

TRACT 10665

4335 & 4345 EL CAMINO REAL

CONSISTING OF 05 SHEETS, FOR CONDOMINIUM PURPOSES (29 UNITS)
BEING A SUBDIVISION OF PARCELS 1 AND 3 OF THAT PARCEL MAP
RECORDED MARCH 14, 1979, FILED IN BOOK 437 OF MAPS, AT PAGE 29, IN THE
OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY.
CITY OF PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA



CIVIL ENGINEERS • SURVEYORS • PLANNERS
DECEMBER 2025

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

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 UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE, AND ALL DEDICATIONS AND OFFERS OF DEDICATIONS THEREIN.

WE HEREBY STATE THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY AS EASEMENT FOR PUBLIC PURPOSES:

1. THE AREAS DESIGNATED AS "PUBLIC ACCESS EASEMENT," OR "PAE" ARE FOR PEDESTRIAN ACCESS AND/OR INGRESS AND EGRESS.
2. THE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT OR "EVAE" ARE FOR EMERGENCY VEHICULAR ACCESS, INGRESS AND EGRESS.
3. WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR UNDERGROUND PUBLIC UTILITY FACILITIES, DESIGNATED AND DELINEATED AS "P.U.E." (PUBLIC UTILITY EASEMENT), FOR SUCH USE AS GAS MAINS, ELECTRIC COMMUNICATION AND CABLE TELEVISION FACILITIES, AND OTHER SIMILAR USES, TOGETHER WITH APPURTENANCES THEREOF AND WITH RIGHTS OF INGRESS AND EGRESS. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

AND THE UNDERSIGNED HEREBY STATES THAT REAL PROPERTY DESCRIBED BELOW IS RESERVED FOR THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION FOR PRIVATE PURPOSES:

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE INGRESS AND EGRESS EASEMENT" (PIEE) AND PRIVATE STREETS DESIGNATED AS FIESTA LANE, MARIA COURT, AND ANTONIA COURT, ARE RESERVED FOR THE LOT OWNERS OF THIS SUBDIVISION AND THEIR LICENSEES, VISITORS AND TENANTS, AS RECIPROCAL RIGHTS FOR INGRESS AND EGRESS. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS DETERMINED BY THE APPROPRIATE COVENANT, CONDITIONS AND RESTRICTIONS.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE STORM DRAIN EASEMENT" (PSDE) ARE RESERVED FOR THE LOT OWNERS OF THIS SUBDIVISION FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES. SAID EASEMENT AREA IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR THOSE PRIVATE UTILITY FACILITIES AND APPURTENANCES. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONDOMINIUM OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID PRIVATE EASEMENT IS NOT OFFERED, NOR ACCEPTED FOR DEDICATION BY THE CITY OF PALO ALTO.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE SANITARY SEWER EASEMENT" (PSSE) ARE RESERVED FOR THE LOT OWNERS OF THIS SUBDIVISION FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE SANITARY SEWER FACILITIES. SAID EASEMENT AREA IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR THOSE PRIVATE UTILITY FACILITIES AND APPURTENANCES. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONDOMINIUM OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID PRIVATE EASEMENT IS NOT OFFERED, NOR ACCEPTED FOR DEDICATION BY THE CITY OF PALO ALTO.

THE AREAS OF LAND DESIGNATED AND DELINEATED AS "PRIVATE WATER LINE EASEMENT" (PWLE) ARE RESERVED FOR THE LOT OWNERS OF THIS SUBDIVISION FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER LINE FACILITIES. SAID EASEMENT AREA IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR THOSE PRIVATE UTILITY FACILITIES AND APPURTENANCES. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER LINE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONDOMINIUM OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID PRIVATE EASEMENT IS NOT OFFERED, NOR ACCEPTED FOR DEDICATION BY THE CITY OF PALO ALTO.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS STATEMENT AND THESE DEDICATIONS AND RESERVATIONS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

AS OWNER: CESANO, INC., A CORPORATION

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

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 _____, 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:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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 _____, 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:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

COUNTY RECORDER'S STATEMENT

FILED NO. _____ FEE \$ _____ PAID,

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 INSURANCE COMPANY

LOUIS CHIARAMONTE, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY: _____
DEPUTY RECORDER

TRACT 10665

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BEING A SUBDIVISION OF PARCELS 1 AND 3 OF THAT PARCEL MAP
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CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
DECEMBER 2025

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES STATEMENT

I STATE THAT THIS FINAL MAP OF TRACT 10665 HAS BEEN EXAMINED AND FOUND TO CONFORM WITH THE CONDITIONALLY APPROVE TENTATIVE MAP AND ITS CONDITIONS AS APPROVED ON THE 17 DAY OF MARCH 2025.

