

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY SHOWN ON THE SUBDIVISION WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS MAP ENTITLED "TRACT 10385, MADISON GATE", CONSISTING OF FOUR (4) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD, AND DO CONSENT TO THE MAKING AND FILING OF SAID MAP; AND THAT SAID MAP DOES PARTICULARLY SET FORTH AND DESCRIBE ALL PARCELS OF LAND RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARY, COURSES, AND EXTENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: THE STREETS AND PORTIONS THEREOF NOT HERETOFORE EXISTING, TO THE CITY OF MORGAN HILL, DESIGNATED AS "LAUREL ROAD" (PARCEL E AND PARCEL F), AS SHOWN ON THIS MAP. SAID DEDICATION AND OFFER OF DEDICATION ARE FOR ANY AND ALL PUBLIC USES UNDER, UPON, AND OVER SAID STREETS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENTS TO THE CITY OF MORGAN HILL, FOR ACCESS OF EMERGENCY VEHICLES OVER THOSE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENTS TO THE CITY OF MORGAN HILL, FOR ANY AND ALL PUBLIC SERVICES FACILITIES INCLUDING, BUT NOT LIMITED TO SIDEWALKS, POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO UNDER, UPON, OR OVER THE LAND DESIGNATED AS "PUBLIC SERVICE EASEMENT" (PSE) ON THIS MAP.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS AND PARCELS WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS SUBDIVISION, EASEMENTS OVER THOSE CERTAIN AREAS DESIGNATED AS "INGRESS EGRESS EASEMENTS" (IEE) FOR RECIPROCAL RIGHTS OF INGRESS AND EGRESS.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS AND PARCELS WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS SUBDIVISION, EASEMENTS OVER, UNDER AND ABOVE THOSE CERTAIN AREAS DESIGNATED AS "PRIVATE STORM DRAIN EASEMENT" (PSDE) FOR THE INSTALLATION AND MAINTENANCE OF FACILITIES FOR STORM WATER MANAGEMENT.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS AND PARCELS WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS SUBDIVISION, "PARCEL D", "PARCEL G" AND "PARCEL H", AS "OPEN SPACE" FOR LANDSCAPING, STORM WATER MANAGEMENT, AND RECREATIONAL PURPOSES. THE ABOVE-MENTIONED PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION CREATED FOR "TRACT 10385, MADISON GATE", AS STATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. NO FURTHER SUBDIVISION OR RESIDENTIAL DEVELOPMENT OF THE "OPEN SPACE" PARCELS SHALL BE ALLOWED.

AND WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS AND PARCELS WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS SUBDIVISION, THEIR LICENSEES, VISITORS, AND TENANTS, FOR THE PURPOSES OF INGRESS, EGRESS PARKING (WHERE DESIGNATED) AND FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE UTILITIES, UNDER, UPON AND OVER THE STREET DESIGNATED AS (PRIVATE) AND SHOWN AS "SAINT BRENDAN LOOP" (PARCEL A, PARCEL B AND PARCEL C). SAID STREET SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION CREATED FOR "TRACT 10385, MADISON GATE", AS STATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.

ALL OF THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL BE KEPT FREE OF BUILDINGS, EXCEPT LAWFUL UNSUPPORTED ROOF OVERHANGS, AND OBSTRUCTIONS THAT DO NOT IMPAIR THE USE OF, OR ARE CONSISTENT WITH THE PURPOSES OF THE STREET OR EASEMENT.

THE UNDERSIGNED HEREBY RESERVE "PARCEL I" FOR FUTURE DEVELOPMENT, SUBJECT TO THE REQUIREMENTS OF THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (R.D.C.S.) OF THE CITY OF MORGAN HILL.

