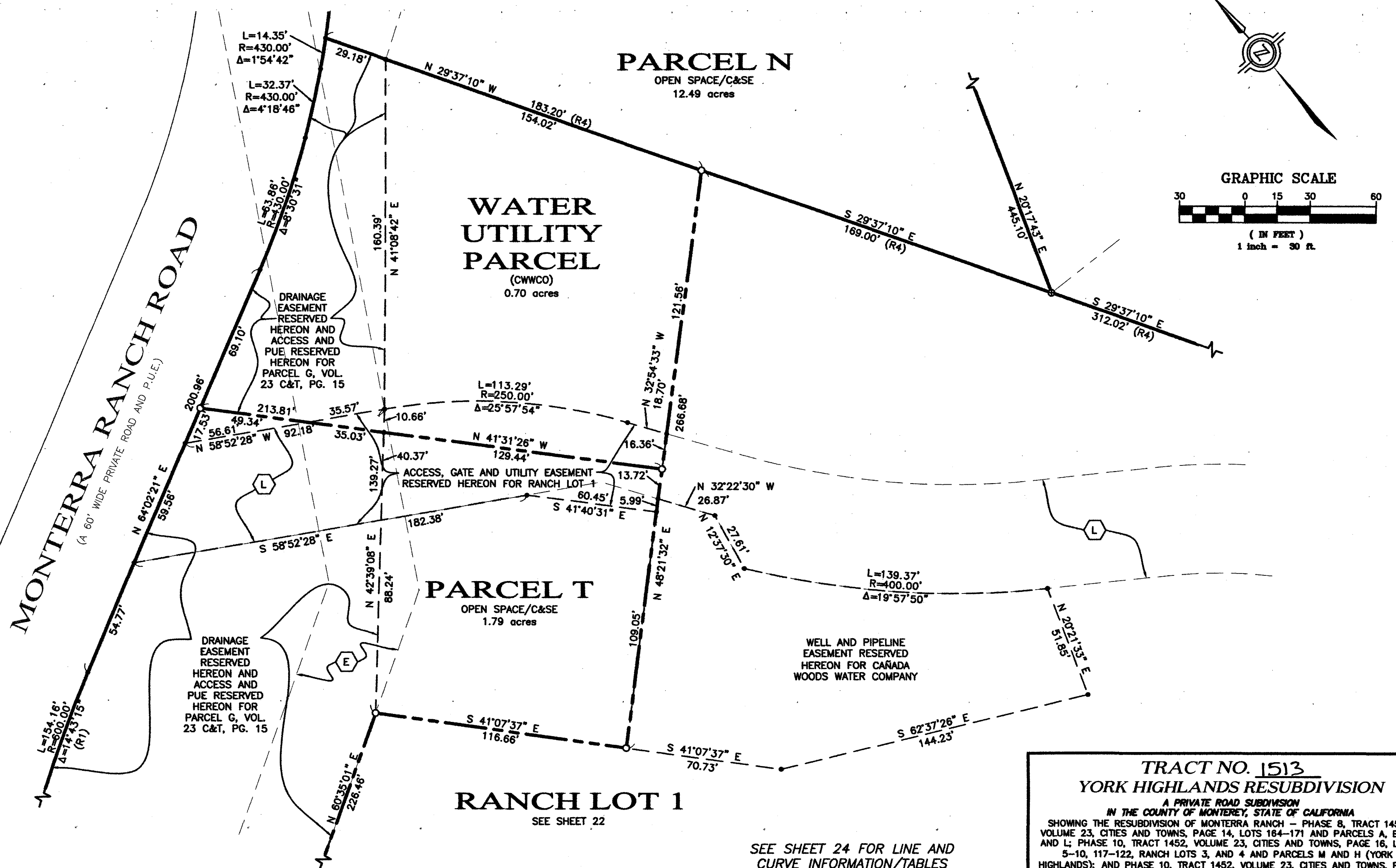
**SHEET 21 OF 24**





<p align="center"><b>TRACT NO. 1513</b>  <b>YORK HIGHLANDS RESUBDIVISION</b>          A PRIVATE ROAD SUBDIVISION          IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA          SHOWING THE RESUBDIVISION OF MONTEREY RANCH - PHASE B, TRACT 1450, VOLUME 23, CITIES AND TOWNS, PAGE 14, LOTS 164-171 AND PARCELS A, B, C, AND L; PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, LOTS 5-10, 117-122, RANCH LOTS 3, AND 4 AND PARCELS M AND H (YORK HIGHLANDS); AND PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, RANCH LOT 1; PHASE 6, TRACT 1419, VOLUME 22, CITIES AND TOWNS, PAGE 56, ADJUSTED REMAINDER LOT 44 AND PARCEL R2 (MONTEREY); ALL BEING OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.          MAY 2012</p>	
<p><b>PREPARED BY:</b>  <b>WWD CORPORATION</b>          2801 MONTEREY-SALINAS HIGHWAY          MONTEREY, CALIFORNIA 93940          (831) 655-2723          FAX: (831) 655-3425</p>	<p><b>PREPARED FOR:</b>  <b>BANKER'S DEVELOPMENT GROUP, L.L.C.</b>          C/O CARMEL DEVELOPMENT COMPANY          POST OFFICE BOX 450          CARMEL, CALIFORNIA 93921</p>
<p align="right"><b>SHEET 22 OF 24</b></p>	





SEE SHEET 24 FOR LINE AND CURVE INFORMATION/TABLES

SEE SHEETS 5-7 FOR RECORD EASEMENT INFORMATION

SEE SHEET 3 FOR NOTES AND SYMBOLS

**TRACT NO. 1513**  
**YORK HIGHLANDS RESUBDIVISION**

A PRIVATE ROAD SUBDIVISION  
IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA  
SHOWING THE RESUBDIVISION OF MONTERRA RANCH - PHASE 8, TRACT 1450, VOLUME 23, CITIES AND TOWNS, PAGE 14, LOTS 164-171 AND PARCELS A, B, C, AND L; PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, LOTS 5-10, 117-122, RANCH LOTS 3, AND 4 AND PARCELS M AND H (YORK HIGHLANDS); AND PHASE 10, TRACT 1452, VOLUME 23, CITIES AND TOWNS, PAGE 16, RANCH LOT 1; PHASE 6, TRACT 1419, VOLUME 22, CITIES AND TOWNS, PAGE 56, ADJUSTED REMAINDER LOT 44 AND PARCEL R2 (MONTERRA); ALL BEING OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.  
MAY 2012

**PREPARED BY:**

**WWD CORPORATION**  
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MONTEREY, CALIFORNIA 93940  
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**BANKER'S DEVELOPMENT GROUP, L.L.C.**  
C/O CARMEL DEVELOPMENT COMPANY  
POST OFFICE BOX 450  
CARMEL, CALIFORNIA 93921

