

PARCEL MAP

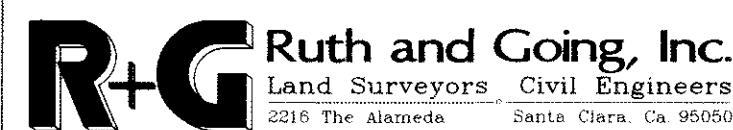
CONSISTING OF FOUR (4) SHEETS

BEING A SUBDIVISION OF PARCEL S AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 10394 - EVERGREEN CIRCLE PHASE 1", DATED JULY 2017, RECORDED IN BOOK 906 OF MAPS AND PAGES 44-61, OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA.

LYING WITHIN THE CITY OF

SAN JOSE

CALIFORNIA



OCTOBER

2019

CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON SUBDIVISION MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 10/09/19

[Signature]
STEVE G. CHOY, LS 6672
CITY OF SAN JOSE, CALIFORNIA



APPROVAL BY THE DIRECTOR OF PLANNING

PURSUANT TO THE CALIFORNIA GOVERNMENT CODE (SECTIONS 65870 - 65875) AND PART 1 OF CHAPTER 20.110 OF TITLE 20 OF THE SAN JOSE MUNICIPAL CODE, I HEREBY ACCEPT ON BEHALF OF THE CITY OF SAN JOSE A COVENANT OF EASEMENT SHOWN ON THE HEREIN MAP AND DESCRIBED HEREON. SAID EASEMENT HAS BEEN A CONDITION OF APPROVAL OF MAJOR PERMIT ADJUSTMENT. AD19-594.

ROSALYNN HUGHEY
DIRECTOR OF PLANNING
OF THE CITY OF SAN JOSE, CALIFORNIA

DATE: 10/9/19

[Signature]
DEPUTY

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, 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.

I ALSO HEREBY STATE, THAT I DID (1) ACCEPT, ON BEHALF OF THE CITY OF SAN JOSE, THE DEDICATION OF ALL EASEMENTS OFFERED FOR DEDICATION AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION; AND (2) APPROVE THE ABANDONMENT OF PORTIONS OF THE STORM DRAIN EASEMENT (SDE) NOT SHOWN ON THIS MAP, THAT WERE DEDICATED TO PUBLIC USE BY TRACT 10394 FILED FOR RECORDED ON THE 8TH DAY OF SEPTEMBER, 2017, IN BOOK NO. 906 OF OFFICIAL RECORDS/MAPS AT PAGES 44-61 OFFICIAL RECORDS OF SANTA CLARA COUNTY. SAID ABANDONMENT IS/ARE IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 66445(J) AND 66499.20.2 OF THE SUBDIVISION MAP ACT AS AMENDED DECEMBER, 2018.

DATE: 10/21/19

[Signature]
MATTHEW ALAN CANO, RCE# 65479
CITY OF SAN JOSE, CALIFORNIA



RECORDER'S STATEMENT

FILE NO. 24313637 FEE \$ 89.00 PAID.
ACCEPTED FOR RECORD AND FILED THIS 25th DAY OF October, 2019
AT 3:06 P. M. IN BOOK 926 OF MAPS AT PAGE(S) 37-40
SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: [Signature]
DEPUTY Laura B. Aguilar

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 ON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR STORM DRAINAGE PURPOSES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SDE" (STORM DRAINAGE EASEMENT) SAID EASEMENTS TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

