

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL THE OWNERS HAVING RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED BY THIS MAP AND WHOSE SIGNATURES ARE REQUIRED BY THE SUBDIVISION MAP ACT; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY AND THAT WE HEREBY CONSENT TO THE PREPARATION OF THIS MAP AND SUBDIVISION INDICATED HEREON WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS FOR PUBLIC UTILITY PURPOSES IN, UNDER, ON, OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "PUE" (PUBLIC UTILITY EASEMENT). SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES AND APPURTENANCES THERETO, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. ADDITIONALLY, THE FACILITIES AS SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION SHALL ALSO BE PERMITTED IN SAID PUE. ANY FUTURE FACILITY INSTALLATION WITHIN SAID PUE SHALL BE SUBJECT TO THE CITY OF SANTA CLARA ENCROACHMENT AGREEMENT APPLICATION PROCESS. THE PUBLIC UTILITIES SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVING THEIR FACILITIES.
2. WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES ON, ALONG, ACROSS AND OVER THOSE CERTAIN AREAS OF LAND DESIGNATED AND DELINEATED HEREON AS "VAE" (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL OBSTRUCTIONS OF ANY KIND AND SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.
3. WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, AND PUBLIC USE OF A SIDEWALK WITHIN THE STRIP OF LAND DESIGNATED AND DELINEATED HEREON AS "SWE" (SIDEWALK EASEMENT). SAID EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UNDERGROUND PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO THAT DO NOT INTERFERE WITH THE PURPOSES OF THE EASEMENT.
4. WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA EXCLUSIVE EASEMENTS, IN, ON, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "UGEZ" (UNDERGROUND ELECTRICAL EASEMENT) FOR THE PURPOSE OF CONSTRUCTING AND RECONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING UNDERGROUND ELECTRICAL DISTRIBUTION AND/OR COMMUNICATION SYSTEMS, AND APPURTENANCES. THE UNDERGROUND SYSTEM WILL CONSIST OF, BUT NOT LIMITED TO, CONDUITS, CABLES, VAULTS AND SPUR BOXES INSTALLED FLUSH WITH OR BELOW GRADE AND OTHER NECESSARY APPURTENANCES. TRANSFORMER AND SWITCHES WILL BE MOUNTED ABOVE GRADE ON A CONCRETE PAD. THE ABOVE MENTIONED UNDERGROUND ELECTRICAL EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS, APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "UGEZ" EXCEPT FOR PURPOSES OF CROSSING, AND EXCEPT THOSE UTILITIES SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVING ITS FACILITIES.
5. WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA EASEMENTS IN, ON, OVER, UNDER, ALONG, AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "WLE" (WATER LINE EASEMENT) FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING WATER DISTRIBUTION SYSTEM FACILITIES AND APPURTENANCES THERETO. SAID EASEMENTS SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVING ITS FACILITIES.

THIS MAP SHOWS OR NOTES ALL THE EASEMENTS EXISTING OR OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

TOLL WEST COAST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

TRACT NO. 10615 BOWERS PLAZA

FOR CONDOMINIUM PURPOSES

CONSISTING OF 3 SHEETS

BEING A SUBDIVISION OF ALL THAT PORTION OF LAND DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NUMBER 25436710, OFFICIAL RECORDS OF SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, CALIFORNIA



SAN RAMON • (925) 866-0322
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• SURVEYORS • PLANNERS
JULY 2024

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 IN AND FOR SAID STATE, 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: _____

GEOTECHNICAL REPORT

A SOILS REPORT WAS PREPARED BY QUANTUM GEOTECHNICAL, INC., DATED JANUARY 15, 2018, PROJECT NO. D047.0, SIGNED BY SIMON MAKDESSI, GE, AND HAS BEEN FILED WITH THE BUILDING AND INSPECTION DIVISION OF THE CITY OF SANTA CLARA COMMUNITY DEVELOPMENT DEPARTMENT.

