

TRACT No. 6737

REGENCY COURT

CONSISTING OF 3 SHEETS

BEING A SUBDIVISION OF A PORTION
OF RANCHO RINCONADA DE LOS GATOS
SITUATED IN THE TOWN OF LOS GATOS
CALIFORNIA

CREEGAN & D'ANGELO
CONSULTING ENGINEERS
SAN JOSE, CALIFORNIA

SCALE: 1"=40' AUGUST, 1979

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY, INTEREST, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY AND EASEMENTS OFFERED FOR DEDICATION HEREIN; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE EXTERIOR BORDERLINE; THAT SAID MAP PARTICULARLY SETS FORTH ALL LOTS INTENDED FOR SALE BY NUMBER AND BY PRECISE DIMENSIONS; THAT WE HEREBY DEDICATE TO PUBLIC USE, EMERGENCY ACCESS, AND FOR ANY AND ALL PUBLIC SERVICE FACILITIES, CONDUITS, SANITARY SEWERS, WATER MAINS, PUBLIC UTILITIES AND APPURTENANCES TO THE ABOVE, UNDER, ON, OR OVER, THOSE CERTAIN PARCELS OR STRIPS OF LAND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT), "S.S.E." (SANITARY SEWER EASEMENT).

WE HEREBY DEDICATE TO THE OWNERS OF LOTS 1 THROUGH 12, THEIR LICENSEES, VISITORS AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS UPON AND OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS PRIVATE ROADWAY EASEMENT AND P.U.E. ALL OF THE AREA OF TRACT 6737 SHOWN AS PRIVATE ROADWAY EASEMENT IS AN EASEMENT FOR PRIVATE ROADWAY AND PARKING PURPOSES.

LOT A AND LOT B ARE COMMON LOTS FOR THE BENEFIT AND EXCLUSIVE USE OF LOTS 1 THROUGH 11 OF THIS SUBDIVISION.

WE ALSO HEREBY GRANT TO THE OWNERS OF LOTS 1 THROUGH 12 THEIR LICENSEES AND TENANTS THE RIGHT TO CONVEY STORM WATER OVER AND UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS PRIVATE STORM DRAIN EASEMENT "P.S.D.E."

THE ABOVE MENTIONED "P.U.E." (PUBLIC UTILITY EASEMENTS), S.S.E. (SANITARY SEWER EASEMENTS) AND "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE AND PUBLIC UTILITY STRUCTURES AND THEIR APPURTENANCES, STORM DRAIN STRUCTURES AND THEIR APPURTENANCES, IRRIGATION SYSTEMS AND THEIR APPURTENANCES AND LAWFUL FENCES.

NO LOTS SHOWN HEREON SHALL BE UTILIZED FOR ANY PURPOSE OTHER THAN AS PROVIDED IN THE RECORDED DECLARATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN OF TOWNHOUSE OWNERSHIP FOR REGENCY COURT (TR. 6737) RECORDED IN BOOK 690 AT PAGES 690 THROUGH 690, EXCEPT AS EXPRESSLY AUTHORIZED BY THE TOWN OF LOS GATOS.

Cole M. Reed
COLE REED ASSOCIATES, A LIMITED PARTNERSHIP, AS OWNER

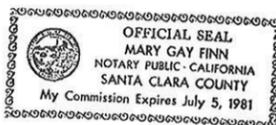
~~FIRST AMERICAN TITLE INSURANCE CO. A CALIFORNIA CORPORATION, TRUSTEE~~

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) S.S.

ON THE 29th DAY OF September, 1980 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Cole M. Reed KNOWN TO ME TO BE THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID PARTNERSHIP EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES ON 7-5-81



Mary Gay Finn
NOTARY PUBLIC IN AND FOR THE COUNTY OF SANTA CLARA

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

ON THE _____ DAY OF _____, 1980 BEFORE ME A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED _____

AND KNOWN TO ME TO BE THE _____ OF NORTHWESTERN MUTUAL LIFE INSURANCE CO., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

ON THE _____ DAY OF _____, 1979, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____

AND KNOWN TO ME TO BE THE _____ OF FIRST AMERICAN TITLE INSURANCE CO., A CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE SAME ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE COUNTY OF SANTA CLARA

