



Council Meeting: August 26, 2008

SUBJECT: Approval of Final Map (Tract No. 10007, Sunnyvale Town Center) – A Two-Lot Subdivision For Condominium Purpose By Target Corporation and Downtown Sunnyvale Mixed Use, LLC

BACKGROUND

On February 6, 2007 the City Council conditionally approved a tentative map associated with the Sunnyvale Town Center development. On August 21, 2007 the City Council approved the first final map (Tract No. 9925) which did not include the redevelopment of the existing Target parcel (former Parcel 5 of a Parcel Map, recorded as 421 M 46-47). Tract No. 10007 is the second final map associated with the Sunnyvale Town Center development to create the two lots on Block 4, addressing the Target store and adjacent area.

Location:	Sunnyvale Town Center, Block 4, bordered by Taffee Street, McKinley Avenue, Murphy Avenue and Iowa Avenue
Zoning:	Downtown Specific Plan Block 18
Number of Lots:	2 lots for condominium purpose
Area:	5.031 acres

DISCUSSION

On February 6, 2007 the City Council conditionally approved a tentative map to subdivide the Sunnyvale Town Center, bordered by Mathilda Avenue, Washington Avenue, Sunnyvale Avenue and Iowa Avenue, into 6 blocks with 20 lots, for mixed-use redevelopment of new retail, residential, and office uses through demolition of existing shopping center improvements and construction of new public and private improvements, including redevelopment of an existing parcel owned by Target Corporation including the existing Target store.

Pursuant to Section 66456.1 of the State of California “Subdivision Map Act”, multiple final maps may be filed relating to a conditionally approved tentative map prior to expiration of the tentative map.

On August 21, 2007, the City Council approved the first final map, being Tract No. 9925 recorded on October 1, 2007 which did not include the existing Target parcel on Block 4. Now that the Downtown Sunnyvale Mixed Use LLC and Target Corporation have determined the specific lot line configuration, this second map was prepared to address the Block 4 area. The final map for Tract No. 10007 is the second final map to combine Lot 1 of Block 4 of the Tract No. 9925 and the existing Target parcel and re-subdivide them into two lots for condominium purpose. Lot 1 is for commercial condominiums and Lot 2 is for residential condominiums in conformance with the tentative map and the Special Development Permit #2007-0030 approved by the City Council at their February 6, 2007 meeting.

The final map for Tract No. 10007 has been examined by the Public Works Department staff and found to be in conformance with Sunnyvale Municipal Code Title 18 *Subdivision* and the State of California “Subdivision Map Act”. Downtown Sunnyvale Mixed Use LLC has provided improvement securities in a total amount of \$23,537,308 for faithful performance and a total amount of \$23,537,308 for labor and material, during the first final map and each construction phase in accordance with the Subdivision Agreement dated September 28, 2007, to guarantee completion of all conditioned improvements, including improvements needed for Tract No. 10007. Downtown Sunnyvale Mixed Use LLC and Target Corporation will pay their respective fees during the building and encroachment permit process. They will also furnish all other related documentation deemed necessary by the Director of Public Works prior to map recordation.

Due to business and project construction schedules, the existing Target building will not be demolished prior to this final map recordation. Therefore, the property line between lot 1 and lot 2 as shown on Tract No. 10007 is a lot line to accommodate both the existing and new Target building footprints, as mutually agreed by Downtown Sunnyvale Mixed Use LLC and Target Corporation.

As shown on Tract No. 10007, a 5 foot by 60 foot area along Iowa Avenue will be dedicated to public use for street, sidewalk and public utility purpose. Also as shown on Tract No. 10007, a small area along Murphy Avenue will be dedicated to public use as a public utility easement (PUE) for public utility purpose.

An existing PUE along Iowa Avenue as delineated on the map is no longer needed for the project, therefore, pursuant to California Government Code Section 66499.20-1/2, the filing of this final map shall constitute abandonment of the subject PUE as certified on the map by the City Clerk.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall, in the Council Chambers lobby, in the Office of the City Clerk, at the Library, Senior Center, Community Center, and Department of Public Safety; posting the agenda and report on the City’s Web site; and making the report available at the Library and the Office of the City Clerk.

