

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 HERON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; AND THAT WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING AS SHOWN UPON THE HERON MAP WITHIN SAID SUBDIVISION, AND ALSO DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS AND PORTIONS THEREOF.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, HEAT MAINS AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE FRONT AND/OR SIDE LINES OF LOTS AND THE DASHED LINES AND/OR THOSE CERTAIN AREAS LYING BETWEEN DASHED LINES EACH DESIGNATED AS "P.S.E." (PUBLIC SERVICE EASEMENT). THE ABOVE MENTIONED PUBLIC SERVICE EASEMENTS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

CONTAINED WITHIN THE PUBLIC SERVICE EASEMENTS ARE PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM AND PRIVATE SANITARY FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS WHOSE PROPERTY THE FACILITIES BENEFIT.

THE PRIVATE DRIVES AS SHOWN HEREBON ARE NOT OFFERED FOR DEDICATION TO PUBLIC USE FOR PUBLIC STREET PURPOSES.

PURSUANT TO SAN JOSE MUNICIPAL CODE SECTION 19.38.130(E)(4), VALLEY TITLE COMPANY, A CALIFORNIA CORPORATION ("OWNER"), COVENANT THAT PRIVATE RECREATION IMPROVEMENTS AS MORE PARTICULARLY DESCRIBED AS THE SWIMMING POOL, AND CONCRETE DECKING, HARD COURT, EXERCISE AND PICNIC AREAS, AND ASSOCIATED TURF AND IRRIGATION IN THE APPROVED PLAN SET FOR PLANNED DEVELOPMENT PERMIT NO. PD90-11-088, AND WHICH HAVE BEEN SET ASIDE FOR PRIVATE RECREATIONAL PURPOSES UNDER THAT CERTAIN AGREEMENT ENTITLED "PARKLAND AGREEMENT FOR PAYMENT OF FEES FOR TENTATIVE MAP NO. P190-11-115," ARE AND SHALL REMAIN RESTRICTED FOR "QUALIFIED NEIGHBORHOOD RECREATIONAL PURPOSES," UNDER SAN JOSE MUNICIPAL CODE SECTION 19.38.130(E), AND FOR PURPOSES OF THIS RESTRICTIVE COVENANT, "QUALIFIED RECREATIONAL PURPOSES," MEANS USABLE BY AN INDIVIDUAL OR GROUP OF PEOPLE TO SEEK RECREATIVE, COMPETITIVE PHYSICAL OR MENTAL ACTIVITY OF A VOLUNTARY NATURE. THIS RESTRICTIVE COVENANT SHALL BE APPURTENANT TO THE LAND DESCRIBED IN THIS FINAL MAP (THE "PROPERTY") AND SHALL BE BINDING ON OWNER OF THE PROPERTY, THEIR SUCCESSORS AND HEIRS AND ASSIGNS. FURTHER, THIS RESTRICTIVE COVENANT SHALL REMAIN IN FORCE AND EFFECT UNLESS AND UNTIL THE CITY OF SAN JOSE CONSENTS TO THE ELIMINATION OF THIS COVENANT AND SHALL NOT BE DEFEATED OR ELIMINATED WITHOUT THE CONSENT OF THE CITY OF SAN JOSE.

VALLEY TITLE COMPANY, A CALIFORNIA CORPORATION, OWNER

Pete Borella

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara )ss  
ON THIS 24<sup>th</sup> DAY OF June  
S. Villaverde A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED Pete Borella PERSONALLY KNOWN TO ME (OR PROVED  
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE  
WITHIN INSTRUMENT AS Exec. Vice President OR ON BEHALF OF THE CORPORATION  
THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT THE  
SAME AS OWNER.

S. Villaverde  
NOTARY PUBLIC

S. VILLAYERDE  
NAME OF NOTARY (PLEASE PRINT)  
NOTARY IN AND FOR Santa Clara COUNTY  
NOTARY EXPIRES: 3/19/93

TRACT NO. 8443

A CONDOMINIUM DEVELOPMENT

CONSISTING OF THREE SHEETS

BEING A PORTION OF LOTS 18 AND 19

AS SHOWN ON THE MAP ENTITLED

"SUBDIVISION OF D.J. MURPHY'S

RINGWOOD FARM", BOOK "H" OF

MAPS AT PAGE 90, SANTA CLARA

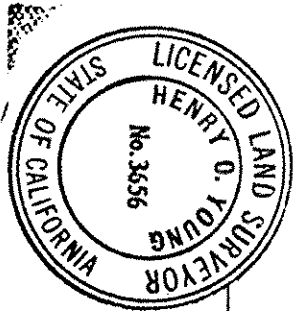
COUNTY RECORDS

AND LYING WITHIN THE CITY OF

SAN JOSE, MAY, 1991 CALIFORNIA

SURVEYOR'S STATEMENT

I, HENRY O. YOUNG, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF THREE SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1990; THAT THE SURVEY IS TRUE; AND COMPLETE AS SHOWN; THAT ALL MONUMENTS EXIST AS SHOWN OR WILL BE PLACED ON OR BEFORE MAY, 1993, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Henry O. Young  
HENRY O. YOUNG, L.L.# NO. 3656  
REC. EXPIRES 6-01-92

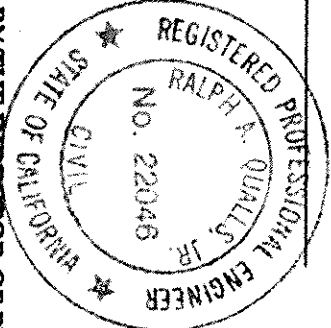
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HERON FINAL MAP OF TRACT NO. 8443; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE

0.5.91

Ralph A. Qualls, Jr.  
RALPH A. QUALLS, JR., R.C.E. NO. 22046  
CITY ENGINEER OF THE CITY OF  
SAN JOSE, CALIFORNIA  
REC. EXPIRES: 9-30-93



APPROVAL BY THE DIRECTOR OF PLANNING

I STATE THAT THIS FINAL MAP HAS BEEN CHECKED AND COMPLIES WITH THE TENTATIVE MAP AND ITS CONDITIONS AS APPROVED ON THE 24<sup>th</sup> DAY OF April, 1991.

GARY I. SCHOENNAUER  
DIRECTOR OF PLANNING OF THE  
CITY OF SAN JOSE, CALIFORNIA

BY Stanley Veltun DEPUTY

DATE July 31, 1991

STATEMENT OF THE CITY CLERK

I HEREBY STATE THAT THIS MAP, DESIGNATED AS TRACT NO. 8443, CONSISTING OF THREE SHEETS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE AT A MEETING OF SAID COUNCIL HELD ON THE 24<sup>th</sup> DAY OF JUNE, 1991; AND THAT SAID COUNCIL DID ACCEPT THE DEDICATION OF ALL STREETS AND PORTIONS THEREOF AND ALL EASEMENTS OFFERED FOR DEDICATION AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

PATRICIA L. O'HEARN, ~~City Clerk~~ CITY CLERK  
& EX-OFFICIO CLERK OF THE CITY COUNCIL  
OF THE CITY OF SAN JOSE, CALIFORNIA

BY Sharon K. Fardine DEPUTY

DATE 6/24/92

RECORDER'S CERTIFICATE

FILE NO. 1423206 FEE \$10.00 PAID AC ACCEPTED FOR RECORD AND FILED IN BOOK 637  
OF MAPS AT PAGES 46, 47 AND 48, SANTA CLARA COUNTY RECORDS, THIS 24<sup>th</sup>  
DAY OF JUNE, 1992 AT 3:46 PM, AT THE REQUEST OF MACKAY & SOMPS.

REC: \$10.00 paid  
LAURIE KANE, RECORDER  
SANTA CLARA COUNTY, CALIFORNIA BY Patricia L. Hearn PLH II  
DEPUTY

**MACKAY & SOMPS**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
SAN JOSE, CA