

## 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 ON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN 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:

- WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA, EASEMENTS FOR PUBLIC UTILITY PURPOSES (SUBJECT TO THE WLE AND UGEE) 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 PRIVATE 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 PRIVATE FACILITIES 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. THOSE CERTAIN STRIPS OF LAND ALSO DESIGNATED, DELINEATED, AND DEDICATED HEREON AS "WLE" AND "UGEE" ARE SUBJECT TO THE WLE AND UGEE STATEMENTS BELOW.
- 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 "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENTS ARE TO BE KEPT FREE AND CLEAR OF ALL OBSTRUCTIONS OF ANY KIND AND SHALL BE MAINTAINED BY PROPERTY OWNERS SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.
- WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA, EASEMENTS IN, ON, UNDER, ALONG AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "UGEE" (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 ABOVE MENTIONED UNDERGROUND ELECTRICAL EASEMENT SHALL BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND LAWFUL FENCES. ADDITIONALLY, PG&E GAS, CABLE, TV, TELEPHONE, AND THE 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 UGEE. ANY FUTURE INSTALLATION WITHIN SAID UGEE, OTHER THAN SANTA CLARA ELECTRIC FACILITIES, SHALL BE SUBJECT TO THE CITY OF SANTA CLARA ENCROACHMENT 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 REMOVING ITS FACILITIES.
- 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. NO PRIVATE OR OTHER UTILITIES SHALL BE PLACED IN THE "WLE" 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 REMOVING ITS FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS NOT DEDICATED IN FEE OR AS AN EASEMENT FOR PUBLIC PURPOSES:

- THE STREET LABELED PARCEL A (COOK COURT), BEING A PRIVATE DRIVE AISLE IS RESERVED FOR PRIVATE STREET ACCESS, PRIVATE PARKING, PRIVATE UTILITIES, PRIVATE DRAINAGE, PRIVATE INGRESS AND EGRESS AND ALL RELATED APPURTENANCES HERE TO ALL IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS GOVERNING THIS PROJECT. SAID PARCEL IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.
- THE AREAS DESIGNATED AS PARCEL B, PARCEL C, AND PARCEL D ARE RESERVED FOR PRIVATE OPEN SPACE, PRIVATE STORM DRAINAGE, PRIVATE ACCESS, PRIVATE UTILITIES AND RELATED APPURTENANCES HERE TO ALL IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS GOVERNING THIS PROJECT. SAID PARCELS ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.
- THE AREA DESIGNATED AS PRIVATE UTILITY EASEMENT "PUE" IS RESERVED FOR PRIVATE UTILITIES AND RELATED APPURTENANCES HERE TO ALL IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS GOVERNING THIS PROJECT.
- THE AREA DESIGNATED PRIVATE STORM DRAIN EASEMENT "PSDE" IS RESERVED FOR PRIVATE STORM DRAINAGE PURPOSES, AS WELL AS THE INSTALLATION AND MAINTENANCE OF RELATED FACILITIES, MAINTENANCE AND REPAIR OF SAID FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNERS BENEFITED IN ACCORDANCE WITH THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

## TRACT 10639 1957 PRUNERIDGE AVENUE

CONSISTING OF 5 SHEETS  
BEING A SUBDIVISION OF ALL THAT PORTION OF LAND DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NUMBER 2351419, OFFICIAL RECORDS OF SANTA CLARA AND LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, CALIFORNIA



CIVIL ENGINEERS • SURVEYORS • PLANNERS  
DECEMBER 2024

SAN RAMON • (925) 869-0322  
ROSEVILLE • (916) 766-4456  
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- THE AREA DESIGNATED PRIVATE SANITARY SEWER EASEMENT "PSSE" IS RESERVED FOR PRIVATE SANITARY SEWER PURPOSES, AS WELL AS THE INSTALLATION AND MAINTENANCE OF RELATED FACILITIES. MAINTENANCE AND REPAIR OF SAID FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNERS BENEFITED IN ACCORDANCE WITH THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

SANTA CLARA DE ASIS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_

TITLE: \_\_\_\_\_

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 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: \_\_\_\_\_

## SOILS AND GEOTECHNICAL REPORT

A SOILS REPORT WAS PREPARED BY QUANTUM GEOTECHNICAL, INC. PROJECT NO. K058LC, SIGNED BY SIMON MAKRESKI, AND HAS BEEN FILED WITH THE BUILDING DIVISION OF THE CITY OF SANTA CLARA COMMUNITY DEVELOPMENT DEPARTMENT.

