

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 A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

- 1) 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.
- 2) WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EAE" (EMERGENCY ACCESS EASEMENT).
- 3) WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR STORM DRAINAGE PURPOSES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SDE" (STORM DRAINAGE EASEMENT). SAID EASEMENTS TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.
- 4) 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 "PAE" (PEDESTRIAN ACCESS EASEMENT).
- 5) WE HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR THE PURPOSE OF RESTRICTING THE CONSTRUCTION OF ANY BUILDING STRUCTURES OR OTHER IMPROVEMENTS ABOVE THE SURFACE UNLESS PERMITTED BY THE CITY OF LOS ALTOS, THAT CERTAIN AREA OF LAND DESIGNATED AND DELINEATED HEREON AS "NBE" (NO BUILD EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS RESERVED AS AN EASEMENT FOR PRIVATE PURPOSES:

- 1) WE HEREBY RESERVE A PRIVATE VEHICLE ACCESS AND UTILITY EASEMENT DESIGNATED AS "PAUE" TO BE USED FOR PRIVATE VEHICULAR INGRESS AND EGRESS AND PRIVATE UTILITIES IN FAVOR OF ALL LOTS OF THIS SUBDIVISION, AS DESCRIBED IN THE APPROVED CONDITIONS, COVENANTS AND RESTRICTIONS GOVERNING THIS SUBDIVISION.
- 2) WE HEREBY RESERVE A PRIVATE PEDESTRIAN ACCESS EASEMENT DESIGNATED AS "PPAE" TO BE USED FOR PRIVATE PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF ALL LOTS OF THIS SUBDIVISION, AS DESCRIBED IN THE APPROVED CONDITIONS, COVENANTS AND RESTRICTIONS GOVERNING THIS SUBDIVISION.

AS OWNER:
5150 ECR LOS ALTOS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

AS MEMBER:
BY: PREG 5150 ECR LOS ALTOS, LP, A CALIFORNIA LIMITED PARTNERSHIP

AS GENERAL PARTNER:
BY: SUNSET RIDGE DEVELOPMENT CO., INC., A CALIFORNIA CORPORATION

BY: [Signature]
NAME: DON PETERSON TITLE: VICE PRESIDENT

DATE: 8/19/2024

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 SS.
COUNTY OF San Mateo

ON 8/19/2024, BEFORE ME, Z. Vanessa Hernandez

NOTARY PUBLIC, PERSONALLY APPEARED Don Peterson, 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: [Signature]

NAME (PRINT): Z. Vanessa Hernandez

PRINCIPAL COUNTY OF BUSINESS: San Mateo

MY COMMISSION NUMBER: 2462123

MY COMMISSION EXPIRES: September 4, 2027

TRACT NO. 10540 5150 EL CAMINO REAL

CONSISTING OF FOUR (4) SHEETS, A TWO LOT SUBDIVISION FOR APARTMENT AND CONDOMINIUM PURPOSES (196 RESIDENTIAL UNITS) BEING A SUBDIVISION OF LOTS 1 THROUGH 6, INCLUSIVE, AS SHOWN ON TRACT NO. 7261, FILED FOR RECORD IN BOOK 511 OF MAPS, AT PAGES 4 AND 5, SANTA CLARA COUNTY RECORDS
CITY OF LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA



CIVIL ENGINEERS • SURVEYORS • PLANNERS
AUGUST 2024

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
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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 5150 ECR LOS ALTOS LLC, IN SEPTEMBER, 2022. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; 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 DECEMBER 31, 2026; THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 8/19/2024



[Signature]
MARK H. WEHBER, P.L.S.
L.S. NO. 7960
LICENSE EXPIRES: 03-31-2026

SIGNATURE OMISSIONS

PURSUANT TO GOVERNMENT CODE SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

PACIFIC GAS AND ELECTRIC COMPANY:

1. A EASEMENT FOR ELECTRIC POLE LINE AND INCIDENTAL PURPOSES PER BK. 1422, PG. 579.
2. AN EASEMENT FOR UNDERGROUND GAS PIPE LINE AND INCIDENTAL PURPOSES PER BK. 1760, PG. 316.
3. EASEMENT FOR ELECTRIC POLE LINE AND INCIDENTAL PURPOSES PER BK. 3558, PG. 518.

GEOTECHNICAL SOILS REPORT

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGeo, INC, DATED MARCH 9, 2018, PROJECT NO. 14723.000.000, SIGNED BY TODD BRADFORD, PE, AND JOSEF TOOTLE, GE., A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF LOS ALTOS.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 10540; 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 THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

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

DATE



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.

