

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2020

A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 10519,  
2310 ROCK STREET, ACCEPTING DEDICATIONS,  
AND MAKING FINDINGS AS REQUIRED BY THE CITY CODE

WHEREAS, on April 2, 2019, the City Council adopted Resolution No. 18307, Series 2019, 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. 10519; and

WHEREAS, the City Council has received and considered a report dated June 9, 2020 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 Vesting Tentative Map, and all rulings made thereunder.
2. 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.
3. The final map of Tract No. 10519, 2310 Rock Street, attached hereto as Exhibit A, 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.

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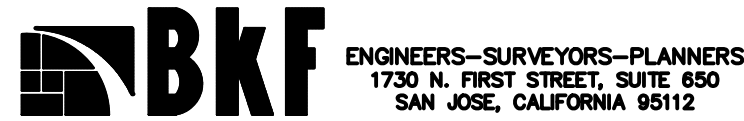
MB/2/RESO  
919-06-09-20r

Exhibit: A. Final Map

TRACT NO. 10519
MARAVILLA
55 UNIT TOWNHOMES AND 2 COMMON LOTS
2310 ROCK STREET
CONSISTING OF 5 SHEETS

BEING A SUBDIVISION OF PARCEL A, AS SHOWN ON THAT CERTAIN
PARCEL MAP, FILED FOR RECORD JANUARY 24, 1972 IN BOOK 295
OF MAPS AT PAGE 43,
OFFICIAL RECORDS OF SANTA CLARA COUNTY
LYING ENTIRELY WITHIN
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

DATE: MAY 2020



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 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 "PUBLIC WATER METER EASEMENT" (W.M.E.), 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 "PRIVATE INGRESS AND EGRESS EASEMENT" (P.I.E.E.) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 55 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 AND/OR THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE STORM DRAIN EASEMENT" (P.S.D.E.), "PRIVATE SANITARY SEWER EASEMENT" (P.S.S.E.), AND "PRIVATE WATER EASEMENT" (P.W.E.) ARE RESERVED FOR USE BY THE OWNERS OF LOTS 1 THROUGH 55 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 AND OR THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS.

"LOTS A AND B ARE NOT OFFERED FOR DEDICATION AND ARE RESERVED FOR THE FUTURE CONVEYANCE TO THE OWNERS AND/OR HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. "LOTS A AND B" INCLUDES "COMMON AREA", AND ARE NOT DEDICATED FOR THE USE BY THE GENERAL PUBLIC BUT ARE 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. LOT "B" INCLUDES THE PRIVATE STREET KNOWN AS "TOLEDO TERRACE" SHOWN ON THIS MAP.

AS OWNER:
MV MARAVILLA 2019 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DIVIDEND HOMES, INC., A CALIFORNIA CORPORATION
ITS: GENERAL MANAGER

BY: JAMES A. PEDICINI
ITS: PRESIDENT

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

FIRST SANTA CLARA CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST, RECORDED NOVEMBER 27, 2019 AS DOCUMENT NO. 24343464, 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: FIRST SANTA CLARA CORPORATION

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:

SOILS/GEOTECHNICAL REPORT NOTE

A GEOTECHNICAL REPORT ENTITLED "PROPOSED RESIDENTIAL DEVELOPMENT AT 2310 ROCK STREET, MOUNTAIN VIEW, CALIFORNIA" AND DATED MAY 16, 2018 WAS PREPARED BY QUANTAUM GEOTECHNICAL, INC., PROJECT NO. D054.G AND SIGNED BY SIMON MAKDESSI, G.E. NO. 2548.

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 DIVIDEND HOMES, ON MARCH 2019. 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, 2022; 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 JULY 25, 2019 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:

EDWARD ARANGO
R.C.E. NO. 60299
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. 10519, 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

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. 10519

**MARAVILLA**  
**55 UNIT TOWNHOMES AND 2 COMMON LOTS**  
**2310 ROCK STREET**

CONSISTING OF 5 SHEETS

BEING A SUBDIVISION OF PARCEL A, AS SHOWN ON THAT CERTAIN  
 PARCEL MAP, FILED FOR RECORD JANUARY 24, 1972 IN BOOK 295  
 OF MAPS AT PAGE 43,  
 OFFICIAL RECORDS OF SANTA CLARA COUNTY

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

SCALE: 1"=50'