RECOMMENDATION

City staff recommends that the City Council approve the final map for Tract No. 10007; authorize the City Clerk to sign the City Clerk’s Statement accepting any public street and easement dedication on the map, to sign the Certificate of Abandonment and forward the final map for recordation upon: developers’ signatures and submittal of other documents deemed necessary by the Director of Public Works.

Reviewed by:

Marvin A. Rose, Director, Public Works
Prepared by: Judy Chu, Senior Civil Engineer

Approved by:

Amy Chan
City Manager

Attachment:

1. Second Final Map for Tract No. 10007
2. First Final Map for Tract No. 9925

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 UPON THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID FINAL MAP.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, CONDUITS, GAS, WATER, STORM DRAIN, SANITARY SEWER, HEAT MAINS AND ALL APPURTENANCES THERETO ABOVE, UNDER, UPON, OR OVER THE LAND DELINEATED HEREON AND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT). SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF BUILDING AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS DELINEATED HEREON AND DESIGNATED AS "STREET HEREIN DEDICATED", AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND PORTIONS THEREOF.

WE HEREBY STATE THAT THE REAL PROPERTY HEREIN AND DELINEATED ON THIS MAP AS "NO BUILD EASEMENT" IS FOR THE BENEFIT OF LOT 1 AND LOT 2 OF BLOCK 4. SAID NO BUILD EASEMENT IS NOT INTENDED FOR THE USE OF THE GENERAL PUBLIC, BUT IS INTENDED FOR THE EXCLUSIVE USE OF THE LOTS BENEFITED. SAID NO BUILD EASEMENT IS SUBJECT TO THE PROVISIONS OF A SEPARATE INSTRUMENT ENTITLED "COVENANT FOR NO BUILD EASEMENT" FILED WITH THE COUNTY OF SANTA CLARA OFFICE OF THE RECORDER UPON RECORDATION OF THIS MAP. SAID NO BUILD EASEMENT SHALL CONTINUE IN EFFECT UNTIL RELEASED AND/OR AMENDED BY THE AUTHORITY OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OR DESIGNEE OF THE CITY OF SUNNYVALE UPON SUBMITTAL OR REQUEST, APPLICABLE FEES AND EVIDENCE THAT THIS NO BUILD EASEMENT IS NO LONGER REQUIRED BY LAW.

WE ALSO HEREBY COVENANT TO THE CITY OF SUNNYVALE PURSUANT TO THE PROVISIONS OF CALIFORNIA GOVERNMENT CODE SECTIONS 65870-65875 AND TITLE 18, CHAPTER 40 OF THE SUNNYVALE MUNICIPAL CODE A NON-EXCLUSIVE EASEMENT FOR PARKING, INGRESS AND EGRESS, EMERGENCY ACCESS, LIGHT AND AIR ACCESS, SIDEWALK AND PATHWAYS, LANDSCAPING, OPEN SPACE, ACCESS TO AND/OR OPERATION AND MAINTENANCE, STORM WATER ACCESS, UTILITIES, OPERATION OR MAINTENANCE; IS CREATED UPON THE RECORDING OF THIS MAP, FOR THE BENEFIT OF LOT 1 AND LOT 2 INCLUSIVE. SAID EASEMENT IS NOT INTENDED FOR THE USE OF THE GENERAL PUBLIC, BUT IS INTENDED FOR THE EXCLUSIVE USE OF THE LOTS BENEFITED.

WE HEREBY STATE THAT THE REAL PROPERTY HEREIN IS SUBJECT TO AN EXISTING OPERATION AND RECIPROCAL EASEMENT AGREEMENT ("REA") WHICH WILL BE TERMINATED AND REPLACED WITH A NEW REA, AND UNTIL SUCH TIME AS THE NEW REA IS RECORDED, THE OWNER HERETO ACKNOWLEDGES THAT THEIR INTEREST IN THE REAL PROPERTY WILL BE ENCUMBERED BY THE EXISTING REA UNTIL TERMINATED AND REPLACED WITH A NEW REA.

