



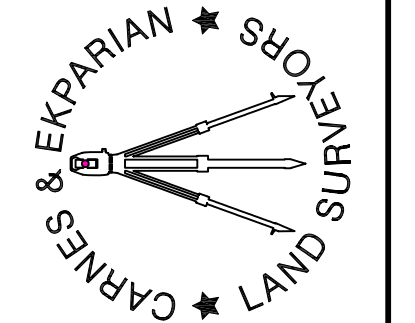
**LEGEND**

---	PROPERTY BOUNDARY
---	LOT LINE
---	CENTER LINE
---	EASEMENT LINE
---	PAVEMENT
---	CONCRETE/LIP OF GUTTER
---	FENCE

**ABBREVIATIONS**

C	CONCRETE
CA	COVERED AREA
CCP	COVERED CONCRETE PORCH
CS	CONCRETE STAIR/STEPS
CW	CONCRETE WALK
E	ELECTRICAL METER
FF	FINISH FLOOR
G	GAS METER
P+T	POWER & TELEPHONE POLE
P	PRESSURE TANK
PP	POWER POLE
PT	PROPANE TANK
W	10" WELL
WP	WATER PIPE
WT	WATER TANK

**Carnes & Ekparian, Inc.**  
 LAND SURVEYORS  
 9505 SUGAR BABE DRIVE GILROY, CA 95020  
 T: (408) 847-2013 F: (408) 846-7248  
 EMAIL: OFFICE@CE-PLS.COM



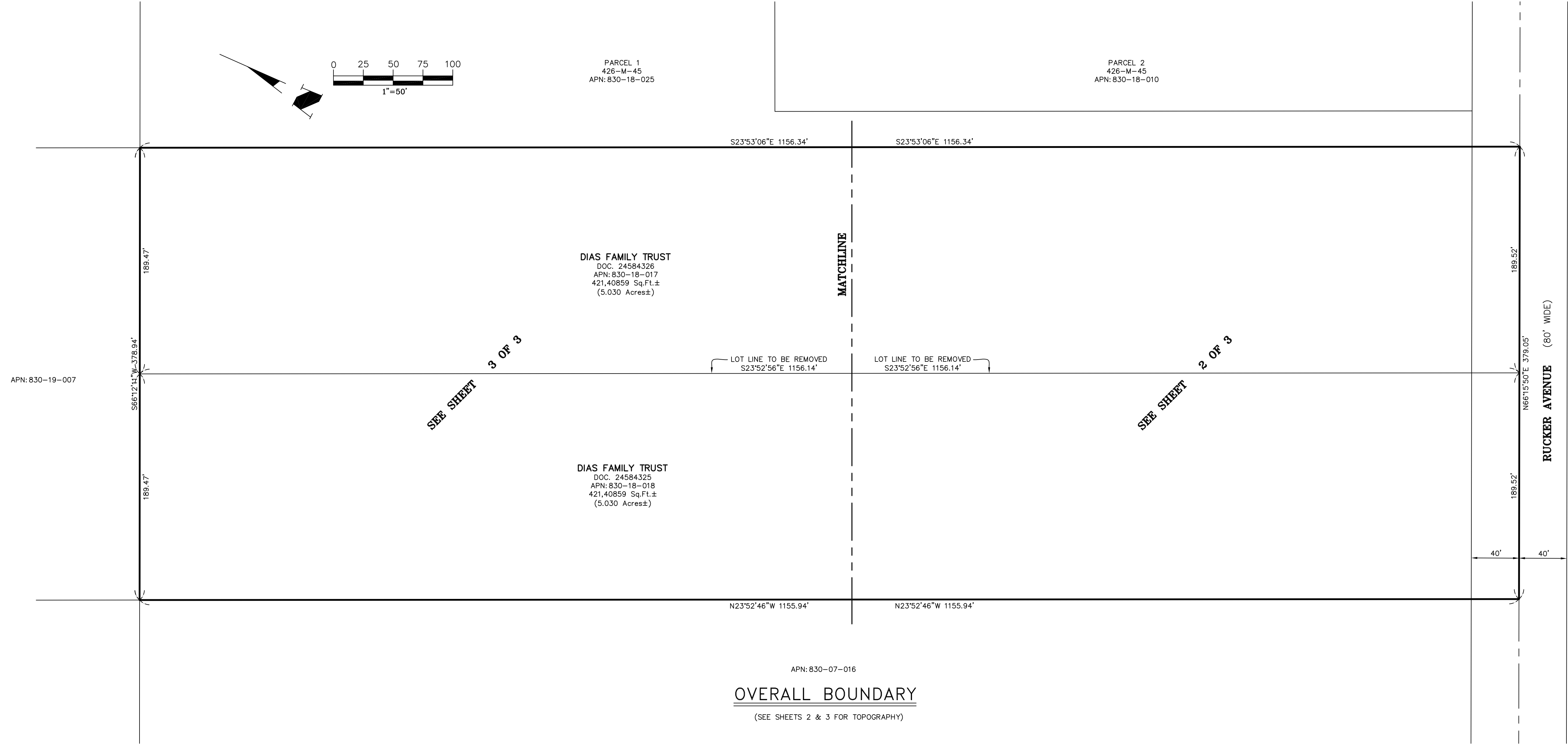
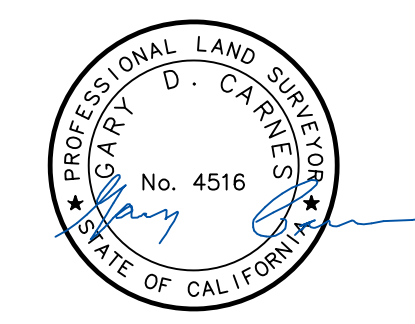
No.	DATE	REVISION

