

RECORDING REQUESTED BY
AND TO BE RETURNED TO:
City of Redwood City
City Engineer
1017 Middlefield Road
Redwood City, CA 94063

Per Government Code Section 6103
No recordation fee required

2024-018333

2:14 pm 04/09/2024 LB Fee: \$44.00

Count of Pages 10
Recorded in Official Records
County of San Mateo
Mark Church

Assessor-County Clerk-Recorder



SPACE FOR RECORDER'S USE

10

LOT LINE ADJUSTMENT

NOTICE IS HEREBY GIVEN that pursuant to Government Code Section 66412(d), and upon application of the undersigned owner(s) of record, the following lot line adjustment is hereby approved by the City of Redwood City by its Planning Manager, in accordance with Chapter 30, Sec. 30.13 of the City Code.

All of that real property is hereby adjusted and more particularly described together in the attached exhibits:

SEE ATTACHED "EXHIBIT A,C, E"

We, as owners of record, hereby acknowledge our consent to the above described lot line adjustment.

Dated March 19th, 2024

NEIL S. CITRARO, as Trustee of the
Neil S. Citraro 2017 Revocable Trust
dated October 16, 2017

Approved by the City of Redwood City by:

Susan M. Exline,
Assistant Community Development &
Transportation Director and Planning
Manager

AKA Sue Exline

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 Luis obispo

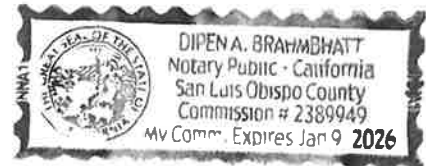
On 03/10/2024 before me, Dipen A. Brahmabhatt, Notary
(insert name and title of the officer)

personally appeared Neil S. Citrearo,
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  (Seal)



CALIFORNIA ALL-PURPOSE 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 Luis Obispo)
On 03/19/2024 before me, Dipen A. Brahmhatt, Notary
Date Here Insert Name and Title of the Officer
personally appeared Neil S. Citrao
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____

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 APRIL 2, 2024 before me, YESSIKA DOMINGUEZ, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared SUE EXLINE
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

[Handwritten Signature]
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: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION
ADJUSTED LOT 2 – MAP OF RESUBDIVISION OF LOT 2, MAP OF
THE WOOSTER, WHITTON AND MONTGOMERY'S SUBDIVISION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF REDWOOD CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING A PORTION OF LOT 2 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN SUBDIVISION MAP ENTITLED "MAP OF THE RESUBDIVISION OF LOT 2, MAP OF THE WOOSTER, WHITTON AND MONTGOMERY'S SUBDIVISION OF A PART OF THE REDWOOD FARM", FILED JUNE 9, 1909 IN BOOK 6 OF MAPS AT PAGE 66, SAN MATEO COUNTY RECORDS, AND AS SHOWN ON THE CERTIFICATE OF COMPLIANCE RECORDED JANUARY 5, 2022 AS DOCUMENT #2022-000926, SAN MATEO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 2 (6 M 66), SAID POINT ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF ROOSEVELT AVENUE; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 SOUTH 45° 27' 14" EAST, 110.00 FEET, THENCE, CONTINUING ALONG A LINE 110.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 2, SOUTH 44° 30' 00" WEST, 35.35 FEET TO A POINT ON SOUTHWESTRLY LINE OF SAID LOT 2 (6 M 66); THENCE, CONTINUING ALONG SAID LINE, NORTH 45° 27' 14" WEST, 110.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 2 AND THE SOUTHEASTERLY RIGHT-OF-WAY OF ROOSEVELT AVENUE; THENCE, CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID LOTS 2 NORTH 44°30' 00" EAST, 35.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,888.7 SF, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTHWEST LINE OF LOTS 2 & 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP FILED JUNE 9, 1909 IN BOOK 6 OF MAPS AT PAGE 66, TAKEN AS NORTH 44° 30' 00" EAST.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.

