

Authentisign
BB Patel

Authentisign
Tony Carrasco

Authentisign
Rita Parasnis

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 CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE ALSO HEREBY OFFER TO DEDICATE, IN FEE SIMPLE, TO THE CITY OF EAST PALO ALTO FOR PUBLIC STREET PURPOSES, A PORTION OF SAID REAL PROPERTY, SAID PORTION BEING SHOWN HEREON AS A "25' WIDE STREET DEDICATION". WE ALSO HEREBY DEDICATE TO THE PUBLIC AN EASEMENT FOR EMERGENCY VEHICLE ACCESS EASEMENT, OVER LOT "A", SHOWN HEREON AS "EVAE". LOT "A" IS RESERVED AS A PRIVATE STREET FOR THE COMMON USE OF THE FUTURE OWNERS OF THE SUBDIVISION, INCLUDING INGRESS, EGRESS AND CONSTRUCTION, MAINTENANCE, AND OPERATION OF PRIVATE UTILITIES, AND ANY OTHER USES, IN ACCORDANCE WITH THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS GOVERNING THE SUBDIVISION. SAID LOT SHALL BE CONVEYED BY DEED TO THE HOMEOWNERS ASSOCIATION.

AS OWNERS: GARDEN PLACE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Anthony Carrasco
ANTHONY CARRASCO
MEMBER

Rita Parasnis
RITA PARASNIS
MEMBER

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 CALIFORNIA
COUNTY OF Santa Clara

ON April 1, 2024 BEFORE ME, Dennis S. Ro, A NOTARY PUBLIC

PERSONALLY APPEARED Anthony Carrasco 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

NOTARY'S SIGNATURE: Dennis S. Ro
NAME OF NOTARY (PLEASE PRINT): Dennis S. Ro
PRINCIPAL COUNTY OF BUSINESS: Santa Clara
MY COMMISSION NUMBER: 2402956
MY COMMISSION EXPIRES: 05/03/2026

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF Santa Clara

ON April 1, 2024 BEFORE ME, Dennis S. Ro, A NOTARY PUBLIC

PERSONALLY APPEARED Rita Parasnis 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

NOTARY'S SIGNATURE: Dennis S. Ro
NAME OF NOTARY (PLEASE PRINT): Dennis S. Ro
PRINCIPAL COUNTY OF BUSINESS: Santa Clara
MY COMMISSION NUMBER: 2402956
MY COMMISSION EXPIRES: 05/03/2026

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 ORDINANCES AT THE REQUEST OF MR. SHIVPURNIA PATEL IN APRIL 2023. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Andrew K. Holmes 03/30/24
ANDREW K. HOLMES, PLS 4428 DATE



COUNTY RECORDER'S STATEMENT

FILED THIS 26th DAY OF July, 2024 AT 2:50PM,
IN BOOK 88 OF MAPS, AT PAGE(S) 18-20, SAN MATEO COUNTY RECORDS.
AT THE REQUEST OF CHICAGO TITLE COMPANY.
FILE NO. 2024-90025 FEE \$88.00

MARK CHURCH, COUNTY RECORDER
1st Horacio Rodriguez
DEPUTY

SOILS REPORT

REPORTS HAVE BEEN PREPARED BY EARTH SYSTEMS PACIFIC AS FOLLOWS:
1) A GEOTECHNICAL ENGINEERING STUDY DATED OCTOBER 5, 2021.
2) A SOIL INFILTRATION RATE TESTING REPORT DATED MARCH 25, 2022.
AND SIGNED BY AJAY SINGH, REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. GE 3057

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED JULY 23, 2018 AS DOCUMENT NO. 2018-057266 O.R. SAN MATEO COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP NO. 2021-002 AND JOINS IN ALL OFFERS OF DEDICATION HEREON.

Darlene LaCotti
DARLENE LA COTTI
VICE PRESIDENT

TRUSTEE'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 CALIFORNIA
COUNTY OF Santa Clara

ON April 16, 2024 BEFORE ME, S. Manibusan, A NOTARY PUBLIC

PERSONALLY APPEARED Darlene LaCotti 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

NOTARY'S SIGNATURE: S. Manibusan
NAME OF NOTARY (PLEASE PRINT): S. Manibusan
PRINCIPAL COUNTY OF BUSINESS: Santa Clara
MY COMMISSION NUMBER: 243353
MY COMMISSION EXPIRES: January 7, 2027

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT ALL CONDITIONS OF APPROVAL OF THE TENTATIVE MAP, IMPOSED BY THE CITY PLANNING COMMISSION, HAVE BEEN MET.