**LOT MERGER SITE PLAN  
 FOR COUNTY OF SANTA CLARA  
 985 RUCKER AVENUE  
 CITY OF GILROY, CALIF.**

SHEET	DATE :	07/19/2023
1	SCALE :	1" = 20'
OF	DRAWN BY :	J.H.
3	PROJ. MANAGER :	G.C.
Job No. 23058		
DWG. SCC TP		

**NOTES**

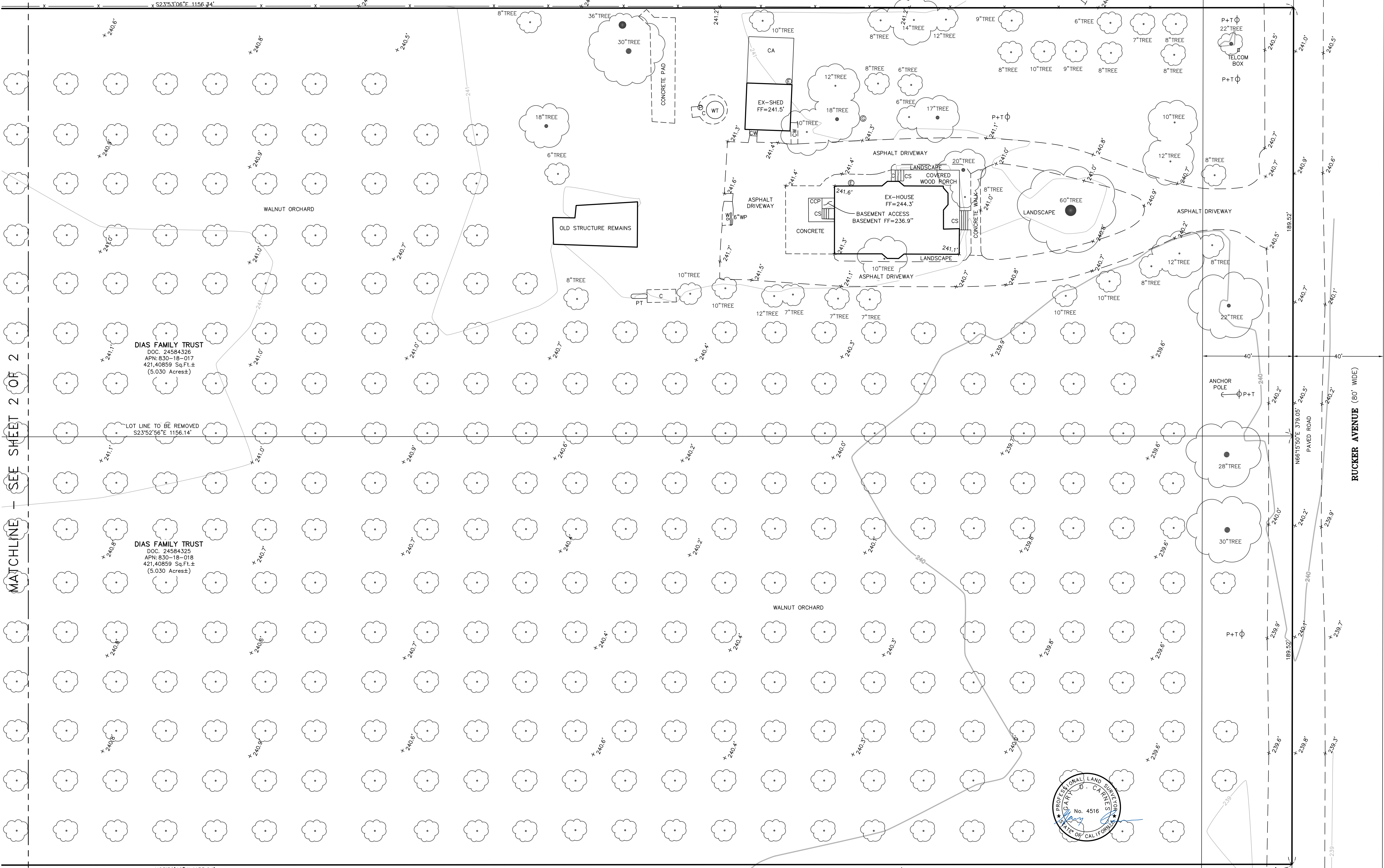
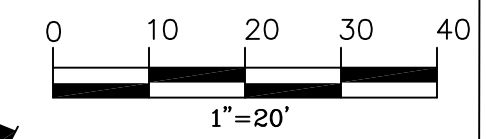
- (1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- (2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- (3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- (4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.
- (5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.
- (6) DEPARTMENT OF ENVIRONMENTAL HEALTH HAS NO RECORD FOR THE LOCATION OR SIZE OF THE EXISTING SEPTIC SYSTEM AND LEACH FIELD. IF THE LOCATION IS DESIRED, A CONTRACTOR WILL NEED TO POTHOLE/FIELD LOCATE.





SEE SHEET 1 FOR LEGEND, ABBREVIATIONS, NOTES AND VICINITY MAP

PARCEL 1  
426-M-45  
APN: 830-18-025



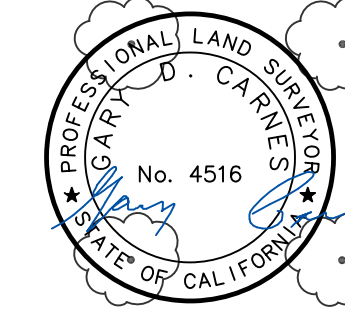
DIAS FAMILY TRUST  
DOC. 24584326  
APN: 830-18-017  
421,40859 Sq.Ft.±  
(5.030 Acres±)

DIAS FAMILY TRUST  
DOC. 24584325  
APN: 830-18-018  
421,40859 Sq.Ft.±  
(5.030 Acres±)

