

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; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR PUBLIC ACCESS, DESIGNATED AND DELINEATED ON THIS MAP AS "P.A.E." (PUBLIC ACCESS EASEMENT), FOR SUCH USE AS PEDESTRIAN INGRESS AND EGRESS ACCESS. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND.

AS OWNER:
MARK TRAGOUTSIS AND EKATERINI TRAGOUTSIS, TRUSTEES UNDER THE TRAGOUTSIS TRUST AGREEMENT DATED JUNE 11, 1997, AS TO AN UNDIVIDED 1/2 INTEREST

MICHAEL TRAGOUTSIS AND MARY TRAGOUTSIS, TRUSTEES UNDER THE TRAGOUTSIS TRUST AGREEMENT DATED JUNE 26, 1997, AS TO AN UNDIVIDED 1/2 INTEREST

BY: _____ BY: _____
NAME: NAME:
ITS: ITS:

BY: _____ BY: _____
NAME: NAME:
ITS: ITS:

OPTIONEE STATEMENT

303 BALDWIN, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS OPTIONEE PER MEMORANDUM OF LEASE RECORDED FEBRUARY 26, 2019 AS INSTRUMENT NO. 2019-013166 OF OFFICIAL RECORDS.

BY: _____
NAME:
ITS:

NOTARY ACKNOWLEDGMENT

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 _____)SS.
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:

NOTARY’S SIGNATURE: _____

NOTARY’S PRINTED NAME: _____

NOTARY’S PRINCIPAL COUNTY OF BUSINESS: _____

NOTARY’S COMMISSION No.: _____

NOTARY’S COMMISSION EXPIRATION DATE: _____

SOILS REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, ENTITLED "GEOTECHNICAL PRELIMINARY INVESTIGATION, PROPOSED 303 BALDWIN AVENUE RETAIL, OFFICE, AND RESIDENTIAL BUILDING PRELIM", DATED DECEMBER 15, 2016 AND A COPY OF THE REPORT IS ON THE FILE WITH THE CITY OF SAN MATEO BUILDING DEPARTMENT.

303 BALDWIN AVENUE

A 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
(64 RESIDENTIAL UNITS, 1 COMMERCIAL UNIT,
1 OFFICE UNIT AND 3 GARAGE UNITS)

CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF LOTS 3, 22, AND 23 IN BLOCK 3, AS SHOWN ON THAT CERTAIN MAP ENTITLED "B STREET EXTENSION TRACT", FILED FOR RECORD ON JANUARY 6, 1927 IN BOOK 14 OF MAPS AT PAGES 76 AND 77, RECORDS OF SAN MATEO COUNTY

AND
PORTION OF BLOCK 15, AS SHOWN ON MAP ENTITLED "WESTERN ADDITION TO SAN MATEO", FILED FOR RECORD ON MARCH 12, 1888 IN BOOK "C" OF MAPS AT PAGE 50 AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 53, RECORDS OF SAN MATEO COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

DATE: SEPTEMBER 2020



ENGINEERS—SURVEYORS—PLANNERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95112

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PERSONALLY APPEARED _____

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NOTARY’S PRINCIPAL COUNTY OF BUSINESS: _____

NOTARY’S COMMISSION No.: _____

NOTARY’S COMMISSION EXPIRATION DATE: _____

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 303 BALDWIN, LP. ON FEBRUARY 8, 2019, I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET ON OR BEFORE JULY 31, 2021, AND THAT THEY WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE

DAVIS THRESH
P.L.S. NO. 6868



CITY ENGINEER’S STATEMENT

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS OF THE TENTATIVE MAP, IF ANY. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

BRAD B. UNDERWOOD
DIRECTOR OF PUBLIC WORKS
REGISTRATION NO.: 43093

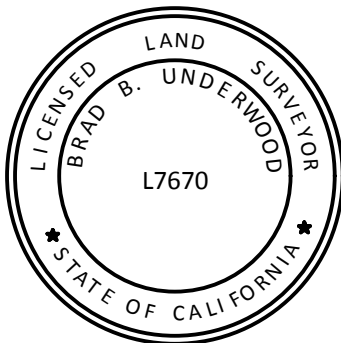


DATE

CITY SURVEYOR’S STATEMENT

I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BRAD B. UNDERWOOD
CITY SURVEYOR
LS NO.: 7670



DATE

DIRECTOR OF THE COMMUNITY DEVELOPMENT’S STATEMENT

THIS MAP HAS BEEN FOUND TO CONFORM SUBSTANTIALLY WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION.

