



Council Meeting: May 15, 2012

SUBJECT: Approval of Final Map (Tract No. 10085) – One Hundred Thirty-Two Residential Condominium Unit Development at 1044 East Duane Avenue by Taylor Morrison of California LLC

BACKGROUND

Tract No. 10085 is a development project consisting of one hundred thirty-two residential condominium units. The tentative map was approved by the City Council on March 29, 2011 (RTC #11-063).

DISCUSSION

The final map for Tract No. 10085, consisting of twenty-six residential lots and six common lots, was examined by Public Works staff and found to be in conformance with the tentative map, Sunnyvale Municipal Code Title 18 *Subdivision*, and the State of California "Subdivision Map Act." The developer has executed a subdivision agreement and provided improvement securities (\$586,877 for faithful performance and \$586,877 for labor and materials) to guarantee completion of public improvements.

RECOMMENDATION

Staff recommends that City Council approve the final map for Tract No. 10085; authorize the Mayor to sign the subdivision agreement; direct the City Clerk to sign the City Clerk's Statement and forward the final map for recordation.

Reviewed by:

Kent Steffens, Director of Public Works
Prepared by: Eric Gonzales, Civil Engineer

Approved by:

Gary M. Luebbers, City Manager

Attachment

Final Map for Tract No. 10085

TRACT NO. 10085 DUANE COURT CONDOMINIUMS FOR CONDOMINIUM PURPOSES

CONSISTING OF 6 SHEETS

BEING A SUBDIVISION OF THE LANDS OF TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE GRANT DEED, RECORDED JANUARY 3, 2008 UNDER DOCUMENT NO. 19701105, OFFICIAL RECORDS OF SANTA CLARA COUNTY
LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

DATE: MAY 2012



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 10085; THAT THE SUBDIVISION 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.

DATE _____ BY: _____
MARK ROGGE
CITY ENGINEER
R.C.E. NO. 56888
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____ BY: _____
ROGER HIGDON
R.C.E. NO. 21755

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. 10085 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.

DATE _____ BY: _____
KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE
CALIFORNIA

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
FEE: \$ _____ PAID

BY: _____
DEPUTY

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 MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR EMERGENCY ACCESS DELINEATED HEREON AND DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) TO BE USED FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, CONDUITS, GAS, 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 EASEMENTS ARE TO BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES.

WE HEREBY STATE THAT ALL UTILITIES LOCATED WITHIN THE DISTINCTIVE BORDER LINES SHALL BE PRIVATELY OWNED, EXCEPT THOSE UTILITIES WITHIN THE P.U.E. AS DESCRIBED IN THE PARAGRAPH ABOVE. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THOSE PRIVATELY-OWNED UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. THOSE PRIVATELY-OWNED UTILITIES ARE NOT OFFERED, NOR ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS PURPOSES UPON AND OVER "LOTS A THROUGH F", AS DELINEATED HEREON AND DESIGNATED AS "P.I.E.E." (PRIVATE INGRESS AND EGRESS EASEMENT). THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

WE ALSO HEREBY RESERVE A PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS "DOHENY TERRACE", "EL CAPITAN TERRACE", "GAVIOTA TERRACE" AND "SANTA TUSCANE TERRACE". THE PRIVATE STREETS CONTAINED WITHIN THIS TRACT ARE NOT OFFERED, NOR ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES RECIPROCAL RIGHTS UPON AND OVER "LOTS A THROUGH F" FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "P.W.E." (PRIVATE WATER EASEMENT), "P.F.S.E." (PRIVATE FIRE SERVICE EASEMENT), "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) AND "P.S.S.E." (PRIVATE SANITARY SEWER EASEMENT). THOSE PRIVATE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR THOSE PRIVATE UTILITY FACILITIES AND APPURTENANCES. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

LOTS A, B, C, D, E AND F, DESIGNATED ON THE HEREIN MAP, ARE COMMON AREAS FOR THE EXCLUSIVE USE OF THE RESIDENTS AND VISITORS OF TRACT NO. 10085. IT CONTAINS, BUT IS NOT LIMITED TO, PRIVATE INGRESS/EGRESS ACCESS, PRIVATE WALKWAYS, PRIVATE PARKING, PRIVATE UTILITIES, EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITIES. "LOTS A, B, C, D, E AND F" WILL BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION.

AS OWNER

TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: _____
NAME:
ITS:

SOILS REPORT

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY STEVENS, FERRONE & BAILEY ENGINEERING COMPANY, INC., ENTITLED "UPDATED GEOTECHNICAL INVESTIGATION DUANE COURT DEVELOPMENT SUNNYVALE, CALIFORNIA", PROJECT NO. 168-21A, DATED OCTOBER 23, 2007. A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

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

AS BENEFICIARY

WE, CREDIT SUISSE AG, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED DECEMBER 20, 2011 AS DOCUMENT NO. 21464650, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP.

