

NOTES

1. OWNERS:
PACHECO PASS LAND & CATTLE LLC
10164 PACHECO PASS HWY
HOLLISTER, CA 95023
2. SUBDIVIDER & MAP PREPARED BY:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: RYAN M. AMAYA LS 8134
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CALIFORNIA 95054
(408) 727-6665
3. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. A.P.N.: 898-20-043, -036, -033, -032
898-59-008, -007, -002, -003, -004, -009
898-58-002

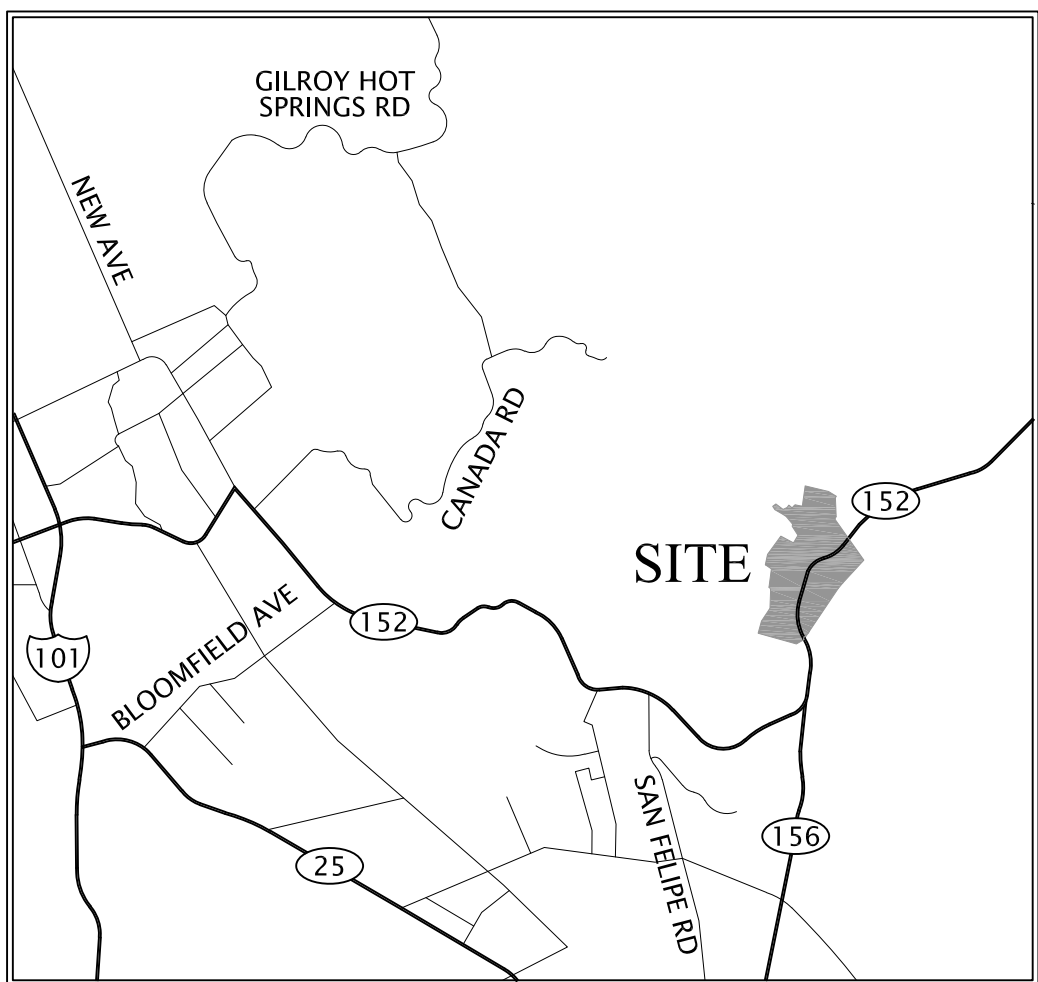
5. EXISTING ZONING: AGRICULTURAL RANCHLANDS - SCENIC ROAD COMBINING DISTRICT
(PARCEL 1 & REMAINDER PARCELS)
EXISTING ZONING: ROADSIDE SERVICE (PARCELS 2, 3 & 4)
6. EXISTING USE: AGRICULTURAL RANCHLANDS
7. PROPOSED USE: NO CHANGE
8. GENERAL PLAN LAND USE: PARCEL 1 & REMAINDER PARCELS-RANCHLANDS
PARCELS 2, 3 & 4-ROADSIDE SERVICE
9. REQUIRED SETBACKS: AGRICULTURAL RANCHLANDS & ROADSIDE SERVICE
FRONT: 30'
SIDE, CORNER LOT: 30'
SIDE: 30'
REAR: 30'
10. PROPOSED NUMBER OF PARCELS: 4 (EXISTING PARCELS - 2)
11. TOTAL AREA= 127.67± ACRES
13. NO NEW PUBLIC STREET NAMES INVOLVED.
14. ALL DISTANCES, AREAS & LOT DIMENSIONS SHOWN ARE APPROXIMATE.
15. BENCHMARK:
NGS MONUMENT - "H 1448" - FND ½" STEEL ROD IN MONUMENT
BOX, ABOUT 26 FEET SOUTH OF WALNUT AVENUE CENTERLINE
AND 14 FEET SOUTH OF THE SOUTHWEST CORNER OF A BRIDGE,
1 FOOT WEST OF A WITNESS POST.
ELEVATION: 264.06 (DATUM) NAVD 1988
16. FLOOD ZONE NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 060337
0670 H & 060337 0785 H DATED MAY 18, 2009, AS BEING LOCATED IN FLOOD
ZONE "D".

AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE.

"REMAINDER LOT 1"
GRANT DEED
(DOC. NO. 18033603)

"REMAINDER LOT 2"
GRANT DEED
(DOC. NO. 18033604)

TENTATIVE PARCEL MAP
FOR A FOUR PARCEL SUBDIVISION



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°00'35" E	137.80'
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L2	S 2°59'25" E	137.80'
L2	S 2°59'25" E	137.80'
L3	N 60°21'50" W	255.41'
L4	N 32°47'31" W	114.83'
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CURVE TABLE

