

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 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 IN FEE TO THE CITY OF CUPERTINO FOR PUBLIC USE AS OF RIGHT-OF-WAY THE REAL PROPERTY DELINEATED HEREON AND DESIGNATED "6" ROADWAY DEDICATION IN FEE", WHICH DEDICATION SHALL BE EFFECTED BY A SEPARATE INSTRUMENT.

WE ALSO HEREBY DEDICATE TO 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 DEDICATE TO THE CITY OF CUPERTINO FOR 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 IRREVOCABLY DEDICATE TO THE CITY OF CUPERTINO FOR PUBLIC PURPOSES PUBLIC VEHICLE AND 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 RESERVE FOR THE OWNERS OF LOTS 1-9 AND A-F, EASEMENTS FOR STORM DRAINAGE PURPOSES, ABOVE, UNDER OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM DRAINAGE EASEMENT) INCLUDING THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE REPAIR, AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF CUPERTINO.

WE ALSO HEREBY RESERVE LOTS A. B. C. AND D FOR PRIVATE STREET PURPOSES. SAID PARCELS ARE NOT OFFERED TO, NOR ACCEPTED FOR DEDICATION BY, THE CITY OF CUPERTINO AND SHALL BE RESERVED FOR THE HOMEOWNERS ASSOCIATION OF TRACT NO. 10676 BY SEPARATE INSTRUMENT.

WE ALSO RESERVE LOT E FOR PRIVATE OPEN SPACE AND BIORETENTION PURPOSES. SAID PARCEL IS NOT OFFERED TO, NOR ACCEPTED FOR DEDICATION BY, THE CITY OF CUPERTINO AND SHALL BE RESERVED FOR THE HOMEOWNERS ASSOCIATION OF TRACT NO. 10676 BY SEPARATE INSTRUMENT.

SUMMERHILL STEVENS CREEK LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): KEVIN EBRAHIMI

TITLE: SENIOR VICE PRESIDENT

DATE: _____

BY: _____

NAME (PRINT): JASON BIGGS

TITLE: SECRETARY

TITLF: DATE: _____

SOILS AND GEOTECHNICAL REPORT

A SOILS REPORT WAS PREPARED BY ENGeo INCORPORATED, PROJECT NO. 25165.000.001, SIGNED BY LAREN LOEY, PE, AND HAS BEEN FILED WITH THE BUILDING DIVISION OF THE CITY OF CUPERTINO.

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 _____, 2026, 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.

THE FOLLOWING EASEMENT AND PORTIONS OF EASEMENTS ARE HEREBY ABANDONED PURSUANT TO GOVERNMENT CODE SECTION 66434(G) OF THE SUBDIVISION MAP ACT:

1. THE SIDEWALK EASEMENT (AS DELINEATED AND DESCRIBED IN BOOK P180, PAGE 0925 RECORDED IN THE SANTA CLARA COUNTY OFFICIAL RECORDS);
2. THOSE PORTIONS OF THE PUBLIC UTILITY EASEMENT (AS DELINEATED IN BOOK P180, PAGE 0931 RECORDED IN THE SANTA CLARA COUNTY OFFICIAL RECORDS) WHICH ARE SITUATED WITHIN THE 6' ROADWAY DEDICATION AS SHOWN ON THIS TRACT MAP; AND
3. THOSE PORTIONS OF THE CALIFORNIA WATER SERVICE EASEMENT (AS DELINEATED IN BOOK 238 OF MAPS, PAGE 3 AND BOOK 8119, PAGE 199 RECORDED IN THE SANTA CLARA COUNTY OFFICIAL RECORDS) WHICH ARE SITUATED WITHIN THE 6' ROADWAY DEDICATION AS SHOWN ON THIS TRACT MAP."

KIRSTEN SQUARCIA, CITY CLERK
CITY OF CUPERTINO

DATE

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 _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A

NOTARY PUBLIC IN AND FOR SAID STATE, 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: _____

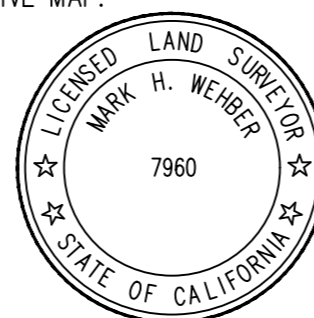
MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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 SUMMERHILL STEVENS CREEK, LLC IN MARCH OF 2025. 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, 2028, 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 CONDITIONALLY APPROVED TENTATIVE MAP.