DATE

CHRISTINA HORRISBERGER
COMMUNITY DEVELOPMENT DIRECTOR

CITY CLERK’S STATEMENT

I, PATRICE M. OLDS, CITY CLERK OF THE CITY OF SAN MATEO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY AT ITS REGULAR MEETING HELD ON _____, DULY APPROVED THE MAP SHOWN HEREON, AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF SAN MATEO ALL REAL PROPERTY AS SHOWN AND DESIGNATED ON SAID MAP AS BEING OFFERED FOR DEDICATION TO THE CITY OF SAN MATEO IN CONFORMITY WITH THE TERMS OF SAID OFFER OF DEDICATION.

PATRICE M. OLDS
CITY CLERK

DATE

COUNTY RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 20 __, AT _____ M.

IN BOOK _____ OF MAPS, AT PAGES _____ THROUGH _____

AT THE REQUEST OF PATRICE M. OLDS, CITY CLERK OF THE CITY OF SAN MATEO.

FILE NO. _____ MARK CHURCH, COUNTY RECORDER

FEE: \$ _____ BY: _____
DEPUTY

303 BALDWIN AVENUE

A 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
(64 RESIDENTIAL UNITS, 1 COMMERCIAL UNIT,
1 OFFICE UNIT AND 3 GARAGE UNITS)

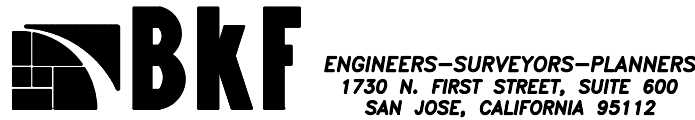
CONSISTING OF 2 SHEETS

BEING A RESUBDIVISION OF LOTS 3, 22, AND 23 IN BLOCK 3, AS
SHOWN ON THAT CERTAIN MAP ENTITLED "B STREET EXTENSION
TRACT", FILED FOR RECORD ON JANUARY 6, 1927 IN BOOK 14 OF
MAPS AT PAGES 76 AND 77,
RECORDS OF SAN MATEO COUNTY
AND

PORTION OF BLOCK 15, AS SHOWN ON MAP ENTITLED "WESTERN
ADDITION TO SAN MATEO", FILED FOR RECORD ON MARCH 12, 1888
IN BOOK "C" OF MAPS AT PAGE 50 AND A COPY ENTERED IN
BOOK 1 OF MAPS AT PAGE 53,
RECORDS OF SAN MATEO COUNTY

LYING ENTIRELY WITHIN THE
CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

DATE: SEPTEMBER 2020



BASIS OF BEARINGS
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE
NORTH AMERICAN DATUM OF 1983 (NAD 83) CCS83,
CALIFORNIA ZONE 3. THE BASIS OF BEARINGS WERE
DETERMINED BY HOLDING THE NAD 83, CCS83 (EPOCH
2010.00) STATE PLANE COORDINATE VALUES OF NGS
CONTROL POINTS AB7680 AND AB7675.

POINT NO. AB7680
NORTHING=1989284.62
EASTING=6048392.28
DESCRIPTION: DISC IN MONUMENT WELL AT CANADA
COLLEGE, SAN MATEO COUNTY, CA