THE HEREIN DESCRIBED OFFERS OF DEDICATION TO THE CITY OF MORGAN HILL ARE TO BE ACCEPTED ONLY WHEN THE CITY COUNCIL OF THE CITY OF MORGAN HILL OR ITS SUCCESSOR AGENCY ADOPTS AND RECORDS IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY A RESOLUTION ACCEPTING SAID STREETS AND EASEMENTS. UNTIL SAID RESOLUTION(S) ARE RECORDED, ALL STREETS AND EASEMENTS ENCOMPASSED WITHIN SUCH OFFERS OF DEDICATION SHALL BE MAINTAINED BY THE OWNER DURING ANY REQUIRED WARRANTY PERIOD AND THEREAFTER BY THE OWNER(S) OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE CITY OF MORGAN HILL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE AND SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFERED STREETS AND EASEMENTS OR ANY IMPROVEMENT THEREON. ALL DEDICATED RIGHTS-OF-WAY AND EASEMENTS NOT ACCEPTED FOR MAINTENANCE BY THE CITY OR OTHER PUBLIC AGENCY SHALL BE MAINTAINED BY THE OWNER(S) OF THE LOTS OR PARCELS IN THE SUBDIVISION.

OWNER: TRI POINTE HOMES, INC., A DELAWARE CORPORATION  
BY: Brian O. Barry BY: \_\_\_\_\_  
NAME: Brian O. Barry NAME: \_\_\_\_\_  
TITLE: Vice President TITLE: \_\_\_\_\_

OWNER ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } ss.  
COUNTY OF Contra Costa

ON March 14, 2017, BEFORE ME, Tiffany Grubbs, A NOTARY PUBLIC

PERSONALLY APPEARED Brian O. Barry  
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.

NOTARY'S SIGNATURE: Tiffany Grubbs  
NAME OF NOTARY (PLEASE PRINT): Tiffany Grubbs  
PRINCIPAL COUNTY OF BUSINESS: Contra Costa  
MY COMMISSION NUMBER: 2040069  
MY COMMISSION EXPIRES: September 1, 2017

OWNER ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } ss.  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, 2017, 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.

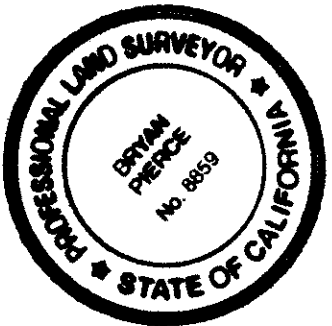
WITNESS MY HAND.

NOTARY'S SIGNATURE: \_\_\_\_\_  
NAME OF NOTARY (PLEASE PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF TRI POINTE HOMES, INC. IT IS BASED UPON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION COMPLETED IN AUGUST 2016, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE MARCH 2019, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Bryan Pierce 03/09/2017  
BRYAN PIERCE, PLS 8859 DATE  
EXPIRES: 12-31-2017

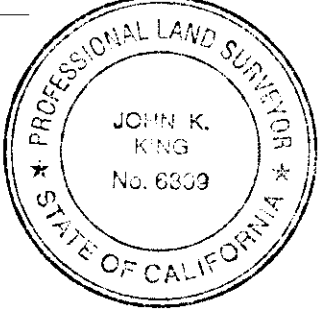


CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN FINAL MAP OF "TRACT 10385, MADISON GATE", AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 3-16-17