DATE



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

TRACT NO. 10676 20840 STEVENS CREEK BLVD

FOR CONDOMINIUM PURPOSES
CONSISTING OF SEVEN (7) SHEETS, 13 LOTS FOR 59 UNITS
BEING A SUBDIVISION OF NEW PARCEL B AS SHOWN IN THAT CERTAIN LOT LINE
ADJUSTMENT RECORDED MARCH 7, 2025, AS DOCUMENT NUMBER 25774418 OF
SANTA CLARA COUNTY OFFICIAL RECORDS. LYING ENTIRELY IN THE
CITY OF CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON ■ (925) 866-0322
ROSEVILLE ■ (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS
JULY 2026

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

THIS MAP IS CONSISTENT WITH THE VESTING TENTATIVE MAP APPROVED BY THE CITY COUNCIL RESOLUTION NO. 25-056, DATED JULY 1, 2025. THIS SUBDIVISION IS SUBJECT TO ALL THE CONDITIONS IMPOSED ON IT AS A RESULT OF THE APPROVAL OF TM-2024-001.

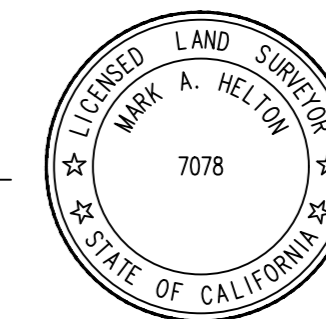
BENJAMIN FU
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF CUPERTINO

DATED

CITY SURVEYOR'S STATEMENT

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

MARK A. HELTON, CITY SURVEYOR
CITY OF CUPERTINO
PLS. NO 7078



DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10676; 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.

CHAD E. MOSLEY, CITY ENGINEER
CITY OF CUPERTINO
RCE 66077



DATE

RECORDER'S STATEMENT

FILE NO. _____ FEE \$ _____ PAID. ACCEPTED FOR RECORD AND FILED THIS _____ DAY OF _____, 20____, AT _____ M, IN BOOK _____ OF MAPS AT PAGE(S) _____, SANTA CLARA COUNTY RECORDERS, AT THE REQUEST OF _____.

LOUIS CHIARAMONTE, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY _____
DEPUTY

TRACT NO. 10676
20840 STEVENS CREEK BLVD

FOR CONDOMINIUM PURPOSES
CONSISTING OF SEVEN (7) SHEETS, 13 LOTS FOR 59 UNITS
BEING A SUBDIVISION OF NEW PARCEL B AS SHOWN IN THAT CERTAIN LOT LINE
ADJUSTMENT RECORDED MARCH 7, 2025, AS DOCUMENT NUMBER 25774418 OF
SANTA CLARA COUNTY OFFICIAL RECORDS, LYING ENTIRELY IN THE
CITY OF CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
JULY 2026

BENEFICIARY STATEMENT

THE UNDERSIGNED, U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS THE BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST WITH ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED ON JUNE 2, 2026 AS DOCUMENT NO. 25997698, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEDICATIONS SHOWN HEREON.

U.S. BANK NATIONAL ASSOCIATION,
A NATIONAL BANKING ASSOCIATION
AS BENEFICIARY

BY: _____

NAME: _____

ITS: _____

BENEFICIARY 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 _____ } 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(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: _____

TRACT NO. 10676

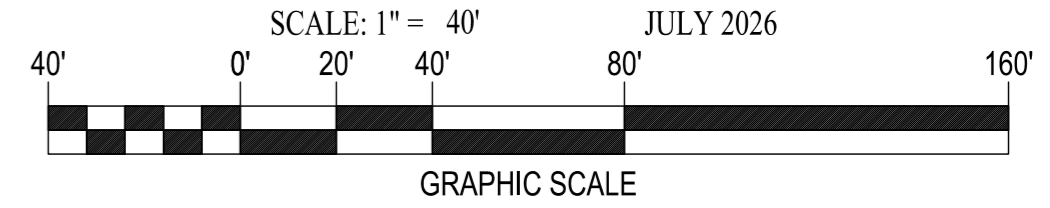
20840 STEVENS CREEK BLVD

FOR CONDOMINIUM PURPOSES
 CONSISTING OF SEVEN (7) SHEETS, 13 LOTS FOR 59 UNITS
 BEING A SUBDIVISION OF NEW PARCEL B AS SHOWN IN THAT CERTAIN LOT LINE
 ADJUSTMENT RECORDED MARCH 7, 2025, AS DOCUMENT NUMBER 25774418 OF
 SANTA CLARA COUNTY OFFICIAL RECORDS, LYING ENTIRELY IN THE
 CITY OF CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

