

OWNER’S STATEMENT

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

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

- A SANITARY SEWER EASEMENT OR S.S.E. AS SHOWN ON SHEETS 2 & 4.
- A PUBLIC UTILITY EASEMENT OR P.U.E. AS SHOWN ON SHEETS 2 & 3.

WE ALSO HEREBY RESERVE A CONSERVATION EASEMENT OVER LOTS 8 & 9 AS SHOWN ON SHEETS 2, 3 & 4 AND DESCRIBED IN DOCUMENT #-----

WE ALSO HEREBY RESERVE PRIVATE STORM DRAIN AND PRIVATE SANITARY SEWER EASEMENTS OVER LOTS 1, 2, 3, 4, 5, 7, 8, AND 9 FOR THE BENEFIT OF LOTS 1 THROUGH 9.

AS OWNERS:

JEFFERSON 10 INVESTORS LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: EDENBRIDGE LAND AND CATTLE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER

BY:-----  
PATRICK J. GEARY  
ITS: MANAGING MEMBER

AS TRUSTEE:

LAWYERS TITLE INSURANCE COMPANY

BY:----- BY:-----

CLERK OF THE BOARD STATEMENT

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF SAN MATEO COUNTY DID APPROVE THE WITHIN MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, THE PUBLIC PUBLIC UTILITY EASEMENT (P.U.E.) OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF 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.

PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, ALL EASEMENTS LISTED BELOW ARE NOT SHOWN ON THE SUBDIVISION SHOWN HEREON AND ARE THEREFORE ABANDONED.

(A) THE EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 16, 1984 AS DOCUMENT NO. 84077422 OF OFFICIAL RECORDS, THAT FALLS WITHIN THE DISTINCTIVE BORDER LINE OF THIS SUBDIVISION.

(B) THE EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 22, 1983 AS DOCUMENT NO. 83129756 OF OFFICIAL RECORDS, THAT FALLS WITHIN THE DISTINCTIVE BORDER LINE OF THIS SUBDIVISION.

(C) THE EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 1986 AS DOCUMENT NO. 86137878 OF OFFICIAL RECORDS, THAT FALLS WITHIN THE DISTINCTIVE BORDER LINE OF THIS SUBDIVISION.

DATED:-----  
CLERK OF THE BOARD OF SUPERVISORS,  
SAN MATEO COUNTY, STATE OF CALIFORNIA  
  
BY:-----  
DEPUTY

SOILS ENGINEER’S STATEMENT

A GEOTECHNICAL REPORT WAS PREPARED FOR THIS SUBDIVISION BY BERLOGAR STEVENS AND ASSOCIATES, DATED OCTOBER 29, 2018, JOB NO. 3975.100, AND IS ON FILE WITH THE COUNTY OF SAN MATEO BUILDING DEPARTMENT.

OWNER’S ACKNOWLEDGEMENT

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 -----

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/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:

SIGNATURE -----

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS:-----

COMMISSION EXPIRES:-----

COMMISSION # OF NOTARY:-----

TRUSTEE’S ACKNOWLEDGEMENT

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 -----

ON ----- BEFORE ME, -----

A NOTARY PUBLIC, PERSONALLY APPEARED

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PRINCIPAL COUNTY OF BUSINESS:-----

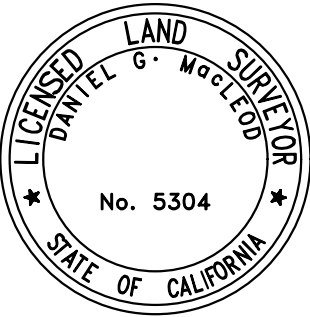
COMMISSION EXPIRES:-----

COMMISSION # OF NOTARY:-----

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 JEFFERSON 10 INVESTORS LP, IN FEBRUARY 2020. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED:----- DANIEL G. MACLEOD, L.S. #5304



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 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AND OF THE "SAN MATEO COUNTY ORDINANCE" APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE:-----  
JOHN T. MAY  
INTERIM COUNTY SURVEYOR  
L.S. NO. 8570 EXPIRATION 3/31/2021



COUNTY RECORDER’S STATEMENT

FILED FOR RECORD THIS ----- DAY OF -----, 2020, AT  
----- M. IN VOLUME ----- OF MAPS AT PAGES -----  
AT THE REQUEST OF LAWYERS TITLE INSURANCE COMPANY.  
FILE NO. ----- FEE -----

