

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 DEDICATIONS THEREIN.

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

WE ALSO HEREBY DEDICATE TO THE CITY OF CUPERTINO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WRES, 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 "P.S.E." (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 "S.S.E." (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.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 9, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS FOR STORM DRAINAGE AND SANITARY SEWER PURPOSES, DESIGNATED AND DELINEATED AS "P.S.D.E." (PRIVATE STORM DRAINAGE EASEMENT) AND "P.S.S.E." (PRIVATE SANITARY SEWER EASEMENT) INCLUDING THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND SANITARY SEWER 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 ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF CUPERTINO.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 9, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS FOR WATER LINE PURPOSES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "P.W.E." (PRIVATE WATER LINE 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. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF CUPERTINO.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 9, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS FOR WATER METER PURPOSES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "P.W.M.E." (PRIVATE WATER METER 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. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF CUPERTINO.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS 1 THROUGH 9, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "P.I.E.E." (PRIVATE INGRESS AND EGRESS EASEMENT). SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF CUPERTINO.

LOT "A" IS NOT OFFERED FOR DEDICATION AND IS RESERVED FOR THE FUTURE CONVEYANCE TO THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. LOT "A" INCLUDES A "COMMON AREA" FOR COMMON SPACE AND A PRIVATE DRIVE, SAID LOT IS NOT DEDICATED FOR THE USE BY THE GENERAL PUBLIC BUT RESERVED FOR THE USE OF THE HOMEOWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, PARKING, UTILITIES, DRAINAGE, INGRESS AND EGRESS IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS FOR THIS MAP.

AS OWNER’S:

ALAN ENTERPRISE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: ALI MOZAFFARI

ITS: MANAGING MEMBER

TRACT NO. 10587
ALAN ROW

CONSISTING OF THREE (3) SHEETS

BEING A SUBDIVISION OF OF THE LANDS DESCRIBED IN THAT CERTAIN
GRANT DEED, RECORDED DECEMBER 31, 2019 AS DOCUMENT
NO. 24370764 OFFICIAL RECORDS OF SANTA CLARA COUNTY

LYING ENTIRELY WITHIN THE
CITY OF CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA

DATE: OCTOBER 2022



ENGINEERS--SURVEYORS--PLANNERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95112

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 ALAN ENTERPRISE LLC IN APRIL 2022. 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, 2025, 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 _____

DAVIS THRESH
P.L.S. NO. 6868

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 _____ 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 _____ 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 DATE OF NOTARY’S COMMISSION: _____

SOIL AND GEOTECHNICAL REPORT NOTE

A GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL REPORT FOR THE NEW DEVELOPMENT AT 22690 STEVENS CREEK CUPERTINO, CA" AND DATED MARCH 03, 2020 WAS PREPARED BY ACHIEVEMENT ENGINEERING CORP, PROJECT NUMBER: 4134 AND SIGNED BY SADAF M. SAFAAI, C 64774. A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF CUPERTINO.

CITY ENGINEER’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 10587, 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, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE: _____

BY: _____
CHAD MOSLEY, RCE NO. 66077
CITY OF CUPERTINO, CALIFORNIA



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: _____

MARK A. HELTON, LLS NO. 7078
GIULIANI & KULL – SAN JOSE, INC.
CITY OF CUPERTINO, CALIFORNIA



DIRECTOR OF COMMUNITY DEVELOPMENT STATEMENT

THIS MAP IS CONSISTENT WITH THE VESTING TENTATIVE MAP APPROVED BY THE CITY COUNCIL RESOLUTION NO. 22-011 DATED JANUARY 13, 2022. THIS SUBDIVISION IS SUBJECT TO ALL THE CONDITIONS IMPOSED ON IT AS A RESULT OF THE APPROVAL OF TM-2020-001.

DATE: _____

BY: _____
BENJAMIN FU
COMMUNITY DEVELOPMENT DIRECTOR
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 _____, 20____, 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 BUILDING LINE AND THE LIGHT & AIR EASEMENT AS DELINEATED AND DEDICATED ON THAT MAP ENTITLED "TRACT NO. 1093", FILED FOR RECORD IN BOOK 42 OF MAPS, PAGE 37, IN SANTA CLARA COUNTY RECORDS, AND PORTIONS OF EASEMENTS FOR PUBLIC STREETS AND ROAD PURPOSES, AS DEDICATED AND DESCRIBED IN BOOK 0082, PAGE 615 AND IN BOOK 0082, PAGE 618, RECORDED IN THE SANTA CLARA COUNTY OFFICIAL RECORDS, ARE ABANDONED AS SHOWN ON THIS MAP PURSUANT TO GOVERNMENT CODE SECTION 66434.(G) OF THE SUBDIVISION MAP ACT.

