

**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 THEREON.

WE 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 "EVAF" (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 ALL UNITS, 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 UNITS 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 "PSDE" (PRIVATE STORM DRAIN EASEMENT), "PSSE" (PRIVATE SANITARY SENER EASEMENT), AND "PWE" (PRIVATE WATER EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE, PRIVATE SANITARY SEWER AND PRIVATE WATER FACILITIES, EXCLUDING THE STRIPS OF LAND DESIGNATED AND DELINEATED AS "POLES AND WIRE EASEMENT". 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.

AS OWNERS: DD WARBURTON GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

PRINTED NAME: VAHE TASHJIAN

TITLE: MANAGING DIRECTOR

**TRUSTEE'S STATEMENT**

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 28, 2018, AS DOCUMENT NUMBER 24089168 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: OLD REPUBLIC TITLE COMPANY

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 \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY DATED FEBRUARY 2019, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DUTCHMAN'S DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. 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 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_ DATE \_\_\_\_\_  
SARKISS PARVIN, DATE \_\_\_\_\_  
L.S. NO. 8261



**SOILS REPORT NOTE**

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY SILICON VALLEY SOIL ENGINEERING, ENTITLED "GEOTECHNICAL INVESTIGATION - PROPOSED TWELVE-UNIT TOWNHOMES", DATED OCTOBER 2017, FILE NO. SV1697, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SANTA CLARA.

**TRACT NO. 10524**

"WARBURTON HOMES"  
FOR RESIDENTIAL CONDOMINIUM PURPOSES  
12 RESIDENTIAL UNITS

CONSISTING OF THREE (3) SHEETS

BEING A SUBDIVISION OF THAT PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT DEED UNDER DOCUMENT NO. 12933317, RECORDED ON JUNE 30, 1995, RECORDS OF SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA COUNTY OF SANTA CLARA STATE OF CALIFORNIA

OCTOBER 2020  
**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.

\_\_\_\_\_ DATE \_\_\_\_\_  
JNG DENG, ACTING CITY SURVEYOR  
CITY OF SANTA CLARA, CALIFORNIA  
L.S. NO. 9424



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 10524; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP; IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

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



**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT ON THE 10TH DAY OF JULY, 2018, THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, DID APPROVE THE TENTATIVE OF THIS MAP AND ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, DID APPROVE THE HEREIN FINAL MAP OF THE TRACT NO. 10524 AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL EASEMENT DEDICATIONS FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREON.

\_\_\_\_\_ DATE \_\_\_\_\_  
NORA FIMENTEL, MMC, ASSISTANT CITY CLERK  
CITY OF SANTA CLARA, CALIFORNIA

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

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

BY: \_\_\_\_\_ DEPUTY SHEET 1 OF 3

# TRACT NO. 10524

"WARBURTON HOMES"  
FOR RESIDENTIAL CONDOMINIUM PURPOSES  
12 RESIDENTIAL UNITS

CONSISTING OF THREE (3) SHEETS

BEING A SUBDIVISION OF THAT PROPERTY AS DESCRIBED IN THAT CERTAIN GRANT DEED UNDER DOCUMENT NO. 12933317, RECORDED ON JUNE 30, 1995, RECORDS OF SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA COUNTY OF SANTA CLARA STATE OF CALIFORNIA

OCTOBER 2020 SCALE: 1" = 50'

SMP ENGINEERS

1534 CAROB LANE, LOS ALTOS, CA 94024

## LEGEND AND ABBREVIATIONS

—	STREET CENTER LINE
- - - -	DISTINCTIVE BORDER LINE
---	EXISTING LOT LINE
- - - - -	EASEMENT LINE
-----	TIE LINE

- ⊙ INDICATES SET CITY STANDARD MONUMENT STAMPED LS 8261
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND I.P. AS NOTED
- (xxxx) (#) RECORDED DATA & REFERENCE NUMBER
- (C) CALCULATED
- B.P. BRASS PIN
- I.P. IRON PIPE
- (R) RADIAL

