

TRACT 10657

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF ALL OF TRACT ONE,
PARCELS TWO, THREE, AND FOUR; A PORTION OF TRACT ONE, PARCEL ONE,
AND A PORTION OF TRACT TWO, AS ALL ARE DESCRIBED IN THAT GRANT DEED
RECORDED AS DOCUMENT NO. 25884750 OF SANTA CLARA COUNTY RECORDS.
TOWN OF LOS GATOS, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON • (925) 886-0322
ROSEVILLE • (916) 788-4456
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• SURVEYORS • PLANNERS
JANUARY 2026

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 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 AS AN EASEMENT FOR PUBLIC PURPOSES.

1. THE AREAS DELINEATED "PUBLIC ACCESS EASEMENT" (PAE) ARE OFFERED FOR DEDICATION TO THE PUBLIC FOR THE PURPOSE OF PUBLIC PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS.
2. THE AREAS DELINEATED "PUBLIC SERVICE EASEMENT" (PSE) ARE OFFERED FOR DEDICATION TO THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING UNDERGROUND PUBLIC UTILITIES INCLUDING ELECTRIC, GAS, CABLE TELEVISION, COMMUNICATION, STORM DRAIN, WATER, IRRIGATION AND APPURTENANCES THEREO CONTAINED WITHIN THE PUE ARE PRIVATE STORM DRAIN FACILITIES. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR SUBSEQUENT HOMEOWNER'S ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
3. THE AREAS DELINEATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE) ARE OFFERED FOR DEDICATION TO THE PUBLIC FOR THE PURPOSE OF EMERGENCY VEHICLE INGRESS AND EGRESS.

THE ABOVE MENTIONED EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS, STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THEREO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS, AND TREES OR DEEP ROOTED SHRUBS.

WE HEREBY RESERVE AN EASEMENT FOR PRIVATE STORM DRAIN FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "PSE". THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE STORM DRAIN FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR SUBSEQUENT HOMEOWNER'S ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

WE HEREBY RESERVE AN EASEMENT FOR PRIVATE SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "PSS". THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR SUBSEQUENT HOMEOWNER'S ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

WE HEREBY RESERVE AN EASEMENT FOR SOIL WAIL AND/OR FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "SW". THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE SOIL WAIL AND/OR FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR SUBSEQUENT HOMEOWNER'S ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS.

THE AREAS DESIGNATED PARCEL A, PARCEL B, PARCEL C, PARCEL D, PARCEL E & PARCEL F ARE NOT OFFERED FOR DEDICATION FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE PURPOSE OF PRIVATE STREETS/PARKING, UTILITIES, DRAINAGE, AND PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS MAP. SAID PARCELS ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

OWNER'S STATEMENT (CONTINUED)

THE AREA DESIGNATED PARCEL G, PARCEL H & PARCEL I IS NOT OFFERED FOR DEDICATION FOR USE BY THE GENERAL PUBLIC BUT IS RESERVED FOR THE PURPOSE OF OPEN SPACE, UTILITIES, DRAINAGE, AND PRIVATE PEDESTRIAN INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS MAP. SAID PARCEL IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS MAP.

THE AREA DESIGNATED "DESIGNATED REMAINDER" IS TO BE RETAINED BY THE OWNER.

AS OWNER:

SUMMERHILL SO ILSR LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: SUMMERHILL LUL VENTURE LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: SUMMERHILL LUL VENTURE MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: SUMMERHILL HOMES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Kevin Ebrahimi BY: Jason R. Biggs

NAME (PRINT): KEVIN EBRAHIMI NAME (PRINT): JASON R. BIGGS

TITLE: SR. VICE PRESIDENT TITLE: SR. VICE PRESIDENT

DATE: 1/14/26 DATE: 1/14/26

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 SANTA CLARA }

ON 1/14/26 BEFORE ME, JUDY LEPULE, A NOTARY PUBLIC, PERSONALLY APPEARED KEVIN EBRAHIMI, 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: Judy Lepule

NAME (PRINT): JUDY LEPULE

PRINCIPAL (COUNTY OF) BUSINESS: SANTA CLARA COUNTY

MY COMMISSION NUMBER: 2399135

MY COMMISSION EXPIRES: MARCH 30, 2026

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 SANTA CLARA }

ON 1/14/26 BEFORE ME, JUDY LEPULE, A NOTARY PUBLIC, PERSONALLY APPEARED JASON R. BIGGS, 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: Judy Lepule

NAME (PRINT): JUDY LEPULE

PRINCIPAL (COUNTY OF) BUSINESS: SANTA CLARA COUNTY

MY COMMISSION NUMBER: 2399135

MY COMMISSION EXPIRES: MARCH 30, 2026

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 SUMMERHILL CONSTRUCTION COMPANY IN JANUARY OF 2026. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2028, 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.

1/14/2026
DATE



Mark H. Weber
MARK H. WEBER, P.C.S.
L.S. NO. 7960

RECORDER'S STATEMENT

FILED THIS 14 DAY OF JANUARY, 2026, AT SANTA CLARA IN BOOK 10657 OF MAPS AT REQUEST OF FIRST AMERICAN TITLE COMPANY.

FILE NO. _____ (SANTA CLARA COUNTY) RECORDER

FILE NO. _____ BY: _____ DEPUTY

FILE NO. _____ BY: _____ DEPUTY

TRACT 10657

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF ALL OF TRACT ONE,
PARCELS TWO, THREE, AND FOUR; A PORTION OF TRACT ONE, PARCEL ONE;
AND A PORTION OF TRACT TWO, AS ALL ARE DESCRIBED IN THAT GRANT DEED
RECORDED AS DOCUMENT NO. 25884750 OF SANTA CLARA COUNTY RECORDS.
TOWN OF LOS GATOS, SANTA CLARA COUNTY, CALIFORNIA



CIVIL ENGINEERS • SURVEYORS • PLANNERS
JANUARY 2026

SAN RAMON • (925) 886-0322
ROSEVILLE • (916) 766-4498
WWW.CBANDCO.COM

TRUSTEE'S STATEMENT

THE UNDERSIGNED, TRSTE, INC., A VIRGINIA CORPORATION, AS TRUSTEE UNDER THE DOCUMENT RECORDED OCTOBER 15, 2025 AS DOCUMENT NO. 25884752, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP TRACT 10657, AND JOINS IN ALL OFFERS OF DEDICATION HEREIN.

