

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 THIS MAP; AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY; AND WE HEREBY CONSENT TO THE MAKING OF AND RECORDATION OF THE WITHIN MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINE.

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING, KNOWN AS GRUNDY LANE AS DELINEATED AND DESIGNATED AS "STREET HEREIN DEDICATED". RESERVING THEREFROM RIGHTS WITHIN GRUNDY LANE FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF FUTURE PRIVATE TUNNELS AND PRIVATE PEDESTRIAN BRIDGES, SUCH RIGHTS SUBJECT TO THE CONDITIONS OF APPROVAL FOR VESTING TENTATIVE MAP TM 19-001 APPROVED BY CITY COUNCIL RESOLUTION NO.2021-79 ON SEPTEMBER 28, 2021, WITH SUCH RIGHTS TO BE DOCUMENTED BY SEPARATE INSTRUMENT.

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES: THOSE AREAS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENT (P.U.E.) AS INDICATED ON THIS MAP AND ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. RESERVING THEREFROM RIGHTS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF FUTURE PRIVATE TUNNELS AND PRIVATE PEDESTRIAN BRIDGES SUBJECT TO THE ABOVE-REFERENCED CONDITIONS OF APPROVAL. WITH SUCH RIGHTS TO BE DOCUMENTED BY SEPARATE INSTRUMENT. SAID PUBLIC UTILITY EASEMENTS TO HAVE A DEPTH OF 7.00 FEET FROM SURFACE ALONG THE GRUNDY LANE AND BAYHILL DRIVE FRONTAGES OF LOT 1N AND LOT 1S. THE DEPTH OF SAID PUBLIC UTILITY EASEMENTS ALONG GRUNDY LANE THROUGH THE REMAINDER OF THIS MAP TO BE SUBJECT TO THE TERMS OF CONDITION OF APPROVAL 24 OF CONDITIONS OF APPROVAL FOR VESTING TENTATIVE MAP TM 19-001 APPROVED BY CITY COUNCIL RESOLUTION NO. 2021-79 ON SEPTEMBER 28, 2021 STATING: "THE DEPTH OF THE PUE BELOW GROUND MAY BE LIMITED TO THE TOP OF THE SECOND SUBLEVEL OF THE RESPECTIVE UNDERGROUND PARKING STRUCTURE, UNLESS OTHERWISE REQUIRED BY OTHER PUBLIC UTILITY AGENCIES SUCH AS PG&E."

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREA DESIGNATED HEREIN AS PUBLIC ACCESS EASEMENT (P.A.E.) AS INDICATED ON THIS MAP AND ARE DEDICATED FOR PUBLIC ACCESS PURPOSES.

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREA DESIGNATED HEREIN AS STORM DRAIN EASEMENT (S.D.E.) AS INDICATED ON THIS MAP AND ARE DEDICATED FOR STORM DRAIN PURPOSES.

WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREA DESIGNATED HEREIN AS WATER SERVICE EASEMENT (W.S.E.) AS INDICATED ON THIS MAP AND ARE DEDICATED FOR WATER SERVICE PURPOSES.

IN WITNESS THEREOF, WE HAVE CAUSED THIS STATEMENT TO BE EXECUTED ON THE DATE HEREUNDER WRITTEN.

AS OWNER: GOOGLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY CONVERSION TO GOOGLE INC., A DELAWARE CORPORATION

BY: _____ DATE: _____
NAME: _____
ITS _____

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
) S.S.
COUNTY OF _____)

ON _____, 20____, 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: _____ NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINTED NAME
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

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 GOOGLE LLC IN DECEMBER OF 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED, TENTATIVE MAP, IF ANY. I FURTHER STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON OR THAT THEY WILL BE SET ON OR BEFORE JUNE 30, 2028, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____ DAVIS THRESH, P.L.S. NO. 6868



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____ HAE WON RITCHIE, R.C.E 69532
PUBLIC WORKS DIRECTOR
CITY OF SAN BRUNO, CALIFORNIA



TECHNICAL REVIEWER'S STATEMENT:

