

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING THE FINAL MAP OF TRACT NO. 10584, 570 SOUTH RENGSTORFF AVENUE,
ACCEPTING DEDICATIONS, MAKING FINDINGS AS REQUIRED BY CHAPTER 28 OF THE
MOUNTAIN VIEW CITY CODE, AND MAKING APPROPRIATE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

WHEREAS, on September 14, 2021, the City Council adopted Resolution No. 18601, Series 2021, approving the Vesting Tentative Map of the subdivision hereafter referred to and making a finding that the action was exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects); and

WHEREAS, on August 23, 2023, the Joint Administrative Zoning and Subdivision Committee granted a one-year Vesting Tentative Map extension; and

WHEREAS, the subdivider has filed with the City the final map for said subdivision entitled Tract No. 10584; and

WHEREAS, the City Council has received and considered a report dated September 12, 2023 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 pursuant to Section 28.7.25(b) of the Mountain View City Code and Section 66458 of the Government Code that the City 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; and be it

FURTHER RESOLVED: that pursuant to Section 28.2 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; and be it

FURTHER RESOLVED: that the City Council determines this action is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects); and be it

FURTHER RESOLVED: that the final map of Tract No. 10584, 570 South Rengstorff Avenue, attached hereto as Exhibit A, is hereby approved; and be it

FURTHER RESOLVED: that pursuant to Section 28.7.25(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.

CH/LL/6/RESO
960-09-12-23r

Exhibit: A. Final Map

TRACT 10584 570 S. RENGSTORFF AVENUE

AN 11 LOT AND 7 COMMON AREA PARCEL SUBDIVISION FOR 85
CONDOMINIUM UNITS - CONSISTING OF 7 SHEETS
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
DOCUMENT NO. 2548142, SANTA CLARA COUNTY RECORDS
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4466
WWW.CBG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS
JULY 2023

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, STORM DRAINS, 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 PUBLIC 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 PUBLIC "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 UTILITIES THAT ARE WITHIN OR ACROSS SAID EASEMENT.

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.

AS OWNER:
TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: TAYLOR MORRISON OF CALIFORNIA, 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.
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: _____

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 TAYLOR MORRISON OF CALIFORNIA, LLC, IN JANUARY OF 2022. 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, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACKED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MARK H. WEBER, 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: _____

PAID: _____ DEPUTY

TRACT 10584

570 S. RENGSTORFF AVENUE

AN 11 LOT AND 7 COMMON AREA PARCEL SUBDIVISION FOR 85
CONDOMINIUM UNITS - CONSISTING OF 7 SHEETS
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
DOCUMENT NO. 2548142, SANTA CLARA COUNTY RECORDS
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4466
WWW.CBGENGS.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS
JULY 2023

SOILS / GEOTECHNICAL REPORT NOTE

A GEOTECHNICAL INVESTIGATION WAS PREPARED BY STEVENS, FERRONE & BAILEY ENGINEERING COMPANY, INC. DATED NOVEMBER 19, 2021, PROJECT NO. 168-90, SIGNED BY TAMING CHEN, P.E., G.E. (2024) AND KENNETH C. FERRONE P.E., G.E. (2013) & C.E.G. (2070) AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

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 VESTING TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW ON SEPTEMBER 14, 2021 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.

EDWARD ARANGO _____ DATE _____
R.C.E. NO. 00299
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.

TIMOTHY Y. KO _____ DATE _____
R.C.E. NO. 27089



CITY ACCEPTANCE STATEMENT

I, HEATHER GLASER, 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 VI OF CHAPTER 28 OF THE MOUNTAIN VIEW CITY CODE AND DID DULY APPROVE THE WITHIN FINAL MAP OF TRACT NO. 10584, 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.