## 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 SANTA CLARA DE ASIS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN NOVEMBER 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 2027, AND THAT THE MONUMENTS ARC, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.



DATE: \_\_\_\_\_

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

## CITY SURVEYOR'S STATEMENT

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



JAY S. FAHRION, ACTING CITY SURVEYOR DATE: \_\_\_\_\_

CITY OF SANTA CLARA, CALIFORNIA  
P.L.S. NO. 8207

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP; THAT THE SUBDIVISION 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, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MICHAEL JACK LW, CITY ENGINEER DATE: \_\_\_\_\_

CITY OF SANTA CLARA, CALIFORNIA  
PCE C59554



## CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON MARCH 19TH, 2024, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, DID APPROVE THE VESTING TENTATIVE OF THIS MAP AND ON \_\_\_\_\_, DID APPROVE THIS FINAL MAP AND ACCEPT ON BEHALF OF THE PUBLIC ALL STREET AND EASEMENT DEDICATIONS REQUIRED AS A CONDITION OF APPROVAL OF SAID MAP AND IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREON.

NORA PIMENTEL, MMC, ASSISTANT CITY CLERK DATE: \_\_\_\_\_

CITY OF SANTA CLARA, CALIFORNIA

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN

BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_, SERIES NUMBER \_\_\_\_\_, AT THE

REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY.

SEE \_\_\_\_\_

REGINA ALCOMENDRAS, COUNTY RECORDER  
SANTA CLARA COUNTY, CALIFORNIA

BY \_\_\_\_\_  
DEPUTY

**LEGEND**

- DISTINCTIVE BORDER LINE
- LOT LINE
- CENTERLINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (#) REFERENCE
- (LL) LOT LINE
- FOUND STANDARD STREET MONUMENT, AS NOTED
- ⊙ SET STANDARD STREET MONUMENT, LS 7960
- SNF, ⊙ SEARCHED FOR NOT FOUND
- SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PRUE PRIVATE UTILITY EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- UGEE UNDERGROUND ELECTRICAL EASEMENT
- WLE WATER LINE EASEMENT

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89°53'00"W PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17).

**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) TRACT NO. 949 (66 M 50)
- (2) TRACT NO. 1477 (57 M 20)
- (3) TRACT NO. 828 (31 M 46)
- (4) CORPORATION GRANT DEED 24559414
- (5) CORNER RECORD NO. 3088
- (6) TRACT NO. 334 (12 M 17)
- (7) TRACT NO. 660 (24 M 31)
- (8) RECORD OF SURVEY (362 M 48)

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°08'00"W	30.00' (2)
L2	N00°08'00"W	3.15' (N00°08'W 3.05')(4)
L3	N89°53'00"W	31.51' (N89°53'W 31.58')(4)
L4	N89°53'00"W	43.00' (7)

LINE TABLE		
NO	BEARING	LENGTH
L5	N00°06'30"W	45.00' (1)(4)
L6	N00°08'00"W	45.00' (1)
L7	N89°50'37"W	63.20' (S89°53'E 63.20')(7) (N89°52'55"W 63.20')(8)
L8	N89°50'37"W	64.08' (S89°53'E 64.09')(7) (N89°52'55"W 64.09')(8)

**NOTES:**

1. DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
3. ALL EASEMENT OR TIE LINES WITHOUT BEARINGS ARE PERPENDICULAR TO THE LOT LINES OR BOUNDARY LINES.

