



Council Meeting: February 26, 2013

SUBJECT: Approval of the First Final Map (Tract No. 10165) – 22 Townhomes and 36 Condominium Units at 660 West El Camino Real by Dorothy Miller Family Limited Partnership

BACKGROUND

The vesting tentative map was approved by the Planning Commission on May 14, 2012 for 103 townhomes and a hotel. A subsequent revision was approved by the City staff administratively on November 29, 2012, for 35-unit townhomes and 68-unit condominiums and a hotel. The developer desires to file multiple Final Maps under the approved vesting tentative map.

DISCUSSION

This first final map for Tract No. 10165, consisting of 22 townhome lots, 36 condominium units on 18 lots, 14 common-area parcels and a hotel parcel 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 (\$62,000 for faithful performance and \$62,000 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. 10165; authorize the Mayor to sign the subdivision agreement upon: 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: Bennett Chun, Civil Engineer

Approved by:

Gary M. Luebbers, City Manager

Attachment

A. Final Map for Tract No. 10165

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 BOUNDARY LINE.

WE ALSO HEREBY STATE THAT LOTS 1, 5, 6, 10, 11, 15, 16, 20, 24, 26, 28, 29, 32, 33, 35, 36, 38 & 39 ARE FOR CONDOMINIUM PURPOSES. ALL OTHER LOTS ARE FEE SIMPLE LOTS.

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS DELINEATED HEREON AND DESIGNATED AS "STREET HEREIN DEDICATED".

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES OVER PARCELS A, B, C AND AA. EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT). ALL PARKING AREAS WITHIN PARCELS B AND C ARE EXCLUDED FROM THE EVAE.

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, ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND WIRES, GAS AND ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: CERTAIN PUBLIC WATER FACILITIES INCLUDING BUT NOT LIMITED TO ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS "WLE" (WATER LINE EASEMENT).

WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS "RAINES TERRACE", "HOLTHOUSE TERRACE", AND "CROWN POINT TERRACE". THE PRIVATE STREETS CONTAINED WITH THIS MAP ARE NOT OFFERED, NOR ARE THEY 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, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS PURPOSES UPON AND OVER PARCELS A, B, AND C AS DELINEATED HEREON AND DESIGNATED AS "PIEE" (PRIVATE INGRESS AND EGRESS EASEMENT). THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN 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. ALL PARKING AREAS WITHIN PARCELS B AND C ARE EXCLUDED FROM THE PIEE.

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 LOTS 1 THROUGH 40 AND PARCEL AA 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). 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.

WE ALSO HEREBY RESERVE AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSE DESIGNATED AND DELINEATED AS "P.R.E." (PEDESTRIAN REALM EASEMENT). THE MAINTENANCE REPAIR AND/OR REPLACEMENT OF THE SIDEWALK SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

WE ALSO HEREBY RESERVE A PRIVATE EASEMENT FOR LANDSCAPING PURPOSES DESIGNATED AND DELINEATED AS "P.L.E." (PRIVATE LANDSCAPE EASEMENT). THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE LANDSCAPING 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 EASEMENT FOR PEDESTRIAN ACCESS PURPOSES ON AND OVER THOSE AREAS DESIGNATED AND DELINEATED AS "P.A.E." (PRIVATE ACCESS EASEMENT) FOR THE BENEFIT OF LOTS 1 THROUGH 40 AND PARCEL AA.

PARCELS A THROUGH N, INCLUSIVE, DESIGNATED ON THE HEREIN MAP, IS COMMON AREA FOR THE EXCLUSIVE USE OF RESIDENTS AND VISITORS OF THIS SUBDIVISION. IT CONTAINS, BUT IS NOT LIMITED TO, PRIVATE INGRESS/EGRESS ACCESS, PRIVATE WALKWAYS AND PUBLIC UTILITIES. PARCELS A THROUGH N ARE NOT BUILDABLE PARCELS. PARCELS A THROUGH N WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

ALL OF THE HEREIN DESCRIBED EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT THOSE APPURTENANCES ASSOCIATED WITH THE DEFINED EASEMENTS.

DOROTHY MILLER FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: Dorothy M. Miller
NAME: Dorothy M. Miller

DOROTHY M. MILLER

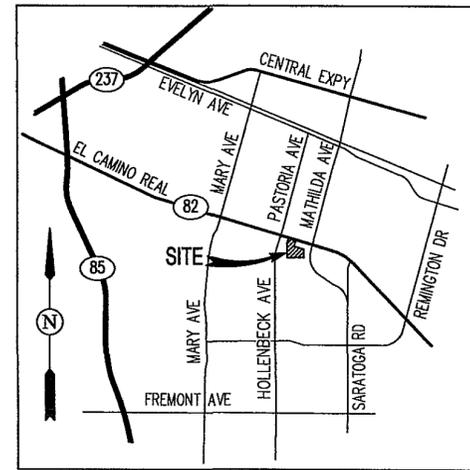
TITLE: Dorothy Miller Family Limited Partnership
GENERAL PARTNER

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2013, AT _____ IN BOOK _____ OF MAPS AT PAGES _____ THROUGH _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FILE NO. _____ REGINA ALCOMENDRAS, COUNTY RECORDER

