

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 ON THIS MAP AND THAT WE ARE THE ONLY PERSONS NECESSARY TO SIGN SAID MAP PURSUANT TO PROVISION OF SECTION 66436(A) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AND WE CONSENT TO THE PREPARATION AND RECORDATION, OF SAID MAP AND SAID SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF WATSONVILLE FOR PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, STORM DRAIN, TELEPHONE, ELECTRICITY, NATURAL GAS, CABLE TV, COMMUNICATIONS, AND THEIR NECESSARY APPURTENANCES ON, OVER AND UNDER THOSE CERTAIN AREAS OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENT (PUE). SAID PUBLIC UTILITY EASEMENTS ARE TO BE KEPT FREE AND CLEAR OF ALL BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSES OF THE EASEMENTS, EXCEPTING LAWFUL FENCES, GATES, AND PEDESTRIAN ACCESS CONTROL DEVICES.

WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF WATSONVILLE EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES ON AND ACROSS THOSE CERTAIN AREAS OF LAND DESIGNATED EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) AS SHOWN ON THIS MAP.

WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF WATSONVILLE EASEMENTS FOR PUBLIC ACCESS PURPOSES ON AND ACROSS THOSE CERTAIN AREAS OF LAND DESIGNATED PUBLIC ACCESS EASEMENT (PAE) AS SHOWN ON THIS MAP.

WE ALSO HEREBY STATE THAT BLANKET EASEMENTS FOR PRIVATE STORM DRAIN FACILITIES AND DRAINAGE ON, OVER, UNDER AND ACROSS THE SUBDIVISION ARE HEREBY RESERVED FOR THE OWNERS, SUCCESSORS, AND ASSIGNS OF THE SUBDIVISION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) AND WILL BE GRANTED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT TO BE RECORDED IN OFFICIAL RECORDS OF SANTA CRUZ COUNTY BY THE SANTA CRUZ COUNTY RECORDER'S OFFICE.

WE ALSO HEREBY STATE THAT PARCELS D, E, F, G, H, I, J, K, L, M, N, & O, TOGETHER WITH PRIVATE SIDEWALK EASEMENTS (PSE) AS SHOWN ON THIS MAP WILL BE GRANTED TO THE HOMEOWNER'S ASSOCIATION OF TRACT 1607 BY SEPARATE INSTRUMENT TO BE RECORDED IN OFFICIAL RECORDS OF SANTA CRUZ COUNTY BY THE SANTA CRUZ COUNTY RECORDER'S OFFICE.

THIS MAP SHOWS OR NOTES ALL KNOWN EASEMENTS, EXISTING OF RECORD, WITHIN THE DISTINCTIVE BOUNDARY LINES OF THIS MAP.

OWNER:

LANDCO HILLCREST, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LANDCO HILLCREST GP, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
IT'S MANAGER

BY: MARK D. LESTER
TITLE: MANAGING MEMBER

OWNER'S 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 _____ } ss

ON _____, BEFORE ME, _____,
NOTARY PUBLIC, PERSONALLY APPEARED _____

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

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

COUNTY OF NOTARY'S NOTARY COMMISSION NUMBER AND
PRINCIPAL PLACE OF BUSINESS EXPIRATION DATE

NOTARY NAME

NOTARY SIGNATURE

TRUSTEE'S STATEMENT

THE UNDERSIGNED, FIRST AMERICAN TITLE COMPANY, AS TRUSTEE UNDER (1) THE DEED OF TRUST RECORDED SEPTEMBER 16, 2022 AT DOCUMENT NUMBER 2022-0026077, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA, AND (2) THE DEED OF TRUST RECORDED APRIL 15, 2024 AT DOCUMENT NUMBER 2024-0006891, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA, AND ENCUMBERING THE LAND SHOWN HEREIN, HEREBY CONSENTS ON BEHALF OF THE BENEFICIARY TO THE MAKING OF THIS MAP.

FIRST AMERICAN TITLE COMPANY

BY: _____

TRUSTEE'S 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 _____ } ss

ON _____, BEFORE ME, _____,
NOTARY PUBLIC, PERSONALLY APPEARED _____

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

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

COUNTY OF NOTARY'S NOTARY COMMISSION NUMBER AND
PRINCIPAL PLACE OF BUSINESS EXPIRATION DATE

NOTARY NAME

NOTARY SIGNATURE

TRACT NUMBER 1607

Hillcrest
STAGE NO. 2

CONSISTING OF 117 LOTS AND 12 COMMON AREA PARCELS

BEING A SUBDIVISION OF THE REMAINDER PARCEL SHOWN ON THE MAP ENTITLED "TRACT NUMBER 1607 HILLCREST STAGE NO. 1" FILED ON DECEMBER 16, 2022, IN VOLUME 136 OF MAPS, AT PAGE 20, SANTA CRUZ COUNTY RECORDS,

CITY OF WATSONVILLE, SANTA CRUZ COUNTY, CALIFORNIA

FEBRUARY, 2025 APN 018-372-58 SCALE: N/A



IFLAND SURVEY
Surveying - Mapping - 3D Scanning
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OWNER'S STATEMENT

SHEET NO. 1 OF 11 SHEETS

JOB NUMBER G22004

TAX AND ASSESSMENT CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR AGAINST ANY PART THEREOF, EXCEPT TAXES WHICH ARE NOT YET PAYABLE AND WHICH IT IS HEREBY ESTIMATED WILL NOT EXCEED THE SUM OF \$ _____ FOR THE YEAR _____, AND THAT SAID LAND IS NOT, NOR IS ANY PART THEREOF, SUBJECT TO ANY SPECIAL ASSESSMENT WHICH HAS NOT BEEN PAID IN FULL AND THAT THIS CERTIFICATE DOES NOT INCLUDE ANY ASSESSMENT OF ANY ASSESSMENT DISTRICT, THE BONDS OF WHICH HAVE NOT YET BECOME A LIEN AGAINST SAID LAND OR ANY PART THEREOF.

DATED: _____

AUDITOR-CONTROLLER OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

BY: _____
DEPUTY

CITY CLERK'S STATEMENT

IT IS HEREBY ORDERED THAT TRACT 1607, (HILLCREST – STAGE 2), BE, AND THE SAME IS HEREBY APPROVED, AND THAT NONE OF THE STREETS OR OTHER PARCELS OF LAND SHOWN ON SAID MAP AND THEREON OFFERED FOR DEDICATION ARE ACCEPTED.

I CERTIFY THAT THE FOREGOING WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE AT A MEETING HELD ON THE _____ DAY OF _____, 20____.

IRWIN I. ORTIZ, CITY CLERK OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

DATE: _____

GEOTECHNICAL EVALUATION REPORT

A GEOTECHNICAL EVALUATION REPORT FOR THIS SITE WAS PREPARED BY MILLER PACIFIC ENGINEERING GROUP ON JANUARY 20, 2022 (PROJECT NO. 1333.001), AND IS ON FILE AT THE CITY OF WATSONVILLE COMMUNITY DEVELOPMENT DEPARTMENT.

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ DOES HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITIES REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE HAVE BEEN DULY FILED AND DEPOSITS HAVE BEEN DULY MADE. PURSUANT TO THE AUTHORITY DELEGATED TO ME BY SAID BOARD, I HEREBY APPROVE SAID CERTIFICATES AND SECURITIES ON BEHALF OF THE COUNTY OF SANTA CRUZ.

CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY CLERK

DATE: _____

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP CONFORMS WITH THE ACTION ON THE TENTATIVE MAP THEREON TAKEN BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE ON _____, 20____.

DATE: _____

JUSTIN MEEK, INTERIM COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF WATSONVILLE, STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

SERIAL NUMBER: _____

FILED THIS _____ DAY OF _____, 2025, AT _____ M, IN VOLUME _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

SIGNED: _____
SHERI THOMAS, COUNTY RECORDER

BY: _____
DEPUTY

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 LANDCO HILLCREST, LLC. 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 AFTER THE RECORDATION OF THE 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.

