RA11

PARCEL MAP

CONSISTING OF THREE (3) SHEETS

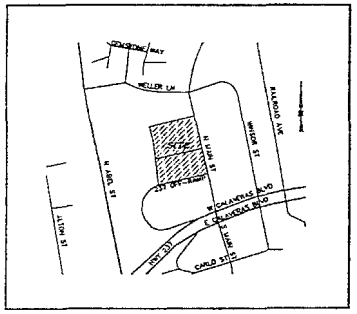
BEING A SUBDIVISION OF PARCEL 2, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP WHICH WAS FILED FOR RECORD MARCH 24, 1972, IN BOOK 298 OF MAPS, AT PAGE 24, SANTA CLARA COUNTY RECORDS

AND LYING ENTIRELY WITHIN THE

CITY OF MILPITAS
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APRIL 2006

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
950 S. Bascom Ave., Suite 2120 San Jose, CA 95128
P: (408) 286-4555 F: (408) 286-4558



VICINITY MAP
NTS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINE.

WE HEREBY OFFER FOR DEDICATION TO THE CITY OF MILPITAS FOR PUBLIC USE FOR OPERATION, ALTERATION, RELOCATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL PUBLIC SERVICE FACILITIES AND THEIR APPURTENANCES, OVER, UNDER, ALONG AND ACROSS THE FOLLOWING:

1. EASEMENT "A" (PUBLIC SERVICE UTILITY EASEMENT, P.S.U.E.) FOR PUBLIC UTILITY PURPOSES
2. EASEMENT "D" (EMERGENCY VEHICLE ACCESS EASEMENT, E.V.A.E.) FOR EMERGENCY VEHICLE ACCESS PURPOSES.

THE ABOVE MENTIONED EASEMENTS SHALL REMAIN OPEN AND FREE FROM BUILDING AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE AND PUBLIC UTILITY STRUCTURES AND THEIR APPURTENANCES, IRRIGATION SYSTEMS AND THEIR APPURTENANCES AND LAWFUL FENCES. UNOBSTRUCTED CONTINUOUS ACCESS SHALL BE MAINTAINED AT ALL TIMES.

WE HEREBY RESERVE OVER PARCELS ONE AND TWO AND RETAIN FOR THE PRIVATE USE OF PARCELS ONE AND TWO, THEIR LICENSEES, VISITORS AND TENANTS, WITH MAINTENANCE THEREOF BY THE LOT OWNERS OF THOSE PARCELS BENEFITTED, THE FOLLOWING:

1. EASEMENT "B" FOR JOINT ACCESS EASEMENT (J.A.E.)
2. EASEMENT "E" FOR PRIVATE FIRE EASEMENT (P.F.E.)
3. EASEMENT "C" (RUBBISH REMOVAL EASEMENT) FOR RUBBISH REMOVAL PURPOSES

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS/HAVE CAUSED THIS STATEMENT AND THESE DEDICATIONS TO BE EXECUTED THIS _____ DAY OF _____, 2006.

BY: MILPITAS REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC

BY: _____ _____ DATE

PRINTED NAME: _____

TITLE: _____

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____) SS

ON _____, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____

_____, PROVEN 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.

WITNESS MY HAND.

PRINTED NOTARY'S NAME _____

NOTARY'S SIGNATURE _____

COMMISSION NUMBER _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

EXPIRATION OF NOTARY'S COMMISSION _____

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 THE MILPITAS REDEVELOPMENT AGENCY IN SEPTEMBER 2005. I HEREBY STATE THAT THIS PARCEL MAP COMPLIES WITH PARCEL MAP PROCEDURES OF THE CITY OF MILPITAS AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE PARCEL MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP, AND IT IS TECHNICALLY CORRECT AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE APRIL 2007. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LICENSED LAND SURVEYOR
KEVIN R. WEISS
007139
Expires:
12-31-06
STATE OF CALIFORNIA

_____
KEVIN R. WEISS, L.S. 7139
EXPIRES 12-31-06

_____
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN PARCEL MAP; THAT THE SUBDIVISION AS SHOWN THEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT THIS SUBDIVISION COMPLIES WITH PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP.

