

*City of Brisbane*  
*Agenda Report*

**TO:** Mayor and City Council

**FROM:** City Attorney  
Director of Public Works/City Engineer  
Director of Community Development  
VIA City Manager

**SUBJECT:** Northeast Ridge – Unit II  
Approval of Final Maps  
Approval of Fourth Amendment to Subdivision Improvement  
Agreement and Maintenance Agreements

**DATE:** For Council Meeting on October 3, 2011

**CITY COUNCIL GOALS:**

To design infrastructure and public facilities to be efficient, cost effective and to contribute to the cohesion and character of the community (2);

To develop plans and pursue opportunities to enhance Open Space (7);

To develop plans and pursue opportunities to protect natural resources (8).

**PURPOSE:**

The Final Maps will complete the subdivision process for development of the Northeast Ridge. This action is also required in order to generate funds to support the San Bruno Mountain Habitat Conservation Plan, as contemplated by the amendment to the HCP Agreement, and will also generate funds to the City for construction of public facilities.

**RECOMMENDATION:**

Adopt Resolution 2011-43 Approving Final Maps For Unit II of the Northeast Ridge and Authorizing Execution of the Fourth Amendment to Subdivision Improvement Agreement, Maintenance Agreements and Related Documents.

## BACKGROUND AND DISCUSSION:

Two separate Final Maps for the 71 lots in Unit II of the Northeast Ridge have been submitted for approval by the City Council. One map covers 65 lots and the other covers the remaining 6 lots. Together, the Final Maps are consistent with the modified tentative map approval previously granted by the City Council in Resolution No. 2010-02, adopted on February 16, 2010.

Under State law, final map approval is a ministerial act, which means that such approval does not involve the exercise of any new discretion and the only issue to be determined is whether the proposed final map substantially complies with the approved tentative map and whether all of the conditions for granting final map approval have been substantially satisfied. The City must also determine that the proposed final map complies with the technical requirements of State law for recording subdivision maps. All of these determinations have been made and staff is recommending that the two final maps for Unit II of the Northeast Ridge be approved.

There are several agreements related to the final maps that also need to be approved by the City Council and executed on behalf of the City. These agreements are as follows:

1. Fourth Amendment to the Subdivision Improvement Agreement. This amendment covers the on-site and off-site improvements to be constructed as part of Unit II. The Subdivider is required to post performance and payment bonds to secure the completion of this work. Staff is still in the process of reviewing cost estimates for this work and the final bond amounts will be based upon the approved estimates. *No final maps will be recorded until all required bonds have been delivered to the City, in form and amount satisfactory to the Director of Public Works/City Engineer and the City Attorney.*

The main reason for the bonds being delivered after adoption of the Council resolution approving the final maps but before the actual recording of the maps is that the project is being sold by Brookfield Homes to Toll Brothers and the buyer will be providing the bonds. Toll Brothers cannot actually obtain the bonds until it becomes the general contractor and developer of the project and this transfer will not be accomplished until after final map approval is granted by the City Council.

2. General Maintenance Agreement. This Agreement is very similar to the Maintenance Agreement executed and recorded for Unit I. It obligates the developer, and then the Homeowners' Association or lot owners, to perform various maintenance tasks as described in the attached Maintenance Responsibilities Map.
3. First Amendment To Maintenance Agreement Regarding Private Slope and Drainage Facilities. One of the agreements signed when final map approval was granted for Unit I was a Maintenance Agreement Regarding Private Slope and Drainage Facilities, which required the Homeowners' Association and lot owners to maintain these facilities in accordance with a Private Slope and Drainage Maintenance Plan. This amendment will extend these obligations to Unit II, with the same plan being

attached as Exhibit "A". In addition, there are some other maintenance responsibilities specifically applicable to Unit II and these are set forth in the Ownership and Maintenance Map attached as Exhibit "B". The agreement also establishes an obligation of the Homeowners' Association to reimburse the City for the cost of maintaining certain drainage facilities known as media filters.

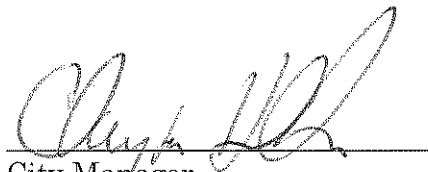
**FISCAL IMPACT:**

As provided by the earlier amendments to the Subdivision Improvement Agreement and the amendment to the HCP Agreement, cash contributions will be made toward the HCP endowment and to the City for each lot in Unit II, at the rate of \$65,909.09 per lot. These contributions are payable as a condition for the issuance of a building permit for each lot. When fully funded, the HCP will receive an endowment aggregating \$4,000,000 and the City will receive a contribution of \$1,800,000 for public facilities. Part of this contribution has already been made with the prior granting of final map approval for 17 lots in Unit I.

**ATTACHMENTS:**

- (a) City Council Resolution No. 2011-43 approving the Unit II Final Maps and authorizing execution of Fourth Amendment to Improvement Agreement and the Maintenance Agreements.
- (b) Final Map for 65 Lots.
- (c) Final Map for 6 Lots.
- (d) Fourth Amendment to Improvement Agreement (with attached Construction Schedule and Second Amendment to CC&R's).
- (e) General Maintenance Agreement (with attached Maintenance Responsibilities Map).
- (f) First Amendment to Maintenance Agreement Regarding Private Slope and Drainage Facilities (with attached Private Slope and Drainage Maintenance Plan and Ownership and Maintenance Map)

  
City Attorney

  
City Manager

  
for Director of Public Works/City Engineer

  
Community Development Director

**RESOLUTION NO. 2011-43**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
BRISBANE APPROVING FINAL MAPS FOR UNIT II OF THE  
NORTHEAST RIDGE AND AUTHORIZING EXECUTION OF THE  
FOURTH AMENDMENT TO SUBDIVISION IMPROVEMENT  
AGREEMENT, MAINTENANCE AGREEMENTS, AND RELATED  
DOCUMENTS**

**WHEREAS**, the City Clerk has presented to the City Council two proposed final subdivision maps for Unit II of the Northeast Ridge residential development, submitted by Brookfield Northeast Ridge II, LLC, a Delaware limited liability company ("Subdivider"), one map, consisting of 65 lots, entitled "Northeast Ridge Landmark at the Ridge Unit II – Neighborhood 2" ("the 65 Lot Final Map"), and the other map, consisting of 6 lots, entitled "Northeast Ridge Landmark at the Ridge Unit II – 6 Lots 'A' Street" ("the 6 Lot Final Map") (the 65 Lot Final Map and the 6 Lot Final Map are collectively referred to as "the Unit II Final Maps"); and

**WHEREAS**, the City Engineer has signed a Statement on each of the Unit II Final Maps certifying that each Map substantially complies with the approved tentative map; that all of the conditions of the tentative map approval required to be satisfied prior to the granting of Final Map approval have been met or are guaranteed to be met; and that the Unit II Final Maps comply with the requirements of local ordinances applicable at the time of approval of the tentative map; and

**WHEREAS**, in connection with the Unit II Final Maps, certain agreements and documents have been presented to the City Council for approval, including a Fourth Amendment to the Subdivision Improvement Agreement For The Northeast Ridge, a general Maintenance Agreement, and a First Amendment To Maintenance Agreement Regarding Private Slope And Drainage Facilities, and all such agreements have been approved as to form and substance by the City Attorney; and

**WHEREAS**, the City Council has reviewed and considered the Unit II Final Maps, the Fourth Amendment to the Subdivision Improvement Agreement, the Maintenance Agreements and related documents pertaining thereto and desires to approve the same, based upon the findings and determinations hereinafter set forth,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Brisbane as follows:

1. The City Council finds and determines that:
  - (a) The 65 Lot Final Map and the 6 Lot Final Map each contain all of the executed certifications thereon as required by the State Map Act and the Brisbane Subdivision Ordinance.

- (b) The 65 Lot Final Map and the 6 Lot Final Map substantially comply with the previously approved tentative subdivision map for the Northeast Ridge Unit II, and conform to all of the requirements of the State Map Act and the Brisbane Subdivision Ordinance that were applicable as of the time such tentative map approval was granted for the modified project through the adoption by the City Council of Resolution No. 2010-02, approving Vesting Tentative Map VTM-1-06, together with Design Permit DP-3-06, Planned Development Permit PD-1-06, and Grading Permit EX-1-06.
- (c) All conditions of tentative map approval required to be satisfied prior to the granting of final map approval have been met or will be fully satisfied prior to the recording of the Unit II Final Maps.

2. The 65 Lot Final Map and the 6 Lot Final Map are each hereby approved and the City Clerk is authorized and instructed to execute the certificate thereon in accordance with Section 66440 of the State Map Act and Section 16.20.160 of the Brisbane Subdivision Ordinance.

3. Except as otherwise provided herein, all dedications to the public offered in the Unit II Final Maps are hereby rejected, subject to the reserved right of the City Council to later rescind this rejection and accept any or all of such offers, in whole or in part. The Director of Public Works/City Engineer is hereby authorized and directed to accept the offer of dedication of Parcel G as shown on the 65 Lot Final Map upon his determination that Subdivider has no further obligations for maintenance or repair of the public improvements located on Parcel G.

4. The Fourth Amendment to the Subdivision Improvement Agreement between the City and Subdivider, with the attached Exhibit "A" (Construction Schedule) and Exhibit "B" (Second Amendment To CC&R's), is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute said Fourth Amendment for and on behalf and in the name of the City of Brisbane.

5. The Unit II Final Maps shall not be recorded until all on-site and off-site improvement plans have been approved by the Director of Public Works/City Engineer and performance and payment bonds to secure such work, in form and amount satisfactory to the Director of Public Works/City Engineer and the City Attorney, have been delivered to the City, in accordance with the requirements of Section 2 and Section 3 of the Fourth Amendment to the Subdivision Improvement Agreement.

6. The general Maintenance Agreement, with the attached Exhibit "A" (Maintenance Responsibility Map), is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute said Maintenance Agreement for and on behalf and in the name of the City of Brisbane.

7. The First Amendment To Maintenance Agreement Regarding Private Slope and Drainage, with the attached Exhibit "A" (Private Slope and Drainage Maintenance Plan") and Exhibit "B" (Ownership and Maintenance Map), is hereby approved and the

Mayor and City Clerk are hereby authorized and directed to execute said First Amendment for and on behalf and in the name of the City of Brisbane.

8. The City Clerk is authorized to transmit the Unit II Final Maps for recordation in the manner provided by law.

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Mayor

I hereby certify that the foregoing Resolution No. 2011-43 was duly and regularly adopted at the regular meeting of the Brisbane City Council on October 4, 2011, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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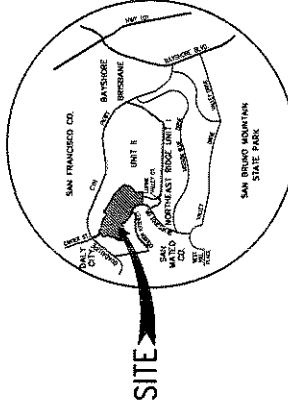
Sheri Marie Spediacci, City Clerk

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA  
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED  
"NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED  
IN VOLUME \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_ SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

AUGUST 15, 2011



**VICINITY MAP**  
NOT TO SCALE

**OWNER'S ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ } SS.  
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/HEY  
EXECUTED THE SAME IN HIS/HER/HEIR 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 NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY COMMISSION NUMBER: \_\_\_\_\_  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

THE AREA DESIGNATED "P.M.E." (PRIVATE MAINTENANCE EASEMENT) IS A  
NON-EXCLUSIVE EASEMENT TO BE RESERVED BY THE OWNER FOR CONVEYANCE TO  
THE HOMEOWNER'S ASSOCIATION FOR WOODED VEGETATION REMOVAL PURSUANT TO  
THE FIRE BUFFER PROGRAM.

PARCEL A IS HEREBY CREATED FOR LANDSCAPE AND WALKWAY PURPOSES AND WILL  
BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT.

PARCEL B AND PARCEL C ARE RESERVED BY THE OWNER AND WILL BE DEDICATED  
BY SEPARATE INSTRUMENT TO SAN MATEO COUNTY, SUBJECT TO A "P.M.E." (PRIVATE  
MAINTENANCE EASEMENT) WHICH SHALL BE CONVEYED TO THE HOMEOWNER'S  
ASSOCIATION BY SEPARATE INSTRUMENT.

PARCEL D AND PARCEL E ARE CREATED FOR LANDSCAPE AND DRAINAGE PURPOSES  
AND WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE  
INSTRUMENT.

PARCEL F IS CREATED FOR EMERGENCY VEHICLE ACCESS PURPOSES AND WILL BE  
CONVEYED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT.  
THE UNDERSIGNED HEREBY RELINQUISHES TO THE PUBLIC FOREVER ALL RIGHTS OF  
VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE LOT LINES WHERE  
DESIGNATED "RELINQUISHMENT OF ADJUTER'S RIGHTS AND PRIVATE ACCESS  
PROHIBITED" IN THOSE AREAS DEPICTED BY THE SYMBOL *|||||||*

THIS MAP SHOWS OR NOTES ALL EASEMENTS, EXISTING OR OF RECORD, WITHIN THE  
BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

BROOKFIELD NORTHEAST RIDGE II LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**OWNER'S STATEMENT**

THE UNDERSIGNED, BROOKFIELD NORTHEAST RIDGE II LLC, A DELAWARE LIMITED  
LIABILITY COMPANY, HEREBY STATES THAT THEY ARE THE OWNERS OF ALL THE  
LANDS DELINEATED AND EMBRACED WITHIN THE BOUNDARY LINES UPON THE HEREIN  
EMBRACED MAP ENTITLED "NORTHEAST RIDGE, LANDMARK AT THE RIDGE, UNIT II -  
NEIGHBORHOOD 2" CONSISTING OF SIXTEEN SHEETS. THIS STATEMENT BEING ON  
SHEET ONE THEREOF. THAT IT HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD  
AND DOES CONSENT TO THE MAKING AND RECORDATION OF SAID MAP. THAT SAID  
MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS, INTENDED FOR SALE  
BY NUMBERS WITH THEIR PRECISE LENGTH AND WIDTH. THAT SAID MAP  
PARTICULARLY SETS FORTH AND DESCRIBES ALL THE PARCELS SO RESERVED FOR  
PUBLIC PURPOSES BY THEIR BOUNDARY COURSES AND EXTENT. THAT ALL PARCELS  
SO RESERVED FOR PUBLIC PURPOSES ARE INTENDED FOR USES AND PURPOSES OF  
PUBLIC ROADWAYS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- 1) SILVERSPOT DRIVE, 'A' COURT, 'A' STREET, 'C' COURT, 'D' COURT.
- 2) PARCEL G (GUADALUPE CANYON PARKWAY).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC  
PURPOSES:

- 1) THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER THE RIGHT TO  
CONSTRUCT, RECONSTRUCT AND MAINTAIN PUBLIC UTILITIES AND  
APPURTENANCES THERE TO UNDER, ON AND OVER THOSE CERTAIN STRIPS OF  
LAND SHOWN UPON SAID MAP AS "P.S.E." (PUBLIC SERVICE EASEMENT).  
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS WITHIN SAID EASEMENTS  
FOR THE INSTALLATION, MAINTENANCE, REPAIR AND USE OF SUCH UTILITIES OR  
OTHER IMPROVEMENTS. SAID EASEMENT IS TO BE KEPT FREE AND CLEAR OF  
BUILDINGS AND STRUCTURES OF ANY KIND.
- 2) THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER  
NON-EXCLUSIVE EASEMENTS FOR PUBLIC WALKWAY ACCESS PURPOSES THE  
EASEMENTS DESIGNATED "P.W.A.E." (PUBLIC WALKWAY ACCESS EASEMENT).
- 3) THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER  
NON-EXCLUSIVE EASEMENTS FOR WATERLINE PURPOSES THE EASEMENTS  
DESIGNATED "W.L.E." (WATER LINE EASEMENT).
- 4) THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER  
NON-EXCLUSIVE EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES THE  
EASEMENTS DESIGNATED "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).

