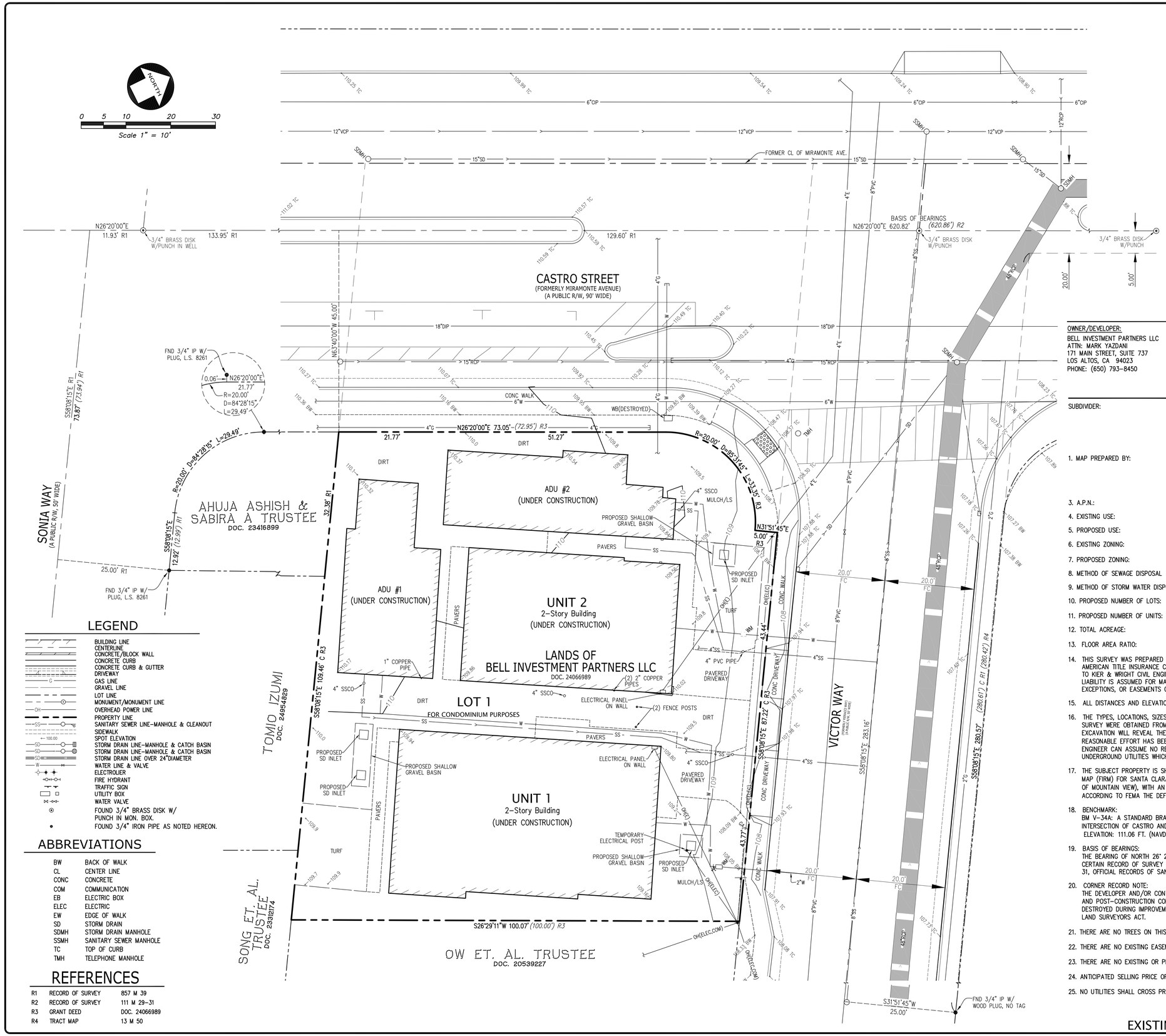
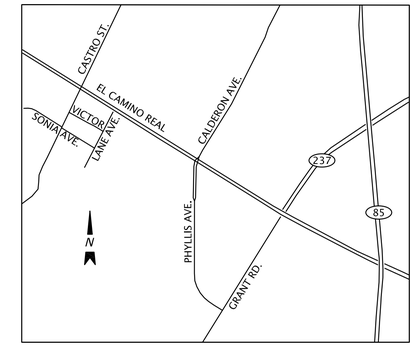


VICINITY MAP

NOT TO SCALE



PROJECT DATA

OWNER/DEVELOPER:	LICENSED SURVEYOR:
BELL INVESTMENT PARTNERS LLC ATTN: MARK YAZDANI 171 MAIN STREET, SUITE 737 LOS ALTOS, CA 94023 PHONE: (650) 793-8450	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BLVD., BLDG. 22 SANTA CLARA, CA 95054 PHONE: (408) 727-6665 CONTACT: RYAN M. AMAYA, LS 8134