BY: _____ DATE: _____
GREG ARMENDARIZ
CITY ENGINEER, CITY OF MILPITAS, CALIFORNIA
R.C.E. NO. 40283, EXPIRATION DATE DECEMBER 31, 2006

CITY SURVEYOR'S STATEMENT

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

BY: _____ DATE: _____
MICHAEL K. COOPER
ACTING CITY SURVEYOR, CITY OF MILPITAS, CALIFORNIA
HARRIS & ASSOCIATES
R.C.E. NO. 29072, EXPIRATION DATE MARCH 31, 2007

CITY CLERK'S STATEMENT

I, MARY LAVELLE, CITY CLERK OF THE CITY OF MILPITAS, CALIFORNIA, HEREBY CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MILPITAS, ON BEHALF OF SAID CITY COUNCIL, AS GOVERNING BODY OF SAID CITY AT A REGULAR MEETING HELD ON _____, 2006, HAS TAKEN THE FOLLOWING ACTIONS:

1. APPROVED THIS PARCEL MAP.

ACCEPTED, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC THOSE PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF OFFER OF DEDICATION TO WIT:

1. EASEMENT "A" (PUBLIC SERVICE UTILITY EASEMENT, P.S.U.E.) FOR PUBLIC UTILITY PURPOSES
2. EASEMENT "D" (EMERGENCY VEHICLE ACCESS EASEMENT, E.V.A.E.) FOR EMERGENCY VEHICLE ACCESS PURPOSES.

