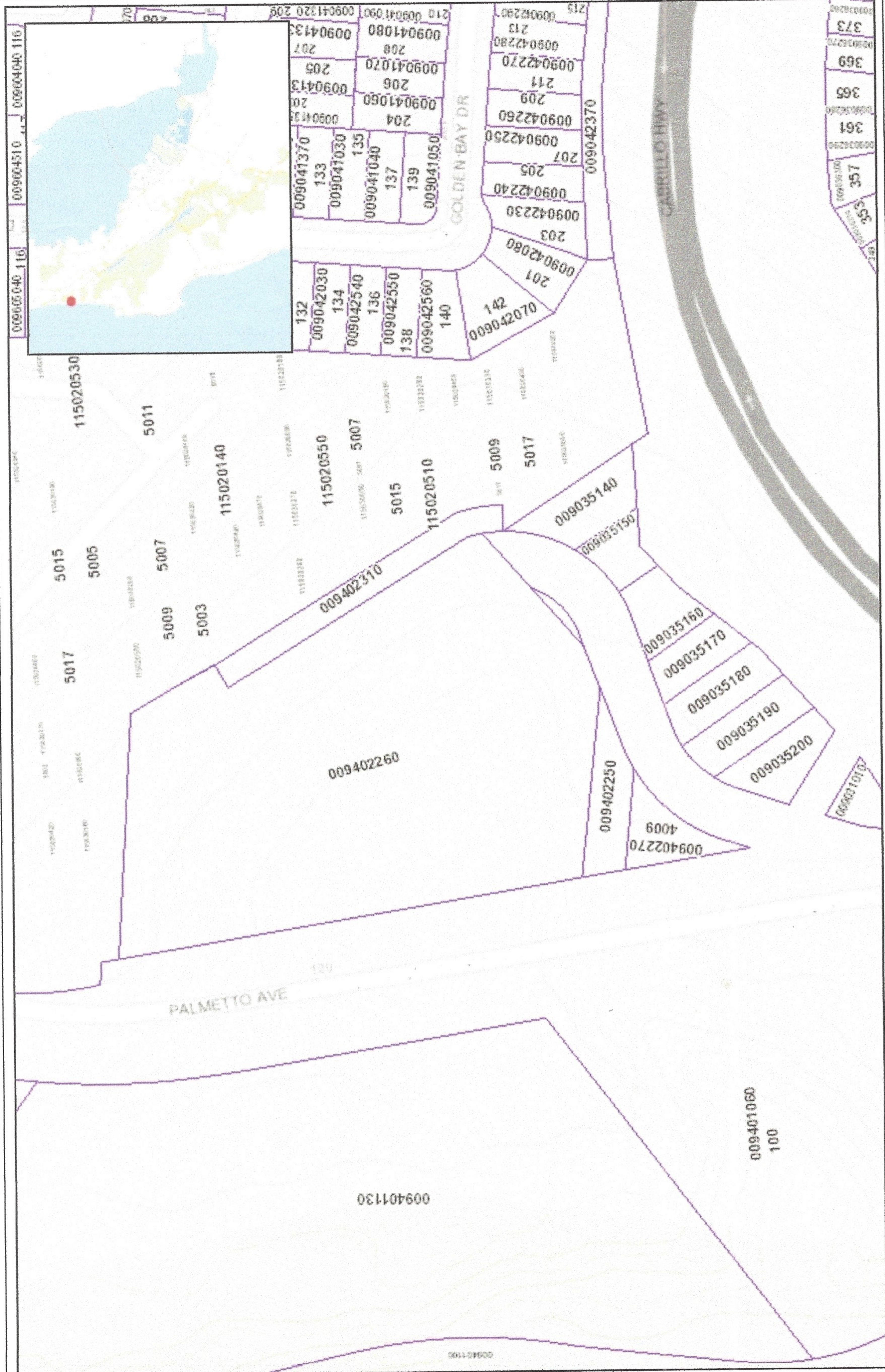




San Mateo County

San Mateo map

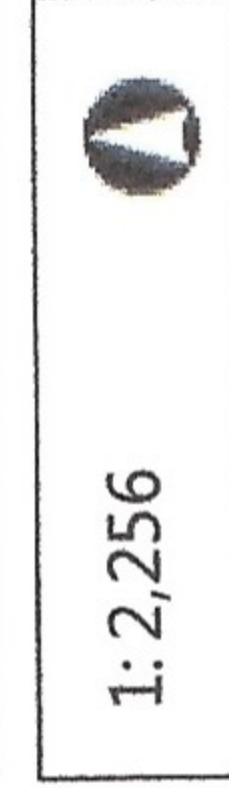


0.07

0

0.04

0.07 Miles



1:2,256

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PACIFICA, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF BLOCK 47, AS SAID BLOCK IS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP NO. 2, EDENHAR, SAN MATEO COUNTY, CALIFORNIA, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON JUNE 22, 1914, IN BOOK 9 OF MAPS AT PAGES 17, 18 AND 19, WITH THE WESTERLY LINE OF SAN PEDRO BOULEVARD AND SHOWN ON SAID MAP AS SAN PEDRO BOULEVARD, AND FOLLOWING ALONG THE WESTERLY LINE OF SAID SAN PEDRO BOULEVARD (ALSO KNOWN AS EDENHAR ROAD) ON THE ARC OF A CURVE TO THE LEFT, FROM A POINT BEARING NORTH 14° 53' 00" EAST, WITH A RADIUS OF 70 FEET; SUBTENDING A CENTRAL ANGLE OF 49° 58' 48"; AN ARC DISTANCE OF 18.19 FEET TO THE CENTER LINE OF SAID EDENHAR ROAD; THENCE CONTINUING ALONG THE CENTER LINE OF SAID EDENHAR ROAD, NORTH 31° 04' 00" WEST, 300.44 FEET TO THE INTERSECTION THEREOF, WITH THE NORTH-EASTERLY LINE OF THE LANDS DESCRIBED FROM DOANE REALTY COMPANY, A CORPORATION, TO ANGELO ARMANDO AND WIFE, DATED OCTOBER 13, 1944 AND RECORDED OCTOBER 13, 1944 IN BOOK 1144 OF OFFICIAL RECORDS, SAN MATEO COUNTY AT PAGE 215 (28339-5); THENCE ALONG SAID SAID LAST MENTIONED LINE, NORTH 31° 31' 31" EAST (CALLED NORTH 31° 41' 30" EAST IN SAID DEED TO ARMANDO) 60.50 FEET TO A POINT IN THE EASTERLY LINE OF THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EASTERLY LINE, NORTH 31° 06' WEST, 64.42 FEET TO A POINT WHICH BEARS NORTH 58° 44' EAST, 30.00 FEET FROM EDENHAR'S CENTER-LINE STATION 129+61.51 E.C.; THENCE CONTINUING ALONG SAID EASTERLY LINE, ON A CURVE TO THE LEFT, TANGENT