

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 10494,
315 TO 319 SIERRA VISTA AVENUE, ACCEPTING DEDICATIONS
AND MAKING FINDINGS AS REQUIRED BY THE CITY CODE

WHEREAS, on September 11, 2018, the City Council adopted Resolution No. 18242, Series 2018, approving the vesting tentative map of the subdivision hereafter referred to; and

WHEREAS, the subdivider has filed with the City the final map for said subdivision entitled Tract No. 10494; and

WHEREAS, the City Council has received and considered a report dated October 15, 2019 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 as follows:

1. 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.

2. Pursuant to Section 28.70 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.

3. The final map of Tract No. 10494, 315 to 319 Sierra Vista Avenue, is hereby approved.

4. 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.

SV/2/RESO
929-10-15-19r

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

WE ALSO HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF MOUNTAIN VIEW ALL OF LOT B AS SHOWN UPON THIS MAP FOR PUBLIC STREET AND UTILITY PURPOSES, TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (P.U.E.), 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 EASEMENTS 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.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC SERVICE EASEMENT" (P.S.E.), FOR SUCH USE AS 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 SERVICE EASEMENTS 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.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR ONLY WATER METER PURPOSES, TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RENEW, REPLACE, OPERATE AND USE WATER METERS AND APPURTENANCES, UNDER, UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS W.M.E. (PUBLIC WATER METER EASEMENT), SAID EASEMENTS TO 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. THE CITY OF MOUNTAIN VIEW IS NOT RESPONSIBLE FOR PRIVATE OR PUBLIC UTILITIES THAT ARE WITHIN OR ACROSS SAID EASEMENT.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, AN EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES ACROSS THOSE AREAS DESIGNATED ON THIS MAP AS "EMERGENCY VEHICLE ACCESS EASEMENT" (E.V.A.E.).

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "P.I.E.E." (PRIVATE INGRESS AND EGRESS EASEMENT) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 15 SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS, RECIPROCAL RIGHTS FOR INGRESS AND EGRESS. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT), "P.S.S.E." (PRIVATE SANITARY SEWER EASEMENT), AND "P.W.E." (PRIVATE WATER EASEMENT) ARE RESERVED FOR USE BY THE OWNERS OF LOTS 1 THROUGH 15 FOR THE INSTALLATION AND MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES, SURFACE DRAINAGE OF STORM WATER, PRIVATE SANITARY SEWER FACILITIES, PRIVATE WATER AND FIRE SERVICE FACILITIES. THESE PRIVATE EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE MAINTENANCE AND REPAIR OF PRIVATE DRAINAGE FACILITIES, PRIVATE SANITARY SEWER FACILITIES AND PRIVATE WATER FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "R.E.E." (ROOF EAVE EASEMENT) ARE RESERVED FOR BUILDING ROOF OVERHANG PURPOSES, WITH THE RIGHT TO CONSTRUCT, USE, REPAIR, BUILDING ROOF OVERHANGS ABOVE GROUND.

"LOT A" IS NOT OFFERED FOR DEDICATION AND IS RESERVED FOR THE FUTURE CONVEYANCE TO THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. "LOT A" INCLUDES A "COMMON AREA" FOR COMMON SPACE AND A PRIVATE STREETS KNOWN AS "XAVIER STREET, CHEYENNE COURT AND MACARTHUR COURT" AND IS NOT DEDICATED FOR THE USE BY THE GENERAL PUBLIC BUT RESERVED FOR THE USE OF THE HOMEOWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, PARKING, UTILITIES, DRAINAGE, INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS MAP.

AS OWNER: CLASSIC 315 SIERRA VISTA, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: CLASSIC COMMUNITIES, INC., A CALIFORNIA CORPORATION ITS: GENERAL PARTNER

BY: ADAM KATES ITS: VICE PRESIDENT

SOILS/GEOTECHNICAL REPORT NOTE

A GEOTECHNICAL REPORT ENTITLED "315-319 SIERRA VISTA AVENUE, MOUNTAIN VIEW, CALIFORNIA" AND DATED AUGUST 14, 2018 WAS PREPARED BY CORNERSTONE EARTH GROUP, PROJECT NO. 160-28-1 AND SIGNED BY SCOTT E. FITINGHOFF, G.E. NO. 2379.