Elena Lee 5/1/24
ELENA LEE DATE
PLANNING MANAGER

CITY SURVEYOR'S STATEMENT

I, ANNE-SOPHIE TRUONG, CITY SURVEYOR FOR THE CITY OF EAST PALO ALTO, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT THE SURVEY DATA SHOWN HEREON IS TECHNICALLY CORRECT.

Anne-Sophie Truong 04/18/2024
ANNE-SOPHIE TRUONG, ACTING CITY SURVEYOR DATE
PLS 8998



CITY ENGINEER'S STATEMENT

I, ANWARBEG MIRZA, CITY ENGINEER OF THE CITY OF EAST PALO ALTO, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF; THAT THE MAP CONFORMS TO CHAPTER 2 OF THE SUBDIVISION MAP ACT; AND THAT THE MAP COMPLIES WITH ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

Anwarbeg Mirza 05/09/2024
ANWARBEG MIRZA, CITY ENGINEER DATE
R.C.E. 79700



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO DID, BY RESOLUTION ADOPTED AT A REGULAR MEETING ON _____, APPROVE THE WITHIN MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SUBJECT TO THE CONDITION THAT THE CITY IS NOT RESPONSIBLE OR LIABLE FOR ANY COST OR EXPENSE FOR ANY OFFER ACCEPTED UNLESS AUTHORIZED BY SEPARATE ACTION OF THE CITY COUNCIL.

James Colin 5/9/2024
JAMES COLIN DATE
CITY CLERK

CERTIFICATE OF DEDICATION

THE CITY OF EAST PALO ALTO SHALL RECONVEY THE 25' WIDE STREET DEDICATION OVER GARDEN STREET TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 65477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

AS OWNERS: GARDEN PLACE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
953 INDUSTRIAL AVENUE, PALO ALTO, CA 94303

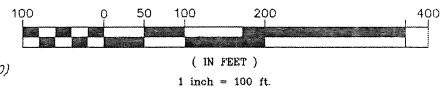
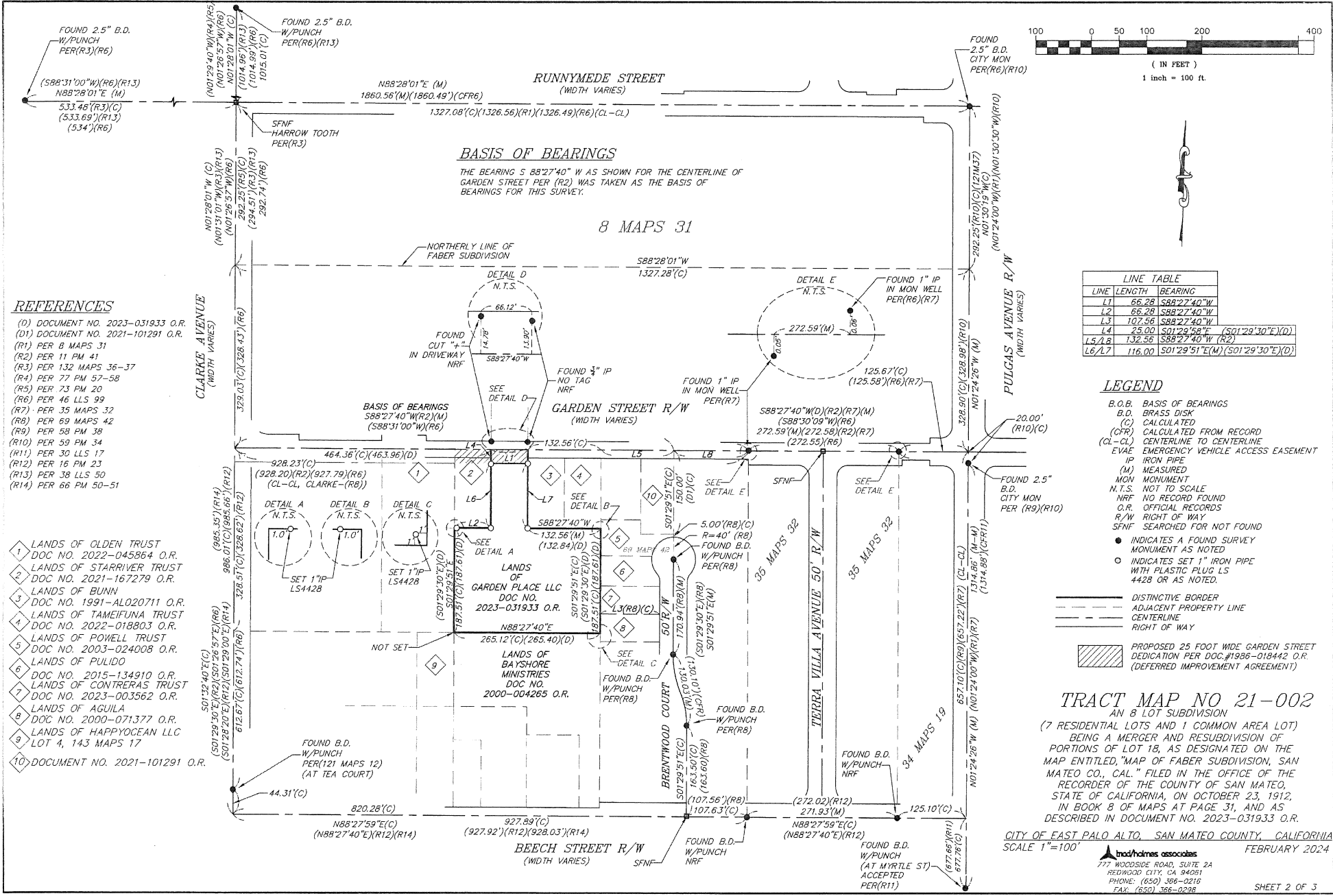
TRACT MAP NO. 21-002