FEE _____ BY: _____ DEPUTY



VICINITY MAP
NOT TO SCALE

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA SS
COUNTY OF SANTA CLARA

ON 02/20/13, BEFORE ME, JUDY LEPULU, A NOTARY PUBLIC, PERSONALLY APPEARED DOROTHY MILLER, 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: J Lepulu
NAME (PRINT): JUDY LEPULU
PRINCIPAL COUNTY OF BUSINESS: SANTA CLARA COUNTY
MY COMMISSION NUMBER: 1877666
MY COMMISSION EXPIRES: JANUARY 22, 2014

**TRACT 10165
LAS PALMAS**

A 40 LOT, 58 UNIT RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM SUBDIVISION CONSISTING OF 7 SHEETS

BEING A SUBDIVISION OF PARCEL 1, OF BOOK 349 OF MAPS, AT PAGE 23, 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
FEBRUARY 2013

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 SUMMERHILL HOMES, IN JUNE 2012. 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. Harmon
CHRISTOPHER S. HARMON, P.L.S.
L.S. NO. 7176



2-12-2013
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 10165 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
CITY OF SUNNYVALE, CALIFORNIA

DATE

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ROGER D. HIGDON
RCE 21755

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 _____, 2013, DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO. 10165 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.

KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

DATE

CERTIFICATE OF ABANDONMENT

THE 6' LANDSCAPING AND 10' SLOPE EASEMENTS RESERVED AND SHOWN ON THAT CERTAIN PARCEL MAP RECORDED DECEMBER 4, 1974, IN BOOK 349 OF MAPS, AT PAGE 23, AND BOTH 6' LANDSCAPING EASEMENTS AS DESCRIBED AND DEDICATED FOR PUBLIC USE RECORDED ON DECEMBER 11, 1974, IN BOOK B204 OF OFFICIAL RECORDS, PAGE 744, ARE NOT SHOWN HEREON AND ARE 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 ENGEQ INC., ENTITLED GEOTECHNICAL ASSESSMENT, MILLER PROPERTY, 660 WEST EL CAMINO REAL, APN 201-22-011 AND APN 201-23-029, SUNNYVALE, CALIFORNIA, PROJECT NO. 8969.000.000, DATED AUGUST 10, 2012, WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT

I CERTIFY THAT THIS TRACT 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 PLANNING COMMISSION AT THEIR MEETING ON MAY 14, 2012 WITH A SPECIAL DEVELOPMENT PERMIT #2012-7170 AND SUBSEQUENT APPROVED REVISIONS ON NOVEMBER 29, 2012, AS PLANNING APPLICATION #2012-7815.

HANSON HOM
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SUNNYVALE, CALIFORNIA

DATE

MULTIPLE MAP STATEMENT

THIS IS THE FIRST TRACT MAP OF THE TENTATIVE MAP APPROVED BY THE CITY AT THE PLANNING COMMISSION MEETING ON MAY 14 2012, PER PERMIT #2012-7170 AND SUBSEQUENT APPROVED REVISIONS PER PERMIT # 2012-7815 ON NOVEMBER 29, 2012

PARCEL AREA DATA LOT AREA DATA

PARCEL	AREA SF	LOT	AREA SF	PARCEL	AREA SF
PARCEL A	4,894	LOT 1	1,567	LOT 21	1,356
PARCEL B	28,761	LOT 2	1,176	LOT 22	1,179
PARCEL C	21,669	LOT 3	1,158	LOT 23	1,213
PARCEL D	4,571	LOT 4	1,191	LOT 24	1,596
PARCEL E	4,279	LOT 5	1,568	LOT 25	1,628
PARCEL F	787	LOT 6	1,568	LOT 26	3,188
PARCEL G	6,699	LOT 7	1,191	LOT 27	1,899
PARCEL H	660	LOT 8	1,158	LOT 28	3,540
PARCEL I	2,084	LOT 9	1,176	LOT 29	2,917
PARCEL J	660	LOT 10	1,567	LOT 30	1,891
PARCEL K	1,876	LOT 11	1,567	LOT 31	1,891
PARCEL L	10,729	LOT 12	1,176	LOT 32	2,917
PARCEL M	1,439	LOT 13	1,158	LOT 33	2,962
PARCEL N	1,881	LOT 14	1,191	LOT 34	1,537
TOTAL	90,989	LOT 15	1,568	LOT 35	3,290
		LOT 16	1,568	LOT 36	2,725
PARCEL AA	114,281	LOT 17	1,191	LOT 37	1,532
PARCEL BB	84,678	LOT 18	1,158	LOT 38	2,747
		LOT 19	1,176	LOT 39	2,917
		LOT 20	1,567	LOT 40	1,612
				TOTAL	71,177