DATE: _____ BY: _____
MARY LAVELLE
CITY CLERK, CITY OF MILPITAS

RECORDER'S STATEMENT

FILE NO. _____ FEE $ _____ PAID, ACCEPTED FOR RECORD AND FILED IN BOOK _____

OF MAPS AT _____ PAGE(S) _____, SANTA CLARA COUNTY RECORDS, THIS _____ DAY OF

_____, 2006, AT _____ M. AT THE REQUEST OF THE CITY OF MILPITAS.

BRENDA DAVIS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY

JMH JOB# 4466

BASIS OF BEARINGS

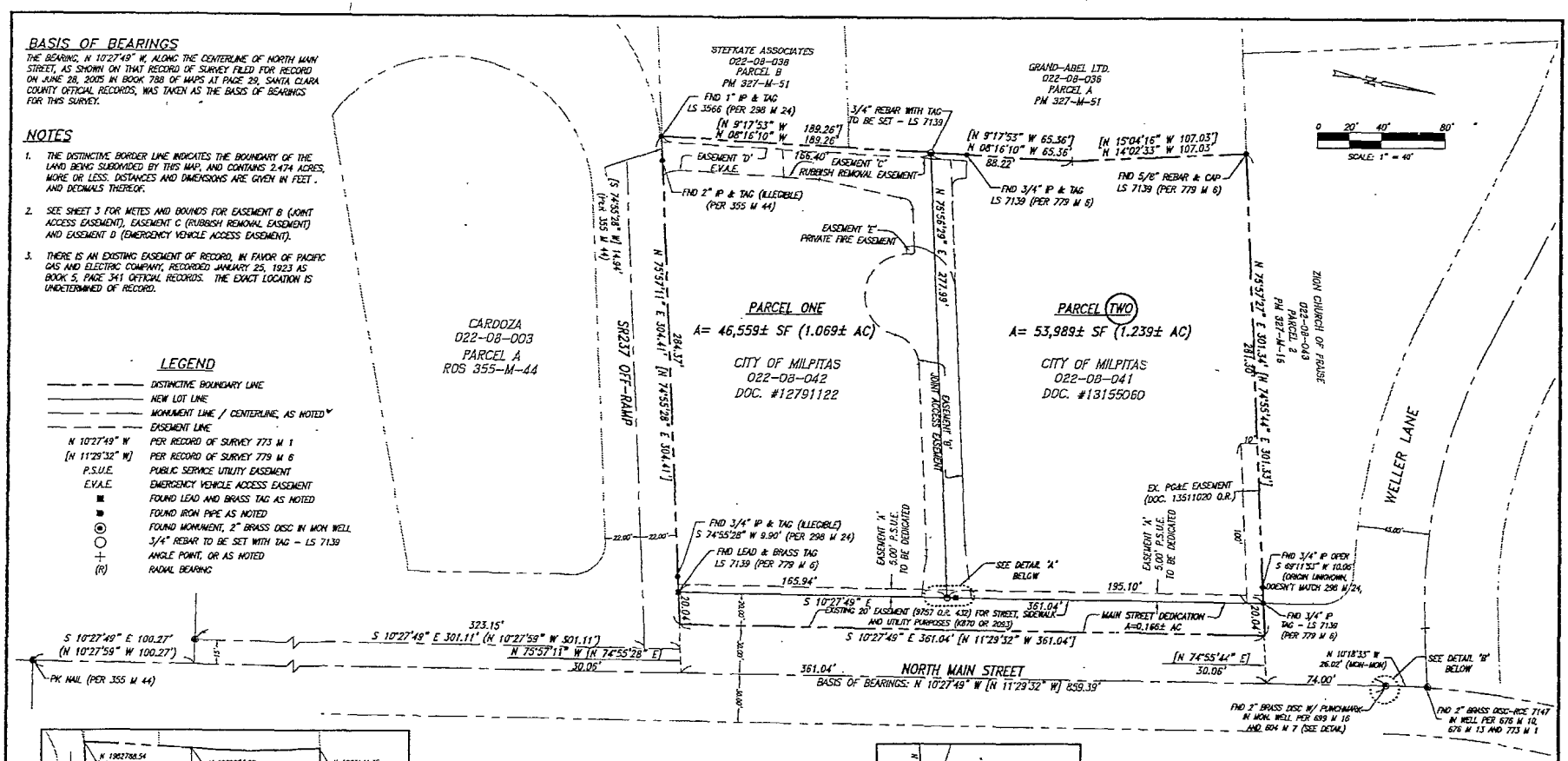
THE BEARING, N 10°27'49" W, ALONG THE CENTERLINE OF NORTH MAIN STREET, AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD ON JUNE 28, 2005 IN BOOK 788 OF MAPS AT PAGE 29, SANTA CLARA COUNTY OFFICIAL RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

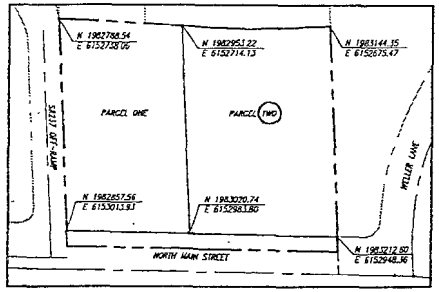
NOTES

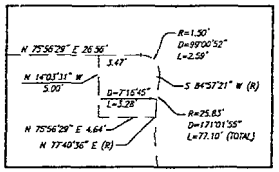
1. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP, AND CONTAINS 2.474 ACRES, MORE OR LESS. DISTANCES AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. SEE SHEET 3 FOR METES AND BOUNDS FOR EASEMENT B (JOINT ACCESS EASEMENT), EASEMENT C (RUBBISH REMOVAL EASEMENT) AND EASEMENT D (EMERGENCY VEHICLE ACCESS EASEMENT).
3. THERE IS AN EXISTING EASEMENT OF RECORD, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, RECORDED JANUARY 25, 1923 AS BOOK 5, PAGE 341 OFFICIAL RECORDS. THE EXACT LOCATION IS UNDETERMINED OF RECORD.

LEGEND

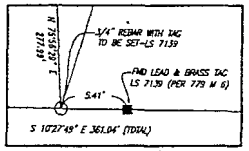
— — — —	DISTINCTIVE BOUNDARY LINE
———	NEW LOT LINE
— · — · —	MONUMENT LINE / CENTERLINE, AS NOTED
— — — —	EASEMENT LINE
N 10°27'49" W	PER RECORD OF SURVEY 773 M 1
[N 11°29'32" W]	PER RECORD OF SURVEY 779 M 6
P.S.U.E.	PUBLIC SERVICE UTILITY EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
■	FOUND LEAD AND BRASS TAG AS NOTED
●	FOUND IRON PIPE AS NOTED
⊙	FOUND MONUMENT, 2" BRASS DISC IN MON WELL
○	3/4" REBAR TO BE SET WITH TAG – LS 7139
+	ANGLE POINT, OR AS NOTED
(R)	RADIAL BEARING