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

DATE: 8-21-2024



CITY CLERK'S STATEMENT

I HEREBY STATE THIS MAP, DESIGNATED AS TRACT NO. 10540, CONSISTING OF FOUR (4) 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 COUNCIL HELD ON THE _____ DAY OF _____, 20____, 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 LIMITED 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.

PURSUANT TO SECTIONS 66434(G) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FOLLOWING DESCRIBED PUBLIC EASEMENTS ARE HEREBY ABANDONED AND SHOWN HEREON:

1. PUBLIC UTILITY EASEMENT (PUE) OVER LOT 6 AS SHOWN ON TRACT NO. 7261 (511 M 4)
2. PUBLIC USE EASEMENTS FOR STORM DRAINAGE PURPOSES (SDE) AS SHOWN ON TRACT NO. 7261 (511 M 4)

MELISSA THURMAN
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 _____, 20____, AT _____ M. AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

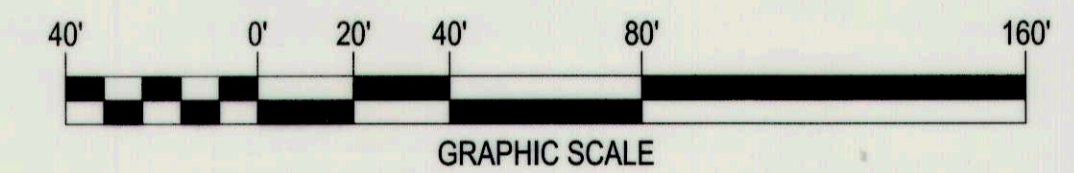
BY: _____
DEPUTY

TRACT NO. 10540 5150 EL CAMINO REAL

CONSISTING OF FOUR (4) SHEETS, A TWO LOT SUBDIVISION FOR APARTMENT AND CONDOMINIUM PURPOSES (196 RESIDENTIAL UNITS) BEING A SUBDIVISION OF LOTS 1 THROUGH 6, INCLUSIVE, AS SHOWN ON TRACT NO. 7261, FILED FOR RECORD IN BOOK 511 OF MAPS, AT PAGES 4 AND 5, SANTA CLARA COUNTY RECORDS
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 40' AUGUST 2024



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DISTEL DRIVE, THE BEARING SHOWN ON TRACT NO. 9915 (817 M 43) AS N29°20'00"E. (2)

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	LOT LINE TO BE REMOVED
	EASEMENT LINE
	CENTERLINE / MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
●	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
○	SET 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
NBE	NO BUILD EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PAUE	PRIVATE VEHICLE ACCESS AND UTILITY EASEMENT
PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SNF	SEARCHED, NOT FOUND
OU	ORIGIN UNKNOWN