John K. King  
JOHN K. KING  
ACTING CITY SURVEYOR  
PLS NO. 6809

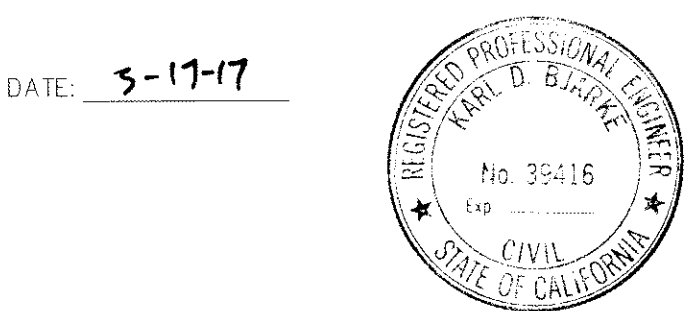


NOTES

- 1.) THE DISTINCTIVE SYMBOL LINE INDICATES THE BOUNDARIES OF THE LAND SUBDIVIDED BY THIS FINAL MAP.
- 2.) THE AREA WITHIN THE DISTINCTIVE SYMBOL LINE IS 6.938 ACRES, MORE OR LESS.
- 3.) ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 4.) A GEOTECHNICAL REPORT WAS PREPARED BY STEVENS, FERRONE & BAILEY ENGINEERING COMPANY, INC. AND IS ON FILE WITH THE CITY OF MORGAN HILL.
- 5.) THE PROPERTY OWNER IS PROVIDING CONSTRUCTIVE NOTICE HEREON THAT EACH LOT IS SUBJECT TO REQUIREMENTS OF A DEVELOPMENT AGREEMENT, AND THAT COMMITMENTS UNDER THE AGREEMENT, WHICH THE CITY HAS PERMITTED THE PROPERTY OWNER TO DELAY, MUST BE FULFILLED BY THE SUBSEQUENT PROPERTY OWNERS/OWNER.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN FINAL MAP OF "TRACT 10385, MADISON GATE" THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.



DATE: 3-17-17

Karl D. Bjarke  
KARL D. BJARKE  
CITY ENGINEER  
CITY OF MORGAN HILL, CALIFORNIA  
RCE NO. 39416

STATEMENT OF THE PLANNING COMMISSION

I HEREBY STATE THAT THE TENTATIVE MAP OF "TRACT 10385, MADISON GATE", WAS CONDITIONALLY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL ON JUNE 28, 2016, BY RESOLUTION NUMBER 16-41, APPLICATION NUMBER SD-15-03.

DATE: \_\_\_\_\_  
Jennifer E. Carman  
JENNIFER E. CARMAN  
SECRETARY  
CITY OF MORGAN HILL, CALIFORNIA

STATEMENT OF THE CITY CLERK

I HEREBY STATE THAT THIS MAP, DESIGNATED AS "TRACT 10385, MADISON GATE", CONSISTING OF FOUR (4) SHEETS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MORGAN HILL AT A MEETING OF SAID COUNCIL HELD ON THE 18th DAY OF January, 2017; AND THAT SAID COUNCIL DID ACCEPT, SUBJECT TO IMPROVEMENT, IN ACCORDANCE WITH CITY STANDARDS, ON BEHALF OF THE PUBLIC, THE DEDICATION OF "LAUREL ROAD" (PARCEL E AND PARCEL F); THE "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE); AND THE "PUBLIC SERVICE EASEMENT" (PSE); FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AS SHOWN ON THIS MAP.

I ALSO HEREBY CERTIFY THAT, PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF PARCELS 1 AND 2 AS DESCRIBED IN THE "GRANT OF STREET AND PUBLIC UTILITY EASEMENT" RECORDED OCTOBER 09, 1996 AS DOCUMENT NO. 13477415, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, CONTAINED WITHIN THE DISTINCTIVE SYMBOL LINE OF THIS MAP.

DATE: 4/27/17  
Arma Torres  
ARMA TORRES - CITY CLERK  
OF THE CITY OF MORGAN HILL, CALIFORNIA

RECORDER'S STATEMENT

FILE NO. 23637214 FEE \$ 14.00 PAID, ACCEPTED FOR RECORD  
AND FILED IN BOOK 403 OF MAPS AT PAGES 40-43, SANTA CLARA  
COUNTY RECORDS, THIS 1st DAY OF May, 2017 AT 2:27 PM.  
AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

