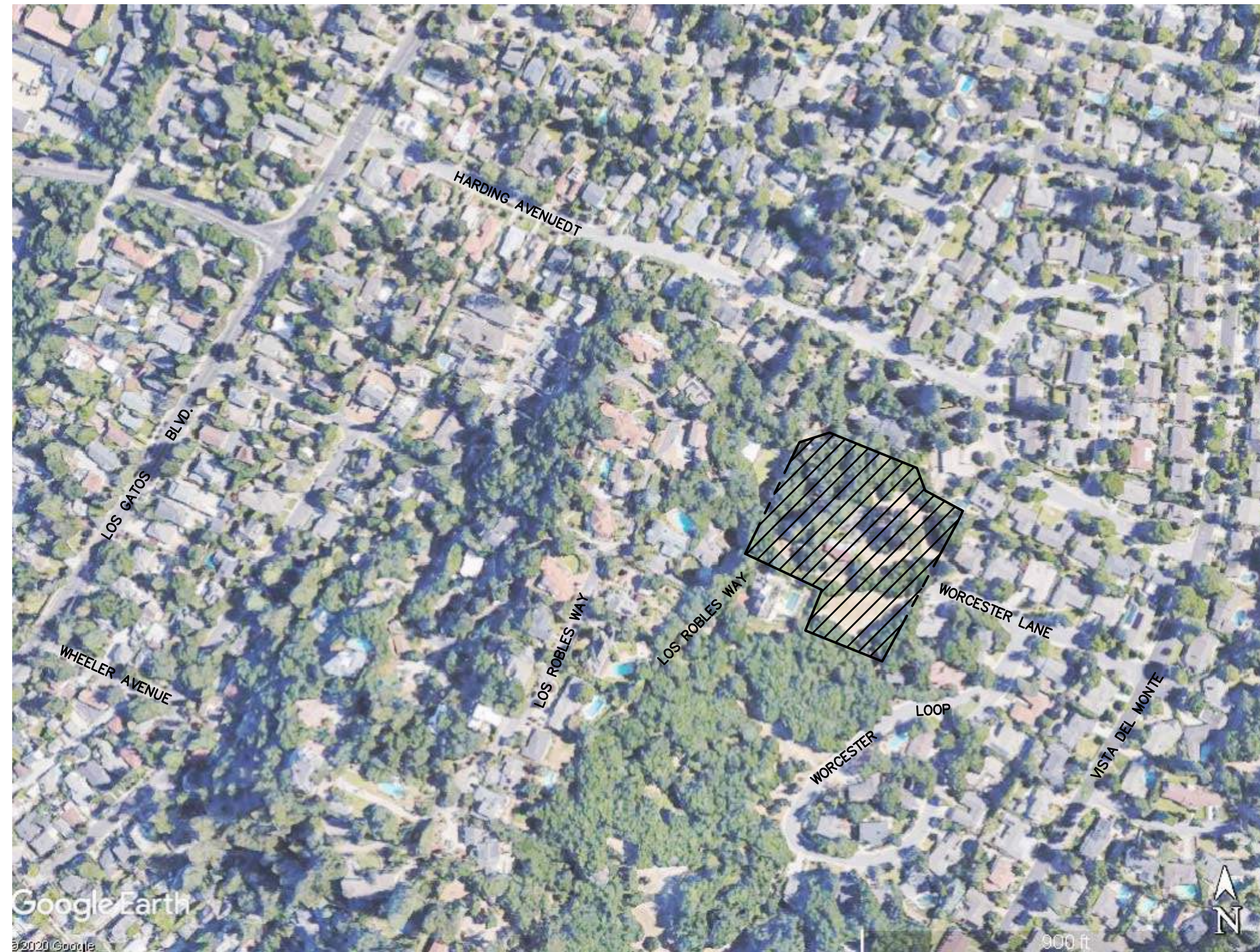


BENCH MARK:
 LG#42, BRASS DISK IN MONUMENT BOX,
 AT INTERSECTION OF VISTA DEL MONTE AND
 VISTA DEL MAR, ELEVATION = 443.31'

LEGEND

EXISTING		PROPOSED
	BUILDING	
	MONUMENT	
	CURB INLET	
	AREA DRAIN	
	POLE	
	SANITARY SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	STREET LIGHT	
	CLEANDOUT	
	BOUNDARY	
	LOT LINE	
	CENTERLINE	
	LIMIT OF EASEMENT	
	CURB	
	CURB AND GUTTER	
	EDGE OF PAVEMENT	
	CONTOUR	
	FENCE	
	FLOW LINE	
	SANITARY SEWER	
	STORM DRAIN	
	ELECTRICAL	
	GAS	
	WATER	
	LIMIT OF LRDA	
	SETBACK LINE	



