

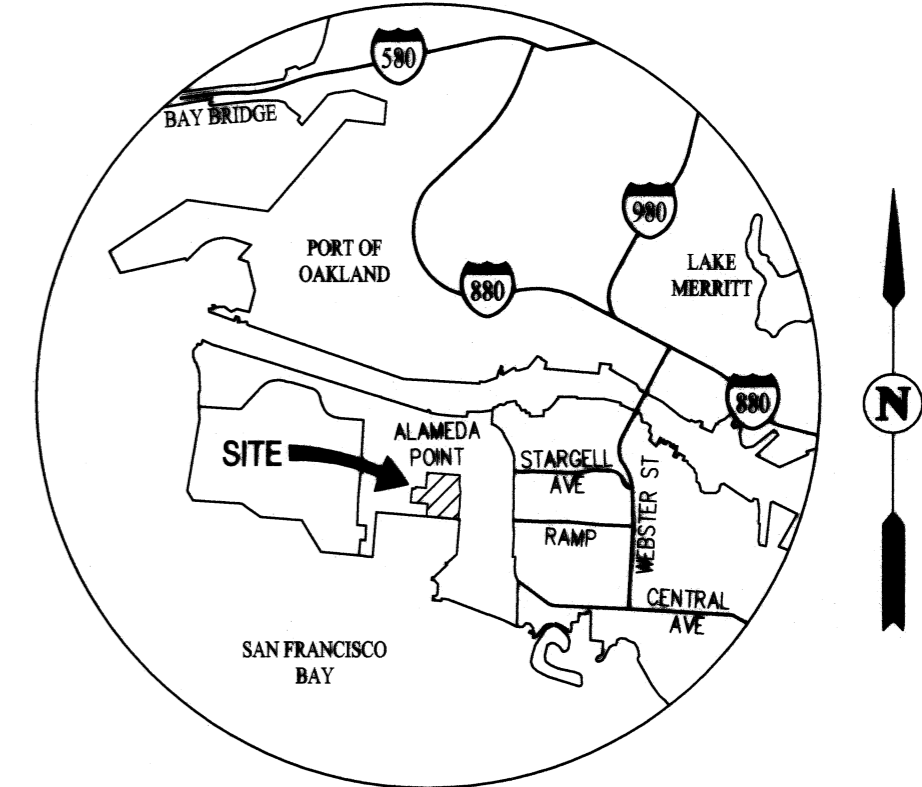
# TRACT 8315 WEST TOWER AVENUE

CONSISTING OF 5 SHEETS  
BEING A SUBDIVISION OF  
PHASE 1 TRUST TERMINATION LANDS PARCEL TWO  
INSTRUMENT NO. 2014154597, ALAMEDA COUNTY RECORDS  
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

MAY 2016



**VICINITY MAP**  
NOT TO SCALE

## OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF OR HAS SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT IT IS THE ONLY ENTITY WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT IT HEREBY CONSENTS TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; AND HEREBY CONSENTS TO ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: SARATOGA STREET, WEST TOWER AVENUE, AND PAN AM WAY FOR ROADWAY AND UTILITY PURPOSES.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR PUBLIC UTILITIES AND THEIR APPURTENANCES AND THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND REPLACE SUCH UTILITIES AND THEIR APPURTENANCES UNDER, ON, OVER THE STRIPS OF LAND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) ON SAID MAP. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, LANDSCAPING, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR INGRESS AND EGRESS OF EMERGENCY VEHICLE OVER, UPON AND ACROSS THOSE STRIPS OF LAND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE) AS DELINEATED ON THIS MAP.

THE AREA MARKED EBMUD IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, REPLACING, MAINTAINING, OPERATING AND USING FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, A PIPE OR PIPELINES AND ALL NECESSARY FIXTURES INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT. TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF.