I HEREBY STATE THAT I HAVE REVIEWED THIS MAP AND THAT I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

DATE: _____ MICHAEL S. MAHONEY, PLS NO. 5577
ACTING CITY SURVEYOR



COUNTY RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ M. IN BOOK _____ OF MAPS AT PAGES _____ THROUGH _____, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FILE NO. _____ MARK CHURCH
COUNTY RECORDER IN AND FOR
THE COUNTY OF SAN MATEO,
STATE OF CALIFORNIA
FEE: \$ _____
BY: _____
DEPUTY COUNTY RECORDER

CITY CLERK'S STATEMENT:

I, MELISSA THURMAN, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS FINAL MAP WAS DULY APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID COUNCIL ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, GRUNDY LANE, AND THE PUBLIC UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, PUBLIC WATER SERVICE EASEMENT AND STORM DRAIN EASEMENT OFFERED FOR DEDICATION HEREIN. IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT THE CITY OF SAN BRUNO DOES HEREBY ABANDON AND VACATE THOSE STREETS AND EASEMENTS AS DEPICTED ON SHEET 3 DESCRIBED AS FOLLOWS:

- (A) PORTIONS OF THE ROADWAYS KNOWN AS GRUNDY LANE AND ELM AVENUE AS SHOWN ON PARCEL MAP # 81-5, FILED NOVEMBER 9, 1981, IN BOOK 52 OF PARCEL MAPS, AT PAGES 2 AND 3, RECORDS OF SAN MATEO COUNTY, THAT LIES WITHIN THIS SUBDIVISION.
- (B) PORTION OF THE ROADWAY KNOWN AS GRUNDY LANE AS SHOWN ON THE PARCEL MAP ENTITLED "T.G.I. FRIDAY'S RESTAURANT", FILED DECEMBER 26, 1979, IN BOOK 48 OF PARCEL MAPS, AT PAGES 83 AND 84, RECORDS OF SAN MATEO COUNTY, THAT LIES WITHIN THIS SUBDIVISION.
- (C) 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTH LINE OF LOT 2, BLOCK 4, AS SAID LOT AND PUBLIC UTILITY EASEMENT ARE SHOWN ON THE PARCEL MAP FILED MAY 5, 1977, IN BOOK 36 OF PARCEL MAPS, AT PAGE 25, RECORDS OF SAN MATEO COUNTY.
- (D) 5 FOOT WIDE PUBLIC UTILITY EASEMENTS RUNNING ALONG GRUNDY LANE WITHIN PARCELS 1 AND 2, AS SAID PARCELS AND PUBLIC UTILITY EASEMENTS ARE SHOWN ON THE PARCEL MAP FILED DECEMBER 26, 1979, IN BOOK 48 OF PARCEL MAPS, AT PAGES 83 AND 84, RECORDS OF SAN MATEO COUNTY.
- (E) 5 FOOT WIDE PUBLIC UTILITY EASEMENTS RUNNING ALONG GRUNDY LANE WITHIN PARCELS A AND B, AS SAID PUBLIC UTILITY EASEMENTS AND PARCELS ARE SHOWN ON THE PARCEL MAP FILED NOVEMBER 9, 1981, IN BOOK 52 OF PARCEL MAPS, AT PAGES 2 AND 3, RECORDS OF SAN MATEO COUNTY.
- (F) 15 FOOT WIDE PUBLIC UTILITY EASEMENT RUNNING ALONG ELM AVENUE WITHIN PARCEL B, AS SAID PUBLIC UTILITY EASEMENT AND PARCEL ARE SHOWN ON THE PARCEL MAP FILED NOVEMBER 9, 1981, IN BOOK 52 OF PARCEL MAPS, AT PAGES 2 AND 3, RECORDS OF SAN MATEO COUNTY.
- (G) THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN PARCEL A, AND THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN PARCEL B, AS SAID PUBLIC UTILITY EASEMENTS AND PARCELS ARE SHOWN ON THE PARCEL MAP FILED NOVEMBER 9, 1981, IN BOOK 52 OF PARCEL MAPS, AT PAGES 2 AND 3, RECORDS OF SAN MATEO COUNTY.
- (H) A PORTION OF THAT 5 FOOT WIDE PUBLIC UTILITY EASEMENT RUNNING ALONG BAYHILL DRIVE WITHIN LOT 1, BLOCK 4, AS SAID PUBLIC UTILITY EASEMENT AND LOT ARE SHOWN ON THE FINAL MAP FILED OCTOBER 11, 1972, IN VOLUME 78 OF MAPS, AT PAGES 36 THROUGH 39, INCLUSIVE, RECORDS OF SAN MATEO COUNTY, THAT LIES WITHIN PROPOSED LOT "1S" AS SAID LOT "1S" IS SHOWN ON HEREIN.
- (I) 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF PARCEL 1, AS SAID PUBLIC UTILITY EASEMENT AND PARCEL ARE SHOWN ON THE PARCEL MAP FILED NOVEMBER 29, 1978, IN BOOK 44 OF PARCEL MAPS, AT PAGE 35, RECORDS OF SAN MATEO COUNTY.
- (J) PUBLIC ACCESS EASEMENTS RECORDED DECEMBER 21, 2020, AS INSTRUMENT NUMBER 2020149442, OFFICIAL RECORDS OF SAN MATEO COUNTY, THAT LIE WITHIN PARCEL A, AS SAID PARCEL IS SHOWN ON THE PARCEL MAP FILED NOVEMBER 9, 1981, IN BOOK 52 OF PARCEL MAPS, AT PAGES 2 AND 3, RECORDS OF SAN MATEO COUNTY.
- (K) 10 FOOT WIDE PUBLIC UTILITY EASEMENT WITHIN PARCEL B, SAID 10 FOOT WIDE PUBLIC UTILITY EASEMENT RUNS ALONG THE SOUTHWESTERN LINE OF SAID PARCEL B, SAID PUBLIC UTILITY EASEMENT IS OFFSET 25 FEET NORTHWESTERLY FROM SAID SOUTHWESTERN LINE, AS SAID PUBLIC UTILITY EASEMENT AND PARCEL ARE SHOWN ON THE PARCEL MAP FILED NOVEMBER 9, 1981, IN BOOK 52 OF PARCEL MAPS, AT PAGES 2 AND 3, RECORDS OF SAN MATEO COUNTY.

