

OWNER’S STATEMENTS

OWNER’S 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.

STREET DEDICATION (EASEMENT)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS DELINEATED HEREON AND DESIGNATED AS "STREET HEREIN DEDICATED".

EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
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 "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT). PARKING STALLS NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE EVAE. THE PERPETUAL MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

PUBLIC UTILITY EASEMENT (PUE)
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 WIRES, GAS AND ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT).

PRIVATE STREETS
WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS "CHARLES MORRIS 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 (PIEE)
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 A, B, C, D, E, F, AND G AS DELINEATED HEREON AND DESIGNATED AS "PIEE" (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 NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE "PIEE".

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 LOT A, LOT B, LOT C, LOT D, LOT E, LOT F, AND LOT G FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "PWLE" (PRIVATE WATER LINE EASEMENT), "PFSE" (PRIVATE FIRE SERVICE EASEMENT), "PSDE" (PRIVATE STORM DRAIN EASEMENT), "PSSE" (PRIVATE SANITARY SEWER EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE (INCLUDING BIO–RETENTION AREAS ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND A), SANITARY SEWER FACILITIES AND SEWER LATERALS TO THE MAIN, 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.

PRIVATE OVERHANG EASEMENT (POE)
WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 SHOWN ON THE HEREIN MAP AN OVERHANG EASEMENT FOR THE PURPOSES OF ABOVE GROUND ARCHITECTURE AND/OR ROOF OVERHANG OVER LOTS B, C, D, E, F, AND G AS DELINEATED HEREON AND DESIGNATED AS "POE" (PRIVATE OVERHANG 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.

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

OWNER: TAYLOR MORRISON OF CALIFORNIA, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ TITLE: _____

PRINT NAME: _____

OWNER’S 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)SS
COUNTY OF _____)

ON _____, 2015, BEFORE ME, _____, 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(PRINT) _____

PRINCIPAL COUNTY OF BUSINESS _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 2015, AT _____M. IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FILE NO. _____

FEE \$ _____

REGINA ALCOMENDRAS
COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

SOIL REPORT NOTE

A SOILS REPORT HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, ENTITLED "EAST TAYLOR AVENUE RESIDENTIAL DEVELOPMENT, SUNNYVALE, CALIFORNIA", DATED SEPTEMBER 3, 2014, PROJECT NO. 573–2–4, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

TRACT NO. 10294
FOUN8TION
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF ALL THE LAND DESCRIBED
IN THE GRANT DEED RECORDED DECEMBER 12, 2014
AS DOCUMENT NO. 22798711
SANTA CLARA COUNTY RECORDS

CITY OF SUNNYVALE
SANTA CLARA COUNTY, CALIFORNIA

RUGGERI–JENSEN–AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
AUGUST 2015

G:\JOB2012\121046IP\MAPPING\FINAL MAP\FMS02.DWG 8/11/2015 8:38:51 AM CONNIE KARN

CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 10294; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP 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 HAVE BEEN COMPLIED WITH.

DATE: _____, 2015

BY: _____
CRAIG M. MOBECK
CITY ENGINEER
R.C.E. NO. 64496
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATE: _____, 2015

BY: _____
KENNETH P. MOORE
P.L.S. NO. 4918

CIVIL ENGINEER’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 TAYLOR MORRISON OF CALIFORNIA, LLC ON JULY 1, 2014. 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, 2017, 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.

PIERO P. RUGGERI, R.C.E. NO 25281 DATE

CITY CLERK’S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 2015, DULY APPROVED THE HEREIN FINAL MAP OF THE TRACT NO. 10294 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.

DATE: _____, 2015

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

CERTIFICATE OF ABANDONMENT

A PORTION OF THE CITY OF SUNNYVALE 33’ STREET AND UTILITY EASEMENT AS DELINEATED AND DEDICATED FOR PUBLIC USE RECORDED IN BOOK 9618 O.R. PAGE 471, AND A PORTION OF THE 40’ EVAE AS DELINEATED AND DEDICATED FOR PUBLIC USE RECORDED IN G555 O.R. 657 AND IN BOOK 496 OF MAPS, PAGE 27, AND NOT SHOWN HEREON ARE ABANDONED PURSUANT TO GOVERNMENT CODE SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

DATE: _____, 2015

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

TRACT NO. 10294
FOUN8TION
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF ALL THE LAND DESCRIBED
IN THE GRANT DEED RECORDED DECEMBER 12, 2014
AS DOCUMENT NO. 22798711
SANTA CLARA COUNTY RECORDS

CITY OF SUNNYVALE
SANTA CLARA COUNTY, CALIFORNIA

RUGGERI–JENSEN–AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
AUGUST 2015

