



Date: April 18, 2017

To: City Manager for Council Action

From: Director of Public Works/City Engineer

Subject: Approval of Final Map – Tract 10370
1525 Alviso Street [APN 224-29-012, 032, and 034 (2016-17)]
Pulte Home Company, LLC, a Michigan Limited Liability Company

EXECUTIVE SUMMARY

The Final Map for Tract No. 10370 subdivides three parcels into 1 condominium lot for the Planned Development of 40 condominium units on an approximately 2.07-acres parcel located at 1525 Alviso Street. The Final Map has been reviewed by staff and meets the Tentative Map requirements approved by Council on January 12, 2016.

The Condition, Covenants, and Restrictions (CC&R's) have been reviewed and approved by the Planning Division and the City Attorney's Office. Development fees have been paid for said subdivision.

A copy of the Final Map can be viewed on the City's website or is available in the City Clerk's Office for review during normal business hours.

ADVANTAGES AND DISADVANTAGES OF ISSUE

Approval of the Final Map is necessary for this development to proceed.

ECONOMIC/FISCAL IMPACT

There is no cost to the City other than staff time.

Subject: Approval of Tract No. 10370 at 1525 Alviso Street [APN 224-29-012, 032, and 034 (2016-17)];

Pulte Home Company, LLC, a Michigan Limited Liability Company

Page 2

RECOMMENDATION

That the Council:

1. Approve the Final Map for Tract No. 10370;
2. Authorize the City Manager to make minor modifications, if necessary; and
3. Authorize recordation of the Final Map of Tract No. 10370 subdividing three parcels into 1 condominium lot for the Planned Development of 40 condominium units on an approximately 2.07-acre parcel located at 1525 Alviso Street [APN 224-29-012, 032, and 034 (2016-17)] by Pulte Home Company, LLC.


For _____
Director of Public Works/City Engineer

APPROVED:



Rajeev Batra
Interim City Manager

Documents Related to this Report:

- 1) *Copy of Final Map Tract No. 10370*

K:\Engineering\1-Admin\City Council\Agenda\2017\Tract 10370 agenda.doc

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 THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATION AND OFFERS OF DEDICATION THEREIN.

WE HEREBY DEDICATE TO THE PUBLIC AN EXCLUSIVE EASEMENT FOR ANY AND ALL PUBLIC UTILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, AND ALL APPURTENANCES THERETO; ABOVE, UNDER, UPON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.U.E." (PUBLIC UTILITY EASEMENT). THE ABOVE MENTIONED PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE OF TREES, BUILDINGS, AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES THERETO, AND LAWFUL FENCES. NO PRIVATE UTILITY SHALL BE PLACED IN THE "P.U.E." EXCEPT FOR PURPOSE OF CROSSING. ADDITIONALLY, THE PUBLIC AND PRIVATE FACILITIES SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION SHALL ALSO BE PERMITTED IN SAID "P.U.E." ANY FUTURE PRIVATE FACILITIES INSTALLATION WITHIN SAID "P.U.E.", OTHER THAN PUBLIC UTILITY FACILITIES, 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 REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA EXCLUSIVE EASEMENTS, ON, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "U.G.E.E." (UNDERGROUND ELECTRICAL EASEMENT) FOR THE PURPOSE OF CONSTRUCTING AND RECONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING UNDERGROUND ELECTRICAL DISTRIBUTION AND/OR CITY COMMUNICATION SYSTEMS AND APPURTENANCES. THE UNDERGROUND SYSTEMS WILL CONSIST OF CONDUITS, CABLES, VAULTS, AND SPLICE BOXES INSTALLED FLUSH WITH OR BELOW GRADE AND OTHER NECESSARY APPURTENANCES, TRANSFORMERS AND SWITCHES WILL BE MOUNTED ABOVE GRADE ON A CONCRETE PAD. THE ABOVE MENTIONED "U.G.E.E." 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 "U.G.E.E." EXCEPT FOR THE PURPOSE OF CROSSING. ADDITIONALLY, THE PUBLIC AND PRIVATE FACILITIES SHOWN ON THE PLANS REVIEWED AND APPROVED BY THE CITY OF SANTA CLARA IN CONJUNCTION WITH THIS SUBDIVISION SHALL ALSO BE PERMITTED IN SAID "U.G.E.E." ANY FUTURE PRIVATE FACILITIES INSTALLATION WITHIN SAID "U.G.E.E.", OTHER THAN "U.G.E.E." FACILITIES, SHALL BE SUBJECT TO THE CITY OF SANTA CLARA ENCROACHMENT AGREEMENT APPLICATION PROCESS. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING ADDING TO, OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) UPON AND OVER A PORTION OF LOT 1. THE "E.V.A.E." SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTIONS OF ANY KIND, AND SHALL BE MAINTAINED SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.