WE ALSO HEREBY COVENANT TO THE CITY OF SAN JOSE PURSUANT TO THE CALIFORNIA GOVERNMENT CODE (SECTIONS 65870 - 65875) AND PART 1 OF CHAPTER 20.110 OF TITLE 20 OF THE SAN JOSE MUNICIPAL CODE THAT AN EASEMENT FOR INGRESS, EGRESS, PARKING, EMERGENCY ACCESS, LANDSCAPING, OPEN SPACE (NO BUILD ZONE), AND/OR ACCESS TO AND OPERATION AND MAINTENANCE OF A STORM WATER TREATMENT MEASURE PURPOSES IS CREATED UPON THE RECORDING OF THIS MAP. INGRESS, EGRESS, PARKING, EMERGENCY ACCESS, LANDSCAPING, AND ACCESS TO AND OPERATION AND MAINTENANCE OF STORM WATER TREATMENT MEASURES ARE FOR THE BENEFIT OF PARCELS 1, 3, 4, AND 5 AND SAID PURPOSES ARE INDICATED ON THE MAP. OPEN SPACE (NO BUILD ZONE) IS FOR THE BENEFIT OF PARCEL 1 AND SAID PURPOSE IS INDICATED ON THE MAP IN ORDER TO COMPLY WITH THE FIRE AND TECHNICAL (BUILDING) CODES AS AMENDED AND ADOPTED BY THE CITY. SAID EASEMENTS ARE NOT INTENDED FOR THE USE OF THE GENERAL PUBLIC, BUT ARE INTENDED FOR THE EXCLUSIVE USE OF THE PARCEL BENEFITED. SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND. SAID EASEMENTS SHALL NOT BE MODIFIED OR RELEASED WITHOUT THE PRIOR APPROVAL OF THE CITY IN THE MANNER REQUIRED BY APPLICABLE LAW.

OWNER

ARCADIA DEVELOPMENT CO.
A CALIFORNIA CORPORATION

ITS: MANAGER

BY: [Signature]
NAME: Michael Fletcher
TITLE: Vice President

SOILS AND GEOLOGIC REPORT

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, DATED SEPTEMBER 3, 2015 AND AUGUST 18, 2016, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SAN JOSE.

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 October 1th, 2019 BEFORE

ME, Kathleen Schmidt, A NOTARY PUBLIC,

PERSONALLY APPEARED Michael Fletcher

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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 AND OFFICIAL SEAL

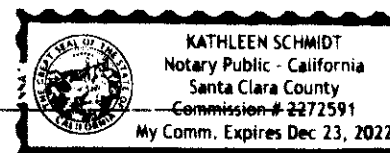
NOTARY'S SIGNATURE Kathleen Schmidt

PRINTED NOTARY'S NAME Kathleen Schmidt

NOTARY'S PRINCIPAL PLACE OF BUSINESS 5105 Cherry Ave #10, San Jose CA 95118

NOTARY'S COMMISSION NUMBER 2272591

EXPIRATION OF NOTARY'S COMMISSION December 23, 2022



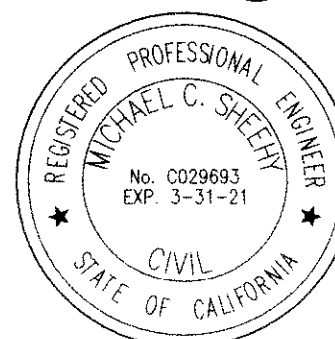
ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARCADIA DEVELOPMENT CO. ON 12/3/2018.

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 OCTOBER 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.

DATE: 10/07/2019

SIGNED: [Signature]
MICHAEL C. SHEEHY, RCE C029693



24313637

37

PARCEL MAP

CONSISTING OF FOUR (4) SHEETS

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LYING WITHIN THE CITY OF
SAN JOSE CALIFORNIA

R+G Ruth and Going, Inc.
Land Surveyors Civil Engineers
2216 The Alameda Santa Clara, Ca. 95050

OCTOBER

2019

LEGEND

— — — — —	DISTINCTIVE BORDER LINE
— — — — —	LOT LINES WITHIN DISTINCTIVE BORDER
— — — — —	EXISTING RIGHT OF WAY
— — — — —	EXISTING PROPERTY LINE
— — — — —	EXISTING TIE LINE
— — — — —	PROPOSED TIE LINE
— — — — —	EXISTING CENTER LINE
	EX ACCESS CONTROL (R2)
— — — — —	PROPOSED EASEMENT LINE
— — — — —	EXCEPTION TO COE (SEE SHEET 4)
— — — — —	RECORD DIMENSION W/ REFERENCE

COE #1

COVENANT OF EASEMENT FOR THE PURPOSE OF: INGRESS, EGRESS, PARKING, EMERGENCY ACCESS, AND/OR ACCESS TO AND OPERATION AND MAINTENANCE OF A STORM WATER TREATMENT MEASURE.