MARK CHURCH, COUNTY RECORDER

BY:-----  
DEPUTY

WIK A RANCH  
SUBDIVISION MAP NO. -----

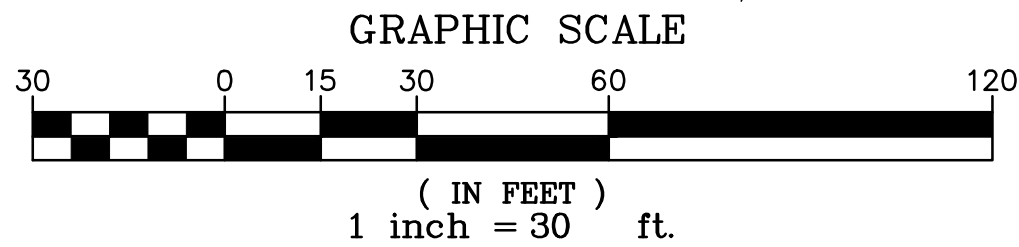
BEING A SUBDIVISION OF THE LANDS OF JEFFERSON 10 INVESTORS LP, AS DESCRIBED IN DOC. #2020-----, ALSO BEING PARCEL 1A AS DESCRIBED IN "APPROVAL OF LOT LINE ADJUSTMENT" RECORDED IN DOC. #2020-----, AND AS SHOWN ON VOLUME \_\_\_ OF LLS MAPS AT PAGES \_\_\_-\_\_\_, OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAN MATEO COUNTY

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA  
-----  
AUGUST 2020

MacLEOD AND ASSOCIATES

CIVIL ENGINEERING • LAND SURVEYING

965 CENTER STREET • SAN CARLOS CA • 94070 • (650) 593-8580



**BASIS OF BEARINGS:**

THE BEARING NORTH 56°08'00" EAST, TAKEN ON THE NORTHEASTERLY LINE OF JEFFERSON AVENUE AS SHOWN ON THAT RECORD OF SURVEY FILED IN VOLUME \_\_\_ OF LLS MAPS AT PAGES \_\_\_, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

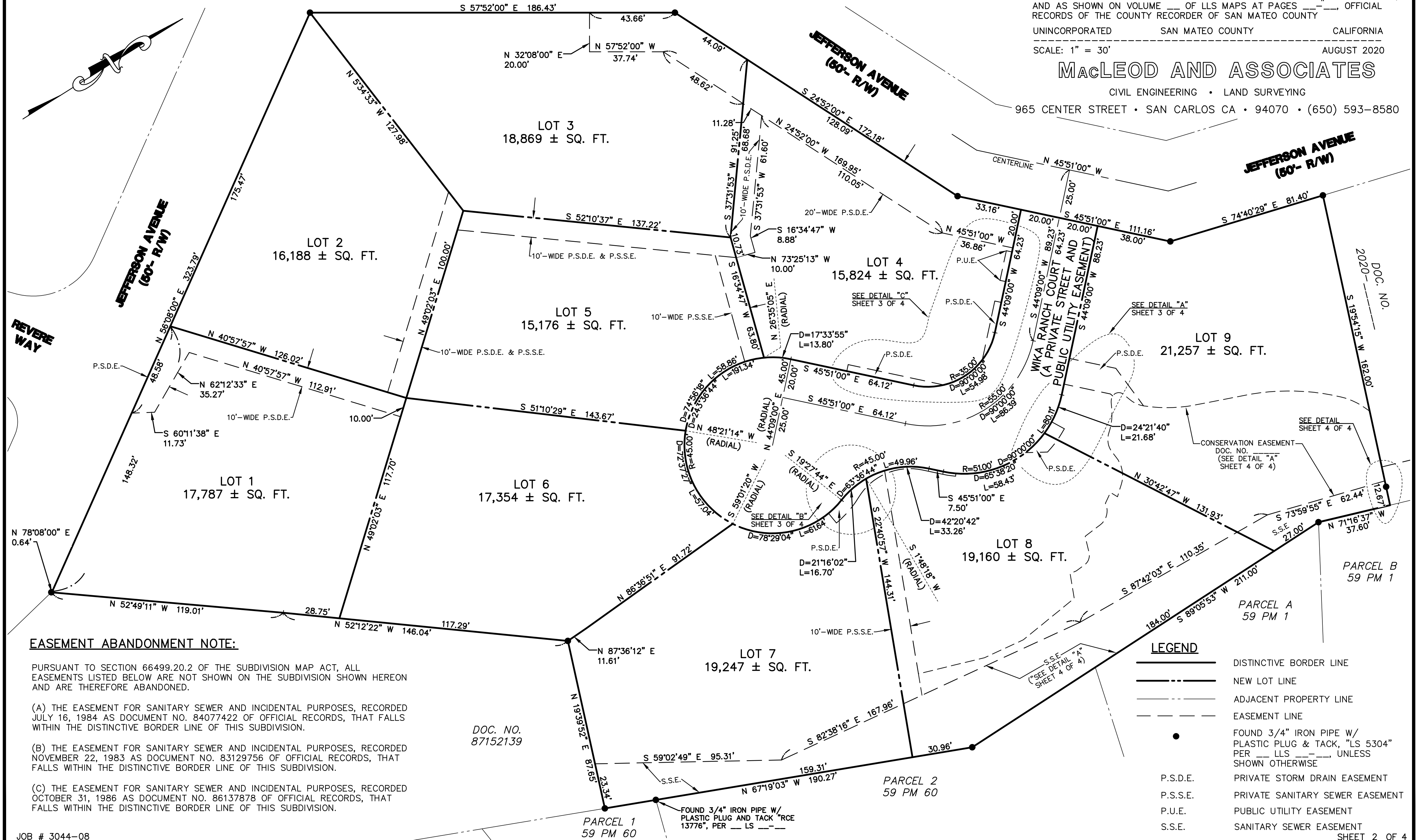
**WIKI RANCH  
SUBDIVISION MAP NO. \_\_\_\_\_**

