

OWNER’S STATEMENT

OWNER 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 UPON THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON, AND DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT), PARKING STALLS ARE EXCLUDED FROM THE LIMITS OF THE E.V.A.E., AND THE PERPETUAL MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

PUBLIC UTILITY EASEMENT (P.U.E.)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: CERTAIN PUBLIC UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO POLES, ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND WRES, GAS AND ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

PRIVATE STREETS
WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS "MADISON TERRACE". THE PRIVATE STREETS CONTAINED WITH THIS MAP ARE NOT OFFERED NOR ARE THEY ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT (P.I.E.E.)
WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS PURPOSES UPON AND OVER LOTS 1 THROUGH 7 AS DELINEATED HEREON AND DESIGNATED AS "P.I.E.E" (PRIVATE INGRESS AND EGRESS EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE. PARKING STALLS ARE EXCLUDED FROM THE LIMITS OF THE P.I.E.E.

PRIVATE WATER, STORM, FIRE, SANITARY SEWER EASEMENTS
WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS UPON AND OVER LOTS 1 THROUGH 7 FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "P.W.E." (PRIVATE WATER EASEMENT), "P.F.S.E." (PRIVATE FIRE SERVICE EASEMENT), "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT), "P.S.S.E." (PRIVATE SANITARY SEWER EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

COMMON PARKING EASEMENT
WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS PARKING AREAS DELINEATED HEREON AND DESIGNATED AS "C.P.E." (COMMON PARKING EASEMENT). THE PERPETUAL MAINTENANCE AND/OR REPAIR OF PARKING AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

KEEP "OPEN AND FREE"
ALL OF HEREIN DESCRIBED EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT THOSE APPURTENANCES ASSOCIATED WITH THE DEFINED EASEMENTS.

AS OWNER:
MADISON TERRACE, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

OWNER’S ACKNOWLEDGEMENT

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:

SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

SOILS REPORT NOTE:

A SOILS REPORT HAS BEEN PREPARED BY BERLOGER STEVENS & ASSOCIATES, ENTITLED "DESIGN LEVEL GEOTECHNICAL INVESTIGATOR", DATED NOVEMBER 8, 2013, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

CITY CLERK’S STATEMENT

I HEREBY STATE THAT CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE ____ DAY OF _____, 20____, DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO. 10285 AS SHOWN HEREON AND ACCEPTED SUBJECT TO COMPLETION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS ON BEHALF OF THE PUBLIC. ALL EASEMENTS OFFERED FOR DEDICATION IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

DATED: _____
KATHLEEN FRANCO SIMMONS
CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

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 MARIANI FAMILY ON NOVEMBER 7, 2012. 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, 2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

JOHN C. BERRY
R.C.E. #18720

DATED: _____



CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT 10285; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS 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, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATED: _____
CRAIG M. MOBECK
CITY ENGINEER
RCE # 64496
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: _____
ROGER HIGDON
RCE #21755

RECORDER’S STATEMENT

FILED THIS ____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF _____.

FILE NO.: _____ REGINA ALCOMENDRAS,
COUNTY RECORDER
FEE: _____ SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

TRACT MAP NO. 10285

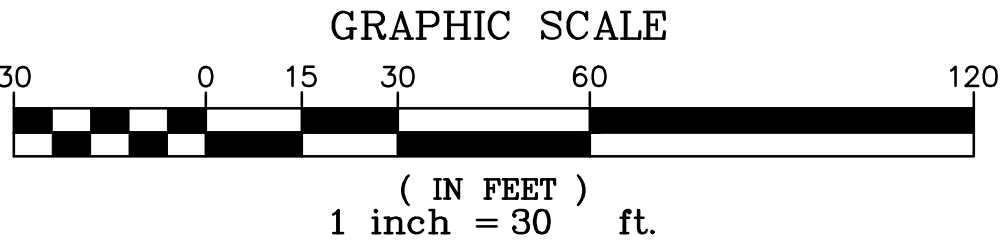
MADISON TERRACE

A SUBDIVISION OF THE LANDS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED AUGUST 20, 2002, IN VOLUME 751 OF MAPS AT PAGE 20

CITY OF SUNNYVALE COUNTY OF SANTA CLARA CALIFORNIA
AUGUST 2015












Berry and Associates

1733 Woodside Road, Suite 335
Redwood City, CA 94061
Phone: (650) 368-0750



Curve #	Radius	Delta	Length
C1	9.00'	90°13'45"	14.17'
C2	9.00'	90°13'45"	14.17'
C3	9.00'	89°46'15"	14.10'
C4	5.00'	90°13'45"	7.87'
C5	9.00'	89°46'15"	14.10'
C6	9.00'	89°46'15"	14.10'
C7	9.00'	14°29'29"	2.28'
C8	9.00'	35°53'57"	5.64'
C9	5.00'	37°05'57"	3.24'
C10	9.00'	22°49'06"	3.58'

