

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

WE HEREBY DEDICATE TO THE CITY OF SANTA CLARA AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND UTILITY PURPOSES IN, ON, OVER, UNDER, ALONG, AND ACROSS THAT CERTAIN AREA, DESIGNATED AND DELINEATED HEREON AS "PUBLIC STREET AND UTILITY EASEMENT."

WE ALSO HEREBY DEDICATE TO CITY OF SANTA CLARA EASEMENTS FOR SIDEWALK PURPOSES AND APPURTENANCES THERETO AND THE RIGHT TO CONSTRUCT, INSTALL, USE, REPAIR, REPLACE AND MAINTAIN A PUBLIC SIDEWALK ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED HEREON AS "SWE" (SIDEWALK EASEMENT). SAID EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT UNDERGROUND UTILITIES WHICH DO NOT CONFLICT WITH THE PURPOSE OF THE EASEMENTS.

WE ALSO HEREBY DEDICATE TO CITY OF SANTA CLARA AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES ON, ALONG, ACROSS AND OVER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED HEREON AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENT SHALL BE KEPT FREE AND CLEAR OF OBSTRUCTION OF ANY KIND, AND SHALL BE MAINTAINED BY THE OWNERS SUCH THAT THE SURFACE SHALL SUPPORT EMERGENCY VEHICLE USE.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1, 2, 4, 5, & 6, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PIE" (PRIVATE INGRESS AND EGRESS EASEMENT). THESE EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS UPON AND OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) AND "P.W.E." (PRIVATE WATER EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND WATER FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES, ALL LAWFUL UNSUPPORTED ROOF OVERHANGS AND THOSE APPURTENANCES ASSOCIATED WITH THE DEFINED EASEMENTS. THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID PRIVATE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SANTA CLARA.

WE HEREBY DEDICATE FOR PUBLIC USE AN EASEMENT FOR PUBLIC UTILITY PURPOSES UNDER, ON, OVER, AND ACROSS THAT CERTAIN AREA OF LAND WITHIN LOT A DESIGNATED AND DELINEATED HEREON AS "P.U.E." (PUBLIC UTILITY EASEMENT). SAID EASEMENT IS TO BE KEPT OPEN AND FREE FROM BUILDINGS, TREES AND STRUCTURES OF ANY KIND EXCEPT PUBLIC UTILITY STRUCTURES AND APPURTENANCES THERETO, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. ADDITIONALLY, THE PRIVATE STORM DRAIN FACILITIES, PRIVATE SANITARY SEWER FACILITIES, PRIVATE ELECTRICAL FACILITIES AND PRIVATE WATER 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 EASEMENT. ANY FUTURE PRIVATE FACILITIES WITHIN SAID EASEMENT SHALL REQUIRE CITY OF SANTA CLARA APPROVAL. THE PUBLIC UTILITIES SHALL HAVE RIGHT OF ACCESS ACROSS AND 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 AN EXCLUSIVE EASEMENT, ON, UNDER, ALONG AND ACROSS THAT CERTAIN STRIP 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 COMMUNICATION SYSTEMS, AND APPURTENANCES. THE UNDERGROUND SYSTEM WILL CONSIST OF CONDUITS, CABLES, VAULTS AND SPICE BOXES INSTALLED WITH OR BELOW GRADE AND OTHER NECESSARY APPURTENANCE, TRANSFORMER AND SWITCHES WILL BE MOUNTED ABOVE GRADE ON A CONCRETE PAD. THE ABOVE MENTIONED UNDERGROUND ELECTRICAL EASEMENT TO BE KEPT OPEN AND FREE FROM BUILDINGS, TREES 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 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.

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 "WLE" (WATER LINE EASEMENT) FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING WATER DISTRIBUTION SYSTEM FACILITIES AND APPURTENANCES THERETO. SAID EASEMENTS TO BE KEPT OPEN AND FREE FROM TREES, BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. 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 WLE. ANY FUTURE PRIVATE PRIVATE FACILITIES INSTALLATION WITHIN SAID WLE, OTHER THAN SANTA CLARA WATER 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 REMOVING ITS FACILITIES.