GARY R. IFLAND, L.S. 7367



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66442 (a)(4) AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATED: _____

ANNE-SOPHIE TRUONG, ACTING CITY SURVEYOR L.S. NO. 8998

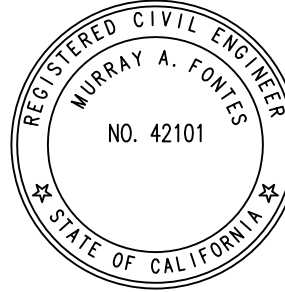


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP, AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT, SECTION 66442 (a)(1)(2)(3), AND THE CITY OF WATSONVILLE SUBDIVISION ORDINANCE APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATED: _____

MURRAY A. FONTES, CITY ENGINEER R.C.E. No. 42101



TRACT NUMBER 1607

Hillcrest
STAGE NO. 2

CONSISTING OF 117 LOTS AND 12 COMMON AREA PARCELS

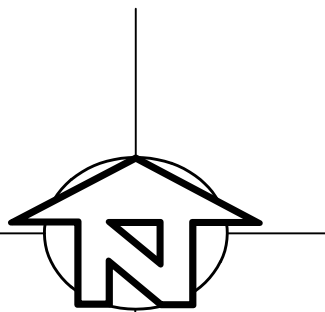
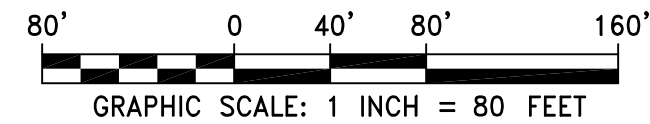
BEING A SUBDIVISION OF THE REMAINDER PARCEL SHOWN ON THE MAP ENTITLED "TRACT NUMBER 1607 HILLCREST STAGE NO. 1" FILED ON DECEMBER 16, 2022, IN VOLUME 136 OF MAPS, AT PAGE 20, SANTA CRUZ COUNTY RECORDS,

CITY OF WATSONVILLE, SANTA CRUZ COUNTY, CALIFORNIA

FEBRUARY, 2025 APN 018-372-58 SCALE: N/A



IFLAND SURVEY
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SUNSET COVE
97 M 19
PARCEL E

96 M 1

A80-166

BLACKBIRD HOMES
126 M 04

LANDCO
HILLCREST, LLC
2022-0026076
PARCEL B
(PARCEL ONE)
(NOT A PART)

COMMUNITY BRIDGES
2019-0017876
PARCEL SIX
(NOT A PART)
AND
A 15.00' WIDE EXCEPTION TO
PARCEL A/PARCEL ONE
(2022-0026076) &
RIGHT-OF-WAY APPURTENANT
TO SAID PARCEL A/PARCEL
ONE

ERTA
2015 - 0046117

LANDCO HILLCREST, LLC
2022-0026076
PARCEL A
(PARCEL ONE)

CAMPOS
2002-0059606
FORMERLY
2268 OR 625

CASE LOGISTICS LLC
2010-0048222

SUNSHINE GARDEN
TRACT NO 1587
127 M 9

ROS 73 M 35

SEA VIEW RANCH
TRACT 1442
PARCEL E
103 M 33

SEA VIEW RANCH
TRACT 1442
PARCEL D
103 M 33

LOMA
VISTA
DR
(A CITY STREET
60' IN WIDTH)

OHLONE
PARKWAY
(A CITY STREET 92' IN WIDTH)

PARAISO COURT
(A PRIVATE STREET
OF VARYING WIDTH)

DEL RIO
COURT
(A PRIVATE STREET
OF VARYING WIDTH)

LEGEND

- BOUNDARY LINE (DISTINCTIVE BORDER)
- ADJACENT PROPERTY LINE
- STAGE 1 SUBDIVISION BOUNDARY LINE
- TIE LINE
- EXISTING EASEMENT LINE

- MONUMENT FOUND AS NOTED
- FOUND CITY STD STREET MONUMENT
- FOUND CITY CONTROL MONUMENT
- MONUMENT # PER 115 M 07
- SANTA CRUZ COUNTY RECORD MAP
- RECORD DATA PER DEED (2022-0026076)
- RECORD DATA PER A80-166 (UNFILED)
- RECORD DATA PER 73 M 35
- RECORD DATA PER 97 M 19
- RECORD DATA PER 103 M 33
- RECORD DATA PER 127 M 9
- RECORD DATA PER 123 M 31
- RECORD DATA PER 126 M 4
- FOUND
- MONUMENT TO MONUMENT
- IRON PIPE
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CCS NAD83 ZONE 3 EPOCH 2007.00 GRID BEARING BETWEEN FOUND CITY CONTROL MONUMENTS W-163 AND W-664 AS COMPUTED FROM COORDINATES SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN VOLUME 115 OF MAPS AT PAGE 7, SANTA CRUZ COUNTY RECORDS:

BEARING = NORTH 64°33'50.8" WEST (2378.58 FEET)

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. MULTIPLY GROUND DISTANCES BY 1.0000394 TO OBTAIN GRID DISTANCES

AREA TABLE

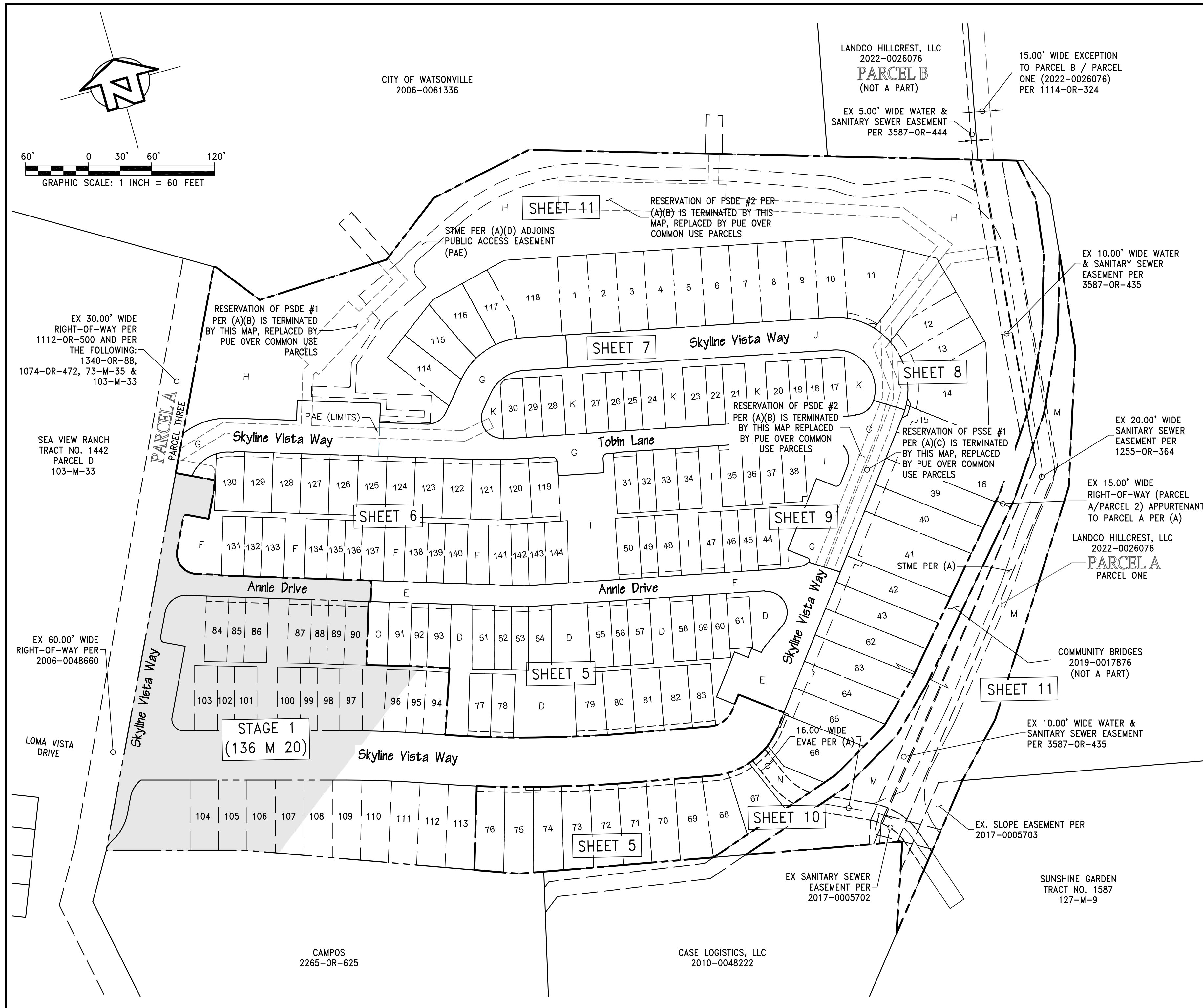
TRACT# 1607 BOUNDARY	=	516,266 SQUARE FEET (11.852 AC)
STAGE 1 SUBDIVISION (136 M 20)	=	93,188 SQUARE FEET (2.139 AC)
STAGE 2 SUBDIVISION	=	423,078 SQUARE FEET (9.713 AC)