AS OWNER:
TARGET CORPORATION, A MINNESOTA CORPORATION

BY: _____
NAME:
ITS:

DOWNTOWN SUNNYVALE MIXED USE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: RREEF AMERICA REIT III CORP. MM, A MARYLAND CORPORATION
ITS: MANAGING MEMBER

BY: _____
NAME:
ITS:

OWNER ACKNOWLEDGMENT

STATE OF MINNESOTA)
) S.S.
COUNTY OF HENNEPIN)

ON THIS ____ DAY OF _____, 2008, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, BEING FIRST BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF TARGET CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT DEED OF SAID CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MULTIPLE FINAL MAPS NOTES

THIS FINAL MAP IS ONE OF THE MAPS ASSOCIATED WITH THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL AT THEIR MEETING ON FEBRUARY 6, 2007 WITH A SPECIAL DEVELOPMENT PERMIT #2007-0030.

OWNER ACKNOWLEDGMENT

STATE OF _____)SS.
COUNTY OF _____)

ON _____ 20 __, BEFORE ME, _____, A 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.

WITNESS MY HAND:

NOTARY'S SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION No.: _____
COMMISSION EXPIRATION DATE: _____

AS BENEFICIARY

WE, WACHOVIA BANK, NATIONAL ASSOCIATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED AUGUST 30, 2007 AS DOCUMENT NO. 19570207, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP.

WACHOVIA BANK, NATIONAL ASSOCIATION

BY: _____
NAME:
ITS:

BENEFICIARY ACKNOWLEDGMENT

STATE OF _____)SS.
COUNTY OF _____)

ON _____ 20 __, BEFORE ME, _____, A 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.

WITNESS MY HAND:

NOTARY'S SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION No.: _____
COMMISSION EXPIRATION DATE: _____

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 TARGET CORPORATION AND DOWNTOWN SUNNYVALE MIXED USE, LLC, ON APRIL 2008. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET BEFORE JUNE 30, 2010 AND THAT ALL MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, PER GOVERNMENT CODE SECTION 66449(a).

DATE _____
DAVIS THRESH
P.L.S. NO. 6868
LIC. EXP. 9-30-2008



SOILS REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY TREADWELL & ROLLO, ENTITLED "GEOTECHNICAL INVESTIGATION SUNNYVALE TOWN CENTER" REPORT NO. 4589.02, DATED APRIL 13, 2007 AND AMENDED OCTOBER 16, 2007 A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

TRACT NO. 10007

SUNNYVALE TOWN CENTER

FOR CONDOMINIUM PURPOSES

CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF PARCEL 5 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 3, 1978 IN BOOK 421 OF MAPS AT PAGES 46 AND 47 INCLUSIVE AND LOT 1, BLOCK 4, AS SHOWN ON MAP OF "TRACT NO. 9925", ENTITLED "SUNNYVALE TOWN CENTER", FILED OCTOBER 1, 2007 IN BOOK 818 OF MAPS AT PAGES 45 THROUGH 55 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY;

LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

DATE: AUGUST 2008



ENGINEERS-SURVEYORS-PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CALIFORNIA 95110

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP; THAT THE RESUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____ BY: MARVIN A. ROSE
CITY ENGINEER
R.C.E. NO. 30831
REG. EXP. 03/31/2010
CITY OF SUNNYVALE
CALIFORNIA

APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT

I CERTIFY THAT THIS FINAL MAP IS CONSISTENT WITH THE CITY OF SUNNYVALE'S GENERAL PLAN AND THE APPROVED TENTATIVE MAP, AND COMPLIES WITH THE CONDITIONS OF APPROVAL AS APPROVED BY THE CITY COUNCIL AT THEIR MEETING ON FEBRUARY 6, 2007 WITH A SPECIAL DEVELOPMENT PERMIT #2007-0030

DATE _____ BY: HANSON HOM, DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SUNNYVALE, CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE ____ DAY OF _____, 20____, DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO. 10007 AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS AND EASEMENTS OFFERED FOR DEDICATION TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

GAIL T. BORKOWSKI, CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

DATE _____ BY: GAIL T. BORKOWSKI

CERTIFICATE OF ABANDONMENT

THE PUBLIC UTILITY EASEMENT AS DELINEATED AND DEDICATED FOR PUBLIC USE ON PARCEL MAP RECORDED IN BOOK 421, PAGES 46-47, AND SHOWN HEREON IS ABANDONED PURSUANT TO GOVERNMENT SECTION 66499.20½ OF THE SUBDIVISION MAP ACT.

