



**Council Meeting: September 11, 2012**

**SUBJECT: Approval of Final Map (Tract No. 10053) – Eight Unit Townhome Development at 425 North Fair Oaks Avenue by Silicon Valley Builders, LLC**

**BACKGROUND**

Tract No. 10053 is an eight-unit residential townhome development. The tentative map was approved by City Council on April 24, 2012 (RTC #12-102).

**DISCUSSION**

The final map for Tract No. 10053, consisting of eight townhome units and one common lot, was examined by the Public Works staff and found to be in conformance with Sunnyvale Municipal Code Title 18 *Subdivision*, and the State of California “Subdivision Map Act”. The developer has executed a subdivision agreement and will provide improvement securities (\$33,000 for faithful performance and \$33,000 for labor and materials) to guarantee completion of public improvements.

**PUBLIC CONTACT**

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

**RECOMMENDATION**

Staff recommends that Council approve the final map for Tract No. 10053; authorize the Mayor to sign the subdivision agreement upon: submittal of improvement securities, and submittal of other documents deemed necessary by the Director of Public Works; 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**

A. Final Map for Tract No. 10053

**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 REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: PUBLIC USE EASEMENTS FOR CERTAIN PUBLIC SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, TELEPHONE, CABLE, GAS 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 LOT A AS DELINEATED HEREON AND DESIGNATED AS "P.I.E.E." (PRIVATE INGRESS AND EGRESS EASEMENT). THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID EASEMENTS 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.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS UPON AND OVER LOT A FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER, STORM DRAINAGE AND SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "P.W.E." (PRIVATE WATER EASEMENT), "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT), "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, 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.

ALL OF THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND THAT IMPAIR THE USE OF OR ARE INCONSISTENT WITH THE PROPOSED STREET OR EASEMENT.

"LOT A", DESIGNATED ON THE HEREIN MAP, IS COMMON AREA FOR THE EXCLUSIVE USE OF THE RESIDENTS AND VISITORS OF TRACT NO. 10053. IT CONTAINS, BUT IS NOT LIMITED TO, PRIVATE INGRESS/EGRESS ACCESS, PRIVATE WALKWAYS, PRIVATE PARKING, PRIVATE UTILITIES, EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITIES. "LOT A" WILL BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION.

AS OWNER:

SILICON VALLEY BUILDERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**TRUSTEE'S STATEMENT**

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED NOVEMBER 18, 2011 AS DOCUMENT NO. 21427980, SANTA CLARA COUNTY OFFICIAL RECORDS, ENCUMBERING THE LAND HEREON SHOWN, DOES HEREBY CONSENT ON BEHALF OF THE BENEFICIARY TO THE PREPARATION AND FILING OF THIS MAP.

AS TRUSTEE:

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION

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

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**TRUSTEE'S STATEMENT**

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED NOVEMBER 3, 2011 AS DOCUMENT NO. 21400399, SANTA CLARA COUNTY OFFICIAL RECORDS, ENCUMBERING THE LAND HEREON SHOWN, DOES HEREBY CONSENT ON BEHALF OF THE BENEFICIARY TO THE PREPARATION AND FILING OF THIS MAP.

AS TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

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

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**TRUSTEE'S STATEMENT**

DSL SERVICE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED JANUARY 26, 1999 AS DOCUMENT NO. 14617963, SANTA CLARA COUNTY OFFICIAL RECORDS, ENCUMBERING THE LAND HEREON SHOWN, DOES HEREBY CONSENT ON BEHALF OF THE BENEFICIARY TO THE PREPARATION AND FILING OF THIS MAP.