**TRACT 10165
LAS PALMAS**

A 40 LOT, 58 UNIT RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM SUBDIVISION CONSISTING OF 7 SHEETS

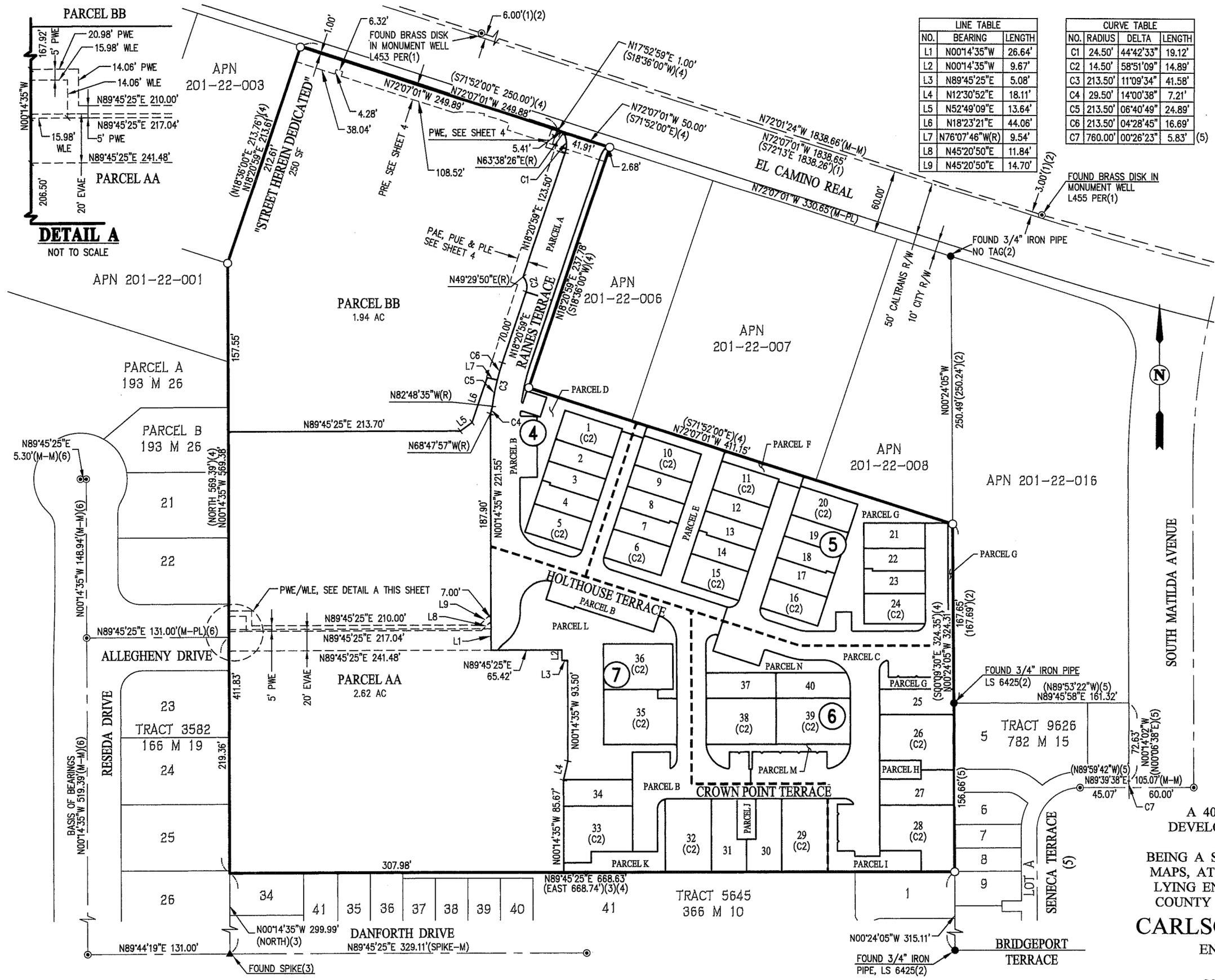
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CARLSON, BARBEE & GIBSON, INC.

ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON, CALIFORNIA

FEBRUARY 2013



DETAIL A
NOT TO SCALE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°14'35"W	26.64'
L2	N00°14'35"W	9.67'
L3	N89°45'25"E	5.08'
L4	N12°30'52"E	18.11'
L5	N52°49'09"E	13.64'
L6	N18°23'21"E	44.06'
L7	N76°07'46"W(R)	9.54'
L8	N45°20'50"E	11.84'
L9	N45°20'50"E	14.70'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	24.50'	44°42'33"	19.12'
C2	14.50'	58°51'09"	14.89'
C3	213.50'	11°09'34"	41.58'
C4	29.50'	14°00'38"	7.21'
C5	213.50'	06°40'49"	24.89'
C6	213.50'	04°28'45"	16.69'
C7	760.00'	00°26'23"	5.83'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON THE CENTERLINE OF RESEDA DRIVE, THE BEARING BEING N00°14'35"W PER TRACT 3582 (166 M 19).