DATE: MAY 2020



**ENGINEERS-SURVEYORS-PLANNERS**  
 1730 N. FIRST STREET, SUITE 650  
 SAN JOSE, CALIFORNIA 95112

### LEGEND

- FOUND MONUMENT, AS NOTED ON MAP.
- ⊙ SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE BASE, INSIDE MONUMENT WELL STAMPED "LS 6868"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "LS 6868"
- DISTINCTIVE BOUNDARY LINE
- - - LOT LINE
- - - MONUMENT LINE
- - - CENTER LINE
- - - TIE LINE
- M-M MONUMENT TO MONUMENT DISTANCE
- M/L MONUMENT LINE

### REFERENCES

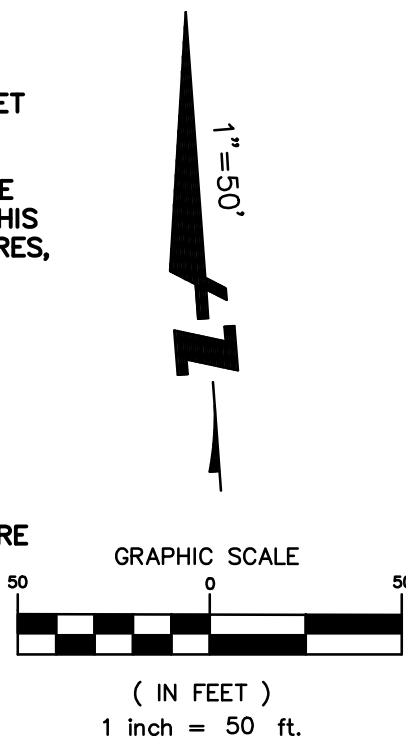
- ( ) 1 RECORD DATA PER 295 M 43
- ( ) 2 RECORD DATA PER 819 M 27,28
- ( ) 3 RECORD DATA PER 837 M 39,40
- ( ) 4 RECORD DATA PER 891 M 18-20
- ( ) 5 RECORD DATA PER 758 M 52,53
- ( ) 6 RECORD DATA PER 454 M 29
- ( ) 7 RECORD DATA PER 138 M 14,15
- ( ) 8 RECORD DATA PER R M 30

### BASIS OF BEARINGS

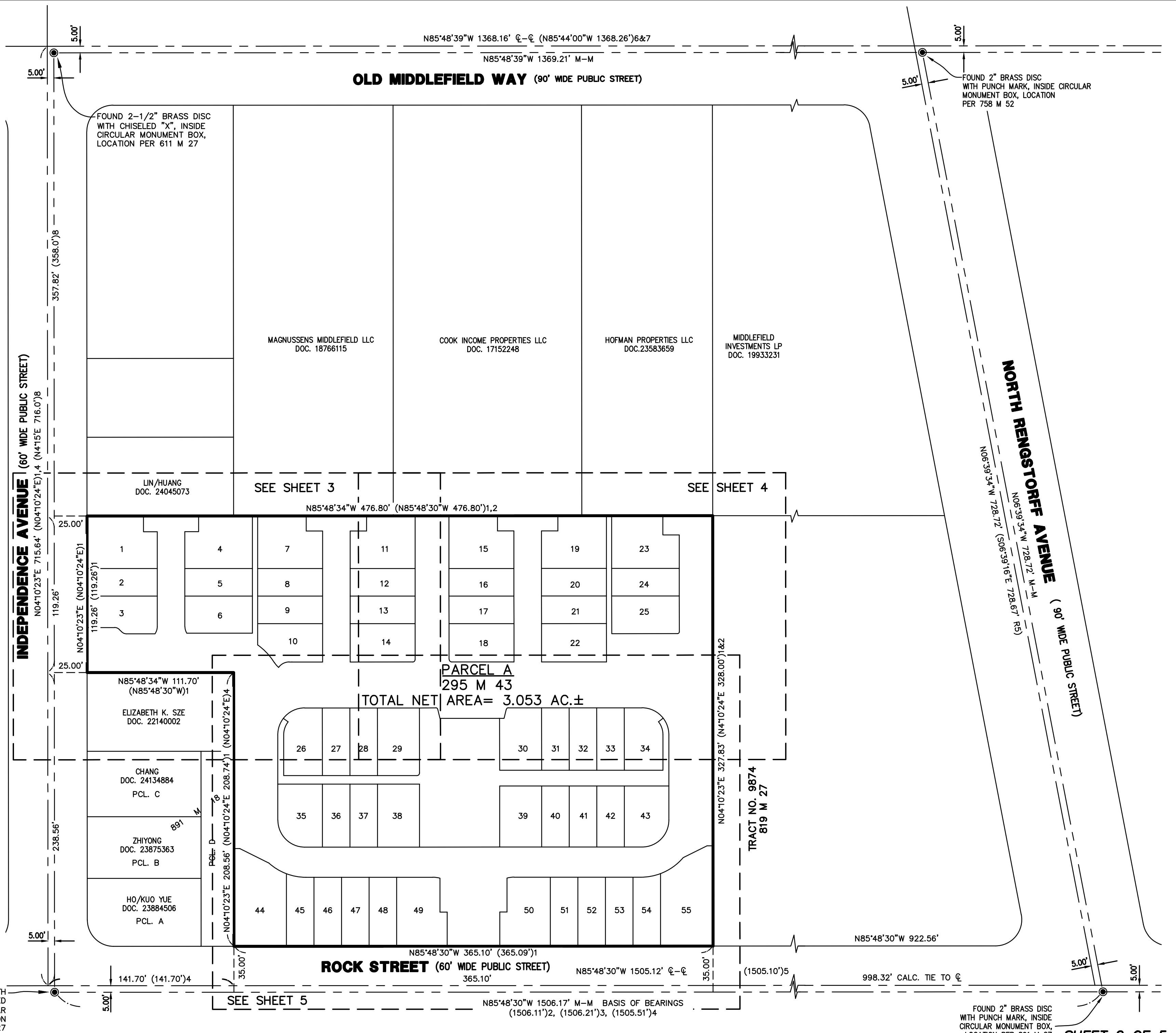
THE BEARING NORTH 85°48'30" WEST OF THE MONUMENT LINE OF ROCK STREET, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON JANUARY 24, 1972 IN BOOK 295 OF MAPS AT PAGE 43, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