## REFERENCES (SANTA CLARA COUNTY RECORDS):

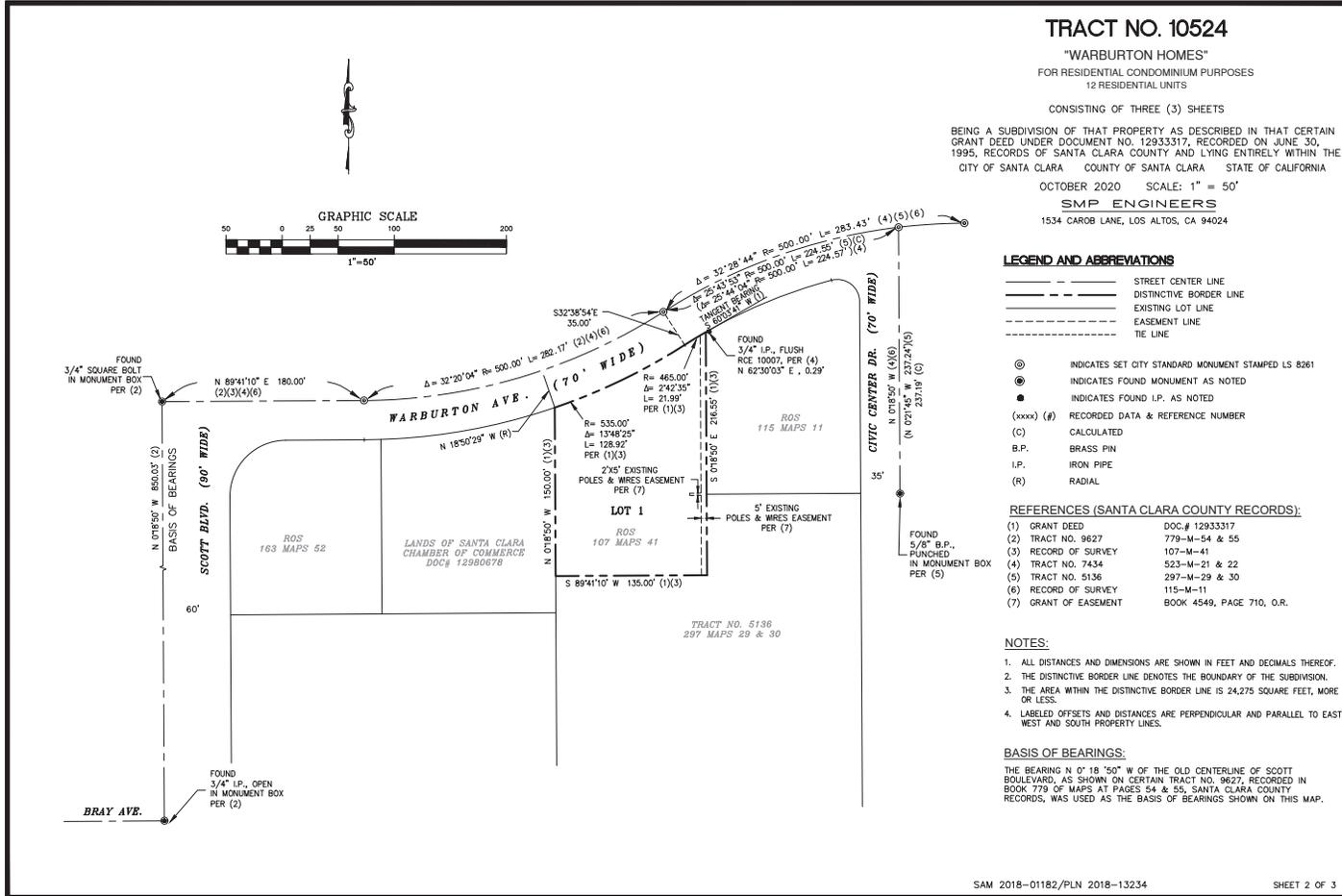
- |                       |                           |
|-----------------------|---------------------------|
| (1) GRANT DEED        | DOC# 12933317             |
| (2) TRACT NO. 9627    | 779-M-54 & 55             |
| (3) RECORD OF SURVEY  | 107-M-41                  |
| (4) TRACT NO. 7434    | 523-M-21 & 22             |
| (5) TRACT NO. 5136    | 297-M-29 & 30             |
| (6) RECORD OF SURVEY  | 115-M-11                  |
| (7) GRANT OF EASEMENT | BOOK 4549, PAGE 710, O.R. |