THE AREA DESIGNATED "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) IS A  
NON-EXCLUSIVE EASEMENT TO BE RESERVED BY THE OWNER FOR CONVEYANCE TO  
THE HOMEOWNER'S ASSOCIATION FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT AND  
MAINTAIN PRIVATE STORM DRAIN UTILITIES AND APPURTENANCES THERE TO UNDER, ON  
AND OVER THOSE CERTAIN STRIPS OF LAND SHOWN TOGETHER WITH THE RIGHT OF  
INGRESS AND EGRESS WITHIN SAID EASEMENTS FOR THE INSTALLATION, MAINTENANCE,  
REPAIR AND USE OF SUCH UTILITIES OR OTHER IMPROVEMENTS. SAID EASEMENT IS  
TO BE KEPT FREE AND CLEAR OF BUILDINGS AND STRUCTURES OF ANY KIND.

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

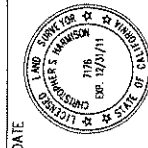
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED  
"NORTHEAST RIDGE UNIT II - 8 LOTS 'A' STREET" RECORDED  
IN VOLUME \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_ SAN MATEO COUNTY RECORDS \_\_\_\_\_

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA  
AUGUST 15, 2011

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF BROOMFIELD HOMES BAY AREA, INC. IT IS BASED UPON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN MAY 2008, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER, 2013 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHRISTOPHER S. HARMISON, P.L.S.  
L.S. NO. 7175  
EXPIRES: DECEMBER 31, 2011



DATE \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I, RANDY L. BREAUULT, CITY ENGINEER OF THE CITY OF BRISBANE, SAN MATEO COUNTY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "NORTHEAST RIDGE LANDMARK AT THE RIDGE UNIT II - NEIGHBORHOOD 2", AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED AND ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE STATE LAWS AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

RANDY LEE BREAUULT  
R.C.E. NO. 59953  
LICENSE EXPIRES: JUNE 30, 2012

DATE \_\_\_\_\_

**CITY SURVEYOR'S STATEMENT**

I, RICHARD L. FOSTER, A LICENSED LAND SURVEYOR, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "NORTHEAST RIDGE LANDMARK AT THE RIDGE, UNIT II - NEIGHBORHOOD 2", AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

RICHARD L. FOSTER  
L.S. NO. 4292  
LICENSE EXPIRES: JUNE 30, 2012

DATE \_\_\_\_\_

**PLANNING DIRECTOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT THE SUBDIVISION CONFORMS TO THE APPROVED TENTATIVE MAP AND CONDITIONS THEREOF.

JOHN A. SMIECKI  
COMMUNITY DEVELOPMENT DIRECTOR

DATE \_\_\_\_\_

**CITY CLERK'S STATEMENT**

I, SHERI MARIE SPEDIACCI, CITY CLERK OF THE CITY OF BRISBANE, SAN MATEO COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, DULY APPROVED THE MAP SHOWN HEREON, AND ACCEPT ON BEHALF OF THE PUBLIC ALL THOSE PARCELS OF LAND, EASEMENTS AND OTHER LEGAL INTERESTS IN LAND OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER, EXCEPT FOR THE FOLLOWING WHICH THE COUNCIL DID REJECT AT THIS TIME (RESERVING THE RIGHT TO ACCEPT THE OFFERS AT A FUTURE DATE SUBJECT TO GOVERNMENT CODE SECTIONS 66477.2 AND 7050):  
SILVERSPOT DRIVE, 'A' COURT, 'A' STREET, 'C' COURT, 'D' COURT, PARCEL G (GUADALUPE CANYON PARKWAY), PUBLIC SERVICE EASEMENT (P.S.E.), PUBLIC WALKWAY ACCESS EASEMENT (P.W.A.E.), WATER LINE EASEMENT (W.L.E.), AND EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

SHERI MARIE SPEDIACCI, CITY CLERK  
CITY OF BRISBANE  
SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE \_\_\_\_\_

**GEOTECHNICAL SOILS REPORT**

A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED BY STEVENS, FERRONE AND BAILEY, PROJECT NUMBER 118--1, DATED NOVEMBER 6, 2001, AND IS ON FILE WITH THE CITY OF BRISBANE.

**CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT**

I, \_\_\_\_\_, ACTING CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, HEREBY STATE, AS CHECKED BELOW THAT:

- AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF THE SAID COUNTY AND STATE IN THE AMOUNT OF \$ \_\_\_\_\_ CONDITIONED FOR THE PAYMENT OF ALL THE TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET PAYABLE, AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID, AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN MATEO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ACTING CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF MAPS AT  
PAGES \_\_\_\_\_ INCLUSIVE, RECORDERS SERIES  
NO. \_\_\_\_\_ AT THE REQUEST OF FIRST AMERICAN TITLE  
COMPANY.

FEE \$ \_\_\_\_\_ PAID

COUNTY RECORDER IN AND FOR THE  
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER



**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- RADIAL
- (T) MONUMENT TO MONUMENT
- (R) MONUMENT TO PROPERTY LINE
- (M-M) EMERGENCY VEHICLE ACCESS EASEMENT
- (N-PL) PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.M.E. PRIVATE STORM DRAIN EASEMENT
- P.S.D.E. PUBLIC WALKWAY ACCESS EASEMENT
- P.W.A.E. WATER LINE EASEMENT
- W.L.E. FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- ⊙ PROPOSED STREET MONUMENT
- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ||||| SHEET NUMBER
- ⊙

**BASIS OF BEARINGS:**

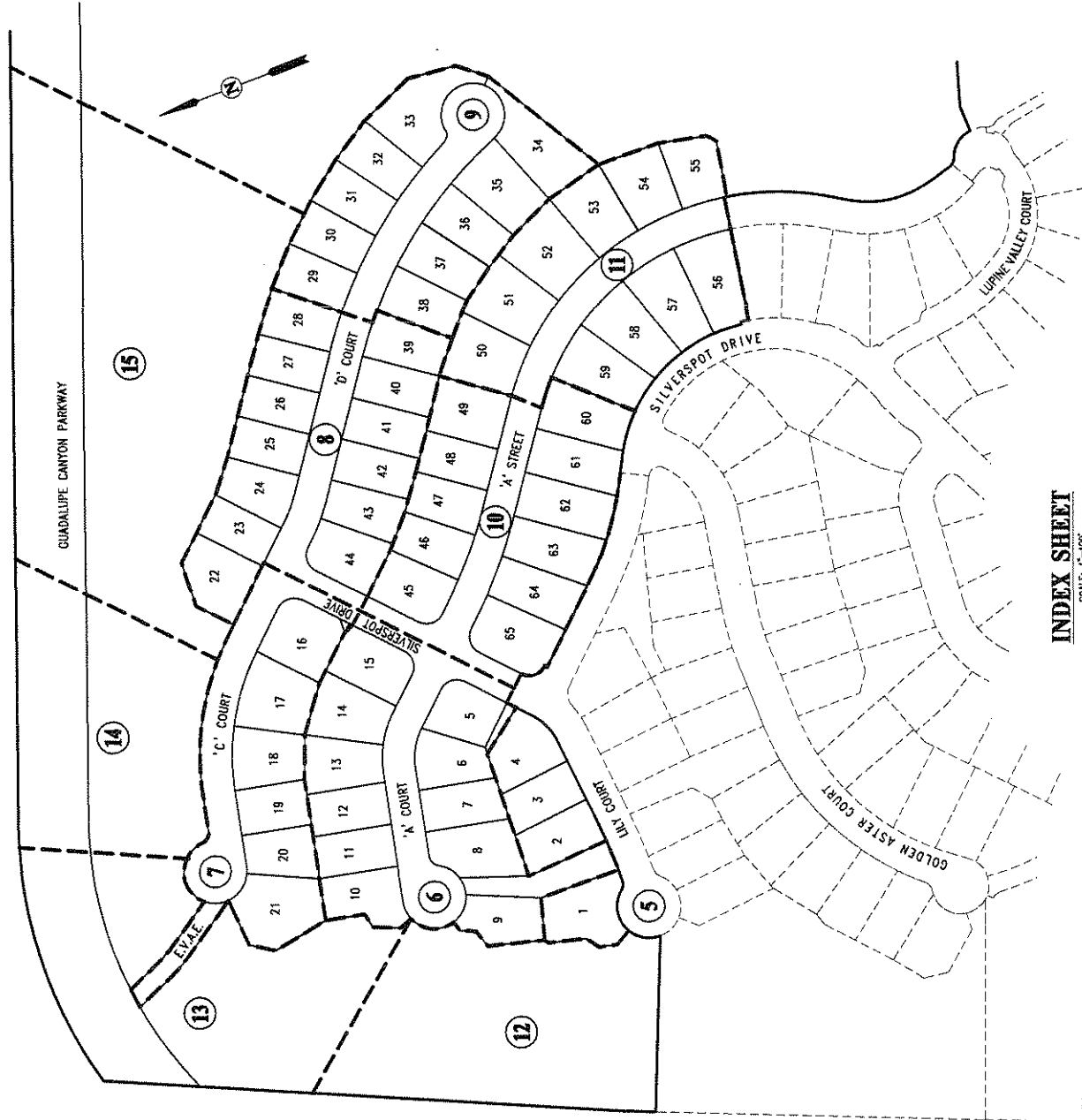
THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N02°09'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_, SAN MATEO COUNTY RECORDS \_\_\_\_\_,

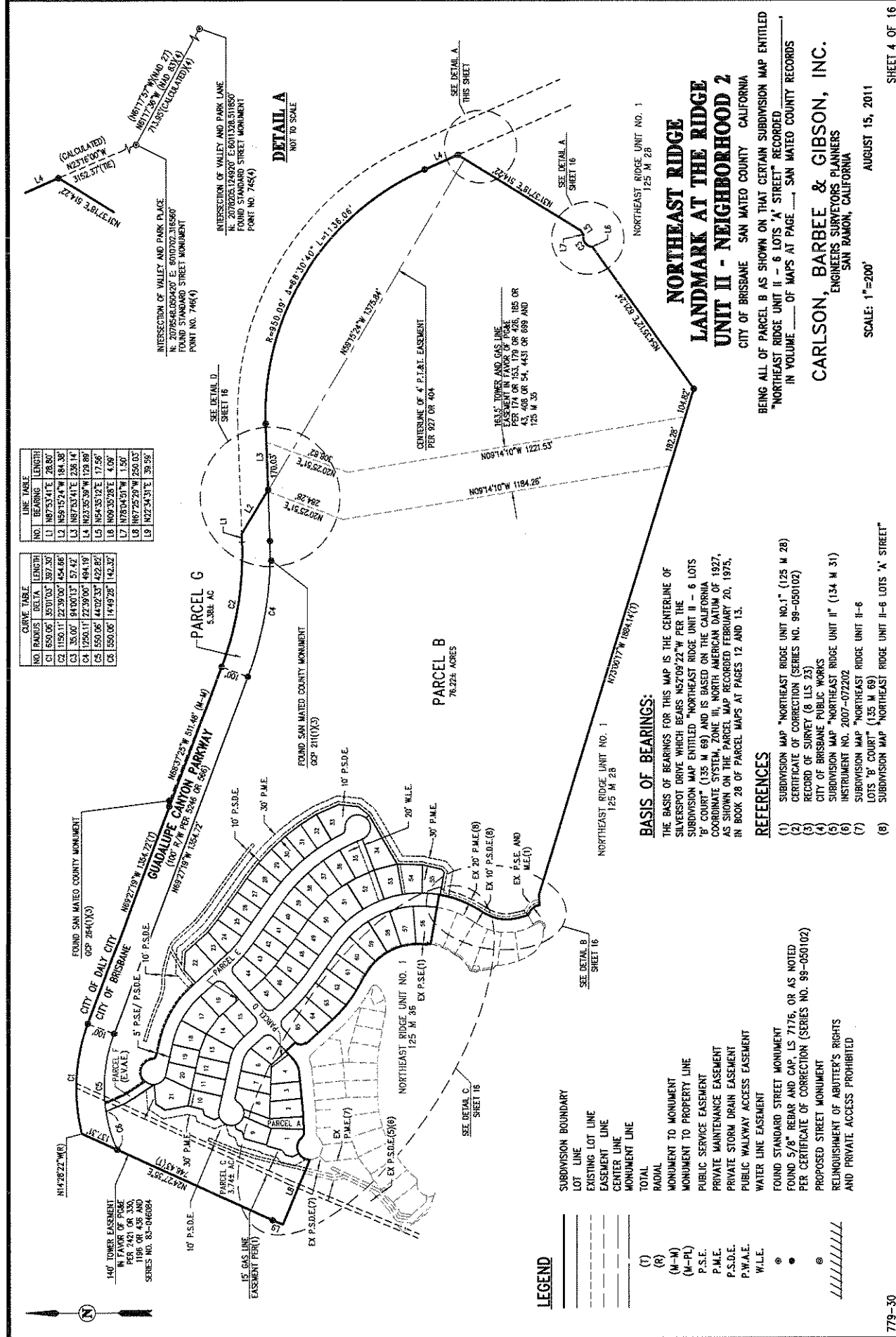
**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA  
AUGUST 15, 2011



**INDEX SHEET**  
SCALE: 1"=100'

CURVE TABLE		
NO.	RADIUS	DELTA
C1	1500.06'	35.0700°
C2	1150.11'	22.3900°
C3	35.00'	94.0013°
C4	1250.11'	22.3900°
C5	1500.06'	44.0233°
C6	1500.06'	14.4928°