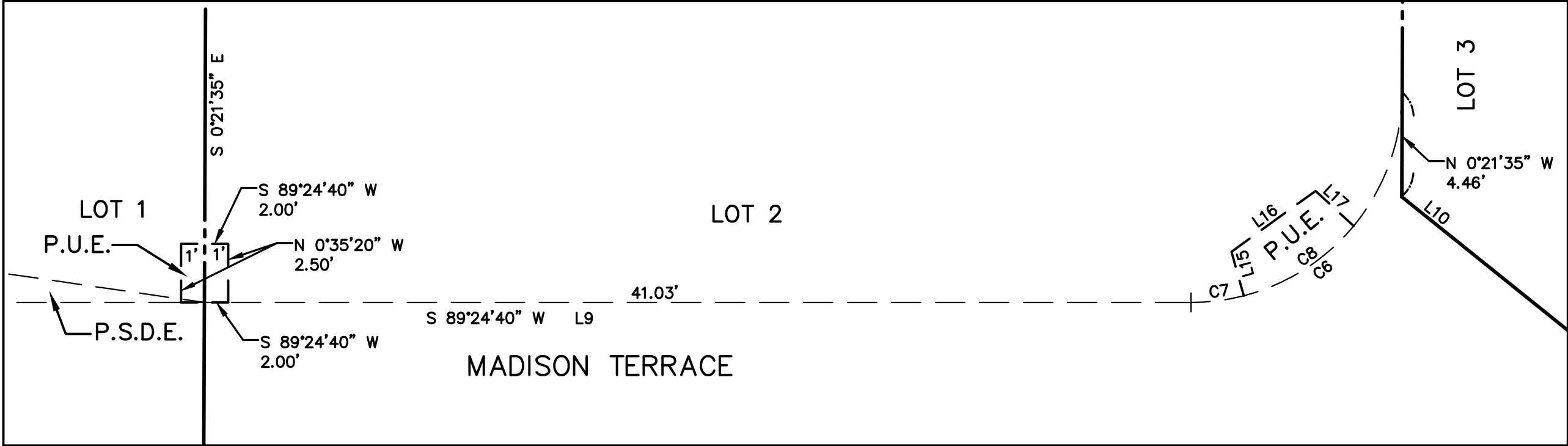
Curve Table			
Curve #	Radius	Delta	Length
C1	9.00'	90°13'45"	14.17'
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C9	5.00'	37°05'57"	3.24'
C10	9.00'	22°49'06"	3.58'

- | | |
|---|--|
| <u>LEGEND</u> | |
|  | DISTINCTIVE BORDER |
|  | PROPERTY LINE |
|  | ADJACENT PROPERTY LINE |
|  | EASEMENT LINE |
|  | CENTERLINE OF RIGHT-OF-WAY OR EASEMENT |
|  | TIE LINE |
|  | FOUND MONUMENT AS NOTED |
|  | FOUND IRON PIPE AS NOTED |
|  | SET BRASS DISC WITH PUNCH IN MONUMENT
WELL, STAMPED "RCE 18720" |
|  | SET 3/4" IRON PIPE W/ PLASTIC PLUG & TACK, "RCE 18720" |
|  | CENTERLINE |
| () | RECORD DATA PER 560 MAPS 23-24 |
| P.I.E.E. | PRIVATE INGRESS/EGRESS EASEMENT |
| P.W.E. | PRIVATE WATER EASEMENT |
| P.F.S.E. | PRIVATE FIRE SERVICE EASEMENT |
| P.S.D.E. | PRIVATE STORM DRAIN EASEMENT |
| P.S.S.E. | PRIVATE SANITARY SEWER EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| C.P.E. | COMMON PARKING EASEMENT |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISIONS.
3. THE AREA WITHIN THE DISTINCTIVE BORDER IS 0.901 ACRES, MORE OR LESS

THE BEARING SOUTH 89°24'40" WEST TAKEN ON THE CENTERLINE OF HOMESTEAD ROAD AS SHOWN ON THAT RECORD OF SURVEY FILED IN VOLUME 751 OF MAPS AT PAGE 20, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