BY: FIRST AMERICAN TITLE COMPANY, ITS TRUE AND LAWFUL ATTORNEY-IN-FACT ACCORDING TO THE LIMITED POWER OF ATTORNEY RECORDED AS DOCUMENT NO. 21464649, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CA

BY: _____
NAME:
ITS:

BENEFICIARY'S 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: _____
NOTARY'S PRINTED NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION No.: _____
NOTARY'S 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 TAYLOR MORRISON OF CALIFORNIA, LLC, ON MAY 2011. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 31, 2013; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE _____

DAVIS THRESH
P.L.S. NO. 6868
LIC. EXP. 09/30/2012



TRACT NO. 10085 DUANE COURT CONDOMINIUMS

FOR CONDOMINIUM PURPOSES

CONSISTING OF 6 SHEETS

BEING A SUBDIVISION OF THE LANDS OF TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE GRANT DEED, RECORDED JANUARY 3, 2008 UNDER DOCUMENT NO. 19701105, OFFICIAL RECORDS OF SANTA CLARA COUNTY

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

SCALE: 1" = 60'
DATE: MAY 2012



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

BASIS OF BEARINGS

THE BEARING N31°09'20"W OF THE CENTER LINE OF EAST DUANE AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED MARCH 28, 1962 IN BOOK 144 OF MAPS AT PAGE 50, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

MAP NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 7.304 ACRES, MORE OR LESS.
3. BOUNDARY TIES WITHOUT BEARINGS ARE RIGHT ANGLE TO THE CENTER LINE OF STREET.
4. ALL PROPOSED EASEMENTS ARE SHOWN ON SHEETS 3 OF 6, 4 OF 6, 5 OF 6 AND 6 OF 6.

MAP REFERENCES

- (R1) R.O.S. 144 M 50
(R2) R.O.S. 263 M 30
(R3) DEED, DOC. 19701105
(R4) P.M. 533 M 2

LEGEND

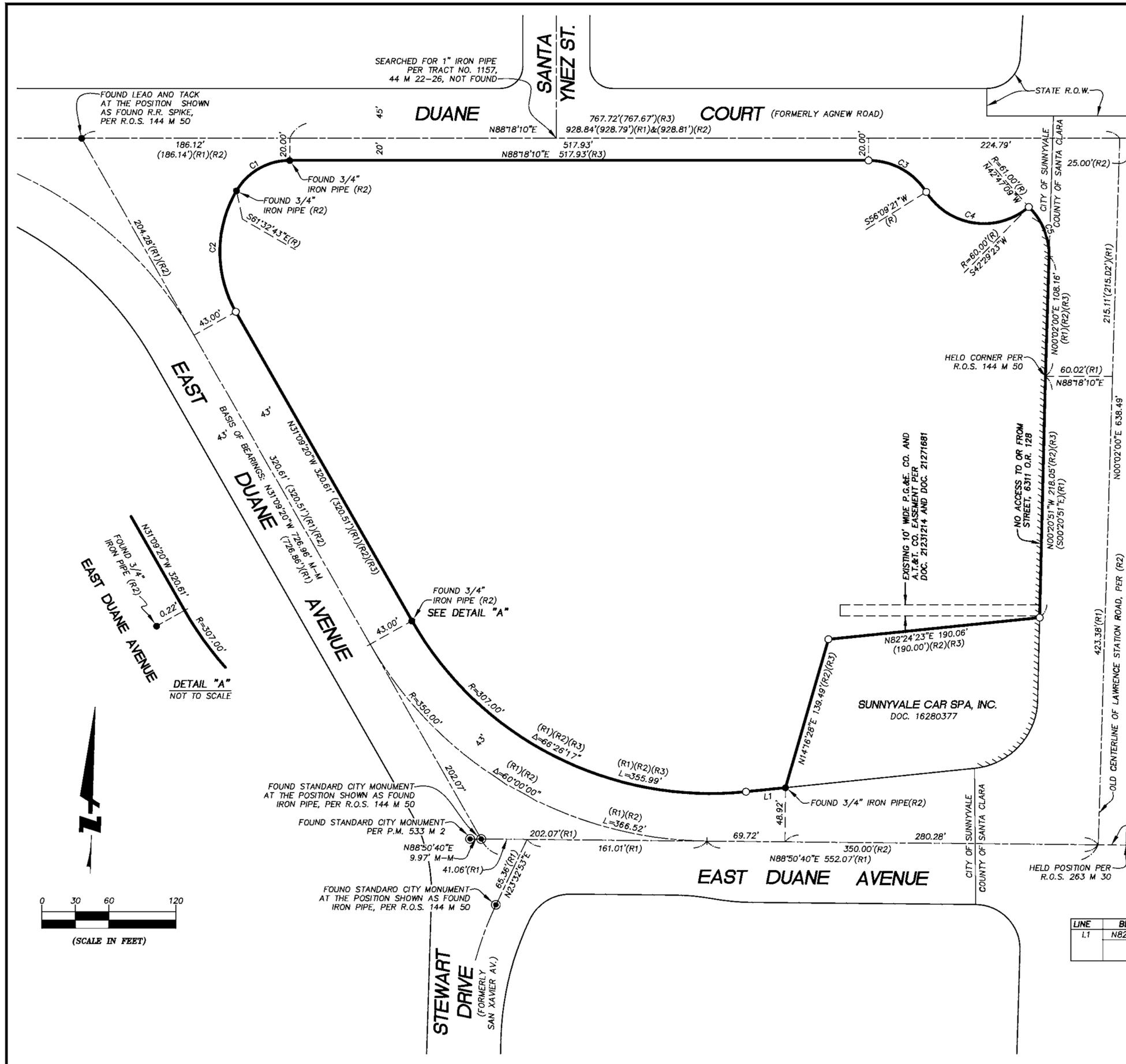
- FOUND MONUMENT, AS NOTED ON MAP
- FOUND IRON PIPE, AS NOTED ON MAP
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, TAGGED "LS 6868".
- DISTINCTIVE BOUNDARY LINE
- CENTER LINE/MONUMENT LINE
- EASEMENT LINE
- NO ACCESS LINE
- ESMT. EASEMENT
- PG&E PACIFIC GAS & ELECTRIC COMPANY
- PT&T PACIFIC TELEPHONE & TELEGRAPH COMPANY
- M-M MONUMENT TO MONUMENT DISTANCE
- (R) RADIAL BEARING
- (T) TOTAL DISTANCE