TRACT NUMBER 1607 Hillcrest STAGE NO. 2

CONSISTING OF 117 LOTS AND 12 COMMON AREA PARCELS
BEING A SUBDIVISION OF THE REMAINDER PARCEL SHOWN ON
THE MAP ENTITLED "TRACT NUMBER 1607 HILLCREST STAGE
NO. 1" FILED ON DECEMBER 16, 2022, IN VOLUME 136 OF
MAPS, AT PAGE 20, SANTA CRUZ COUNTY RECORDS,
CITY OF WATSONVILLE, SANTA CRUZ COUNTY, CALIFORNIA
FEBRUARY, 2025 APN 018-372-58 SCALE: 1"=80'



IFLAND SURVEY
Surveying - Mapping - 3D Scanning
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LEGEND

—————	BOUNDARY LINE (DISTINCTIVE BORDER)
—————	STAGE 1 SUBDIVISION BOUNDARY
———	EXISTING EASEMENT LINE
-----	NEW EASEMENT LINE
—————	LOT LINE, RIGHT-OF-WAY LINE

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF

EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
STME	SIDEWALK TRAIL & MAINTENANCE EASEMENT

- (A) TRACT #1607 HILLCREST STAGE NO.1 (136M20)
- (B) PSDE DEPICTED ON 136 M 20 (TERMINATED PER THIS MAP)
- (C) PSSE DEPICTED ON 136 M 20 (TERMINATED PER THIS MAP)
- (D) STME DEPICTED ON 136 M 20 (DOC# 2025- _____)

INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET
2	AFFIDAVIT SHEET
3	TRACT & STAGE 2 BOUNDARY
4	STAGE 2 OVERVIEW W/ EASEMENTS
5	STAGE 2 LOTS 51-61, 69-83, 91-93
6	STAGE 2 LOTS 119-144
7	STAGE 2 LOTS 1-10, 17-30, 114-118
8	STAGE 2 LOTS 11-16, 31-40
9	STAGE 2 LOTS 41-50, 62-64
10	STAGE 2 LOTS 65-68
11	STAGE 2 PARCELS H & M

BASIS OF BEARINGS

SEE SHEET 3

TRACT NUMBER 1607
Hillcrest
STAGE NO. 2

CONSISTING OF 117 LOTS AND 12 COMMON AREA PARCELS

BEING A SUBDIVISION OF THE REMAINDER PARCEL SHOWN ON
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CITY OF WATSONVILLE, SANTA CRUZ COUNTY, CALIFORNIA

FEBRUARY, 2025 APN 018-372-58 SCALE: 1"= 60'



IFLAND SURVEY

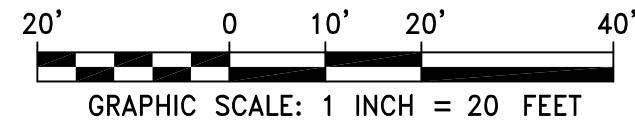
Surveying - Mapping - 3D Scanning

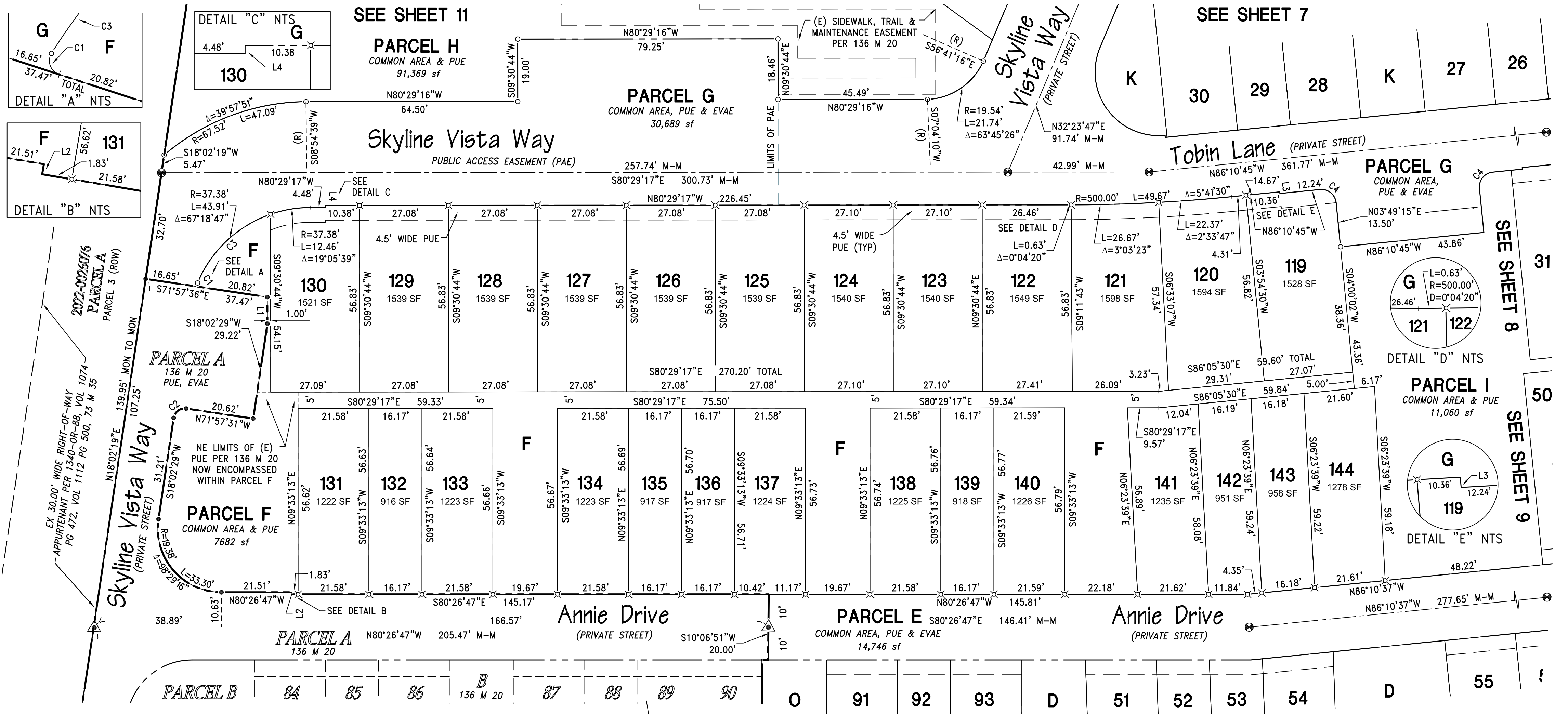
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OVERALL REF MAP

SHEET NO. 4 OF 11 SHEETS

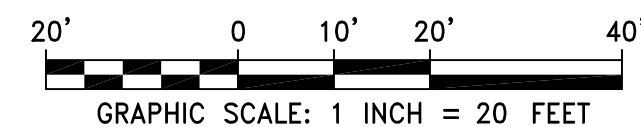
JOB NUMBER G22004





LEGEND

- BOUNDARY LINE (DISTINCTIVE BORDER)
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- LOT LINE, RIGHT-OF-WAY LINE
- STREET MONUMENT LINE
- STAGE 2 SUBDIVISION BOUNDARY LINE
- EX EXISTING
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PUE PUBLIC UTILITIES EASEMENT
- (R) RADIAL BEARING
- M-M MONUMENT TO MONUMENT
- SET CITY STANDARD DISK IN STREET WELL
- SET 1-1/2" x 30" IRON PIPE, LS 7367
- SET LEAD PLUG & TAG, LS 7367
- OFFSET TO CORNER (SEE NOTE 2)
- LEAD PLUG & TAG, LS 7367
- PER 136 M 20
- STREET MONUMENT PER 136 M 20
- FOUND MONUMENT AS NOTED
- SET 1/2" x 30" IRON PIPE, LS 7367



NOTES

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- DUE TO ROUNDING, THE TOTAL DISTANCE ON ANY MEASURED LINE MAY VARY FROM THE SUM OF ITS INDIVIDUAL (ROUNDED) LINE SEGMENTS. THIS MAP ALLOWS FOR A TOLERANCE OF +/- 0.01' ON THE TOTAL LINE DISTANCE (COMPARED TO THE SUM OF SEGMENTS) WHEN IT MORE ACCURATELY REPRESENTS THE TRUE DISTANCE.
- ONLY FRONT LOT CORNERS ARE MONUMENTED. REAR LOT CORNERS AND INTERIOR ANGLE POINTS OF LOTS ARE NOT MONUMENTED. SEE DETAILS 1 & 2 ON SHEET 10 FOR MONUMENT LOCATIONS.