WE ALSO 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 "W.L.E." (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. NO PRIVATE OR OTHER PUBLIC UTILITIES SHALL BE PLACED IN THE "W.L.E." EXCEPT FOR PURPOSE OF CROSSING. THE CITY SHALL HAVE RIGHT OF ACCESS ACROSS AND/OR ALONG THE ADJOINING PROPERTY FOR THE PURPOSE OF MAINTAINING, REPLACING, ADDING TO, OR REMOVAL OF ITS FACILITIES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARA, FOR THE BENEFIT OF A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 15102377, AN EXCLUSIVE EASEMENT ON, OVER, ALONG, AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "P.I.E.E." (PRIVATE INGRESS AND EGRESS EASEMENT), ALSO LABELED AS PRATT PLACE, FOR INGRESS-EGRESS PURPOSES TO THE PARCEL OF LAND LOCATED SOUTHEASTERLY OF THIS SUBDIVISION DESCRIBED IN SAID DOCUMENT NO. 15102377. SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTIONS OF ANY KIND AND SHALL BE MAINTAINED SUCH THAT THE SURFACE SHALL SUPPORT CITY OF SANTA CLARA MAINTENANCE VEHICLE USE.

THERE ARE ALSO SHOWN ON THIS MAP AREAS OF LAND DESIGNATED AND DELINEATED AS "A PRIVATE STREET" TO BE RESERVED AS PRIVATE ACCESS EASEMENTS FOR THE PRIVATE USE OF THE OWNERS OF THOSE LOTS ADJOINING EACH SUCH EASEMENT, THEIR LICENSEES, VISITORS AND TENANTS. THESE EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION.

WE ALSO HEREBY DEDICATE TO THE PUBLIC, AN EASEMENT FOR PEDESTRIAN USE FOR THE REAL PROPERTY DELINEATED HEREON AND DESIGNATED AS "SIDEWALK EASEMENT".

OWNER: PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____ DATE _____

ACKNOWLEDGEMENT

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 CALIFORNIA)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

NOTARY'S PRINCIPAL PLACE OF BUSINESS NOTARY COMMISSION NUMBER AND EXPIRATION DATE

NOTARY NAME NOTARY SIGNATURE

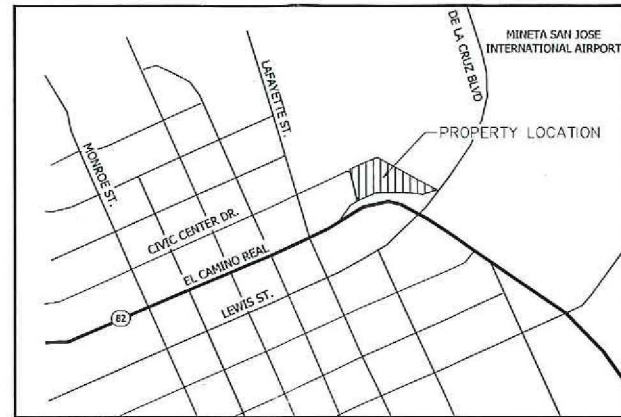
TRACT NO. 10370

1525 ALVISO ST. SANTA CLARA, CA 95050

BEING A ONE LOT SUBDIVISION FOR 40 CONDOMINIUM UNITS AND BEING ALL OF PARCELS 1, 2 & 3 PER VESTING DEED DOC# 22305596 OFFICIAL RECORDS OF SANTA CLARA COUNTY.

CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

CONSISTS OF THREE (3) SHEETS.



VICINITY MAP NOT TO SCALE



SOILS AND GEOLOGICAL REPORT

A SOILS REPORT AND/OR GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY TMAKDISSY CONSULTING, INC., DATED DECEMBER 31, 2015, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SANTA CLARA.

ACKNOWLEDGEMENT

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 CALIFORNIA)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

NOTARY'S PRINCIPAL PLACE OF BUSINESS NOTARY COMMISSION NUMBER AND EXPIRATION DATE

NOTARY NAME NOTARY SIGNATURE

CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON 12th DAY OF JANUARY, 2016, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA DID APPROVE THE TENTATIVE OF THIS MAP AND ON THE _____ DAY OF _____ 2017, DID ACCEPT ON BEHALF OF THE PUBLIC ALL EASEMENT DEDICATIONS, REQUIRED AS A CONDITION OF APPROVAL OF SAID MAP AND IN CONFORMITY WITH TERMS OF THE OFFER OF DEDICATION MADE HEREON.

ROD DIRIDON, JR. CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA

DATE _____

RECORDER'S STATEMENT

FILE NO.: _____ FEE: _____ PAID: _____

FILED BY THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF MAPS, AT PAGE(S) _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF PULTE GROUP, INC.

REGINA ALCOMENDRAS, COUNTY RECORDER

BY: _____ DEPUTY

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 CITY VENTURES ON 2/1/2015. I HEREBY STATE THAT THIS FINAL MAP OF TRACT NO. 10370 SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE 1ST DAY OF JANUARY, 2019; THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CURT DUNBAR PROFESSIONAL LAND SURVEYOR P.L.S. 5615

DATE _____



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10370 AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

GUSTAVO GOMEZ L.S. 7679 CITY SURVEYOR CITY OF SANTA CLARA, CALIFORNIA

DATE _____



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 10370 AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE 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 TENTATIVE MAP HAVE BEEN COMPLIED WITH.

