

TRACT 8610 ALAMEDA MARINA TOWNHOMES

BEING A SUBDIVISION OF LOT 5 OF TRACT 8500,
RECORDED IN BOOK 363 OF MAPS, AT PAGE 90
OFFICIAL RECORDS OF ALAMEDA COUNTY
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA



CIVIL ENGINEERS

SAN RAMON ■ (925) 866-0322
SACRAMENTO ■ (916) 375-1877
WWW.CBANDG.COM

■ SURVEYORS ■ PLANNERS
FEBRUARY 2022

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED ON MAY 7, 2021, DOCUMENT NUMBER 2021-177118 OF OFFICIAL RECORDS, ALAMEDA COUNTY; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF 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 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 PUBLIC ACCESS PURPOSES AND APPURTENANCES THERETO ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PAE" (PUBLIC ACCESS EASEMENT).

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 VEHICLES OVER, UPON AND ACROSS THOSE STRIPS OF LAND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)" AS DELINEATED ON THIS MAP.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREA MARKED "EBMUD" IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING ANY FACILITIES NECESSARY FOR THE TRANSMISSION OF UTILITIES, AND ALL NECESSARY FIXTURES, INCLUDING UNDERGROUND TELEMTRY 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.

THE 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. EBMUD SHALL ACCEPT THIS EASEMENT BY SEPARATE INSTRUMENT.

THE UNDERSIGNED ALSO HEREBY ACKNOWLEDGES THE TITLE EXCEPTION NOTES DELINEATED ON SHEET 2 OF THIS MAP.

PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, R, S, T, U, V, W, AND X ARE FOR PRIVATE ROADWAY AND PARKING PURPOSES AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

PARCELS N, O, P, Q, AND Y ARE FOR PUBLIC TRAIL AND OPEN SPACE PURPOSES AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

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

AS OWNER: ARROYO CAP II-5, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

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: _____

RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 2021, 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: _____

MELISSA WILK,
COUNTY RECORDER
COUNTY OF ALAMEDA, CALIFORNIA

BY: _____
DEPUTY

TRUSTEE'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 _____, 2021.

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

BY: _____
DEPUTY COUNTY CLERK

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CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS
FEBRUARY 2022

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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 ARROYO CAP II-5 LLC, IN JUNE 2021. 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 31, 2024, 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.

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

DATE



ACTING CITY SURVEYOR'S STATEMENT

I, FRANK C. BELLECCI, 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 8610, ALAMEDA MARINA TOWNHOMES," AND FOUND THE TRACT MAP TO BE TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY
OF _____, 2021.

FRANK C. BELLECCI, L.S. 5399
ACTING CITY SURVEYOR, CITY OF ALAMEDA
COUNTY OF ALAMEDA, CALIFORNIA



CITY ENGINEER'S STATEMENT

I, ROBERT ALAN VANCE, 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 8610, ALAMEDA MARINA TOWNHOMES", CONSISTING OF 11 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 _____ DAY
OF _____, 2021.

ROBERT ALAN VANCE, R.C.E. C88857
CITY ENGINEER, CITY OF ALAMEDA
COUNTY OF ALAMEDA, CALIFORNIA



SOILS AND GEOLOGICAL REPORT

A GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGeo, INC., PROJECT NO 11364.003.001, DATED JUNE 17, 2021, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY CLERK OF THE CITY OF ALAMEDA.

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 8610, ALAMEDA MARINA TOWNHOMES", CONSISTING OF 11 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 _____, 2021, 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 EASEMENTS AS OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFERS OF DEDICATION AND REJECTS ON BEHALF OF THE CITY OF ALAMEDA THE EASEMENT DESIGNATED AS EBMUD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

THIS _____ DAY OF _____, 2021.

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

TITLE EXCEPTION NOTES:

THE FOLLOWING EXCEPTIONS LISTED ON THE TITLE REPORT 0192-6621151 PREPARED BY FIRST AMERICAN TITLE COMPANY DATED JUNE 8, 2021 PERTAIN TO THE PROPERTY WITHIN THE BOUNDARY OF THIS MAP AS NOTED BELOW:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. ANY CLAIM THAT ANY PORTION OF THE LAND IS BELOW THE ORDINARY HIGH WATER MARK FROM WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR ALLUSIVE CHANGES IN THE LOCATION OF THE SHORELINE.
3. ANY RIGHTS, INTERESTS, OR EASEMENTS IN FAVOR OF THE PUBLIC, WHICH EXIST OR ARE CLAIMED TO EXIST OVER ANY PORTION OF SAID LAND COVERED BY WATER, INCLUDING A PUBLIC RIGHT OF ACCESS TO THE WATER.
4. ANY CLAIM THAT ANY PORTION OF THE LAND IS OR WAS FORMERLY TIDELANDS OR SUBMERGED LANDS.

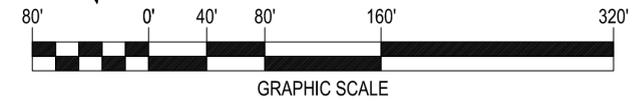
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 80' FEBRUARY 2022



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN GRAND STREET. THE BEARING BEING N29°20'15"E PER PARCEL MAP 2938 (138 PM 76)