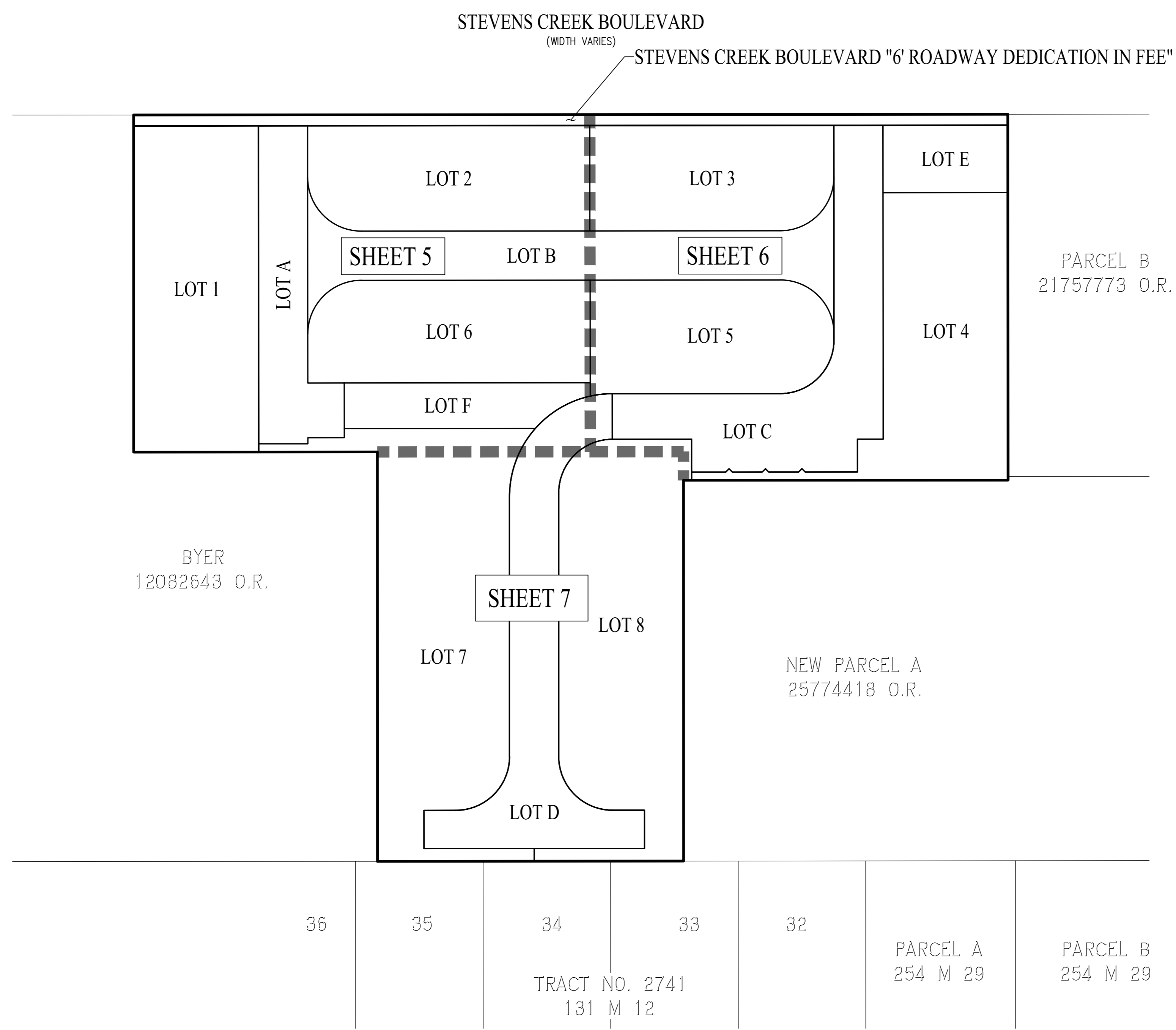


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
 IN STEVENS CREEK BOULEVARD, THE BEARING BEING N89°57'15"E PER RECORD OF
 SURVEY (232 M 5).

LEGEND

	DISTINCTIVE BORDER LINE
	LOT LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(#)	REFERENCE
(LL)	LOT LINE
●	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
SNF, ⊗	SEARCHED, NOT FOUND
○	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
EAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
O.R.	OFFICIAL RECORDS
	SHEET LIMITS
SHEET 6	SHEET NUMBER



TRACT NO. 10676

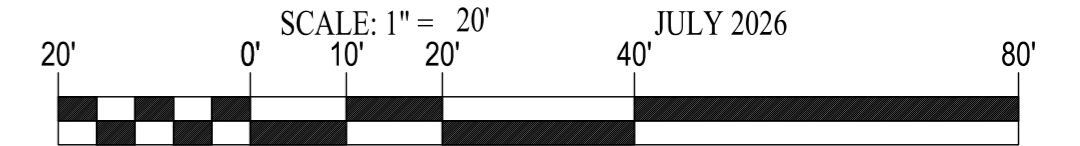
20840 STEVENS CREEK BLVD

FOR CONDOMINIUM PURPOSES
 CONSISTING OF SEVEN (7) SHEETS, 13 LOTS FOR 59 UNITS
 BEING A SUBDIVISION OF NEW PARCEL B AS SHOWN IN THAT CERTAIN LOT LINE
 ADJUSTMENT RECORDED MARCH 7, 2025, AS DOCUMENT NUMBER 25774418 OF
 SANTA CLARA COUNTY OFFICIAL RECORDS, LYING ENTIRELY IN THE
 CITY OF CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
 IN STEVENS CREEK BOULEVARD, THE BEARING BEING N89°57'15"E PER RECORD OF
 SURVEY (232 M 5).