CERTIFICATE OF THE COUNCIL OF THE TOWN OF LOS GATOS

IT IS ORDERED THAT THE MAP OF TRACT NO. 6737, BE AND THE SAME IS HEREBY APPROVED, THAT ALL STREETS, ROADS AND OTHER PARCELS OF LAND SHOWN UPON SAID MAP AND THEREIN OFFERED FOR DEDICATION BE AND THE SAME ARE HEREBY ACCEPTED FOR THE PURPOSES FOR WHICH THE SAME ARE OFFERED FOR DEDICATION. I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOS GATOS, CALIFORNIA, AT A MEETING HELD ON THE 27th DAY OF

October, 1980.

Rue E. Aldag
TOWN CLERK OF THE TOWN OF LOS GATOS

SURVEYOR'S CERTIFICATE

I, DUANE KIMBALL, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF TWO SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER, 1979, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE PLACED ON OR BEFORE JULY, 1981; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 4/9/80

Duane Kimball
DUANE KIMBALL, L.S. #379



TOWN ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: 11/11/80

James F. Van Holten
JAMES F. VAN HOLTEN, R.C.E. 19121
ACTING TOWN ENGINEER

SOILS REPORT

A SOILS REPORT WAS PREPARED FOR TRACT 6737 BY C.S. STEWART AND ASSOCIATES, 100 CALFHILL CT., LOS GATOS, CALIFORNIA DATED AUGUST 30, 1979, PROJECT NUMBER 79-7.

RECORDER'S CERTIFICATE

FILE NO. 6900315 FEE PAID \$9.00
ACCEPTED FOR RECORD AND FILED IN BOOK 475 OF MAPS AT PAGES 13, 14 & 15, SANTA CLARA COUNTY RECORDS, THIS 13th DAY OF November, 1980, AT 3:15 P.M.

GEORGE A. MANN, SANTA CLARA COUNTY RECORDER

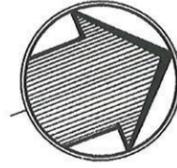
BY Lori A. Johnson
DEPUTY

475
13, 14
& 15

475
13, 14,
15

BASIS OF BEARINGS

THE BEARING N.67°06'00"W. AS INDICATED ON THE WESTERLY LINE OF LOT 4 AS SHOWN ON THAT PARCEL MAP RECORDED SEPTEMBER 13, 1971 IN BOOK 289 OF MAPS, PAGE 41, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



SCALE: 1" = 40'