AN 8 LOT SUBDIVISION
(7 RESIDENTIAL LOTS AND 1 COMMON AREA LOT)

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOT 18, AS DESIGNATED ON THE MAP ENTITLED, "MAP OF FABER SUBDIVISION, SAN MATEO CO., CAL." FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON OCTOBER 23, 1912, IN BOOK 8 OF MAPS AT PAGE 31, AND AS DESCRIBED IN DOCUMENT NO. 2023-031933 O.R.

CITY OF EAST PALO ALTO SAN MATEO COUNTY CALIFORNIA
FEBRUARY 2024

trud/holmes associates
777 WOODSIDE ROAD, SUITE 2A
REDWOOD CITY, CA 94061
PHONE: (650) 366-0216
FAX: (650) 366-0298



REFERENCES

- (0) DOCUMENT NO. 2023-031933 O.R.
- (01) DOCUMENT NO. 2021-101291 O.R.
- (R1) PER 8 MAPS 31
- (R2) PER 11 PM 41
- (R3) PER 132 MAPS 36-37
- (R4) PER 77 PM 57-58
- (R5) PER 73 PM 20
- (R6) PER 46 LLS 99
- (R7) PER 35 MAPS 32
- (R8) PER 69 MAPS 42
- (R9) PER 58 PM 38
- (R10) PER 59 PM 34
- (R11) PER 30 LLS 17
- (R12) PER 16 PM 23
- (R13) PER 38 LLS 50
- (R14) PER 66 PM 50-51

- 1 LANDS OF OLDEN TRUST
DOC NO. 2022-045864 O.R.
- 2 LANDS OF STARRIVER TRUST
DOC NO. 2021-167279 O.R.
- 3 LANDS OF BUNN
DOC NO. 1991-AL020711 O.R.
- 4 LANDS OF TAMEIFUNA TRUST
DOC NO. 2022-018803 O.R.
- 5 LANDS OF POWELL TRUST
DOC NO. 2003-024008 O.R.
- 6 LANDS OF PULIDO
DOC NO. 2015-134910 O.R.
- 7 LANDS OF CONTRERAS TRUST
DOC NO. 2023-003562 O.R.
- 8 LANDS OF AGUILA
DOC NO. 2000-071377 O.R.
- 9 LANDS OF HAPPYOCEAN LLC
LOT 4, 143 MAPS 17
- 10 DOCUMENT NO. 2021-101291 O.R.