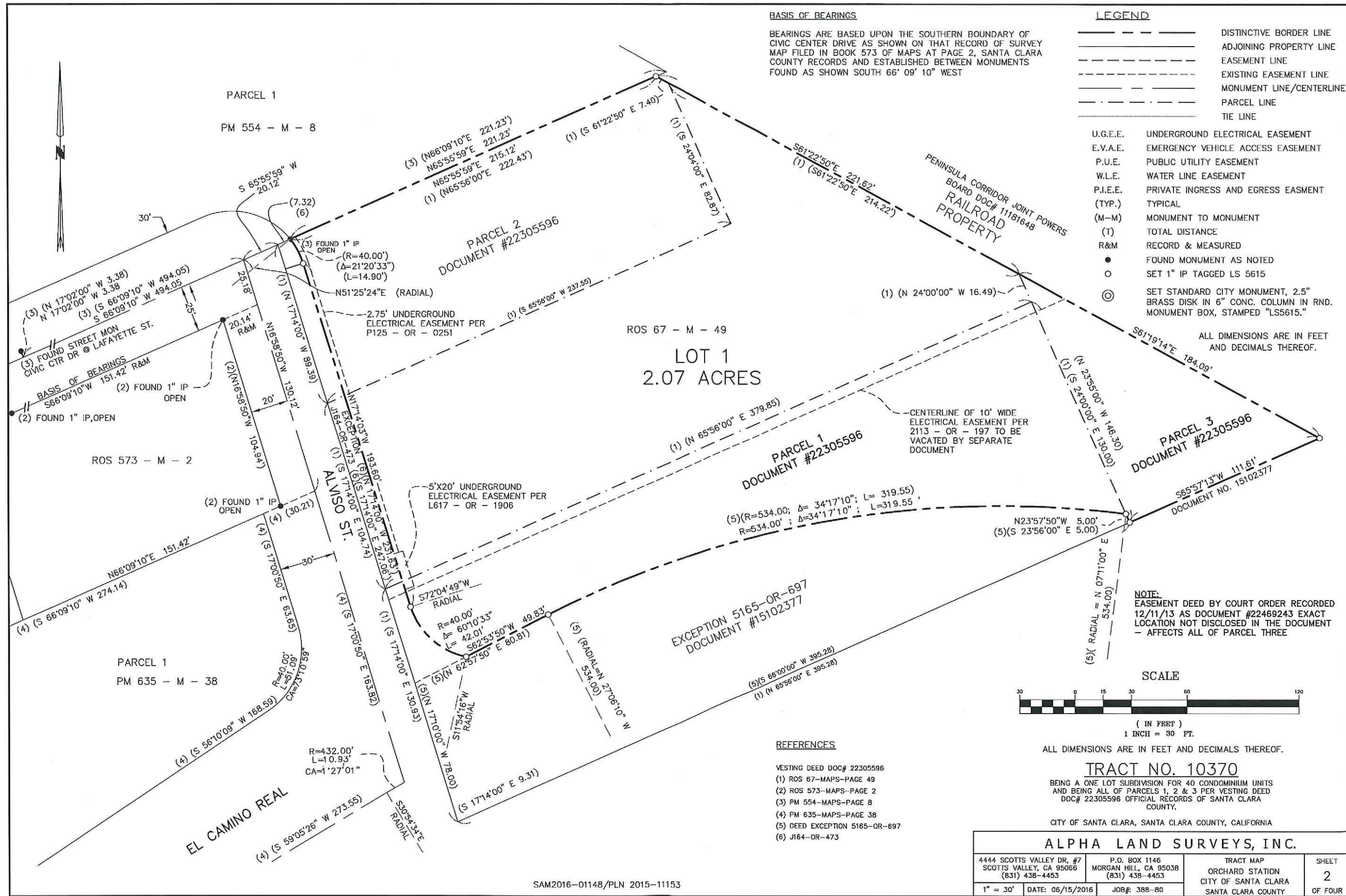
GUSTAVO GOMEZ R.C.E. 46627 ACTING CITY ENGINEER CITY OF SANTA CLARA, CALIFORNIA

DATE _____



ALPHA LAND SURVEYS, INC.