BASIS OF BEARINGS

THE BEARING N75°08'00"W BETWEEN FOUND MONUMENTS IN EAST ARQUES AVENUE AS SHOWN ON THE PARCEL MAP FILED IN BOOK 496 OF MAPS AT PAGE 27, SANTA CLARA COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

Line Table		
Line	Bearing	Distance
L1	N75°08'00"W	29.50'

Curve Table			
Curve	Radius	Delta	Length
C1	18.00'	80°38'47"	25.34'
C2	955.00'	07°37'13"	127.01'
C3	955.00'	01°44'00"	28.89'

DETAIL "A"
NOT TO SCALE

REFERENCES:

- (1) PARCEL MAP, 496 PM 27
(2) RECORD OF SURVEY, 129 M 3
(3) MAP OF THE FAIROAKS ADDITION TO THE TOWN OF SUNNYVALE, BOOK "L" M 4
(4) TRACT NO. 9565, 772 M 46
(5) PARCEL MAP, 613 PM 30
(6) TRACT NO. 10075, 845 M 49
(7) RECORD OF SURVEY, 216 M 53

LEGEND

- DISTINCTIVE BORDER LINE
--- LOT LINE
--- MONUMENT LINE
--- MONUMENT TIE LINE
--- NEW EASEMENT AS NOTED
--- EXISTING EASEMENT AS NOTED
--- EXISTING LOT LINE

- FOUND STANDARD CITY MONUMENT
PER REFERENCE AS NOTED
▲ FOUND RAILROAD SPIKE
PER REFERENCE AS NOTED
● FOUND IRON PIPE, PER REFERENCE AS NOTED
⊙ SET STANDARD CITY MONUMENT
STAMPED RCE25281
○ SET 3/4" IRON PIPE, TAGGED RCE25281
EVAE EMERGENCY VEHICLE ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT
POE PRIVATE OVERHANG EASEMENT
PIEE PRIVATE VEHICULAR AND PEDESTRIAN
INGRESS AND EGRESS EASEMENT
PFSE PRIVATE FIRE SERVICE EASEMENT
PSDE PRIVATE STORM DRAIN EASEMENT
PSSE PRIVATE SANITARY SEWER EASEMENT
PWLE PRIVATE WATER LINE EASEMENT
(M-M) MONUMENT TO MONUMENT
(R) RADIAL BEARING
(T) TOTAL
SFNF SEARCHED FOR, NOTHING FOUND
(DATA)(1) RECORD DATA & REFERENCE
SQ.FT. SQUARE FEET
■ SHEET COVERAGE
③ SHEET NUMBER