**SHEET 23 OF 24**



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 15°35'23" W	60.70'
L2	S 31°18'06" E	59.85'
L3	S 31°18'06" E	59.84'
L4	N 36°58'05" W	65.11'
L5	S 36°58'05" E	65.11'
L6	N 23°46'43" E	52.30'
L7	S 23°46'43" W	52.30'
L8	S 40°01'40" W	13.67'
L9	N 05°03'02" E	30.00'
L10	N 05°03'02" E	30.00'
L11	N 88°16'27" E	36.48'
L12	N 29°38'08" E	14.29'
L13	N 60°21'52" W	55.15'
L14	S 29°38'08" W	14.67'
L15	N 08°51'14" E	6.75'
L16	N 82°36'03" W	61.99'
L17	N 82°36'03" W	61.99'
L18	S 17°06'39" W	30.81'
L19	S 43°48'04" E	75.23'
L20	N 43°48'04" W	75.23'
L21	N 01°06'08" W	48.93'
L22	S 55°43'55" E	48.31' (R1)
L23	S 55°43'55" E	48.31' (R1)
L24	N 38°59'57" E	59.01'
L25	S 15°50'36" E	86.05'
L26	N 66°44'16" W	50.23'
L27	S 70°03'26" W	22.72'
L28	N 43°44'45" W	31.78' (R1)
L29	N 70°30'31" W	58.54' (R1)
L30	S 09°23'15" W	58.54'
L31	S 30°37'07" E	27.84'
L32	N 29°18'48" E	17.88'
L33	S 32°14'05" W	81.34'
L34	S 60°21'52" E	42.21'
L35	N 63°50'12" W	51.18'
L36	N 16°58'37" W	15.44'
L37	N 72°44'33" W	61.79'
L38	S 60°30'52" W	58.96'
L39	S 45°40'09" W	60.00'
L40	N 87°28'11" E	109.08'
L41	N 21°47'00" E	20.04'
L42	N 21°47'00" E	73.24'
L43	N 60°30'52" E	6.48'
L44	N 60°30'52" E	52.49'
L45	S 20°57'17" W	25.10'
L46	S 20°57'17" W	25.13'
L47	S 43°28'40" W	86.99'
L48	S 32°55'53" E	53.67'
L49	S 41°56'16" E	64.75' (R1)
L50	S 00°28'00" E	74.81' (R1)
L51	S 02°37'34" W	63.41' (R1)
L52	S 46°27'13" E	49.14' (R1)
L53	S 50°03'20" E	53.34' (R1)
L54	S 31°33'55" E	46.81' (R1)
L55	S 30°07'36" E	83.89' (R1)
L56	S 01°03'19" E	33.08' (R1)
L57	S 17°50'33" W	146.32'
L58	S 01°12'08" W	281.21'
L59	N 32°15'52" E	92.57'
L60	N 73°53'46" E	33.80'
L61	N 80°57'49" W	25.66' (R1)
L62	N 25°11'28" W	54.26'
L63	S 86°19'32" W	28.65'
L64	S 58°07'48" W	60.23'
L65	N 55°05'32" E	55.68'
L66	S 41°22'46" W	59.10'
L67	S 08°52'28" E	32.74'
L68	S 30°29'26" W	34.14'
L69	S 72°14'58" W	53.81' (R1)
L70	N 35°21'05" E	151.69'
L71	NOT USED	
L72	NOT USED	
L73	N 05°18'51" E	76.56'
L74	N 08°35'15" W	28.45'
L75	N 32°40'22" E	24.29'