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LEGEND

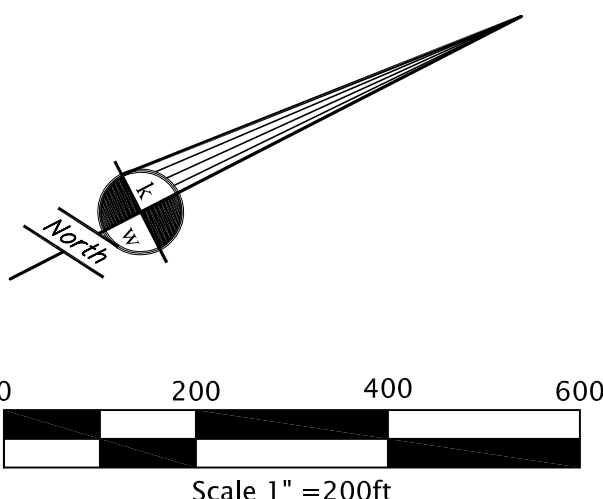
DISTINCTIVE BORDER	---	30' X 50' PROPOSED BUILDING ENVELOPE	▨
PROPOSED PROPERTY LINE	----	POSSIBLE UNDERGROUND VERIZON COMMUNICATION CABLES, (NO RECORD OF EASEMENT DEEDS) PER (REL. NO. 56016 RELINQUISHMENT IN THE COUNTY OF SANTA CLARA) FILED ON DECEMBER 16, 2009, STATE HIGHWAY MAP BOOK NO. 9 PAGES 8 TO 14.	*
EXISTING PROPERTY LINE	----		
NON-ACCESS	----		
ADJACENT PROPERTY LINE	----		
CENTERLINE	----		
EXISTING EASEMENT	----		
PROPOSED LEACH AREA LINE	----		
EDGE OF PAVEMENT	----		
BUILDING SETBACK LINE	----		

ABBREVIATIONS

CL	CENTERLINE
E	EAST
N	NORTH
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS AND ELECTRIC
S	SOUTH
W	WEST

ADJOINER PARCEL AND OWNER INFORMATION

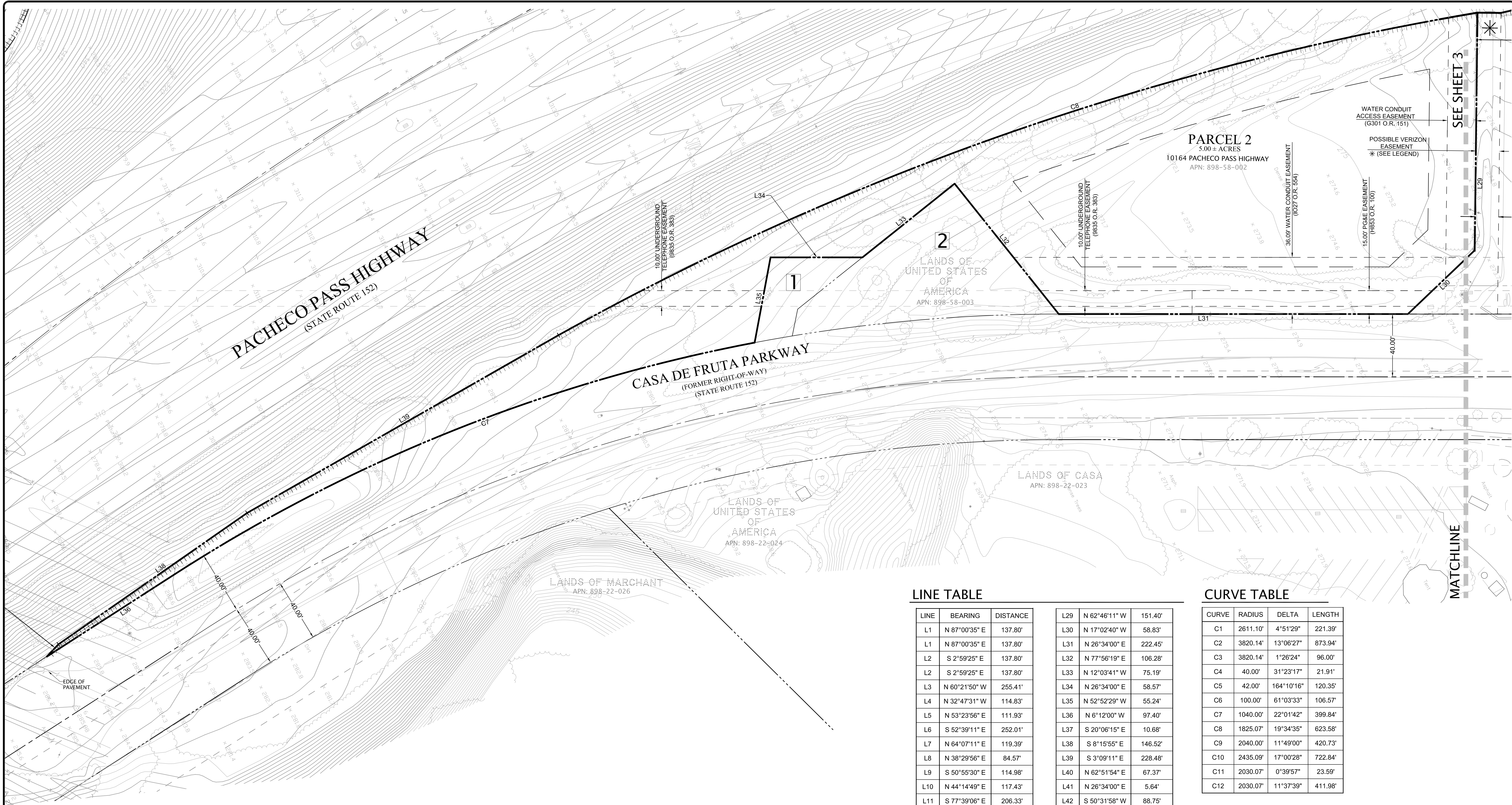
1	TRACT ONE, EXHIBIT C	(1027 O.R. 554)	UNITED STATES OF AMERICA
2	TRACT FOUR-A EXCEPTION	(G301 O.R. 151) (1027 O.R. 554)	UNITED STATES OF AMERICA
3	TRACT ONE, EXHIBIT B EXCEPTION	(1027 O.R. 554)	UNITED STATES OF AMERICA



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TENTATIVE MAP
FOR: PACHECO PASS LAND AND CATTLE, LLC
10164 PACHECO PASS
SANTA CLARA COUNTY
CALIFORNIA