AS TRUSTEE: DSL SERVICE COMPANY, A CALIFORNIA CORPORATION

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

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF SANTA CLARA )SS

ON \_\_\_\_\_, 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:

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION OF COMMISSION: \_\_\_\_\_

**TRUSTEE'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF SANTA CLARA )SS

ON \_\_\_\_\_, 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:

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION OF COMMISSION: \_\_\_\_\_

**TRACT NO. 10053**

FAIR OAKS COMMONS  
NINE (9) LOT SUBDIVISION  
CONSISTING OF FOUR (4) SHEETS

ALL OF PARCELS "A" AND "B". AS SHOWN UPON THAT CERTAIN MAP, FILED FOR RECORD IN THE OFFICE OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 382 OF MAPS, AT PAGE 22.

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

**AUGUST 2012**

**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

**TRUSTEE'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF SANTA CLARA )SS

ON \_\_\_\_\_, 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:

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION OF COMMISSION: \_\_\_\_\_

**TRUSTEE'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF SANTA CLARA )SS

ON \_\_\_\_\_, 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:

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

EXPIRATION OF COMMISSION: \_\_\_\_\_

**TRACT NO. 10053**

FAIR OAKS COMMONS

NINE (9) LOT SUBDIVISION

CONSISTING OF FOUR (4) SHEETS

ALL OF PARCELS "A" AND "B", AS SHOWN UPON THAT CERTAIN MAP,  
FILED FOR RECORD IN THE OFFICE OF SANTA CLARA COUNTY, STATE OF  
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LYING ENTIRELY WITHIN THE

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

**AUGUST 2012**

**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

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 SILICON VALLEY BUILDERS LLC., ON JANUARY 2012. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 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.

\_\_\_\_\_  
SARKISS PARVIN  
LS 8261  
LICENSE EXPIRES: 12/31/13



\_\_\_\_\_  
DATE

SOILS REPORT NOTE

A GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY WAYNE TING & ASSOCIATES, INC., ENTITLED "GEO TECHNICAL INVESTIGATION", DATED JANUARY 20, 2012, PROJECT NO. 2990, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

CITY ENGINEER'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT 10053; 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 \_\_\_\_\_  
NASSER FAKIH  
ACTING CITY ENGINEER  
RCE # 46442  
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE \_\_\_\_\_

BY \_\_\_\_\_  
ROGER HIGDON  
RCE # 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. 10053 AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL 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

COUNTY RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ A.M./P.M., IN BOOK \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF SILICON VALLEY BUILDERS LLC.

FILE NO.: \_\_\_\_\_

REGINA ALCOMENDRAS, COUNTY RECORDER  
SANTA CLARA COUNTY, CALIFORNIA

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

# TRACT NO. 10053

FAIR OAKS COMMONS  
NINE (9) LOT SUBDIVISION  
CONSISTING OF FOUR (4) SHEETS

ALL OF PARCELS "A" AND "B", AS SHOWN UPON THAT CERTAIN MAP,  
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CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

AUGUST 2012 SCALE: 1" = 40'

**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

### LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- DISTINCTIVE BORDER LINE
- LOT LINE
- EASEMENT LINE, DEDICATED HEREON
- EXISTING EASEMENT LINE
- ORIGINAL LOT LINES
- EXISTING LOT LINES
- DIMENSION LINES AND TIES

- ⊙ FOUND MONUMENT AS NOTED
- ⊙ INDICATES SET STANDARD CITY MONUMENT,  
A 2-1/2" BRASS DISC STAMPED LS 8261, SET IN  
CONCRETE IN WELL WITH ROUND FRAME AND COVER.
- INDICATES SET 3/4" IRON PIPE  
WITH CAP LS 8261

(xxxx) (#) RECORDED DATA & REFERENCE NUMBER

- FND FOUND
- I.P. IRON PIPE
- MON. MONUMENT
- BD BRASS DISK
- C/L CENTER LINE
- PIE PRIVATE INGRESS EGRESS EASEMENT
- PFSE PRIVATE FIRE SERVICE EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PRIVATE WATER EASEMENT

