



Council Meeting: January 15, 2013

SUBJECT: Approval of Final Map (Tract No. 10113) – Fourteen-Unit Single-Family Home Development at 1330 Saratoga-Sunnyvale Road by Berwick Park, L.P.

BACKGROUND

Tract No. 10113 is a fourteen-unit residential single-family home development. The tentative map was approved by Planning Commission on April 25, 2011 (RTC #2011-7102).

DISCUSSION

The final map for Tract No. 10113, consisting of fourteen residential lots and two common lots, 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 has provided improvement securities (\$21,000 for faithful performance and \$21,000 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. 10113; authorize the Mayor to sign the subdivision agreement and 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. 10113

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 STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: CERTAIN PUBLIC UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO POLES, TELEPHONE, CABLE, GAS AND ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT).

WE HEREBY STATE THAT ALL UTILITIES LOCATED WITHIN THE DISTINCTIVE BORDER LINES SHALL BE PRIVATELY OWNED, EXCEPT THOSE UTILITIES WITHIN THE PUE 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 STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES OVER PARCEL A DELINEATED HEREON AND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT).

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 PARCELS A AND B AS DELINEATED HEREON AND DESIGNATED AS "PIEE" (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 A PRIVATE EASEMENT FOR LANDSCAPING PURPOSES DESIGNATED AND DELINEATED AS "PLE" (PRIVATE LANDSCAPE EASEMENT). THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE LANDSCAPING SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION 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 EASEMENT FOR WALL CONSTRUCTION PURPOSES DESIGNATED AND DELINEATED "PWE" (PRIVATE WALL EASEMENT). THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE LANDSCAPING AND WALL SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION 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 FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS UPON AND OVER PARCEL A FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAINAGE, WATER, AND SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT), "PWLE" (PRIVATE WATER LINE EASEMENT), AND "PSSE" (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 STORM DRAINAGE, WATER, 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.

WE ALSO HEREBY RESERVE PRIVATE SIDE YARD EASEMENTS (PSYE) IN FAVOR OF AND FOR THE EXCLUSIVE USE AND MAINTENANCE OF THE LOTS ADJACENT TO EACH EASEMENT. SAID EASEMENT IS TO BE KEPT OPEN AND FREE FROM BUILDINGS.

WE ALSO HEREBY RESERVE A PRIVATE EASEMENT FOR IRRIGATION PURPOSES DESIGNATED AND DELINEATED AS "PIE." (PRIVATE IRRIGATION EASEMENT). THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE IRRIGATION STRUCTURES SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION 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.

PARCELS A (AVON TERRACE) AND B DESIGNATED ON THE HEREIN MAP, ARE COMMON AREAS FOR THE EXCLUSIVE USE OF THE RESIDENTS AND VISITORS OF TRACT NO. 10113. IT CONTAINS, BUT IS NOT LIMITED TO, PRIVATE INGRESS/EGRESS ACCESS, PRIVATE WALKWAYS, PRIVATE PARKING, PRIVATE UTILITIES, EMERGENCY VEHICLE ACCESS, PRIVATE LANDSCAPING AND PUBLIC UTILITIES. PARCEL A (AVON TERRACE) AND PARCEL B WILL BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION.

WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS PARCEL A (AVON TERRACE). THE PRIVATE STREETS CONTAINED WITH THIS TRACT ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

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.

WE ALSO HEREBY RELINQUISH THE RIGHTS OF INGRESS AND EGRESS, IF ANY, TO THE REAR OF SUCH LOTS ADJACENT TO SUNNYVALE-SARATOGA ROAD IN AREAS MARKED BY THE //////////////// EXCEPT FOR THE 5' PRIVATE ACCESS OPENING ALONG PARCEL B.

BERWICK PARK, L.P., A CALIFORNIA LIMITED PARTNERSHIP
BY: CLASSIC COMMUNITIES, INC., A CALIFORNIA CORPORATION

BY: _____
ADAM KATES
VICE PRESIDENT

OWNER'S ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____

ON _____, 2012, 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 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: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

BENEFICIARY'S STATEMENT

THE UNDERSIGNED CORPORATION, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED ON JULY 19, 2012, INSTRUMENT NO. 21755028 OF OFFICIAL RECORDS, SANTA CLARA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

COMERICA BANK

BY: _____
JIM RAGGIO
ITS: VICE PRESIDENT

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____

ON _____, 2012, 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 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: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____ 201__, AT _____, IN BOOK _____ OF MAPS AT PAGES _____ THROUGH _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