DATE JAN., 2018
SCALE 1" = 200'
DESIGNER RMA
DRAFTER SS
JOB A11045-1
SHEET 1
OF 8 SHEETS



LEGEND

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ADJACENT PROPERTY LINE	---
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EDGE OF PAVEMENT	---
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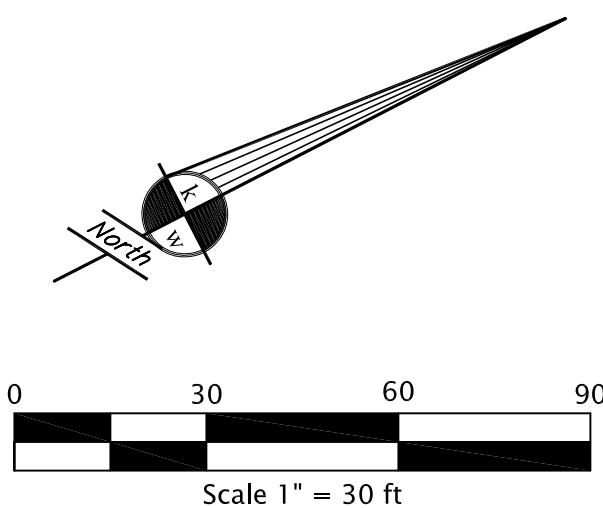
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TENTATIVE MAP FOR: PACHECO PASS LAND AND CATTLE, LLC

SANTA CLARA COUNTY

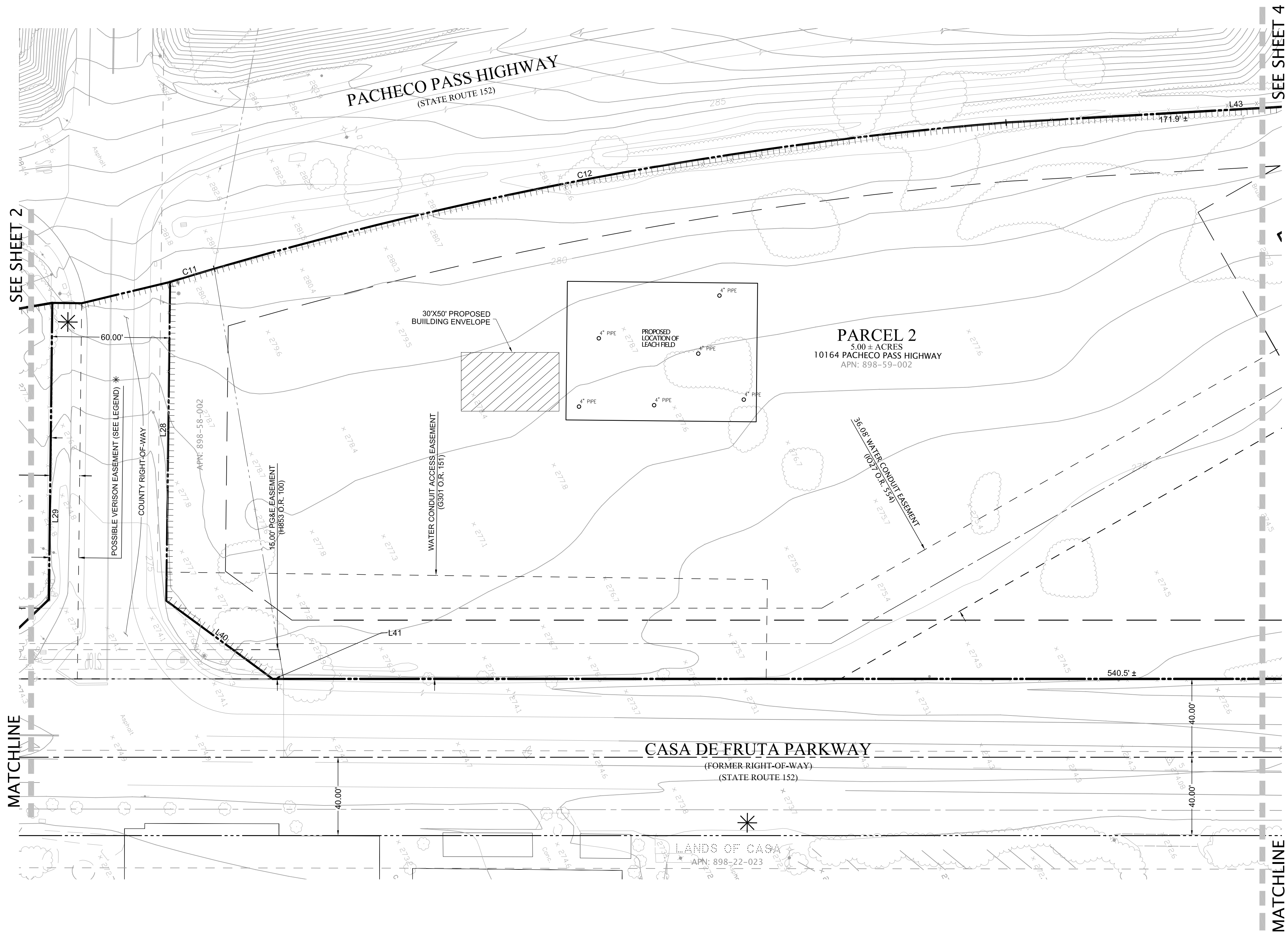
10164 PACHECO PASS

CALIFORNIA

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(408) 727 6665 •
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REVISION	BY	NO.

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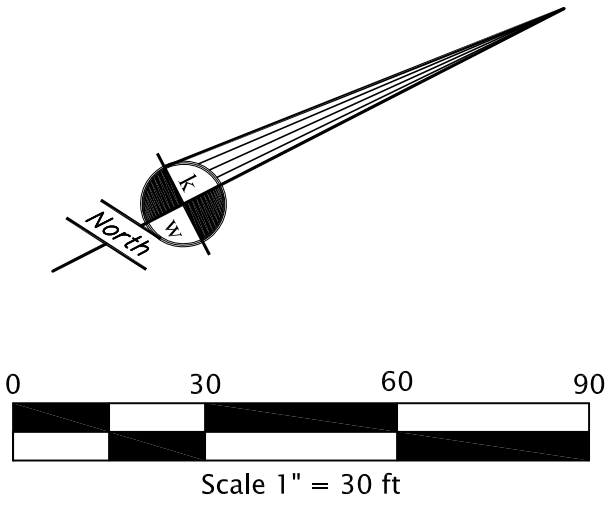


