

#### OWNERS STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND EMBRACED WITHIN THE HEAVY BLACK LINES OF THE HEREIN EMBODIED PARCEL MAP 22-XXXX CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA, CONSISTING OF THREE (3) SHEETS, THAT IT IS THE OWNER OF SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED ON MARCH 16, 2016 AS RECORDERS SERIES NO. 2016-023034, OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA, AND THAT IT CONSENTS TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE ALL EASEMENTS UNDER, ON OR OVER THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE REAR OR SIDE LINES OF LOTS AND THE LINES DESIGNATED AS "EASEMENT LINES" AS SHOWN ON SAID MAP.

AS OWNER:

OCI SAN FRAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACQUIRED TITLE AS OCI SAN FRAN, LLC, A MINNESOTA LIMITED LIABILITY COMPANY

BY: MIKE FUTRELL, CITY MANAGER

#### OWNERS 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 \_\_\_\_\_)

COUNTY OF \_\_\_\_\_)SS.

ON \_\_\_\_\_ 2022, 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: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

COUNTY OF PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

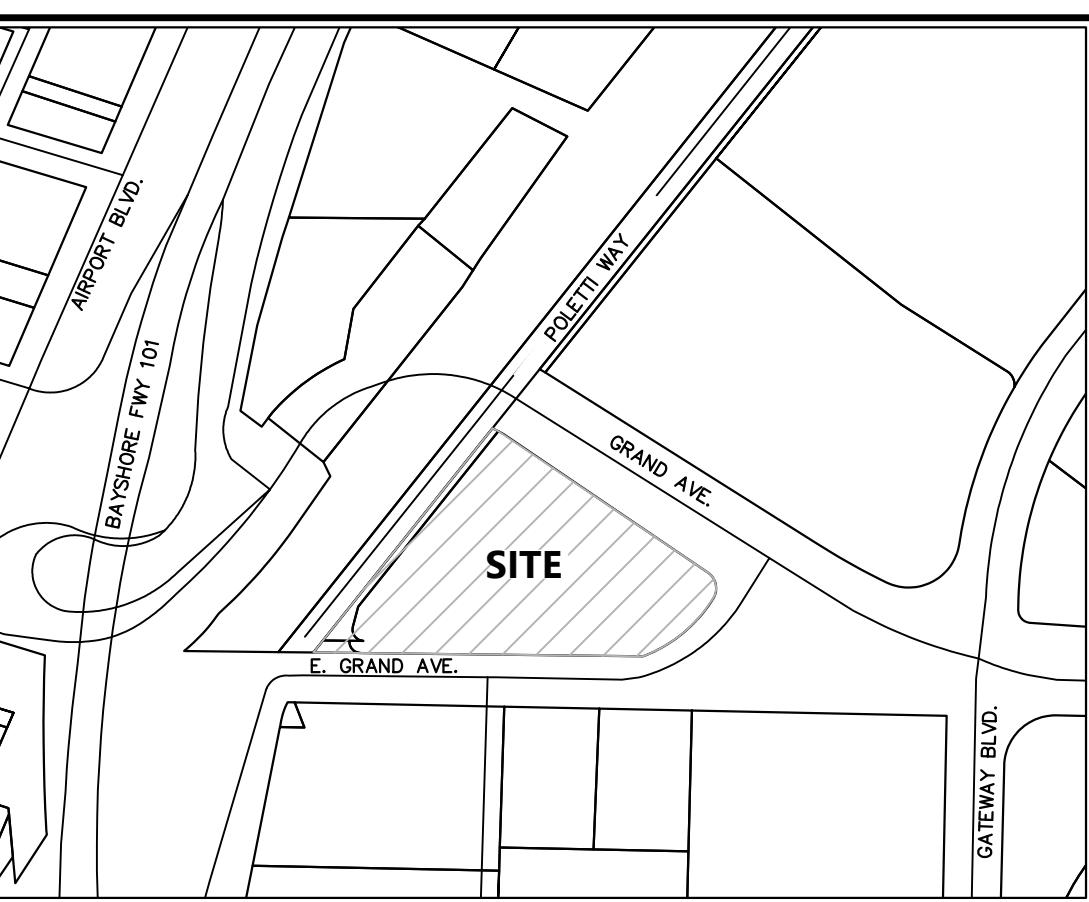
COMMISSION EXPIRATION DATE: \_\_\_\_\_

#### CITY CLERKS STATEMENT

I, ROSA GOVEA ACOSTA, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, DID DULY APPROVE THIS PARCEL MAP 22-XXXX, AUTHORIZE ITS RECORDATION, AND DID DULY APPROVE THE WITHIN MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE EASEMENTS AS OFFERED FOR DEDICATION FOR PUBLIC USE.