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

FEE _____ BY: _____
DEPUTY

TRACT 10113
CLASSICS AT BERWICK WAY
A 14 LOT, 14 UNIT RESIDENTIAL SUBDIVISION
CONSISTING OF 4 SHEETS
BEING A SUBDIVISION OF LOT 30, OF GATEWAY TRACT NO. 8293,
BOOK 618 OF MAPS, AT PAGES 1-3,
SANTA CLARA COUNTY RECORDS,
LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

CARLSON, BARBEE & GIBSON, INC.
ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA
DECEMBER 2012

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 CLASSIC COMMUNITIES, ON NOVEMBER 2011. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER SHOWN AND WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE DECEMBER, 2014 AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176



DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 10113; 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.

MANUEL PINEDA
CITY ENGINEER
RCE 60588, EXPIRES 12/31/2014
CITY OF SUNNYVALE, CALIFORNIA

DATE

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ROGER HIGDON
RCE 21755, EXPIRES 3/31/2014

DATE

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. 10113 AS SHOWN HEREON AND ACCEPTED SUBJECT TO COMPLETION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATE

KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

CERTIFICATE OF ABANDONMENT

THE PUBLIC UTILITY EASEMENT AS DELINEATED AND DEDICATED FOR PUBLIC USE ON TRACT MAP NO. 8293, RECORDED IN BOOK 618 OF MAPS, PAGE 1-3, AND NOT SHOWN HEREON IS ABANDONED PURSUANT TO GOVERNMENT SECTIONS 66434(g) AND 66499.20 1/2 OF THE SUBDIVISION MAP ACT.

KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

SOILS/GEOTECHNICAL REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, ENTITLED GEOTECHNICAL INVESTIGATION, CLASSICS AT BERWICK WAY RESIDENTIAL DEVELOPMENT, JOB NO. 160-9-1, DATED SEPTEMBER 13, 2011, WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

**TRACT 10113
CLASSICS AT BERWICK WAY**
A 14 LOT, 14 UNIT RESIDENTIAL SUBDIVISION
CONSISTING OF 4 SHEETS
BEING A SUBDIVISION OF LOT 30, OF GATEWAY TRACT NO. 8293,
BOOK 618 OF MAPS, AT PAGES 1-3,
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LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.
CARLSON, BARBEE & GIBSON, INC.
ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA
DECEMBER 2012

NOTES:

- TOTAL AREA WITHIN THE DISTINCTIVE BOUNDARY LINE: 1.28 AC±
- TIE LINES WITHOUT BEARINGS ARE PERPENDICULAR TO THE CENTERLINES THEY CONNECT TO.
- PURSUANT TO GOVERNMENT SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE PUBLIC UTILITY EASEMENT AS DELINEATED AND DEDICATED FOR PUBLIC USE ON TRACT MAP NO. 8293, RECORDED IN BOOK 618 OF MAPS, PAGE 1-3, AND NOT SHOWN HEREON, IS ABANDONED.
- ALL PARKING AREAS LYING WITHIN PARCEL A ARE NOT INCLUDED IN THE PIEE.

BASIS OF BEARINGS:

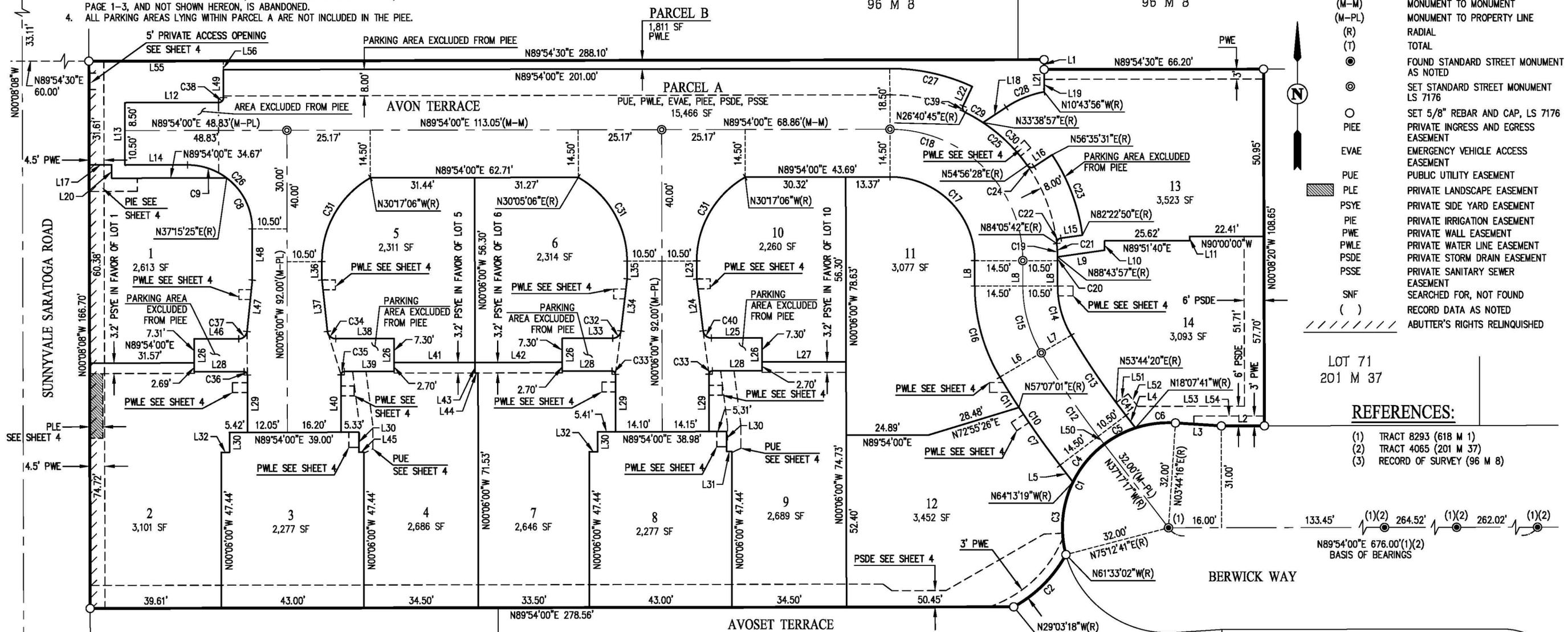
THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°54'00"E ALONG THE CENTERLINE OF BERWICK WAY AS SHOWN PER TRACT NO. 8293, FILED AUGUST 30, 1990, IN BOOK 618 OF MAPS, AT PAGE 1, SANTA CLARA COUNTY RECORDS.

APN 309-01-002
PARCEL TWO-Y
96 M 8

APN 309-01-009
PARCEL ONE
96 M 8

LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- - - - EASEMENT LINE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (R) RADIAL
- (T) TOTAL
- ⊙ FOUND STANDARD STREET MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT LS 7176
- SET 5/8" REBAR AND CAP, LS 7176
- PIEE PRIVATE INGRESS AND EGRESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PLS PRIVATE LANDSCAPE EASEMENT
- PSYE PRIVATE SIDE YARD EASEMENT
- PIE PRIVATE IRRIGATION EASEMENT
- PWE PRIVATE WALL EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- SNF SEARCHED FOR, NOT FOUND
- () RECORD DATA AS NOTED
- ////// ABUTTER'S RIGHTS RELINQUISHED



REFERENCES:

- TRACT 8293 (618 M 1)
- TRACT 4065 (201 M 37)
- RECORD OF SURVEY (96 M 8)

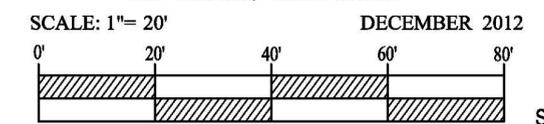
LOT 7
654 M 1

TRACT NO. 8628
654 M 1

**TRACT 10113
CLASSICS AT BERWICK WAY**

A 14 LOT, 14 UNIT RESIDENTIAL SUBDIVISION
CONSISTING OF 4 SHEETS
BEING A SUBDIVISION OF LOT 30, OF GATEWAY TRACT NO. 8293,
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CARLSON, BARBEE & GIBSON, INC.
ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA



NO.	BEARING	LENGTH
L1	N00°08'35"W	3.00'
L2	N89°54'00"E	13.00'
L3	N86°15'44"W	13.87'
L4	N37°22'30"W	4.79'
L5	N37°22'30"W	6.45'
L6	N59°23'40"E(R)	14.50'
L7	N59°23'40"E(R)	10.50'
L8	N00°00'00"W	7.72'
L9	N81°46'32"E	14.36'
L10	N00°00'00"E	2.85'
L11	N00°00'00"E	1.28'
L12	N89°54'00"E	28.24'
L13	N00°06'00"W	19.00'