VICINITY MAP

NOTES:

OWNER:
 DARAN GOODSSELL SUCCESSOR TRUSTEE OF THE JNT TRUST
 DLGOODSELL@CSUCHICO.EDU
 CHICO, CA 95973
 530-521-6754

ENGINEER:
 WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY
 SARATOGA, CA 95070
 408-867-0244

UTILITIES:

WATER - SAN JOSE WATER COMPANY
 SANITARY SEWER - WEST VALLEY SANITATION DISTRICT
 GAS AND ELECTRIC - P.G.&E.
 TELEPHONE - ATT
 CABLE - COMCAST
 THE SUBJECT PROPERTY IS NOT SUBJECT TO INUNDATION.
 ZONE X - AREA DETERMINED TO BE OUTSIDE OF THE 0.2%
 ANNUAL CHANCE FLOOD PLAN

	EXISTING	PROPOSED
PARCEL 1	74,832 s.f.	64,300 s.f.
PARCEL 2	11,226 s.f.	27,073 s.f.
PARCEL 3	50,239 s.f.	44,925 s.f.

INDEX

- SHEET 1 COVER SHEET
- SHEET 2 PROPOSAL FOR LOT LINE ADJUSTMENT
- SHEET 3 EXISTING SITE PLAN
- SHEET 4 PROPOSED SITE PLAN
- SHEET 5 AERIAL TOPO 1"=20'
- SHEET 6 AERIAL TOPO 1"=30'



Harry Belick

NO.	BY	DATE	REVISION

DATE: April 2021
 SCALE: HOR. N. T. S. VERT.
 DESIGNED: JC
 CHECKED: KC
 PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
 DATE:

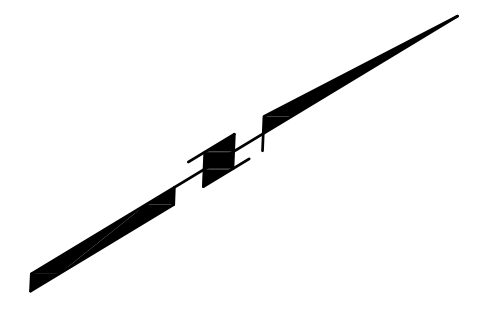
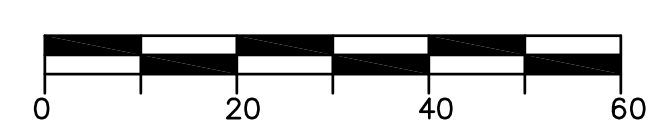
WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