ROSA GOVEA ACOSTA  
SOUTH SAN FRANCISCO CITY CLERK  
SAN MATEO COUNTY, CA

DATE \_\_\_\_\_



**VICINITY MAP**

(NOT TO SCALE)

#### SURVEYOR'S STATEMENT

THIS PARCEL 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 THE CITY OF SOUTH SAN FRANCISCO, A MUNICIPAL CORPORATION, IN JUNE 2022. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE MARCH, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED \_\_\_\_\_

BY: DAVID C. JUNGMANN  
L.S. NO. 9267



DAVID C. JUNGMANN  
L.S. NO. 9267

#### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HERON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATED: \_\_\_\_\_

BY: EUNEJUNE KIM, C.E. C 54268  
CITY OF SOUTH SAN FRANCISCO

#### TECHNICAL REVIEWER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE MAP IS TECHNICALLY CORRECT AS REQUIRED BY THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA "SUBDIVISION MAP ACT"

DATED: \_\_\_\_\_

BY: MAURICE KAUFMAN  
L.S. NO. 7256  
LICENSE EXPIRES 12-31-2022

#### COUNTY RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AT: \_\_\_\_\_ A.M./P.M.

IN VOLUME \_\_\_\_\_ OF PARCEL MAPS, AT PAGES \_\_\_\_\_, AT

THE REQUEST OCI SAN FRAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACQUIRED TITLE AS OCI SAN FRAN, LLC, A MINNESOTA LIMITED LIABILITY COMPANY.