LOT LINE TO BE REMOVED  
S23°52'56\"/>

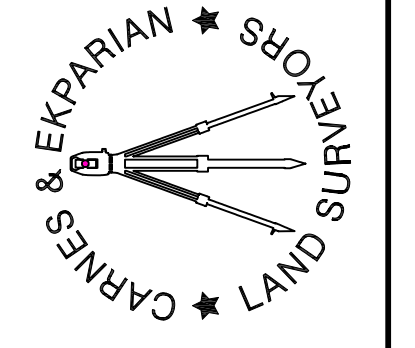
N23°52'46\"/>

WALNUT TREE ORCHARD  
THE ORCHARD TREES SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY. THERE MAY OR MAY NOT BE MORE OR FEWER TREES THAN SHOWN IN EACH ROW. SOME OF THE TREES MAY HAVE BEEN REMOVED AND SOME EXISTING TREES MAY HAVE DIED.



MATCHLINE - SEE SHEET 2 OF 2

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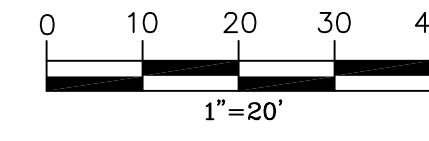
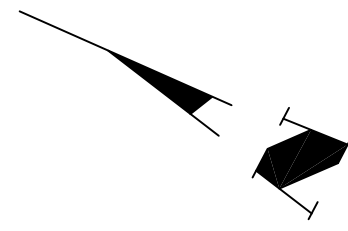
No.	DATE	REVISION

**LOT MERGER SITE PLAN  
FOR COUNTY OF SANTA CLARA  
985 RUCKER AVENUE  
CITY OF GILROY, CALIF.**

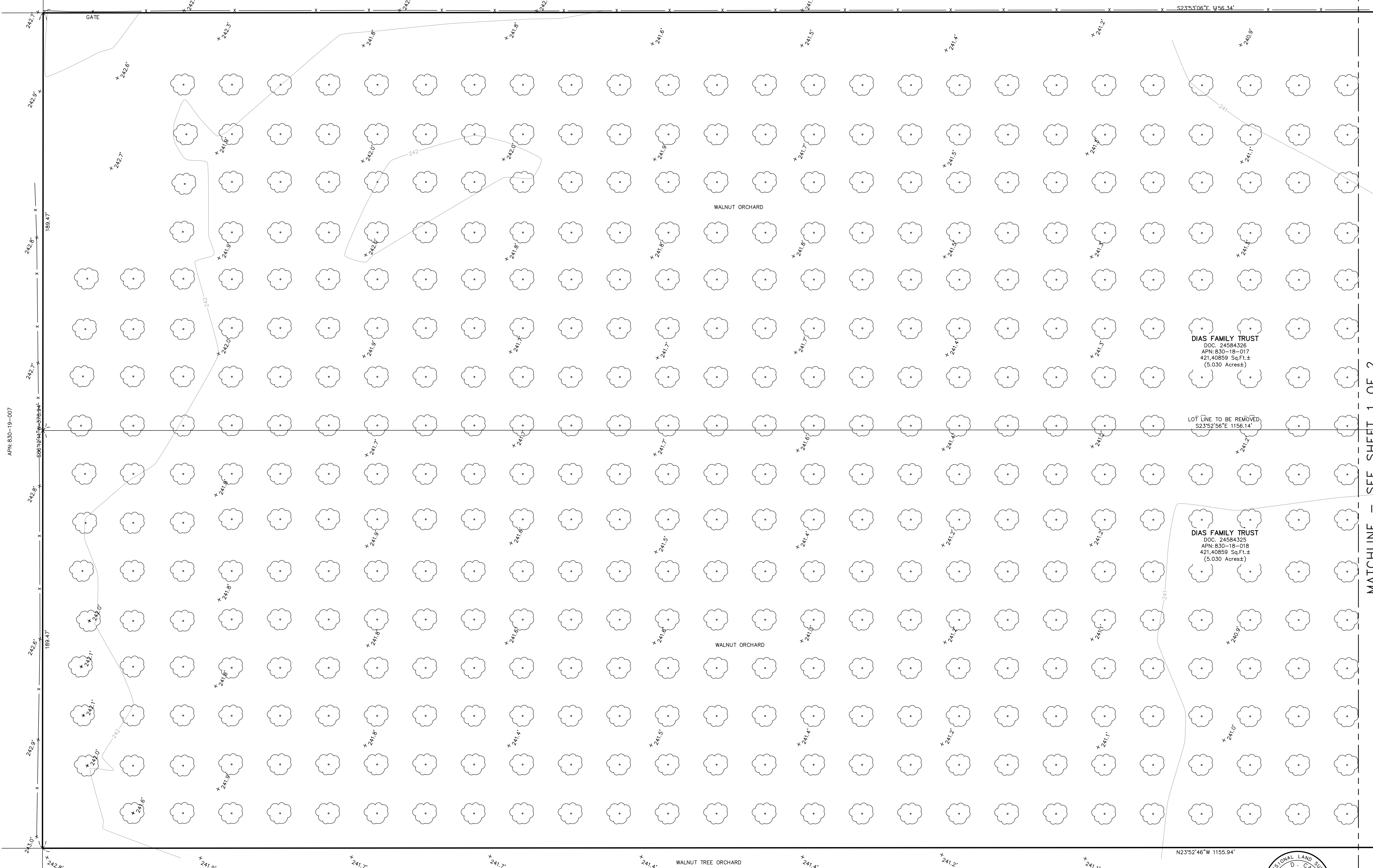
SHEET	DATE :	07/19/2023
2	SCALE :	1" = 20'
OF	DRAWN BY :	J.H.
3	PROJ. MANAGER :	G.C.
Job No. 29088		
DWG. SCC TP.		



