

OWNER’S STATEMENT

WE HEREBY STATE THAT WE ARE ALL OF THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE SUBDIVIDED REAL PROPERTY SHOWN WITHIN THE DISTINCTIVE BORDER LINE 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 AS AN EASEMENT FOR PUBLIC PURPOSES (DESIGNATED •):

- EASEMENTS FOR CONSTRUCTION, MAINTENANCE AND ACCESS TO ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, STORM SEWERS, SANITARY SEWERS AND GAS, WATER AND HEAT MAINS AND ALL PUBLIC UTILITES AND SERVICES AND ALL APPURTENANCES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "P.S.E." (PUBLIC SERVICE EASEMENT). SAID EASEMENTS SHALL 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 ROOF OVERHANGS.

- EASEMENTS FOR ACCESS TO STREETS, SIDEWALKS, MULTI-USE PATHS AND APPURTENANCES THERETO ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "P.A.E." (PUBLIC ACCESS EASEMENT). AS REQUIRED BY CITY CODE SECTION 26.10.060(D), INCLUDING ALL AMENDMENTS THERETO, PROPERTY OWNER ADJACENT TO OR FRONTING ON ANY PORTION OF THE SIDEWALK AREA IS REQUIRED TO REPAIR AND MAINTAIN SAID SIDEWALK AREA.

SAID EASEMENTS SHALL 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 ROOF OVERHANGS.

OWNERS:
WILLIAM F. HIRSCHMAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

WILLIAM F. HIRSCHMAN

ELIZABETH K. DODSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

ELIZABETH K. DODSON

BLIZ 3 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ITS: BY: ITS:

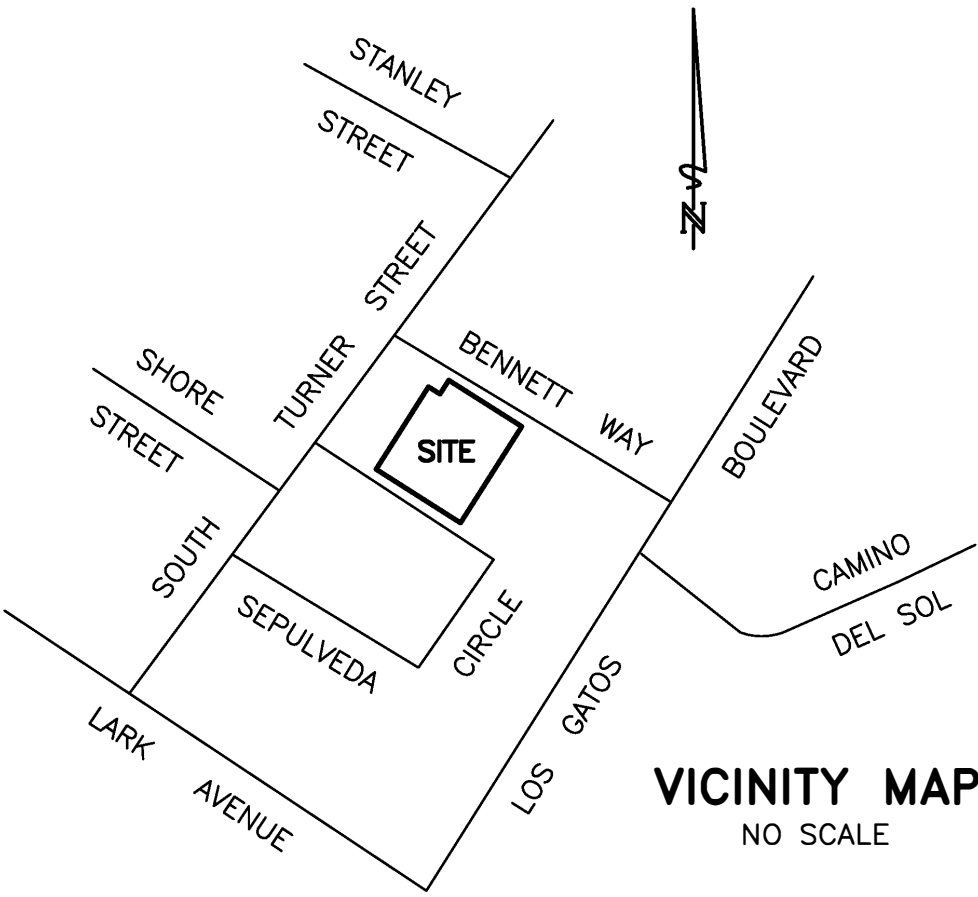
TRUSTEE’S STATEMENT

THE UNDERSIGNED, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST EXECUTED BY ELIZABETH K. DODSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS TRUSTOR, RECORDED OCTOBER 20, 1999, SERIES NO. 15027373, OFFICIAL RECORDS OF SANTA CLARA COUNTY, DOES HEREBY CONSENT TO THE OWNER’S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THE ABOVE REFERENCED MAP.