AS OWNERS: WARBURTON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: _____ DATE: _____
PRINTED NAME: _____
TITLE: _____

TRUSTEE'S STATEMENT

FREMONT BANK, AS TRUSTEE UNDER DEED OF TRUST RECORDED NOVEMBER 30, 2017, AS DOCUMENT NUMBER 23816442 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, DOES HEREBY CONSENT ON BEHALF OF THE BENEFICIARY TO THE PREPARATION AND FILING ON THIS MAP.

AS TRUSTEE: FREMONT BANK
BY: _____ DATE: _____
PRINTED NAME: _____
TITLE: _____

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 CALIFORNIA)
COUNTY OF _____) SS.
ON _____, 2018, BEFORE ME, _____

A NOTARY PUBLIC 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 SIGNATURE: _____
PRINTED NOTARY'S NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION NO.: _____
EXPIRATION OF NOTARY'S COMMISSION: _____

TRUSTEE'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 CALIFORNIA)
COUNTY OF _____) SS.
ON _____, 2018, BEFORE ME, _____

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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 SIGNATURE: _____
PRINTED NOTARY'S NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION NO.: _____
EXPIRATION OF NOTARY'S COMMISSION: _____

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 WARBURTON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON SEPTEMBER 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE SURVEY IS TRUE AND COMPLETE 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 SEPTEMBER 2019; AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SARKISS PARVIN, LS 8261 DATE _____

SOILS REPORT NOTE

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY "SILICON VALLEY SOIL ENGINEERING.", ENTITLED "GEOTECHNICAL INVESTIGATION FOR PROPOSED SIX LOT RESIDENTIAL SUBDIVISION", DATED JANUARY 2016, FILE NO. SV1482, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SANTA CLARA.



TRACT NO. 10445

"WARBURTON HOMES"

SEVEN (7) LOT SUBDIVISION

CONSISTING OF FOUR (4) SHEETS

BEING A SUBDIVISION OF A PORTION OF BLOCK 9 NORTH, RANGE 1 EAST, "MAP OF THE TOWN AND SUB-LOTS OF SANTA CLARA COUNTY, CALIFORNIA, SURVEYED BY J.J. BROWN COUNTY SURVEYOR, JULY 1866", RECORDED IN BOOK "B" OF MAPS, AT PAGE 103, SANTA CLARA COUNTY RECORDS AND

LYING ENTIRELY WITHIN THE

CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, CALIFORNIA

AUGUST 2018

SMP ENGINEERS

1534 CAROB LANE, LOS ALTOS, CA 94024

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.

GUSTAVO GOMEZ, CITY SURVEYOR DATE _____
CITY OF SANTA CLARA, CALIFORNIA
L.S. NO. 7679



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 10445; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

MICHAEL JACK LIW, CITY ENGINEER DATE _____
CITY OF SANTA CLARA, CALIFORNIA
R.C.E. NO. C59554



CITY CLERK'S STATEMENT

I HEREBY STATE THAT ON THE 21ST DAY OF FEBRUARY, 2017, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, DID APPROVE THE TENTATIVE OF THIS MAP AND ON THE _____ DAY OF _____, 2018, DID APPROVE HEREIN FINAL MAP OF THE TRACT NO. 10445 AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL EASEMENT DEDICATIONS FOR PUBLIC USE IN CONFORMING WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREON.

DATE: _____

JENNIFER YAMAGUMA, ACTING CITY CLERK
AND EX-OFFICIO CLERK OF THE CITY COUNCIL
OF THE CITY OF SANTA CLARA, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ .M., IN
BOOK _____ AT PAGE(S) _____, SANTA CLARA COUNTY RECORDS,
AT THE REQUEST OF CHICAGO TITLE COMPANY.

