

Owner's Statement

We hereby state that we are the owners of, or have some right, title, or interest in and to the real property included within the subdivision shown upon the herein map; that we are the only persons whose consent is necessary to pass a clear title to said real property; that we hereby consent to the preparation and filing of said map and subdivision as shown within the distinctive boundary line.

The real property described below is dedicated in fee for public purposes: We hereby irrevocably dedicate to the public for public use and offer to dedicate to the County of San Benito all streets and portions of streets not heretofore existing and designated as Mission Vineyard Road as shown on this map; said dedication and offer of dedication are for any and all public uses under, upon, and over said streets and portions thereof.

The real property described below is dedicated as an easement for public purposes: We hereby irrevocably dedicate to the public for public use and offer to dedicate to the County of San Benito easements for any and all public service purposes including, poles, wires, conduits for storm drainage, sanitary, water, gas, electric, telephone and telephone facilities, public utilities and appurtenances to the above under, on or over those certain areas designated as PUE (public utility easement). The aforementioned public utility easement shall remain open and free from buildings and structures of any kind except public utility structures and their appurtenances, drainage structures and lawful fences.

We also hereby irrevocably dedicate to the public for public use and offer to dedicate to the County of San Benito storm drainage easements in, under, over, upon, and across those certain areas of land delineated and designated as SDE (storm drainage easement) as shown on this map.

We also hereby relinquish to the County of San Benito all vehicular access rights along the portions of Mission Vineyard Road shown as Non-Vehicular Access Strip on this map.

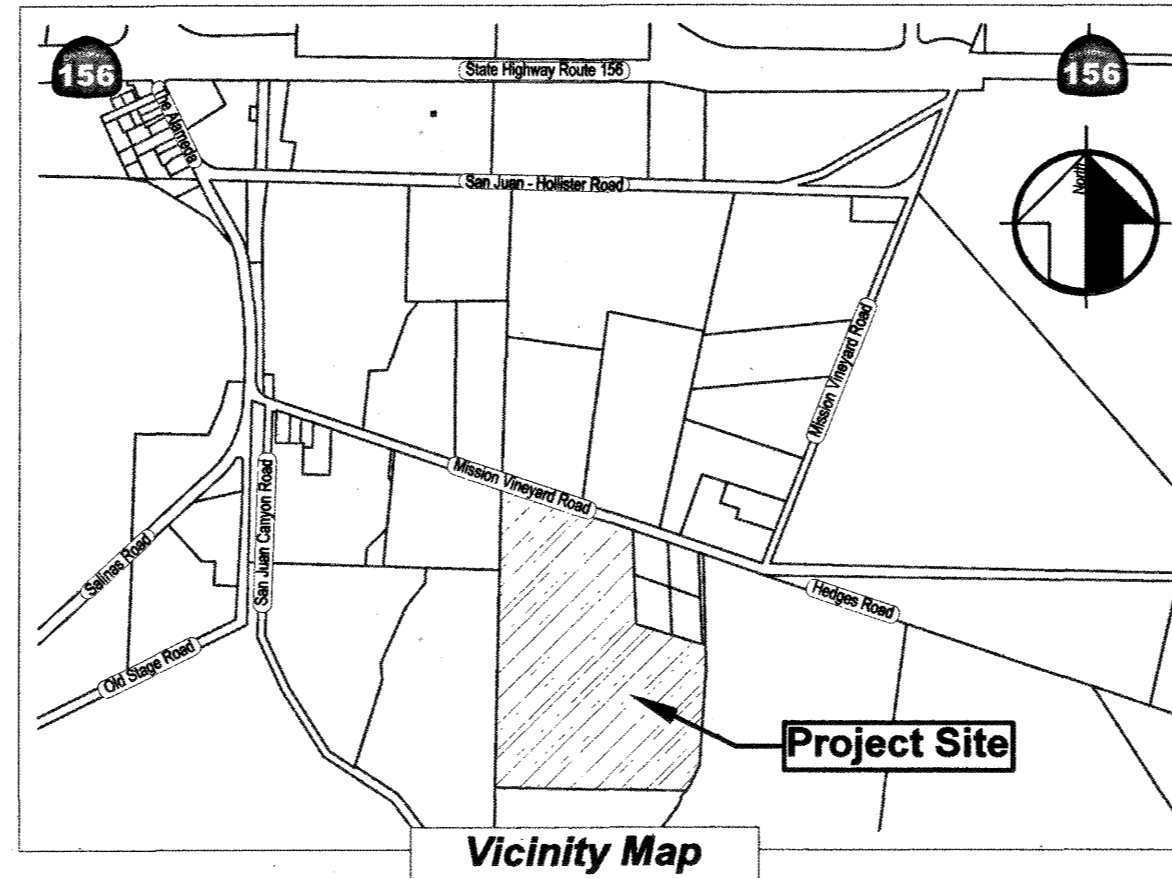
We hereby reserve private easements #1, #2, #3, & #4 as shown on this map for utilities, drainage, and appurtenances for the benefit of Lots 1,2,3,4,5, & 6 as shown within the boundary lines of this map said easements are to be kept free from buildings and structures not serving the purpose of the easement.