LINE	BEARING	LENGTH
L76	N 14°56'16" W	14.63'
L77	N 33°08'58" E	132.81'
L78	S 76°08'28" E	55.39'
L79	N 01°25'06" W	116.44'
L80	N 06°53'49" E	92.35'
L81	N 69°18'02" W	85.15'
L82	N 48°51'04" E	62.05'
L83	N 63°07'03" E	117.32'
L84	N 05°27'39" E	67.16'
L85	N 18°27'49" E	81.45'
L86	N 15°50'36" W	86.05'
L87	N 54°05'09" W	131.01'
L88	S 36°39'31" E	13.41'
L89	N 17°56'19" E	60.02'
L90	N 17°56'19" E	11.50'
L91	N 09°37'13" W	50.06'
L92	S 16°36'34" W	72.64'
L93	S 34°19'56" W	23.86'
L94	S 13°26'32" E	45.17'
L95	S 13°26'32" E	45.37'
L96	S 34°19'56" W	23.86'
L97	N 69°18'02" W	48.91'
L98	N 69°18'02" W	36.24'
L99	S 87°17'18" W	21.07'
L100	S 87°17'18" W	32.96'
L101	S 75°00'00" E	34.53'
L102	S 71°16'33" E	97.88'
L103	S 80°37'33" E	59.29'
L104	S 15°35'23" E	60.70'
L105	S 50°47'24" W	12.97'
L106	S 82°58'26" E	15.17' (R1)
L107	S 82°58'26" E	17.64' (R1)
L108	N 63°51'40" E	55.70' (R1)
L109	N 70°42'57" E	56.71' (R1)
L110	S 80°45'36" E	40.05' (R1)
L111	N 85°56'43" E	32.84' (R1)
L112	N 85°56'43" E	25.47' (R1)
L113	N 50°59'44" E	52.25' (R1)
L114	N 25°02'41" W	69.88' (R1)
L115	N 72°44'33" W	76.74' (R1)
L116	S 70°03'26" W	41.93' (R1)
L117	N 84°50'36" W	42.21' (R1)
L118	N 71°50'47" W	49.73' (R1)
L119	N 29°44'55" W	35.00' (R1)
L120	S 45°31'21" E	10.40' (R1)
L121	S 04°45'52" W	58.55' (R1)
L122	N 05°35'53" E	127.84' (R12)
L123	S 36°14'04" E	56.48' (R12)
L124	N 32°22'02" E	226.17'
L125	S 85°44'58" W	126.39'
L126	S 57°00'39" E	70.44'
L127	S 37°25'04" E	135.62'
L128	S 37°25'04" E	29.83'
L129	N 27°02'31" W	99.53'
L130	N 53°45'56" E	79.48' (R12)
L131	N 36°14'04" W	77.47' (R12)
L132	N 17°05'53" W	99.42'
L133	S 52°16'47" W	34.50'
L134	N 87°52'23" W	21.90' (R1)
L135	N 29°18'48" E	16.07'
L136	S 41°12'10" W	51.88'
L137	N 25°02'41" W	76.50'
L138	S 46°26'42" E	100.00' (R14)
L139	S 43°33'18" W	70.00' (R14)
L140	N 46°26'42" W	93.69' (R14)
L141	N 38°04'44" W	58.21'
L142	S 17°06'39" W	29.19'
L143	N 48°10'55" E	162.45'
L144	N 25°14'30" E	75.64'
L145	N 27°18'36" E	30.00'
L146	N 12°37'43" E	47.96'
L147	N 33°49'35" W	156.15'
L148	S 74°08'39" W	68.02'
L149	N 66°11'10" E	55.96'
