

VESTING TENTATIVE MAP NO. 2018-03 FOR CONDOMINIUM PURPOSES CITY OF CUPERTINO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

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ASSESSOR'S PARCEL NUMBERS

326-27-039
326-27-040
326-27-041

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LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CUPERTINO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL 1 AS SHOWN ON LOT LINE OF ADJUSTMENT, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 09, 2015 AS INSTRUMENT NO. 22847965 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 19, 2010, IN BOOK 838 OF MAPS AT PAGES 24 AND 25, RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL A (838 M 24 & 25); THENCE LEAVING SAID CORNER AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- SOUTH 16°25'54" EAST, 245.50 FEET;
 - SOUTH 15°17'10" EAST, 224.86 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID PARCEL A; THENCE LEAVING SAID SOUTHWESTERLY LINE OF SAID PARCEL A, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:
 - NORTH 73°34'16" EAST, 148.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;
 - SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°05'50"; FOR AN ARC LENGTH OF 37.38 FEET;
 - NORTH 00°40'06" EAST, 45.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET, FROM CENTER OF SAID CURVE A RADIAL LINE BEARS SOUTH 11°37'41" EAST;
 - NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°19'16"; FOR AN ARC LENGTH OF 25.94 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET;
 - NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'08"; FOR AN ARC LENGTH OF 45.32 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 23.00 FEET;
 - NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°41'27"; FOR AN ARC LENGTH OF 31.99 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 34.50 FEET;
 - WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°00'15"; FOR AN ARC LENGTH OF 33.72 FEET;
 - NORTH 47°50'35" WEST, 46.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET;
 - NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°24'51"; FOR AN ARC LENGTH OF 17.54 FEET;
 - NORTH 16°25'44" WEST, 16.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET;
 - NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°43'40"; FOR AN ARC LENGTH OF 35.47 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL A, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 542.00 FEET, FROM CENTER OF SAID CURVE A RADIAL LINE BEARS SOUTH 32°33'43" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°19'54"; FOR AN ARC LENGTH OF 296.59 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL A; THENCE LEAVING SAID CORNER, SOUTH 73°34'06" WEST, 17.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE UNDERGROUND WATER RIGHTS, WITHOUT RIGHTS OF SURFACE ENTRY, AS CONVEYED TO THE CITY OF CUPERTINO BY DEED RECORDED MARCH 27, 1972 IN BOOK 9760, PAGE 685 OF OFFICIAL RECORDS.

PARCEL TWO:
PARCEL 2 AS SHOWN ON LOT LINE OF ADJUSTMENT, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 09, 2015 AS INSTRUMENT NO. 22847965 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL A AND PARCEL B, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 19, 2010, IN BOOK 838 OF MAPS AT PAGES 24 AND 25, RECORDS OF SANTA CLARA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL A (838 M 24 & 25); THENCE LEAVING SAID CORNER AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

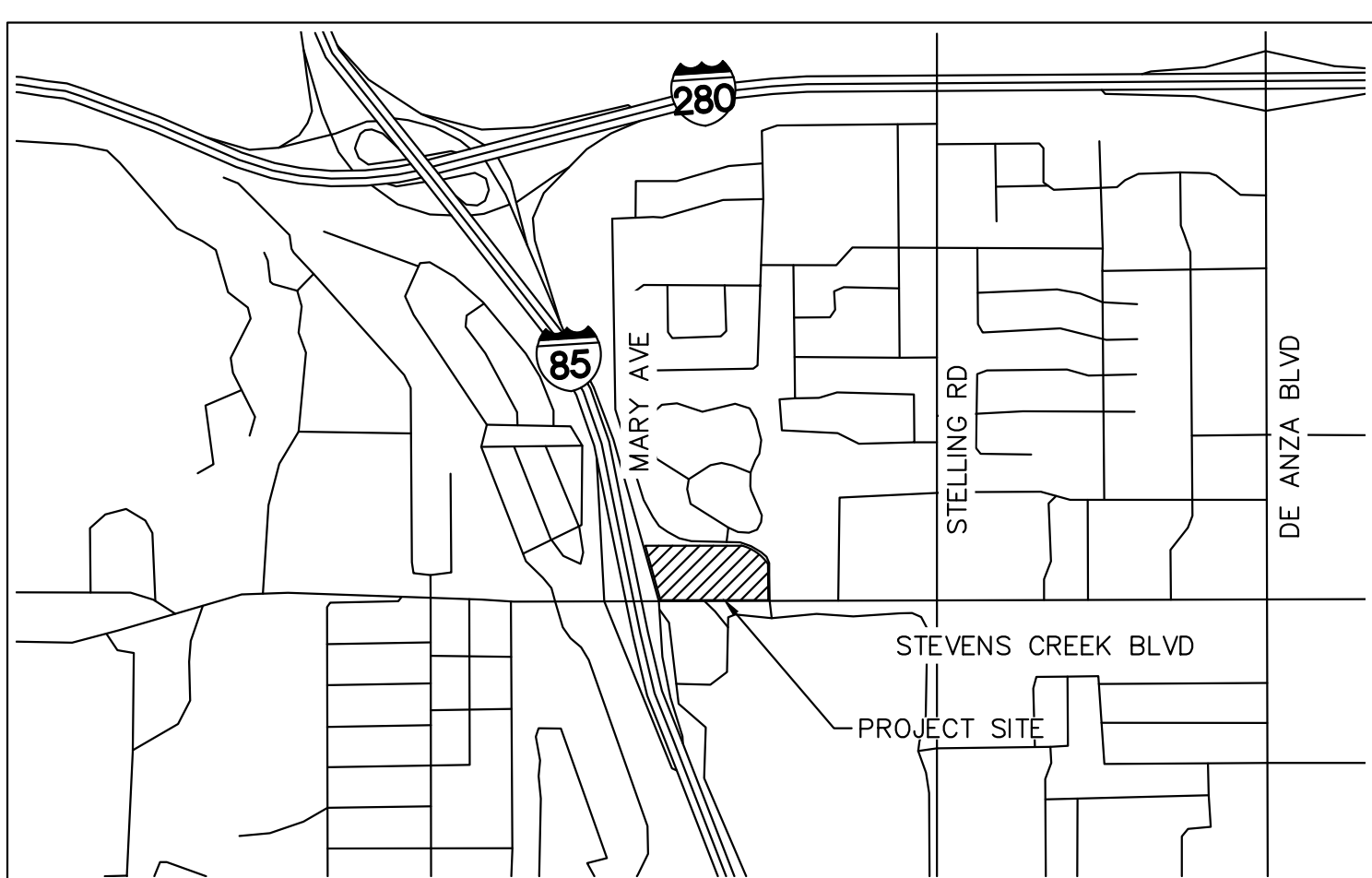
- SOUTH 16°25'54" EAST, 245.50 FEET;
- SOUTH 15°17'10" EAST, 224.86 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID PARCEL A, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID POINT AND SAID SOUTHWESTERLY LINE OF SAID PARCEL A, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:
 - NORTH 73°34'16" EAST, 148.24 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;
 - SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°05'50"; FOR AN ARC LENGTH OF 37.38 FEET;
 - NORTH 00°40'06" EAST, 45.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET, FROM CENTER OF SAID CURVE A RADIAL LINE BEARS SOUTH 11°37'41" EAST;
 - NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°19'16"; FOR AN ARC LENGTH OF 25.94 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 350.00 FEET;
 - NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°25'08"; FOR AN ARC LENGTH OF 45.32 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 23.00 FEET;
 - NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°41'27"; FOR AN ARC LENGTH OF 31.99 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 34.50 FEET;
 - WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°00'15"; FOR AN ARC LENGTH OF 33.72 FEET;
 - NORTH 47°50'35" WEST, 46.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET;
 - NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°24'51"; FOR AN ARC LENGTH OF 17.54 FEET;
 - NORTH 16°25'44" WEST, 16.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET;
 - NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°43'40"; FOR AN ARC LENGTH OF 35.47 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL A, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 542.00 FEET, FROM CENTER OF SAID CURVE A RADIAL LINE BEARS SOUTH 32°33'43" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AND ALONG THE GENERAL NORTHERLY AND EASTERLY LINES OF SAID PARCELS A AND B, THE FOLLOWING SEVEN (7) COURSES:
 - SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°45'38"; FOR AN ARC LENGTH OF 300.44 FEET;
 - SOUTH 89°11'55" EAST, 83.73 FEET;
 - NORTH 00°48'05" EAST, 12.00 FEET;
 - SOUTH 89°11'55" EAST, 169.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET;
 - SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; FOR AN ARC LENGTH OF 439.82 FEET;
 - SOUTH 00°48'05" WEST, 90.07 FEET;
 - SOUTH 45°46'13" WEST, 24.05 FEET TO THE SOUTHERLY LINE OF SAID PARCEL B; THENCE ALONG SAID SOUTHERLY LINE OF SAID PARCEL B, THE FOLLOWING TWO (2) COURSES:
 - NORTH 89°15'40" WEST, 617.40 FEET;
 - NORTH 84°03'28" WEST, 139.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET; NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°46'18" FOR AN ARC LENGTH OF 120.03 FEET; THENCE, NORTH 15°17'10" WEST, 137.64 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION

EXCEPTING THEREFROM THE UNDERGROUND WATER RIGHTS, WITHOUT RIGHTS OF SURFACE ENTRY, AS CONVEYED TO THE CITY OF CUPERTINO BY DEED RECORDED MARCH 27, 1972 IN BOOK 9760, PAGE 685 OF OFFICIAL RECORDS.

PARCEL THREE:
A NON-EXCLUSIVE EASEMENT APPURTENANT TO THAT PORTION OF PARCELS ONE AND TWO LYING WITHIN PARCEL A OF THE PARCEL MAP FOR CUPERTINO OAKS FILED IN BOOK 838 OF MAPS AT PAGES 24 AND 25 OF SANTA CLARA COUNTY RECORDS FOR DRIVEWAY PURPOSES AS PROVIDED FOR IN THAT CERTAIN EASEMENT GRANT DATED APRIL 20, 2012 AND RECORDED APRIL 25, 2012 AS INSTRUMENT NO. 21637501, OF OFFICIAL RECORDS OF SANTA CLARA COUNTY, OVER THE FOLLOWING DESCRIBED PARCEL:

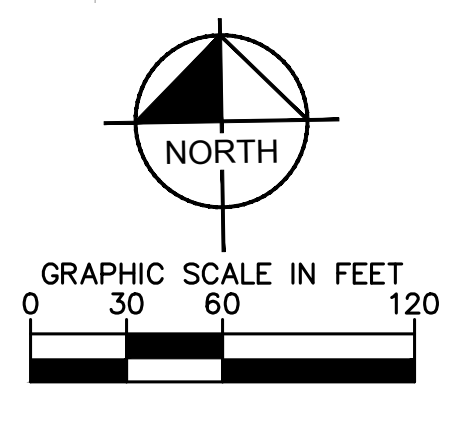
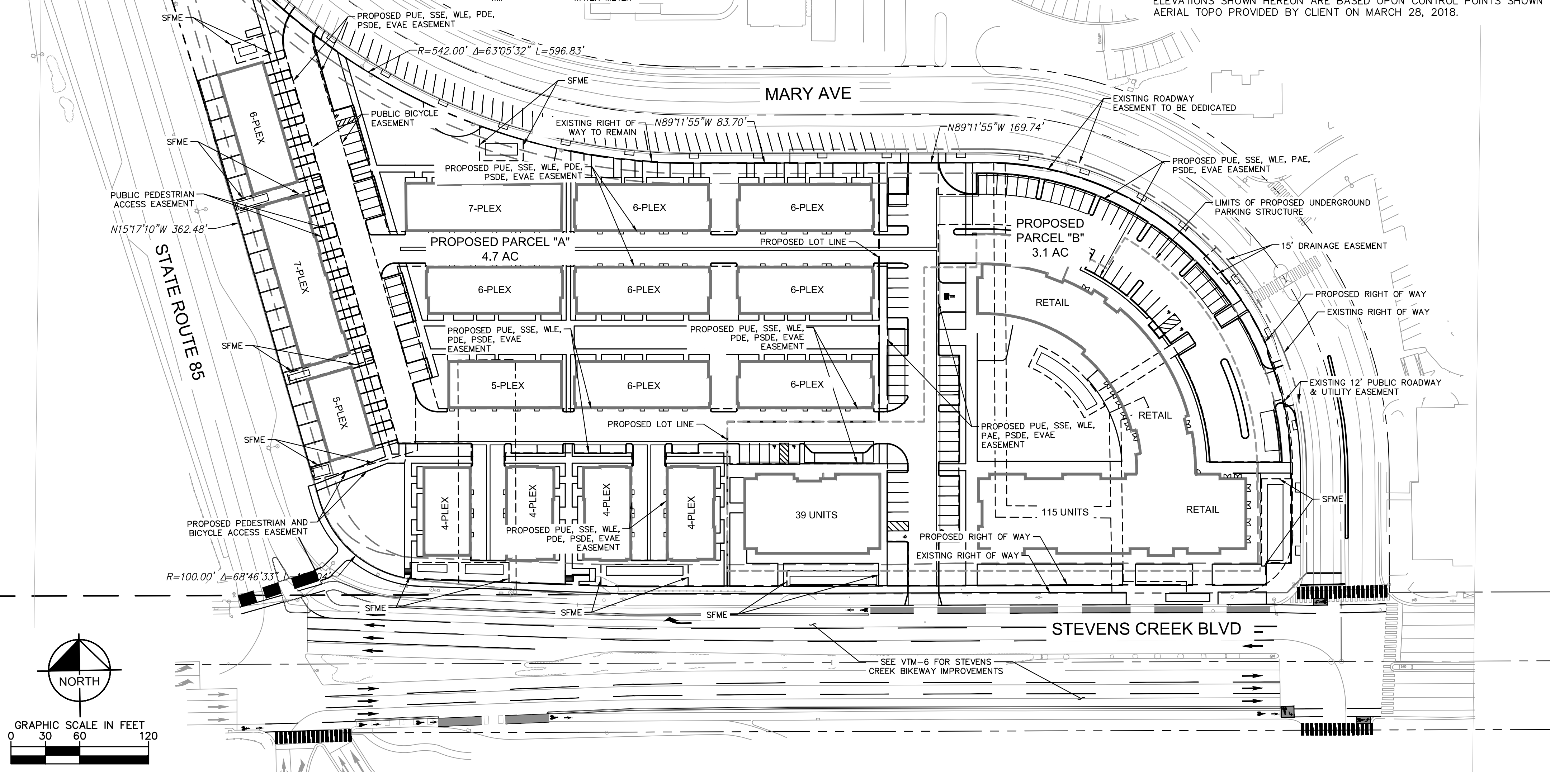
BEING A PORTION OF PARCEL B OF THE PARCEL MAP FOR CUPERTINO OAKS FILED IN BOOK 838 OF MAPS AT PAGES 24 AND 25 OF SANTA CLARA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL B, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF STEVENS CREEK BOULEVARD; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID PARCEL B NORTH 00° 41' 16" EAST 195.21 FEET; THENCE CONTINUING ALONG THE PARCEL LINE OF SAID PARCEL B SOUTH 89° 36' 04" EAST 50.00 FEET; THENCE LEAVING THE PARCEL LINE OF SAID PARCEL B SOUTH 00° 41' 19" WEST 199.81 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL B, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF STEVENS CREEK BOULEVARD; THENCE NORTH 84° 03' 28" WEST 50.21 FEET ALONG SAID NORTHERLY LINE OF STEVENS CREEK BOULEVARD TO THE POINT OF BEGINNING.