LINE TABLE

LINE	BEARING	LENGTH	REFERENCE
L1	N82°24'23"E	35.51'	
		(35.38')	(R2)
		(35.58')	(R3)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	REFERENCE
C1	55.00'	59°50'53" (59°50'23")	57.45' (57.44')	(R1)(R2)(R3)
C2	110.00'	59°36'37" (59°37'07")	114.44' (114.46')	(R1)(R2)(R3)
C3	61.00'	57°51'11" (57°48'20")	61.59' (61.54')	(R3)
C4	61.00'	98°56'30" (98°53'39")	105.34' (105.29')	(R3)
C5	60.00'	47°32'37"	49.79'	(R3)



TRACT NO. 10085

DUANE COURT CONDOMINIUMS

FOR CONDOMINIUM PURPOSES

CONSISTING OF 6 SHEETS

 BEING A SUBDIVISION OF THE LANDS OF TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE GRANT DEED, RECORDED JANUARY 3, 2008 UNDER DOCUMENT NO. 19701105, OFFICIAL RECORDS OF SANTA CLARA COUNTY

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

 SCALE: 1" = 30' DATE: MAY 2012



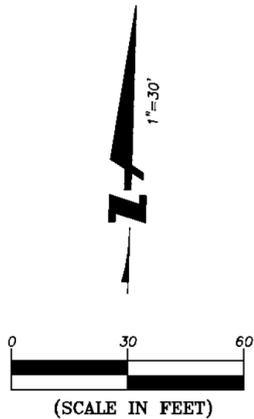
ENGINEERS-SURVEYORS-PLANNERS
 1850 TECHNOLOGY DRIVE, SUITE 850
 SAN JOSE, CALIFORNIA 95110

MAP NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 7.304 ACRES, MORE OR LESS.
3. BOUNDARY TIES WITHOUT BEARINGS ARE RIGHT ANGLE TO THE CENTER LINE OF STREET.
4. ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 2 OF 6.
5. EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BOUNDARY OR LOT LINE.