GAIL T. BORKOWSKI, CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

DATE _____ BY: GAIL T. BORKOWSKI

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 20____, AT _____ M. IN BOOK ____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF BKF ENGINEERS.

FILE NO.: _____ REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

FEES: \$ _____ PAID

BY: _____
DEPUTY

TRACT NO. 10007

SUNNYVALE TOWN CENTER

FOR CONDOMINIUM PURPOSES

CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF PARCEL 5 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 3, 1978 IN BOOK 421 OF MAPS AT PAGES 46 AND 47 INCLUSIVE AND LOT 1, BLOCK 4, AS SHOWN ON MAP OF "TRACT NO. 9925", ENTITLED "SUNNYVALE TOWN CENTER", FILED OCTOBER 1, 2007 IN BOOK 818 OF MAPS AT PAGES 45 THROUGH 55 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY;

LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 50'

DATE: AUGUST 2008



BKF ENGINEERS-SURVEYORS-PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CALIFORNIA 95110

BASIS OF BEARINGS

THE BEARING NORTH 75°08'00" WEST OF THE MONUMENT LINE OF IOWA AVENUE AS SHOWN ON THAT PARCEL MAP WHICH WAS FILED JUNE 5, 1978 IN BOOK 421 OF MAPS AT PAGES 46 AND 47, SANTA CLARA RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS PARCEL MAP.

NOTES

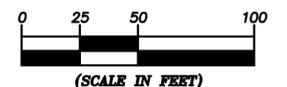
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE LOT LINE.
- ALL EASEMENT CURVES WITHOUT RADII, DELTAS, AND LENGTHS ARE PARALLEL WITH THE LOT LINE.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS A NET AREA OF 5.024 ACRES AND A GROSS AREA OF 5.031, MORE OR LESS.

LEGEND

- FOUND MONUMENT, AS NOTED ON MAP
- ⊙ 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE BASE, INSIDE MONUMENT WELL, STAMPED "LS 6868", TO BE SET PER TRACT NO. 9925, 818 M 45-55
- IRON PIPES TO BE SET PER TRACT NO. 9925, 818 M 45-55
- DISTINCTIVE BOUNDARY LINE
- NEW LOT LINE
- - - CENTER LINE/MONUMENT LINE
- - - EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- M-M MONUMENT TO MONUMENT DISTANCE
- TR. TRACT NO.
- P.M. PARCEL MAP
- (R) RADIAL BEARING
- (T) TOTAL DISTANCE VALUE
- () RECORD DATA PER TRACT NO. 9925, 818 M 45-55

LINE	BEARING	LENGTH
L1	N72°42'29"E	11.27'
L2	N21°53'51"W	11.51'
L3	N14°52'00"E	5.00'
L4	N75°08'00"W	60.00'
L5	N75°08'00"W	5.27'
L6	N14°52'05"E	7.39'
L7	N71°49'06"E	24.77'

CURVE	RADIUS	DELTA	LENGTH
C1	29.50'	46°26'56"	23.92'
C2	4.50'	45°06'31"	3.54'
C3	5.50'	45°40'00"	4.38'
C4	5.50'	45°01'24"	4.32'
C5	4.50'	44°27'31"	3.49'
C6	29.50'	75°24'41"	38.83'
C7	89.50'	14°16'25"	22.30'
C8	24.50'	76°00'21"	32.50'
C9	89.50'	22°34'25"	35.26'
C10	29.50'	28°27'46"	14.65'
C11	1538.50'	02°13'06"	59.57'
C12	1538.50'	02°54'04"	77.90'
C13	19.50'	46°08'10"	15.70'



(SCALE IN FEET)