TRACT NO. 10494

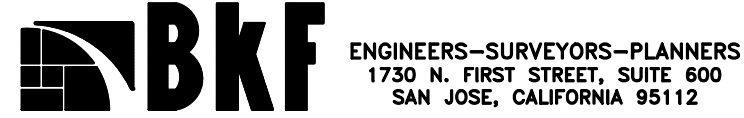
15 UNIT TOWNHOUSES AND 1 COMMON LOT 315-319 SIERRA VISTA AVENUE

CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF LOT 47, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF ORO LOMA ACRES", FILED FOR RECORD ON JULY 24, 1930 IN BOOK Y OF MAPS AT PAGES 18 AND 19, RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

DATE: AUGUST 2019



OWNER ACKNOWLEDGMENT

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 _____ COUNTY OF _____ SS.

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 CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE: _____

PRINTED NAME: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION No.: _____

COMMISSION EXPIRATION DATE: _____

TRUSTEE'S STATEMENT

COMERICA BANK, TRUSTEE UNDER DEED OF TRUST, RECORDED DECEMBER 7, 2017 AS DOCUMENT NO. 23821485, OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENT ON BEHALF OF THE BENEFICIARY TO THE MAKING AND FILING OF THIS MAP.

BY: COMERICA BANK

NAME: _____

TITLE: _____

TRUSTEE ACKNOWLEDGMENT

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 _____ COUNTY OF _____ SS.

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 CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE: _____

PRINTED NAME: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION No.: _____

COMMISSION EXPIRATION DATE: _____

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 INC., ON NOVEMBER, 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND CORRECT AS SHOWN; AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 31, 2021; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: DAVIS THRESH P.L.S. NO. 6868



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN FINAL MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON APRIL 5, 2016 AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: JACQUELINE ANDREWS SOLOMON, CITY ENGINEER R.C.E. NO. 57093 CITY ENGINEER, 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.

DATE: TIMOTHY Y. KO R.C.E. NO. 27089



CITY ACCEPTANCE STATEMENT

I, LISA NATUSCH, 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. 10494, AND DID ACCEPT SUBJECT TO IMPROVEMENT ON BEHALF OF THE PUBLIC, ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION THEREON FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

DATE: _____

RESOLUTION NO. _____

LISA NATUSCH, MMC CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW, CALIFORNIA

CERTIFICATE OF DEDICATION

THE CITY OF MOUNTAIN VIEW SHALL RECONVEY LOT B TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTIONS THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

OWNER'S NAME: CLASSIC COMMUNITIES, INC. ADDRESS: 1068 E MEADOW CIRCLE CITY/STATE: PALO ALTO, CALIFORNIA

RECORDER'S STATEMENT

FILE NO. _____ FEE \$ _____ PAID _____

FILED IN BOOK _____ OF MAPS, AT PAGES _____

SANTA CLARA COUNTY RECORDS, THIS _____ DAY OF _____, 20____,

AT _____ M., AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER SANTA CLARA COUNTY, CALIFORNIA

BY: DEPUTY

TRACT NO. 10494

15 UNIT TOWNHOUSES AND 1 COMMON LOT
315-319 SIERRA VISTA AVENUE
 CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF LOT 47, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF ORO LOMA ACRES", FILED FOR RECORD ON JULY 24, 1930 IN BOOK Y OF MAPS AT PAGES 18 AND 19, RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN
 CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1" = 20'

DATE: AUGUST 2019



ENGINEERS-SURVEYORS-PLANNERS
 1730 N. FIRST STREET, SUITE 600
 SAN JOSE, CALIFORNIA 95112

BASIS OF BEARINGS

THE BEARING N26°02'04"E OF THE MONUMENT LINE OF SIERRA VISTA AVENUE, BETWEEN FOUND MONUMENTS, AS SHOWN ON MAP OF TRACT NO. 10373, FILED FOR RECORD ON DECEMBER 20, 2016 IN BOOK 900 OF MAPS AT PAGES 28 THROUGH 31, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

MAP NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 1.000 AC±(GROSS) OR 0.902 AC±(NET).
- DUE TO ROUNDING, INCREMENTS MAY NOT EQUAL OVERALL DIMENSIONS.
- EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH OR PERPENDICULAR TO ADJACENT LOT AND/OR EASEMENT LINES.