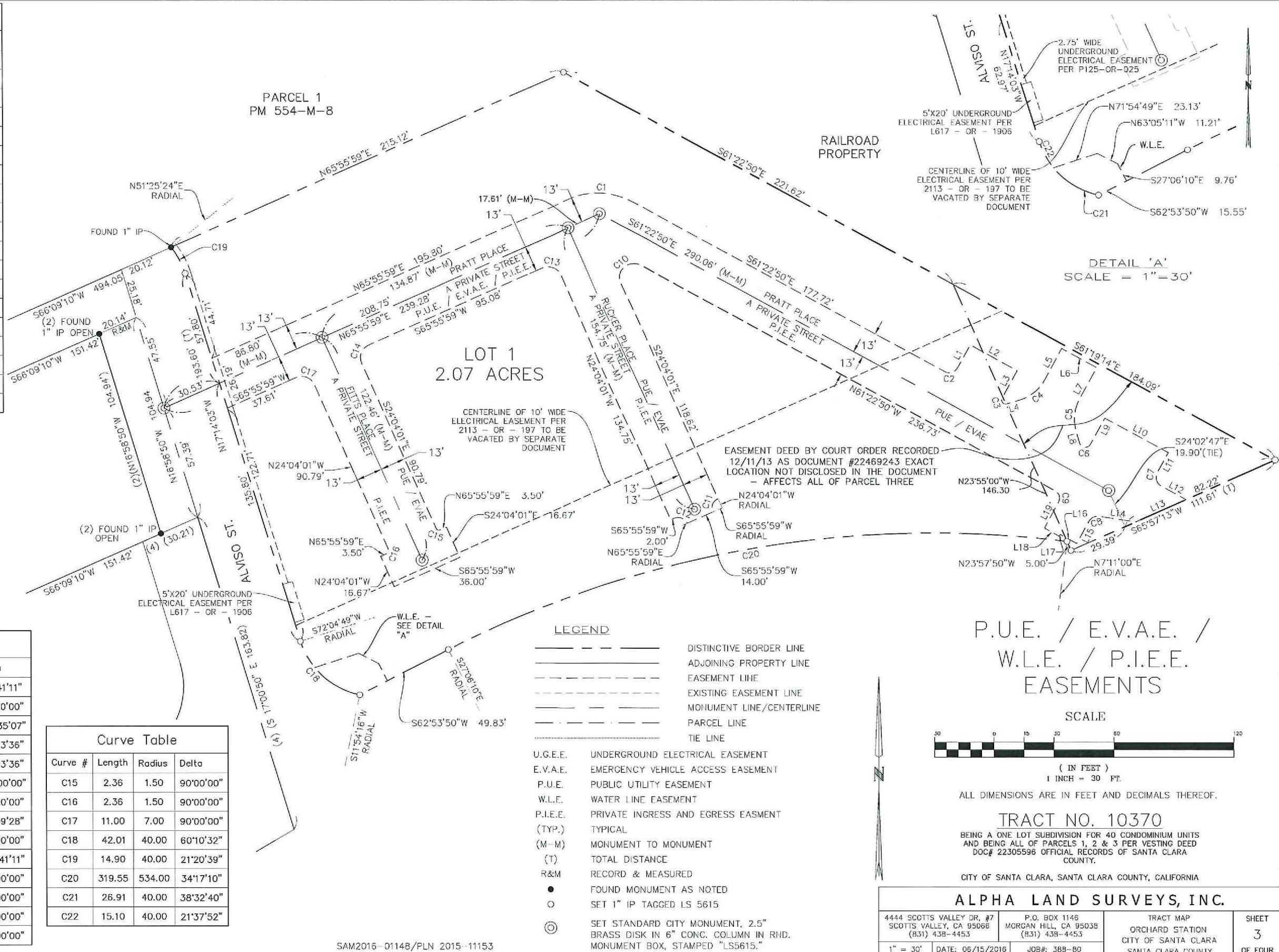
Table with 4 columns: Address (4444 Scotts Valley Dr), P.O. Box (1146), Tract Map (Orchard Station), and Sheet (1 of 4).



Line Table		
Line #	Length	Direction
L1	13.00	N28° 37' 10"E
L2	27.00	S61° 22' 50"E
L3	15.77	S28° 37' 10"W
L4	6.20	N73° 37' 12"E
L5	17.67	N28° 33' 34"E
L6	20.00	S61° 19' 14"E
L7	17.67	S28° 40' 46"W
L8	5.89	S16° 22' 50"E
L9	14.88	N28° 37' 10"E
L10	36.00	S61° 22' 50"E
L11	11.50	S28° 37' 10"W
L12	14.11	S61° 22' 50"E
L13	27.54	S65° 57' 13"W
L14	18.32	N81° 13' 22"W
L15	12.68	S28° 37' 10"W
L16	9.50	N61° 22' 50"W
L17	1.00	S28° 37' 10"W
L18	8.50	N61° 22' 50"W
L19	15.00	N28° 37' 10"E

Curve Table			
Curve #	Length	Radius	Delta
C1	33.10	36.00	52°41'11"
C2	7.85	5.00	90°00'00"
C3	4.70	2.00	134°35'07"
C4	17.30	22.00	45°03'36"
C5	17.30	22.00	45°03'36"
C6	7.07	3.00	135°00'00"
C7	7.85	5.00	90°00'00"
C8	6.12	5.00	70°09'28"
C9	6.28	4.00	90°00'00"
C10	17.43	7.00	142°41'11"
C11	7.85	5.00	90°00'00"
C12	7.85	5.00	90°00'00"
C13	11.00	7.00	90°00'00"
C14	11.00	7.00	90°00'00"