LEGEND

	DISTINCTIVE BORDER LINE
	LOT LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(#)	REFERENCE
(LL)	LOT LINE
●	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
SNF, ⊗	SEARCHED, NOT FOUND
○	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
EAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
O.R.	OFFICIAL RECORDS

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (232 M 5)
- (2) PARCEL MAP (254 M 29)
- (3) RECORD OF SURVEY (238 M 3)
- (4) TRACT NO. 2741 (131 M 12)
- (5) PARCEL MAP (613 M 7)
- (6) LOT LINE ADJUSTMENT (25774418 O.R.)
- (7) LOT LINE ADJUSTMENT (12082643 O.R.)
- (8) TRACT NO. 2808 (137 M 22)

NOTES:

1. BOUNDARY COURSES SHOWN HEREON MATCH THOSE PER REFERENCE (6).
2. DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION. SUBDIVISION AREA=2.97± AC. OR 129,303± S.F.
4. ALL EASEMENT OR TIE LINES WITHOUT BEARINGS ARE PERPENDICULAR TO THE LOT LINES OR DISTINCTIVE BORDER LINE.

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°02'45"W	3.33'
L2	N00°02'45"W	4.50'
L3	N00°02'45"W	7.33'
L4	N00°02'45"W	18.00'
L5	N00°00'35"W	4.50'

LINE TABLE		
NO	BEARING	LENGTH
L6	N89°59'25"E	4.50'
L7	N89°59'25"E	6.50'
L8	N00°02'16"W	4.49'
L9	N89°57'15"E	18.29'
L10	N00°02'45"W	7.00'