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
- FOUND IRON PIPE OR REBAR AS NOTED
- SET 5/8" REBAR AND CAP, LS 7176
- PIEE PRIVATE INGRESS AND EGRESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PLE PRIVATE LANDSCAPE EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PRIVATE WATER EASEMENT
- PRE PEDESTRIAN REALM EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- () RECORD DATA AS NOTED
- (C#) INDICATES LOT WITH NUMBER OF CONDOMINIUM UNITS SHEET LIMIT
- ⑥ SHEET NUMBER

REFERENCES:

- (#) INDICATES REFERENCE NUMBER.
- (1) CALTRANS MONUMENT MAP S-193.2
- (2) RECORD OF SURVEY (775 M 37)
- (3) TRACT NO. 5645 (366 M 10)
- (4) PARCEL MAP (349 M 23)
- (5) TRACT 9626 (782 M 15)
- (6) TRACT 3582 (166 M 19)

NOTES

1. ALL LOTS NOT DESIGNATED AS CONDOMINIUM LOTS ARE FEE SIMPLE LOTS.
2. ALL PARKING AREAS LYING WITHIN PARCELS A, B, AND C ARE EXCLUDED FROM THE EVAE.

**TRACT 10165
LAS PALMAS**

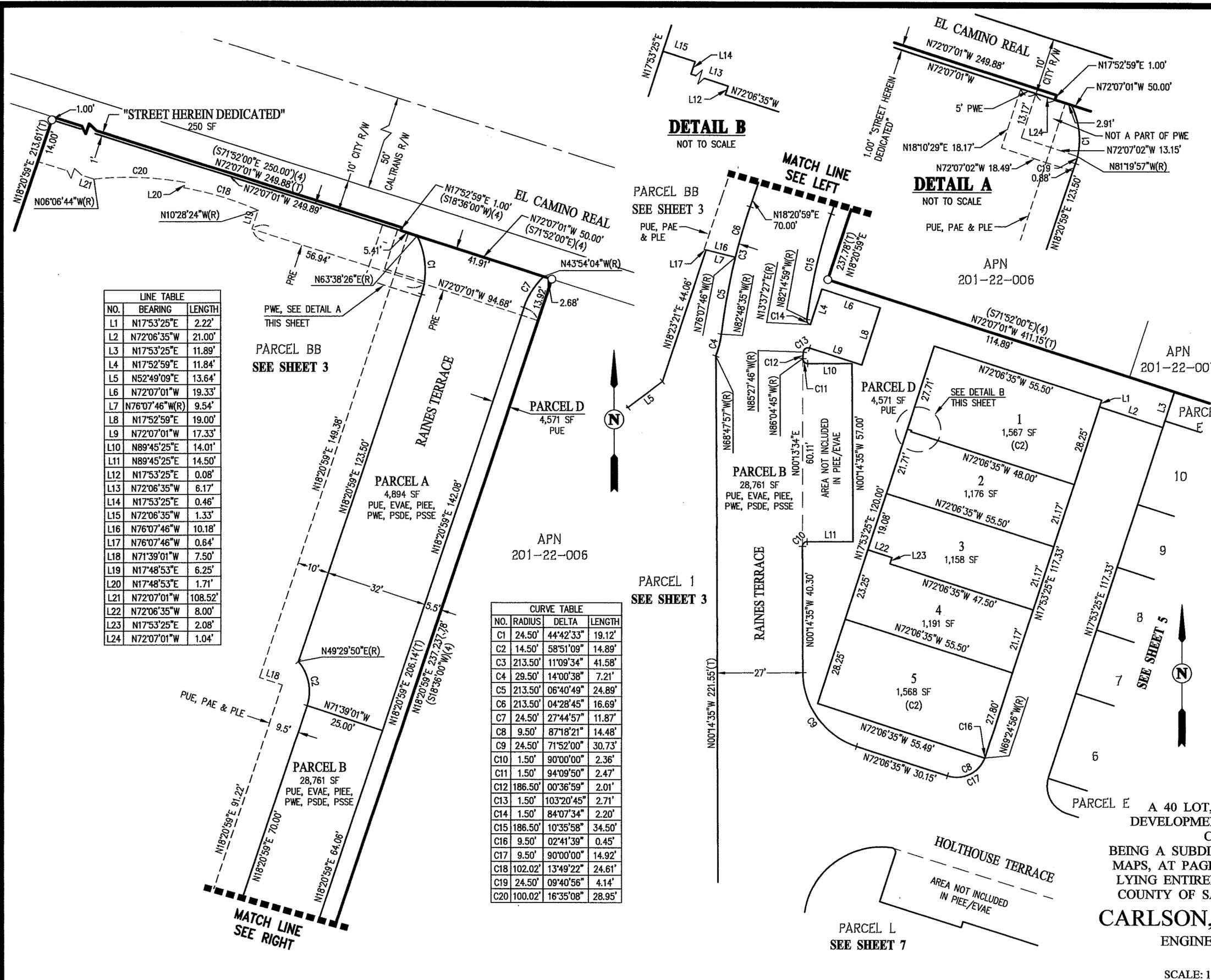
A 40 LOT, 58 UNIT RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM SUBDIVISION CONSISTING OF 7 SHEETS BEING A SUBDIVISION OF PARCEL 1, OF BOOK 349 OF MAPS, AT PAGE 23, SANTA CLARA COUNTY RECORDS, LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

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

SCALE: 1"= 60'