## NOTES:

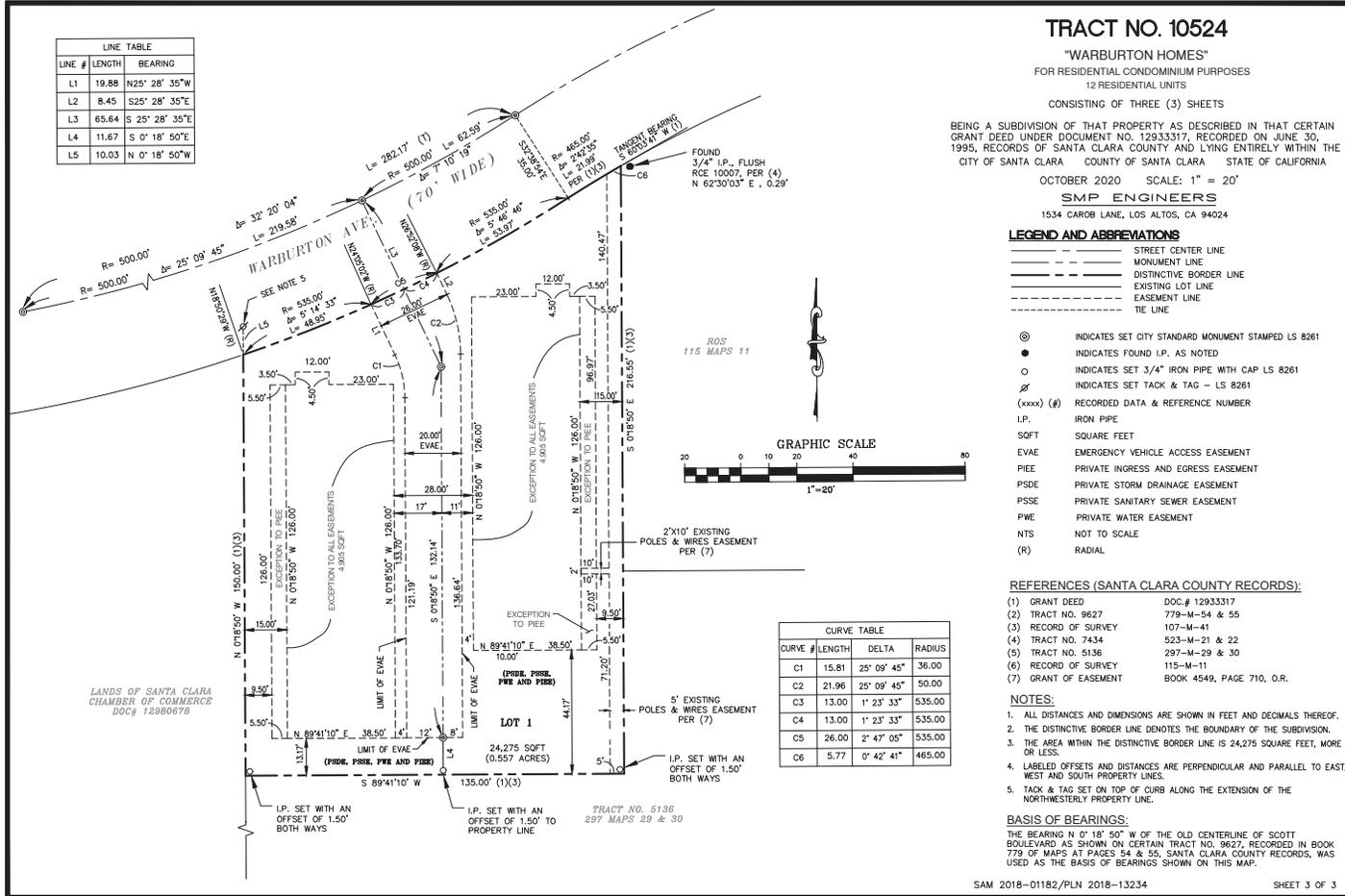
1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
3. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 24,275 SQUARE FEET, MORE OR LESS.
4. LABELED OFFSETS AND DISTANCES ARE PERPENDICULAR AND PARALLEL TO EAST, WEST AND SOUTH PROPERTY LINES.