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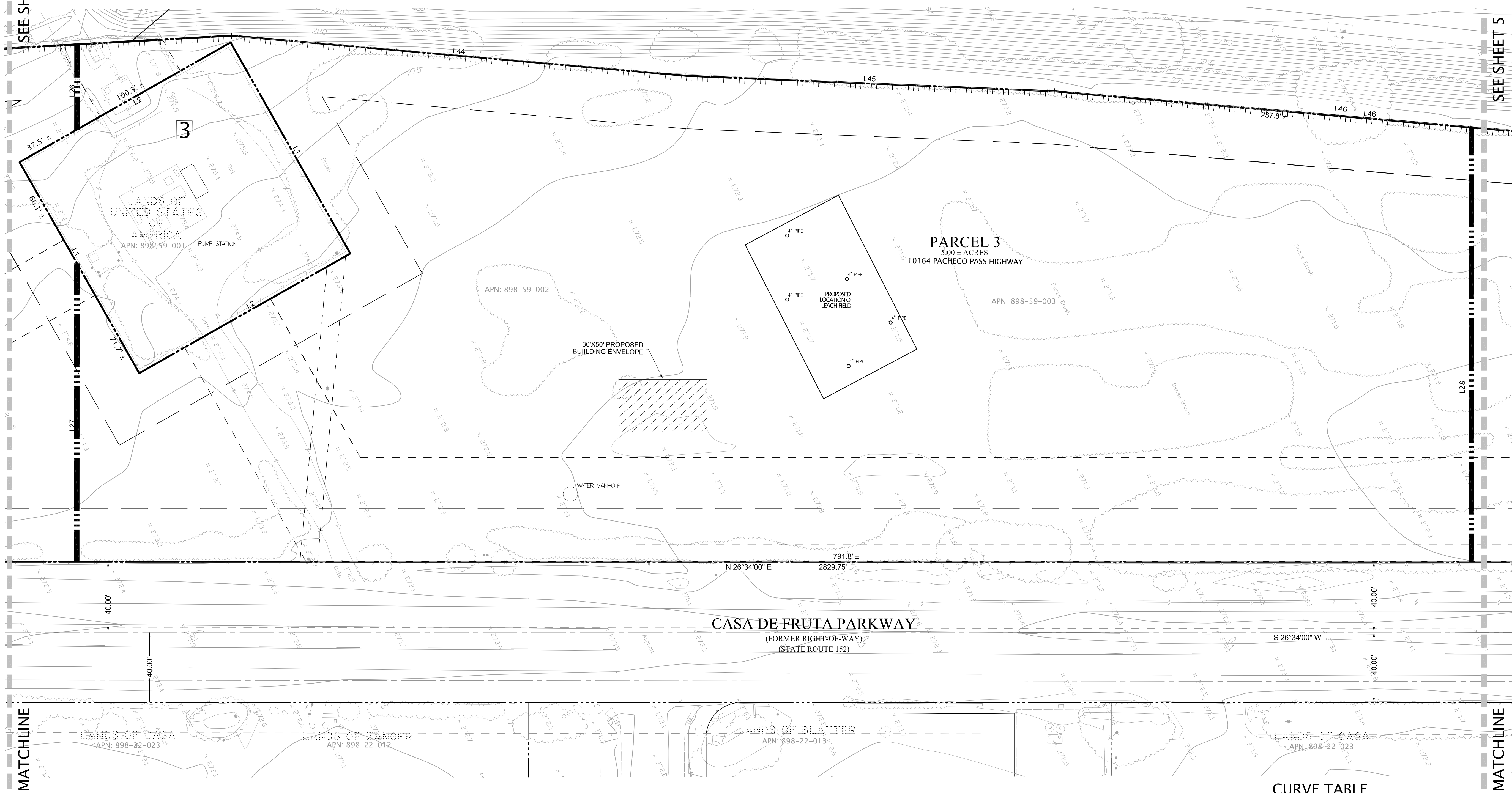
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SHEET	3
OF	8 SHEETS

SEE SHEET 3



MATCHLINE

MATCHLINE

SEE SHEET 5

LEGEND

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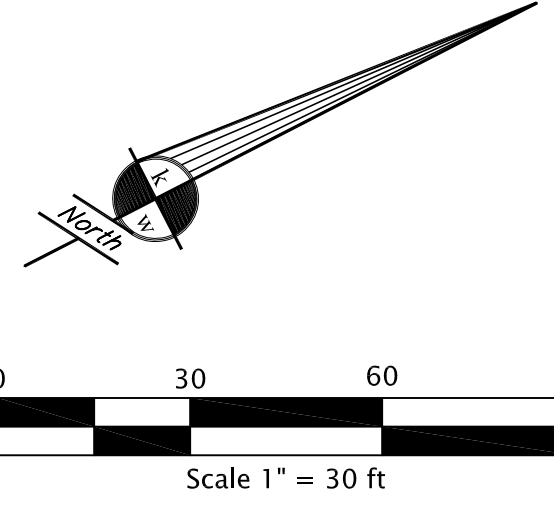
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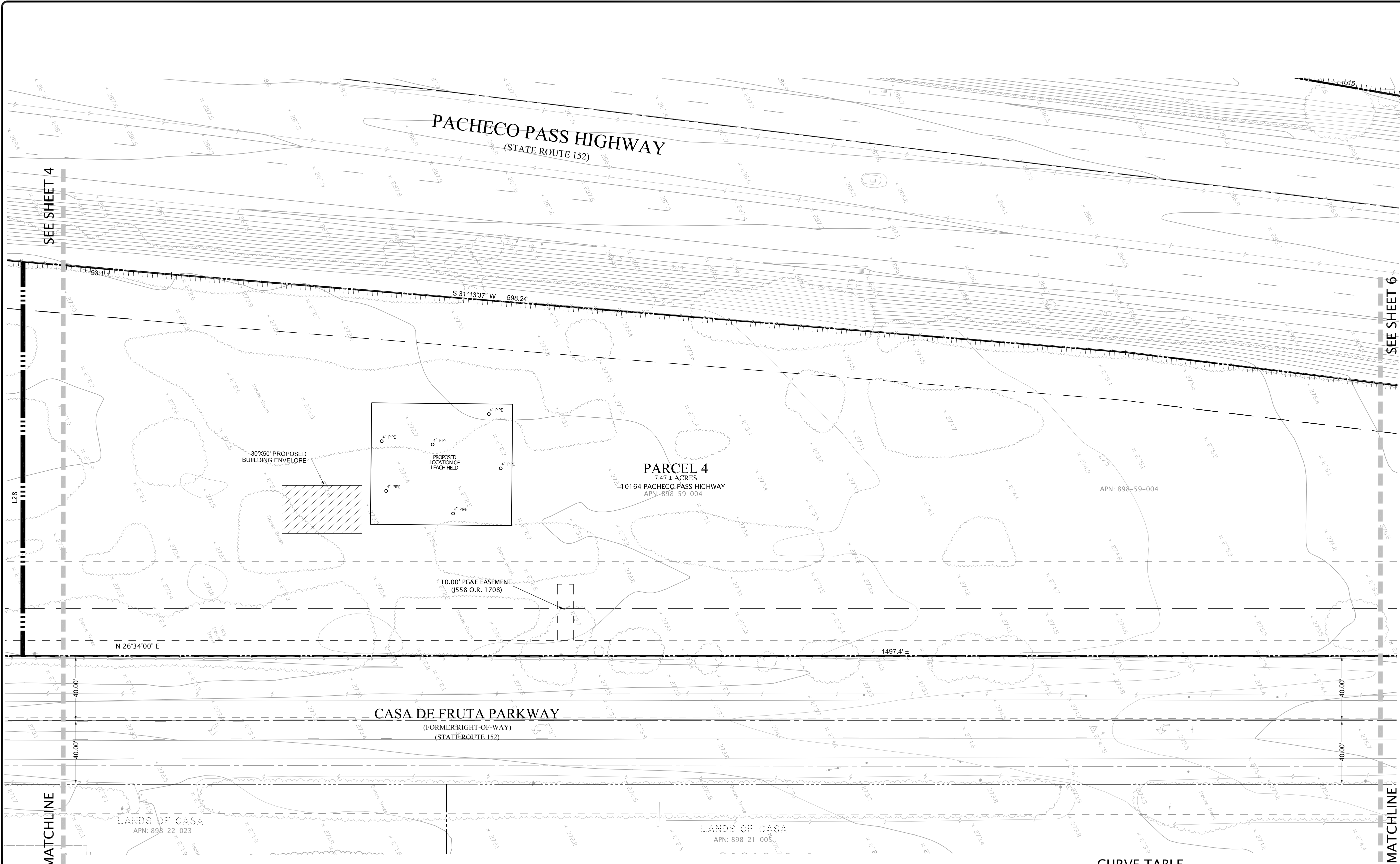
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L16	N 62°46'11" W	53.88'
L17	N 56°51'11" W	113.14'
L18	N 39°43'31" W	270.83'
L19	N 9°24'03" E	65.03'
L20	N 32°56'36" W	296.53'
L21	N 31°10'08" E	243.92'
L22	S 62°08'18" E	394.27'
L23	N 12°00'01" E	296.58'
L24	N 55°18'10" W	203.53'
L25	N 15°24'30" E	350.28'
L26	S 63°24'46" E	48.37'
L27	S 63°24'46" E	169.46'
L28	S 62°46'11" E	162.78'
L29	N 62°46'11" W	151.40'
L30	N 17°02'40" W	58.83'
L31	N 26°34'00" E	222.45'
L32	N 77°56'19" E	106.28'
L33	N 12°03'41" W	75.19'
L34	N 26°34'00" E	58.57'
L35	N 52°52'29" W	55.24'
L36	N 6°12'00" W	97.40'
L37	S 20°06'15" E	10.68'
L38	S 8°15'55" E	146.52'
L39	S 3°09'11" E	228.48'
L40	N 62°51'54" E	67.37'
L41	N 26°34'00" E	5.64'
L42	S 50°31'58" W	88.75'
L43	S 23°18'55" W	259.72'
L44	S 31°36'35" W	260.19'
L45	S 28°58'01" W	208.21'
L46	S 31°30'48" W	330.93'