THE UNDERSIGNED ACKNOWLEDGES IT IS UNDERSTOOD THAT BY AUTHORIZING THIS CONSENT, THE ABOVE REFERRED TO DEED OF TRUST WILL BECOME SUBJECT TO AND SUBORDINATE TO THE MAP IN QUESTION, AND ANY OR ALL INTEREST CREATED THEREBY.

TRUSTEE:
CALIFORNIA RECONVEYANCE COMPANY

PRINTED NAME
ITS:



SHEET INDEX

SHEET TWO	NOTARY ACKNOWLEDGMENTS AND SIGNATURES OMITTED
SHEET THREE	BOUNDARY DETERMINATION AND LOCATABLE RECORD EASEMENTS
SHEET FOUR	SUBDIVISION

TRUSTEE’S STATEMENT

THE UNDERSIGNED, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST EXECUTED BY WILLIAM F. HIRSCHMAN AND ELIZABETH K. DODSON, HUSBAND AND WIFE, AS TRUSTOR, RECORDED NOVEMBER 29, 1999, SERIES NO. 15074422, OFFICIAL RECORDS OF SANTA CLARA COUNTY, DOES HEREBY CONSENT TO THE OWNER’S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THE ABOVE REFERENCED MAP.

THE UNDERSIGNED ACKNOWLEDGES IT IS UNDERSTOOD THAT BY AUTHORIZING THIS CONSENT, THE ABOVE REFERRED TO DEED OF TRUST WILL BECOME SUBJECT TO AND SUBORDINATE TO THE MAP IN QUESTION, AND ANY OR ALL INTEREST CREATED THEREBY.

TRUSTEE:
CALIFORNIA RECONVEYANCE COMPANY

PRINTED NAME
ITS:

TOWN SURVEYOR’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DEAN A. JURADO, ACTING TOWN SURVEYOR
P.L.S. NO. 9032
LICENSE EXPIRES: 9–30–2025

DATE

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 BILL HIRSCHMAN ON DECEMBER 12, 2022, AND THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS BEFORE NOVEMBER, 2025, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

JOHN K. KING
P.L.S. NO. 6809

DATE



SOILS AND GEOLOGICAL REPORT

A SOILS AND/OR GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC., DATED SEPTEMBER 7, 2023, A COPY OF WHICH HAS BEEN FILED WITH THE TOWN OF LOS GATOS.

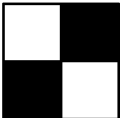
TRACT NO. 10620

FOR CONDOMINIUM PURPOSES

BEING A PORTION OF LOT 3 AS SHOWN ON THE RECORD MAP OF THE SUBDIVISION OF PART OF THE WALKER TRACT IN THE RANCHO RINCONADA DE LOS GATOS FILED IN BOOK "F" OF MAPS, AT PAGE 40

LYING WITHIN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

NOVEMBER, 2023



HANNA - BRUNETTI - CIVIL ENGINEERS AND LAND SURVEYORS
7651 EIGLEBERRY STREET - GILROY, CA. 95020 - 408 842-2173

TOWN ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, 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 VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

GARY HEAP – TOWN ENGINEER
R.C.E. NO. 52355
REGISTRATION EXPIRES: 12–31–2026

DATE



COUNTY RECORDER’S STATEMENT

FILED THIS ____ DAY OF _____, 20 ____ AT _____ M. IN BOOK ____ OF MAPS, AT PAGE(S) _____

THRU _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

FEE: _____

FILE NO. _____

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____ DEPUTY

STATEMENT OF THE COUNCIL OF THE TOWN OF LOS GATOS

IT IS ORDERED THAT THE MAP OF TRACT NO. 10620 IS HEREBY APPROVED, THAT ALL PUBLIC STREETS, PUBLIC EASEMENTS AND OTHER PARCELS OF LAND SHOWN UPON SAID 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 _____, 20 ____; BY RESOLUTION NO. _____.

____ – CLERK ADMINISTRATOR
TOWN OF LOS GATOS

DATE

TRACT NO. 10620

FOR CONDOMINIUM PURPOSES

BEING A PORTION OF LOT 3 AS SHOWN ON
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OF PART OF THE WALKER TRACT IN THE
RANCHO RINCONADA DE LOS GATOS
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LYING WITHIN THE TOWN OF LOS GATOS,
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NOVEMBER, 2023



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7651 EIGLEBERRY STREET - GILROY, CA. 95020 - 408 842-2173

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 TO
THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ 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: _____

NOTARY’S NAME: _____

NOTARY’S PRINCIPAL PLACE OF BUSINESS: _____

NOTARY’S COMMISSION NUMBER: _____

EXPIRATION OF NOTARY’S COMMISSION: _____

OWNER’S ACKNOWLEDGMENT

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SIGNATURES OMITTED

THE SIGNATURES OF THE INTEREST HOLDERS LISTED BELOW HAVE BEEN
OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (A) (i–viii)
OF THE SUBDIVISON MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT
RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY
THE LOCAL AGENCY.