MAP REFERENCES (RECORDS OF SANTA CLARA CO.)

- (R1) Y MAPS 18-19
- (R2) ROS 275 M 13
- (R3) ROS 316 M 10
- (R4) PARCEL MAP, 391 M 13
- (R5) TRACT NO. 10373, 900 M 28-31
- (R6) TRACT NO. 6435, 426 M 39

LEGEND

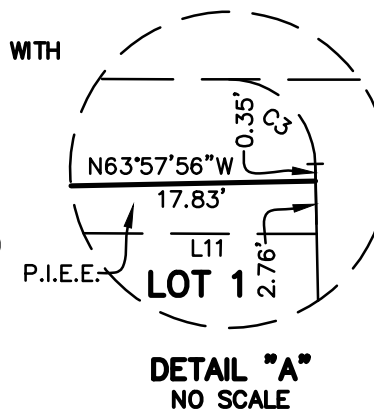
- FOUND MONUMENT, AS NOTED ON MAP
- ⊙ SET 2-1/2" BRASS DISK WITH PUNCH MARK AND STAMPED "LS 6868", IN CONCRETE BASE, INSIDE MONUMENT WELL WITH FRAME AND COVER
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "LS 6868"
- DISTINCTIVE BORDER LINE
- MONUMENT LINE
- - - CENTER LINE
- LOT LINE
- - - EASEMENT LINE
- CL-CL CENTER LINE TO CENTER LINE DISTANCE
- PL-CL PROPERTY LINE TO CENTER LINE DISTANCE
- IP-IP IRON PIPE TO IRON PIPE DISTANCE
- M-M MONUMENT TO MONUMENT DISTANCE
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.I.E.E. PRIVATE INGRESS EGRESS EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- R.E.E. ROOF EAVE EASEMENT
- W.M.E. PUBLIC WATER METER EASEMENT
- (T) TOTAL DISTANCE VALUE
- (R) RADIAL BEARING