CURVE TABLE

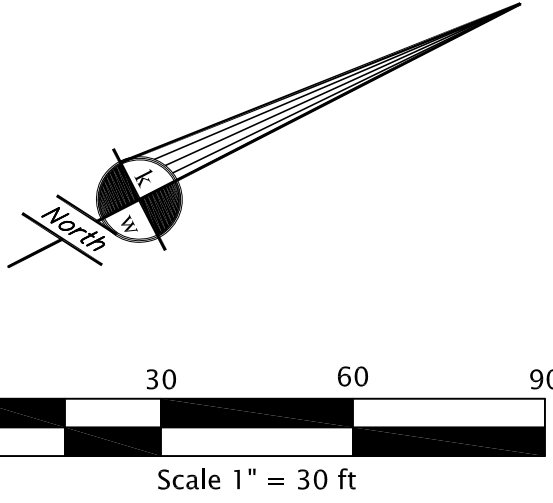
CURVE	RADIUS	DELTA	LENGTH
C1	2611.10'	4°51'29"	221.39'
C2	3820.14'	13°06'27"	873.94'
C3	3820.14'	1°26'24"	96.00'
C4	40.00'	31°23'17"	21.91'
C5	42.00'	164°10'16"	120.35'
C6	100.00'	61°03'33"	106.57'
C7	1040.00'	22°01'42"	399.84'
C8	1825.07'	19°34'35"	623.58'
C9	2040.00'	11°49'00"	420.73'
C10	2435.09'	17°00'28"	722.84'
C11	2030.07'	0°39'57"	23.59'
C12	2030.07'	11°37'39"	411.98'

LEGEND

DISTINCTIVE BORDER	---
PROPOSED PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
NON-ACCESS	---
CENTERLINE	---
EXISTING EASEMENT	---
PROPOSED LEACH AREA LINE	---
EDGE OF PAVEMENT	---
BUILDING SETBACK LINE	---
PROPOSED BUILDING ENVELOPE	---

ABBREVIATIONS

CL	CENTERLINE
E	EAST
N	NORTH
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS AND ELECTRIC
S	SOUTH
W	WEST



DATE

JAN., 2018

SCALE

1" = 30'

DESIGNER

RMA

DRAFTER

SS

JOB

A11045-1

SHEET

5

OF

8

SHEETS

KIER & WRIGHT

CIVIL ENGINEERS & SURVEYORS, INC.