FILE NO.: _____ REGINA ALCOMENDRAS
COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____ DEPUTY

TRACT NO. 10445

"WARBURTON HOMES"

SEVEN (7) LOT SUBDIVISION

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LYING ENTIRELY WITHIN THE

CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

AUGUST 2018 SCALE: 1"=60'

SMP ENGINEERS

1534 CAROB LANE, LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

	STREET CENTER LINE
	DISTINCTIVE BORDER LINE
	LOT LINE
	EXISTING LOT LINES
	EASEMENT LINE
	TIE LINE

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 3/4" IRON PIPE WITH CAP LS 8261.
- STANDARD CITY STREET MONUMENT SET AND STAMPED LS 8261
- (xxxx) (#) RECORDED DATA & REFERENCE NUMBER
- (C) CALCULATED
- BD BRASS DISK
- BP BRASS PIN
- (T) TOTAL
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PIEE PRIVATE INGRESS AND EGRESS EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PRIVATE WATER EASEMENT
- SWE SIDEWALK EASEMENT
- UGE UNDERGROUND ELECTRICAL EASEMENT
- WLE WATER LINE EASEMENT

REFERENCES (SANTA CLARA COUNTY RECORDS):

- | | |
|----------------------|---------------------|
| (1) GRANT DEED | DOCUMENT # 17170747 |
| (2) TRACT NO. 9001 | 696-M- 20 & 21 |
| (3) TRACT NO. 8208 | 599-M- 25 TO 27 |
| (4) RECORD OF SURVEY | 159-M- 39 |

NOTES:

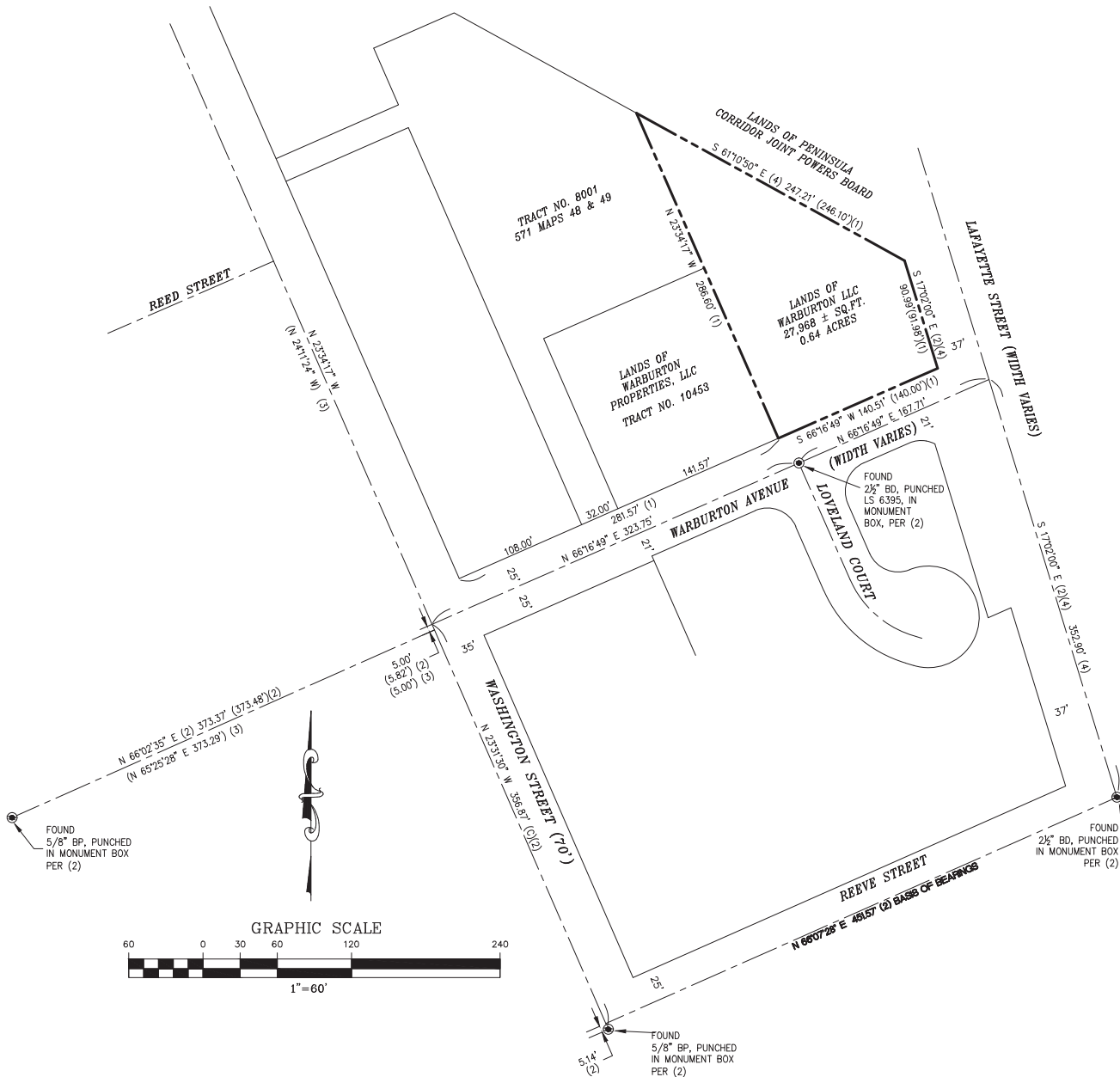
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
- THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 0.642 ACRES, MORE OR LESS.
- THE BEARING OF WASHINGTON STREET CENTERLINE, NORTHERLY OF WARBURTON AVE., WAS DETERMINED BY SPLITTING EXISTING CURBS.
- THE BEARINGS OF ALL EASEMENT LINES NOT SHOWN HEREON ARE PARALLEL TO THE ADJACENT PROPERTY LINE OR PERPENDICULAR TO THE ADJOINING PROPERTY LINE.
- FOR EASEMENT INFORMATION: EVAE, PIEE, PSDE, PUE, PWE, UGEE AND WLE SEE SHEET 4.