ABBREVIATIONS

AC	ACRE OR ASPHALT CONCRETE	INV.	INVERT ELEVATION
AVE	AVENUE	LF	LINEAR FEET
BLVD	BOULEVARD	LP	LOW POINT
BW	BACK OF WALK	LS	LANDSCAPE
CB	CATCH BASIN	MAX	MAXIMUM
CD	CENTER LINE	MH	MANHOLE
CI	DROP INLET	MIN	MINIMUM
DWY	DRIVEWAY	N	NORTH
E	EAST	OC	ON CENTER
EE	ELECTRICAL/ELEVATION	PAE	PUBLIC ACCESS EASEMENT
ELEV	ELEVATION	PB	PULL BOX
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PDE	PRIVATE DRIVEWAY EASEMENT
EX	EASEMENT	PE	PEDESTAL
FC	EDGE OF PAVEMENT	PIP	PROTECT IN PLACE
FG	FIRE	PL	PROPERTY LINE
FGH	FACE OF CURB	PP	POINT OF CONNECTION
FI	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT
FL	FINISH GRADE	PSDE	PRIVATE STORM DRAIN EASEMENT
FS	FIRE HYDRANT	PSSE	PUBLIC SANITARY SEWER EASEMENT
FSW	FINISH SURFACE	PVC	POLYVINYL CHLORIDE
FSW	FIRE WATER	R	RADIUS
GB	GRADE BREAK	RCP	REINFORCED CONCRETE PIPE
GR	GRATE	RIM	RIM ELEVATION
HP	HIGH POINT	R/W	RIGHT OF WAY
		SD	STORM DRAIN
		SDCB	STORM DRAIN CATCH BASIN
		SDCO	STORM DRAIN CLEAN OUT
		SDMH	STORM DRAIN MANHOLE
		SFME	STORMWATER FACILITY MAINTENANCE EASEMENT
		SS	SANITARY SEWER
		SSCO	SANITARY SEWER CLEAN OUT
		SSE	SANITARY SEWER EASEMENT
		SSMH	SANITARY SEWER MANHOLE
		STA	STATION
		STD	STANDARD
		SW	SIDEWALK
		TC	TOP OF CURB
		TG	TOP OF GRATE
		TW	TOP OF WALK
		TYP	TYPICAL
		W	WEST
		WLE	WATER LINE EASEMENT
		WM	WATER METER



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NO.	REVISIONS	DATE	BY

COVER SHEET

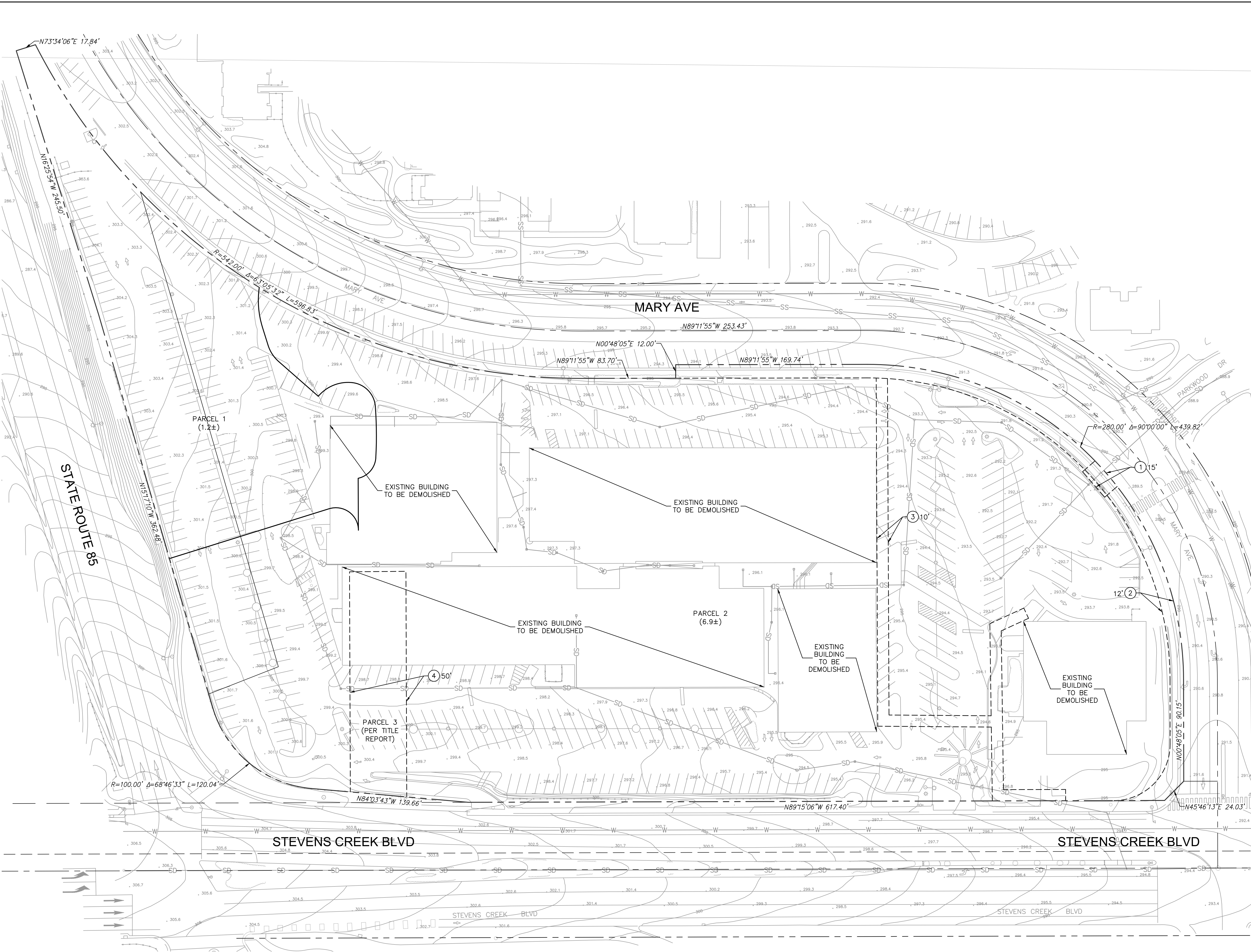
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DATE	05/05/2020
SCALE	AS SHOWN
DESIGNED BY	BH/KN
DRAWN BY	NM
CHECKED BY	MF

WESTPORT
PREPARED FOR
KT URBAN

CUPERTINO

SHEET NUMBER	VTM-1
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Plotted By: Huber, Ben Sheet Set: KHA-Layout: VTM-2 EXISTING CONDITIONS May 27, 2020 11:00:04am K:\SJC_PLAN\097817001 - THE OAKS-KT Properties-City of Cupertino-LWF\CAD\PlanSheets\Tentative Map_02 Existing Conditions_VTM - 097817001.dwg
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LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER
---	LOT LINE
- - - -	EASEMENT
---	PROPERTY LINE

- NOTES**
- BASED UPON TITLE REPORT NO. NCS-758530-SC, DATED OCTOBER 13, 2015 AND PREPARED BY FIRST AMERICAN TITLE COMPANY.
- EASEMENT FOR DRAINAGE PURPOSES RECORDED OCTOBER 16, 1964 IN BOOK 6704, PAGE 688 O.R., RELINQUISHMENT OF EASEMENT RIGHTS TO THE CITY OF CUPERTINO RECORDED AUGUST 6, 1968 IN BOOK 8217, PAGE 613 O.R.
 - EASEMENT FOR PUBLIC ROADWAY AND UTILITIES RECORDED FEBRUARY 16, 1972 IN BOOK 9706, PAGE 155, O.R.
 - EASEMENT FOR PACIFIC GAS & ELECTRIC CO. AND PACIFIC TELEPHONE AND TELEGRAPH CO. RECORDED AUGUST 24, 1972 IN BOOK 9988, PAGE 71, O.R., NOTICE OF FINAL DESCRIPTION RECORDED MARCH 6, 1975 INK BOOK B307, PAGE 583, O.R.
 - DOCUMENT ENTITLED 'EASEMENT GRANT' RECORDED APRIL 25, 2012 AS INST. NO. 21637501, O.R.