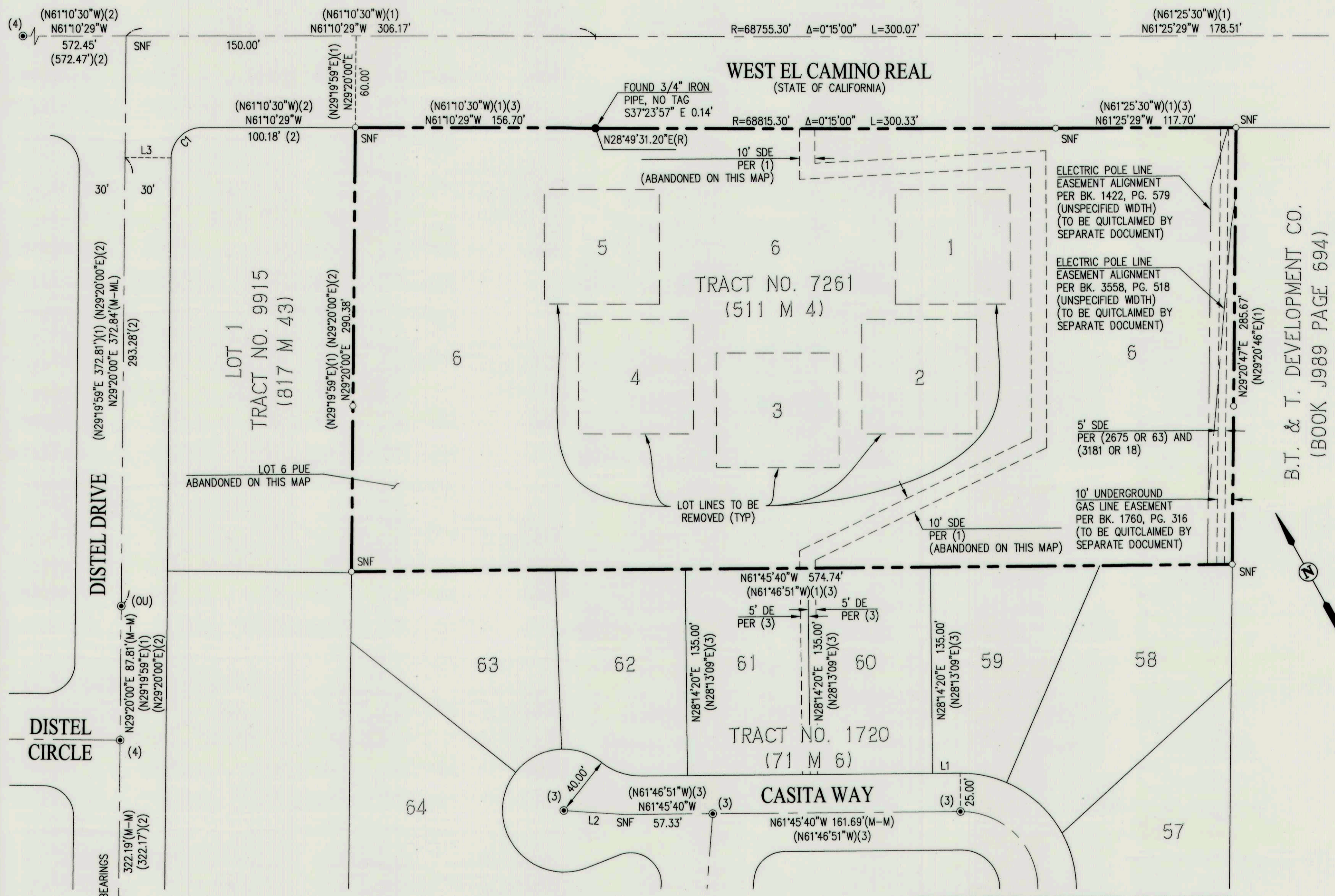
NOTE:

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- TIES SHOWN ARE PERPENDICULAR TO MONUMENT LINES AND CENTERLINES UNLESS OTHERWISE NOTED.
- THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 3.80 ACRES, (165,354 SQUARE FEET), MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.

REFERENCES:

- INDICATES REFERENCE NUMBER
- TRACT NO. 7261 (511 M 4)
- TRACT NO. 9915 (817 M 43)
- TRACT NO. 1720 (71 M 6)
- TRACT NO. 5060 (314 M 17)

WEST EL CAMINO REAL (STATE OF CALIFORNIA)



NO	BEARING	LENGTH
L1	N61°45'40"W	18.00'
L2	N57°58'49"W	40.00'
L3	N60°40'00"W	30.00'

NO	RADIUS	DELTA	LENGTH
C1	20.00'	89°29'30"	31.24'

SEE SHEET 3 FOR NEW LOT CONFIGURATION AND NEW EASEMENTS

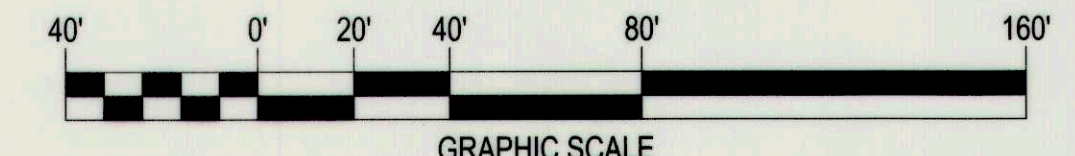
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SCALE: 1" = 40' AUGUST 2024



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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	LOT LINE TO BE REMOVED
	EASEMENT LINE
	CENTERLINE / MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
●	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
○	SET 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960
DE	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
NBE	NO BUILD EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PAUE	PRIVATE VEHICLE ACCESS AND UTILITY EASEMENT
PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SNF	SEARCHED, NOT FOUND
OU	ORIGIN UNKNOWN

B.T. & T. DEVELOPMENT CO.
(BOOK J989 PAGE 694)

WEST EL CAMINO REAL (STATE OF CALIFORNIA)

