

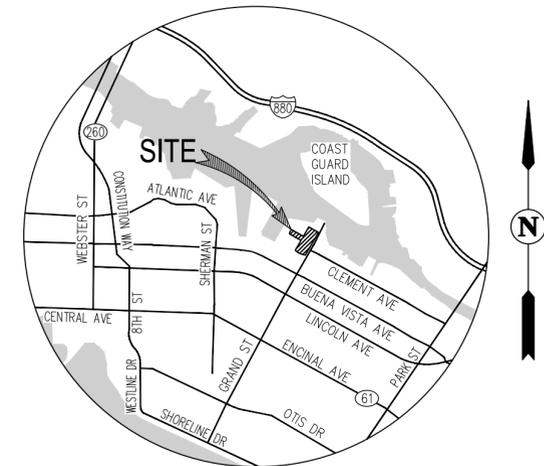
# TRACT 8654 2015 GRAND STREET

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 8 SHEETS  
BEING A SUBDIVISION OF THAT PROPERTY DESCRIBED IN DOCUMENT  
NUMBER 2023-052339, ALAMEDA COUNTY RECORDS  
CITY OF ALAMEDA, CALIFORNIA



CIVIL ENGINEERS • SURVEYORS • PLANNERS  
DECEMBER 2023

SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 788-4456  
WWW.CBANDG.COM



VICINITY MAP  
NOT TO SCALE

## 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 IN FEE FOR PUBLIC PURPOSES: CLEMENT AVENUE AND HIBBARD STREET 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 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 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.

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.

PARCELS A, C, D AND E ARE FOR PRIVATE ROADWAY, PARKING AND DRAINAGE PURPOSES SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

PARCEL B IS FOR PUBLIC TRAIL AND PRIVATE 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: TH GRAND STREET LLC, A CALIFORNIA 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: \_\_\_\_\_

## 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 TH GRAND STREET LLC IN MARCH 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2026, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: \_\_\_\_\_



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

## 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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023, 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

# TRACT 8654 2015 GRAND STREET

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DECEMBER 2023

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## 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 8654, 2015 GRAND STREET," AND FOUND THE TRACT MAP TO BE TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2023.

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



## CITY ENGINEER'S STATEMENT

I, SCOTT WIKSTROM, 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 8654, 2015 GRAND STREET", CONSISTING OF 8 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 \_\_\_\_\_, 2023.

SCOTT WIKSTROM, R.C.E. 56266  
CITY ENGINEER, 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 8654, 2015 GRAND STREET", CONSISTING OF 8 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 \_\_\_\_\_, 2023, 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 DEDICATIONS AND 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.

AND PURSUANT TO SECTIONS 66434(G) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY ABANDONED AND ARE NOT SHOWN HEREON: 1) SANITARY AND DRAINAGE SEWER EASEMENTS RECORDED AUGUST 13, 1938, IN BOOK 3677 OF OFFICIAL RECORDS, PAGE 136.

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

## SOILS AND GEOLOGICAL REPORT

A GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGeo, INC., PROJECT NO 19452.000.001, DATED MAY 19, 2023, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY CLERK OF THE CITY OF ALAMEDA.

# ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434(G) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY ABANDONED AND ARE NOT SHOWN HEREON: 1) SANITARY AND DRAINAGE SEWER EASEMENTS RECORDED AUGUST 13, 1938, IN BOOK 3677 OF OFFICIAL RECORDS, PAGE 136.

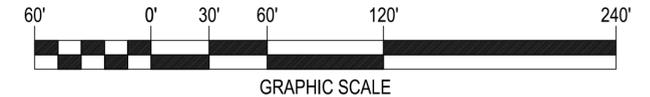
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ROSEVILLE (916) 788-4456  
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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 60' DECEMBER 2023



## 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
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(LL)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT, LS 7960
⊗	SEARCHED FOR NOT FOUND
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP 2938 (138 PM 76)
- (2) TRACT 7170 (263 M 52)
- (3) TRACT 7723 (305 M 6)
- (4) RECORD OF SURVEY (3 RS 16)
- (5) DEED (DN 2023-052339)