SAID EBMUD EASEMENT AREA MAY BE LANDSCAPED IN A MANNER CONSISTENT WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S USE; HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NO TREES MAY BE PLANTED WITHIN THE EASEMENT AREA AND NO CHANGES MAY BE MADE TO THE EXISTING SURFACE ELEVATION (GRADE) OF THE EASEMENT AREA BY MORE THAN ONE (1) FOOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S FULL ENJOYMENT OF SAID EASEMENT.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE STRIPS OF LAND DESIGNATED "ACCESS EASEMENT" (AE), ARE RESERVED AS AN EASEMENT FOR THE PRIVATE USE OF THE OWNERS OR THEIR DESIGNATED ASSIGNS OF EACH PARCEL AS INDICATED, FOR THE PURPOSES OF INGRESS AND EGRESS TO THE PARCELS AS INDICATED; SAID EASEMENTS ARE NOT OFFERED NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF ALAMEDA. MAINTENANCE, REPAIR AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENTS ARE THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS TO EACH EASEMENT.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE STRIPS OF LAND DESIGNATED "RECIPROCAL ACCESS & PARKING EASEMENT" (RE), ARE RESERVED AS AN EASEMENT FOR THE PRIVATE USE OF THE OWNERS OR THEIR DESIGNATED ASSIGNS OF EACH PARCEL AS INDICATED, FOR THE PURPOSES OF INGRESS AND EGRESS TO THE PARCELS AS INDICATED; SAID EASEMENTS ARE NOT OFFERED NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF ALAMEDA. MAINTENANCE, REPAIR AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENTS ARE THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS TO EACH EASEMENT.

THIS MAP SHOWS ALL THE EASEMENTS OF RECORD ON THE PREMISES.

AS OWNER: CITY OF ALAMEDA, A CALIFORNIA MUNICIPAL CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## 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 \_\_\_\_\_ } SS.  
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 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:

SIGNATURE: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW:

- AN APPROVED BOND HAS BEEN FILED WITH SAID BOARD IN THE AMOUNT OF \$ \_\_\_\_\_ CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF, BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.
- ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID, AS STATED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ANIKA CAMPBELL-BELTON  
CLERK OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ M, IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE: \_\_\_\_\_

SERIES NO: \_\_\_\_\_

STEVE MANNING,  
COUNTY RECORDER  
COUNTY OF ALAMEDA, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

TRACT 8315  
WEST TOWER AVENUE

CONSISTING OF 5 SHEETS  
BEING A SUBDIVISION OF  
PHASE 1 TRUST TERMINATION LANDS PARCEL TWO  
INSTRUMENT NO. 2014154597, ALAMEDA COUNTY RECORDS  
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

MAY 2016

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 THE CITY OF ALAMEDA IN AUGUST 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 2018, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

*Sabrina Kyle Pack*  
\_\_\_\_\_  
SABRINA KYLE PACK, P.L.S.  
L.S. NO. 8164



10 May 16  
DATE

CITY ENGINEER'S STATEMENT

I, ~~SHAHRAM AGHAMIR~~, CITY ENGINEER OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 8315, WEST TOWER AVENUE, CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF 5 SHEETS, THIS STATEMENT BEING UPON SHEET TWO (2) THEREOF, AND THAT THE SUBDIVISION AS SHOWN ON SAID FINAL MAP IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 12<sup>th</sup> DAY  
OF May, 2016.

*Shahram Aghamir*  
\_\_\_\_\_  
NAME: SHAHRAM AGHAMIR  
CITY ENGINEER, CITY OF ALAMEDA  
COUNTY OF ALAMEDA, CALIFORNIA



ACTING CITY SURVEYOR'S STATEMENT

I, ALVIN LEUNG, ACTING CITY SURVEYOR FOR THE CITY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED TRACT MAP ENTITLED "TRACT 8315, WEST TOWER AVENUE, CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA," AND FOUND THE TRACT MAP TO BE TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 13<sup>th</sup> DAY  
OF May, 2016

*Alvin Leung*  
\_\_\_\_\_  
ALVIN LEUNG, L.S. 6630  
ACTING CITY SURVEYOR, CITY OF ALAMEDA  
COUNTY OF ALAMEDA, CALIFORNIA



CITY CLERK'S STATEMENT

I, LARA WEISIGER, CITY CLERK OF THE COUNCIL OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 8315, WEST TOWER AVENUE, ALAMEDA, CALIFORNIA", CONSISTING OF 5 SHEETS, THIS STATEMENT BEING UPON SHEET TWO (2) THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF ALAMEDA AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT SAID COUNCIL OF THE CITY OF ALAMEDA DID THEREON BY RESOLUTION NO. \_\_\_\_\_, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND ACCEPT ON BEHALF OF THE CITY OF ALAMEDA AND THE PUBLIC, ALL PARCELS OF LAND OFFERED FOR FEE, SUBJECT TO IMPROVEMENT, AND ALL EASEMENTS AS OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFERS OF DEDICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
LARA WEISIGER, CITY CLERK AND CLERK OF THE  
CITY COUNCIL, CITY OF ALAMEDA  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

SOILS AND GEOLOGICAL REPORT

A PRELIMINARY GEOTECHNICAL EXPLORATION REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGEO, INC., PROJECT NO 5497.100.102, DATED APRIL 8, 2003, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY CLERK OF THE CITY OF ALAMEDA