BY: _____ DATE: _____

NAME (PRINT): _____ 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 _____ SS.
COUNTY OF _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSON "ALL 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(ES), 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: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

TITLE NOTES

THE LANDS INCLUDED WITHIN THIS TRACT MAP ARE SUBJECT TO THE FOLLOWING TERMS AND PROVISIONS:

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT," RECORDED MARCH 27, 1925 AS BOOK 147, PAGE 290 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT REGARDING FEE CREDIT SAVINGS," RECORDED OCTOBER 15, 2025 AS INSTRUMENT NO. 25884751 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED OCTOBER 15, 2025 AS INSTRUMENT NO. 25884753 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED OCTOBER 15, 2025 AS INSTRUMENT NO. 25884752 OF OFFICIAL RECORDS.

SIGNATURE OMISSIONS:

PURSUANT TO GOVERNMENT CODE SECTION 86436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- SAN JOSE WATER: AN EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 7, 2012 AS DOCUMENT NO. 21942580 OF OFFICIAL RECORDS.

STATEMENT OF THE COUNCIL OF THE TOWN OF LOS GATOS

IT IS ORDERED THAT THE PARCEL MAP OR MAP OF TRACT 10657 IS HEREBY APPROVED, THAT ALL STREETS, ROADS, EASEMENT AND OTHER PARCELS OF LAND SHOWN UPON SAID MAP, AND THEREIN OFFERED FOR DEDICATION ARE HEREBY ACCEPTED FOR THE PURPOSES OF 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

TOWN ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP DESIGNATED "TRACT 10657" THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP ANY APPROVED ALTERATION 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 HAVE BEEN COMPLIED WITH.

1/22/2026
DATE



GARY HEAP
TOWN ENGINEER
RCE NO. 52355

TOWN SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP DESIGNATED "TRACT 10657," AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

1-16-26
DATE



DEAN A. JURADO
ACTING TOWN SURVEYOR
PLS 9032

SOILS / GEOTECHNICAL REPORT NOTE

A GEOTECHNICAL ASSESSMENT WAS PREPARED BY ENGeo, DATED MARCH 19, 2025 PROJECT NO. 23306.000.001, SIGNED BY GREGORY CUBBON, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

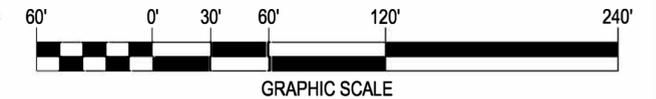
TRACT 10657

CONSISTING OF 11 SHEETS
 BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCELS ONE, TWO, AND THREE AS DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NO. 13902603, A PORTION OF PARCEL FOUR AS DESCRIBED IN THAT QUITCLAIM DEED RECORDED AS DOCUMENT NO. 13172176, AND A PORTION OF THE PARCEL OF LAND DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NO. 15135755, ALL OF SANTA CLARA COUNTY RECORDS.



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 www.cbands.com

CIVIL ENGINEERS SURVEYORS PLANNERS
 SCALE: 1" = 60' DECEMBER 2025



LINE TABLE		
NO	BEARING	LENGTH
L1	N89°28'45"E	43.30'
L2	N77°40'36"W	43.11'
L3	N34°15'10"E	3.17'
L4	N22°49'11"E	10.00'
L5	N77°40'36"W	56.73'

SARATOGA-LOS GATOS ROAD

TOWN OF LOS GATOS
 5662 OR 584

HUSAIN
 22457253

PORTION OF
 DOC. NO. 15135755

THIS PARCEL IS ENCUMBERED BY A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ACCESS, PARKING, ASSEMBLY AND RELATED PURPOSES IN FAVOR OF PARCELS ONE, TWO, AND THREE OF DOC. NO. 13902603.

PARCEL TWO
 DOC. NO.
 13902603

PARCEL ONE
 DOC. NO.
 13902603

PORTION OF
 PARCEL FOUR
 DOC. NO. 13172176

DESIGNATED REMAINDER
 (NOT A PART)

PARCEL THREE
 DOC. NO. 13902603

BELLA VISTA AVENUE

LOS GATOS UNION SCHOOL DISTRICT
 29 M 21

BROWN
 24896801

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENTS MARKING THE EASTERN LINE OF STATE HIGHWAY 17 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R.63.13, THE BEARING BEING N78°26'24"E.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENT
- FOUND MONUMENT AS NOTED
- SET STANDARD STREET MONUMENT, LS 7960
- PSE PUBLIC SERVICE EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R.63.13 (R63018)(GRID)
- (2) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R.63.13A (R63019)(GRID)
- (3) RECORD OF SURVEY OF THE LANDS OF IGNAZIO PRESTIGIACOMO (93 M 7)
- (4) MAP OF THE BRAGDON SUBDIVISION (P-M 29)
- (5) RECORD OF SURVEY OF PORTIONS OF LANDS OF LOS GATOS UNION HIGH SCHOOL DISTRICT (29 M 21)
- (6) RECORD OF SURVEY (913 M 16)

EASEMENT NOTE

EASEMENTS WHICH AFFECT THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED FROM RECORD INFORMATION ARE AS FOLLOWS:

1. EASEMENT FOR WATER MAIN AND INCIDENTAL PURPOSES PER BOOK 18 OF DEEDS, PAGE 88 OF OFFICIAL RECORDS.

BOUNDARY NOTES:

1. ALIGNMENT OF BELLA VISTA AVENUE AND SOUTHEASTERN TRACT BOUNDARY ESTABLISHED BY SPLITTING CURBS ON LOS GATOS BOULEVARD AND HOLDING PARALLEL THERETO. NO CURBS, GUTTERS, OR SIDEWALK EXIST ON BELLA VISTA AVENUE.
2. A PORTION OF THE NORTHERN RIGHT OF WAY OF BELLA VISTA AVENUE IS LABELED HEREON IN ORDER TO TIE THE TRACT BOUNDARY TO THE FOUND IRON PIPE THEREON. THE ENTIRETY OF THE DESIGNATED REMAINDER IS UNSURVEYED AND NOT A PART OF THIS SUBDIVISION.

NOTES:

1. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
2. TIES ARE PERPENDICULAR TO CENTERLINES AND MONUMENTS LINES UNLESS OTHERWISE NOTED.
3. DUE TO ROUNDING, THE SUM OF THE INTERMEDIATE DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. THE AREA WITHIN THE SUBDIVISION BOUNDARY IS 8.009 AC±.

TRACT 10657

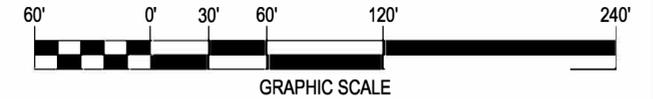
CONSISTING OF 11 SHEETS
 BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCELS ONE, TWO,
 AND THREE AS DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT
 NO. 13902603, A PORTION OF PARCEL FOUR AS DESCRIBED IN THAT QUITCLAIM
 DEED RECORDED AS DOCUMENT NO. 13172176, AND A PORTION OF THE PARCEL
 OF LAND DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NO.
 15135755, ALL OF SANTA CLARA COUNTY RECORDS.



