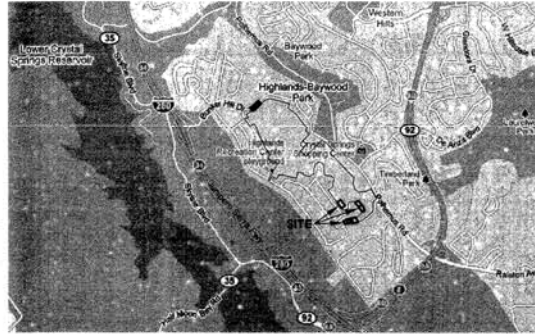


OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINE.

WE HEREBY DEDICATE TO PUBLIC USE THOSE CERTAIN EASEMENTS SHOWN HEREON AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) AND "P.U.E." (PUBLIC UTILITY EASEMENT) AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION. SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF BUILDINGS AND STRUCTURES, EXCEPT ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

NO STRUCTURES ARE ALLOWED WITHIN THOSE AREAS SHOWN HEREON AS "N.B.A." (NO-BUILD AREA) ON PORTIONS OF LOT 8 AND LOT 11, EXCEPT AS SHOWN.



VICINITY MAP

AS OWNER:

HIGHLAND ESTATES DEVELOPMENT I, LLC

BY: [Signature]

NAME: Noel Chamberlain

TITLE: Managing Member

AS BENEFICIARY:

FIRST NATIONAL BANK OF NORTHERN CALIFORNIA

BY: [Signature]

NAME: Kathy Castor

TITLE: Vice President

OWNER'S 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 CALIFORNIA)

COUNTY OF SAN MATEO)

ON Jan. 11, 2016 BEFORE ME, Mary R. Lazo, Notary Public

PERSONALLY APPEARED Noel Chamberlain 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 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: [Signature]

PRINTED NAME: Mary R. Lazo

PRINCIPAL PLACE OF BUSINESS: SAN MATEO

COMMISSION No.: 2098588

COMMISSION EXPIRATION DATE: Jan. 31, 2019

BENEFICIARY'S 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 California)

COUNTY OF San Mateo)

ON 1/12/2016 BEFORE ME, Phillip K. Chan, Notary Public

PERSONALLY APPEARED Kathy Castor 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 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: [Signature]

PRINTED NAME: Phillip K Chan

PRINCIPAL PLACE OF BUSINESS: San Mateo

COMMISSION No.: 2093381

COMMISSION EXPIRATION DATE: 1/9/2019

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TICONDEROGA PARTNERS LLC ON APRIL 2011. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2017, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 12-8-2015



[Signature]
ALEX M. CALDER, P.L.S. 8863

**TRACT MAP NO. 944
HIGHLAND ESTATES**

LANDS OF TICONDEROGA PARTNERS LLC
BEING A RESUBDIVISION OF A PORTION OF PARCEL ONE OF
THAT CERTAIN GRANT DEED RECORDED MARCH 14, 2008 AS
DOCUMENT NUMBER 2008-027480 OF OFFICIAL RECORDS,
SAN MATEO COUNTY
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
NOVEMBER 2015

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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 THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AND OF THE "SAN MATEO COUNTY ORDINANCE" APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.



DATE: 6/24/16

CVandrey
CHRISTOPHER G. VANDREY LICENSED LAND SURVEYOR
L.S. No. 8783

CLERK OF THE BOARD STATEMENT

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF SAN MATEO COUNTY, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND ALSO DID APPROVE THE WITHIN MAP (AND DID ACCEPT ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION SUBJECT TO THE CONDITION THAT THE COUNTY IS NOT RESPONSIBLE OR LIABLE FOR ANY COST OR EXPENSE OF ANY OFFER ACCEPTED UNLESS AUTHORIZED BY SEPARATE ACTION OF THE BOARD OF SUPERVISORS).