TRACT NO. 10294
FOUN8TION

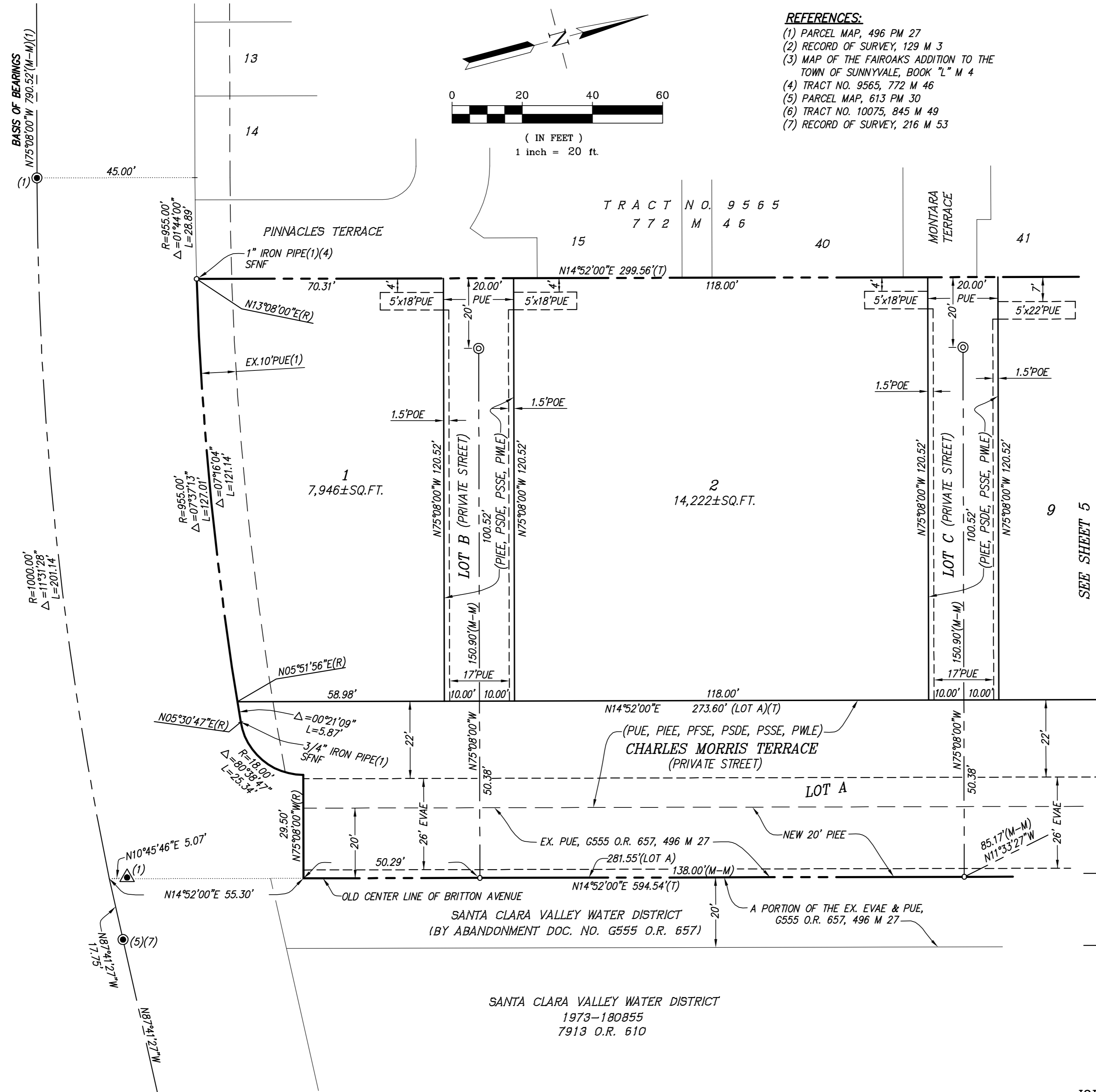
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF ALL THE LAND DESCRIBED