BASIS OF BEARINGS:

THE BEARING N 66°07'28" E OF THE CENTERLINE OF REEVE STREET AS SHOWN ON CERTAIN TRACT NO. 9001, RECORDED IN BOOK 696 OF MAPS AT PAGES 20 & 21, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

SAM 2018-01165/PLN 2016-11733

SHEET 2 OF 4



TRACT NO. 10445

"WARBURTON HOMES"
SEVEN (7) LOT SUBDIVISION
CONSISTING OF FOUR (4) SHEETS

BEING A SUBDIVISION OF A PORTION OF BLOCK 9 NORTH, RANGE 1 EAST, "MAP OF THE TOWN AND SUB-LOTS OF SANTA CLARA COUNTY, CALIFORNIA, SURVEYED BY J.J. BROWN COUNTY SURVEYOR, JULY 1866", RECORDED IN BOOK "B" OF MAPS, AT PAGE 103, SANTA CLARA COUNTY RECORDS AND

LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

AUGUST 2018 SCALE: 1"=20'
SMP ENGINEERS

1534 CAROB LANE, LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- DISTINCTIVE BORDER LINE
- LOT LINE
- EXISTING LOT LINES
- EASEMENT LINE
- TIE LINE
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 3/4" IRON PIPE WITH CAP LS 8261.
- STANDARD CITY STREET MONUMENT SET AND STAMPED LS 8261
- (xxxx) (#) RECORDED DATA & REFERENCE NUMBER
- (C) CALCULATED
- BD BRASS DISK
- BP BRASS PIN
- (T) TOTAL
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PIEE PRIVATE INGRESS AND EGRESS EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PRIVATE WATER EASEMENT
- SWE SIDEWALK EASEMENT
- UGEЕ UNDERGROUND ELECTRICAL EASEMENT
- WLE WATER LINE EASEMENT

REFERENCES (SANTA CLARA COUNTY RECORDS):