### REFERENCES:

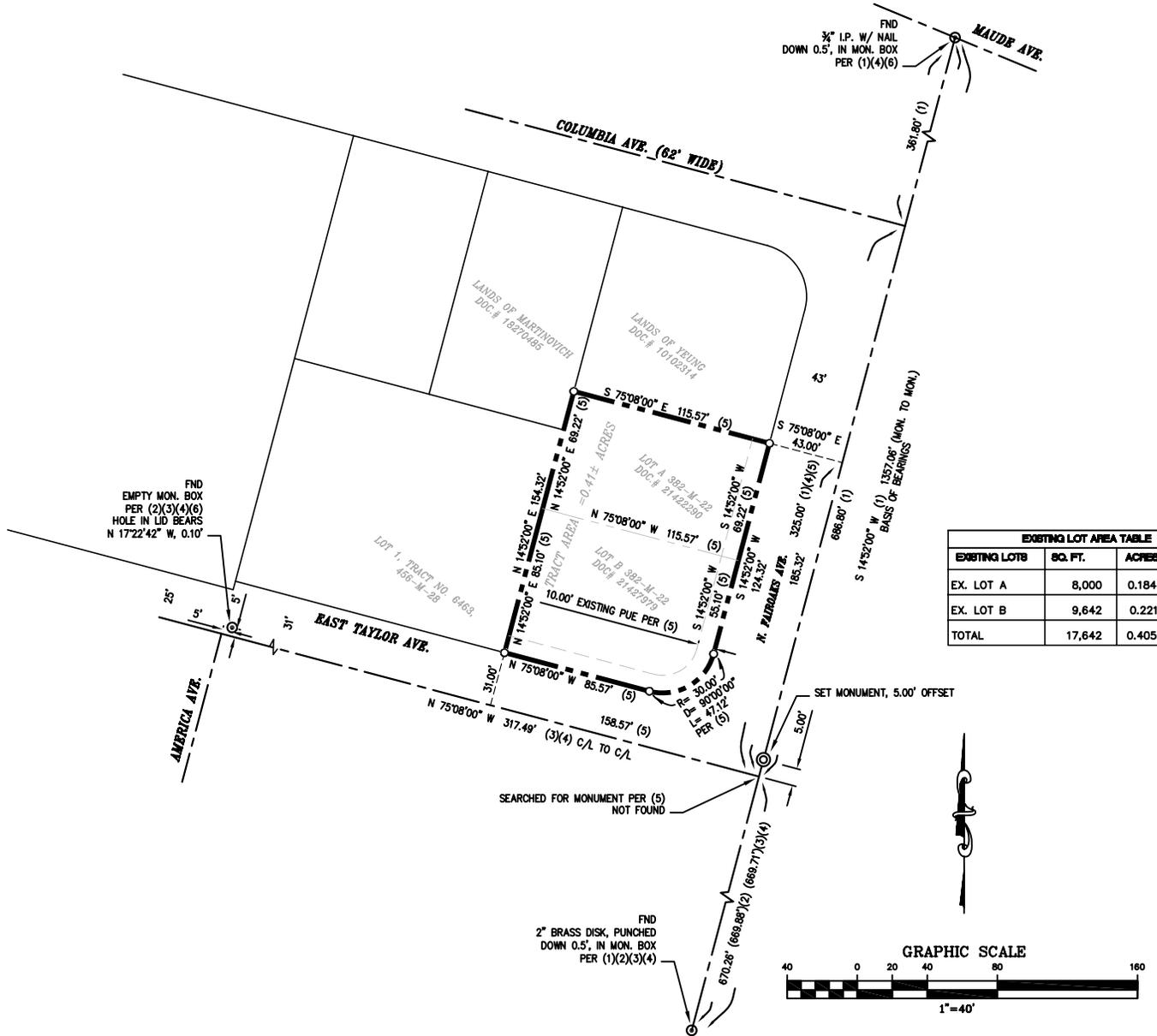
- (1) PARCEL MAP 665-M- 43 & 44
- (2) PARCEL MAP 487-M- 16
- (3) TRACT NO. 5653 359-M- 1 & 2
- (4) PARCEL MAP 374-M- 38
- (5) PARCEL MAP 382-M- 22
- (6) TRACT NO. 6463 456-M- 27 & 28