## BASIS OF BEARINGS:

THE BEARING N 0° 18' 50" W OF THE OLD CENTERLINE OF SCOTT BOULEVARD, AS SHOWN ON CERTAIN TRACT NO. 9627, RECORDED IN BOOK 779 OF MAPS AT PAGES 54 & 55, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



LINE #	LENGTH	BEARING
L1	19.88	N25° 28' 35"W
L2	8.45	S25° 28' 35"E
L3	65.64	S 25° 28' 35"E
L4	11.67	S 0° 18' 50"E
L5	10.03	N 0° 18' 50"W



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OCTOBER 2020 SCALE: 1" = 20'

SMP ENGINEERS  
1534 CAROB LANE, LOS ALTOS, CA 94024

#### LEGEND AND ABBREVIATIONS

---	STREET CENTER LINE
---	MONUMENT LINE
---	DISTINCTIVE BORDER LINE
---	EXISTING LOT LINE
---	EASEMENT LINE
---	TE LINE

⊙	INDICATES SET CITY STANDARD MONUMENT STAMPED LS 8261
●	INDICATES FOUND I.P. AS NOTED
○	INDICATES SET 3/4" IRON PIPE WITH CAP LS 8261
⊕	INDICATES SET TACK & TAG - LS 8261
(xxxx) (#)	RECORDED DATA & REFERENCE NUMBER
I.P.	IRON PIPE
SQFT	SQUARE FEET
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWE	PRIVATE WATER EASEMENT
NTS	NOT TO SCALE
(R)	RADIAL

#### REFERENCES (SANTA CLARA COUNTY RECORDS):

- (1) GRANT DEED DOC# 12933317
- (2) TRACT NO. 9627 779-M-54 & 55
- (3) RECORD OF SURVEY 107-M-41
- (4) TRACT NO. 7434 523-M-21 & 22
- (5) TRACT NO. 5136 297-M-29 & 30
- (6) RECORD OF SURVEY 115-M-11
- (7) GRANT OF EASEMENT BOOK 4549, PAGE 710, O.R.

#### 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 24,275 SQUARE FEET, MORE OR LESS.
4. LABELED OFFSETS AND DISTANCES ARE PERPENDICULAR AND PARALLEL TO EAST, WEST AND SOUTH PROPERTY LINES.
5. TACK & TAG SET ON TOP OF CURB ALONG THE EXTENSION OF THE NORTHWESTERLY PROPERTY LINE.

#### BASIS OF BEARINGS:

THE BEARING N 0° 18' 50" W OF THE OLD CENTERLINE OF SCOTT BOULEVARD AS SHOWN ON CERTAIN TRACT NO. 9627, RECORDED IN BOOK 779 OF MAPS AT PAGES 54 & 55, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

CURVE #	LENGTH	DELTA	RADIUS
C1	15.81	25° 09' 45"	36.00
C2	21.96	25° 09' 45"	50.00
C3	13.00	1° 23' 33"	535.00
C4	13.00	1° 23' 33"	535.00
C5	26.00	2° 47' 05"	535.00
C6	5.77	0° 42' 41"	465.00