

OWNER’S STATEMENT

WE HEREBY STATES 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 HEREBY DEDICATE IN FEE TO THE CITY OF CUPERTINO FOR PUBLIC USE AS RIGHT-OF-WAY THE REAL PROPERTY DELINEATED HEREON AND DESIGNATED "ROADWAY DEDICATION IN FEE", WHICH DEDICATION SHALL BE EFFECTED BY A SEPARATE INSTRUMENT.

WE ALSO HEREBY DEDICATE TO THE CITY OF CUPERTINO PUBLIC USE EASEMENTS FOR EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EAE" (EMERGENCY ACCESS EASEMENT).

WE ALSO HEREBY IRREVOCABLY DEDICATE TO THE CITY OF CUPERTINO AN EASEMENT FOR PUBLIC PURPOSES: PUBLIC PEDESTRIAN INGRESS AND EGRESS PURPOSES, ON OR OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS "PAE" (PUBLIC ACCESS EASEMENT). THE PERPETUAL MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

WE ALSO HEREBY DEDICATE TO THE CITY OF CUPERTINO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, HEAT MAINS AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE FRONT AND/OR SIDE LINES OF LOTS AND THE DASHED LINES AND/OR THOSE CERTAIN AREAS LYING BETWEEN DASHED LINES EACH DESIGNATED AS "PSE" (PUBLIC SERVICE EASEMENT). THE ABOVE MENTIONED PUBLIC SERVICE EASEMENTS TO 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 LAWFUL UNSUPPORTED ROOF OVERHANGS.

WE ALSO HEREBY DEDICATE TO THE CITY OF CUPERTINO PUBLIC USE EASEMENTS FOR SANITARY SEWER PURPOSES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SSE" (SANITARY SEWER 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.

BIANCHI WAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LEON HU, DESIGNATED OPERATING MANAGER

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

ON BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED

, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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:

PRINT NAME:

NOTARY PUBLIC IN AND FOR THE COUNTY OF, STATE OF CALIFORNIA

PRINCIPAL COUNTY OF BUSINESS:

COMMISSION EXPIRES:

COMMISSION # OF NOTARY:

SOILS AND GEOLOGICAL REPORT

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY WAYNE TING & ASSOCIATES, DATED FEBRUARY 20, 2024, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF CUPERTINO.

BENEFICIARY’S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED DECEMBER 24, 2020, DOCUMENT NO. 24762709, SANTA CLARA COUNTY OFFICIAL RECORDS, DOES HEREBY CONSENT TO THE MAKING AND FILING OF THIS MAP.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR KBHS HOME LOANS, LLC

BY:

NAME:

TITLE:

BENEFICIARY’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

ON BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED

, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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:

PRINT NAME:

NOTARY PUBLIC IN AND FOR THE COUNTY OF, STATE OF CALIFORNIA

PRINCIPAL COUNTY OF BUSINESS:

COMMISSION EXPIRES:

COMMISSION # OF NOTARY:

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 BIANCHI WAY LLC ON JANUARY 15, 2020. 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 2027, 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: JACQUELINE LINGWEI LUK
LICENSE NO. LS 8934



CITY 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: BY: MARK A. HELTON, LS 7078
CITY SURVEYOR



TRACT NO. 10648

ONE–LOT SUBDIVISION FOR CONDOMINIUM PURPOSES FOR 7 RESIDENTIAL UNITS
CONSISTING OF TWO (2) SHEETS

BEING ALL OF THE PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 2, 2023 AS DOCUMENT NO. 25444076, SANTA CLARA COUNTY OFFICIAL RECORDS, LYING WITHIN THE CITY OF CUPERTINO COUNTY OF SANTA CLARA, STATE OF CALIFORNIA MAY 2025

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724–3388

CITY CLERK’S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF CUPERTINO AT A DULY AUTHORIZED MEETING

HELD ON THE DAY OF 202, BY RESOLUTION NO. DULY APPROVED THE HEREIN MAP AS SHOWN AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION IN FEE OF ALL STREETS AND PORTIONS THEREOF AND ALL EASEMENTS OFFERED FOR PUBLIC USE AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

DATE: BY: KIRSTEN SQUARCIA, CITY CLERK
CITY OF CUPERTINO, CALIFORNIA

DIRECTOR OF COMMUNITY DEVELOPMENT’S STATEMENT

THIS MAP IS CONSISTENT WITH THE TENTATIVE MAP APPROVED PER THE ADMINISTRATIVE HEARING OFFICER RESOLUTION NO. 24–013, DATED JANUARY 17, 2024. THIS SUBDIVISION IS SUBJECT TO ALL THE CONDITIONS IMPOSED ON IT AS A RESULT OF THE APPROVAL OF TM–2023–01.