REGINA ALCOMENDRAS, RECORDER  
SANTA CLARA COUNTY, CALIFORNIA  
BY Enrique N. Benavidez  
DEPUTY

TRACT 10385,  
MADISON GATE

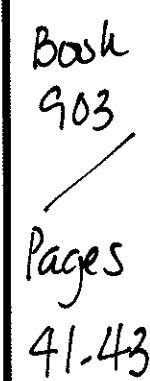
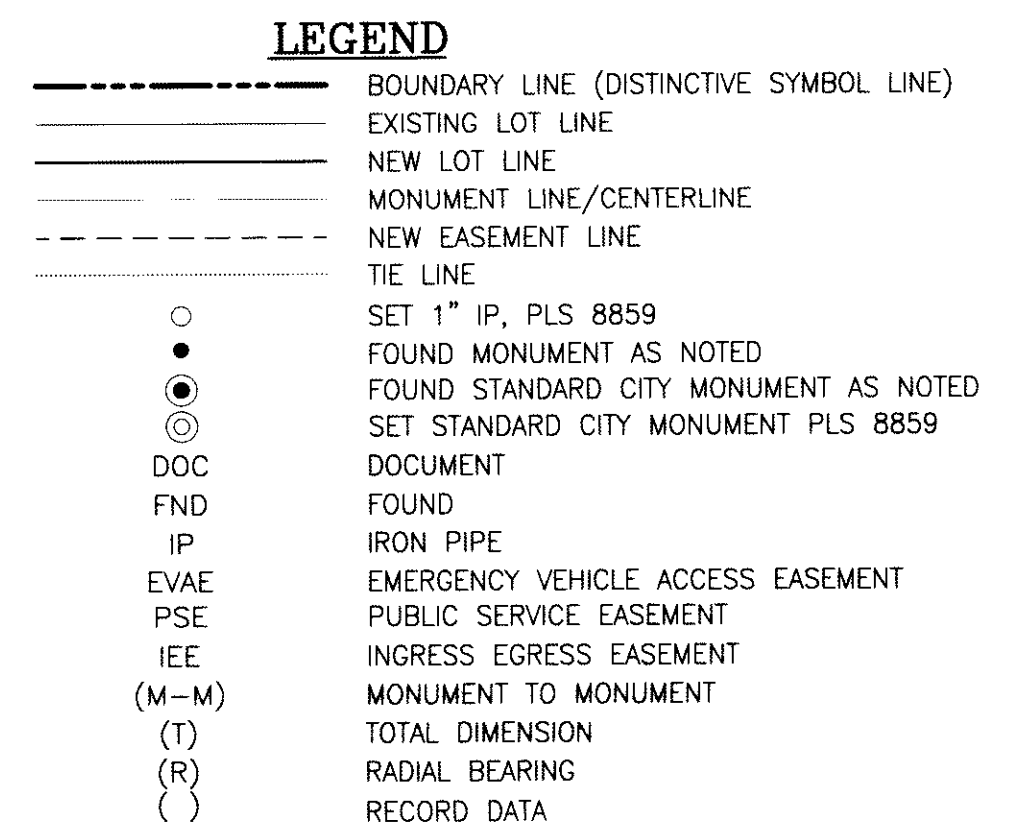
5 RESIDENTIAL LOTS AND  
50 CONDOMINIUM UNITS  
CITY OF MORGAN HILL  
SANTA CLARA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THE GRANT DEED  
FILED OCTOBER 28, 2014, AS DOCUMENT NUMBER 22754490, RECORDS OF  
SANTA CLARA COUNTY, CALIFORNIA