- (1) GRANT DEED DOCUMENT # 17170747
- (2) TRACT NO. 9001 696-M- 20 & 21
- (3) TRACT NO. 8208 599-M- 25 TO 27
- (4) RECORD OF SURVEY 159-M- 39

NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
3. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 0.642 ACRES, MORE OR LESS.
4. THE BEARING OF WASHINGTON STREET CENTERLINE, NORTHERLY OF WARBURTON AVE., WAS DETERMINED BY SPLITTING EXISTING CURBS.
5. THE BEARINGS OF ALL EASEMENT LINES NOT SHOWN HEREON ARE PARALLEL TO THE ADJACENT PROPERTY LINE OR PERPENDICULAR TO THE ADJOINING PROPERTY LINE.
6. FOR EASEMENT INFORMATION: EVAE, PIEE, PSDE, PUE, PWE, UGEE AND WLE SEE SHEET 4.

BASIS OF BEARINGS:

THE BEARING N 66°07'28" E OF THE CENTERLINE OF REEVE STREET AS SHOWN ON CERTAIN TRACT NO. 9001, RECORDED IN BOOK 696 OF MAPS AT PAGES 20 & 21, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

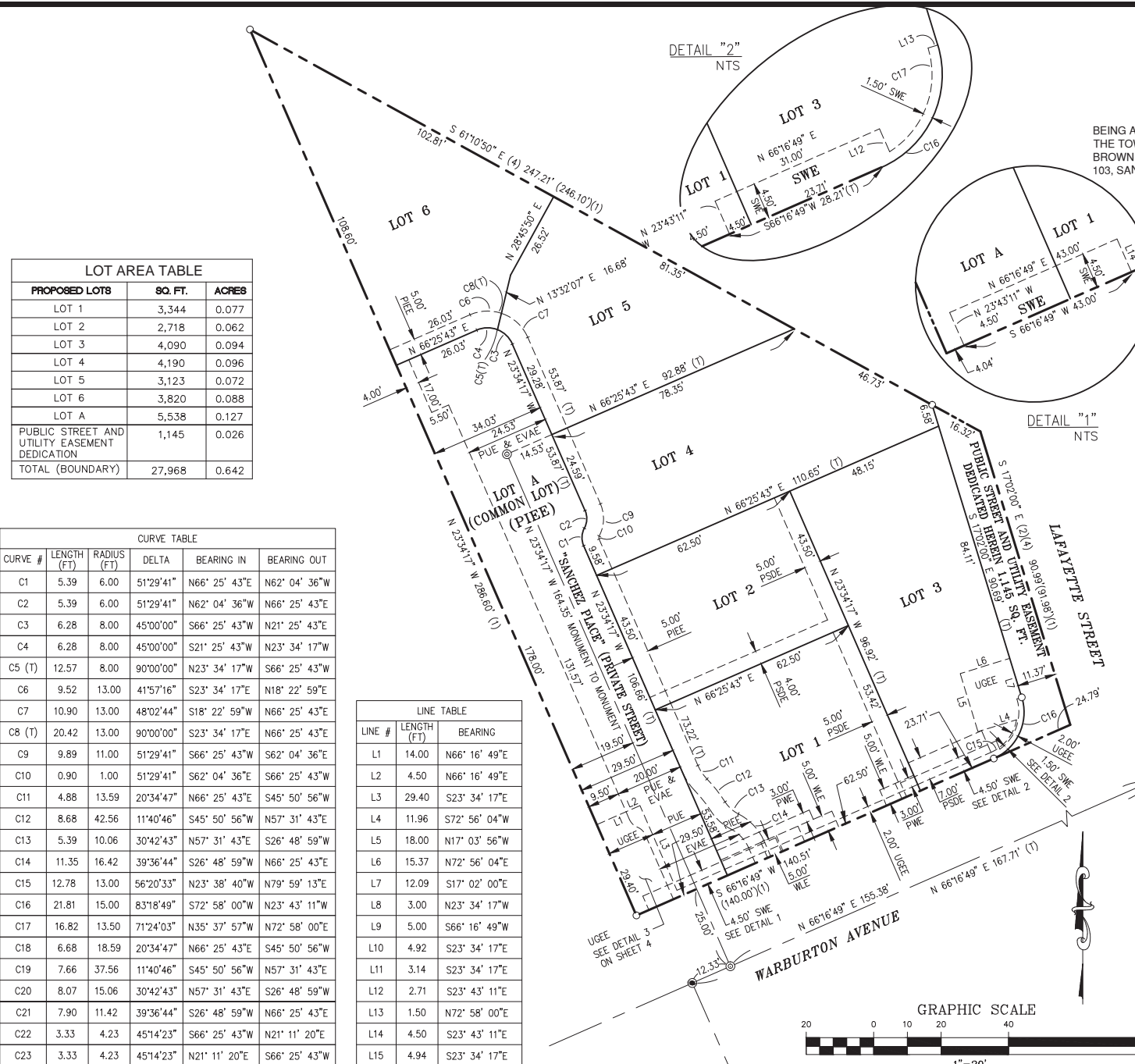
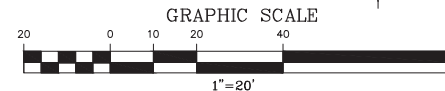
SAM 2018-01165/PLN 2016-11733

