

PARCEL MAP

CONSISTING OF TWO (2) SHEETS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE OR INTEREST IN THE SUBDIVIDED REAL PROPERTY SHOWN WITHIN THE DISTINCTIVE BORDERLINE ON THIS MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: PUBLIC STREETS AND PORTIONS OF PUBLIC STREETS NOT PREVIOUSLY EXISTING AS SHOWN AS "PARCEL A STREET DEDICATION" ON THIS MAP AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS.

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

EASEMENT FOR CONSTRUCTION, MAINTENANCE AND ACCESS TO ANY AND ALL PUBLIC SERVICE FACILITIES UTILITIES INCLUDING, BUT NOT LIMITED TO POLES, WIRES, CONDUITS, GAS, WATER, ELECTRIC, STORM SEWERS, SANITARY SEWERS, TV, TELEPHONE AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THAT CERTAIN 10 FOOT STRIP OF LAND ACROSS A PORTION OF PARCELS 1 AND 2, AS ANNOTATED ON SHEET 2, DESIGNATED AND DELINEATED AS A "PUBLIC SERVICE EASEMENT" (P.S.E.) TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES, THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

DBI CONSTRUCTION, A CALIFORNIA CORPORATION.
AS OWNER:

BY: _____

DATE: _____

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 SANTA CLARA

ON _____, 2020, BEFORE ME _____ A NOTARY

PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 OF NOTARY PUBLIC: _____

PRINT NAME OF NOTARY: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SANTA CLARA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF THE PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 26, 2018 AS DOCUMENT No. 23874852, IN THE OFFICE OF THE RECORDER, SANTA CLARA COUNTY, STATE OF CALIFORNIA.

TOWN OF LOS GATOS

November 2020

STATE OF CALIFORNIA

CONSISTING OF TWO (2) SHEETS

NNR ENGINEERING

CIVIL ENGINEERS

535 WEYBRIDGE DRIVE
SAN JOSE, CA. 95123
(408) 348-7813

TOWN SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT IN ACCORDANCE WITH SECTION 66442 OF THE GOVERNMENT CODE (SUBDIVISION MAP ACT)

DEAN JURADO
ACTING TOWN SURVEYOR
L.S. NO.: 9032

DATE

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____ A.M./P.M.,

IN BOOK _____ OF MAPS, AT PAGES _____ SANTA CLARA COUNTY RECORDS,

AT THE REQUEST OF CHICAGO TITLE INSURANCE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY DEPUTY: _____ FILE NO. _____

FEE: \$ _____

STATEMENT OF THE COUNCIL OF THE TOWN OF LOS GATOS

IT IS ORDERED THAT THE PARCEL MAP IS HEREBY APPROVED. THAT ALL STREETS, ROADS, EASEMENTS AND OTHER PARCELS OF LAND SHOWN UPON THIS MAP AND THEREIN OFFERED FOR DEDICATION ARE HEREBY ACCEPTED FOR THE PURPOSES FOR WHICH THEY ARE OFFERED

I HEREBY STATE THAT THE FOREGOING ORDER WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOS GATOS, CALIFORNIA, AT A MEETING HELD ON THE _____ DAY OF _____, 2020

BY RESOLUTION NO. _____

TOWN CLERK
TOWN OF LOS GATOS

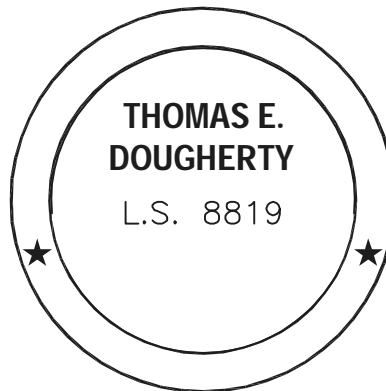
DATE

SURVEYOR'S STATEMENT

THE 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 CAMINO DEL CERRO HOLDINGS, L.L.C. IN APRIL OF 2016. ALL MONUMENTS SHOWN OF THIS MAP ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET MY NOVEMBER 1, 2020. SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: _____

THOMAS DOUGHERTY, P.L.S. 8819



TOWN ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. PURSUANT TO SECTION 66411.1 OF THE GOVERNMENT CODE, CERTAIN OFF-SITE AND ON-SITE IMPROVEMENTS ARE REQUIRED TO BE INSTALLED AS A CONDITION REVIEW WITH TOWN COUNCIL AS AN APPROPRIATE PLACE FOR THIS NOTATION OF APPROVAL OF PROCEEDING NO. M-14-002 AND S-14-010. APPROVED BY THE TOWN OF LOS GATOS REVIEW WITH TOWN COUNCIL AS AN APPROPRIATE PLACE FOR THIS NOTATION. DEVELOPMENT COMMITTEE (PLANNING COMMISSION) (TOWN COUNCIL) ON DECEMBER 13, 2016.