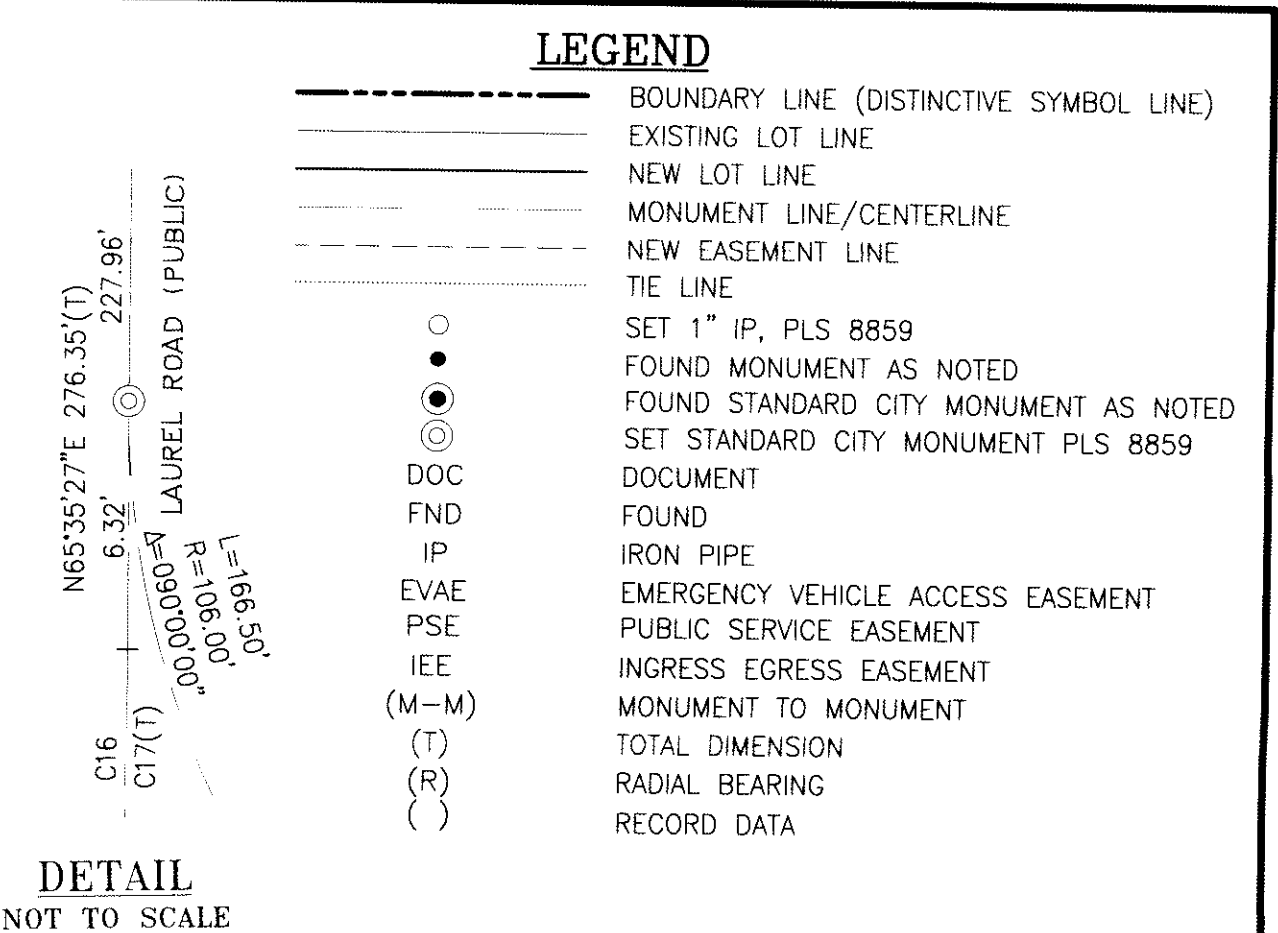
Prepared By:  
**RUGGERI-JENSEN-AZAR**  
8055 Camino Arroyo, Gilroy, CA 95020  
MARCH 2017

\* 23637214

\* 40



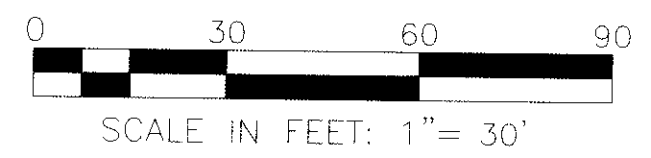
SHEET 2 OF 4 SHEETS



THE BEARING OF N25°29'16"W BETWEEN FOUND IRON PIPES ALONG THE WEST LINE OF "PARCEL 2" AS SHOWN ON THE PARCEL MAP FILED AUGUST 27, 1996 IN BOOK 681 OF MAPS, PAGES 1 AND 2, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

(R1) PARCEL MAP - 681-M-1-2  
(R2) RECORD OF SURVEY - 828-M-39  
(R3) TRACT 8597 - 647-M-25-26  
(R4) TRACT 8608 - 654-M-15-16  
(R5) TRACT 8494 - 633-M-12-14  
(R6) GRANT DEED - DOC #22754490  
(R7) GRANT DEED - 8606-OR-55