SHEET 3 OF 4

LOT AREA TABLE		
PROPOSED LOTS	SQ. FT.	ACRES
LOT 1	3,344	0.077
LOT 2	2,718	0.062
LOT 3	4,090	0.094
LOT 4	4,190	0.096
LOT 5	3,123	0.072
LOT 6	3,820	0.088
LOT A	5,538	0.127
PUBLIC STREET AND UTILITY EASEMENT DEDICATION	1,145	0.026
TOTAL (BOUNDARY)	27,968	0.642

CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA	BEARING IN	BEARING OUT
C1	5.39	6.00	51°29'41"	N66° 25' 43"E	N62° 04' 36"W
C2	5.39	6.00	51°29'41"	N62° 04' 36"W	N66° 25' 43"E
C3	6.28	8.00	45°00'00"	S66° 25' 43"W	N21° 25' 43"E
C4	6.28	8.00	45°00'00"	S21° 25' 43"W	N23° 34' 17"W
C5 (T)	12.57	8.00	90°00'00"	N23° 34' 17"W	S66° 25' 43"W
C6	9.52	13.00	41°57'16"	S23° 34' 17"E	N18° 22' 59"E
C7	10.90	13.00	48°02'44"	S18° 22' 59"W	N66° 25' 43"E
C8 (T)	20.42	13.00	90°00'00"	S23° 34' 17"E	N66° 25' 43"E
C9	9.89	11.00	51°29'41"	S66° 25' 43"W	S62° 04' 36"E
C10	0.90	1.00	51°29'41"	S62° 04' 36"E	S66° 25' 43"W
C11	4.88	13.59	20°34'47"	N66° 25' 43"E	S45° 50' 56"W
C12	8.68	42.56	11°40'46"	S45° 50' 56"W	N57° 31' 43"E
C13	5.39	10.06	30°42'43"	N57° 31' 43"E	S26° 48' 59"W
C14	11.35	16.42	39°36'44"	S26° 48' 59"W	N66° 25' 43"E
C15	12.78	13.00	56°20'33"	N23° 38' 40"W	N79° 59' 13"E
C16	21.81	15.00	83°18'49"	S72° 58' 00"W	N23° 43' 11"W
C17	16.82	13.50	71°24'03"	N35° 37' 57"W	N72° 58' 00"E
C18	6.68	18.59	20°34'47"	N66° 25' 43"E	S45° 50' 56"W
C19	7.66	37.56	11°40'46"	S45° 50' 56"W	N57° 31' 43"E
C20	8.07	15.06	30°42'43"	N57° 31' 43"E	S26° 48' 59"W
C21	7.90	11.42	39°36'44"	S26° 48' 59"W	N66° 25' 43"E
C22	3.33	4.23	45°14'23"	S66° 25' 43"W	N21° 11' 20"E
C23	3.33	4.23	45°14'23"	N21° 11' 20"E	S66° 25' 43"W