NOTES

SUBDIVIDER:	BELL INVESTMENT PARTNERS LLC ATTN: MARK YAZDANI 171 MAIN STREET, SUITE 737 LOS ALTOS, CA 94023 PHONE: (650) 793-8450
1. MAP PREPARED BY:	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BOULEVARD, BUILDING 22 SANTA CLARA, CA 95054 PH: (408) 727-6665 CONTACT: RYAN M. AMAYA, LS 8134
3. A.P.N.:	193-02-025
4. EXISTING USE:	RESIDENTIAL
5. PROPOSED USE:	RESIDENTIAL
6. EXISTING ZONING:	TWO-FAMILY DISTRICT STANDARDS (R2)
7. PROPOSED ZONING:	NO CHANGE
8. METHOD OF SEWAGE DISPOSAL	GRAVITY FLOW LINES TO EXISTING SEWER MAIN
9. METHOD OF STORM WATER DISPOSAL	GRAVITY FLOW LINES TO EXISTING STORM DRAIN MAIN
10. PROPOSED NUMBER OF LOTS:	1
11. PROPOSED NUMBER OF UNITS:	2
12. TOTAL ACREAGE:	0.2457± ACRES
13. FLOOR AREA RATIO:	0.55 MAXIMUM

14. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF FEBRUARY 28, 2023, ORDER NUMBER NCS-905544M-SC, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY BELL INVESTMENT PARTNERS' LLC ON MARCH 13, 2023. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

15. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

16. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

17. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0039H FOR COMMUNITY NUMBER 060347 (CITY OF MOUNTAIN VIEW), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X" (SHADED). ACCORDING TO FEMA THE DEFINITION OF ZONE "X" SHADED IS: AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.

18. BENCHMARK:
BM V-34A: A STANDARD BRASS DISK STAMPED "CITY OF MOUNTAIN VIEW V-34A" SET IN TOP OF THE CURB AT THE INTERSECTION OF CASTRO AND SONIA, AT THE NE'LY NORTH RETURN.
ELEVATION: 111.06 FT. (NAVD 88)

19. BASIS OF BEARINGS:
THE BEARING OF NORTH 26° 20' 00" EAST TAKEN ON THE MONUMENT LINE OF CASTRO STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON SEPTEMBER 1, 1959, IN BOOK 111 OF MAPS AT PAGES 29 THROUGH 31, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

20. CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

21. THERE ARE NO TREES ON THIS SITE.

22. THERE ARE NO EXISTING EASEMENTS ON THIS SITE.

23. THERE ARE NO EXISTING OR PROPOSED RESTRICTIVE COVENANTS ON THIS SITE.

24. ANTICIPATED SELLING PRICE OF RESIDENTIAL UNITS IS UNKNOWN.

25. NO UTILITIES SHALL CROSS PROPERTY LINES

LEGEND

- BUILDING LINE
- CENTERLINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- GAS LINE
- GRAVEL LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- SANITARY SEWER LINE-MANHOLE & CLEANOUT
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN LINE OVER 24"DIAMETER
- WATER LINE & VALVE
- ELECTROLIER
- FIRE HYDRANT
- TRAFFIC SIGN
- UTILITY BOX
- WATER VALVE
- FOUND 3/4" BRASS DISK W/ PUNCH IN MON. BOX.
- FOUND 3/4" IRON PIPE AS NOTED HEREON.

ABBREVIATIONS

BW	BACK OF WALK
CL	CENTER LINE
CONC	CONCRETE
COM	COMMUNICATION
EB	ELECTRIC BOX
ELEC	ELECTRIC
EW	EDGE OF WALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE

REFERENCES

R1	RECORD OF SURVEY	857 M 39
R2	RECORD OF SURVEY	111 M 29-31
R3	GRANT DEED	DOC. 24066989
R4	TRACT MAP	13 M 50

EXISTING SITE CONDITIONS

NO.	REVISION	BY

NO.	REVISION	BY

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY PARCEL MAP
OF
753 VICTOR WAY
FOR
1 LOT FOR CONDIMINIUM PURPOSES
MOUNTAIN VIEW, CALIFORNIA