SEE SHEET 1 FOR LEGEND, ABBREVIATIONS, NOTES AND VICINITY MAP



PARCEL 1  
426-M-45  
APN: 830-18-025

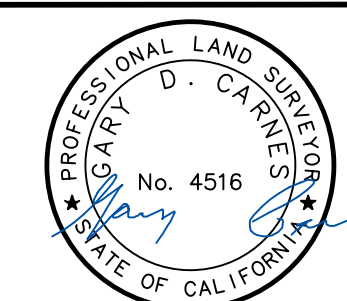


DIAS FAMILY TRUST  
DOC. 24584326  
APN: 830-18-017  
421,40859 Sq.Ft.±  
(5.030 Acres±)

LOT LINE TO BE REMOVED  
S23°52'56\"/>

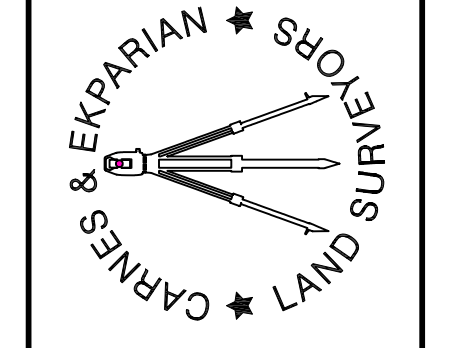
DIAS FAMILY TRUST  
DOC. 24584325  
APN: 830-18-018  
421,40859 Sq.Ft.±  
(5.030 Acres±)

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MATCHLINE - SEE SHEET 1 OF 2

