

SANTA CLARA VALLEY WATER DISTRICT - CHANNEL (150)

RECORD OF SURVEY
806 M 39
PARCEL 1
APN 825-14-054
LOT AREA = 126,017 ± SF

SYCAMORE AVENUE (50' R/W)

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BD	BRASS DISC
BLDG	BUILDING
BOL	BOLLARD
BRC	BACK OF ROLLED CURB
BSL	BUILDING SETBACK LINE
BWK	BACK OF WALK
BWV	BACKFLOW WATER VALVE
CB	CATCH BASIN
CG	CURB & GUTTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLM	COLUMN
CLST	CLOSET
CONC	CONCRETE
COR	CORNER
CONC	CONCRETE
COR	CORNER
DWY	DRIVEWAY
EA	EDGE OF CONCRETE
EC	EASEMENT
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GL	GAS LINE
GAR	GARAGE SLAB ELEVATION
GD	GROUND
GM	GAS METER
HC	HANDICAPPED
INV	INVERT
IEE	INGRESS AND EGRESS EASEMENT
IP	IRON PIPE
IRR	IRRIGATION
LD	LANDING
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MH	MANHOLE
MON	MONUMENT
PLTR	PLANTER
PP	POWER POLE
PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
PVMT	PAVEMENT
RC	ROLLED CURB
RW	RETAINING WALL
R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE / LATERAL
STLT	STREET LIGHTING BOX
SW	SIDEWALK
TEL	TELEPHONE BOX
TW	TOP OF WALL
TYP	TYPICAL
WCE	WIRE CLEARANCE EASEMENT
WF	WOOD FENCE
WLE	WATER LINE EASEMENT
WLK	WALKWAY
WV	WATER VALVE

LEGEND

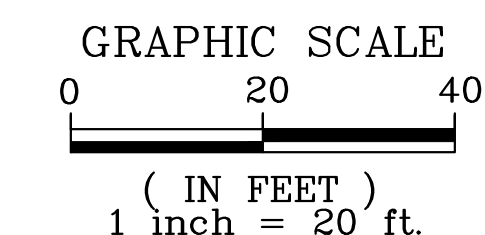
	BENCHMARK		EXISTING TREE AND DIAMETER		PVC PIPE AND DIAMETER
	BORDER LINE		FLOW LINE		SANITARY SEWER CLEAN OUT
	BOUNDARY		GAS METER		SANITARY SEWER MANHOLE
	BUILDING OUTLINE		GUY POLE		SANITARY SEWER STORM DRAIN
	CATCH BASIN		GUY WIRE ANCHOR		SETBACK LINE
	CENTERLINE		EXISTING HYDRANT		STREET SIGN
	PAVED		JOINT POLE		TREE STUMP AND DIAMETER
	BRICK		LIGHT POST		UTILITY: EXISTING
	CONCRETE		MANHOLE		WATER METER
	EXISTING CONTOUR		STREET MONUMENT		WATER VALVE
	EASEMENT LINE		PROPERTY CORNER MONUMENT		BOLLARD
	ELECTRICAL METER		MONUMENT LINE		AREA DRAIN
	EXISTING ELEVATION		PARCEL LINE / RIGHT OF WAY		MAIL BOX
	EXISTING CHAIN LINK FENCE				
	EXISTING WOOD FENCE				

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SYCAMORE AVENUE, AS SHOWN AS S23°49'00"E ON RECORD OF SURVEY, RECORDED IN BOOK 806 OF MAPS, AT PAGE 39, SANTA CLARA COUNTY RECORDS.

NOTES

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.



SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

Woon Chun
H. W. CHUI
RCE NO. 32912 EXP.06-30-2024
DATE 09/13/2022



DRAWING NO.	BOUNDARY MAP AND TOPOGRAPHIC SURVEY		PROJECT NO.	NO.
	13700 SYCAMORE AVENUE			
	APN 825-14-054			
	California			
SHEET NO.	1 OF 1		DATE	BY
	FILE NO.			
DESIGNED	DATE	DRAWN	DATE	APP'D
	DATE		DATE	
	DATE		DATE	
CHECKED	DATE	REVISIONS	NO.	

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