OMITTED SIGNATURES

IN ACCORDANCE WITH SECTION 66436 OF THE SUBDIVISIONS MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF RIGHTS OF WAY OR EASEMENTS, WHICH CANNOT RIPEN INTO FEE, HAVE BEEN OMITTED:

1. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1969 AS BOOK 8613, PAGE 510 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY.

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 TOLL WEST COAST LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN OCTOBER 2023. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2026; 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 VESTING TENTATIVE MAP.



DATE _____

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

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 10615 AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.



JAY S. FAHRION, ACTING CITY SURVEYOR
CITY OF SANTA CLARA, CALIFORNIA
P.L.S. NO. 8207

DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 10615, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.



MICHAEL JACK LUI, CITY ENGINEER
CITY OF SANTA CLARA, CALIFORNIA
RCE CS9554

DATE _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON THE 12TH DAY OF JULY, 2022, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, DID APPROVE THE VESTING TENTATIVE MAP OF THIS SUBDIVISION AND ON _____, DID APPROVE THIS FINAL MAP AND ACCEPT ON BEHALF OF THE PUBLIC, ALL STREET AND EASEMENT DEDICATIONS FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREON.

NORA PIMENTEL, MMC,
ASSISTANT CITY CLERK
CITY OF SANTA CLARA, CALIFORNIA

DATE _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ M. IN

BOOK _____ OF MAPS, AT PAGES _____, SERIES NUMBER _____, AT THE

REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY.

FEE: _____

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY _____
DEPUTY

LEGEND

	DISTINCTIVE BORDER LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO CENTER LINE
	REFERENCE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SEARCH FOR NOT FOUND
	SET REBAR AND CAP OR NAIL AND TAG L.S. 7960, FLUSH.
	SET REBAR AND CAP OR NAIL AND TAG L.S. 7960, FLUSH, AS REFERENCE MARKER TO PROPERTY CORNER
	EMERGENCY VEHICLE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	SIDEWALK EASEMENT
	UNDERGROUND ELECTRICAL EASEMENT
	WATER LINE EASEMENT
	EVAE
	PUE
	SWE
	UGEE
	WLE

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
 (1) TRACT NO. 1677 (84 M 52)
 (2) TRACT NO. 1675 (76 M 32)
 (3) TRACT 10566 (948 M 40)
 (4) PARCEL MAP (631 PM 10)
 (5) RECORD OF SURVEY (245 RS 33)
 (6) TRACT NO. 8197 (597 M 36)
 (7) PARCEL MAP (253 PM 48)
 (8) TRACT NO. 1678 (89 M 50)
 (9) DOCUMENT 24376120
 (10) DOCUMENT 18996009
 (11) DOCUMENT 22258502
 (12) RIGHT-OF-WAY RECORD MAP R-505.11 (R505013)
 (13) CORNER RECORD (OR 65-29-70)
 (14) GRANT DEED (8127 OR 474)
 (15) GRANT DEED 24903764

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN BETTY COURT, THE BEARING BEING N00°21'48"W PER TRACT NO. 1677 EL RANCHO CAMINO UNIT NO. 14 (84 M 52).

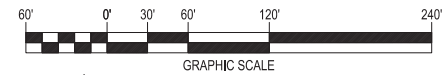
TRACT NO. 10615 BOWERS PLAZA

FOR CONDOMINIUM PURPOSES
 CONSISTING OF 3 SHEETS
 BEING A SUBDIVISION OF ALL THAT PORTION OF LAND DESCRIBED IN
 THAT GRANT DEED RECORDED AS DOCUMENT NUMBER 25436710,
 OFFICIAL RECORDS OF SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN
 THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, CALIFORNIA