COE #2

COVENANT OF EASEMENT FOR THE PURPOSE OF: ALL ITEMS IN COE #1 AND OPEN SPACE (NO BUILD ZONE).

- ① STD CITY MONUMENT: A 2 1/2" BRASS DISK STAMPED LS 7960 SET IN CONCRETE IN WELL WITH ROUND FRAME AND COVER PER PARCEL MAP BOOK 906 PAGES 44-61
- BRASS TAG IN CONCRETE STAMPED LS 7960 OR AS NOTED PER PARCEL MAP BOOK 906 PAGES 44-61
- SET 3/4" IRON PIPE, TAGGED "RCE 29693" OR AS NOTED

BASIS OF BEARINGS

THE BEARING NORTH 79° 15' 19" EAST OF THE MONUMENT LINE OF SOUTH EVERGREEN LOOP (SOUTH BREEZE LOOP) (R3) AS SHOWN ON THAT CERTAIN MAP OF TRACT 10394 RECORDED IN BOOK 906 ON PAGE 61 OF THE SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES

- (R1) TR 10394, BK 906 M 44-61
(R2) COUNTY DEDICATION, DOC 23835017
(R3) CERTIFICATE OF CORRECTION, DOC 23864778

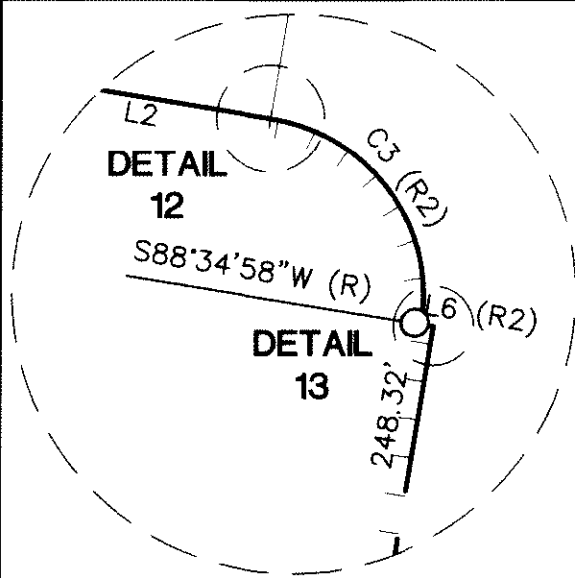
ABBREVIATIONS

AC	ACRES
COE	COVENANT OF EASEMENT
M-M	MONUMENT-TO-MONUMENT
SDE	STORM DRAIN EASEMENT

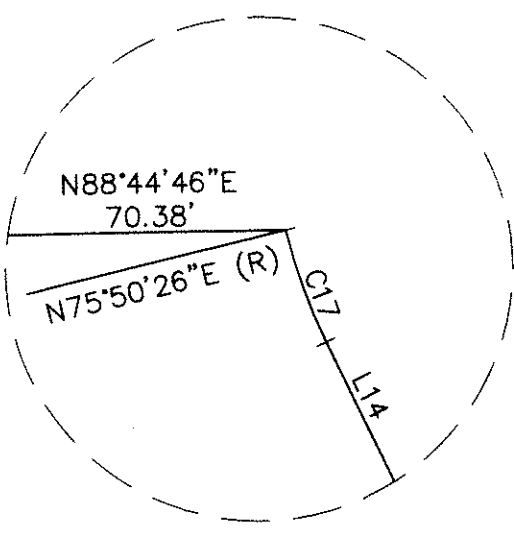
NOTES

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- THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 16.36 ACRES, MORE OR LESS
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
- LINE SHOWN HEREON ARE PARALLEL OR PERPENDICULAR TO THE ADJACENT LINES UNLESS OTHERWISE NOTED.

