

LEGEND

- BOUNDARY LINE
- - - RIGHT-OF-WAY
- LOT LINE
- MONUMENT LINE
- - - TIE LINE
- - - CENTER LINE
- EXISTING EASEMENT LINE
- EMERGENCY VEHICLE EASEMENT LINE
- PG&E ACCESS EASEMENT LINE
- - - PRIVATE SANITARY SEWER EASEMENT LINE
- UTILITY EASEMENT LINE
- FOUND IRON PIPE OR LEAD & TACK (AS NOTED)
- ⊙ FOUND MONUMENT (AS NOTED)
- (23.23') RECORD DATA
- [1] REFERENCE NUMBER

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BEARING NORTH 48°10'11" EAST OF THE CENTERLINE OF MOFFET BOULEVARD BETWEEN 2 FOUND MONUMENTS OF THE 5' OFFSET MONUMENT LINE WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS SURVEY. THE MERIDIAN OF THIS SURVEY IS DERIVED AND REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH 2011) CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE III AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 1,970,948.8089 AND AN EAST COORDINATE OF 6,105,675.1431. THE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.000001948711. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEXAGON SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS):

SHEET INDEX

- VB101 SITE BOUNDARY PLAN & SURVEY NOTES
- VB102 PARCEL BOUNDARY & EASEMENTS - WEST
- VB103 PARCEL BOUNDARY & EASEMENTS - EAST

GENERAL NOTES

- 1.) THIS VESTING TENTATIVE MAP IS FOR NEW CONDOMINIUM PURPOSES WITH REGARD TO PROPOSED LOT 1 FOR UP TO 97 CONDOMINIUM UNITS. LOT 2 IS INTENDED TO REMAIN AS A CONVENTIONAL FEE OWNERSHIP PARCEL AND MAINTAIN ALL OF THE EXISTING 404 RENTAL APARTMENT UNITS, THE CONSTRUCTION OF 226 NEW RENTAL APARTMENT UNITS, PLUS UNDERGO SUBSTANTIAL IMPROVEMENT IN THE FORM OF NEW PARKING STRUCTURES/BUILDING. LOT 3 IS PROPOSED FOR DEDICATION IN FEE TO THE CITY OF MOUNTAIN VIEW FOR PUBLIC PARK PURPOSES.
- 2.) THIS VESTING TENTATIVE MAP IS BEING PROCESSED CONCURRENTLY WITH A DEVELOPMENT APPLICATION FOR THE AVALON MIDDLEFIELD PROJECT. REFER TO THE CONCURRENT APPLICATION MATERIALS FOR ADDITIONAL INFORMATION AND SPECIFICS REGARDING PROPOSED IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION.
- 3.) ALL EXISTING APARTMENT BUILDINGS/DWELLING UNITS ARE TO REMAIN. DEMOLITION CONSISTS ONLY OF A SURFACE IMPROVEMENTS SUCH AS PARKING, HARDSCAPE, LANDSCAPE, AND UTILITIES SUFFICIENT FOR THE CONSTRUCTION OF THE NEW MULTI-FAMILY DWELLING UNITS PROPOSED.
- 4.) AN ARBORIST REPORT DEPICTING THE DISPOSITION OF ALL TREES (BOTH HERITAGE AND NON-HERITAGE) WITHIN THE SUBJECT PROPERTY WAS PREPARED AND IS INCLUDED AS A SEPARATE ATTACHMENT TO THIS VESTING TENTATIVE MAP.
- 5.) PURSUANT TO GOVERNMENT CODE TITLE 7, DIVISION 2, CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE OWNER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE PHASED FINAL MAPS IN SUBSTANTIAL CONFORMANCE WITH THIS VESTING TENTATIVE MAP AND THE CONDITIONS OF APPROVAL ISSUED BY THE CITY FOR THE PROJECT.
- 6.) SEE SHEETS VB102 & VB103 FOR SITE EASEMENT INFORMATION.