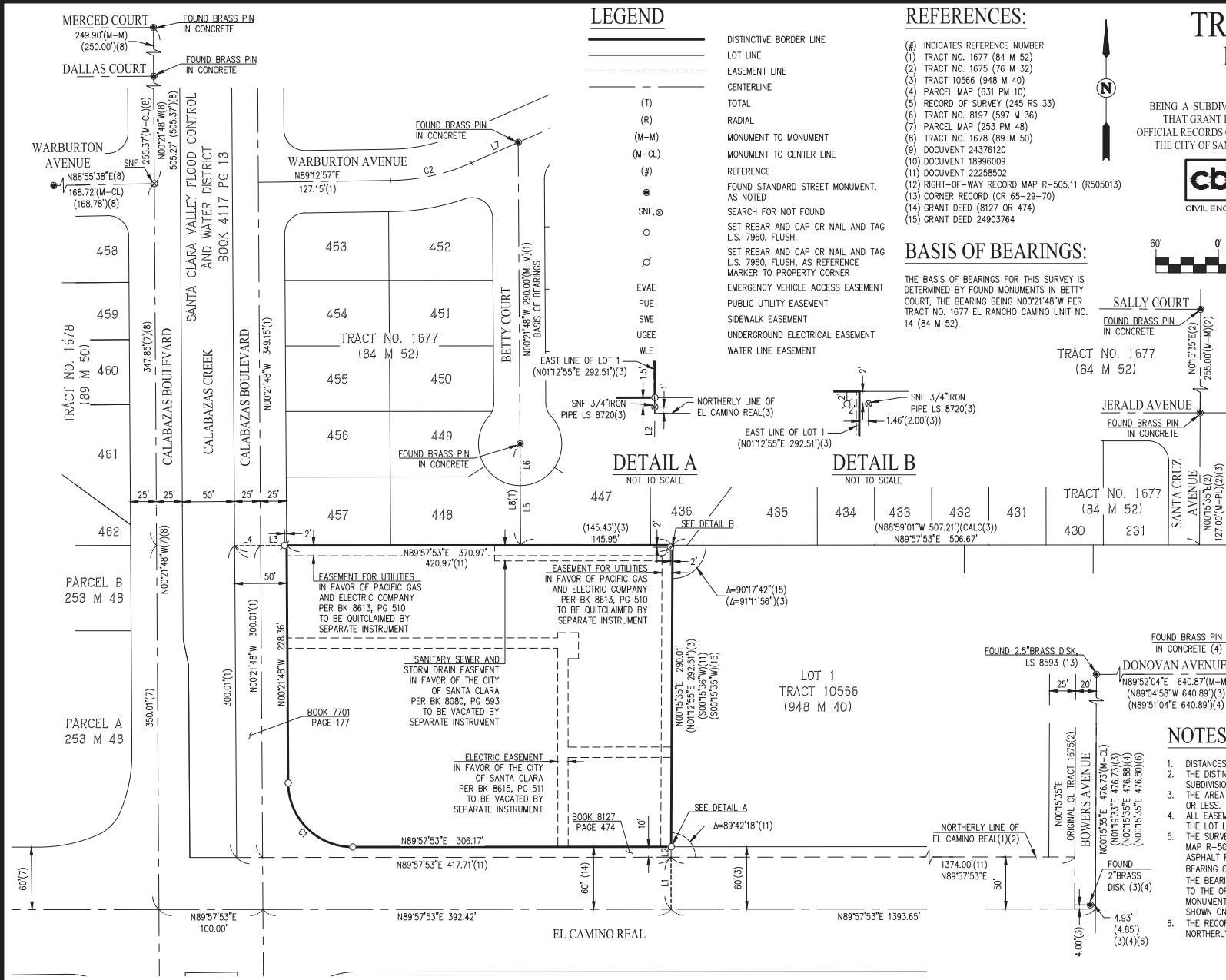
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CIVIL ENGINEERS SURVEYORS PLANNERS
 SCALE: 1" = 60' JULY 2024



LINE TABLE		
NO	BEARING	LENGTH
L1	N00°02'07"W	50.00' (14)
L2	N00°15'35"E	10.00' (14)
L3	N89°57'53"E	25.00' (1)
L4	N89°57'53"E	25.00' (1)
L5	N00°21'48"W	57.36' (1)
L6	N00°21'48"W	40.00' (1)
L7	N66°16'12"E	49.02' (1)
L8	N00°21'48"W	97.36' (3)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	62.00'	89°40'19"	97.03' (11)
C2	200.00'	22°56'45"	80.10' (1)



