

OWNER'S STATEMENT

I HEREBY STATE THAT I AM 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.

PUBLIC EASEMENT 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 UTILITIES AND SERVICES AND ALL APPURTENANCES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "P.S.E." (PUBLIC SERVICE EASEMENT). SAID EASEMENT 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 ROOF OVERHANGS.

PUBLIC EASEMENT FOR WIRE CLEARANCE PURPOSES OVER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "W.C.E." (WIRE CLEARANCE EASEMENT) TO BE MAINTAINED BY THE OWNER. WIRE CLEARANCE EASEMENT IS TO BE LIMITED TO BUILDINGS, STRUCTURES OR APPURTENANCES WHICH HAVE A MAXIMUM HEIGHT OF FIFTEEN FEET (15) FEET ABOVE THE GRADE AT THE LINE OF POLES.

THE TOWN OF LOS GATOS DOES HEREBY RESERVE UNTO ITSELF AN EASEMENT FOR MAINTENANCE PURPOSES DESIGNATED OR DELINEATED AS "ACCESS EASEMENT FOR MAINTENANCE ROAD" INCLUDING THE CONSTRUCTION AND MAINTENANCE OF AN ACCESS ROAD AND ASSOCIATED RETAINING WALL(S). THIS EASEMENT IS TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT WATER AND IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE TOWN OF LOS GATOS.

THERE IS ALSO SHOWN ON THE MAP AN EASEMENT FOR WATER PURPOSES DESIGNATED OR DELINEATED AS "P.W.L.E." (PRIVATE WATER LINE EASEMENT) TO BE MAINTAINED BY THE OWNER INCLUDING THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER FACILITIES. THIS EASEMENT IS TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT WATER AND IRRIGATION SYSTEMS AND APPURTENANCES THERETO LAWFUL FENCES AND ALL LAWFUL ROOF OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS BENEFITED. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE TOWN OF LOS GATOS.

PUBLIC EASEMENTS FOR EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS ("E.V.A.E.") EMERGENCY VEHICLE ACCESS EASEMENT.

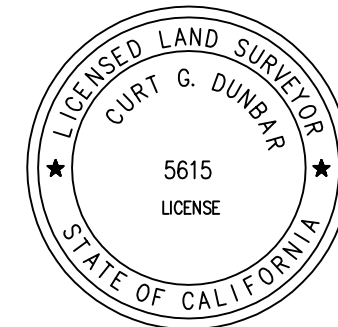
EASEMENTS FOR INGRESS AND EGRESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS ("I.E.E.").

LAUREL PREVETTI
TOWN MANAGER FOR THE TOWN OF LOS GATOS

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 THE TOWN OF LOS GATOS ON JUNE 1, 2020, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. 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 JUNE 1, 2021 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

CURT G. DUNBAR
P.L.S. 5615



PARCEL MAP

BEING A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE TOWN OF LOS GATOS BY DEED RECORDED JANUARY 23, 2009 AS DOCUMENT NO. 20554060 SITUATE IN THE TOWN OF LOS GATOS SANTA CLARA COUNTY, CALIFORNIA

ACKNOWLEDGEMENT

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

ON _____, 2021, 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 SEAL NOT REQUIRED)

SIGNATURE: _____

PRINT: _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____

NOTARY'S COMMISSION NUMBER: _____

EXPIRATION OF NOTARY'S COMMISSION: _____

TOWN ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP. THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE PRELIMINARY PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE MAP HAVE BEEN COMPLIED WITH. PURSUANT TO SECTION 66411.1 OF THE GOVERNMENT CODE, CERTAIN ONSITE IMPROVEMENTS ARE REQUIRED TO BE INSTALLED AS A CONDITION OF APPROVAL OF PRECEDING APPLICATIONS NO. S-19-029 AND M-19-010, APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF LOS GATOS ON FEBRUARY 11, 2021.