NO.	BEARING	LENGTH
L14	N89°54'00"E	18.83'
L15	N81°53'27"E	6.54'
L16	N56°34'30"E	6.52'
L17	N89°54'00"E	6.83'
L18	N56°12'09"E	8.39'
L19	N00°08'35"W	6.81'
L20	N00°06'00"W	4.07'
L21	N00°08'35"W	9.81'
L22	N25°01'34"E(R)	6.52'
L23	N00°06'00"W	5.48'
L24	N06°55'15"W	15.93'
L25	N89°54'00"E	15.28'
L26	N00°06'00"W	10.00'

NO.	BEARING	LENGTH
L27	N89°54'00"E	25.33'
L28	N89°54'00"E	15.00'
L29	N00°06'00"W	17.50'
L30	N00°06'00"W	6.08'
L31	N89°54'00"E	1.52'
L32	N89°54'00"E	2.50'
L33	N89°54'00"E	15.22'
L34	N06°42'29"E	15.96'
L35	N00°06'00"W	5.45'
L36	N00°06'00"W	5.60'
L37	N06°02'29"W	15.75'
L38	N89°54'00"E	17.58'
L39	N89°54'00"E	15.00'
L40	N00°06'00"W	17.50'
L41	N89°54'00"E	24.41'

NO.	BEARING	LENGTH
L42	N89°54'00"E	26.34'
L43	N00°06'00"W	3.20'
L44	N89°54'00"E	0.92'
L45	N89°54'00"E	1.50'
L46	N89°54'00"E	13.44'
L47	N05°50'29"E	15.75'
L48	N00°06'00"W	15.60'
L49	N00°06'00"W	8.50'
L50	N37°22'30"W	3.00'
L51	N53°01'02"E	4.50'
L52	N36°58'58"W	4.78'
L53	N89°54'00"E	32.21'
L54	N89°54'00"E	21.25'
L55	N89°54'30"E	40.59'
L56	N00°06'00"W	2.67'

NO.	RADIUS	DELTA	LENGTH
C1	32.00'	108°31'35"	60.61'
C2	40.00'	32°29'44"	22.69'
C3	32.00'	40°34'00"	22.66'
C4	32.00'	26°56'02"	15.04'
C5	32.00'	19°09'36"	10.70'
C6	32.00'	21°51'57"	12.21'
C7	274.50'	04°29'31"	21.52'
C8	19.50'	52°38'35"	17.92'
C9	19.50'	37°21'25"	12.71'
C10	274.50'	06°46'10"	32.43'
C11	274.50'	02°16'39"	10.91'
C12	260.00'	06°46'10"	30.72'
C13	249.50'	06°46'10"	29.48'

NO.	RADIUS	DELTA	LENGTH
C14	29.50'	30°36'19"	15.76'
C15	40.00'	30°36'20"	21.37'
C16	54.50'	30°36'20"	29.11'
C17	25.50'	90°06'00"	40.10'
C18	40.00'	90°06'00"	62.90'
C19	50.50'	05°54'18"	5.20'
C20	50.50'	01°16'03"	1.11'
C21	50.50'	04°38'15"	4.09'
C22	1.50'	87°47'45"	2.30'
C23	58.50'	25°47'19"	26.33'
C24	1.50'	88°21'58"	2.31'
C25	50.50'	28°15'43"	24.91'
C26	19.50'	90°00'00"	30.63'

NO.	RADIUS	DELTA	LENGTH
C27	58.50'	25°07'34"	25.65'
C28	31.00'	23°03'55"	12.48'
C29	50.50'	06°58'12"	6.14'
C30	50.50'	21°17'31"	18.77'
C31	29.50'	59°48'54"	30.80'
C32	2.50'	83°11'31"	3.63'
C33	1.00'	90°00'00"	1.57'
C34	2.50'	84°03'31"	3.67'
C35	1.00'	90°00'00"	1.57'
C36	1.00'	90°00'00"	1.57'
C37	2.50'	84°03'31"	3.67'
C38	1.50'	90°00'00"	2.36'
C39	1.50'	88°20'49"	2.31'
C40	2.50'	83°10'45"	3.63'
C41	249.50'	01°06'50"	4.85'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°54'00"E ALONG THE CENTERLINE OF BERWICK WAY AS SHOWN PER TRACT NO. 8293, FILED AUGUST 30, 1990, IN BOOK 618 OF MAPS, AT PAGE 1, SANTA CLARA COUNTY RECORDS.