LEGEND

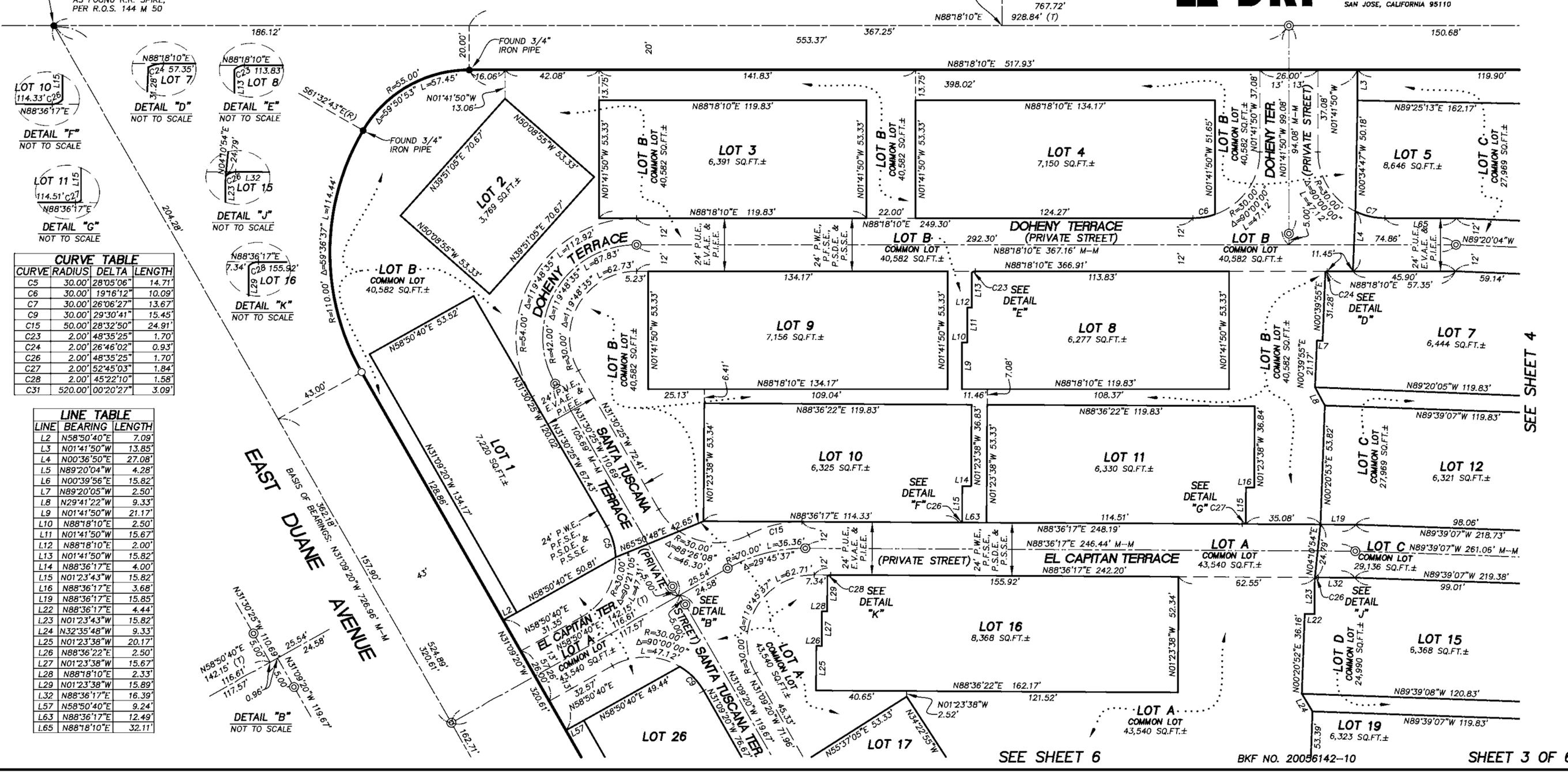
- FOUND MONUMENT, AS NOTED ON MAP
- FOUND IRON PIPE, AS NOTED ON MAP
- SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE, INSIDE MONUMENT WELL, STAMPED "LS 6868"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, TAGGED "LS 6868"
- DISTINCTIVE BOUNDARY LINE
- - - CENTER LINE/MONUMENT LINE
- - - EASEMENT LINE
- |||| NO ACCESS LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.I.E.E. PRIVATE INGRESS, EGRESS EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.F.S.E. PRIVATE FIRE SERVICE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- ESMT. EASEMENT
- M-M MONUMENT TO MONUMENT DISTANCE
- R-R RADIAL BEARING
- (T) TOTAL DISTANCE



DUANE COURT
 (FORMERLY AGNEW ROAD)

SEARCHED FOR 1" IRON PIPE PER TRACT NO. 1157, 44 M 22-26, NOT FOUND

SANTA YNEZ STREET



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C5	30.00'	28°05'06"	14.71'
C6	30.00'	19°16'12"	10.09'
C7	30.00'	26°06'27"	13.67'
C9	30.00'	29°30'41"	15.45'
C15	50.00'	28°32'50"	24.91'
C23	2.00'	48°35'25"	1.70'
C24	2.00'	26°46'02"	0.93'
C26	2.00'	48°35'25"	1.70'
C27	2.00'	52°45'03"	1.84'
C28	2.00'	45°22'10"	1.58'
C31	520.00'	00°20'27"	3.09'

LINE TABLE

LINE	BEARING	LENGTH
L2	N58°50'40"E	7.09'
L3	N01°41'50"W	13.85'
L4	N00°36'50"E	27.08'
L5	N89°20'04"W	4.28'
L6	N00°39'56"E	15.82'
L7	N89°20'05"W	2.50'
L8	N29°41'22"W	9.33'
L9	N01°41'50"W	21.17'
L10	N88°18'10"E	2.50'
L11	N01°41'50"W	15.67'
L12	N88°18'10"E	2.00'
L13	N01°41'50"W	15.82'
L14	N88°36'17"E	4.00'
L15	N01°23'43"W	15.82'
L16	N88°36'17"E	3.68'
L19	N88°36'17"E	15.85'
L22	N88°36'17"E	4.44'
L23	N01°23'43"W	15.82'
L24	N32°35'48"W	9.33'
L25	N01°23'38"W	20.17'
L26	N88°36'22"E	2.50'
L27	N01°23'38"W	15.67'
L28	N88°18'10"E	2.33'
L29	N01°23'38"W	15.89'
L32	N88°36'17"E	16.39'
L57	N58°50'40"E	9.24'
L63	N88°36'17"E	12.49'
L65	N88°18'10"E	32.11'