HEATHER GLASER, CITY CLERK
AND EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF MOUNTAIN VIEW

DATE _____ RESOLUTION NO. _____

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP (249 M 3)
- (2) RECORD OF SURVEY (179 M 28)
- (3) RECORD OF SURVEY (159 RS 7)
- (4) RECORD OF SURVEY (115 RS 39)
- (5) RECORD OF SURVEY (110 RS 24)

PALMETTO
CALIFORNIA ST, LLC
21248952

PARCEL NO. 2
(249 M 3)

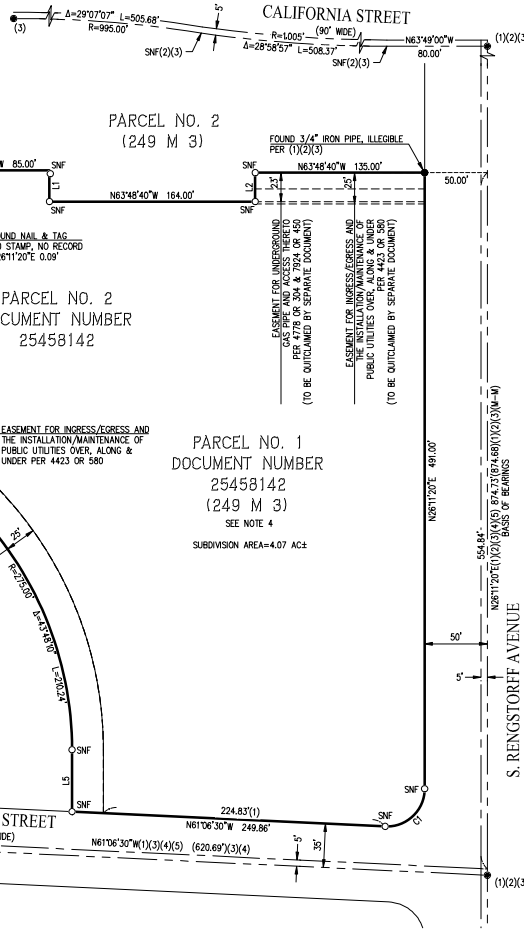
PARCEL NO. 2
DOCUMENT NUMBER
25458142

PARCEL NO. 1
DOCUMENT NUMBER
25458142
(249 M 3)
SEE NOTE 4
SUBDIVISION AREA=4.07 AC±

MP LATHAM
ASSOCIATES
13144628

NO	BEARING	LENGTH
L1	N28°11'20"E	25.00'
L2	N28°11'20"E	23.00'
L3	N28°11'20"E	34.00'
L4	N63°48'40"W	25.00'
L5	N28°11'20"E	49.30'

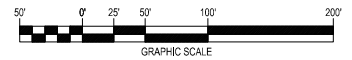
NO	RADIUS	DELTA	LENGTH
C1	30.00'	92°42'10"	48.54'



TRACT 10584
570 S. RENGSTORFF AVENUE
AN 11 LOT AND 7 COMMON AREA PARCEL SUBDIVISION FOR 85
CONDOMINIUM UNITS - CONSISTING OF 7 SHEETS
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
DOCUMENT NO. 25458142, SANTA CLARA COUNTY RECORDS
CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBGCORP.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SCALE: 1" = 50'
JULY 2023



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON SOUTH RENGSTORFF AVENUE, THE BEARING BEING N28°11'20"E PER PARCEL MAP (249 M 3).

LEGEND

- DISTINCTIVE BORDER 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 BRASS PIN IN CONCRETE
- FOUND MONUMENT AS NOTED
- SET STANDARD STREET MONUMENT, LS 7960
- SET 5/8" REBAR AND CAP, LS 7960
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WWE PUBLIC WATER METER EASEMENT
- SNF SEARCHED, NOT FOUND
- () DENOTES RECORD DATA

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.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. BOUNDARY COURSES SHOWN MATCH RECORD DATA PER PARCEL MAP (249 M 3) UNLESS OTHERWISE NOTED.
5. PARCEL ONE AND PARCEL TWO ARE HEREBY MERGED AND RE-SUBDIVIDED BY THIS TRACT MAP.