DATED: JUNE 30, 2016

BY: _____
CLERK OF THE BOARD OF SUPERVISORS
SAN MATEO COUNTY, STATE OF CALIFORNIA

BY: *[Signature]*
DEPUTY

COUNTY RECORDER'S STATEMENT

FILED THIS 27th DAY OF JULY, 2016 AT 4:07pm IN
VOLUME 140 OF MAPS AT PAGES 94 THROUGH 99, AT THE REQUEST
OF BKF ENGINEERS.

MARK CHURCH, SAN MATEO COUNTY RECORDER

FILE NO. 2016-900110

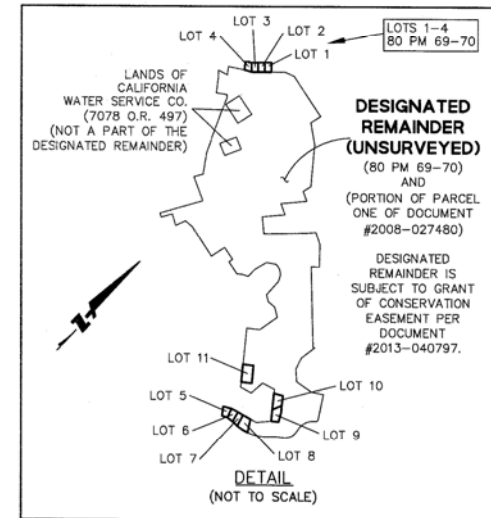
BY: *[Signature]*
DEPUTY

FEE: \$ 20.00

GEOTECHNICAL REPORT NOTE

THE FOLLOWING GEOTECHNICAL REPORTS HAVE BEEN PREPARED FOR THE HIGHLAND ESTATES PROJECT. COPIES OF THE GEOTECHNICAL REPORTS ARE ON FILE WITH THE SAN MATEO COUNTY PLANNING AND BUILDING DEPARTMENTS, REFERENCE FILE NO. PLN2006-00357.

1. PRELIMINARY GEOLOGIC/GEOTECHNICAL INVESTIGATION REPORT HIGHLAND ESTATES, PREPARED BY SOIL FOUNDATION SYSTEMS, INC., DATED SEPTEMBER 1990.
2. GEOTECHNICAL INVESTIGATION REPORT FOR HIGHLAND ESTATES, PREPARED BY SOIL FOUNDATION SYSTEMS, INC., DATED JULY 1993.
3. SUPPLEMENTAL GEOTECHNICAL REPORT RESPONDING TO GEOTECHNICAL REVIEW COMMENTS FOR HIGHLAND ESTATES, PREPARED BY SOIL FOUNDATION SYSTEMS, INC., DATED NOVEMBER 1994.
4. GEOTECHNICAL INVESTIGATION AND GEOLOGIC HAZARDS REVIEW FOUR SINGLE-FAMILY HOMES TICONDEROGA DRIVE, PREPARED BY TRC LOWNEY, DATED FEBRUARY 7, 2006.
5. GEOLOGIC EVALUATION ENVIRONMENTAL IMPACT REPORT HIGHLANDS ESTATES RESIDENTIAL DEVELOPMENT PROJECT, PREPARED BY TREADWELL & ROLLO, DATED 23 SEPTEMBER 2008.



BASIS OF BEARINGS

THE BEARING NORTH 76°09'00" EAST OF THE CENTERLINE OF COBBLEHILL PLACE AS SHOWN ON TRACT MAP NO. 723, THE HIGHLANDS, RECORDED ON AUGUST 26, 1955, IN VOLUME 43 OF MAPS AT PAGES 23-25, SAN MATEO COUNTY RECORDS.