NOTES:

- DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
- THE AREA WITHIN THE DISTINCTIVE BORDER IS 2.44 ACRES, MORE OR LESS.
- ALL EASEMENT OR TIES LINES WITHOUT BEARINGS ARE PERPENDICULAR TO, THE LOT LINES OR BOUNDARY LINES.
- THE SURVEY MONUMENTATION AS SHOWN ON THE RIGHT OF WAY RECORD MAP R-505.11 WAS SEARCHED FOR AND NOT FOUND DUE TO RECENT ASPHALT REPLACEMENT. SAID RECORD MAP R-505.11 SHOWS THE BEARING OF THE NORTHERLY RIGHT OF WAY LINE AS N89°58'30"E AND THE BEARING OF THE MONUMENT LINE AS N89°52"E AND NOT PARALLEL TO THE ORIGINAL EL CAMINO REAL CENTERLINE AND THEREFORE THE MONUMENT LINE PER RECORD MAP R-505.11 WAS NOT USED AND NOT SHOWN ON OR A PART OF THIS SURVEY.
- THE RECORD ANGLE OF 89°42'18"(11) WAS HELD FROM THE ORIGINAL NORTHERLY LINE OF EL CAMINO REAL.

TRACT NO. 10615 BOWERS PLAZA

FOR CONDOMINIUM PURPOSES
CONSISTING OF 3 SHEETS
BEING A SUBDIVISION OF ALL THAT PORTION OF LAND DESCRIBED IN
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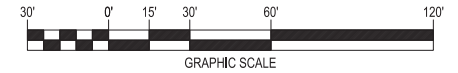


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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30'

JULY 2024



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND
MONUMENTS IN BETTY COURT, THE BEARING BEING N00°21'48"W PER
TRACT NO. 1677 EL RANCHO CAMINO UNIT NO. 14 (84 M 52).

LEGEND

	DISTINCTIVE BORDER LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO CENTER LINE
	REFERENCE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SEARCH FOR NOT FOUND
	SET REBAR AND CAP OR NAIL AND TAG L.S. 7960, FLUSH.
	SET REBAR AND CAP OR NAIL AND TAG L.S. 7960, FLUSH, AS REFERENCE MARKER TO PROPERTY CORNER
	EMERGENCY VEHICLE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	SIDEWALK EASEMENT
	UNDERGROUND ELECTRICAL EASEMENT
	WATER LINE EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
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(13) CORNER RECORD (OR 65-29-70)
(14) GRANT DEED (8127 OR 474)
(15) GRANT DEED 24903764

NOTES:

SEE SHEET 2

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°57'53"E	24.54'
L2	N89°57'53"E	24.39'
L3	N89°57'53"E	4.00'
L4	N00°02'07"W	26.00'
L5	N89°57'53"E	25.50'
L6	N00°02'07"W	26.00'
L7	S00°02'07"E	21.18'
L8	N89°57'53"E	8.00'
L9	N00°02'07"W	37.40'
L10	N00°02'07"W	30.00'
L11	N89°57'53"E	17.00'
L12	N00°02'07"W	30.00'
L13	N00°02'07"W	10.00'
L14	N89°57'53"E	10.48'
L15	N00°02'07"W	50.00'
L16	N89°57'53"E	25.00'
L17	N00°15'35"E	10.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00"	39.27'
C2	15.00'	90°00'00"	23.56'
C3	28.00'	90°00'00"	43.98'
C4	20.00'	90°00'00"	31.42'
C5	15.00'	90°00'00"	23.56'
C6	20.00'	90°00'00"	31.42'
C7	20.00'	90°00'00"	31.42'
C8	15.00'	90°00'00"	23.56'
C9	15.00'	90°00'00"	23.56'
C10	62.00'	37°21'26"	40.42'