BASIS OF BEARINGS

SEE SHEET 3

LINE & CURVE DATA TABLE

Line #/Curve #	Direction/Delta	Length	Radius
C1	105° 31' 58"	1.61	0.87
C2	090° 00' 00"	5.30	3.37
C3	048° 13' 07"	31.45	37.38
C4	090° 00' 00"	7.07	4.50
L1	S09° 30' 44"W	8.12	
L2	S09° 33' 13"W	0.63	
L3	N03° 49' 15"E	0.50	
L4	S09° 30' 43"W	0.62	

(LINE/CURVE TAGS IN TABLE ABOVE PER THIS SHEET)

LINE & CURVE DATA TABLE

Line #/Curve #	Direction/Delta	Length	Radius
C5	018° 14' 04"	8.16	25.62
C8	051° 48' 13"	23.02	25.46
L5	N29° 26' 27"E	5.21	
L6	N03° 47' 36"E	8.29	
L7	S29° 26' 27"W	9.06	
L8	S87° 10' 51"E	2.01	
L9	S87° 10' 51"E	15.40	

(LINE/CURVE TAGS IN TABLE ABOVE PER SHEET 5)

TRACT NUMBER 1607

Hillcrest STAGE NO. 2

CONSISTING OF 117 LOTS AND 12 COMMON AREA PARCELS

BEING A SUBDIVISION OF THE REMAINDER PARCEL SHOWN ON THE MAP ENTITLED "TRACT NUMBER 1607 HILLCREST STAGE NO. 1" FILED ON DECEMBER 16, 2022, IN VOLUME 136 OF MAPS, AT PAGE 20, SANTA CRUZ COUNTY RECORDS,

CITY OF WATSONVILLE, SANTA CRUZ COUNTY, CALIFORNIA

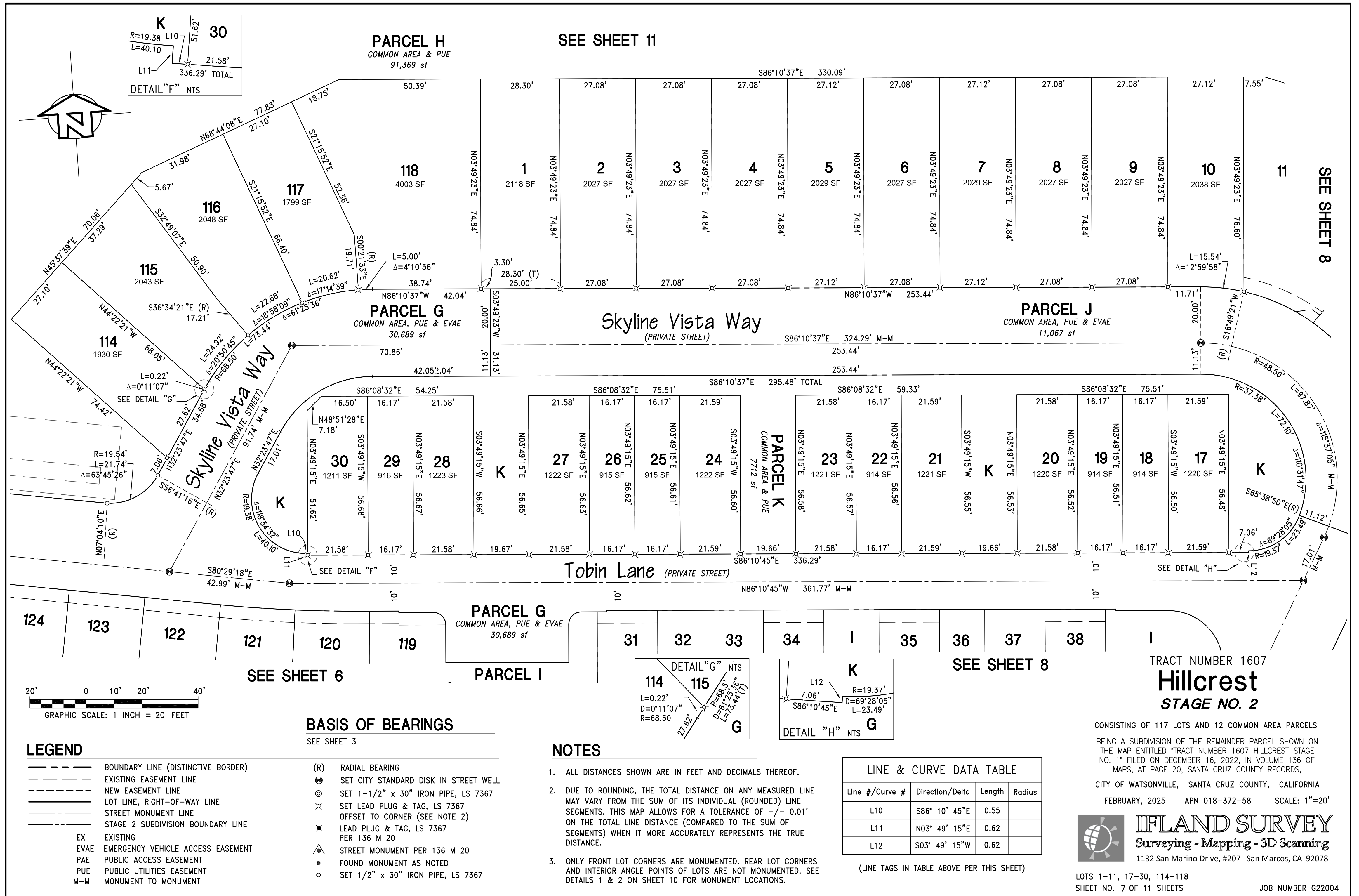
FEBRUARY, 2025 APN 018-372-58 SCALE: 1"=20'



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LOTS & PARCELS 119-144
SHEET NO. 6 OF 11 SHEETS

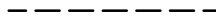
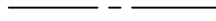
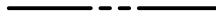
JOB NUMBER G22004



