

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OF HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENTS ARE 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 SUBDIVISION BOUNDARY LINES.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL, AS EASEMENTS ONLY, ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING AND DESIGNATED AS EAST CENTRAL AVENUE, CALLE MAZATAN, AND CALLE CERRO, AS SHOWN UPON THIS MAP, SAID DEDICATIONS AND OFFERS OF DEDICATION ARE FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND PORTIONS THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE AND OFFER TO DEDICATE TO THE CITY OF MORGAN HILL EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING, BUT NOT LIMITED TO SIDEWALKS, POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, COMMUNICATIONS, GAS, STORM, SANITARY AND WATER SERVICES, ALL APURTENANCES THERETO UNDER, UPON, OR OVER THE LAND DESIGNATED AS "PSE" (PUBLIC SERVICE EASEMENT) AS SHOWN UPON THIS MAP.

WE HEREBY OFFER TO DEDICATE TO THE CITY OF MORGAN HILL EASEMENTS FOR INGRESS AND EGRESS BY EMERGENCY VEHICLES THERETO OVER THE LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) AS SHOWN UPON THIS MAP.

WE HEREBY RESERVE TO AND BE MAINTAINED BY A HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE OWNERS OF LOTS 3, 4, 14 TO 18 EASEMENTS FOR INGRESS AND EGRESS PURPOSES THERETO OVER THE LAND DESIGNATED AS "IE" (INGRESS AND EGRESS EASEMENT) AS SHOWN UPON THIS MAP.

WE HEREBY RESERVE TO AND BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF LOTS 1 TO 32 THE PARCELS OF LAND DELINEATED AND DESIGNATED AS PARCEL A, PARCEL B, AND PARCEL C, FOR THE PURPOSE OF INGRESS, EGRESS, LANDSCAPING, PRIVATE UTILITY EASEMENTS, AND ALL APPURTENANCES, NO FURTHER SUBDIVISION AND OR RESIDENTIAL DEVELOPMENT OF SAID PARCELS SHALL BE ALLOWED.

WE HEREBY RESERVE TO AND BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF LOTS 1 TO 32 EASEMENTS FOR LANDSCAPING PURPOSES THERETO OVER THE LAND DESIGNATED AS "LE" (LANDSCAPE EASEMENT) AS SHOWN UPON THIS MAP. PROPERTY FENCES SHALL NOT BE ALLOWED TO ENCROACH INTO LANDSCAPE EASEMENT AREAS.

ALL OF THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL BE KEPT FREE OF BUILDINGS, EXCEPT LAMPOL UNSUPPORTED ROOF OVERHANGS, AND OBSTRUCTIONS THAT TO NOT IMPAIR THE USE OF, OR ARE CONSISTENT WITH THE PURPOSES OF THE STREET OR EASEMENT.

THE HEREIN DESCRIBED OFFERS OF DEDICATION TO THE CITY OF MORGAN HILL ARE TO BE ACCEPTED ONLY WHEN THE CITY COUNCIL OF THE CITY OF MORGAN HILL, OR ITS SUCCESSOR AGENCY ADOPTS AND RECORDS IN THE THE OFFICE OF THE RECORDER OR SANTA CLARA COUNTY A RESOLUTION ACCEPTING SAID STREETS AND EASEMENTS. UNTIL SAID RESOLUTION IS RECORDED, ALL STREETS AND EASEMENTS ENCOMPASSED WITHIN SUCH OFFERS OF DEDICATION SHALL BE MAINTAINED BY THE DEVELOPER DURING ANY REQUIRED WARRANTY PERIOD AND THEREAFTER BY THE OWNER(S) OF THE LOTS OR PARCELS IN THE SUBDIVISION. THE CITY OF MORGAN HILL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE AND SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFERED STREETS AND EASEMENTS OR ANY IMPROVEMENT THEREON. ALL DEDICATED RIGHTS-OF-WAY AND EASEMENTS NOT ACCEPTED FOR MAINTENANCE BY THE CITY OR OTHER PUBLIC AGENCY SHALL BE MAINTAINED BY THE OWNER(S) OF THE LOTS OR PARCELS IN THE SUBDIVISION.

AS OWNERS,  
TRI PONTRE HOMES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: Brian O. Barry

NAME: Brian O. Barry

TITLE: Assistant Secretary

BY: Jeffrey Frankel

NAME: Jeffrey Frankel

TITLE: Vice President

BENEFICIARY

HOUSING CAPITAL COMPANY, A MINNESOTA PARTNERSHIP

BY: U.S. BANCORP CONSTRUCTION FUNDING, INC.,  
A MINNESOTA PARTNERSHIP,  
ITS: MANAGING PARTNER

BY: Debbie

NAME: Debbie

TITLE: Senior Vice President

NOTES

1. DISTANCES ARE STATED IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS ±5,044 ACRES.
3. A GEOTECHNICAL INVESTIGATION REPORT WAS PREPARED BY TMAADSSY CONSULTING, INC. DATED FEBRUARY 6, 2011, LABELED AS PROJECT NO. E128-1.

EASEMENT HOLDERS

CITY OF MORGAN HILL, AS EASEMENT HOLDER UNDER THAT DOCUMENT RECORDED AUGUST 26, 1996 AS DOCUMENT NUMBER 13419487, OFFICIAL RECORDS.

CITY OF MORGAN HILL, AS EASEMENT HOLDER UNDER THAT DOCUMENT RECORDED OCTOBER 17, 2006 AS DOCUMENT NUMBER 19145411, OFFICIAL RECORDS.

SIGNATURES OF THE ABOVE EASEMENT HOLDERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(c)(3)(A)(i) OF THE GOVERNMENT CODE.