TO THE LAST PRECEDING COURSE, WITH A RADIUS OF 230 FEET, SUBTENDING A CENTRAL ANGLE OF 12° 39', AN ARC DISTANCE OF 52.12 FEET; THENCE LEAVING SAID LINE AND CROSSING SAID EDENHAR ROAD, NORTH 87° 40' WEST, 248.91 FEET TO A POINT IN THE EASTERLY LINE OF THE COAST HIGHWAY AS DESCRIBED IN DEED FROM DOANE REALTY COMPANY TO THE STATE OF CALIFORNIA, DATED JANUARY 24, 1934 AND RECORDED MARCH 4, 1934 IN BOOK 817 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 391; THENCE ALONG SAID LINE SOUTHERLY ON THE ARC OF A CURVE TO THE LEFT, FROM A TANGENT BEARING SOUTH 2° 39' 20" WEST, WITH A RADIUS OF 700 FEET, SUBTENDING A CENTRAL ANGLE OF 12° 15' 20"; AN ARC DISTANCE OF 140.52 FEET; SOUTH 8° 14' EAST (CALLED SOUTH 8° 14' EAST IN SAID DEED) 375.28 FEET TO THE NORTHERLY LINE OF THE LANDS DESCRIBED FROM DOANE REALTY COMPANY, A CORPORATION, TO ANGELO ARMANDO AND WIFE, DATED OCTOBER 13, 1944 AND RECORDED OCTOBER 13, 1944 IN BOOK 1144 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 215 (28339-5); THENCE ALONG SAID DEED TO ARMANDO, NORTH 31° 06' WEST, 64.42 FEET TO A POINT IN THE EASTERLY LINE OF THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EASTERLY LINE, NORTH 31° 06' WEST, 64.42 FEET TO A POINT IN THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EDENHAR ROAD LINE, NORTH 70° 54' EAST, 85.48 FEET TO A POINT IN THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EDENHAR ROAD LINE, NORTH 49° 31' EAST, 84.48 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF OLD EDENHAR ROAD, 60.00 FEET WIDE, ALSO KNOWN AS SAN PEDRO BOULEVARD, WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID MAP ENTITLED "MAP NO. 2 OF EDENHAR, SAN MATEO COUNTY, CALIFORNIA", (0 N 17), SAID POINT OF BEGINNING BEING DISTANCE