City of Sunnyvale
Public Works Department/Engineering Division

Map Contents – Template (Use as Guidelines)

Latest Updates: July 2013

OWNER'S STATEMENTS

Owner 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.

Street Dedication (easement)

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".

Street Dedication (fee)

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

Emergency Vehicle Access Easement (EVAE)

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT). PARKING STALLS NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE EVAE.

Public Utility Easement (PUE)

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).

Public Sidewalk Easement (PSWE)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE RIGHT TO CONSTRUCT, INSTALL, USE, REPAIR, AND REPLACE PUBLIC SIDEWALKS OVER THE LAND DESIGNATED AND DELINEATED AS "P.S.W.E." (PUBLIC SIDEWALK EASEMENT).

Traffic Signal Easement (TSE)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TRAFFIC SIGNAL FACILITIES AND ALL APPURTENANCES OVER THE LAND DELINEATED HEREON AND DESIGNED AS "T.S.E." (TRAFFIC SIGNAL EASEMENT).

Access Prohibition
THIS MAP PROHIBITS LOT _____ THE RIGHTS OF DIRECT VEHICULAR AND/OR PEDESTRIAN INGRESS AND EGRESS TO THE _____ STREET RIGHT-OF-WAY.

Private Streets
WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS "___ TERRACE". THE PRIVATE STREETS CONTAINED WITH THIS MAP ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

Private Vehicular and Pedestrian Ingress and Egress Easement (PIEE)
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 ___ AS DELINEATED HEREON AND DESIGNATED AS "P.I.E.E." (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. PARKING STALLS NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE P.I.E.E.

Private Water, Storm, Fire, Sanitary Sewer Easements
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 ___ 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), "P.S.S.E." (PRIVATE SANITARY SEWER EASEMENT). 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.

Pedestrian Realm Easement

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.

Private Landscape Easement

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.

Private Wall Easement

WE ALSO HEREBY RESERVE A PRIVATE EASEMENT FOR WALL CONSTRUCTION PURPOSES DESIGNATED AND DELINEATED AS "P.W.E." (PRIVATE WALL EASEMENT). THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE WALL 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.

Keep "Open and Free"

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.

Common Area Lot

"LOT A" OR A LIST OF LOTS/PARCELS, DESIGNATED ON THE HEREIN MAP, IS COMMON AREA FOR THE EXCLUSIVE USE OF THE RESIDENTS AND VISITORS OF THIS SUBDIVISION. 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.

OWNER'S ACKNOWLEDGEMENT – SEE CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT (NOTARY PUBLIC)

SURVEYOR'S / ENGINEER'S STATEMENT (Final map)

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 _____ ON _____. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE _____, 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.

(NAME)
LICENSE NO.

SURVEYOR'S / ENGINEER'S STATEMENT (Parcel map)

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA / AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF _____ ON _____. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALY APPROVED TENTATIVE MAP, IF ANY.

(NAME)
LICENSE NO.

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. _____ 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:_____ BY:_____

KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

CERTIFICATE OF ABANDONMENT (Final map)

THE _____ EASEMENT(S) AS DELINEATED AND DEDICATED FOR PUBLIC USE ON TRACT MAP NO. _____ RECORDED IN BOOK ___ OF MAPS, PAGES _____, AND NOT SHOWN HEREON IS/ARE ABANDONED PURSUANT TO GOVERNMENT CODE SECTION 66434.(g) OF THE SUBDIVISION MAP ACT.

BY: _____

KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

CERTIFICATE OF ABANDONMENT (Parcel map)

THE _____ EASEMENT(S) AS DELINEATED AND DEDICATED FOR PUBLIC USE ON THAT CERTAIN MAP RECORDED IN BOOK ___ OF MAPS, PAGES _____, AND NOT SHOWN HEREON IS/ARE ABANDONED PURSUANT TO GOVERNMENT CODE SECTION 66445.(j) OF THE SUBDIVISION MAP ACT.

BY: _____

KENT STEFFENS
DIRECTOR OF PUBLIC WORKS
CITY OF SUNNYVALE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20___, AT _____ __M. IN BOOK _____ OF _____, AT PAGES _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF _____.

FILE NO.:

REGINA ALCOMENDRAS
COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY:_____
DEPUTY

SOIL REPORT NOTE

A SOILS REPORT HAS BEEN PREPARED BY _____, ENTITLED "_____", DATED _____, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT _____ / PARCEL MAP; 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:_____

MANUEL PINEDA
CITY ENGINEER
RCE #60588
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE:_____ BY:_____

ROGER HIGDON
RCE #21755

CERTIFICATE OF ACCEPTANCE OF DEDICATION AND CONSENT OF MAP APPROVAL (Parcel map)

THIS IS TO CERTIFY THAT ALL DEDICATIONS OF EASEMENTS, PUBLIC STREETS, RIGHTS-OF-WAY OR OTHER INTERESTS IN, OVER OR UPON THE REAL PROPERTY AS SHOWN AND DESIGNATED ON THIS MAP BEING OFFERED TO THE CITY OF SUNNYVALE, A MUNICIPAL CORPORATION, IS HEREBY ACCEPTED UPON COMPLETION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS AND CONSENT TO RECORD IS GIVEN BY THE UNDERSIGNED DIRECTOR OF PUBLIC WORKS ON BEHALF OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE PURSUANT TO AUTHORITY CONFERRED BY SUNNYVALE MUNICIPAL CODE, SECTION 18.04.030 (d)(3) AND 18.20.280 (c).

DATED: _____ BY:_____

KENT STEFFENS
DIRECTOR OF PUBLIC WORKS
CITY OF SUNNYVALE

CERTIFICATE OF CONSENT OF MAP APPROVAL (Parcel map without dedications)

THE UNDERSIGNED DIRECTOR OF PUBLIC WORKS HEREBY CERTIFIES APPROVAL OF THIS PARCEL MAP ON BEHALF OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE IS PURSUANT TO AUTHORITY CONFERRED BY SUNNYVALE MUNICIPAL CODE SECTION 18.04.030 (d)(3).

DATED: _____ BY:_____

KENT STEFFENS
DIRECTOR OF PUBLIC WORKS
CITY OF SUNNYVALE