

TRACT 10481 PORTICO

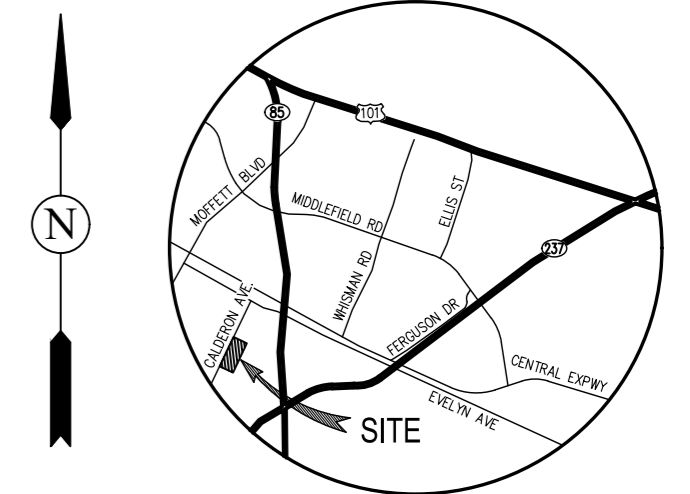
A 3 LOT 16 UNIT RESIDENTIAL SUBDIVISION
FOR CONDOMINIUM PURPOSES
257 AND 279 CALDERON AVENUE
CONSISTING OF 6 SHEETS

BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AS SHOWN UPON THAT
CERTAIN PARCEL MAP FILED IN BOOK 523 OF MAPS AT 41 OF RECORDS OF
SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE CITY OF
MOUNTAIN VIEW, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

MAY 2019



VICINITY MAP

NOT TO SCALE

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 CLEAR TITLE TO SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. THE AREAS DESIGNATED AS CALDERON AVENUE AND WEST DANA STREET WITHIN THE DISTINCTIVE BORDER LINE AS SHOWN UPON THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (PUE) 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 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.
2. WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES ACROSS THOSE AREAS DESIGNATED ON THIS MAP AS "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).
3. WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR ONLY WATER METER PURPOSES, TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RENEW, REPLACE, OPERATE, AND USE WATER METER AND APPURTENANCES, UNDER, UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "WATER METER EASEMENT" (WME). 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 IS NOT RESPONSIBLE FOR PRIVATE OR PUBLIC UTILITIES THAT ARE WITHIN OR ACROSS SAID EASEMENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PRIVATE PURPOSES:

4. THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE STORM DRAIN EASEMENT" (PSDE) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 3 FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND EXCEPT FOR UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM DRAIN FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANT, CONDITIONS AND RESTRICTIONS.
5. THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE SANITARY SEWER EASEMENT" (PSSE) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 3 FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE SANITARY SEWER FACILITIES. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND EXCEPT FOR UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANT, CONDITIONS AND RESTRICTIONS.
6. THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE WATER LINE EASEMENT" (PWLE) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 3 FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER LINE & PRIVATE FIRE SERVICE FACILITIES. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND EXCEPT FOR UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE WATER LINE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANT, CONDITIONS AND RESTRICTIONS.
7. THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE INGRESS AND EGRESS EASEMENT" (PIEE) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 3 SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS AND TENANTS, AS 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 ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANT, CONDITIONS AND RESTRICTIONS.

OWNER'S STATEMENT (CONTINUED)

THE AREAS DESIGNATED AS PARCEL A AND PARCEL B ARE NOT OFFERED FOR DEDICATION AND ARE RESERVED FOR THE FUTURE CONVEYANCE TO THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. SAID PARCELS ARE "COMMON AREAS" AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC AND ARE RESERVED FOR THE USE OF THE HOMEOWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, UTILITIES, DRAINAGE, INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS MAP. PARCEL B INCLUDES THE PRIVATE STREET SHOWN ON THIS MAP.

