

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 THE 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 MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE 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 AS "SE" (SIDEWALK EASEMENT).

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, HEAT MAINS AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE FRONT AND/OR SIDE LINES OF LOTS AND THE DASHED LINES AND/OR THOSE CERTAIN AREAS LYING BETWEEN DASHED LINES EACH DESIGNATED AS "PSE" (PUBLIC SERVICE EASEMENT). THE ABOVE MENTIONED PUBLIC SERVICE EASEMENTS 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.

AS OWNERS: ABBIE BOURGAN AND SUSAN E. BOURGAN, TRUSTEES OF THE BOURGAN FAMILY TRUST DATED DECEMBER 13, 2016

BY: _____ DATE _____
ABBIE BOURGAN, TRUSTEE

BY: _____ DATE _____
SUSAN E. BOURGAN, TRUSTEE

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 _____) SS.

ON _____, 2024, BEFORE ME, _____
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 STATEMENT

CALIFORNIA TD SPECIALISTS, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 8, 2023, AS DOCUMENT NUMBER 25528076 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: CALIFORNIA TD SPECIALISTS, A CALIFORNIA CORPORATION

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

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 SANTA CLARA _____) SS.

ON _____, 2024, BEFORE ME, _____
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 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. ABBIE BOURGAN, IN DECEMBER 2023. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE AUGUST 31, 2026; THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SARKISS PARVIN
LS 8261



DATE _____

SOILS REPORT

A GEOTECHNICAL/ SOIL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION FOR PROPOSED CONDOMINIUM AT 440 1st STREET IN LOS ALTOS, CALIFORNIA", DATED MARCH 2021, WAS PREPARED BY SILICON VALLEY SOIL ENGINEERING, FILE NO. SV2174, AND SIGNED BY MR. VIEN VO, RCE 32296, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF LOS ALTOS

PARCEL MAP

FOR CONDOMINIUM PURPOSES

CONSISTING OF TWO (2) SHEETS

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THAT RECORD OF SURVEY, FILED FOR RECORD IN BOOK 108 OF MAPS, AT PAGE 9, RECORDS OF SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE

CITY OF LOS ALTOS
COUNTY OF SANTA CLARA, CALIFORNIA

SEPTEMBER 2024

SCALE: 1" = 40'

SMP ENGINEERS

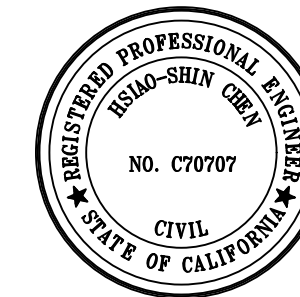
1534 CAROB LANE
LOS ALTOS, CA 94024

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE: _____

HSIAO-SHI CHEN, RCE# 70707
CITY OF LOS ALTOS, CALIFORNIA
RCE EXPIRES: 06-30-2025



CITY LAND SURVEYOR'S STATEMENT

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

DATE: _____

MARK A. HELTON, LS 7078
CITY OF LOS ALTOS, CALIFORNIA
LICENSE EXPIRES: 12-31-2024



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP, CONSISTING OF TWO (2) SHEETS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LOS ALTOS, STATE OF CALIFORNIA, BY RESOLUTION NO. _____ AT A DULY AUTHORIZED MEETING OF SAID CITY COUNCIL HELD ON THE _____ DAY OF _____, 2024, AND THAT BY SAID RESOLUTION ALL STREETS AND PORTIONS THEREOF, AND ALL EASEMENTS SHOWN ON SAID MAP AND OFFERED FOR DEDICATION, WERE REJECTED ON BEHALF OF THE PUBLIC, SAVE AND EXCEPT NONE, AND TO THE LIMIT EXTENT THAT ANY OFFERS FOR EASEMENTS FOR UTILITY PURPOSES ALONG OR BENEATH SAID STREET RIGHTS-OF-WAYS, THEN AS TO SUCH EXPRESS OR IMPLIED OFFERS OF EASEMENTS FOR PUBLIC PURPOSES, THE SAME ARE ACCEPTED.

MELISSA THURMAN, MMC
CITY CLERK
CITY OF LOS ALTOS, CALIFORNIA

BY: _____
DEPUTY

DATE: _____

COUNTY RECORDER'S STATEMENT

FILE NO. _____ FEE \$ _____ PAID.

ACCEPTED FOR RECORD AND FILED IN BOOK _____ OF MAPS AT PAGE(S) _____, SANTA CLARA COUNTY RECORDS, THIS _____ DAY OF _____, 2024, AT _____ A.M./P.M., AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

PARCEL MAP

FOR CONDOMINIUM PURPOSES

CONSISTING OF TWO (2) SHEETS

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THAT RECORD OF SURVEY, FILED FOR RECORD IN BOOK 108 OF MAPS, AT PAGE 9, RECORDS OF SANTA CLARA COUNTY AND LYING ENTIRELY WITHIN THE

CITY OF LOS ALTOS
COUNTY OF SANTA CLARA, CALIFORNIA

SEPTEMBER 2024

SCALE: 1" = 40'

SMP ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

	STREET CENTERLINE
	DISTINCTIVE BORDER LINE
	PROPERTY LINE
	TIE LINE
	EASEMENT

	FOUND MONUMENT, AS NOTED
	SET TACK & BRASS TAG, PLS 8261
	SET 3/4" I.P. WITH PLASTIC PLUG, PLS 8261
I.P.	IRON PIPE
(C)	CALCULATED DATA
NTS	NOT TO SCALE
P.S.E.	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
S.E.	SIDEWALK EASEMENT
SFNF	SEARCHED FOR, NOT FOUND

REFERENCE DOCUMENTS:

- (1) CORNER RECORD # 2029
- (2) TRACT NO. 10098 848-M-38 & 39
- (3) RECORD OF SURVEY 108-M-9
- (4) TRACT NO. 10553 936-M-38 TO 40
- (5) RECORD OF SURVEY 174-M-45

BASIS OF BEARINGS:

THE BEARING N 53°37'46" E OF THE SOUTHEASTERLY LINE OF LANDS OF LEE, AS SHOWN ON THAT CERTAIN CORNER RECORD NO. 2029, FILED FOR RECORD IN THE OFFICE OF THE COUNTY SURVEYOR, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE AREA OF LAND WITHIN THE DISTINCTIVE BORDER LINE IS 5,495 SQFT (0.13 ACRES), MORE OR LESS.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.