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	MONUMENT LINE
	CENTERLINE
	EASEMENT LINE
	TIE LINE
	ADJACENT LOT LINE
	APPROXIMATE LOCATION OF HARBOR LINES PER (9)
	APPROXIMATE LOCATION OF BANK OF TIDAL CANAL IN 2018
(T)	TOTAL
(R)	RADIAL
(LL)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE
(TIE-PL)	TIE TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
○	SET STANDARD STREET MONUMENT, LS 7960
○	STANDARD STREET MONUMENT TO BE SET PER TRACT 8500
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP 2938 (138 PM 76)
- (2) TRACT 7723 (305 M 6)
- (3) TRACT 5016 (134 M 39)
- (4) PARCEL MAP 3730 (133 PM 57)
- (5) RECORD OF SURVEY 672 (12 RS 25)
- (6) MAP OF ALAMEDA MARSH LAND (25 M 74)
- (7) PARCEL MAP 158 (47 PM 69)
- (8) TRACT 8500 (363 M 90)
- (9) MAP OF HARBOR LINES FOR SAN FRANCISCO BAY, DATED FEBRUARY 13, 1948 PREPARED BY DEPARTMENT OF THE ARMY CORPS OF ENGINEERS

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	28.00'	90°00'00"	43.98'
C2	40.00'	48°28'59"	33.85'

LINE TABLE		
NO	BEARING	LENGTH
L1	N29°47'47"E	30.00' (R)
L2	N60°12'13"W	0.57'
L3	N60°12'13"W	61.17'

SEE DETAIL B THIS SHEET

CITY OF ALAMEDA PER CHAPTER 348, STATUTES OF 1913

L2

C2

PERALTA GRANT LINE(7)

STATION 122(6)

54' PAE, EBMUD, EVAE, PUE (8)

27' PAE (8)

28' PAE (8)

19' PAE (8)

30' PAE (8)

26' PAE, EVAE, EBMUD, SDE, PUE (8)

62' PAE, EBMUD, EVAE, PUE (8)

20' PAE (8)

PAE, EBMUD, EVAE, PUE (8)

13' PUE (8)

17' PUE (8)

6' PAE (8)

13' PUE (8)

6' PAE (8)

60' WIDE

FOUND 1.5" IRON PIPE WITH BRASS PIN(5)

SEE DETAIL A THIS SHEET

WILLOW STREET

USA 12 RS 25

N29°48'06"E 843.13'

STATION 137(9)

STATION 139(5)(9)

STATION 121(6)

N55°02'00"W 106.12'

128.44'

458.22'

77.71'

N81°43'00"E

363 M 90

PARCEL C

363 M 90

432.17'

N29°47'47"E

480.09'

N29°47'47"E

341.17'

N29°47'47"E

184.00'

N29°47'47"E

163.73'

N82°32'00"W

252.07'

N81°43'00"E

APPROXIMATE LOCATION OF 1948 BULKHEAD LINE

APPROXIMATE LOCATION OF 1948 PIERHEAD LINE

OAKLAND INNER HARBOR

ALAMEDA MARINA TOWNHOMES

TRACT 8610

ALAMEDA COUNTY, CALIFORNIA

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RECORDED IN BOOK 363 OF MAPS, AT PAGE 90

OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA

SCALE: 1" = 80' FEBRUARY 2022

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SURVEYORS

PLANNERS

CIVIL ENGINEERS

GRAPHIC SCALE

80' 0' 40' 80' 160' 320'

111.42'(M-M)(3)

N60°23'55"W

N29°20'15"E 773.21'(M-M)(1)

"GRAND CLEM" FOUND USGS MONUMENT IN WELL(1)(2)(3)(8)

N: 2,109,847.54

E: 6,055,109.10

(CALIFORNIA ZONE 3, NAD 83)

"GRAND VISTA" FOUND USGS MONUMENT IN WELL(1)(2)(8)

N: 2,109,173.54

E: 6,054,730.28

(CALIFORNIA ZONE 3, NAD 83)

"CLEM LAFAY" FOUND USGS MONUMENT IN WELL(4)(5) DESTROYED DURING CONSTRUCTION, TO BE REPLACED WITH BRASS DISK IN WELL, LS 7960 (8)

N: 2,109,298.58

E: 6,056,075.39

(CALIFORNIA ZONE 3, NAD 83)

1111.42'(M-M)(3)

N60°12'13"W 759.39'(M-M)(8)

N29°47'11"E 10.00'

479.19'(8)

N59°56'05"W 1188.12'(M-M)(4)

N60°12'13"W 840.55'

N60°12'13"W 452.43'(M-M)(8)

"CLEM-WILL" FOUND USGS MONUMENT IN WELL(4)(5) DESTROYED DURING CONSTRUCTION, TO BE REPLACED WITH BRASS DISK IN WELL, LS 7960 (8)

N: 2,108,703.31

E: 6,057,103.72

(CALIFORNIA ZONE 3, NAD 83)

30' PAE (8)

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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 80' FEBRUARY 2022