END OF DESCRIPTION



PREPARED BY: *Michael E. Milani*
MILANI & ASSOCIATES
MICHAEL E. MILANI
L.S. 5311
EXPIRES 12/31/25

DATE

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

BEING A PORTION OF APN 053-106-031

February 14, 2024

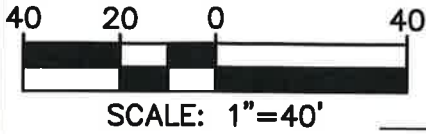
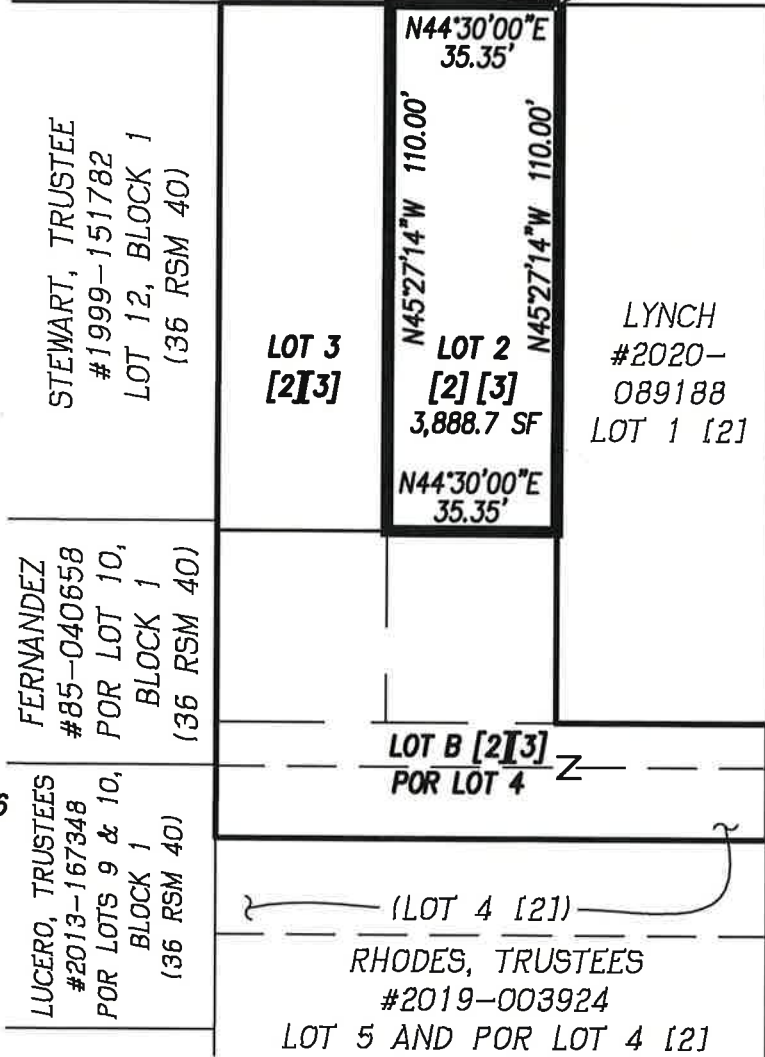


EXHIBIT "B"
ADJUSTED PARCEL 2



ROOSEVELT AVE. 60' WDE [1]

BASIS OF BEARINGS:
NORTH LINE LOTS 2 & 3 [2] POB



EBENER STREET
50' WDE [1]

LEGEND

- SF SQUARE FEET
- T TOTAL
- POB POINT OF BEGINNING
- POR PORTION OF
- [1] 10 LLS 53
- [2] 6 RSM 66
- [3] C.O.C. #2022-000926
- BOUNDARY LINE
- LOT LINE
- OLD LOT LINE
- CENTERLINE
- SUBJECT PROPERTY

FERNANDEZ
#85-040658
POR LOT 10,
BLOCK 1
(36 RSM 40)

LUCERO, TRUSTEES
#2013-167348
POR LOTS 9 & 10,
BLOCK 1
(36 RSM 40)