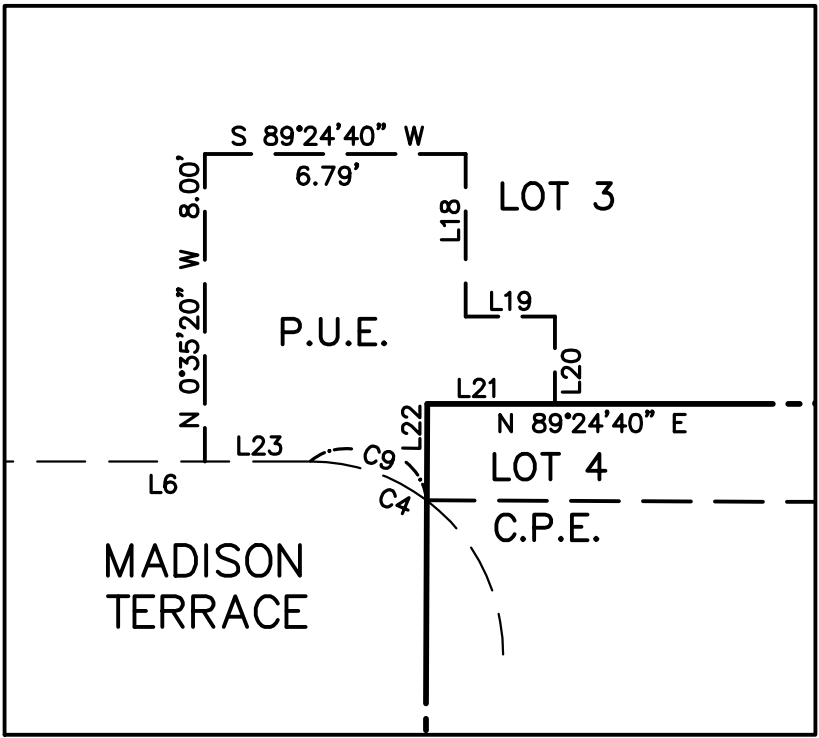
1733 Woodside Road, Suite 335
Redwood City, CA 94061
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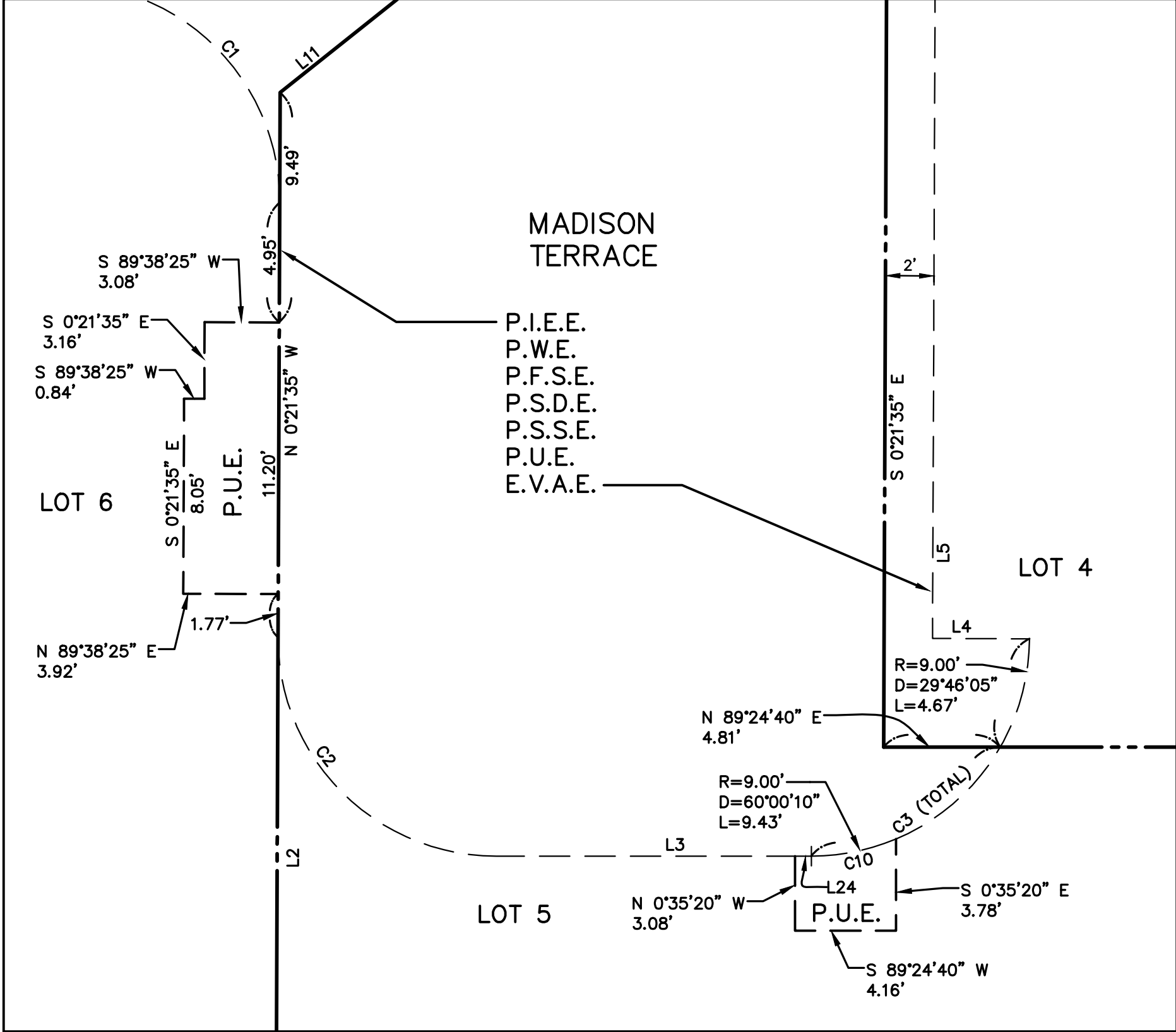
DETAIL "A": NO SCALE