MARK CHURCH, SAN MATEO COUNTY RECORDER

FILE NO. \_\_\_\_\_ DEPUTY RECORDER

FEE \_\_\_\_\_

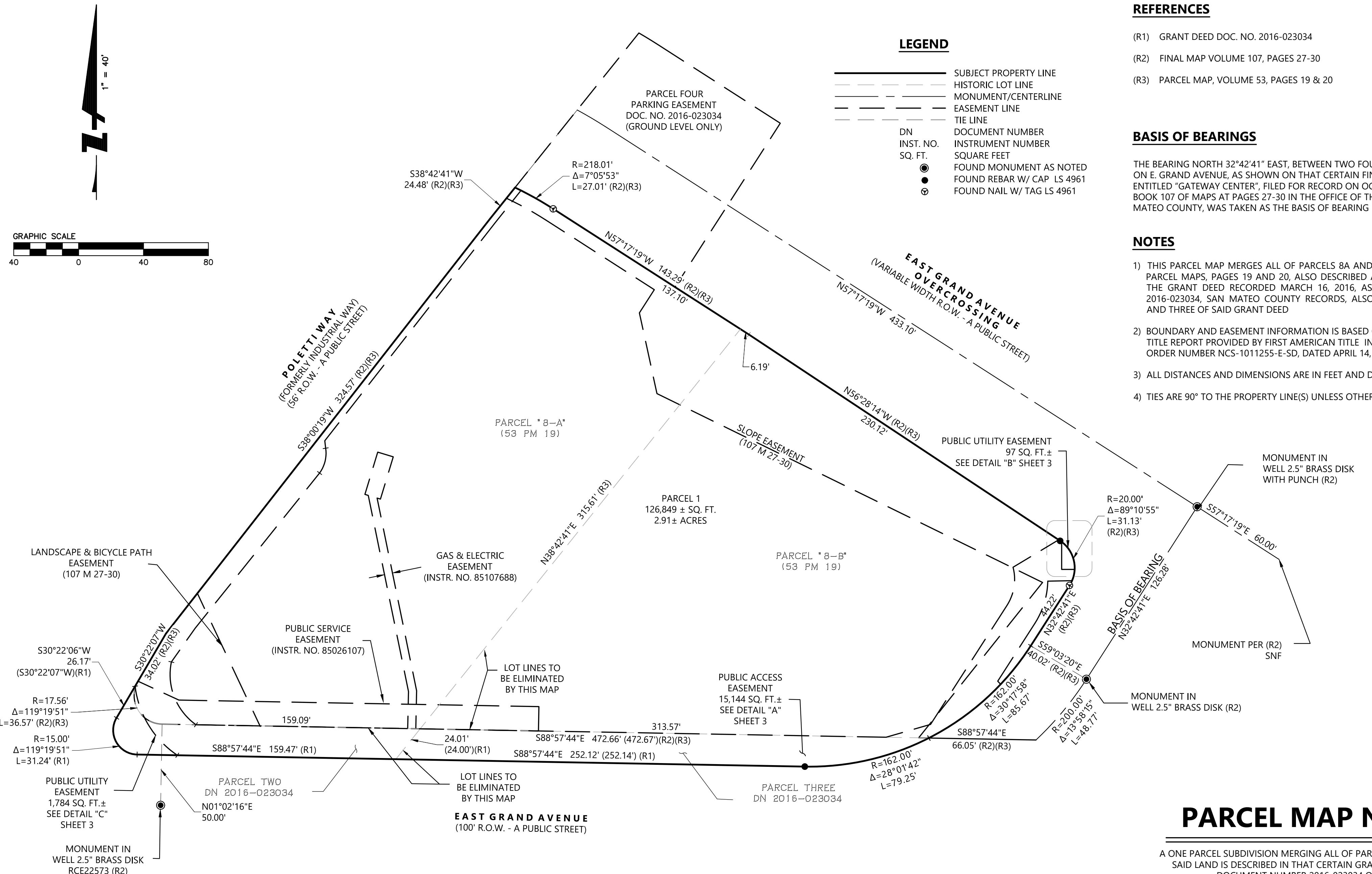
## **PARCEL MAP NO. \_\_\_\_\_**

A ONE PARCEL SUBDIVISION MERGING ALL OF PARCEL ONE, TWO AND THREE AS SAID LAND IS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS DOCUMENT NUMBER 2016-023034 OF SAID COUNTY.

CITY OF SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

JUNE 2022

BKF  
255 SHORELINE DR.,  
SUITE 200  
REDWOOD CITY, CA 94065  
(650) 482-6300  
www.bkf.com



## REFERENCES

(R1) GRANT DEED DOC. NO. 2016-023034  
 (R2) FINAL MAP VOLUME 107, PAGES 27-30  
 (R3) PARCEL MAP, VOLUME 53, PAGES 19 & 20

## BASIS OF BEARINGS

THE BEARING NORTH 32°42'41" EAST, BETWEEN TWO FOUND CITY MONUMENTS ON E. GRAND AVENUE, AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "GATEWAY CENTER", FILED FOR RECORD ON OCTOBER 1, 1982 IN BOOK 107 OF MAPS AT PAGES 27-30 IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY

## NOTES

- 1) THIS PARCEL MAP MERGES ALL OF PARCELS 8A AND 8B OF VOLUME 53 OF PARCEL MAPS, PAGES 19 AND 20, ALSO DESCRIBED AS AS PARCEL ONE IN THE GRANT DEED RECORDED MARCH 16, 2016, AS DOCUMENT NUMBER 2016-023034, SAN MATEO COUNTY RECORDS, ALSO MERGING LOTS TWO AND THREE OF SAID GRANT DEED
- 2) BOUNDARY AND EASEMENT INFORMATION IS BASED ON THE PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-1011255-E-SD, DATED APRIL 14, 2022.
- 3) ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 4) TIES ARE 90° TO THE PROPERTY LINE(S) UNLESS OTHERWISE NOTED.