### MAP NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 3.053 ACRES, MORE OR LESS.
3. ALL TIE LINES ARE PERPENDICULAR TO BOUNDARY LINES AND CENTER LINES OR BEARINGS WILL BE SHOWN ON THE TIE LINE.
4. ALL PROPOSED LOTS ARE DIMENSIONED ON SHEETS 3 THROUGH 5.
5. ALL PROPOSED AND EXISTING EASEMENTS ARE SHOWN ON SHEETS 3 THROUGH 5.



FOUND 2" BRASS DISC WITH PUNCH MARK, STAMPED "LS 2693" INSIDE CIRCULAR MONUMENT BOX, LOCATION PER 891 M 27



BKF No. 20176113-30

SHEET 2 OF 5

8734-02

# TRACT NO. 10519

## MARAVILLA

55 UNIT TOWNHOMES AND 2 COMMON LOTS  
2310 ROCK STREET

CONSISTING OF 5 SHEETS

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LYING ENTIRELY WITHIN  
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SCALE: 1"=20'

DATE: MAY 2020



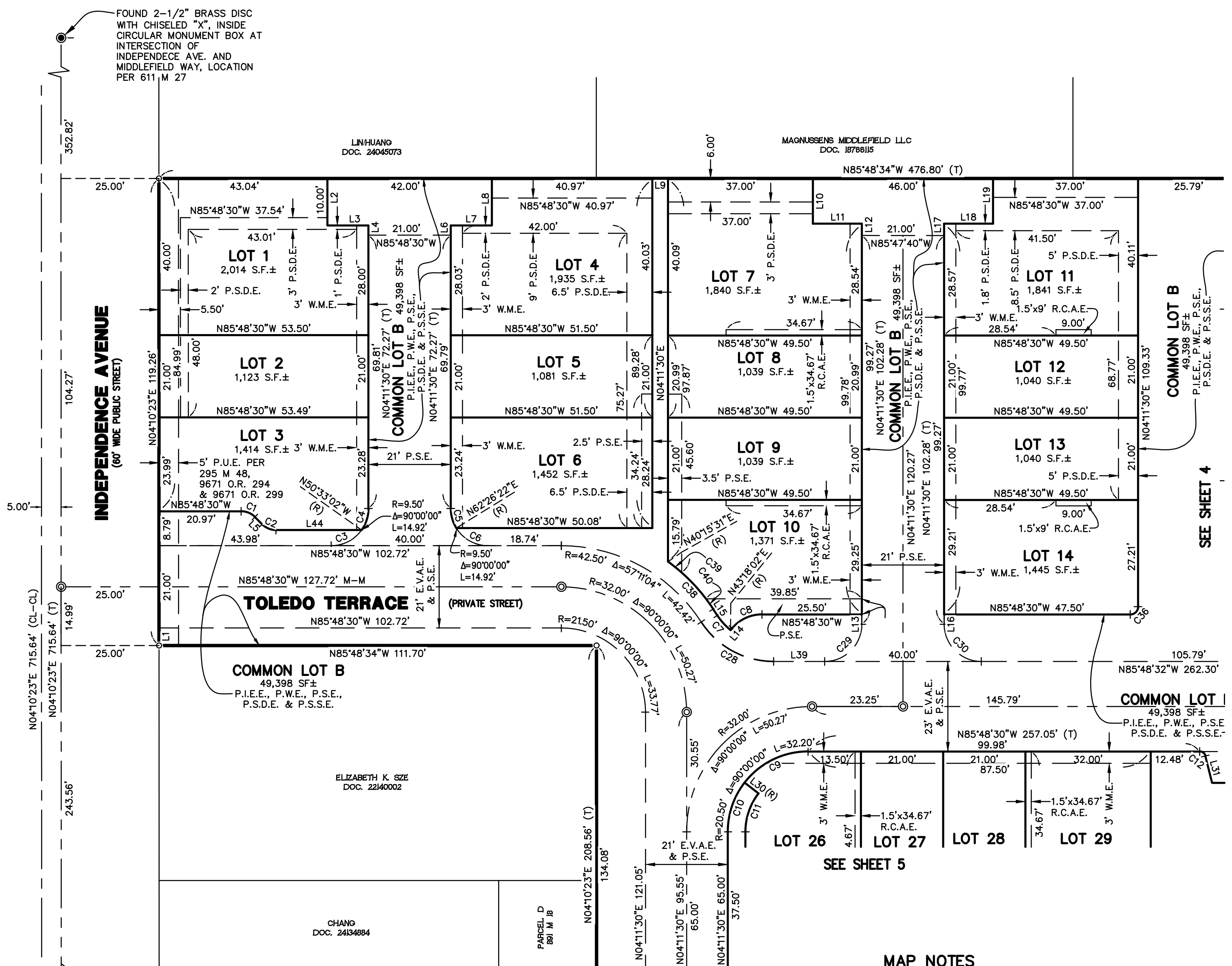
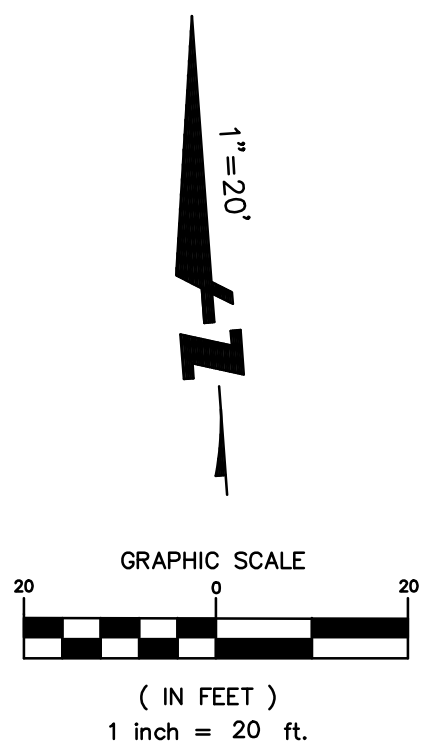
ENGINEERS-SURVEYORS-PLANNERS  
1730 N. FIRST STREET, SUITE 650  
SAN JOSE, CALIFORNIA 95112

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	5.00'	44°58'43"	3.93'
C2	5.00'	44°58'43"	3.93'