ALONG SAID NORTHWESTERLY LINE OF SAID MAP NO. 2 OF EDENHAR, NORTH 49° 31' EAST (NORTH 49° 35' EAST MAP) 41.86 FEET FROM THE POINT OF BEGINNING ALONG THE CENTERLINE OF SAID EDENHAR ROAD NORTHERLY, FROM A POINT BEARING NORTH 14° 53' 00" WEST, ON THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET, SUBTENDING A CENTRAL ANGLE OF 29° 48' 59", AN ARC DISTANCE OF 45.00 FEET TO EDENHAR'S STATION 11+00.00; THENCE CONTINUING ALONG SAID EDENHAR ROAD, NORTH 31° 04' WEST, 300.44 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED FROM DOANE REALTY COMPANY, A CORPORATION, TO ANGELO ARMANDO AND WIFE, DATED OCTOBER 13, 1944 AND RECORDED OCTOBER 13, 1944 IN BOOK 1144 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 215 (28339-5); THENCE ALONG SAID DEED TO ARMANDO, NORTH 31° 31' 31" EAST (CALLED NORTH 31° 41' 30" EAST IN SAID DEED TO ARMANDO) 60.50 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID EDENHAR ROAD; THENCE ALONG SAID SOUTH 31° 31' 31" WEST, 300.44 FEET TO THE INTERSECTION THEREOF, WITH THE NORTH-EASTERLY LINE OF THE LANDS DESCRIBED FROM DOANE REALTY COMPANY, A CORPORATION, TO ANGELO ARMANDO AND WIFE, DATED OCTOBER 13, 1944 AND RECORDED OCTOBER 13, 1944 IN BOOK 1144 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 215 (28339-5); THENCE ALONG SAID SAID LAST MENTIONED LINE, NORTH 31° 06' WEST, 64.42 FEET TO A POINT IN THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EASTERLY LINE, NORTH 31° 06' WEST, 64.42 FEET TO A POINT IN THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EDENHAR ROAD LINE, NORTH 70° 54' EAST, 85.48 FEET TO A POINT IN THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EDENHAR ROAD LINE, NORTH 49° 31' EAST, 84.48 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