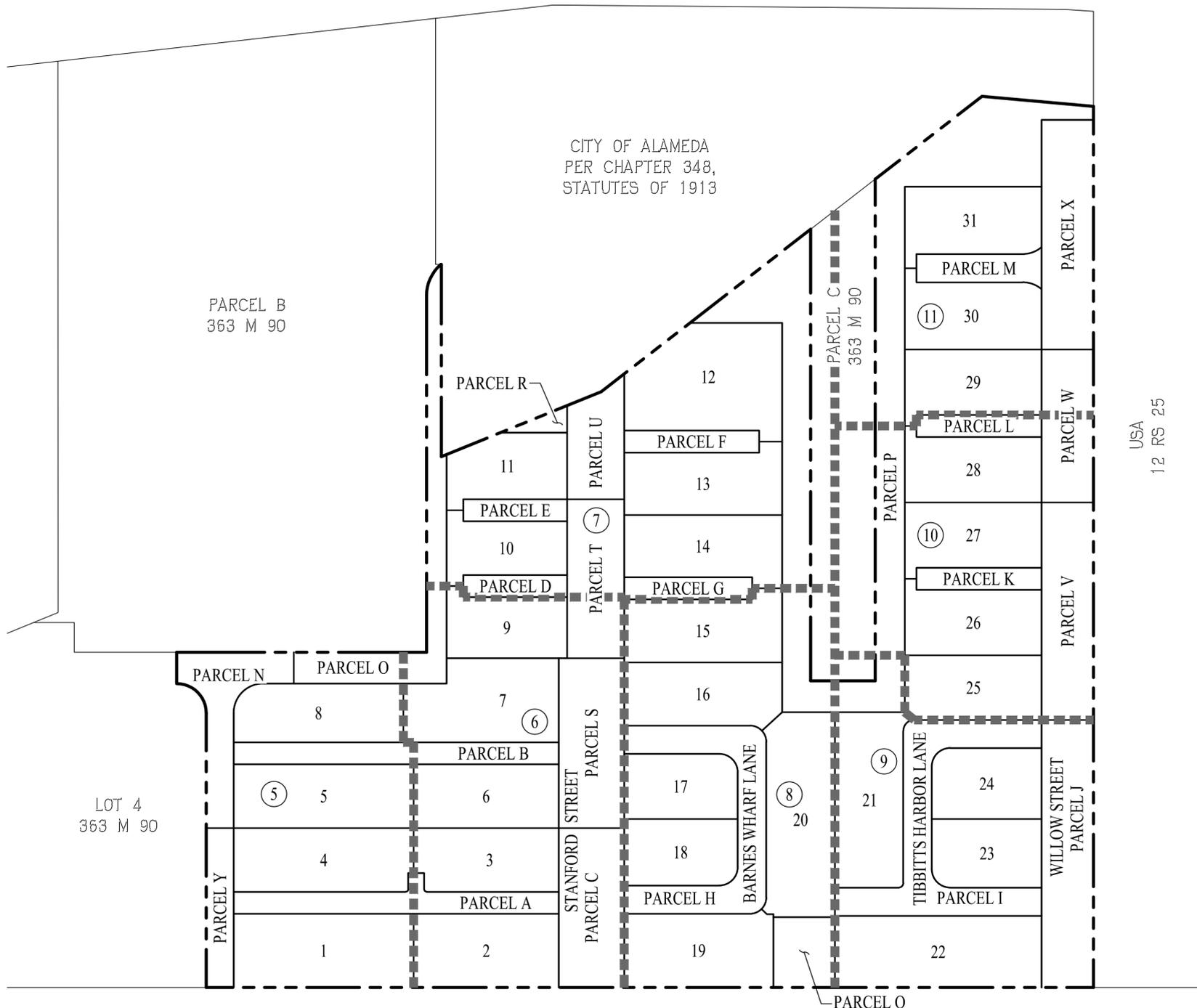
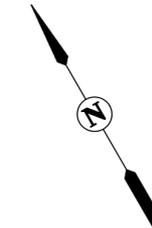


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN GRAND STREET. THE BEARING BEING N29°20'15"E PER PARCEL MAP 2938 (138 PM 76)

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	MONUMENT LINE
	CENTERLINE
	EASEMENT LINE
	TIE LINE
	ADJACENT LOT LINE
	APPROXIMATE LOCATION OF HARBOR LINES PER (9)
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PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
	SHEET LIMITS
#	SHEET NUMBER



CITY OF ALAMEDA
PER CHAPTER 348,
STATUTES OF 1913

PARCEL B
363 M 90

LOT 4
363 M 90

USA
12 RS 25

REFERENCES:

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- (1) PARCEL MAP 2938 (138 PM 76)
- (2) TRACT 7723 (305 M 6)
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- (6) MAP OF ALAMEDA MARSH LAND (25 M 74)
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- (8) TRACT 8500 (363 M 90)
- (9) MAP OF HARBOR LINES FOR SAN FRANCISCO BAY, DATED FEBRUARY 13, 1948 PREPARED BY DEPARTMENT OF THE ARMY CORPS OF ENGINEERS

INDEX SHEET

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF. DISTANCES ARE GROUND DISTANCES.
2. ALL TIES ARE PERPENDICULAR, UNLESS OTHERWISE NOTED.

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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' FEBRUARY 2022