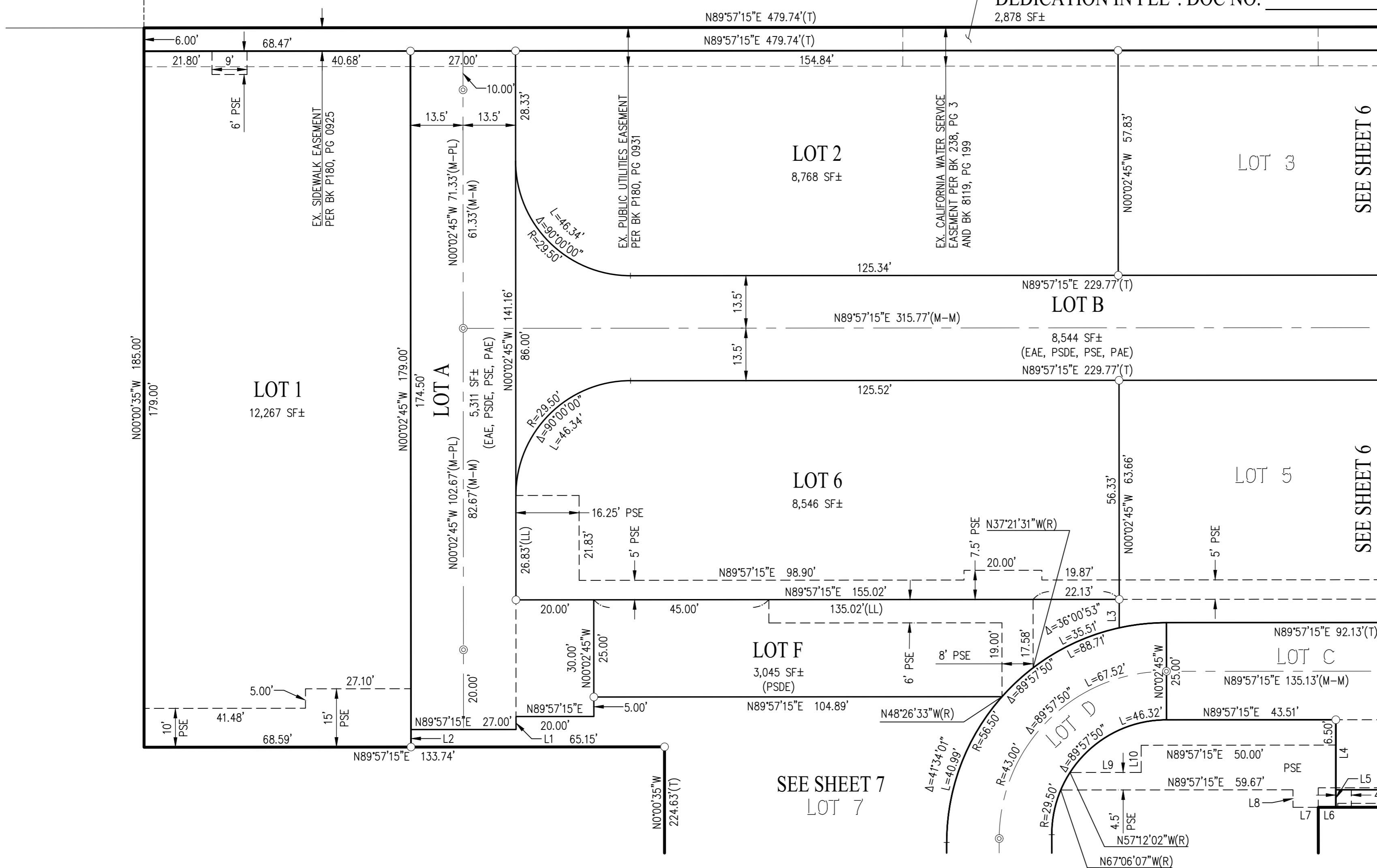


FOUND MONUMENT
 DISK W/PUNCH CITY OF
 CUPERTINO RE 5997(1)
 718.10'(M-TIE)

FOUND MONUMENT
 DISK W/PUNCH CITY
 OF CUPERTINO

STEVENS CREEK BOULEVARD
 (WIDTH VARIES)

STEVENS CREEK BOULEVARD "6' ROADWAY
 DEDICATION IN FEE". DOC NO. _____
 2,878 SF±



TRACT NO. 10676

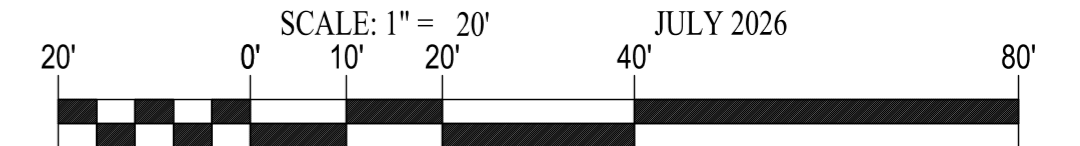
20840 STEVENS CREEK BLVD

FOR CONDOMINIUM PURPOSES
 CONSISTING OF SEVEN (7) SHEETS, 13 LOTS FOR 59 UNITS
 BEING A SUBDIVISION OF NEW PARCEL B AS SHOWN IN THAT CERTAIN LOT LINE
 ADJUSTMENT RECORDED MARCH 7, 2025, AS DOCUMENT NUMBER 25774418 OF
 SANTA CLARA COUNTY OFFICIAL RECORDS. LYING ENTIRELY IN THE
 CITY OF CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
 IN STEVENS CREEK BOULEVARD, THE BEARING BEING N89°57'15"E PER RECORD OF
 SURVEY (232 M 5).