Curve Table			
Curve #	Length	Radius	Delta
C15	2.36	1.50	90°00'00"
C16	2.36	1.50	90°00'00"
C17	11.00	7.00	90°00'00"
C18	42.01	40.00	60°10'32"
C19	14.90	40.00	21°20'39"
C20	319.55	534.00	34°17'10"
C21	26.91	40.00	38°32'40"
C22	15.10	40.00	21°37'52"

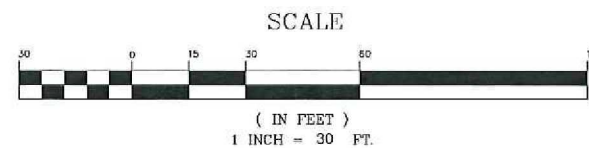


DETAIL 'A'
SCALE = 1" = 30'

LEGEND

- DISTINCTIVE BORDER LINE
- ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- - - EXISTING EASEMENT LINE
- MONUMENT LINE/CENTERLINE
- - - PARCEL LINE
- - - TIE LINE

- U.G.E.E. UNDERGROUND ELECTRICAL EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- P.I.E.E. PRIVATE INGRESS AND EGRESS EASEMENT
- (TYP.) TYPICAL
- (M-M) MONUMENT TO MONUMENT
- (T) TOTAL DISTANCE
- R&M RECORD & MEASURED
- FOUND MONUMENT AS NOTED
- SET 1" IP TAGGED LS 5615
- ⊙ SET STANDARD CITY MONUMENT, 2.5" BRASS DISK IN 6" CONC. COLUMN IN RHD. MONUMENT BOX, STAMPED "LS5615."



P.U.E. / E.V.A.E. /
W.L.E. / P.I.E.E.
EASEMENTS

TRACT NO. 10370
BEING A ONE LOT SUBDIVISION FOR 40 CONDOMINIUM UNITS
AND BEING ALL OF PARCELS 1, 2 & 3 PER VESTING DEED
DOC# 22305596 OFFICIAL RECORDS OF SANTA CLARA
COUNTY.

