

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW  
APPROVING THE FINAL MAP OF TRACT NO. 10395, 1958 LATHAM STREET, ACCEPTING  
DEDICATIONS, AND MAKING FINDINGS AS REQUIRED BY THE CITY CODE

WHEREAS, on December 10, 2019, the City Council adopted Resolution No. 18413, Series 2019, approving the Vesting Tentative Map of the subdivision hereafter referred to; and

WHEREAS, the Governor of California filed State Assembly Bill 1561 with the Secretary of State on September 28, 2020, granting an eighteen (18) month extension for housing entitlements, as defined, that were issued before, and were in effect on, March 4, 2020, and that would expire before December 31, 2021; and

WHEREAS, the subdivider has filed with the City the final map for said subdivision entitled Tract No. 10395; and

WHEREAS, the City Council has received and considered a report dated May 23, 2023 from the Public Works Director recommending approval of said final map; now, therefore, be it

RESOLVED: by the City Council of the City of Mountain View that pursuant to Section 28.32(b) of the Mountain View City Code and Section 66458 of the Government Code, the Council hereby finds that said final map conforms to all the requirements of the Subdivision Map Act and of Chapter 28 of the Mountain View City Code applicable at the time of approval of the tentative map, and all rulings made thereunder; and be it

FURTHER RESOLVED: that pursuant to Section 28.8 of the Mountain View City Code and Section 66473.5 of the Government Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan of the City, including the Open Space and Conservation Elements of the Environmental Management Chapter thereto, and with any applicable specific plans of the City; and be it

FURTHER RESOLVED: that the final map of Tract No. 10395, 1958 Latham Street, attached hereto as Exhibit A, is hereby approved; and be it

FURTHER RESOLVED: that pursuant to Section 28.32(b) of the Mountain View City Code and Section 66477.1 of the Government Code, all offers of dedication of land for public use made by said final map are hereby accepted.

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LL/8/RESO  
979-05-23-23r

Exhibit: A. Final Map

**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 THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED AND DELINEATED AS "P.U.E." (PUBLIC UTILITY EASEMENT) FOR SUCH USE AS SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAINS, PUBLIC UTILITIES INCLUDING ELECTRIC, COMMUNICATION, AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES, AND APPURTENANCES THEREOF.

AS OWNER:

JASON KIM LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FENG BI, GENERAL PARTNER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JASON KIM, GENERAL PARTNER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RANDY BROWELEIT, GENERAL PARTNER

**TRACT NO. 10395  
LATHAM TERRACE**

**A ONE LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF SIX RESIDENTIAL CONDOMINIUMS**

**AT THE LOCATION COMMONLY KNOWN AS 1958 LATHAM STREET,  
BEING A RESUBDIVISION OF A PORTION OF LOT 16 AS SHOWN  
UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE SUBDIVISION  
OF THE PROPERTY OF C. CASTRO BEING A PORTION OF THE  
RANCHO PASTORIA DE BORREGAS" WHICH MAP WAS FILED FOR  
RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF  
SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 6, 1886 IN  
BOOK "B" OF MAPS AT PAGE 32, AND LYING ENTIRELY WITHIN  
THE CITY OF MOUNTAIN VIEW,  
COUNTY OF SANTA CLARA, CALIFORNIA**