LEGEND

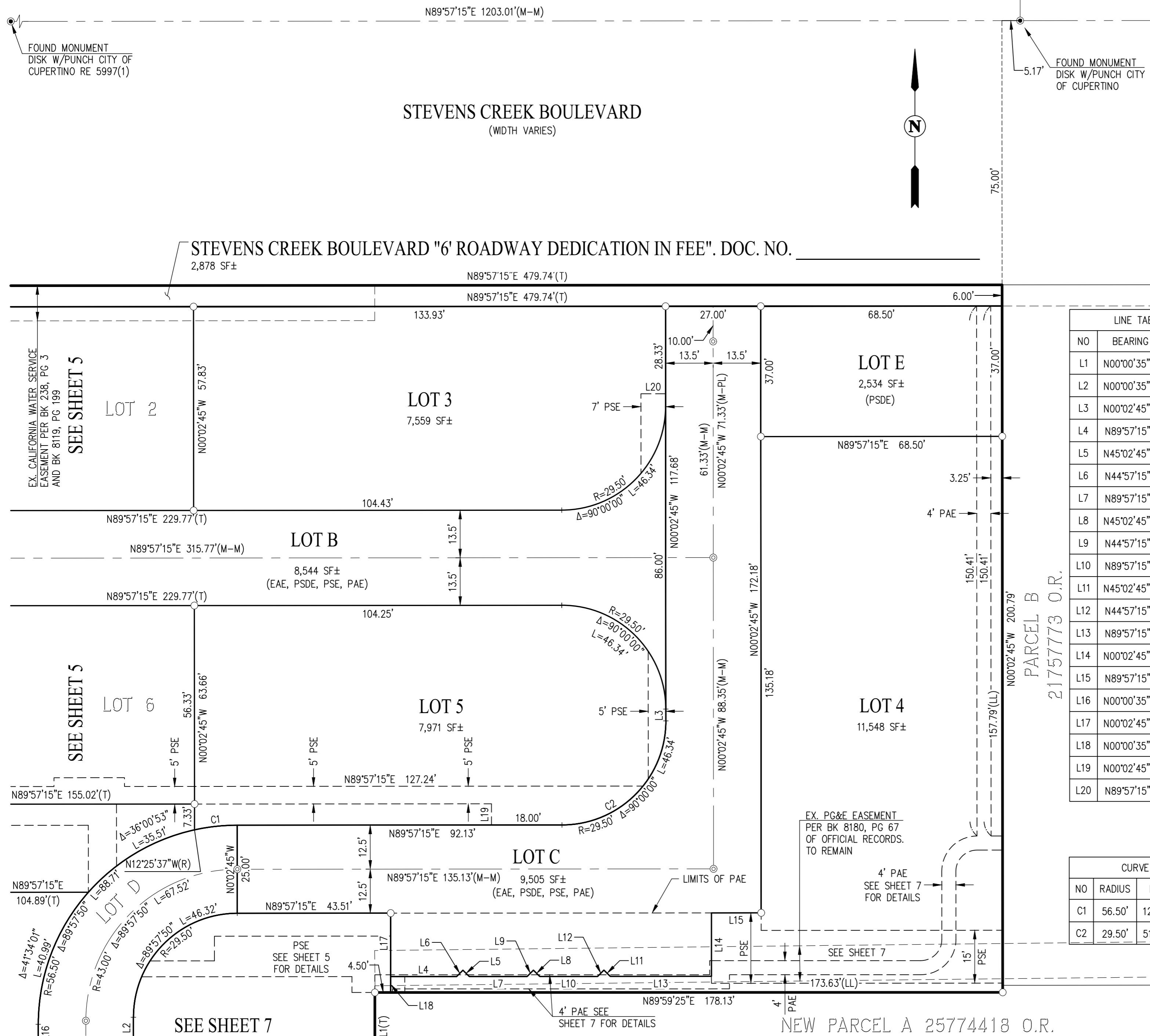
	DISTINCTIVE BORDER LINE
	LOT LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(#)	REFERENCE
(LL)	LOT LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
SNF, ⊗	SEARCHED, NOT FOUND
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
EAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
O.R.	OFFICIAL RECORDS

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (232 M 5)
- (2) PARCEL MAP (254 M 29)
- (3) RECORD OF SURVEY (238 M 3)
- (4) TRACT NO. 2741 (131 M 12)
- (5) PARCEL MAP (613 M 7)
- (6) LOT LINE ADJUSTMENT (25774418 O.R.)
- (7) LOT LINE ADJUSTMENT (12082643 O.R.)
- (8) TRACT NO. 2808 (137 M 22)

NOTES:

- 1. BOUNDARY COURSES SHOWN HEREON MATCH THOSE PER REFERENCE (6).
- 2. DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION. SUBDIVISION AREA=2.97± AC. OR 129,303± S.F.
- 4. ALL EASEMENT OR TIE LINES WITHOUT BEARINGS ARE PERPENDICULAR TO THE LOT LINES OR DISTINCTIVE BORDER LINE.



LINE TABLE		
NO	BEARING	LENGTH
L1	N00°00'35"W	208.95'
L2	N00°00'35"W	144.52'
L3	N00°02'45"W	3.35'
L4	N89°57'15"E	18.71'
L5	N45°02'45"W	2.53'
L6	N44°57'15"E	2.53'
L7	N89°57'15"E	16.42'
L8	N45°02'45"W	2.53'
L9	N44°57'15"E	2.53'
L10	N89°57'15"E	16.42'
L11	N45°02'45"W	2.53'
L12	N44°57'15"E	2.53'
L13	N89°57'15"E	28.71'
L14	N00°02'45"W	18.00'
L15	N89°57'15"E	14.13'
L16	N00°00'35"W	142.57'
L17	N00°02'45"W	18.00'
L18	N00°00'35"W	4.50'
L19	N00°02'45"W	6.01'
L20	N89°57'15"E	7.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	56.50'	12°22'52"	12.21'
C2	29.50'	51°11'52"	26.36'

TRACT NO. 10676

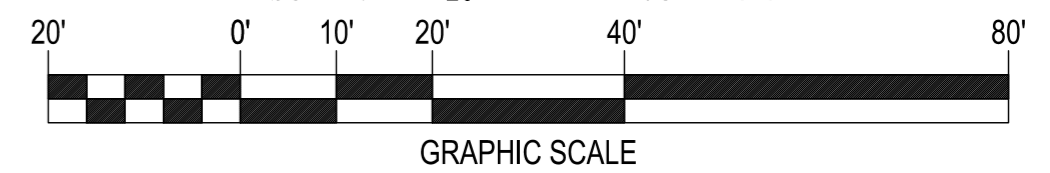
20840 STEVENS CREEK BLVD

FOR CONDOMINIUM PURPOSES
 CONSISTING OF SEVEN (7) SHEETS, 13 LOTS FOR 59 UNITS
 BEING A SUBDIVISION OF NEW PARCEL B AS SHOWN IN THAT CERTAIN LOT LINE
 ADJUSTMENT RECORDED MARCH 7, 2025, AS DOCUMENT NUMBER 25774418 OF
 SANTA CLARA COUNTY OFFICIAL RECORDS. LYING ENTIRELY IN THE
 CITY OF CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
 SCALE: 1" = 20' JULY 2026



