

# TRACT NO. 10454

2 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
8 CONDOMINIUM UNITS ON A COMMON LOT ( LOT 1) AND A REMAINDER LOT (LOT A)

186 E. MIDDLEFIELD ROAD, MOUNTAIN VIEW, CALIFORNIA  
CONSISTING OF THREE (3) SHEETS

BEING ALL OF LOT 139 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF  
HAMWOOD" IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE  
OF CALIFORNIA, RECORDED ON FEBRUARY 12, 1912 IN BOOK N OF MAPS, AT PAGE 86.  
AND LYING ENTIRELY WITHIN THE

CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, STATE OF CALIFORNIA.  
NOVEMBER 2018

**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

### 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 \_\_\_\_\_ 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, CITY OF MOUNTAIN VIEW  
SANTA CLARA COUNTY, CALIFORNIA  
RCE 57093, EXP. 12-31-2019

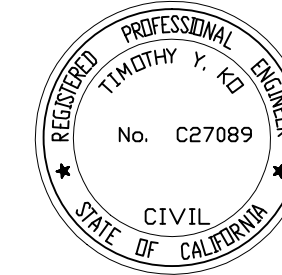
DATE \_\_\_\_\_



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  
CITY OF MOUNTAIN VIEW  
SANTA CLARA COUNTY, CALIFORNIA  
RCE 27089, EXP. 3-31-2019

DATE \_\_\_\_\_



### 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. 10454 AND DID  
ACCEPT ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION,  
SUBJECT TO IMPROVEMENTS HEREON FOR THE PURPOSES SET FORTH IN THE OFFER OF DEDICATION.

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

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

### COUNTY RECORDER'S STATEMENT

FILE NO.: \_\_\_\_\_ FEE: \_\_\_\_\_ PAID.  
FILED IN BOOK \_\_\_\_\_ OF MAPS AT PAGE(S) \_\_\_\_\_, SANTA CLARA COUNTY  
RECORDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ A.M./P.M.,  
AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER

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

SHEET NO. 1 OF 3

### OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE, OR  
INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN  
UPON THIS MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO  
PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND I HEREBY CONSENT TO THE  
MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE  
DISTINCTIVE BORDER LINE.

I ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR STREET AND UTILITY  
PURPOSES, AND OTHER SIMILAR USES AS DULY AUTHORIZED BY THE CITY OF  
MOUNTAIN VIEW UNDER, UPON AND OVER THE AREAS DESIGNATED ON THIS MAP AS  
"STREET EASEMENT".

I 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 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.

I ALSO HEREBY DECLARE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED  
AS AN EASEMENT FOR PUBLIC SERVICE PURPOSES: THE AREAS OVER, UNDER, AND  
UPON THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PSE"  
(PUBLIC SERVICE EASEMENT) FOR THE "PURPOSES OF PUBLIC SERVICES" (AS DEFINED  
HEREIN); THE "PURPOSES OF PUBLIC SERVICES" SHALL INCLUDE THE CONSTRUCTION,  
RECONSTRUCTION, REMOVAL, REPLACEMENT, REPAIR, MAINTENANCE, OPERATION, AND  
USE OF "PUBLIC SERVICE FACILITIES" (AS DEFINED HEREIN); "PUBLIC SERVICE  
FACILITIES" SHALL INCLUDE PUBLIC UTILITIES, FIRE HYDRANTS, ELECTROLIERS,  
IRRIGATION SYSTEMS, SIGNS AND TRAFFIC SIGNALS, AND ALL NECESSARY  
APPURTENANCES THERETO; ALL PUBLIC SERVICE EASEMENTS SHALL BE KEPT OPEN  
AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT PUBLIC SERVICE  
FACILITIES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND  
ALL LAWFUL UNSUPPORTED OVERHANGS.

I HEREBY RESERVE PRIVATE EASEMENTS, AS SHOWN ON THE HEREON MAP, FOR STORM  
DRAINAGE PURPOSES DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM  
DRAINAGE EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM  
DRAINAGE FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL  
BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND  
APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF  
OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM  
DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS  
BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND  
RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED, FOR  
DEDICATION BY THE CITY OF MOUNTAIN VIEW.

AS OWNER: GRANDWELL, LLC.

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

TITLE: \_\_\_\_\_

### 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 CALIFORNIA \_\_\_\_\_ )  
COUNTY OF SANTA CLARA \_\_\_\_\_ ) SS.  
ON \_\_\_\_\_, 2019, BEFORE ME,  
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: \_\_\_\_\_

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 GRANDWELL, LLC.  
I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED  
OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS  
ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE  
SET IN THE POSITIONS INDICATED ON OR BEFORE AUGUST 2020, AND THAT THE  
MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_  
SARKISS PARVIN  
LS 8261

DATE \_\_\_\_\_



### SOILS REPORT

A GEOTECHNICAL/ SOIL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION", DATED  
JUNE 2015 WAS PREPARED BY SILICON VALLEY SOIL ENGINEERING, JOB NO. SV1397,  
AND SIGNED BY VIEN M. VO, RCE 32296.

# TRACT NO. 10454

2 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
8 CONDOMINIUM UNITS ON A COMMON LOT ( LOT 1) AND A REMAINDER LOT (LOT A)

186 E. MIDDLEFIELD ROAD, MOUNTAIN VIEW, CALIFORNIA

CONSISTING OF THREE (3) SHEETS

BEING ALL OF LOT 139 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF HAMWOOD" IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, RECORDED ON FEBRUARY 12, 1912 IN BOOK N OF MAPS, AT PAGE 86. AND LYING ENTIRELY WITHIN THE

CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, STATE OF CALIFORNIA.

JANUARY 2019 SCALE: 1"=60'

**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

## LEGEND AND ABBREVIATIONS

	STREET CENTER LINE
	DISTINCTIVE BORDER LINE
	LOT LINE
	TIES AND DIMENSION LINE
	EASEMENT LINE
	EXISTING LOT LINES
	OLD LOT LINE
	FOUND 2" BRASS DISC, PUNCHED, IN MONUMENT BOX, RCE 8718, UNLESS OTHERWISE NOTED
	FOUND IRON PIPE AS NOTED
	INDICATES SET 3/4" IRON PIPE WITH CAP LS 8261
	PSDE PRIVATE STORM DRAIN EASEMENT
	PUE PUBLIC UTILITY EASEMENT
	B.D. BRASS DISK
	B.P. BRASS PIN
	I.P. IRON PIPE
	SLY SOUTHERLY
	(T) TOTAL
	(C) CALCULATED
	CL CENTERLINE
	FND FOUND
	(XXX) (#) RECORDED DATA WITH REFERENCES
	MON. MONUMENT
	O.U. ORIGIN UNKNOWN
	M-M MONUMENT TO MONUMENT
	DOC DOCUMENT
	NTS NOT TO SCALE
	SFNF SEARCHED FOR NOT FOUND

## REFERENCES: (RECORDS OF SANTA CLARA COUNTY)

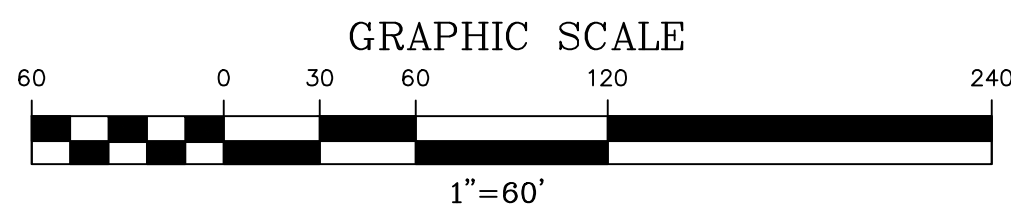
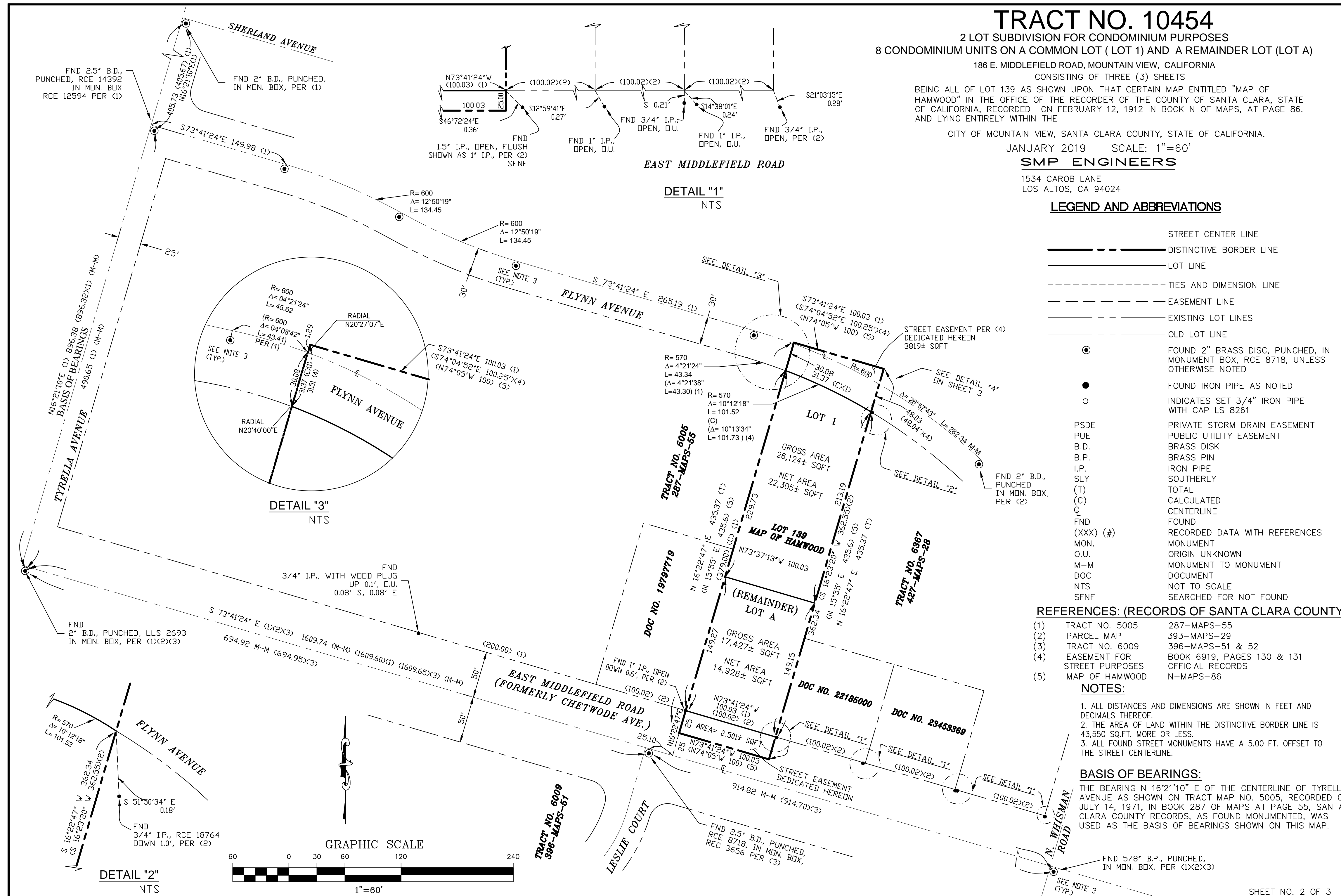
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|-----|------------------------------|--|
| (1) | TRACT NO. 5005               | 287-MAPS-55                                    |
| (2) | PARCEL MAP                   | 393-MAPS-29                                    |
| (3) | TRACT NO. 6009               | 396-MAPS-51 & 52                               |
| (4) | EASEMENT FOR STREET PURPOSES | BOOK 6919, PAGES 130 & 131<br>OFFICIAL RECORDS |
| (5) | MAP OF HAMWOOD               | N-MAPS-86                                      |

## NOTES:

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE AREA OF LAND WITHIN THE DISTINCTIVE BORDER LINE IS 43,550 SQ.FT. MORE OR LESS.
- ALL FOUND STREET MONUMENTS HAVE A 5.00 FT. OFFSET TO THE STREET CENTERLINE.

## BASIS OF BEARINGS:

THE BEARING N 16°21'10" E OF THE CENTERLINE OF TYRELLA AVENUE AS SHOWN ON TRACT MAP NO. 5005, RECORDED ON JULY 14, 1971, IN BOOK 287 OF MAPS AT PAGE 55, SANTA CLARA COUNTY RECORDS, AS FOUND MONUMENTED, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



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JANUARY 2019 SCALE: 1"=20'

**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

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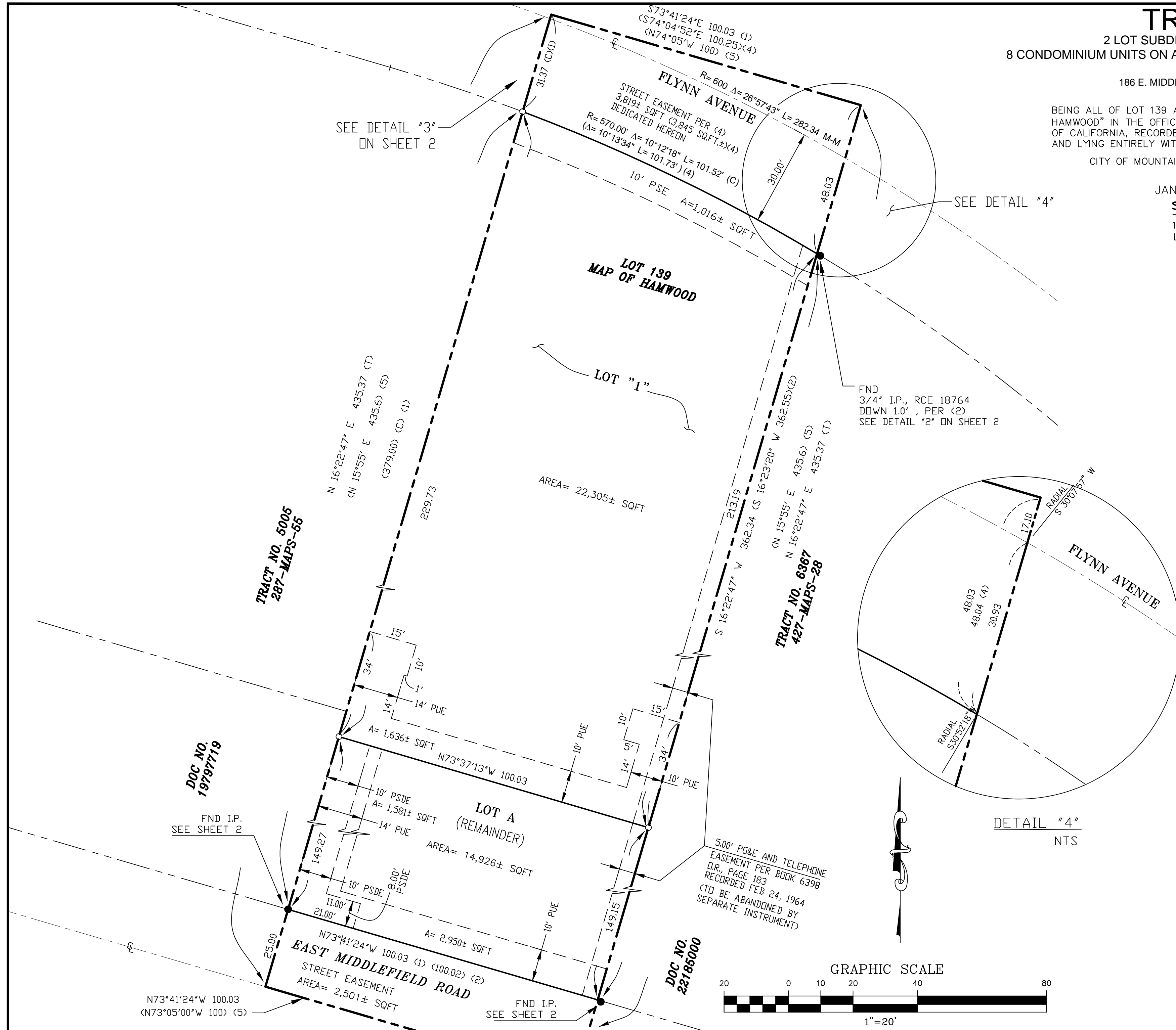
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SHEET NO. 3 OF 3



SEE DETAIL "4"

SEE DETAIL "3" ON SHEET 2

FND 3/4" I.P., RCE 18764 DOWN 10' , PER (2) SEE DETAIL "2" ON SHEET 2

DETAIL "4" NTS