AS OWNER:

SUMMERHILL CALDERON AVENUE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: SUMMERHILL HOMES LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____ BY: _____
NAME (PRINT): _____ NAME (PRINT): _____
TITLE: _____ TITLE: _____
DATE: _____ DATE: _____

OWNER'S 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 _____ } SS.
COUNTY OF _____ }

ON _____, 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:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL PLACE OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

BENEFICIARY'S STATEMENT

US BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, AS BENEFICIARY UNDER DEED OF TRUST, RECORDED _____, 2019 AS DOCUMENT NO. _____, OF OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
TITLE: _____

BENEFICIARY 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 _____ } SS.
COUNTY OF _____ }

ON _____, 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 NUMBER: _____
COMMISSION EXPIRATION DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 201____, AT _____, IN BOOK _____ OF MAPS AT
PAGES _____ THROUGH _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN
TITLE COMPANY.

FILE NO.: _____ REGINA ALCOMENDRAS, COUNTY RECORDER

FEE: _____ BY: _____
DEPUTY

PAID: _____

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FOR CONDOMINIUM PURPOSES
257 AND 279 CALDERON AVENUE
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

MAY 2019

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 MAY 08, 2018 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.

JACQUELINE ANDREWS SOLOMON, CITY ENGINEER
R.C.E. NO. 57093, EXPIRES ON DECEMBER 31, 2019
CITY ENGINEER, CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA

DATE _____



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. NO. 27089
EXPIRES ON MARCH 31, 2021

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 SUMMERHILL HOMES, LLC, IN JUNE 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021, 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.

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

DATE _____



SOILS / GEOTECHNICAL REPORT NOTE

A GEOTECHNICAL ASSESSMENT WAS PREPARED BY ENGEQ, DATED JANUARY 16, 2018, PROJECT NO. 14060.000.000, SIGNED BY ANDREW FIRMIN, G.E. NO. 3025, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

CERTIFICATE OF DEDICATION

THE CITY OF MOUNTAIN VIEW SHALL RECONVEY CALDERON AVENUE AND WEST DANA STREET 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 PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

OWNER'S NAME: SUMMERHILL CALDERON AVENUE, LLC

ADDRESS: 257 & 279 CALDERON AVENUE

CITY/STATE: MOUNTAIN VIEW, CALIFORNIA

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 _____, 2019 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. 10481, 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.

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

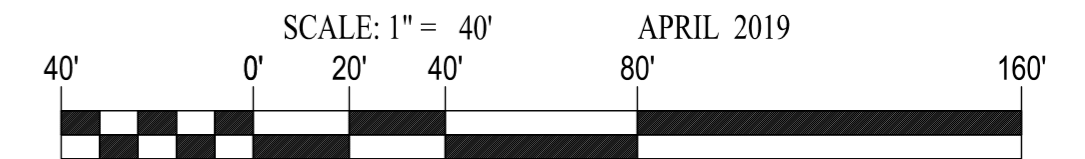
DATE _____ RESOLUTION NO. _____

TRACT 10481 PORTICO

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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CALDERON AVENUE, THE BEARING BEING N26°00'00"E PER 457 M 30.

SITE AREA:

GROSS: 1.372 AC

LEGEND

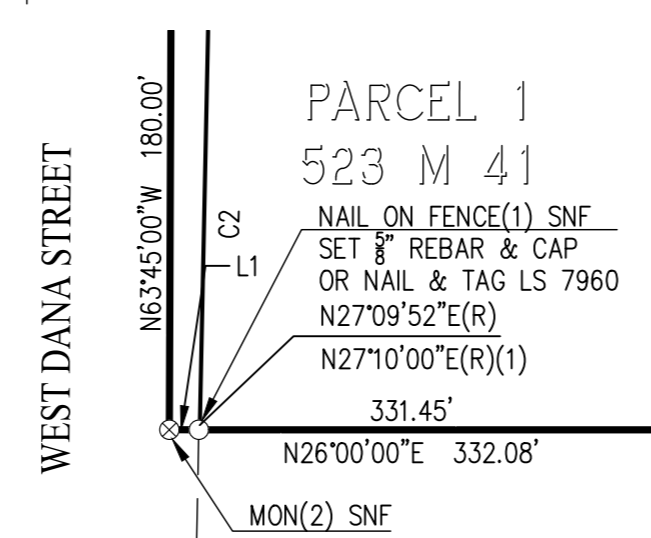
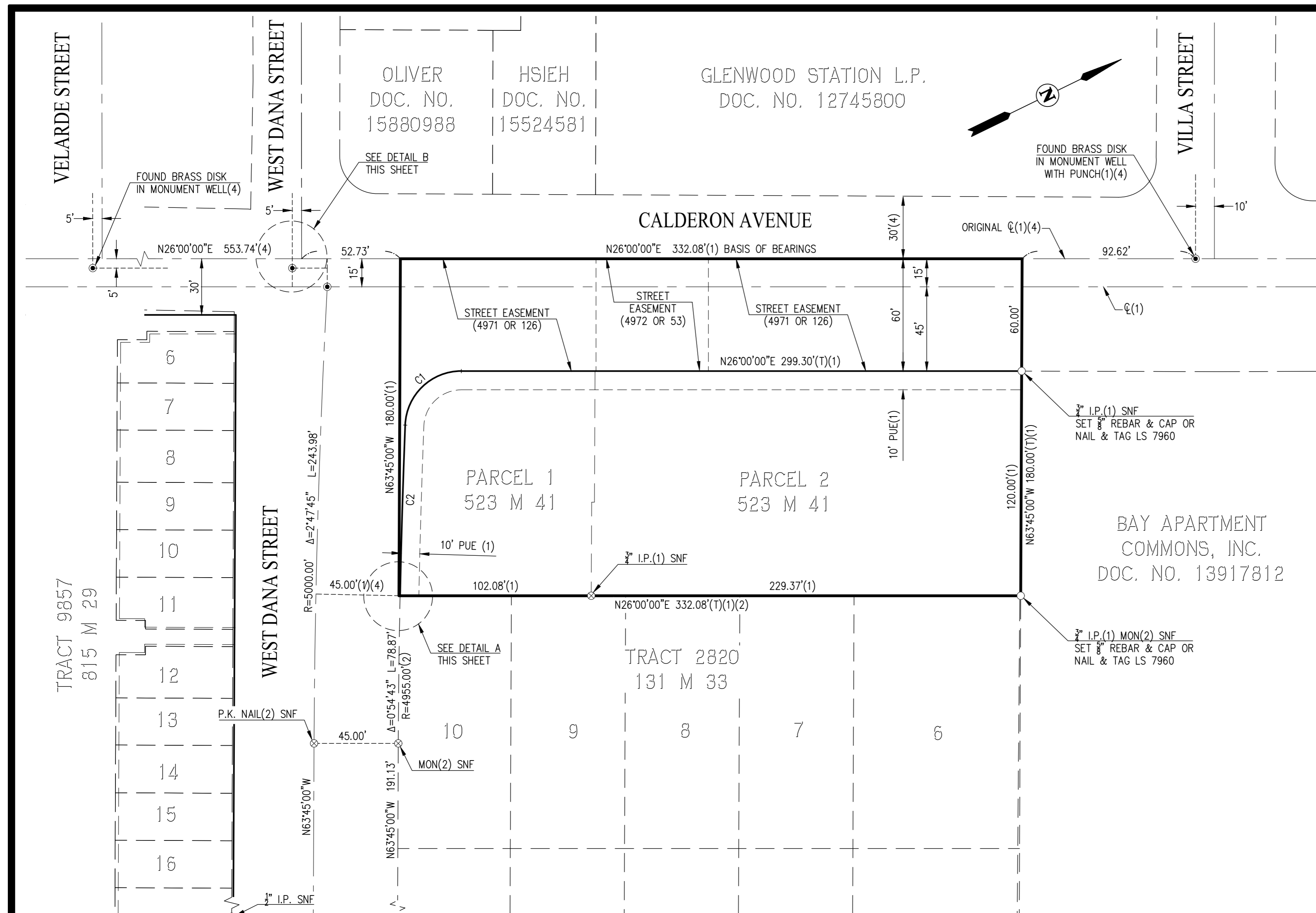
| | |
|----------|---|
| | SUBDIVISION BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | EXISTING LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | MONUMENT LINE |
| | TIE LINES |
| (LL) | LOT LINE |
| (T) | TOTAL |
| (R) | RADIAL |
| (M-M) | MONUMENT TO MONUMENT |
| (M-PL) | MONUMENT TO PROPERTY LINE |
| ● | FOUND STANDARD STREET MONUMENT |
| ⊙ | SET STANDARD STREET MONUMENT |
| ○ | SET 5/8" REBAR AND CAP OR NAIL & TAG, LS 7960 |
| ⊗ | MONUMENT SEARCH NOT FOUND (SNF) |
| DOC. NO. | DOCUMENT NUMBER |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| I.P. | IRON PIPE |
| PIEE | PRIVATE INGRESS/EGRESS EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PWLE | PRIVATE WATER LINE EASEMENT |
| SNF | SEARCH NOT FOUND |
| WME | WATER METER EASEMENT |