ACKNOWLEDGMENT

STATE OF California  
COUNTY OF contra costa  
ON may 23, 2012 BEFORE ME, Diana Belknap

NOTARY PUBLIC, PERSONALLY APPEARED Brian O. Barry and Jeffrey D. Frankel

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 they/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.

WITNESS MY HAND,

SIGNATURE Diana Belknap

NOTARY NAME: Diana Belknap

MY COMMISSION EXPIRES: 11/3/2015

NOTARY COMMISSION NUMBER: 1450072

COUNTY OF PRINCIPAL PLACE OF BUSINESS: contra costa

ACKNOWLEDGMENT

STATE OF California

COUNTY OF contra costa

ON 5-23-12 BEFORE ME, D. Stacker

NOTARY PUBLIC, PERSONALLY APPEARED Ross Lakeham

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.

WITNESS MY HAND,

SIGNATURE D. Stacker

NOTARY NAME: D. Stacker

MY COMMISSION EXPIRES: 4-12-13

NOTARY COMMISSION NUMBER: 1834451

COUNTY OF PRINCIPAL PLACE OF BUSINESS: contra costa

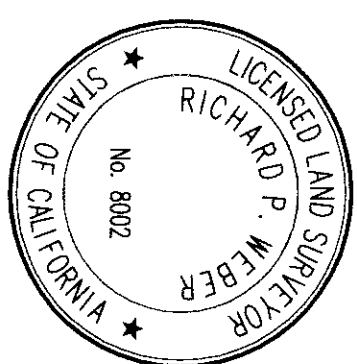
SURVEYOR'S STATEMENT

I, RICHARD P. WEBER, LICENSED LAND SURVEYOR, HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION DURING JULY 2010 IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE TWO YEARS AFTER THE RECORATION OF THIS MAP BY THE SANTA CLARA COUNTY RECORDER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Richard P. Weber

RICHARD P. WEBER  
P.L.S. NO. 8002 - LIC. EXP. 12/31/2012

DATE May 17, 2012



COUNTY RECORDER'S STATEMENT

FILED THIS 2nd DAY OF July, 2012,  
AT 2:55 PM, IN BOOK 854 OF MAPS, AT PAGES 4-5  
AT THE REQUEST OF WHITSON ENGINEERS.

FILE NO. 21731980

FEE \$ 1510.00

REGINA ALCOMENDRAS, COUNTY RECORDER OF SANTA CLARA COUNTY

BY: Regina Alcomendras  
DEPUTY

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP FOR THE FINAL MAP SHOWN HEREON WAS CONDITIONALLY APPROVED ON February 22, 2012 BY THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL, CALIFORNIA, BY RESOLUTION NUMBER 11-5-2, APPLICATION NUMBER 2012-002.

Michael D. Barker  
MITCH H. OSIMSKI  
SECRETARY OF THE PLANNING COMMISSION

DATE 6/6/12

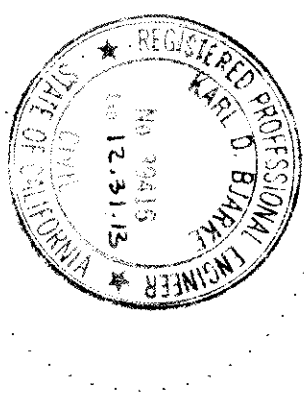
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. IF REQUIRED, AND ANY APPROVED ALTERNATIONS THEREOF, ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

Karl D. Barker

KARL D. BARKER, J. CITY ENGINEER  
CITY OF MORGAN HILL, CALIFORNIA  
R.C.E. NO. 39416 - REG. EXP. 12/31/2013

DATE 6-4-2012



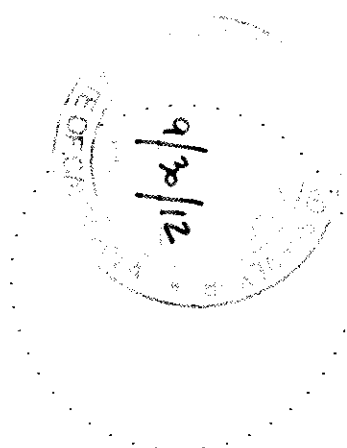
CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

John K. King

JOHN K. KING - ACTING CITY SURVEYOR  
BAGGOT & KING, INC.  
P.L.S. NO. 6809 - LIC. EXP. 9/30/2012

DATE 6/6/12



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF MORGAN HILL AT

ITS REGULAR MEETING HELD ON June 6, 2012, DULY APPROVED THE FINAL MAP SHOWN HEREON, AUTHORIZED ITS RECORATION, AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO THEIR IMPROVEMENT IN ACCORDANCE WITH CITY ST. ORDOS, THE STREETS AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC US IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

I FURTHER STATE THAT THE FILING OF THE MAP SHALL CONSTITUTE THE ABANDONMENT OF THE 20' PUBLIC SERVICE EASEMENT THAT WAS SHOWN ON LOT 43 OF THAT DOCUMENT RECORDED MAY 27, 1997 IN BOOK 688 OF MAPS AT PAGES 38, 39, AND 40, OFFICIAL RECORDS, PER SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

Regina Alcomendras  
REGINA TORREZ  
CITY CLERK OF THE CITY OF MORGAN HILL

DATE 6/6/12

TRACT NO. 10079

IRONHORSE NORTH

A SUBDIVISION OF LOT 43 OF TRACT 8923, BOOK 688 OF MAPS,  
AT PAGES 38-40 IN THE CITY OF MORGAN HILL, COUNTY OF  
SANTA CLARA, STATE OF CALIFORNIA

PREPARED BY:

**WE** WHITSON ENGINEERS

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831 649-5225 • Fax 831 373-5065

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

APRIL 26, 2012 JOB NO. 2618.04

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