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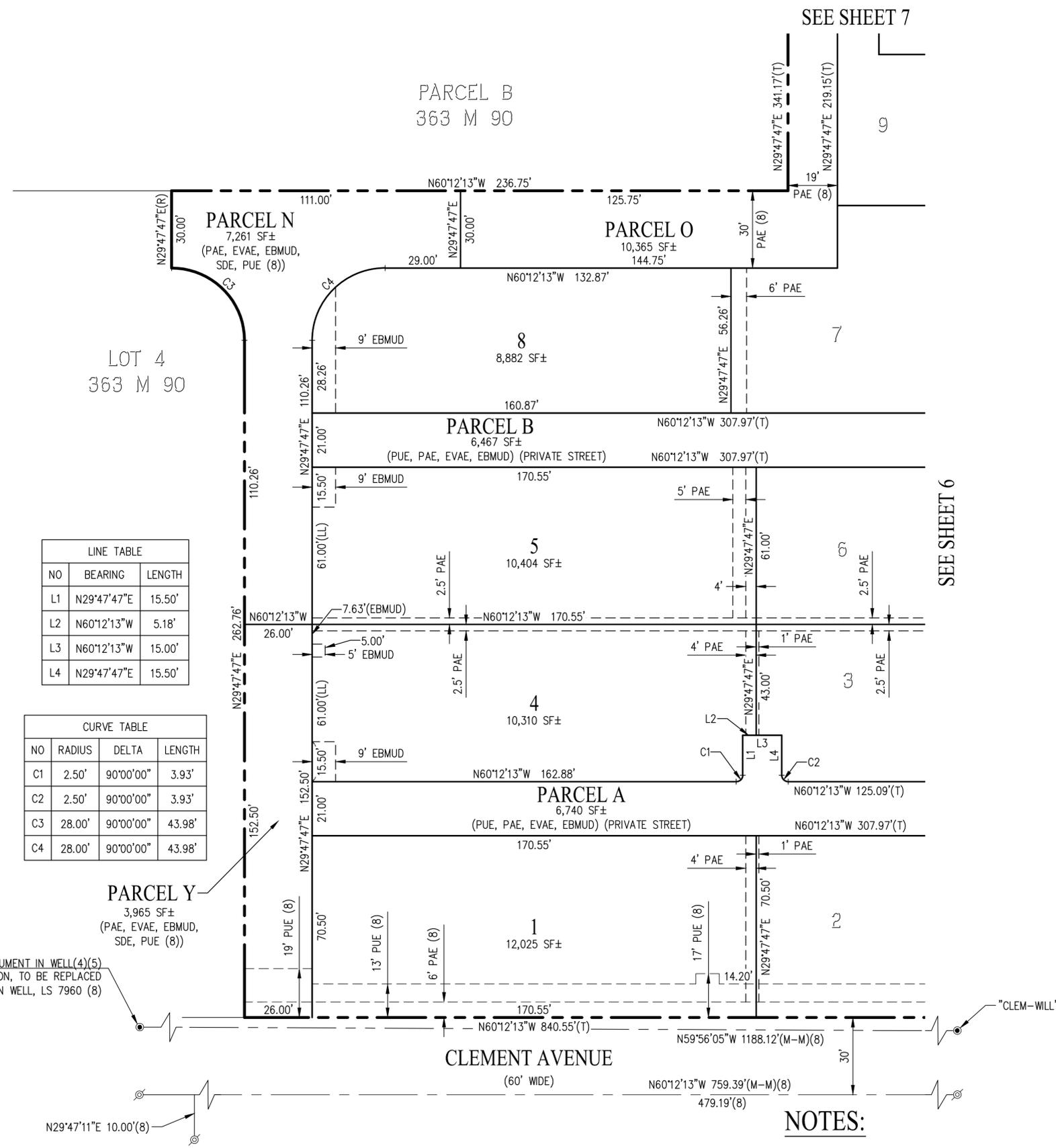
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EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
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- (9) MAP OF HARBOR LINES FOR SAN FRANCISCO BAY, DATED FEBRUARY 13, 1948 PREPARED BY DEPARTMENT OF THE ARMY CORPS OF ENGINEERS

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF. DISTANCES ARE GROUND DISTANCES.
2. ALL TIES ARE PERPENDICULAR, UNLESS OTHERWISE NOTED.



LINE TABLE		
NO	BEARING	LENGTH
L1	N29°47'47"E	15.50'
L2	N60°12'13"W	5.18'
L3	N60°12'13"W	15.00'
L4	N29°47'47"E	15.50'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	2.50'	90°00'00"	3.93'
C2	2.50'	90°00'00"	3.93'
C3	28.00'	90°00'00"	43.98'
C4	28.00'	90°00'00"	43.98'

"CLEM LAFAY" FOUND USGS MONUMENT IN WELL(4)(5)
DESTROYED DURING CONSTRUCTION, TO BE REPLACED
WITH BRASS DISK IN WELL, LS 7960 (8)

PARCEL Y
3,965 SF±
(PAE, EVAE, EBUD,
SDE, PUE (8))

CLEMENT AVENUE
(60' WIDE)

SEE SHEET 6

SEE SHEET 7

TRACT 8610 ALAMEDA MARINA TOWNHOMES

BEING A SUBDIVISION OF LOT 5 OF TRACT 8500,
RECORDED IN BOOK 363 OF MAPS, AT PAGE 90
OFFICIAL RECORDS OF ALAMEDA COUNTY
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA



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SACRAMENTO (916) 375-1877
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' FEBRUARY 2022



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN GRAND STREET. THE BEARING BEING N29°20'15"E PER PARCEL MAP 2938 (138 PM 76)

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	MONUMENT LINE
	CENTERLINE
	EASEMENT LINE
	TIE LINE
	ADJACENT LOT LINE
	APPROXIMATE LOCATION OF HARBOR LINES PER (9)
	APPROXIMATE LOCATION OF BANK OF TIDAL CANAL IN 2018
(T)	TOTAL
(R)	RADIAL
(LL)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE
(TIE-PL)	TIE TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	STANDARD STREET MONUMENT TO BE SET PER TRACT 8500
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
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SDE	STORM DRAIN EASEMENT

REFERENCES:

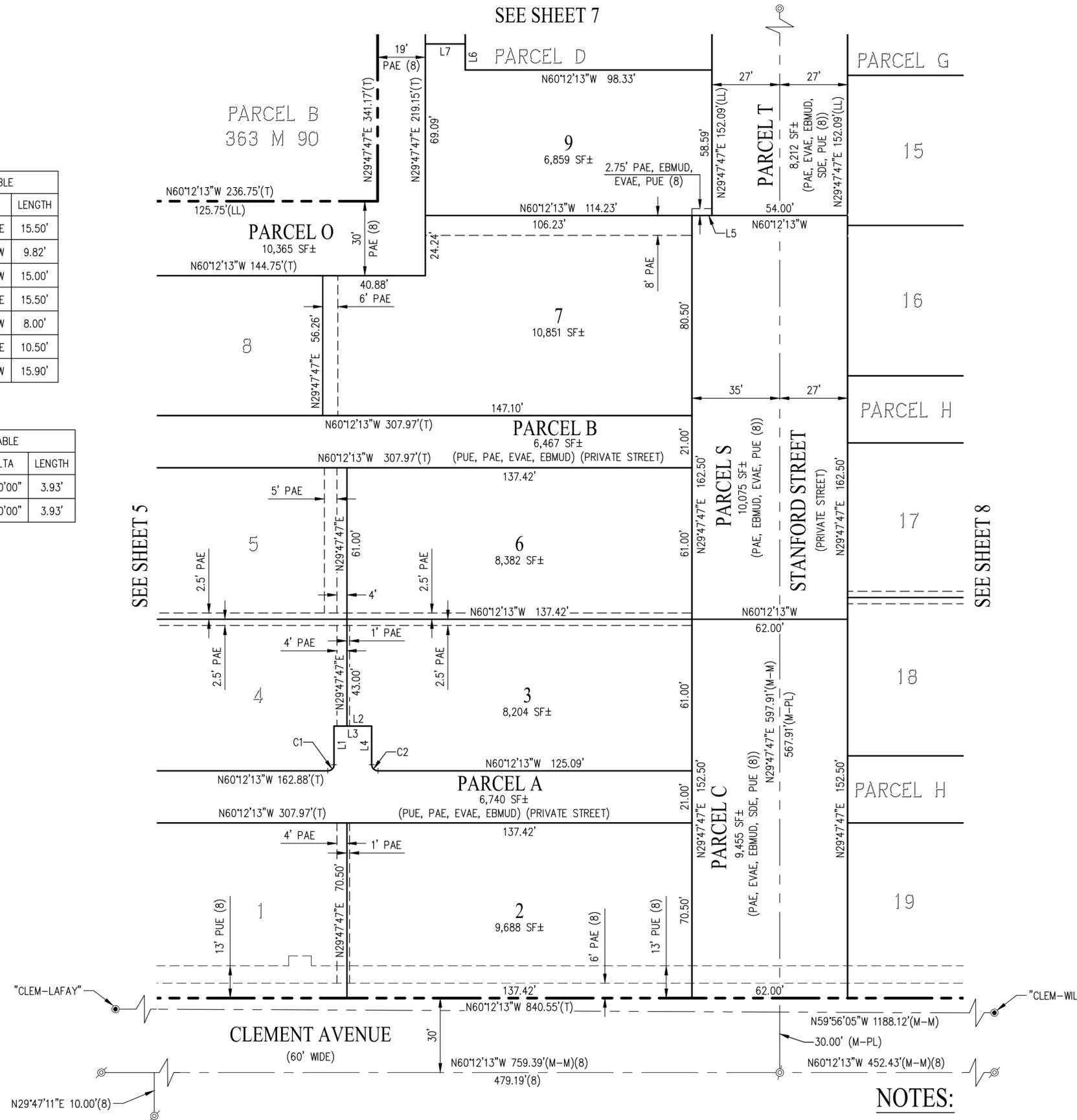
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LINE TABLE		
NO	BEARING	LENGTH
L1	N29°47'47"E	15.50'
L2	N60°12'13"W	9.82'
L3	N60°12'13"W	15.00'
L4	N29°47'47"E	15.50'
L5	N60°12'13"W	8.00'
L6	N29°47'47"E	10.50'
L7	N60°12'13"W	15.90'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	2.50'	90°00'00"	3.93'
C2	2.50'	90°00'00"	3.93'



TRACT 8610 ALAMEDA MARINA TOWNHOMES

BEING A SUBDIVISION OF LOT 5 OF TRACT 8500,
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' FEBRUARY 2022



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LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	MONUMENT LINE
	CENTERLINE
	EASEMENT LINE
	TIE LINE
	ADJACENT LOT LINE
	APPROXIMATE LOCATION OF HARBOR LINES PER (9)
	APPROXIMATE LOCATION OF BANK OF TIDAL CANAL IN 2018
(T)	TOTAL
(R)	RADIAL
(LL)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE
(TIE-PL)	TIE TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	STANDARD STREET MONUMENT TO BE SET PER TRACT 8500
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT

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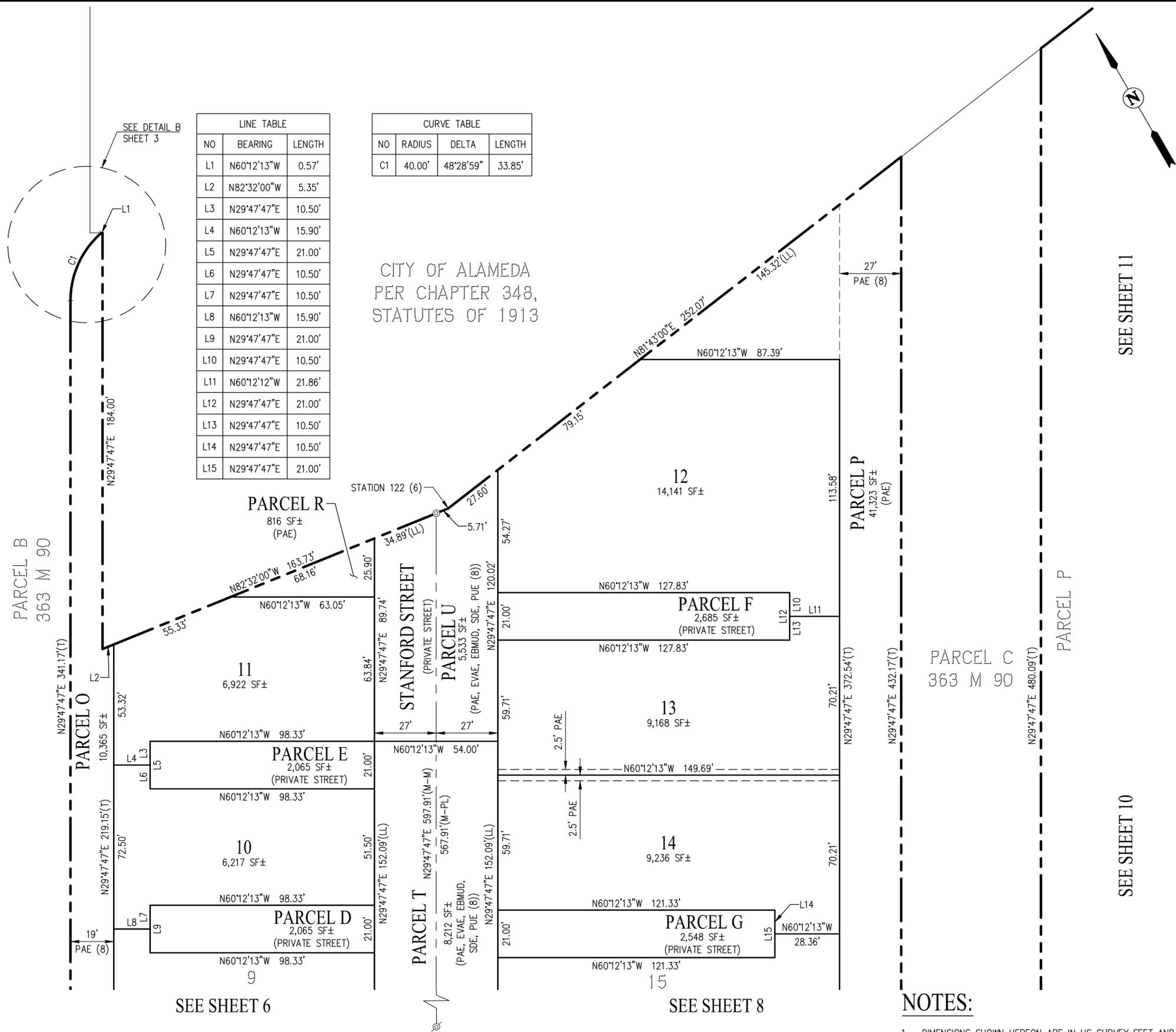
NOTES:

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LINE TABLE		
NO	BEARING	LENGTH
L1	N60°12'13"W	0.57'
L2	N82°32'00"W	5.35'
L3	N29°47'47"E	10.50'
L4	N60°12'13"W	15.90'
L5	N29°47'47"E	21.00'
L6	N29°47'47"E	10.50'
L7	N29°47'47"E	10.50'
L8	N60°12'13"W	15.90'
L9	N29°47'47"E	21.00'
L10	N29°47'47"E	10.50'
L11	N60°12'12"W	21.86'
L12	N29°47'47"E	21.00'
L13	N29°47'47"E	10.50'
L14	N29°47'47"E	10.50'
L15	N29°47'47"E	21.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	40.00'	48°28'59"	33.85'

