

BASIS OF BEARINGS:

THE BEARING S85°30'00"W OF THE SOUTHERLY LINE OF HERMOSA AVE, AS SHOWN ON VOLUME 44 OF L.L.S. MAPS AT PAGE 75 FILED IN SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTES:

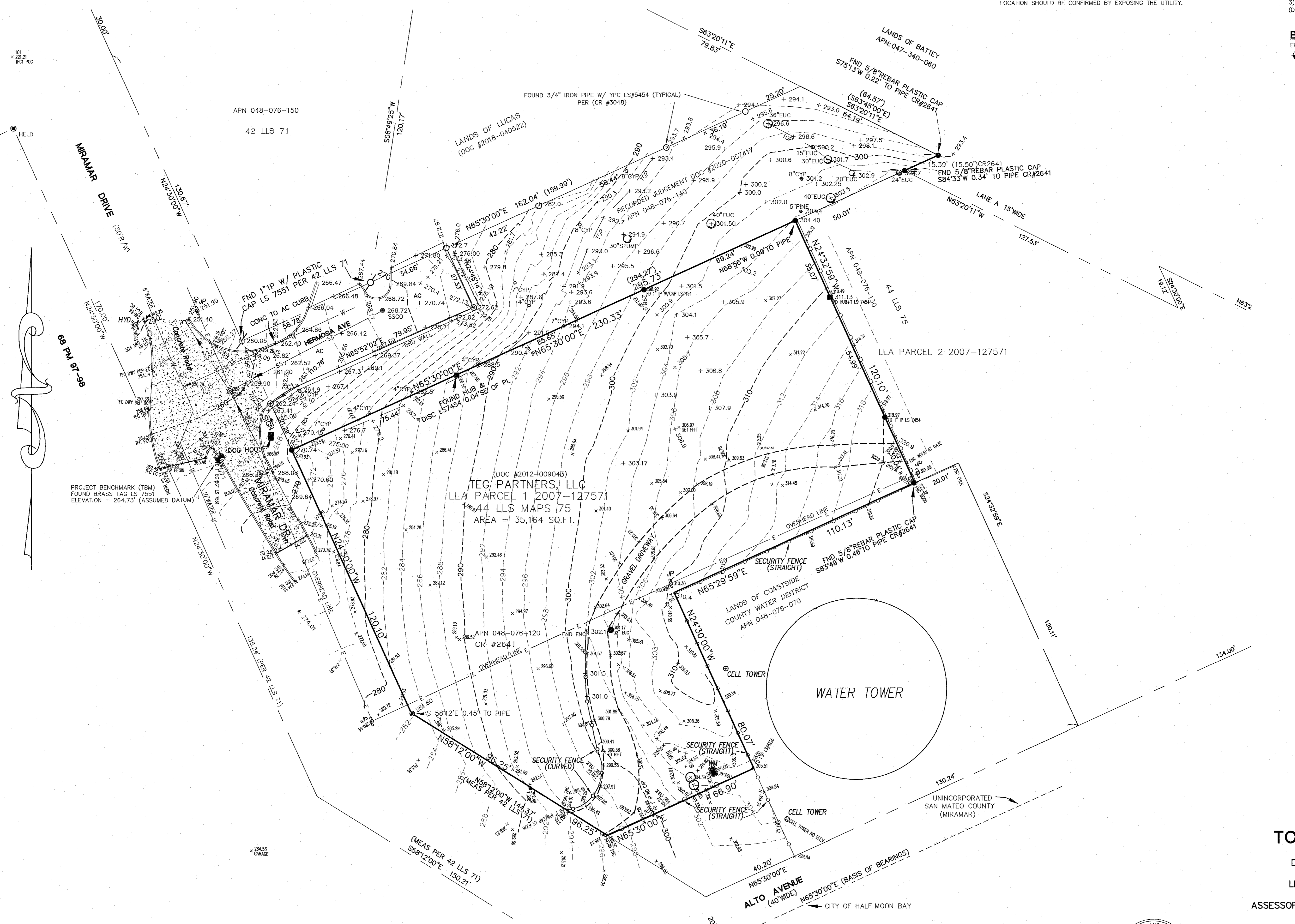
- 1) NO EASEMENTS ARE SHOWN ON THE THE RECORD SUBDIVISION MAP OTHER THAN SHOWN ON THIS MAP, IF ANY.
- 2) ALL IMPROVEMENTS WITHIN RECORDED JUDGEMENT DOC. #2020-057417 ARE NOT SHOWN HEREON.
- 3) ALL EASEMENTS AFFECTING THE LANDS OF TEG PARTNERS, LLC PER (DOC #2012-009043) ARE NOT SHOWN HEREON.

BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.
TBM: FND BRASS DISK "8GT" IN CONCRETE CURB AS SHOWN.
ELEVATION: 264.73'

LEGEND:

△	FOUND MAG NAIL IN ASPHALT
CI	R=37.5' L=13.82'
AC	ASPHALTIC CONCRETE
BRD	BOARD - WOOD
BW	BACK OF WALK
C&G	CURB & GUTTER [CONC ROLL TYPE]
CB	CATCH BASIN
CHLK	CHAIN LINK (FENCE)
CIP	CAST IRON PIPE
CLRD	CENTERLINE A/C ROAD
CMP	CORRUGATED METAL PIPE
CYP	CYPRESS TREE
CONC	CONCRETE
DI	DROP INLET
DW	DRIVEWAY
EUC	EUCALYPTUS TREE
FL	FLOW LINE
FNC	FENCE
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
H&MM	HUB & MINI-MAG
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LAT	LATERAL
LG	LIP OF GUTTER
MB	MAILBOX
M&S	MAG-NAIL & SHINER
M&W	MAG-NAIL & WASHER
MS&W	MAG-SPIKE & WHISKERS
P.U.E.	PUBLIC UTILITIES EASEMENT
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
RET. WALL	RETAINING WALL
SCR+	SCRIBED CROSS
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
T/W	TOP OF WALL
TBC	TOP BACK OF CURB
VCP	VITRIFIED CLAY PIPE
WD	WOOD
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-O/H-	OVERHEAD UTILITY LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-U/G-	UNDERGROUND UTILITY LINE
-W-	WATER LINE



BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF TEG PARTNERS, LLC
DOCUMENT # 2012-009043 O.R.
CR #3048
LLA PARCEL 1 DOC. #2007-127571
44 L.L.S. MAPS 75
ASSESSOR'S PARCEL NUMBER: 048-076-120
MIRAMAR @ HERMOSA

HALF MOON BAY (UNINCORPORATED) COUNTY OF SAN MATEO, CALIFORNIA
SCALE: 1" = 20'
JANUARY, 2024

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