IN THE GRANT DEED RECORDED DECEMBER 12, 2014
AS DOCUMENT NO. 22798711
SANTA CLARA COUNTY RECORDS

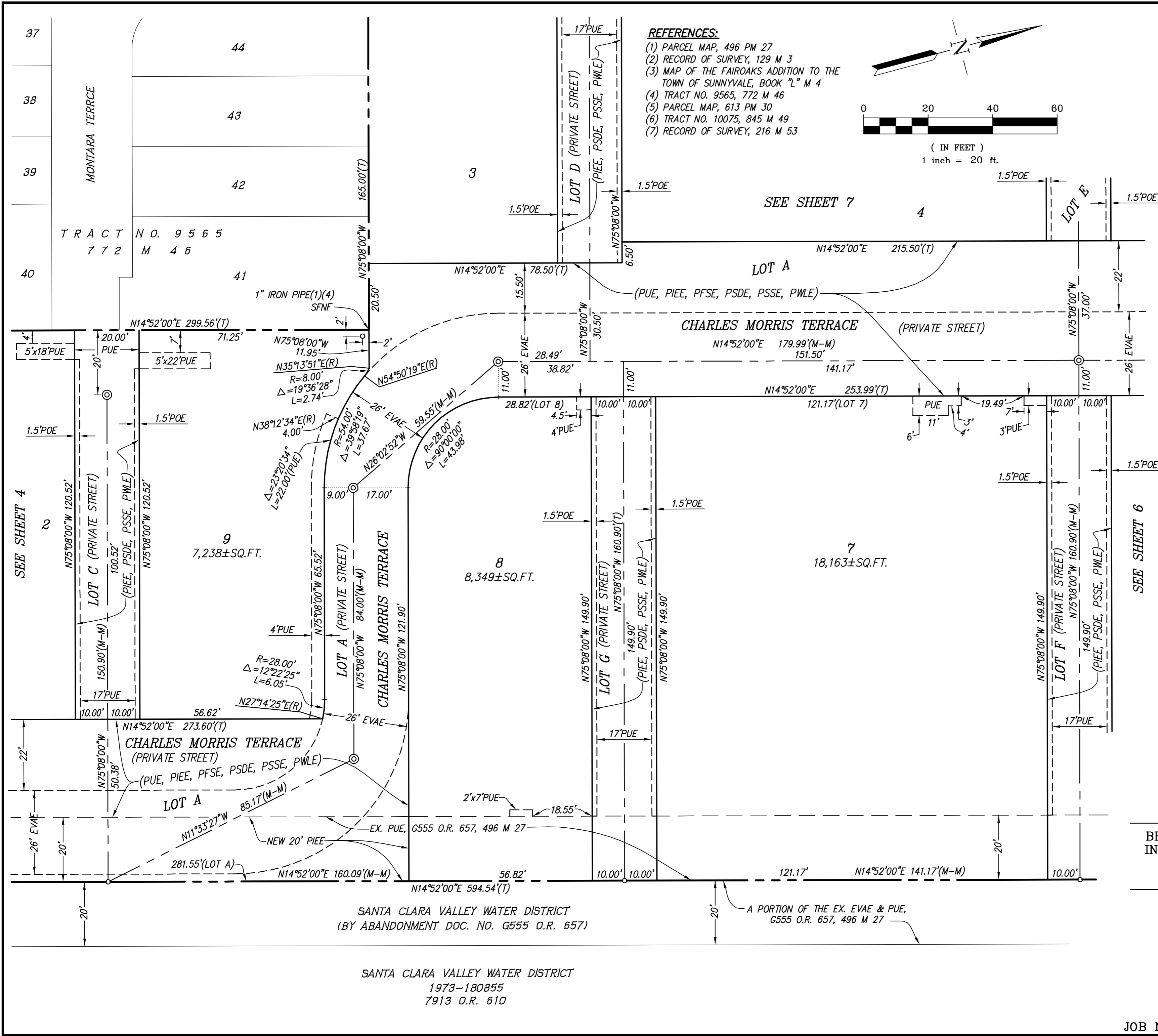
CITY OF SUNNYVALE
SANTA CLARA COUNTY, CALIFORNIA