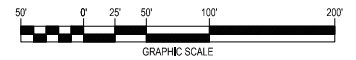
TRACT 10584

570 S. RENGSTORFF AVENUE

AN 11 LOT AND 7 COMMON AREA PARCEL SUBDIVISION FOR 85 CONDOMINIUM UNITS - CONSISTING OF 7 SHEETS BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NO. 25458142, SANTA CLARA COUNTY RECORDS CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBGCS.COM
CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 50'
JULY 2023



BASIS OF BEARINGS:

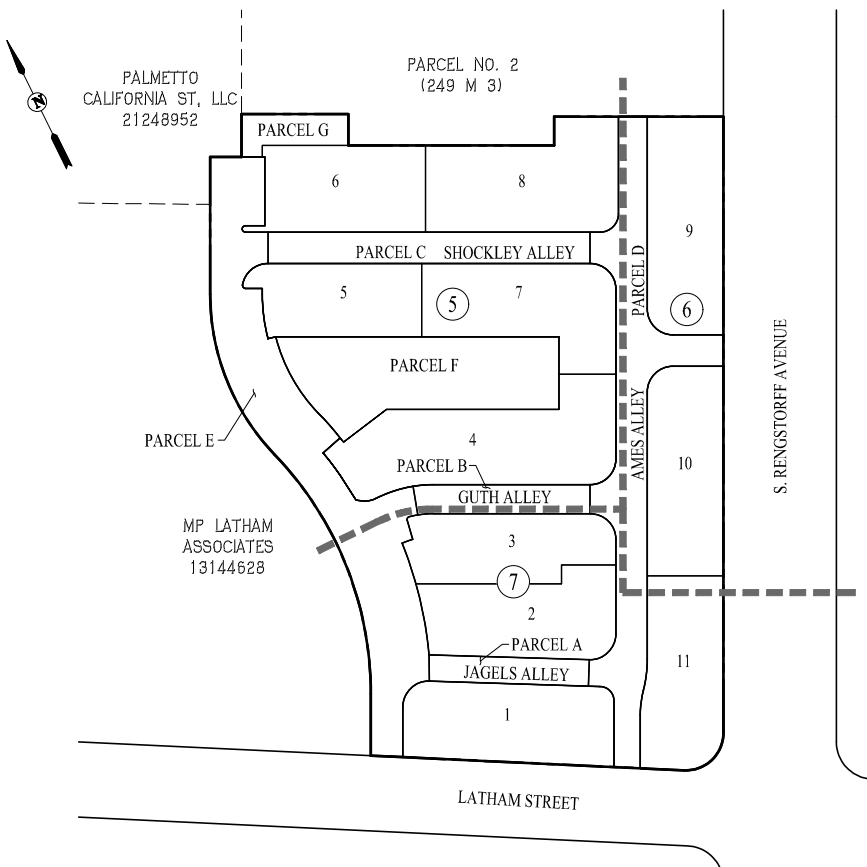
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON SOUTH RENGSTORFF AVENUE, THE BEARING BEING N28°11'20"E PER PARCEL MAP (249 M 3).

LEGEND

	DISTINCTIVE BORDER 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 BRASS PIN IN CONCRETE
○	FOUND MONUMENT AS NOTED
○	SET STANDARD STREET MONUMENT, LS 7960
○	SET 5/8" REBAR AND CAP, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WME	PUBLIC WATER METER EASEMENT
SNF	SEARCHED, NOT FOUND
()	DENOTES RECORD DATA
	SHEET LIMITS
(1)	SHEET NUMBER