REFERENCES:

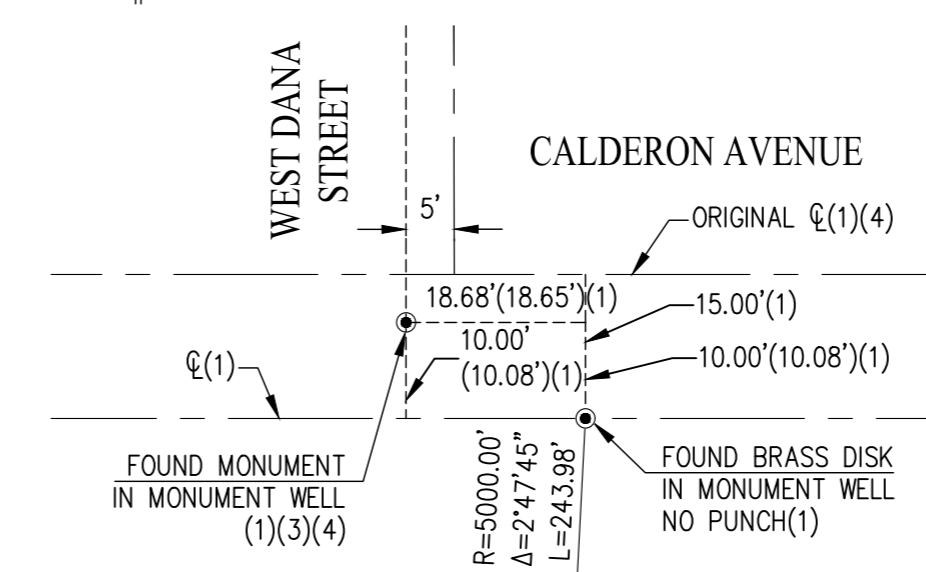
- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP (523 M 41)
- (2) TRACT 2820 (131 M 33)
- (3) TRACT 9857 (815 M 29)
- (4) RECORD OF SURVEY (457 M 30)

NOTES:

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2. MONUMENT TIES ARE PERPENDICULAR TO THE MONUMENT LINE UNLESS OTHERWISE NOTED. PIN 8658-03



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

| LINE TABLE | | |
|------------|-------------|--------------|
| NO | BEARING | LENGTH |
| L1 | N26°00'00"E | 0.63' (1)(2) |

| CURVE TABLE | | | | |
|-------------|----------|-----------|--------|-----------------|
| NO | RADIUS | DELTA | LENGTH | |
| C1 | 30.00' | 87°46'52" | 45.96' | (1) |
| C2 | 4955.00' | 1°03'16" | 91.20' | (Δ=1°03'17")(1) |

PRELIMINARY

TRACT 10481 PORTICO

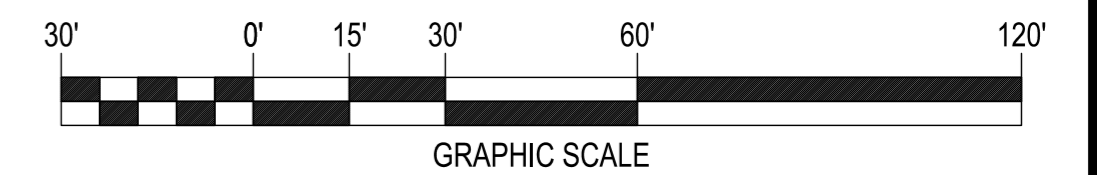
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SCALE: 1" = 30' APRIL 2019



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CALDERON AVENUE, THE BEARING BEING N26°00'00"E PER 457 M 30.