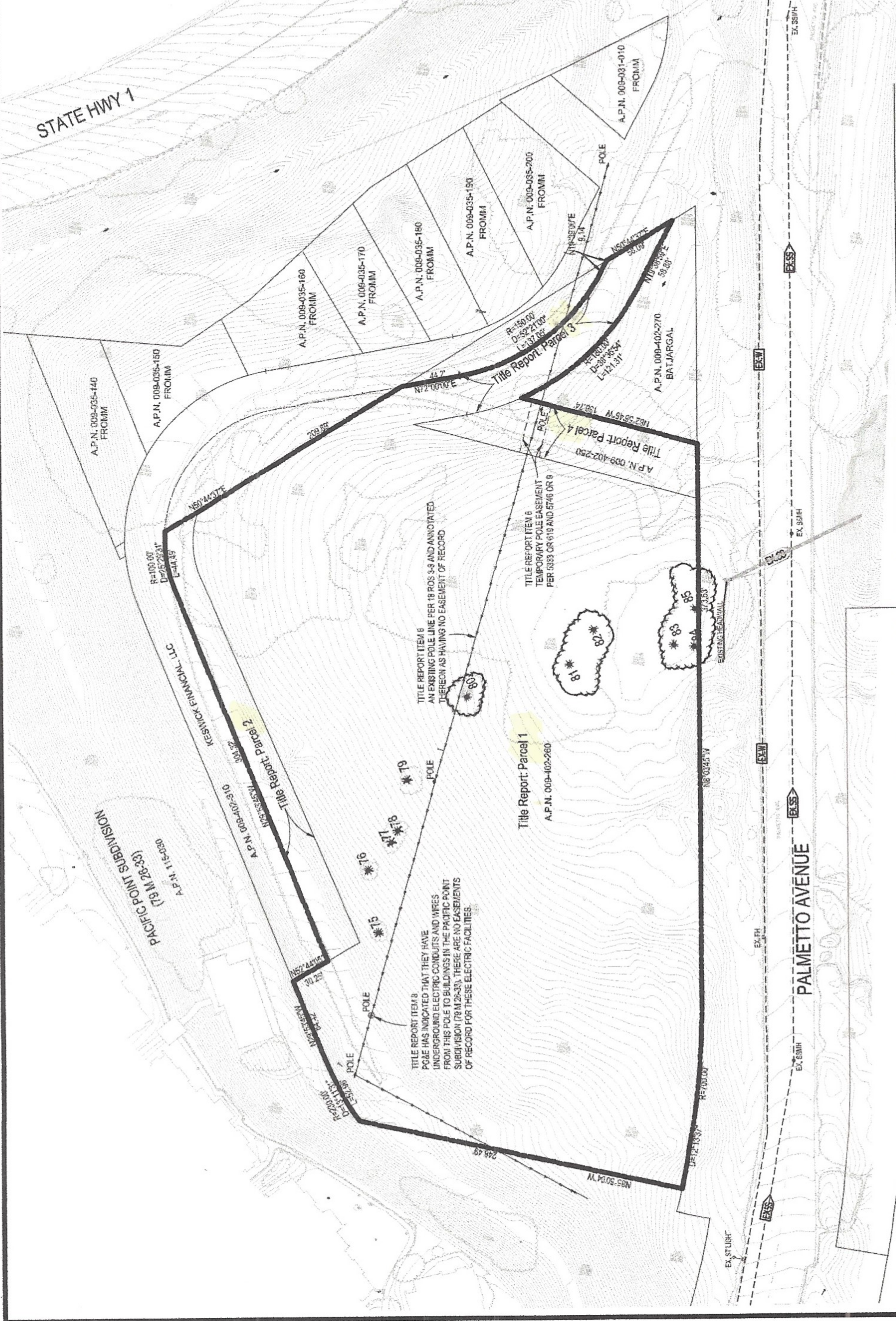
BEGINNING AT THE SOUTHWESTERLY CORNER OF BLOCK 47, AS SHOWN ON SAID MAP ENTITLED "MAP NO. 2 OF EDENHAR SAN MATEO COUNTY CALIFORNIA", (0 N 17), THENCE NORTH 31° 04' WEST, 300.44 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID EDENHAR ROAD AND THE WESTERLY LINE OF EDENHAR ROAD WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID MAP NO. 2 OF EDENHAR, NORTH 49° 31' EAST (NORTH 49° 35' EAST MAP) 41.86 FEET FROM THE POINT OF BEGINNING ALONG THE CENTERLINE OF SAID EDENHAR ROAD NORTHERLY, FROM A POINT BEARING NORTH 14° 53' 00" WEST, ON THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET, SUBTENDING A CENTRAL ANGLE OF 29° 48' 59", AN ARC DISTANCE OF 45.00 FEET TO EDENHAR'S STATION 11+00.00; THENCE CONTINUING ALONG SAID EDENHAR ROAD, NORTH 31° 04' WEST, 300.44 FEET TO THE INTERSECTION THEREOF, WITH THE NORTH-EASTERLY LINE OF THE LANDS DESCRIBED FROM DOANE REALTY COMPANY, A CORPORATION, TO ANGELO ARMANDO AND WIFE, DATED OCTOBER 13, 1944 AND RECORDED OCTOBER 13, 1944 IN BOOK 1144 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 215 (28339-5); THENCE ALONG SAID DEED TO ARMANDO, NORTH 31° 31' 31" EAST (CALLED NORTH 31° 41' 30" EAST IN SAID DEED TO ARMANDO) 60.50 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID EDENHAR ROAD; THENCE ALONG SAID SOUTH 31° 31' 31" WEST, 300.44 FEET TO THE INTERSECTION THEREOF, WITH THE NORTH-EASTERLY LINE OF THE LANDS DESCRIBED FROM DOANE REALTY COMPANY, A CORPORATION, TO ANGELO ARMANDO AND WIFE, DATED OCTOBER 13, 1944 AND RECORDED OCTOBER 13, 1944 IN BOOK 1144 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 215 (28339-5); THENCE ALONG SAID SAID LAST MENTIONED LINE, NORTH 31° 06' WEST, 64.42 FEET TO A POINT IN THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EASTERLY LINE, NORTH 31° 06' WEST, 64.42 FEET TO A POINT IN THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EDENHAR ROAD LINE, NORTH 70° 54' EAST, 85.48 FEET TO A POINT IN THE AFRESAD EDENHAR ROAD; THENCE ALONG SAID EDENHAR ROAD LINE, NORTH 49° 31' EAST, 84.48 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