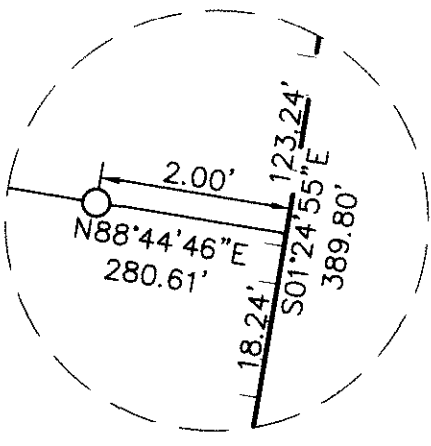
SHEET 2 OF 4



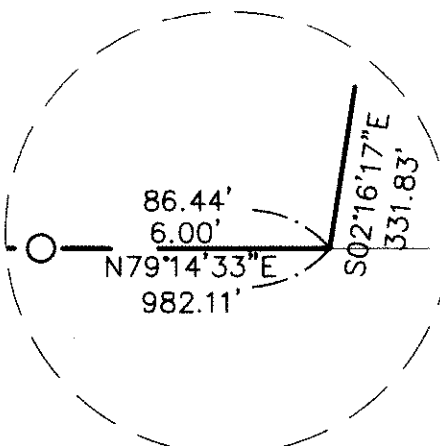
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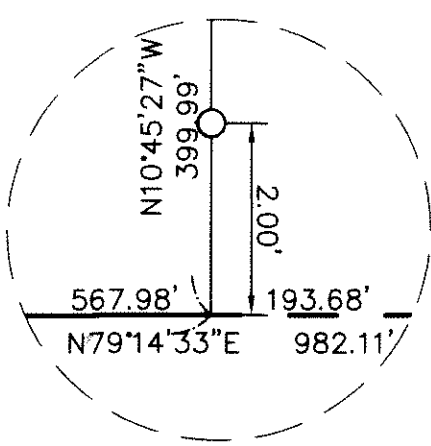
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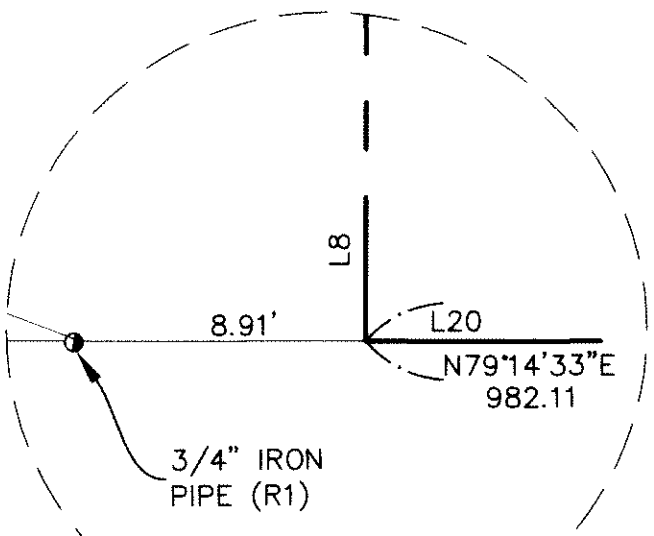
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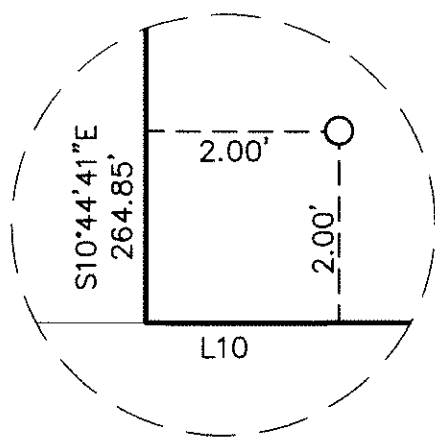
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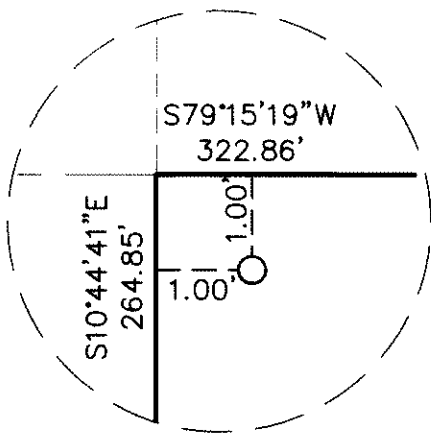
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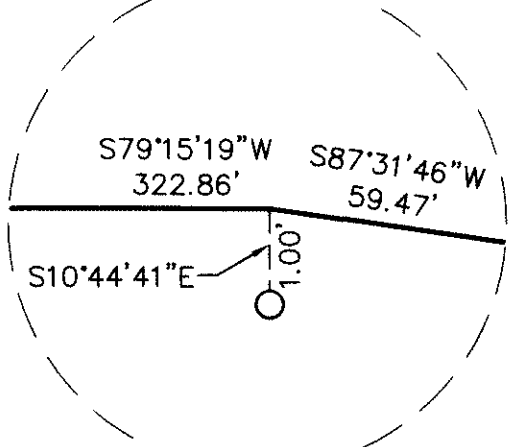