As Owner: JAMES P. DASSEL AND KATHLEEN C. DASSEL, TRUSTEES OF THE DASSEL FAMILY REVOCABLE LIVING TRUST, U/T/A DATED AUGUST 31, 1993.

James P. Dassel *Kathleen C. Dassel*
JAMES P. DASSEL, Trustee KATHLEEN C. DASSEL, Trustee

Tract No. 356
Dassel - PLN190035
In the unincorporated territory of the County of San Benito, State of California. Being a Subdivision of a portion of Section 3, Township 13 South, Range 4 East, Mount Diablo Base & Meridian

April 2021 Job No. 216052



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 Jim Dassel, during February 2021. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions within one year of the recordation of this map and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

Allen T. Andrade
Allen T. Andrade
LS 7741, exp. 12/31/2021

11/2/2021
Date



County Engineer's Statement

I hereby state that I have examined this map, that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof, that all provisions of Chapter 2 of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the Tentative Map have been complied with

Stephen Loupe
Stephen Loupe, County Engineer
San Benito County, California
RCE 63575, exp. 9/30/2022

11-12-2021
Date



County Surveyor's Statement

I hereby state that I have examined this map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that all provisions of Chapter 2 of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map have been complied with, and that I am satisfied that this map is technically correct.

George Y. Marchenko
George Y. Marchenko, Contract County Surveyor
San Benito County, California
LS 6964, exp. 9/30/2023

11-9-2021
Date



Clerk of the Board of Supervisors Statement

I, *Jennifer Frchette*, clerk of the San Benito County Board Of Supervisors, hereby state that said Board approved the within map on the *15th* day of *January*, 2022, and on behalf of the County, the following offers of dedication, shown on the within map, on behalf of the public are accepted or rejected as indicated below by circling the action that applies for each dedication:

Dedication	accepted, rejected, or accepted subject to improvement (chose one)
Mission Vineyard Road in fee	Accepted Rejected Accepted subject to improvement
Storm Drain Easements (SDE)	Accepted Rejected Accepted subject to improvement
Public Utility Easements (PUE)	Accepted Rejected Accepted subject to improvement
Non-Vehicular Access Strip	Accepted Rejected Accepted subject to improvement

for public uses in conformity with terms of the offer of dedication, subject to condition that the County of San Benito is not responsible or liable for any cost or expense of any offer accepted unless authorized by separate action of the Board of Supervisors (if no choice is circled then it is rejected).

By: *[Signature]*
County Clerk and Ex Officio Clerk of the Board of Supervisors of the County of San Benito County, State of California

1/25/2022
Date

Soils Report:

Preliminary Soils Report, Dassel Tentative Map, 333 Mission Vineyard Road, San Juan Bautista, APN 012-190-012 dated 1/29/2019, by MH engineering Job#216052.

Signature Omissions:

Pursuant to Section 66436 of the California Subdivision Map Act, the signature of the following parties have been omitted:
• none

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF *San Benito*
On *November 2*, 2021 before me, *Anne Wells, Notary Public*
personally appeared *James P. Dassel and Kathleen C. Dassel*

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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.