BEING A SUBDIVISION OF THE LANDS OF JEFFERSON 10 INVESTORS LP, AS DESCRIBED IN DOC. #2020-\_\_\_\_\_, ALSO BEING PARCEL 1A AS DESCRIBED IN "APPROVAL OF LOT LINE ADJUSTMENT" RECORDED IN DOC. #2020-\_\_\_\_\_ AND AS SHOWN ON VOLUME \_\_\_ OF LLS MAPS AT PAGES \_\_\_, OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAN MATEO COUNTY

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA  
SCALE: 1" = 30' AUGUST 2020

**MACLEOD AND ASSOCIATES**

CIVIL ENGINEERING • LAND SURVEYING  
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# WIKI RANCH SUBDIVISION MAP NO. \_\_\_\_\_

BEING A SUBDIVISION OF THE LANDS OF JEFFERSON 10 INVESTORS LP, AS DESCRIBED IN DOC. #2020-\_\_\_\_\_, ALSO BEING PARCEL 1A AS DESCRIBED IN "APPROVAL OF LOT LINE ADJUSTMENT" RECORDED IN DOC. #2020-\_\_\_\_\_, AND AS SHOWN ON VOLUME \_\_\_\_ OF LLS MAPS AT PAGES \_\_\_\_\_, OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAN MATEO COUNTY