CITY OF ALAMEDA
PER CHAPTER 348,
STATUTES OF 1913



SEE SHEET 11

SEE SHEET 10

SEE SHEET 6

SEE SHEET 8

TRACT 8610 ALAMEDA MARINA TOWNHOMES

BEING A SUBDIVISION OF LOT 5 OF TRACT 8500,
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' FEBRUARY 2022



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LEGEND

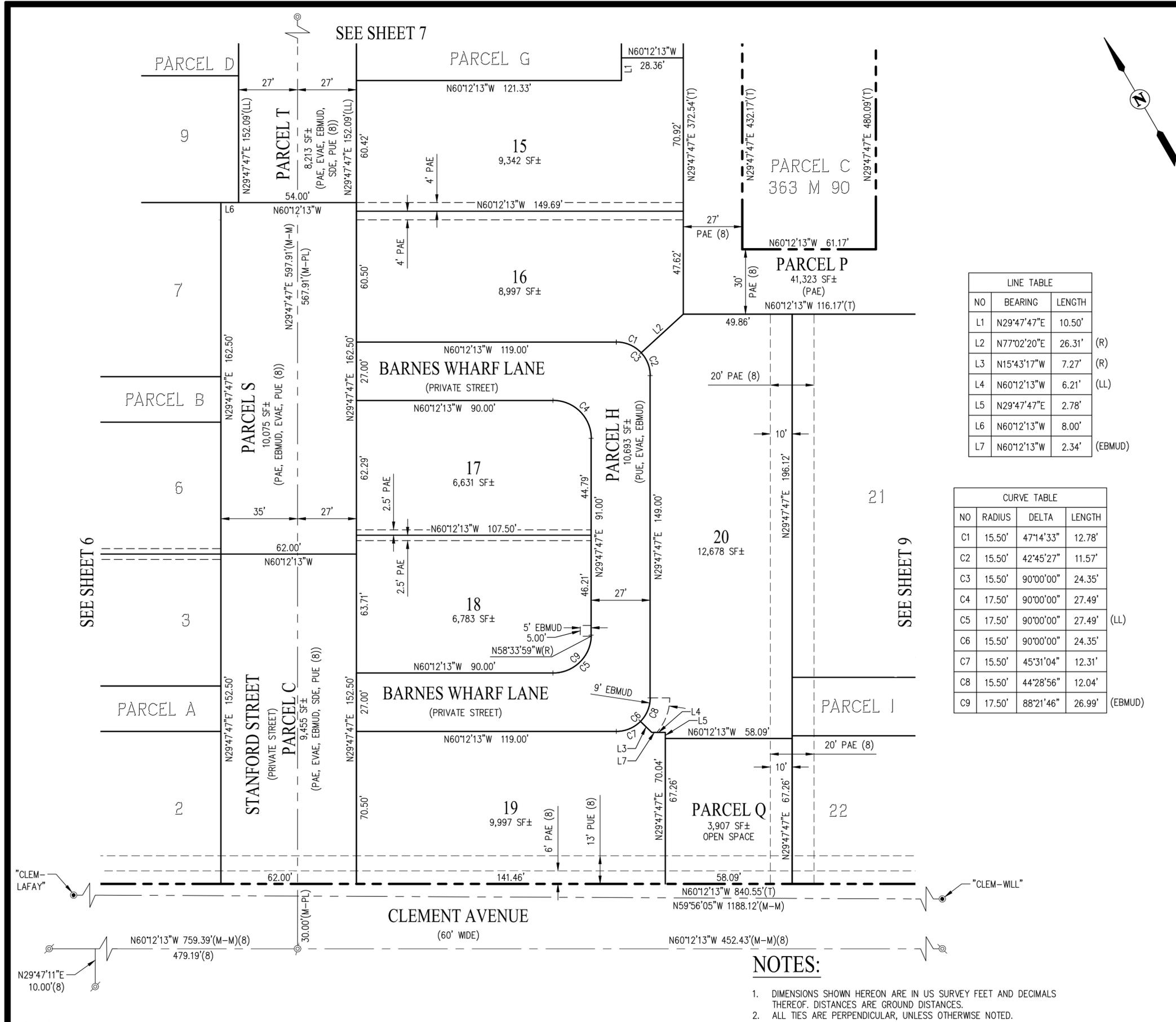
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	CENTERLINE
	EASEMENT LINE
	TIE LINE
	ADJACENT LOT LINE
	APPROXIMATE LOCATION OF HARBOR LINES PER (9)
	APPROXIMATE LOCATION OF BANK OF TIDAL CANAL IN 2018
(T)	TOTAL
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(LL)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
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LINE TABLE		
NO	BEARING	LENGTH
L1	N29°47'47"E	10.50'
L2	N77°02'20"E	26.31' (R)
L3	N15°43'17"W	7.27' (R)
L4	N60°12'13"W	6.21' (LL)
L5	N29°47'47"E	2.78'
L6	N60°12'13"W	8.00'
L7	N60°12'13"W	2.34' (EBMUD)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.50'	47°14'33"	12.78'
C2	15.50'	42°45'27"	11.57'
C3	15.50'	90°00'00"	24.35'
C4	17.50'	90°00'00"	27.49'
C5	17.50'	90°00'00"	27.49' (LL)
C6	15.50'	90°00'00"	24.35'
C7	15.50'	45°31'04"	12.31'
C8	15.50'	44°28'56"	12.04'
C9	17.50'	88°21'46"	26.99' (EBMUD)