No.	REVISIONS	DATE	BY

Kimley Horn

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DESIGNED BY	BH/KN
DRAWN BY	INI
CHECKED BY	MF

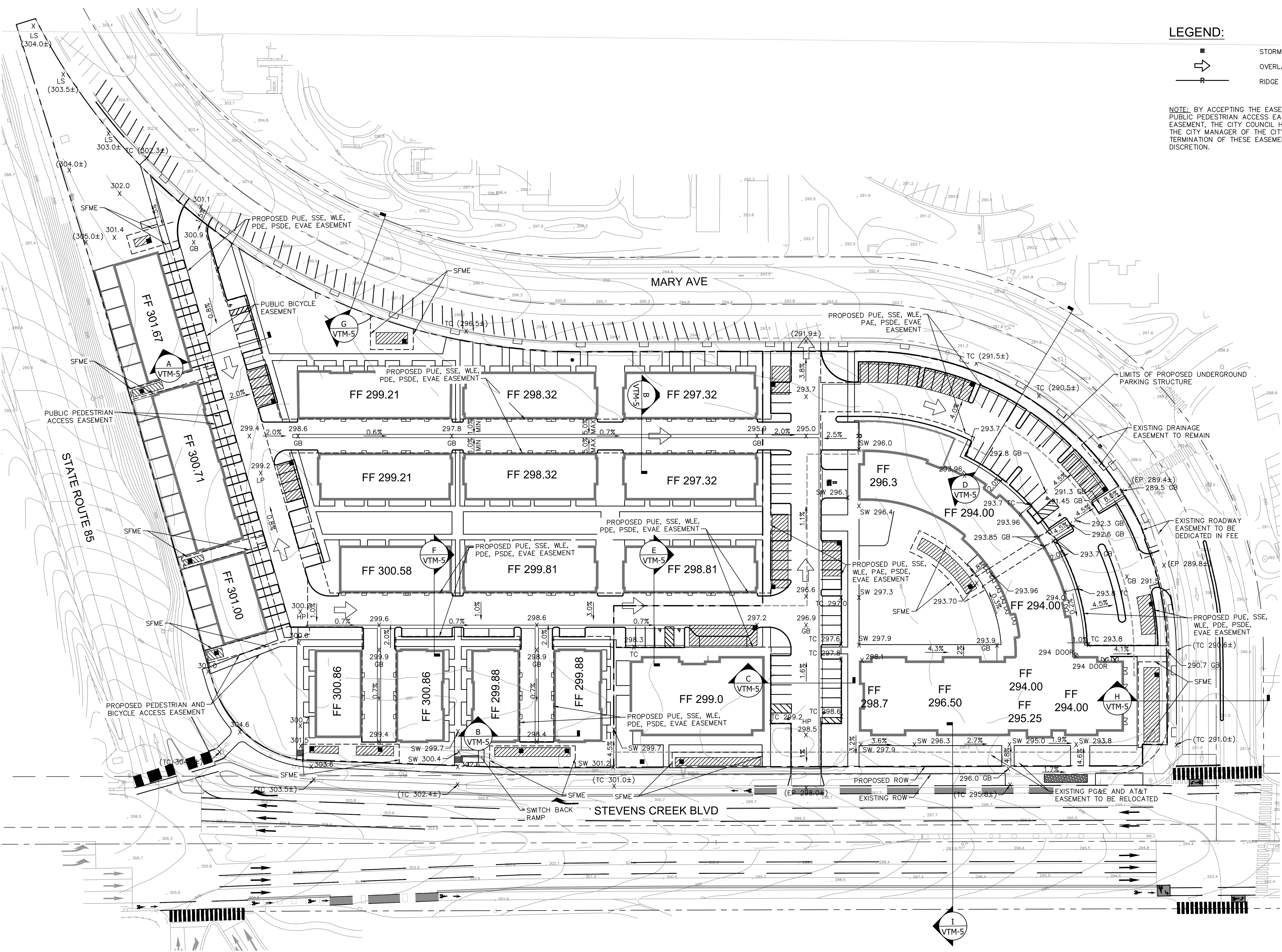
EXISTING CONDITIONS

WESTPORT
 PREPARED FOR
 KT URBAN

CUPERTINO CA

SHEET NUMBER
VTM-2

Plotted By: Huber, Ben Sheet Set: KHA-03 GRADING AND DRAINAGE PLAN May 27, 2020 11:00:30am K:\SAC_PLAN\097817001 - THE OAKS-KT Properties-City of Cupertino-LWF\CAD\Drawings\Tentative Map\03 Grading & Drainage_VTM - 097817001.dwg
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LEGEND:

- STORM DRAIN CATCH BASIN (SDCB)
- ➔ OVERLAND DRAINAGE DIRECTION
- +— RIDGE

NOTE: BY ACCEPTING THE EASEMENTS SHOWN ON THIS MAP AS PUBLIC PEDESTRIAN ACCESS EASEMENT AND PUBLIC BICYCLE EASEMENT, THE CITY COUNCIL HEREBY EXPRESSLY AUTHORIZES THE CITY MANAGER OF THE CITY TO RECORD A SUBSEQUENT TERMINATION OF THESE EASEMENTS IN HIS OR HER SOLE DISCRETION.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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CHECKED BY	MF

GRADING AND DRAINAGE PLAN

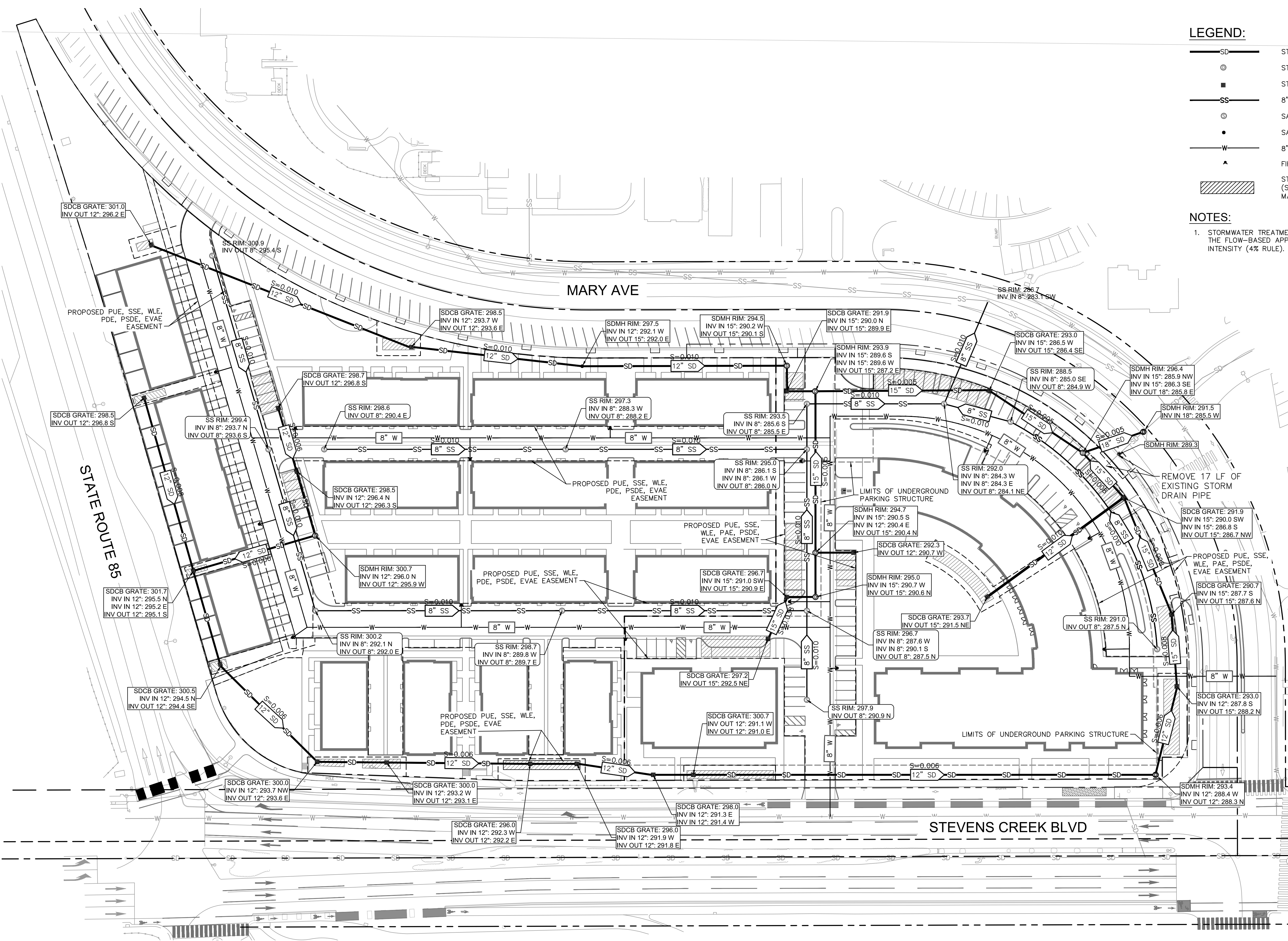
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SHEET NUMBER
VTM-3