L150	N 08°04'54" E	36.58'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	24.53	535.00	2°37'37"
C2	85.34	115.00	42°31'00"
C3	93.52	117.00	45°47'43"
C4	96.67	770.00	7°11'36"
C5	21.17	345.00	3°30'59"
C6	129.68	345.00	21°32'11"
C7	79.49	155.00	29°23'05"
C8	33.51	155.00	12°23'07"
C9	31.74	130.00	13°59'26"
C10	22.81	130.00	10°03'19"
C11	29.38	70.00	24°02'45"
C12	82.20	120.00	39°14'46"
C13	78.25	88.00	50°56'45"
C14	25.20	170.00	8°29'35"
C15	34.09	230.00	8°29'35"
C16	24.79	70.00	20°17'21"
C17	46.03	130.00	20°17'21"
C18	94.14	190.00	28°23'15"
C19	64.41	130.00	28°23'15"
C20	78.84	120.00	37°38'28"
C21	27.76	370.00	4°17'53"
C22	32.26	430.00	4°17'53"
C23	37.49	230.00	9°20'25"
C24	27.71	170.00	9°20'25"
C25	38.64	70.00	31°37'24"
C26	63.68	230.00	15°51'52"
C27	47.07	170.00	15°51'52"
C28	67.93	170.00	22°53'36"
C29	32.01	160.00	11°27'47"
C30	66.27	100.00	37°58'17"
C31	77.31	130.00	34°04'22"
C32	41.63	70.00	34°04'22"
C33	129.06	177.00	41°46'41"
C34	53.15	87.00	35°00'10"
C35	89.80	147.00	35°00'10"
C36	97.00	500.00	11°06'56"
C37	76.20	500.00	8°43'53"
C38	11.38	500.00	1°18'16"
C39	104.44	130.00	46°01'47"
C40	70.19	270.00	14°53'38"
C41	11.97	380.00	1°48'18"
C42	29.79	66.00	25°51'26"
C43	65.35	61.50	60°52'52"
C44	26.75	320.00	4°47'26"
C45	83.76	140.00	34°16'45"
C46	79.59	380.00	12°00'00"
C47	108.25	820.00	7°33'48"
C48	101.71	170.00	34°16'45"
C49	35.40	66.00	30°44'08"
C50	202.81	190.00	61°09'36"
C51	73.56	120.00	35°07'17"
C52	85.78	330.00	14°53'38"
C53	57.80	231.11	14°19'48"
C54	115.48	130.00	50°53'40"
C55	69.57	230.00	17°19'50"
C56	62.18	70.00	50°53'40"
C57	9.83	330.00	1°42'21"
C58	76.33	255.00	17°08'58"
C59	31.73	195.00	9°19'26"
C60	78.35	330.00	13°36'10"
C61	58.10	270.00	12°19'48"
C62	42.87	530.00	4°38'04"
C63	64.10	270.00	13°36'10"
C64	71.02	330.00	12°19'48"
C65	27.02	180.00	8°36'06"
C66	71.37	330.00	12°23'32"
C67	74.93	200.00	21°27'56"
C68	115.72	87.00	76°12'24"
C69	38.61	115.00	19°14'19"
C70	157.42	130.00	69°22'45"
C71	210.48	200.00	60°17'50"
C72	197.84	600.00	18°53'31"
C73	88.10	59.25	85°11'56"
C74	74.00	2020.00	2°05'57"
C75	145.66	2020.00	4°07'54"