**MARCH 2023**

**SURVEYOR'S NARRATIVE REGARDING BOUNDARY RESOLUTION**

IN THE RESOLUTION OF THE BOUNDARY PRESENTED HEREON, THE SURVEY TEAM REVIEWED 14 MAPS IN THE GENERAL VICINITY OF THE SUBJECT LOT. OF THOSE, ONLY 102M55 SHOWED THE CENTER LINE AND RIGHT-OF-WAY LINES ALONG LATHAM STREET DIRECTLY IN FRONT OF THE SUBJECT LOT. HAVING BEEN RECORDED IN 1959, NEITHER THE MEASURING STANDARDS NOR THE DRAFTING STANDARDS WERE OF AS HIGH A QUALITY AS WE NOW EXPECT IN 2020. FURTHERMORE, OF THE 13 STREET MONUMENTS SHOWN ON THIS MAP, OUR SURVEY TEAM WAS ONLY ABLE TO LOCATE FOUR. THREE OF THE FOUND MONUMENTS ARE ALONG RENGSTORFF AVENUE, AND ARE REASONABLY (THOUGH NOT PERFECTLY) POSITIONED WITH RESPECT TO EACH OTHER. THEIR RELATIONSHIP WITH THE FOURTH FOUND MONUMENT (AT ESCUELA AND CALIFORNIA), HOWEVER, IS NOT WITHIN ACCEPTABLE SURVEY TOLERANCES. ADDITIONALLY, THE BEARING OF THE CURBS ALONG THE STRAIGHT PORTION OF LATHAM STREET DIRECTLY IN FRONT OF THE SUBJECT LOT DOES NOT AGREE WITH THE RECORD BEARING IF WE HOLD THE FOUND MONUMENTS ALONG RENGSTORFF AVENUE EXACTLY. CONSEQUENTLY, WE CHOSE TO EVALUATE OTHER EVIDENCE OF OCCUPATION, HOLD THE CLOSEST MONUMENT, ROTATE OUR BOUNDARY SUCH THAT THE BEARINGS ALONG LATHAM STREET AGREE, AND SHOW THE RESULTANT ROTATIONAL ERROR AT ALL OTHER FOUND MONUMENTS. RELATIVE TO THE EVIDENCE OF OCCUPATION FOR ALL ADJOINERS, THERE IS NO SIGNIFICANT CONTROVERSY WITH RESPECT TO THE SIZE AND SHAPE OF THE SUBJECT LOT AS PRESENTED.

**CITY ACCEPTANCE STATEMENT**

I, HEATHER GLASER, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL DID AT ITS

\_\_\_\_\_ MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ MAKE ALL FINDINGS REQUIRED PURSUANT TO ARTICLE VII OF CHAPTER 28 OF THE MOUNTAIN VIEW CITY CODE AND DID DULY APPROVE THE WITHIN FINAL MAP OF TRACT NO. 10395 AND DID ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION THEREON FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

HEATHER GLASER, CITY CLERK  
AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF  
MOUNTAIN VIEW, CALIFORNIA

DATE: \_\_\_\_\_ RESOLUTION NO. \_\_\_\_\_

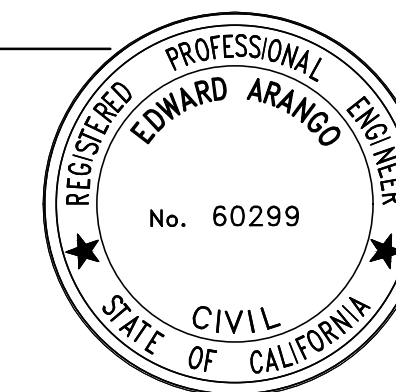
**GEOTECHNICAL REPORT**

A GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION REPORT, PROPOSED SIX-UNIT TOWNHOUSE SUBDIVISION AT 1958 LATHAM STREET, MOUNTAIN VIEW, CA" AND DATED AUGUST 12, 2016 WAS PREPARED BY CAPEX ENGINEERING, INC., PROJECT NO. 10821 AND SIGNED BY GARY HSU, R.C.E. #48709. AN UPDATE TO SAID GEOTECHNICAL INVESTIGATION REPORT ENTITLED "GEOLOGIC SCREENING INVESTIGATION FOR PROPERTY AT 1958 LATHAM STREET, MOUNTAIN VIEW CA 94040 APN 154-21-017" AND DATED NOVEMBER 6, 2017 WAS PREPARED BY LOUIS A. RICHARDSON, P.G., C.E.G. CONSULTING ENGINEERING GEOLOGIST, PROJ. 1061.28 AND SIGNED BY LOUIS A. RICHARDSON, C.E.G. #1085.

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON DECEMBER 10, 2019, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

EDWARD ARANGO, CITY ENGINEER  
R.C.E. 60299  
CITY OF MOUNTAIN VIEW  
SANTA CLARA COUNTY, CALIFORNIA



I, TIMOTHY Y. KO, A LICENSED CIVIL ENGINEER FOR THE CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

TIMOTHY Y. KO  
R.C.E. 27089



**COUNTY RECORDER'S STATEMENT**

FILE NO.: \_\_\_\_\_ FEE: \_\_\_\_\_ PAID: \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
OF MAPS, AT PAGES \_\_\_\_\_, SANTA CLARA COUNTY RECORDS,  
AT THE REQUEST OF JASON KIM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