C3	9.50'	54°44'32"	9.08'
C4	9.50'	35°15'28"	5.85'
C5	9.50'	31°45'08"	5.26'
C6	9.50'	58°14'52"	9.66'
C7	16.50'	17°37'55"	5.08'
C8	10.00'	49°42'07"	8.67'
C9	20.50'	52°12'57"	18.68'
C10	20.50'	37°47'03"	13.52'
C11	16.00'	37°47'03"	10.55'
C12	1.50'	75°57'50"	1.99'
C28	22.00'	57°11'04"	21.96'
C29	9.50'	90°00'00"	14.92'
C30	9.50'	90°00'00"	14.92'
C36	2.00'	90°00'00"	3.14'
C38	46.50'	20°40'26"	16.78'
C39	46.50'	5°31'38"	4.49'
C40	46.50'	3°58'14"	3.22'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04° 10' 23"E	4.49
L2	N04° 11' 30"E	12.00
L3	N85° 48' 30"W	10.47
L4	N04° 11' 30"E	2.46
L5	N40° 49' 47"W	2.61
L6	N04° 11' 30"E	2.46
L7	N85° 48' 30"W	10.53
L8	N04° 11' 30"E	12.01
L9	N85° 48' 34"W	4.00
L10	N04° 11' 30"E	11.55
L11	N85° 48' 30"W	12.50
L12	N04° 11' 30"E	3.00
L13	N04° 11' 28"E	2.50
L14	N44° 29' 23"E	0.63
L15	N29° 04' 03"W	1.95
L16	N04° 11' 30"E	2.50
L17	N04° 11' 30"E	3.01
L18	N85° 48' 30"W	12.50
L19	N04° 11' 30"E	11.55
L30	N48° 01' 27"W	4.50
L31	N09° 50' 40"W	7.08
L39	N85° 48' 30"W	13.04
L44	N85° 48' 30"W	21.86