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No.	DATE	REVISION

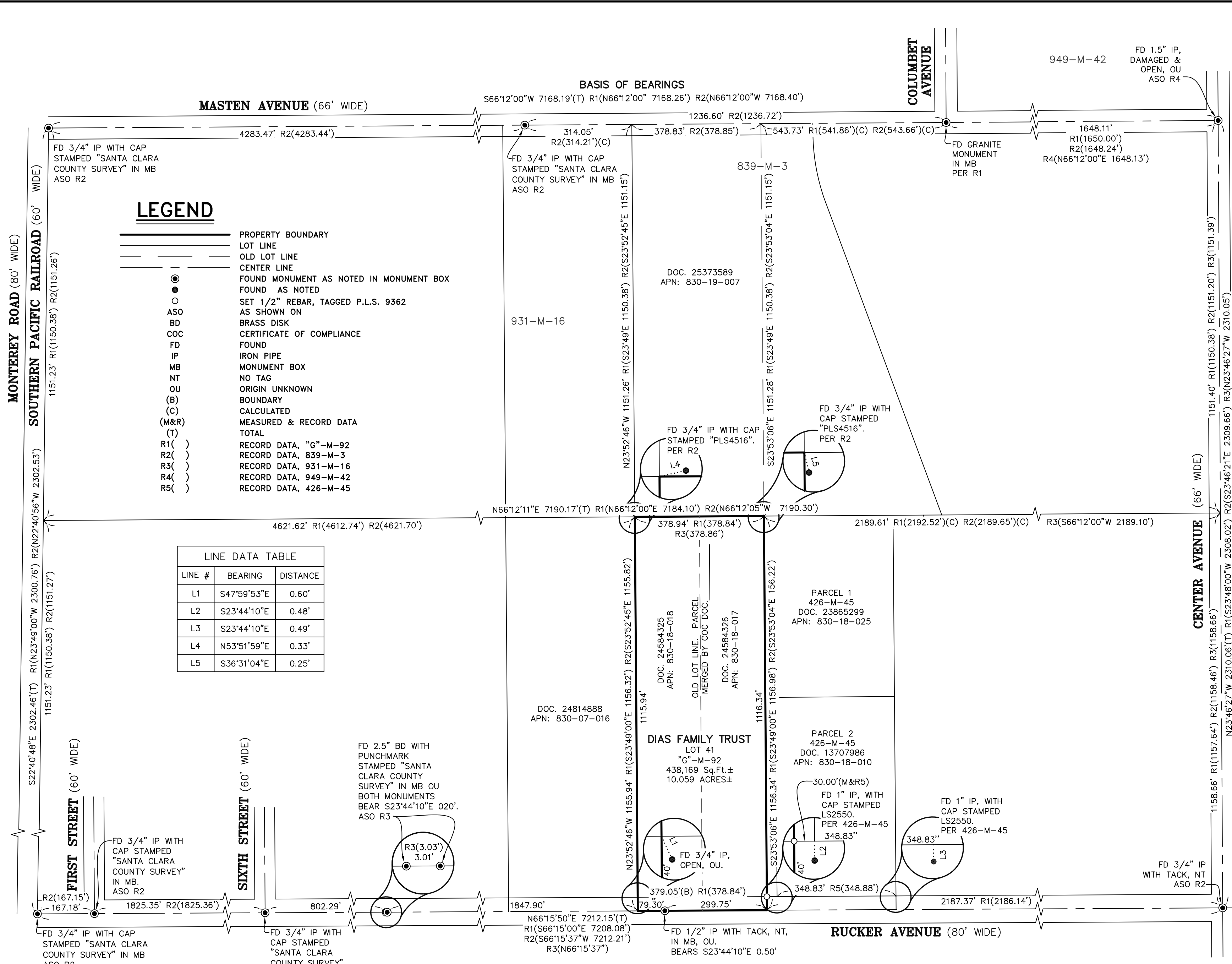
**LOT MERGER SITE PLAN  
FOR COUNTY OF SANTA CLARA  
985 RUCKER AVENUE  
CITY OF GILROY, CALIF.**

SHEET	DATE :	07/19/2023
3	SCALE :	1" = 20'
OF	DRAWN BY :	J.H.
3	PROJ. MANAGER :	G.C.
Job No. 23058		
DWG. SCC TP.		