WOOJAE KIM, TOWN ENGINEER
R.C.E. NO.: 59532
EXPIRES 12/31/2021

DATE

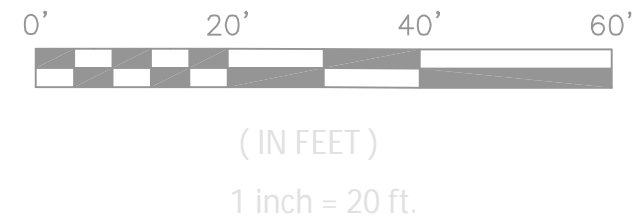
SURVEYOR'S STATEMENT

A SOILS/AND OR GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY REDWOOD GEOTECHNICAL ENGINEERING INC., DATED NOVEMBER 20, 2018. A COPY OF WHICH HAS BEEN FILED WITH THE TOWN OF LOS GATOS.

EASEMENT NOTE

THE FOLLOWING EASEMENT IS UNPLOTTABLE FROM RECORD INFORMATION:
1) BOOK 175, PAGE 180, OF DEEDS

LOS GATOS - ALMADEN ROAD



PARCEL MAP

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BEING ALL OF THE PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 26, 2018 AS DOCUMENT No. 23874852, IN THE OFFICE OF THE RECORDER, SANTA CLARA COUNTY, STATE OF CALIFORNIA.

November 2020 SCALE: 1"=20'
CONSISTING OF TWO (2) SHEETS

NNR ENGINEERING
CIVIL ENGINEERS

535 WEYBRIDGE DRIVE
SAN JOSE, CA. 95123
(408) 348-7813

BASIS OF BEARINGS

THE BEARING N00° 20' 15"W OF THE CENTERLINE OF ECSOBAR AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED" TRACT NO. 5067-LOS GATOS VILLAGE-UNIT 1" RECORDED IN BOOK 293 OF MAPS, AT PAGES 32 AND 33, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

PARCEL LINE (DISTINCTIVE BOUNDARY)	---
ROAD CENTERLINE	---
ROAD RIGHT OF WAY	---
NEW LOT LINE	---
MONUMENTS TO BE SET -3/4" IP	○
PLASTIC CAP - LS8819	○
FOUND MONUMENT AS NOTED	●
FOUND CUT CROSS AS NOTED	X
FOUND 3/4" IP OR 3/4" REBAR AS NOTED	●
AREA	(A)
CALCULATED	(C)
RECORD REFERENCE	①
CENTER LINE	CL
PUBLIC SERVICE EASEMENT	P.S.E.
SEARCHED FOR NOT FOUND	SNF
IRON PIPE	I.P.
FOUND	FD.
MAPS	M
MONUMENT	MON
SQUARE FEET	S.F.
RECORD	()

FD. 3/4" I.P. W/PLUG AND TACK
IN MON. BOX
(RCE 15290)

N89° 39' 45"E
195.84 (N89° 39' 45"E 196.0' ③)

TOTAL MON-MON 454.69 (454.97 CALCULATED PER RECORD)

N89° 39' 45"E
130.00

N89° 39' 45"E
128.97' (N89° 39' 45"E 128.97' ③)

FD. 3/4" I.P.
IN MON. BOX
PLUG R.C.E.18764

NARES COURT

PARCEL "A"
STREET DEDICATION-45' IN WIDTH.
AREA=5,850± S.F.

(S89° 39' 45"W 146.38' ① ②)

(L=31.42'
R=20.00' ①)

TRACT NO. 5085
293-M-34

REFERENCES

- (1) TRACT MAP NO. 5067 (293 M 32)
(2) TRACT MAP NO. 5085 (293 M 34)
(3) TRACT MAP NO. 5916 (384 M 36)

PARCEL 1
A=8,775 ± S.F.

PARCEL 2
A=8,775± S.F.

DOCUMENT NO.
22441062

TRACT NO. 5916
384 M 36

S00° 20' 15"E
116.00 ③

FD. 3/4" I.P.
IN MON. BOX
(RCE 18764)

L=64.90', R=122.00'
(L=64.90', R=122.00'
DELTA = 30° 28' 48")

FD. 3/4" I.P.
IN MON. BOX
(RCE 18764)

L=67.03', R=128.00'
(L=67.03', R=128.00'
DELTA = 30° 00' 17")

FD. 3/4" I.P.
IN MON. BOX
(RCE 18764)

ESCOBAR AVENUE

ROSS CREEK COURT

ESCOBAR COURT

BASIS OF BEARINGS 169.73
S00° 20' 15"E

MON SNF ①

L=37.57', R=160.00'
(L=37.61', R=160.00' ①)

FD. 3/4" I.P.
IN MON. BOX ① ②
(RCE 15290)

(L=23.56'
R=15.00' ②)

(S89° 39' 45"W 121.54' ②)

N89° 39' 45"E
170.87'

FD. OPEN 3/4" I.P.
IN MON. BOX
(RCE 15290) ②

3/4" I.P.
③ SNF

S89° 39' 45"W 130.00' ②
65.00 130.10 65.00

3/4" I.P.
② ③ SNF

S00° 49' 35"E
135.00' (N00° 48' 46"W 73.70' ③)

(N00° 48' 46"W 81.10' ③)

(L=31.42'
R=20.00' ③)

(S89° 39' 45"W 80.59' ③)

3/4" I.P.
③ SNF

SNF ③

