

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2020

A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 10525,
1950 MONTECITO AVENUE, ACCEPTING DEDICATIONS
AND MAKING FINDINGS AS REQUIRED BY THE CITY CODE

WHEREAS, on March 26, 2019, the City Council adopted Resolution No. 18303, 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. 10525; and

WHEREAS, the City Council has received and considered a report dated April 14, 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. 10525, 1950 Montecito Avenue, 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.

LK/CL/6/RESO
910-04-14-20r

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 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, FREE AND CLEAR OF TREES, SHRUBS AND BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF. THE PROPERTY OWNER SHALL MAINTAIN THE VEHICLE SURFACING OVER SAID EASEMENT. SAID P.U.E. IS ALLOWED TO OVERLAP THE EXISTING 10' PRIVATE STORM DRAIN EASEMENT (C325 O.R. 578).

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, TO SERVE THE DEVELOPMENT 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 33 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 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 33 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 HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS.

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

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

"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 "A" INCLUDES THE PRIVATE STREET SHOWN ON THIS MAP.

AS OWNER:
THE REDWOODS AT MONTECITO LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: MV REDWOODS 2019 INC.,
A CALIFORNIA CORPORATION
ITS: MANAGING MANAGER

BY: JAMES A PEDICINI
ITS: PRESIDENT

SOILS/GEOTECHNICAL REPORT NOTE

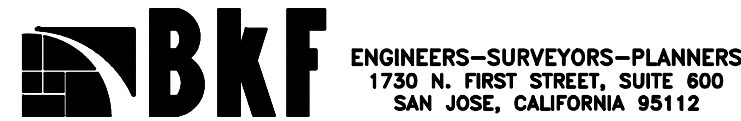
A GEOTECHNICAL REPORT ENTITLED "PROPOSED RESIDENTIAL DEVELOPEMENT AT 1950 MONTECITO AVENUE, MOUNT VIEW, CALIFORNIA" AND DATED MAY 16, 2018 WAS PREPARED BY QUANTUM GEOTECHNICAL INC. PROJECT NO. D056.G AND SIGNED BY SIMON MAKDESS, PE, G.E. NO. 2548.

TRACT NO. 10525
"THE REDWOODS AT MONTECITO"
33 UNIT TOWNHOUSES AND 2 COMMON LOTS
1950 MONTECITO AVENUE
CONSISTING OF 6 SHEETS

BEING ALL OF PARCEL A AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JANUARY 27, 1976 IN BOOK 367 OF MAPS AT PAGES 10 AND 11 RECORDS OF SANTA CLARA COUNTY.

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

SCALE: 1" = 100' DATE: JANUARY 2020



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 _____)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 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 AMERICAN TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST, RECORDED JULY 2, 2019 AS DOCUMENT NO. 24216250, 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: _____
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 _____)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 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 DIVIDEND HOMES, IN MARCH 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT 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 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: _____
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. 10525, 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. 10525

"THE REDWOODS AT MONTECITO"

33 UNIT TOWNHOUSES AND 2 COMMON LOTS

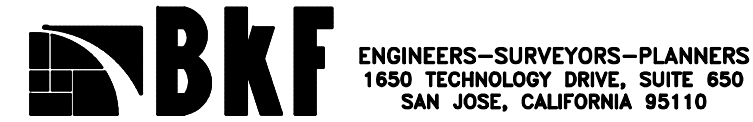
1950 MONTECITO AVENUE

CONSISTING OF 6 SHEETS

BEING ALL OF PARCEL A AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JANUARY 27, 1976 IN BOOK 367 OF MAPS AT PAGES 10 AND 11 RECORDS OF SANTA CLARA COUNTY.

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

SCALE: 1" = 100' DATE: JANUARY 2020



BASIS OF BEARINGS

THE BEARING N62°37'53"W OF THE MONUMENT LINE OF MONTECITO AVENUE, BETWEEN FOUND MONUMENTS, TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP, WAS BASED ON NAD83 COORDINATES, ROTATED CLOCKWISE 01°15'07" FROM THE BEARING SHOWN AS N63°53'00"W PER MAP OF TRACT NO. 8891, FILED FOR RECORD ON DECEMBER 16, 1996 IN BOOK 684 OF MAPS AT PAGES 43 & 44, RECORDS OF SANTA CLARA COUNTY.

MAP REFERENCES

(RECORDS OF SANTA CLARA COUNTY)

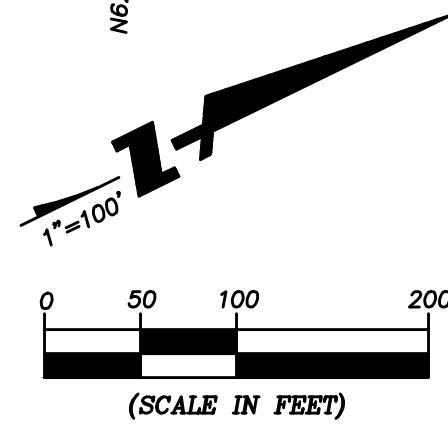
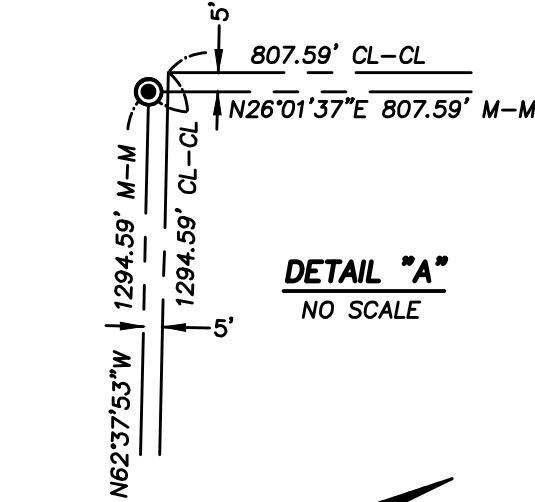
- (R1) TRACT NO. 6642, 469 M 9-10
- (R2) TRACT NO. 10373 900 M 28-31
- (R3) TRACT NO. 10384 910 M 52-53
- (R4) Y MAPS 16-17
- (R5) Y MAPS 18-19
- (R6) PARCEL MAP, 367 M 10
- (R7) PARCEL MAP, 341 M 27
- (R8) TRACT NO. 8891 684 M 43-44

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 1.851 AC±(GROSS).
3. DUE TO ROUNDING, INCREMENTS MAY NOT EQUAL OVERALL DIMENSIONS.
4. EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH OR PERPENDICULAR TO ADJACENT LOT AND/OR EASEMENT LINES.
5. ALL ROOF CROSS ACCESS EASEMENTS AND ROOF EAVE EASEMENTS SHOWN ON SHEETS 5 AND 6.

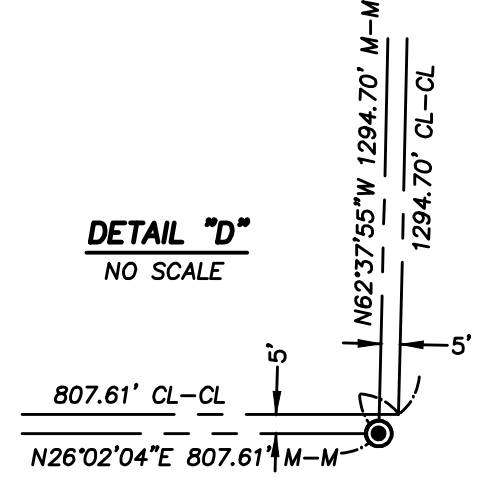
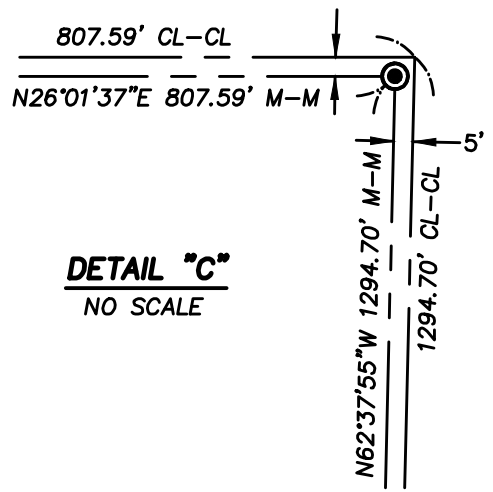
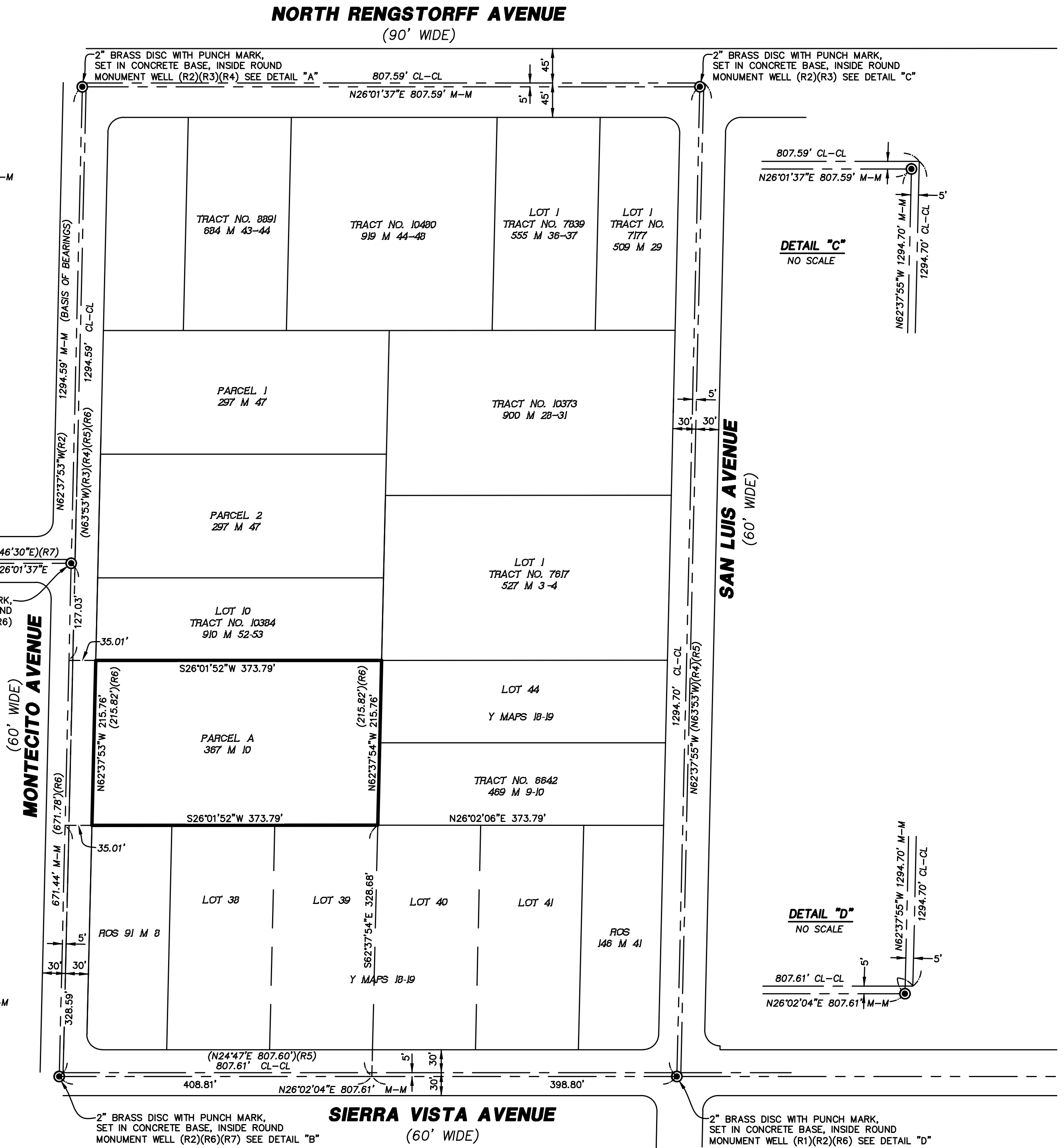
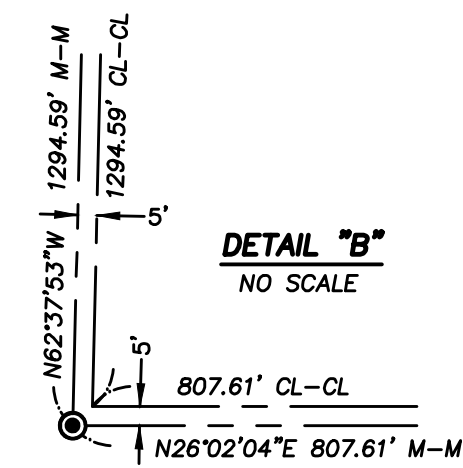
LEGEND

- FOUND MONUMENT, AS NOTED ON MAP
- DISTINCTIVE BORDER
- MONUMENT LINE
- CENTER LINE
- LOT LINE
- LOT LINE PER Y MAPS 16-17 AND Y MAPS 18-19
- CL-CL CENTER LINE TO CENTER LINE DISTANCE
- M-M MONUMENT TO MONUMENT DISTANCE
- IP IRON PIPE



MONTEBELLO AVENUE

2-1/2" BRASS DISC WITH PUNCH MARK, SET IN CONCRETE BASE, INSIDE ROUND MONUMENT WELL (R3)(R7)(R6)



TRACT NO. 10525 'THE REDWOODS AT MONTECITO'

33 UNIT TOWNHOUSES AND 2 COMMON LOTS
1950 MONTECITO AVENUE

CONSISTING OF 6 SHEETS

BEING ALL OF PARCEL A AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JANUARY 27, 1976 IN BOOK 367 OF MAPS AT PAGES 10 AND 11 RECORDS OF SANTA CLARA COUNTY.

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

SCALE: 1" = 20'

DATE: JANUARY 2020



ENGINEERS-SURVEYORS-PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CALIFORNIA 95110

MAP REFERENCES (RECORDS OF SANTA CLARA COUNTY)

- (R1) TRACT NO. 6642, 469 M 9-10
- (R2) TRACT NO. 10373 900 M 28-31
- (R3) TRACT NO. 10384 910 M 52-53
- (R4) Y MAPS 16-17
- (R5) Y MAPS 18-19
- (R6) PARCEL MAP, 367 M 10
- (R7) PARCEL MAP, 341 M 27

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 1.851 AC±(GROSS).
3. DUE TO ROUNDING, INCREMENTS MAY NOT EQUAL OVERALL DIMENSIONS.
4. EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH OR PERPENDICULAR TO ADJACENT LOT AND/OR EASEMENT LINES.
5. ALL ROOF CROSS ACCESS EASEMENTS AND ROOF EAVE EASEMENTS SHOWN ON SHEETS 5 AND 6.

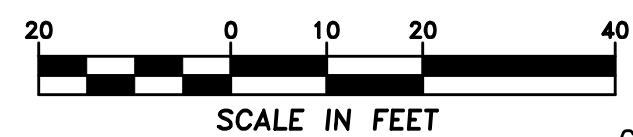
LEGEND

- 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
- TIE 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
- W.M.E. PUBLIC WATER METER EASEMENT
- (T) TOTAL DISTANCE VALUE
- (R) RADIAL BEARING
- () RECORD DATA NOT USED

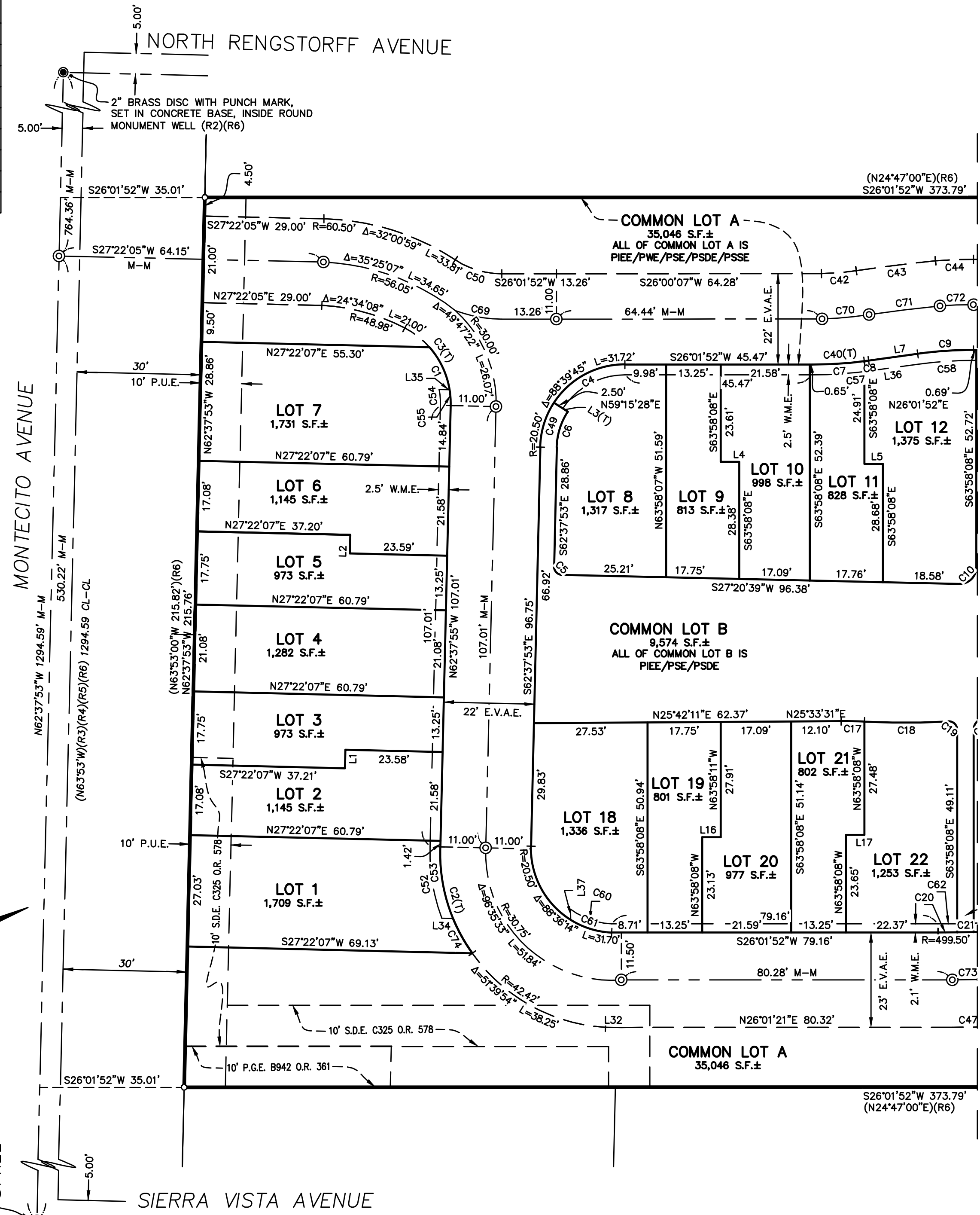
NO.	BEARING	LENGTH
L1	S62°37'53"E	4.50'
L2	N62°37'53"W	4.50'
L3	N59°15'28"E	4.00'
L4	N26°01'52"E	4.50'
L5	N26°01'52"E	4.50'
L7	N18°12'11"E	12.02'
L16	N26°01'52"E	4.50'
L17	S26°01'52"W	4.50'

NO.	BEARING	LENGTH
L29	S38°23'19"W	21.49'
L30	S64°38'54"E	0.50'
L31	S78°55'47"W	4.50'
L32	N26°23'33"E	3.85'
L34	S27°22'07"W	2.72'
L35	N27°22'09"E	2.55'
L36	N18°12'11"E	12.01'
L37	S64°11'08"E	2.55'

NO.	RADIUS	DELTA	LENGTH
C1	20.60'	42°53'07"	15.42'
C2	41.27'	38°05'14"	27.43'
C3	20.60'	63°59'26"	23.01'
C4	20.50'	56°49'19"	20.33'
C5	2.00'	90°01'28"	3.14'
C6	16.50'	31°49'44"	9.17'
C7	99.50'	7°16'31"	12.63'
C8	99.50'	0°35'29"	1.03'
C9	99.50'	7°49'41"	13.59'
C10	4.00'	91°18'47"	6.37'
C17	103.12'	3°08'21"	5.65'
C18	201.86'	5°47'34"	20.41'
C19	2.00'	92°55'26"	3.24'
C20	499.50'	0°31'54"	4.63'
C21	481.46'	0°28'34"	4.00'
C40	99.50'	7°52'00"	13.66'
C42	78.58'	6°10'31"	8.47'
C43	422.22'	2°37'38"	19.36'
C44	121.50'	4°21'38"	9.25'
C47	522.50'	0°50'13"	7.63'
C49	20.50'	31°50'26"	11.39'
C50	20.50'	33°21'12"	11.93'
C52	43.76'	23°13'10"	17.73'
C53	41.27'	24°42'03"	17.79'
C54	18.10'	12°12'40"	3.86'
C55	20.60'	10°42'39"	3.85'
C57	102.00'	7°52'01"	14.01'
C58	97.00'	7°49'42"	13.25'
C60	18.43'	33°24'30"	10.75'
C61	20.50'	29°30'44"	10.56'
C62	497.40'	0°32'02"	4.63'
C69	31.50'	20°51'17"	11.47'
C70	89.58'	7°20'23"	11.48'
C71	411.22'	2°24'49"	17.32'
C72	110.50'	4°21'38"	8.41'
C73	511.00'	0°49'58"	7.43'
C74	41.27'	13°23'11"	9.64'



2" BRASS DISC WITH PUNCH MARK, SET IN CONCRETE BASE, INSIDE ROUND MONUMENT WELL (R2)(R6)(R7)



TRACT NO. 10525 "THE REDWOODS AT MONTECITO"

33 UNIT TOWNHOUSES AND 2 COMMON LOTS
1950 MONTECITO AVENUE
CONSISTING OF 6 SHEETS

BEING ALL OF PARCEL A AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JANUARY 27, 1976 IN BOOK 367 OF MAPS AT PAGES 10 AND 11 RECORDS OF SANTA CLARA COUNTY.

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

SCALE: 1" = 20'

DATE: JANUARY 2020



ENGINEERS-SURVEYORS-PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CALIFORNIA 95110

MAP REFERENCES (RECORDS OF SANTA CLARA COUNTY)

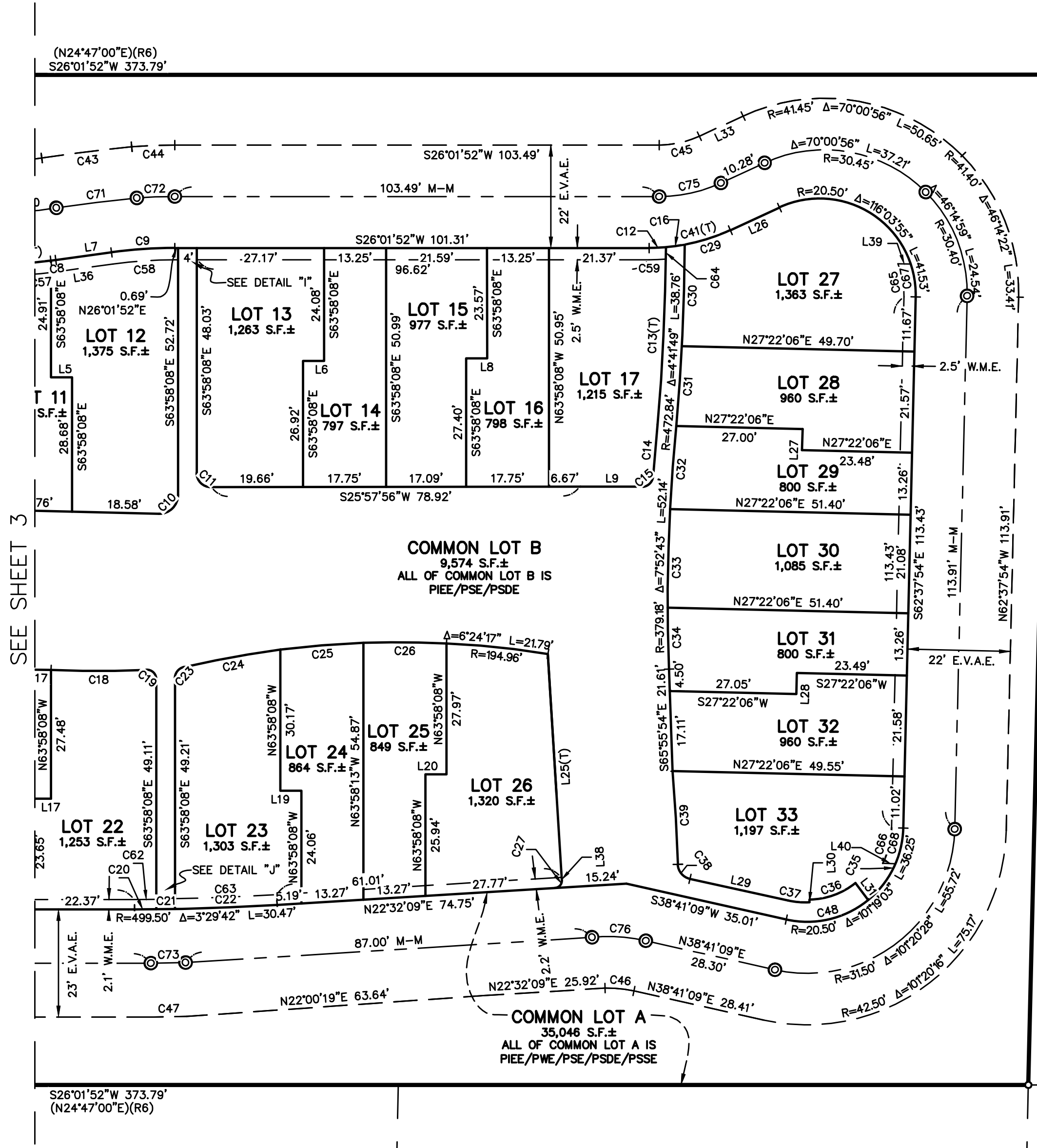
- (R1) TRACT NO. 6642, 469 M 9-10
- (R2) TRACT NO. 10373 900 M 28-31
- (R3) TRACT NO. 10384 910 M 52-53
- (R4) Y MAPS 16-17
- (R5) Y MAPS 18-19
- (R6) PARCEL MAP, 367 M 10
- (R7) PARCEL MAP, 341 M 27

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 1.851 AC±(GROSS).
3. DUE TO ROUNDING, INCREMENTS MAY NOT EQUAL OVERALL DIMENSIONS.
4. EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH OR PERPENDICULAR TO ADJACENT LOT AND/OR EASEMENT LINES.
5. ALL ROOF CROSS ACCESS EASEMENTS AND ROOF EAVE EASEMENTS SHOWN ON SHEETS 5 AND 6.

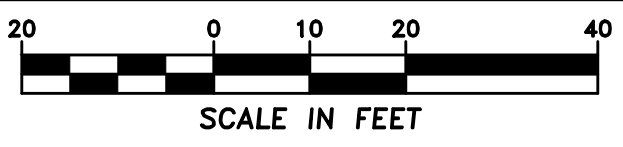
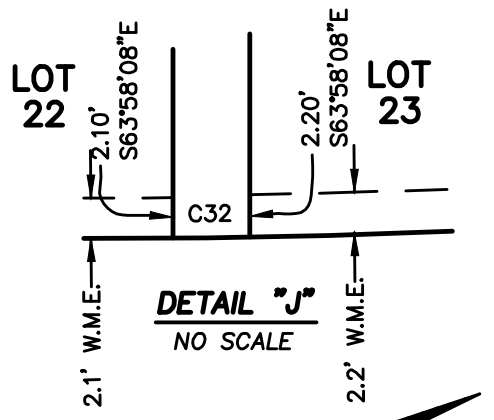
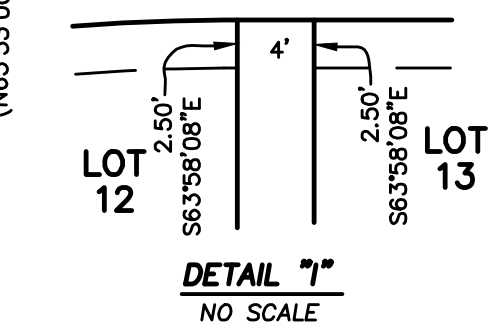
LEGEND

- ⊙ 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
- W.M.E. PUBLIC WATER METER EASEMENT
- (T) TOTAL DISTANCE VALUE
- (R) RADIAL BEARING
- () RECORD DATA NOT USED



LINE TABLE		
NO.	BEARING	LENGTH
L6	S26°01'52"W	4.50'
L8	S26°01'52"W	4.50'
L9	N26°08'05"E	13.56'
L19	S26°01'52"W	4.50'
L20	N26°01'52"E	4.50'
L25	S67°27'54"E	48.48'
L26	N01°18'11"E	11.56'
L27	N62°37'54"W	4.50'
L28	S62°37'54"E	4.50'
L29	S38°23'19"W	21.49'
L30	S64°38'54"E	0.50'
L31	S78°55'47"W	4.50'
L33	S01°18'11"W	10.28'
L38	S67°27'54"E	0.70'
L39	N27°22'06"E	2.69'
L40	S27°22'06"W	2.73'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C11	3.00'	90°03'55"	4.72'
C12	41.50'	4°56'58"	3.58'
C13	468.84'	4°37'31"	37.85'
C14	383.18'	1°40'41"	11.22'
C15	2.41'	75°06'34"	3.16'
C16	41.50'	5°34'49"	4.04'
C22	475.68'	2°37'48"	21.83'
C23	2.50'	77°09'47"	3.37'
C24	241.25'	4°57'51"	20.90'
C25	279.86'	3°42'46"	17.81'
C26	227.77'	4°28'00"	17.76'
C27	1.50'	90°00'03"	2.36'
C29	41.50'	14°11'55"	10.28'
C30	472.84'	2°37'36"	21.68'
C31	472.84'	2°04'13"	17.09'
C32	379.18'	2°41'15"	17.79'
C33	379.18'	3°11'06"	21.08'
C34	379.18'	2°00'22"	13.28'
C35	20.50'	49°14'33"	17.62'
C36	16.03'	38°03'09"	10.65'
C37	16.50'	15°53'09"	4.57'
C38	3.30'	75°43'36"	4.36'
C39	425.97'	2°40'54"	19.94'
C41	41.50'	24°43'41"	17.91'
C45	20.50'	24°43'41"	8.85'
C46	25.14'	14°09'16"	6.21'
C48	20.50'	52°04'30"	18.63'
C59	44.00'	4°38'13"	3.56'
C63	497.30'	2°30'01"	21.70'
C64	468.84'	0°18'25"	2.51'
C65	18.00'	22°55'01"	7.20'
C66	18.00'	25°07'06"	7.89'
C67	20.50'	19°59'35"	7.15'
C68	20.50'	21°53'01"	7.83'
C75	31.50'	24°43'44"	13.60'
C76	36.14'	18°17'48"	11.54'



TRACT NO. 10525 "THE REDWOODS AT MONTECITO"

33 UNIT TOWNHOUSES AND 2 COMMON LOTS
1950 MONTECITO AVENUE

CONSISTING OF 6 SHEETS

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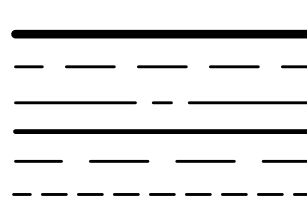
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- (R3) TRACT NO. 10384 910 M 52-53
- (R4) Y MAPS 16-17
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- (R6) PARCEL MAP, 367 M 10
- (R7) PARCEL MAP, 341 M 27

MAP NOTES

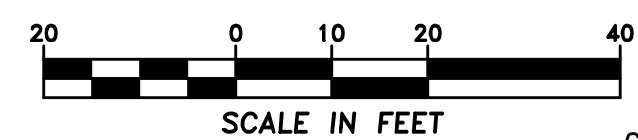
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4. EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH OR PERPENDICULAR TO ADJACENT LOT AND/OR EASEMENT LINES.

LEGEND

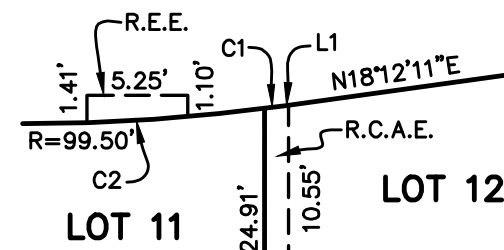
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- SET 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "LS 6868"



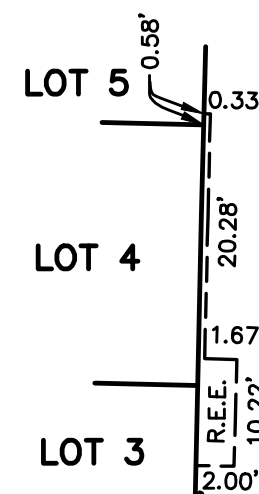
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- PL-CL PROPERTY LINE TO CENTER LINE DISTANCE
- IP-IP IRON PIPE TO IRON PIPE DISTANCE
- M-M MONUMENT TO MONUMENT DISTANCE
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.I.E.E. PRIVATE INGRESS EGRESS EASEMENT
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- W.M.E. PUBLIC WATER METER EASEMENT
- (T) TOTAL DISTANCE VALUE
- (R) RADIAL BEARING
- () RECORD DATA NOT USED



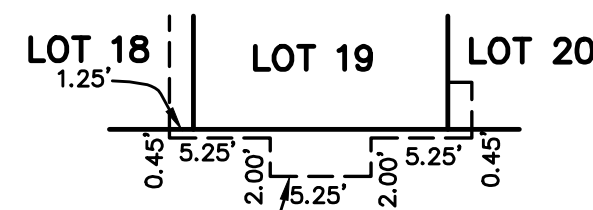
2" BRASS DISC WITH PUNCH MARK, SET IN CONCRETE BASE, INSIDE ROUND MONUMENT WELL (R2)(R6)(R7)



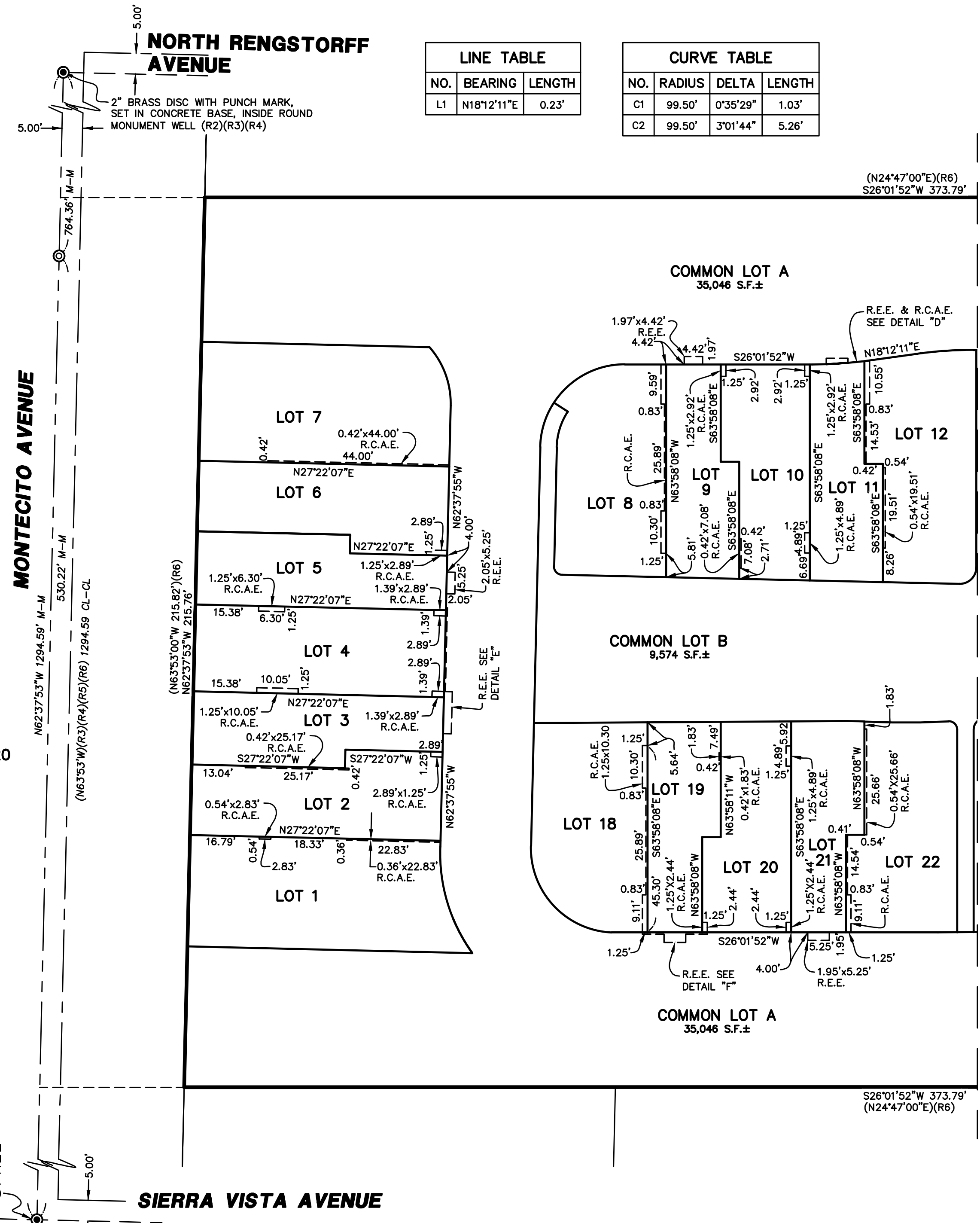
DETAIL "D"
NO SCALE



DETAIL "E"
NO SCALE



DETAIL "F"
NO SCALE



LINE TABLE		
NO.	BEARING	LENGTH
L1	N18°12'11"E	0.23'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	99.50'	0°35'29"	1.03'
C2	99.50'	3°01'44"	5.26'