SEE SHEET 4

SEE SHEET 6

BKF NO. 20056142-10

SHEET 3 OF 6

TRACT NO. 10085

DUANE COURT CONDOMINIUMS

FOR CONDOMINIUM PURPOSES

CONSISTING OF 6 SHEETS

 BEING A SUBDIVISION OF THE LANDS OF TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE GRANT DEED, RECORDED JANUARY 3, 2008 UNDER DOCUMENT NO. 19701105, OFFICIAL RECORDS OF SANTA CLARA COUNTY

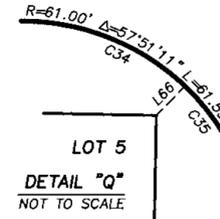
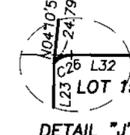
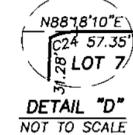
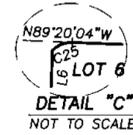
LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

 SCALE: 1" = 30' DATE: MAY 2012



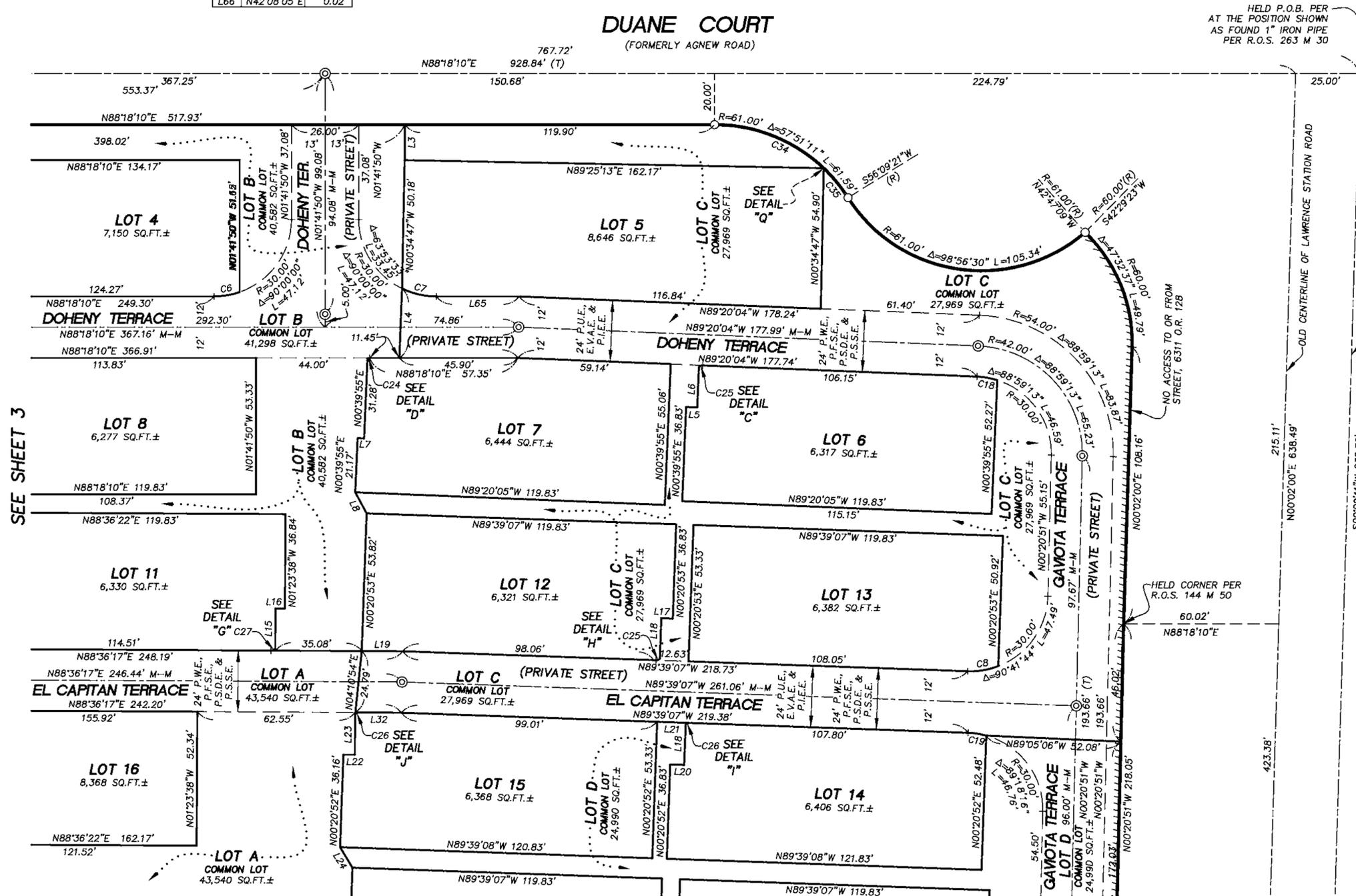
LINE	BEARING	LENGTH
L3	N01°41'50"W	13.85
L4	N00°36'50"E	27.08
L5	N89°20'04"W	4.28
L6	N00°39'56"E	15.82
L7	N89°20'05"W	2.50
L8	N29°41'22"W	9.33
L15	N01°23'43"W	15.82
L16	N88°36'17"E	3.68
L17	N89°39'07"W	4.44
L18	N00°20'53"E	15.83
L19	N88°36'17"E	15.85
L20	N89°39'07"W	5.41
L21	N89°39'07"W	12.58
L22	N88°36'17"E	4.44
L23	N01°23'43"W	15.82
L24	N32°35'48"W	9.33
L32	N88°36'17"E	16.39
L65	N88°18'10"E	32.11
L66	N42°08'05"E	0.02

