

OWNERS' 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 A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER.

AS OWNER:

PACIFIC PENINSULA GROUP, A CALIFORNIA CORPORATION

BY: STEPHEN M. ACKLEY, PRESIDENT

BY: BRADLEY L. SMITH, CFO AND SECRETARY

OWNER'S ACKNOWLEDGEMENT

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

ON BEFORE ME,

A NOTARY PUBLIC, PERSONALLY APPEARED

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:

SIGNATURE

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS:

COMMISSION EXPIRES:

COMMISSION # OF NOTARY:

CITY CLERK'S STATEMENT:

I, ANTHONY SUBER, CITY CLERK OF THE TOWN OF ATHERTON, HEREBY STATE THAT THE CITY COUNCIL OF SAID TOWN AT ITS REGULAR MEETING HELD ON DULY APPROVED THE MAP SHOWN HEREON AND AUTHORIZED ITS RECORDATION.

DATE: ANTHONY SUBER, CITY CLERK OF THE TOWN OF ATHERTON

CONDITIONS OF APPROVAL

1. FINAL MAP SHALL BE IN ACCORDANCE WITH THE MUNICIPAL CODE AND THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.
2. VEHICULAR ACCESS GATES SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE IMPROVED ROADWAY.
3. TRANSFORMERS AND OTHER UTILITY STRUCTURES TO BE LOCATED ON EACH RESPECTIVE PROPERTY AND NOT CONSTRUCTED WITHIN THE RIGHT-OF-WAY.
4. ALL EXISTING TREES WITHIN THE PROJECT AREA SHALL BE PRESERVED, EXCEPT WHERE SPECIFICALLY APPROVED FOR REMOVAL PURSUANT TO THE TOWN'S HERITAGE TREE PROTECTION ORDINANCE. ALL CONSTRUCTION SHALL COMPLY WITH STANDARD TREE PROTECTION ZONE REQUIREMENTS, WITHOUT VARIANCE.
5. BEST MANAGEMENT PRACTICES SHALL BE USED FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION TO PREVENT TRACKING OR DISCHARGE OF MATERIALS INTO THE RIGHT-OF-WAY.
6. INSTALL NEW STREET SURVEY MONUMENTS - REPLACE IRON SPIKES (AND INSTALL ANY MISSING MONUMENTATION) IN SANTIAGO AVENUE IN THE VICINITY OF THE SUBDIVISION WITH PERMANENT MONUMENTS SET IN CONCRETE AND PROTECTED BY TRAFFIC RATED BOXES PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. THE LOT-SPLIT IS A REGULATED PROJECT UNDER THE SF BAY REGIONAL WATER QUALITY CONTROL BOARD MUNICIPAL REGIONAL STORMWATER PERMIT. AS SUCH, ALL RUNOFF ASSOCIATED WITH IMPERVIOUS AREAS CREATED OR REPLACED SHALL BE TREATED ON-SITE PRIOR TO DISCHARGE INTO THE PUBLIC RIGHT-OF-WAY. FRONTAGE RUN-OFF SHALL ALSO BE TREATED. THE PROPERTY OWNER SHALL ENTER INTO A STORMWATER MAINTENANCE AGREEMENT WITH THE TOWN TO GUARANTEE MAINTENANCE OF STORMWATER TREATMENT MEASURES, WHICH SHALL BE RECORDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. ALL DEVELOPMENT SHALL COMPLY WITH TOWN'S GRADING AND DRAINAGE REQUIREMENTS INCLUDING STORMWATER DETENTION AND TREATMENT. DEVELOPMENT OF THE SUBDIVISION LOTS SHALL COMPLY WITH THE REQUIREMENTS FOR "FULL SITE RESIDENTIAL DEVELOPMENT PROJECT" OUTLINED IN THE TOWN'S GRADING AND DRAINAGE CHECKLIST.
9. THERE SHALL BE NO PARKING OF CONSTRUCTION EQUIPMENT OR CONSTRUCTION WORKER'S VEHICLES ON RESIDENTIAL STREETS AT ANY TIME; ALL VEHICLES SHALL BE MAINTAINED ON-SITE.
10. ALL STRUCTURES AND FENCES TO BE REMOVED FROM THE RIGHT-OF-WAY AND LOCATED ON PRIVATE PROPERTY.
11. ALL NEW UTILITIES AND SERVICES SHALL BE CONSTRUCTED UNDERGROUND PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
12. THE FULL ROADWAY WIDTH OF SANTIAGO AVENUE SHALL BE RESURFACED ACROSS THE FRONTAGE OF EACH LOT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
13. A SEPARATE FORMAL APPLICATION FOR ANY FUTURE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT. THIS AND ALL OTHER PRESENT AND FUTURE IMPROVEMENTS TO THE PROPERTY SHALL COMPLY WITH R1-A ZONING PROVISIONS AND OTHER APPLICABLE ORDINANCES.
14. APPLICANT, ITS CONTRACTORS, EMPLOYEES, ASSIGNS AND AGENTS SHALL COMPLY WITH ALL APPLICABLE STATE LAWS AND THE TOWN'S MUNICIPAL CODE.
15. IF NO ACTION HAS BEEN TAKEN IN ONE YEAR, THIS APPROVAL WILL BECOME NULL AND VOID.
16. APPLICANT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE TOWN OF ATHERTON AND ITS AGENTS, OFFICERS AND EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING AGAINST THE TOWN, OR ITS AGENTS, OFFICERS AND EMPLOYEES TO ATTACH, SET ASIDE, VOID, OR ANNUL, AN APPROVAL OF THE PLANNING COMMISSION, OR CITY COUNCIL CONCERNING THIS PROJECT.
17. THE TENTATIVE AND FINAL MAPS SHALL COMPLY WITH ALL STATE AND LOCAL LAWS AND ORDINANCES, INCLUDING THE ATHERTON MUNICIPAL CODE.