DATE: _____ MELISSA THURMAN, CITY CLERK
CITY OF SAN BRUNO, CALIFORNIA

FINAL MAP
PHASE 1
YOUTUBE

BEING A SUBDIVISION OF A PORTION OF GRUNDY LANE AND A PORTION OF ELM AVENUE; LOT 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED MARCH 27, 1975, IN VOLUME 27 OF PARCEL MAPS AT PAGE 45; LOT 2 OF BLOCK 4, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED MAY 5, 1977, IN VOLUME 36 OF PARCEL MAPS AT PAGE 25, PARCELS A AND B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 9, 1981, IN VOLUME 52 OF PARCEL MAPS AT PAGES 2 AND 3; THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON JANUARY 7, 2020, AS INSTRUMENT NO. 2020-001314, OFFICIAL RECORDS OF SAN MATEO COUNTY

CITY OF SAN BRUNO SAN MATEO COUNTY CALIFORNIA

JUNE 2022



BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

CITY OF SAN BRUNO:

- 1) PUBLIC UTILITY EASEMENT(S) RECORDED FEBRUARY 28, 1972, IN BOOK 6100 AT PAGE 522, INSTRUMENT NUMBER 92379-AE;
- 2) PUBLIC UTILITY EASEMENT(S) AS SHOWN ON THE MAP OF BAYHILL CENTER FILED OCTOBER 11, 1972, IN VOLUME 78 OF MAPS AT PAGES 36 THROUGH 39, INCLUSIVE;
- 3) PUBLIC UTILITY AND STORM DRAIN EASEMENTS AS SHOWN ON THE PARCEL MAP FILED MARCH 27, 1975, IN VOLUME 27 OF PARCEL MAPS AT PAGE 45;
- 4) PUBLIC UTILITY EASEMENT(S) AS SHOWN ON THE PARCEL MAP FILED MAY 5, 1977, IN VOLUME 36 OF PARCEL MAPS AT PAGE 25;
- 5) PUBLIC ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP OF BAYHILL SUBDIVISION FILED NOVEMBER 29, 1978, IN VOLUME 44 OF PARCEL MAPS AT PAGE 35;
- 6) PUBLIC ROADWAY, PUBLIC UTILITY AND PUBLIC ACCESS EASEMENTS AS SHOWN ON THE PARCEL MAP FILED DECEMBER 26, 1979, IN VOLUME 48 OF PARCEL MAPS AT PAGES 83 AND 84;
- 7) PUBLIC UTILITY EASEMENT(S) AS SHOWN ON PARCEL MAP #81-5, FILED NOVEMBER 9, 1981, IN VOLUME 52 OF PARCEL MAPS AT PAGES 2 AND 3;
- 8) PUBLIC UTILITY EASEMENT RECORDED NOVEMBER 11, 1997, AS INSTRUMENT NUMBER 97162797;
- 9) PUBLIC ACCESS EASEMENT(S) RECORDED DECEMBER 21, 2020, AS INSTRUMENT NUMBER 2020149442;

CITY AND COUNTY OF SAN FRANCISCO:

- 1) WATER LINE EASEMENT RECORDED DECEMBER 18, 1935, IN BOOK 672 AT PAGE 291, INSTRUMENT NUMBER 70782-C;