WOOJAE KIM, TOWN ENGINEER
R.C.E. NO. 59532
EXPIRES 12/31/2021

DATE

TOWN SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66450(b) AND (c) AND PURSUANT TO SUBDIVISION MAP ACT SECTION 66450(g)(4) I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DEAN ANDREW JURADO, ACTING TOWN SURVEYOR
P.L.S. NO. 9032
REGISTRATION EXPIRES: 9/30/2021

STATEMENT OF THE COUNCIL OF THE TOWN OF LOS GATOS

IT IS ORDERED THAT THE PARCEL MAP IS HEREBY APPROVED. THAT ALL THE EASEMENTS SHOWN UPON THIS MAP AND HEREBY OFFERED FOR DEDICATION ARE HEREBY ACCEPTED FOR THE PURPOSES FOR WHICH THEY ARE OFFERED.

HEREBY STATE THAT THE FOREGOING ORDER WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AT A MEETING OF SAID

HELD ON THE ____ DAY OF APRIL, 2021;

BY RESOLUTION NO. _____

TOWN CLERK
TOWN OF LOS GATOS

DATE

COUNTY RECORDER'S STATEMENT

FILE NO.: _____ FEE: _____ PAID: _____

FILED BY THIS _____ DAY OF _____, 2021, AT _____ A.M./P.M. IN

BOOK _____ OF MAPS, AT PAGE(S) _____ THRU _____, SANTA CLARA COUNTY

RECORDS, AT THE REQUEST OF THE TOWN OF LOS GATOS

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

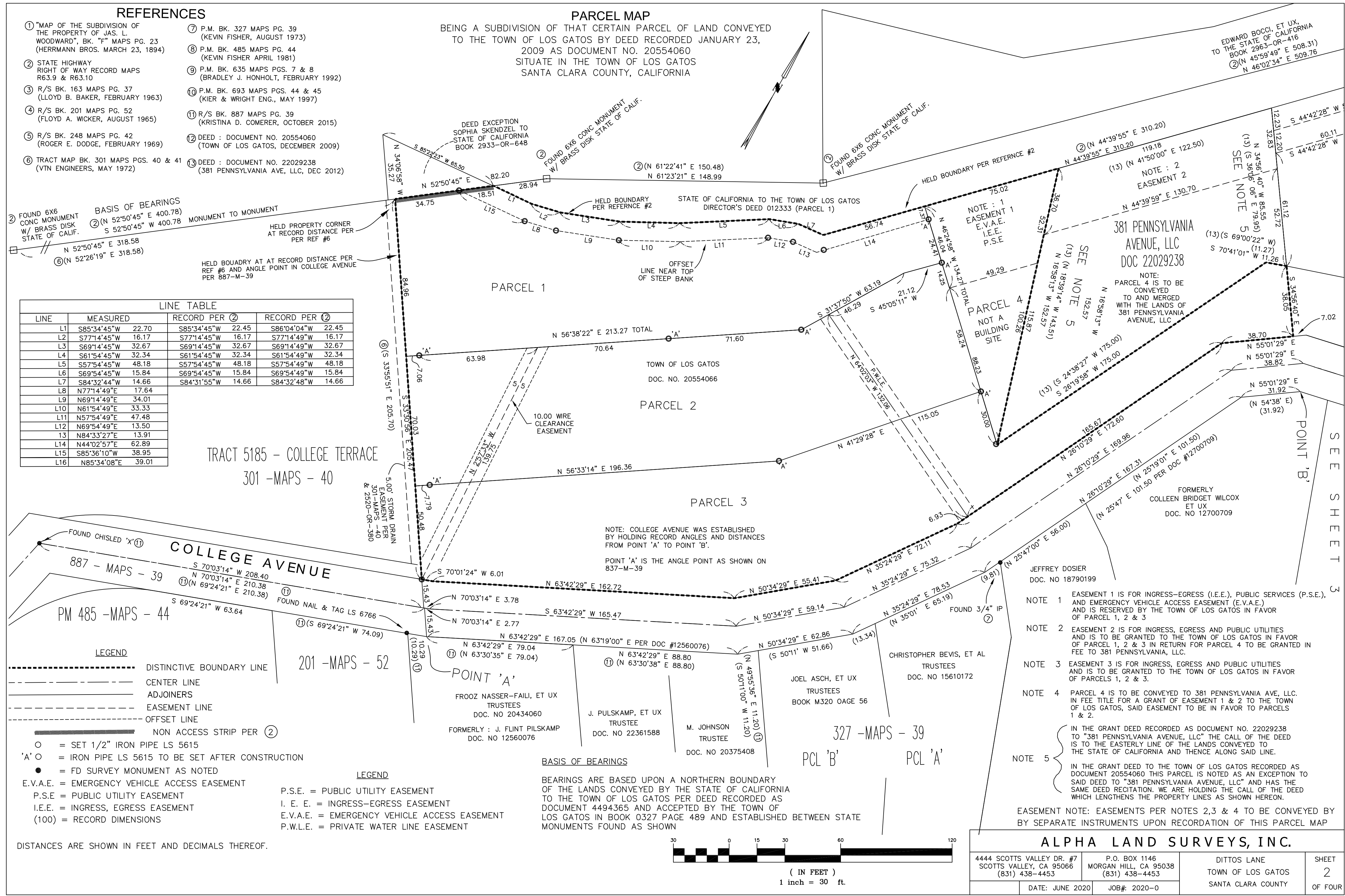
SOILS AND GEOLOGIC REPORT

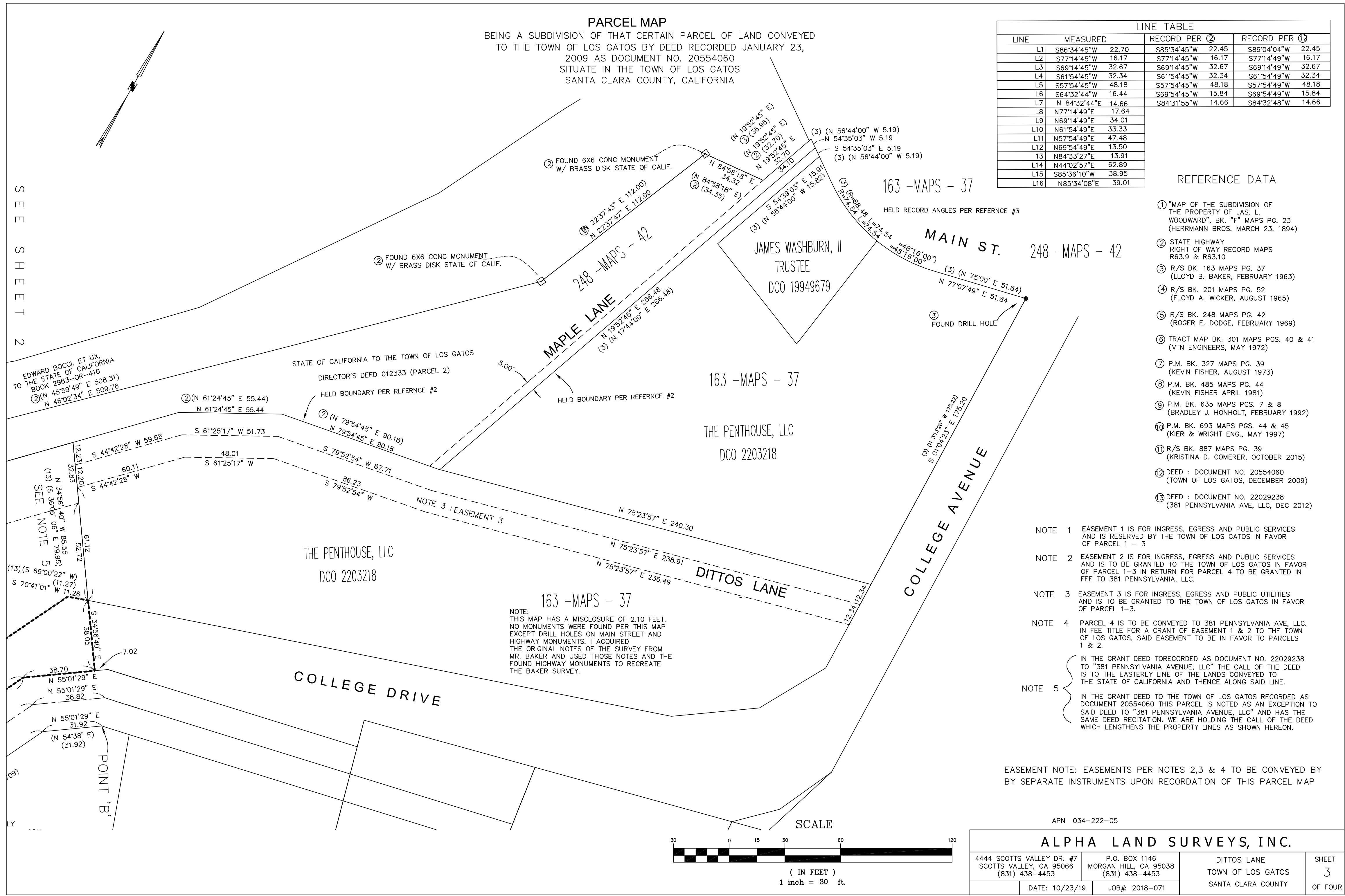
A SOIL REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY EARTH SYSTEMS DATED MAY 24, 2019 AS FILE NO. 303158-001. A COPY OF WHICH HAS BEEN FILED WITH THE TOWN OF LOS GATOS.