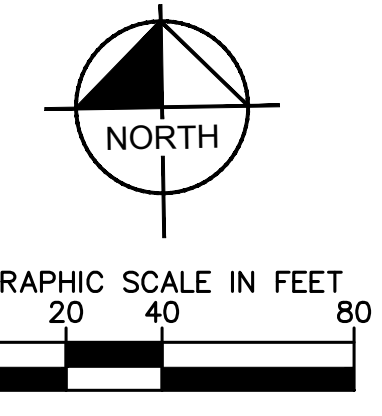
CA

CUPERTINO

Plotted By: Huber, Ben Sheet Set: KHA Layout: VTM-4 UTILITY PLAN May 27, 2020 11:00:59am K:\SIC_PLAN\097817001 - THE OAKS-KT Properties-City of Cupertino-LWF CAD\Plansheets\Tentative Map_V04 Utility Plan_VTM - 097817001.dwg
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- LEGEND:**
- SD STORM DRAIN LINE
 - STORM DRAIN MANHOLE (SDMH)
 - STORM DRAIN CATCH BASIN (SDCB)
 - SS 8" SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE (SSMH)
 - SANITARY SEWER CLEANOUT (SSCO)
 - W 8" WATER LINE
 - ▲ FIRE HYDRANT
 - ▨ STORMWATER TREATMENT AREA (SEE PRELIMINARY STORMWATER MANAGEMENT PLAN)
- NOTES:**
- STORMWATER TREATMENT AREAS HAVE BEEN SIZED USING THE FLOW-BASED APPROACH OF 0.2 INCH-PER-HOUR INTENSITY (4% RULE).