- 2) WATER LINE EASEMENT RECORDED OCTOBER 30, 1959, IN BOOK 3697 AT PAGE 144, INSTRUMENT NUMBER 926-S;
- 3) WATER LINE EASEMENT RECORDED DECEMBER 10, 1959, IN BOOK 3718 AT PAGE 572, INSTRUMENT NUMBER 12375-S;

PACIFIC GAS AND ELECTRIC COMPANY:

- 1) EASEMENT RECORDED OCTOBER 20, 1997, AS INSTRUMENT NUMBER 97134937;
- 2) EASEMENT RECORDED MARCH 15, 1979, IN BOOK 7829 AT PAGE 1846, INSTRUMENT NUMBER 83587-AN;
- 3) EASEMENT RECORDED MAY 25, 2018, AS INSTRUMENT NUMBER 2018040490;
- 4) EASEMENT RECORDED SEPTEMBER 17, 2021, AS INSTRUMENT NUMBER 2021133751;
- 5) EASEMENT RECORDED SEPTEMBER 17, 2021, AS INSTRUMENT NUMBER 2021133754;

UNITED STATES OF AMERICA:

- STORM DRAIN EASEMENT RECORDED MAY 17, 1956, IN BOOK 3025 AT PAGE 622, INSTRUMENT NUMBER 54909-N;

ALL BEING OFFICIAL RECORDS OF SAN MATEO COUNTY.

BASIS OF BEARINGS:

THE BEARING OF N24°38'44"W ALONG THE CENTERLINE OF CHERRY AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "T.G.I. FRIDAY'S RESTAURANT", FILED DECEMBER 26, 1979, IN BOOK 48 OF MAPS AT PAGES 83 AND 84, SAN MATEO COUNTY RECORDS.

LEGEND:

- FOUND MONUMENT, AS NOTED ON MAP; REFER TO MONUMENT DESCRIPTION TABLE
- ⊙ SET 2-1/2" BRASS DISC MONUMENT WITH PUNCH MARK, STAMPED "LS 6868" IN CONCRETE BASE, INSIDE MONUMENT WELL
- SET 3/4" WITH PLASTIC PLUG & TACK, STAMPED "LS 6868"
- ===== DISTINCTIVE BOUNDARY LINE
- ===== PARCEL LINE
- EASEMENT LINE
- ADJOINER LINE
- CENTER LINE
- MONUMENT LINE
- SURVEY TIE LINE
- NO ACCESS RIGHTS AS SHOWN
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT (SIDEWALK)
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.S.E. WATER SERVICE EASEMENT
- () DENOTES RECORD DATA
- (R) RADIAL BEARING
- ESMT. EASEMENT
- M-M MONUMENT TO MONUMENT
- O.R. OFFICIAL RECORDS
- PG&E PACIFIC GAS AND ELECTRIC COMPANY
- PM PARCEL MAP
- R1 DENOTES REFERENCE PER R1
- S.F.W.D. SAN FRANCISCO WATER DISTRICT
- SNF SEARCHED FOR NOT FOUND
- REFER TO MONUMENT DESCRIPTION TABLE
- [1] EASEMENT AND STREET ABANDONMENT REFERENCE - REFER TO THE CITY CLERK'S STATEMENT FOR CROSS REFERENCE
- (A)