APN: 529-29-034

ALPHA LAND SURVEYS, INC.

4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	DITTO'S LANE TOWN OF LOS GATOS SANTA CLARA COUNTY	SHEET 1 OF FOUR
DATE: DEC 2020		JOB#: 2020-100	





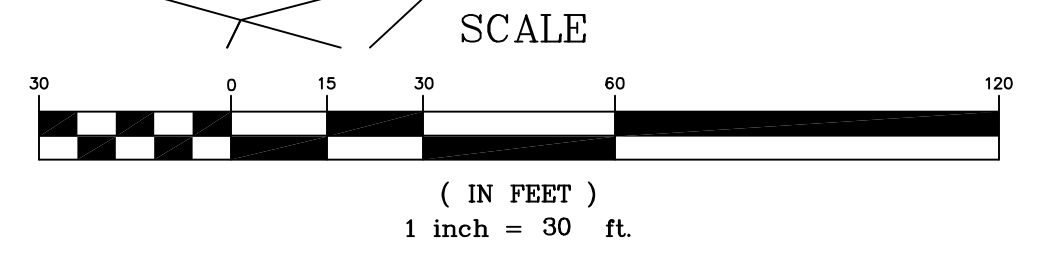
PARCEL MAP
 BEING A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND CONVEYED
 TO THE TOWN OF LOS GATOS BY DEED RECORDED JANUARY 23,
 2009 AS DOCUMENT NO. 20554060
 SITUATE IN THE TOWN OF LOS GATOS
 SANTA CLARA COUNTY, CALIFORNIA

LINE TABLE					
LINE	MEASURED	RECORD PER ②	RECORD PER ③	RECORD PER ④	RECORD PER ⑤
L1	S86°34'45"W 22.70	S85°34'45"W 22.45	S86°04'04"W 22.45		
L2	S77°14'45"W 16.17	S77°14'45"W 16.17	S77°14'49"W 16.17		
L3	S69°14'45"W 32.67	S69°14'45"W 32.67	S69°14'49"W 32.67		
L4	S61°54'45"W 32.34	S61°54'45"W 32.34	S61°54'49"W 32.34		
L5	S57°54'45"W 48.18	S57°54'45"W 48.18	S57°54'49"W 48.18		
L6	S64°32'44"W 16.44	S69°54'45"W 15.84	S69°54'49"W 15.84		
L7	N 84°32'44"E 17.64	S84°31'55"W 14.66	S84°32'48"W 14.66		
L8	N77°14'49"E 17.64				
L9	N69°14'49"E 34.01				
L10	N61°54'49"E 33.33				
L11	N57°54'49"E 47.48				
L12	N69°54'49"E 13.50				
L13	N84°33'27"E 13.91				
L14	N44°02'57"E 62.89				
L15	S85°36'10"W 38.95				
L16	N85°34'08"E 39.01				