3350 Scott Boulevard, Building 22

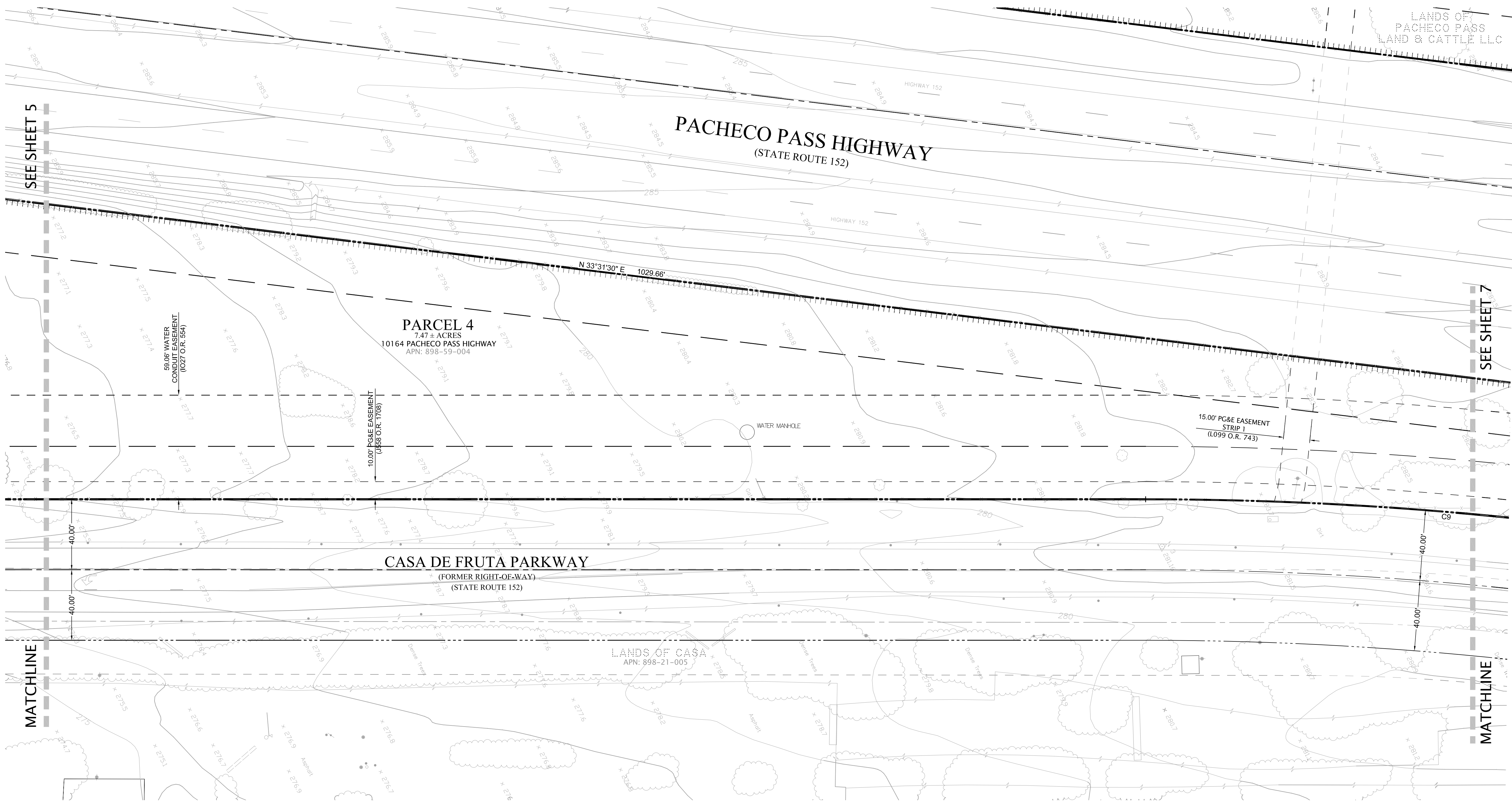
Santa Clara, California 95054

FOR: PACHECO PASS LAND AND CATTLE, LLC

10164 PACHECO PASS

SANTA CLARA COUNTY

CALIFORNIA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°00'35" E	137.80'
L1	N 87°00'35" E	137.80'
L2	S 2°59'25" E	137.80'
L2	S 2°59'25" E	137.80'
L3	N 60°21'50" W	255.41'
L4	N 32°47'31" W	114.83'
L5	N 53°23'56" E	111.93'
L6	S 52°39'11" E	252.01'
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L12	S 58°42'13" E	256.26'
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L34	N 26°34'00" E	58.57'
L35	N 52°52'29" W	55.24'
L36	N 6°12'00" W	97.40'
L37	S 20°06'15" E	10.68'
L38	S 8°15'55" E	146.52'
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CURVE TABLE

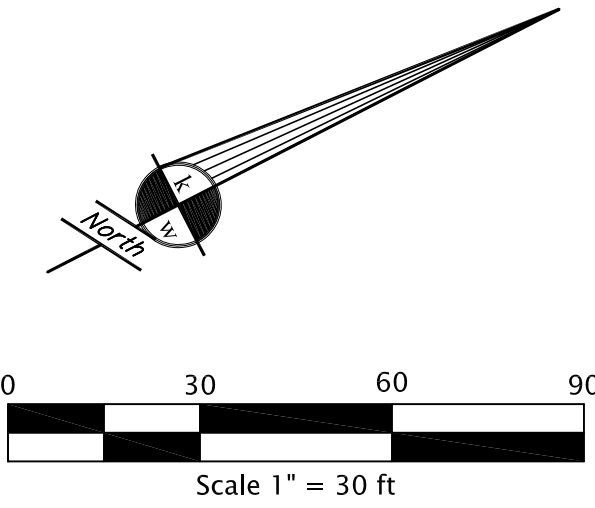
CURVE	RADIUS	DELTA	LENGTH
C1	2611.10'	4°51'29"	221.39'
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LEGEND

DISTINCTIVE BORDER	---
PROPOSED PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
NON-ACCESS	---
CENTERLINE	---
EXISTING EASEMENT	---
PROPOSED LEACH AREA LINE	---
EDGE OF PAVEMENT	---
BUILDING SETBACK LINE	---
PROPOSED BUILDING ENVELOPE	---

ABBREVIATIONS

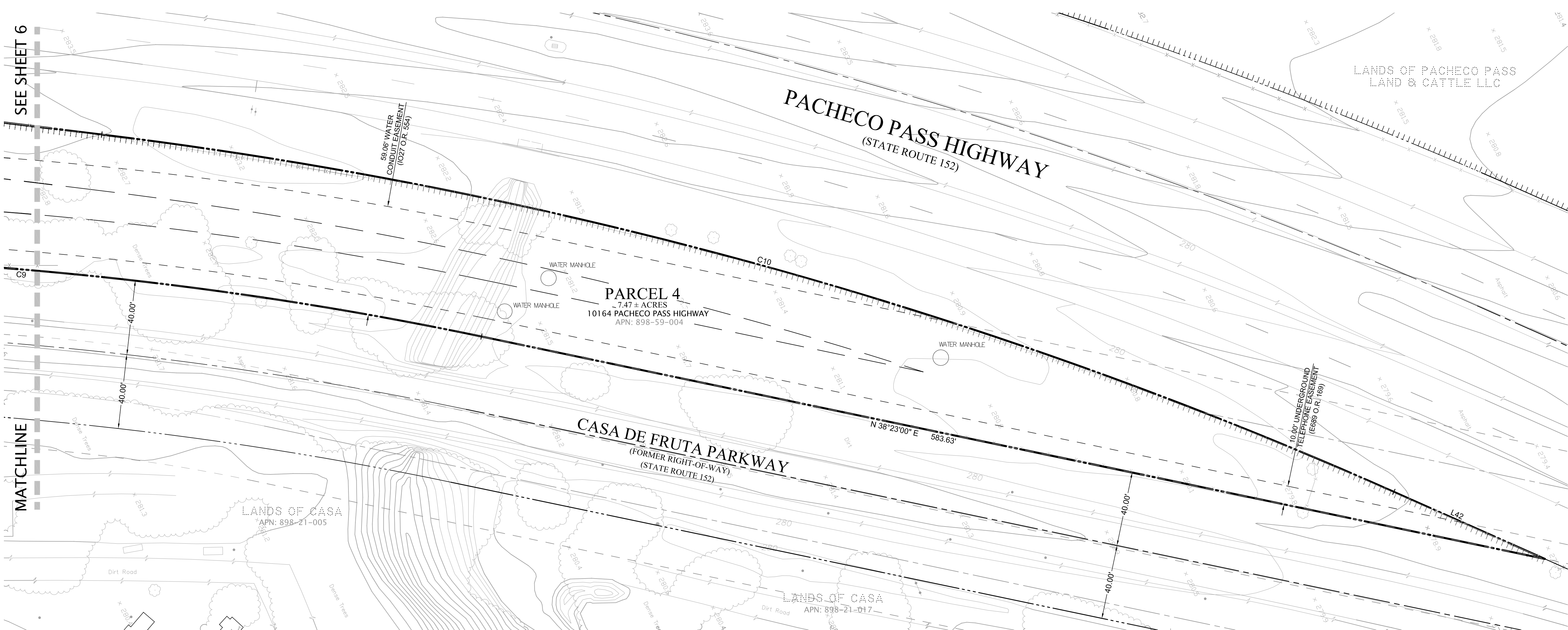
CL	CENTERLINE
E	EAST
N	NORTH
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS AND ELECTRIC
S	SOUTH
W	WEST