BASIS OF BEARINGS

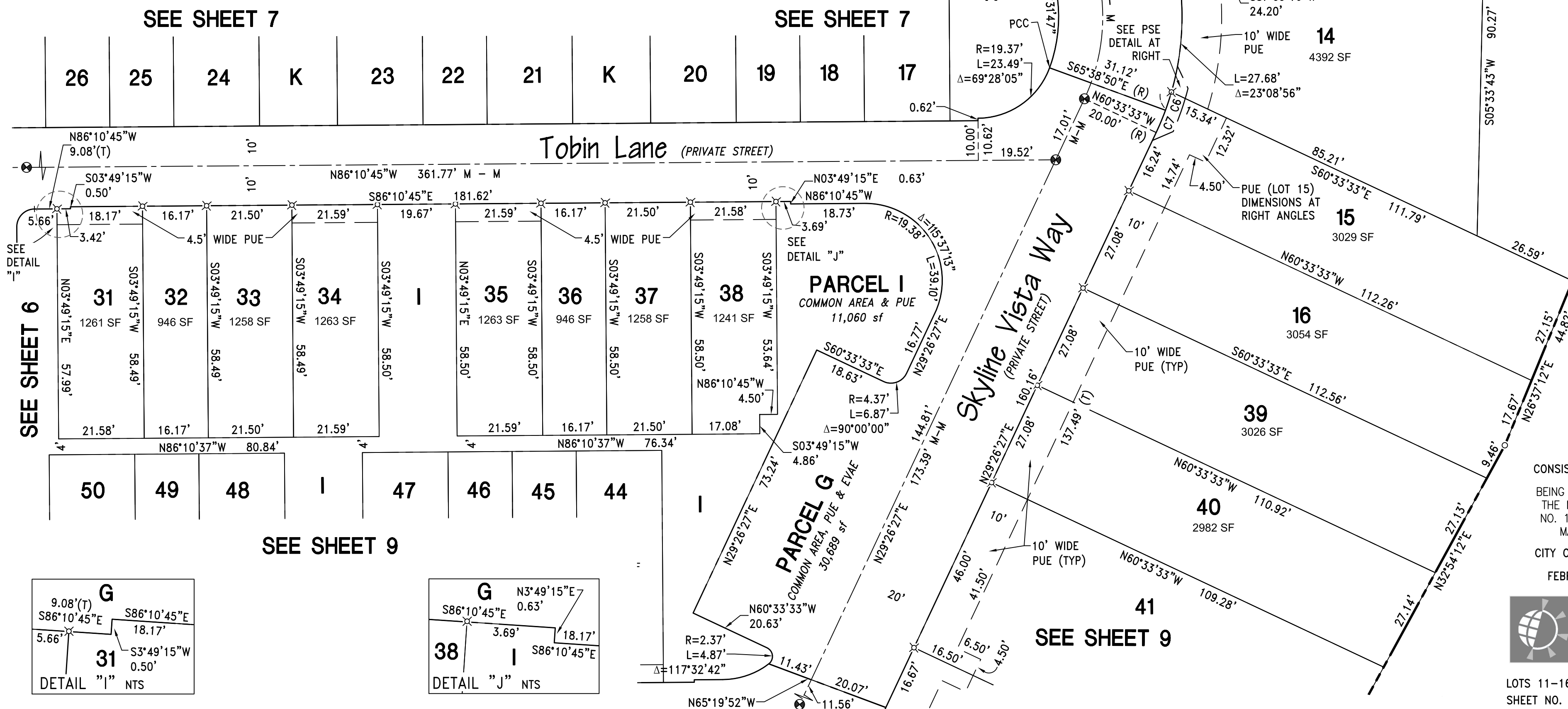
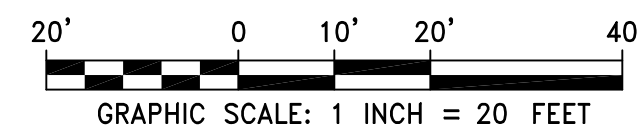
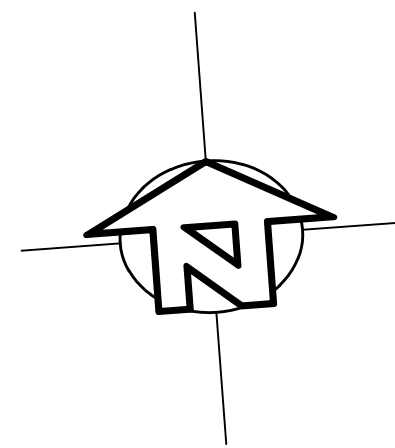
SEE SHEET 3

LEGEND

	BOUNDARY LINE (DISTINCTIVE BORDER)
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	LOT LINE, RIGHT-OF-WAY LINE
	STREET MONUMENT LINE
	STAGE 2 SUBDIVISION BOUNDARY LINE
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PSE	PRIVATE SIDEWALK EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
(R)	RADIAL BEARING
M-M	MONUMENT TO MONUMENT
	SET CITY STANDARD DISK IN STREET WELL
	SET 1-1/2" x 30" IRON PIPE, LS 7367
	SET LEAD PLUG & TAG, LS 7367 OFFSET TO CORNER (SEE NOTE 2)
	LEAD PLUG & TAG, LS 7367 PER 136 M 20
	STREET MONUMENT PER 136 M 20
●	FOUND MONUMENT AS NOTED
○	SET 1/2" x 30" IRON PIPE, LS 7367

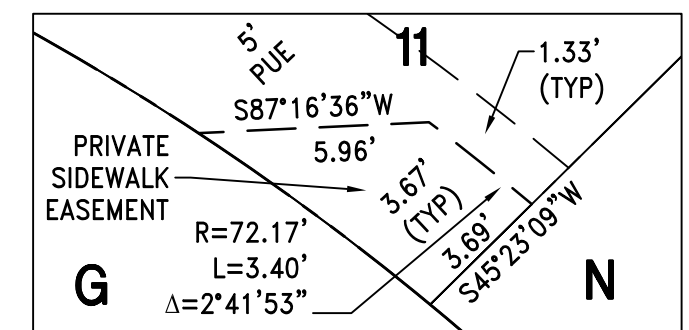
NOTES

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. DUE TO ROUNDING, THE TOTAL DISTANCE ON ANY MEASURED LINE MAY VARY FROM THE SUM OF ITS INDIVIDUAL (ROUNDED) LINE SEGMENTS. THIS MAP ALLOWS FOR A TOLERANCE OF $\pm 0.01'$ ON THE TOTAL LINE DISTANCE (COMPARED TO THE SUM OF SEGMENTS) WHEN IT MORE ACCURATELY REPRESENTS THE TRUE DISTANCE.
3. ONLY FRONT LOT CORNERS ARE MONUMENTED. REAR LOT CORNERS AND INTERIOR ANGLE POINTS OF LOTS ARE NOT MONUMENTED. SEE DETAILS 1 & 2 ON SHEET 10 FOR MONUMENT LOCATIONS.

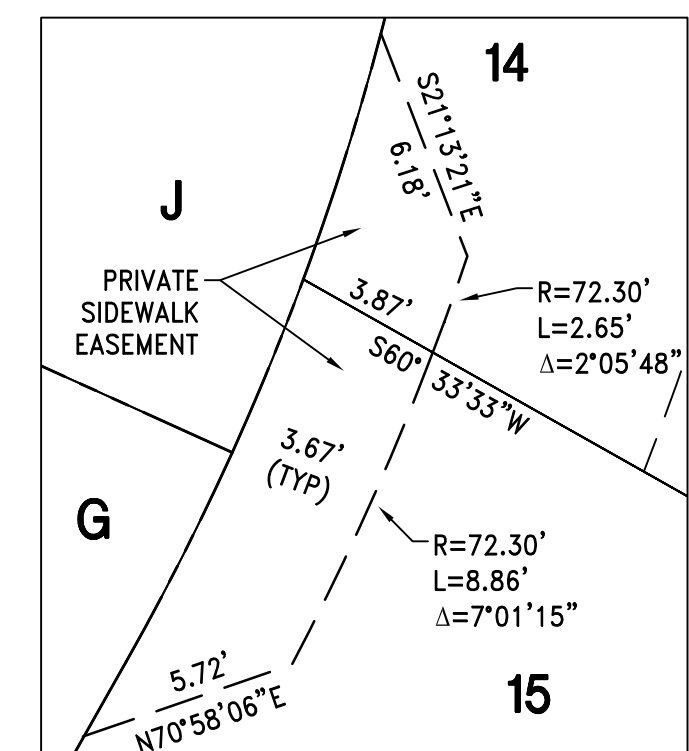


LINE & CURVE DATA TABLE			
Line #/Curve #	Direction/Delta	Length	Radius
C6	004° 02' 58"	4.84	68.50
C7	005° 05' 18"	6.08	68.50

(CURVE TAGS IN TABLE ABOVE PER THIS SHEET)



LOT 11 SIDEWALK EASEMENT DETAIL - NTS



LOT 14/15
SIDEWALK EASEMENT DETAIL - NTS

TRACT NUMBER 1607

Hillcrest

STAGE NO. 2

CONSISTING OF 117 LOTS AND 12 COMMON AREA PARCELS

BEING A SUBDIVISION OF THE REMAINDER PARCEL SHOWN ON
THE MAP ENTITLED "TRACT NUMBER 1607 HILLCREST STAGE
NO. 1" FILED ON DECEMBER 16, 2022, IN VOLUME 136 OF
MAPS, AT PAGE 20, SANTA CRUZ COUNTY RECORDS,