LINE TABLE		
NO.	BEARING	LENGTH
L1	N07°33'41"E	26.80'
L2	N58°15'24"W	184.38'
L3	N07°33'41"E	236.14'
L4	N02°35'39"W	120.88'
L5	N84°33'12"E	17.66'
L6	N08°33'08"E	4.08'
L7	N76°04'51"W	1.50'
L8	N07°25'29"W	250.03'
L9	N27°34'31"E	39.59'



**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- (1) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- P.S.E. PUBLIC SERVICE EASEMENT
- P.M.E. PRIVATE MAINTENANCE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.W.A.E. PUBLIC WALKWAY ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- ////// RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO. 1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (8 ILS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'B' CORP" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

**BASES OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N52°09'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' CORP" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

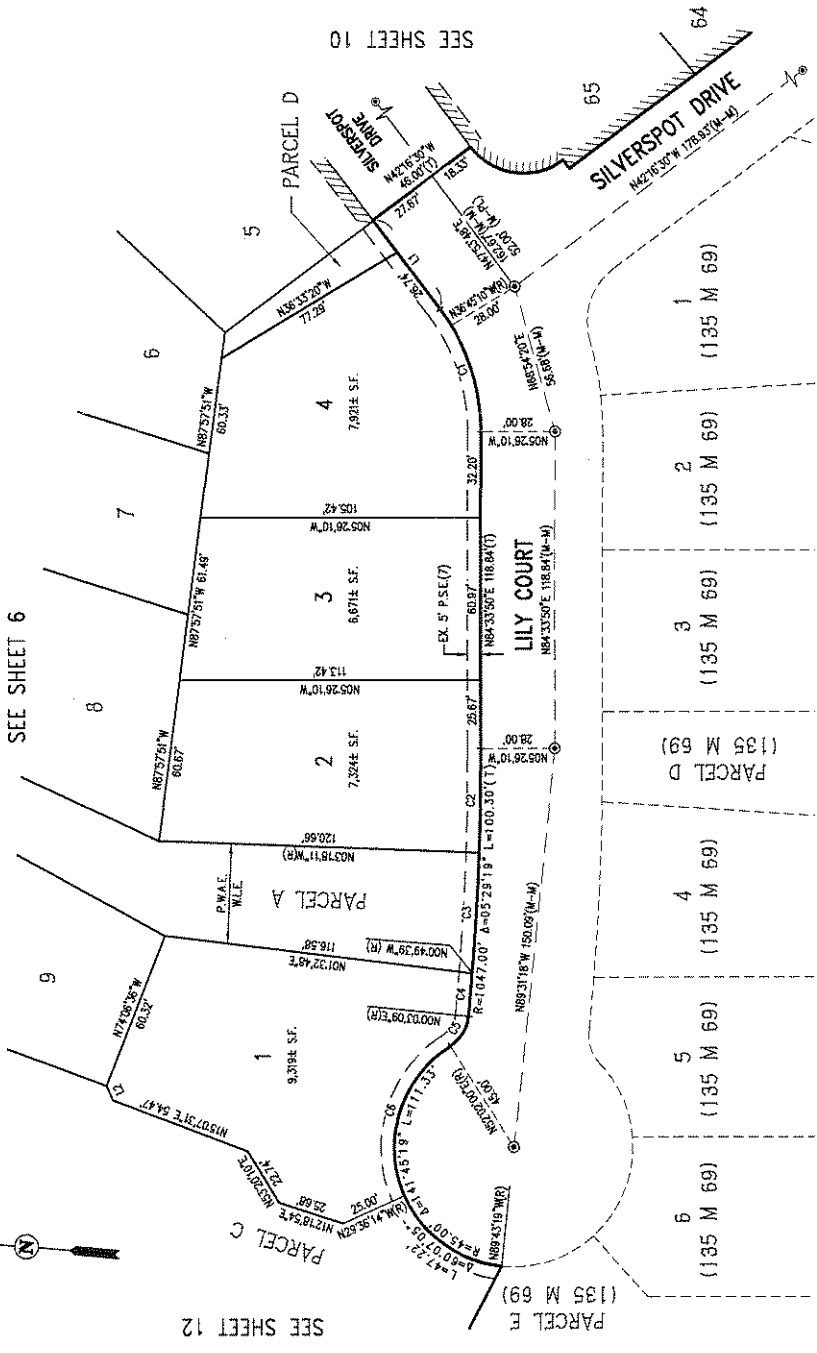
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_, SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=200'  
AUGUST 15, 2011  
SHEET 4 OF 16

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- (T) RADIAL
- (R) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO PROPERTY LINE
- (M-PL) EMERGENCY VEHICLE ACCESS EASEMENT
- E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.M.E. PRIVATE STORM DRAIN EASEMENT
- P.S.D.E. PUBLIC WALKWAY ACCESS EASEMENT
- P.W.A.E. WATER LINE EASEMENT
- W.L.E. FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- RELINQUISHMENT OF ADJUTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ////// SHEET NUMBER
- ⊙



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N82°09'22" W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA  
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_, SAN MATEO COUNTY RECORDS \_\_\_\_\_.

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=30'  
AUGUST 15, 2011

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO.1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (8 LLS 25)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT 0-6 LOTS 'B' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

LINE NO.	BEARING	LENGTH
L1	N47°43'30"E	41.90'
L2	N60°07'31"E	5.84'

NO.	RADIUS	DELTA	LENGTH
C1	77.00'	36.5020'	49.51'
C2	1047.00'	02°07'59"	38.98'
C3	1047.00'	02°28'32"	45.74'
C4	1047.00'	00°52'48"	16.08'
C5	15.00'	51°58'51"	13.61'
C6	43.00'	81°30'14"	24.12'

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- (T) RADIAL
- (R) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO PROPERTY LINE
- (M-PL) EMERGENCY VEHICLE ACCESS EASEMENT
- E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.M.E. PRIVATE STORM DRAIN EASEMENT
- P.S.D.E. PUBLIC WALKWAY ACCESS EASEMENT
- P.W.A.E. WATER LINE EASEMENT
- W.L.E. FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 71176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- ⊙ PROPOSED STREET MONUMENT
- ////// RELINQUISHMENT OF ADJUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ⊙ SHEET NUMBER

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N27°09'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO.1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (8 LLS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'B' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

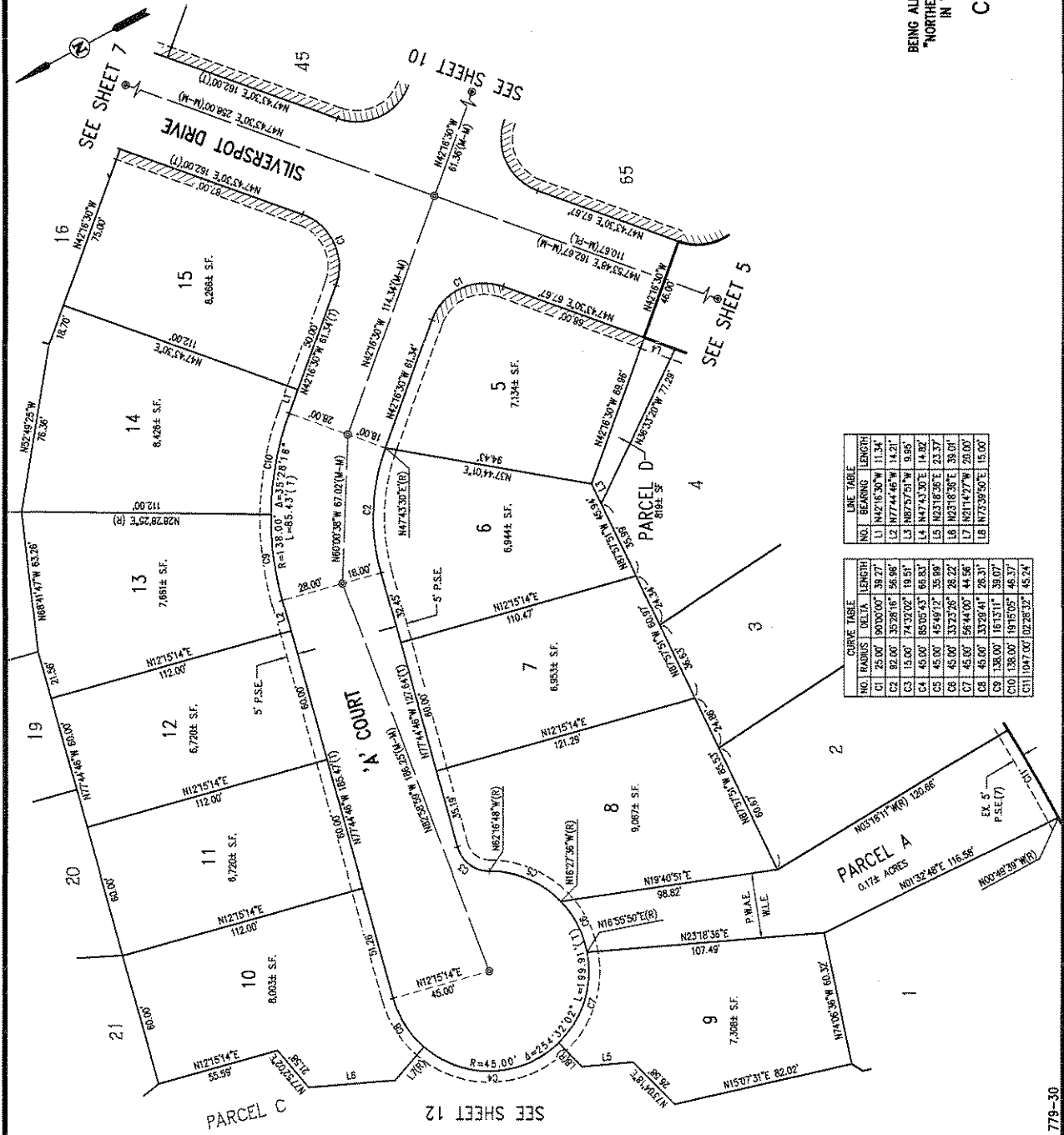
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_ OF MAPS AT PAGE \_\_\_, SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=50'

AUGUST 15, 2011

SHEET 6 OF 16



NO.	BEARING	LENGTH
L1	N42°16'30"W	11.34'
L2	N77°44'46"W	14.21'
L3	N87°57'51"W	9.86'
L4	N47°43'30"E	14.82'
L5	N23°18'36"E	23.37'
L6	N23°18'36"E	39.01'
L7	N91°14'27"W	20.00'
L8	N75°39'50"E	15.00'

NO.	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00"	39.27'
C2	52.00'	35°28'16"	56.98'
C3	15.00'	74°32'02"	19.51'
C4	45.00'	85°05'43"	66.83'
C5	45.00'	45°49'12"	35.98'
C6	45.00'	33°23'05"	26.22'
C7	45.00'	56°44'00"	44.58'
C8	45.00'	33°29'41"	26.31'
C9	138.00'	16°15'11"	38.07'
C10	138.00'	19°15'05"	46.37'
C11	1047.00'	102°28'37"	45.74'



**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- (1) RADIAL
- (R) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO PROPERTY LINE
- (M-PL) EMERGENCY VEHICLE ACCESS EASEMENT
- E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.W.A.E. PUBLIC WALKWAY ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 71776, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- ////// RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ⑧ SHEET NUMBER

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N52°09'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 11, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO. 1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (S. L.S. 23)
- (4) CITY OF IRVINE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'B' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF IRVINE SAN MATEO COUNTY CALIFORNIA

BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_ OF MAPS AT PAGE \_\_\_, SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS, SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

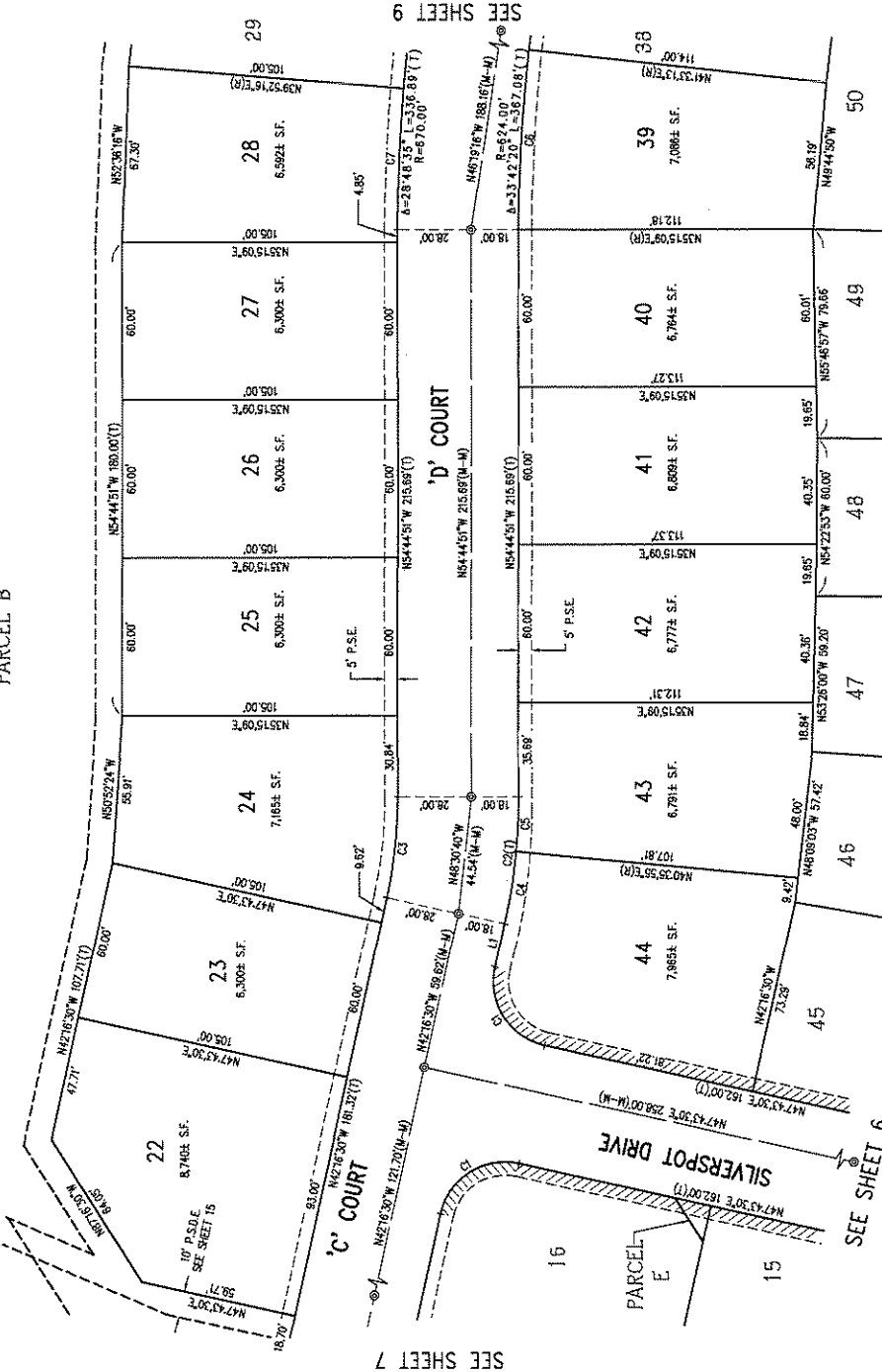
SCALE: 1"=30'