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LEGEND

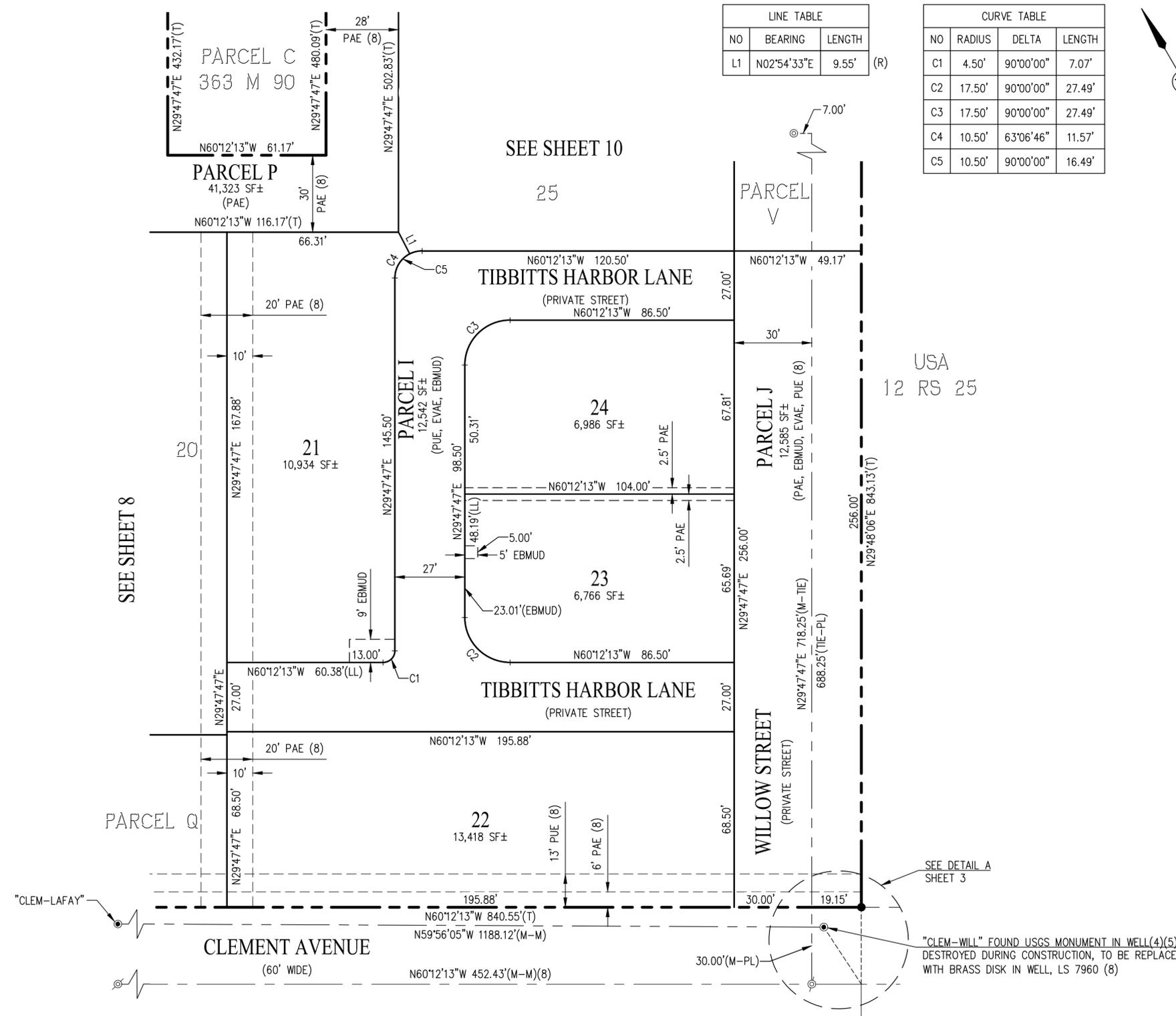
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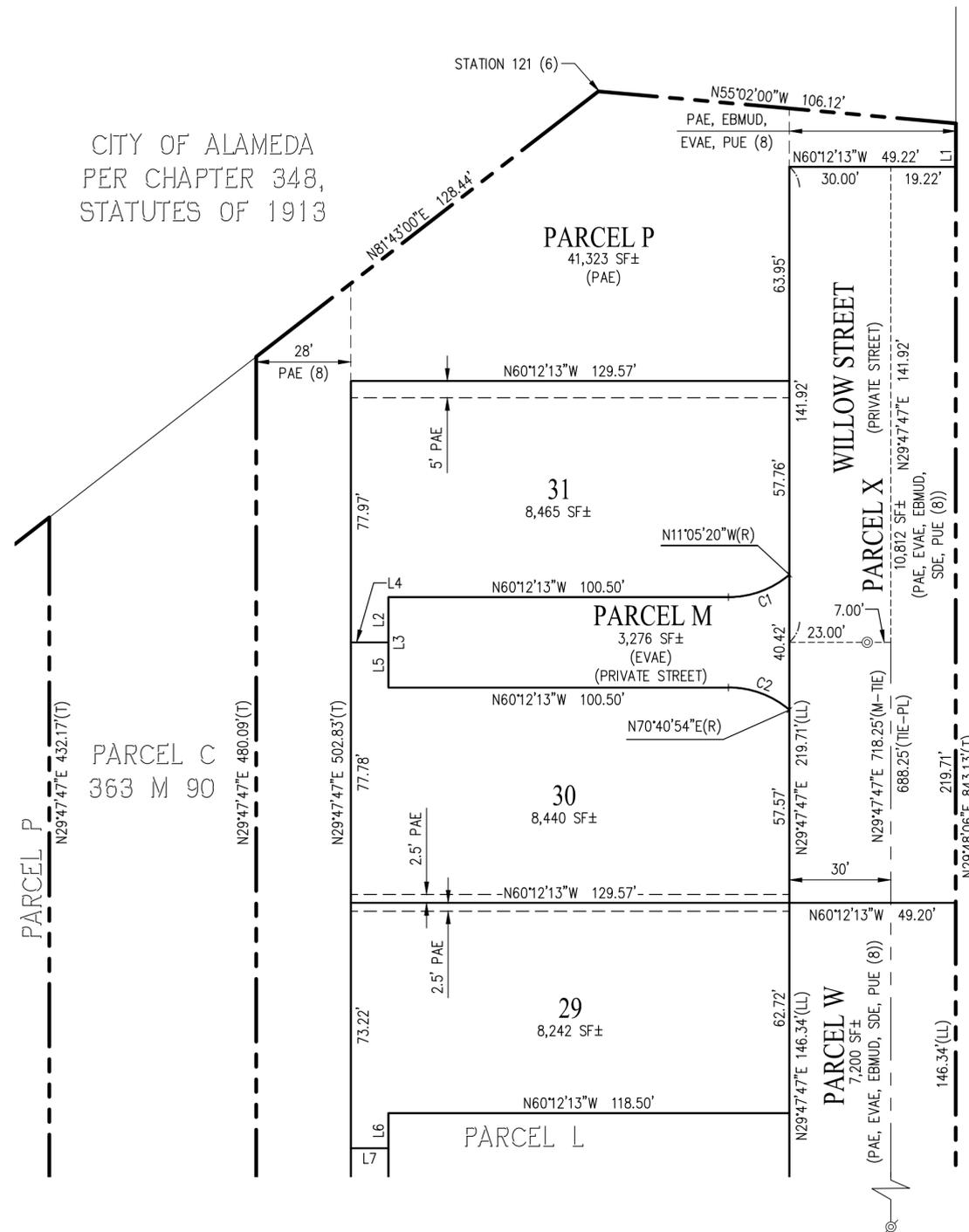
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CITY OF ALAMEDA
PER CHAPTER 348,
STATUTES OF 1913

SEE SHEET 7



SEE SHEET 10

LINE TABLE		
NO	BEARING	LENGTH
L1	N29°48'06"E	12.96'
L2	N29°47'47"E	13.50'
L3	N29°47'47"E	27.00'
L4	N60°12'13"W	11.07'
L5	N29°47'47"E	13.50'
L6	N29°47'47"E	10.50'
L7	N60°12'13"W	11.07'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	27.50'	40°53'07"	19.62'
C2	27.50'	40°53'07"	19.62'

USA
12 RS 25