LINE TABLE		
LINE #	LENGTH (FT)	BEARING
L1	14.00	N66° 16' 49"E
L2	4.50	N66° 16' 49"E
L3	29.40	S23° 34' 17"E
L4	11.96	S72° 56' 04"W
L5	18.00	N17° 03' 56"W
L6	15.37	N72° 56' 04"E
L7	12.09	S17° 02' 00"E
L8	3.00	N23° 34' 17"W
L9	5.00	S66° 16' 49"W
L10	4.92	S23° 34' 17"E
L11	3.14	S23° 34' 17"E
L12	2.71	S23° 43' 11"E
L13	1.50	N72° 58' 00"E
L14	4.50	S23° 43' 11"E
L15	4.94	S23° 34' 17"E



TRACT NO. 10445

"WARBURTON HOMES"

SEVEN (7) LOT SUBDIVISION

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LYING ENTIRELY WITHIN THE
CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

AUGUST 2018 SCALE: 1"=20'

SMP ENGINEERS

1534 CAROB LANE, LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

	STREET CENTER LINE
	DISTINCTIVE BORDER LINE
	LOT LINE
	EXISTING LOT LINES
	EASEMENT LINE
	TIE LINE
	INDICATES FOUND MONUMENT AS NOTED
	INDICATES SET 3/4" IRON PIPE WITH CAP LS 8261.
	STANDARD CITY STREET MONUMENT SET AND STAMPED LS 8261
(xxxx) (#)	RECORDED DATA & REFERENCE NUMBER
(C)	CALCULATED
BD	BRASS DISK
BP	BRASS PIN
(T)	TOTAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
SWE	SIDEWALK EASEMENT
UGEE	UNDERGROUND ELECTRICAL EASEMENT
WLE	WATER LINE EASEMENT

REFERENCES (SANTA CLARA COUNTY RECORDS):