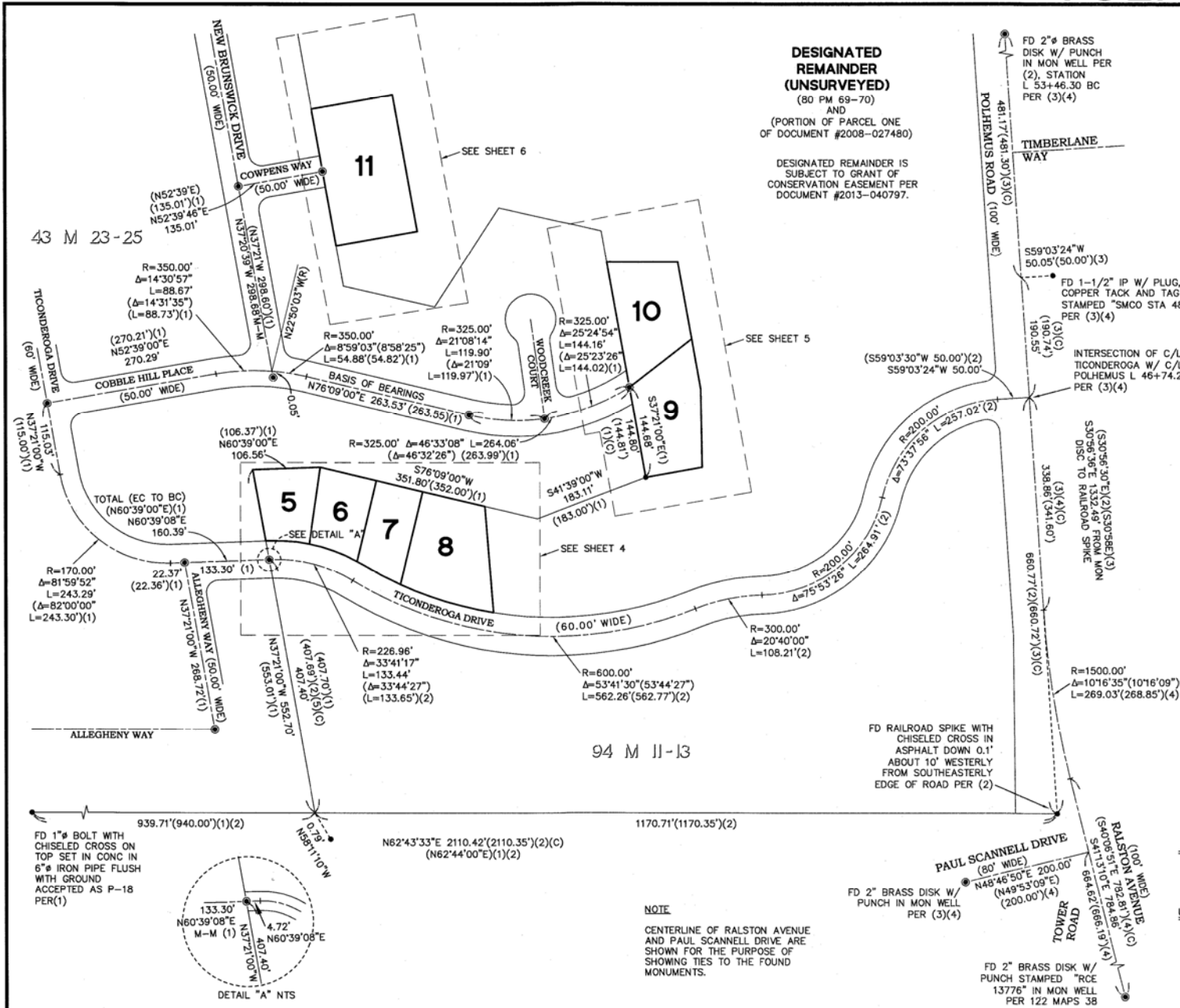
NOTES

1. THE DESIGNATED REMAINDER SHOWN HEREIN IS UNSURVEYED AND IS GRAPHICALLY SHOWN BASED ON RECORD DATA ONLY.
2. ANY DEVELOPMENT OF THE PROJECT PARCELS MUST COMPLY WITH THE CONDITIONS OF APPROVAL, AS APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 27, 2010.