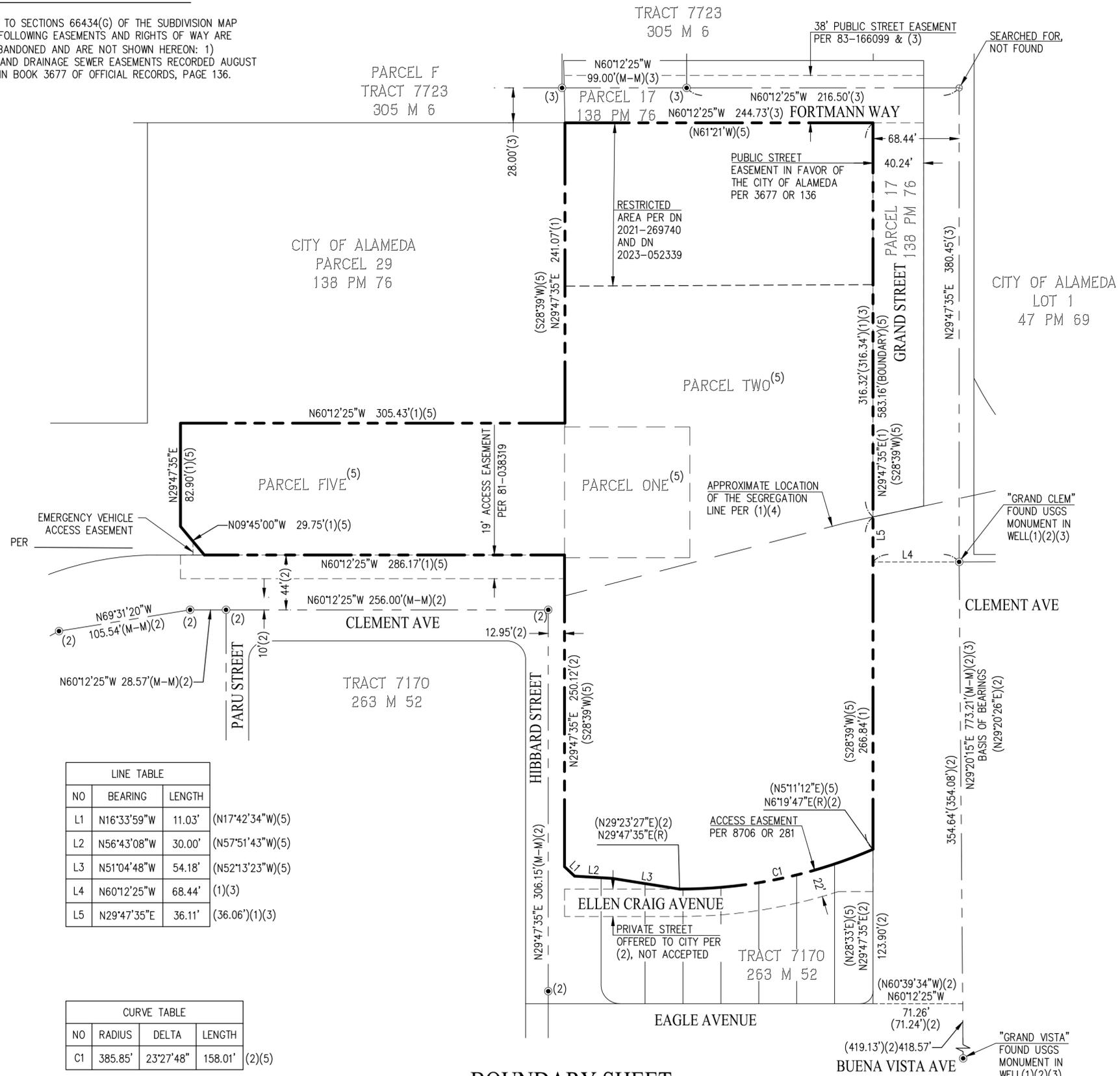
## NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF. DISTANCES ARE GROUND DISTANCES.
2. ALL TIES ARE PERPENDICULAR, UNLESS OTHERWISE NOTED.
3. THE AREA WITHIN THE BOUNDARY OF THIS SUBDIVISION IS 4.14 ACRES±.
4. COORDINATES SHOWN HEREON ARE CALIFORNIA COORDINATE SYSTEM ZONE 3, NAD 83 (EPOCH 1991.35).
5. MULTIPLY GROUND DISTANCES BY 0.99992927 TO OBTAIN GRID DISTANCES.
6. POSSIBLY SUBJECT TO EASEMENTS WITH LOCATIONS NOT DEFINED OF RECORD: LICENSE FOR RAILROAD TRACKAGE PER 2059 OR 430 RIGHTS TO A SPUR TRACK PER 4509 OR 104