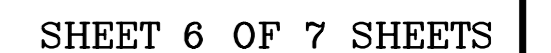
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
AUGUST 2015

EAST ARQUES AVENUE

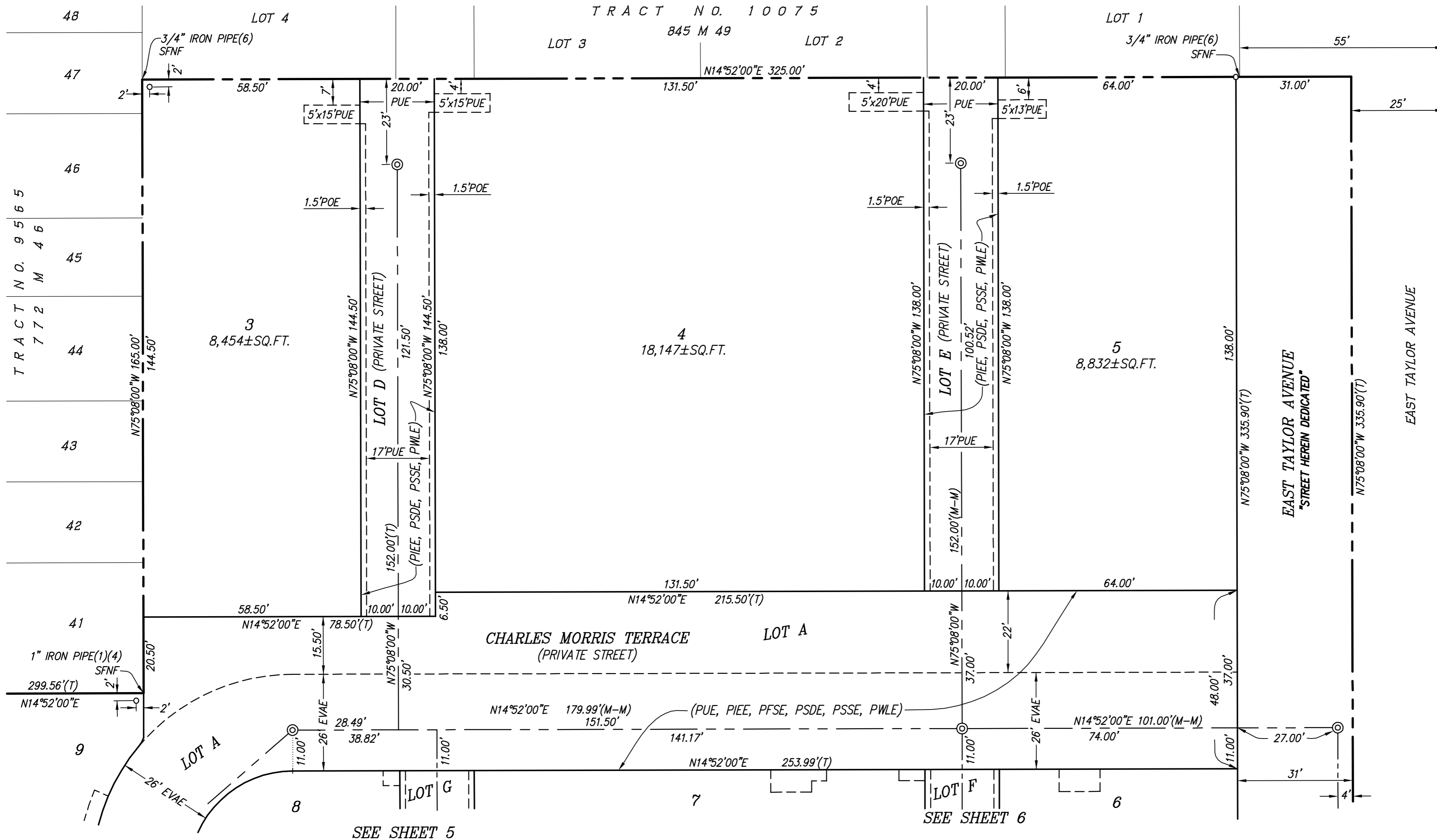


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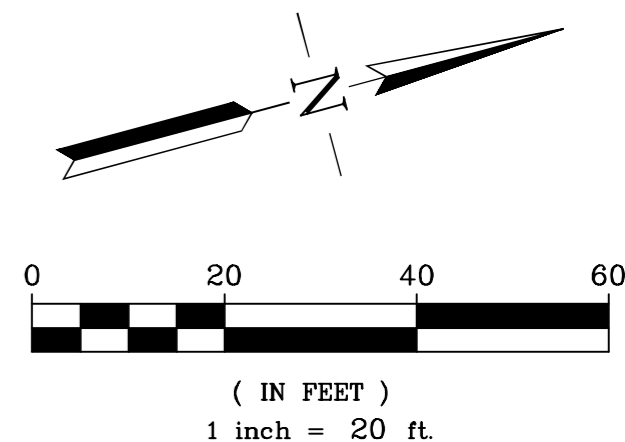


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LIVING ROCK
CHRISTIAN CHURCH
2374382

PICOLLO TRUST
21700099



REFERENCES:

- (1) PARCEL MAP, 496 PM 27
- (2) RECORD OF SURVEY, 129 M 3
- (3) MAP OF THE FAIROAKS ADDITION TO THE TOWN OF SUNNYVALE, BOOK "L" M 4
- (4) TRACT NO. 9565, 772 M 46
- (5) PARCEL MAP, 613 PM 30
- (6) TRACT NO. 10075, 845 M 49
- (7) RECORD OF SURVEY, 216 M 53

PARCEL 1
129 M 3

NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N75°08'00"W BETWEEN FOUND MONUMENTS IN EAST ARQUES AVENUE AS SHOWN ON THE PARCEL MAP FILED IN BOOK 496 OF MAPS AT PAGE 27, SANTA CLARA COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

	DISTINCTIVE BORDER LINE		FOUND STANDARD CITY MONUMENT PER REFERENCE AS NOTED		EMERGENCY VEHICLE ACCESS EASEMENT
	LOT LINE		FOUND RAILROAD SPIKE PER REFERENCE AS NOTED		PUE PUBLIC UTILITY EASEMENT
	MONUMENT LINE		FOUND IRON PIPE, PER REFERENCE AS NOTED		POE PRIVATE OVERHANG EASEMENT
	MONUMENT TIE LINE		SET STANDARD CITY MONUMENT STAMPED RCE25281		PIEE PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
	NEW EASEMENT AS NOTED		SET 3/4" IRON PIPE, TAGGED RCE25281		PFSE PRIVATE FIRE SERVICE EASEMENT
	EXISTING EASEMENT AS NOTED				PSDE PRIVATE STORM DRAIN EASEMENT
	EXISTING LOT LINE				PSSE PRIVATE SANITARY SEWER EASEMENT
					PWLE PRIVATE WATER LINE EASEMENT
					(M-M) MONUMENT TO MONUMENT
					(R) RADIAL BEARING
					(T) TOTAL
					SFNF SEARCHED FOR, NOTHING FOUND
					(DATA)(1) RECORD DATA & REFERENCE
					SQ.FT. SQUARE FEET

TRACT NO. 10294 FOUNDATION

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF ALL THE LAND DESCRIBED
IN THE GRANT DEED RECORDED DECEMBER 12, 2014
AS DOCUMENT NO. 22798711
SANTA CLARA COUNTY RECORDS

CITY OF SUNNYVALE
SANTA CLARA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
AUGUST 2015