AUGUST 15, 2011

SHEET 8 OF 16

SEE SHEET 15

PARCEL B



SEE SHEET 10

LINE TABLE

NO.	BEARINGS	LENGTH
1	N42°16'30"W	16.67

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	75.00'	90°00'00"	39.27'
C2	223.00'	172°32'21"	48.54'
C3	177.00'	172°29'21"	38.53'
C4	223.00'	07°07'55"	37.74'
C5	223.00'	05°29'46"	20.81'
C6	824.00'	06°16'04"	88.82'
C7	1670.00'	04°37'07"	54.01'

SEE SHEET 7

PARCEL E

SEE SHEET 6

779-30

SEE SHEET 15

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- (1) RADIAL
- (R) MONUMENT TO MONUMENT
- (N-H) MONUMENT TO PROPERTY LINE
- (M-PL) EMERGENCY VEHICLE ACCESS EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.M.E. PRIVATE MAINTENANCE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.W.A.E. PUBLIC WALKWAY ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 71776, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- ⊙ PROPOSED STREET MONUMENT
- ////// RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ⊙ SHEET NUMBER

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N52°08'22"W PER THE SUBDIVISION MAP ENTITLED, "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 H 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO. 1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (S LLS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'B' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

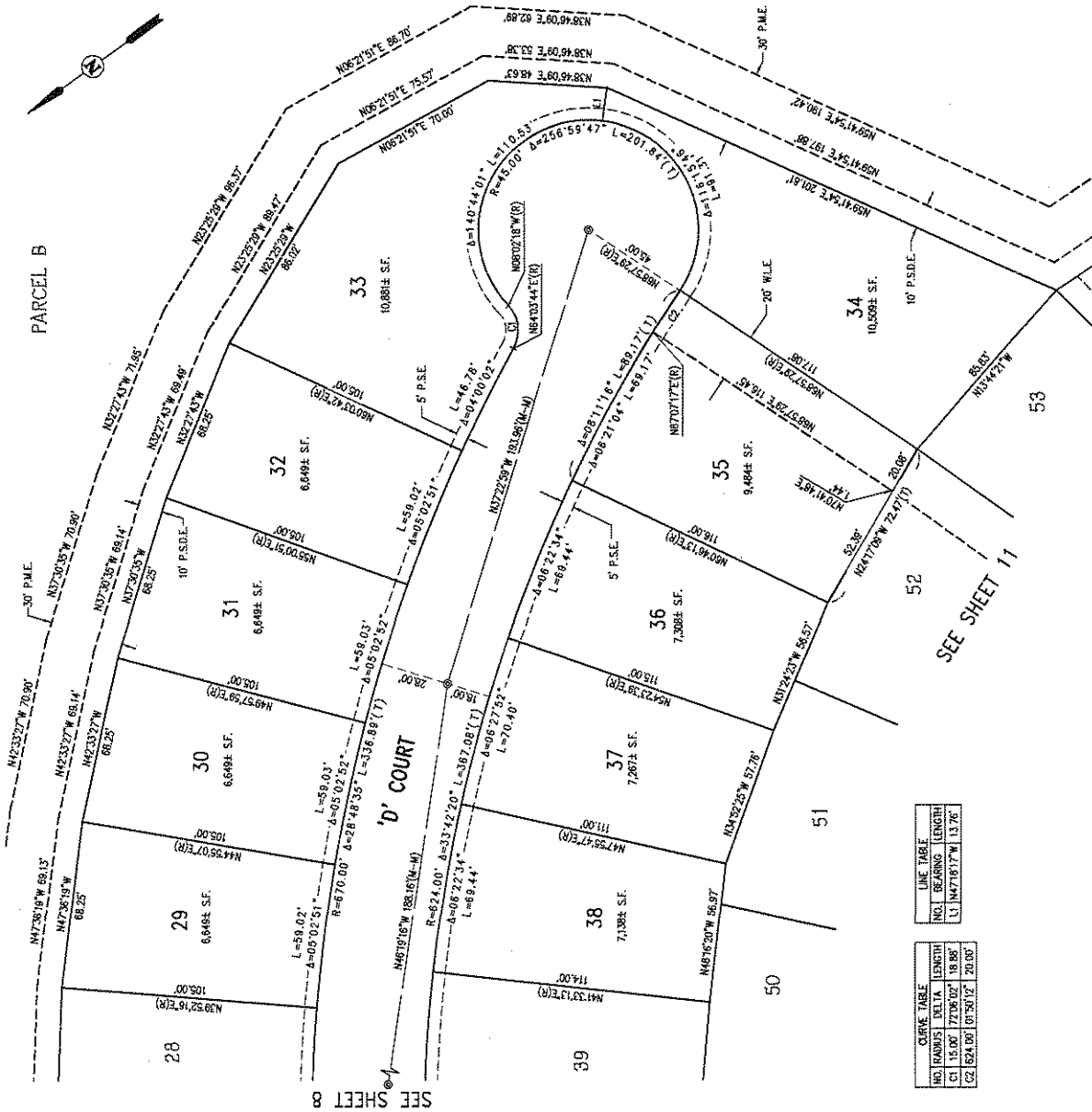
**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA  
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_ OF MAPS AT PAGE \_\_\_ SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=50'

AUGUST 15, 2011 SHEET 9 OF 16



NO.	RADIUS	DELTA	LENGTH
C1	15.00'	72°06'02"	18.88'
C2	624.00'	61°50'12"	20.00'

LINE	BEARING	LENGTH
L1	N47°18'17"W	13.76'

779-30

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL

- (1) RADIAL
- (M-W) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.M.E. PRIVATE MAINTENANCE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.W.A.E. PUBLIC WALKWAY ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, L5 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ⑧ SHEET NUMBER

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N52°09'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO.1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (8 LLS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'B' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

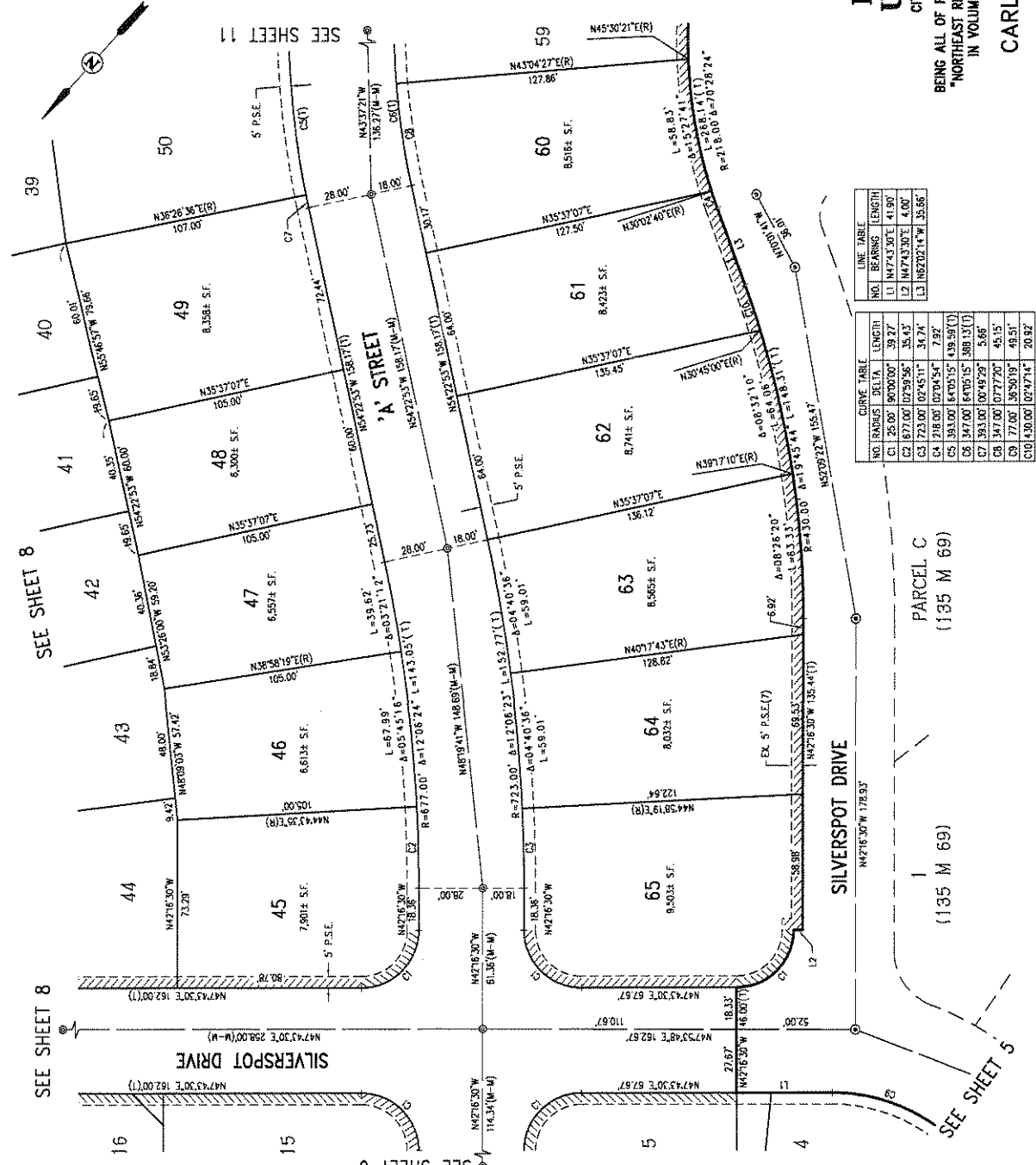
**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_ SAN MATEO COUNTY RECORDS \_\_\_\_\_

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=30'  
AUGUST 15, 2011



NO.	RADIUS	DELTA	LENGTH
C1	25.00'	96°00'00"	39.27'
C2	67.00'	07°59'56"	35.43'
C3	723.00'	07°45'11"	34.74'
C4	218.00'	07°04'54"	7.92'
C5	394.00'	6°40'51"	439.59'(T)
C6	347.00'	6°40'51"	388.13'(T)
C7	381.00'	00°49'20"	5.66'
C8	347.00'	07°27'20"	45.15'
C9	77.00'	85°30'00"	49.51'
C10	430.00'	07°47'14"	20.92'

NO.	RADIUS	DELTA	LENGTH
C1	25.00'	96°00'00"	39.27'
C2	67.00'	07°59'56"	35.43'
C3	723.00'	07°45'11"	34.74'
C4	218.00'	07°04'54"	7.92'
C5	394.00'	6°40'51"	439.59'(T)
C6	347.00'	6°40'51"	388.13'(T)
C7	381.00'	00°49'20"	5.66'
C8	347.00'	07°27'20"	45.15'
C9	77.00'	85°30'00"	49.51'
C10	430.00'	07°47'14"	20.92'

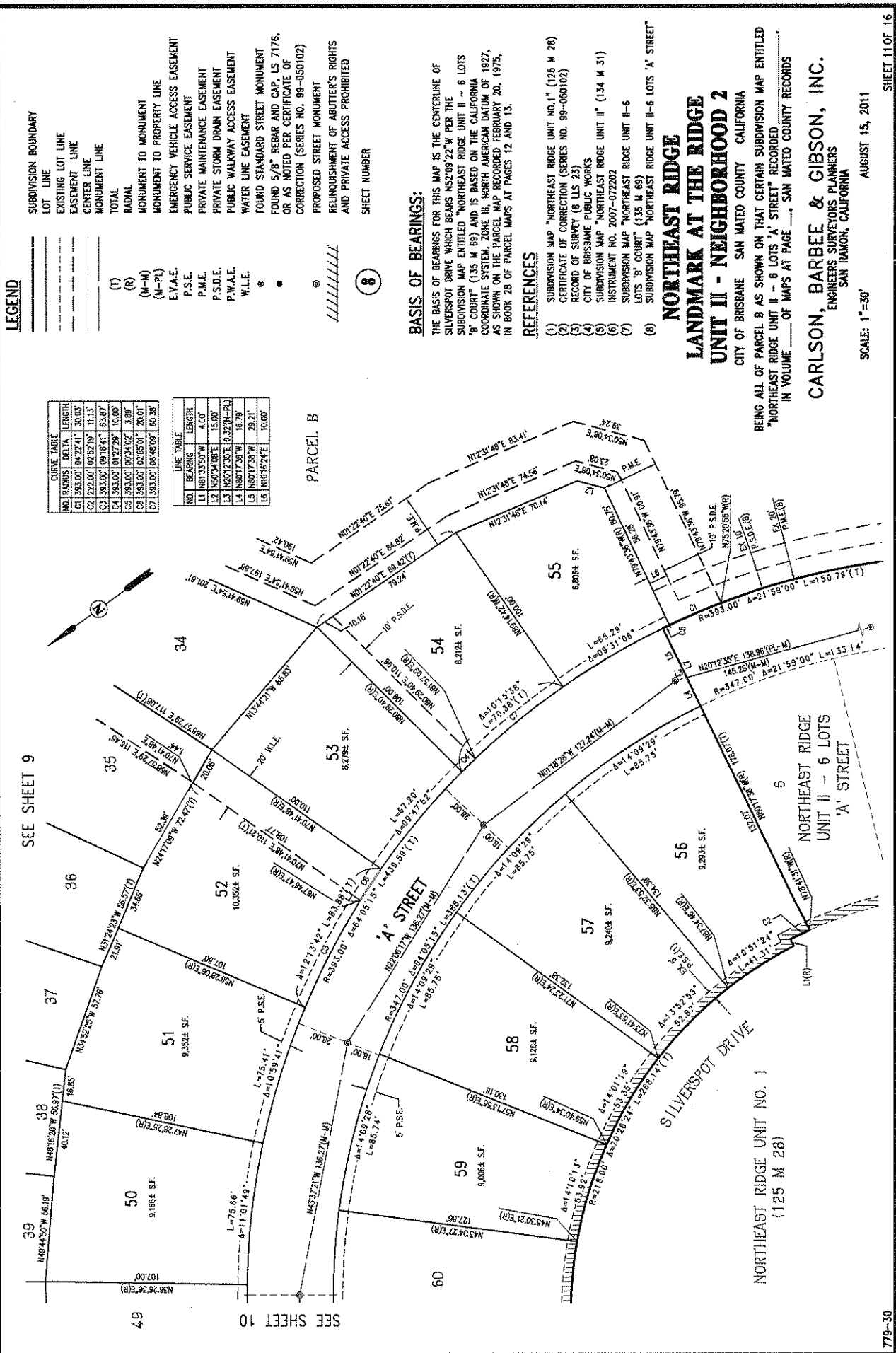


**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- (1) RADIAL
- (R) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO PROPERTY LINE
- (M-PL) EMERGENCY VEHICLE ACCESS EASEMENT
- E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.M.E. PRIVATE STORM DRAIN EASEMENT
- P.S.D.E. PUBLIC WALKWAY ACCESS EASEMENT
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- W.L.E. FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ////// SHEET NUMBER
- ④