# BOUNDARY SHEET

LINE TABLE		
NO	BEARING	LENGTH
L1	N16°33'59"W	11.03'
L2	N56°43'08"W	30.00'
L3	N51°04'48"W	54.18'
L4	N60°12'25"W	68.44'
L5	N29°47'35"E	36.11'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	385.85'	23°27'48"	158.01'



PARCEL F  
TRACT 7723  
305 M 6

PARCEL 17  
138 PM 76

CITY OF ALAMEDA  
PARCEL 29  
138 PM 76

CITY OF ALAMEDA  
LOT 1  
47 PM 69

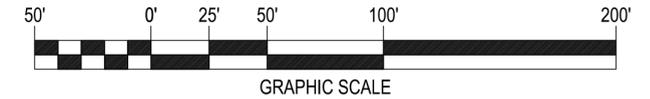
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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 50' DECEMBER 2023



### BASIS OF BEARINGS:

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FOUND MONUMENTS IN GRAND STREET. THE BEARING BEING  
N29°20'15"E PER PARCEL MAP 2938 (138 PM 76)

### LEGEND

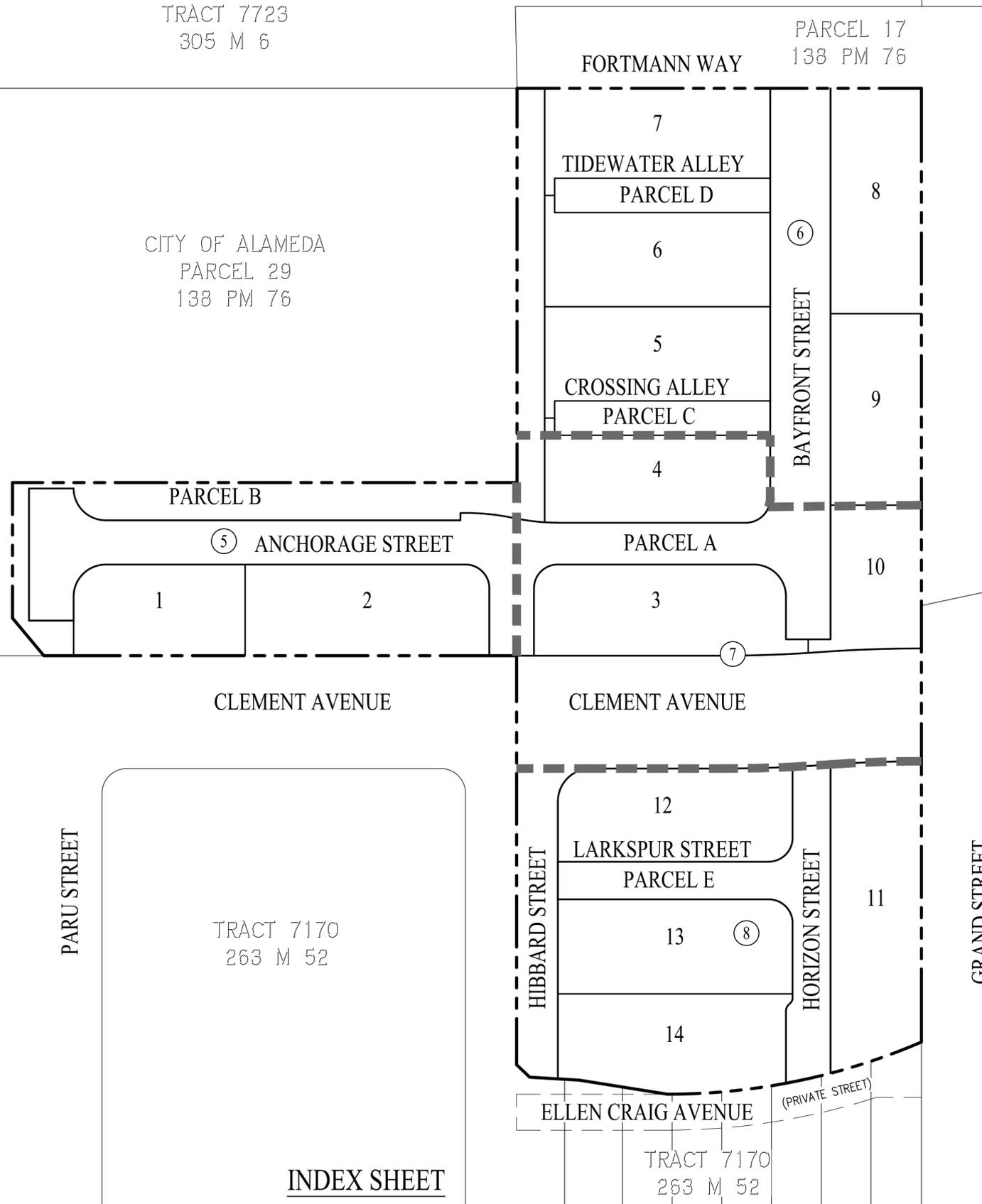
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●	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT, LS 7960
⊗	SEARCHED FOR NOT FOUND
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
	SHEET LIMITS
#	SHEET NUMBER