CURVE	RADIUS	DELTA	LENGTH
C6	30.00'	19°16'12"	10.09
C7	30.00'	26°06'27"	13.67
C8	30.00'	23°08'08"	12.11
C18	30.00'	15°15'53"	7.99
C19	30.00'	13°44'17"	7.19
C24	2.00'	26°46'02"	0.93
C25	2.00'	48°35'25"	1.70
C26	2.00'	48°35'25"	1.70
C27	2.00'	52°45'03"	1.84
C34	61.00'	43°49'55"	46.66
C35	61.00'	14°01'16"	14.93



DUANE COURT (FORMERLY AGNEW ROAD)

HELD P.O.B. PER AT THE POSITION SHOWN AS FOUND 1" IRON PIPE PER R.O.S. 263 M 30

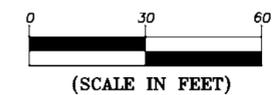


MAP NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 7.304 ACRES, MORE OR LESS.
- BOUNDARY TIES WITHOUT BEARINGS ARE RIGHT ANGLE TO THE CENTER LINE OF STREET.
- ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 2 OF 6.
- EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BOUNDARY OR LOT LINE.

LEGEND

- FOUND MONUMENT, AS NOTED ON MAP
- FOUND IRON PIPE, AS NOTED ON MAP
- SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE, INSIDE MONUMENT WELL, STAMPED "LS 6868"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, TAGGED "LS 6868"
- DISTINCTIVE BOUNDARY LINE
- CENTER LINE/MONUMENT LINE
- EASEMENT LINE
- NO ACCESS LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.I.E.E. PRIVATE INGRESS, EGRESS EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.F.S.E. PRIVATE FIRE SERVICE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- ESMT. EASEMENT
- M-M. MONUMENT TO MONUMENT DISTANCE
- (R). RADIAL BEARING
- (T). TOTAL DISTANCE



SEE SHEET 3

SEE SHEET 5

TRACT NO. 10085

DUANE COURT CONDOMINIUMS

FOR CONDOMINIUM PURPOSES

CONSISTING OF 6 SHEETS

 BEING A SUBDIVISION OF THE LANDS OF TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE GRANT DEED, RECORDED JANUARY 3, 2008 UNDER DOCUMENT NO. 19701105, OFFICIAL RECORDS OF SANTA CLARA COUNTY