Anne Wells
Signature (Seal)
Name of Notary: *Anne Wells*
Principal County of Business: *San Benito*
Commission Expires: *3/20/2024*
Commission # of Notary: *2323053*

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____
On _____ before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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)
Name of Notary: _____
Principal County of Business: _____
Commission Expires: _____
Commission # of Notary: _____

Planning Commission Statement

I hereby state that the tentative map for the Final Map shown hereon was conditionally approved on November 18, 2021 by the Planning Commission of the County of San Benito, California, and that the map shown hereon substantially conforms to the approved tentative subdivision map.

11/3/2021 *[Signature]*
Date Mike Chambliss, Secretary of the Planning Commission

County Recorder's Statement

Filed this *15* day of *February*, 20*20* at *11:34 AM*,
in Book *17* of Maps, at Page *23* at the request of MH engineering Co.
File No. *2022-0001879* Fee \$ *87.00*

Joe Paul Gonzalez, County Recorder of San Benito County

By: *[Signature]*
Deputy JAQUELINE TAYLOR

MH engineering Co.
16075 Vineyard Boulevard (408) 779-7381
Morgan Hill, CA 95037

Book *17* M, *23* Sheet 1 of 2

2022-0001879

2022-0001879

Tract No. 356
Dassel - PLN190035
 In the unincorporated territory of the County of San Benito, State of California. Being a Subdivision of a portion of Section 3, Township 13 South, Range 4 East, Mount Diablo Base & Meridian

April 2021 Job No. 216052

MH engineering Co.
 16075 Vineyard Boulevard
 Morgan Hill, CA 95037 (408) 779-7381

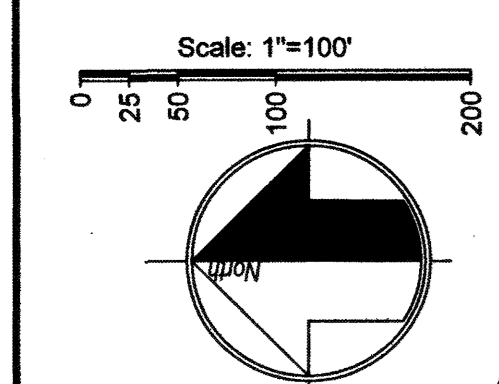
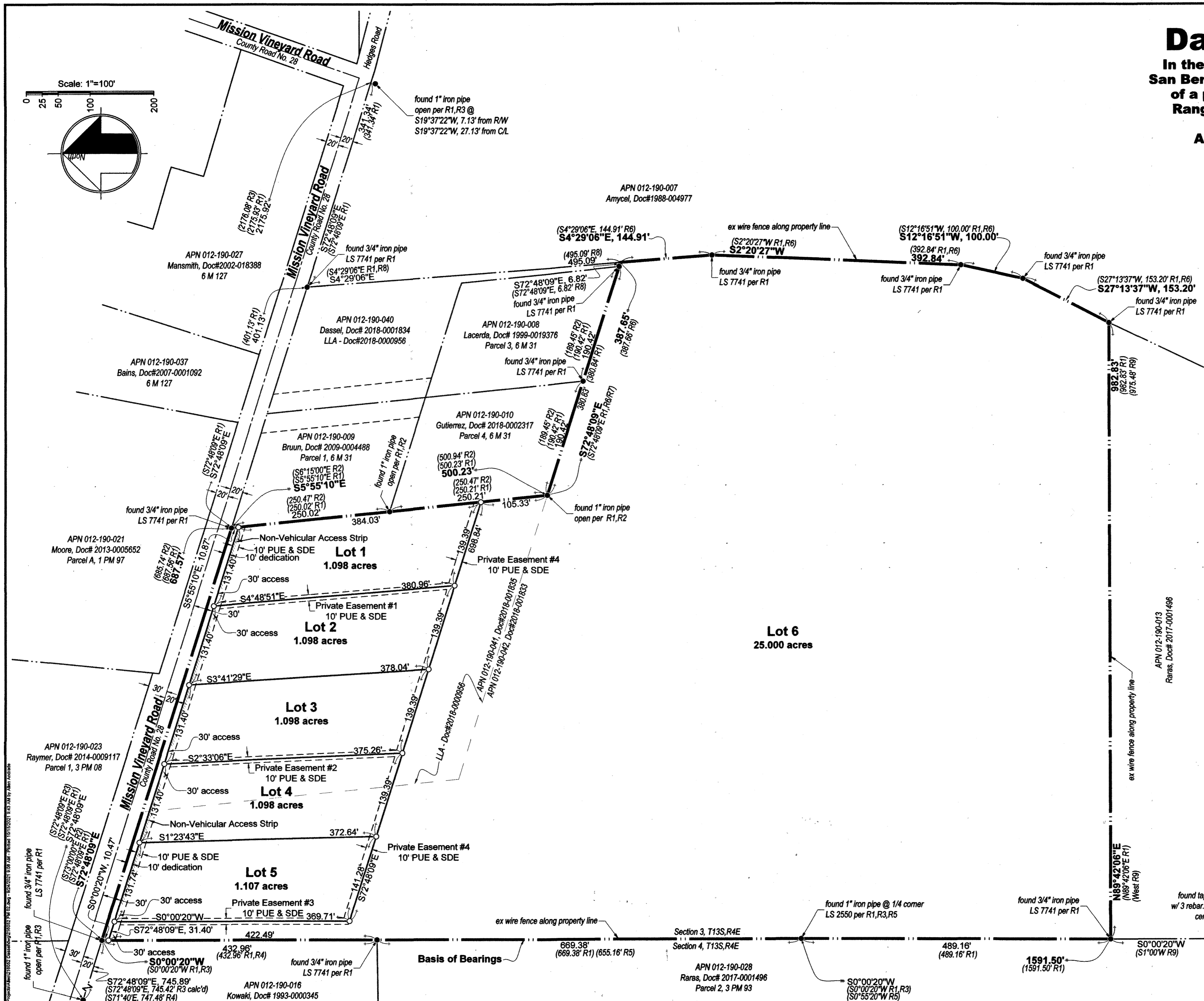
- Legend**
- Distinctive Boundary Line
 - new lot line
 - new lot line, with non-vehicular access strip
 - ex adjacent property line
 - centerline
 - easement line as noted
 - former property line as noted
 - found monument as noted
 - set 3/4" iron pipe tagged LS 7741
 - PUE Public Utility Easement
 - SDE Storm Drainage Easement
 - # M ## Reference Map
 - Doc# County Recorder's document number
 - (...R#) Reference Data
- all distances are in feet and decimals thereof.