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 10' AUGUST 2020

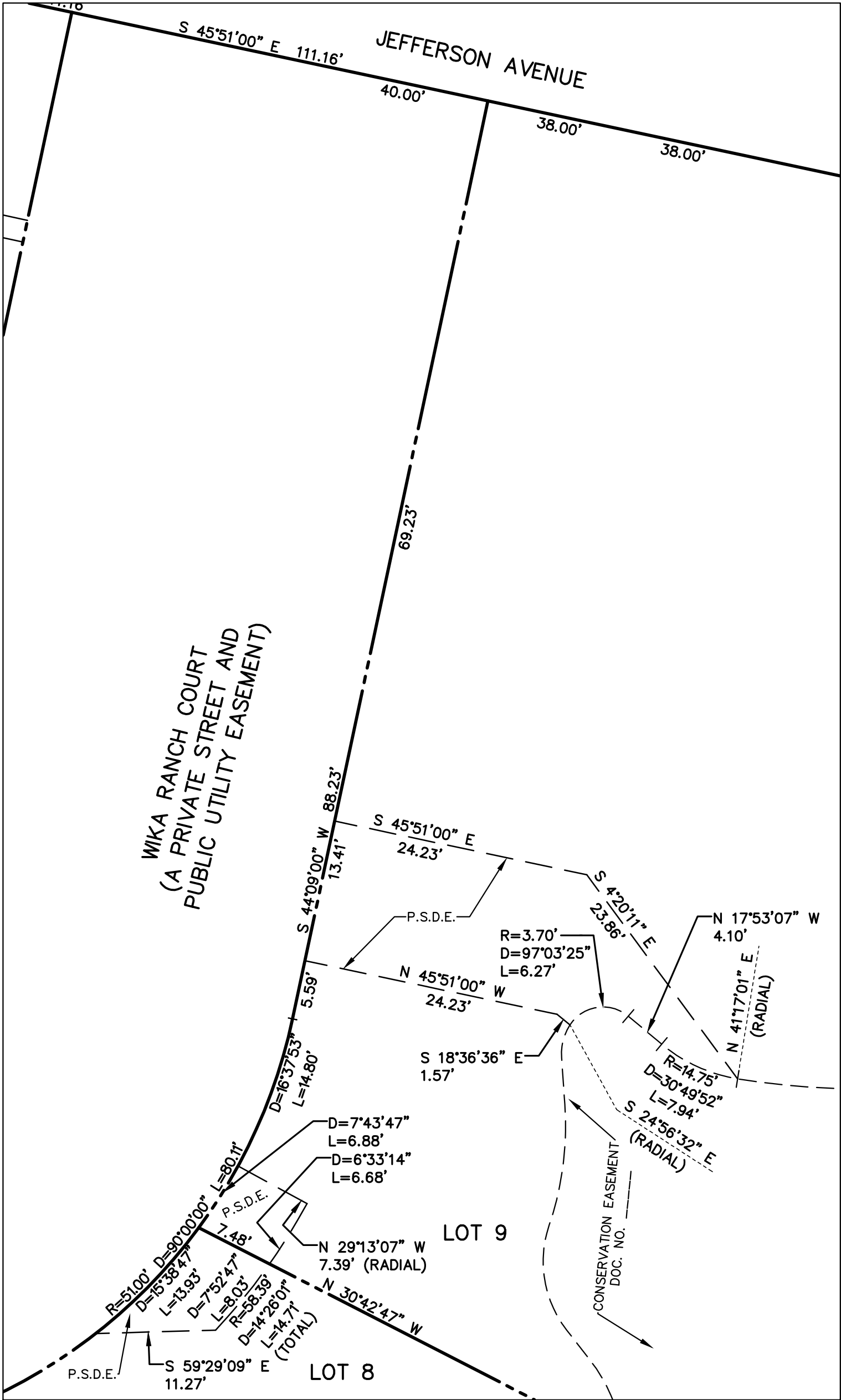
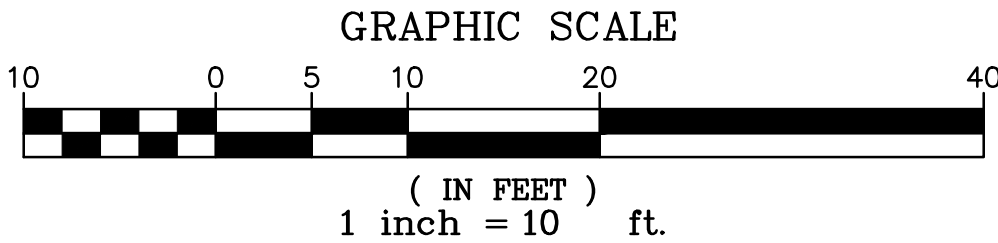
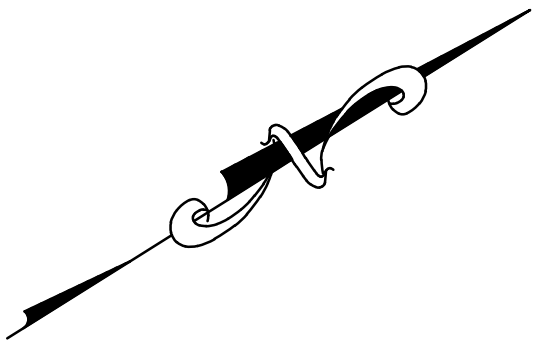
MACLEOD AND ASSOCIATES