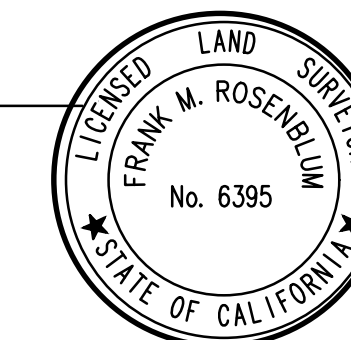
REGINA ALCOMENDRAS, COUNTY RECORDER

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

**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 JASON KIM LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON JUNE 22, 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER STATED AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FRANK M. ROSENBLUM, P.L.S. 6395



DATE: \_\_\_\_\_

**U&R UNDERWOOD & ROSENBLUM, INC.**  
civil engineers and surveyors  
1630 Oakland Road, Suite A114, San Jose, CA 95131  
(408) 453-1222 www.uandr.com

# TRACT NO. 10395

## LATHAM TERRACE

A ONE LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF SIX RESIDENTIAL CONDOMINIUMS

AT THE LOCATION COMMONLY KNOWN AS 1958 LATHAM STREET,  
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SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 6, 1886 IN  
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COUNTY OF SANTA CLARA, CALIFORNIA

MARCH 2023

### OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_, 20\_\_ 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 \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY'S SIGNATURE \_\_\_\_\_

PRINTED NOTARY'S NAME \_\_\_\_\_

NOTARY'S COUNTY OF PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

NOTARY'S COMMISSION NUMBER \_\_\_\_\_

EXPIRATION OF NOTARY'S COMMISSION \_\_\_\_\_

### OWNER'S ACKNOWLEDGEMENT

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STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_, 20\_\_ 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.

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WITNESS MY HAND:

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PRINTED NOTARY'S NAME \_\_\_\_\_

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STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_, 20\_\_ 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 \_\_\_\_\_ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