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MAP NOTES

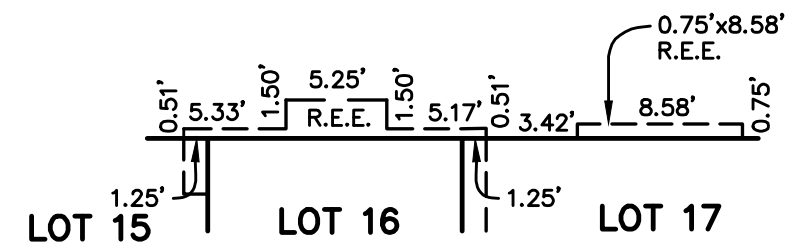
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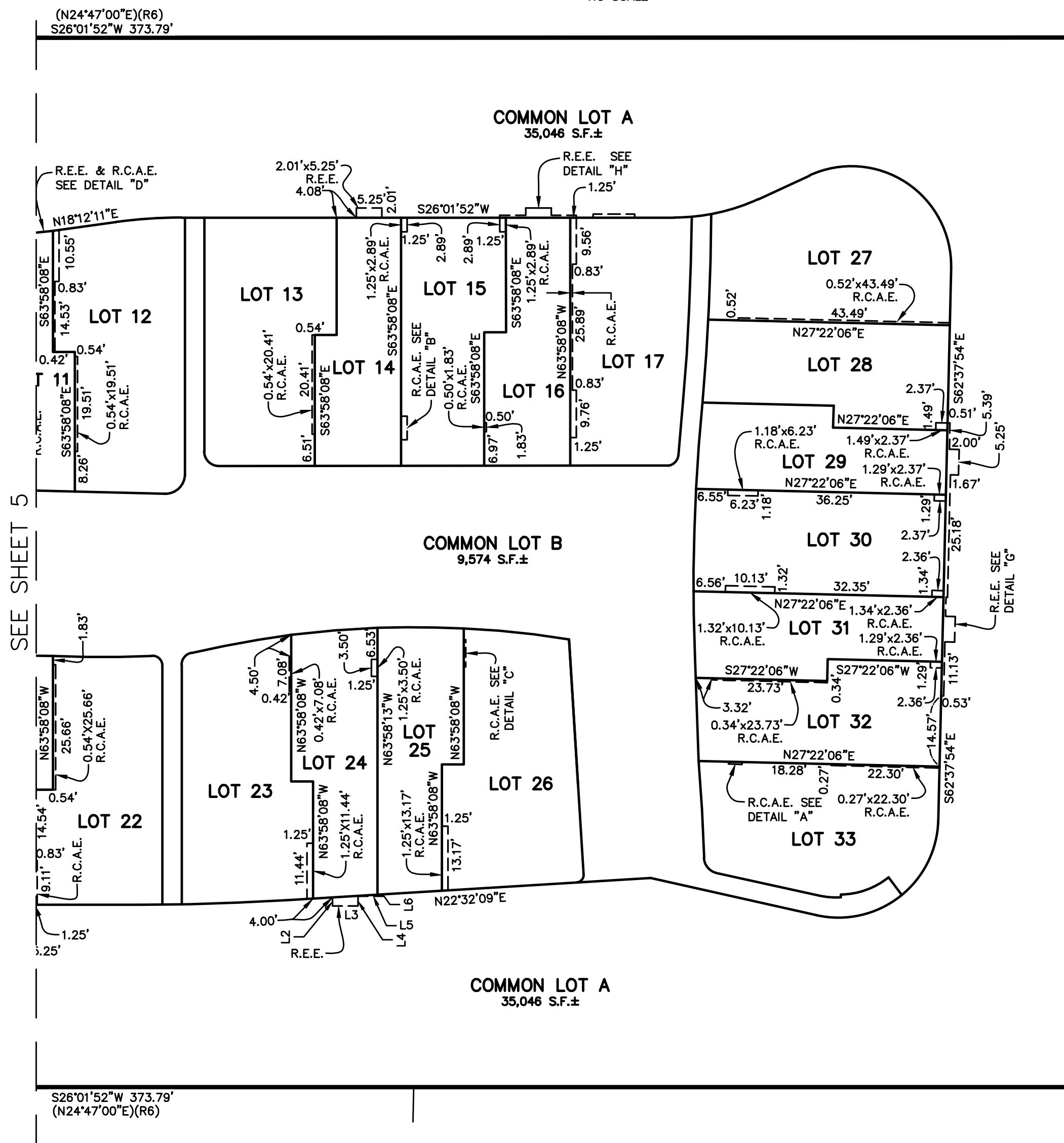
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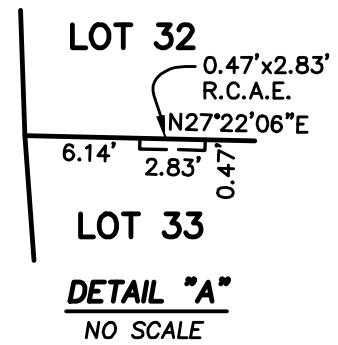


DETAIL "H"
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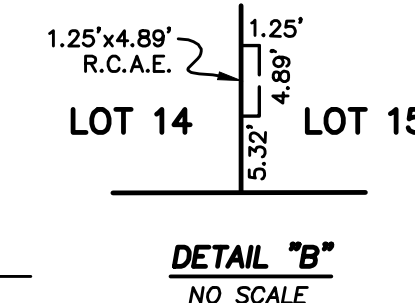


SEE SHEET 5

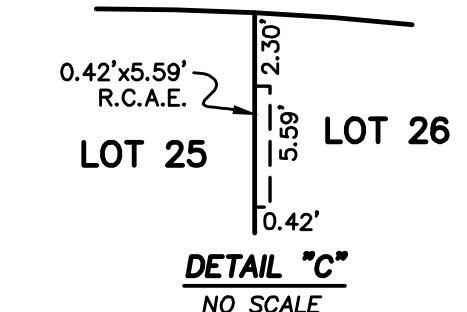
LINE TABLE		
NO.	BEARING	LENGTH
L2	S63°58'13"E	1.76'
L3	N26°01'47"E	5.25'
L4	N63°58'13"W	2.00'
L5	N26°01'47"E	5.25'
L6	N63°58'13"W	0.40'



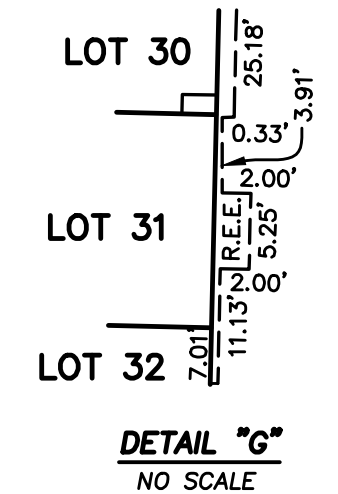
DETAIL "A"
NO SCALE



DETAIL "B"
NO SCALE



DETAIL "C"
NO SCALE



DETAIL "G"
NO SCALE