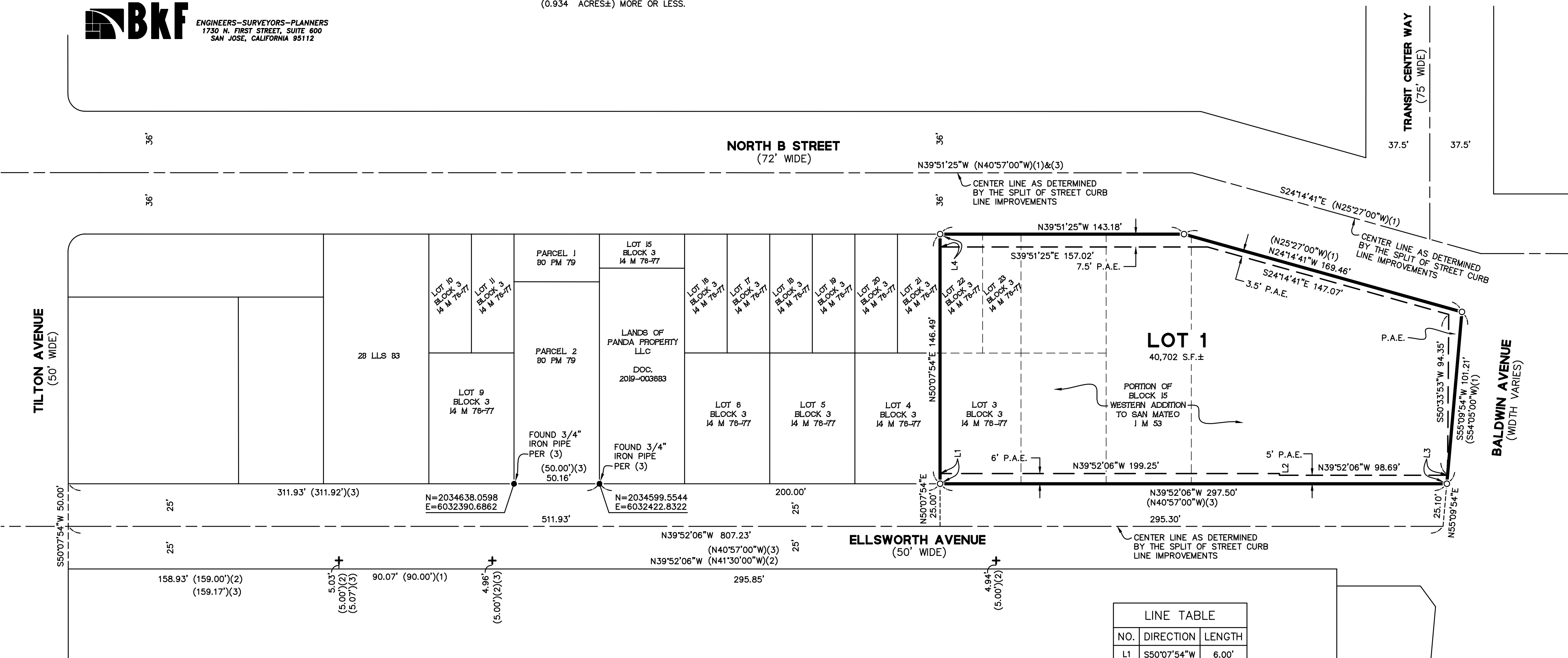
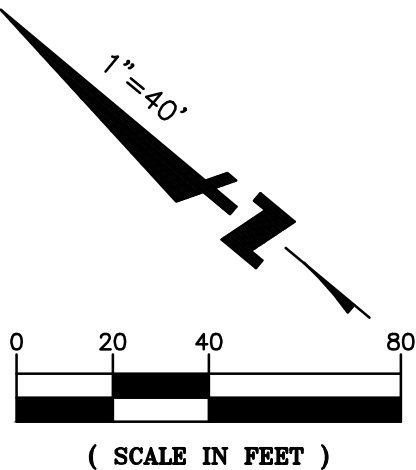
POINT NO. AB7675
NORTHING=2026714.88
EASTING=6018706.03
DESCRIPTION: DISC IN MONUMENT WELL AT BLACK MOUNTAIN
ROAD AND HAYNE ROAD, SAN MATEO COUNTY, CA

MAP NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND
DECIMALS THEREOF. DISTANCES SHOWN ARE MEASURED
AT GROUND LEVEL.

THE DISTINCTIVE BORDER INDICATES THE BOUNDARY
OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS
A MERGED AREA OF 40,702 SQUARE FEET
(0.934 ACRES±) MORE OR LESS.

- LEGEND**
- SET 3/ 4" IRON PIPE WITH PLASTIC PLUG,
TACK AND TAG, STAMPED "LS 6868"
 - FOUND IRON PIPE, AS NOTED ON MAP
 - + FOUND CUT "+" IN SIDEWALK, AS NOTED ON MAP
 - DISTINCTIVE BORDER
 - EASEMENT LINE
 - CENTER LINE AS ESTABLISHED BY THE
 - SPLIT OF CURB LINE IMPROVEMENTS
 - - - LOT LINES TO BE REMOVED PER THIS MAP
 - P.A.E. PUBLIC ACCESS EASEMENT

- MAP REFERENCES**
- (1) 14 M 76-77
 - (2) 13 LLS 75
 - (3) 28 LLS 83



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S50°07'54"W	6.00'
L2	N50°07'54"E	1.00'
L3	N55°09'54"E	5.02'
L4	S50°07'54"W	7.50'