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	75.26'	100.00'	43°07'22"	C20	90.11'	130.00'	39°42'54"	C39	2.36'	1.50'	90°00'00"
C2	110.74'	500.00'	12°41'26"	C21	59.46'	79.00'	43°07'22"	C40	2.36'	1.50'	90°00'00"
C3	75.26'	100.00'	43°07'22"	C22	204.20'	130.00'	90°00'00"	C41	96.51'	46.00'	120°12'30"
C4	16.23'	30.00'	31°00'10"	C23	90.50'	500.00'	10°22'14"	C42	31.52'	46.00'	39°15'30"
C5	16.71'	79.00'	12°07'12"	C24	10.90'	370.00'	1°41'17"	C43	28.99'	46.00'	36°06'23"
C6	14.71'	10.00'	84°15'39"	C25	7.69'	124.00'	3°33'16"	C44	11.74'	46.00'	14°37'38"
C7	14.23'	10.00'	81°31'31"	C26	34.79'	140.00'	14°14'18"	C45	24.26'	46.00'	30°12'59"
C8	25.60'	524.00'	2°47'59"	C27	29.07'	117.00'	14°14'18"	C46	29.05'	388.50'	4°17'03"
C9	105.43'	476.00'	12°41'26"	C28	6.40'	6.00'	61°07'35"	C47	31.63'	423.00'	4°17'03"
C10	5.01'	476.00'	0°36'11"	C29	37.65'	151.50'	14°14'18"	C48	30.77'	411.50'	4°17'03"
C11	70.41'	476.00'	8°28'29"	C30	9.41'	10.00'	53°53'37"	C49	28.19'	377.00'	4°17'03"
C12	30.01'	476.00'	3°36'46"	C31	15.85'	128.00'	7°05'39"	C50	10.38'	423.00'	1°24'21"
C13	20.24'	500.00'	2°19'11"	C32	2.13'	19.50'	6°15'52"	C51	21.25'	423.00'	2°52'42"
C14	10.40'	500.00'	1°11'29"	C33	17.07'	16.00'	61°07'35"	C52	29.91'	400.00'	4°17'03"
C15	32.20'	473.89'	3°53'36"	C34	2.36'	1.50'	90°00'00"	C53	29.91'	400.00'	4°17'03"
C16	68.15'	500.00'	7°48'33"	C35	2.36'	1.50'	90°00'00"	C54	32.10'	121.00'	15°11'58"
C17	110.74'	500.00'	12°41'26"	C36	24.44'	56.00'	25°00'32"	C55	16.95'	374.00'	2°35'46"
C18	71.87'	130.00'	31°40'25"	C37	2.36'	1.50'	90°00'00"	C56	13.78'	430.00'	1°50'08"
C19	42.23'	130.00'	18°36'40"	C38	2.36'	1.50'	90°00'00"				