CURVE	LENGTH	RADIUS	DELTA
C76	74.63	145.00	29°29'27"
C77	19.19	200.00	5°29'56"
C78	52.23	120.00	24°56'22"
C79	34.82	80.00	24°56'22"
C80	80.27	313.90	14°39'08"
C81	142.49	190.00	42°58'05"
C82	79.98	170.00	26°57'20"
C83	43.11	51.25	48°11'57"
C84	82.69	111.25	42°35'15"
C85	68.27	44.80	87°18'02"
C86	60.27	260.00	13°16'50"
C87	30.09	150.00	11°29'33"
C88	41.43	120.00	19°46'52"
C89	35.65	100.00	20°25'24"
C90	97.46	170.00	32°50'45"
C91	85.99	150.00	32°50'45"
C92	101.72	678.50	8°35'22"
C93	96.00	100.00	55°00'07"
C94	118.50	120.00	56°34'41"
C95	13.75	230.00	3°25'32"
C96	94.46	230.00	23°31'48"
C97	97.02	320.00	17°22'17"
C98	35.81	60.00	34°11'53"
C99	42.86	60.00	40°55'38"
C100	91.76	220.00	23°53'50"
C101	6.91	320.00	1°14'13"
C102	60.53	70.00	49°32'27"
C103	142.98	575.00	14°14'51"
C104	197.53	110.00	102°53'15"
C105	50.38	320.00	9°01'17"
C106	23.15	210.00	6°18'56"
C107	49.74	305.00	9°20'40"
C108	51.23	205.00	14°19'06"
C109	78.27	375.00	11°57'33"
C110	30.83	110.00	16°03'34"
C111	87.25	500.00	9°59'51"
C112	18.75	40.00	26°51'52"
C113	50.28	150.00	19°12'18"
C114	88.39	140.00	36°10'29"
C115	70.26	187.50	21°28'16"
C116	77.64	320.00	13°54'06"
C117	72.01	100.00	41°15'36"
C118	83.10	100.00	47°36'38"
C119	134.29	160.00	48°05'15"
C120	77.67	880.00	5°03'24"
C121	38.50	880.00	2°30'24"
C122	81.17	330.00	14°05'32"
C123	127.15	180.00	40°28'22"
C124	59.49	62.50	54°32'04"
C125	23.32	280.00	4°46'19"
C126	76.10	280.00	15°34'19"
C127	70.16	470.00	8°33'12"
C128	26.76	205.84	7°26'52"
C129	35.48	175.00	11°36'59"
C130	34.91	215.00	9°18'08"
C131	48.38	340.00	8°09'08"
C132	28.35	145.62	11°09'16"