### LEGEND

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



### MAP NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 3.053 ACRES, MORE OR LESS.
3. ALL TIE LINES ARE PERPENDICULAR TO BOUNDARY LINES AND CENTER LINES OR BEARINGS WILL BE SHOWN ON THE TIE LINE. EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH OR PERPENDICULAR TO THE ADJACENT LOT AND/OR EASEMENT LINES.
5. ALL PROPOSED EASEMENTS ARE SHOWN ON SHEET 3 AND 5.
6. DUE TO ROUNDING, INCREMENTS MAY NOT EQUAL OVERALL DIMENSIONS.

# TRACT NO. 10519

## MARAVILLA

55 UNIT TOWNHOMES AND 2 COMMON LOTS  
2310 ROCK STREET

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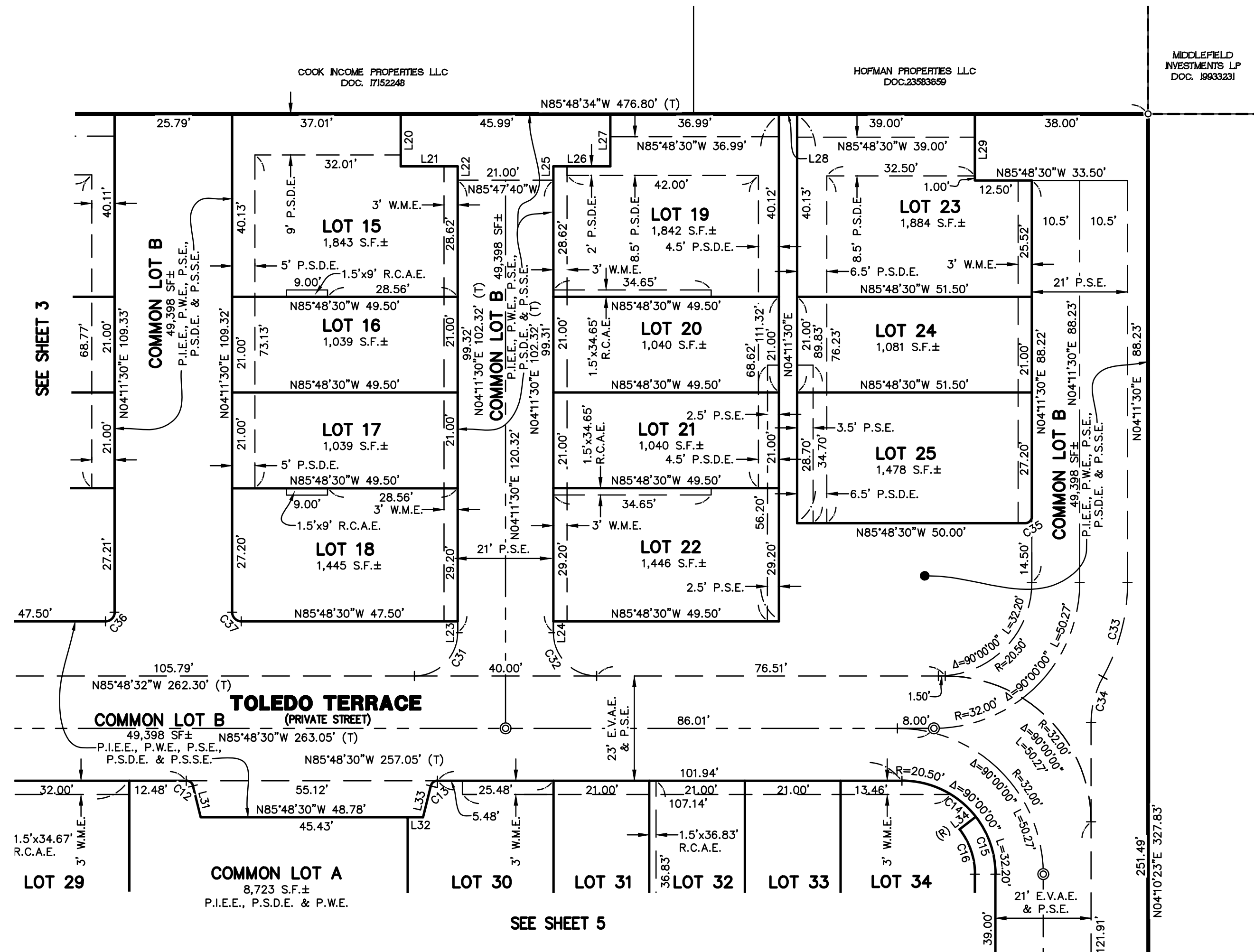
DATE: MAY 2020



**BKF** ENGINEERS-SURVEYORS-PLANNERS  
1730 N. FIRST STREET, SUITE 650  
SAN JOSE, CALIFORNIA 95112

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C12	1.50'	75°57'50"	1.99'
C13	1.50'	75°57'50"	1.99'
C14	20.50'	52°06'28"	18.64'
C15	20.50'	37°53'32"	13.56'
C16	16.00'	37°53'32"	10.58'
C31	9.50'	90°00'00"	14.92'
C32	9.50'	90°00'00"	14.92'
C33	42.50'	29°11'20"	21.65'
C34	20.50'	29°11'20"	10.44'
C35	1.50'	90°00'00"	2.36'
C36	2.00'	90°00'00"	3.14'
C37	2.00'	90°00'00"	3.14'

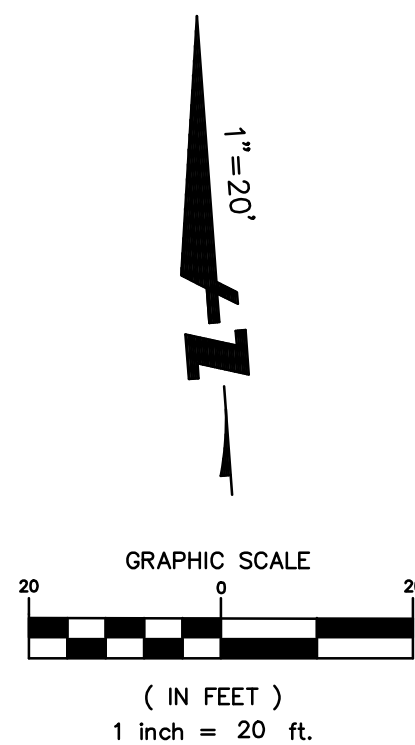
LINE TABLE		
NO.	BEARING	LENGTH
L20	N04° 11' 30"E	11.51
L21	N85° 48' 30"W	12.49
L22	N04° 11' 30"E	3.00
L23	N04° 11' 47"E	2.50
L24	N04° 11' 30"E	2.50
L25	N04° 11' 30"E	3.01
L26	N85° 48' 30"W	12.51
L27	N04° 11' 30"E	11.51
L28	N85° 48' 34"W	4.01
L29	N04° 11' 30"E	14.60
L31	N09° 50' 40"W	7.08
L32	N85° 48' 30"W	3.35
L33	N18° 13' 40"E	7.08
L34	N56° 17' 58"E	4.50



### LEGEND

- FOUND MONUMENT, AS NOTED ON MAP
- ⊙ SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE BASE, INSIDE MONUMENT WELL STAMPED "LS 6868"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "LS 6868"

- DISTINCTIVE BOUNDARY LINE
- LOT LINE
- - - MONUMENT LINE
- - - CENTER LINE
- - - EASEMENT LINE
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.I.E.E. PRIVATE INGRESS EGRESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.C.A.E. ROOF CROSS ACCESS EASEMENT
- W.M.E. WATER METER EASEMENT
- M-M MONUMENT TO MONUMENT DISTANCE
- (T) TOTAL DISTANCE VALUE
- (R) RADIAL BEARING



### MAP NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 3.053 ACRES, MORE OR LESS.
3. ALL TIE LINES ARE PERPENDICULAR TO BOUNDARY LINES AND CENTER LINES OR BEARINGS WILL BE SHOWN ON THE TIE LINE.
4. EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH OR PERPENDICULAR TO THE ADJACENT LOT AND/OR EASEMENT LINES.
5. ALL PROPOSED EASEMENTS ARE SHOWN ON SHEET 3 AND 5.
6. DUE TO ROUNDING, INCREMENTS MAY NOT EQUAL OVERALL DIMENSIONS.

# TRACT NO. 10519

## MARAVILLA

55 UNIT TOWNHOMES AND 2 COMMON LOTS  
2310 ROCK STREET

CONSISTING OF 5 SHEETS

BEING A SUBDIVISION OF PARCEL A, AS SHOWN ON THAT CERTAIN  
PARCEL MAP, FILED FOR RECORD JANUARY 24, 1972 IN BOOK 295  
OF MAPS AT PAGE 43,  
OFFICIAL RECORDS OF SANTA CLARA COUNTY

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

SCALE: 1"=20'

DATE: MAY 2020



NO.	RADIUS	DELTA	LENGTH
C7	16.50'	17°37'55"	5.08'
C8	10.00'	49°42'07"	8.67'
C9	20.50'	52°12'57"	18.68'
C10	20.50'	37°47'03"	13.52'
C11	16.00'	37°47'03"	10.55'
C12	1.50'	75°57'50"	1.99'
C13	1.50'	75°57'50"	1.99'
C14	20.50'	52°06'28"	18.64'
C15	20.50'	37°53'32"	13.56'
C16	16.00'	37°53'32"	10.58'
C17	2.00'	90°00'00"	3.14'
C18	42.50'	21°40'10"	16.07'
C19	42.50'	20°36'39"	15.29'
C20	47.70'	24°00'05"	19.98'
C21	20.50'	15°27'59"	5.53'
C22	20.50'	74°32'01"	26.67'
C23	20.50'	74°36'10"	26.69'
C24	20.50'	15°23'50"	5.51'
C25	42.50'	20°37'13"	15.30'
C26	42.50'	28°44'47"	21.32'
C27	48.00'	24°50'24"	20.81'
C28	22.00'	57°11'04"	21.96'
C29	9.50'	90°00'00"	14.92'
C30	9.50'	90°00'00"	14.92'
C31	9.50'	90°00'00"	14.92'
C32	9.50'	90°00'00"	14.92'
C33	42.50'	29°11'20"	21.65'
C34	20.50'	29°11'20"	10.44'
C36	2.00'	90°00'00"	3.14'
C37	2.00'	90°00'00"	3.14'

NO.	BEARING	LENGTH
L13	N04° 11' 28"E	2.50
L14	N44° 29' 23"E	0.63
L15	N29° 04' 03"W	1.95
L16	N04° 11' 30"E	2.50
L23	N04° 11' 47"E	2.50
L24	N04° 11' 30"E	2.50
L30	N48° 01' 27"W	4.50
L31	N09° 50' 40"W	7.08
L32	N85° 48' 30"W	3.35
L33	N18° 13' 40"E	7.08
L34	N56° 17' 58"E	4.50
L35	N85° 49' 37"W	4.48

NO.	BEARING	LENGTH
L36	N85° 48' 30"W	5.50
L37	N85° 48' 30"W	5.51
L38	N85° 49' 37"W	4.51
L39	N85° 48' 30"W	13.04
L40	N46° 28' 19"E	5.20
L41	N04° 11' 30"E	2.79
L42	N04° 13' 05"E	3.09
L43	N38° 52' 53"W	5.50
L45	N67° 57' 09"E	20.30