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

 SCALE: 1" = 30' DATE: MAY 2012



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

MAP NOTES

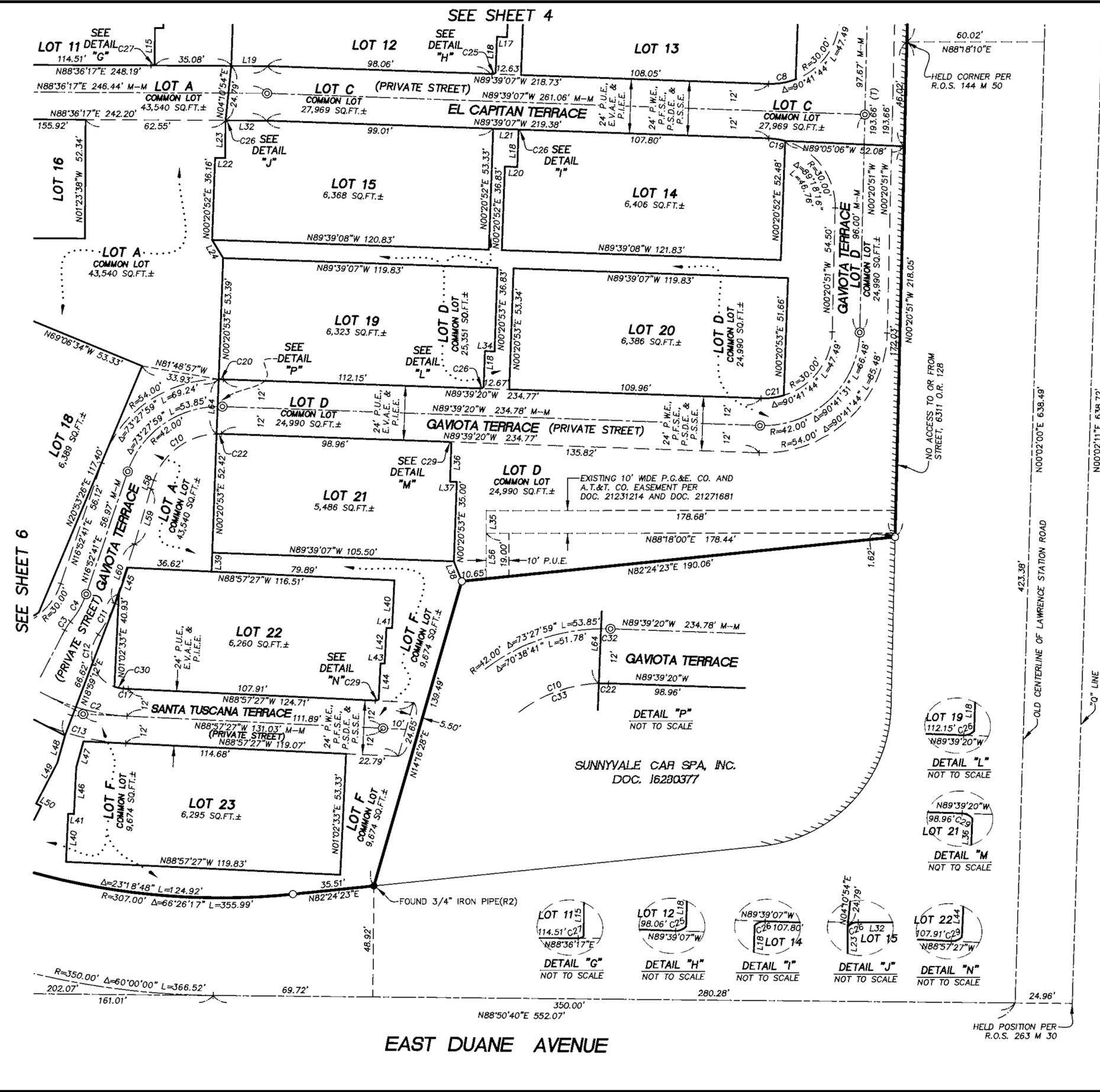
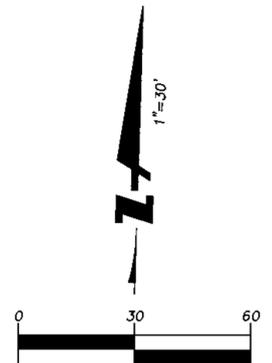
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 7.304 ACRES, MORE OR LESS.
- BOUNDARY TIES WITHOUT BEARINGS ARE RIGHT ANGLE TO THE CENTER LINE OF STREET.
- ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 2 OF 6.
- EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BOUNDARY OR LOT LINE.

LEGEND

- FOUND MONUMENT, AS NOTED ON MAP
- FOUND IRON PIPE, AS NOTED ON MAP
- SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE, INSIDE MONUMENT WELL, STAMPED "LS 6868"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, TAGGED "LS 6868".
- DISTINCTIVE BOUNDARY LINE
- CENTER LINE/MONUMENT LINE
- EASEMENT LINE
- NO ACCESS LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.I.E. PRIVATE INGRESS, EGRESS EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.F.S.E. PRIVATE FIRE SERVICE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- ESMT. EASEMENT
- M-M MONUMENT TO MONUMENT DISTANCE
- (R) RADIAL BEARING
- (T) TOTAL DISTANCE

LINE	BEARING	LENGTH
L15	N01°23'43"W	15.82'
L17	N89°39'07"W	4.44'
L18	N00°20'53"E	15.83'
L19	N88°36'17"E	15.85'
L20	N89°39'07"W	5.41'
L21	N89°39'06"W	12.58'
L22	N88°36'17"E	4.44'
L23	N01°23'43"W	15.82'
L24	N32°35'48"W	9.33'
L32	N88°36'17"E	16.39'
L34	N89°39'07"W	4.17'
L35	N01°42'00"W	10.00'
L36	N00°20'53"E	16.81'
L37	N89°39'07"W	2.93'
L38	N23°14'04"W	9.44'
L39	N00°20'53"E	8.30'
L40	N01°02'33"E	21.17'
L41	N88°57'27"W	2.50'
L42	N01°02'33"E	15.67'
L43	N88°57'27"W	1.83'
L44	N01°02'33"E	15.82'
L45	N16°52'41"E	12.20'
L46	N01°02'33"E	20.52'
L47	N13°51'52"E	11.94'
L48	N13°51'52"E	12.49'
L49	N25°35'16"E	20.19'
L50	N64°24'44"W	2.50'
L56	N01°42'00"W	20.04'
L58	N16°52'41"E	3.90'
L59	N14°37'56"E	25.52'
L60	N16°52'41"E	27.57'
L64	N00°34'15"E	24.04'

CURVE	RADIUS	DELTA	LENGTH
C2	88.00'	24°32'43"	37.70'
C3	20.00'	12°57'33"	4.52'
C4	37.00'	21°40'08"	13.99'
C8	30.00'	23°08'08"	12.11'
C10	30.00'	73°27'59"	38.47'
C11	50.00'	17°38'47"	15.40'
C12	15.00'	121°51'14"	31.90'
C13	100.00'	24°32'43"	42.84'
C17	76.00'	01°37'41"	2.16'
C19	30.00'	13°44'17"	7.19'
C20	54.00'	02°08'38"	2.02'
C21	30.00'	19°13'08"	10.06'
C22	30.00'	04°02'35"	2.12'
C25	2.00'	48°35'25"	1.70'
C26	2.00'	48°35'25"	1.70'
C27	2.00'	52°45'03"	1.84'
C29	2.00'	48°35'25"	1.70'
C30	15.00'	15°14'59"	3.99'
C32	42.00'	02°49'19"	2.07'
C33	30.00'	69°25'24"	36.35'



