

**PROPOSED LOT LINE ADJUSTMENT
LANDS OF QUIGLEY AND
REDWOOD ESTATES SERVICE ASSOCIATION
UNINCORPORATED AREA
SANTA CLARA COUNTY, CALIFORNIA
APRIL 2023
SCALE: 1" = 40'**

PARCEL #/APN	EXISTING AREA	PROPOSED AREA	AREA CHANGE		% CHANGE	
			INCREASE +	REDUCE -	INCREASE +	REDUCE -
PARCEL A APN 544-36-024	5,857 S.F.	11,811 S.F.	+ 5,954 S.F.		+ 101.7%	
PARCEL B APN 544-36-081	91,166 S.F.	84,950 S.F.		- 5,954 S.F.		- 6.5%

LIST OF QUITCLAIM & RELOCATED EASEMENTS

1. PG&E AND GENERAL TELEPHONE COMPANY POLE LINE AND RIGHT OF WAY, E307 O.R. 678, FEBRUARY 27, 1979 - RELOCATED PER DOC. NO. 20937209, NOVEMBER 1, 2010
2. SAN JOSE WATER COMPANY 14' X 26' PUMP STATION #4, DOC. NO. 19120338, SEPTEMBER 27, 2006 - QUIT CLAIMED PER DOC. NO. 23925040, MAY 3, 2018
3. PORTION OF SAN JOSE WATER COMPANY 12' WIDE WATER LINE EASEMENT, DOC. NO. 19120343, SEPTEMBER 27, 2006 - QUIT CLAIMED DOC. NO. 23424477, SEPTEMBER 7, 2016
4. SAN JOSE WATER COMPANY PERMANENT EASEMENT AND INGRESS/EGRESS EASEMENT, DOC. NO. 20162639, MARCH 10, 2009 - QUIT CLAIMED DOC. NO. 23925040, MAY 3, 2018
5. SAN JOSE WATER COMPANY TEMPORARY CONSTRUCTION EASEMENT, DOC. NO. 20162640, MARCH 10, 2009 - QUIT CLAIMED DOC. NO. 23925040, MAY 3, 2018

OWNERS APN 544-36-024:
JAMES JOSEPH QUIGLEY IV AND JUDY ROSEANNE OLIVER-QUIGLEY
DOC. NO. 14612335

OWNERS APN 544-36-081:
REDWOOD ESTATES SERVICE ASSOCIATION
(FORMERLY REDWOOD MUTUAL WATER COMPANY)
BOOK 512 O.R. 504-PARCEL ONE

NOTES:

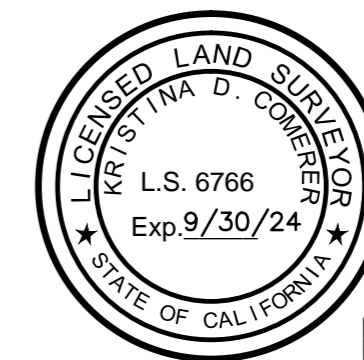
BOUNDARY AND ALL STRUCTURE LOCATIONS SHOWN ARE BASED ON A FIELD SURVEY. EXISTING FEATURES/STRUCTURES ON RESA PARCEL BEYOND 30 FEET OF THE EXISTING AND PROPOSED LOT LINE ARE NOT SHOWN.

REASON FOR LOT LINE ADJUSTMENT: TO ENLARGE LOT 21 TO ALLOW FOR ACCESS.

% LESS OF GROSS AREA OF PARCEL BEING REDUCED = 6.5%

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 SURVEYORS' ACT AT THE REQUEST OF JUDY QUIGLEY IN AUGUST 2021.



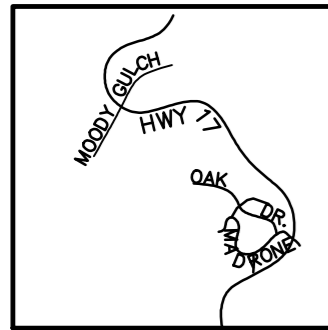
Kristina D. Comerer
KRISTINA D. COMERER, PLS 6766

DATE: APRIL 24, 2023

CROSS LAND SURVEYING, INC.
2210 MT. PLEASANT ROAD
SAN JOSE, CA 95148
(408) 274-7994

PROJECT NO. 21-142

VICINITY MAP
N.T.S.



LINE TABLE

NO.	DIRECTION	LENGTH
L1	N 72°34'45" E	13.94
L2	N 44°00'38" W	29.29
L3	S 42°42'59" W	25.81
L4	N 83°20'56" W	25.16
L5	S 14°21'08" W	33.44
L6	S 14°00'26" W	6.34
L7	N 16°07'18" W	14.87
L8	N 52°40'00" E	42.60

LEGEND

- INDICATES FD. MONUMENT AS NOTED
- INDICATES SET 1" I.P. WITH PLUG & TACK STAMPED "LS 6766", UNLESS OTHERWISE NOTED
- B BRICK AREA
- CC CONCRETE
- CO ○ SEWER CLEAN OUT
- CB COMPOST BOX
- DG DECOMPOSED GRANITE WALK
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- ST SEPTIC TANK MANHOLE
- TREE AS NOTED
- RDWD ○ REDWOOD TREE AS NOTED
- WM □ WATER METER
- WD WOOD
- BOUNDARY LINE
- BUILDING LINE
- - - EASEMENT LINE
- x - FENCE LINE
- - - OVERHEAD COVER
- - - TOE OF SLOPE
- - - TOP OF SLOPE
- - - PARCEL LINE TO BE REMOVED
- - - PROPOSED NEW PARCEL LINE

LIST OF OTHER ENCUMBRANCES

1. DEFERRED IMPROVEMENT AGREEMENT DOC. NO. 13870312, SEPTEMBER 24, 1997
2. OFFER OF DEDICATION FOR PUBLIC STREET AND ROAD DOC. NO. 13870313, SEPTEMBER 24, 1997
3. COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 19120335, SEPTEMBER 27, 2006 AND MODIFICATIONS THEREOF DOC. NO. 23925043, MAY 3, 2018
4. DEFERRED IMPROVEMENT AGREEMENT DOC. NO. 19152965, OCTOBER 23, 2006

BASIS OF BEARINGS

THE BEARING OF NORTH 17° 53' 45" EAST ALONG THE CENTERLINE OF MADRONE DRIVE, AS SHOWN ON THE RECORD OF SURVEY FILED ON MAY 3, 1982 IN BOOK 499 OF MAPS AT PAGE 34, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS.

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	45.00	02°15'52"	1.78