COVER SHEET
WORCESTER LANE & LOS ROBLES WAY, LOS GATOS

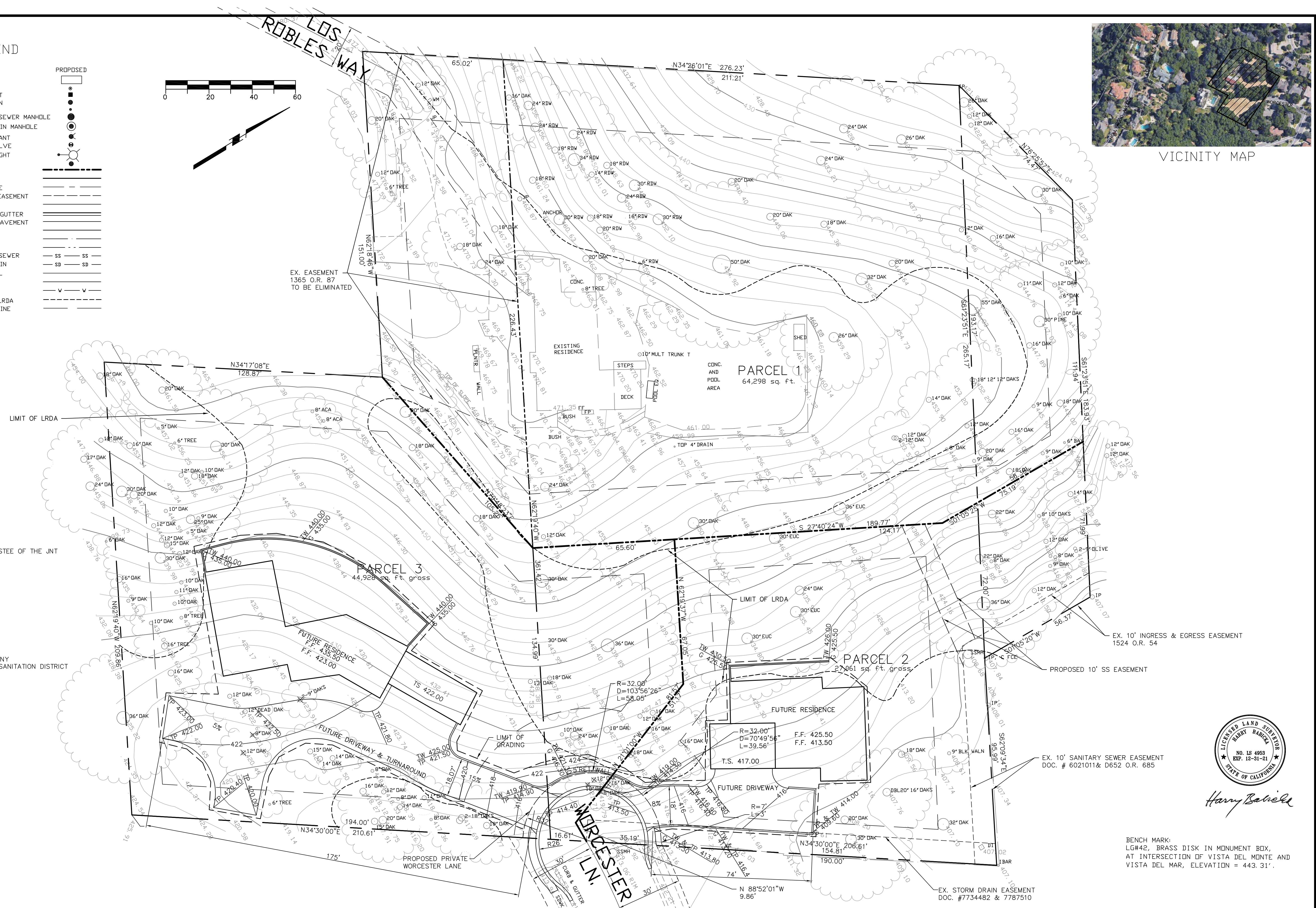
JOB NO.
 2020-021
 SHEET
 1
 OF
 6

LEGEND

EXISTING	PROPOSED



VICINITY MAP



NOTES:
 OWNER:
 DARAN GOOSELL SUCCESSOR TRUSTEE OF THE JNT TRUST
 DLGOOSELL@CSUCHICO.EDU
 CHICO, CA 95913
 530-521-6754

ENGINEER:
 WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY
 SARATOGA, CA 95070
 408-867-0244

UTILITIES:
 WATER - SAN JOSE WATER COMPANY
 SANITARY SEWER - WEST VALLEY SANITATION DISTRICT
 GAS AND ELECTRIC - P.G.&E.
 TELEPHONE - ATT
 CABLE - COMCAST



Harry Babicka

BENCH MARK:
 LG#42, BRASS DISK IN MONUMENT BOX,
 AT INTERSECTION OF VISTA DEL MONTE AND
 VISTA DEL MAR, ELEVATION = 443.31'.