JONATHAN LAIT,
DIRECTOR OF PLANNING
CITY OF PALO ALTO, CALIFORNIA

DATE

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 SUMMERHILL CESANO COURT LLC IN DECEMBER OF 2024. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN HEREIN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2028; AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

SOILS REPORT

A SOILS REPORT ON WAS PREPARED BY ENGeo GEOTECHNICAL, DATED FEBRUARY 06, 2025, PROJECT NO. 24892.000.001, SIGNED BY JEANINE RUFFONI AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

FLOOD ZONE

ZONE X (SHADED) – AREAS OF 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE/CHANNEL.

FEMA FLOOD INSURANCE RATE MAP NUMBER 06085C0038H

DATED MAY 18, 2009

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

BY: _____
BRADLEY EGGLESTON
DIRECTOR OF PUBLIC WORKS
RCE NO. 72158

CITY CLERK'S STATEMENT

I HEARBY STATE THAT THE CITY COUNCIL OF THE CITY OF PALO ALTO, AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 202_____, DULY APPROVED THE FINAL MAP OF TRACT 10665 AND ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENT DEDICATIONS ON THIS MAP FOR PUBLIC USE CONFORMING WITH THE TERMS OF THE OFFER OF DEDICATION MADE HEREON.

DATE

MAHEALANI AH YUN
CITY CLERK OF THE
CITY OF PALO ALTO, CALIFORNIA

ACTING CITY SURVEYOR'S STATEMENT

I BENJAMIN H. SANTOS, ACTING CITY SURVEYOR FOR THE CITY OF PALO ALTO, SANTA CLARA COUNTY, CALIFORNIA, DO HEREBY STATE THAT THE HEREON FINAL MAP OF TRACT 10665 WAS EXAMINED BY ME OR UNDER DIRECTION ON BEHALF OF THE CITY OF PALO ALTO, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

BY: _____
BENJAMIN H. SANTOS, P.L.S. 9251
ACTING CITY SURVEYOR

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CIVIL ENGINEERS SURVEYORS PLANNERS
 SCALE: 1" = 30' DECEMBER 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CESANO COURT,
 THE BEARING BEING N47°11'55"E PER TRACT NO. 6607, PALO ALTO GREENS,
 RECORDED DECEMBER 20, 1979, FILED IN BOOK 456 OF MAPS, AT PAGES 3 AND 4,
 IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
	ADJACENT PROPERTY LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
○	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
PIE	PRIVATE INGRESS/EGRESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
SNF	SEARCHED, NOT FOUND

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP (437 M 29)
- (2) TRACT NO. 6607 (456 M 3)
- (3) TRACT NO. 10083 (849 M 49)
- (4) PARCEL MAP (920 M 11)
- (5) RECORD OF SURVEY (820 M 20)

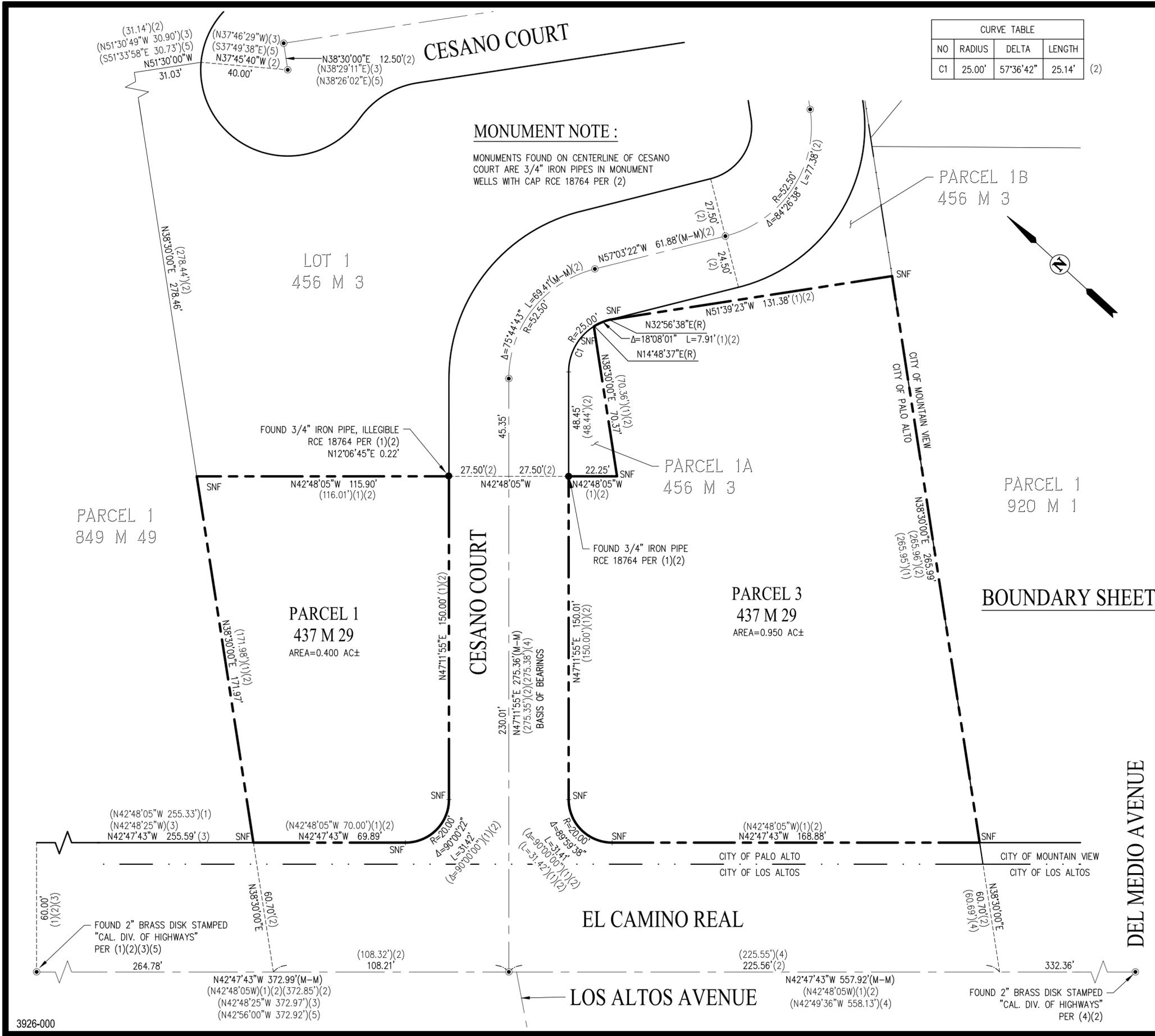
NOTES:

1. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES.
2. BEARINGS AND DISTANCES MATCH RECORD DATA UNLESS OTHERWISE NOTED.
3. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
4. RECORD INFORMATION SHOWN HEREIN IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 08, 2025, ORDER NUMBER NCS-1200912-SC.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	57°36'42"	25.14' (2)

MONUMENT NOTE :

MONUMENTS FOUND ON CENTERLINE OF CESANO COURT ARE 3/4" IRON PIPES IN MONUMENT WELLS WITH CAP RCE 18764 PER (2)



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CIVIL ENGINEERS SURVEYORS PLANNERS
 SCALE: 1" = 20' DECEMBER 2025



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CESANO COURT, THE BEARING BEING N47°11'55"E PER TRACT NO. 6607, PALO ALTO GREENS, RECORDED DECEMBER 20, 1979, FILED IN BOOK 456 OF MAPS, AT PAGES 3 AND 4, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
	ADJACENT PROPERTY LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
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SNF	SEARCHED, NOT FOUND

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- (4) PARCEL MAP (920 M 11)
- (5) RECORD OF SURVEY (820 M 20)

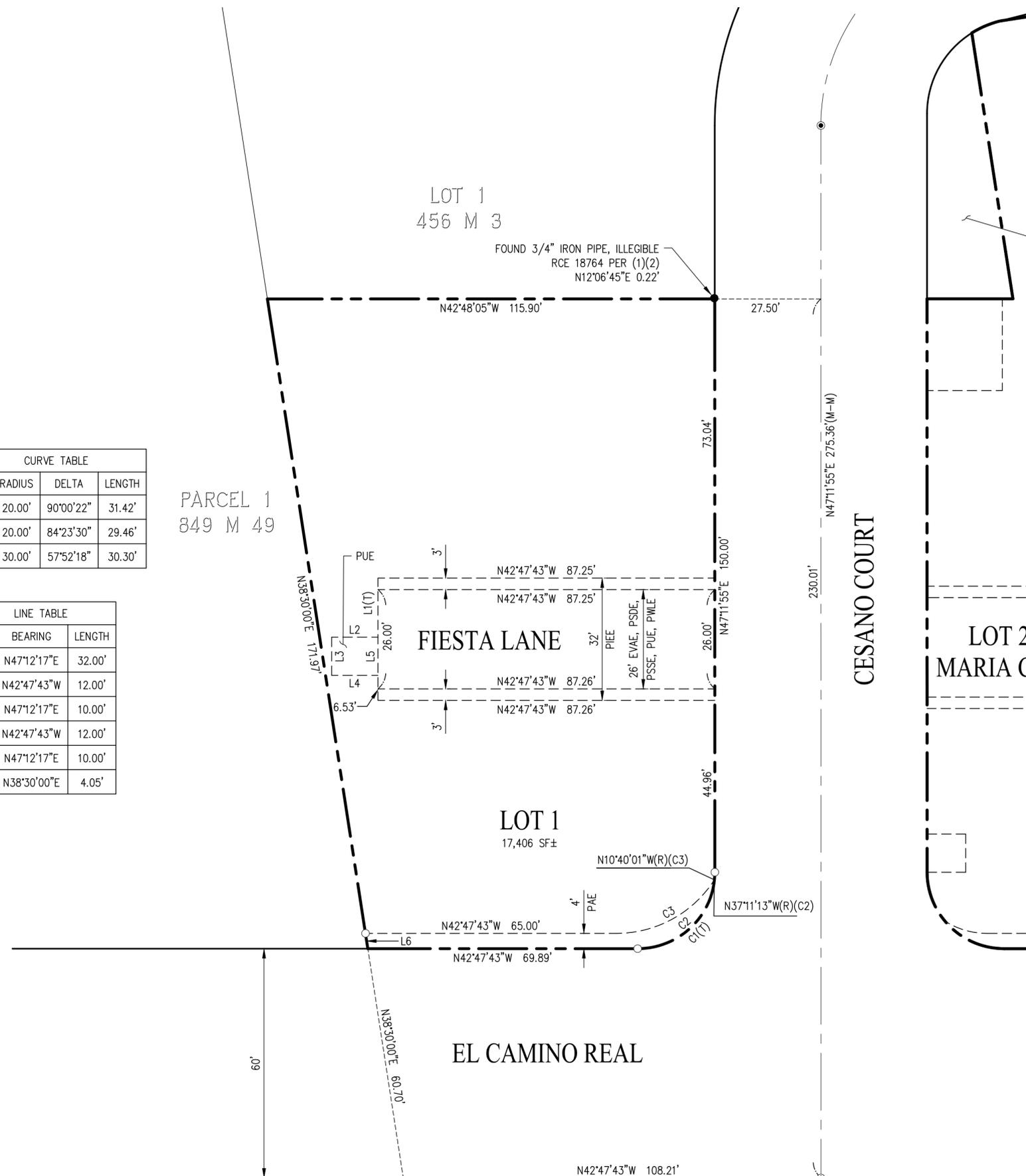
NOTES:

1. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE GROUND DISTANCES.
2. BEARINGS AND DISTANCES MATCH RECORD DATA UNLESS OTHERWISE NOTED.
3. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
4. RECORD INFORMATION SHOWN HEREIN IS BASED ON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 08, 2025, ORDER NUMBER NCS-1200912-SC.

PRELIMINARY