PLAT TO ACCOMPANY LEGAL DESCRIPTION

ADJUSTED PARCEL 2

REDWOOD CITY - SAN MATEO COUNTY - CALIFORNIA



Engineers - Surveyors
Environmental Engineers
2655 Stanwell Drive, Suite 105
Concord CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

SCALE: 1" = 40'



PREPARED BY: *Michael E. Milani*
MICHAEL E. MILANI
L.S. 5311, EXP. 12/31/25

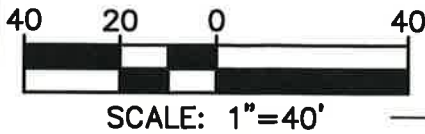
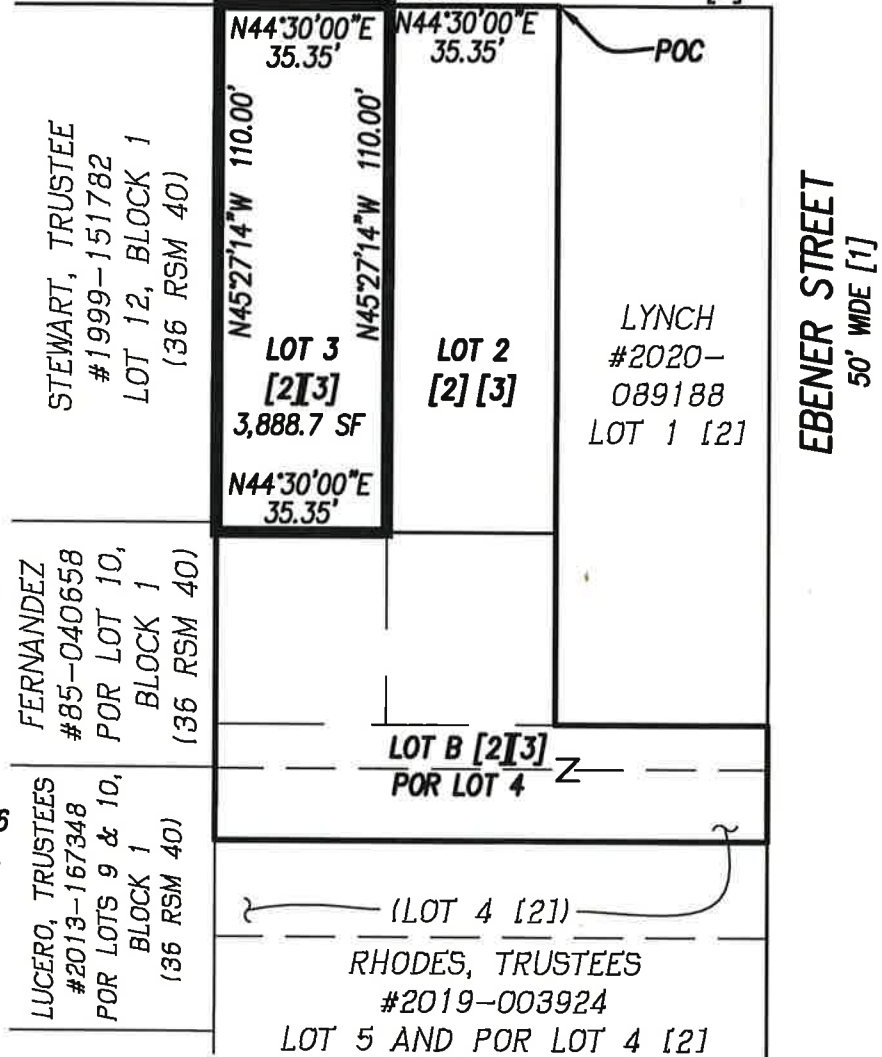


EXHIBIT "D"
ADJUSTED PARCEL 3



POB ROOSEVELT AVE. 60' WIDE [1]
BASIS OF BEARINGS:
NORTH LINE LOTS 2 & 3 [2]