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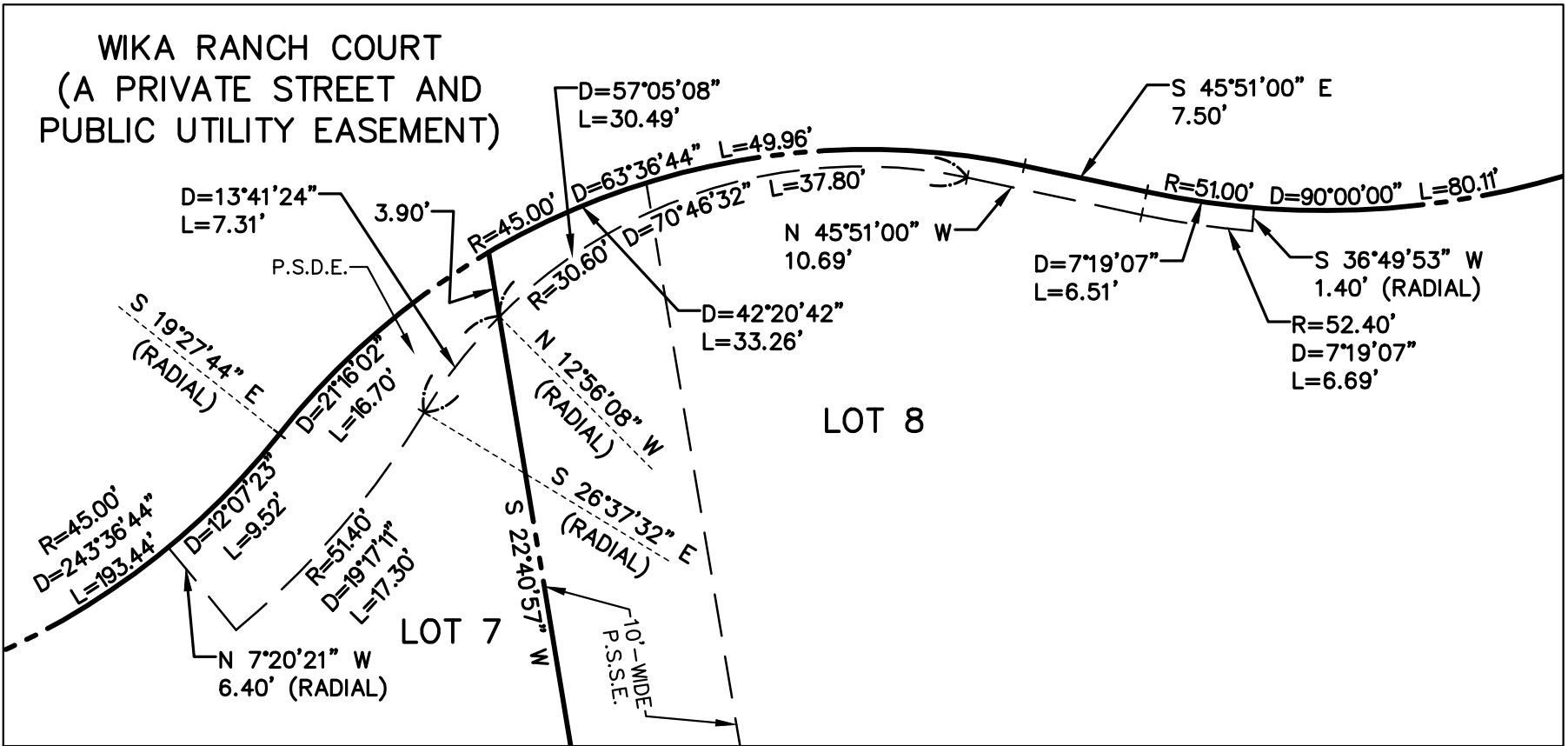
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## LEGEND