SITE AREA:

GROSS: 1.372 AC

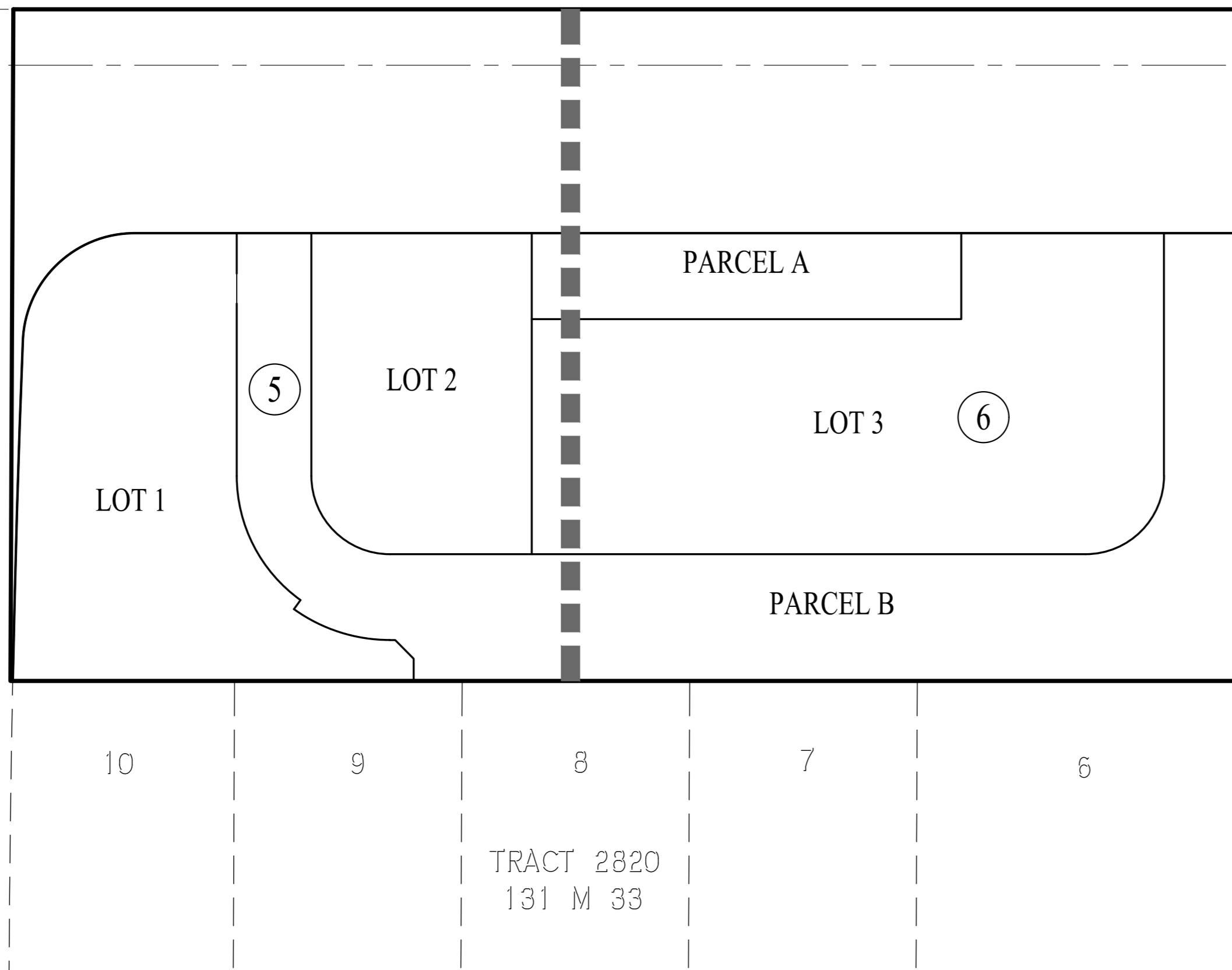
LEGEND

| | |
|----------|---|
| | SUBDIVISION BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | EXISTING LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | MONUMENT LINE |
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| ⊙ | SET STANDARD STREET MONUMENT |
| ○ | SET 5/8" REBAR AND CAP OR NAIL & TAG, LS 7960 |
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| DOC. NO. | DOCUMENT NUMBER |
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| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PWLE | PRIVATE WATER LINE EASEMENT |
| SNF | SEARCH NOT FOUND |
| WME | WATER METER EASEMENT |
| | SHEET LIMITS |
| ① | SHEET NUMBER |