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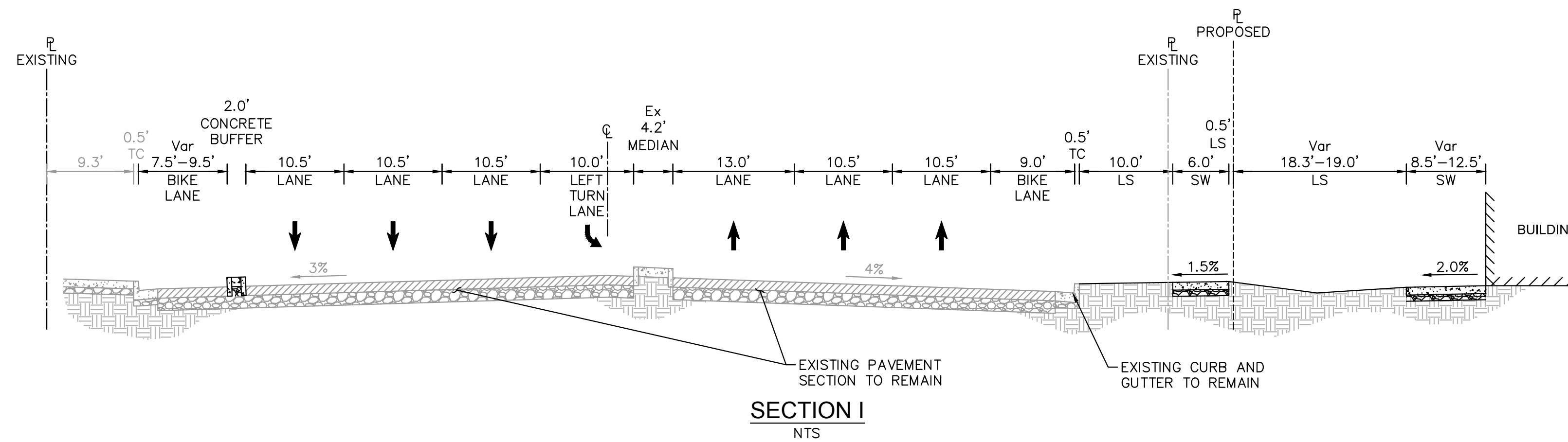
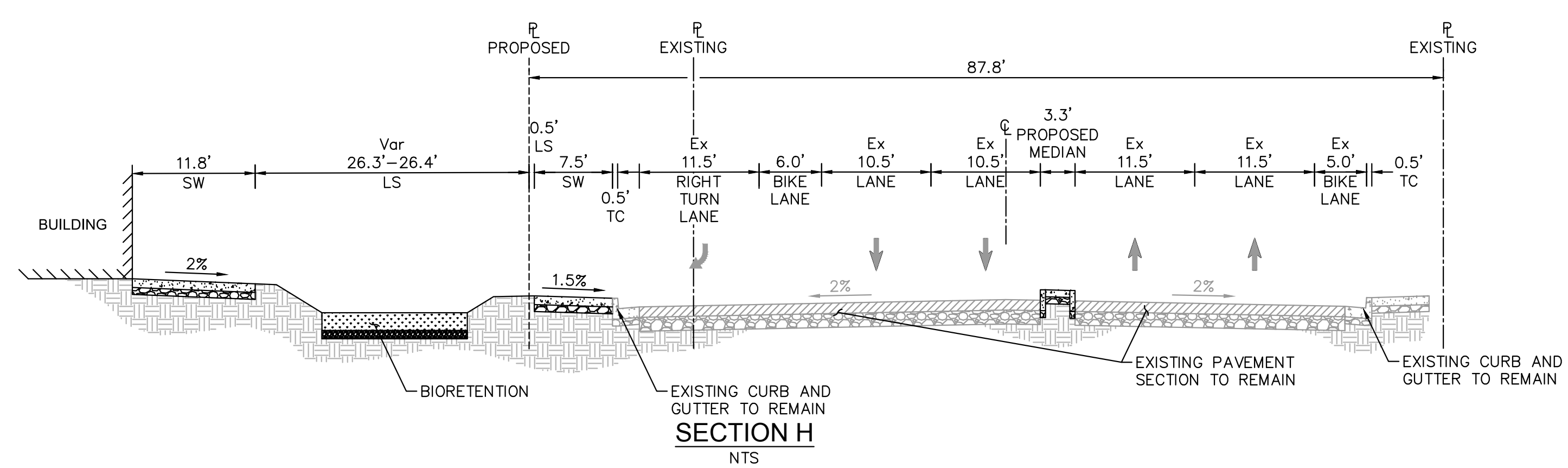
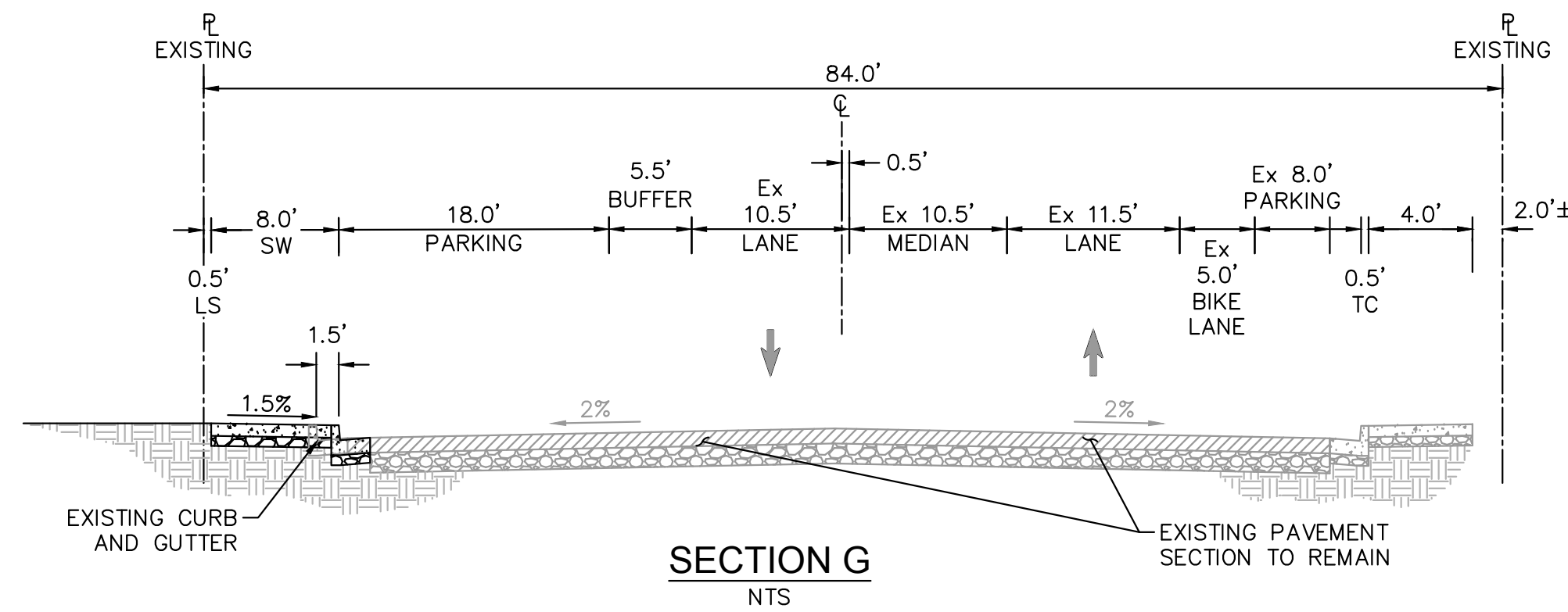
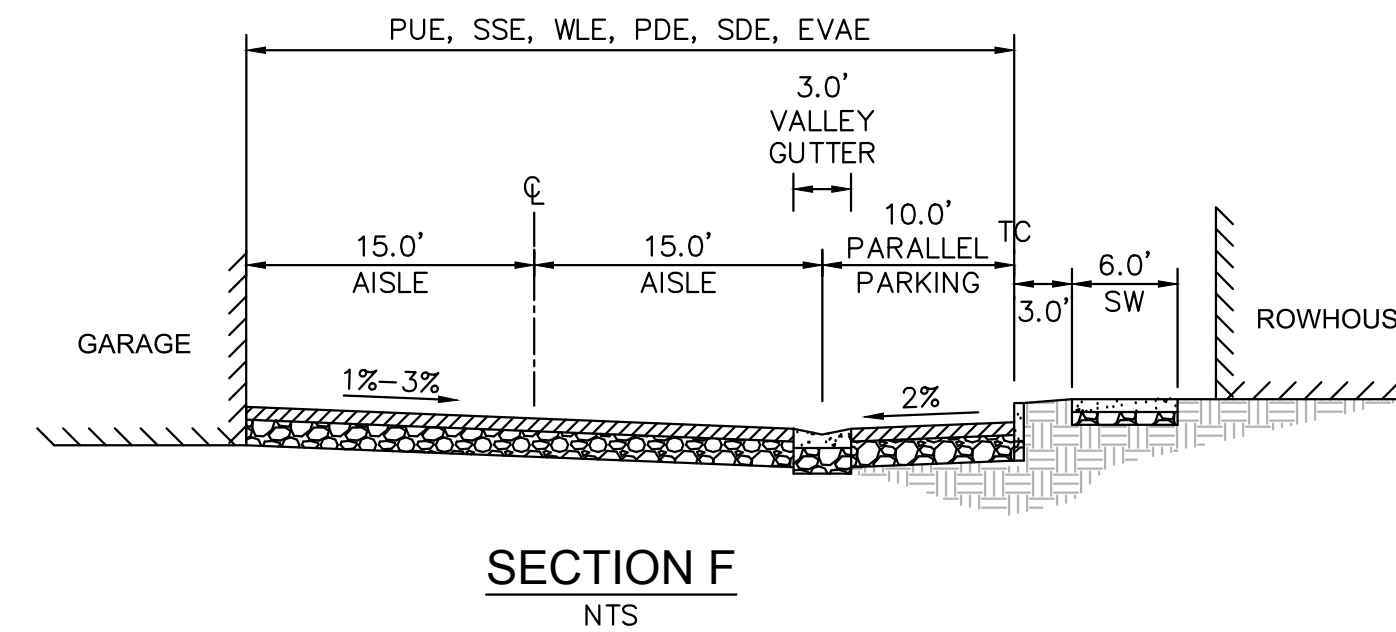
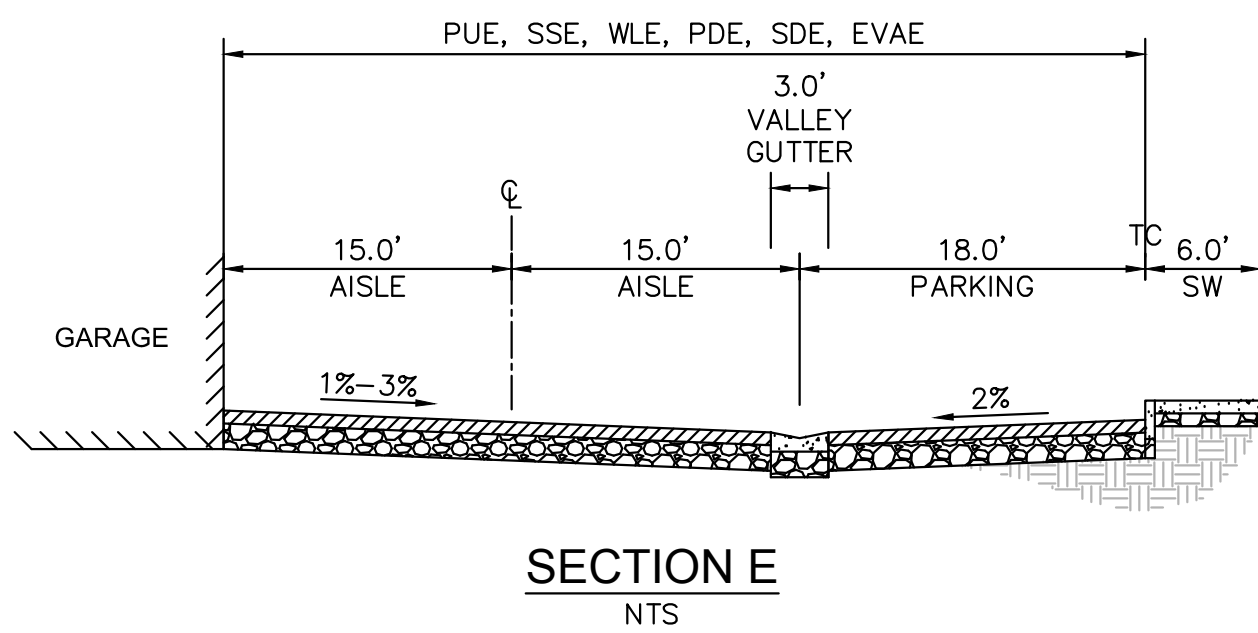