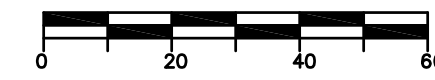
NO.	BY	DATE	REVISION

DATE: April, 2021
 SCALE: HOR. 1"=20'
 VERT.
 DESIGNED: HB
 DRAWN: JC
 PROJ. ENGR: HB

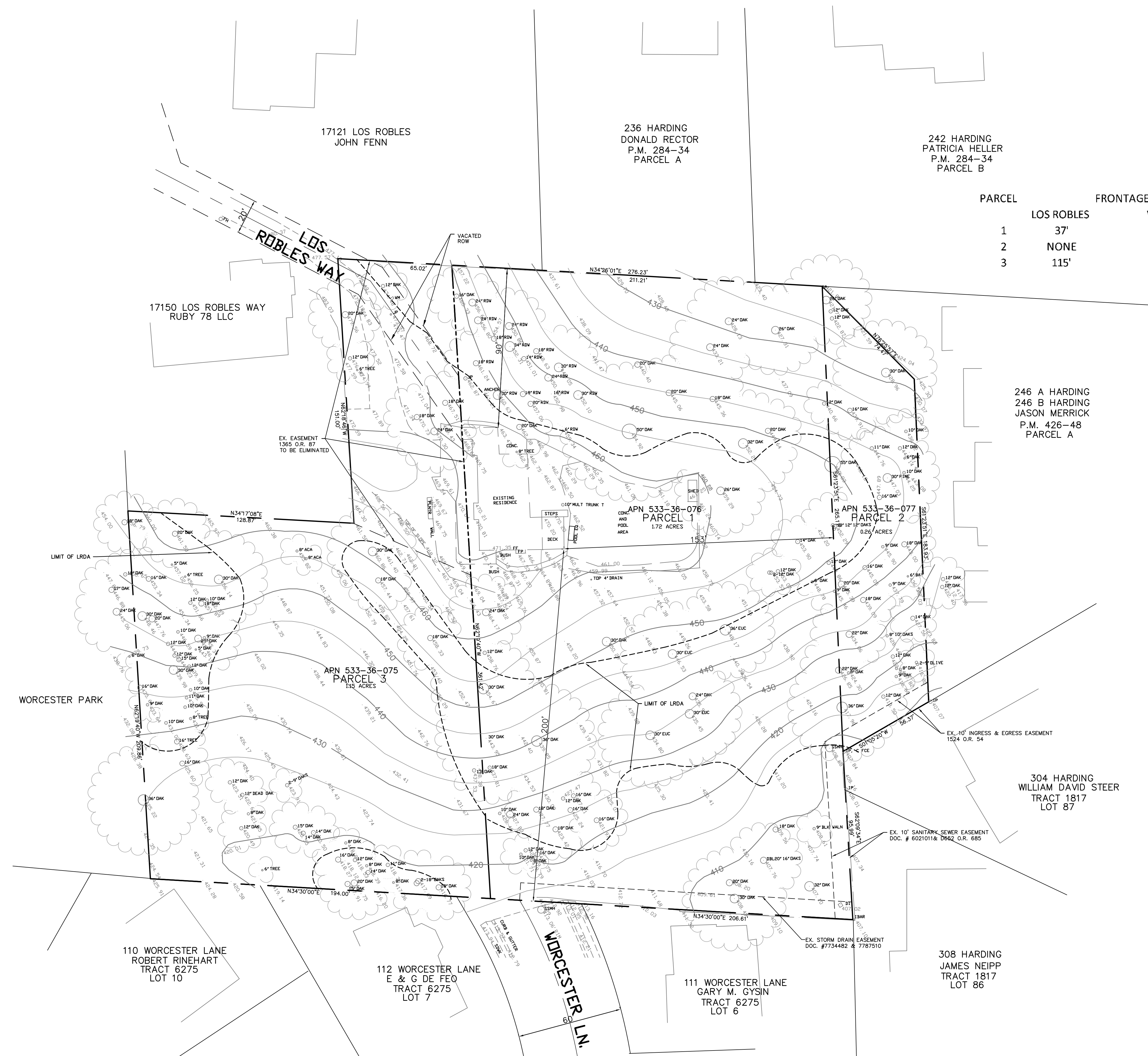
WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

PROPOSAL FOR LOT LINE ADJUSTMENT
 WORCESTER LANE & LOS ROBLES WAY, LOS GATOS, CA

JOB NO.
 2020-021
 SHEET 2
 OF 6



BENCH MARK:
LG#42, BRASS DISK IN MONUMENT BDK,
AT INTERSECTION OF VISTA DEL MONTE AND
VISTA DEL MAR, ELEVATION = 443.31'



PARCEL	FRONTAGES		DEPTH	WIDTH	SETBACKS			
	LOS ROBLES	WORCESTER			FRONT	LT.SIDE	RT.SIDE	REAR
1	37'	42'	211'	360'	90'	0	153'	200'
2	NONE	NONE	50'	174'	--	--	--	--
3	115'	19'	245'	360'	--	--	--	--

AVERAGE SLOPE CALCULATIONS:
(ENTIRE PROPERTY)
CONTOUR INTERVAL (I) 5 FEET
CONTOUR LENGTH (L) 7102 FEET
AREA (A) 3.13 ACRES 136343 SQUARE FEET
AVERAGE SLOPE (S)
 $S=IL/A = 5 \times 7102 / 136343.S.F. = 26\%$



Harry Benelli

NO.	BY	DATE	REVISION

DATE: April 2021
SCALE: HOR. 1"=30'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
DATE:

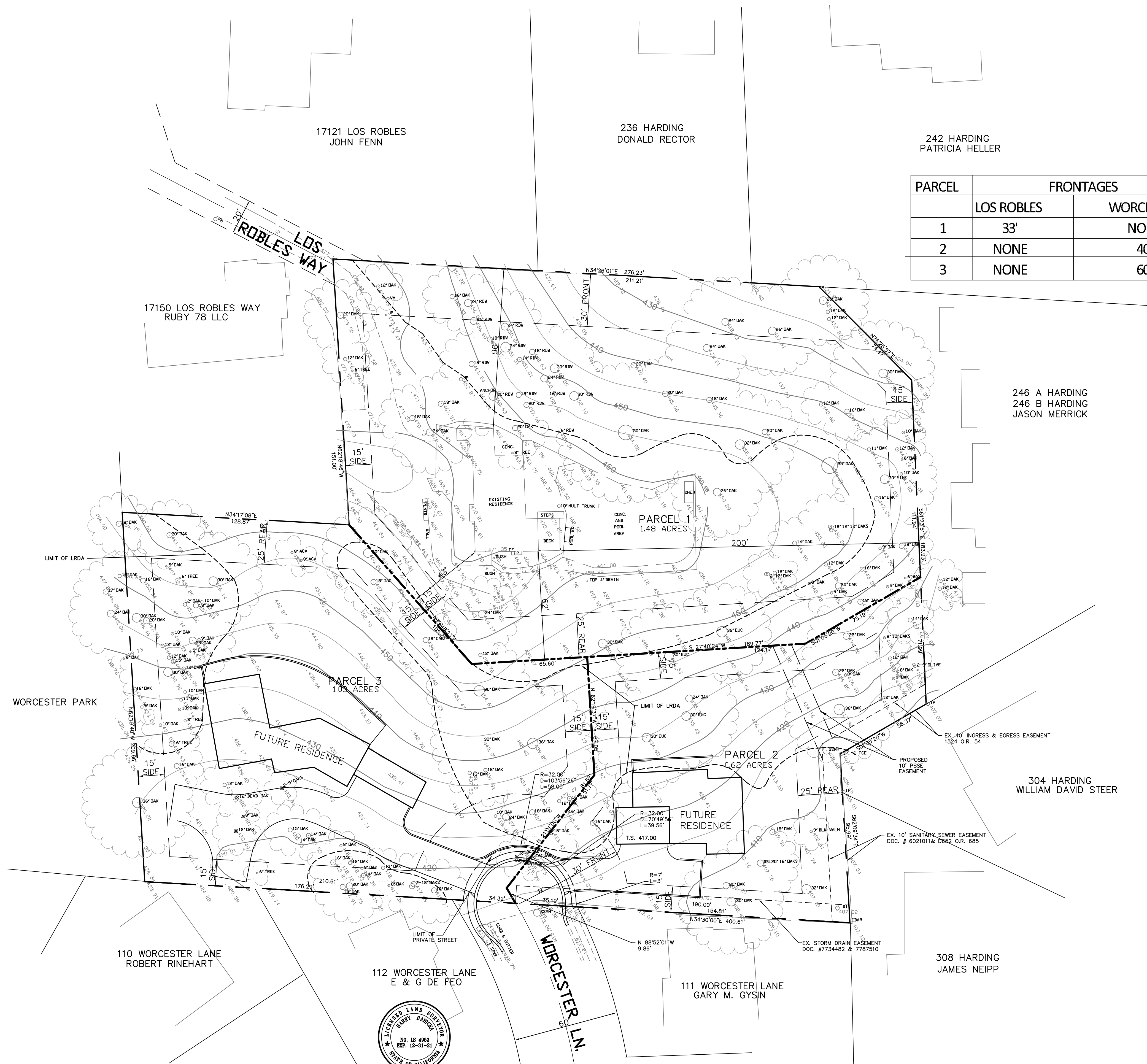
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

EXISTING SITE PLAN
WORCESTER LANE & LOS ROBLES WAY, LOS GATOS

JOB NO.	2020-021
SHEET	3
OF	6



BENCH MARK:
LGM#42, BRASS DISK IN MONUMENT BOX,
AT INTERSECTION OF VISTA DEL MONTE AND
VISTA DEL MAR, ELEVATION = 443.91'