BAY APARTMENT
COMMONS, INC.
DOC. NO. 13917812

CALDERON AVENUE

WEST DANA STREET



PRELIMINARY

TRACT 10481 PORTICO

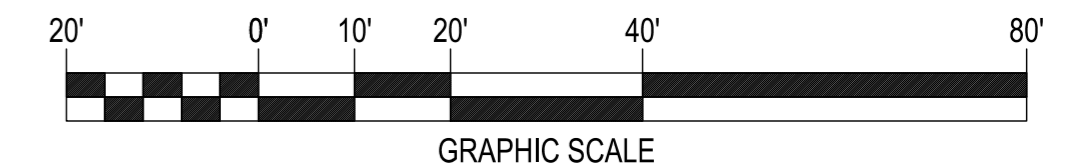
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SCALE: 1" = 20' APRIL 2019



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CALDERON AVENUE, THE BEARING BEING N26°00'00"E PER 457 M 30.

SITE AREA:

GROSS: 1.372 AC

LEGEND

| | |
|----------|---|
| | SUBDIVISION BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | EXISTING LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | MONUMENT LINE |
| | TIE LINES |
| (LL) | LOT LINE |
| (T) | TOTAL |
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| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PWLE | PRIVATE WATER LINE EASEMENT |
| SNF | SEARCH NOT FOUND |
| WME | WATER METER EASEMENT |

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP (523 M 41)
- (2) TRACT 2820 (131 M 33)
- (3) TRACT 9857 (815 M 29)
- (4) RECORD OF SURVEY (457 M 30)

NOTES:

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PIN 8658-05

SHEET 5 OF 6

CALDERON AVENUE

CALDERON AVENUE
(STREET DEDICATION IN FEE)
20,349 SF±

PARCEL A

PARCEL B

SPRUCE STREET

WEST DANA STREET

WEST DANA STREET
(STREET DEDICATION IN FEE)

TRACT 2820
131 M 33

| NO | BEARING | LENGTH |
|----|-------------|--------|
| L1 | N28°19'29"W | 3.00' |
| L2 | N26°00'00"E | 1.47' |
| L3 | N71°14'49"E | 7.04' |
| L4 | N64°00'00"W | 5.96' |
| L5 | N26°00'00"E | 27.22' |
| L6 | N64°00'00"W | 8.38' |
| L7 | N26°00'00"E | 9.68' |
| L8 | N64°00'00"W | 2.78' |
| L9 | N26°00'00"E | 25.65' |

| NO | BEARING | LENGTH |
|-----|-------------|--------|
| L10 | N64°00'00"W | 5.00' |
| L11 | N26°00'00"E | 28.27' |
| L12 | N28°19'29"W | 3.75' |
| L13 | N24°05'57"W | 3.50' |
| L14 | N26°00'00"E | 3.50' |
| L15 | N64°00'00"W | 3.77' |
| L16 | N26°00'00"E | 9.00' |
| L17 | N64°00'00"W | 8.00' |
| L18 | N26°00'00"E | 9.00' |

| NO | BEARING | LENGTH |
|-----|-------------|--------|
| L19 | N26°00'00"E | 3.50' |
| L20 | N18°13'49"W | 3.50' |
| L21 | N25°15'30"W | 2.09' |
| L22 | N26°00'00"E | 23.80' |
| L23 | N64°00'00"W | 6.25' |
| L24 | N26°00'00"E | 0.63' |
| L25 | N64°00'00"W | 3.00' |
| L26 | N26°00'00"E | 5.00' |

| NO | RADIUS | DELTA | LENGTH |
|----|--------|-----------|--------|
| C1 | 21.00' | 90°00'00" | 32.99' |
| C2 | 21.00' | 44°13'49" | 16.21' |
| C3 | 21.00' | 38°44'30" | 14.20' |
| C4 | 41.00' | 54°19'29" | 38.87' |
| C5 | 41.00' | 41°3'32" | 3.02' |

| NO | RADIUS | DELTA | LENGTH |
|-----|----------|-----------|--------|
| C6 | 44.00' | 35°40'31" | 27.40' |
| C7 | 44.50' | 50°05'57" | 38.91' |
| C8 | 17.50' | 44°13'49" | 13.51' |
| C9 | 21.00' | 7°01'41" | 2.58' |
| C10 | 4955.00' | 0°54'43" | 78.87' |