LAWRENCE EXPRESSWAY
(FORMERLY LAWRENCE STATION ROAD)

N00°02'11"E 638.72'

OLD CENTERLINE OF LAWRENCE STATION ROAD

20' LINE

SEE SHEET 6

SEE SHEET 4

HELD POSITION PER R.O.S. 263 M 30

TRACT NO. 10085

DUANE COURT CONDOMINIUMS

FOR CONDOMINIUM PURPOSES

CONSISTING OF 6 SHEETS
 BEING A SUBDIVISION OF THE LANDS OF TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THE GRANT DEED, RECORDED JANUARY 3, 2008 UNDER DOCUMENT NO. 19701105, OFFICIAL RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
 SCALE: 1" = 30'
 DATE: MAY 2012



MAP NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 7.304 ACRES, MORE OR LESS.
- BOUNDARY TIES WITHOUT BEARINGS ARE RIGHT ANGLE TO THE CENTER LINE OF STREET.
- ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 2 OF 6.
- EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BOUNDARY OR LOT LINE.

LEGEND

- FOUND MONUMENT, AS NOTED ON MAP
- ⊙ FOUND IRON PIPE, AS NOTED ON MAP
- ⊙ SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE, INSIDE MONUMENT WELL, STAMPED "LS 6868"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, TAGGED "LS 6868"
- DISTINCTIVE BOUNDARY LINE
- CENTER LINE/MONUMENT LINE
- - - EASEMENT LINE
- |||| NO ACCESS LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.I.E.E. PRIVATE INGRESS, EGRESS EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.F.S.E. PRIVATE FIRE SERVICE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- ESMT. EASEMENT
- M-M MONUMENT TO MONUMENT DISTANCE
- (R) RADIAL BEARING
- (T) TOTAL DISTANCE

LINE	BEARING	LENGTH
L2	N58°50'40"E	7.09'
L15	N01°23'43"W	15.82'
L19	N88°36'17"E	15.85'
L22	N88°36'17"E	4.44'
L23	N01°23'43"W	15.82'
L24	N32°35'48"W	9.33'
L25	N01°23'38"W	20.17'
L26	N88°36'22"E	2.50'
L27	N01°23'38"W	15.67'
L28	N88°18'10"E	2.33'
L29	N01°23'38"W	15.89'
L30	N40°22'20"W	3.75'
L31	N49°37'40"E	16.82'
L32	N88°36'17"E	16.39'
L33	N52°31'29"E	2.86'
L39	N00°20'53"E	8.30'
L40	N01°02'33"E	21.17'
L41	N88°57'27"W	2.50'
L45	N16°52'41"E	12.20'
L46	N01°02'33"E	20.52'
L47	N13°51'52"E	11.94'
L48	N13°51'52"E	12.49'
L49	N25°35'16"E	20.19'
L50	N64°24'44"W	2.50'
L51	N25°35'16"E	20.25'
L52	N25°35'16"E	9.35'
L53	N68°14'57"W	2.09'
L54	N40°22'20"W	2.50'
L55	N49°37'40"E	20.50'
L57	N58°50'40"E	9.24'
L58	N16°52'41"E	3.90'
L59	N14°37'56"E	25.52'
L60	N16°52'41"E	27.57'
L61	N40°22'20"W	22.54'
L62	N64°24'44"W	12.87'
L63	N88°36'17"E	12.49'
L64	N00°34'15"E	24.04'

CURVE	RADIUS	DELTA	LENGTH
C1	108.00'	24°02'22"	45.31'
C2	88.00'	24°32'43"	37.70'
C3	20.00'	12°57'33"	4.52'
C4	37.00'	21°40'08"	13.99'
C5	30.00'	28°05'06"	14.71'
C9	30.00'	29°30'41"	15.45'
C10	30.00'	73°27'59"	38.47'
C11	50.00'	17°38'47"	15.40'
C12	15.00'	121°51'14"	31.90'
C13	100.00'	24°32'43"	42.84'
C14	120.00'	24°02'22"	50.35'
C15	50.00'	28°32'50"	24.91'
C16	96.00'	24°02'22"	40.28'
C17	76.00'	01°37'41"	2.16'
C20	54.00'	02°08'38"	2.02'
C22	30.00'	04°03'18"	2.12'
C26	2.00'	48°35'25"	1.70'
C27	2.00'	52°45'03"	1.84'
C28	2.00'	45°22'10"	1.58'
C30	15.00'	157°4'59"	3.99'
C31	520.00'	00°20'27"	3.09'
C32	42.00'	02°49'19"	2.07'
C33	30.00'	69°25'24"	36.35'