EASEMENTS OF RECORD

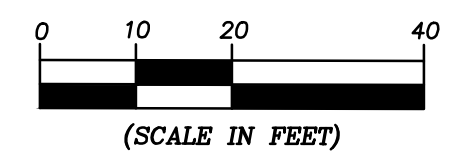
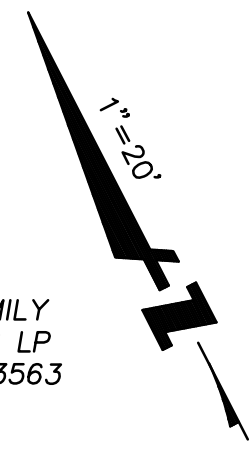
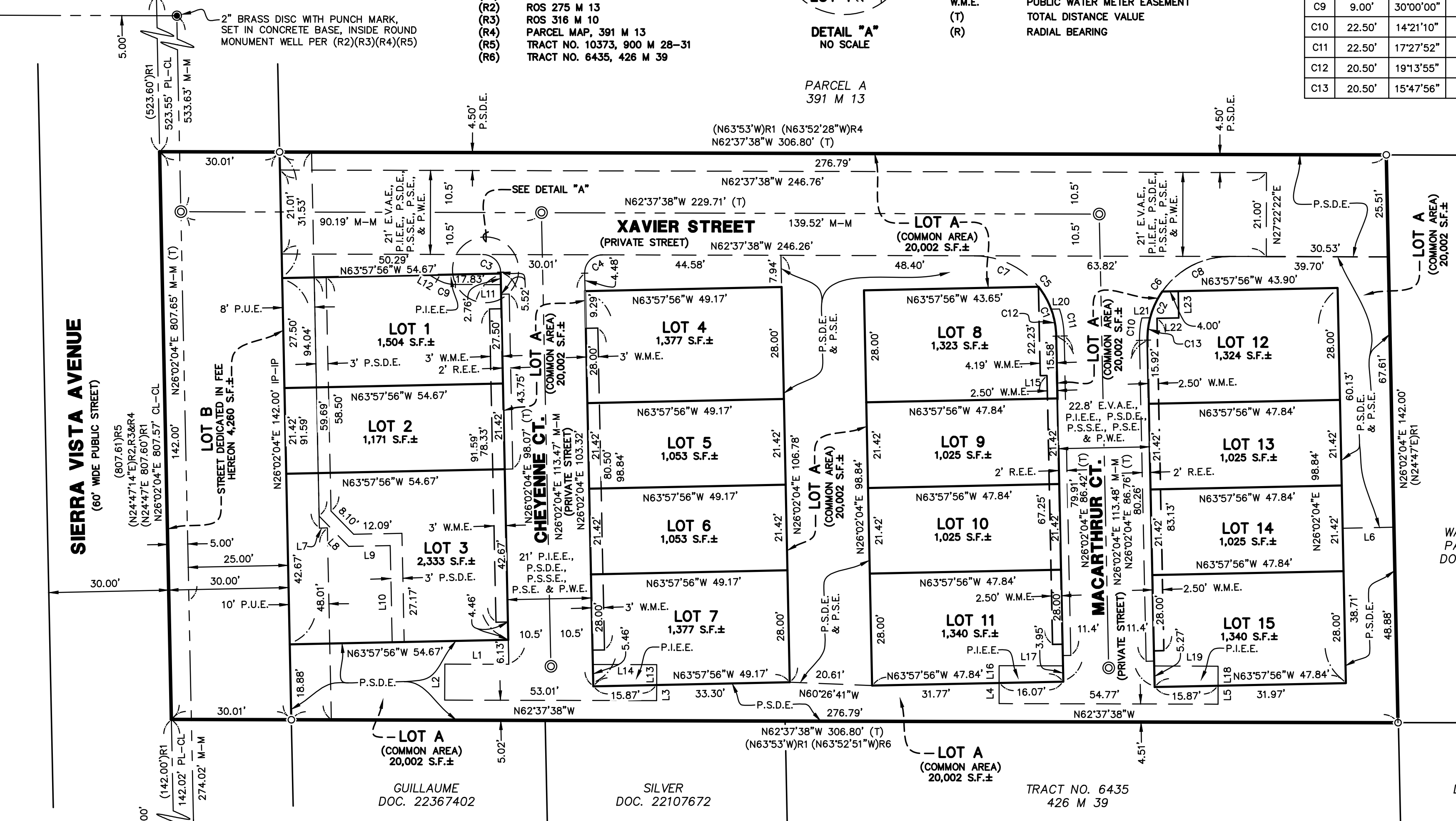
563 O.R. 422 - 4/28/1931
 EASEMENT FOR POLE LINE, WRES & ACCESS WITHIN SIERRA VISTA AVENUE

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	20.50'	37°17'57"	13.35'
C2	20.50'	36°06'29"	12.92'
C3	4.50'	88°39'42"	6.96'
C4	4.50'	91°20'18"	7.17'
C5	20.50'	88°39'42"	31.72'
C6	20.50'	91°20'18"	32.68'
C7	20.50'	51°21'45"	18.38'
C8	20.50'	55°13'49"	19.76'
C9	9.00'	30°00'00"	4.71'
C10	22.50'	14°21'10"	5.64'
C11	22.50'	17°27'52"	6.86'
C12	20.50'	19°13'55"	6.88'
C13	20.50'	15°47'56"	5.65'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°37'38"W	16.01'
L2	N27°22'22"E	9.00'
L3	N27°22'22"E	3.91'
L4	N27°19'04"E	5.16'
L5	N27°22'22"E	4.61'
L6	N63°57'56"W	12.83'
L7	N63°57'56"W	2.00'
L8	N17°03'37"W	10.59'
L9	N63°57'56"W	10.39'
L10	N26°02'04"E	24.17'
L11	N62°37'38"W	11.41'
L12	N32°37'38"W	2.28'
L13	N27°22'22"E	5.09'
L14	N62°37'38"W	15.99'
L15	N63°57'56"W	1.69'
L16	N27°19'04"E	4.32'
L17	N62°37'38"W	15.98'
L18	N27°22'22"E	4.89'
L19	N62°37'38"W	15.99'
L20	N63°57'56"W	2.11'
L21	N63°57'56"W	2.07'
L22	N63°57'56"W	5.44'
L23	N26°02'04"E	6.67'



SAN LUIS AVENUE



WANG FAMILY PARTNERS LP
 DOC. 15173563

WANG FAMILY PARTNERS LP
 DOC. 15173563