FEBRUARY 2013

SHEET 3 OF 7



LINE TABLE

NO.	BEARING	LENGTH
L1	N17°53'25"E	2.22'
L2	N72°06'35"W	21.00'
L3	N17°53'25"E	11.89'
L4	N17°52'59"E	11.84'
L5	N52°49'09"E	13.64'
L6	N72°07'01"W	19.33'
L7	N76°07'46"W(R)	9.54'
L8	N17°52'59"E	19.00'
L9	N72°07'01"W	17.33'
L10	N89°45'25"E	14.01'
L11	N89°45'25"E	14.50'
L12	N17°53'25"E	0.08'
L13	N72°06'35"W	6.17'
L14	N17°53'25"E	0.46'
L15	N72°06'35"W	1.33'
L16	N76°07'46"W	10.18'
L17	N76°07'46"W	0.64'
L18	N71°39'01"W	7.50'
L19	N17°48'53"E	6.25'
L20	N17°48'53"E	1.71'
L21	N72°07'01"W	108.52'
L22	N72°06'35"W	8.00'
L23	N17°53'25"E	2.08'
L24	N72°07'01"W	1.04'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	24.50'	44°42'33"	19.12'
C2	14.50'	58°51'09"	14.89'
C3	213.50'	11°09'34"	41.58'
C4	29.50'	14°00'38"	7.21'
C5	213.50'	06°40'49"	24.89'
C6	213.50'	04°28'45"	16.69'
C7	24.50'	27°44'57"	11.87'
C8	9.50'	87°18'21"	14.48'
C9	24.50'	71°52'00"	30.73'
C10	1.50'	90°00'00"	2.36'
C11	1.50'	94°09'50"	2.47'
C12	186.50'	00°36'59"	2.01'
C13	1.50'	103°20'45"	2.71'
C14	1.50'	84°07'34"	2.20'
C15	186.50'	10°35'58"	34.50'
C16	9.50'	02°41'39"	0.45'
C17	9.50'	90°00'00"	14.92'
C18	102.02'	13°49'22"	24.61'
C19	24.50'	09°40'56"	4.14'
C20	100.02'	16°35'08"	28.95'

DETAIL B
NOT TO SCALE

DETAIL A
NOT TO SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON THE CENTERLINE OF RESEDA DRIVE, THE BEARING BEING N00°14'35"W PER TRACT 3582 (166 M 19).

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
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- PRE PEDESTRIAN REALM EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- () RECORD DATA AS NOTED
- (C#) INDICATES LOT WITH NUMBER OF CONDOMINIUM UNITS

REFERENCES:

- (#) INDICATES REFERENCE NUMBER.
- (1) CALTRANS MONUMENT MAP S-193.2
- (2) RECORD OF SURVEY (775 M 37)
- (3) TRACT NO. 5645 (366 M 10)
- (4) PARCEL MAP (349 M 23)
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NOTES

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TRACT 10165 LAS PALMAS
 PARCEL E A 40 LOT, 58 UNIT RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM SUBDIVISION CONSISTING OF 7 SHEETS
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CARLSON, BARBEE & GIBSON, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 SAN RAMON, CALIFORNIA
 SCALE: 1" = 20' FEBRUARY 2013

TRACT 10165 LAS PALMAS

A 40 LOT, 58 UNIT RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM SUBDIVISION CONSISTING OF 7 SHEETS BEING A SUBDIVISION OF PARCEL 1, OF BOOK 349 OF MAPS, AT PAGE 23, 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

SCALE: 1"= 20' FEBRUARY 2013



BASIS OF BEARINGS:

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LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- (M-M) MONUMENT TO MONUMENT
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- FOUND IRON PIPE OR REBAR AS NOTED
- SET 5/8" REBAR AND CAP, LS 7176
- PIEE PRIVATE INGRESS AND EGRESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PLE PRIVATE LANDSCAPE EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PRIVATE WATER EASEMENT
- PRE PEDESTRIAN REALM EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- () RECORD DATA AS NOTED
- (C#) INDICATES LOT WITH NUMBER OF CONDOMINIUM UNITS

NOTES

1. ALL LOTS NOT DESIGNATED AS CONDOMINIUM LOTS ARE FEE SIMPLE LOTS.
2. ALL PARKING AREAS LYING WITHIN PARCELS A, B, AND C ARE EXCLUDED FROM THE EVAE.

REFERENCES:

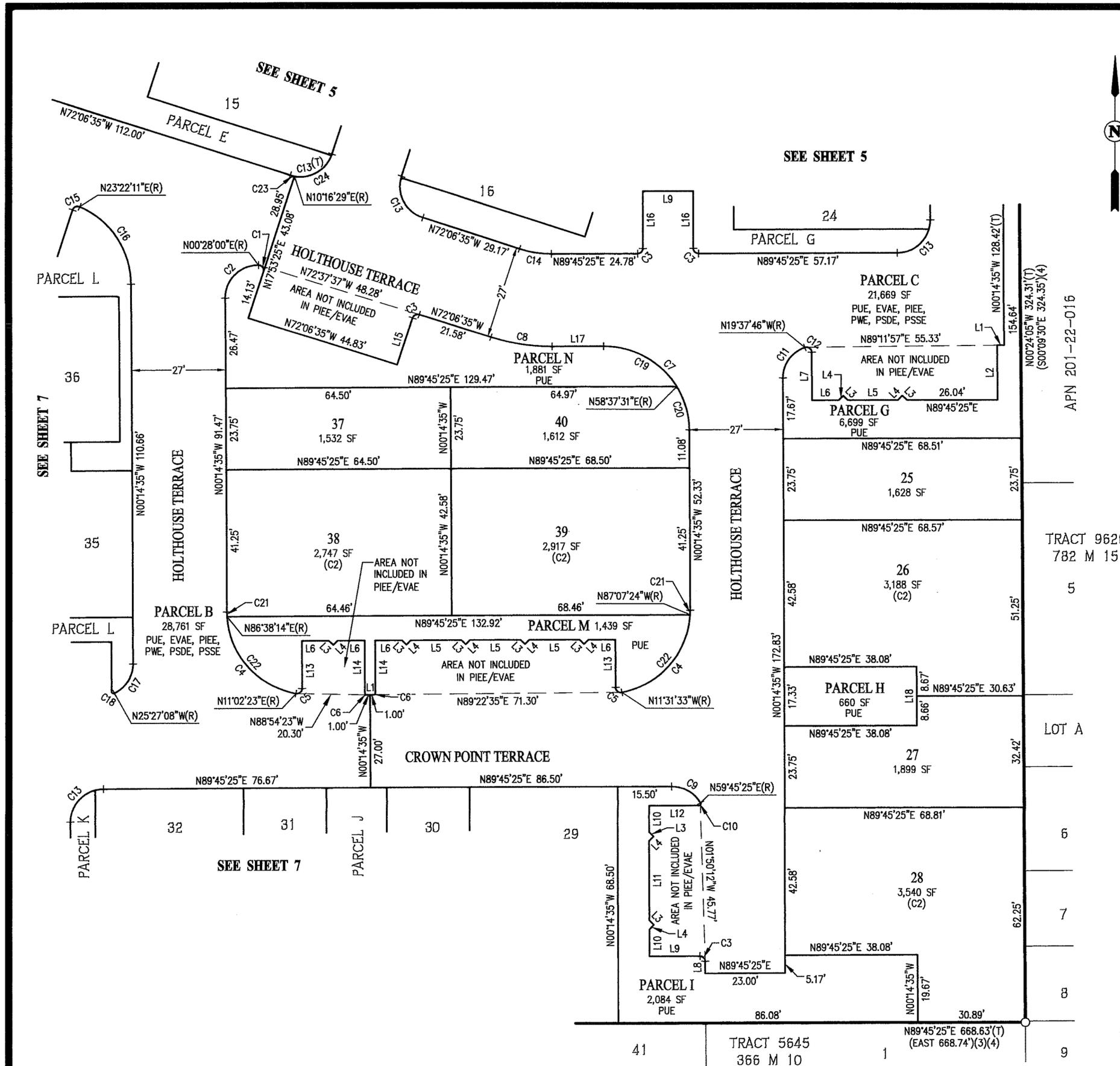
- (#) INDICATES REFERENCE NUMBER.
- (1) CALTRANS MONUMENT MAP S-193.2
- (2) RECORD OF SURVEY (775 M 37)
- (3) TRACT NO. 5645 (366 M 10)
- (4) PARCEL MAP (349 M 23)
- (5) TRACT 9626 (782 M 15)
- (6) TRACT 3582 (166 M 19)

NO.	BEARING	LENGTH
L1	N17°53'25"E	2.22'
L2	N72°06'35"W	21.00'
L3	N17°53'25"E	11.89'
L4	N17°53'25"E	2.08'
L5	N72°06'35"W	8.00'
L6	N17°53'25"E	2.24'
L7	N17°53'25"E	11.91'
L8	N89°45'25"E	8.00'
L9	N00°14'35"W	2.08'
L10	N00°14'35"W	16.50'
L11	N89°45'25"E	14.50'
L12	N17°53'25"E	14.50'
L13	N00°14'35"W	14.05'

NO.	BEARING	LENGTH
L14	N89°45'25"E	7.71'
L15	N44°45'25"E	1.83'
L16	N45°14'35"W	1.83'
L17	N89°45'25"E	14.41'
L18	N89°45'25"E	26.04'
L19	N00°14'35"W	16.00'
L20	N89°45'25"E	2.00'
L21	N17°53'25"E	0.08'
L22	N72°06'35"W	6.17'
L23	N17°53'25"E	0.46'
L24	N72°06'35"W	1.33'
L25	N72°06'35"W	21.58'
L26	N89°45'25"E	14.77'

NO.	RADIUS	DELTA	LENGTH
C1	9.50'	90°00'00"	14.92'
C2	29.50'	18°08'00"	9.34'
C3	1.50'	90°00'00"	2.36'
C4	1.50'	109°23'11"	2.86'
C5	9.50'	70°36'49"	11.71'
C6	9.50'	02°41'39"	0.45'
C7	9.50'	87°18'21"	14.48'
C8	9.50'	87°24'54"	14.49'