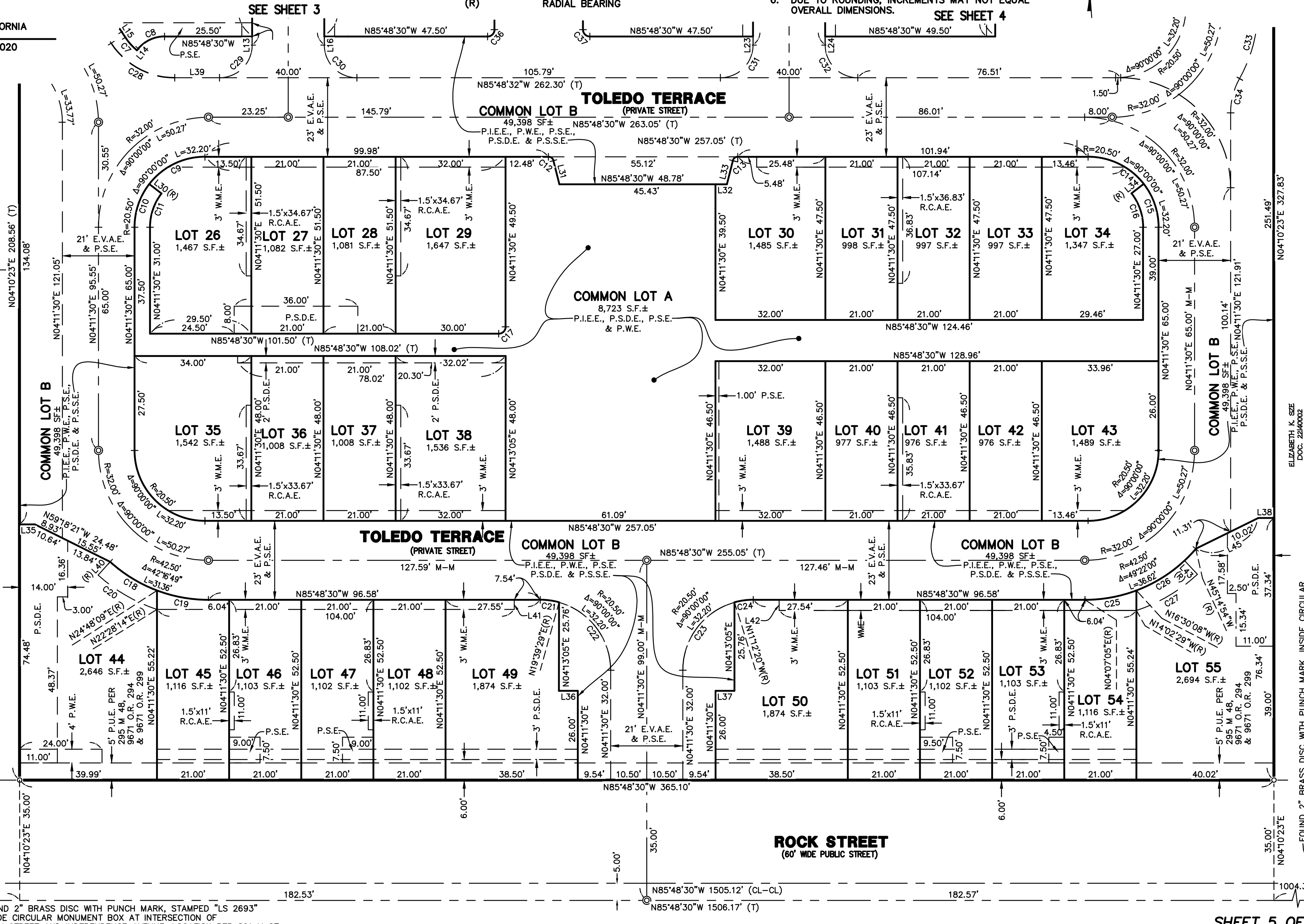
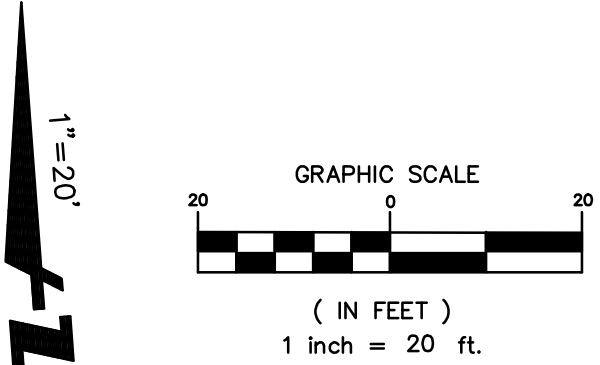
### LEGEND

- FOUND MONUMENT, AS NOTED ON MAP
- ⊙ SET 2-1/2" BRASS DISK MONUMENT WITH PUNCH MARK IN CONCRETE BASE, INSIDE MONUMENT WELL STAMPED "LS 6868"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "LS 6868"
- DISTINCTIVE BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- CENTER LINE
- EASEMENT LINE

### LEGEND

- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.I.E.E. PRIVATE INGRESS EGRESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.W.E. PRIVATE WATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.C.A.E. ROOF CROSS ACCESS EASEMENT
- W.M.E. WATER METER EASEMENT
- M-M MONUMENT TO MONUMENT DISTANCE
- (T) TOTAL DISTANCE VALUE
- (R) RADIAL BEARING

- 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 3.053 ACRES, MORE OR LESS.
- ALL TIE LINES ARE PERPENDICULAR TO BOUNDARY LINES AND CENTER LINES OR BEARINGS WILL BE SHOWN ON THE TIE LINE.
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- ALL PROPOSED EASEMENTS ARE SHOWN ON SHEET 3 AND 5.
- DUE TO ROUNDING, INCREMENTS MAY NOT EQUAL OVERALL DIMENSIONS.



FOUND 2" BRASS DISC WITH PUNCH MARK, STAMPED "LS 2693"  
INSIDE CIRCULAR MONUMENT BOX AT INTERSECTION OF  
ROCK STREET AND INDEPENDENCE AVENUE, LOCATION PER 891 M 27

FOUND 2" BRASS DISC WITH PUNCH MARK, INSIDE CIRCULAR  
MONUMENT BOX AT INTERSECTION OF ROCK STREET AND  
REINGSTORFF AVENUE, LOCATION PER 891 M 27