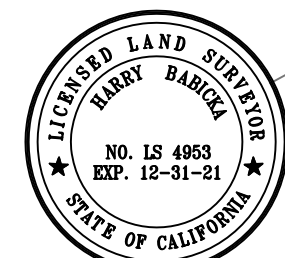


PARCEL	FRONTAGES		DEPTH	WIDTH	SETBACKS			AVERAGE SLOPE
	LOS ROBLES	WORCESTER			FRONT	SIDE	REAR	
1	33'	NONE	225'	323'	90'	43'	153'	25%
2	NONE	40'	200'	150'	30'	15'	25'	27%
3	NONE	60'	210'	258'	30'	15'	25'	26%

PARCELS 2 & 3 FRONTAGES ARE ON CUL-DE-SAC

TREE REMOVALS (STREET)

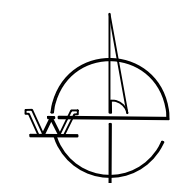
- 8" OAK (Q.A.)
- 10" OAK (Q.A.)
- 16" OAK (Q.A.)
- 18" OAK (Q.A.)
- 18" OAK (Q.A.)
- 18" OAK (Q.A.)



NO.	BY	DATE	REVISION	BY	DATE

DATE: April 2021
SCALE: HDR. 1"=30'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

Henry Baniell
BY: KAREL CYMBAL, RCE 34534
DATE:



WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

PROPOSED SITE PLAN
WORCESTER LANE & LOS ROBLES WAY, LOS GATOS

JOB NO.
2020-021
SHEET
4
OF
6

- L1 S01°05'25"W 75.19'
- L2 S88°52'01"W 9.86'
- L3 N62°19'37"W 67.05'
- L4 S01°05'20"W 56.37'
- L5 N34°30'00"E 16.61'

EXISTING PARCELS

PARCEL 2
APN 532-36-077

PARCEL 1
APN 532-36-076

PARCEL 3
APN 532-36-075

PARCEL 1
EX.1.718 AC.
ADJ. 1.476 AC.

PARCEL 2
EX.0.258 AC.
ADJ. 0.622 AC.

PARCEL 3
EX.1.153 AC.
ADJ. 1.031 AC.

LOS ROBLES WAY

WORCESTER LANE



ADJUSTED PARCELS

PARCEL 1
APN 532-36-076

PARCEL 2
APN 532-36-077

PARCEL 3
APN 532-36-075

LINE TO BE REMOVED

LINE TO BE REMOVED

1"=100'

LEGEND

- EXISTING BOUNDARY
- LIMIT OF EASEMENT
- POINT OF BEGINNING
- CENTERLINE
- TRUE POINT OF BEGINNING
- EXISTING R.O.W.

EXHIBIT "A"
A PLAT TO ACCOMPANY A DESCRIPTION
FOR LOT LINE ADJUSTMENT

WESTFALL ENGINEERS, INC.

EXHIBIT "B"

Adjustment #1 (from APN 532-36-075 to APN 532-36-076)

Being a portion of Lot 15 of the "Map of Los Robles Subdivision" filed for record August 12, 1929 in Volume X of Maps at pages 48 and 49, Santa Clara County Record, situated in the Town of Los Gatos, County of Santa Clara, State of California, more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed for record February 23, 1999 in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue; thence along the Westerly line of parcel 16 as shown on said subdivision map South 34 Degrees 26 Minutes 01 Seconds a length of 276.23 feet to the true point of beginning;

Thence North 34 Degrees 26 Minutes 26 Seconds 01 Seconds East a length of 65.02 feet; thence South 62 Degrees 19 Minutes 40 Seconds East a length of 226.43 feet; thence South 79 Degrees 48 Minutes 23 Seconds West a length of 105.25 feet; thence North 62 Degrees 18 Minutes 46 Seconds West a length of 151.00 feet to the true point of beginning.

Containing 0.280 acres more or less.



Harry Babicka

Adjustment #2 (from APN 532-36-076 to APN 532-36-075)

Being a portion of Lot 16 of the "Map of Los Robles Subdivision" filed for record August 12, 1929 in Volume X of Maps at pages 48 and 49, Santa Clara County Records, situated in the Town of Los Gatos, County of Santa Clara, State of California, more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed for record February 23, 1999 in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue; thence South 34 Degrees 26 Minutes 01 Seconds a length of 211.21 feet; thence South 62 Degrees 19 Minutes 40 Seconds East a length of 226.43 feet to the true point of beginning;

Thence North 27 Degrees 40 Minutes 24 Seconds East a length of 65.60 feet; thence South 62 Degrees 19 Minutes 37 Seconds East a length of 67.05 feet; thence South 21 Degrees 01 Minutes 00 Seconds East a length of 81.57 feet; thence North 88 Degrees 52 Minutes 01 Seconds East a length of 9.86 feet to the point on a center line of Worcester Lane; thence South 34 Degrees 30 Minutes 00 Seconds West a length of 16.61 feet; thence North 62 Degrees 19 Minutes 40 Seconds West a length of 134.99 feet to the true point of beginning.