REFERENCES:

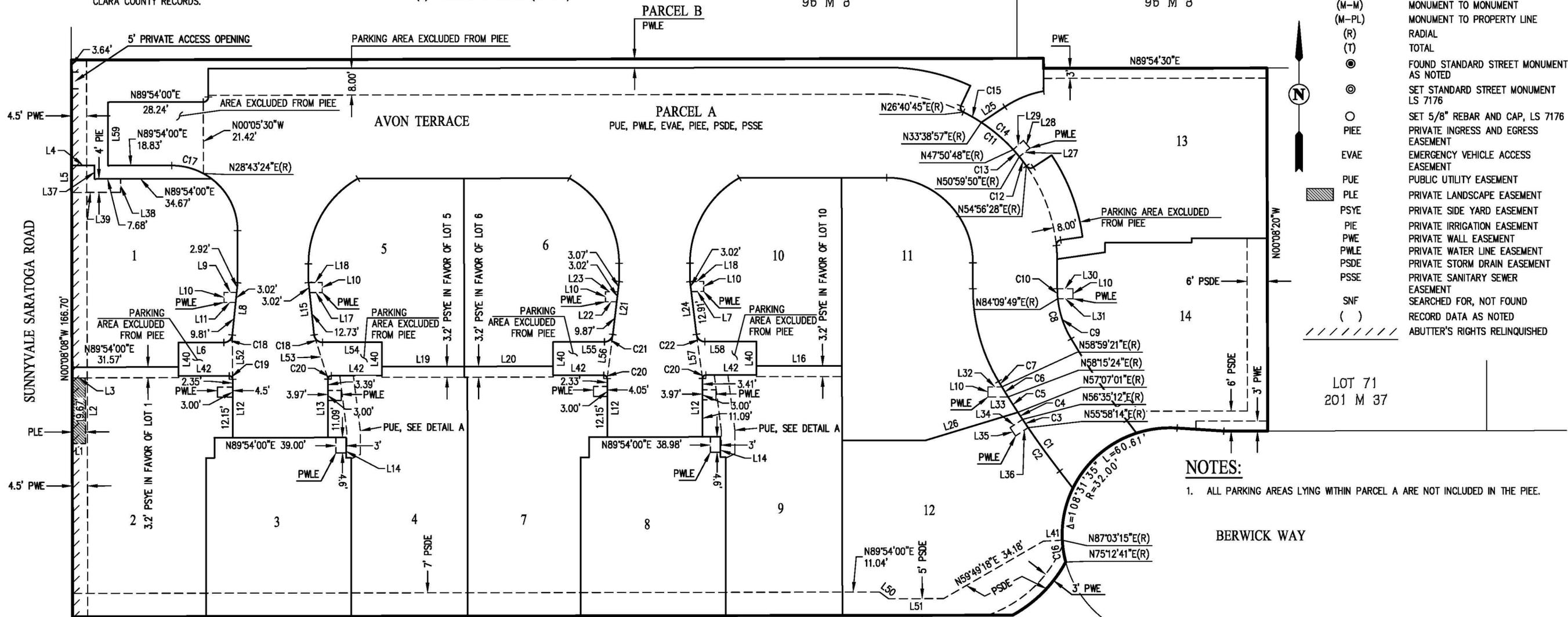
- (1) TRACT 8293 (618 M 1)
- (2) TRACT 4065 (201 M 37)
- (3) RECORD OF SURVEY (96 M 8)

APN 309-01-002
PARCEL TWO-Y
96 M 8

APN 309-01-009
PARCEL ONE
96 M 8

LEGEND

- BOUNDARY LINE
- LOT LINE
- - - CENTER LINE
- - - EASEMENT LINE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (R) RADIAL
- (T) TOTAL
- ⊙ FOUND STANDARD STREET MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT LS 7176
- SET 5/8" REBAR AND CAP, LS 7176
- PIE PRIVATE INGRESS AND EGRESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PLE PRIVATE LANDSCAPE EASEMENT
- PSYE PRIVATE SIDE YARD EASEMENT
- PIE PRIVATE IRRIGATION EASEMENT
- PWE PRIVATE WALL EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- SNF SEARCHED FOR, NOT FOUND
- () RECORD DATA AS NOTED
- ////// ABUTTER'S RIGHTS RELINQUISHED



NOTES:

- 1. ALL PARKING AREAS LYING WITHIN PARCEL A ARE NOT INCLUDED IN THE PIE.