DATE: _____

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

RECORDER’S STATEMENT

FILE NO. _____ FEE \$_____ PAID. ACCEPTED FOR RECORD

AND FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN
BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS,
AT THE REQUEST OF BKF ENGINEERS.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

 CONSISTING OF THREE (3) SHEETS

 BEING A SUBDIVISION OF OF THE LANDS DESCRIBED IN THAT CERTAIN
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LYING ENTIRELY WITHIN THE
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SCALE: 1" = 20'

DATE: OCTOBER 2022



ENGINEERS—SURVEYORS—PLANNERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95112

BASIS OF BEARINGS
469 M 51 (331.60)[1]
N89°56'35"W 331.57' M-M (N89°55'00"E 331.59')[2]

FOUND 3/4" IRON PIPE,
IN MONUMENT WELL
SHOWN ON 469 M 51

FOUND MONUMENT DISK
IN MONUMENT WELL
SHOWN ON 469 M 51
(N89°53'11"E 51.12')[1]
N89°53'53"E 551.22' M-M

STEVENS CREEK BOULEVARD
(FORMERLY PERMANENTE ROAD)
(A PUBLIC STREET WIDTH VARIES)

CAMINO VISTA DRIVE
(A PUBLIC STREET 60'-WIDE)

FOOTHILL BOULEVARD
(FORMERLY MOUNTAIN VIEW AND STEVENS CREEK ROAD)
(A PUBLIC STREET WIDTH VARIES)

IANICE AVENUE

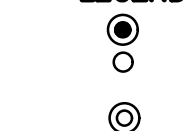
**RANCHO VENTURA
STREET**

SHEET 2 OF 3

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS A TOTAL AREA OF 33,769 SQUARE FEET (GROSS), MORE OR LESS, AND 27,506 SQUARE FEET (NET), MORE OF LESS.
3. ALL EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BOUNDARY AND/OR LOT LINE.
4. ALL PROPOSED EASEMENTS ARE SHOWN ON SHEET 3.

LEGEND



FOUND MONUMENT, AS NOTED ON MAP
SET 3/4" IRON PIPE WITH PLASTIC PLUG,
TAG AND TACK, STAMPED "LS 6868"
SET 2.5" BRASS DISC IN MONUMENT WELL
STAMPED "LS 6868"

- DISTINCTIVE BORDER LINE
- CENTER LINE
- MONUMENT LINE
- PARCEL LINE
- EASEMENT LINE
- DEDICATED RIGHT-OF-WAY

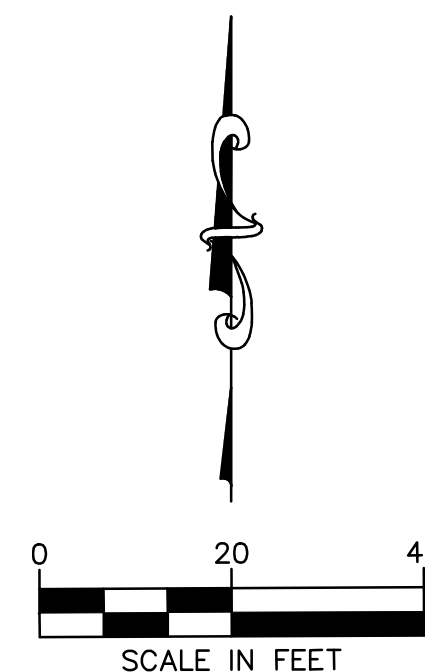
[RECORD INFORMATION
M-M	MONUMENT TO MONUMENT DISTANCE
(R)	RADIAL BEARING
S.F.N.F.	SEARCHED FOR NOT FOUND

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	80.00'	5°36'38"	7.83'
C2	5.00'	53°07'48"	4.64'

BASIS OF BEARINGS

THE BEARING NORTH 89°56'35" WEST OF THE MONUMENT LINE OF STEVENS CREEK BOULEVARD, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN MAP, FILED FOR RECORD ON AUGUST 28, 1980 IN BOOK 469 OF MAPS AT PAGES 51 THROUGH 59, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS OF THIS MAP.

FOUND MONUMENT DISK
IN MONUMENT WELL
SHOWN ON 469 M 51



REFERENCE MAPS
[1] 469 M 51-59
[2] 42 M 37
[3] DOC: 15730737

**SEE SHEET 3 FOR PROPOSED
P.S.D.E., P.I.E.E., P.W.E.,
P.W.M.E., P.S.E., S.S.E., P.S.S.E.
EASEMENTS**

LEGEND

●	FOUND MONUMENT, AS NOTED ON MAP
○	SET 3/4" IRON PIPE WITH PLASTIC PLUG, TAG AND TACK, STAMPED "LS 6868"
⊙	SET 2.5" BRASS DISC IN MONUMENT WELL STAMPED "LS 6868"
---	DISTINCTIVE BORDER LINE
---	CENTER LINE
---	MONUMENT LINE
---	PARCEL LINE
---	EASEMENT LINE
[M-M]	RECORD INFORMATION
(R)	MONUMENT TO MONUMENT DISTANCE
S.F.N.F.	RADIAL BEARING
P.S.D.E.	SEARCHED FOR NOT FOUND
P.I.E.E.	PRIVATE STORM DRAIN EASEMENT
P.W.E.	PRIVATE INGRESS EGRESS EASEMENT
P.W.M.E.	PRIVATE WATER LINE EASEMENT
P.S.E.	PRIVATE WATER METER EASEMENT
S.S.E.	PUBLIC SERVICE EASEMENT
P.S.S.E.	SANITARY SEWER EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT

TRACT NO. 10587 ALAN ROW

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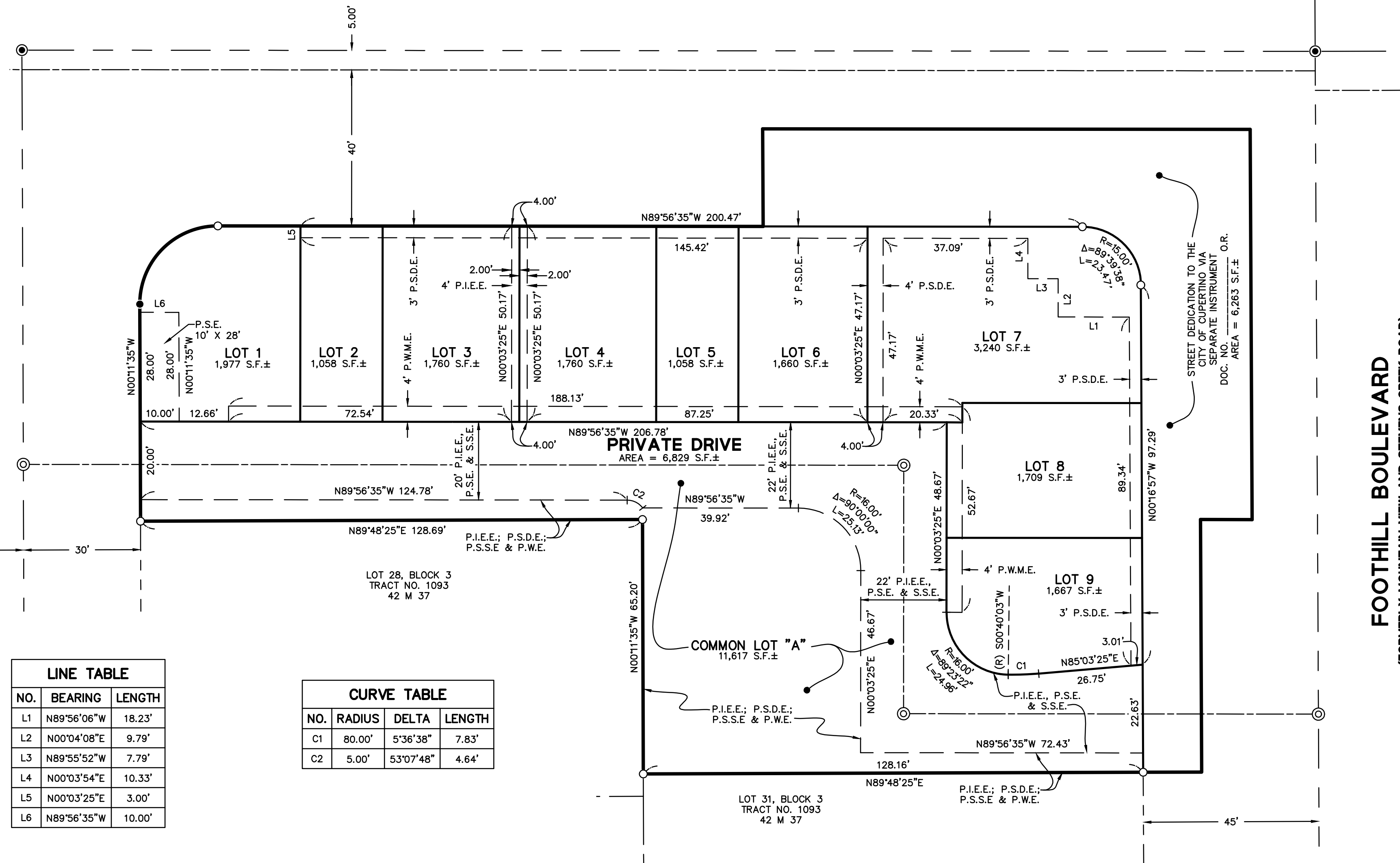
NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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3. ALL EASEMENT LINES WITHOUT BEARINGS ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BOUNDARY AND/OR LOT LINE.
4. ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 2.

STEVENS CREEK BOULEVARD (FORMERLY PERMANENTE ROAD) (A PUBLIC STREET WIDTH VARIES)

CAMINO VISTA DRIVE (A PUBLIC STREET 60'-WIDE)

FOOTHILL BOULEVARD (FORMERLY MOUNTAIN VIEW AND STEVENS CREEK ROAD) (A PUBLIC STREET WIDTH VARIES)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°56'06"W	18.23'
L2	N00°04'08"E	9.79'
L3	N89°55'52"W	7.79'
L4	N00°03'54"E	10.33'
L5	N00°03'25"E	3.00'
L6	N89°56'35"W	10.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	80.00'	5°36'38"	7.83'
C2	5.00'	53°07'48"	4.64'