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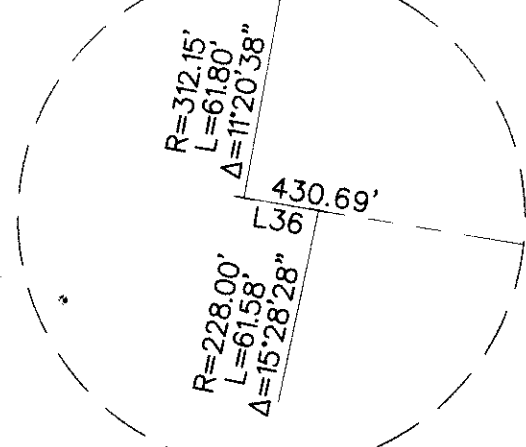
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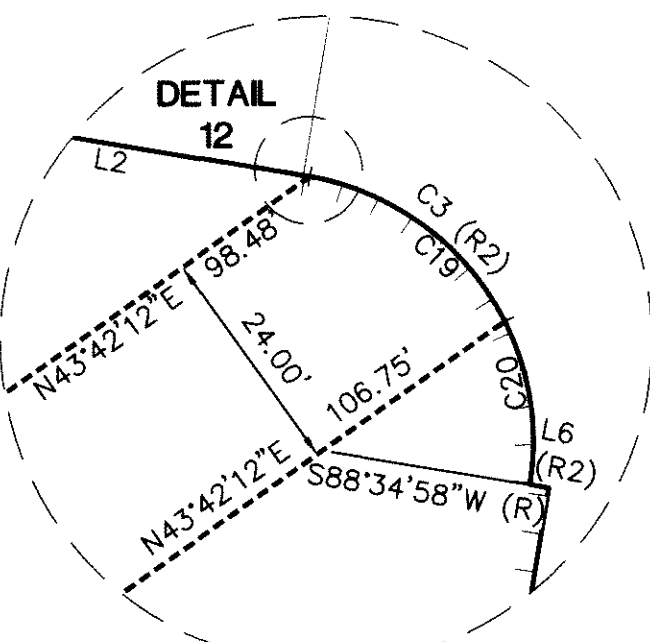
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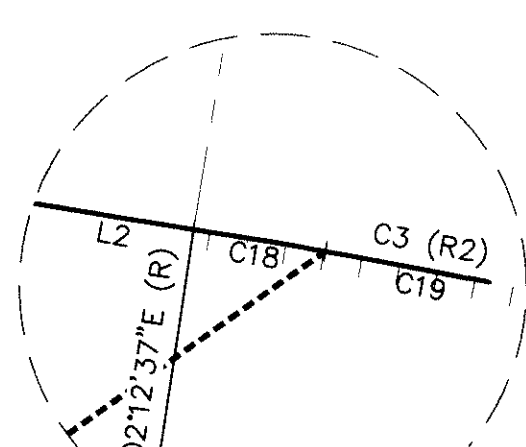
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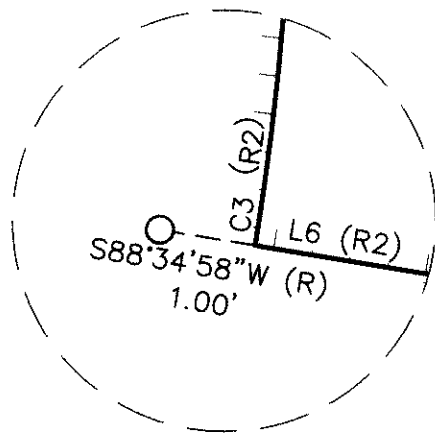
DETAIL 10
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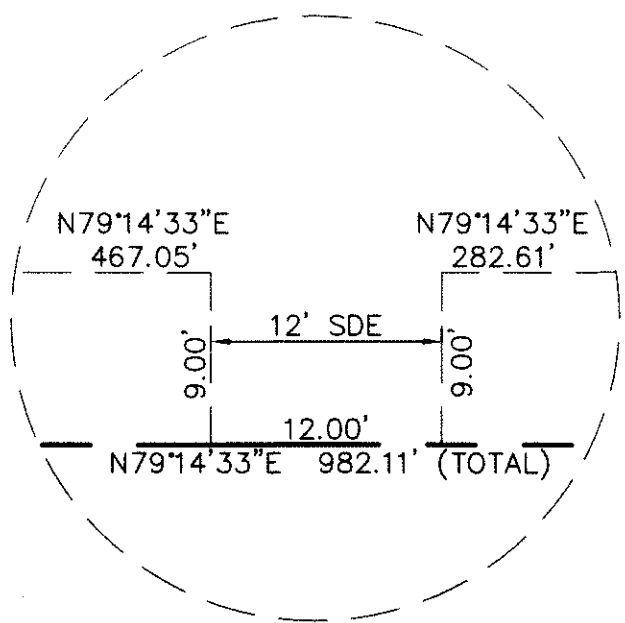
DETAIL 11
N.T.S.