APN: 830-19-007

APN: 830-07-016





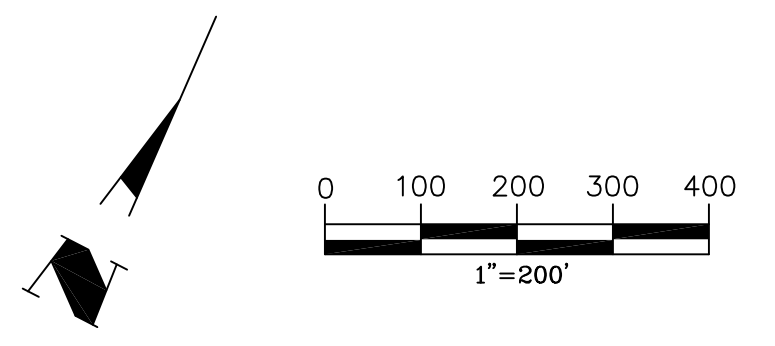
**LEGEND**

- PROPERTY BOUNDARY
- LOT LINE
- OLD LOT LINE
- - - CENTER LINE
- FOUND MONUMENT AS NOTED IN MONUMENT BOX
- FOUND AS NOTED
- SET 1/2" REBAR, TAGGED P.L.S. 9362
- AS SHOWN ON
- BRASS DISK
- COC CERTIFICATE OF COMPLIANCE
- FOUND
- IP IRON PIPE
- MB MONUMENT BOX
- NT NO TAG
- OU ORIGIN UNKNOWN
- (B) BOUNDARY
- (C) CALCULATED
- (M&R) MEASURED & RECORD DATA
- (T) TOTAL
- R1( ) RECORD DATA, "G"-M-92
- R2( ) RECORD DATA, 839-M-3
- R3( ) RECORD DATA, 931-M-16
- R4( ) RECORD DATA, 949-M-42
- R5( ) RECORD DATA, 426-M-45

LINE #	BEARING	DISTANCE
L1	S47°59'53"E	0.60'
L2	S23°44'10"E	0.48'
L3	S23°44'10"E	0.49'
L4	N53°51'59"E	0.33'
L5	S36°31'04"E	0.25'

**NOTES**

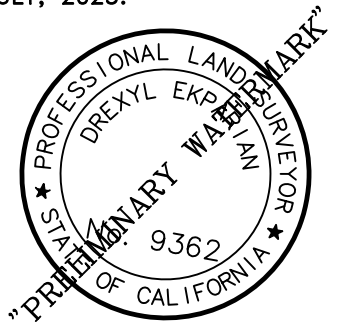
- (1) THIS MAP IS FILED IN ACCORDANCE WITH SECTION 8762(a)(b)(2)(4)(5) OF THE LAND SURVEYORS ACT.
- (2) ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- (3) LOT 41, "G"-M-92 WAS SUBDIVIDED ILLEGALLY BY THE DIAS FAMILY. UPON THE DEATH OF BERNARDO DIAS, MARY ANN WARREN, PUBLIC GARDIAN OF THE COUNTY OF SANTA CLARA BECAME THE TRUSTEE FOR THE DIAS FAMILY TRUST. SHE IS REQUIRED TO MERGE THE PARCELS.



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF COUNTY OF SANTA CLARA IN JULY, 2023.

DREXYL EKPARIAN, PLS 9362  
DATE



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BY: AUGUST HANKS, COUNTY SURVEYOR  
PLS NO. 9274

BY: JEREMY KOENIG, DEPUTY COUNTY SURVEYOR  
PLS NO. 9394

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M, IN BOOK \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_, AT THE REQUEST OF CARNES & EKPARIAN, INC. FILE NO: \_\_\_\_\_ FEE: \_\_\_\_\_ REGINA ALCOMENDRAS, COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF MASTEN AVENUE AS FOUND, MONUMENTED AND RECORDED AS SOUTH 66°12'00" WEST IN BOOK "G" OF MAPS, AT PAGE 92, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

**RECORD OF SURVEY**

BEING ALL OF LOT 41 AS SHOWN ON THAT CERTAIN MAP ENTITLED "CATHERINE DUNNE RANCH MAP NO. 1" RECORDED IN BOOK "G" OF MAPS AT PAGES 92 & 93, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

UNINCORPORATED COUNTY OF SANTA CLARA, CALIF. JULY, 2023 SCALE: 1" = 200'

**Carnes & Ekparian, Inc.**  
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GRID NO.: 229-75-26 & 229-75-27