

# Exhibit "A"

## Legal Description Parcel A Certificate of Compliance - Lot Merger

All that real property situated in the unincorporated area of Santa Clara County, State of California being more particularly described as follows:

A Portion of Lot 110 and Lot 111, as shown on that certain map titled "San Martin Ranch, Map No. 2", filed for record in Book "G" of Maps at Page 38 and 39, Santa Clara County Records, and more particularly described as follows:

### Parcel A

Commencing at the easterly common corner of Lot 111 and Lot 112, as said lots are shown and delineated upon said map titled "San Martin Ranch, Map No. 2", said common corner being also at a point on the centerline of Llagas Road as said road is shown upon said map; thence along the centerline of said Llagas Road, North 23°49'00" West, a distance of 337.26 feet to the **POINT OF BEGINNING**; thence leaving said centerline and running parallel with the dividing line between said Lots 111 and 112, South 66°11'00" West, a distance of 780.30 feet to a point on the westerly line of said Lot 111; thence along said westerly line North 25°13'47" West, a distance of 553.91 feet to a point on the westerly line of Lot 110 as said lot is shown upon said map; thence leaving said westerly line and running parallel with the dividing line between said Lots 110 and 111 North 66°11'00" East, a distance of 793.96 feet to a point on the easterly line of said Lot 110 which is coincident to a point on the centerline of said Llagas Road; thence along said centerline South 23°49'00" East, a distance of 553.74 feet to the **POINT OF BEGINNING**, and containing an area of 10.00 acres, more or less.

END OF DESCRIPTION

See Exhibit "B" plat to accompany, attached hereto and made a part hereof

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

 10/12/20  
William J. McClintock, RCE 24893 Date  
Expires 12/31/2021



L:\Projects\BH\213034 Flores - Llagas Avenue\dwg\213034 Plat & Legal - Lot Merger.dwg - 10/12/2020 4:29 PM - Plotted 10/12/2020 4:30 PM by Miguel Morfin Xrefs:



**MH engineering Co.**

16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037

(408) 779-7381

SCALE: 1" = 300'

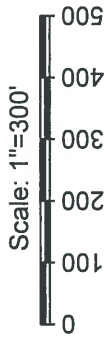
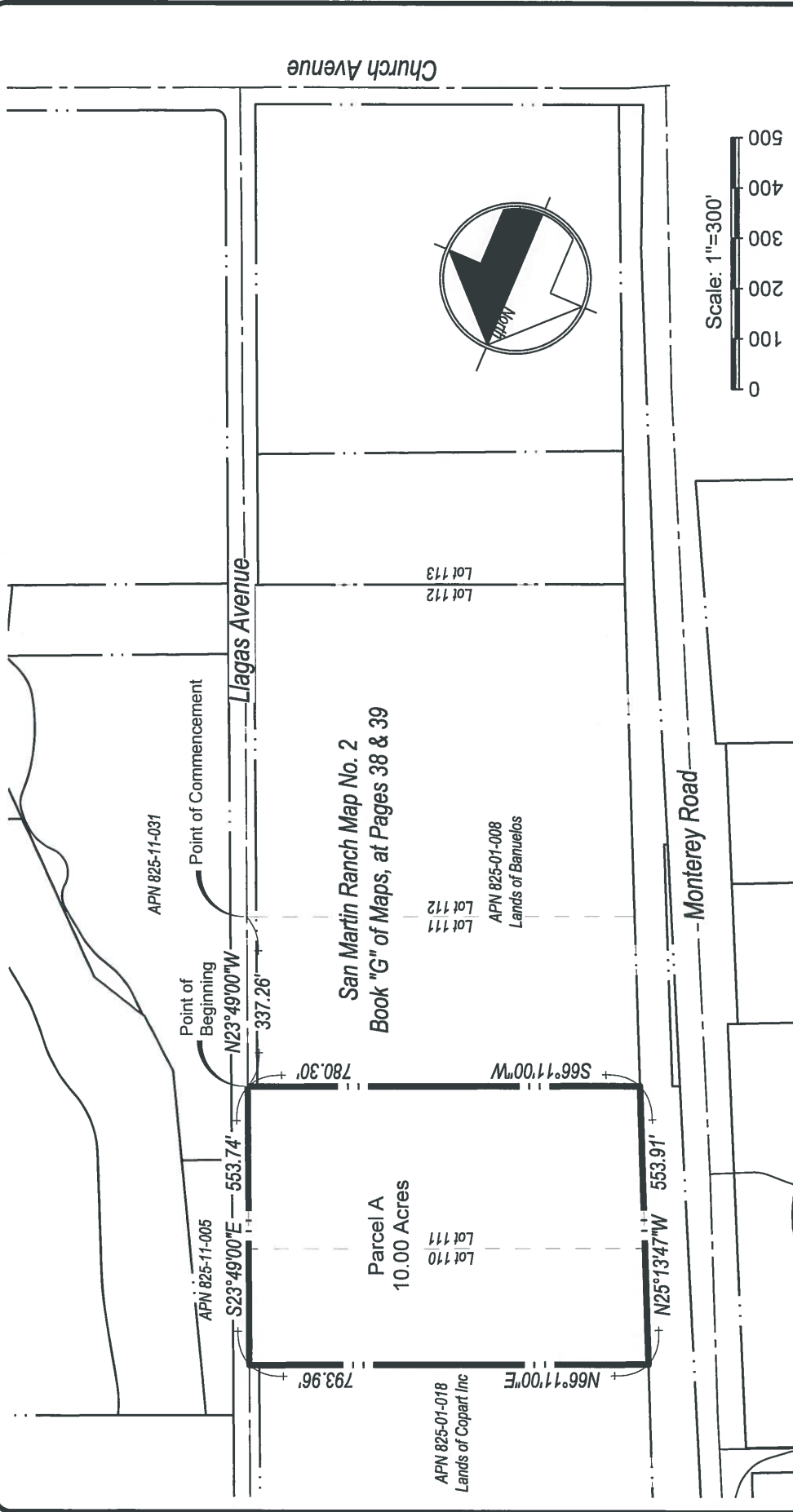
JOB #: 213034

SHEET

DRAWN BY: miguelm

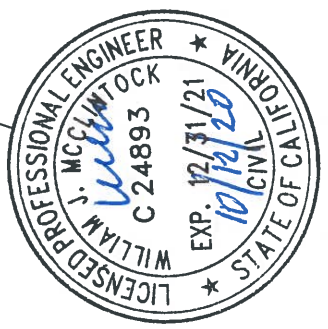
DATE: October 2020

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# Exhibit "B"

Plat to accompany Legal Description of Parcel A  
 Certificate of Compliance - Lot Merger  
 Portion of Lots 110 and 111 as shown on that certain map  
 titled "San Martin Ranch Map No. 2", filed for record in  
 Book "G" of Maps, at Pages 38 and 39,  
 Santa Clara County Records



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