TRACT No. 6737
REGENCY COURT

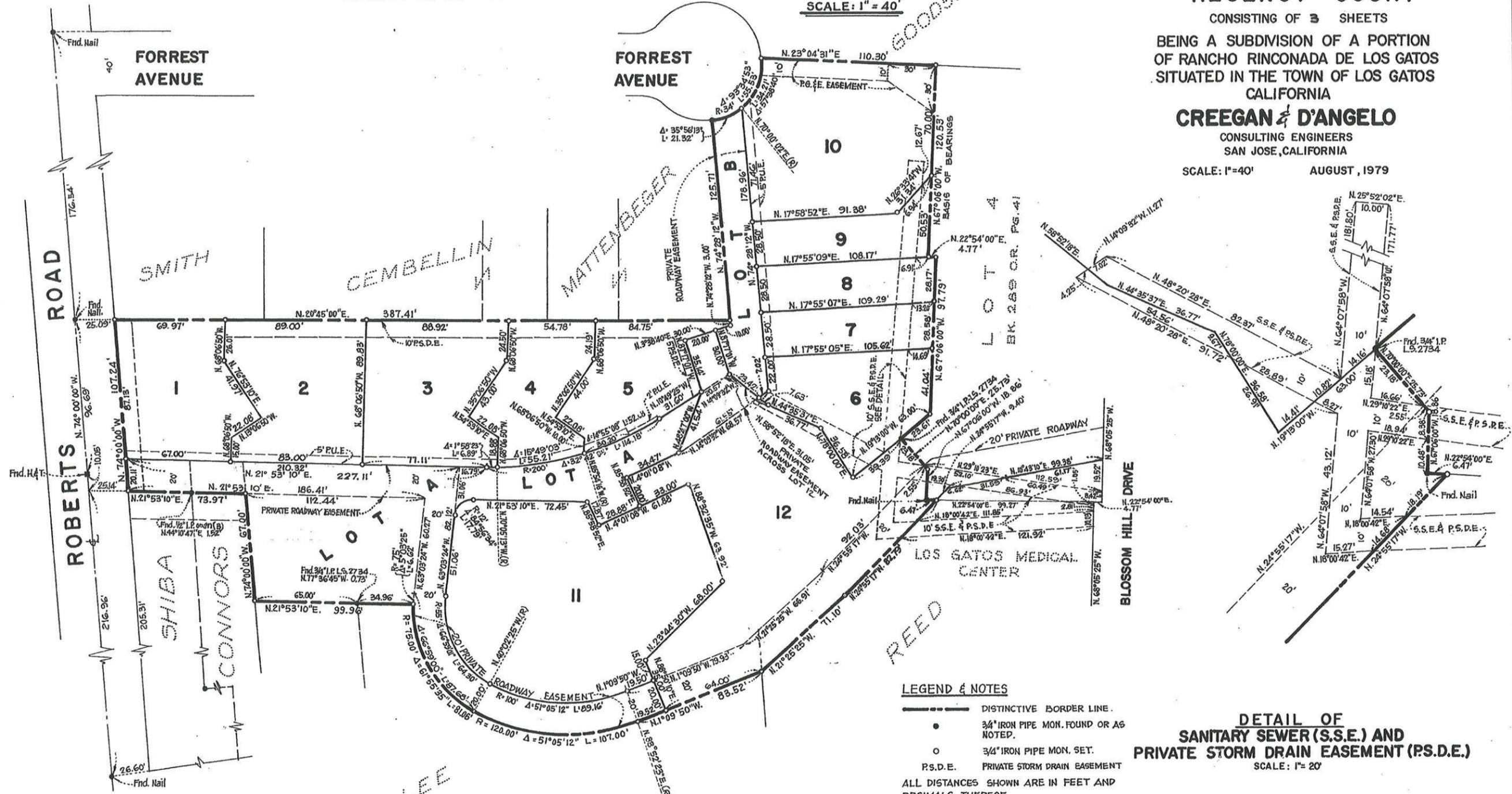
CONSISTING OF 3 SHEETS

BEING A SUBDIVISION OF A PORTION OF RANCHO RINCONADA DE LOS GATOS SITUATED IN THE TOWN OF LOS GATOS CALIFORNIA

CREEGAN & D'ANGELO

CONSULTING ENGINEERS
SAN JOSE, CALIFORNIA

SCALE: 1" = 40' AUGUST, 1979



LEGEND & NOTES

- DISTINCTIVE BORDER LINE.
- 3/4" IRON PIPE MON. FOUND OR AS NOTED.
- 3/4" IRON PIPE MON. SET.
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
THE DISTINCTIVE BORDER LINE INDICATES LANDS SUBDIVIDED BY THIS SURVEY.
TOTAL ACREAGE SUBDIVIDED BY THIS MAP = 2.72 ACRES
SEE SHEET 3 FOR EXISTING EASEMENTS OF RECORD.

**DETAIL OF
SANITARY SEWER (S.S.E.) AND
PRIVATE STORM DRAIN EASEMENT (P.S.D.E.)**

SCALE: 1" = 20'

179001-5

BOOK 475 OF MAPS - PAGES 13, 14 & 15 #6900315 11/13/80

SHEET 2 OF 3 SHEETS

475
14

14

ITEM 6.2

BASIS OF BEARINGS

THE BEARING N. 67° 06' 00" W. AS INDICATED ON THE WESTERLY LINE OF LOT 4 AS SHOWN ON THAT PARCEL MAP RECORDED SEPTEMBER 13, 1971 IN BOOK 289 OF MAPS, PAGE 41, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES

- A - 15' R/W FOR INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES.
- B - NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS AND FOR INSTALL AND MAINTENANCE OF PUBLIC UTILITIES.
- C - A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR THE MAINTENANCE AND INSTALLATION OF PUBLIC UTILITIES.