BKF No. 20046002

SHEET 2 OF 2

TRACT NO. 9925

SUNNYVALE TOWN CENTER

FOR CONDOMINIUM PURPOSES
CONSISTING OF 11 SHEETS

BEING A RESUBDIVISION OF PARCELS 1, 2, 3, 4, 5 AND 6 OF THAT CERTAIN PARCEL MAP FILED MAY 25, 2000 IN BOOK 728 OF MAPS AT PAGES 6 THROUGH 9 INCLUSIVE; AND PARCEL 9 OF THAT CERTAIN PARCEL MAP FILED JULY 3, 1978 IN BOOK 421 OF MAPS AT PAGES 46 AND 47 INCLUSIVE; AND A PORTION OF LOTS 9 AND 10, BLOCK 8 OF THE MAP OF THE TOWN OF ENCHILADA, FILED JANUARY 25, 1899 IN BOOK 1 OF MAPS AT PAGE 58; AND PARCEL 1 OF THAT CERTAIN PARCEL MAP FILED AUGUST 28, 1991 IN BOOK 630 OF MAPS AT PAGES 6 THROUGH 8 INCLUSIVE, ALL RECORDS OF SANTA CLARA COUNTY; AND PORTIONS OF MATILDA AVENUE, WASHINGTON AVENUE, IOWA AVENUE AND BARSON TERRACE.

LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
SCALE: 1" = 100' DATE: SEPTEMBER 2007



ENGINEERS-SURVEYORS-PLANNERS
1530 TECHNOLOGY DRING, SUITE 200
SAN JOSE, CALIFORNIA 95110

BASIS OF BEARINGS

THE BEARING NORTH 75°07'00" WEST OF THE MONUMENT LINE OF IOWA AVENUE AS SHOWN ON THAT PARCEL MAP WHICH WAS FILED IN BOOK 1078 IN BOOK 421 OF MAPS AT PAGES 46 AND 47, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS PARCEL MAP.

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON SHEETS 4 THROUGH 11.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 31.562 ACRES, MORE OR LESS.

LEGEND

- FOUND MONUMENT, AS NOTED ON MAP
- ⊙ SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH IN CONCRETE BASE, INSIDE MONUMENT WELL, STAMPED "LS 6888"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "LS 6888"
- DISTINCTIVE BOUNDARY LINE
- CENTER LINE/MONUMENT LINE
- PUBLIC UTILITY EASEMENT
- MONUMENT TO MONUMENT DISTANCE
- M-M SQUARE FEET
- (B) RADIAL BEARING
- (T) TOTAL DISTANCE