BASIS OF BEARINGS

THE BEARING $S88^{\circ}27'40''W$ AS SHOWN FOR THE CENTERLINE OF GARDEN STREET PER (R2) WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

8 MAPS 31

LINE TABLE

LINE	LENGTH	BEARING
L1	66.28	$S88^{\circ}27'40''W$
L2	66.28	$S88^{\circ}27'40''W$
L3	107.58	$S88^{\circ}27'40''W$
L4	25.00	$S01^{\circ}29'58''E$ (S01'29'30"E)(D)
L5/L6	132.56	$S88^{\circ}27'40''W$ (R2)
L6/L7	116.00	$S01^{\circ}29'51''E$ (M)(S01'29'30"E)(D)

LEGEND

- B.O.B. BASIS OF BEARINGS
- B.D. BRASS DISK
- (C) CALCULATED
- (CFR) CALCULATED FROM RECORD
- (CL-CL) CENTERLINE TO CENTERLINE
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- IP IRON PIPE
- (M) MEASURED
- MON MONUMENT
- N.T.S. NOT TO SCALE
- NRF NO RECORD FOUND
- O.R. OFFICIAL RECORDS
- R/W RIGHT OF WAY
- SFNF SEARCHED FOR NOT FOUND
- INDICATES A FOUND SURVEY MONUMENT AS NOTED
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG LS 4428 OR AS NOTED.
- DISTINCTIVE BORDER
- - - ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY
- ▨ PROPOSED 25 FOOT WIDE GARDEN STREET DEDICATION PER DOC.#1986-018442 O.R. (DEFERRED IMPROVEMENT AGREEMENT)

TRACT MAP NO 21-002

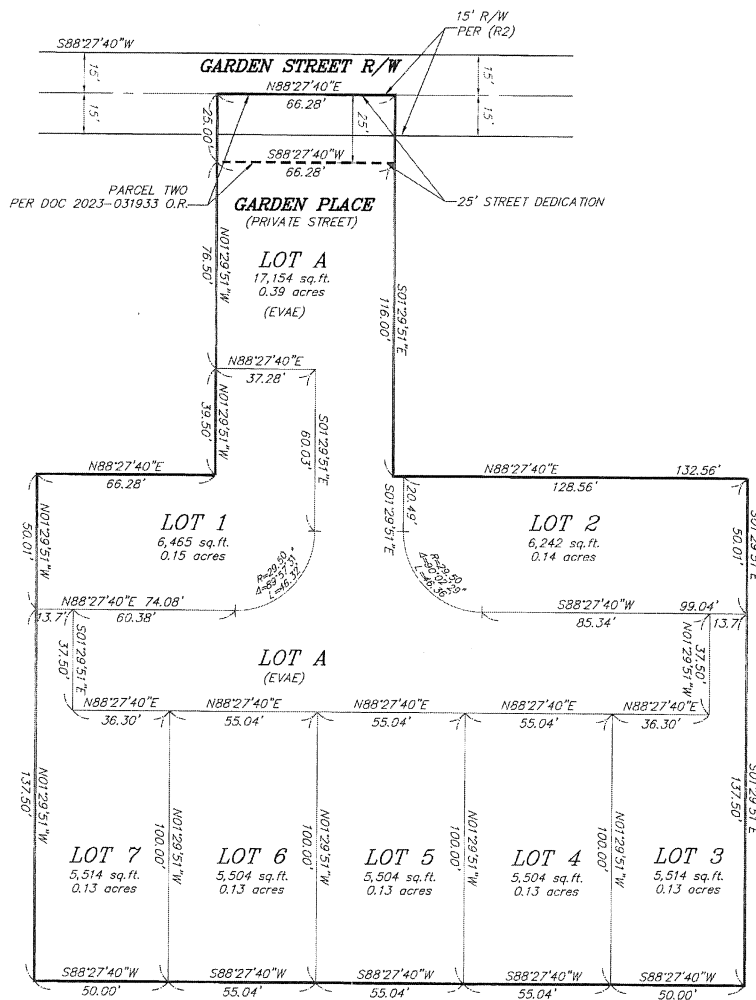
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CITY OF EAST PALO ALTO, SAN MATEO COUNTY, CALIFORNIA
SCALE 1"=100'

trud/holmes associates
777 WOODSIDE ROAD, SUITE 2A
REDWOOD CITY, CA 94061
PHONE: (650) 366-0216
FAX: (650) 366-0228



(IN FEET)
1 inch = 30 ft.



- DISTINCTIVE BORDER (PARCEL ONE AND TWO PER DOC NO. 2023-031933 O.R.)
- - - - - PARCEL TWO PER DOC NO. 2023-031933 O.R.
- LOT LINES
- CENTERLINE
- RIGHT OF WAY

1. THE AREA WITHIN THE BOUNDARY LINE IS 57,401 SQ.FT. 1.32 ACRES
2. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

TRACT MAP NO 21-002
AN 8 LOT SUBDIVISION

(7 RESIDENTIAL LOTS AND 1 COMMON AREA LOT)
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FEBRUARY 2024