### REFERENCES:

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### NOTES:

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INDEX SHEET

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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 20' DECEMBER 2023



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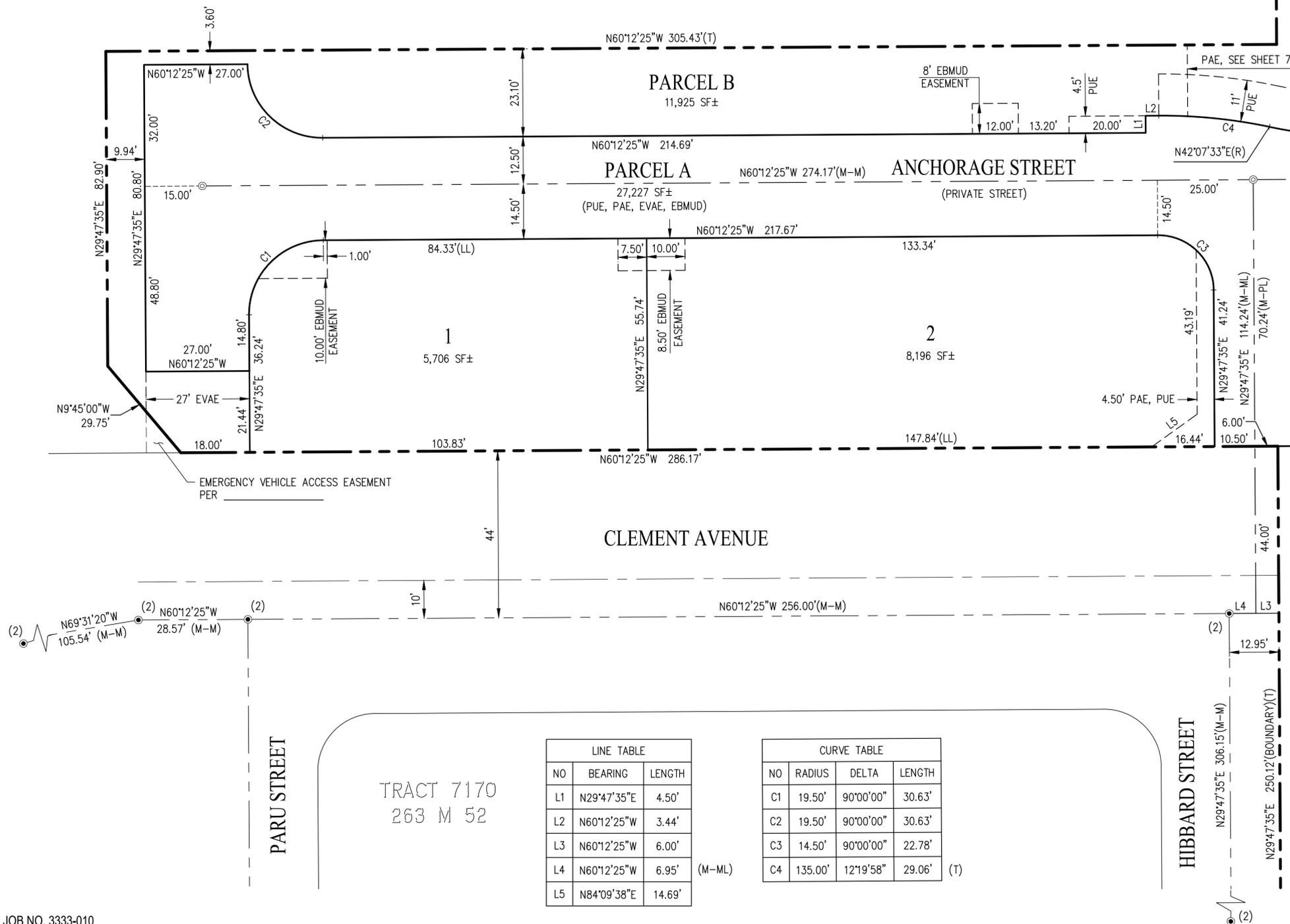
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## NOTES:

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CITY OF ALAMEDA  
PARCEL 29  
138 PM 76



SEE SHEET 7

TRACT 7170  
263 M 52

LINE TABLE		
NO	BEARING	LENGTH
L1	N29°47'35"E	4.50'
L2	N60°12'25"W	3.44'
L3	N60°12'25"W	6.00'
L4	N60°12'25"W	6.95' (M-ML)
L5	N84°09'38"E	14.69'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	19.50'	90°00'00"	30.63'
C2	19.50'	90°00'00"	30.63'
C3	14.50'	90°00'00"	22.78'
C4	135.00'	12°19'58"	29.06' (T)

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SCALE: 1" = 20' DECEMBER 2023



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N29°20'15"E PER PARCEL MAP 2938 (138 PM 76)

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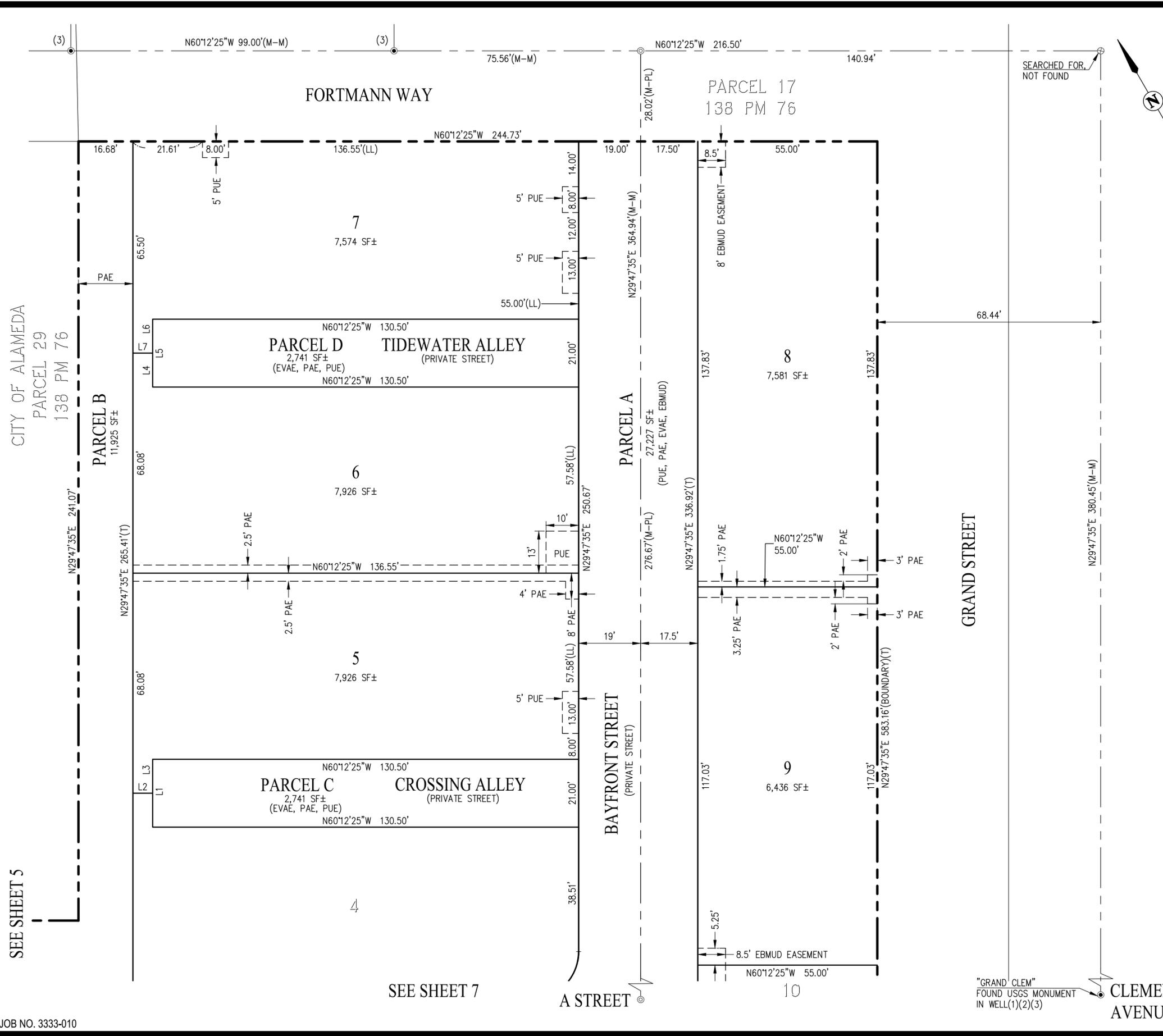
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## NOTES:

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2. ALL TIES ARE PERPENDICULAR, UNLESS OTHERWISE NOTED.

LINE TABLE		
NO	BEARING	LENGTH
L1	N29°47'35"E	21.00'
L2	N60°12'25"W	6.05'
L3	N29°47'35"E	10.50'
L4	N29°47'35"E	10.50'
L5	N29°47'35"E	21.00'
L6	N29°47'35"E	10.50'
L7	N60°12'25"W	6.05'



CITY OF ALAMEDA  
PARCEL 29  
138 PM 76

SEE SHEET 5

SEE SHEET 7

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

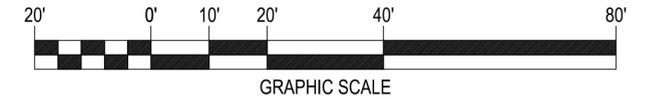
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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 20' DECEMBER 2023



## 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

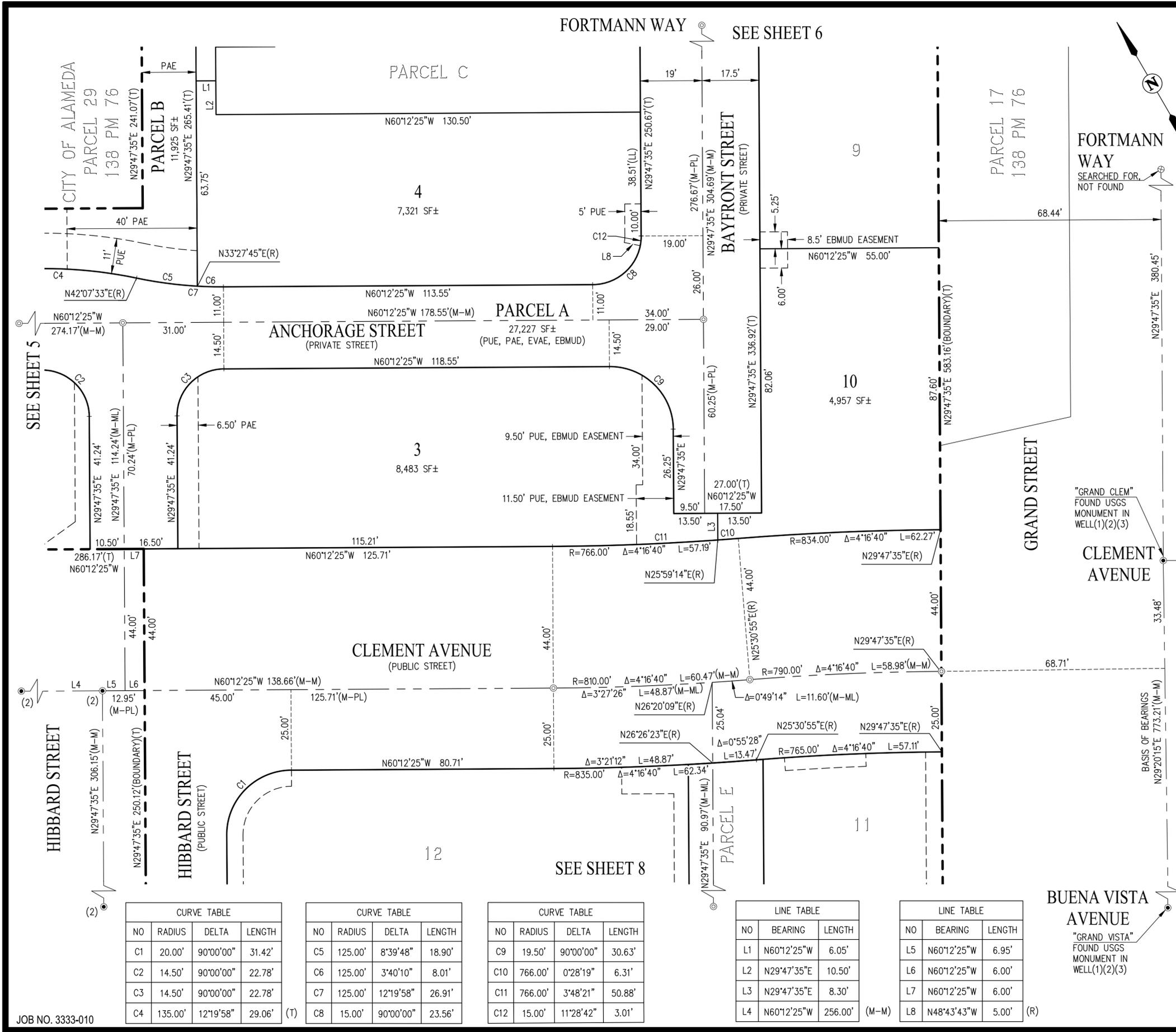
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TIE LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(LL)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-ML)	MONUMENT TO MONUMENT LINE
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT, LS 7960
	SEARCHED FOR NOT FOUND
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP 2938 (138 PM 76)
- (2) TRACT 7170 (263 M 52)
- (3) TRACT 7723 (305 M 6)
- (4) RECORD OF SURVEY (3 RS 16)
- (5) DEED (DN 2023-052339)