**TRACT MAP NO. 944
HIGHLAND ESTATES**

LANDS OF TICONDEROGA PARTNERS LLC
BEING A RESUBDIVISION OF A PORTION OF PARCEL ONE OF
THAT CERTAIN GRANT DEED RECORDED MARCH 14, 2008 AS
DOCUMENT NUMBER 2008-027480 OF OFFICIAL RECORDS,
SAN MATEO COUNTY
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
NOVEMBER 2015

BKF BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
ENGINEERS / SURVEYORS / PLANNERS

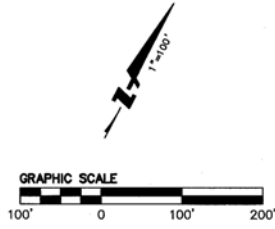


DESIGNATED REMAINDER (UNSURVEYED)
 (80 PM 69-70) AND
 (PORTION OF PARCEL ONE OF DOCUMENT #2008-027480)

DESIGNATED REMAINDER IS SUBJECT TO GRANT OF CONSERVATION EASEMENT PER DOCUMENT #2013-040797.

- LEGEND**
- BC BEGIN CURVE
 - CONC CONCRETE
 - C/L CENTERLINE
 - EC END CURVE
 - FD FOUND
 - IP IRON PIPE
 - M-M MONUMENT TO MONUMENT
 - MON MONUMENT
 - NTS NOT TO SCALE
 - O.R. OFFICIAL RECORDS
 - WITH WITH
 - W/ CALCULATED
 - (C) RECORD DATA
- FOUND 3/4" IP W/ PLUG TACK AND TAG STAMPED "RCE 7595" IN MONUMENT WELL PER (1) UNLESS OTHERWISE NOTED.
 - FOUND 3/4" IP W/ PLUG TACK AND TAG STAMPED "RCE 7595" PER (1) UNLESS OTHERWISE NOTED.

- REFERENCES**
- (1) 43 MAPS 23-25
 - (2) 94 MAPS 11-13
 - (3) SMC FIELD BOOK 661, PAGE 8 AND 68
 - (4) SMC DEPARTMENT OF PUBLIC WORKS RIGHT OF WAY MAP ENTITLED "TICONDEROGA TOWNHOMES SECTION BAYWOOD HIGHLANDS AND VICINITY" DATED AUGUST 2005.
 - (5) 2862 O.R. 719, PARCEL THREE, DEED CREATING TICONDEROGA ROAD



**TRACT MAP NO. 944
 HIGHLAND ESTATES**

LANDS OF TICONDEROGA PARTNERS LLC
 BEING A RESUBDIVISION OF A PORTION OF PARCEL ONE OF THAT CERTAIN GRANT DEED RECORDED MARCH 14, 2008 AS DOCUMENT NUMBER 2008-027480 OF OFFICIAL RECORDS, SAN MATEO COUNTY CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
 SCALE: 1"=100' NOVEMBER 2015

BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300

**TRACT MAP NO. 944
HIGHLAND ESTATES**

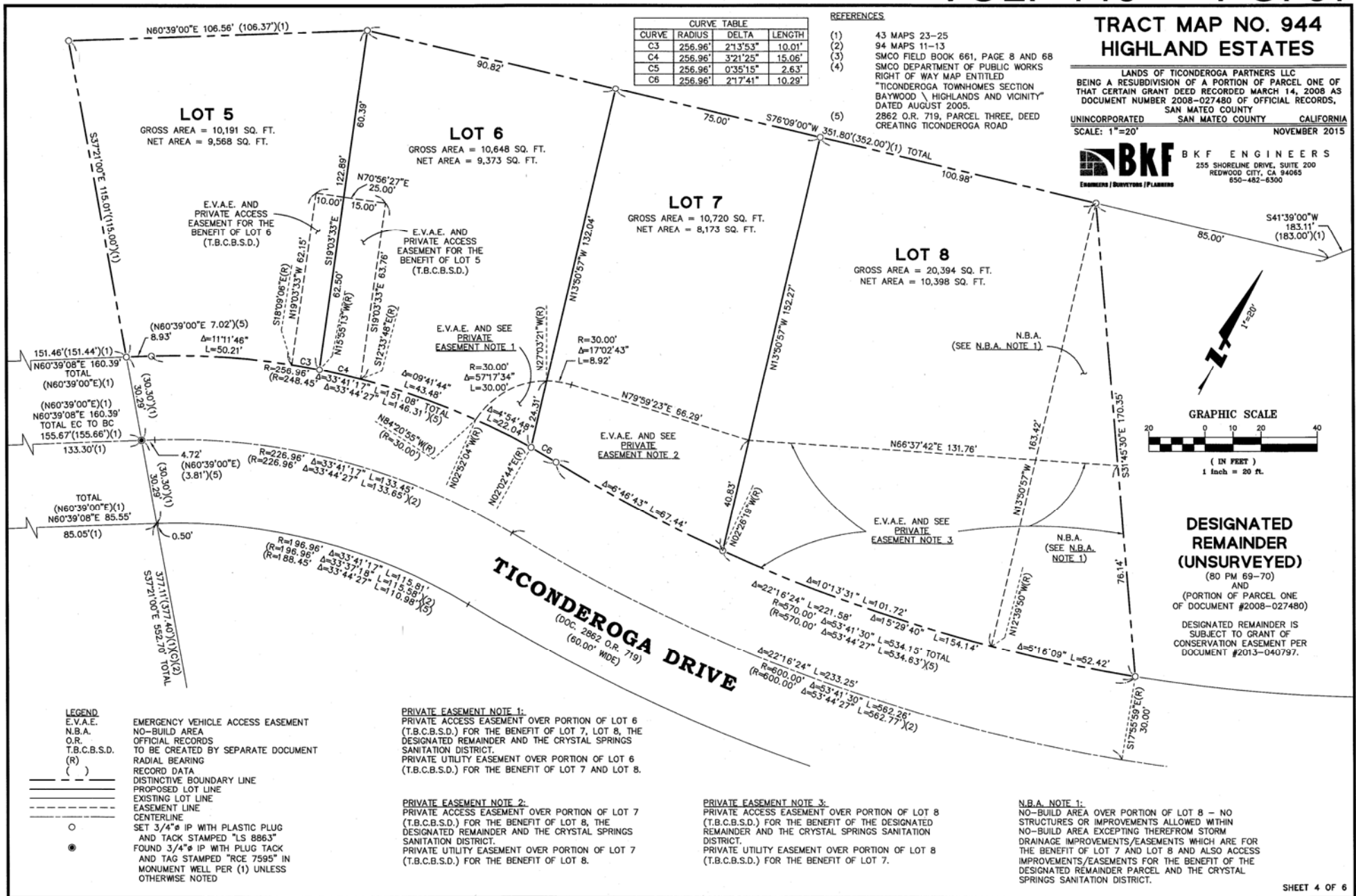
LANDS OF TICONDEROGA PARTNERS LLC
BEING A RESUBDIVISION OF A PORTION OF PARCEL ONE OF
THAT CERTAIN GRANT DEED RECORDED MARCH 14, 2008 AS
DOCUMENT NUMBER 2008-027480 OF OFFICIAL RECORDS,
SAN MATEO COUNTY
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
SCALE: 1"=20' NOVEMBER 2015

BKF ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300

CURVE	RADIUS	DELTA	LENGTH
C3	256.96'	2'13'53"	10.01'
C4	256.96'	3'21'25"	15.06'
C5	256.96'	0'35'15"	2.63'
C6	256.96'	2'17'41"	10.29'

REFERENCES

- (1) 43 MAPS 23-25
- (2) 94 MAPS 11-13
- (3) SMC FIELD BOOK 661, PAGE 8 AND 68
- (4) SMC DEPARTMENT OF PUBLIC WORKS RIGHT OF WAY MAP ENTITLED "TICONDEROGA TOWNHOMES SECTION BAYWOOD \ HIGHLANDS AND VICINITY" DATED AUGUST 2005.
- (5) 2862 O.R. 719; PARCEL THREE, DEED CREATING TICONDEROGA ROAD