CURVE TABLE	NO.	BEARING	LENGTH
C1	N83°00'00" E	100.00	
C2	N72°00'00" E	100.00	
C3	N63°00'00" E	100.00	
C4	N54°00'00" E	100.00	
C5	N45°00'00" E	100.00	
C6	N36°00'00" E	100.00	
C7	N27°00'00" E	100.00	

LINE TABLE	NO.	BEARING	LENGTH
L1	N83°00'00" E	100.00	
L2	N72°00'00" E	100.00	
L3	N63°00'00" E	100.00	
L4	N54°00'00" E	100.00	
L5	N45°00'00" E	100.00	
L6	N36°00'00" E	100.00	
L7	N27°00'00" E	100.00	



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N62°09'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 68) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 10, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO. 1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (S. U.S. 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'B' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA  
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_ SAN MATEO COUNTY RECORDS \_\_\_\_\_

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=30'  
AUGUST 15, 2011

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE

- (1) RADIAL
- (R) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO PROPERTY LINE
- (M-PL) EMERGENCY VEHICLE ACCESS EASEMENT
- E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.M.E. PRIVATE STORM DRAIN EASEMENT
- P.S.D.E. PUBLIC WALKWAY ACCESS EASEMENT
- P.W.A.E. WATER LINE EASEMENT
- W.L.E. FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ||||| SHEET NUMBER

NO.	BEARINGS	LENGTH	DELTA	LENGTH
C1	N45.00°	45.00	45.00	45.00
C2	N45.00°	45.00	45.00	45.00
C3	N45.00°	45.00	45.00	45.00
C4	N45.00°	45.00	45.00	45.00
C5	N45.00°	45.00	45.00	45.00

NO.	BEARINGS	LENGTH
L1	N02°18'36"E	30.01
L2	N02°14'27"W	20.00
L3	N73°39'50"E	15.00
L4	N23°16'36"E	21.37
L5	N73°04'18"E	26.58
L6	N53°20'07"E	22.74
L7	N12°16'54"E	25.68
L8	N25°36'14"W	25.00
L9	N87°29'29"W	15.00
L10	N87°29'29"W	15.00
L11	N87°29'29"W	15.00
L12	N87°29'29"W	15.00
L13	N22°34'37"E	37.28
L14	N22°34'37"E	37.28
L15	N22°34'37"E	37.28
L16	N17°19'54"E	48.40
L17	N83°20'07"E	23.57
L18	N73°04'18"E	28.27
L19	N23°16'36"E	21.55
L20	N73°39'50"E	40.56
L21	N02°14'27"W	41.75
L22	N02°18'36"E	66.37
L23	N69°37'31"E	5.94

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N52°09'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO.1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (8 LLS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'B' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

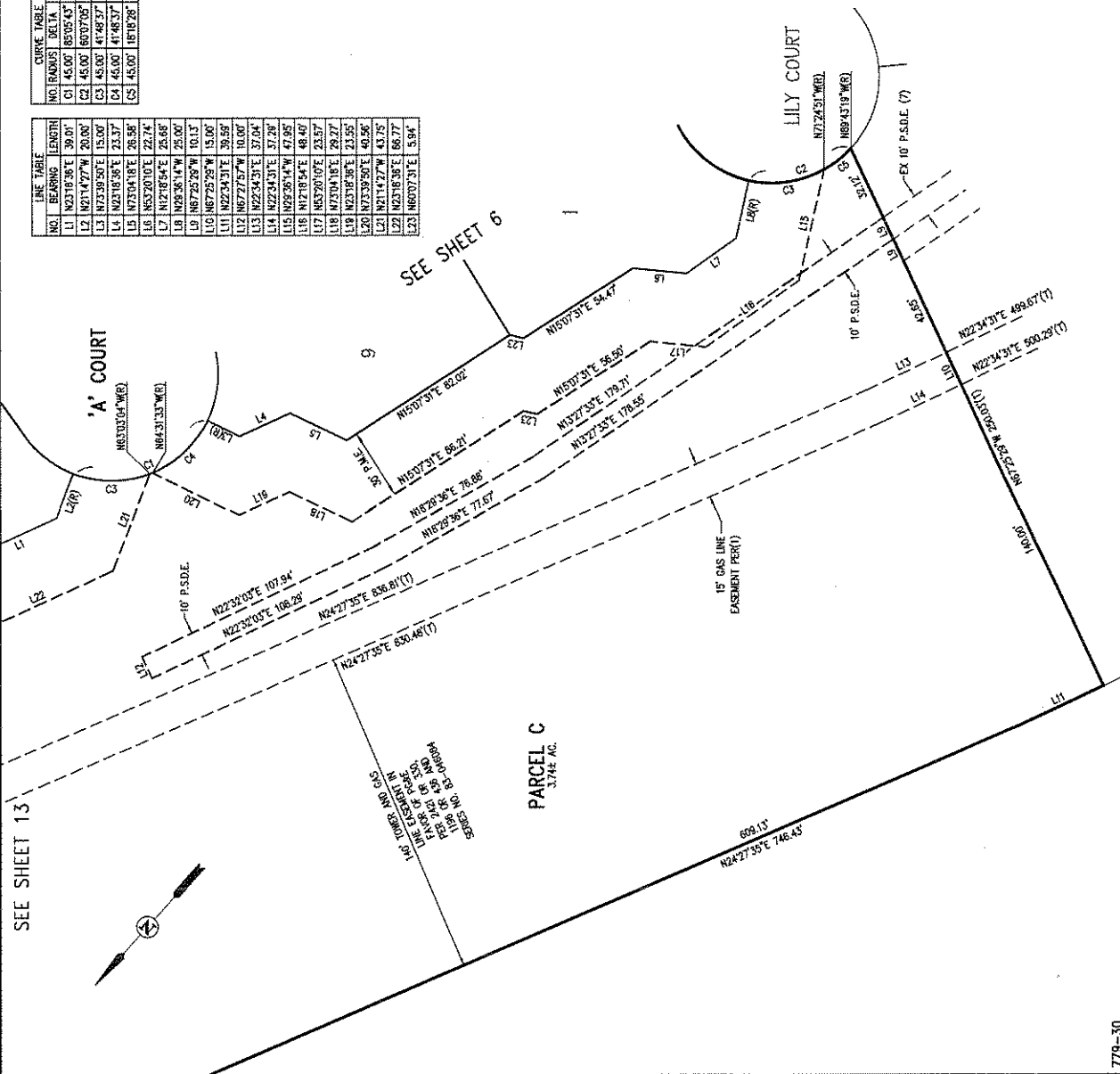
**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_ OF MAPS AT PAGE \_\_\_ SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=30'  
AUGUST 15, 2011

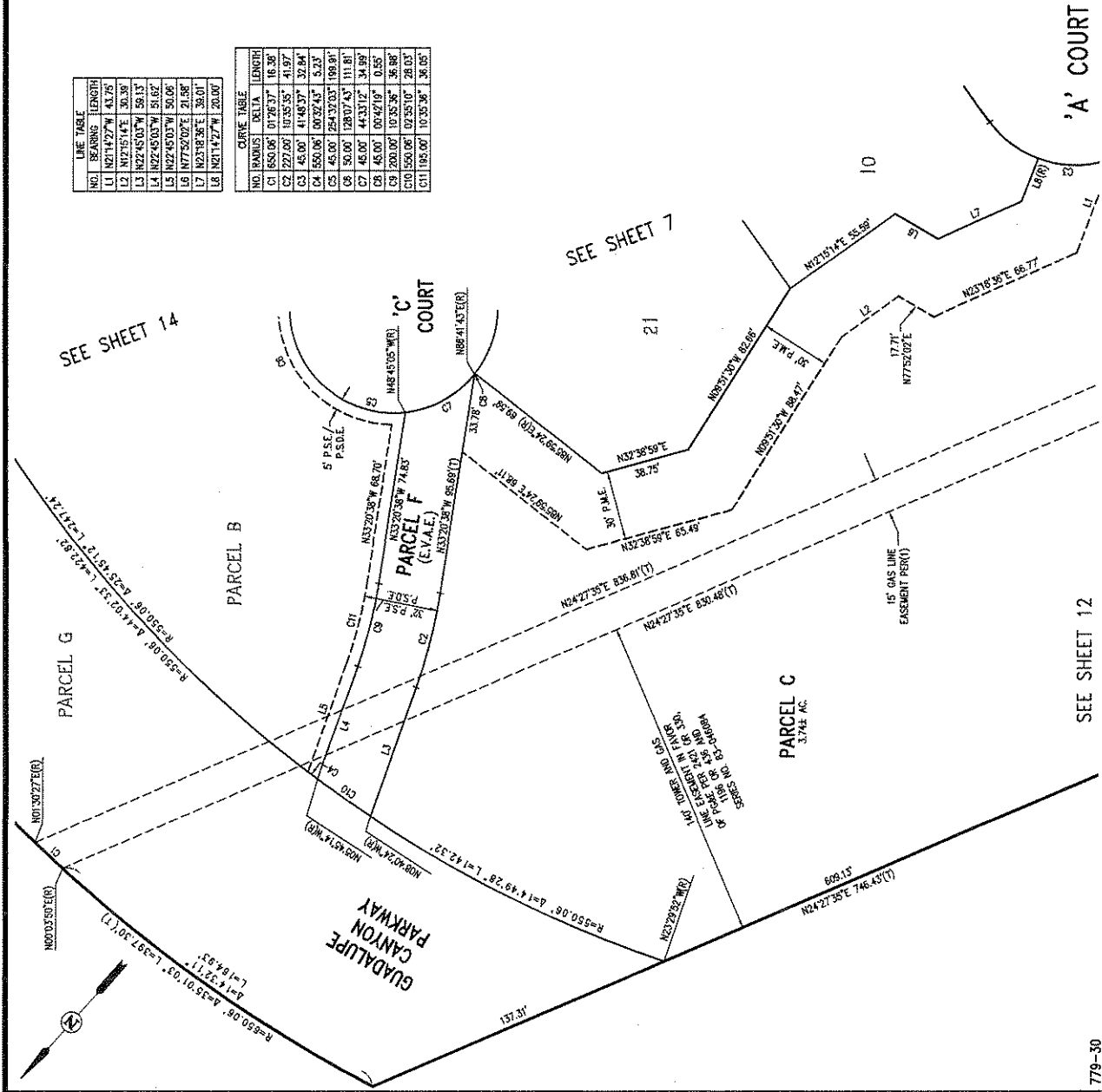


**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- (1) RADIAL
- (R) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO PROPERTY LINE
- (M-PL) EMERGENCY VEHICLE ACCESS EASEMENT
- E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.M.E. PUBLIC STORM DRAIN EASEMENT
- P.S.D.E. PRIVATE WALKWAY ACCESS EASEMENT
- P.W.A.E. WATER LINE EASEMENT
- W.L.E. FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ||||| SHEET NUMBER
- Ⓢ

NO.	BEARING	LENGTH
L1	N271°14'27"W	43.79
L2	N12°51'14"E	30.38
L3	N22°45'03"W	56.13
L4	N22°45'03"W	51.62
L5	N22°45'03"W	50.06
L6	N77°50'07"E	21.88
L7	N23°18'38"E	36.01
L8	N271°14'27"W	20.00

NO.	RADIUS	DELTA	LENGTH
C1	850.06	07°26'37"	16.38
C2	227.00	10°35'55"	41.97
C3	45.00	41°40'37"	37.84
C4	850.06	00°32'45"	5.23
C5	45.00	25°33'03"	199.91
C6	50.00	128°07'43"	111.81
C7	45.00	44°33'12"	34.99
C8	200.00	10°45'35"	36.86
C9	850.06	02°55'07"	26.03
C11	165.00	10°35'58"	36.05



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N52°08'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES:**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO.1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (8 LLS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_ OF MAPS AT PAGE \_\_\_ SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=30'

AUGUST 15, 2011

SHEET 13 OF 16

779-30



**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EASIMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL

- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.S.E. PRIVATE SERVICE EASEMENT
- P.M.E. PRIVATE MAINTENANCE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN ACCESS EASEMENT
- P.W.A.E. PUBLIC WALKWAY ACCESS EASEMENT
- W.L.E. WATER LINE EASEMENT
- FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- ////// RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ⊙ SHEET NUMBER

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SILVERSPOT DRIVE WHICH BEARS N27°09'22"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO. 1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (6 LLS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (154 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'B' COURT" (135 M 69)
- (8) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-6 LOTS 'A' STREET"

**NORTHEAST RIDGE**

**LANDMARK AT THE RIDGE  
UNIT II - NEIGHBORHOOD 2**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'A' STREET" RECORDED IN VOLUME \_\_\_ OF MAPS AT PAGE \_\_\_, SAN MATEO COUNTY RECORDS