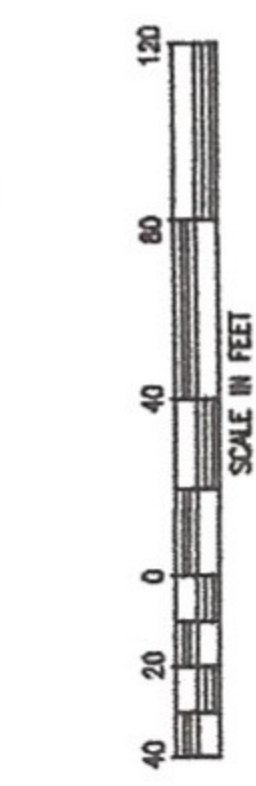
BEGINNING AT THE SOUTHWESTERLY CORNER OF BLOCK 47, AS DESCRIBED IN THE REDEMPTIONMENT TO THE CITY OF PACIFICA FROM THE STATE OF CALIFORNIA, AS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, APRIL 15, 1985, IN STATE HIGHWAY MAP BOOK 5, PAGE 24; THENCE SOUTH 7° 59' EAST 41.48 FEET; THENCE SOUTH 02° 45' 44" EAST 134 FEET TO THE NORTHWESTERLY LINE OF EDENHAR ROAD, FORMERLY SAN PEDRO BOULEVARD; THENCE ALONG SAID LINE FROM A TANGENT BEARS NORTH 58° 40' 52" EAST ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.99 FEET, THROUGH AN ANGLE OF 13° 23' 35" AN ARC DISTANCE OF 42.08 FEET; THENCE NORTH 72° 04' 30" EAST 41.86 FEET; THENCE NORTH 82° 45' 44" WEST 218.43 FEET TO THE POINT OF BEGINNING.