PROJECT DATA

OWNER/SUBDIVIDER:
 AVALON BAY COMMUNITIES
 455 MARKET STREET, SUITE 1650
 SAN FRANCISCO, CA 94105
 CONTACT: JOE KIRCHOFER
 TEL. 628.267.2701

SURVEYOR/MAP PREPARER:
 LANGAN CA, INC.
 1 ALMADEN BLVD., SUITE 590
 SAN JOSE, CA 95113
 CONTACT: ANDREW TURNER
 TEL. 408.315.3254

ASSESSOR PARCEL NUMBER: 158-49-001

ZONING DESIGNATION: P - PLANNED COMMUNITY

TOTAL SITE AREA: 14.52+/- ACRES

EXISTING USE: MULTI-FAMILY RESIDENTIAL/APARTMENTS

PROPOSED USE:
 1.) MIX OF EXISTING AND NEW/PROPOSED MULTI-FAMILY RESIDENTIAL APARTMENTS ON A SINGLE PARCEL
 2.) 1.34+/- ACRE PARCEL TO BE DEDICATED IN FEE TO THE CITY OF MOUNTAIN VIEW FOR PUBLIC PARK PURPOSES. SEE GENERAL NOTE 1.

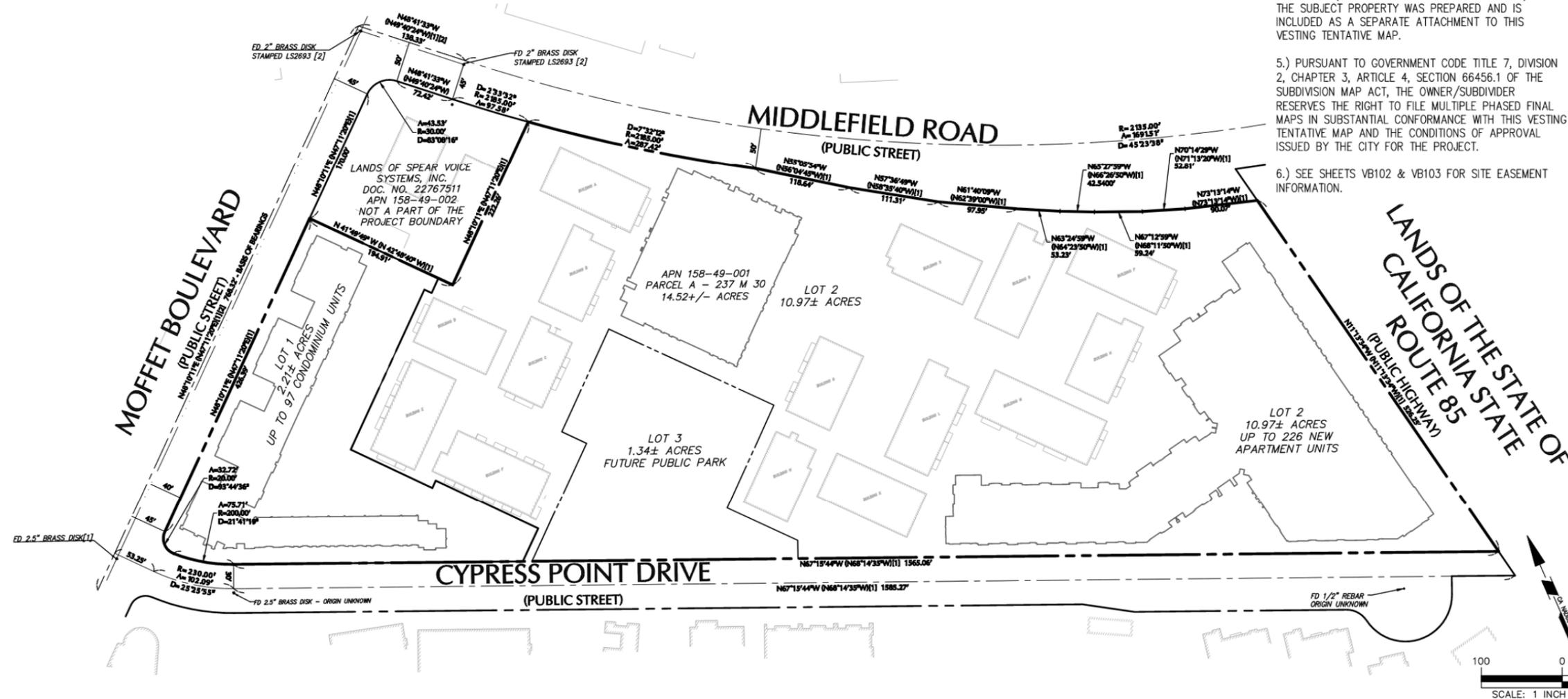
EXISTING AND PROPOSED UTILITIES:
 WATER/SEWER/STORM DRAIN: CITY OF MOUNTAIN VIEW
 TRASH & RECYCLING: CITY OF MOUNTAIN VIEW/RECOLOGY MOUNTAIN VIEW
 GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
 CABLE/PHONE/INTERNET: AT&T AND COMCAST
 FLOOD ZONE DESIGNATION:
 ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REFERENCES