CITY OF WATSONVILLE, SANTA CRUZ COUNTY, CALIFORNIA

FEBRUARY, 2025 APN 018-372-58 SCALE: 1"=20'



IIFLAND SURVEY

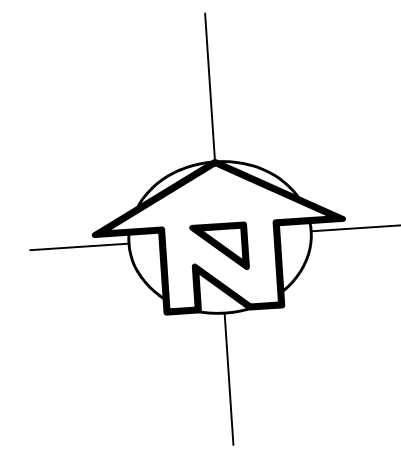
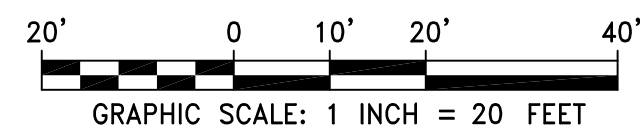
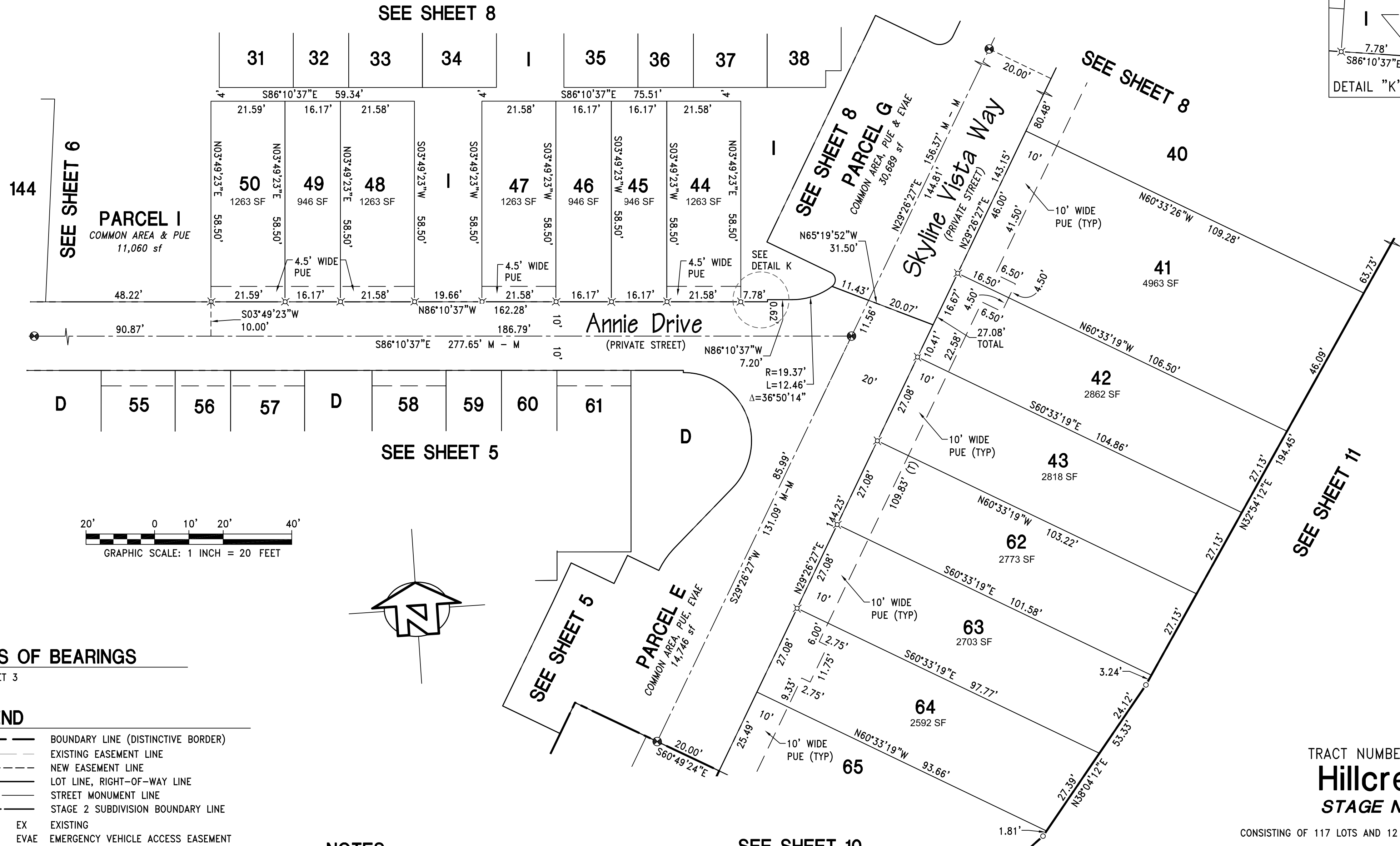
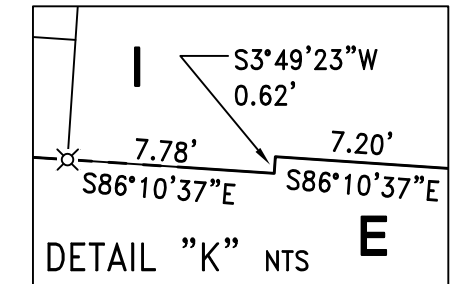
Surveying - Mapping - 3D Scanning

1132 San Marino Drive, #207 San Marcos, CA 92078

LOTS 11-16, 31-40

SHEET NO. 8 OF 11 SHEETS

JOB NUMBER G22004



BASIS OF BEARINGS

SEE SHEET 3

LEGEND

---	BOUNDARY LINE (DISTINCTIVE BORDER)
- - -	EXISTING EASEMENT LINE
- - -	NEW EASEMENT LINE
---	LOT LINE, RIGHT-OF-WAY LINE
---	STREET MONUMENT LINE
---	STAGE 2 SUBDIVISION BOUNDARY LINE
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
(R)	RADIAL BEARING
M-M	MONUMENT TO MONUMENT
⊗	SET CITY STANDARD DISK IN STREET WELL
⊙	SET 1-1/2" x 30" IRON PIPE, LS 7367
⊗	SET LEAD PLUG & TAG, LS 7367
⊗	OFFSET TO CORNER (SEE NOTE 2)
⊗	LEAD PLUG & TAG, LS 7367
⊗	PER 136 M 20
⊗	STREET MONUMENT PER 136 M 20
●	FOUND MONUMENT AS NOTED
○	SET 1/2" x 30" IRON PIPE, LS 7367

NOTES

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TRACT NUMBER 1607

Hillcrest STAGE NO. 2

CONSISTING OF 117 LOTS AND 12 COMMON AREA PARCELS

BEING A SUBDIVISION OF THE REMAINDER PARCEL SHOWN ON THE MAP ENTITLED "TRACT NUMBER 1607 HILLCREST STAGE NO. 1" FILED ON DECEMBER 16, 2022, IN VOLUME 136 OF MAPS, AT PAGE 20, SANTA CRUZ COUNTY RECORDS,

CITY OF WATSONVILLE, SANTA CRUZ COUNTY, CALIFORNIA

FEBRUARY, 2025 APN 018-372-58 SCALE: 1"=20'