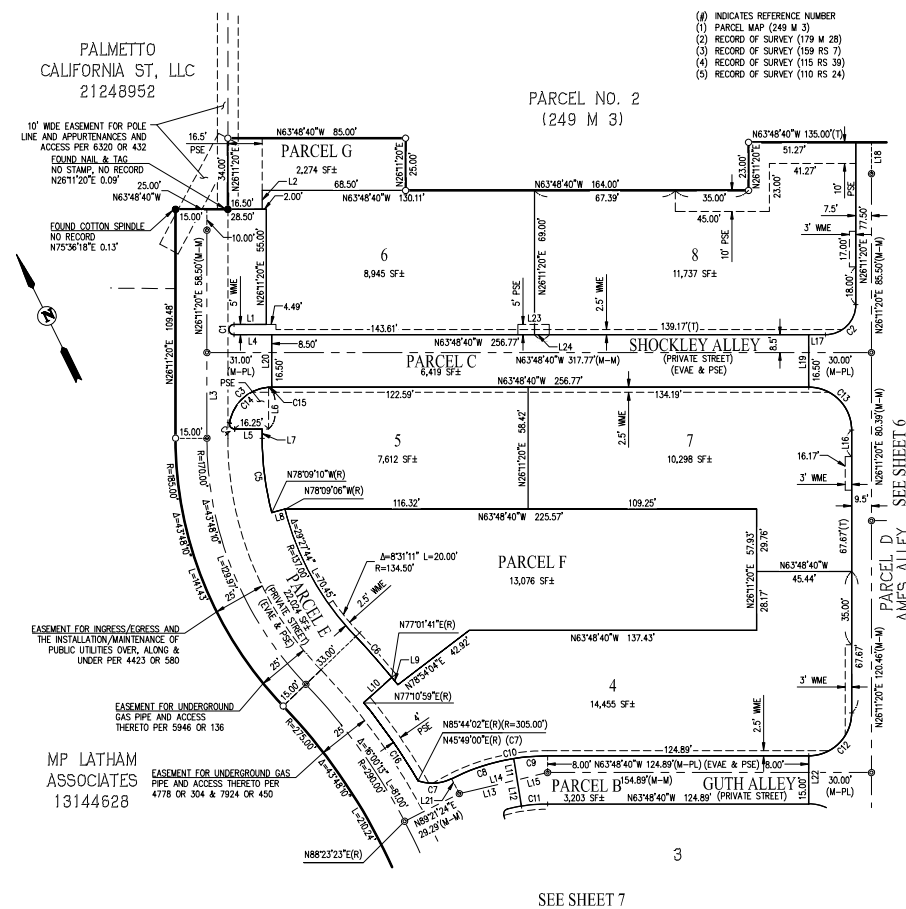
NOTES:

- 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.
- BOUNDARY COURSES SHOWN MATCH RECORD DATA PER PARCEL MAP (249 M 3) UNLESS OTHERWISE NOTED.
- PARCEL ONE AND PARCEL TWO ARE HEREBY MERGED AND RE-SUBDIVIDED BY THIS TRACT MAP.



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	2.50'	180°00'04"	7.85'
C2	14.50'	90°00'00"	22.78'
C3	20.50'	80°28'07"	28.79'
C4	2.50'	99°31'53"	4.34'
C5	143.50'	14°20'30"	35.92'
C6	323.00'	4°38'31"	26.17'
C7	20.50'	46°27'36"	16.62'
C8	101.50'	17°40'34"	31.31'
C9	101.50'	9°09'22"	16.22'
C10	101.50'	26°49'56"	47.53'
C11	78.50'	9°09'22"	12.54'
C12	20.50'	90°00'00"	32.20'
C13	20.50'	90°00'00"	32.20'
C14	20.50'	76°16'21"	27.29'
C15	20.50'	4°11'46"	1.50'
C16	305.00'	8°33'03"	45.52'

LINE TABLE		
NO	BEARING	LENGTH
L1	N63°48'40"W	15.50'
L2	N26°11'20"E	9.00'
L3	N26°11'20"E	40.88'
L4	N63°48'40"W	18.00'
L5	N63°48'40"W	13.25'
L6	N26°11'20"E	19.96'
L7	N26°11'20"E	4.46'
L8	N78°08'46"W	6.50'
L9	N12°58'19"W	4.44'
L10	N74°24'00"E	18.02'
L11	N17°01'58"E	10.30'
L12	N17°01'58"E	12.70'
L13	N77°13'38"W	28.47'
L14	N77°13'38"W	28.47'
L15	N77°13'38"W	14.92'
L16	N26°11'20"E	12.71'
L17	N63°48'40"W	8.00'
L18	N26°11'20"E	15.00'
L19	N26°11'20"E	25.00'
L20	N26°11'20"E	25.00'
L21	N00°38'36"W	8.00'
L22	N26°11'20"E	23.00'
L23	N63°48'40"W	15.00'
L24	N63°48'40"W	7.17'