- [1] PARCEL MAP - 237 M 30
- [2] RECORD OF SURVEY - 183 M 30-31

ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
- E EAST
- E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
- FD FOUND
- IP IRON PIPE
- N NORTH
- P.A.E. PUBLIC ACCESS EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S SOUTH
- W WEST



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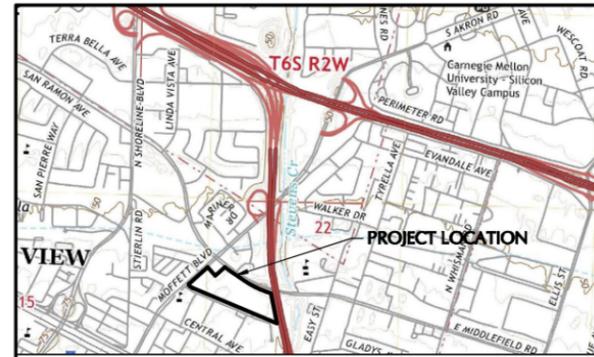
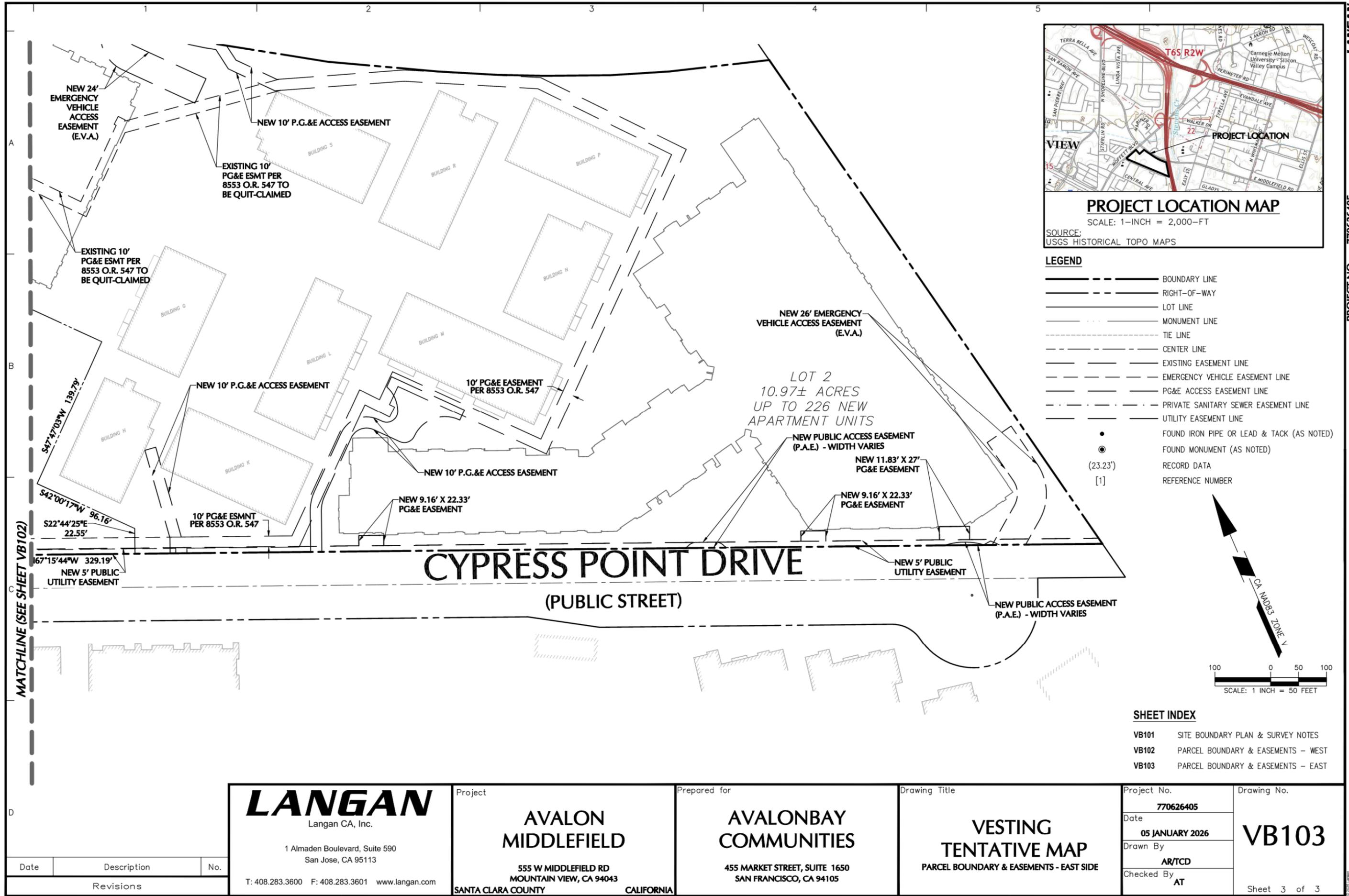
Project
AVALON MIDDLEFIELD
 555 W MIDDLEFIELD RD
 MOUNTAIN VIEW, CA 94043
 SANTA CLARA COUNTY CALIFORNIA