## 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.



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	14.50'	90°00'00"	22.78'
C3	14.50'	90°00'00"	22.78'
C4	135.00'	12°19'58"	29.06'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C5	125.00'	8°39'48"	18.90'
C6	125.00'	3°40'10"	8.01'
C7	125.00'	12°19'58"	26.91'
C8	15.00'	90°00'00"	23.56'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C9	19.50'	90°00'00"	30.63'
C10	766.00'	0°28'19"	6.31'
C11	766.00'	3°48'21"	50.88'
C12	15.00'	11°28'42"	3.01'

LINE TABLE		
NO	BEARING	LENGTH
L1	N60°12'25"W	6.05'
L2	N29°47'35"E	10.50'
L3	N29°47'35"E	8.30'
L4	N60°12'25"W	256.00'

LINE TABLE		
NO	BEARING	LENGTH
L5	N60°12'25"W	6.95'
L6	N60°12'25"W	6.00'
L7	N60°12'25"W	6.00'
L8	N48°43'43"W	5.00'

SEE SHEET 7

# TRACT 8654 2015 GRAND STREET

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 8 SHEETS  
BEING A SUBDIVISION OF THAT PROPERTY DESCRIBED IN DOCUMENT  
NUMBER 2023-052339, ALAMEDA COUNTY RECORDS  
CITY OF ALAMEDA, CALIFORNIA



SAN RAMON (925) 866-0322  
ROSEVILLE (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 20' DECEMBER 2023