BASIS OF BEARINGS:

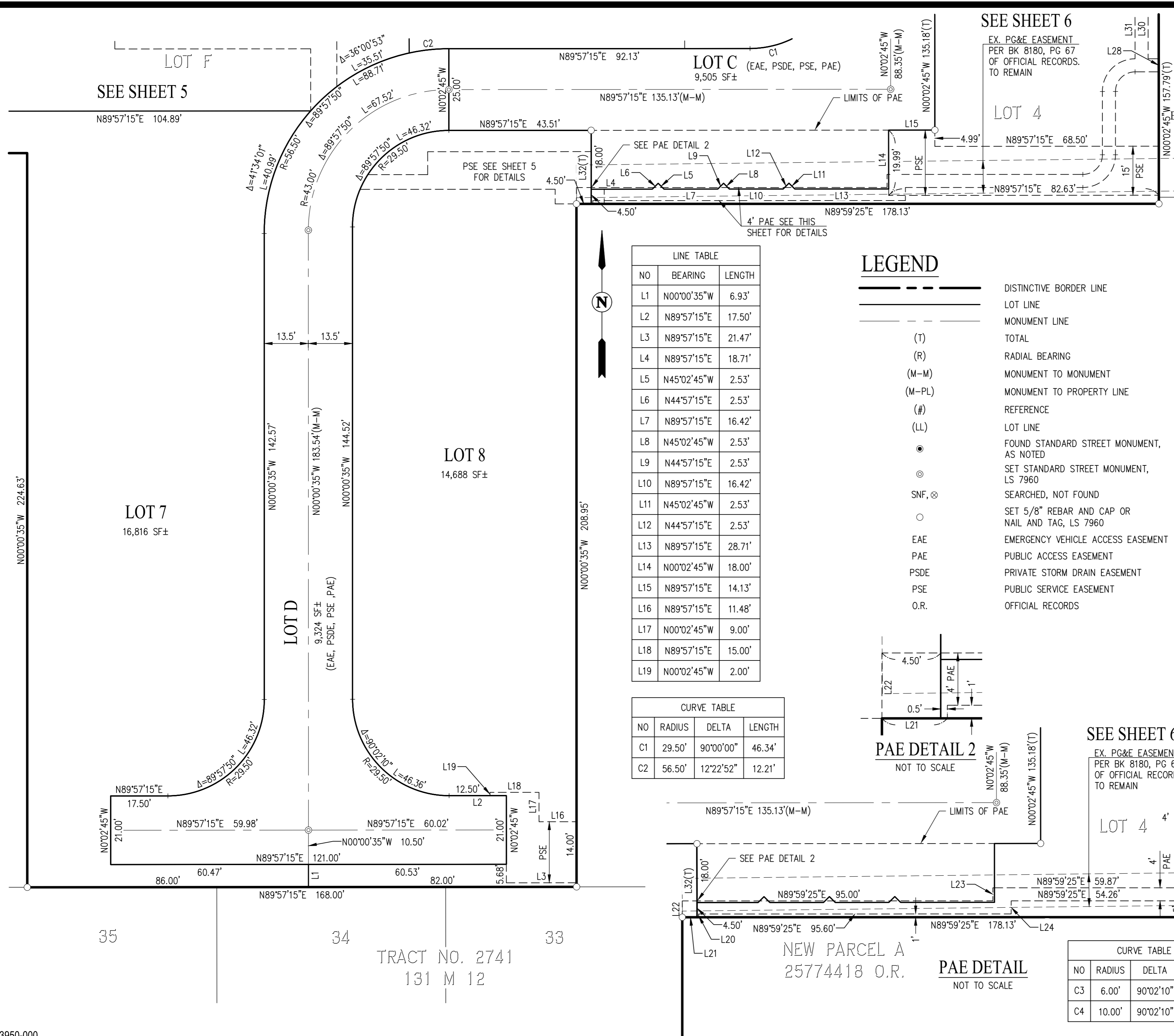
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS
 IN STEVENS CREEK BOULEVARD, THE BEARING BEING N89°57'15"E PER RECORD OF
 SURVEY (232 M 5).