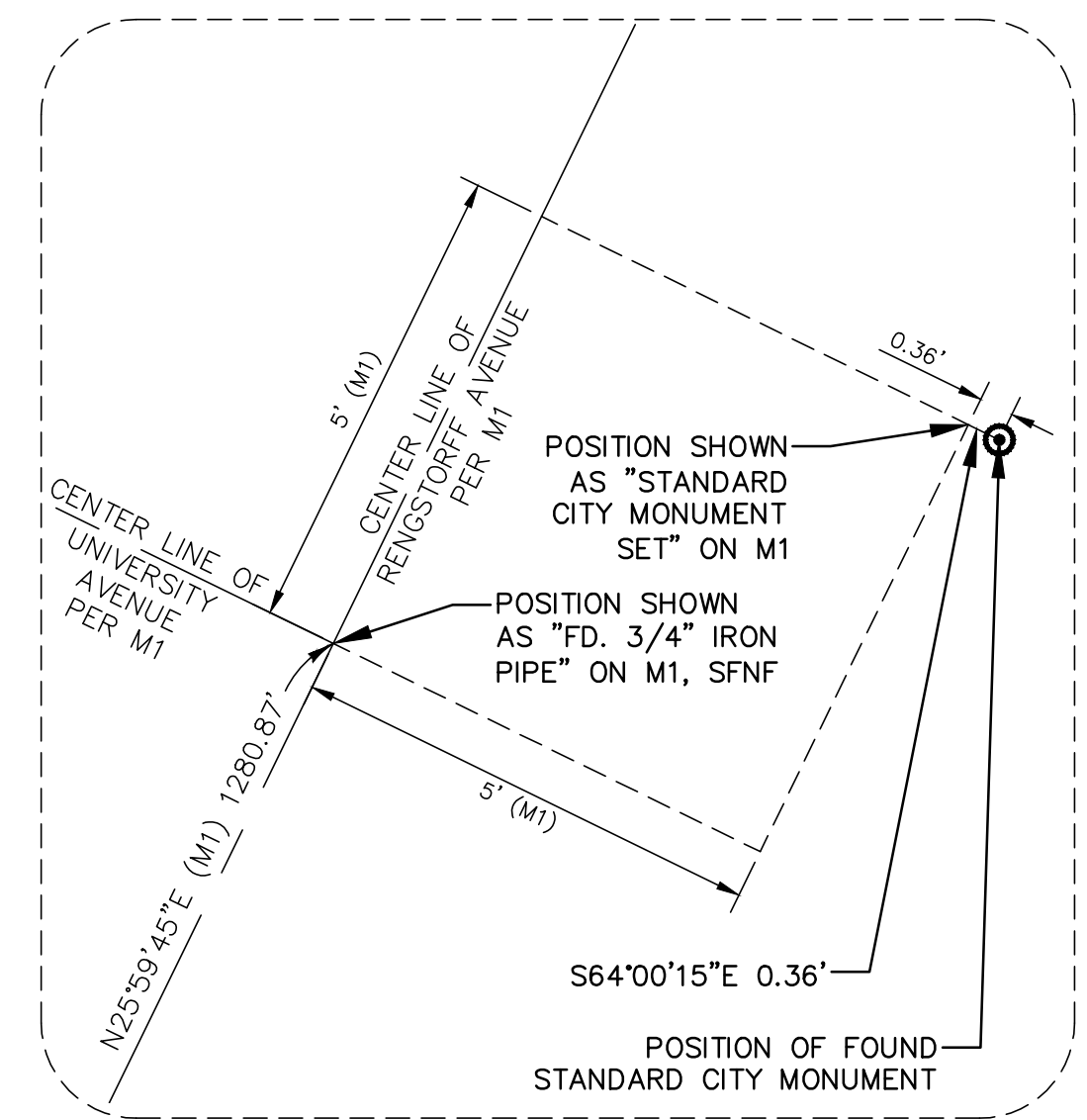
NOTARY'S SIGNATURE \_\_\_\_\_

PRINTED NOTARY'S NAME \_\_\_\_\_

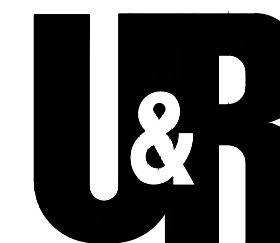
NOTARY'S COUNTY OF PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

NOTARY'S COMMISSION NUMBER \_\_\_\_\_

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DETAIL A: MONUMENT FOUND AT INTERSECTION OF RENGSTORFF AVENUE AND UNIVERSITY AVENUE, NTS



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**LEGEND**

- DISTINCTIVE BORDER
- ADJOINER LOT LINE
- CENTER LINE
- EASEMENT LINE
- DETAIL LINE
- FOUND MONUMENT AS NOTED
- 3/4" IRON PIPE, EMBEDDED IN EARTH, TAGGED "LS 6395"

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS USED FOR THIS MAP IS THE CENTER LINE OF RENGSTORFF AVENUE, NORTH 25°59'45" EAST, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FEBRUARY 25, 1959, IN BOOK 102 OF MAPS AT PAGE 55, OFFICIAL RECORDS, COUNTY OF SANTA CLARA, CALIFORNIA.

**NOTES:**

- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP AND CONTAINS A GROSS AREA OF 16,751± SQUARE FEET (0.385± ACRES).
- ALL DISTANCES PRESENTED HEREON ARE IN FEET AND DECIMALS THEREOF.
- ALL ON SITE EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH CORRESPONDING LOT LINES.
- SOME CORNER MONUMENTS ARE TO BE OFFSET FROM LOT CORNERS AS SHOWN DUE TO EXISTING FENCES, PROPOSED FENCES, AND/OR HARDSCAPE TO BE CONSTRUCTED.

# TRACT NO. 10395 LATHAM TERRACE

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MARCH 2023

**DOCUMENT REFERENCES:**

- M1 RECORD OF SURVEY, 102 M 55, 1959-02-25
- M2 SUBDIVISION MAP, "B" M 32, 1886-01-06
- M3 RECORD OF SURVEY, 475 M 46-47, 1980-11-25
- M4 [MAP OF] TRACT NO. 5627, 352 M 43, 1975-03-18
- D1 GRANT DEED, 2055 OR 288-289, 1950-09-18
- D2 EASEMENT (DEED), 4001 OR 270-271, 1958-02-07
- D3 GRANT DEED, DOC. 22509541, 2014-01-31

RECORD INFORMATION IS PRESENTED IN PARENTHESES ().

**ABBREVIATIONS:**

- Δ INCLUDED (DELTA) ANGLE
- C/L CENTER LINE
- DOC. DOCUMENT
- E EAST
- FC FACE OF CURB
- L LENGTH
- LS LAND SURVEYOR
- M (OF) MAPS
- MON MONUMENT
- N NORTH
- NO. NUMBER
- NTS NOT TO SCALE
- OR (OF) OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- RCE REGISTERED CIVIL ENGINEER
- RE REGISTERED (CIVIL) ENGINEER
- S SOUTH
- SFNF SEARCHED FOR, NOT FOUND
- W WEST