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
(408) 727 5641

TENTATIVE MAP
FOR: PACHECO PASS LAND AND CATTLE, LLC
10164 PACHECO PASS
SANTA CLARA COUNTY
CALIFORNIA

DATE JAN., 2018
SCALE 1" = 30'
DESIGNER RMA
DRAFTER SS
JOB A11045-1
SHEET 6
OF 8 SHEETS



SEE SHEET 6

MATCHLINE

LEGEND

DISTINCTIVE BORDER	---
PROPOSED PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
NON-ACCESS	---
CENTERLINE	---
EXISTING EASEMENT	---
PROPOSED LEACH AREA LINE	---
EDGE OF PAVEMENT	---
BUILDING SETBACK LINE	---

ABBREVIATIONS

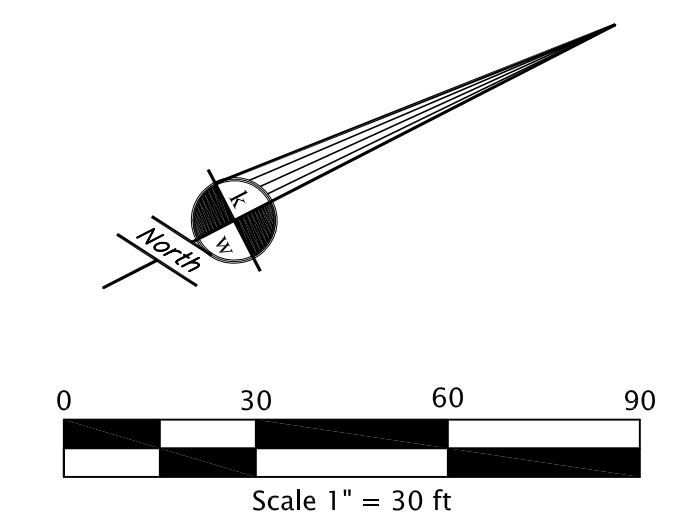
CL	CENTERLINE
E	EAST
N	NORTH
O.R.	OFFICIAL RECORDS
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CURVE TABLE

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L44	S 31°36'35" W	260.19'
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L46	S 31°30'48" W	330.93'



REVISION

BY

NO.

REVISION

BY

NO.

KIER & WRIGHT

CIVIL ENGINEERS & SURVEYORS, INC.

3350 Scott Boulevard, Building 22

Santa Clara, California 95054

DATE

JAN., 2018

SCALE

1" = 30'

