



SITE ADDRESS

70 ENCINA AVENUE, PALO ALTO, CA 94301

OWNER/DEVELOPER

TOWN & COUNTY DEVELOPMENT COMPANY, LLC

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP NO. 06085C0010H WHICH BEARS AN EFFECTIVE DATE OF MAY 18 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LAND USE

RESIDENTIAL

AREA SUMMARY

SITE AREAS:

LOT 30, 6059.5 SQUARE FEET OR 0.139 ACRES

LOT 31, 6059.5 SQUARE FEET OR 0.139 ACRES

TOTAL: 12,119 SQUARE FEET OR 0.278 ACRES

PROJECT DESCRIPTION

REDEVELOPMENT OF TWO LOTS WITH THE CONSTRUCTION OF A NEW THREE STORY BUILDING, BEING 22,355± FEET WITH 10 RESIDENTAL CONDOMINIUM UNITS

BASIS OF BEARING

THE BEARING OF NORTH 71°53'16" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ENCINA AVENUE, AS SHOWN ON THE THE MAP OF "TRACT NO. 8985" FILED IN BOOK 715 OF MAPS, AT PAGES 27 THRU 31, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF STORMLAND COMPANY IN JULY 2022

DATED THIS ____ DAY OF ____, 2025.

LAURA J. CABRAL PLS 7756
EXPIRES DECEMBER 31, 2025