Containing 0.158 acres more or less.



Harry Babicka

Adjustment #3 (from APN 532-36-077 to APN 532-36-076)

Being a portion of Parcel 3 as shown on the Record of Survey Map filed for a record on August 8, 1946 in Book 9 of Maps at Page 28 Santa Clara County Records, situated in the Town of Los Gatos, County of Santa Clara, State of California, more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed for record February 23, 1999 in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue;

Thence North 76 Degrees 25 Minutes 57 Seconds East a length of 74.47 feet; thence South 61 Degrees 23 Minutes 51 Seconds East a length of 111.94 feet; thence South 01 Degrees 05 Minutes 25 Seconds West a length of 56.38 feet; thence North 61 Degrees 23 Minutes 51 Seconds West a length of 193.17 feet to the point of beginning.

Containing 0.175 acres more or less.



Harry Babicka

Existing Parcel 1 APN 532-36-076)

Being a portion of Lot 15 of the "Map of Los Robles Subdivision" filed August 12, 1929 for record in Volume X of Maps at pages 48 and 49, Santa Clara County Record, situated in the Town of Los Gatos, County of Santa Clara, State of California, more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed for record February 23, 1999 in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue;
Thence South 61 Degrees 23 minutes 51 Seconds East a length of 265.17 feet; thence South 62 Degrees 09 Minutes 34 Seconds East a length of 95.99 feet; thence South 34 Degrees 30 Minutes 00 Seconds West a length of 206.61 feet; thence North 62 Degrees 19 Minutes 40 Seconds West a length of 361.42 feet; thence North 34 Degrees 26 Minutes 01 Seconds East a length of 211.21 feet to the point of beginning.

Containing 1.718 acres more or less.



Harry Babicka

Existing Parcel 2 (APN 532-36-077)

Being a portion of Parcel 3 as shown on the Record of Survey Map filed for a record on August 8, 1946 in Book 9 of Maps at Page 28 Santa Clara County Records , situated in the Town of Los Gatos, County of Santa Clara, State of California, , more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed February 23, 1999 for record in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue;

Thence North 76 Degrees 25 Minutes 57 Seconds East a length of 74.47 feet; thence South 61 Degrees 23 Minutes 51 Seconds East a length of 183.93 feet to the center of existing 20 feet wide ingress and egress easement recorded in Book 1524, Page 546 Official Records of Santa Clara County; thence along said centerline South 01 Degree 05 Minutes 20 Seconds West a length of 56.37 feet ; thence leaving said centerline along original Southerly boundary of parcel of land described in a deed from L. N. Ball to Tom C Haire North 61 Degrees 23 Minutes 51 Seconds West a length of 265.17 feet to the point of beginning.

Containing 0.258 acres more or less.



Harry Babicka

Existing Parcel 3 APN 532-36-075)

Being a portion of Lot 15 of the "Map of Los Robles Subdivision" filed August 12, 1929 for record in Volume X of Maps at pages 48 and 49, Santa Clara County Record, situated in the Town of Los Gatos, County of Santa Clara, State of California, more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed February 23, 1999 for record in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue; thence South 34 Degrees 26 Minutes 01 Seconds East a length of 276.23 feet to the true point of beginning;
Thence North 34 Degrees 26 Minutes 01 Seconds West a length of 65.02 feet; thence South 62 Degrees 19 Minutes 40 Seconds East a length of 361.42 feet; thence South 34 Degrees 30 Minutes 00 Seconds West a length of 194.00 feet; thence North 62 Degrees 19 Minutes 40 Seconds West a length of 209.86 feet; thence North 34 Degrees 17 Minutes 08 Seconds East a length of 128.87 feet; thence North 62 Degrees 18 Minutes 46 Seconds West a length of 151.00 feet to the true point of beginning.

Containing 1.153 acres more or less.