- REFERENCE DATA**
- ① "MAP OF THE SUBDIVISION OF THE PROPERTY OF JAS. L. WOODWARD, BK. "F" MAPS PG. 23 (HERRMANN BROS. MARCH 23, 1894)
 - ② STATE HIGHWAY RIGHT OF WAY RECORD MAPS R63.9 & R63.10
 - ③ R/S BK. 163 MAPS PG. 37 (LLOYD B. BAKER, FEBRUARY 1963)
 - ④ R/S BK. 201 MAPS PG. 52 (FLOYD A. WICKER, AUGUST 1965)
 - ⑤ R/S BK. 248 MAPS PG. 42 (ROGER E. DODGE, FEBRUARY 1969)
 - ⑥ TRACT MAP BK. 301 MAPS PGS. 40 & 41 (VIN ENGINEERS, MAY 1972)
 - ⑦ P.M. BK. 327 MAPS PG. 39 (KEVIN FISHER, AUGUST 1973)
 - ⑧ P.M. BK. 485 MAPS PG. 44 (KEVIN FISHER APRIL 1981)
 - ⑨ P.M. BK. 635 MAPS PGS. 7 & 8 (BRADLEY J. HONHOLT, FEBRUARY 1992)
 - ⑩ P.M. BK. 693 MAPS PGS. 44 & 45 (KIER & WRIGHT ENG., MAY 1997)
 - ⑪ R/S BK. 887 MAPS PG. 39 (KRISTINA D. COMERER, OCTOBER 2015)
 - ⑫ DEED - DOCUMENT NO. 20554060 (TOWN OF LOS GATOS, DECEMBER 2009)
 - ⑬ DEED - DOCUMENT NO. 22029238 (381 PENNSYLVANIA AVE, LLC, DEC 2012)

- NOTE 1** EASEMENT 1 IS FOR INGRESS, EGRESS AND PUBLIC SERVICES AND IS RESERVED BY THE TOWN OF LOS GATOS IN FAVOR OF PARCEL 1-3
- NOTE 2** EASEMENT 2 IS FOR INGRESS, EGRESS AND PUBLIC SERVICES AND IS TO BE GRANTED TO THE TOWN OF LOS GATOS IN FAVOR OF PARCEL 1-3 IN RETURN FOR PARCEL 4 TO BE GRANTED IN FEE TO 381 PENNSYLVANIA, LLC.
- NOTE 3** EASEMENT 3 IS FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND IS TO BE GRANTED TO THE TOWN OF LOS GATOS IN FAVOR OF PARCEL 1-3.
- NOTE 4** PARCEL 4 IS TO BE CONVEYED TO 381 PENNSYLVANIA AVE, LLC. IN FEE TITLE FOR A GRANT OF EASEMENT 1 & 2 TO THE TOWN OF LOS GATOS, SAID EASEMENT TO BE IN FAVOR TO PARCELS 1 & 2.
- NOTE 5** IN THE GRANT DEED TO RECORDED AS DOCUMENT NO. 22029238 TO "381 PENNSYLVANIA AVENUE, LLC" THE CALL OF THE DEED IS TO THE EASTERLY LINE OF THE LANDS CONVEYED TO THE STATE OF CALIFORNIA AND THENCE ALONG SAID LINE.
- IN THE GRANT DEED TO THE TOWN OF LOS GATOS RECORDED AS DOCUMENT 20554060 THIS PARCEL IS NOTED AS AN EXCEPTION TO SAID DEED TO "381 PENNSYLVANIA AVENUE, LLC" AND HAS THE SAME DEED RECITATION. WE ARE HOLDING THE CALL OF THE DEED WHICH LENGTHENS THE PROPERTY LINES AS SHOWN HEREON.

EASEMENT NOTE: EASEMENTS PER NOTES 2,3 & 4 TO BE CONVEYED BY SEPARATE INSTRUMENTS UPON RECORDATION OF THIS PARCEL MAP



APN 054-222-05

ALPHA LAND SURVEYS, INC.

4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	DITTOS LANE TOWN OF LOS GATOS SANTA CLARA COUNTY	SHEET 3 OF FOUR
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DATE: 10/23/19 JOB#: 2018-071