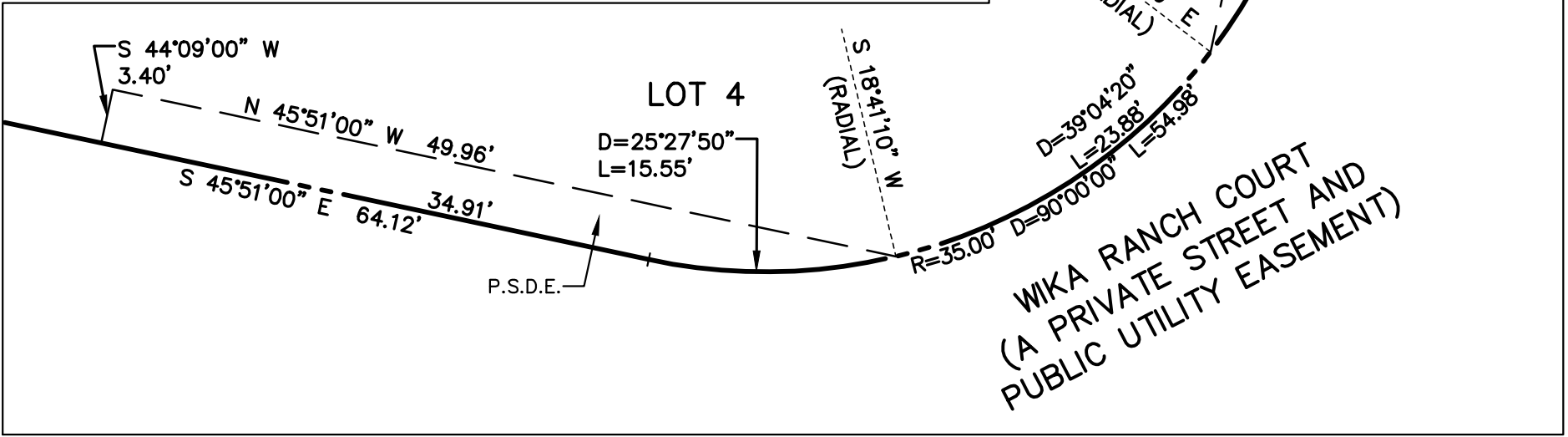
- DISTINCTIVE BORDER LINE
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- FOUND 3/4" IRON PIPE W/  
PLASTIC PLUG & TACK, "LS 5304"  
PER \_\_\_\_ LLS \_\_\_\_\_, UNLESS  
SHOWN OTHERWISE
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT



DETAIL "A"  
SCALE: 1" = 10'



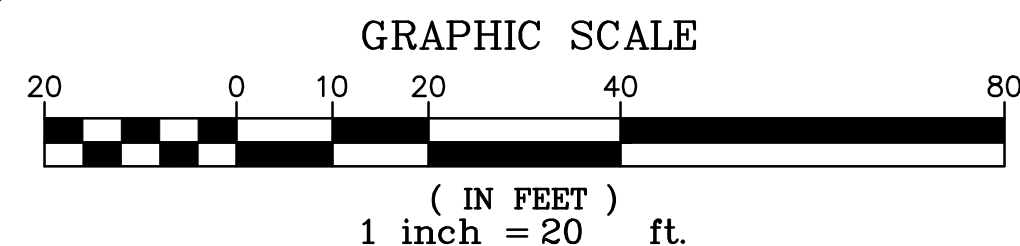
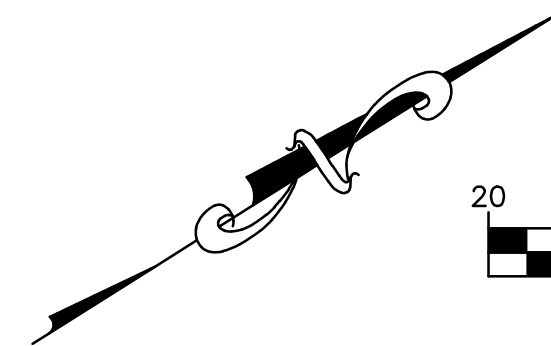
DETAIL "B"  
SCALE: 1" = 10'



DETAIL "C"  
SCALE: 1" = 10'

LEGEND

- DISTINCTIVE BORDER LINE  
NEW LOT LINE  
ADJACENT PROPERTY LINE  
EASEMENT LINE  
FOUND 3/4" IRON PIPE W/  
PLASTIC PLUG & TACK, "LS 5304"  
PER \_\_\_ LLS \_\_\_, UNLESS  
SHOWN OTHERWISE  
P.S.D.E. PRIVATE STORM DRAIN EASEMENT  
P.S.S.E. PRIVATE SANITARY SEWER EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
S.S.E. SANITARY SEWER EASEMENT