Prepared for
AVALONBAY COMMUNITIES
 455 MARKET STREET, SUITE 1650
 SAN FRANCISCO, CA 94105

Drawing Title
VESTING TENTATIVE MAP
 SITE BOUNDARY & NOTES

Project No. 770626405	Drawing No. VB101
Date 05 JANUARY 2026	
Drawn By AR/TCD	
Checked By AT	
Sheet 1 of 3	

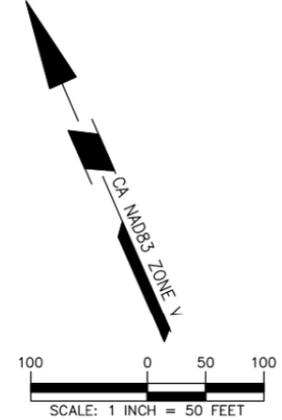
Date	Description	No.
Revisions		



PROJECT LOCATION MAP
SCALE: 1-INCH = 2,000-FT
SOURCE: USGS HISTORICAL TOPO MAPS

LEGEND

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<p>LANGAN Langan CA, Inc. 1 Almaden Boulevard, Suite 590 San Jose, CA 95113 T: 408.283.3600 F: 408.283.3601 www.langan.com</p>	<p>Project AVALON MIDDLEFIELD 555 W MIDDLEFIELD RD MOUNTAIN VIEW, CA 94043 SANTA CLARA COUNTY CALIFORNIA</p>	<p>Prepared for AVALONBAY COMMUNITIES 455 MARKET STREET, SUITE 1650 SAN FRANCISCO, CA 94105</p>	<p>Drawing Title VESTING TENTATIVE MAP PARCEL BOUNDARY & EASEMENTS - EAST SIDE</p>	<p>Project No. 770626405</p>	<p>Drawing No. VB103</p>			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Date</th> <th style="width: 80%;">Description</th> <th style="width: 10%;">No.</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Revisions</td> </tr> </tbody> </table>	Date	Description	No.	Revisions			<p>Date 05 JANUARY 2026</p> <p>Drawn By AR/TCD</p> <p>Checked By AT</p>
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