

Recorded at the Request of,  
and When Recorded Return to:

Camille Leung, Senior Planner  
Planning and Building Department  
455 County Center, 2nd Floor  
Mail Drop PLN122  
Redwood City, CA 94063

For Clerk Use Only

**2021-142865 CONF**

3:53 pm 10/07/21 NM Fee: 29.00

Count of pages 5

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



\* \$ R 0 0 0 3 1 5 3 6 3 7 \$ \*

County of San Mateo  
Planning and Building Department

### **NOTICE OF MERGER**

Planning File No. PLN2021-00239

Notice is hereby given that the real property described below and on Exhibit A attached hereto and made a part hereof has merged pursuant to Section 66499.20.3 of the Government Code and Section 7123 of the San Mateo County Subdivision Ordinance.

#### Property Description

#### PARCEL ONE:

ALL OF LOTS 6 AND 7 AND A PORTION OF LOTS 1, 2, 3 AND 5, BLOCK 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON AUGUST 5, 1907 IN BOOKS 5 of MAPS AT PAGE(S) 19, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF AFOREMENTIONED BLOCK, THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, NORTH 65° 30' 00" EAST 58.78 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING ALONG SAID SOUTHERLY TINE, NORTH 65° 30' 00" EAST 194.64 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF BLOCK 5, NORTH 62° 09' 28" WEST 78.56 FEET (NORTH 63° 45' WEST 79.00 FEET PER MAP) TO AN ANGLE POINT IN THE

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BLOCK; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE 89.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5, SAID POINT BEING EASTERLY ALONG SAID NORTHERLY LINE 5.31 FEET FROM THE MOST NORTHERLY CORNER OF AFOREMENTIONED LOT 5; THENCE LEAVING THE NORTHERLY LINE OF BLOCK 5, SOUTH 8° 52' 32" WEST 120.01 FEET TO THE TRUE POINT OF BEGINNING. AS CREATED IN DOCUMENT ENTITLED APPROVAL OF LOT LINE ADJUSTMENT RECORDED OCTOBER 19, 1999 UNDER DOCUMENT NO. 99175196 OF OFFICIAL RECORDS OF SAN MATEO COUNTY,

PARCEL TWO:

PORTION OF HERMOSA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE" FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 5, 1907, IN BOOK 5 OF MAPS AT PAGE 19, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF HERMOSA AVENUE, WITH THE EASTERLY LINE OF MIRAMAR DRIVE, AS SAID LINES ARE SHOWN ON THE ABOVE MENTIONED MAP, THENCE NORTH 24° 30' 00" WEST A DISTANCE OF 21.29 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET, A DELTA OF 21° 08' 51", AN ARC LENGTH OF 13.82 FEET, AND A CHORD WHICH BEARS NORTH 57° 34' 57" EAST HAVING A CHORD DISTANCE OF 13.74 FEET TO A POINT ON A LINE; THENCE NORTH 65° 52' 02" EAST A DISTANCE OF 79.95 FEET; THENCE NORTH 24° 45' 14" WEST A DISTANCE OF 27.33 FEET TO THE NORTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE NORTH 65° 30' 00" EAST A DISTANCE OF 159.99 FEET TO A POINT ON THE SUBDIVISION BOUNDARY; THENCE ALONG SAID BOUNDARY LINE SOUTH 63° 45' 00" EAST A DISTANCE OF 64.57 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHERLY LINE OF HERMOSA AVENUE; THENCE ALONG SAID LINE SOUTH 65° 30' 00" WEST A DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING.

Parcel One is also identified as Assessor's Parcel Number 048-076-160. Parcel Two is also identified as Assessor's Parcel Number 048-076-140.

The above-described property now constitutes one lot as shown on Exhibit A, attached.

According to public records, the above-described property is owned by:

Brad J. Lucas and Melanie Lucas  
681 Hermosa Avenue

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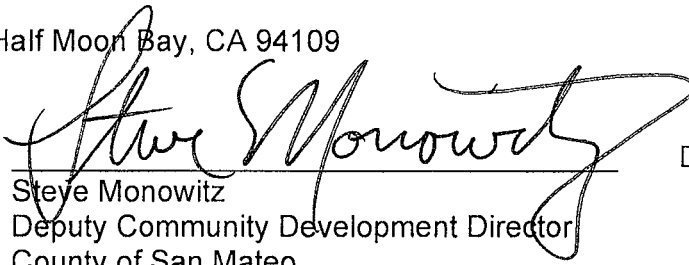
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Half Moon Bay, CA 94109

Signed:

  
Steve Monowitz  
Deputy Community Development Director  
County of San Mateo

Date:

10/7/21

Exhibit A: Map

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

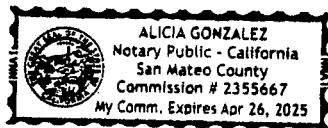
State of California

County of San Mateo }

On October 07, 2021 before me, Alicia Gonzalez, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Steven Monowitz  
Name(s) of Signer(s)

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 and official seal.