DETAIL 12
N.T.S.



DETAIL 13
N.T.S.



DETAIL 14
N.T.S.

CURVE TABLE			
Curve #	Length	Radius	Delta
C1	63.41'	166.00'	21°53'15"
C2	42.62'	143.00'	17°04'41"
C3	44.37'	28.00'	90°47'35"
C4	23.78'	50.00'	27°15'16"
C5	27.71'	100.00'	15°52'40"
C6	13.10'	9.50'	78°59'05"
C7	15.71'	10.00'	90°00'53"
C8	15.71'	10.00'	90°00'01"
C9	52.10'	30.00'	99°30'13"
C10	26.35'	20.00'	75°29'34"
C11	21.98'	60.00'	20°59'28"
C12	47.88'	136.00'	20°10'19"
C13	170.53'	228.00'	42°51'10"
C14	15.88'	20.00'	45°29'54"
C15	17.37'	10.00'	99°30'13"
C16	11.48'	38.50'	17°04'41"
C17	3.11'	15.00'	11°53'41"
C18	0.69'	28.00'	1°24'58"
C19	26.14'	28.00'	53°29'15"
C20	17.54'	28.00'	35°53'21"

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.04'	S65°38'31"W
L2	39.25'	S88°44'46"W
L3	38.48'	N35°15'39"W
L4	34.50'	N54°44'21"E
L5	34.75'	N35°15'39"W
L6	1.99'	N88°35'05"E
L8	16.51'	S10°45'54"E
L9	55.73'	S16°31'11"W
L10	13.93'	N79°15'19"E
L11	30.78'	N77°43'51"E
L12	27.48'	N84°42'07"E
L13	14.27'	S44°49'46"E
L14	6.16'	S26°03'15"E
L15	25.92'	S01°15'14"E
L16	26.31'	N88°35'05"E
L17	44.56'	N88°44'44"E
L18	36.04'	N01°14'10"W
L19	41.89'	N88°46'15"E
L20	46.85'	N79°14'33"E
L21	13.28'	N01°15'14"W