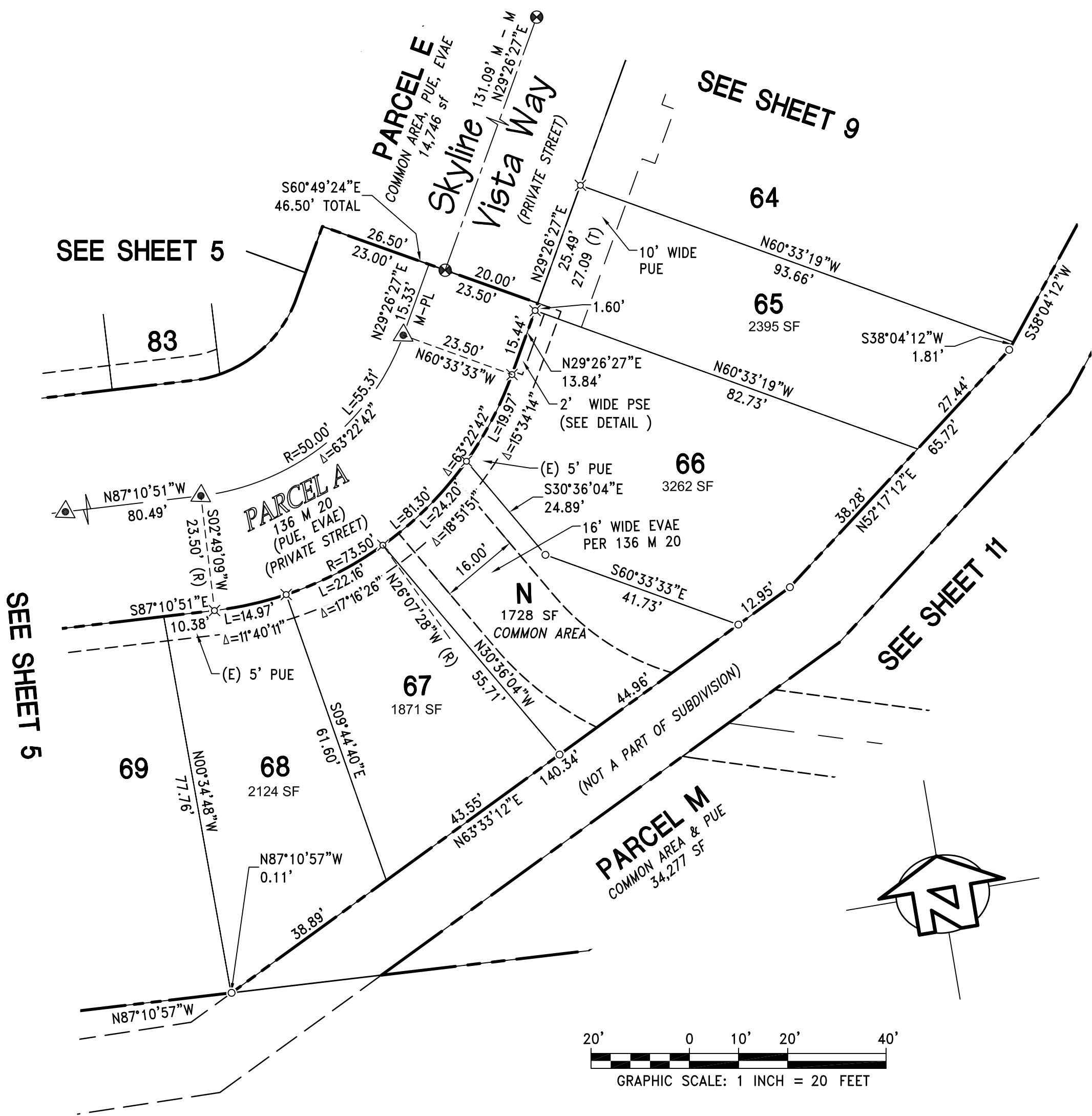
**IFLAND SURVEY**
Surveying - Mapping - 3D Scanning

1132 San Marino Drive, #207 San Marcos, CA 92078

LOTS 41-50, 62-64

SHEET NO. 9 OF 11 SHEETS

JOB NUMBER G22004



BASIS OF BEARINGS

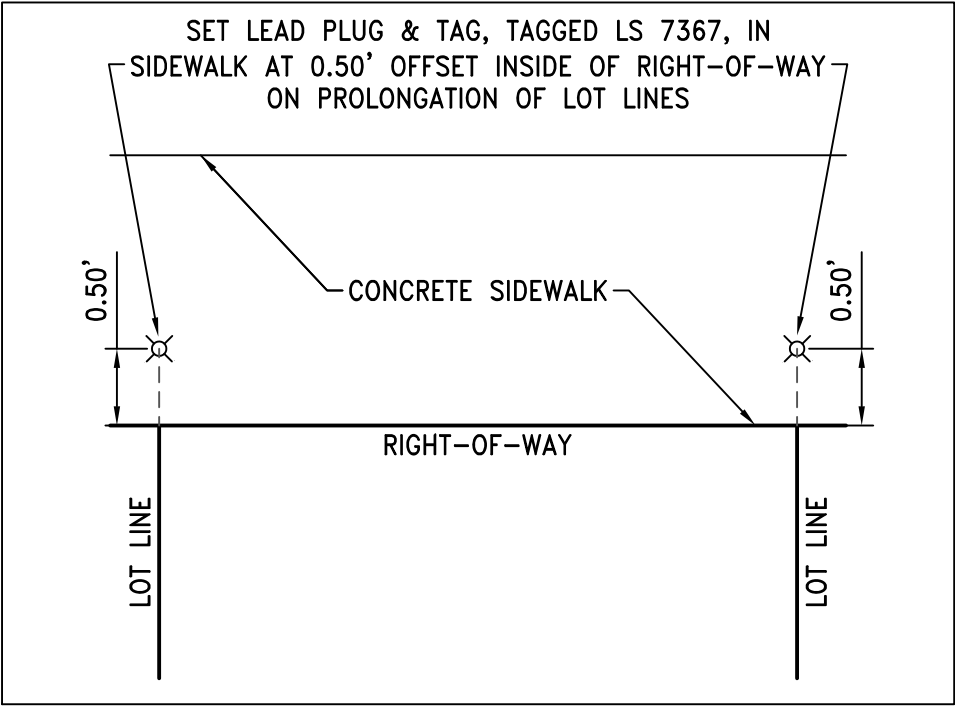
SEE SHEET 3

LEGEND

	BOUNDARY LINE (DISTINCTIVE BORDER)
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	LOT LINE, RIGHT-OF-WAY LINE
	STREET MONUMENT LINE
	STAGE 2 SUBDIVISION BOUNDARY LINE
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
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PUE	PUBLIC UTILITIES EASEMENT
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M-M	MONUMENT TO MONUMENT
	SET CITY STANDARD DISK IN STREET WELL
	SET 1-1/2" x 30" IRON PIPE, LS 7367
	SET LEAD PLUG & TAG, LS 7367
	OFFSET TO CORNER (SEE NOTE 2)
	LEAD PLUG & TAG, LS 7367 PER 136 M 20
	STREET MONUMENT PER 136 M 20
	FOUND MONUMENT AS NOTED
	SET 1/2" x 30" IRON PIPE, LS 7367

NOTES

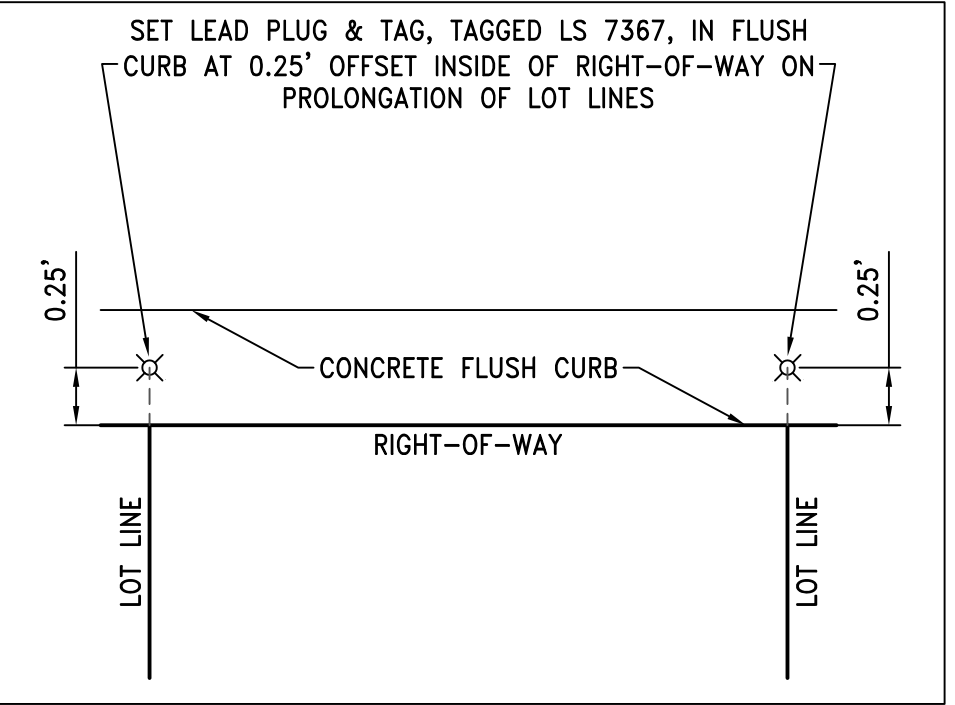
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
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(TYPICAL MONUMENTATION DETAIL FOR LOTS 71-83)

