

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 CONSENTS ARE 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 IN FEE TO THE CITY OF CUPERTINO FOR PUBLIC USE AS RIGHT-OF-WAY THE REAL PROPERTY DELINEATED HEREON AS 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 ANY AND ALL PUBLIC UTILITY FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, HEAT MAINS AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN AREAS LYING BETWEEN DASHED LINES EACH DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT). THE ABOVE-MENTIONED PUBLIC UTILITY 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 PUBLIC USE AN EASEMENT FOR PUBLIC ACCESS PURPOSE ON OR OVER THOSE CERTAIN STRIPS OF LAND, DESIGNATED AND DELINEATED AS "PAE" (PUBLIC ACCESS EASEMENT).

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

WE ALSO HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 6, INCLUSIVE, A LANDSCAPING EASEMENT FOR THE COMMON AREA LANDSCAPING IMPROVEMENTS, DESIGNATED AS "LE" UNDER, UPON OR OVER PORTIONS OF SAID LOTS. SAID LANDSCAPING EASEMENT SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AND USED AND MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS.

WE ALSO HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 6, INCLUSIVE, THEIR LICENSEES, VISITORS AND TENANTS, 'LOT 7, PRIVATE INGRESS & EGRESS EASEMENT (PIEE), FOR THE PURPOSES OF PRIVATE ACCESS, A PRIVATE STORM DRAIN EASEMENT (PSDE) AND A PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR THE PURPOSES OF STORM DRAINS, SANITARY SEWER, DRY UTILITIES, AND ALL OTHER APPURTENANCES THERETO, UNDER, UPON AND OVER SAID LOT. SAID LOT SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AND USED AND MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS.

WE ALSO HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF ADJOINING WESTERLY PROPERTY, TITLE LISTED UNDER DOCUMENT NO. 2860732, AN EASEMENT FOR THE EMERGENCY RELEASE OF UNCONTROLLED SURFACE DRAINAGE OVER A PORTION OF LOT 6 DESIGNATED AS PRIVATE STORM DRAIN EASEMENT (PSDE). SAID EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF SAID LOT 6.

ALL OF THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL BE KEPT FREE OF BUILDINGS, EXCEPT LAWFUL UNSUPPORTED ROOF OVERHANGS, AND OBSTRUCTIONS THAT DO NOT IMPAIR THE USE OF, OR ARE CONSISTENT WITH THE PURPOSES OF THE STREET OR EASEMENT.

AS OWNER (S):

AlphaMcClellan, LLC, a California Limited Liability Company  
By: AlphaX RE Capital Inc., a California corporation, Its Manager

By: Chun Yi, Authorized Signatory

Beneficiary's Statement

TELLUS APP, INC. ISAOA, BENEFICIARY UNDER THE DEED OF TRUST, RECORDED SEPTEMBER 1, 2023, AS DOCUMENT NUMBER 25525851, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE MAKING AND FILING OF THIS MAP.

AS BENEFICIARY:

Tellus App, Inc., a Delaware corporation

By: Tiancheng Zhu, Authorized Officer

Tract No. 10608  
'Domme Enclave'

Being a Portion of the 10.56 acre tract of land in the Northwest one-quarter of Section 24, Township 7 South, Range 2 West, Mount Diablo Base & Meridian  
Lying within the  
City of Cupertino, County of Santa Clara, State of California  
April 2024

Soils and Geological Report

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY GeoEngineering Consultants, DATED Jan 19, 2021, REPORT NO. P21.0151, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF CUPERTINO.

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 , 20 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  
Notary's Signature

Printed Notary's Name

Notary's Principal Place of Business

Notary's Commission Number

Expiration of Notary's Commission

Beneficiary's Acknowledgment

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State of California SS.  
County of

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Witness my hand  
Notary's Signature

Printed Notary's Name

Notary's Principal Place of Business

Notary's Commission Number

Expiration of Notary's Commission

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 RECORDS, AT THE  
REQUEST OF FIRST AMERICAN TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER  
SANTA CLARA COUNTY

BY: DEPUTY

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 AlphaMcClellan, LLC on August, 2023; THE SURVEY IS TRUE AND COMPLETE AS SHOWN; I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE August 2025, AND THAT SUCH 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.

HARINDER SINGLA, PLS NO. 8347

DATE



City Engineer's Statement

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN FINAL MAP OF TRACT NO. 10608; 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 ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

CHAD MOSLEY, RCE NO. 66077  
CITY OF CUPERTINO, CALIFORNIA

DATE



Director of Community Development Statement

THIS MAP IS CONSISTENT WITH THE TENTATIVE MAP APPROVED PER THE CITY COUNCIL RESOLUTION NO. 22-129, DATED OCTOBER 18, 2022. THIS SUBDIVISION IS SUBJECT TO ALL CONDITIONS IMPOSED ON IT AS A RESULT OF THE APPROVAL OF TM- 2021-006.