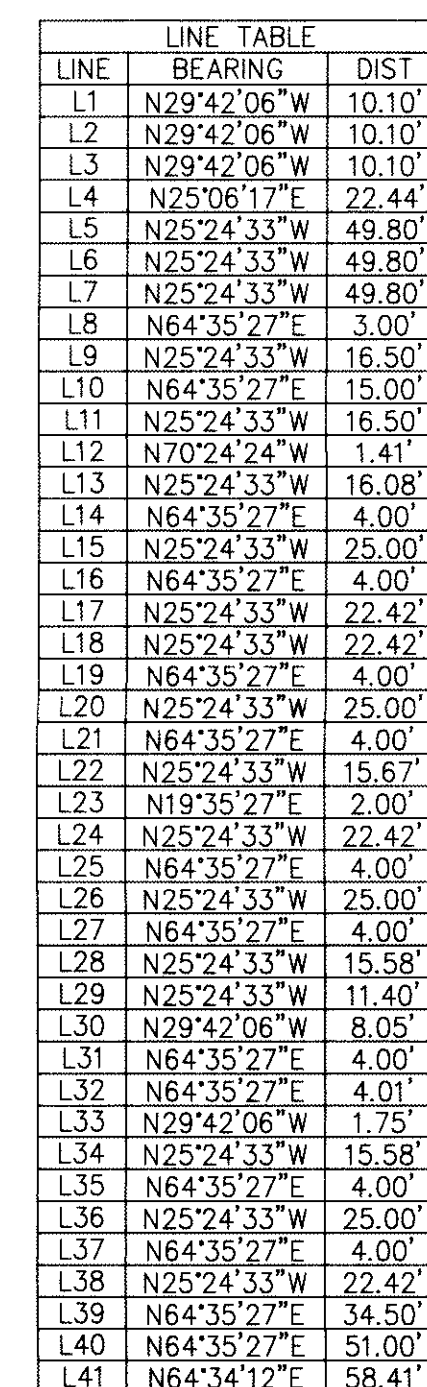
TRACT 10385,  
MADISON GATE

5 RESIDENTIAL LOTS AND  
50 CONDOMINIUM UNITS  
CITY OF MORGAN HILL  
SANTA CLARA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THE GRANT DEED  
FILED OCTOBER 28, 2014, AS DOCUMENT NUMBER 22754490, RECORDS OF  
SANTA CLARA COUNTY, CALIFORNIA

Prepared By:  
**RUGGERI-JENSEN-AZAR**  
8055 Camino Arroyo, Gilroy, CA 95020  
MARCH 2017





<u>—————</u>	BOUNDARY LINE (DISTINCTIVE SYMBOL LINE)
<u>—————</u>	EXISTING LOT LINE
<u>—————</u>	NEW LOT LINE
<u>-----</u>	MONUMENT LINE/CENTERLINE
<u>-----</u>	NEW EASEMENT LINE
<u>.....</u>	TIE LINE
○	SET 1" IP, PLS 8859
●	FOUND MONUMENT AS NOTED
◎	FOUND STANDARD CITY MONUMENT AS NOTED
◎	SET STANDARD CITY MONUMENT PLS 8859
DOC	DOCUMENT
FND	FOUND
IP	IRON PIPE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
IEE	INGRESS EGRESS EASEMENT
(M—M)	MONUMENT TO MONUMENT
(T)	TOTAL DIMENSION
(R)	RADIAL BEARING
( )	RECORD DATA

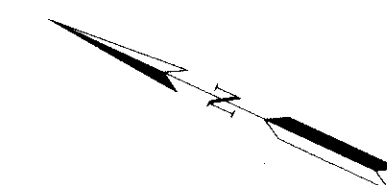
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	48.69'	31.00'	90°00'00"
C2	12.57'	8.00'	90°00'00"
C3	12.57'	8.00'	90°00'00"
C4	48.69'	31.00'	90°00'00"
C5	45.84'	52.00'	50°30'50"
C6	29.29'	42.50'	39°29'10"
C7	29.97'	400.00'	4°17'33"
C8	29.97'	400.00'	4°17'33"
C9	31.69'	423.00'	4°17'33"
C10	29.11'	388.50'	4°17'33"
C11	30.83'	411.50'	4°17'33"
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C13	2.36'	1.50'	90°00'00"
C14	2.36'	1.50'	90°00'00"
C15	3.81'	6.50'	33°33'26"
C16	3.22'	5.50'	33°33'26"
C17	11.02'	370.00'	1°42'22"
C18	13.86'	430.00'	1°50'48"
C19	17.00'	374.00'	2°36'16"

## REFERENCES

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(R2) RECORD OF SURVEY - 828-M-39  
(R3) TRACT 8597 - 647-M-25-26  
(R4) TRACT 8608 - 654-M-15-16  
(R5) TRACT 8494 - 633-M-12-14  
(R6) GRANT DEED - DOC #22754490  
(R7) GRANT DEED - 8606-OR-55

## BASIS OF BEARINGS

THE BEARING OF N25°29'16"W BETWEEN FOUND IRON PIPES ALONG THE WEST LINE OF "PARCEL 2" AS SHOWN ON THE PARCEL MAP FILED AUGUST 27, 1996 IN BOOK 681 OF MAPS, PAGES 1 AND 2, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.



**TRACT 10385,  
MADISON GATE**

5 RESIDENTIAL LOTS AND  
50 CONDOMINIUM UNITS  
CITY OF MORGAN HILL  
SANTA CLARA COUNTY, CALIFORNIA

BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THE GRANT DEED  
FILED OCTOBER 28, 2014, AS DOCUMENT NUMBER 22754490, RECORDS OF  
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Prepared By:  
**RUGGERI-JENSEN-AZAR**  
8055 Camino Arroyo, Gilroy, CA 95020  
MARCH 2017

JOB #142003

SHEET 4 OF 4 SHEETS