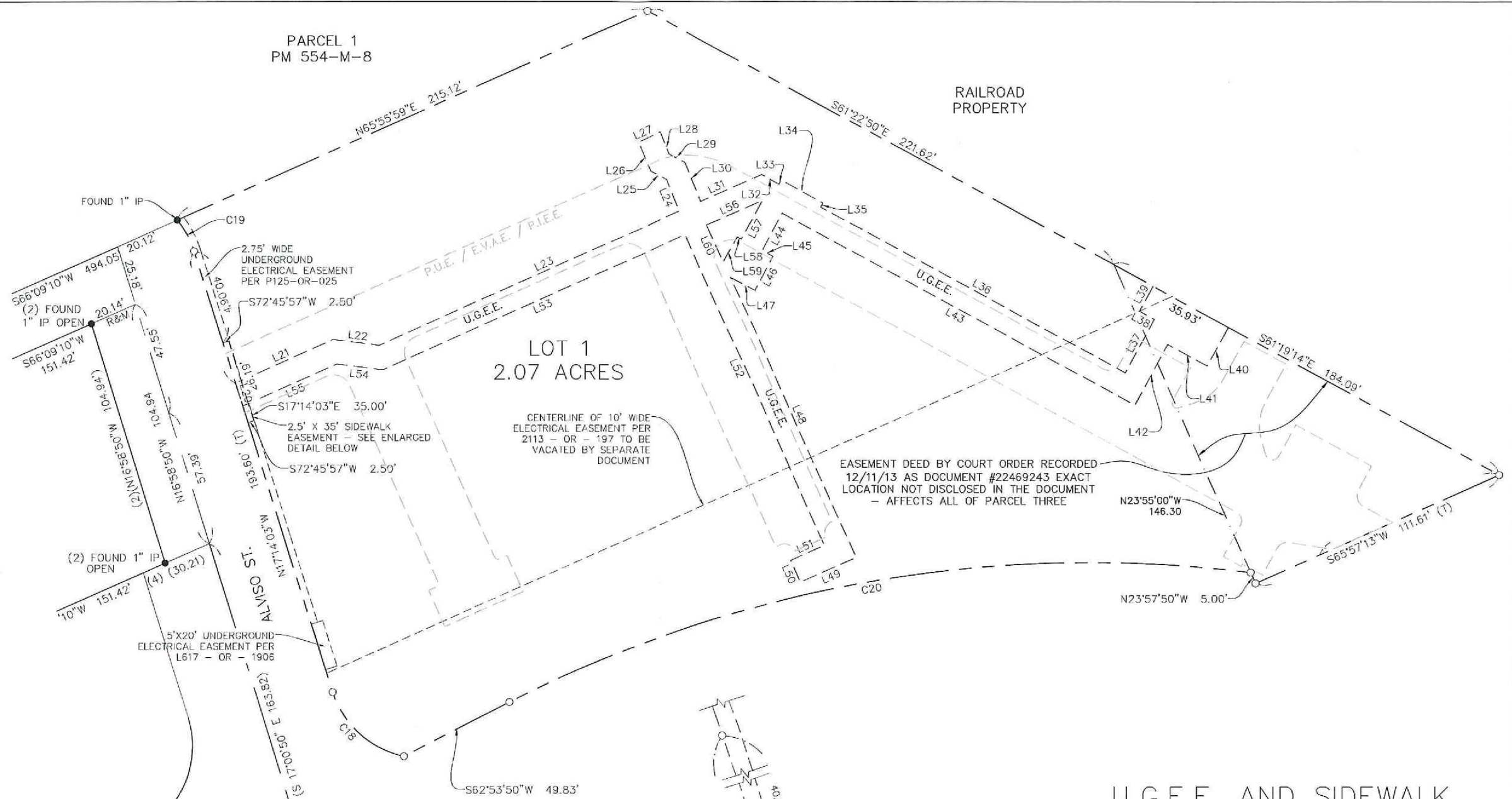
CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

ALPHA LAND SURVEYS, INC.

4444 SCOTT'S VALLEY DR, #7 SCOTT'S VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	TRACT MAP ORCHARD STATION CITY OF SANTA CLARA SANTA CLARA COUNTY	SHEET 3 OF FOUR
--	--	---	------------------------------

Line Table		
Line #	Length	Direction
L20	10.07	N17° 14' 03"W
L21	44.73	N65° 54' 46"E
L22	19.36	S82° 53' 54"E
L23	137.67	N65° 55' 10"E
L24	14.29	N22° 29' 15"W
L25	7.67	N62° 26' 03"W
L26	13.26	N22° 03' 29"W
L27	10.01	N65° 55' 59"E
L28	9.93	S22° 03' 29"E
L29	7.62	S62° 26' 03"E
L30	17.65	S22° 29' 15"E
L31	27.50	N65° 55' 10"E
L32	8.44	S61° 22' 50"E
L33	2.00	N28° 37' 10"E
L34	20.00	S61° 22' 50"E
L35	2.00	S28° 37' 10"W
L36	144.81	S61° 22' 50"E
L37	25.50	N28° 35' 32"E
L38	7.09	N61° 22' 50"W
L39	11.98	N28° 37' 10"E
L40	18.41	S28° 37' 10"W
L41	18.84	N61° 22' 50"W
L42	29.03	S28° 35' 32"W
L43	167.82	N61° 22' 50"W
L44	17.74	S28° 35' 54"W
L45	5.22	S61° 24' 06"E
L46	16.25	S28° 40' 51"W
L47	11.35	N61° 19' 09"W
L48	128.55	S24° 04' 01"E
L49	25.47	S65° 55' 59"W
L50	10.00	N24° 04' 01"W
L51	15.47	N65° 55' 59"E
L52	142.60	N24° 04' 01"W
L53	138.82	S65° 55' 10"W
L54	19.36	N82° 53' 54"W
L55	43.14	S65° 54' 46"W
L56	25.19	S65° 55' 10"W
L57	18.37	N28° 35' 54"E
L58	1.78	S61° 19' 09"E
L59	11.95	N28° 40' 51"E
L60	16.95	S24° 04' 01"E