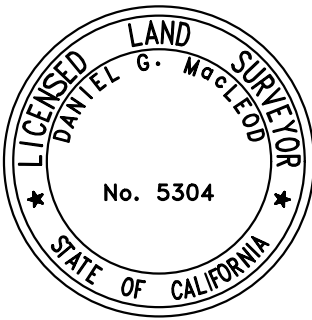
COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 202, AT M
IN BOOK OF PARCEL MAPS AT PAGE(S) AT THE
REQUEST OF MACLEOD AND ASSOCIATES, INC.

MARK CHURCH, COUNTY RECORDER

FILE NO.: BY: DEPUTY RECORDER

FEE:



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 ORDINANCE AT THE REQUEST OF BRAD SMITH IN APRIL 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: DANIEL G. MACLEOD, L.S. #5304

CITY ENGINEER'S STATEMENT

I ROBERT OVADIA, CITY ENGINEER FOR THE TOWN OF ATHERTON, SAN MATEO COUNTY, DO HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "PARCEL MAP, 53-63 SANTIAGO AVENUE" AND THAT SAID MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS DAY OF , 202

ROBERT J. OVADIA, CITY ENGINEER
REGISTRATION NO.: 52664
EXPIRATION: 12/31/2024



TOWN SURVEYOR'S STATEMENT

I JOHN CRAWFORD, TOWN SURVEYOR FOR THE TOWN OF ATHERTON, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "PARCEL MAP, 53-63 SANTIAGO AVENUE" AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS DAY OF , 202

JON G. CRAWFORD
R.C.E. #32935
CITY SURVEYOR

PARCEL MAP

53-63 SANTIAGO AVENUE

A SUBDIVISION OF THE LANDS OF PACIFIC PENINSULA GROUP AS DESCRIBED IN DOCUMENT NUMBER 2023-001854, BEING ALL OF PARCEL A AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING A SUBDIVISION OF LOT 8B AND A PORTION OF LOT 3A, MAP OF QUILLOTA TRACT, FILED IN VOLUME D OF MAPS AT PAGE 32, SAN MATEO COUNTY RECORDS, TOWN OF ATHERTON, SAN MATEO COUNTY, CALIFORNIA" FILED IN BOOK 13 OF PARCEL MAPS AT PAGE 20, OFFICIAL RECORDS OF SAN MATEO COUNTY.

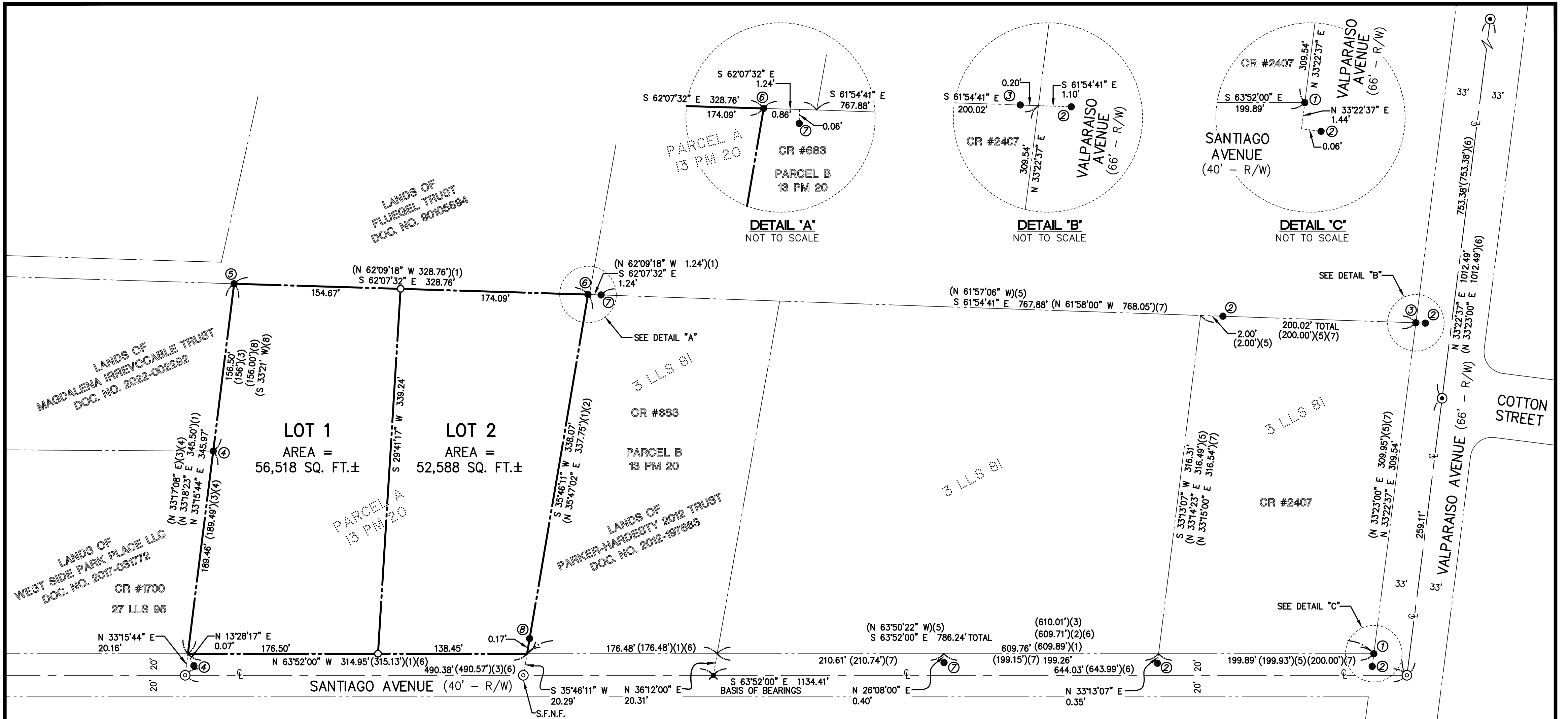
TOWN OF ATHERTON SAN MATEO COUNTY CALIFORNIA

JUNE 2023

MacLEOD AND ASSOCIATES

CIVIL ENGINEERING • LAND SURVEYING

965 CENTER STREET • SAN CARLOS CA • 94070 • (650) 593-8580



REFERENCES

- (1) RECORD DATA PER 13 PM 20
- (2) RECORD DATA PER CR #683
- (3) RECORD DATA PER 27 LLS 95
- (4) RECORD DATA PER CR #1700
- (5) RECORD DATA PER CR #2407
- (6) RECORD DATA PER 39 LLS 48
- (7) RECORD DATA PER 3 LLS 81
- (8) RECORD DATA PER DOC. NO. 2022-002292

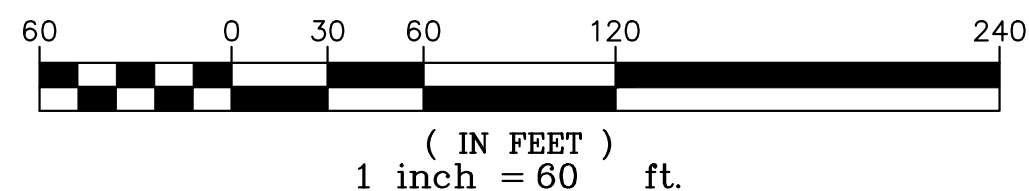
BASIS OF BEARINGS:

THE BEARING SOUTH 63°52'00" EAST TAKEN ON THE CENTERLINE OF SANTIAGO AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN VOLUME 13 OF PARCEL MAPS AT PAGE 20, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

- ⊙ SET STREET MONUMENT BOX WITH BRASS DISK "LS 5304"
- ⊙ FOUND RAILROAD SPIKE WITH CUT CROSS PER 39 LLS 48
- ⑦● FOUND 3/4" IRON PIPE WITH BRASS TAG AND TACK, "RCE 6145", PER 39 LLS 48 AND CR #683
- ②● FOUND 5/8" REBAR WITH PLASTIC CAP, "LS 5571", PER CR #2407
- ③● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, "PLS 6163", NO RECORD
- ④● FOUND 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, "LS 7690", PER 27 LLS 95 AND CR #1700
- ⑤● FOUND 3/4" IRON PIPE WITH BRASS TAG AND TACK, "RCE 5476", PER 13 PM 20
- ⑥● FOUND 3/4" IRON PIPE WITH BRASS TAG AND TACK, "LS 3581", PER CR #683
- ⑦● FOUND 3/4" IRON PIPE, OPEN, ASSUMED TO BE PER 3 LLS 81
- ⑧● FOUND 3/4" IRON PIPE, WITH WOOD PLUG AND NO TACK, ASSUMED TO BE PER 13 PM 20
- ✕ FOUND BRASS TAG AND NAIL, "LS 3581", IN A.C. PAVEMENT PER 39 LLS 48 AND CR #683
- S.F.N.F. BRASS TAG AND NAIL, "LS 3581", IN A.C. PAVEMENT PER 39 LLS 48 AND CR #683, SEARCHED FOR, NOT FOUND
- SET 1" IRON PIPE WITH PLASTIC PLUG & TACK, "LS 5304"
- ℄ CENTERLINE

GRAPHIC SCALE



PARCEL MAP

53-63 SANTIAGO AVENUE

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TOWN OF ATHERTON SAN MATEO COUNTY CALIFORNIA
SCALE 1"=60' JUNE 2023

MacLEOD AND ASSOCIATES

CIVIL ENGINEERING • LAND SURVEYING

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