LINE TABLE		
LINE	LENGTH	BEARING
L22	36.00'	N10°44'41"W
L23	87.45'	N78°46'22"E
L24	8.35'	S46°15'14"E
L25	26.23'	S54°44'21"W
L26	33.57'	S00°38'39"W
L27	39.59'	N84°04'03"E
L28	9.00'	N10°45'27"W
L29	9.00'	S10°45'27"E
L30	37.44'	N34°15'19"E
L31	22.98'	N55°44'41"W
L32	30.19'	N14°05'00"E
L33	35.86'	N45°55'00"W
L34	68.83'	N26°14'13"W
L35	88.36'	N45°31'40"E
L36	0.78'	N88°44'46"E
L37	1.79'	S01°15'14"E
L38	6.31'	N01°15'14"W
L39	22.55'	S81°15'14"E
L40	34.50'	N08°44'46"E
L41	66.41'	S81°15'14"E

LINE TABLE		
LINE	LENGTH	BEARING
L42	47.29'	N79°14'33"E
L43	18.92'	N84°04'03"E
L44	17.93'	N88°44'46"E
L45	16.36'	N10°45'27"W
L46	30.31'	N88°44'46"E

PARCEL MAP

CONSISTING OF FOUR (4) SHEETS

BEING A SUBDIVISION OF PARCEL S AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 10394 - EVERGREEN CIRCLE PHASE 1", DATED JULY 2017, RECORDED IN BOOK 906 OF MAPS AND PAGES 44-61, OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA.

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OCTOBER

2019

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— — — — —	RECORD DIMENSION W/ REFERENCE

(XX.XX) (RX)

COE #1

COVENANT OF EASEMENT FOR THE PURPOSE OF: INGRESS, EGRESS, PARKING, EMERGENCY ACCESS, AND/OR ACCESS TO AND OPERATION AND MAINTENANCE OF A STORM WATER TREATMENT MEASURE.

COE #2

COVENANT OF EASEMENT FOR THE PURPOSE OF: ALL ITEMS IN COE #1 AND OPEN SPACE (NO BUILD ZONE).

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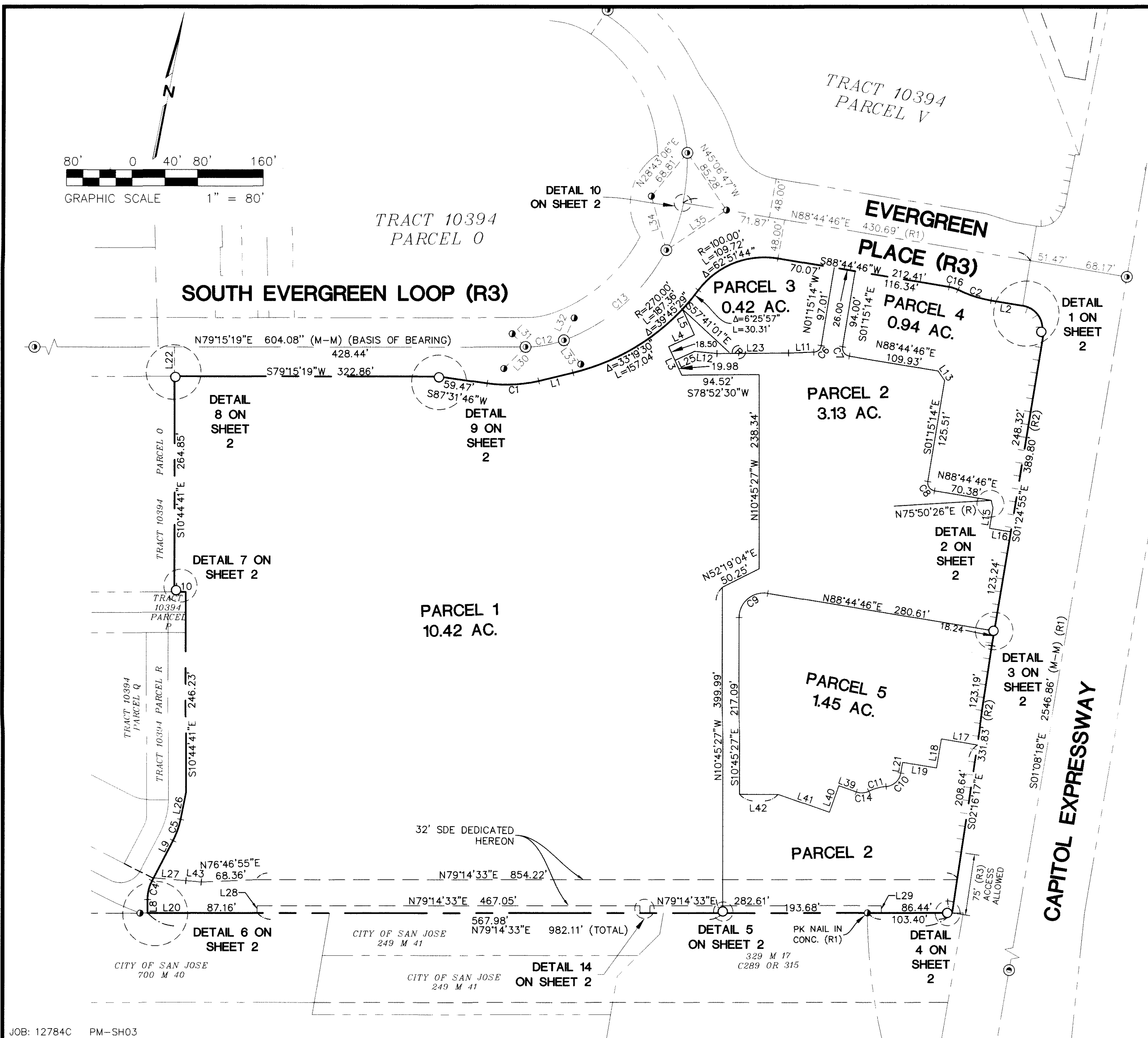
ABBREVIATIONS