### NOTES:

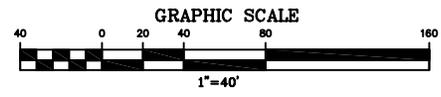
1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE AREA OF LAND WITHIN THE DISTINCTIVE BORDER LINE IS 0.41 ACRES, MORE OR LESS.

### BASIS OF BEARINGS:

THE BEARING S. 14°52'00" W. OF THE CENTERLINE OF FAIR OAKS AVENUE AS SHOWN UPON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 665 OF MAPS, AT PAGES 43 AND 44, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.



EXISTING LOT AREA TABLE		
EXISTING LOTS	SQ. FT.	ACRES
EX. LOT A	8,000	0.184
EX. LOT B	9,642	0.221
TOTAL	17,642	0.405



# TRACT NO. 10053

## FAIR OAKS COMMONS NINE (9) LOT SUBDIVISION CONSISTING OF FOUR (4) SHEETS

ALL OF PARCELS "A" AND "B", AS SHOWN UPON THAT CERTAIN MAP,  
FILED FOR RECORD IN THE OFFICE OF SANTA CLARA COUNTY, STATE OF  
CALIFORNIA, IN BOOK 382 OF MAPS, AT PAGE 22.

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

AUGUST 2012 SCALE: T- 20'

### SMP ENGINEERS

1534 CAROB LANE  
LOS ALTOS, CA 94024

#### LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- DISTINCTIVE BORDER LINE
- LOT LINE
- EASEMENT LINE, DEDICATED HEREON
- EXISTING EASEMENT LINE
- ORIGINAL LOT LINES
- EXISTING LOT LINES
- DIMENSION LINES AND TIES
- FOUND MONUMENT AS NOTED
- INDICATES SET STANDARD CITY MONUMENT,  
A 2-1/2" BRASS DISC STAMPED LS 8261, SET IN  
CONCRETE IN WELL WITH ROUND FRAME AND COVER.
- INDICATES SET 3/4" IRON PIPE  
WITH CAP LS 8261

(xxxx) (#) RECORDED DATA & REFERENCE NUMBER

- FND FOUND
- I.P. IRON PIPE
- MON. MONUMENT
- BD BRASS DISK
- C/L CENTER LINE
- PIEE PRIVATE INGRESS EGRESS EASEMENT
- PFSE PRIVATE FIRE SERVICE EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PRIVATE WATER EASEMENT