Signature Alicia Gonzalez  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

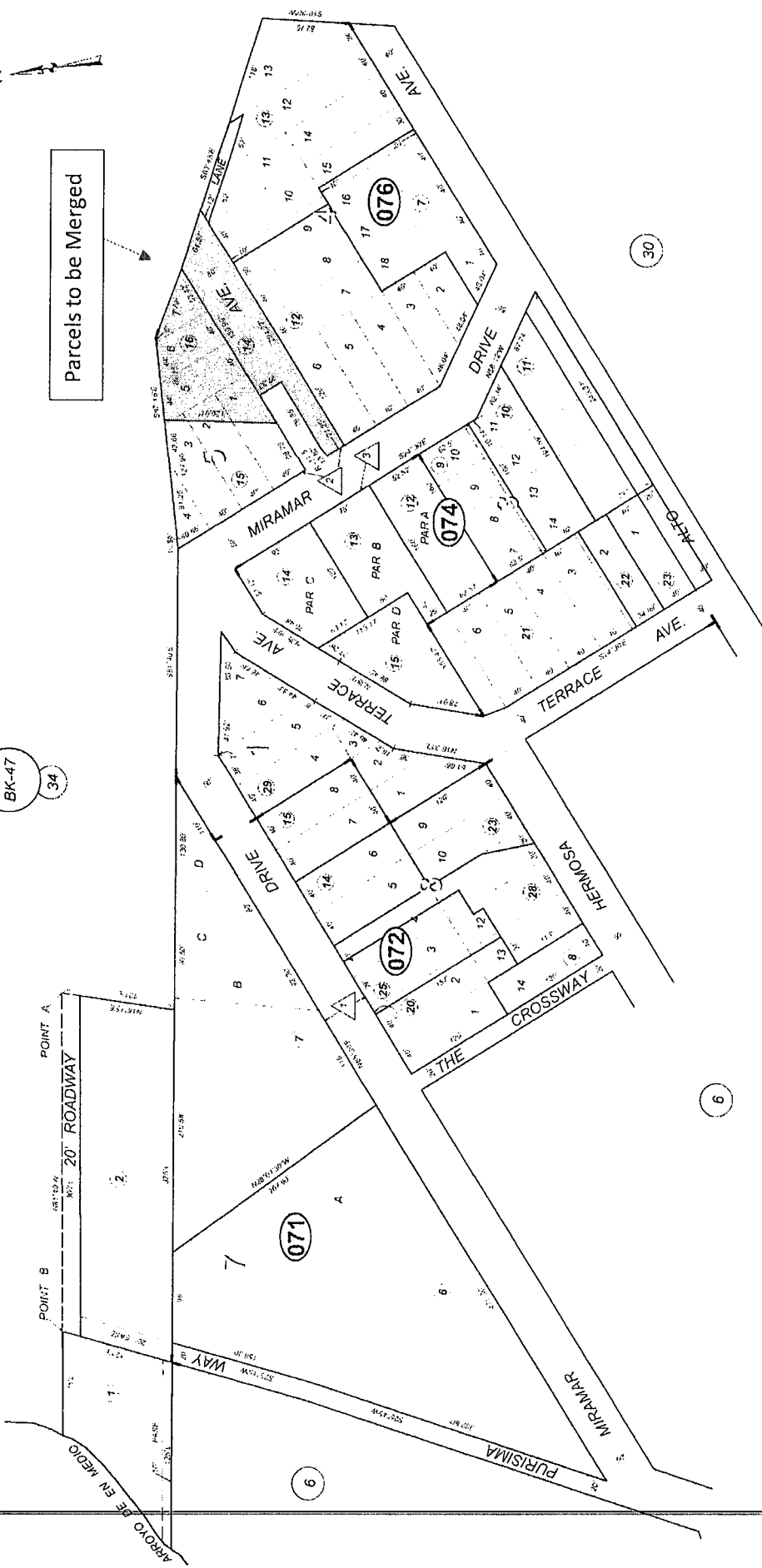
Signer is Representing: \_\_\_\_\_

48-7

1" = 100'  
N

Parcels to be Merged

BK-47  
34



3 PARCEL MAP VOL 6887-98

2 SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE RSM 5/19

1 MIRAMAR TERRACE RSM 4/12

Exhibit A

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF