

**CERTIFICATE OF COMPLIANCE
CONTINUATION**

Legal Description for Merged Parcels

(See plat map entitled Exhibit "A", attached and by this reference made a part hereof.)

DETERMINATION OF COMPLIANCE

THIS IS TO CERTIFY THAT the Atherton Planning Commission at a regular meeting thereof, held on Wednesday, August 23, 2023, approved the Lot Line Redesignation pursuant to Atherton Municipal Code Section 17.20 to designate the northerly property line as the front lot line at 80 Coghlan lane (Assessor's Parcel Number APN 070-040-600). The approval granted the front/rear lot line redesignation pursuant to AMC 17.20.030 and finds that:

1. The proposed redesignation will not be detrimental or injurious to persons, property, or improvements in the vicinity and will not be detrimental to the public health, peace, safety, comfort, or general welfare, or movement of vehicles, people, and goods in and around the subject property; and
2. The proposed redesignation will be in accord with the general plan and the purposes of that plan and AMC Title 17.

The lot line redesignation complies with the applicable provisions of the Town of Atherton Zoning Ordinance, or it has been exempted from Ordinance at the time of its creation.

This certificate relates only to issues of compliance or noncompliance with the Town of Atherton ordinances enacted pursuant thereto. The parcel(s) described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

Upon recording of a copy of this Lot Merger in the Office of the County Recorder of the San Mateo County, State of California, the parcel(s) or tract(s) described herein shall be deemed to have a redesignated front lot line as described in Exhibit "A" and shown on Exhibit "B", and that further actions to sell, lease or finance portions of said parcels will be subject to the Town of Atherton Zoning Ordinance regulation.

NOTE:

This determination **DOES NOT GUARANTEE** that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.



Town of Atherton
Planning Department
80 Fair Oaks Lane
Atherton, CA 94027

Signature: _____

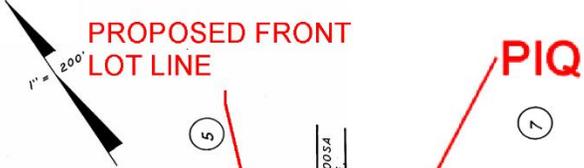
Print Name: Brittany Bendix

Title: Town Planner

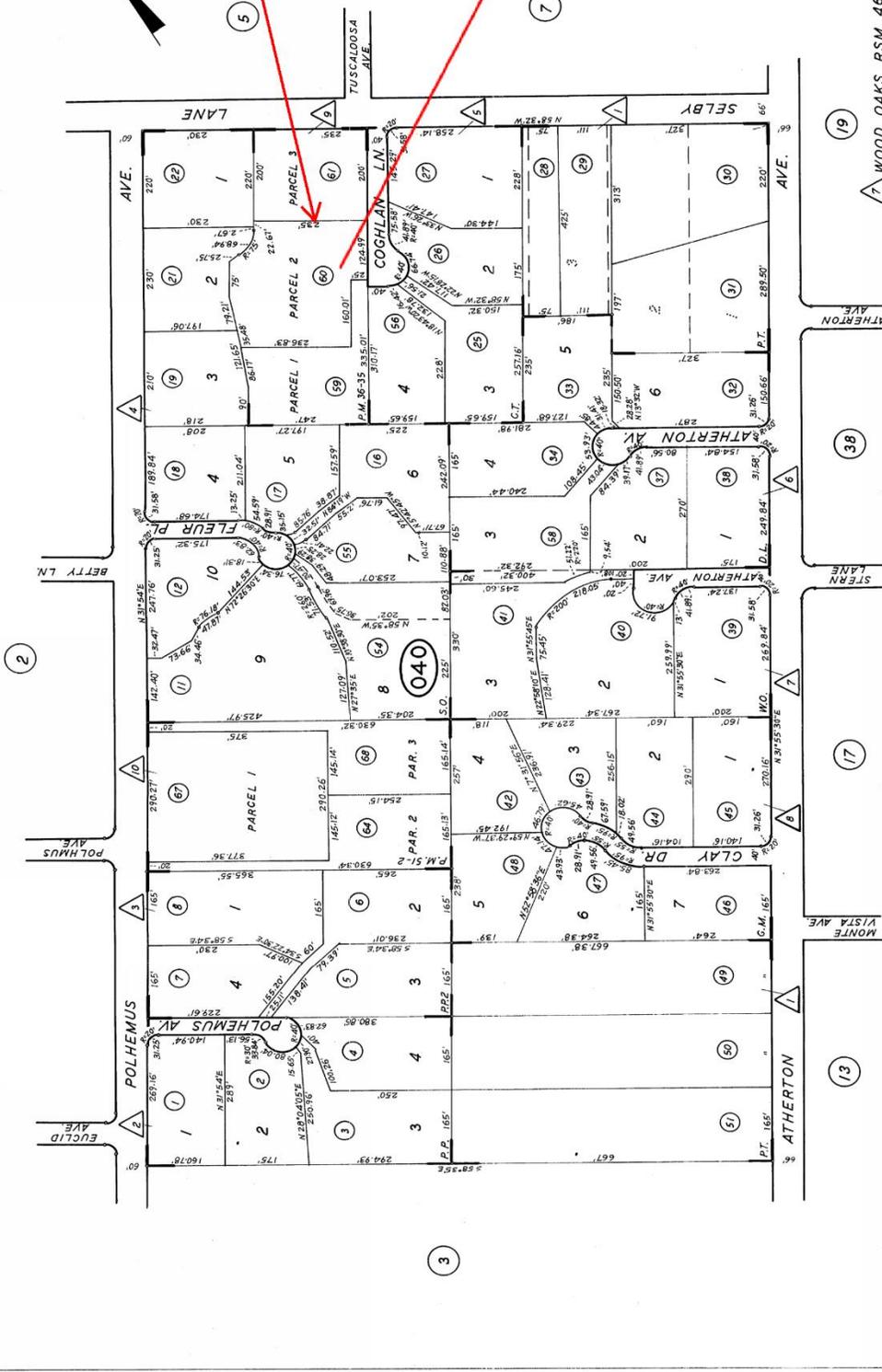
Date: _____

EXHIBIT-A

70-4



TAX CODE AREA



- 1 POLHEMUS TRACT RSM 2/35
- 2 POLHEMUS PARK RSM 39/36
- 3 POLHEMUS PARK NO. 2 RSM 47/26
- 4 STERN OAKS RSM 36/19
- 5 COGHLAN TRACT RSM 37/4
- 6 DWIGHT LANE SUB. RSM 35/48
- 7 WOOD OAKS RSM 46/47
- 8 GORDON MANOR RSM 38/41
- 9 PARCEL MAP VOL. 36/35
- 10 PARCEL MAP VOL. 51/2-3

12-83

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of

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