LOT 1
AREA = 2.40± AC

LOT 2
AREA = 1.40± AC

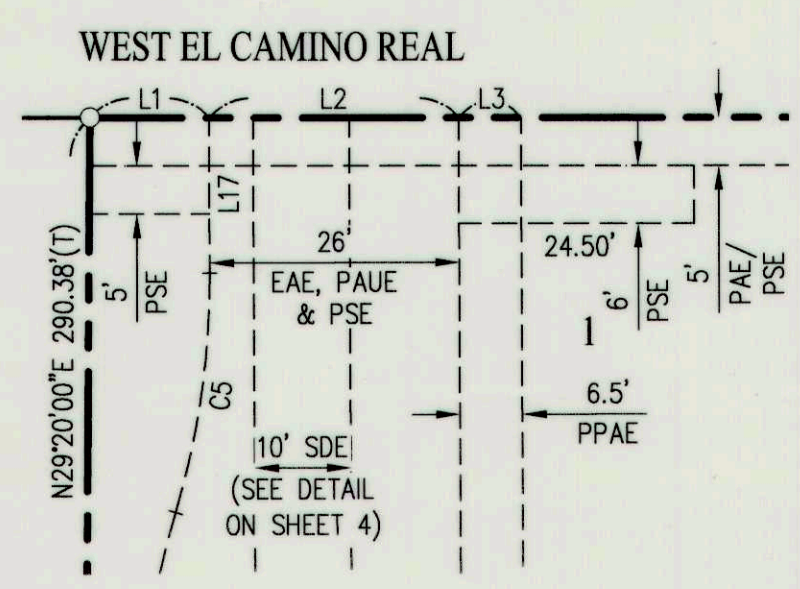
TRACT NO. 1720
(71 M 6)

SEE SHEET 2 FOR EXISTING EASEMENT INFORMATION
SEE SHEET 4 FOR DETAILS OF NEW SDE AND PPAAE

NO	BEARING	LENGTH
L1	N61°10'29"W	12.40'
L2	N61°10'29"W	26.00'
L3	N61°10'29"W	6.50'
L4	N61°25'29"W	36.50'
L5	N61°25'29"W	6.73'
L6	N28°42'49"E	48.06'
L7	N61°17'11"W	3.80'
L8	N29°20'47"E	20.00'
L9	N61°45'40"W	36.00'
L10	N28°42'49"E	20.36'

NO	BEARING	LENGTH
L11	N61°17'11"W	15.58'
L12	N61°17'11"W	13.00'
L13	N28°42'49"E	40.00'
L14	N61°17'11"W	13.00'
L15	N28°42'49"E	40.00'
L16	N28°42'49"E	234.76'
L17	N28°42'49"E	16.17'
L18	N61°17'11"W	3.00'

NO	RADIUS	DELTA	LENGTH
C1	22.00'	22°43'42"	8.73'
C2	48.00'	90°00'00"	75.40'
C3	22.00'	38°11'01"	14.66'
C4	113.00'	16°39'52"	32.87'
C5	87.00'	16°39'52"	25.30'



DETAIL A
NOT TO SCALE

NOTE:

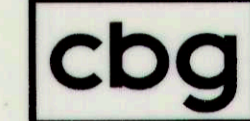
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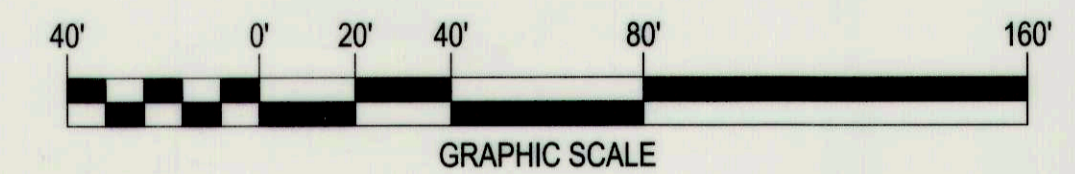
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SCALE: 1" = 40' AUGUST 2024



BASIS OF BEARINGS:

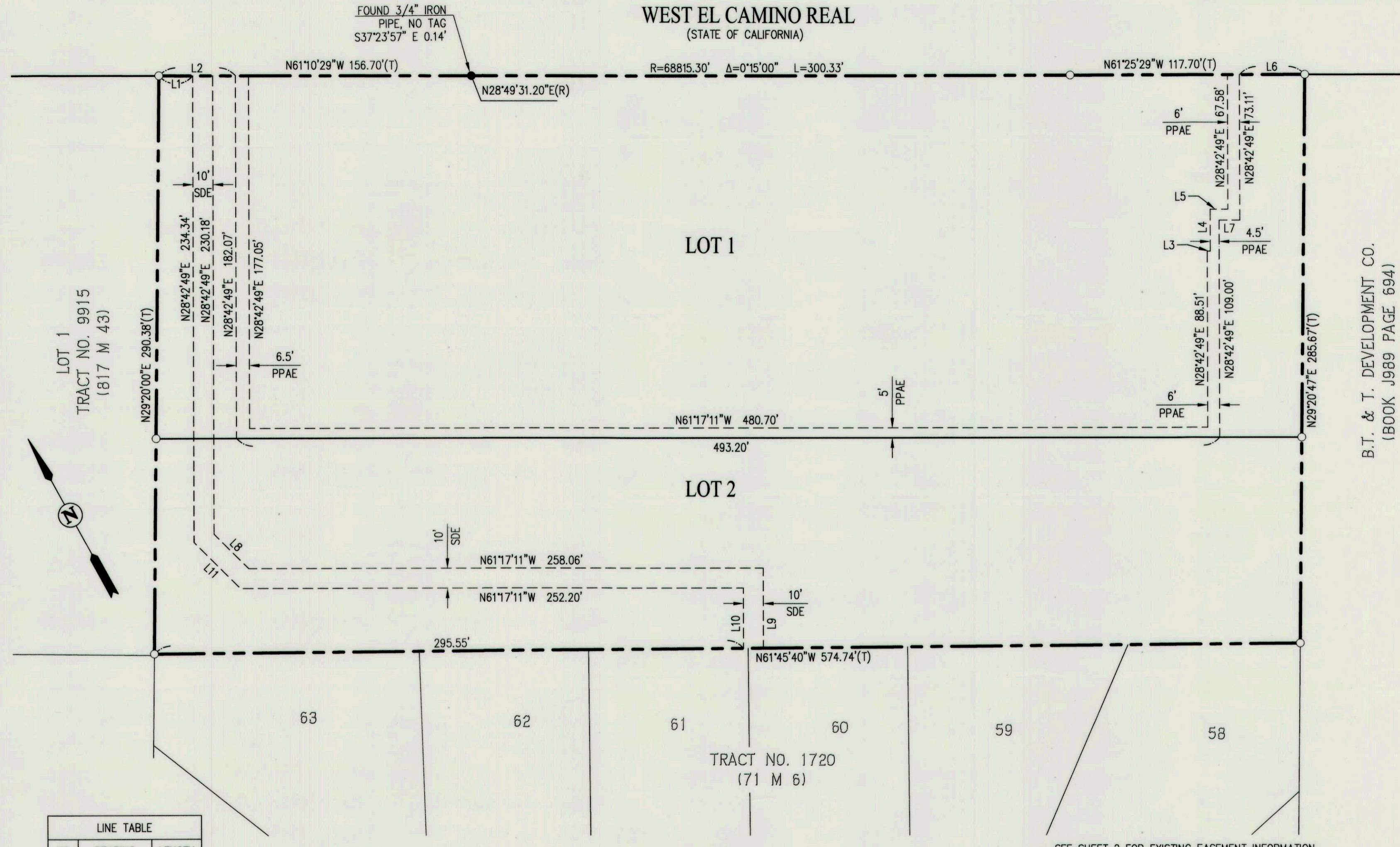
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B.T. & T. DEVELOPMENT CO.
(BOOK J989 PAGE 694)

WEST EL CAMINO REAL (STATE OF CALIFORNIA)



FOUND 3/4" IRON PIPE, NO TAG
S37°23'57" E 0.14'

LOT 1

LOT 2

SDE & PPAE DETAIL

SCALE: 1" = 40'

SEE SHEET 2 FOR EXISTING EASEMENT INFORMATION

LINE TABLE		
NO	BEARING	LENGTH
L1	N61°10'29"W	17.00'
L2	N61°10'29"W	38.40'
L3	N61°17'11"W	1.50'
L4	N28°42'49"E	21.00'
L5	N61°17'11"W	8.90'
L6	N61°25'29"W	32.73'
L7	N61°17'11"W	10.40'
L8	N16°18'08"W	24.49'
L9	N28°41'52"E	40.29'
L10	N28°41'52"E	30.37'
L11	N16°18'08"W	32.77'

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