DATE	MAY, 2023
SCALE	1" = 10'
SURVEYOR	MA
DRAWN BY	DFH
JOB NO.	A22408-1
SHEET	1
OF	2 SHEETS

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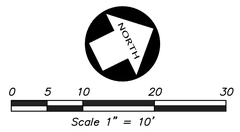
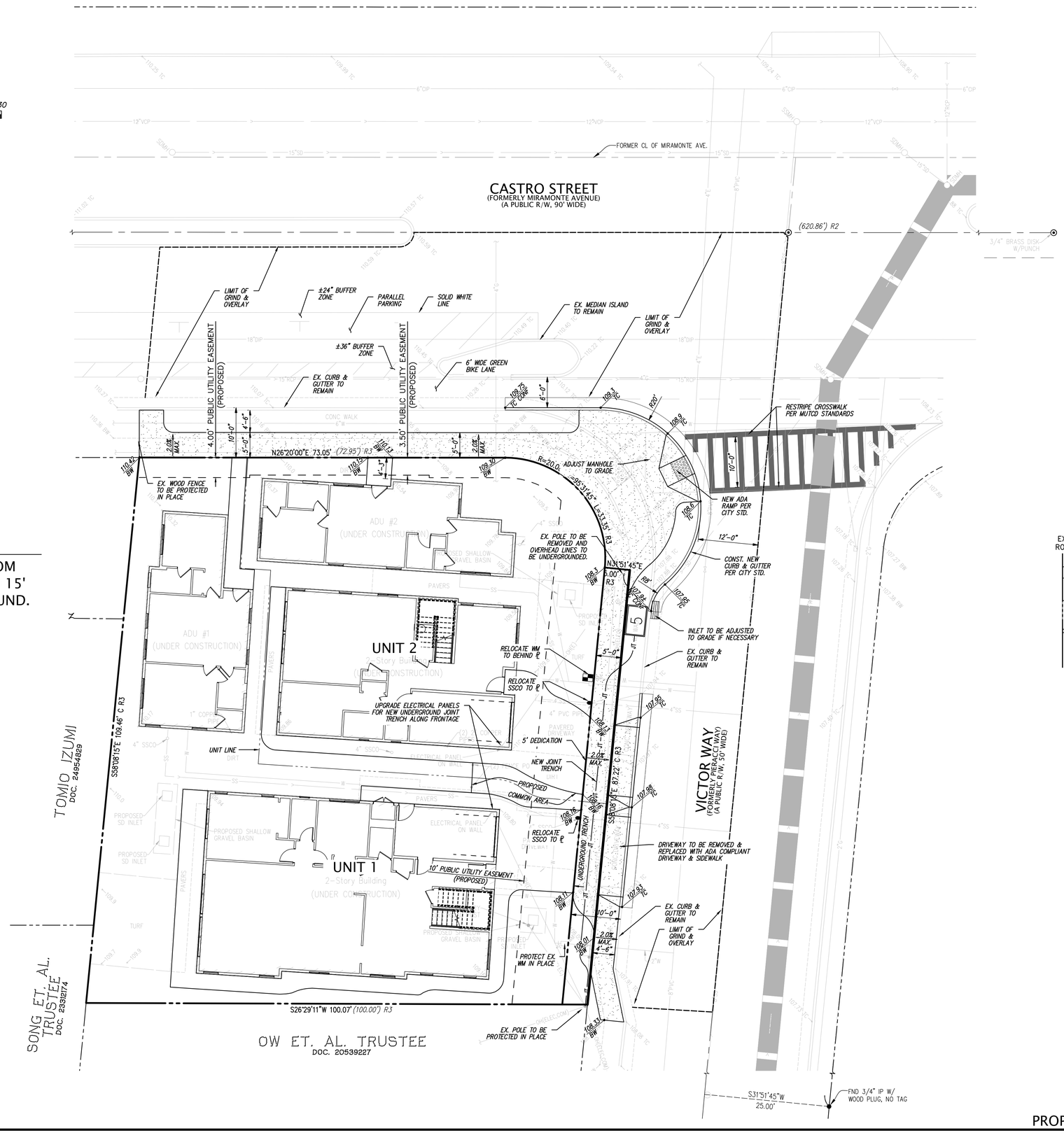


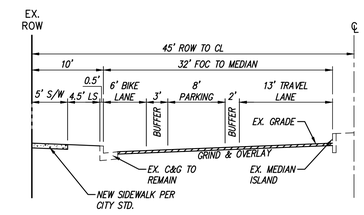
NOTES

THE COMMON AREA IS FROM THE EXISTING GROUND TO 15' ABOVE THE EXISTING GROUND.

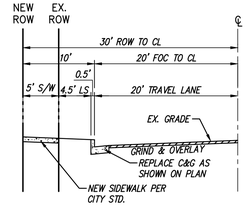


LEGEND

PROPOSED	EXISTING	
		ASPHALT BERM
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		DRIVEWAY
		LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PROPERTY LINE
		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
109.00		SPOT ELEVATION
		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		POWER POLE/JOINT POLE
		TRANSFORMER
		TRAFFIC SIGN
		TREE
		UTILITY BOX
BW	BW	BACK OF WALK
CONF		CONFORM
CONST.		CONSTRUCT
EX.		EXISTING
JT	JT	JOINT TRENCH
MAX.		MAXIMUM
SS	SS	SANITARY SEWER
SSCO	SSCO	SANITARY SEWER CLEANOUT
STD.		STANDARD
TC	TC	TOP OF CURB
WM	WM	WATER METER
		CONCRETE SIDEWALK PER CITY STD.
		UNIT LINE



CASTRO STREET
SCALE H: 1" = 10'
V: 1" = 5'



VICTOR WAY
SCALE H: 1" = 10'
V: 1" = 5'

PROPOSED CONDITIONS

NO.	REVISION	BY

NO.	REVISION	BY

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PRELIMINARY PARCEL MAP
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1 LOT FOR CONDIMINIUM PURPOSES

MOUNTAIN VIEW, CALIFORNIA

DATE	AUGUST, 2023
SCALE	1" = 10'
SURVEYOR	MA
DRAWN BY	DFH
JOB NO.	A22408-1
SHEET	2
OF	3 SHEETS

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