LANDS OF RICHARD TOD SPIEKER AND CATHERINE R. SPIEKER, HUSBAND AND WIFE  
DOC. 18603981, 2005-09-23

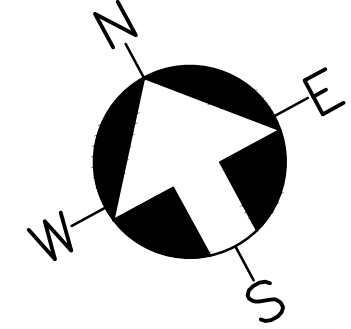
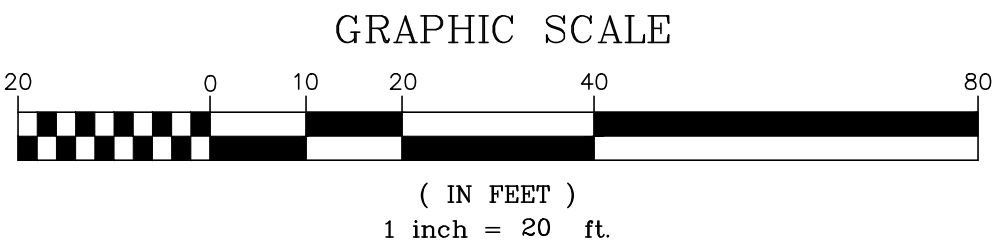
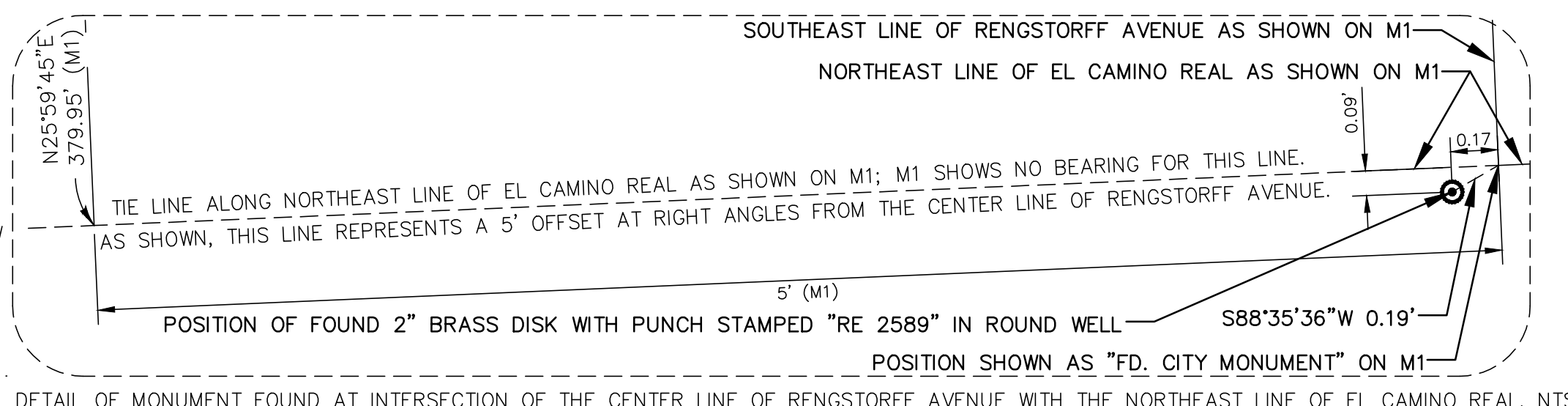
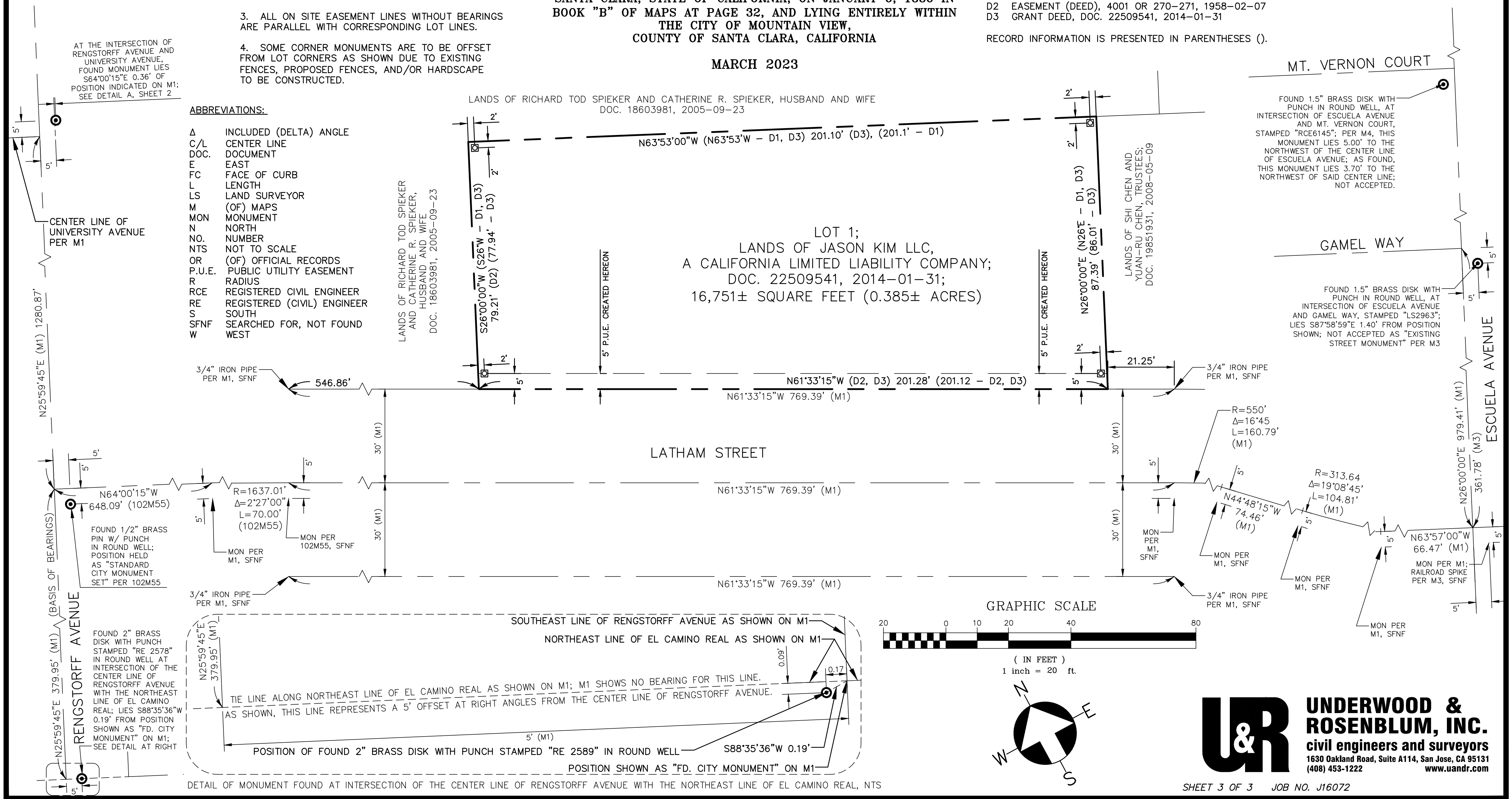
LOT 1;  
LANDS OF JASON KIM LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY;  
DOC. 22509541, 2014-01-31;  
16,751± SQUARE FEET (0.385± ACRES)