LEGEND

	DISTINCTIVE BORDER
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF RIGHT-OF-WAY OR EASEMENT
	TIE LINE
	FOUND MONUMENT AS NOTED
	FOUND IRON PIPE AS NOTED
	SET BRASS DISC WITH PUNCH IN MONUMENT WELL, STAMPED "RCE 18720"
	SET 3/4" IRON PIPE W/ PLASTIC PLUG & TACK, "RCE 18720"
	CENTERLINE
P.I.E.E.	PRIVATE INGRESS/EGRESS EASEMENT
P.W.E.	PRIVATE WATER EASEMENT
P.F.S.E.	PRIVATE FIRE SERVICE EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
C.P.E.	COMMON PARKING EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT



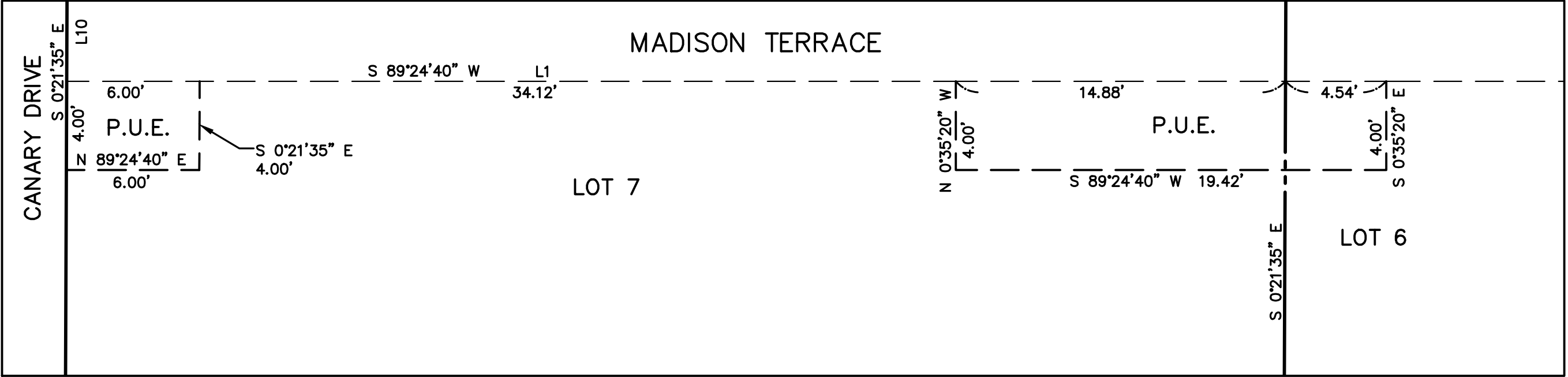
DETAIL "B": NO SCALE



DETAIL "C": NO SCALE

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISIONS.
3. THE AREA WITHIN THE DISTINCTIVE BORDER IS 0.901 ACRES, MORE OR LESS
4. FOR CURVE AND LINE DATA SEE SHEET 2



DETAIL "D": NO SCALE

TRACT MAP NO. 10285
MADISON TERRACE

A SUBDIVISION OF THE LANDS AS SHOWN ON THAT CERTAIN
RECORD OF SURVEY, FILED AUGUST 20, 2002, IN VOLUME 751 OF
MAPS AT PAGE 20

CITY OF SUNNYVALE COUNTY OF SANTA CLARA CALIFORNIA

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