- A) RIGHT TO DIVERT AND CARRY AWAY THE WATERS OF THE LOS GATOS CREEK GRANTED TO THE SAN JOSE WATER COMPANY, PER BOOK W, PAGE 111, OF MISCELLANEOUS RECORDS (THE EXACT LOCATION AND EXTENT IS NOT DISCLOSED OF RECORD)
- B) AGREEMENT BETWEEN ROBERT WALKER, ET UX AND THE SAN JOSE WATER COMPANY PER BOOK W, PAGE 111, OF MISCELLANEOUS RECORDS
- C) POLELINE EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, PER 990 O.R. 425
- D) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF WATER GRANTED TO SAN JOSE WATER WORKS, PER 1061 O.R. 320
- E) RIGHT FOR INGRESS AND EGRESS GRANTED TO F.A. HIGUERA, PER 1075 O.R 66
- F) DEDICATION AND ACCEPTANCE OF PUBLIC SERVICE EASEMENT PER 918 MAPS 4–18.
- G) GRANT OF PUBLIC STORM DRAINAGE CONVEYANCE EASEMENT TO THE TOWN OF LOS GATOS PER DOCUMENT: 24041271 AND AMENDED PER DOCUMENT: 24224970 (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD).

TRACT NO. 10620

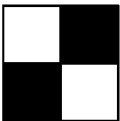
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NOVEMBER, 2023

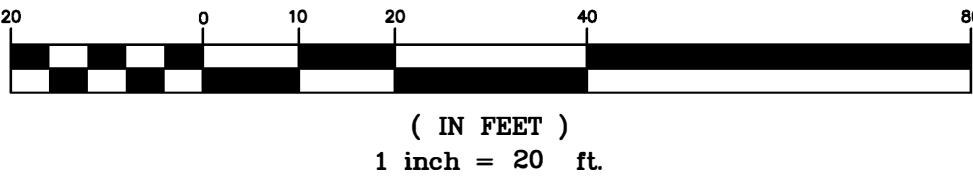
SCALE: 1"=20'