DESIGNER

RMA

DRAFTER

SS

JOB

A11045-1

SHEET

7

OF

8

SHEETS

TENTATIVE MAP

FOR: PACHECO PASS LAND AND CATTLE, LLC

SANTA CLARA COUNTY

10164 PACHECO PASS

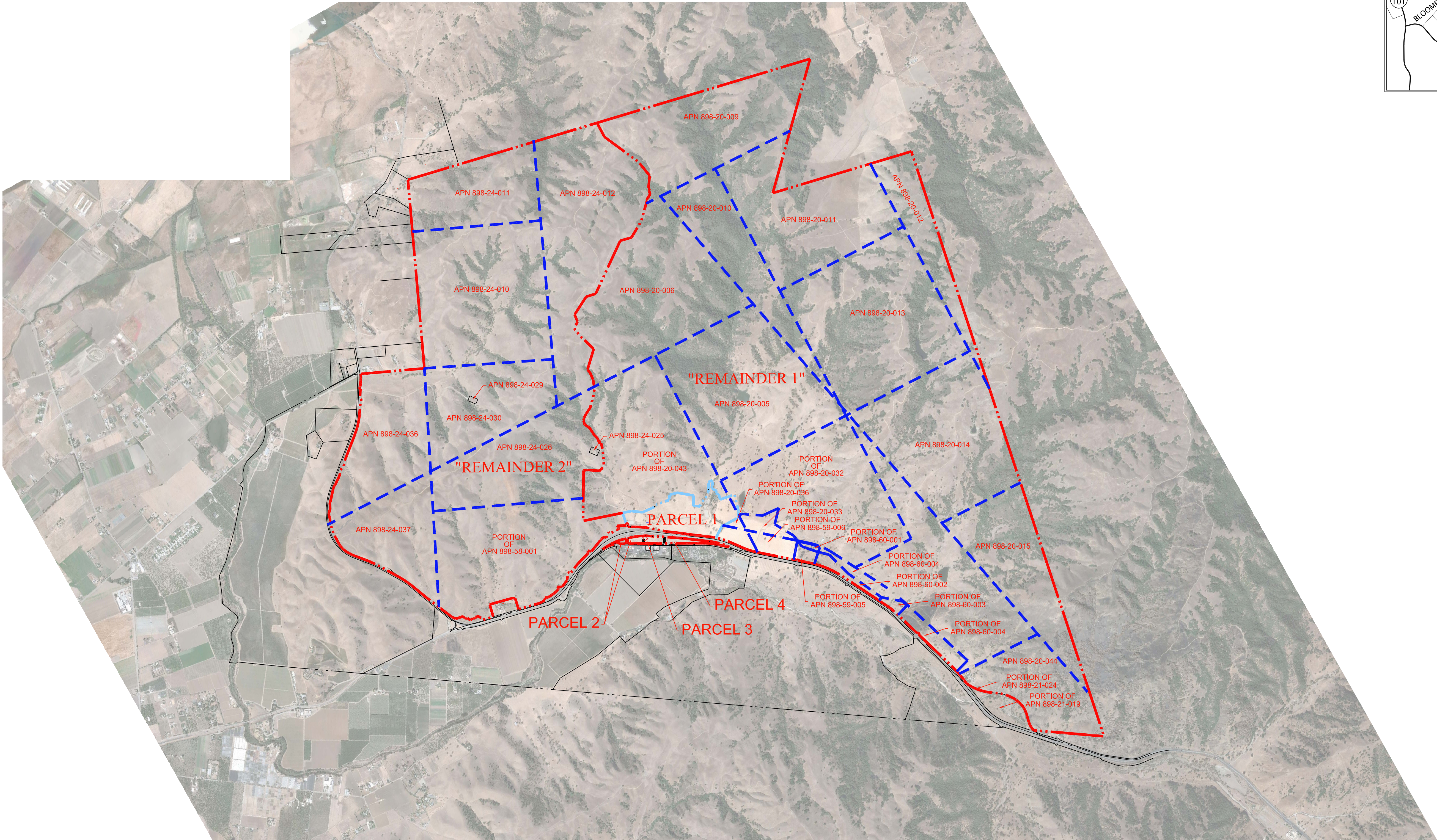
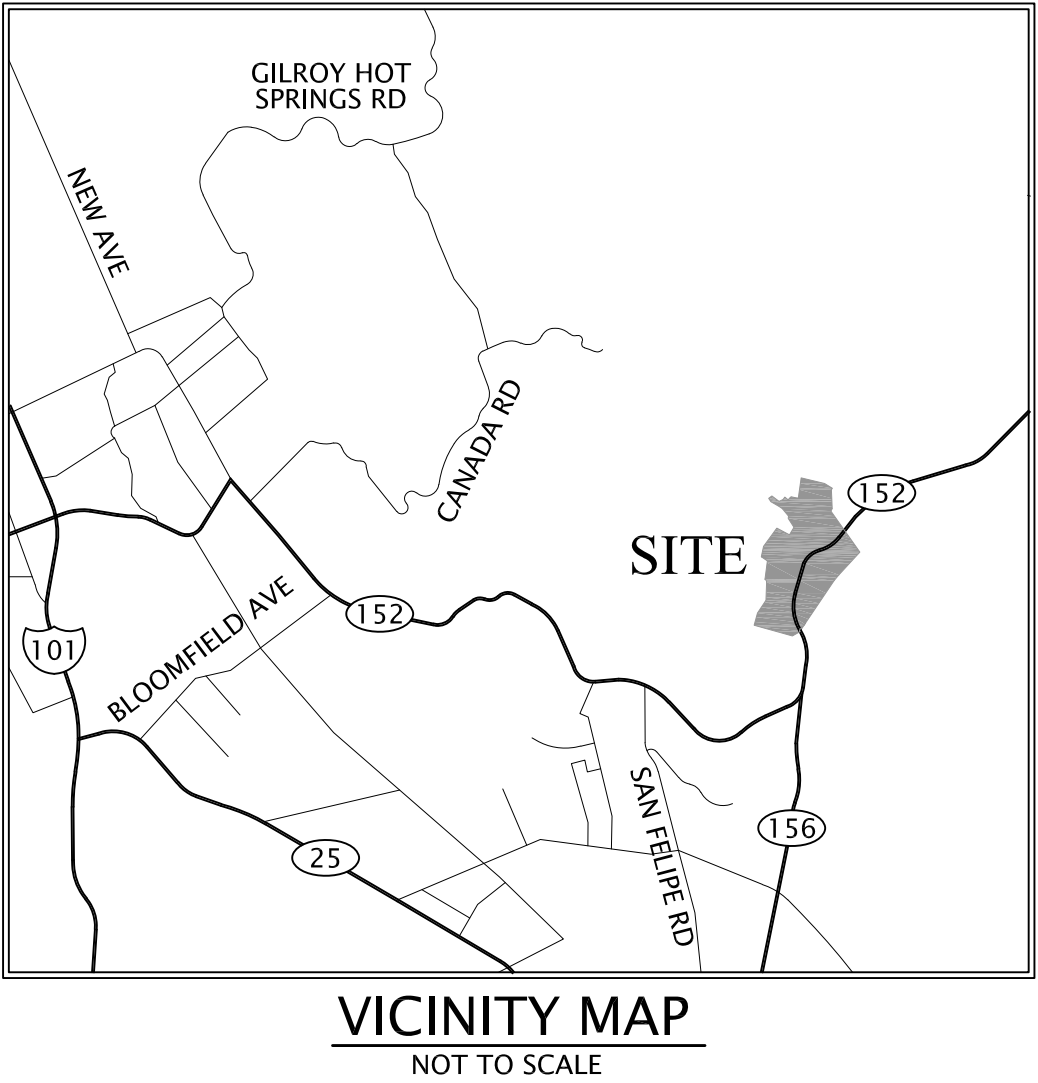
CALIFORNIA

USER:cbeach

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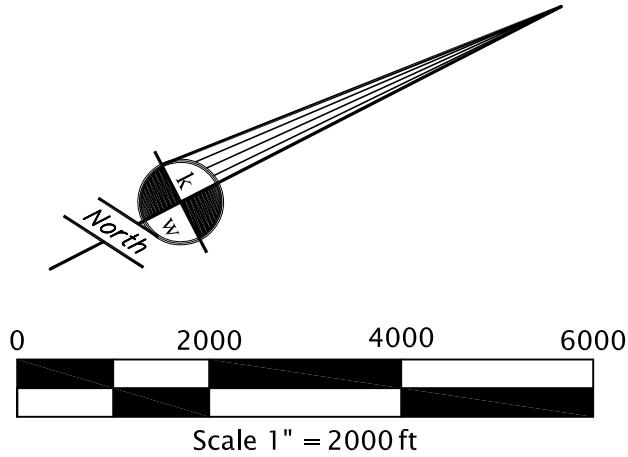
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TENTATIVE PARCEL MAP
FOR A FOUR PARCEL SUBDIVISION



LEGEND

DISTINCTIVE BORDER	
PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
ADJACENT PROPERTY LINE	
ASSESSOR PARCEL LINE	



KIER & WRIGHT
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3350 Scott Boulevard, Building 22
Santa Clara, California 95054
(408) 727 6665
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TENTATIVE MAP
FOR: PACHECO PASS LAND AND CATTLE, LLC

SANTA CLARA COUNTY 10164 PACHECO PASS CALIFORNIA

DATE	JAN., 2018
SCALE	1" = 2000'
DESIGNER	RMA
DRAFTER	SS/JDF
JOB	A11045-1
SHEET	8
OF	8 SHEETS