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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 60' DECEMBER 2025

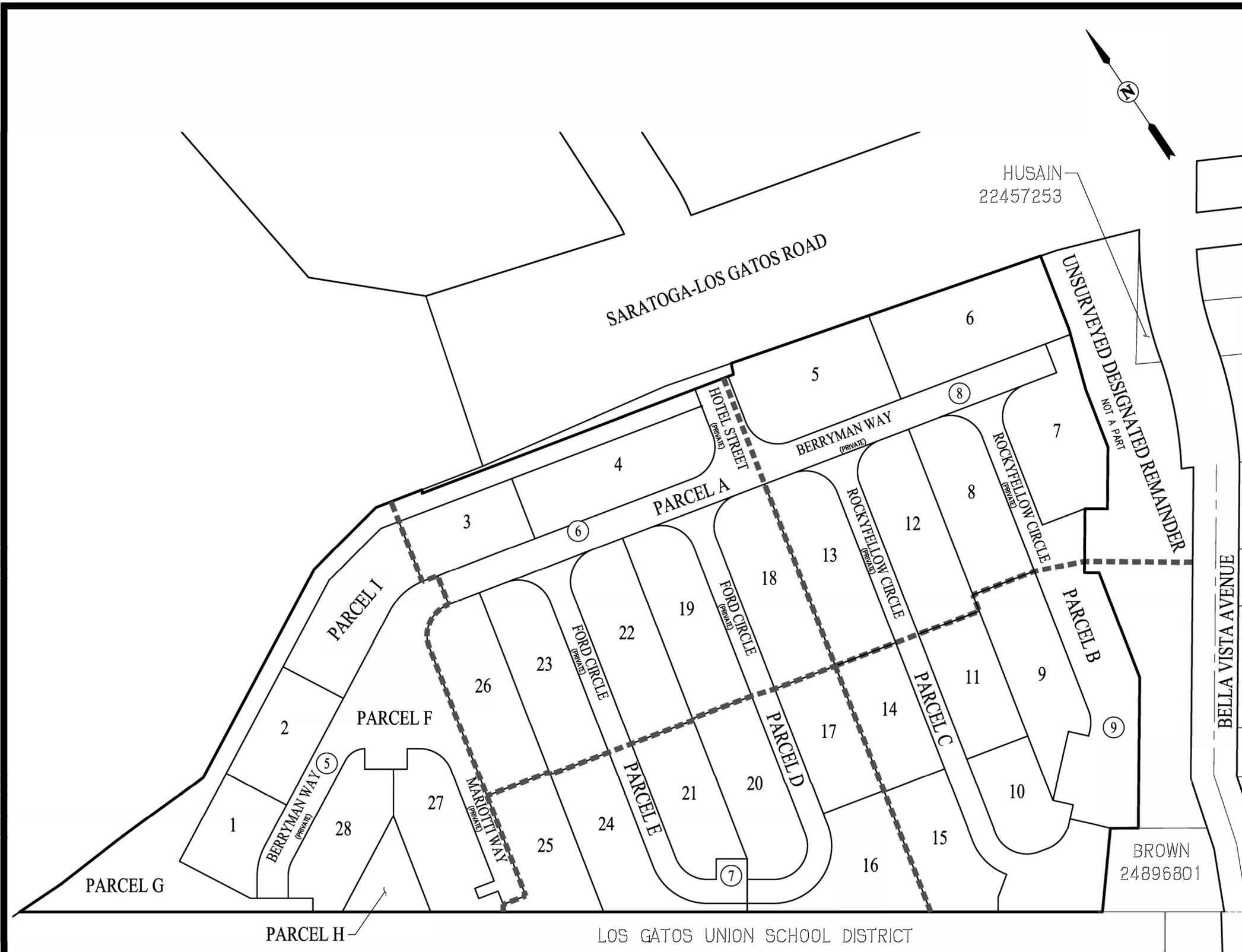


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND 6"x6"
 CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENTS MARKING THE EASTERN
 LINE OF STATE HIGHWAY 17 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF
 WAY RECORD MAP R.63.13, THE BEARING BEING N78°26'24"E.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
PSE	PUBLIC SERVICE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
	SHEET LIMIT
	SHEET NUMBER



PRELIMINARY

TRACT 10657

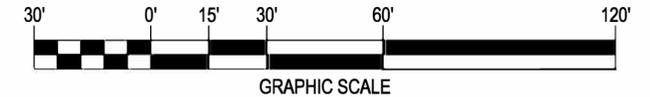
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' DECEMBER 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENTS MARKING THE EASTERN LINE OF STATE HIGHWAY 17 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R.63.13, THE BEARING BEING N78°26'24"E.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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	FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENT
	FOUND MONUMENT AS NOTED
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PSE	PUBLIC SERVICE EASEMENT
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EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT

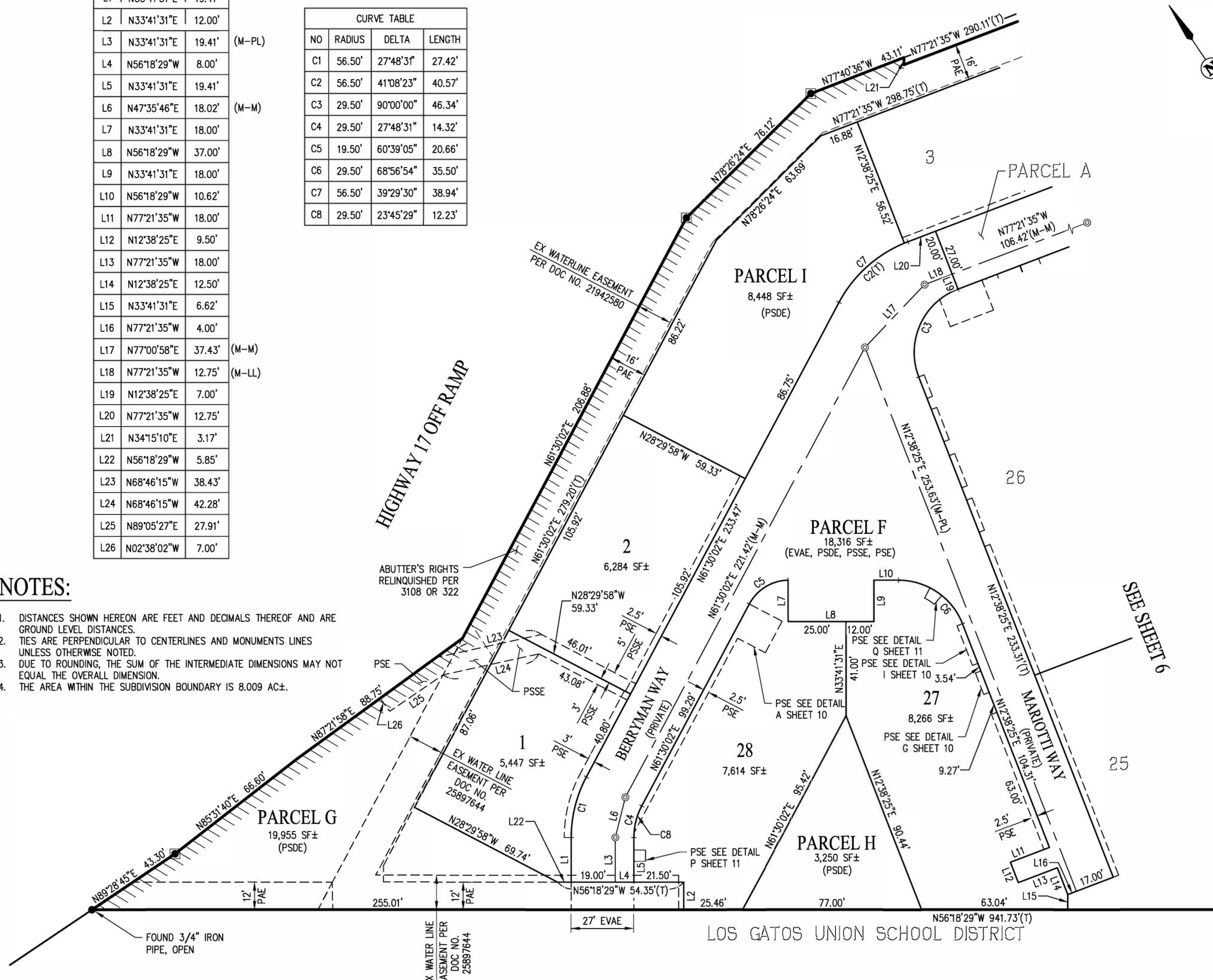
REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R.63.13 (R63018)(GRID)
- (2) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R.63.13A (R63019)(GRID)
- (3) RECORD OF SURVEY OF THE LANDS OF IGNAZIO PRESTIGIACOMO (93 M 7)
- (4) MAP OF THE BRAGDON SUBDIVISION (P.M. 29)
- (5) RECORD OF SURVEY OF PORTIONS OF LANDS OF LOS GATOS UNION HIGH SCHOOL DISTRICT (29 M-21)
- (6) RECORD OF SURVEY (913 M 16)

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°41'31"E	19.41'
L2	N33°41'31"E	12.00'
L3	N33°41'31"E	19.41'
L4	N56°18'29"W	8.00'
L5	N33°41'31"E	19.41'
L6	N47°35'46"E	18.02'
L7	N33°41'31"E	18.00'
L8	N56°18'29"W	37.00'
L9	N33°41'31"E	18.00'
L10	N56°18'29"W	10.62'
L11	N77°21'35"W	18.00'
L12	N12°38'25"E	9.50'
L13	N77°21'35"W	18.00'
L14	N12°38'25"E	12.50'
L15	N33°41'31"E	6.62'
L16	N77°21'35"W	4.00'
L17	N77°00'58"E	37.43'
L18	N77°21'35"W	12.75'
L19	N12°38'25"E	7.00'
L20	N77°21'35"W	12.75'
L21	N34°15'10"E	3.17'
L22	N56°18'29"W	5.85'
L23	N68°46'15"W	38.43'
L24	N68°46'15"W	42.28'
L25	N89°05'27"E	27.91'
L26	N02°38'02"W	7.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	56.50'	27°48'31"	27.42'
C2	56.50'	41°08'23"	40.57'
C3	29.50'	90°00'00"	46.34'
C4	29.50'	27°48'31"	14.32'
C5	19.50'	60°39'05"	20.66'
C6	29.50'	68°56'54"	35.50'
C7	56.50'	39°29'30"	38.94'
C8	29.50'	23°45'29"	12.23'

- NOTES:**
- DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
 - TIES ARE PERPENDICULAR TO CENTERLINES AND MONUMENTS LINES UNLESS OTHERWISE NOTED.
 - DUE TO ROUNDING, THE SUM OF THE INTERMEDIATE DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
 - THE AREA WITHIN THE SUBDIVISION BOUNDARY IS 8.009 AC±.



SARATOGA-LOS GATOS ROAD

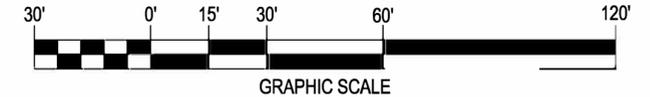
TRACT 10657

CONSISTING OF 11 SHEETS
 BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCELS ONE, TWO, AND THREE AS DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NO. 13902603, A PORTION OF PARCEL FOUR AS DESCRIBED IN THAT QUITCLAIM DEED RECORDED AS DOCUMENT NO. 13172176, AND A PORTION OF THE PARCEL OF LAND DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NO. 15135755, ALL OF SANTA CLARA COUNTY RECORDS.



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CIVIL ENGINEERS SURVEYORS PLANNERS
 SCALE: 1" = 30'
 DECEMBER 2025



BASIS OF BEARINGS:

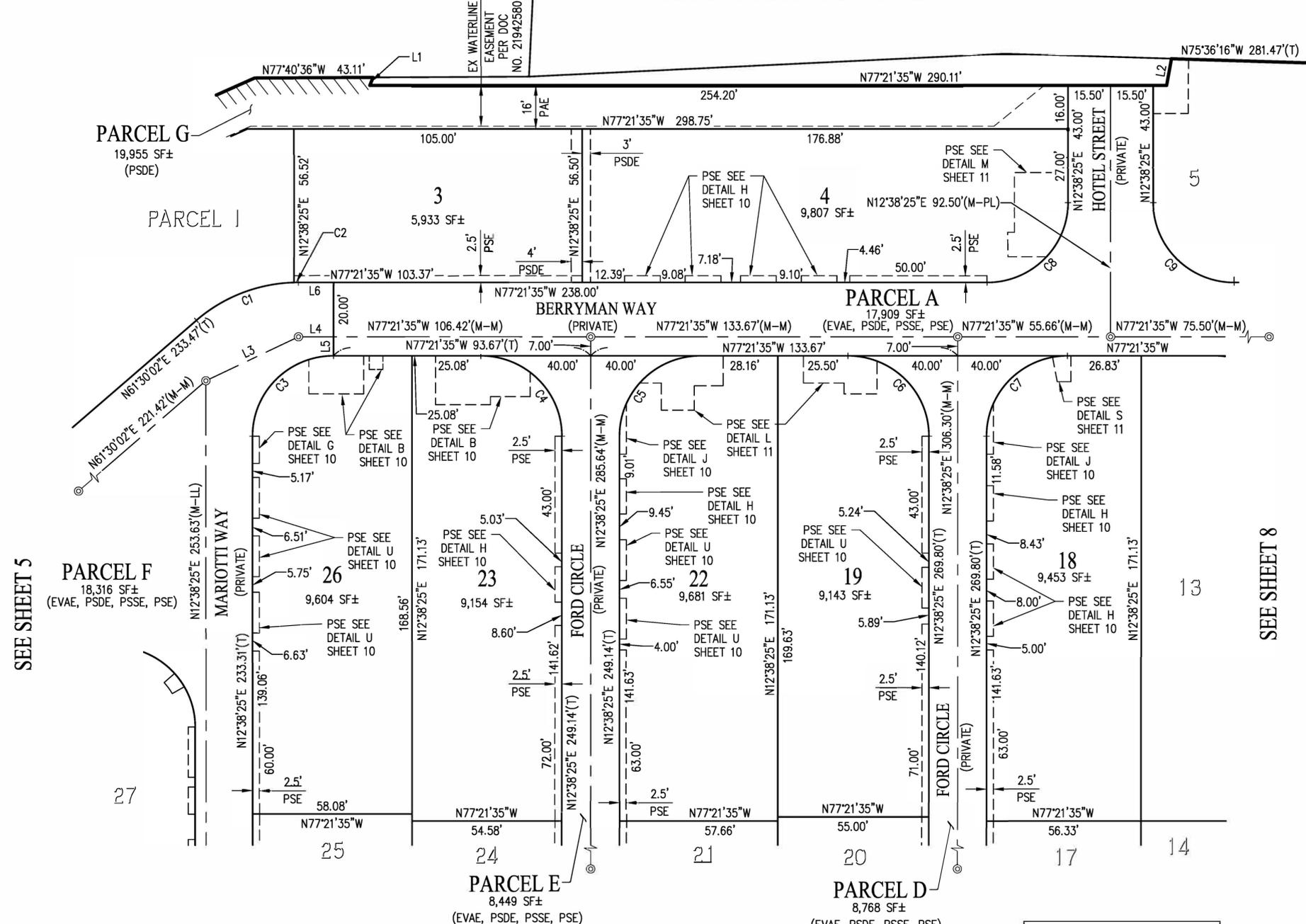
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENTS MARKING THE EASTERN LINE OF STATE HIGHWAY 17 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R.63.13, THE BEARING BEING N78°26'24"E.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
PSE	PUBLIC SERVICE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
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- (2) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R.63.13A (R63019)(GRID)
- (3) RECORD OF SURVEY OF THE LANDS OF IGNAZIO PRESTIGIACOMO (93 M 7)
- (4) MAP OF THE BRAGDON SUBDIVISION (P.M. 29)
- (5) RECORD OF SURVEY OF PORTIONS OF LANDS OF LOS GATOS UNION HIGH SCHOOL DISTRICT (29 M-21)
- (6) RECORD OF SURVEY (913 M 16)



NOTES:

1. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
2. TIES ARE PERPENDICULAR TO CENTERLINES AND MONUMENTS LINES UNLESS OTHERWISE NOTED.
3. DUE TO ROUNDING, THE SUM OF THE INTERMEDIATE DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. THE AREA WITHIN THE SUBDIVISION BOUNDARY IS 8.009 AC±.

SEE SHEET 7

NO	RADIUS	DELTA	LENGTH
C1	56.50'	41°08'23"	40.57'
C2	56.50'	1°38'53"	1.63'
C3	29.50'	90°00'00"	46.34'
C4	29.50'	90°00'00"	46.34'
C5	29.50'	90°00'00"	46.34'
C6	29.50'	90°00'00"	46.34'
C7	29.50'	90°00'00"	46.34'
C8	29.50'	90°00'00"	46.34'
C9	29.50'	90°00'00"	46.34'

NO	BEARING	LENGTH
L1	N34°15'10"E	3.17'
L2	N22°49'11"E	10.00'
L3	N77°00'58"E	37.43'
L4	N77°21'35"W	12.75'
L5	N12°38'25"E	7.00'
L6	N77°21'35"W	12.75'

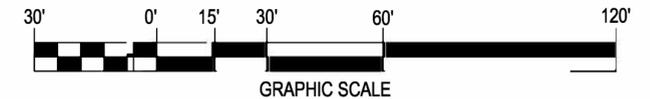
TRACT 10657

CONSISTING OF 11 SHEETS
 BEING A SUBDIVISION FOR CONDOMINIUM PURPOSES OF PARCELS ONE, TWO,
 AND THREE AS DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT
 NO. 13902603, A PORTION OF PARCEL FOUR AS DESCRIBED IN THAT QUITCLAIM
 DEED RECORDED AS DOCUMENT NO. 13172176, AND A PORTION OF THE PARCEL
 OF LAND DESCRIBED IN THAT GRANT DEED RECORDED AS DOCUMENT NO.
 15135755, ALL OF SANTA CLARA COUNTY RECORDS.



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CIVIL ENGINEERS SURVEYORS PLANNERS
 SCALE: 1" = 30' DECEMBER 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND 6"x6"
 CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENTS MARKING THE EASTERN
 LINE OF STATE HIGHWAY 17 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF
 WAY RECORD MAP R.63.13, THE BEARING BEING N78°26'24"E.