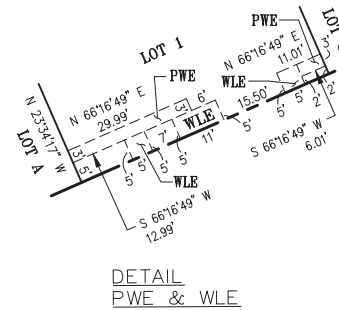
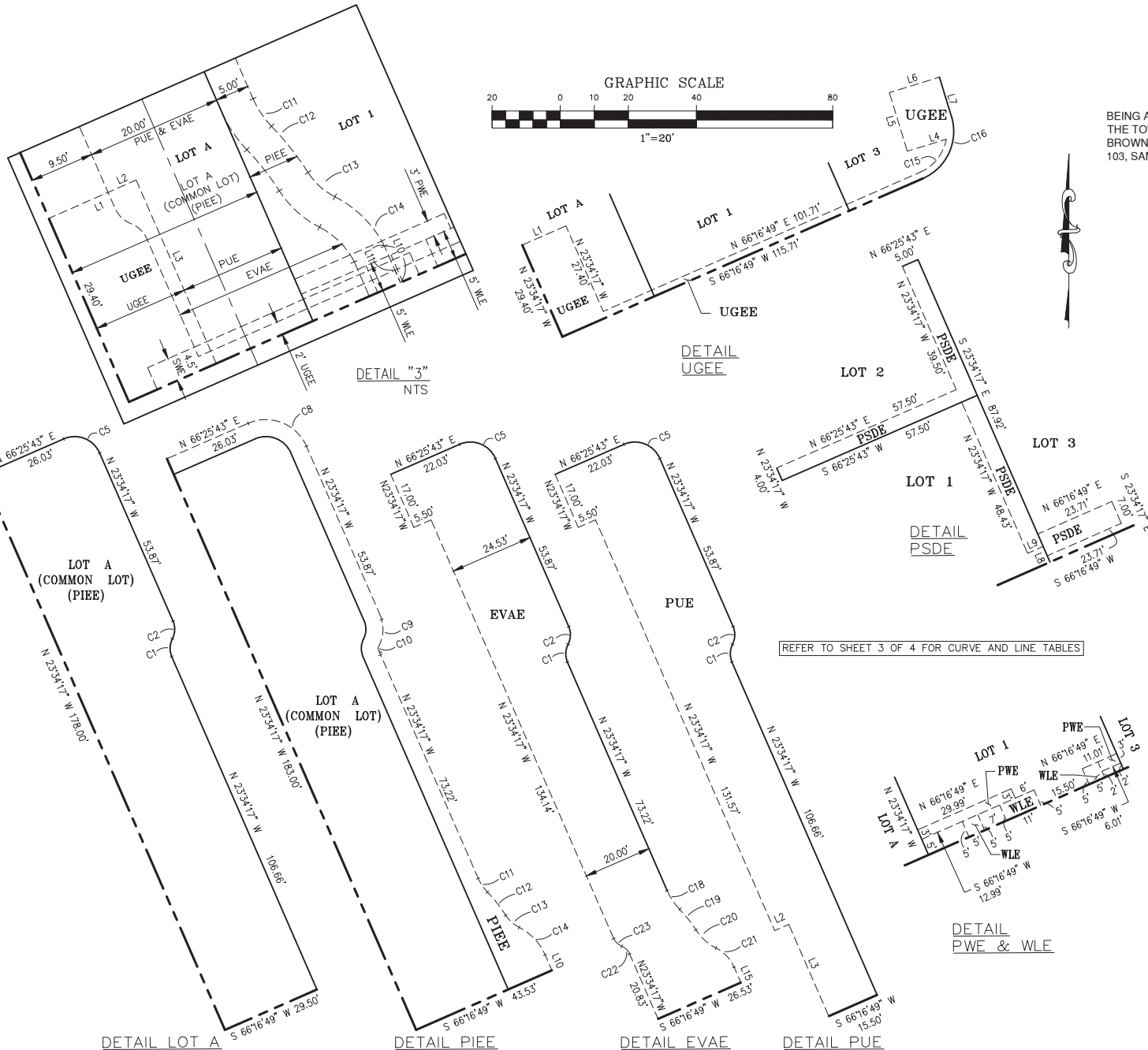
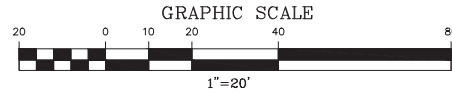
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|----------------------|---------------------|
| (1) GRANT DEED | DOCUMENT # 17170747 |
| (2) TRACT NO. 9001 | 696-M- 20 & 21 |
| (3) TRACT NO. 8208 | 599-M- 25 TO 27 |
| (4) RECORD OF SURVEY | 159-M- 39 |

NOTES:

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
- THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 0.642 ACRES, MORE OR LESS.
- THE BEARING OF WASHINGTON STREET CENTERLINE, NORTHERLY OF WARBURTON AVE., WAS DETERMINED BY SPLITTING EXISTING CURBS.
- THE BEARINGS OF ALL EASEMENT LINES NOT SHOWN HEREON ARE PARALLEL TO THE ADJACENT PROPERTY LINE OR PERPENDICULAR TO THE ADJOINING PROPERTY LINE.
- FOR EASEMENT INFORMATION: EVAE, PIEE, PSDE, PUE, PWE, UGEE AND WLE SEE SHEET 4.

BASIS OF BEARINGS:

THE BEARING N 66°07'28" E OF THE CENTERLINE OF REEVE STREET AS SHOWN ON CERTAIN TRACT NO. 9001, RECORDED IN BOOK 696 OF MAPS AT PAGES 20 & 21, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



DETAIL LOT A

DETAIL PIEE

DETAIL EVAE

DETAIL PUE

DETAIL "3" NTS

DETAIL UGEE

DETAIL PSDE