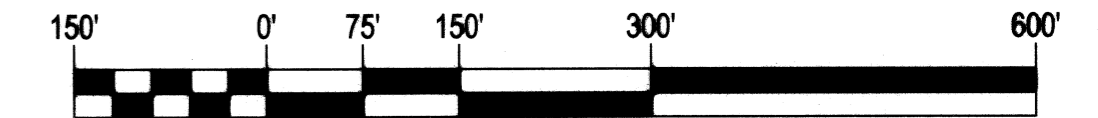
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**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1" = 150' MAY 2016



GRAPHIC SCALE

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP WAS DETERMINED BY FOUND MONUMENTS PT. 207 "MAIN-SING" AND PT. 204 "MAIN-ATL" AS SAID POINTS ARE SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 1816 (28 RS 14), THE BEARING BEING N00°28'45"E (CALCULATED).

## LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT
○	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 8164
AE	ACCESS EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITIES DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
RE	RECIPROCAL ACCESS & PARKING EASEMENT
PUE	PUBLIC UTILITY EASEMENT

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY 1816 (28 RS 14)
- (2) RECORD OF SURVEY 2565 (39 RS 88)
- (3) DEED (D.N. 2014154597)

## NOTES:

1. THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION IS SUBJECT TO TERMS, PROVISIONS AND ACCESS EASEMENTS IN FAVOR OF THE UNITED STATES OF AMERICA FOR ENVIRONMENTAL REMEDIAL ACTION AND MONITORING AS RESERVED IN D.N. 2013199807, D.N. 2013199812, AND D.N. 2013199813.

PHASE 1 AGREED TRUST  
LANDS PARCEL THREE  
D.N. 2014154596  
RS 2565, 39 RS 88

U.S. NAVY  
PARCEL 1  
(PORTION)  
RS 1816  
28 RS 14

PHASE 1 AGREED TRUST  
LANDS PARCEL EIGHT  
D.N. 2014154596  
RS 2565, 39 RS 88

U.S. NAVY  
PARCEL 1  
(PORTION)  
RS 1816  
28 RS 14

PHASE 1 TRUST TERMINATION  
LANDS PARCEL ONE  
D.N. 2014154597  
RS 2565, 39 RS 88

SUBDIVISION AREA:  
14.80 AC±

DESIGNATED  
REMAINDER

U.S. NAVY  
PARCEL 1  
(PORTION)  
RS 1816  
28 RS 14

PHASE 1 AGREED TRUST  
LANDS PARCEL NINE  
D.N. 2014154596  
RS 2565, 39 RS 88

POINT 207 "MAIN-SING"  
FOUND USG&CS BRASS  
DISK(1)(2)

POINT 204 "MAIN-ATL"  
FOUND USG&CS BRASS  
DISK(1)(2)

LINE TABLE		
NO	BEARING	LENGTH
L1	N05°22'56"E	94.57'
L2	N04°17'00"E	20.01'
L3	N04°50'40"E	39.68'
L4	N04°45'07"E	38.42'
L5	N85°39'37"W	55.32'
L6	N04°52'14"E	98.70'
L7	N86°54'57"W	12.64'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	48°52'19"	17.06'

## BOUNDARY SHEET

# TRACT 8315 WEST TOWER AVENUE

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CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1" = 150' MAY 2016



GRAPHIC SCALE

## BASIS OF BEARINGS:

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## LEGEND

	BOUNDARY LINE
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EBMUD	EAST BAY MUNICIPAL UTILITIES DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
RE	RECIPROCAL ACCESS & PARKING EASEMENT
PUE	PUBLIC UTILITY EASEMENT
5	SHEET NUMBER