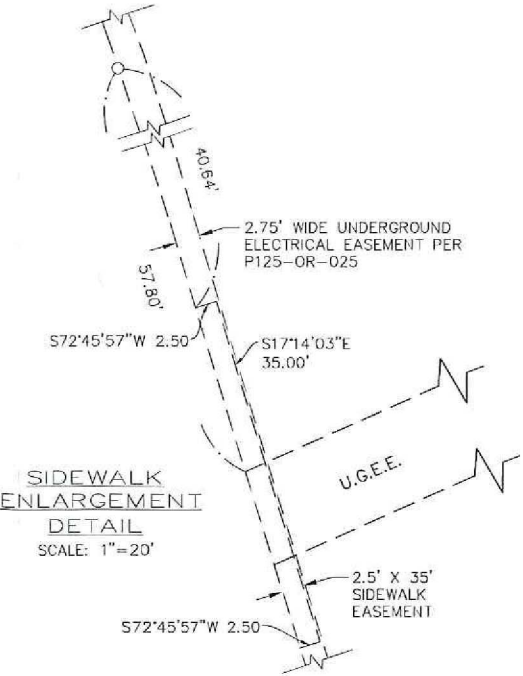
Curve Table			
Curve #	Length	Radius	Delta
C18	42.01	40.00	60°10'32"
C19	14.90	40.00	21°20'39"
C20	319.55	534.00	34°17'10"



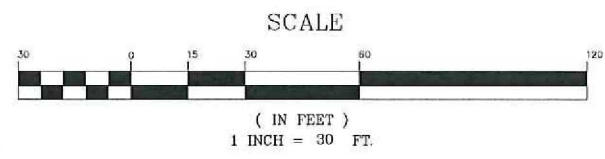
LEGEND

--- DISTINCTIVE BORDER LINE
 --- ADJOINING PROPERTY LINE
 --- EASEMENT LINE
 --- MONUMENT LINE

U.G.E.E. UNDERGROUND ELECTRICAL EASEMENT
 E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 W.L.E. WATER LINE EASEMENT
 P.I.E.E. PRIVATE INGRESS AND EGRESS EASEMENT
 (TYP.) TYPICAL
 (M-M) MONUMENT TO MONUMENT
 (T) TOTAL DISTANCE
 R&M RECORD & MEASURED
 ● FOUND MONUMENT AS NOTED
 ○ SET 1" IP TAGGED LS 5615
 ⊙ SET STANDARD CITY MONUMENT, 2.5" BRASS DISK IN 6" CONC. COLUMN IN RND. MONUMENT BOX, STAMPED "LS5615."



U.G.E.E. AND SIDEWALK EASEMENTS



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

TRACT NO. 10370
 BEING A ONE LOT SUBDIVISION FOR 40 CONDOMINIUM UNITS
 AND BEING ALL OF PARCELS 1, 2 & 3 PER VESTING DEED
 DOC# 22305596 OFFICIAL RECORDS OF SANTA CLARA COUNTY.

CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

ALPHA LAND SURVEYS, INC.

4444 SCOTTIS VALLEY DR, #7 SCOTTIS VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1148 MORGAN HILL, CA 95038 (831) 438-4453	TRACT MAP ORCHARD STATION CITY OF SANTA CLARA SANTA CLARA COUNTY	SHEET 4 OF FOUR
--	--	---	-----------------------

1" = 30' DATE: 06/15/2016 JOB#: 388-80