DATE: BY: BENJAMIN FU
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF CUPERTINO, CALIFORNIA

CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN FINAL MAP OF TRACT NO. 10648; AND 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 THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: BY: CHAD MOSLEY, R.C.E. NO. 66077
CITY ENGINEER, CITY OF CUPERTINO, CALIFORNIA



RECORDER’S STATEMENT

FILE NO. FEE \$ PAID. ACCEPTED FOR RECORD AND FILED THIS DAY OF 202, AT M. IN BOOK OF MAPS AT PAGES, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF CHICAGO TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, STATE OF CALIFORNIA

BY: DEPUTY

TRACT NO. 10648

ONE-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES FOR 7 RESIDENTIAL UNITS
CONSISTING OF TWO (2) SHEETS

BEING ALL OF THE PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN GRANT
DEED RECORDED MARCH 2, 2023 AS DOCUMENT NO. 25444076, SANTA CLARA
COUNTY OFFICIAL RECORDS, LYING WITHIN THE
CITY OF CUPERTINO
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
MAY 2025

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

LEGEND

SYMBOLS	DESCRIPTION
---	DISTINCTIVE BORDER LINE
- - - - -	RIGHT-OF-WAY LINE
---	NEW LOT LINE
---	ADJOINERS PROPERTY LINE
- - - - -	SANITARY SEWER EASEMENT
- - - - -	EMERGENCY ACCESS EASEMENT
- - - - -	PUBLIC SERVICE EASEMENT
- - - - -	CENTERLINE
---	OLD LOT LINE
---	MONUMENT LINE
- - - - -	TIE LINE
●	FOUND CITY MONUMENT AS NOTED
DOC. NO.	DOCUMENT NUMBER
O.R.	OFFICIAL RECORDS
S.F.	SQUARE FEET
±	MORE OR LESS
(R1)	REFERENCE
R/W	RIGHT OF WAY
(1192.73')	RECORD DATA
APN	ASSESSOR'S PARCEL NUMBER
(T)	TOTAL
(M-M)	MONUMENT TO MONUMENT
PAE	PUBLIC ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
○	NAIL & TAG PLS 8934 SET AT 4'
○	PROPERTY LINE EXTENSION
○	NAIL & TAG PLS 8934 SET AT PROPERTY CORNER

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	9.87'	N00°03'40"W	L10	51.26'	N89°53'30"E
L2	9.54'	N89°53'30"E	L11	57.60'	N89°53'30"E
L3	5.00'	N89°53'30"E	L12	62.61'	N89°53'30"E
L4	7.00'	N00°03'40"W	L13	24.15'	N89°53'30"E
L5	5.00'	N00°03'40"W	L14	23.32'	N89°53'30"E
L6	9.00'	N00°03'40"W	L15	2.53'	N89°53'30"E
L7	21.00'	N00°03'40"W	L16	9.17'	N89°53'30"E
L8	5.00'	N00°06'30"W	L17	75.31'	N89°53'30"E
L9	50.00'	N89°53'30"E	L18	5.46'	N00°06'30"W

RADIAL BEARING TABLE	
RADIAL	BEARING
R1	S12°04'40"E

REFERENCES

- (R1) PARCEL MAP FILED SEPTEMBER 5, 2008, IN BOOK 826 OF MAPS, AT PAGES 53 AND 54 IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.
- (R2) RECORDER OF SURVEY, FILED MARCH 27, 2006 IN BOOK 798 OF MAPS, AT PAGE 44, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.
- (R3) RECORD OF SURVEY, FILED DECEMBER 3, 1962 IN BOOK 154 OF MAPS, AT PAGE 55, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA.

BASIS OF SURVEY

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE TWO FOUND CITY MONUMENT ALONG STELLING ROAD BETWEEN STEVENS CREEK BOULEVARD AND PEPPER TREE LANE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON SEPTEMBER 5, 2008, IN BOOK 826 OF MAPS, AT PAGES 53 AND 54 IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, TAKEN AS NORTH 00°03'40" WEST.

NOTES

- ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 14,975 SQUARE FEET, MORE OR LESS.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.

SOUTH STELLING ROAD
(PUBLIC STREET, WIDTH VARIES)

SOUTH STELLING ROAD
(PUBLIC STREET, WIDTH VARIES)

(1192.73')(R1),(R2)
(1177.73')(R1),(R2)

1192.72'
1177.72'(M-M)
S00°03'40"E

FOUND BRASS DISC IN WELL
AT PEPPER TREE LN PER
(R1), (R2), (R3)

STEVENS CREEK BOULEVARD
(FORMERLY STEVENS CREEK RD)
(PUBLIC STREET, WIDTH VARIES)

853 O.R. 248
PARCEL NO. 1

PARCEL "A"
(154 M 55)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



S00°03'40"E

S00°03'40"E

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