BENCH MARK REFERENCE

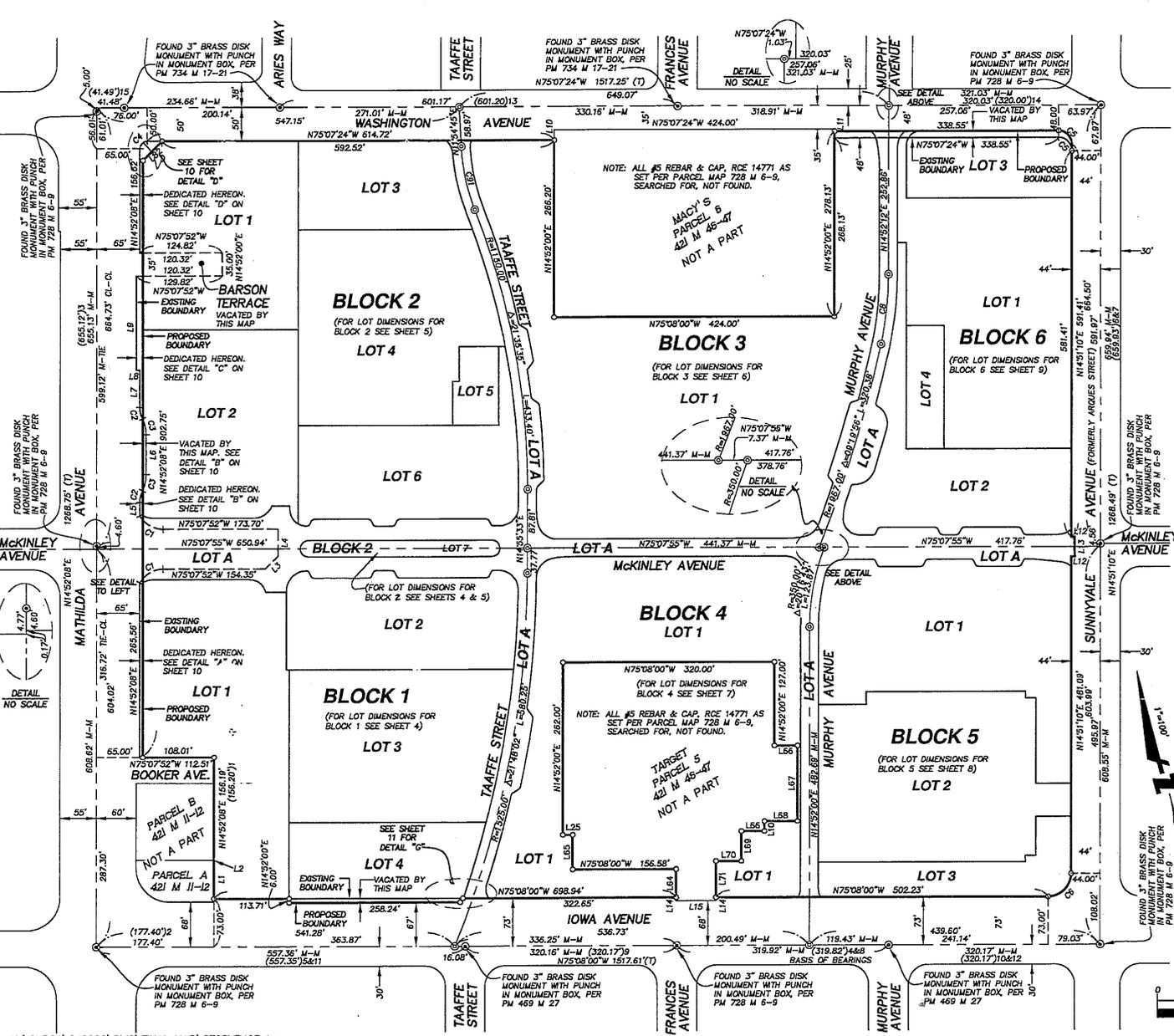
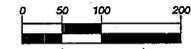
BENCH MARK NO. 72, BRASS DISK IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF SUNNYVALE AVENUE AND IOWA AVENUE. ELEVATION = 104.279 FEET, CITY OF SUNNYVALE DATUM (NGVD 29).

REFERENCES

- (1) RECORD DATA PER PARCEL MAP 728 M 6-9
- (2) RECORD DATA PER PARCEL MAP 421 M 11-12
- (3) RECORD DATA PER PARCEL MAP 543 M 24
- (4) RECORD DATA PER PARCEL MAP 469 M 27
- (5) RECORD DATA PER PARCEL MAP 727 M 49-50
- (6) RECORD DATA PER PARCEL MAP 422 M 10
- (7) RECORD DATA PER PARCEL MAP 446 M 9
- (8) RECORD DATA PER PARCEL MAP 597 M 10-11
- (9) RECORD DATA PER PARCEL MAP 649 M 45-47
- (10) RECORD DATA PER ROS 686 M 46
- (11) RECORD DATA PER PARCEL MAP 456 M 19-19
- (12) RECORD DATA PER TR. NO. 8605, 654 M 41-42
- (13) RECORD DATA PER TR. NO. 4040, 198 M 42
- (14) RECORD DATA PER PARCEL MAP 560 M 13
- (15) RECORD DATA PER PARCEL MAP 734 M 17-21

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	40.00'	61°02'42"	42.62'
C2	40.00'	25°42'17"	17.95'
C3	58.00'	25°42'17"	25.12'
C4	11.00'	90°00'00"	17.28'
C5	20.00'	89°58'34"	31.41'
C6	35.00'	90°00'50"	54.99'
C8	500.00'	12°10'01"	106.18'
C91	300.00'	18°54'47"	97.29'



K:\SUR04\046002\DWG\FINAL MAP\STCVSVM03.dwg

BKF No. 20046002-32 SHEET 3 OF 11

ATTACHMENT 2