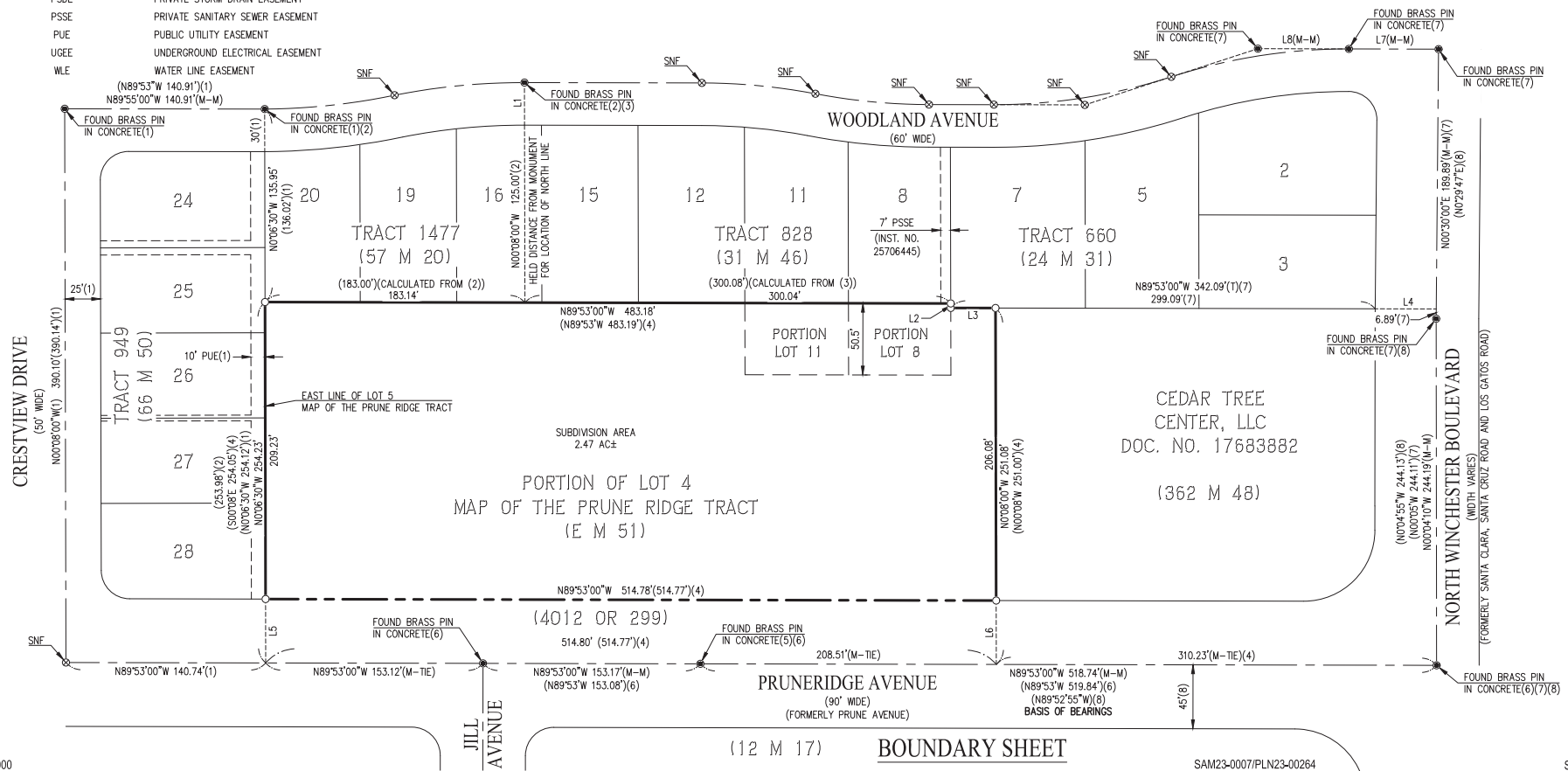
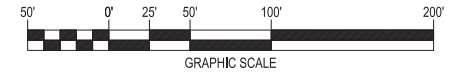
**TRACT 10639**  
**1957 PRUNERIDGE AVENUE**

CONSISTING OF 5 SHEETS  
BEING A SUBDIVISION OF ALL THAT PORTION OF LAND DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NUMBER 25351419, OFFICIAL RECORDS OF SANTA CLARA AND LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 50'  
DECEMBER 2024



# TRACT 10639

## 1957 PRUNERIDGE AVENUE

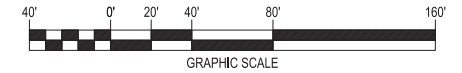
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 40' DECEMBER 2024