LEGEND

- SF SQUARE FEET
- T TOTAL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POR PORTION OF
- [1] 10 LLS 53
- [2] 6 RSM 66
- [3] C.O.C. #2022-000926
- BOUNDARY LINE
- LOT LINE
- - - - OLD LOT LINE
- - - - CENTERLINE
- SUBJECT PROPERTY

PLAT TO ACCOMPANY LEGAL DESCRIPTION
ADJUSTED PARCEL 3



REDWOOD CITY - SAN MATEO COUNTY - CALIFORNIA



Engineers - Surveyors
Environmental Engineers
2655 Stanwell Drive, Suite 105
Concord CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279

PREPARED BY: *Michael E. Milani*
MICHAEL E. MILANI
L.S. 5311, EXP. 12/31/25

FEBRUARY 2024

SCALE: 1"= 40'

SHEET 1 OF 1

EXHIBIT "E"
LEGAL DESCRIPTION
ADJUSTED LOT B & PORTION OF LOT 4 – MAP OF RESUBDIVISION OF LOT 2, MAP OF THE WOOSTER, WHITTON AND MONTGOMERY'S SUBDIVISION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF REDWOOD CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING ALL OF LOT B AND THE NORTHERLY FIFTEEN FEET (15') OF LOT 4 TOGETHER WITH THE SOUTHERLY 40.02 FEET OF LOTS 2 & 3 AS SAID LOTS AND PARCEL ARE SHOWN AND DESIGNATED ON THAT CERTAIN SUBDIVISION MAP ENTITLED "MAP OF THE RESUBDIVISION OF LOT 2 MAP OF THE WOOSTER, WHITTON AND MONTGOMERY'S SUBDIVISION OF A PART OF THE REDWOOD FARM", FILED JUNE 9, 1909 IN BOOK 6 OF MAPS AT PAGE 66, SAN MATEO COUNTY RECORDS, AND AS SHOWN ON THE CERTIFICATE OF COMPLIANCE RECORDED JANUARY 5, 2022 AS DOCUMENT #2022-000926, SAN MATEO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT B (6 M 66); THENCE, CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID LOT B AND A PORTION OF LOT 4, SOUTH 45° 27' 14" EAST, 24.19 FEET TO A POINT ON A LINE FIFTEEN FEET (15') SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID PARCEL B; THENCE ALONG SAID LINE SOUTH 44°30'00" WEST, 115.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 4 AS SAID LOT IS SHOWN ON SAID MAP (6 M 66); THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, AND THE SOUTHWESTERLY LINE OF LOT "B" AND LOT 3 OF SAID MAP (6 M 66) NORTH 45° 27' 14" WEST, 64.21 FEET TO A POINT ON A LINE 110 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 3; THENCE, CONTINUING ALONG SAID LINE NORTH 44° 30' 00" EAST, 70.70 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2 (6 M 66); THENCE, CONTINUING ALONG SAID NORTHEASTERLY LINE SOUTH 45°27'14" EAST, 40.02 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT "B"; THENCE CONTINUING ALONG SAID LINE NORTH 44°30'00"EAST, 44.29 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,611.2 SF, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF LOTS 2 & 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP FILED JUNE 9, 1909 IN BOOK 6 OF MAPS AT PAGE 66, TAKEN AS NORTH 44° 30' 00" EAST.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.