AT THE INTERSECTION OF RENGSTORFF AVENUE AND UNIVERSITY AVENUE, FOUND MONUMENT LIES S64°00'15"E 0.36' OF POSITION INDICATED ON M1; SEE DETAIL A, SHEET 2

CALIFORNIA STREET  
FOUND 1.5" BRASS DISK WITH PUNCH IN ROUND WELL, AT INTERSECTION OF ESCUELA AVENUE AND CALIFORNIA STREET, STAMPED "LS2963"; LIES N65°39'26"E 2.13' FROM POSITION SHOWN; NOT ACCEPTED AS "CITY MONUMENT" PER M1

MT. VERNON COURT  
FOUND 1.5" BRASS DISK WITH PUNCH IN ROUND WELL, AT INTERSECTION OF ESCUELA AVENUE AND MT. VERNON COURT, STAMPED "RCE6145"; PER M4, THIS MONUMENT LIES 5.00' TO THE NORTHWEST OF THE CENTER LINE OF ESCUELA AVENUE; AS FOUND, THIS MONUMENT LIES 3.70' TO THE NORTHWEST OF SAID CENTER LINE; NOT ACCEPTED.

GAMEL WAY  
FOUND 1.5" BRASS DISK WITH PUNCH IN ROUND WELL, AT INTERSECTION OF ESCUELA AVENUE AND GAMEL WAY, STAMPED "LS2963"; LIES S87°58'59"E 1.40' FROM POSITION SHOWN; NOT ACCEPTED AS "EXISTING STREET MONUMENT" PER M3



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