Reference Data:

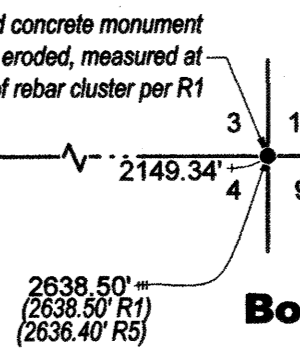
(R1)	16 M 09	(R6)	Doc#2018-001833
(R2)	6 M 31	(R7)	Doc#2018-001835
(R3)	4 M 88	(R8)	Doc#2018-001834
(R4)	Doc#1993-0000345	(R9)	Doc#2017-0001496
(R5)	3 PM 93		

Basis of Bearings
 The bearings shown on this map are based on the west line of Section 3 Township 13 South, Range 4 East as found monumented and recorded as South 0° 00' 20" West Book 16 of Maps at Page 9 San Benito County Records.

- Notes:**
- Subdivision Boundary Area: 30.656 acres
 - Number of Proposed Parcels: 6
 - Pursuant to Planning Commission Resolution 2020-16 for PLN190035 passed and adopted 11/18/2020 - the following notes are required on this final map:
 - "Prior to commencement of any ground disturbance requiring an encroachment, grading, or building permit, a Phase II study be conducted and a report prepared by a qualified archaeologist to formally evaluate CA-SBN-35/H (P-35-00036) and P-35-0000575 within the Project Area, which shall include measures and procedures to protect cultural resources from direct or indirect impacts during construction activities..." [Condition 10]
 - "Use of on-site regenerating water softeners shall be prohibited, while off-site regeneration softening systems may be used subject to the approval of the San Benito County Water District." [Condition 11]
 - "No permanently installed wood-burning devices shall be allowed in new construction within this subdivision." [Condition 16b]
 - A 24acre open-space easement on Lot 6 shall be granted to the County of San Benito over a portion of Lot 6. [Condition 17]
- Reference is hereby made to this resolution for the full particulars.



APN 012-190-013
 Raras, Doc# 2017-0001496



2022-0001879

Book 17 M 23 Sheet 2 of 2
 2022-0001879