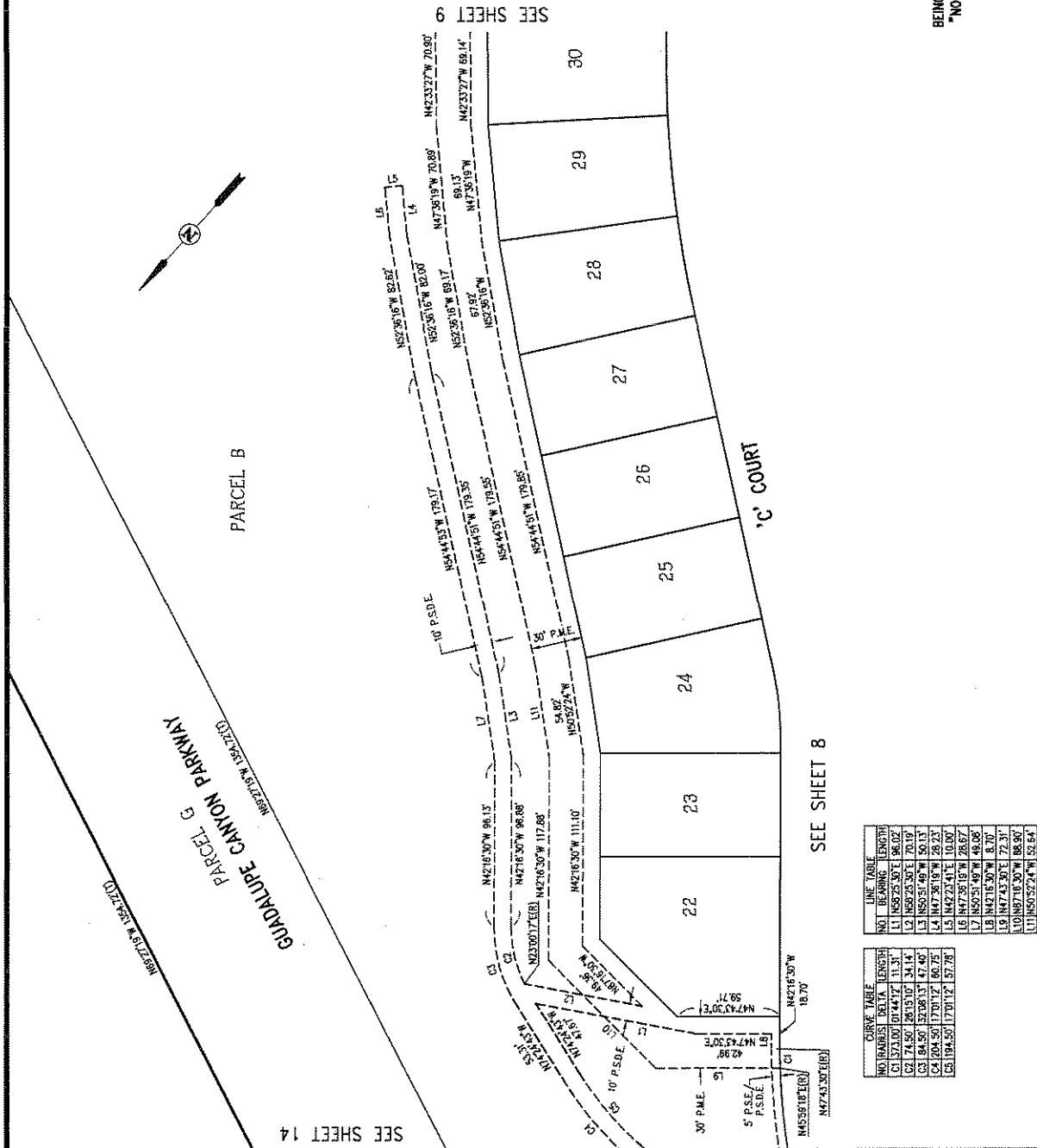
**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS, SURVEYORS & PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=40'

AUGUST 15, 2011

779-30

SHEET 15 OF 16



**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH
C1	174.50	101.44	11.31
L1	459.25	30.1	96.02
L2	459.25	30.1	70.19
L3	459.25	30.1	50.13
L4	459.25	30.1	28.23
L5	459.25	30.1	10.00
L6	459.25	30.1	28.67
L7	459.25	30.1	48.06
L8	459.25	30.1	8.70
L9	459.25	30.1	72.31
L10	459.25	30.1	88.80
L11	459.25	30.1	52.64

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N52°36'16"W	82.80
L2	N52°36'16"W	82.00
L3	N52°36'10"W	80.17
L4	N52°36'10"W	80.17
L5	N52°36'16"W	80.17
L6	N52°36'16"W	80.17
L7	N52°36'16"W	80.17
L8	N52°36'16"W	80.17
L9	N52°36'16"W	80.17
L10	N52°36'16"W	80.17
L11	N52°36'16"W	80.17
L12	N52°36'16"W	80.17
L13	N52°36'16"W	80.17
L14	N52°36'16"W	80.17
L15	N52°36'16"W	80.17
L16	N52°36'16"W	80.17
L17	N52°36'16"W	80.17
L18	N52°36'16"W	80.17
L19	N52°36'16"W	80.17
L20	N52°36'16"W	80.17
L21	N52°36'16"W	80.17
L22	N52°36'16"W	80.17
L23	N52°36'16"W	80.17
L24	N52°36'16"W	80.17
L25	N52°36'16"W	80.17
L26	N52°36'16"W	80.17
L27	N52°36'16"W	80.17
L28	N52°36'16"W	80.17
L29	N52°36'16"W	80.17
L30	N52°36'16"W	80.17

**LEGEND**

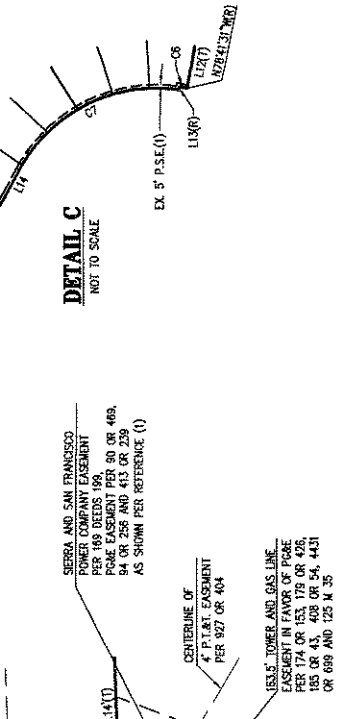
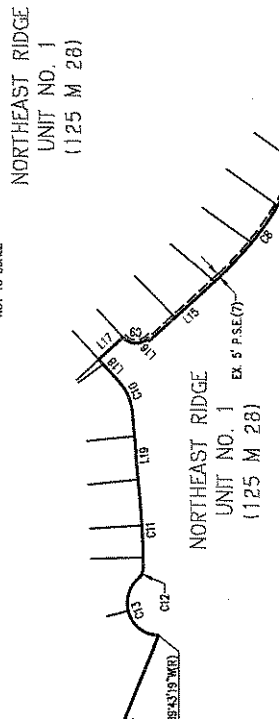
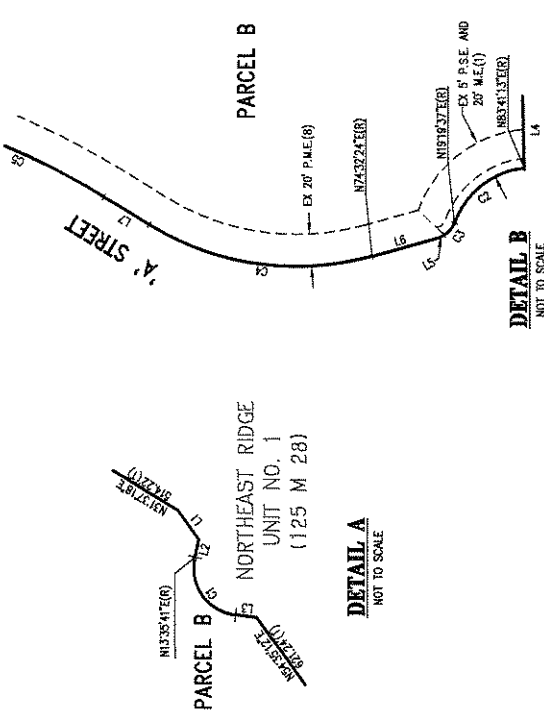
- SUBDIVISION BOUNDARY
- LOT LINE
- - - - EXISTING LOT LINE
- - - - EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- (1) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (M-PL) EMERGENCY VEHICLE ACCESS EASEMENT
- E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
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- P.S.D.E. PUBLIC WALKWAY ACCESS EASEMENT
- P.W.A.E. WATER LINE EASEMENT
- W.L.E. FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 71176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- ⊙ PROPOSED STREET MONUMENT
- ////// RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ⊙ SHEET NUMBER

**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH
C1	35.00'	84.00313"	57.42'
C2	43.50'	84.2136"	48.86'
C3	11.50'	4.21436"	8.48'
C4	147.00'	47.0538"	323.97'
C5	393.00'	21.5900"	150.78'
C6	222.00'	02.3219"	111.5'
C7	218.00'	70.2824"	268.14'
C8	433.00'	19.4544"	148.3'
C9	25.00'	90.0000"	39.27'
C10	17.00'	35.52018"	48.51'
C11	1047.00'	05.2819"	100.39'
C12	15.00'	51.58551"	13.61'
C13	45.00'	141.4519"	111.33'

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N84°35'12"E	17.56'
L2	N78°04'51"W	1.90'
L3	N83°32'28"E	4.09'
L4	N89°3'29"E	37.42'
L5	N89°29'47"W	3.48'
L6	N152°27'35"W	35.64'
L7	N31°41'22"E	27.83'
L8	N87°53'41"E	28.80'
L9	N88°34'52"E	68.82'
L10	N87°53'41"E	3.68'
L11	N87°53'41"E	3.30'
L12	N89°17'35"W	178.07'
L13	N81°33'55"W	4.00'
L14	N82°02'14"W	35.66'
L15	N42°16'30"W	135.44'
L16	N47°43'30"E	4.00'
L17	N47°16'30"W	46.00'
L18	N47°43'30"E	41.80'
L19	N84°33'50"E	118.84'
L20	N87°25'22"W	250.03'
L21	N22°34'31"E	39.58'



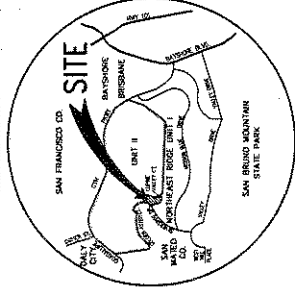
**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - 6 LOTS 'A' STREET**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED  
"NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" RECORDED AUGUST 22, 2007,  
IN VOLUME 135 OF MAPS AT PAGE 69, SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

AUGUST 15, 2011



**VICINITY MAP**  
NOT TO SCALE

**OWNER'S STATEMENT**

THE UNDERSIGNED, BROOKFIELD NORTHEAST RIDGE II LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY STATES THAT THEY ARE THE OWNERS OF ALL THE LANDS DELINEATED AND EMBRACED WITHIN THE BOUNDARY LINES UPON THE HEREIN EMBRACED MAP ENTITLED "NORTHEAST RIDGE, LANDMARK AT THE RIDGE, UNIT II - 6 LOTS 'A' STREET" CONSISTING OF SIX SHEETS, THIS STATEMENT BEING ON SHEET ONE THEREOF; THAT IT HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD AND DOES CONSENT TO THE MAKING AND RECORDATION OF SAID MAP; THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS, INTENDED FOR SALE BY NUMBERS WITH THEIR PRECISE LENGTH AND WIDTH; THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE PARCELS SO RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARY COURSES AND EXTENT; THAT ALL PARCELS SO RESERVED FOR PUBLIC PURPOSES ARE INTENDED FOR USES AND PURPOSES OF PUBLIC ROADWAYS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- 1) 'A' STREET.
- THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
  - 1) THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER THE RIGHT TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN PUBLIC UTILITIES AND APPURTENANCES THERE TO UNDER, ON AND OVER THOSE CERTAIN STRIPS OF LAND SHOWN UPON SAID MAP AS "P.S.E." (PUBLIC SERVICE EASEMENT); TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS WITHIN SAID EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND USE OF SUCH UTILITIES OR OTHER IMPROVEMENTS. SAID EASEMENT IS TO BE KEPT FREE AND CLEAR OF BUILDINGS AND STRUCTURES OF ANY KIND.
  - 2) THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC FOREVER NON-EXCLUSIVE EASEMENTS FOR PUBLIC WALKWAY ACCESS PURPOSES THE EASEMENTS DESIGNATED "P.W.A.E." (PUBLIC WALKWAY ACCESS EASEMENT).
  - 3) THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC TEMPORARY NON-EXCLUSIVE EASEMENTS FOR EMERGENCY VEHICLE ACCESS PURPOSES AND THE RIGHT TO CONSTRUCT AND MAINTAIN PUBLIC UTILITIES AND APPURTENANCES THERE TO UNDER, ON AND OVER THOSE CERTAIN STRIPS OF LAND SHOWN UPON SAID MAP AS "T.E.M.A.E./P.S.E." (TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT/PUBLIC SERVICE EASEMENT). TO BE EXTINGUISHED WITH THE FUTURE DEVELOPMENT OF PARCEL B.

THE AREA DESIGNATED "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) IS A NON-EXCLUSIVE EASEMENT TO BE RESERVED BY THE OWNER FOR CONVEYANCE TO THE HOMEOWNER'S ASSOCIATION FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN PRIVATE STORM DRAIN UTILITIES AND APPURTENANCES THERE TO UNDER, ON AND OVER THOSE CERTAIN STRIPS OF LAND SHOWN; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS WITHIN SAID EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND USE OF SUCH UTILITIES OR OTHER IMPROVEMENTS. SAID EASEMENT IS TO BE KEPT FREE AND CLEAR OF BUILDINGS AND STRUCTURES OF ANY KIND.

**OWNER'S ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ } SS.  
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/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY COMMISSION NUMBER: \_\_\_\_\_  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

BROOKFIELD NORTHEAST RIDGE II LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - 6 LOTS 'A' STREET**  
CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

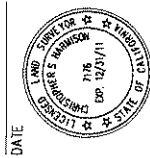
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED  
"NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" RECORDED AUGUST 22, 2007,  
IN VOLUME 135 OF MAPS AT PAGE 69, SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA  
AUGUST 15, 2011

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF  
BROOKFIELD HOMES BAY AREA, INC. IT IS BASED UPON A FIELD SURVEY  
PERFORMED BY ME OR UNDER MY DIRECTION IN FEBRUARY 2007, IN  
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND  
LOCAL ORDINANCE, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE  
THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY  
APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER  
SHOWN AND WILL OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE  
POSITIONS ON OR BEFORE DECEMBER, 2013 AND THAT SAID MONUMENTS WILL BE  
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHRISTOPHER S. HARMISON, P.L.S.  
L.S. NO. 7176  
EXPIRES: DECEMBER 31, 2011



DATE \_\_\_\_\_

**PLANNING DIRECTOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT  
THE SUBDIVISION CONFORMS TO THE APPROVED TENTATIVE MAP AND  
CONDITIONS THEREOF.