#### REFERENCES:

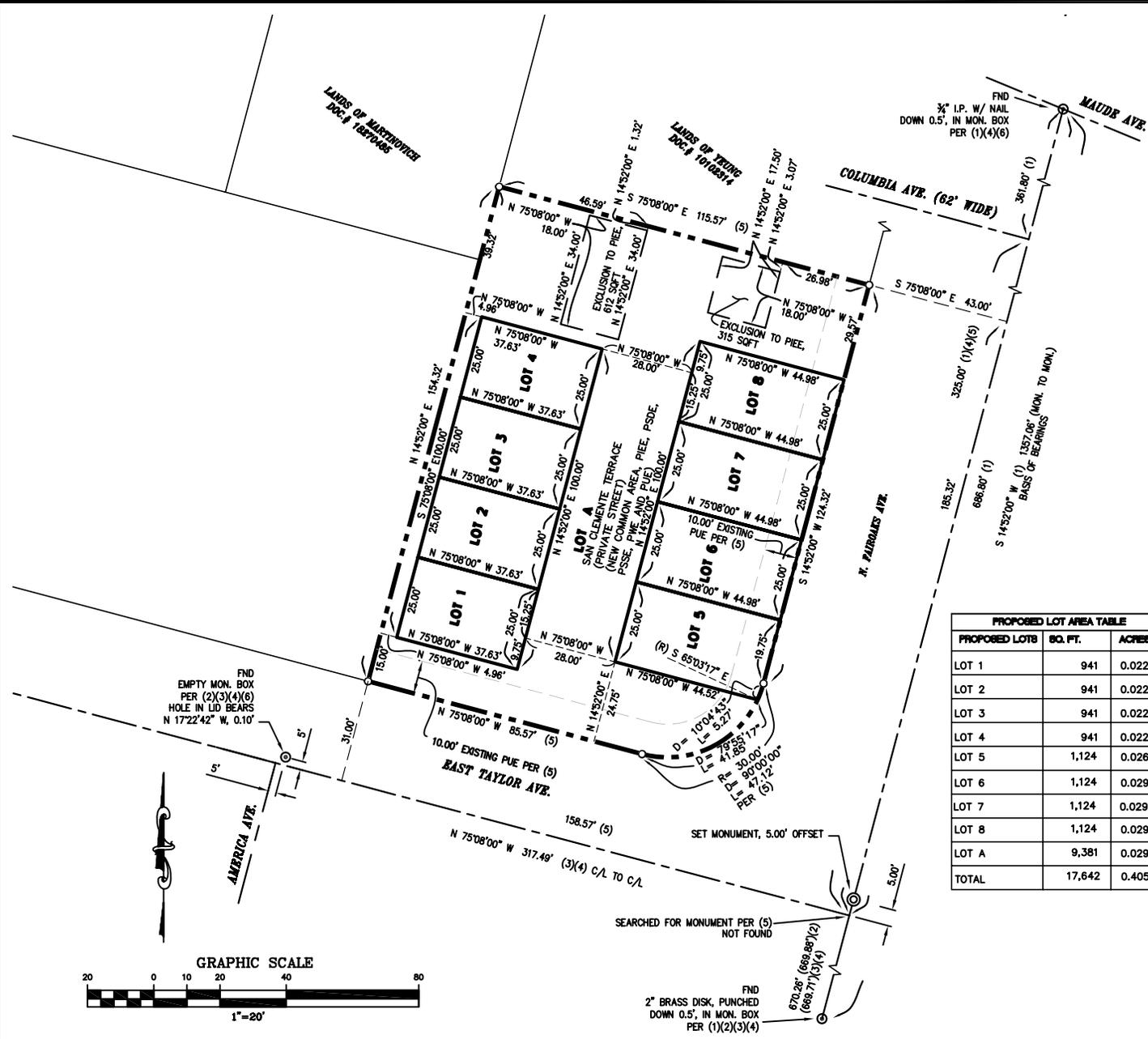
- (1) PARCEL MAP 665-M- 43 & 44
- (2) PARCEL MAP 487-M- 16
- (3) TRACT NO. 5653 359-M- 1 & 2
- (4) PARCEL MAP 374-M- 38
- (5) PARCEL MAP 382-M- 22
- (6) TRACT NO. 6463 456-M- 27 & 28

#### NOTES:

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE AREA OF LAND WITHIN THE DISTINCTIVE BORDER LINE IS 0.41 ACRES, MORE OR LESS.

#### BASIS OF BEARINGS:

THE BEARING S. 14°52'00" W. OF THE CENTERLINE OF FAIR OAKS AVENUE AS SHOWN UPON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 665 OF MAPS, AT PAGES 43 AND 44, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.



PROPOSED LOT AREA TABLE		
PROPOSED LOTS	SQ. FT.	ACRES
LOT 1	941	0.022
LOT 2	941	0.022
LOT 3	941	0.022
LOT 4	941	0.022
LOT 5	1,124	0.026
LOT 6	1,124	0.026
LOT 7	1,124	0.026
LOT 8	1,124	0.026
LOT A	9,381	0.029
TOTAL	17,642	0.405