# WIKI RANCH

## SUBDIVISION MAP NO. \_\_\_\_\_

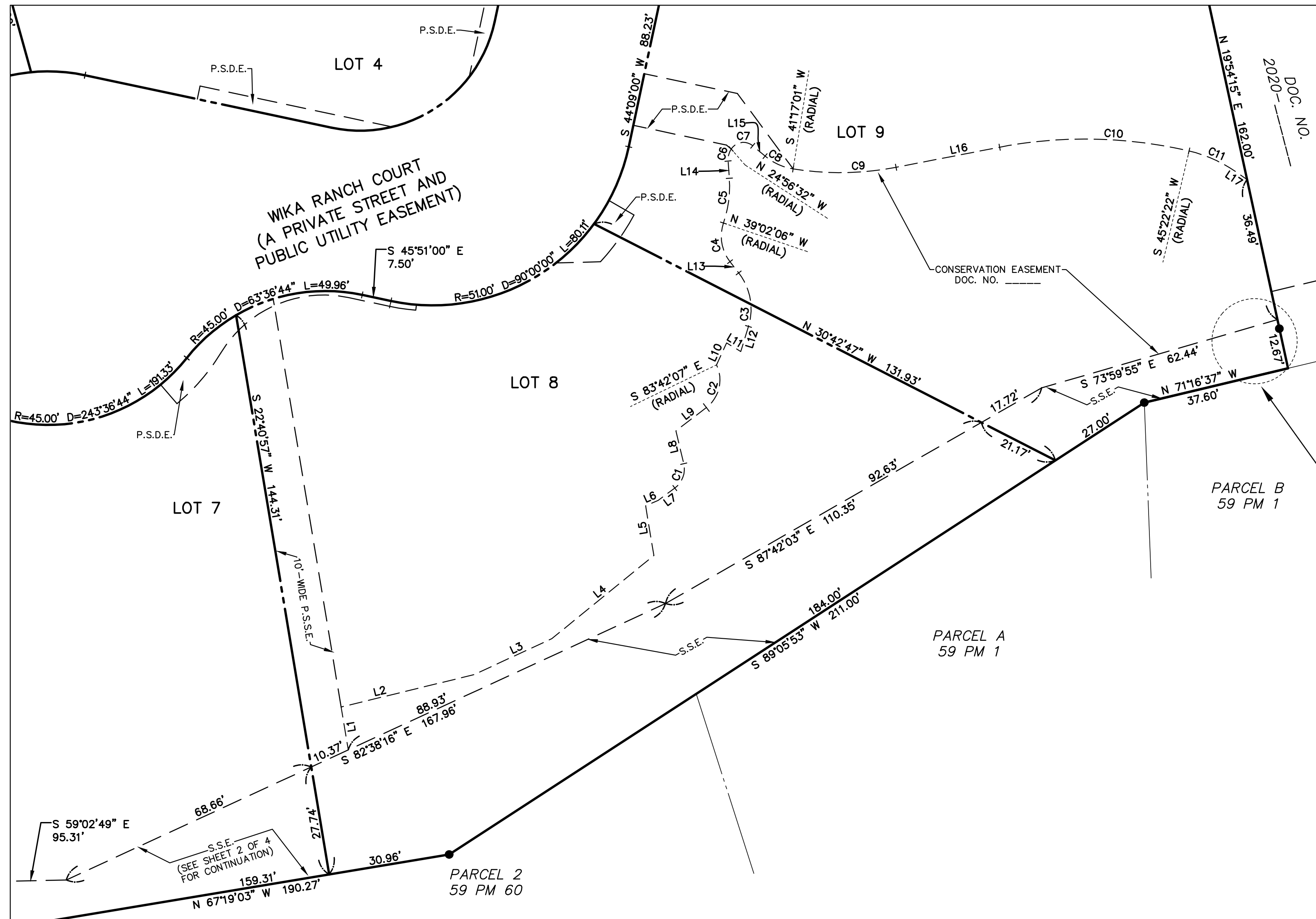
BEING A SUBDIVISION OF THE LANDS OF JEFFERSON 10 INVESTORS LP, AS  
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AND AS SHOWN ON VOLUME \_\_\_ OF LLS MAPS AT PAGES \_\_\_, OFFICIAL  
RECORDS OF THE COUNTY RECORDER OF SAN MATEO COUNTY

