

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW  
APPROVING THE FINAL MAP OF TRACT NO. 10554,  
1555 WEST MIDDLEFIELD ROAD, ACCEPTING DEDICATIONS,  
AND MAKING FINDINGS AS REQUIRED BY THE CITY CODE

WHEREAS, on May 19, 2020, the City Council adopted Resolution No. 18460, Series 2020, approving the Vesting Tentative Map of the subdivision hereinafter referred to; and

WHEREAS, the subdivider has filed with the City the final map for said subdivision entitled Tract No. 10554; and

WHEREAS, the City Council has received and considered a report dated May 25, 2021 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 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 the subdivision's 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. 10554, 1555 West Middlefield Road, 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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WF/TS/1/RESO  
923-05-25-21r

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 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 PROPERTIES DESCRIBED BELOW ARE DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

- EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (PUE) FOR SUCH USE AS SANITARY SEWERS, WATER MAINS, 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.
- EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES DESIGNATED ON THIS MAP AS "PUBLIC SERVICE EASEMENT" (PSE) FOR SUCH 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 STRUCTURE OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES. THE CITY IS NOT RESPONSIBLE FOR PRIVATE OR PUBLIC UTILITIES THAT ARE WITHIN OR ACROSS SAID EASEMENT.
- EASEMENTS FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES ACROSS THOSE AREAS DESIGNATED ON THIS MAP AS "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE).
- 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.
- EASEMENTS FOR THE USE OF PUBLIC ACCESS UPON, OVER AND THROUGH THE AREAS DESIGNATED ON THIS MAP AS "PUBLIC ACCESS EASEMENT" (PAE). SAID EASEMENT SHALL BE KEPT CLEAR OF TREES, SHRUBS, AND STRUCTURES.

THE REAL PROPERTIES DESCRIBED BELOW ARE NOT DEDICATED FOR PUBLIC PURPOSES:

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE INGRESS AND EGRESS EASEMENT" (PIEE) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 20 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.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE STORM DRAIN EASEMENT" (PSDE) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 20 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.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE SANITARY SEWER EASEMENT" (PSSE) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 20 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.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE WATER LINE EASEMENT" (PWE) ARE RESERVED FOR THE OWNERS OF LOTS 1 THROUGH 20 FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER LINE 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.

TRACT 10554  
1555 W. MIDDLEFIELD ROAD

A 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF THE LANDS OF LINDSAY INVESTMENT COMPANY AS  
DESCRIBED IN BOOK 8411, PAGE 187, SANTA CLARA COUNTY OFFICIAL RECORDS  
CITY OF MOUNTAIN VIEW, SANTA CLARA, CALIFORNIA



CIVIL ENGINEERS

SAN RAMON (925) 866-0322  
SACRAMENTO (916) 375-1877  
WWW.CBANDG.COM

SURVEYORS PLANNERS

MARCH 2021

OWNER'S STATEMENT (CONTINUED)

THE AREAS DESIGNATED AS PARCEL A, PARCEL B, PARCEL C, PARCEL D, PARCEL E, PARCEL F AND PARCEL G ARE NOT OFFERED FOR DEDICATION AND ARE RESERVED FOR THE FUTURE CONVEYANCE TO THE OWNERS AND/OR HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. SAID PARCELS ARE "COMMON AREAS," BUT NOT LIMITED TO, ACCESS, UTILITIES, DRAINAGE, INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS MAP. PARCELS A, B, C, D, E AND G INCLUDE THE PRIVATE STREETS SUNSET LANE, SEASONS COURT, WINTER LANE, VERANO ROAD, FALL LANE, SUMMER COURT, PRIMAVERA COURT, SPRING LANE AND AUTUMN LANE.

AS OWNER:

SUMMERHILL W. MIDDLEFIELD 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:

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.  
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ON , BEFORE ME, , A  
NOTARY PUBLIC, PERSONALLY APPEARED , WHO  
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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:

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 2020. 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, 2023, 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

RECORDER'S STATEMENT

FILED THIS DAY OF 20, 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:



REGISTERED PROFESSIONAL ENGINEER  
EDWARD ARANGO  
No. 60299  
CIVIL  
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
TIMOTHY Y. KO  
C 27089  
CIVIL  
STATE OF CALIFORNIA

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

SHEET 2 OF 7

REFERENCES:

- (#) INDICATES REFERENCE NUMBER  
(1) CORPORATION GRANT DEED 8411 OR 187  
(2) TRACT NO. 3669 (173 M 28)  
(3) PARCEL MAP (236 M 14)  
(4) TRACT NO. 6684 (475 M 10)  
(5) TRACT NO. 775 (30 M 42)  
(6) TRACT NO. 4793 (262 M 12)  
(7) RECORD OF SURVEY (863 M 33)  
(8) RECORD OF SURVEY (213 M 20)

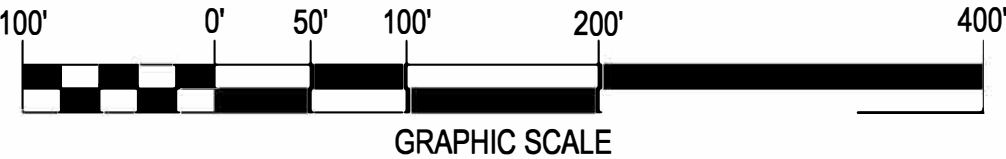
TRACT 10554  
1555 W. MIDDLEFIELD ROAD

A 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF THE LANDS OF LINDSAY INVESTMENT COMPANY AS  
DESCRIBED IN BOOK 8411, PAGE 187, SANTA CLARA COUNTY OFFICIAL RECORDS  
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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 100' MARCH 2021



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS  
ALONG THE MONUMENT LINE OF BURGUYNE STREET, THE BEARING BEING N12°12'15"E  
PER TRACT NO. 775 "MEADOW GLEN UNIT NO. 3" (30 MAPS 42), AND SHOWN AS  
N12°12'16"E ON "RECORD OF SURVEY, SAN LUIS AVENUE MONUMENT REPLACEMENT"  
(863 M 33).

LEGEND

	DISTINCTIVE BORDER LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(CL)	CENTERLINE
(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 AND TAG, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER LINE EASEMENT
SDE	STORM DRAIN EASEMENT
WME	WATER METER EASEMENT
CALC	CALCULATED FROM
OR	OFFICIAL RECORD
SNF	SEARCHED, NOT FOUND

NOTES:

1. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.  
2. TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED. STRIP EASEMENTS ALONG PROPERTY/LOT LINES ARE PARALLEL TO SAID LINES. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.

EASEMENTS OF RECORD:

1. DOC. NO. 20457664 -EASEMENT FOR UNDERGROUND COMMUNICATION WIRING.  
(LOCATION NOT DISCLOSED PER RECORD)  
2. DOC. NO. 23945097 -EASEMENT FOR UNDERGROUND COMMUNICATION WIRING.  
(LOCATION NOT DISCLOSED PER RECORD)

LINE TABLE		
NO	BEARING	LENGTH
L1	N12°12'15"E	59.10'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	300.00'	16°58'30"	88.88'
C2	20.00'	90°00'00"	31.42'
C3	30.00'	90°00'00"	47.12'
C4	330.00'	6°54'12"	39.76'
C5	330.00'	10°04'18"	58.01'
C6	330.00'	16°58'30"	97.77'
C7	330.00'	36°01'00"	207.44'
C8	325.00'	36°01'00"	204.30'
C9	335.00'	7°45'31"	45.36'
C10	335.00'	9°12'59"	53.89'

# TRACT 10554

## 1555 W. MIDDLEFIELD ROAD

A 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
CONSISTING OF 7 SHEETS  
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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 80' MARCH 2021



GRAPHIC SCALE

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS  
ALONG THE MONUMENT LINE OF BURGOWNE STREET, THE BEARING BEING N12°12'15"E  
PER TRACT NO. 775 "MEADOW GLEN UNIT NO. 3" (30 MAPS 42), AND SHOWN AS  
N12°12'16"E ON "RECORD OF SURVEY, SAN LUIS AVENUE MONUMENT REPLACEMENT"  
(863 M 33).

### LEGEND

	DISTINCTIVE BORDER LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(CL)	CENTERLINE
(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 AND TAG, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER LINE EASEMENT
SDE	STORM DRAIN EASEMENT
WME	WATER METER EASEMENT
CALC	CALCULATED FROM
OR	OFFICIAL RECORD
SNF	SEARCHED, NOT FOUND
	SHEET LIMITS
1	SHEET NUMBER

### REFERENCES:

- (#) INDICATES REFERENCE NUMBER  
(1) CORPORATION GRANT DEED 8411 OR 187  
(2) TRACT NO. 3669 (173 M 28)  
(3) PARCEL MAP (236 M 14)  
(4) TRACT NO. 6684 (475 M 10)  
(5) TRACT NO. 775 (30 M 42)  
(6) TRACT NO. 4793 (262 M 12)  
(7) RECORD OF SURVEY (863 M 33)  
(8) RECORD OF SURVEY (213 M 20)

PRELIMINARY



# TRACT 10554

## 1555 W. MIDDLEFIELD ROAD

A 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF THE LANDS OF LINDSAY INVESTMENT COMPANY AS  
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' MARCH 2021



GRAPHIC SCALE

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS  
ALONG THE MONUMENT LINE OF BURGONYE STREET, THE BEARING BEING N12°12'15"E  
PER TRACT NO. 775 "MEADOW GLEN UNIT NO. 3" (30 MAPS 42), AND SHOWN AS  
N12°12'16"E ON "RECORD OF SURVEY, SAN LUIS AVENUE MONUMENT REPLACEMENT"  
(863 M 33).

### LEGEND

	DISTINCTIVE BORDER LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(CL)	CENTERLINE
(M-M)	MONUMENT TO MONUMENT
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⊙	SET STANDARD STREET MONUMENT
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EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
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PSE	PUBLIC SERVICE EASEMENT
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PWE	PRIVATE WATER LINE EASEMENT
SDE	STORM DRAIN EASEMENT
WME	WATER METER EASEMENT
CALC	CALCULATED FROM
OR	OFFICIAL RECORD
SNF	SEARCHED, NOT FOUND

### REFERENCES:

- (#) INDICATES REFERENCE NUMBER  
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(6) TRACT NO. 4793 (262 M 12)  
(7) RECORD OF SURVEY (863 M 33)  
(8) RECORD OF SURVEY (213 M 20)

PRELIMINARY

W. MIDDLEFIELD ROAD

N30°09'14"E (R) N58°45'15"W 815.07'(T)

C3 C4 C5

10,263 SF±

5' PUE

5' PUE

5' PUE

5' PUE

5' PUE

5' PUE

5' PUE

5' PUE

5' PUE

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5' PUE

5' PUE

LINE TABLE		
NO	BEARING	LENGTH
L1	N77°47'45"W	18.00'
L2	N12°12'15"E	0.82'
L3	N77°47'45"W	26.51'
L4	N12°12'15"E	10.00'
L5	N12°12'15"E	10.00'
L6	N31°14'45"E	10.00'
L7	N58°45'15"W	18.07'
L8	N31°14'45"E	18.00'
L9	N58°45'15"W	8.50'
L10	N31°14'45"E	18.00'
L11	N12°12'15"E	18.00'

LINE TABLE		
NO	BEARING	LENGTH
L12	N58°45'15"W	12.16'
L13	N31°14'45"E	18.00'
L14	N31°14'45"E	17.97'
L15	N31°14'45"E	15.60'
L16	N58°45'15"W	10.13'
L17	N58°45'15"W	9.87'
L18	N34°55'45"E	23.83'
L19	N31°14'45"E	92.45'
L20	N31°14'45"E	94.68'
L21	N77°47'45"W	10.36'
L22	N58°45'15"W	20.74'

LINE TABLE		
NO	BEARING	LENGTH
L23	N31°14'45"E	34.80'
L24	N31°14'45"E	55.84'
L25	N31°14'45"E	61.16'
L26	N31°14'45"E	48.50'
L27	N12°12'15"E	48.37'
L28	N31°14'45"E	10.00'
L29	N31°14'45"E	35.20'
L30	N31°14'45"E	95.57'
L31	N58°45'15"W	32.52'

### NOTES:

- DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED. STRIP EASEMENTS ALONG PROPERTY LOT LINES ARE PARALLEL TO SAID LINES.
- DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.

DETAIL A  
NOT TO SCALE

DETAIL B  
NOT TO SCALE

TRACT 10554  
1555 W. MIDDLEFIELD ROAD

A 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF THE LANDS OF LINDSAY INVESTMENT COMPANY AS  
DESCRIBED IN BOOK 8411, PAGE 187, SANTA CLARA COUNTY OFFICIAL RECORDS  
CITY OF MOUNTAIN VIEW, SANTA CLARA, CALIFORNIA



SAN RAMON (925) 866-0322  
SACRAMENTO (916) 375-1877  
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' MARCH 2021



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS  
ALONG THE MONUMENT LINE OF BURGOWNE STREET, THE BEARING BEING N12°12'15"E  
PER TRACT NO. 775 "MEADOW GLEN UNIT NO. 3" (30 MAPS 42), AND SHOWN AS  
N12°12'16"E ON "RECORD OF SURVEY, SAN LUIS AVENUE MONUMENT REPLACEMENT"  
(863 M 33).

LEGEND

	DISTINCTIVE BORDER LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(CL)	CENTERLINE
(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 AND TAG, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER LINE EASEMENT
SDE	STORM DRAIN EASEMENT
WME	WATER METER EASEMENT
CALC	CALCULATED FROM
OR	OFFICIAL RECORD
SNF	SEARCHED, NOT FOUND

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	21.00'	49°37'57"	18.19'
C2	21.00'	49°37'57"	18.19'
C3	21.00'	49°37'57"	18.19'
C4	21.00'	49°37'57"	18.19'
C5	21.00'	90°00'00"	32.99'
C6	21.00'	90°00'00"	32.99'
C7	21.00'	90°00'00"	32.99'
C8	21.00'	90°00'00"	32.99'
C9	300.00'	3°41'00"	19.28'
C10	300.00'	16°58'30"	88.88'
C11	21.00'	16°21'35"	6.00'
C12	21.00'	28°47'44"	10.55'

NOTES:

- DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED. STRIP EASEMENTS ALONG PROPERTY/LOT LINES ARE PARALLEL TO SAID LINES. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.

REFERENCES:

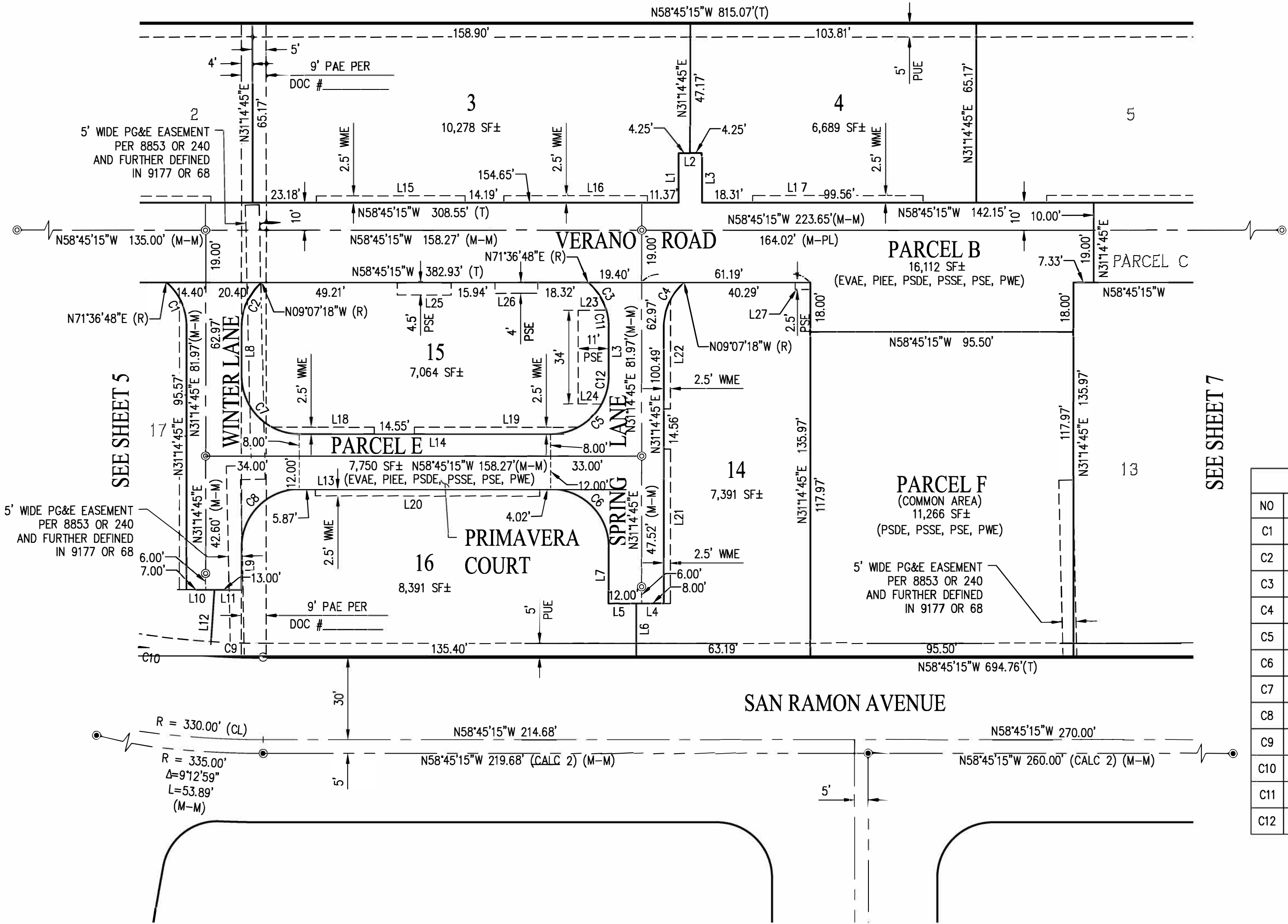
- (#) INDICATES REFERENCE NUMBER  
(1) CORPORATION GRANT DEED 8411 OR 187  
(2) TRACT NO. 3669 (173 M 28)  
(3) PARCEL MAP (236 M 14)  
(4) TRACT NO. 6684 (475 M 10)  
(5) TRACT NO. 775 (30 M 42)  
(6) TRACT NO. 4793 (262 M 12)  
(7) RECORD OF SURVEY (863 M 33)  
(8) RECORD OF SURVEY (213 M 20)

PRELIMINARY

PIN # 8834-06

SHEET 6 OF 7

W. MIDDLEFIELD ROAD



LINE TABLE		
NO	BEARING	LENGTH
L1	N31°14'45"E	18.00'
L2	N58°45'15"W	8.50'
L3	N31°14'45"E	17.97'
L4	N58°45'15"W	10.00'
L5	N58°45'15"W	10.00'
L6	N31°14'45"E	19.48'
L7	N31°14'45"E	20.52'

LINE TABLE		
NO	BEARING	LENGTH
L8	N31°14'45"E	17.97'
L9	N31°14'45"E	15.60'
L10	N58°45'15"W	10.13'
L11	N58°45'15"W	9.87'
L12	N34°55'45"E	23.83'
L13	N58°45'15"W	91.27'
L14	N58°45'15"W	91.27'

LINE TABLE		
NO	BEARING	LENGTH
L15	N58°45'15"W	53.93'
L16	N58°45'15"W	51.98'
L17	N58°45'15"W	61.43'
L18	N58°45'15"W	37.20'
L19	N58°45'15"W	59.39'
L20	N58°45'15"W	81.38'
L21	N31°14'45"E	56.06'

LINE TABLE		
NO	BEARING	LENGTH
L22	N31°14'45"E	39.81'
L23	N58°45'15"W	10.15'
L24	N58°45'15"W	8.40'
L25	N58°45'15"W	19.50'
L26	N58°45'15"W	15.50'
L27	N58°45'15"W	5.50'



TRACT 10554  
1555 W. MIDDLEFIELD ROAD

A 20 LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF THE LANDS OF LINDSAY INVESTMENT COMPANY AS  
DESCRIBED IN BOOK 8411, PAGE 187, SANTA CLARA COUNTY OFFICIAL RECORDS  
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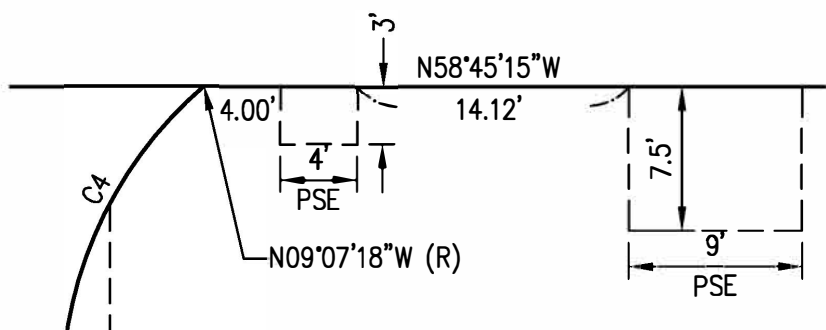
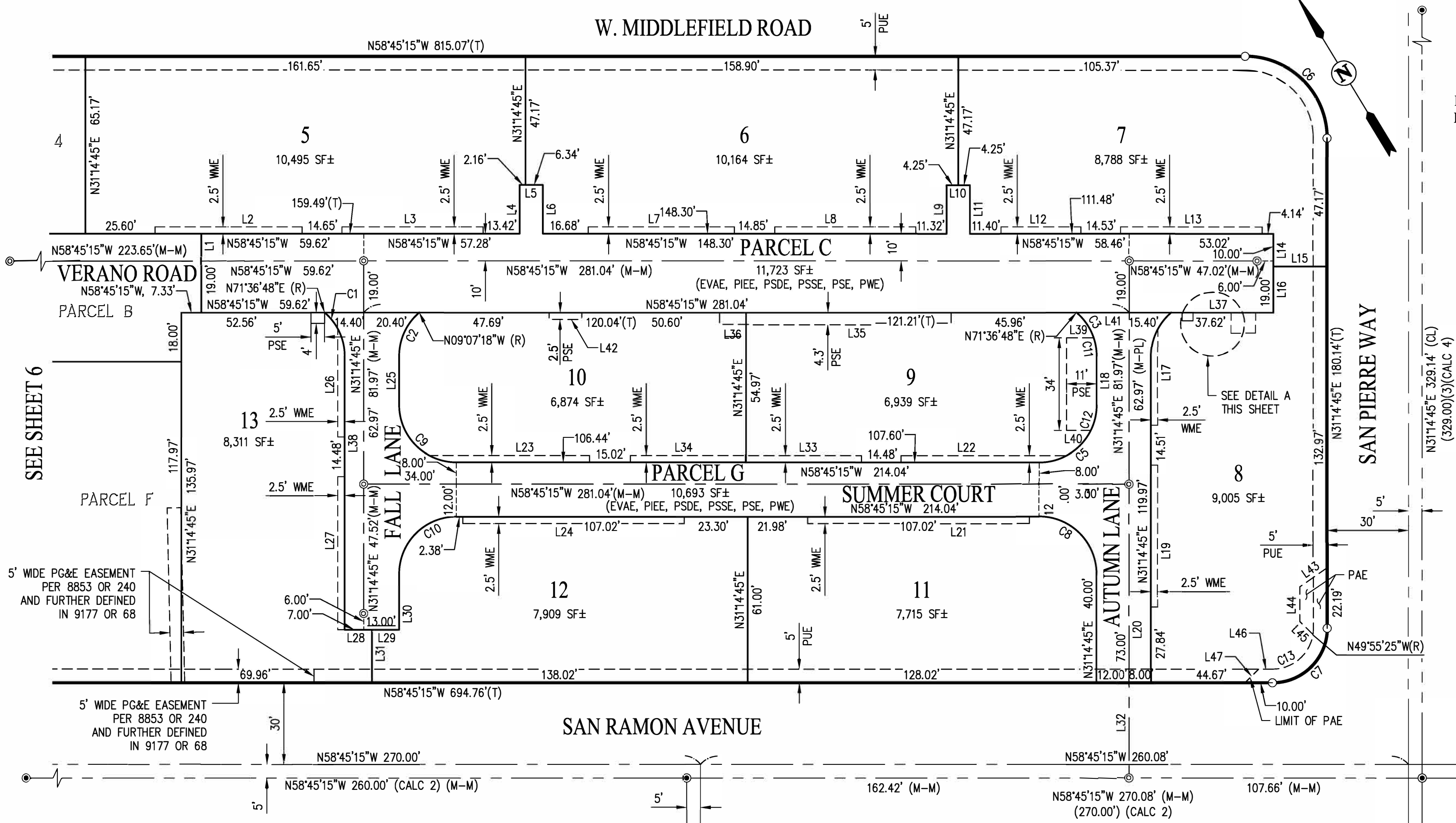
LEGEND

	DISTINCTIVE BORDER LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
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(T)	TOTAL
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(8) RECORD OF SURVEY (213 M 20)

PRELIMINARY



DETAIL A

NOT TO SCALE

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C3	21.00'	49°37'57"	18.19'
C4	21.00'	49°37'57"	18.19'
C5	21.00'	90°00'00"	32.99'
C6	30.00'	90°00'00"	47.12'
C7	20.00'	90°00'00"	31.42'
C8	21.00'	90°00'00"	32.99'
C9	21.00'	90°00'00"	32.99'
C10	21.00'	90°00'00"	32.99'
C11	21.00'	18°40'30"	6.84'
C12	21.00'	26°18'14"	9.64'
C13	15.00'	81°10'10"	21.25'

LINE TABLE		
NO	BEARING	LENGTH
L1	N31°14'45"E	10.00'
L2	N58°45'15"W	53.99'
L3	N58°45'15"W	51.82'
L4	N31°14'45"E	18.00'
L5	N58°45'15"W	8.50'
L6	N31°14'45"E	18.00'
L7	N58°45'15"W	53.65'
L8	N58°45'15"W	51.80'
L9	N31°14'45"E	18.00'
L10	N58°45'15"W	8.50'
L11	N31°14'45"E	18.00'
L12	N58°45'15"W	29.34'

LINE TABLE		
NO	BEARING	LENGTH
L13	N58°45'15"W	52.08'
L14	N31°14'45"E	12.00'
L15	N58°45'15"W	19.65'
L16	N31°14'45"E	17.00'
L17	N31°14'45"E	35.36'
L18	N31°14'45"E	17.97'
L19	N31°14'45"E	52.20'
L20	N31°14'45"E	108.00' (M-M)
L21	N58°45'15"W	81.49'
L22	N58°45'15"W	60.66'
L23	N58°45'15"W	58.85'
L24	N58°45'15"W	81.34'

LINE TABLE		
NO	BEARING	LENGTH
L25	N31°14'45"E	17.97'
L26	N31°14'45"E	39.68'
L27	N31°14'45"E	56.27'
L28	N58°45'15"W	10.00'
L29	N58°45'15"W	10.00'
L30	N31°14'45"E	20.52'
L31	N31°14'45"E	19.48'
L32	N31°14'45"E	35.00' (M-PL)
L33	N58°45'15"W	42.39'
L34	N58°45'15"W	42.51'
L35	N58°45'15"W	75.25'
L36	N58°45'15"W	9.75'

LINE TABLE		
NO	BEARING	LENGTH
L37	N58°45'15"W	53.02'
L38	N31°14'45"E	100.49'
L39	N58°45'15"W	9.89'
L40	N58°45'15"W	8.83'
L41	N58°45'15"W	19.40'
L42	N58°45'15"W	12.00'
L43	N86°15'14"E	12.21'
L44	N31°14'45"E	12.67'
L45	N13°45'15"W	6.82'
L46	N58°45'15"W	5.00'
L47	N76°14'45"E	7.07'