## 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

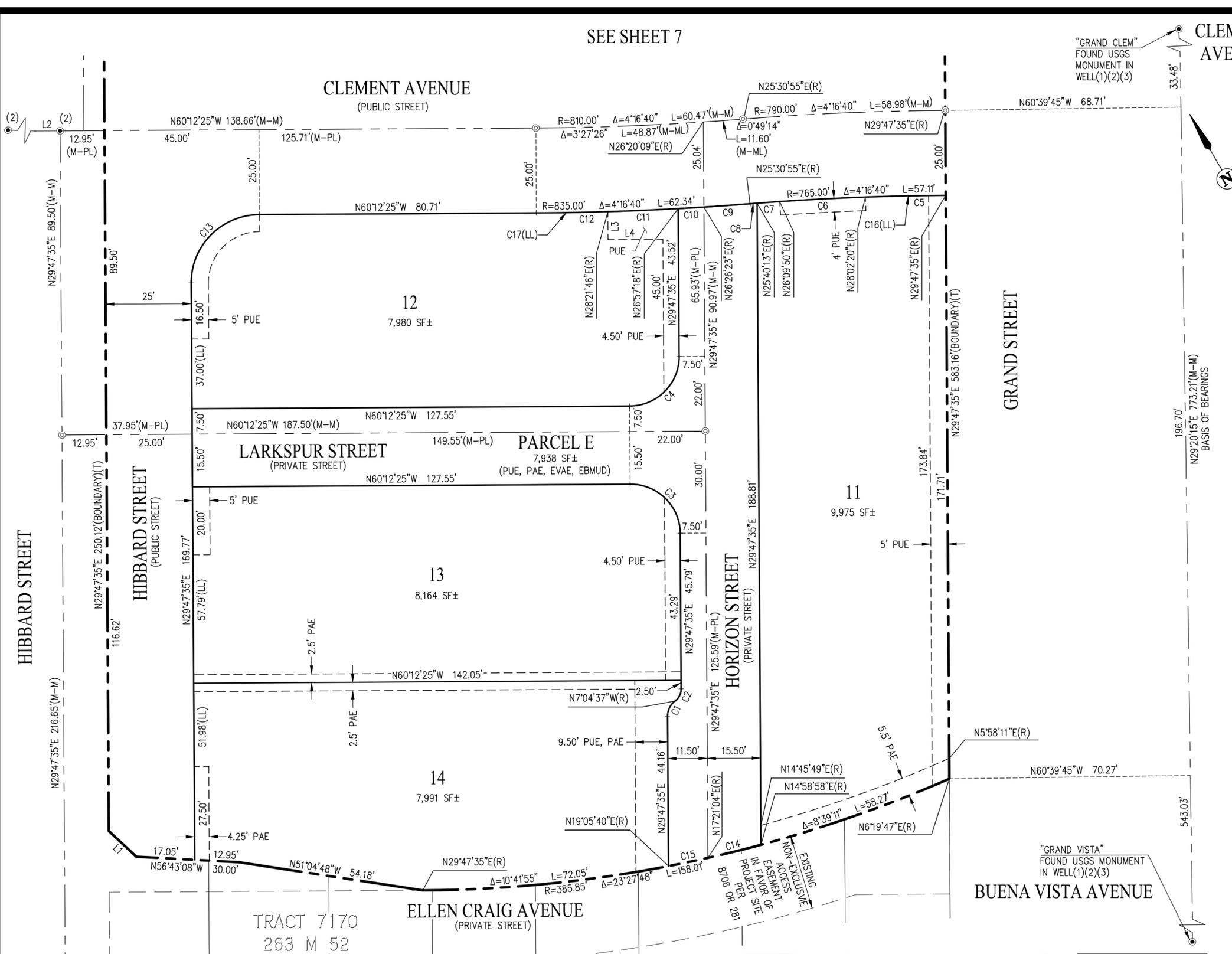
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
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CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	5.50'	53°07'48"	5.10'
C2	4.50'	53°07'48"	4.17'
C3	14.50'	90°00'00"	22.78'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C4	14.50'	90°00'00"	22.78'
C5	765.00'	1°45'15"	23.42'
C6	765.00'	1°52'29"	25.03'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C7	765.00'	0°29'38"	6.59'
C8	765.00'	0°09'18"	2.07'
C9	835.00'	0°55'28"	13.47'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C10	835.00'	0°30'55"	7.51'
C11	835.00'	1°24'28"	20.51'
C12	835.00'	1°25'49"	20.85'
C13	20.00'	90°00'00"	31.42'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C14	385.85'	2°22'06"	15.95'
C15	385.85'	1°44'36"	11.74'
C16	765.00'	4°07'22"	55.05'
C17	835.00'	2°50'17"	41.36'

LINE TABLE		
NO	BEARING	LENGTH
L1	N16°33'59"W	11.03'
L2	N60°12'25"W	256.00' (M-M)
L3	N29°47'35"E	8.26'
L4	N60°12'25"W	16.00'