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BOUNDARY DETERMINATION AND
LOCATABLE RECORD EASEMENTS

GRAPHIC SCALE



LEGEND

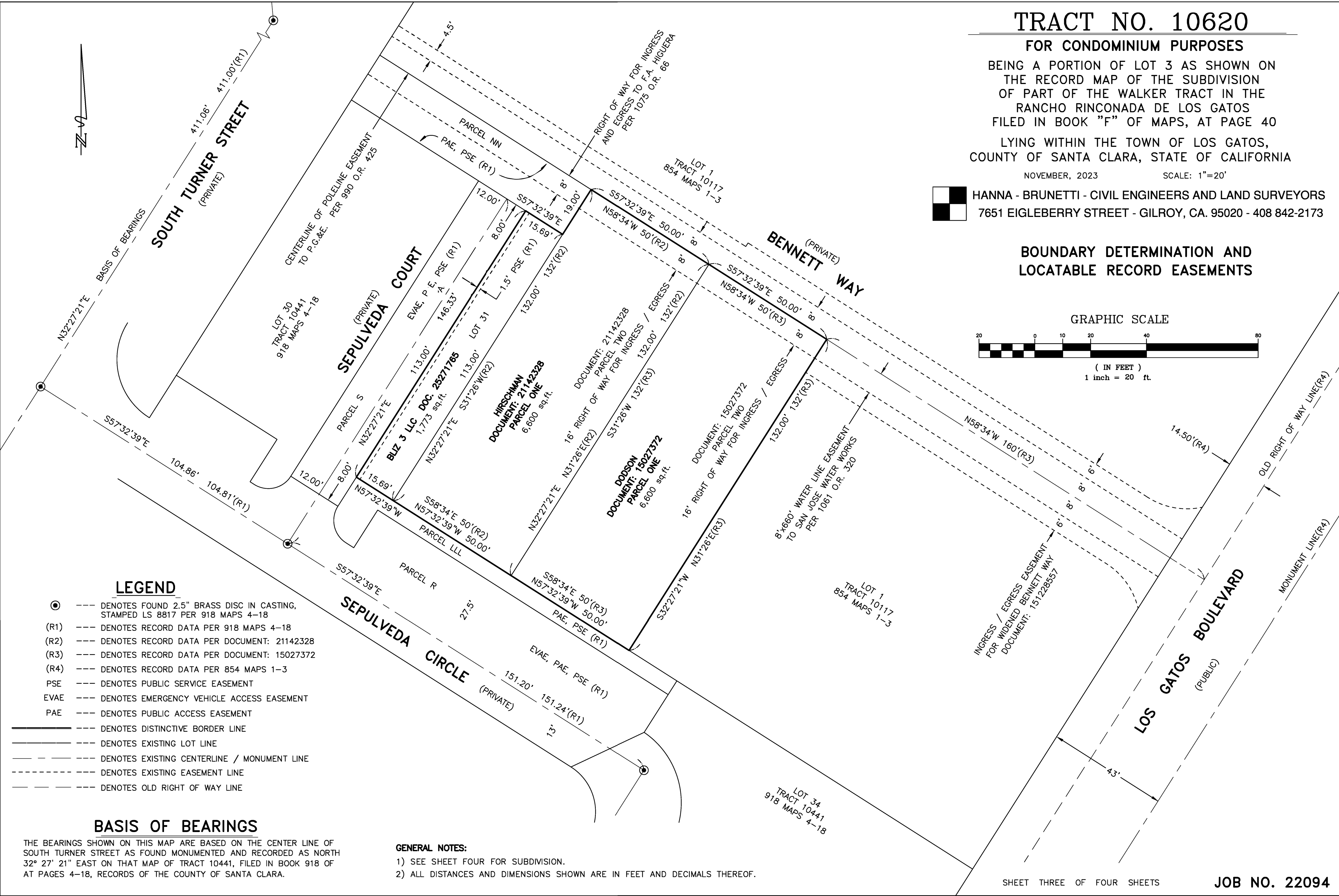
- DENOTES FOUND 2.5" BRASS DISC IN CASTING, STAMPED LS 8817 PER 918 MAPS 4-18
- (R1) --- DENOTES RECORD DATA PER 918 MAPS 4-18
- (R2) --- DENOTES RECORD DATA PER DOCUMENT: 21142328
- (R3) --- DENOTES RECORD DATA PER DOCUMENT: 15027372
- (R4) --- DENOTES RECORD DATA PER 854 MAPS 1-3
- PSE --- DENOTES PUBLIC SERVICE EASEMENT
- EVAE --- DENOTES EMERGENCY VEHICLE ACCESS EASEMENT
- PAE --- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES DISTINCTIVE BORDER LINE
- DENOTES EXISTING LOT LINE
- DENOTES EXISTING CENTERLINE / MONUMENT LINE
- DENOTES EXISTING EASEMENT LINE
- DENOTES OLD RIGHT OF WAY LINE

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTER LINE OF SOUTH TURNER STREET AS FOUND MONUMENTED AND RECORDED AS NORTH 32° 27' 21" EAST ON THAT MAP OF TRACT 10441, FILED IN BOOK 918 OF AT PAGES 4-18, RECORDS OF THE COUNTY OF SANTA CLARA.

GENERAL NOTES:

- 1) SEE SHEET FOUR FOR SUBDIVISION.
- 2) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.



TRACT NO. 10620

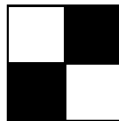
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NOVEMBER, 2023

SCALE: 1"=15'



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BASIS OF BEARINGS

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AT PAGES 4-18, RECORDS OF THE COUNTY OF SANTA CLARA.

SUBDIVISION

LEGEND

- --- DENOTES SET 3/4" IRON PIPE, TAGGED PLS 6809
- --- DENOTES FOUND 2.5" BRASS DISC IN CASTING, STAMPED LS 8817 PER 918 MAPS 4-18
- (R1) --- DENOTES RECORD DATA PER 918 MAPS 4-18
- (R2) --- DENOTES RECORD DATA PER DOCUMENT: 21142328
- (R3) --- DENOTES RECORD DATA PER DOCUMENT: 15027372
- (R4) --- DENOTES RECORD DATA PER 854 MAPS 1-3
- PSE --- DENOTES 'PUBLIC SERVICE EASEMENT'
- EVAE --- DENOTES 'EMERGENCY VEHICLE ACCESS EASEMENT'
- PAE --- DENOTES 'PUBLIC ACCESS EASEMENT'
- (N) --- DENOTES 'NEW'

- DENOTES DISTINCTIVE BORDER LINE
- DENOTES EXISTING LOT LINE
- DENOTES EXISTING CENTERLINE / MONUMENT LINE
- DENOTES EXISTING EASEMENT LINE
- DENOTES NEW EASEMENT LINE

GENERAL NOTES:

- 1) SEE SHEET THREE FOR BOUNDARY DETERMINATION AND LOCATABLE RECORD EASEMENT LOCATIONS.
- 2) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

GRAPHIC SCALE



(IN FEET)
1 inch = 15 ft.