## PARCEL MAP NO.

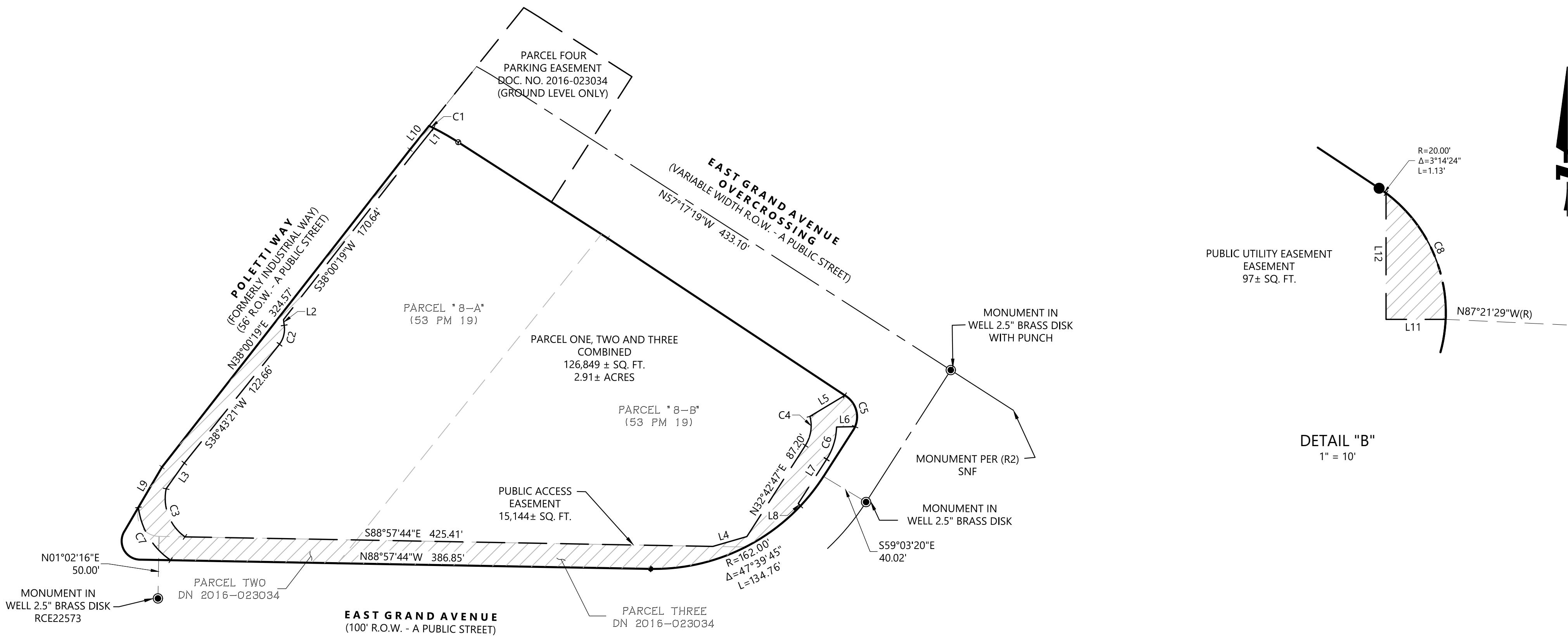
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CITY OF SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