JOHN A. SWIECKI  
COMMUNITY DEVELOPMENT DIRECTOR

DATE \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I, RANDY L. BREAULT, CITY ENGINEER OF THE CITY OF BRISBANE, SAN MATEO  
COUNTY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS  
MAP ENTITLED "NORTHEAST RIDGE, LANDMARK AT THE RIDGE, UNIT II - 6 LOTS  
'A' STREET", AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY  
THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY  
APPROVED AND ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE  
STATE LAWS AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL  
OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

RANDY LEE BREAULT  
R.C.E. NO. 59953  
LICENSE EXPIRES: JUNE 30, 2012

DATE \_\_\_\_\_

**CITY SURVEYOR'S STATEMENT**

I, RICHARD L. FOSTER, A LICENSED LAND SURVEYOR, DO HEREBY STATE THAT I  
HAVE EXAMINED THIS MAP ENTITLED "NORTHEAST RIDGE, LANDMARK AT THE  
RIDGE, UNIT II - 6 LOTS 'A' STREET", AND I AM SATISFIED THAT SAID MAP IS  
TECHNICALLY CORRECT.

RICHARD L. FOSTER  
L.S. NO. 4292  
LICENSE EXPIRES: JUNE 30, 2012

DATE \_\_\_\_\_

**CITY CLERK'S STATEMENT**

I, SHERI MARIE SPEDIACCI, CITY CLERK OF THE CITY OF BRISBANE, SAN MATEO  
COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE CITY COUNCIL OF  
SAID CITY AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF  
20\_\_\_\_, DULY APPROVED THE MAP SHOWN HEREON, AND ACCEPT ON BEHALF  
OF THE PUBLIC ALL THOSE PARCELS OF LAND, EASEMENTS AND OTHER LEGAL  
INTERESTS IN LAND OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS  
OF THE OFFER, EXCEPT FOR THE FOLLOWING WHICH THE COUNCIL DID REJECT  
AT THIS TIME (RESERVING THE RIGHT TO ACCEPT THE OFFERS AT A FUTURE  
DATE SUBJECT TO GOVERNMENT CODE SECTIONS 66477.2 AND 70509): 'A'  
STREET, PUBLIC SERVICE EASEMENT (P.S.E.), PUBLIC WALKWAY ACCESS  
EASEMENT (P.W.A.E.), AND TEMPORARY EMERGENCY VEHICLE ACCESS  
EASEMENT/PUBLIC SERVICE EASEMENT (I.E.V.A.E./P.S.E.)

SHERI MARIE SPEDIACCI, CITY CLERK  
CITY OF BRISBANE,  
SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE \_\_\_\_\_

**GEOTECHNICAL SOILS REPORT**

A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED BY STEVENS, FERRONE  
AND BAILEY, PROJECT NUMBER 118-1, DATED NOVEMBER 6, 2001, AND IS  
ON FILE WITH THE CITY OF BRISBANE.

**CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT**

I, \_\_\_\_\_, ACTING CLERK OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, HEREBY STATE, AS  
CHECKED BELOW THAT:

- AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF  
THE SAID COUNTY AND STATE IN THE AMOUNT OF \$ \_\_\_\_\_  
CONDITIONED FOR THE PAYMENT OF ALL THE TAXES AND  
SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A  
LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET  
PAYABLE, AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE  
BEEN PAID, AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF  
THE COUNTY OF SAN MATEO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ACTING CLERK OF THE BOARD OF SUPERVISORS OF  
THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS AT  
PAGES \_\_\_\_\_ INCLUSIVE, RECORDERS SERIES  
NO. \_\_\_\_\_ AT THE REQUEST OF FIRST AMERICAN TITLE  
COMPANY.

FEE \$ \_\_\_\_\_ PAID

COUNTY RECORDER IN AND FOR THE  
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

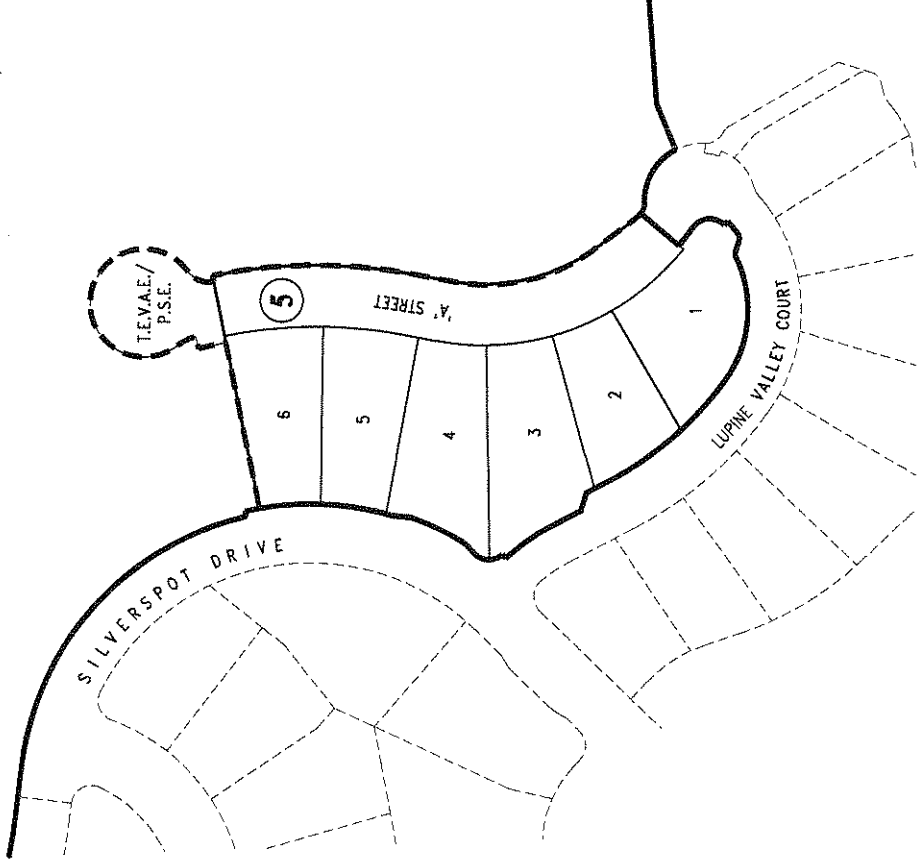


**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- (I) RADIAL
- (R) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO PROPERTY LINE
- (M-PL) TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT
- T.E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.M.E. MAINTENANCE EASEMENT
- M.E. PRIVATE STORM DRAIN EASEMENT
- P.S.D.E. PUBLIC WALKWAY ACCESS EASEMENT
- P.M.A.E. FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- ⊙ PROPOSED STREET MONUMENT
- /////// RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- ④ SHEET NUMBER



PARCEL B  
④



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF LUPINE VALLEY COURT WHICH BEARS N06°11'09"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT NO.1" (L25 M 28) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 10, WITH AN EPOCH DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - 6 LOTS 'A' STREET**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" RECORDED AUGUST 22, 2007, IN VOLUME 155 OF MAPS AT PAGE 69, SAN MATEO COUNTY RECORDS

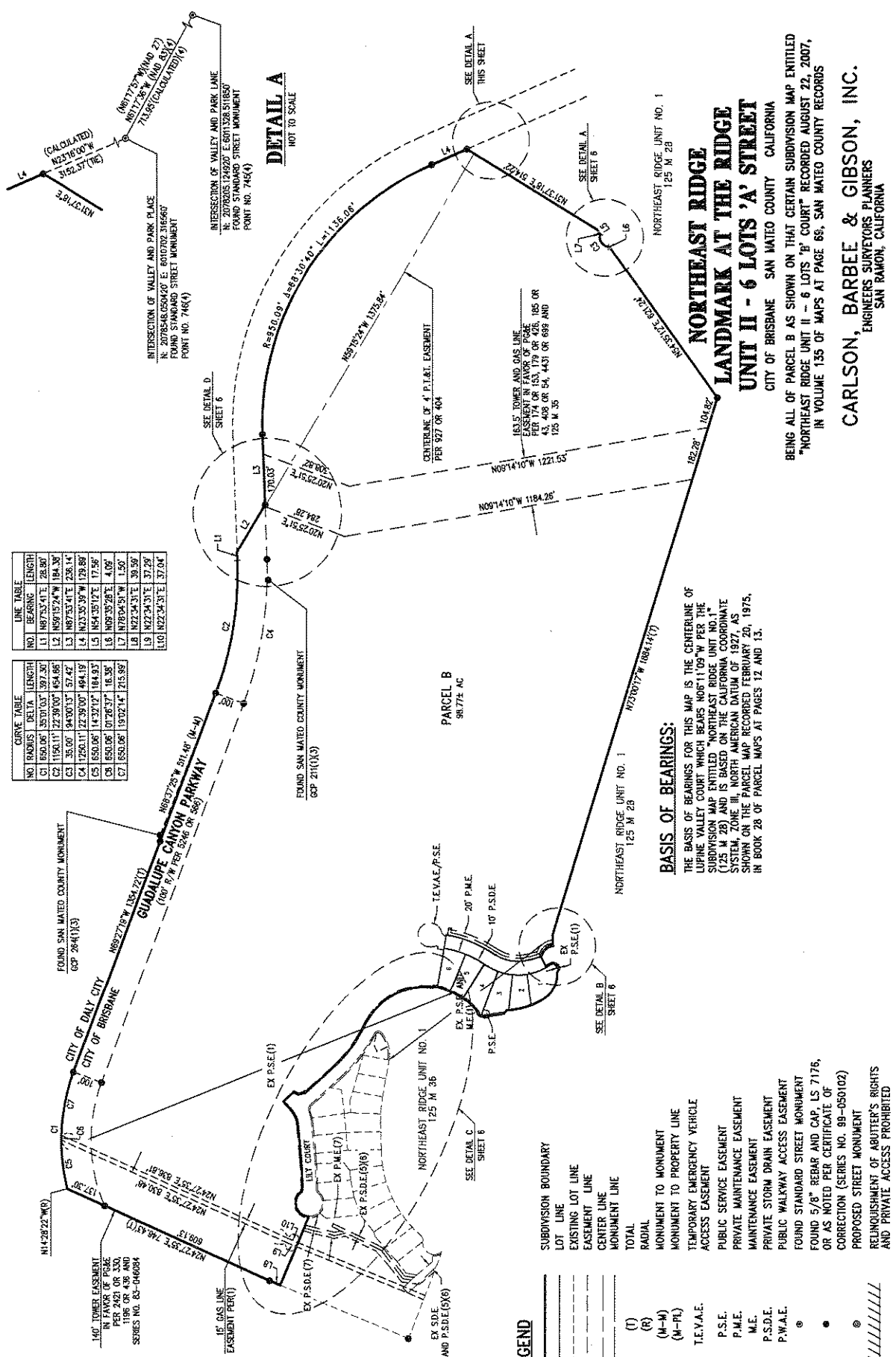
**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN FRANCISCO, CALIFORNIA  
AUGUST 15, 2011

**INDEX SHEET**  
SCALE: 1"=60'

CURVE TABLE		LINE TABLE	
NO.	RADIUS	DELTA	LENGTH
C1	650.06	55.0133°	597.30
C2	1190.11	22.3910°	654.86
C3	36.00	94.0033°	57.42
C4	1750.11	22.3910°	494.19
C5	650.06	14.3212°	164.93
C6	650.06	10.2637°	16.38
C7	650.06	19.0214°	215.99

NO.	BEARING	LENGTH
L1	N67°53'41"E	28.80
L2	N59°15'24"W	184.36
L3	N67°53'41"E	236.14
L4	N23°30'39"W	129.89
L5	N54°35'12"E	17.56
L6	N09°35'28"E	4.08
L7	N78°04'51"W	1.50
L8	N22°34'31"E	39.59
L9	N22°34'31"E	37.29
L10	N22°34'31"E	37.04



**DETAIL A**  
NOT TO SCALE

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - 6 LOTS 'A' STREET**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA  
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED  
"NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" RECORDED AUGUST 22, 2007,  
IN VOLUME 135 OF MAPS AT PAGE 85, SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=200'  
AUGUST 15, 2011

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF  
LUPINE VALLEY COURT WHICH BEARS N06°11'09"W PER THE  
SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT NO. 1"  
(125 M 28) AND IS BASED ON THE CALIFORNIA COORDINATE  
SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS  
SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975,  
IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- ( ) RADIAL
- (R) MONUMENT TO MONUMENT
- (M-W) MONUMENT TO PROPERTY LINE
- (M-PL) TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT
- T.E.V.A.E. PUBLIC SERVICE EASEMENT
- P.S.E. PRIVATE MAINTENANCE EASEMENT
- P.M.E. MAINTENANCE EASEMENT
- M.E. PRIVATE STORM DRAIN EASEMENT
- P.S.D.E. PUBLIC WALKWAY ACCESS EASEMENT
- P.W.A.E. FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS. 7175, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 89-050102)
- PROPOSED STREET MONUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- //////

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- RADIAL
- (T) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO PROPERTY LINE
- (M-PL) TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT
- TE.V.A.E. TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- P.M.E. PRIVATE MAINTENANCE EASEMENT
- M.E. MAINTENANCE EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- PUBLIC WALKWAY ACCESS EASEMENT
- FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
- //////

NO.	BEARING	LENGTH	CHORD	BETA	LENGTH
11	N87°25'47"W	3.46'	19.50'	65.9039°	22.30'
12	N61°34'13"E	22.97'	39.50'	72.4700°	15.73'
13	N26°23'47"W	2.34'	6.30'	57.1723°	6.46'
14	N08°11'09"W	12.24'	15.00'	64.4726°	17.67'
15	N08°11'09"W	6.64'	15.00'	109.2353°	26.28'
16	N31°41'22"E	27.63'	61.00'	66.5745°	7.41'
17	N79°43'36"W	14.55'	17.00'	63.1823°	5.83'
18	N10°16'24"E	10.00'	4.00'	47.2534°	3.31'
19	N79°43'36"W	24.47'	15.00'	47.2534°	4.44'
20	N82°37.17"E	20.00'	15.00'	77.0233°	26.17'
21	N52°37.17"E	5.48'	5.00'	116.363°	6.98'
22	N69°37'30"W	16.79'	15.00'	51.1436°	3.89'
23	N43°45'54"E	5.25'	15.00'	62.2503°	46.94'
24	N86°22'13"W	18.00'	15.00'	151.151°	3.99'
25	N86°22'13"W	28.00'	15.00'	116.337°	0.96'
26	N82°27'35"W	34.51'	15.00'	41.1332°	10.79'
27	N42°45'54"E	7.96'	15.00'	36.4951°	9.36'
28	N89°31'28"E	5.01'	19.2220'	0.19277°	5.13'
29	N89°31'28"E	37.44'	30.00'	0.034027°	3.60'
30	N89°31'28"E	10.03'	74.00'	21.3018°	27.77'
31	N89°31'28"E	18.66'	63.50'	65.5248°	1.84'
32	N52°37.17"E	31.83'	63.50'	65.5248°	23.01'
33	N61°34'13"E	0.75'	33.50'	53.1531°	60.84'
34	N61°34'13"E	14.58'	125.130'	42.1436°	1.11'
35	N61°34'13"E	4.31'	27.1150'	42.1436°	8.48'
36	N83°48'46"W	9.50'	43.50'	64.2136°	48.85'
37	N83°48'46"W	13.00'	39.500'	0.3110°	21.01'
38	N83°48'46"W	23.00'	39.500'	0.3110°	11.13'
39	N83°48'46"W	11.13'	23.000'	0.3110°	11.13'
40	N27°25'02"E	13.00'	218.00'	0.19135°	5.00'
41	N52°03'07"E	18.88'	158.00'	0.03347°	22.38'
42	N52°03'07"E	29.21'	158.00'	0.03347°	22.38'
43	N69°37'30"W	46.50'	158.00'	0.03347°	22.38'
44	N69°37'30"W	4.00'	158.00'	0.03347°	22.38'
45	N12°45'11"E	15.86'	158.00'	0.03347°	19.77'

