

TRACT 10365
SUN-MOR AVENUE

AN 11 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
1991 SUN MOR AVENUE
CONSISTING OF 5 SHEETS
BEING A SUBDIVISION OF PARCEL 2 AS SHOWN ON PARCEL
MAP FILED NOVEMBER 29, 1988 IN BOOK 593 OF PARCEL MAPS
AT PAGES 42 & 43, SANTA CLARA COUNTY RECORDS AND
LYING ENTIRELY WITHIN THE CITY OF MOUNTAIN VIEW,
SANTA CLARA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

DECEMBER 2016

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 THE 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 PARCEL A AS SHOWN UPON THIS MAP FOR PUBLIC UTILITIES, BICYCLE, PEDESTRIAN ACCESS AND EMERGENCY VEHICULAR ACCESS, TOGETHER WITH THE RIGHT TO GRANT EASEMENTS OR OTHER ESSENTIAL PURPOSES.

WE ALSO HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF MOUNTAIN VIEW FOR STREET AND UTILITY PURPOSES, ALEXANDER COURT AND SUN-MOR AVENUE.

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 SANITARY SEWERS, WATER MAINS, WATER METERS, 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.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR SURFACE FLOW OF STORM WATER ON OR OVER THOSE CERTAIN STRIPS OF LAND WHICH LIES WITHIN LOTS 4 AND 7 AND BEING DESIGNATED AND DELINEATED AS "SDRE" (SURFACE DRAINAGE RELEASE EASEMENT). SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, BERMS, TREES, LARGE SHRUBS, AND STRUCTURES OF ANY KIND; THE PERMANENT SWALE FOR SURFACE DRAINAGE RELEASE AND SURFACE ELEVATION WITHIN THE EASEMENT SHALL NOT BE ALTERED WITHOUT THE WRITTEN CONSENT OF THE PUBLIC WORKS DIRECTOR; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPLACING THE LANDSCAPING AND OTHER SURFACE IMPROVEMENTS THAT ARE REMOVED BY THE CITY TO REPAIR, REPLACE, OR MAINTAIN THE CITY'S UNDERGROUND UTILITIES WITHIN SAID EASEMENT. THESE RESTRICTIONS AND REQUIREMENTS ARE ALSO STATED WITHIN THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) FOR TRACT 10365.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR STORM DRAINAGE FACILITIES, DESIGNATED ON THIS MAP AS "SDE" (STORM DRAINAGE EASEMENT). SAID 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.

AS OWNER: ADACHI PROPERTY MANAGEMENT, LLC

BY: _____

NAME: _____

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 _____ } 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 COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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 ADACHI PROPERTY MANAGEMENT, LLC, IN MARCH 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS ARE OF THE CHARACTER AND WILL BE SET AS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2019; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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



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: _____

PAID: _____ DEPUTY

PRELIMINARY

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DECEMBER 2016

SOILS / GEOTECHNICAL REPORT NOTE

A PRELIMINARY GEOTECHNICAL ASSESSMENT WAS PREPARED BY ENGEO, DATED JUNE 16, 2015, PROJECT NO. 12154.000.000, SIGNED BY PAUL C. GUERIN, G.E. NO. 2099, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

CERTIFICATE OF DEDICATION

THE CITY OF MOUNTAIN VIEW SHALL RECONVEY PARCEL A, SUN-MOR AVENUE AND ALEXANDER COURT 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: ADACHI PROPERTY MANAGEMENT, LLC

ADDRESS: 1991 SUN MOR AVENUE

CITY/STATE: MOUNTAIN VIEW, CA

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 ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JACQUELINE ANDREWS SOLOMON, CITY ENGINEER
RCE 57093,
EXPIRES 12/31/2017
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
RCE NO. 27089
EXPIRES: MARCH 31, 2017

DATE _____

CITY ACCEPTANCE STATEMENT

I, LORRIE BREWER, 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 _____, 2016 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. 10365, 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.

PURSUANT TO GOVERNMENT CODE SECTION 66434(G), I HEREBY ABANDON THOSE PORTIONS OF THE PUBLIC STORM DRAIN EASEMENT RECORDED ON JUNE 12, 1957 IN BOOK 3818 AT PAGE 479, THAT ARE LOCATED WITHIN THE BOUNDARY OF THIS MAP BUT ARE NOT SHOWN ON THIS MAP.

PURSUANT TO GOVERNMENT CODE SECTION 66434(G), I HEREBY ABANDON THOSE PORTIONS OF THE RELINQUISHMENT OF ABUTTER'S RIGHT, 10' PUBLIC SERVICE EASEMENT, EMERGENCY ACCESS EASEMENT, PEDESTRIAN & BICYCLE PATH EASEMENT, A PORTION OF THE 15' STORM DRAIN EASEMENT AND THE OFFERS OF DEDICATION FOR SUN-MOR AVENUE & YORKSHIRE WAY CREATED BY THAT CERTAIN PARCEL MAP, FILED FOR RECORD NOVEMBER 29, 1988 IN BOOK 593 OF PARCEL MAPS AT PAGES 42 AND 43, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, THAT ARE LOCATED WITHIN THE BOUNDARY OF THIS MAP BUT ARE NOT SHOWN ON THIS MAP.

LORRIE BREWER, MMC, CITY CLERK
AND EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF MOUNTAIN VIEW

DATE _____ RESOLUTION NO. _____



LINE TABLE		
NO	BEARING	LENGTH
L1	N21°49'11"W	32.39' (1)(2)
L2	N15°46'31"W	35.42' (1)(2)
L3	N24°26'12"W	52.08' (1)(2)
L4	N04°13'43"W	76.40' (1)(2)
L5	N17°40'15"W	50.23' (1)(2)
L6	N42°22'32"W	23.78' (1)(2)
L7	N13°11'27"W	44.00' (1)(2)

LINE TABLE		
NO	BEARING	LENGTH
L8	N27°26'02"E	37.50' (1)(2)
L9	N13°59'30"W	26.27' (1)
L10	N00°00'00"E	44.73'
L11	N90°00'00"E	64.64'
L12	N57°11'45"W	50.00' (M-M)(2)
L13	N19°24'33"W	25.00' (M-PL)(2)(R)
L14	N53°03'55"W	30.00' (1)(2)(R)

LINE TABLE		
NO	BEARING	LENGTH
L15	N21°49'11"W	45.69'
L16	N23°23'49"W	46.24'
L17	N52°15'00"W	61.84'
L18	N40°33'00"W	23.14'
L19	N49°50'00"W	38.00'
L20	N24°17'11"W	15.83'
L21	N04°59'06"E	12.00'
L22	N60°37'31"W	12.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	160.00'	51°15'39"	143.15' (1)
C2	380.00'	5°24'27"	35.86' (2)
C3	130.00'	4°07'50"	9.37' (2)
C4	30.00'	60°00'00"	31.42'
C5	50.00'	32°33'35"	28.41'

REFERENCES:

RECORDS OF SANTA CLARA COUNTY
(#) INDICATES REFERENCE NUMBER
(1) PARCEL MAP (593 PM 42)
(2) TRACT NO. 8166 (594 M 10)
(3) TRACT NO. 579 (20 N 47)
(4) TRACT NO. 6748 (459 M 38)
(5) TRACT NO. 7793 (551 M 19)

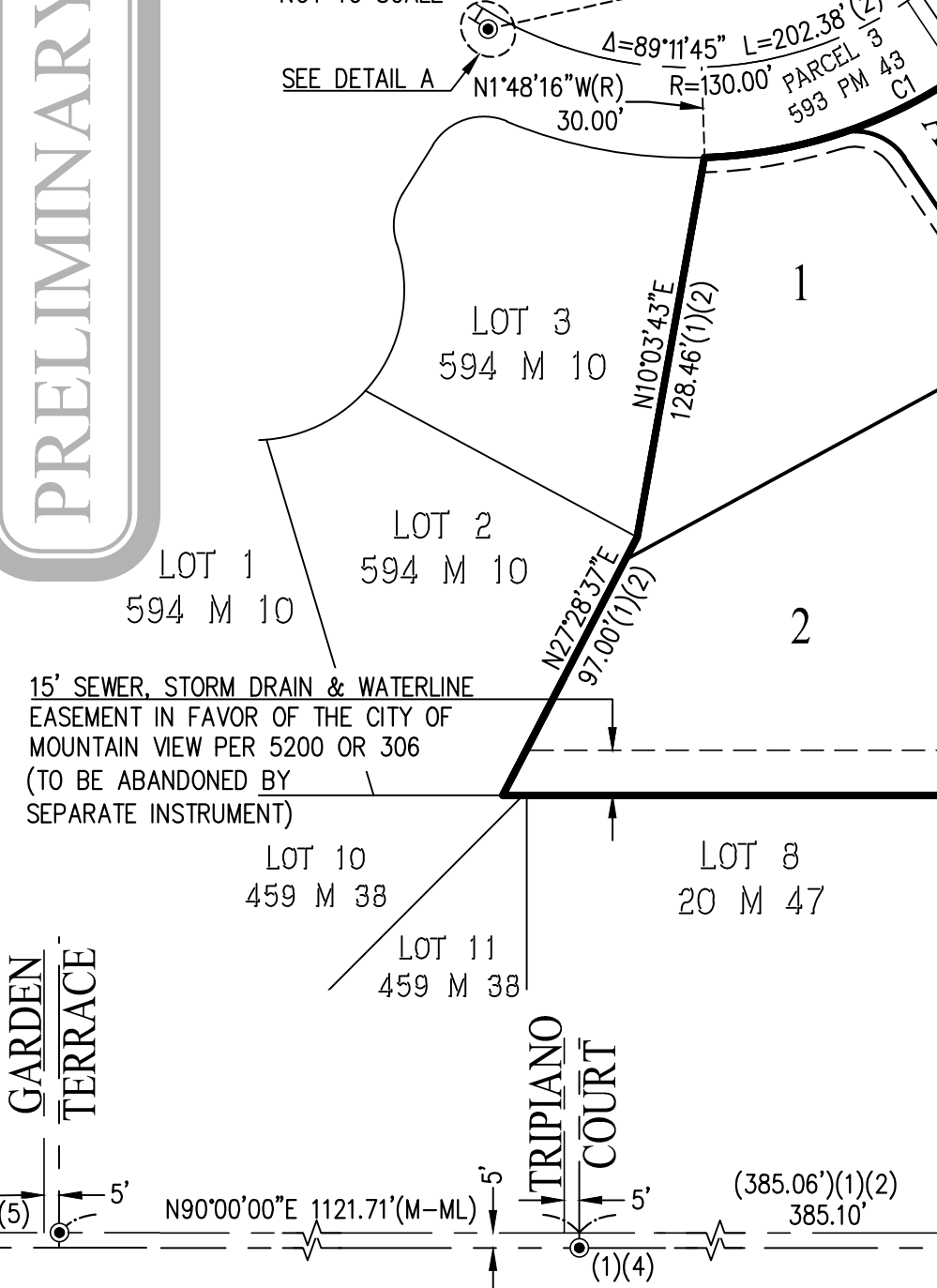
REMAINDER PARCEL

LOT 50
66 M 4
DETAIL C
NOT TO SCALE

PRELIMINARY

DETAIL A

NOT TO SCALE



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SAN RAMON, CALIFORNIA

SCALE: 1" = 60' DECEMBER 2016



GRAPHIC SCALE

LEGEND

—	DISTINCTIVE BOUNDARY LINE
—	RIGHT OF WAY LINE
—	LOT LINE
---	EASEMENT LINE
---	CENTERLINE
---	MONUMENT 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, LS 7960
PUE	PUBLIC UTILITY EASEMENT
SDRE	SURFACE DRAINAGE RELEASE EASEMENT
SDE	STORM DRAIN EASEMENT
SNF	SEARCHED FOR NOT FOUND
■	SHEET LIMITS
⑤	SHEET NUMBER

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY
FOUND MONUMENTS IN SLEEPER AVENUE SHOWN HEREON, THE
BEARING BEING N90°00'00"E PER PARCEL MAP (593 PM 42),
SANTA CLARA COUNTY RECORDS.

DETAIL B

NOT TO SCALE

BASIS OF BEARINGS N90°00'00"E 1243.20'(M-M)

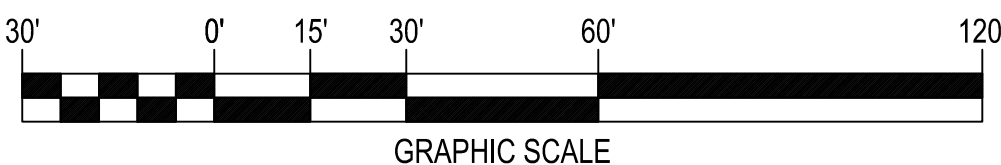
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SAN RAMON, CALIFORNIA

SCALE: 1" = 30' DECEMBER 2016



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY
FOUND MONUMENTS IN SLEEPER AVENUE SHOWN HEREON, THE
BEARING BEING N90°00'00"E PER PARCEL MAP (593 PM 42),
SANTA CLARA COUNTY RECORDS.

LEGEND

	DISTINCTIVE BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT 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, LS 7960
PUE	PUBLIC UTILITY EASEMENT
SDRE	SURFACE DRAINAGE RELEASE EASEMENT
SDE	STORM DRAIN EASEMENT
SNF	SEARCHED FOR NOT FOUND

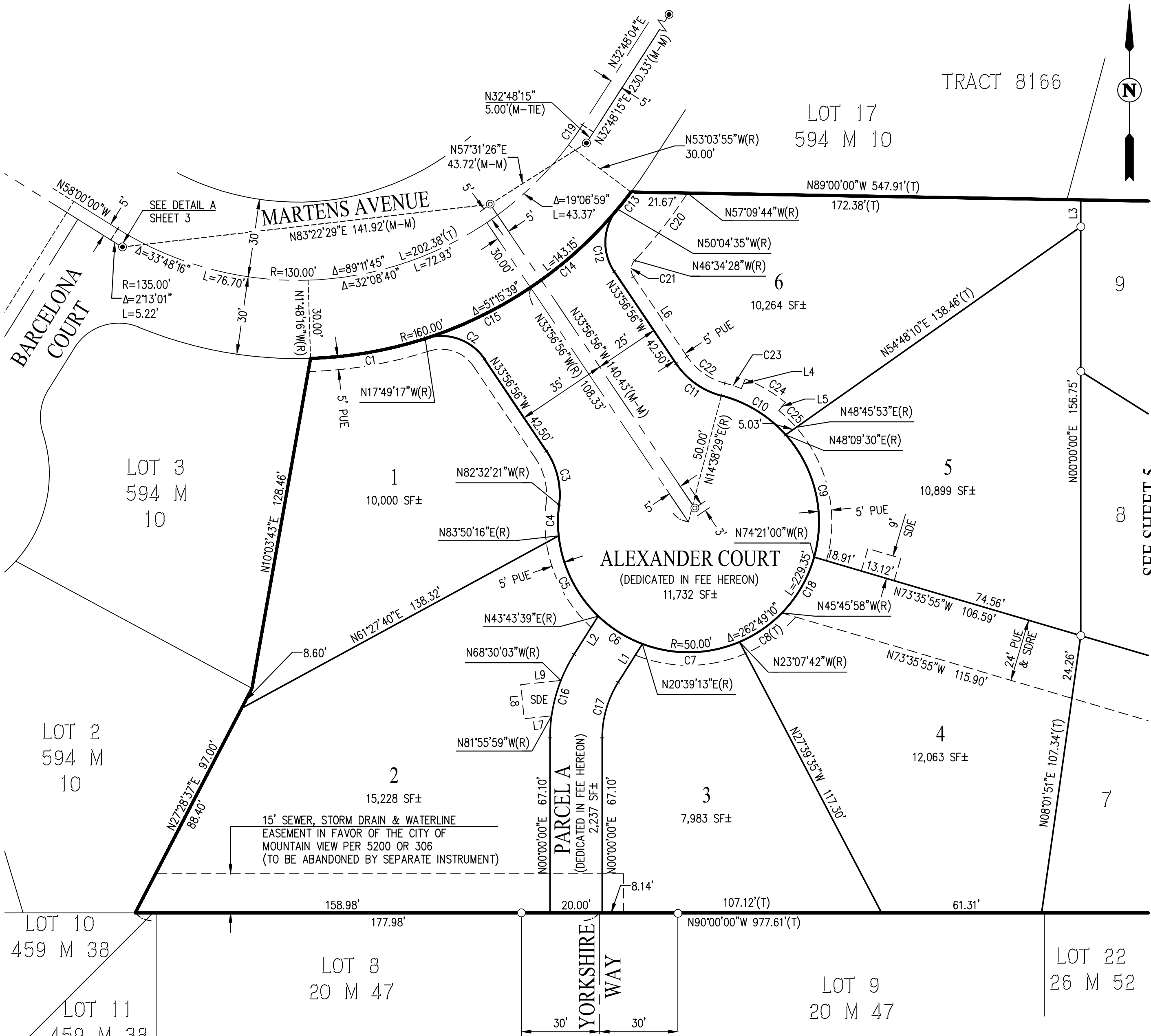
REFERENCES:

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(1) PARCEL MAP (593 PM 42)
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(3) TRACT NO. 579 (20 N 47)
(4) TRACT NO. 6748 (459 M 38)
(5) TRACT NO. 7793 (551 M 19)

NOTE:

1. FRONT PROPERTY CORNERS FOR LOTS 1-6 AND PARCEL A WILL BE
REFERENCED FOR LINE ONLY BY A SLASH AT THE BACK OF SIDEWALK
ON THE PROLONGATION OF THE SIDE LOT/ PARCEL LINE.

SHEET 4 OF 5
PIN 8511-04



LINE TABLE		
NO	BEARING	LENGTH
L1	N32°11'26"E	17.35'
L2	N32°11'26"E	17.35'
L3	N00°00'00"E	10.27'
L4	N21°41'37"E	4.00' (R)
L5	N39°03'11"E	4.00' (R)
L6	N33°56'56"W	36.84'
L7	N84°02'52"E	10.52'
L8	N05°57'08"W	13.12'
L9	N84°02'52"E	15.49'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	160.00'	16°01'01"	44.73'
C2	20.00'	73°52'21"	25.79'
C3	30.00'	41°24'35"	21.68'
C4	50.00'	13°37'23"	11.89'
C5	50.00'	40°06'37"	35.00'
C6	50.00'	23°04'26"	20.14'
C7	50.00'	43°46'55"	38.21'
C8	50.00'	51°13'18"	44.70' (LL)
C9	50.00'	57°29'30"	50.17'
C10	50.00'	33°31'01"	29.25'
C11	30.00'	41°24'35"	21.68'
C12	20.00'	73°52'21"	25.79'
C13	160.00'	2°59'20"	8.35'
C14	160.00'	16°07'39"	45.04'
C15	160.00'	16°07'39"	45.04'
C16	60.00'	32°11'26"	33.71'
C17	40.00'	32°11'26"	22.47'
C18	50.00'	28°35'02"	24.94'
C19	130.00'	4°07'50"	9.37'
C20	178.00'	10°35'16"	32.89'
C21	5.00'	77°22'28"	6.75'
C22	25.00'	41°24'35"	18.07'
C23	55.00'	7°03'08"	6.77'
C24	59.00'	17°21'34"	17.88'
C25	55.00'	9°42'42"	9.32'

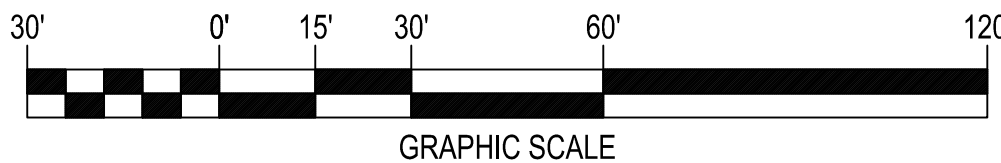
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SCALE: 1" = 30' DECEMBER 2016



BASIS OF BEARINGS:

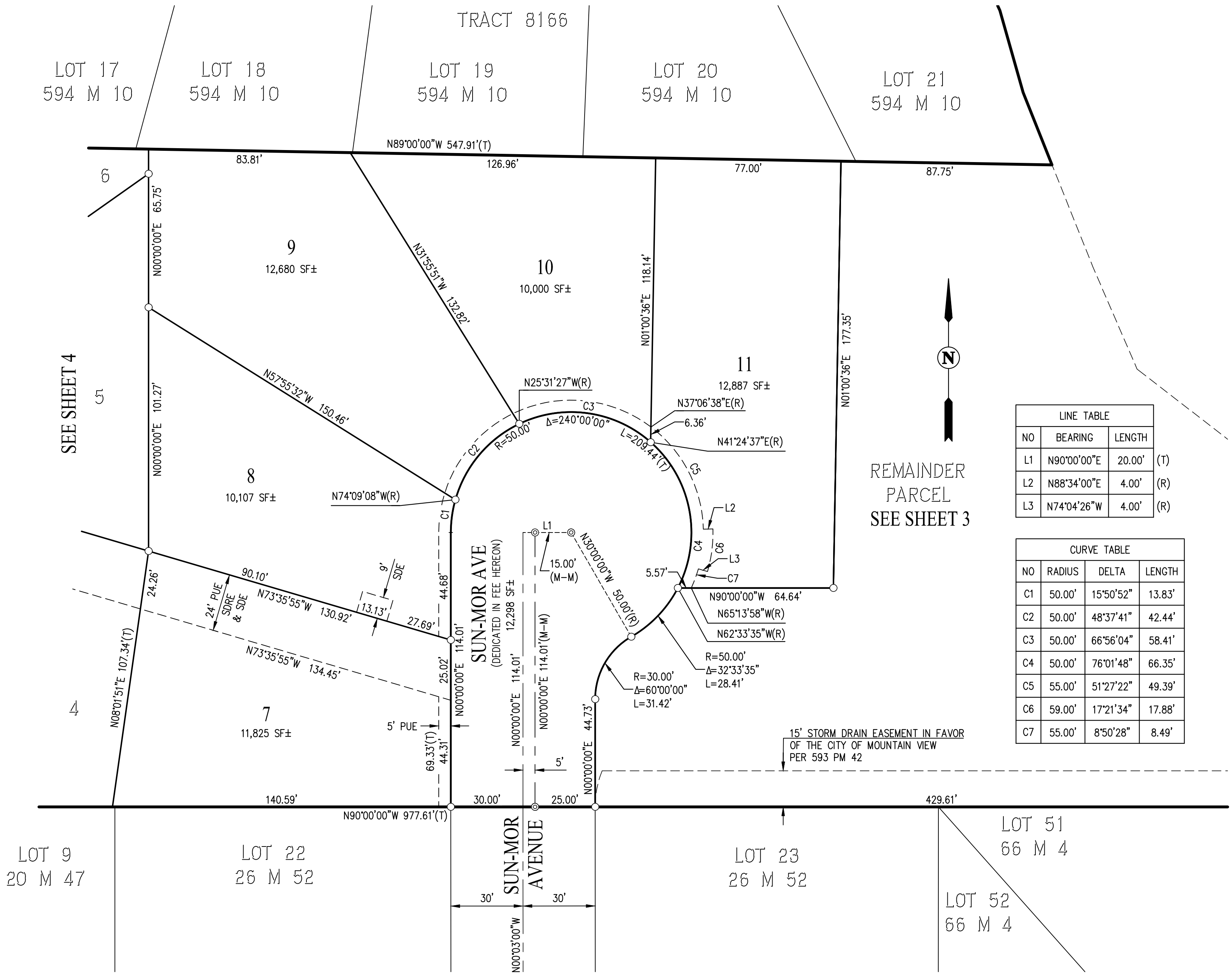
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LEGEND

	DISTINCTIVE BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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LINE TABLE		
NO	BEARING	LENGTH
L1	N90°00'00"E	20.00' (T)
L2	N88°34'00"E	4.00' (R)
L3	N74°04'26"W	4.00' (R)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	50.00'	15°50'52"	13.83'
C2	50.00'	48°37'41"	42.44'
C3	50.00'	66°56'04"	58.41'
C4	50.00'	76°01'48"	66.35'
C5	55.00'	51°27'22"	49.39'
C6	59.00'	17°21'34"	17.88'
C7	55.00'	8°50'28"	8.49'