NO.	RADIUS	DELTA	LENGTH
C9	9.50'	02°35'06"	0.43'
C10	9.50'	87°28'20"	14.50'
C11	9.50'	02°31'40"	0.42'
C12	9.50'	73°41'52"	12.22'
C13	9.50'	16°18'08"	2.70'
C14	9.50'	82°23'04"	13.66'
C15	9.50'	07°36'56"	1.26'
C16	56.50'	18°08'00"	17.88'



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°45'25"E	2.00'
L2	N00°14'35"W	16.00'
L3	N45°14'35"W	1.83'
L4	N44°45'25"E	1.83'
L5	N89°45'25"E	14.41'
L6	N89°45'25"E	7.71'
L7	N00°14'35"W	14.05'
L8	N00°14'35"W	3.50'
L9	N89°45'25"E	14.50'
L10	N00°14'35"W	7.71'
L11	N00°14'35"W	22.91'
L12	N89°45'25"E	14.29'
L13	N00°14'35"W	14.06'
L14	N00°14'35"W	15.50'
L15	N17°53'25"E	14.50'
L16	N00°14'35"W	16.50'
L17	N89°45'25"E	14.77'
L18	N00°14'35"W	17.33'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	1.50'	107°25'25"	2.81'
C2	9.50'	90°42'35"	15.04'
C3	1.50'	90°00'00"	2.36'
C4	24.50'	78°43'02"	33.66'
C5	1.50'	101°16'58"	2.65'
C6	0.50'	90°00'00"	0.79'
C7	24.50'	90°00'00"	38.48'
C8	56.50'	18°08'00"	17.88'
C9	9.50'	60°00'00"	9.95'
C10	0.50'	120°00'00"	1.05'
C11	9.50'	70°36'49"	11.71'
C12	1.50'	109°23'11"	2.86'
C13	9.50'	90°00'00"	14.92'
C14	29.50'	18°08'00"	9.34'
C15	1.50'	95°28'46"	2.50'
C16	24.50'	66°23'14"	28.39'
C17	9.50'	64°47'27"	10.74'
C18	0.50'	115°12'33"	1.01'
C19	24.50'	58°52'06"	25.17'
C20	24.50'	31°07'54"	13.31'
C21	24.50'	03°07'11"	1.33'
C22	24.50'	75°35'51"	32.33'
C23	9.50'	07°36'56"	1.26'
C24	9.50'	82°23'04"	13.66'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON THE CENTERLINE OF RESEDA DRIVE, THE BEARING BEING N00°14'35"W PER TRACT 3582 (166 M 19).

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
- FOUND IRON PIPE OR REBAR AS NOTED
- SET 5/8" REBAR AND CAP, LS 7176
- PIE PIE PRIVATE INGRESS AND EGRESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PLE PRIVATE LANDSCAPE EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PRIVATE WATER EASEMENT
- PRE PEDESTRIAN REALM EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- () RECORD DATA AS NOTED
- (C#) INDICATES LOT WITH NUMBER OF CONDOMINIUM UNITS

REFERENCES:

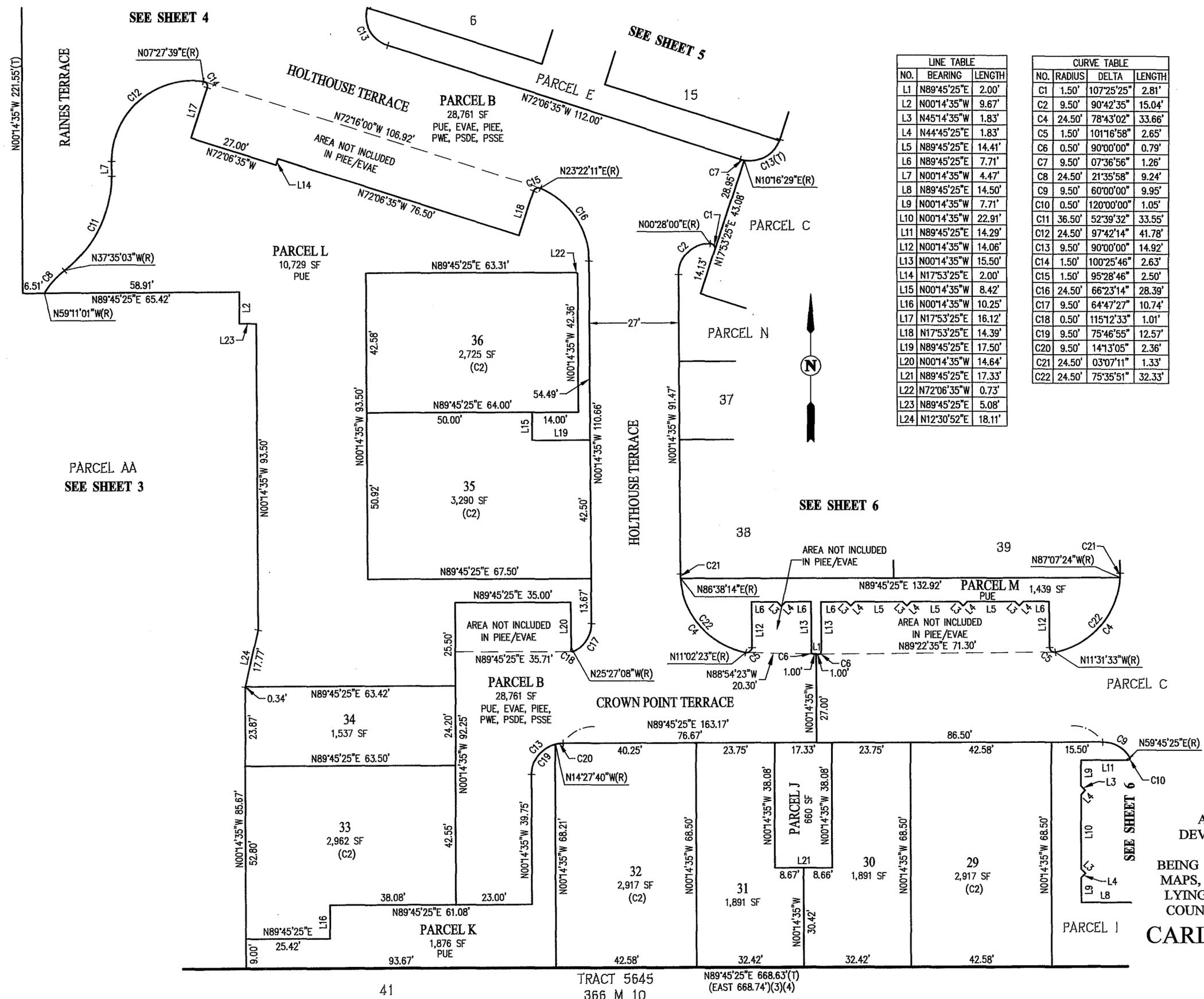
- (#) INDICATES REFERENCE NUMBER.
- (1) CALTRANS MONUMENT MAP S-193.2
- (2) RECORD OF SURVEY (775 M 37)
- (3) TRACT NO. 5645 (366 M 10)
- (4) PARCEL MAP (349 M 23)
- (5) TRACT 9626 (782 M 15)
- (6) TRACT 3582 (166 M 19)

NOTES

- 1. ALL LOTS NOT DESIGNATED AS CONDOMINIUM LOTS ARE FEE SIMPLE LOTS.
- 2. ALL PARKING AREAS LYING WITHIN PARCELS A, B, AND C ARE EXCLUDED FROM THE EVAE.

**TRACT 10165
LAS PALMAS**
A 40 LOT, 58 UNIT RESIDENTIAL PLANNED DEVELOPMENT AND CONDOMINIUM SUBDIVISION CONSISTING OF 7 SHEETS BEING A SUBDIVISION OF PARCEL 1, OF BOOK 349 OF MAPS, AT PAGE 23, 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
SCALE: 1"= 20' FEBRUARY 2013



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°45'25"E	2.00'
L2	N00°14'35"W	9.67'
L3	N45°14'35"W	1.83'
L4	N44°45'25"E	1.83'
L5	N89°45'25"E	14.41'
L6	N89°45'25"E	7.71'
L7	N00°14'35"W	4.47'
L8	N89°45'25"E	14.50'
L9	N00°14'35"W	7.71'
L10	N00°14'35"W	22.91'
L11	N89°45'25"E	14.29'
L12	N00°14'35"W	14.06'
L13	N00°14'35"W	15.50'
L14	N17°53'25"E	2.00'
L15	N00°14'35"W	8.42'
L16	N00°14'35"W	10.25'
L17	N17°53'25"E	16.12'
L18	N17°53'25"E	14.39'
L19	N89°45'25"E	17.50'
L20	N00°14'35"W	14.64'
L21	N89°45'25"E	17.33'
L22	N72°06'35"W	0.73'
L23	N89°45'25"E	5.08'
L24	N12°30'52"E	18.11'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	1.50'	107°25'25"	2.81'
C2	9.50'	90°42'35"	15.04'
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C5	1.50'	101°16'58"	2.65'
C6	0.50'	90°00'00"	0.79'
C7	9.50'	07°36'56"	1.26'
C8	24.50'	21°35'58"	9.24'
C9	9.50'	60°00'00"	9.95'
C10	0.50'	120°00'00"	1.05'
C11	36.50'	52°39'32"	33.55'
C12	24.50'	97°42'14"	41.78'
C13	9.50'	90°00'00"	14.92'
C14	1.50'	100°25'46"	2.63'
C15	1.50'	95°28'46"	2.50'
C16	24.50'	66°23'14"	28.39'
C17	9.50'	64°47'27"	10.74'
C18	0.50'	115°12'33"	1.01'
C19	9.50'	75°46'55"	12.57'
C20	9.50'	141°05'	2.36'
C21	24.50'	03°07'11"	1.33'
C22	24.50'	75°35'51"	32.33'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON THE CENTERLINE OF RESEDA DRIVE, THE BEARING BEING N00°14'35"W PER TRACT 3582 (166 M 19).

LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
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- (T) TOTAL
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- () RECORD DATA AS NOTED
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