LEGEND

- E.V.A.E.
- N.B.A.
- O.R.
- T.B.C.B.S.D.
- (R)
- ()
- EMERGENCY VEHICLE ACCESS EASEMENT
- NO-BUILD AREA
- OFFICIAL RECORDS TO BE CREATED BY SEPARATE DOCUMENT
- RADIAL BEARING
- RECORD DATA
- DISTINCTIVE BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTERLINE
- SET 3/4" IP WITH PLASTIC PLUG AND TACK STAMPED "LS 8863"
- FOUND 3/4" IP WITH PLUG TACK AND TAG STAMPED "RCE 7595" IN MONUMENT WELL PER (1) UNLESS OTHERWISE NOTED

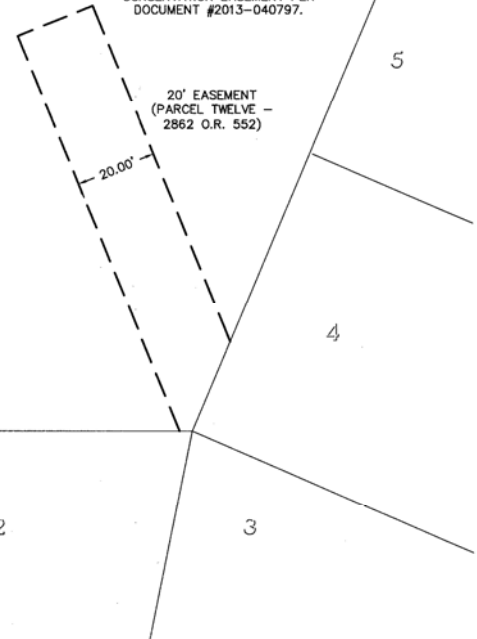
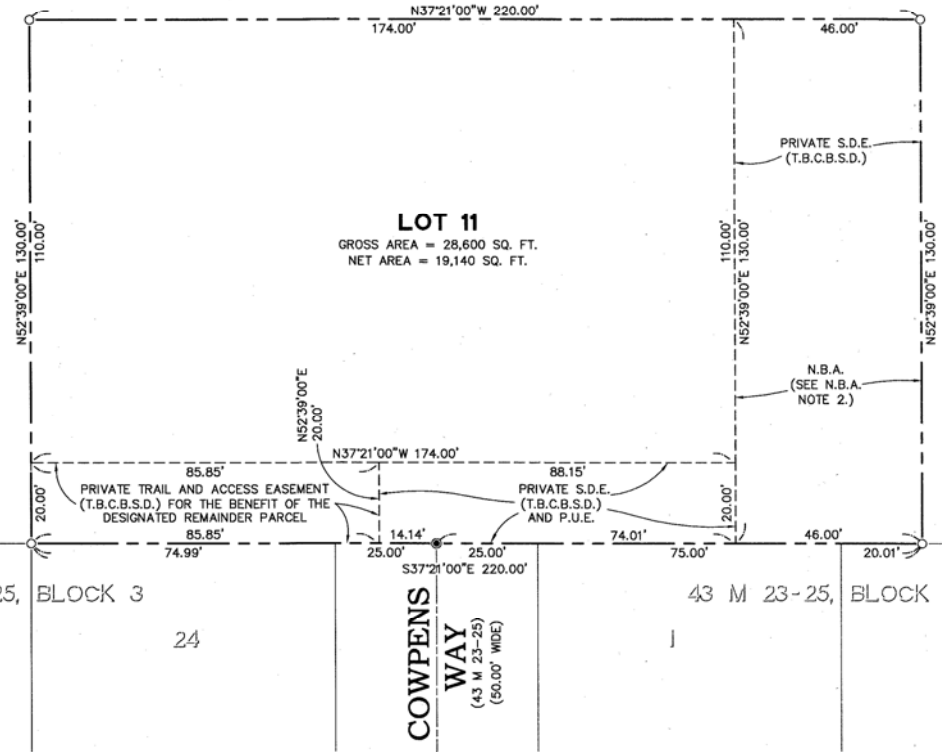
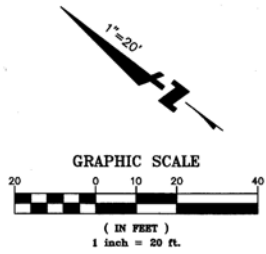
PRIVATE EASEMENT NOTE 1:
PRIVATE ACCESS EASEMENT OVER PORTION OF LOT 6 (T.B.C.B.S.D.) FOR THE BENEFIT OF LOT 7, LOT 8, THE DESIGNATED REMAINDER AND THE CRYSTAL SPRINGS SANITATION DISTRICT.
PRIVATE UTILITY EASEMENT OVER PORTION OF LOT 6 (T.B.C.B.S.D.) FOR THE BENEFIT OF LOT 7 AND LOT 8.