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA  
SCALE: 1" = 20' AUGUST 2020

## MACLEOD AND ASSOCIATES

CIVIL ENGINEERING • LAND SURVEYING

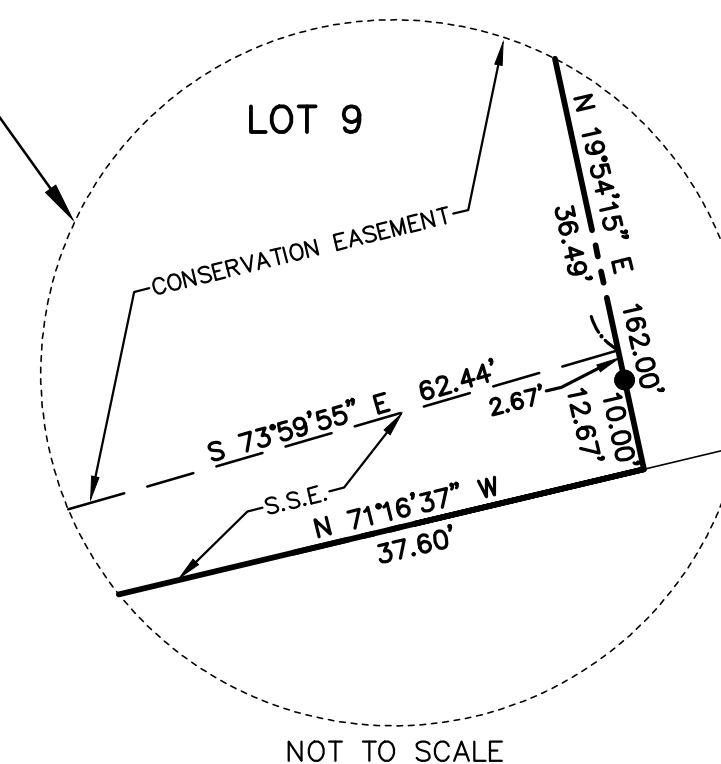
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| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L1         | S22°40'03"W | 11.07' |
| L2         | N71°32'51"W | 34.71' |
| L3         | N82°38'16"W | 21.90' |
| L4         | S82°56'39"W | 33.52' |
| L5         | S22°42'01"W | 12.83' |
| L6         | N81°03'31"W | 3.44'  |
| L7         | S85°40'18"W | 5.29'  |
| L8         | S18°45'25"W | 8.59'  |
| L9         | S84°45'00"W | 9.75'  |
| L10        | S56°48'35"W | 6.16'  |
| L11        | N26°32'21"W | 4.21'  |
| L12        | S49°17'24"W | 6.68'  |
| L13        | S5°41'50"E  | 3.63'  |
| L14        | S28°06'36"W | 4.39'  |
| L15        | N17°53'07"W | 4.10'  |
| L16        | N68°50'14"W | 26.83' |
| L17        | S23°02'22"E | 3.39'  |

| Curve Table |         |           |        |
|-------------|---------|-----------|--------|
| Curve #     | Radius  | Delta     | Length |
| C1          | 6.00'   | 66°54'53" | 7.01'  |
| C2          | 8.83'   | 78°27'07" | 12.09' |
| C3          | 15.00'  | 54°59'14" | 14.40' |
| C4          | 10.50'  | 56°39'43" | 10.38' |
| C5          | 29.00'  | 22°51'18" | 11.57' |
| C6          | 5.00'   | 36°56'52" | 3.22'  |
| C7          | 3.70'   | 97°03'25" | 6.27'  |
| C8          | 14.75'  | 30°49'52" | 7.94'  |
| C9          | 75.00'  | 20°07'16" | 26.34' |
| C10         | 115.00' | 24°12'36" | 48.59' |
| C11         | 35.00'  | 21°35'17" | 13.19' |

SEE DETAIL



### DETAIL "A"

SCALE: 1" = 20'