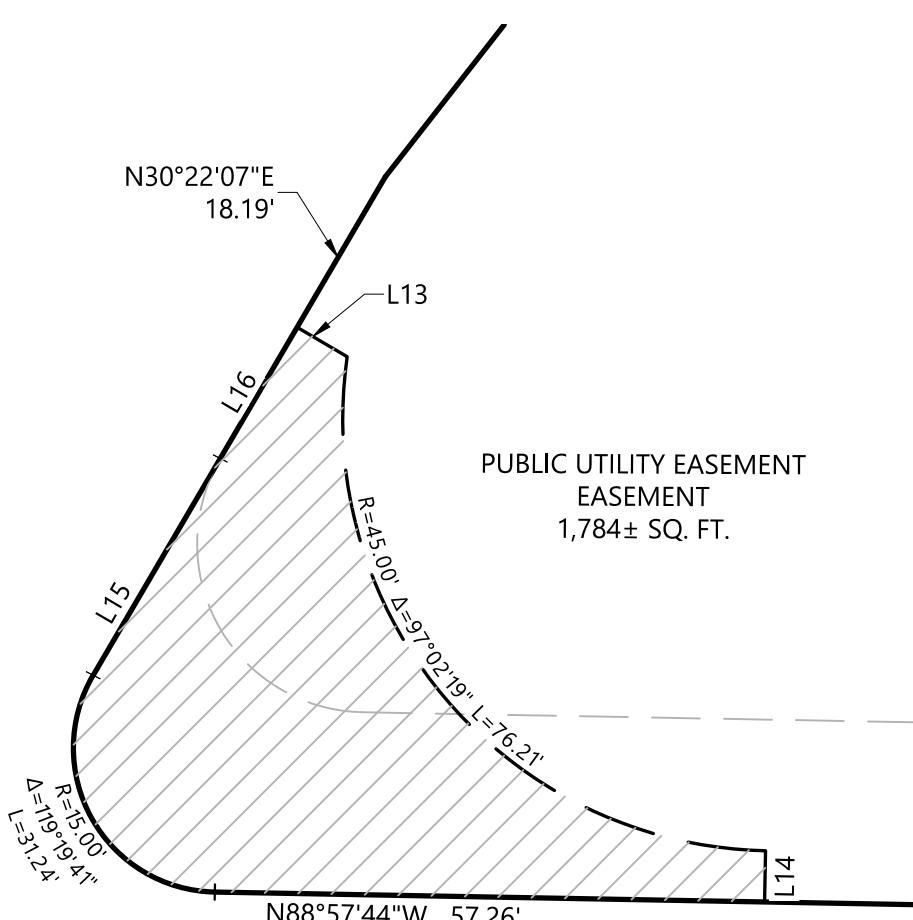
SCALE 1" = 40'

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## DETAIL "A"



## DETAIL "C"

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S38°42'41"W	25.35'
L2	S06°36'52"E	4.61'
L3	S35°09'38"W	25.36'
L4	N73°52'42"E	28.55'
L5	N59°00'39"E	32.78'
L6	S88°49'15"W	14.94'
L7	S32°42'47"W	42.36'
L8	S43°26'24"E	2.64'
L9	N30°22'07"E	34.01'
L10	N38°42'41"E	24.48'
L11	N89°59'52"W	8.01'
L12	N00°00'00"E	16.94'
L13	S59°38'00"E	6.05'
L14	S01°02'16"W	5.33'
L15	N30°22'06"E	26.17'
L16	S30°22'07"W	15.83'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	218.01'	1°04'37"	4.10
C2	20.49'	45°09'57"	16.1
C3	37.96'	66°20'36"	43.9
C4	29.50'	47°28'15"	24.4
C5	20.00'	82°51'13"	28.9
C6	50.78'	31°04'29"	27.5
C7	60.00'	49°04'46"	51.4
C8	20.00'	55°52'22"	19.5

# PARCEL MAP NO.

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A ONE PARCEL SUBDIVISION MERGING ALL OF PARCEL ONE, TWO AND THREE AS  
SAID LAND IS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS  
DOCUMENT NUMBER 2016-023034 OF SAID COUNTY.

CITY OF SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

SCALE: AS SHOWN

JUNE 2022

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