Harry Babicka

Adjusted Parcel 1

Being a portion of Lot 16 of the "Map of Los Robles Subdivision" filed for record August 12, 1929 in Volume X of Maps at pages 48 and 49, Santa Clara County Records, and Parcel 3 as shown on the Record of Survey Map filed for a record on August 8, 1946 in Book 9 of Maps at Page 28 Santa Clara County Records situated in the Town of Los Gatos, County of Santa Clara, State of California, more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed for record February 23, 1999 in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue; thence South 34 Degrees 26 Minutes 01 Seconds a length of 276.23 feet to the true point of beginning;
Thence North 34 Degrees 26 Minutes 01 Seconds East a length of 276.23 feet; thence North 76 Degrees 25 Minutes 57 Seconds East a length of 74.47 feet; thence South 61 Degrees 23 Minutes 51 Seconds East a length of 111.94 feet; thence South 01 Degrees 05 Minutes 25 Seconds West a length of 75.19 feet; thence South 27 Degrees 40 Minutes 24 Seconds West a length of 189.77 feet; thence South 79 Degrees 48 Minutes 23 Seconds West a length of 105.25 feet; thence North 62 Degrees 18 Minutes 46 Seconds West a length of 151.00 feet to the point of beginning.

Containing 1.476 acres more or less.



Harry Babicka

Adjusted Parcel 2

Being a portion of Lot 16 of the "Map of Los Robles Subdivision" filed for record August 12, 1929 in Volume X of Maps at pages 48 and 49, Santa Clara County Records, and Parcel 3 as shown on the Record of Survey Map filed for a record on August 8, 1946 in Book 9 of Maps at Page 28 Santa Clara County Records situated in the Town of Los Gatos, County of Santa Clara, State of California, more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed for record February 23, 1999 in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue; thence South 61 Degrees 23 Minutes 51 Seconds East a length of 265.17 feet to the true point of beginning;
Thence South 62 Degrees 09 Minutes 34 Seconds East a length of 95.99 feet; thence South 34 Degrees 30 Minutes 00 Seconds West a length of 190.00 feet; thence South 88 Degrees 52 Minutes 01 Seconds West a length of 9.86 feet to the point on a centerline of Worcester Lane; thence North 21 Degrees 01 Minutes 00 Seconds West a length of 81.57 feet; thence North 62 Degrees 19 Minutes 37 Seconds West a length of 67.05 feet; thence North 27 Degrees 40 Minutes 24 Seconds East a length of 124.17 feet; thence North 01 Degree 05 Minutes 25 Seconds East a length of 75.19 feet; thence South 61 Degrees 23 Minutes 51 Seconds East a length of 71.99 feet; thence South 01 Degree 05 Minutes 20 Seconds West a length of 56.37 feet to the true point of beginning.

Containing 0.622 acres more or less.



Harry Babicka

Adjusted Parcel 3

Being a portion of Lot 15 and 16 of the "Map of Los Robles Subdivision" filed for record August 12, 1929 in Volume X of Maps at pages 48 and 49, Santa Clara County Records, situated in the Town of Los Gatos, County of Santa Clara, State of California, more particularly described as follows:

Beginning at a property corner described as found 1 inch diameter axle with no tag, and shown on the Record of Survey Map filed for record February 23, 1999 in Book 712 of Maps at Page 43, Santa Clara County Records, said point being South 34 Degrees 32 Minutes 20 Seconds West a length of 232.23 feet from the southerly right of way line of Harding Avenue; thence South 34 Degrees 26 Minutes 01 Seconds a length of 211.21 feet; thence South 62 Degrees 19 Minutes 40 Seconds East a length of 226.43 feet to the true point of beginning;
Thence North 27 Degrees 40 Minutes 24 Seconds East a length of 65.60 feet; thence South 62 Degrees 19 Minutes 37 Seconds East a length of 67.05 feet; thence South 21 Degrees 01 Minutes 00 Seconds East a length of 81.57 feet; thence North 88 Degrees 52 Minutes 01 Seconds East a length of 9.86 feet to the point on a center line of Worcester Lane; thence South 34 Degrees 30 Minutes 00 Seconds West a length of 210.61 feet; thence North 62 Degrees 19 Minutes 40 Seconds West a length of 209.86 feet; thence North 34 Degrees 17 Minutes 08 Seconds East a length of 128.87 feet; thence North 79 Degrees 48 Minutes 23 Seconds East a length of 105.25 to the true point of beginning.

Containing 1.031 acres more or less.



Harry Babicka