REFERENCES:

- R1 PARCEL MAP FILED MARCH 27, 1975, VOLUME 27 OF PARCEL MAPS AT PAGE 45
- R2 PARCEL MAP FILED MAY 5, 1977, VOLUME 36 OF PARCEL MAPS AT PAGE 25
- R3 PARCEL MAP FILED NOVEMBER 29, 1978, VOLUME 44 OF PARCEL MAPS AT PAGE 35
- R4 PARCEL MAP FILED DECEMBER 26, 1979, VOLUME 48 OF PARCEL MAPS AT PAGES 83 AND 84
- R5 PARCEL MAP FILED NOVEMBER 9, 1981, VOLUME 52 OF PARCEL MAPS AT PAGES 2 AND 3
- R6 PARCEL MAP FILED JULY 27, 1988, VOLUME 78 OF PARCEL MAPS AT PAGES 36-39
- R7 GRANT DEED RECORDED JULY 13, 2015, AS INSTRUMENT NUMBER 2015080894
- R8 GRANT DEED RECORDED JANUARY 19, 2016, AS INSTRUMENT NUMBER 2016004949
- R9 GRANT DEED RECORDED JULY 20, 2016, AS INSTRUMENT NUMBER 2016070776
- R10 GRANT DEED RECORDED JANUARY 7, 2020, AS INSTRUMENT NUMBER 2020001314

MONUMENT DESCRIPTIONS TABLE:

- | | |
|------|--|
| [1] | FOUND 2-1/2" BRASS DISC INSIDE MONUMENT WELL, NO PUNCH, NO STAMPED PER R5 |
| [2] | FOUND 2-1/2" BRASS DISC INSIDE MONUMENT WELL, NO PUNCH, STAMPED "RCE 21958" PER R5 |
| [3] | FOUND 2-1/2" BRASS DISC INSIDE MONUMENT WELL, WITH PUNCH, STAMPED "RCE" PER R4&R5 |
| [4] | FOUND 2-1/2" BRASS DISC INSIDE MONUMENT WELL, NO PUNCH, STAMPED "RCE" PER R4&R5 |
| [5] | FOUND 2-1/2" BRASS DISC INSIDE MONUMENT WELL, NO PUNCH, NO STAMP, PER R4&R5 |
| [6] | FOUND PIN IN SET CONCRETE, NO TAG PER R1,R2,R3,R4&R6 |
| [7] | FOUND PIN SET IN CONCRETE INSIDE MONUMENT WELL, NO TAG, PER R1,R2,R3,R4&R6 |
| [8] | FOUND PIN SET IN CONCRETE INSIDE MONUMENT WELL, NO TAG, PER R1,R2&R6 |
| [9] | FOUND PIN SET IN CONCRETE INSIDE MONUMENT WELL, NO TAG, PER R1,R2,R5&R6 |
| [10] | FOUND PIN SET IN CONCRETE INSIDE MONUMENT WELL, NO TAG, PER R1,R2,R3,R4,R5&R6 |
| [11] | FOUND PIN SET IN CONCRETE INSIDE MONUMENT WELL, NO TAG, PER R1,R2,R3,R5&R6 |

BENCHMARK STATEMENT:

THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON A 2" BRASS MONUMENT STAMPED "CITY OF SAN BRUNO, PUBLIC WORKS, HVCN SB-12" SET IN SIDEWALK ON COMMODORE DR. 2.20' FROM THE END OF SIDEWALK ACROSS FROM COMMODORE PARK. ELEVATION= 87.60'.