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (232 M 5)
- (2) PARCEL MAP (254 M 29)
- (3) RECORD OF SURVEY (238 M 3)
- (4) TRACT NO. 2741 (131 M 12)
- (5) PARCEL MAP (613 M 7)
- (6) LOT LINE ADJUSTMENT (25774418 O.R.)
- (7) LOT LINE ADJUSTMENT (12082643 O.R.)
- (8) TRACT NO. 2808 (137 M 22)

NOTES:

1. BOUNDARY COURSES SHOWN HEREON MATCH THOSE PER REFERENCE (6).
2. DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION. SUBDIVISION AREA=2.97± AC. OR 129,303± SF.
4. ALL EASEMENT OR TIE LINES WITHOUT BEARINGS ARE PERPENDICULAR TO THE LOT LINES OR DISTINCTIVE BORDER LINE.

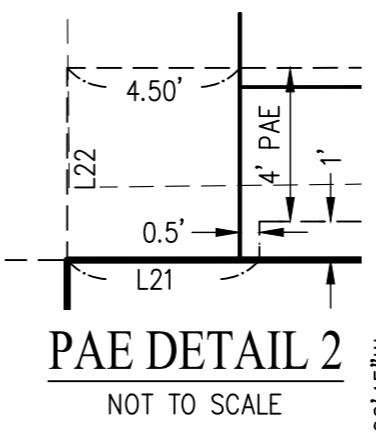


LINE TABLE		
NO	BEARING	LENGTH
L1	N00°00'35"W	6.93'
L2	N89°57'15"E	17.50'
L3	N89°57'15"E	21.47'
L4	N89°57'15"E	18.71'
L5	N45°02'45"W	2.53'
L6	N44°57'15"E	2.53'
L7	N89°57'15"E	16.42'
L8	N45°02'45"W	2.53'
L9	N44°57'15"E	2.53'
L10	N89°57'15"E	16.42'
L11	N45°02'45"W	2.53'
L12	N44°57'15"E	2.53'
L13	N89°57'15"E	28.71'
L14	N00°02'45"W	18.00'
L15	N89°57'15"E	14.13'
L16	N89°57'15"E	11.48'
L17	N00°02'45"W	9.00'
L18	N89°57'15"E	15.00'
L19	N00°02'45"W	2.00'

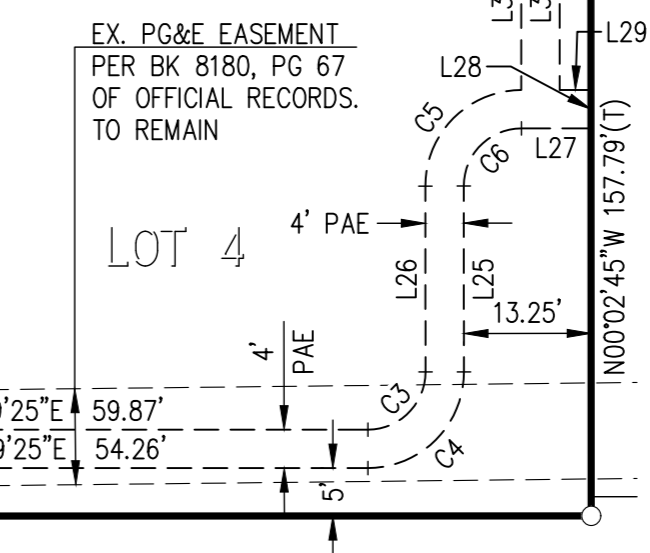
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	29.50'	90°00'00"	46.34'
C2	56.50'	12°22'52"	12.21'

LEGEND

- DISTINCTIVE BORDER LINE
- LOT LINE
- MONUMENT LINE
- (T) TOTAL
- (R) RADIAL BEARING
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (#) REFERENCE
- (LL) LOT LINE
- FOUND STANDARD STREET MONUMENT, AS NOTED
- ⊙ SET STANDARD STREET MONUMENT, LS 7960
- SNF, ⊗ SEARCHED, NOT FOUND
- SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
- EAE EMERGENCY VEHICLE ACCESS EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- O.R. OFFICIAL RECORDS



SEE SHEET 6



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C3	6.00'	90°02'10"	9.43'
C4	10.00'	90°02'10"	15.71'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C5	10.00'	90°00'00"	15.71'
C6	6.00'	90°00'00"	9.42'

LINE TABLE		
NO	BEARING	LENGTH
L20	N00°00'35"W	1.00'
L21	N89°59'25"E	5.00'
L22	N00°00'35"W	5.00'
L23	N00°02'45"W	4.00'
L24	N00°00'35"W	4.00'
L25	N00°02'45"W	19.36'
L26	N00°02'45"W	19.36'
L27	N89°57'15"E	7.25'
L28	N00°02'45"W	4.00'
L29	N89°57'15"E	3.25'
L30	N00°02'45"W	150.41'
L31	N00°02'45"W	150.41'
L32	N00°02'45"W	22.50'