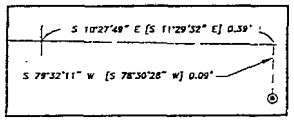




EASEMENT 'E':
PRIVATE FIRE EASEMENT (24 SF)
NTS



DETAIL 'A'
NTS



DETAIL 'B'
NTS

NOTES

HORIZONTAL VALUES ESTABLISHED UTILIZING RTK GPS METHODS. A HORIZONTAL SITE CALIBRATION WAS PERFORMED BY CONSTRAINING THE RTK SURVEY TO AERIAL CONTROL ESTABLISHED BY CROSS LAND SURVEYING FOR RECORD OF SURVEY RECORDED IN BOOK 773 OF MAPS AT PAGES 1 THORUGH 3, SANTA CLARA COUNTY RECORDS. HORIZONTAL DATUM IS NAD83, EPOCH 1991.35.

PARCEL MAP

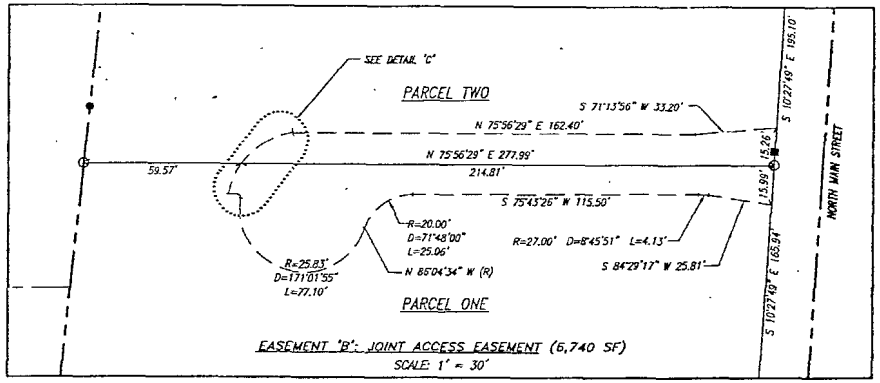
CONSISTING OF THREE (3) SHEETS

BEING A SUBDIVISION OF PARCEL 2, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP WHICH WAS FILED FOR RECORD MARCH 24, 1972, IN BOOK 238 OF MAPS, AT PAGE 24, SANTA CLARA COUNTY RECORDS

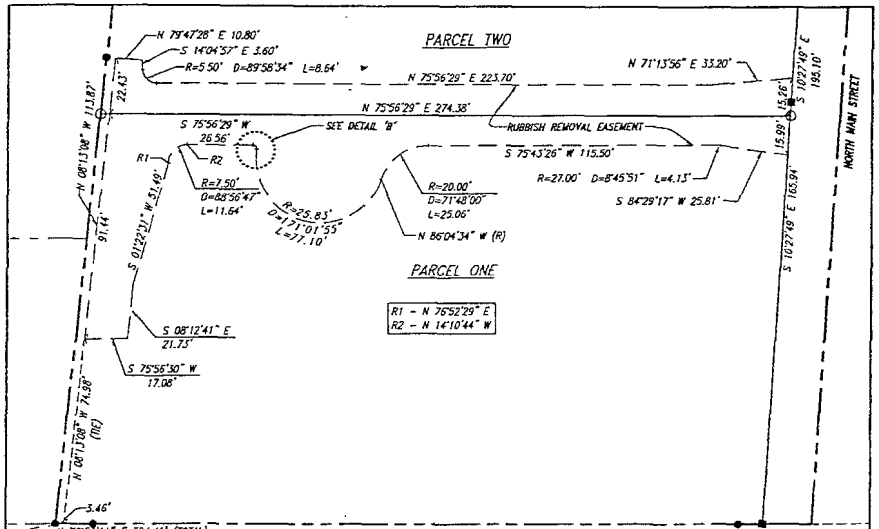
AND LYING ENTIRELY WITHIN THE
CITY OF MILPITAS
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APRIL 2006