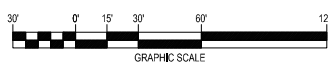


- REFERENCES:**
- (#) INDICATES REFERENCE NUMBER
 - (1) PARCEL MAP (249 M 3)
 - (2) RECORD OF SURVEY (179 M 28)
 - (3) RECORD OF SURVEY (159 RS 7)
 - (4) RECORD OF SURVEY (115 RS 39)
 - (5) RECORD OF SURVEY (110 RS 24)

TRACT 10584
570 S. RENGSTORFF AVENUE

AN 11 LOT AND 7 COMMON AREA PARCEL SUBDIVISION FOR 85 CONDOMINIUM UNITS - CONSISTING OF 7 SHEETS BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NO. 25458142, SANTA CLARA COUNTY RECORDS CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
 SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 788-4456
 WWW.CBGCS.COM
 SCALE: 1" = 30'
 JULY 2023



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON SOUTH RENGSTORFF AVENUE, THE BEARING BEING N26°11'20"E PER PARCEL MAP (249 M 3).

- LEGEND**
- DISTINCTIVE BORDER 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 BRASS PIN IN CONCRETE
 - FOUND MONUMENT AS NOTED
 - SET STANDARD STREET MONUMENT, LS 7960
 - SET 5/8" REBAR AND CAP, LS 7960
 - EMERGENCY VEHICLE ACCESS EASEMENT
 - PSE PUBLIC SERVICE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - WME PUBLIC WATER METER EASEMENT
 - SNF SEARCHED, NOT FOUND
 - () DENOTES RECORD DATA

- 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.
 3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
 4. BOUNDARY COURSES SHOWN MATCH RECORD DATA PER PARCEL MAP (249 M 3) UNLESS OTHERWISE NOTED.
 5. PARCEL ONE AND PARCEL TWO ARE HEREBY MERGED AND RE-SUBDIVIDED BY THIS TRACT MAP.

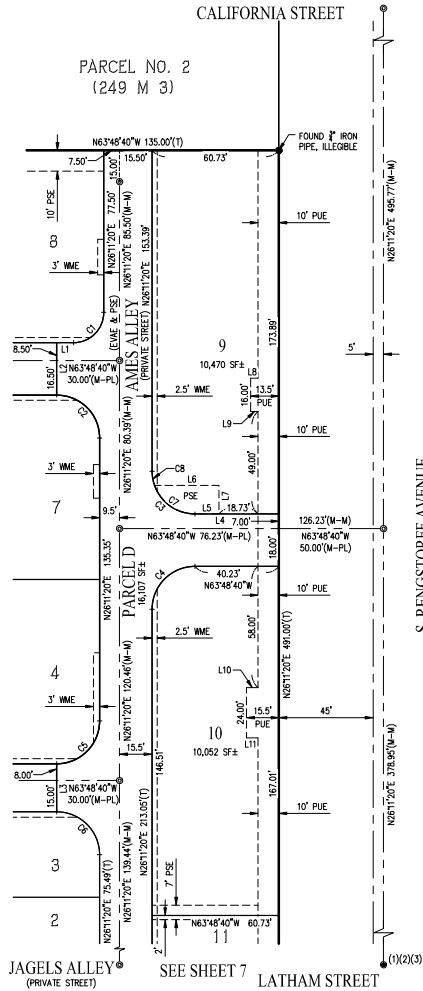
REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP (249 M 3)
- (2) RECORD OF SURVEY (179 M 28)
- (3) RECORD OF SURVEY (159 RS 7)
- (4) RECORD OF SURVEY (115 RS 39)
- (5) RECORD OF SURVEY (110 RS 24)