NO.	BEARING	LENGTH
L1	N89°54'00"E	3.95'
L2	N00°06'00"W	19.67'
L3	N89°54'00"E	3.96'
L4	N89°54'00"E	6.83'
L5	N00°07'52"W	8.07'
L6	N89°54'00"E	13.44'
L7	N89°54'00"E	3.69'
L8	N05°50'29"E	15.75'
L9	N89°54'00"E	3.75'
L10	N00°06'00"W	3.00'
L11	N89°54'00"E	3.43'
L12	N00°06'00"W	17.50'
L13	N00°06'00"W	17.49'
L14	N00°06'00"W	6.08'
L15	N06°02'29"W	15.75'

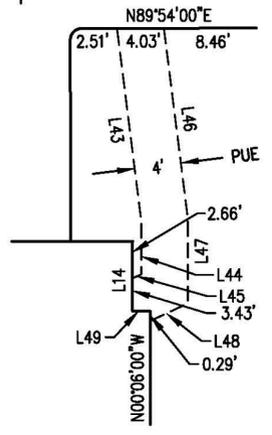
NO.	BEARING	LENGTH
L16	N89°54'00"E	25.33'
L17	N89°54'00"E	3.74'
L18	N89°54'00"E	4.05'
L19	N89°54'00"E	24.41'
L20	N89°54'00"E	26.34'
L21	N06°42'29"E	15.96'
L22	N89°54'00"E	3.33'
L23	N89°54'00"E	3.68'
L24	N06°55'15"W	15.93'
L25	N56°12'09"E	8.39'
L26	N72°55'26"E	28.48'
L27	N50°59'50"E	4.07'
L28	N40°34'41"W	3.00'
L29	N47°50'48"E	4.07'
L30	N89°54'00"E	4.64'

NO.	BEARING	LENGTH
L31	N89°54'00"E	4.50'
L32	N89°54'00"E	4.15'
L33	N89°54'00"E	5.97'
L34	N56°35'12"E	4.47'
L35	N34°01'46"W	3.00'
L36	N55°58'14"E	4.45'
L37	N00°06'00"W	4.07'
L38	N00°06'00"W	4.00'
L39	N89°54'00"E	14.51'
L40	N00°06'00"W	10.00'
L41	N87°03'20"E	5.63'
L42	N89°54'00"E	15.00'
L43	N07°06'54"W	16.89'
L44	N00°05'12"W	4.28'
L45	N64°34'11"E	0.26'

NO.	BEARING	LENGTH
L46	N07°06'54"W	16.64'
L47	N00°05'12"W	7.06'
L48	N64°34'11"E	3.03'
L49	N89°54'00"E	1.50'
L50	N53°09'15"W	3.33'
L51	N89°54'00"E	16.31'
L52	N00°26'12"W	13.24'
L53	N17°11'00"W	13.85'
L54	N89°54'00"E	17.58'
L55	N89°54'00"E	15.22'
L56	N07°15'42"E	13.31'
L57	N07°41'34"W	13.32'
L58	N89°54'00"E	15.28'
L59	N00°06'00"W	19.00'

NO.	RADIUS	DELTA	LENGTH
C1	274.50'	06°46'10"	32.43'
C2	274.50'	03°20'44"	16.03'
C3	274.50'	00°36'58"	2.95'
C4	274.50'	00°31'49"	2.54'
C5	274.50'	01°08'23"	5.46'
C6	274.50'	00°43'57"	3.51'
C8	29.50'	30°36'19"	15.76'
C9	29.50'	24°46'08"	12.75'
C10	29.50'	05°50'11"	3.00'
C11	50.50'	28°15'43"	24.91'
C12	50.50'	03°56'38"	3.48'
C13	50.50'	03°09'02"	2.78'

NO.	RADIUS	DELTA	LENGTH
C14	50.50'	14°11'51"	12.51'
C15	50.50'	06°58'12"	6.14'
C16	32.00'	11°50'34"	6.61'
C17	19.50'	28°49'24"	9.81'
C18	2.50'	84°03'31"	3.67'
C19	1.00'	90°00'00"	1.57'
C20	1.00'	90°00'00"	1.57'
C21	2.50'	83°11'31"	3.63'
C22	2.50'	83°10'45"	3.63'



DETAIL A
NOT TO SCALE

**TRACT 10113
CLASSICS AT BERWICK WAY**
A 14 LOT, 14 UNIT RESIDENTIAL SUBDIVISION
CONSISTING OF 4 SHEETS
BEING A SUBDIVISION OF LOT 30, OF GATEWAY TRACT NO. 8293,
BOOK 618 OF MAPS, AT PAGES 1-3,
SANTA CLARA COUNTY RECORDS,
LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

CARLSON, BARBEE & GIBSON, INC.
ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