LEGEND

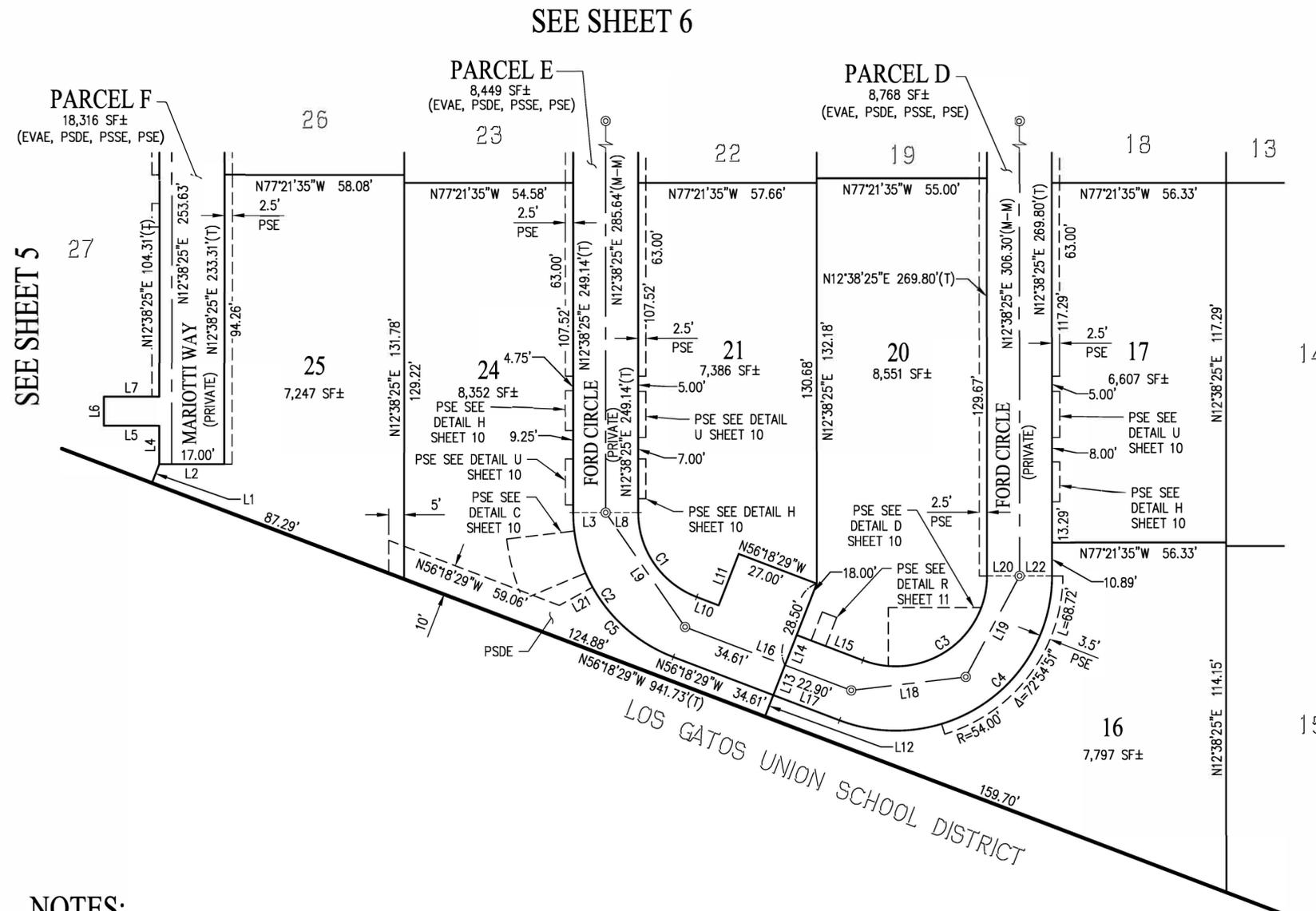
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	PUBLIC SERVICE EASEMENT
	PUBLIC ACCESS EASEMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	PRIVATE SANITARY SEWER EASEMENT

REFERENCES:

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- (5) RECORD OF SURVEY OF PORTIONS OF LANDS OF LOS GATOS UNION HIGH SCHOOL DISTRICT (29 M-21)
- (6) RECORD OF SURVEY (913 M 16)

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°41'31"E	6.62'
L2	N77°21'35"W	21.00'
L3	N77°21'35"W	10.50'
L4	N12°38'25"E	12.50'
L5	N77°21'35"W	18.00'
L6	N12°38'25"E	9.50'
L7	N77°21'35"W	18.00'
L8	N77°21'35"W	10.50'
L9	N21°50'02"W	45.28' (M-M)
L10	N56°18'29"W	7.61'
L11	N33°41'31"E	18.00'
L12	N33°41'31"E	7.50'
L13	N33°41'31"E	10.50'
L14	N33°41'31"E	10.50'
L15	N56°18'29"W	22.90' (M-M)
L16	N56°18'29"W	57.51' (M-M)
L17	N56°18'29"W	22.90' (M-M)
L18	N84°04'16"W	37.27' (M-M)
L19	N40°24'11"E	37.27' (M-M)
L20	N77°21'35"W	10.50'
L21	N73°48'08"E	12.25' (R)
L22	N77°21'35"W	10.50'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	29.50'	68°56'54"	35.50'
C2	50.50'	68°56'54"	60.77'
C3	29.50'	111°03'06"	57.18'
C4	50.50'	111°03'06"	97.88'
C5	50.50'	40°06'37"	35.35' (PSDE)



NOTES:

1. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
2. TIES ARE PERPENDICULAR TO CENTERLINES AND MONUMENTS LINES UNLESS OTHERWISE NOTED.
3. DUE TO ROUNDING, THE SUM OF THE INTERMEDIATE DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. THE AREA WITHIN THE SUBDIVISION BOUNDARY IS 8.009 AC±.

TRACT 10657

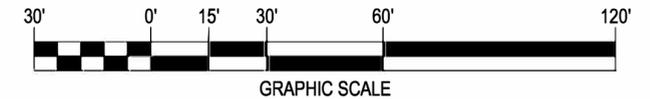
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 15135755, ALL OF SANTA CLARA COUNTY RECORDS.



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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' DECEMBER 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND 6"x6"
 CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENTS MARKING THE EASTERN
 LINE OF STATE HIGHWAY 17 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF
 WAY RECORD MAP R.63.13, THE BEARING BEING N78°26'24"E.