**BASES OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF LUPINE VALLEY COURT WHICH BEARS N08°11'09"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT NO.1" (125 M 28) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1977, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 20, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO.1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (8 LLS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-072202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II-8 LOTS 'B' COURT" (135 M 69)

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - 6 LOTS 'A' STREET**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

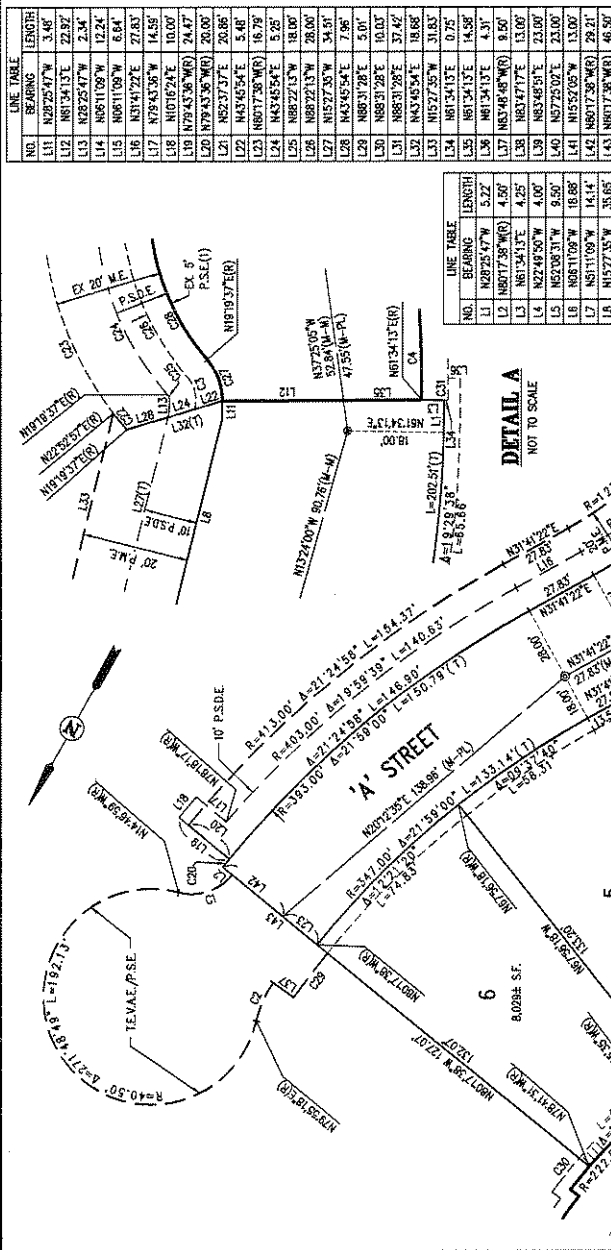
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" RECORDED AUGUST 22, 2007, IN VOLUME 135 OF MAPS AT PAGE 69, SAN MATEO COUNTY RECORDS

**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1"=30'  
AUGUST 15, 2011

NO.	BEARING	LENGTH	CHORD	BETA	LENGTH
11	N87°25'47"W	3.46'	19.50'	65.9039°	22.30'
12	N61°34'13"E	22.97'	39.50'	72.4700°	15.73'
13	N26°23'47"W	2.34'	6.30'	57.1723°	6.46'
14	N08°11'09"W	12.24'	15.00'	64.4726°	17.67'
15	N08°11'09"W	6.64'	15.00'	109.2353°	26.28'
16	N31°41'22"E	27.63'	61.00'	66.5745°	7.41'
17	N79°43'36"W	14.55'	17.00'	63.1823°	5.83'
18	N10°16'24"E	10.00'	4.00'	47.2534°	3.31'
19	N79°43'36"W	24.47'	15.00'	47.2534°	4.44'
20	N82°37.17"E	20.00'	15.00'	77.0233°	26.17'
21	N52°37.17"E	5.48'	5.00'	116.363°	6.98'
22	N69°37'30"W	16.79'	15.00'	51.1436°	3.89'
23	N43°45'54"E	5.25'	15.00'	62.2503°	46.94'
24	N86°22'13"W	18.00'	15.00'	151.151°	3.99'
25	N86°22'13"W	28.00'	15.00'	116.337°	0.96'
26	N82°27'35"W	34.51'	15.00'	41.1332°	10.79'
27	N42°45'54"E	7.96'	15.00'	36.4951°	9.36'
28	N89°31'28"E	5.01'	19.2220'	0.19277°	5.13'
29	N89°31'28"E	37.44'	30.00'	0.034027°	3.60'
30	N89°31'28"E	10.03'	74.00'	21.3018°	27.77'
31	N89°31'28"E	18.66'	63.50'	65.5248°	1.84'
32	N52°37.17"E	31.83'	63.50'	65.5248°	23.01'
33	N61°34'13"E	0.75'	33.50'	53.1531°	60.84'
34	N61°34'13"E	14.58'	125.130'	42.1436°	1.11'
35	N61°34'13"E	4.31'	27.1150'	42.1436°	8.48'
36	N83°48'46"W	9.50'	43.50'	64.2136°	48.85'
37	N83°48'46"W	13.00'	39.500'	0.3110°	21.01'
38	N83°48'46"W	23.00'	39.500'	0.3110°	11.13'
39	N83°48'46"W	11.13'	23.000'	0.3110°	11.13'
40	N27°25'02"E	13.00'	218.00'	0.19135°	5.00'
41	N52°03'07"E	18.88'	158.00'	0.03347°	22.38'
42	N52°03'07"E	29.21'	158.00'	0.03347°	22.38'
43	N69°37'30"W	46.50'	158.00'	0.03347°	22.38'
44	N69°37'30"W	4.00'	158.00'	0.03347°	22.38'
45	N12°45'11"E	15.86'	158.00'	0.03347°	19.77'

**DETAIL A  
NOT TO SCALE**



**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- TOTAL
- RADIAL
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- TEMPORARY EMERGENCY VEHICLE ACCESS EASEMENT
- P.S.E.
- P.M.E.
- M.E.
- P.S.D.E.
- P.W.A.E.
- FOUND STANDARD STREET MONUMENT
- FOUND 5/8" REBAR AND CAP, LS 7176, OR AS NOTED PER CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- PROPOSED STREET MONUMENT
- RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED

- (1)
- (R)
- (M-M)
- (M-PL)

T.E.V.A.E.

P.S.E.

P.M.E.

M.E.

P.S.D.E.

P.W.A.E.

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**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF LUPINE VALLEY COURT WHICH BEARS N06°11'09"W PER THE SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT NO. 1" (125 M 28) AND IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NORTH AMERICAN DATUM OF 1927, AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 26, 1975, IN BOOK 28 OF PARCEL MAPS AT PAGES 12 AND 13.

**REFERENCES**

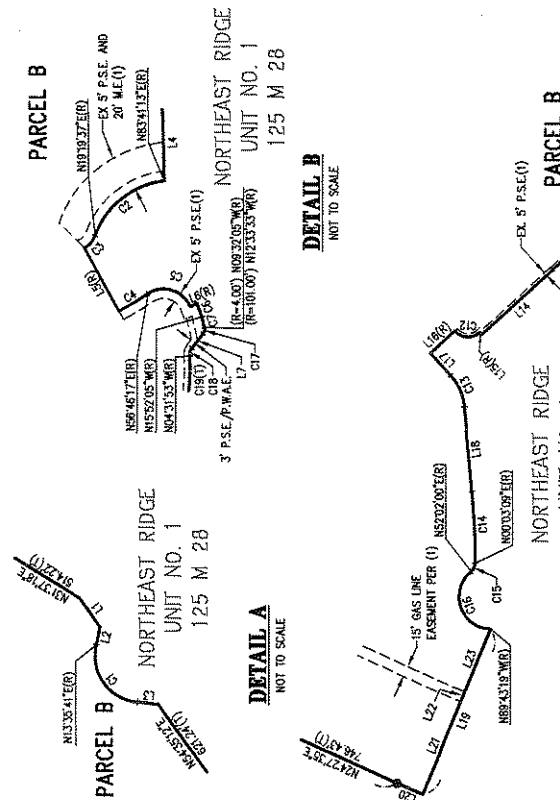
- (1) SUBDIVISION MAP "NORTHEAST RIDGE UNIT NO. 1" (125 M 28)
- (2) CERTIFICATE OF CORRECTION (SERIES NO. 99-050102)
- (3) RECORD OF SURVEY (8 LLS 23)
- (4) CITY OF BRISBANE PUBLIC WORKS
- (5) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II" (134 M 31)
- (6) INSTRUMENT NO. 2007-972202
- (7) SUBDIVISION MAP "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" (135 M 69)

**NORTHEAST RIDGE  
LANDMARK AT THE RIDGE  
UNIT II - 6 LOTS 'A' STREET**

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA  
BEING ALL OF PARCEL B AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "NORTHEAST RIDGE UNIT II - 6 LOTS 'B' COURT" RECORDED AUGUST 22, 2007, IN VOLUME 135 OF MAPS AT PAGE 69, SAN MATEO COUNTY RECORDS

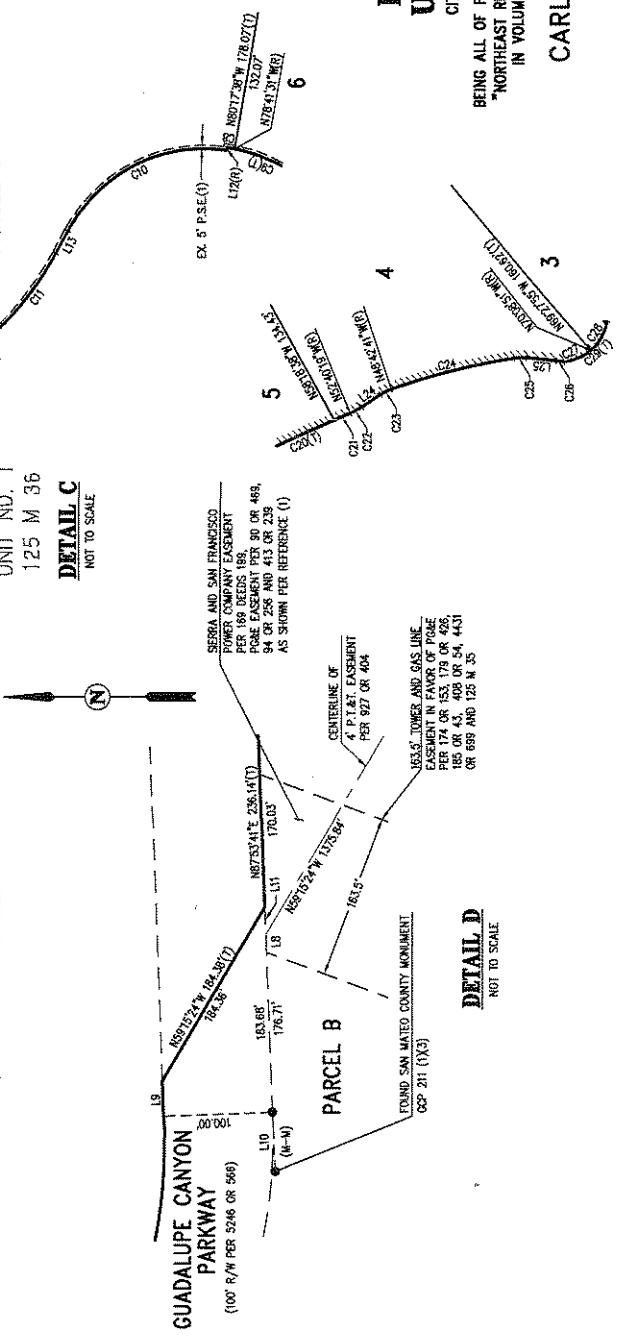
**CARLSON, BARBEE & GIBSON, INC.**  
ENGINEERS SURVEYORS PLANNERS  
SAN RAMON, CALIFORNIA

AUGUST 15, 2011



CURVE TABLE	
NO.	DELTA
C1	35.00'
C2	43.50'
C3	11.50'
C4	211.00'
C5	15.00'
C6	61.00'
C7	101.00'
C8	222.00'
C9	222.00'
C10	218.00'
C11	430.00'
C12	23.00'
C13	71.00'
C14	1047.00'
C15	15.00'
C16	45.00'
C17	4.00'
C18	6.00'
C19	91.00'
C20	222.00'
C21	222.00'
C22	5.00'
C23	15.00'
C24	225.00'
C25	15.00'
C26	5.00'
C27	15.00'
C28	15.00'
C29	15.00'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N54°35'12"E	17.56'
L2	N78°04'51"W	1.50'
L3	N09°35'28"E	4.00'
L4	N83°31'28"E	37.42'
L5	N67°34'15"E(R)	37.50'
L6	N22°49'50"W(R)	4.00'
L7	N52°08'31"W	9.50'
L8	N87°53'41"E	3.30'
L9	N67°53'41"E	28.80'
L10	N67°53'41"E	68.82'
L11	N87°53'41"E	3.88'
L12	N87°53'41"E	4.00'
L13	N42°16'30"W	35.66'
L14	N42°16'30"W	135.44'
L15	N47°43'30"E	4.00'
L16	N47°43'30"E	46.00'
L17	N47°43'30"E	41.00'
L18	N84°33'50"E	118.84'
L19	N87°25'28"W	260.03'
L20	N22°49'50"W	39.88'
L21	N87°25'28"W	140.00'
L22	N87°25'28"W	15.00'
L23	N87°25'28"W	95.03'
L24	N26°03'34"E	10.80'
L25	N86°56'38"E	10.80'



**DETAIL A**  
NOT TO SCALE

**DETAIL B**  
NOT TO SCALE

**DETAIL C**  
NOT TO SCALE

**DETAIL D**  
NOT TO SCALE