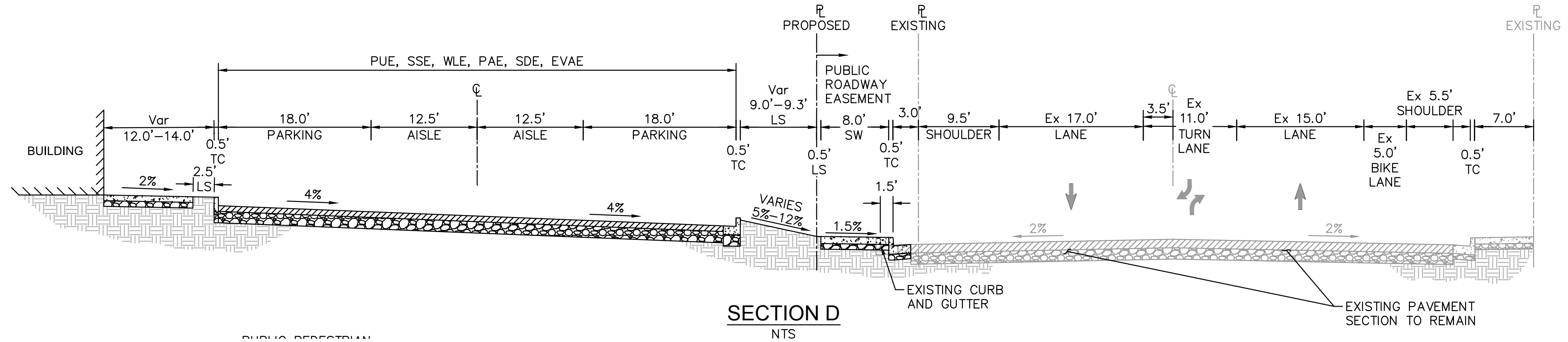
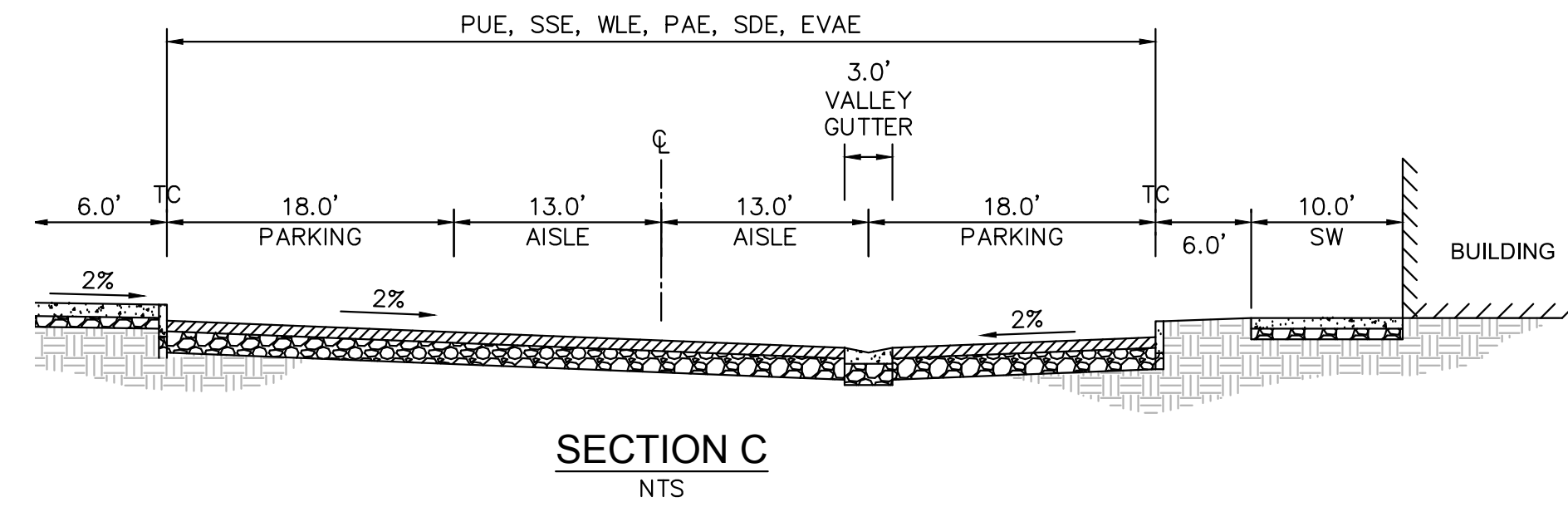
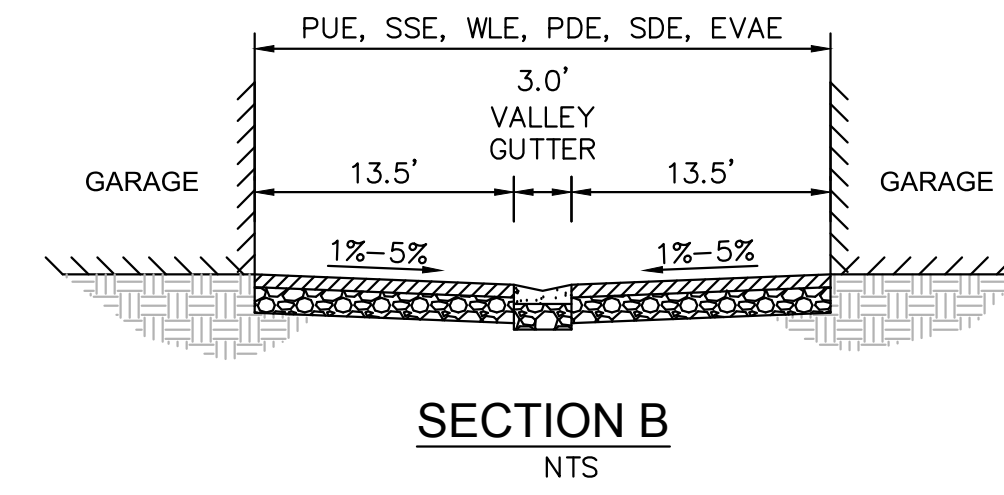
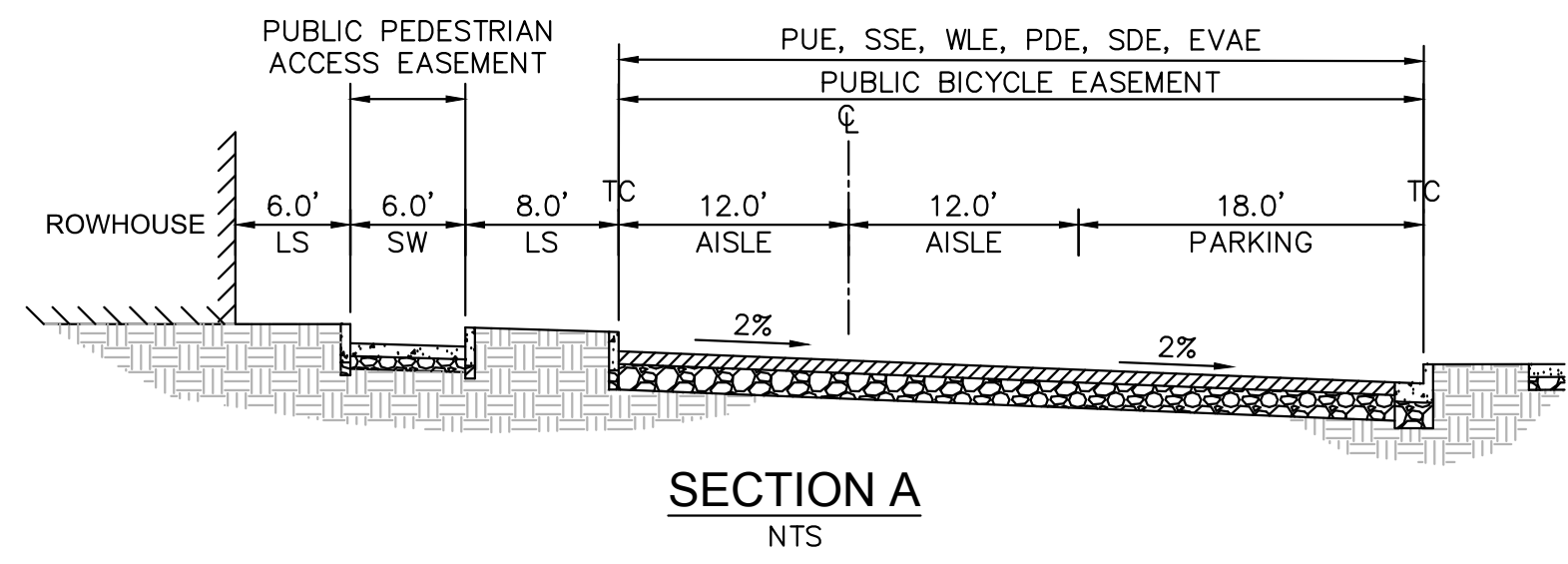
KHA PROJECT	097817001
DATE	05/05/2020
SCALE	AS SHOWN
DESIGNED BY	BH/KN
DRAWN BY	IN
CHECKED BY	MF