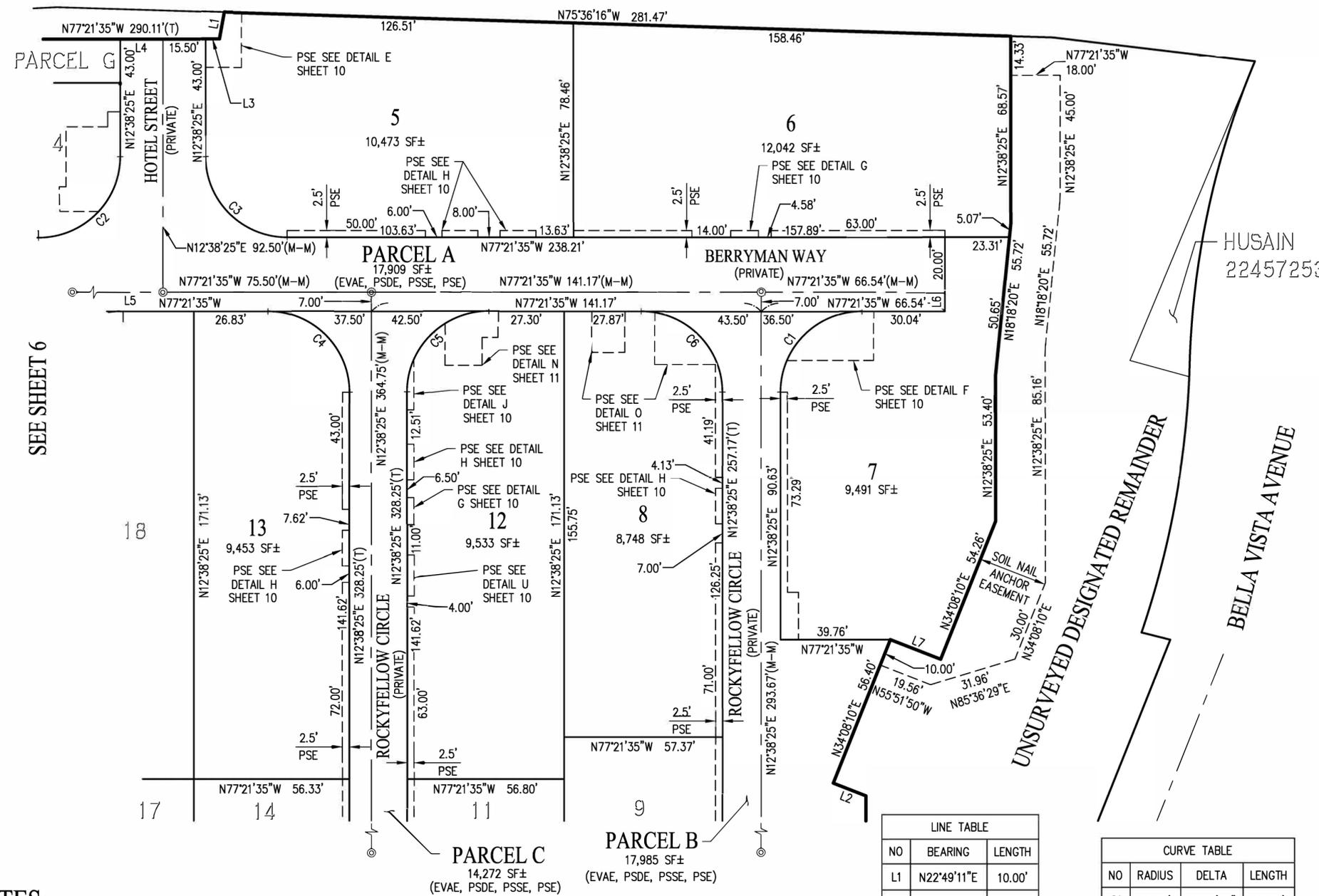
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
PSE	PUBLIC SERVICE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
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REFERENCES:

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- (6) RECORD OF SURVEY (913 M 16)

SARATOGA-LOS GATOS ROAD



LINE TABLE		
NO	BEARING	LENGTH
L1	N22°49'11"E	10.00'
L2	N55°51'50"W	12.69'
L3	N77°21'35"W	4.91'
L4	N77°21'35"W	15.50'
L5	N77°21'35"W	55.66' (M-M)
L6	N12°38'25"E	7.00'
L7	N55°51'50"W	19.56'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	29.50'	90°00'00"	46.34'
C2	29.50'	90°00'00"	46.34'
C3	29.50'	90°00'00"	46.34'
C4	29.50'	89°59'59"	46.34'
C5	29.50'	90°00'00"	46.34'
C6	29.50'	90°00'00"	46.34'

NOTES:

1. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
2. TIES ARE PERPENDICULAR TO CENTERLINES AND MONUMENTS LINES UNLESS OTHERWISE NOTED.
3. DUE TO ROUNDING, THE SUM OF THE INTERMEDIATE DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. THE AREA WITHIN THE SUBDIVISION BOUNDARY IS 8.009 AC±.

SEE SHEET 9

TRACT 10657

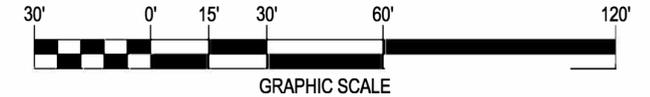
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 15135755, ALL OF SANTA CLARA COUNTY RECORDS.



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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' DECEMBER 2025



BASIS OF BEARINGS:

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 CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENTS MARKING THE EASTERN
 LINE OF STATE HIGHWAY 17 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF
 WAY RECORD MAP R.63.13, THE BEARING BEING N78°26'24"E.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
PSE	PUBLIC SERVICE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
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- (6) RECORD OF SURVEY (913 M 16)

SEE SHEET 8

PARCEL B
 17,985 SF±
 (EVAE, PSDE, PSSE, PSE)

12

8

18

13

14

11

9

SEE SHEET 7

16

15

10

PARCEL C
 14,272 SF±
 (EVAE, PSDE, PSSE, PSE)

BROWN
 24896801

LOS GATOS UNION SCHOOL DISTRICT

ROCKYFELLOW CIRCLE
 (PRIVATE)

UNSURVEYED DESIGNATED REMAINDER

BELLA VISTA AVENUE

LINE TABLE		
NO	BEARING	LENGTH
L1	N77°21'35"W	13.00'
L2	N33°41'31"E	12.88'
L3	N54°02'34"E	21.30'
L4	N77°21'35"W	7.75'
L5	N46°20'42"E	5.44'
L6	N43°39'18"W	13.50'
L7	N46°20'42"E	5.44' (M-L)
L8	N42°17'33"W	15.37'
L9	N43°39'18"W	7.50'
L10	N46°20'42"E	17.99'
L11	N43°39'18"W	18.00'
L12	N46°20'42"E	12.54'
L13	N43°39'18"W	18.00'
L14	N46°20'42"E	5.46'
L15	N30°35'09"E	25.08' (M-M)
L16	N77°21'35"W	14.00'
L17	N55°51'50"W	12.69'
L18	N77°21'35"W	8.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	50.50'	48°35'51"	42.83'
C2	29.50'	90°00'00"	46.34'
C3	29.50'	56°17'43"	28.98'
C4	29.50'	33°42'17"	17.35'

NOTES:

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TRACT 10657

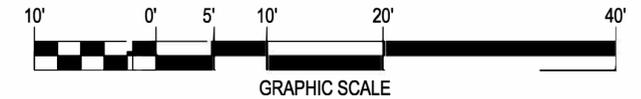
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CIVIL ENGINEERS SURVEYORS PLANNERS

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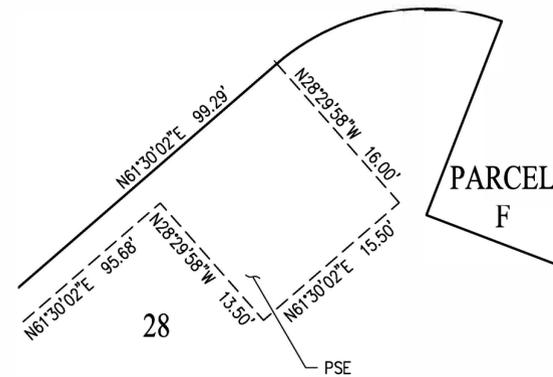
BASIS OF BEARINGS:

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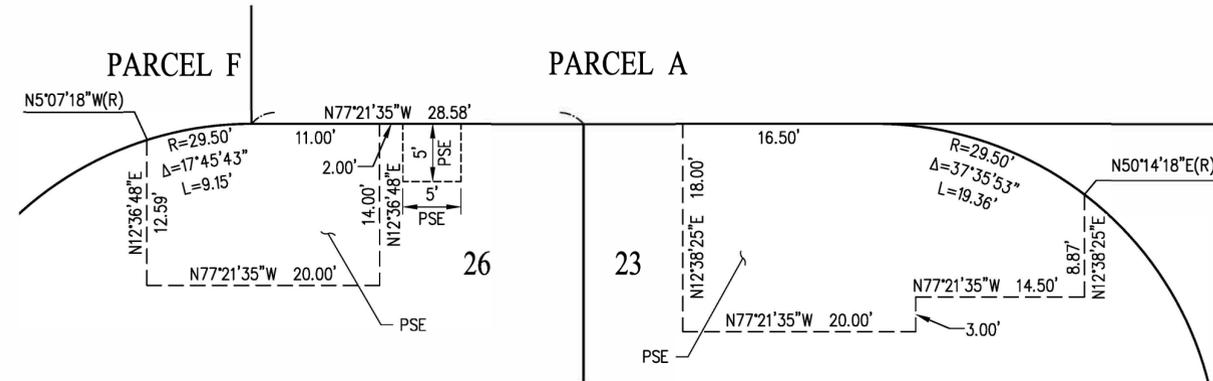
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND 6"x6" CONCRETE CALIFORNIA HIGHWAY COMMISSION MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
PSE	PUBLIC SERVICE EASEMENT
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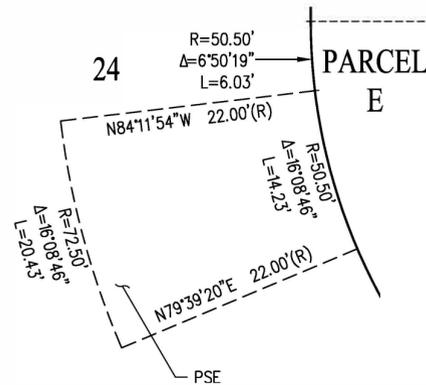
PRELIMINARY



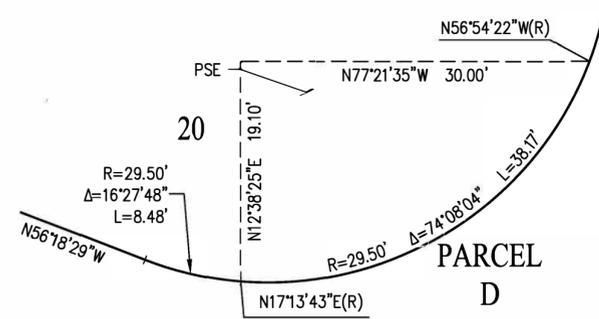
DETAIL A
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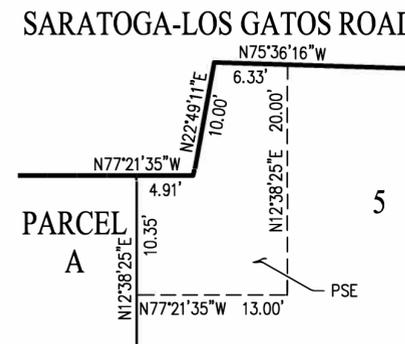
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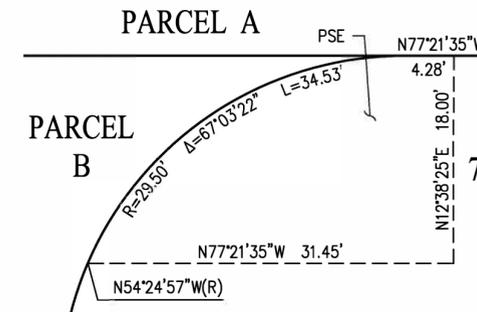
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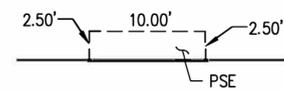
DETAIL D
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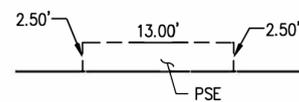
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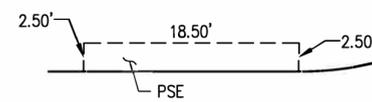
DETAIL F
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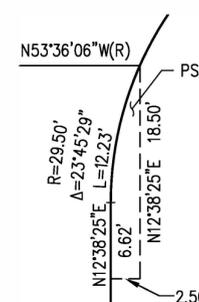
DETAIL G
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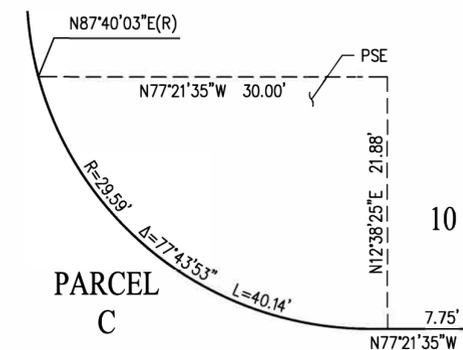
DETAIL H
NOT TO SCALE



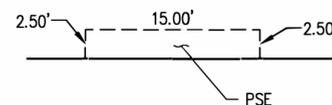
DETAIL I
NOT TO SCALE



DETAIL J
NOT TO SCALE



DETAIL K
NOT TO SCALE



DETAIL U
NOT TO SCALE