SCALE: 1" = 40'

TRACT No. 6737

REGENCY COURT

CONSISTING OF 3 SHEETS

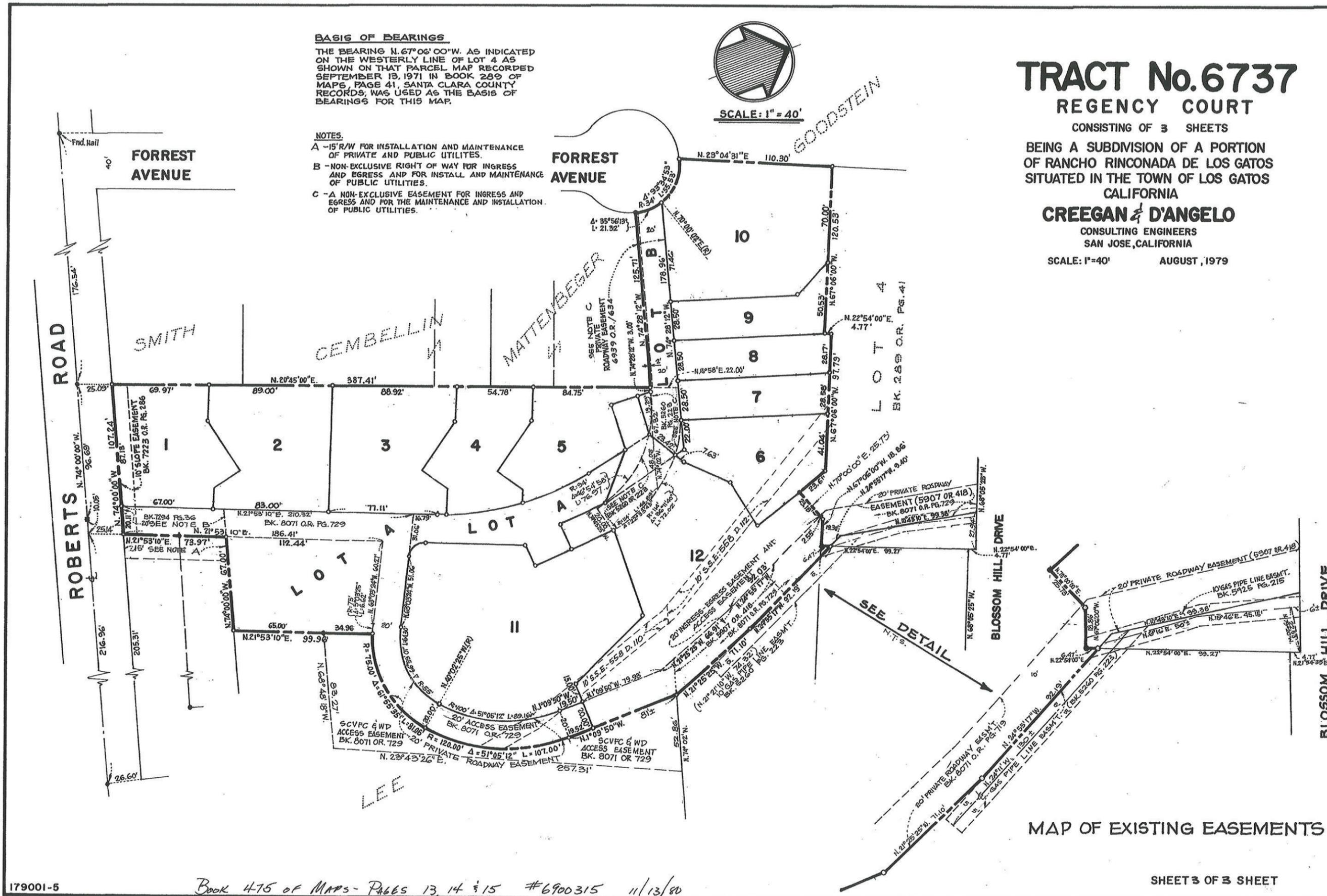
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SCALE: 1" = 40'

AUGUST, 1979



179001-5

Book 475 of Maps - Pages 13, 14 & 15 #6900315 11/13/80

MAP OF EXISTING EASEMENTS

SHEET 3 OF 3 SHEET

15

15

ITEM 6.3