ALSO THE UNDERLYING FEE INTEREST APPURTENANT TO THE ABOVE DESCRIBED PARCEL IN THE ADJOINING PUBLIC WAYS.

APN: 009-005-250 (AFFECTS PARCELS 1, 2 AND 3) AND 009-002-250 (AFFECTS PARCEL 4)



BOUNDARY & EASEMENTS
SCALE: 1" = 40'



TREE LEGEND (SEE ARBORIST REPORT)

- * 75 TREE LOCATION (TO BE REMOVED)
- * 75 TREE LOCATION (TO BE SAVED)



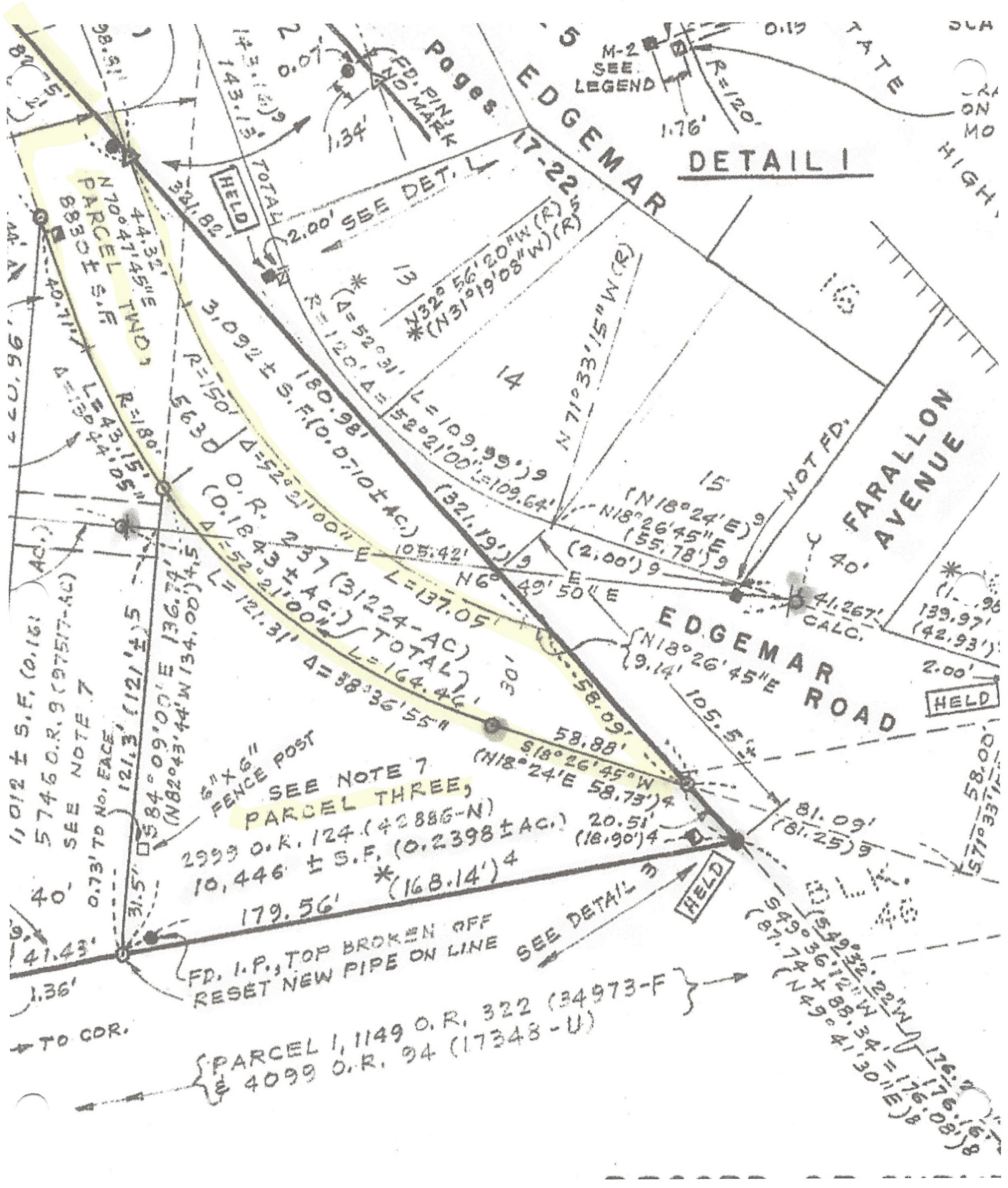
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES

PALMETTO

4000 PALMETTO AVENUE
CITY OF PACIFICA • SAN MATEO COUNTY • CALIFORNIA
SEE FULL LEGAL DESCRIPTION ON THIS SHEET

EXISTING CONDITIONS & LEGAL DESCRIPTION
SCALE: AS SHOWN
AUGUST, 2020

DATE: AUGUST, 2020		SHEET NO. C-2	
SCALE: 1" = 50'		OF 6 SHEETS	
DRAWN: LBS/YS/AZ		JOB NO. 18-15-00	
DESIGNED: HK		CALIFORNIA	
ENGINEER: JR		SAN MATEO COUNTY	
MANAGER: HK		PACIFICA	
NO.		DATE	
BY		REVISIONS	
4000 PALMETTO AVENUE VESTING TENTATIVE MAP EXISTING CONDITIONS & LEGAL DESCRIPTION			
WARMINGTON RESIDENTIAL		PHONE: 925-866-6700 4160 DUBLIN BLVD., SUITE 101 DUBLIN, CA 94568	
MERIDIAN ASSOCIATES, INC. CIVIL ENGINEERING • PLANNING • SURVEYING		PHONE: 925-691-7394 FAX: 925-691-7318 1300 WILLOW PASS COURT CONCORD, CA 94529	



DETAIL I

11012 ± S.F. (0.161 AC.)
 5746 O.R. 9 (97517-AC)
 SEE NOTE 7
 0.73' TO No. FACE
 121.3' (121' ±) 5
 584° 09' 00" E 136.74'
 (N82° 43' 44" W 134.00') 4.5
 40'
 41.43'
 1.36'
 TO COR.

SEE NOTE 7
PARCEL THREE
 2999 O.K. 124 (42886-N)
 10,446 ± S.F. (0.2398 ± AC.)
 179.56' * (168.14') 4
 6" x 6" FENCE POST
 FD. I.P. TOP BROKEN OFF
 RESET NEW PIPE ON LINE

PARCEL 1, 1149 O.R. 322 (34973-F)
 & 4099 O.R. 94 (17348-U)

HELD

HELD

HELD

* (N32° 56' 20" W (R))
 * (N31° 19' 08" W (R))
 * (N18° 26' 45" E)
 * (55.78') 9

Pages 17-22
EDGEMAR

EDGEMAR ROAD

FARALLON AVENUE

NOT FD.

HIGH

M-2
 SEE LEGEND

HELD

TOTAL
 2.00' SEE DET. L

14

15

139.97'
 (42.93')
 2.00'

100.85'
 0.125'

0.12
 TATE
 ON MO
 HIGH

SEE DETAIL 3

81.09'
 (81.25') 9
 20.51'
 (18.90') 4
 58.88'
 S 18° 26' 45" W 58.73') 4
 (N18° 26' 45" E)
 (9.14')
 41.267'
 CALC.
 176.2'
 176.16'
 (8.08') 8
 176.2'
 176.16'
 (8.08') 8
 176.2'
 176.16'
 (8.08') 8