## REFERENCES:

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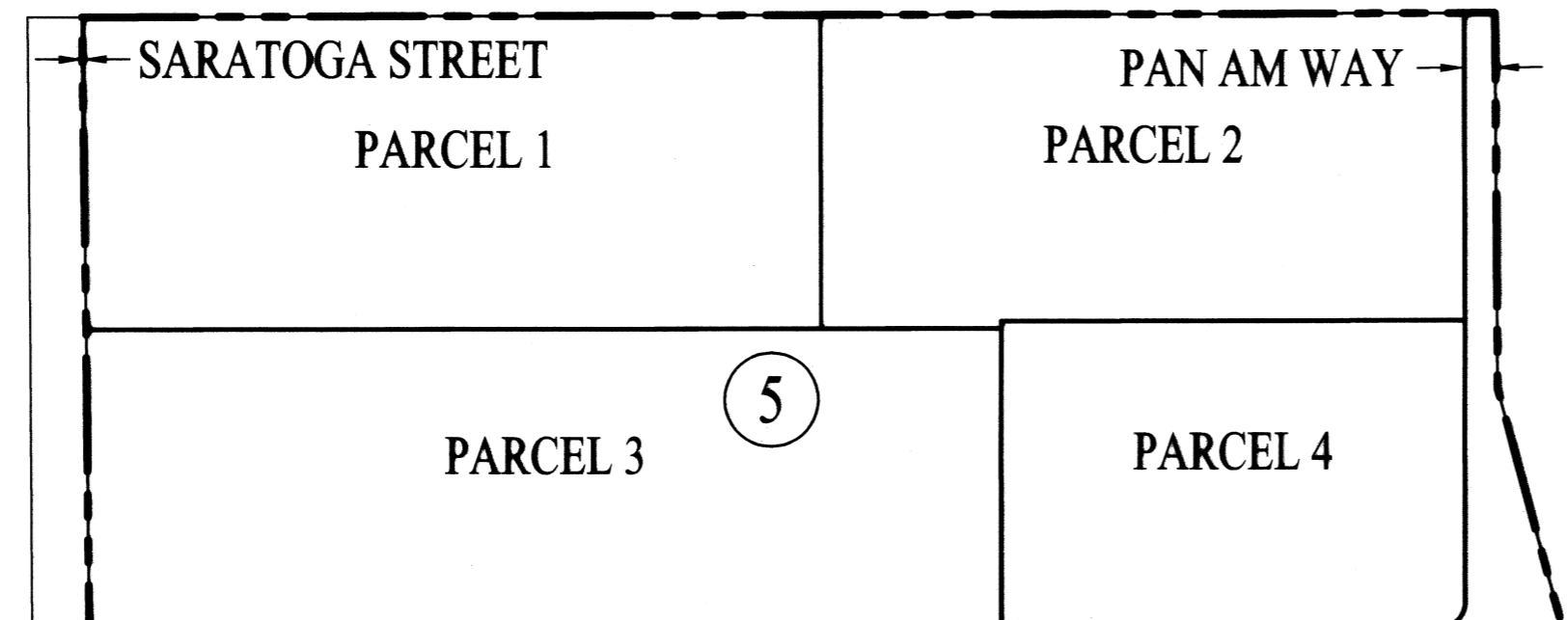
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LANDS PARCEL THREE  
D.N. 2014154596  
RS 2565, 39 RS 88

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LANDS PARCEL EIGHT  
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PHASE 1 AGREED TRUST  
LANDS PARCEL NINE  
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RS 2565, 39 RS 88

## INDEX SHEET

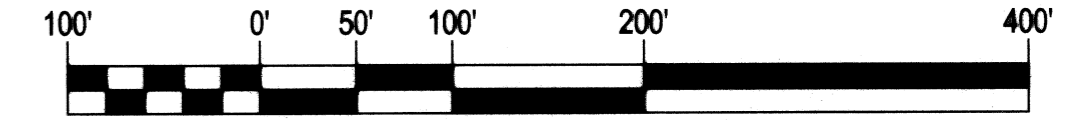
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CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1" = 100' MAY 2016



## BASIS OF BEARINGS:

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## LEGEND

	BOUNDARY LINE
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LINE TABLE		
NO	BEARING	LENGTH
L1	N85°18'21"W	24.90'
L2	N04°47'18"E	242.55' (LL)
L3	N04°47'18"E	11.00'
L4	N04°47'18"E	89.12'
L5	N02°54'53"E	6.37'
L6	N04°53'01"E	4.16'
L7	N04°47'18"E	248.55' (LL)
L8	N04°47'18"E	9.00'
L9	N04°47'18"E	10.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	48°52'19"	17.06'
C3	20.00'	52°30'34"	18.33'



SARATOGA STREET

**DETAIL A**  
NOT TO SCALE

**DETAIL B**  
NOT TO SCALE

PHASE 1 TRUST TERMINATION LANDS PARCEL ONE  
D.N. 2014154597  
RS 2565, 39 RS 88

SARATOGA STREET

U.S. NAVY  
PARCEL 1  
(PORTION)  
RS 1816  
28 RS 14

PHASE 1 AGREED  
TRUST LANDS  
PARCEL EIGHT  
D.N. 2014154596  
RS 2565, 39 RS 88

DESIGNATED  
REMAINDER

U.S. NAVY  
PARCEL 1  
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DESIGNATED  
REMAINDER