BENJAMIN FU  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF CUPERTINO, CALIFORNIA

DATE

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 , 20, BY RESOLUTION NO. , DULY APPROVED THE HEREIN FINAL 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.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT FOR UTILITY PURPOSES, RECORDED JULY 24, 1970, IN BOOK 8999 OF OFFICIAL RECORDS, PAGE 325, UNDER RECORDER'S SERIAL NUMBER 3845350, IS DELINEATED HEREON AND ABANDONED PURSUANT TO GOVERNMENT CODE SECTION 66434 (g) OF THE SUBDIVISION MAP ACT.

KIRSTEN SQUARCIA, CITY CLERK  
CITY OF CUPERTINO, CALIFORNIA

DATE

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.

DAVIS THRESH, PLS 6868  
BKF ENGINEERS

DATE



MH engineering Co.

16075 Vineyard Boulevard  
Morgan Hill, CA 95037

(408) 779-7381

MH Job No: 221047

Sheet 1 of 3

LEGEND

	SET STANDARD CITY MONUMENT, TAGGED PLS 8347	BDM	BRASS DISK MONUMENT
	FOUND STANDARD CITY MONUMENT, AS NOTED	DOC.	DOCUMENT
	STREET CENTERLINE	FD	FOUND
	DISTINCTIVE BOUNDARY LINE	(E)	EXISTING
	EXISTING LOT LINE	EAE	EMERGENCY ACCESS EASEMENT
	EASEMENT LINE	ID	IDENTIFICATION
		IP	IRON PIPE
		M	MAPS
		M-M	MONUMENT TO MONUMENT
		PAE	PUBLIC ACCESS EASEMENT
		PIEE	PRIVATE INGRESS & EGRESS EASEMENT
		PSDE	PRIVATE STORM DRAINAGE EASEMENT
		PSSE	PRIVATE SANITARY SEWER EASEMENT
		PT&T	PACIFIC TELEPHONE AND TELEGRAPH COMPANY
		PUE	PUBLIC UTILITY EASEMENT
		R#	RECORD NUMBER
		SFNF	SEARCHED FOR, NOT FOUND
		O.R.	OFFICIAL RECORDS
		(...)	RECORD DATA

Tract No. 10608  
'Domme Enclave'

Being a Portion of the 10.56 acre tract of land in the Northwest one-quarter of Section 24, Township 7 South, Range 2 West, Mount Diablo Base & Meridian Lying within the City of Cupertino, County of Santa Clara, State of California April 2024



**MH engineering Co.**  
16075 Vineyard Boulevard  
Morgan Hill, CA 95037

(408) 779-7381

Referenced Record Data

- R1

Record of Survey  
Book 161 of Maps, Page 44
- R2

Parcel Map  
Book 885 of Maps, Page 6-7
- R3

Grant Deed, Doc. #25525850

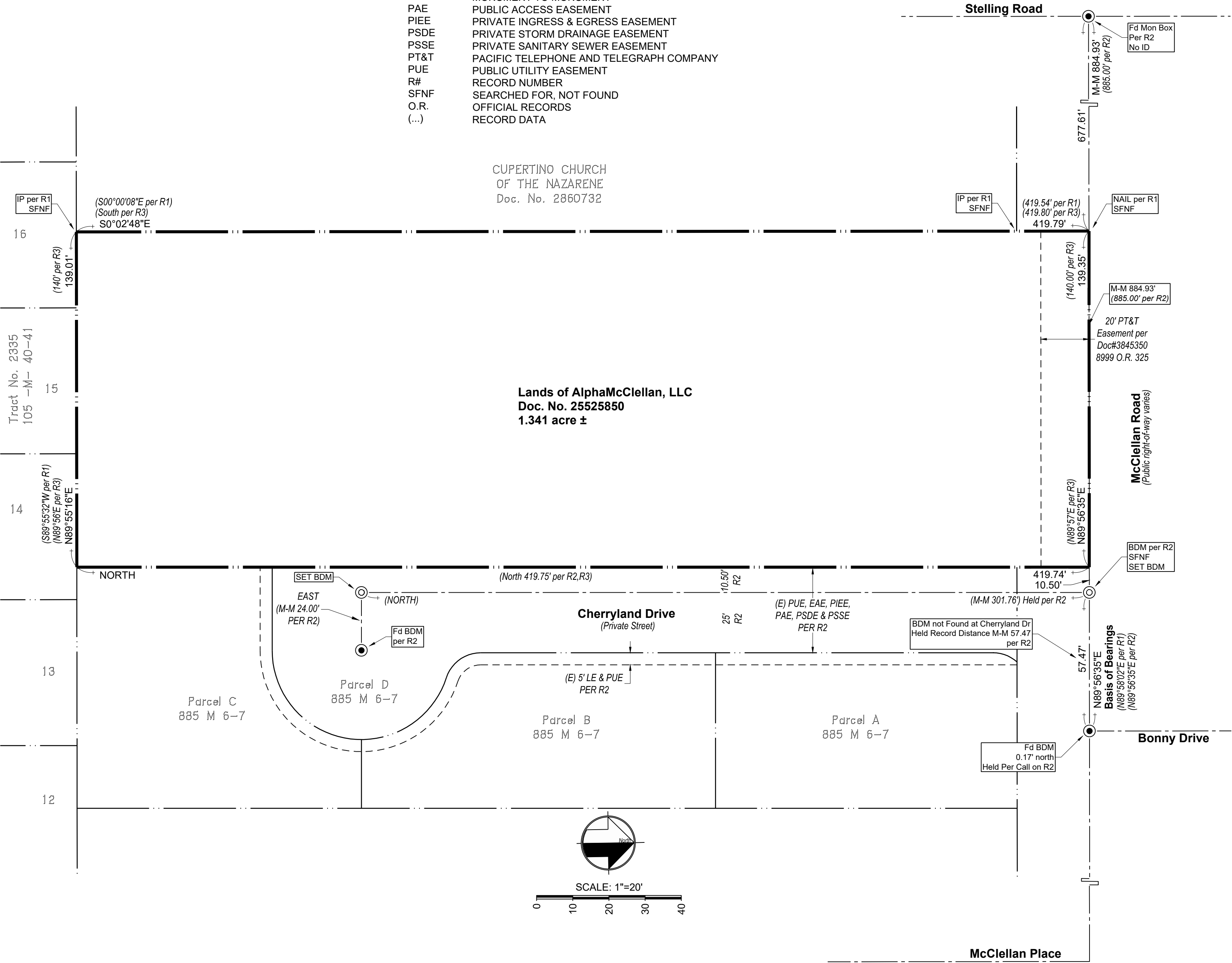
Basis of Bearings:

Basis of bearings is along the centerline of McClellan Road between found monuments as N89°56'35"E as shown on that certain Record of Survey Map filed for record in Book 173 of Maps at Page 54, Santa Clara County Records.

NOTES

- 1) THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE SUBDIVISION.
- 2) THE AREA WITHIN THE DISTINCTIVE BOUNDARY IS 1.341 ACRES MORE OR LESS.
- 3) ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 4) RECORD INFORMATION SHOWN HEREON IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY FIRTS AMERICAN TITLE COMPANY, DATED SEPTEMBER 22, 2023, ORDER NUMBER 3821-7001491.
- 5) THIS SHEET SHOWS RECORD BOUNDARY AND EASEMENTS.
- 6) ASSESSOR'S PARCEL NUMBER 359-20-030
- 7) SUBJECT TO THE DECLARATION OF EASEMENTS AND MAINTENANCE FOR PRIVATE ROAD RECORDED JUNE 1, 2023, AS DOCUMENT NUMBER 25482243, SANTA CLARA COUNTY RECORDS.
- 8) SUBJECT TO THE QUITCLAIM DEED AND AUTHORIZATION FOR UNDERGROUND WATER RIGHTS RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 25522718, SANTA CLARA COUNTY RECORDS.

C:\Projects\Hwy25\251047\Alcox Ventures, LLC, Cupertino Road, Cupertino\251047 FM Sheet02\Summary Page.dwg - 3/25/2024 4:45 PM - Plotted 3/25/2024 4:46 PM by Harleen Singh





LEGEND

- ⊙

SET STANDARD CITY MONUMENT,  
TAGGED PLS 8347

●

FOUND STANDARD CITY MONUMENT, AS NOTED

○

SET 3/4" IRON PIPE, TAGGED PLS 8347

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STREET CENTERLINE

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DISTINCTIVE BOUNDARY LINE

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NEW LOT LINE

---

EXISTING LOT LINE

---

EASEMENT LINE
- BDM

DOC.

FD

(E)

EAE

LE

PAE

PIEE

PSDE

PSSE

PUE

r#

R#

(r)

SFNF

O.R.

(...)

BRASS DISK MONUMENT

DOCUMENT

FOUND

EXISTING

EMERGENCY ACCESS EASEMENT

LANDSCAPE EASEMENT

PUBLIC ACCESS EASEMENT

PRIVATE INGRESS & EGRESS EASEMENT

PRIVATE STORM DRAINAGE EASEMENT

PRIVATE SANITARY SEWER EASEMENT

PUBLIC UTILITY EASEMENT

RADIAL NUMBER

RECORD NUMBER

RADIAL BEARING

SEARCHED FOR, NOT FOUND

OFFICIAL RECORDS

RECORD DATA

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Santa Clara County Records.

Curve Table			
#	Radius	Delta	Length
C1	37.00'	068°59'10"	44.55'
C2	56.00'	038°24'48"	37.54'

Radial Bearing Table	
#	Direction
r1	N56°06'51"W
r2	S69°55'04"E
r3	N85°28'21"E
r4	S64°09'20"W