PRIVATE EASEMENT NOTE 2:
PRIVATE ACCESS EASEMENT OVER PORTION OF LOT 7 (T.B.C.B.S.D.) FOR THE BENEFIT OF LOT 8, THE DESIGNATED REMAINDER AND THE CRYSTAL SPRINGS SANITATION DISTRICT.
PRIVATE UTILITY EASEMENT OVER PORTION OF LOT 7 (T.B.C.B.S.D.) FOR THE BENEFIT OF LOT 8.

PRIVATE EASEMENT NOTE 3:
PRIVATE ACCESS EASEMENT OVER PORTION OF LOT 8 (T.B.C.B.S.D.) FOR THE BENEFIT OF THE DESIGNATED REMAINDER AND THE CRYSTAL SPRINGS SANITATION DISTRICT.
PRIVATE UTILITY EASEMENT OVER PORTION OF LOT 8 (T.B.C.B.S.D.) FOR THE BENEFIT OF LOT 7.

N.B.A. NOTE 1:
NO-BUILD AREA OVER PORTION OF LOT 8 - NO STRUCTURES OR IMPROVEMENTS ALLOWED WITHIN NO-BUILD AREA EXCEPTING THEREFROM STORM DRAINAGE IMPROVEMENTS/EASEMENTS WHICH ARE FOR THE BENEFIT OF LOT 7 AND LOT 8 AND ALSO ACCESS IMPROVEMENTS/EASEMENTS FOR THE BENEFIT OF THE DESIGNATED REMAINDER PARCEL AND THE CRYSTAL SPRINGS SANITATION DISTRICT.

**DESIGNATED
REMAINDER
(UNSURVEYED)**
(80 PM 69-70)
AND
(PORTION OF PARCEL ONE
OF DOCUMENT #2008-027480)
DESIGNATED REMAINDER IS
SUBJECT TO GRANT OF
CONSERVATION EASEMENT PER
DOCUMENT #2013-040797.



N.B.A. NOTE 2:

NO-BUILD AREA OVER PORTION OF LOT 11 - NO STRUCTURES OR IMPROVEMENTS ALLOWED WITHIN NO-BUILD AREA EXCEPTING THEREFROM STORM DRAINAGE IMPROVEMENTS/EASEMENTS.

LEGEND

- O.R. OFFICIAL RECORDS
- N.B.A. NO-BUILD AREA
- S.D.E. STORM DRAINAGE EASEMENT TO BE CREATED BY SEPARATE DOCUMENT
- T.B.C.B.S.D. (R) RADIAL BEARING
- DISTINCTIVE BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTERLINE
- SET 3/4" IP WITH PLASTIC PLUG AND TACK STAMPED "LS 8863"
- FOUND 3/4" IP WITH PLUG TACK AND TACK STAMPED "RCE 7595" IN MONUMENT WELL PER (1) UNLESS OTHERWISE NOTED

NEW BRUNSWICK DRIVE

(43 M 23-25)
(50.00' WIDE)

COWPENS WAY

(43 M 23-25)
(50.00' WIDE)

COBBLEHILL PLACE

(43 M 23-25)
(50.00' WIDE)

**TRACT MAP NO. 944
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SCALE: 1"=20' NOVEMBER 2015

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