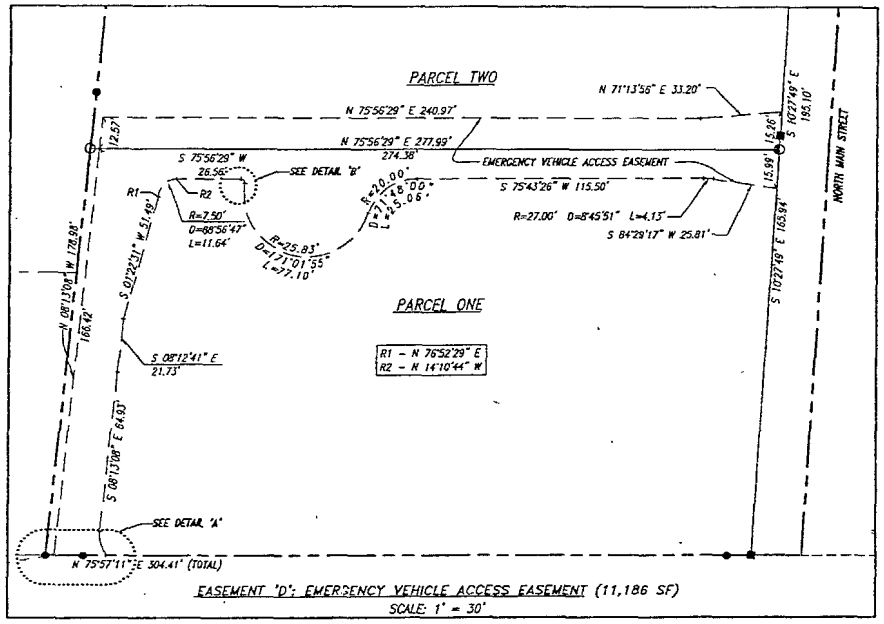
JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
950 S. Bascom Avenue Suite 2120 San Jose, CA 95128
Tel(408)286-4555 Fax(408)286-4558



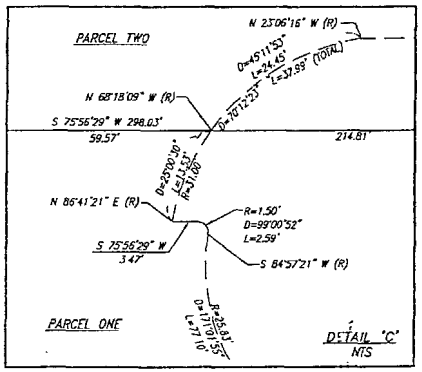
EASEMENT 'B': JOINT ACCESS EASEMENT (6,740 SF)
SCALE: 1" = 30'

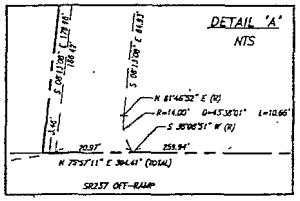


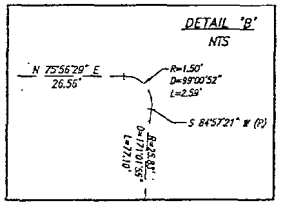
EASEMENT 'C': RUBBISH REMOVAL EASEMENT (10,013 SF)
SCALE: 1" = 30'



EASEMENT 'D': EMERGENCY VEHICLE ACCESS EASEMENT (11,186 SF)
SCALE: 1" = 30'







PARCEL MAP

CONSISTING OF THREE (3) SHEETS

BEING A SUBDIVISION OF PARCEL 2, AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP WHICH WAS FILED FOR RECORD MARCH 24, 1972, IN BOOK 298 OF MAPS, AT PAGE 24, SANTA CLARA COUNTY RECORDS

AND LYING ENTIRELY WITHIN THE
CITY OF MILPITAS
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APRIL 2006

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
950 S. Bascom Avenue Suite 2120 San Jose, CA 95128
Tel(408)286-4555 Fax(408)286-4558

SHEET 3 OF 3
JMH JOB# 4496