NOTES:

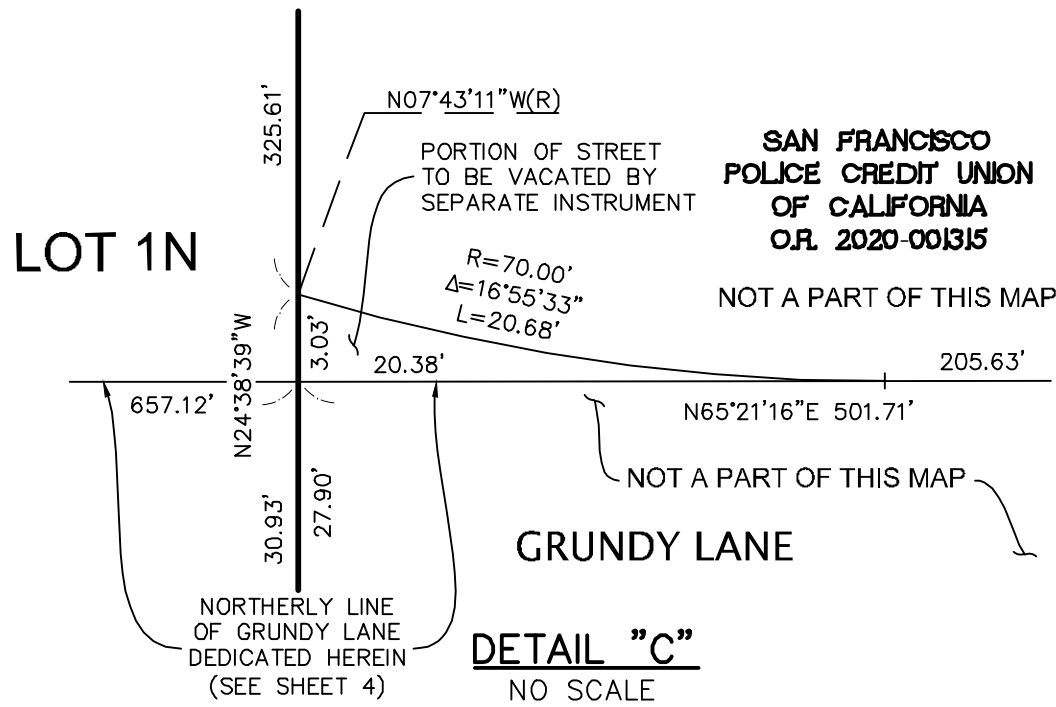
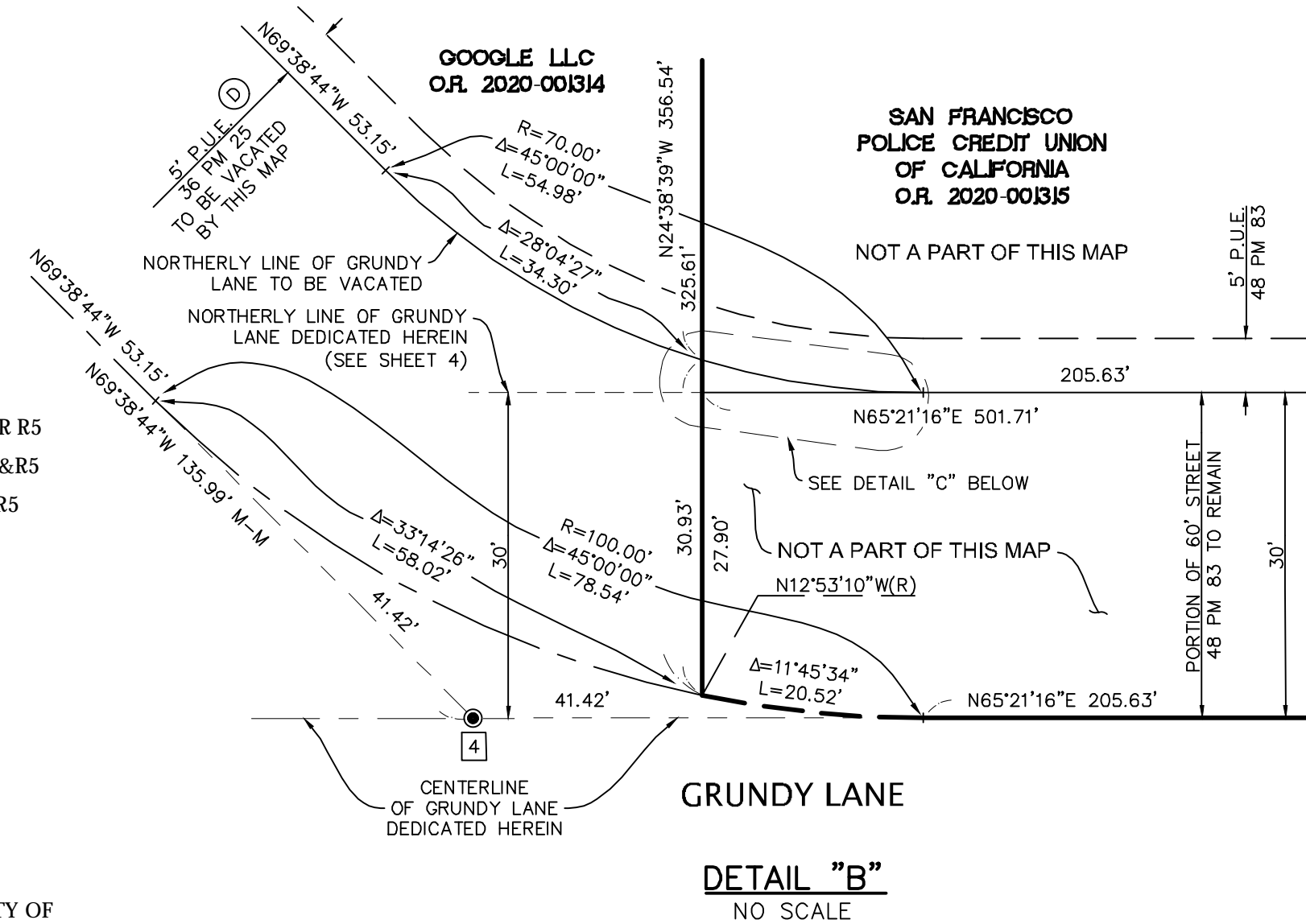
- 1) THE YOUTUBE PHASE 1 FINAL MAP CREATES LOTS 1N, 1S, 2, 4, AND 5N, AND RE-ALIGNED GRUNDY LANE, CONTAINING 25.906 ACRES, MORE OR LESS, AS SHOWN ON SHEET 4 HEREIN. PLEASE REFER TO THE AREA TABLE BELOW:

| YOUTUBE PHASE 1 FINAL MAP AREA SUMMARY | |
|--|------------|
| LOTS 1N, 1S, 2, 4 AND 5N | 23.824 AC± |
| GRUNDY LANE (DEDICATED HEREON) | 2.082 AC± |
| TOTAL | 25.906 AC± |

- 2) BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER NCS-907327-M-SC, DATED MAY 26, 2022 (UPDATED 6/8/2022), PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 3) THE PURPOSE OF THE YOUTUBE PHASE 1 FINAL MAP IS TO FACILITATE THE ORDERLY DEVELOPMENT OF THE PROJECT AND IS SUBJECT TO SUBSEQUENT SUBDIVISION IN ACCORDANCE WITH THE APPROVED VESTING TENTATIVE MAP.
- 4) THE EFFECTS OF AN INGRESS AND EGRESS EASEMENT IN FAVOR OF BAYHILL PLAZA, LLC, RECORDED DECEMBER 23, 1994, INSTRUMENT NUMBER 94192153, OFFICIAL RECORDS OF SAN MATEO COUNTY, THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 5) SUBJECT TO THE FOLLOWING:
 - A) MAINTENANCE AND LANDSCAPING AGREEMENT RECORDED MARCH 9, 1977, INSTRUMENT NUMBER 90059-AK, BOOK 7402, PAGE 737;
 - B) MAINTENANCE AND LANDSCAPING AGREEMENT RECORDED MARCH 15, 1979, INSTRUMENT NUMBER 83725-AN, BOOK 7829, PAGE 2093;
 - C) MAINTENANCE AND LANDSCAPING AGREEMENT RECORDED FEBRUARY 24, 1981, INSTRUMENT NUMBER 17534-AS;
 - D) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JULY 1, 1997, AS DISCLOSED BY MEMORANDUM OF LEASE AND OPTION RECORDED DECEMBER 22, 1998, INSTRUMENT NUMBER 98214963;
 - E) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED MAY 30, 2014, AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED JUNE 11, 2014, 2014-050633;
 - F) MEMORANDUM OF THIRD AMENDMENT TO TELECOMMUNICATION SITE LICENSE AGREEMENT RECORDED JANUARY 13, 2015, INSTRUMENT NUMBER 2015-002768;
 - G) DECLARATION OF RESTRICTIVE COVENANTS RECORDED MARCH 24, 2021, INSTRUMENT NUMBER 2021-047736;
 - H) DEVELOPMENT AGREEMENT RECORDED JUNE 21, 2021, INSTRUMENT NUMBER 2021-174210;
 - I) DECLARATION OF OVERLAP LIABILITY ACKNOWLEDGMENT RECORDED MARCH 4, 2022, INSTRUMENT NUMBER 2022-019385;
 - J) DECLARATION OF RESTRICTIONS REGARDING PARKING USE, SOLID WASTE HANDLING AND FREIGHT DELIVERY RECORDED MARCH 4, 2022, INSTRUMENT NUMBER 2022-019386;
 - K) EASEMENT AGREEMENT FOR TIEBACKS RECORDED APRIL 1, 2022, INSTRUMENT NUMBER 2022-028022;
 - L) STREET IMPROVEMENT AGREEMENT RECORDED MAY 20, 2022, INSTRUMENT NUMBER 2022-042250;
 - M) AGREEMENT REGARDING SUBSURFACE IMPROVEMENTS TO BE ABANDONED IN RIGHT-OF-WAY, WAIVER, RELEASE AND HOLD HARMLESS RECORDED MAY 20, 2022, INSTRUMENT NUMBER 2022-042251;

ALL OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

- 6) THE FACILITIES LOCATED WITHIN THE PG&E EASEMENTS AS DESCRIBED IN THE DOCUMENT RECORDED MAY 15, 2015, IN REEL 7829, IMAGE 1846 AND THE DOCUMENT RECORDED MAY 25, 2018 AS INSTRUMENT NUMBER 2018-040490, BOTH OF THE OFFICIAL RECORDS OF SAN MATEO COUNTY, HAVE BEEN ABANDONED AND REMOVED. SAID EASEMENTS SHALL BE QUITCLAIMED BY SEPARATE INSTRUMENT IN THE FUTURE.



FINAL MAP
PHASE 1
YOUTUBE

BEING A SUBDIVISION OF A PORTION OF GRUNDY LANE AND A PORTION OF ELM AVENUE; LOT 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED MARCH 27, 1975, IN VOLUME 27 OF PARCEL MAPS AT PAGE 45; LOT 2 OF BLOCK 4, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED MAY 5, 1977, IN VOLUME 36 OF PARCEL MAPS AT PAGE 25, PARCELS A AND B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED NOVEMBER 9, 1981, IN VOLUME 52 OF PARCEL MAPS AT PAGES 2 AND 3; THE LANDS AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED ON JANUARY 7, 2020, AS INSTRUMENT NO. 2020-001314, OFFICIAL RECORDS OF SAN MATEO COUNTY

| | | |
|---|------------------|------------|
| CITY OF SAN BRUNO | SAN MATEO COUNTY | CALIFORNIA |
| JUNE 2022 | | |
| <div><div><div>BKF</div><div>1730 N. FIRST STREET SUITE 600 SAN JOSE, CA 95112 (408) 467-9100 www.bkf.com</div></div></div> | | |