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	14.50'	90°00'00"	22.78'
C2	20.50'	90°00'00"	32.20'
C3	20.50'	90°00'00"	32.20'
C4	20.50'	90°00'00"	32.20'
C5	20.50'	90°00'00"	32.20'
C6	20.50'	90°00'00"	32.20'
C7	20.50'	70°42'10"	25.30'
C8	20.50'	191°7'50"	6.80'

LINE TABLE		
NO	BEARING	LENGTH
L1	N63°48'40"W	8.00'
L2	N26°11'20"E	25.00'
L3	N26°11'20"E	23.00'
L4	N63°48'40"W	40.23'
L5	N63°48'40"W	11.50'
L6	N63°48'40"W	30.85'
L7	N26°11'20"E	13.73'
L8	N63°48'40"W	3.50'
L9	N63°48'40"W	3.50'
L10	N63°48'40"W	5.50'
L11	N63°48'40"W	5.50'

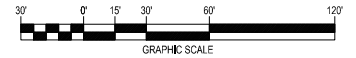


TRACT 10584
570 S. RENGSTORFF AVENUE

AN 11 LOT AND 7 COMMON AREA PARCEL SUBDIVISION FOR 85 CONDOMINIUM UNITS - CONSISTING OF 7 SHEETS BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NO. 25458142, SANTA CLARA COUNTY RECORDS CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBGCS.COM
 CIVIL ENGINEERS SURVEYORS PLANNERS
 SCALE: 1" = 30' JULY 2023



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON SOUTH RENGSTORFF AVENUE, THE BEARING BEING N26°11'20"E PER PARCEL MAP (249 M 3).

LEGEND

- DISTINCTIVE BORDER 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 BRASS PIN IN CONCRETE
- FOUND MONUMENT AS NOTED
- SET STANDARD STREET MONUMENT, LS 7960
- SET 5/8" REBAR AND CAP, LS 7960
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WME PUBLIC WATER METER EASEMENT
- SNF SEARCHED, NOT FOUND
- () DENOTES RECORD DATA

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.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. BOUNDARY COURSES SHOWN MATCH RECORD DATA PER PARCEL MAP (249 M 3) UNLESS OTHERWISE NOTED.
5. PARCEL ONE AND PARCEL TWO ARE HEREBY MERGED AND RE-SUBDIVIDED BY THIS TRACT MAP.

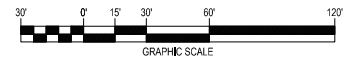
TRACT 10584

570 S. RENGSTORFF AVENUE

AN 11 LOT AND 7 COMMON AREA PARCEL SUBDIVISION FOR 85 CONDOMINIUM UNITS - CONSISTING OF 7 SHEETS BEING A SUBDIVISION OF THE LANDS DESCRIBED IN DOCUMENT NO. 25458142, SANTA CLARA COUNTY RECORDS CITY OF MOUNTAIN VIEW, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30'
JULY 2023



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON SOUTH RENGSTORFF AVENUE, THE BEARING BEING N2611'20"E PER PARCEL MAP (249 M 3).