PRELIMINARY

DETAIL C

NOT TO SCALE

2742-000

TRACT 10481 PORTICO

A 3 LOT 16 UNIT RESIDENTIAL SUBDIVISION
FOR CONDOMINIUM PURPOSES
257 AND 279 CALDERON AVENUE
CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF PARCEL 1 AND PARCEL 2 AS SHOWN UPON THAT
CERTAIN PARCEL MAP FILED IN BOOK 523 OF MAPS AT 41 OF RECORDS OF
SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE CITY OF
MOUNTAIN VIEW, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 20' APRIL 2019



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CALDERON AVENUE, THE BEARING BEING N26°00'00"E PER 457 M 30.

SITE AREA:

GROSS: 1.372 AC

LEGEND

| | |
|----------|---|
| | SUBDIVISION BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | EXISTING LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | MONUMENT LINE |
| | TIE LINES |
| (LL) | LOT LINE |
| (T) | TOTAL |
| (R) | RADIAL |
| (M-M) | MONUMENT TO MONUMENT |
| (M-PL) | MONUMENT TO PROPERTY LINE |
| ● | FOUND STANDARD STREET MONUMENT |
| ⊙ | SET STANDARD STREET MONUMENT |
| ○ | SET 5/8" REBAR AND CAP OR NAIL & TAG, LS 7960 |
| ⊗ | MONUMENT SEARCH NOT FOUND (SNF) |
| DOC. NO. | DOCUMENT NUMBER |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| I.P. | IRON PIPE |
| PIEE | PRIVATE INGRESS/EGRESS EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PWLE | PRIVATE WATER LINE EASEMENT |
| SNF | SEARCH NOT FOUND |
| WME | WATER METER EASEMENT |

REFERENCES:

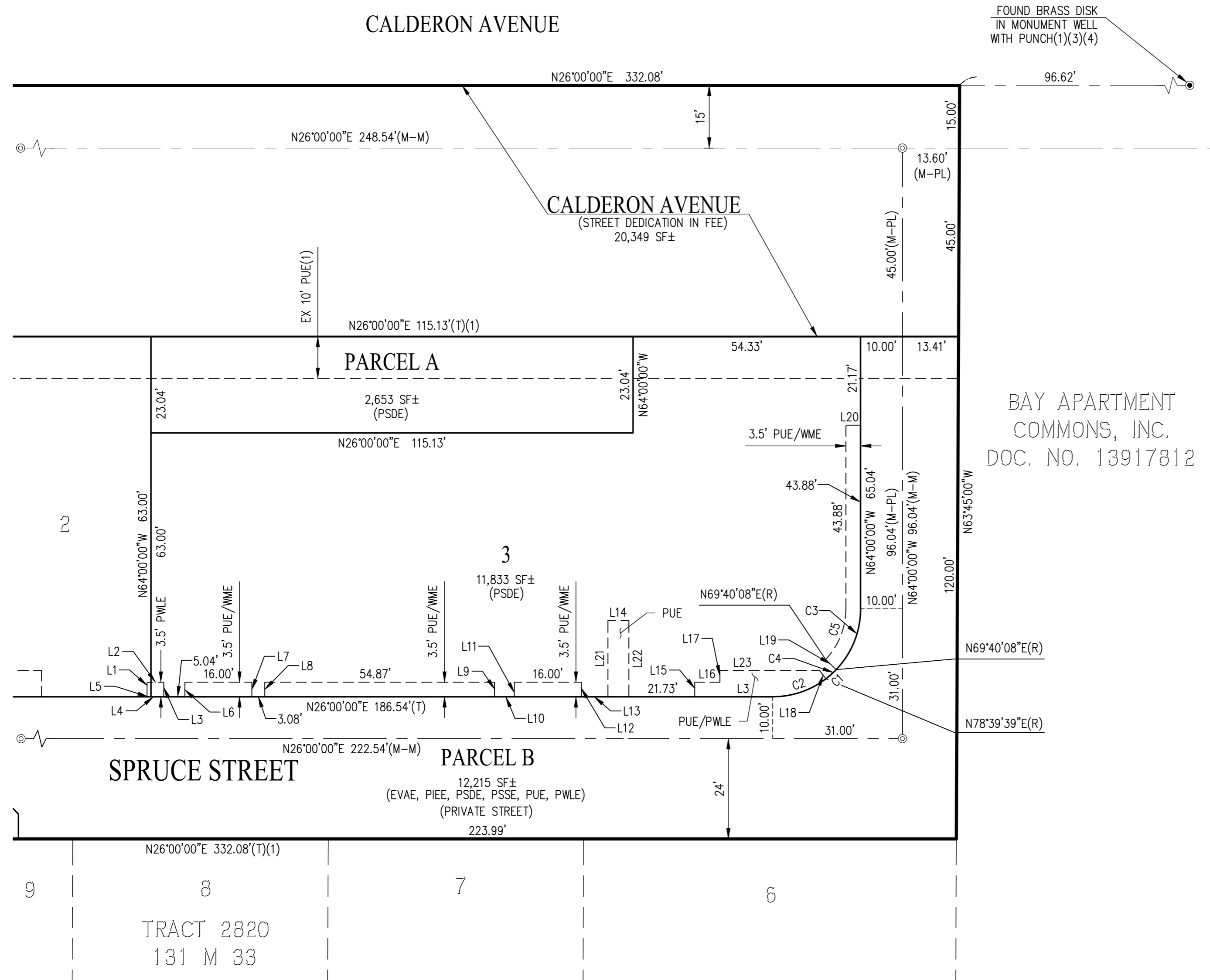
- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP (523 M 41)
- (2) TRACT 2820 (131 M 33)
- (3) TRACT 9857 (815 M 29)
- (4) RECORD OF SURVEY (457 M 30)