DETAIL 1

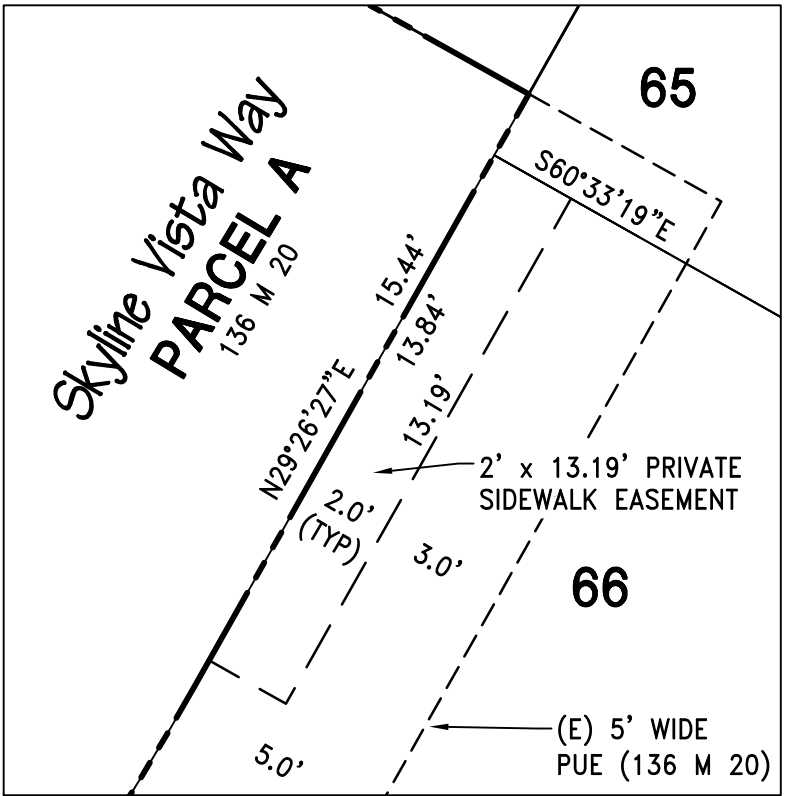
N.T.S.



(TYPICAL MONUMENTATION DETAIL FOR LOTS 51-61,91-93)

DETAIL 2

N.T.S.



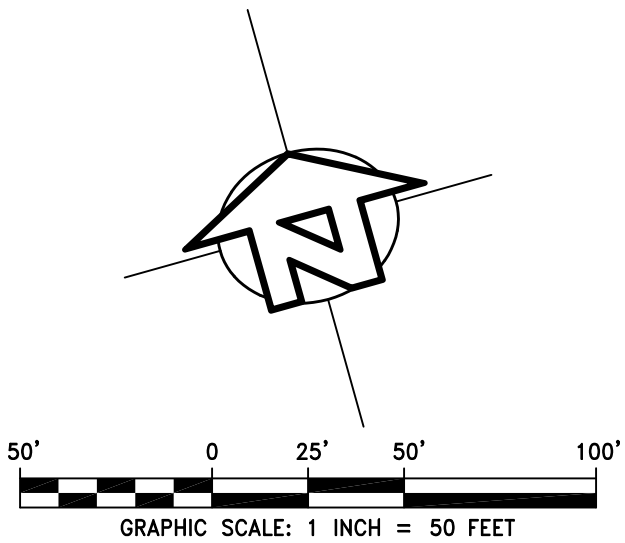
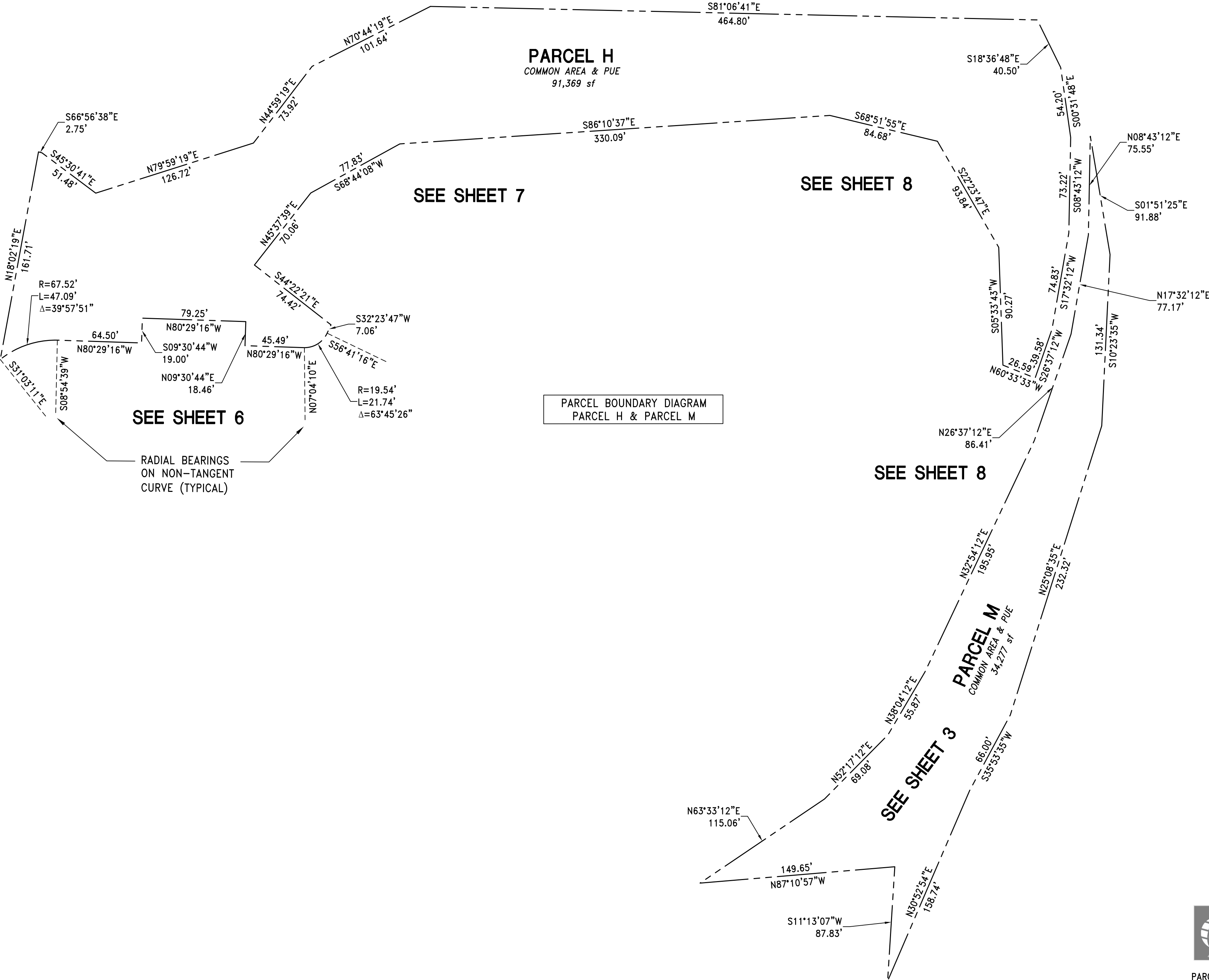
LOT 66
SIDEWALK EASEMENT DETAIL - NTS

TRACT NUMBER 1607
Hillcrest
STAGE NO. 2

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TRACT NUMBER 1607
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