LEGEND

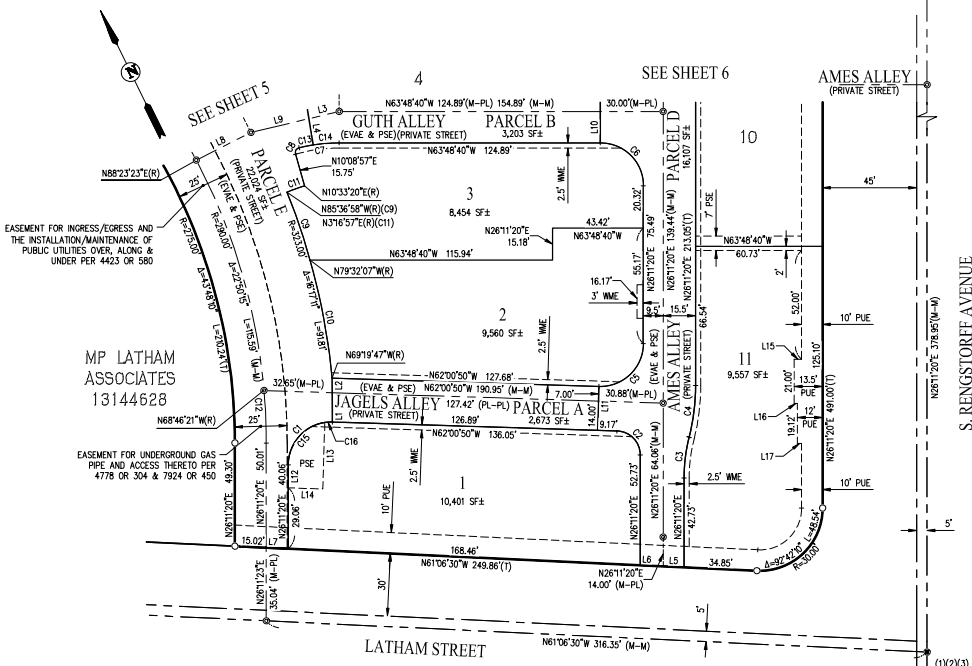
—	DISTINCTIVE BORDER LINE
—	RIGHT OF WAY LINE
—	LOT LINE
- - -	EASEMENT LINE
- - -	CENTERLINE
- - -	MONUMENT LINE
()	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND BRASS PIN IN CONCRETE
●	FOUND MONUMENT AS NOTED
○	SET STANDARD STREET MONUMENT, LS 7960
○	SET 5/8" REBAR AND CAP, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WME	PUBLIC WATER METER EASEMENT
SNF	SEARCHED, NOT FOUND
()	DENOTES RECORD DATA

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP (249 M 3)
- (2) RECORD OF SURVEY (179 M 28)
- (3) RECORD OF SURVEY (159 RS 7)
- (4) RECORD OF SURVEY (115 RS 39)
- (5) RECORD OF SURVEY (110 RS 24)

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.
- BOUNDARY COURSES SHOWN MATCH RECORD DATA PER PARCEL MAP (249 M 3) UNLESS OTHERWISE NOTED.
- PARCEL ONE AND PARCEL TWO ARE HEREBY MERGED AND RE-SUBDIVIDED BY THIS TRACT MAP.



LINE TABLE	
NO	BEARING LENGTH
L1	N25°48'32"E 14.01'
L2	N25°48'32"E 7.01'
L3	N77°13'38"W 14.92'
L4	N17°01'58"E 12.70'
L5	N61°06'30"W 10.01'
L6	N61°06'30"W 11.01'
L7	N61°06'30"W 10.51'
L8	N89°21'24"E 29.29'
L9	N77°13'38"W 28.47'

LINE TABLE	
NO	BEARING LENGTH
L10	N26°11'20"E 15.00'
L11	N27°59'10"E 21.00'
L12	N26°11'20"E 11.00'
L13	N27°59'10"E 31.81'
L14	N62°00'50"W 16.52'
L15	N63°48'36"W 3.50'
L16	N63°48'36"W 1.50'
L17	N63°48'40"W 2.00'

CURVE TABLE		
NO	RADIUS	DELTA LENGTH
C1	20.50'	91°47'50" 32.84'
C2	11.50'	88°12'10" 17.70'
C3	79.50'	141°2'01" 19.70'
C4	100.50'	141°2'01" 24.91'
C5	20.50'	91°47'50" 32.84'
C6	20.50'	90°00'00" 32.20'
C7	78.50'	140°4'47" 19.29'
C8	2.50'	91°57'36" 4.01'

CURVE TABLE		
NO	RADIUS	DELTA LENGTH
C9	323.00'	8°04'51" 34.28'
C10	323.00'	101°2'20" 57.53'
C11	70.50'	71°6'23" 8.95'
C12	290.00'	4°57'41" 25.11'
C13	78.50'	4°55'25" 6.75'
C14	78.50'	9°09'22" 12.54'
C15	20.50'	81°3'10" 29.20'
C16	20.50'	101°0'40" 3.64'