NOTES:

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2. MONUMENT TIES ARE PERPENDICULAR TO THE MONUMENT LINE UNLESS OTHERWISE NOTED. PIN 8658-06

PRELIMINARY

SEE SHEET 5



| LINE TABLE | | |
|------------|-------------|--------|
| NO | BEARING | LENGTH |
| L1 | N64°00'00"W | 3.50' |
| L2 | N26°00'00"E | 4.00' |
| L3 | N64°00'00"W | 3.50' |
| L4 | N26°00'00"E | 3.06' |
| L5 | N26°00'00"E | 0.94' |
| L6 | N64°00'00"W | 3.50' |

| LINE TABLE | | |
|------------|-------------|--------|
| NO | BEARING | LENGTH |
| L7 | N64°00'00"W | 3.50' |
| L8 | N64°00'00"W | 3.50' |
| L9 | N64°00'00"W | 3.50' |
| L10 | N26°00'00"E | 4.71' |
| L11 | N64°00'00"W | 3.50' |
| L12 | N64°00'00"W | 3.50' |

| LINE TABLE | | |
|------------|-------------|--------|
| NO | BEARING | LENGTH |
| L13 | N26°00'00"E | 6.72' |
| L14 | N26°00'00"E | 5.00' |
| L15 | N64°00'00"W | 3.50' |
| L16 | N25°59'56"E | 5.99' |
| L17 | N64°00'00"W | 2.75' |
| L18 | N78°39'39"E | 2.45' |

| LINE TABLE | | |
|------------|-------------|--------|
| NO | BEARING | LENGTH |
| L19 | N69°40'08"E | 3.50' |
| L20 | N26°00'00"E | 3.50' |
| L21 | N64°00'00"W | 18.23' |
| L22 | N64°00'00"W | 18.23' |
| L23 | N26°00'00"E | 23.85' |

| CURVE TABLE | | | |
|-------------|--------|-----------|--------|
| NO | RADIUS | DELTA | LENGTH |
| C1 | 21.00' | 90°00'00" | 32.99' |
| C2 | 21.00' | 37°20'21" | 13.69' |
| C3 | 21.00' | 43°40'08" | 16.01' |
| C4 | 21.00' | 8°59'32" | 3.30' |
| C5 | 17.50' | 43°40'08" | 13.34' |