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COE	COVENANT OF EASEMENT
M-M	MONUMENT-TO-MONUMENT
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NOTES

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SHEET 3 OF 4



926
39
40

39

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OCTOBER

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	LOT LINES WITHIN DISTINCTIVE BORDER
	EXISTING RIGHT OF WAY
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	EXISTING TIE LINE
	PROPOSED TIE LINE
	EXISTING CENTER LINE
	EX ACCESS CONTROL (R2)
	PROPOSED EASEMENT LINE
	EXCEPTION TO COE (SEE SHEET 4)
	RECORD DIMENSION W/ REFERENCE

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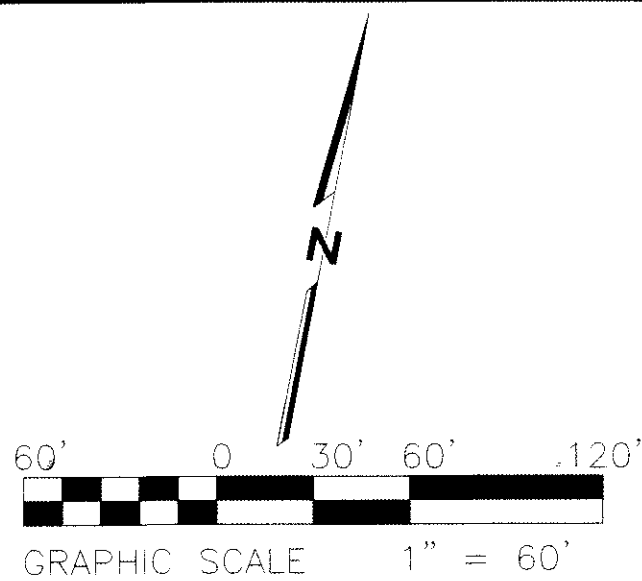
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COE	COVENANT OF EASEMENT
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SOUTH EVERGREEN LOOP

EVERGREEN PLACE

DETAIL 11
ON SHEET 2

PARCEL 3

PARCEL 4

PARCEL 2

PARCEL 1

PARCEL 5

PARCEL 2

CAPITOL EXPRESSWAY

TRACT 10394 PARCEL 0

TRACT 10394 PARCEL P

TRACT 10394 PARCEL R

926
40
40

40