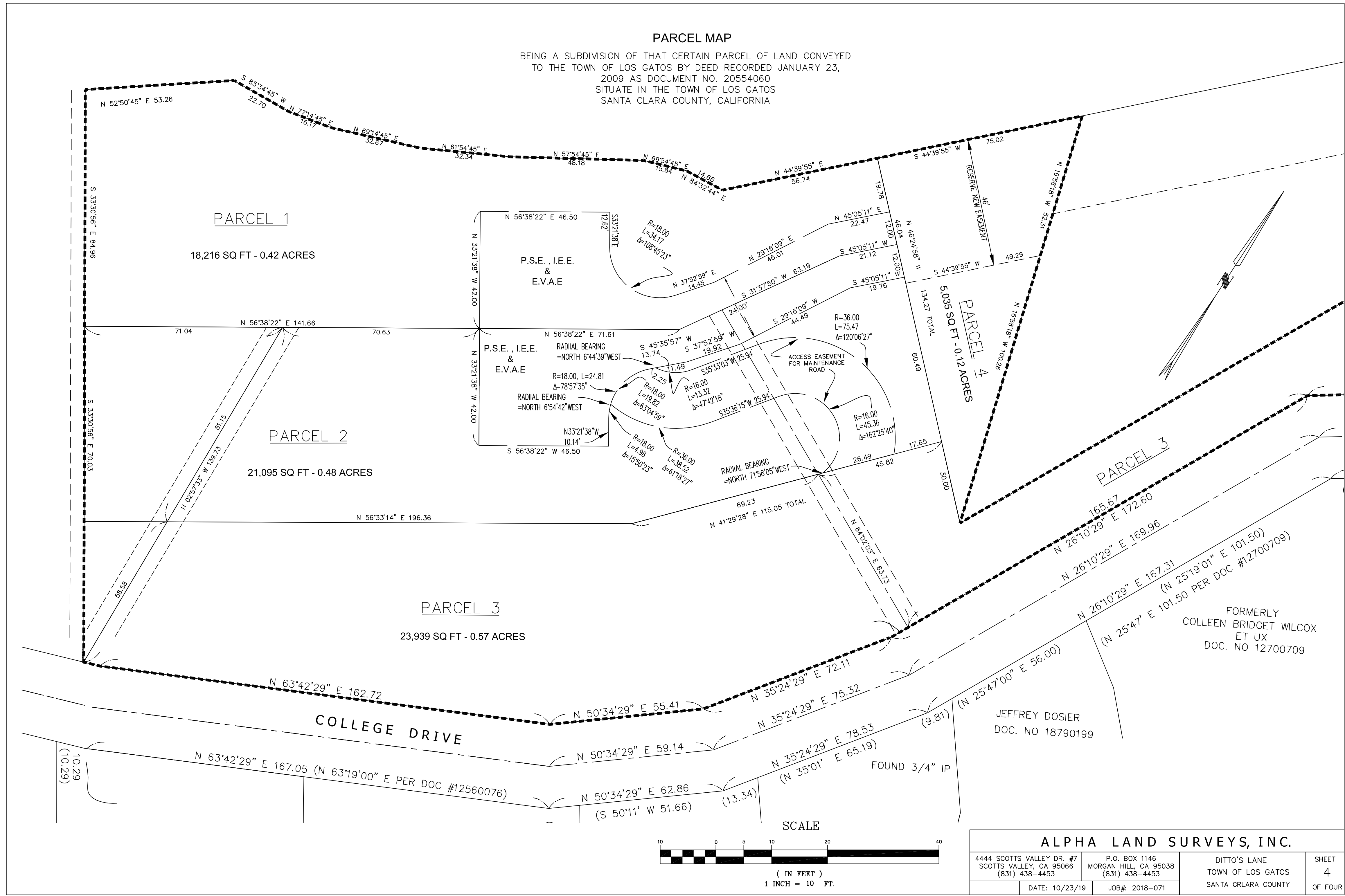
SEE SHEET 2

SEE NOTE 5

POINT 'B'

PARCEL MAP

BEING A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND CONVEYED
TO THE TOWN OF LOS GATOS BY DEED RECORDED JANUARY 23,
2009 AS DOCUMENT NO. 20554060
SITUATE IN THE TOWN OF LOS GATOS
SANTA CLARA COUNTY, CALIFORNIA



ALPHA LAND SURVEYS, INC.			
4444 SCOTT'S VALLEY DR. #7 SCOTT'S VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	DITTO'S LANE TOWN OF LOS GATOS SANTA CLARA COUNTY	SHEET 4 OF FOUR
DATE: 10/23/19	JOB#: 2018-071		