END OF DESCRIPTION

PREPARED BY: Michael Milani 3-5-24
MILANI & ASSOCIATES DATE
MICHAEL E. MILANI
L.S. 5311, EXPIRES 12/31/25

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

BEING ALL OF PORTION OF APN 053-106-033 AND PORTIONS OF APN 053-106-031 & 032

February 14, 2024

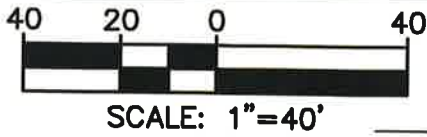


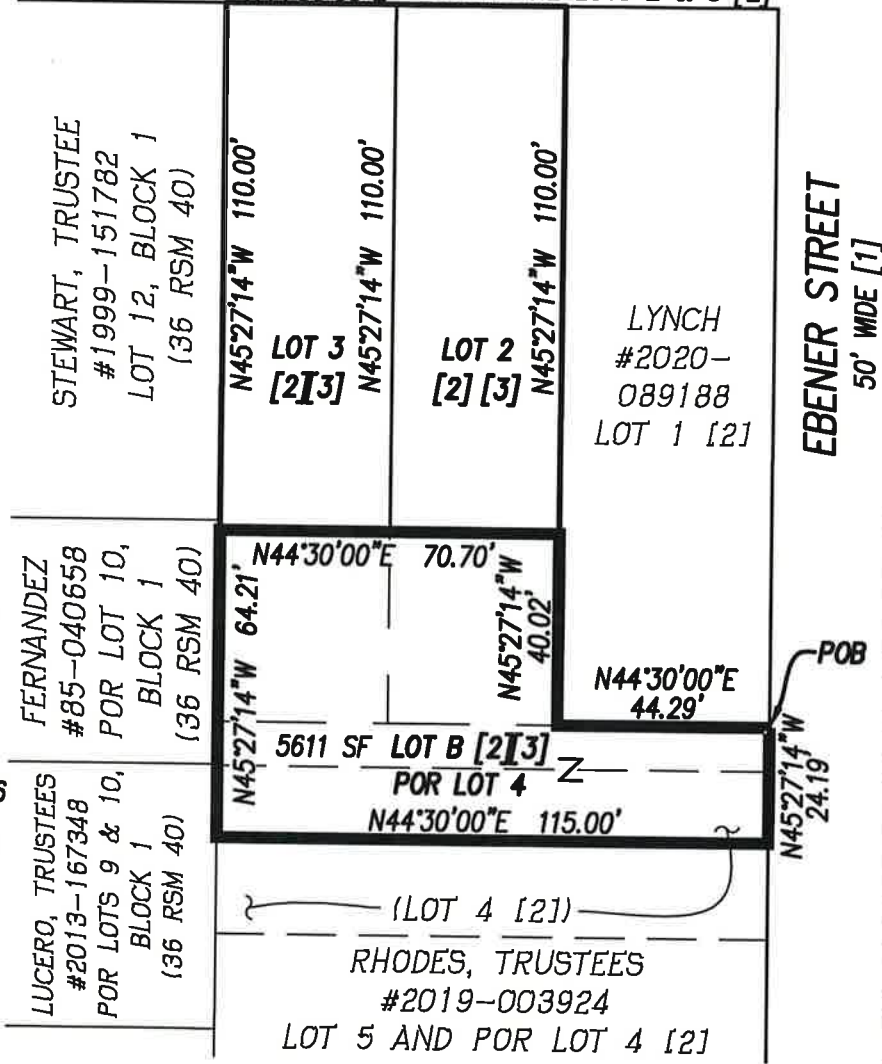
EXHIBIT "F"
ADJUSTED PARCEL 4 AND PORTION OF LOT B



ROOSEVELT AVE. 60' WIDE [1]

BASIS OF BEARINGS:

N44°30'00"E NORTH LINE LOTS 2 & 3 [2]



LEGEND

- SF SQUARE FEET
- T TOTAL
- POB POINT OF BEGINNING
- POR PORTION OF
- [1] 10 LLS 53
- [2] 6 RSM 66
- [3] C.O.C. #2022-000926
- BOUNDARY LINE
- LOT LINE
- OLD LOT LINE
- - - - CENTERLINE
- SUBJECT PROPERTY

PLAT TO ACCOMPANY LEGAL DESCRIPTION
ADJUSTED PARCEL B AND PORTION
OF LOT 4

REDWOOD CITY - SAN MATEO COUNTY - CALIFORNIA

Engineers - Surveyors
 Environmental Engineers
 2655 Stanwell Drive, Suite 105
 Concord CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279

MILANI
 & Associates
FEBRUARY 2024

SCALE: 1" = 40'



PREPARED BY: *Michael E. Milani*
MICHAEL E. MILANI
 L.S. 5311, EXP. 12/31/25