### BASIS OF BEARINGS:

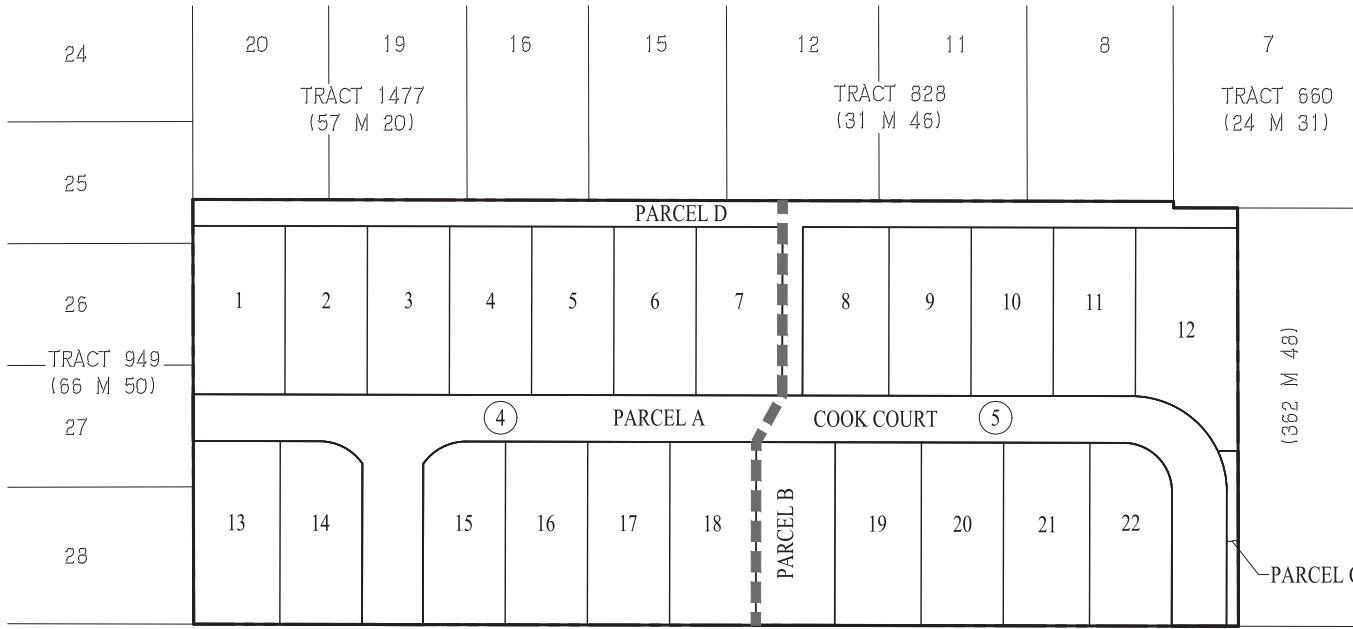
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89°53'00"W PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17).

### LEGEND

	DISTINCTIVE BORDER LINE
	LOT LINE
	CENTERLINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	REFERENCE
	LOT LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	SEARCHED FOR NOT FOUND
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE UTILITY EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	PRIVATE SANITARY SEWER EASEMENT
	PUBLIC UTILITY EASEMENT
	UNDERGROUND ELECTRICAL EASEMENT
	WATER LINE EASEMENT
	SHEET LIMIT
	SHEET NUMBER

### REFERENCES:

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- (3) TRACT NO. 828 (31 M 46)
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- (5) CORNER RECORD NO. 3088
- (6) TRACT NO. 334 (12 M 17)
- (7) TRACT NO. 660 (24 M 31)
- (8) RECORD OF SURVEY (362 M 48)



PRUNERIDGE AVENUE

JILL AVENUE

INDEX SHEET

# TRACT 10639

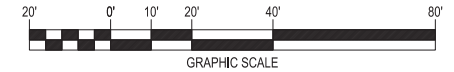
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CIVIL ENGINEERS SURVEYORS PLANNERS  
 SCALE: 1" = 20' DECEMBER 2024



### BASIS OF BEARINGS:

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 PRUNERIDGE AVENUE, BEING N89°53'00"W PER TRACT NO. 334, MAP OF  
 PRUNERIDGE MANOR (12 M 17).

### LEGEND

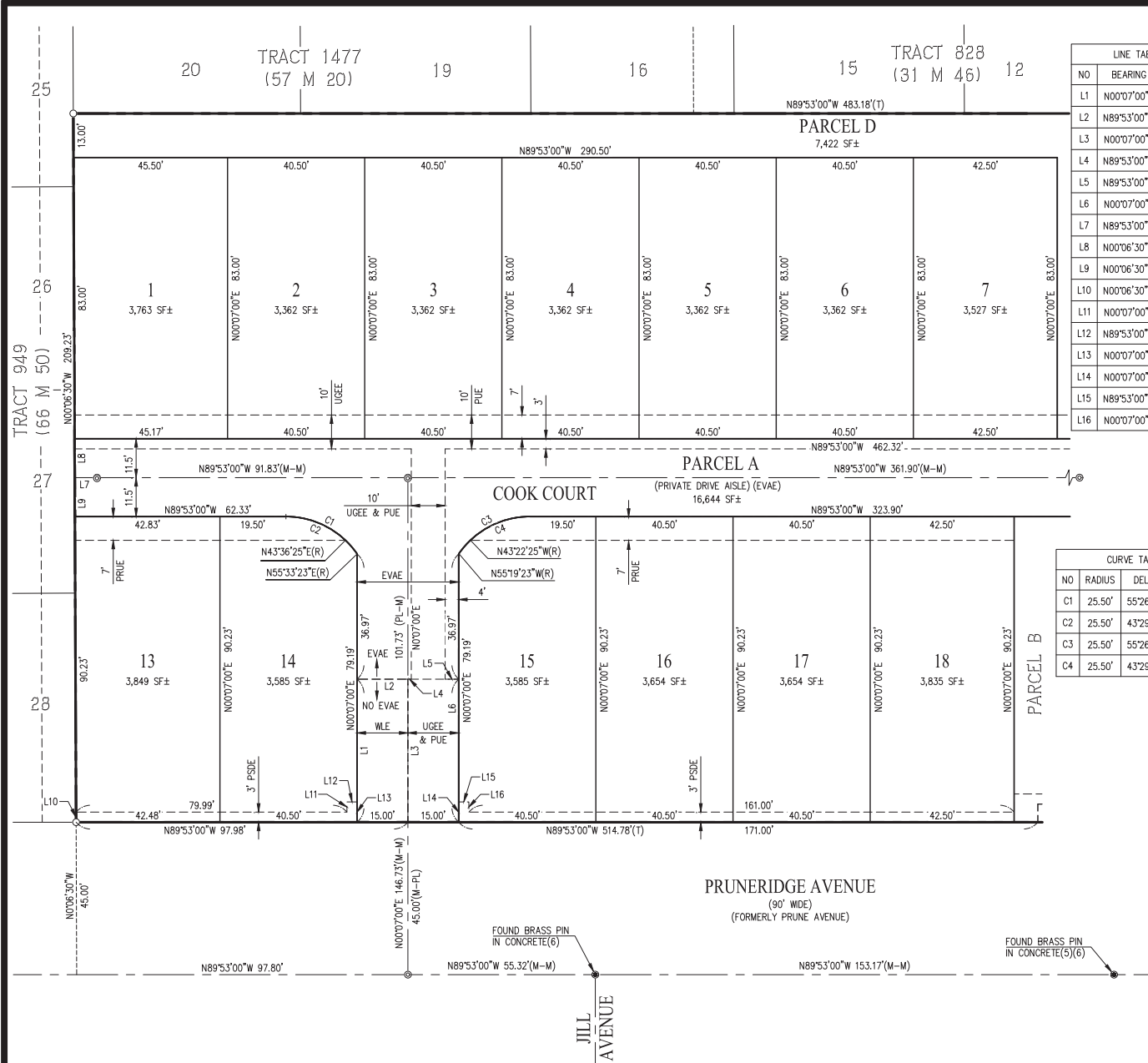
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LINE TABLE		
NO	BEARING	LENGTH
L1	N00°07'00"E	42.23'
L2	N89°53'00"W	15.00'
L3	N00°07'00"E	42.23'
L4	N89°53'00"W	1.00'
L5	N89°53'00"W	4.00'
L6	N00°07'00"E	42.23'
L7	N89°53'00"W	6.55'
L8	N00°06'30"W	11.50'
L9	N00°06'30"W	11.50'
L10	N00°06'30"W	3.00'
L11	N00°07'00"E	3.00'
L12	N89°53'00"W	3.00'
L13	N00°07'00"E	6.00'
L14	N00°07'00"E	6.00'
L15	N89°53'00"W	3.00'
L16	N00°07'00"E	3.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.50'	55°26'23"	24.67'
C2	25.50'	43°29'25"	19.36'
C3	25.50'	55°26'23"	24.67'
C4	25.50'	43°29'25"	19.36'



# TRACT 10639

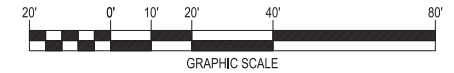
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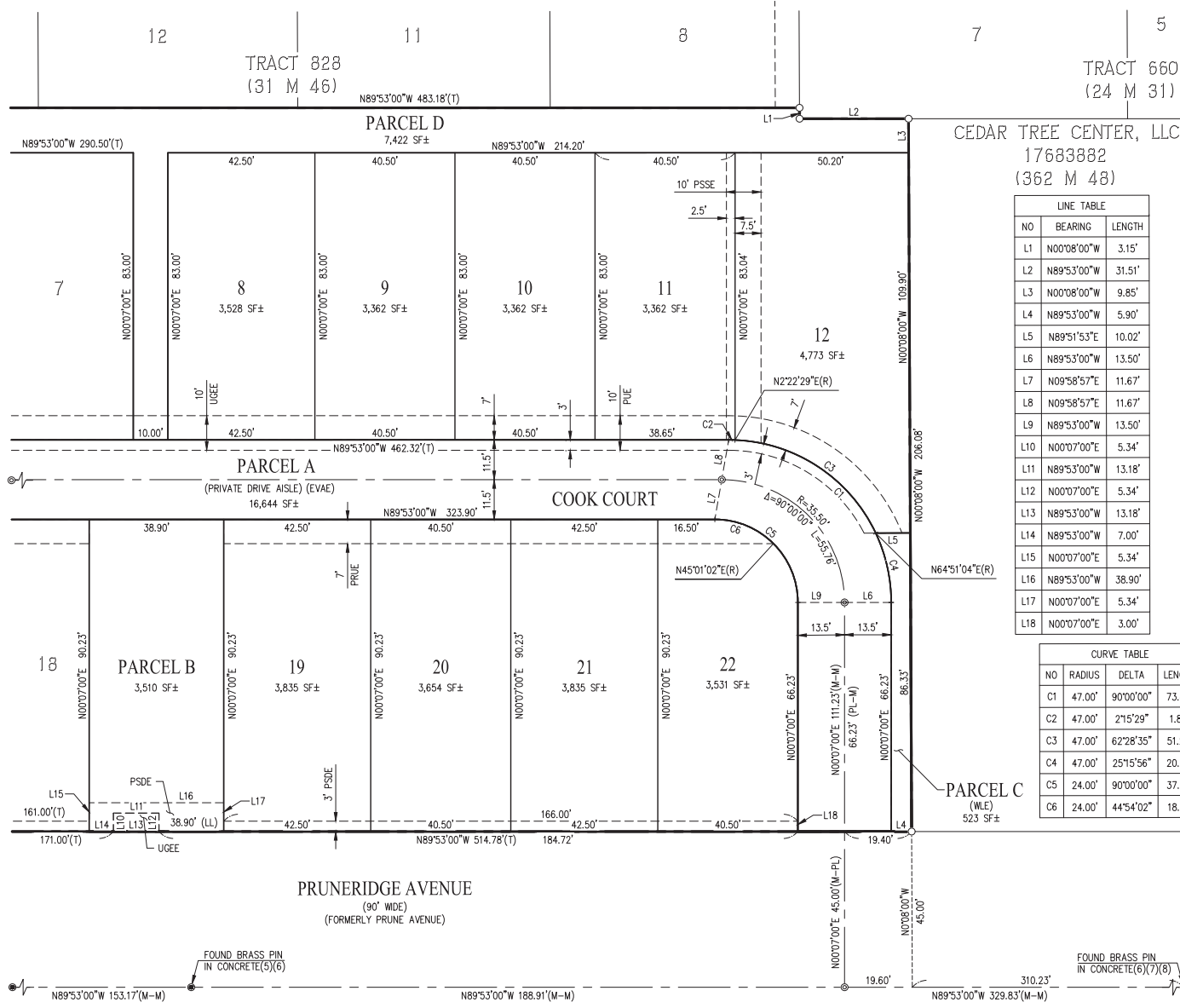
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### LEGEND

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	LOT LINE
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CEDAR TREE CENTER, LLC  
 17683882  
 (362 M 48)

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°08'00"W	3.15'
L2	N89°53'00"W	31.51'
L3	N00°08'00"W	9.85'
L4	N89°53'00"W	5.90'
L5	N89°51'53"E	10.02'
L6	N89°53'00"W	13.50'
L7	N09°58'57"E	11.67'
L8	N09°58'57"E	11.67'
L9	N89°53'00"W	13.50'
L10	N00°07'00"E	5.34'
L11	N89°53'00"W	13.18'
L12	N00°07'00"E	5.34'
L13	N89°53'00"W	13.18'
L14	N89°53'00"W	7.00'
L15	N00°07'00"E	5.34'
L16	N89°53'00"W	38.90'
L17	N00°07'00"E	5.34'
L18	N00°07'00"E	3.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	47.00'	90°00'00"	73.83'
C2	47.00'	2°15'29"	1.85'
C3	47.00'	62°28'35"	51.25'
C4	47.00'	25°15'56"	20.73'
C5	24.00'	90°00'00"	37.70'
C6	24.00'	44°54'02"	18.81'