UTILITY PLAN

WESTPORT
 PREPARED FOR
 KT URBAN
 CUPERTINO CA

SHEET NUMBER
VTM-4

Plotted By: Huber, Ben Sheet Set: KHA_Layout_VTM-5 SECTIONS May 27, 2020 11:01:20am K:\S\C\PLAN\097817001 - THE OAKS-KT Properties-City of Cupertino-LWP\CAD\Drawings\Tentative_Map\05_Details & Sections_VTM - 097817001.dwg
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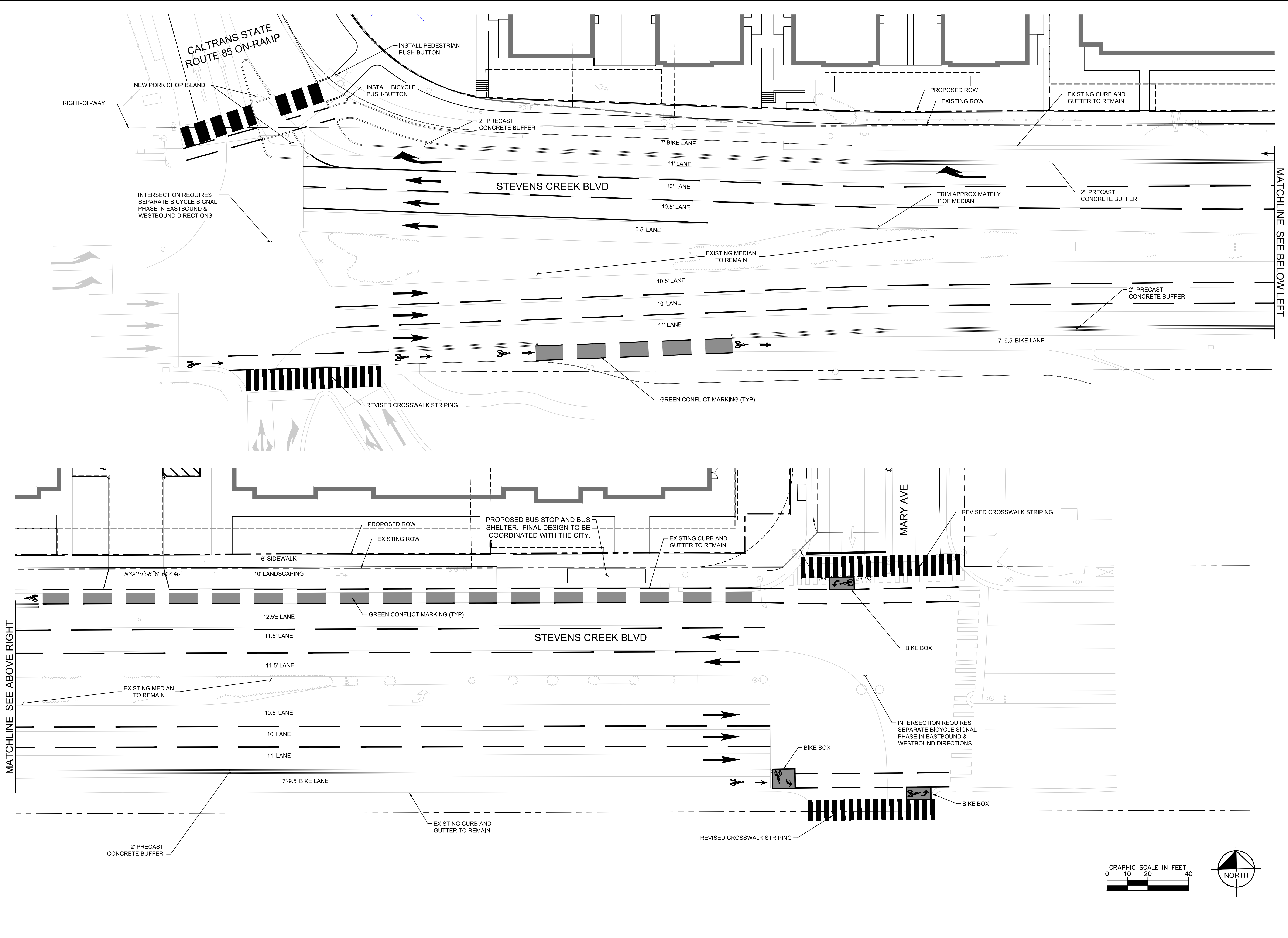
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KHA PROJECT	097817001
DATE	05/05/2020
SCALE	AS SHOWN
DESIGNED BY	BH/KN
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SECTIONS

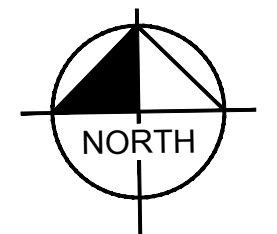
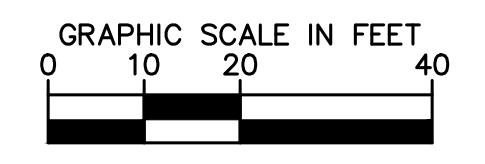
WESTPORT
 PREPARED FOR
 KT URBAN
 CUPERTINO CA
 SHEET NUMBER
VTM-5

Plotted By: Huber, Ben Sheet Set: KHA_Layout_VTM-6 CLASS IV BIKEWAY DESIGN May 27, 2020 11:01:27am K:\SAC_PLAN\097817001 - THE OAKS-KT Properties-City of Cupertino-LWE\CAD\Plansheets\Initiative Map\06 Bikeway Design_VTM - 097817001.dwg
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