

City of Sunnyvale
Public Works Department/Engineering Division

Map Contents – Template (Use as Guidelines)

Latest Updates: 10/11/11

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.

WE ALSO HEREBY DEDICATE TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS DELINEATED HEREON AND DESIGNATED AS "STREET HEREIN DEDICATED", AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND PORTIONS THEREOF.

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

WE ALSO HEREBY DEDICATE TO 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 ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR STREET TREE PURPOSE OVER THE LAND DELINEATED HEREON AND DESIGNATED AS "S.T.E." (STREET TREE EASEMENT). TREES PLANTED WITHIN SUCH EASEMENT SHALL NOT BE PLANTED OR REMOVED WITHOUT WRITTEN CONSENT FROM THE CITY OF SUNNYVALE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR PUBLIC SIDEWALKS OVER THE LAND DESIGNATED AND DELINEATED AS "P.S.W.E." (PUBLIC SIDEWALK EASEMENT).

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR TRAFFIC SIGNAL PURPOSES OVER THE LAND DELINEATED HEREON AND DESIGNED AS "T.S.E." (TRAFFIC SIGNAL EASEMENT). SUCH EASEMENT SHALL BE KEPT FREE AND CLEAR OF BUILDINGS AND STRUCTURES OF ANY KIND.

THIS MAP PROHIBITS ANY LOTS FROM VEHICULAR ACCESS TO AND FROM ____ STREETS.

WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS "____ TERRACE". THE PRIVATE STREETS CONTAINED WITH THIS TRACT 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 LOT ____ 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 A PRIVATE EASEMENT FOR ACCESS PURPOSES ON LOT ____ FOR THE BENEFIT OF LOT ____.

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). 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.

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

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. _____. 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 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.
LIC. EXP. DATE

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 CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

(NAME)
LICENSE NO.
LIC. EXP. 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. _____ 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: _____
(NAME)
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

CERTIFICATE OF ABANDONMENT

THE _____ EASEMENT(S) AS DELINEATED AND DEDICATED FOR PUBLIC USE ON TRACT MAP NO. _____ RECORDED IN BOOK _____, PAGES _____, _____, AND NOT SHOWN HEREON IS/ARE ABANDONED PURSUANT TO GOVERNMENT SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT.

BY: _____
(NAME)
CITY CLERK
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: _____
MARK ROGGE
CITY ENGINEER
RCE #56888
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 AND CONSENT TO RECORD 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 PURSUANT TO AUTHORITY CONFERRED BY SUNNYVALE MUNICIPAL CODE SECTIONS 18.04.030 (d)(3) AND 18.20.280 (c).

DATED: _____

BY: _____

KENT STEFFENS
DIRECTOR OF PUBLIC WORKS
CITY OF SUNNYVALE