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'22"	31.42'
C2	20.00'	84°23'30"	29.46'
C3	30.00'	57°52'18"	30.30'

LINE TABLE		
NO	BEARING	LENGTH
L1	N47°12'17"E	32.00'
L2	N42°47'43"W	12.00'
L3	N47°12'17"E	10.00'
L4	N42°47'43"W	12.00'
L5	N47°12'17"E	10.00'
L6	N38°30'00"E	4.05'



PARCEL 1A
456 M 3

CESANO COURT

LOT 2
MARIA COURT

SEE SHEET 5

EL CAMINO REAL

TRACT 10665

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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
	ADJACENT PROPERTY LINE
	CITY LIMIT LINE
(T)	TOTAL
(R)	RADIAL
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PUE	PUBLIC UTILITY EASEMENT
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- (5) RECORD OF SURVEY (820 M 20)

NOTES:

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PRELIMINARY

SEE SHEET 4

LOT 1
FIESTA LANE

CESANO COURT

PARCEL 1A
456 M 3

PARCEL 1B
456 M 3

PARCEL 1
920 M 1

ANTONIA COURT

MARIA COURT

LOT 2
41,370 SF±

EL CAMINO REAL

LINE TABLE		
NO	BEARING	LENGTH
L1	N42°48'05"W	22.25'
L2	N38°30'00"E	4.05'
L3	N07°48'32"W	2.03'
L4	N42°47'43"W	4.50'
L5	N77°46'54"W	2.03'
L6	N42°47'43"W	14.11'
L7	N42°48'05"W	10.00'
L8	N47°11'55"E	10.00'
L9	N42°48'05"W	10.00'
L10	N42°47'43"W	20.53'
L11	N51°30'00"W	18.00'
L12	N38°30'00"E	26.00'
L13	N51°30'00"W	8.50'
L14	N38°30'00"E	14.50'
L15	N51°30'00"W	18.00'
L16	N38°30'00"E	13.75'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	18°08'01"	7.91'
C2	20.00'	89°59'38"	31.41'
C3	20.00'	50°17'18"	17.55'
C4	20.00'	32°58'24"	11.51'
C5	20.00'	20°04'58"	7.01'
C6	28.00'	98°42'17"	48.24'
C7	28.00'	45°10'25"	22.08'
C8	28.00'	81°17'43"	39.73'
C9	28.00'	27°45'51"	13.57'