

# TRACT 8561

## NORTH HOUSING SITE - PHASE 1

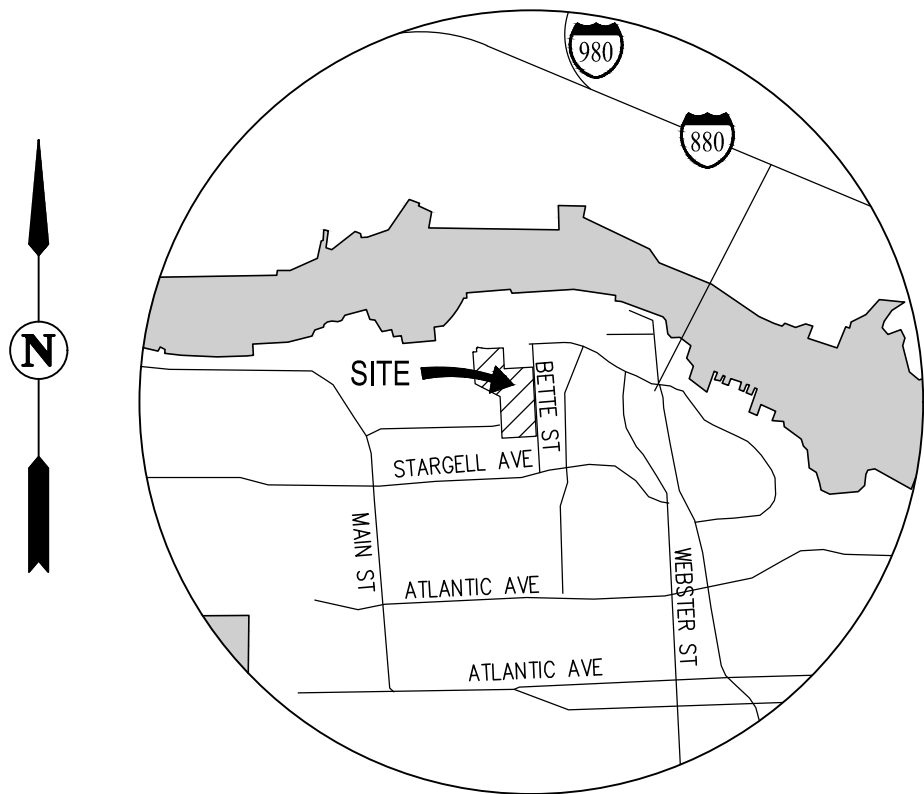
FOR CONDOMINIUM PURPOSES  
CONSISTING OF 6 SHEETS  
BEING A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN  
RECORDED AS DOCUMENT NUMBERS 2019-100995 AND 2022-176716  
ALAMEDA COUNTY RECORDS  
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA



CIVIL ENGINEERS

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

■ SURVEYORS      ■ PLANNERS  
MARCH 2023



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: MAHBUHAY STREET AND SINGLETON AVENUE 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 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: 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 SANITARY SEWER PURPOSES: FOR SANITARY SEWER PURPOSES AND LIFT STATION AND THEIR APPURTENANCES AND THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND REPLACE SUCH FACILITIES AND THEIR APPURTENANCES UNDER, ON, OVER THE STRIPS OF LAND DESIGNATED "SANITARY SEWER EASEMENT" (SSE) ON SAID MAP. SAID SANITARY SEWER EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, DOG PARK & ASSOCIATED AMENITIES, STORMWATER TREATMENT FACILITIES, LANDSCAPING, IRRIGATION SYSTEMS, SANITARY SEWER 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: 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.

PARCEL A (LAKEHURST CIRCLE) IS FOR PRIVATE ROADWAY PURPOSES AND SHALL BE RETAINED BY THE OWNER.

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

AS OWNER: HOUSING AUTHORITY OF ALAMEDA COUNTY

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

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

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: \_\_\_\_\_

### 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 \_\_\_\_\_ 20\_\_\_\_, 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 OLD REPUBLIC TITLE COMPANY.

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

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

MELISSA WILK,  
COUNTY RECORDER  
COUNTY OF ALAMEDA, CALIFORNIA

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

TRACT 8561
NORTH HOUSING SITE - PHASE 1

FOR CONDOMINIUM PURPOSES
CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN
RECORDED AS DOCUMENT NUMBERS 2019-100995 AND 2022-176716
ALAMEDA COUNTY RECORDS
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SURVEYORS PLANNERS

MARCH 2023

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED ON
INSTRUMENT NUMBER OF OFFICIAL RECORDS, ALAMEDA COUNTY, CALIFORNIA; DOES
HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT AND ALL DEDICATIONS
SHOWN HEREIN.

FIRST AMERICAN TITLE INSURANCE COMPANY

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

NAME: (PRINTED) \_\_\_\_\_

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

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

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: \_\_\_\_\_

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 HOUSING AUTHORITY OF THE CITY OF ALAMEDA IN
OCTOBER 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, 2023, 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

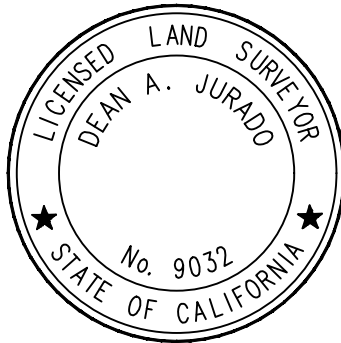


ACTING CITY SURVEYOR'S STATEMENT

I, DEAN A. JURADO, 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 8561, NORTH HOUSING SITE - PHASE 1, 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 \_\_\_\_ DAY
OF \_\_\_\_\_, 20\_\_.

DEAN A. JURADO, L.S. 9032
ACTING CITY SURVEYOR, CITY OF ALAMEDA
COUNTY OF ALAMEDA, CALIFORNIA



SIGNATURE OMISSIONS

THE SIGNATURE OF THE PARTIES LISTED BELOW, OWNER(S) OF EASEMENTS PER DOCUMENT NOTED
BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTIONS 66436, SUBSECTION
(A)(3)(A)(1) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO
A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- 1. UNITED STATES OF AMERICA, SEWER EASEMENT PER 4414 OR 13.
- 2. STATE OF CALIFORNIA, SEWER EASEMENT PER REEL 2084 IMAGE 712
- 3. EAST BAY MUNICIPAL UTILITY DISTRICT, EASEMENT PER DN 2019-030193.

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
8561, NORTH HOUSING SITE - PHASE 1, CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF 6
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 \_\_\_\_\_, 20\_\_.

ROBERT ALAN VANCE, R.C.E. 88857
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 8561, NORTH
HOUSING SITE - PHASE 1, ALAMEDA, CALIFORNIA", CONSISTING OF 6 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 IN FEE, SUBJECT TO IMPROVEMENT, 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 \_\_\_\_\_, 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 GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGEO, INC., PROJECT NO
19799.000.001, DATED APRIL 18, 2022, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY CLERK OF THE
CITY OF ALAMEDA

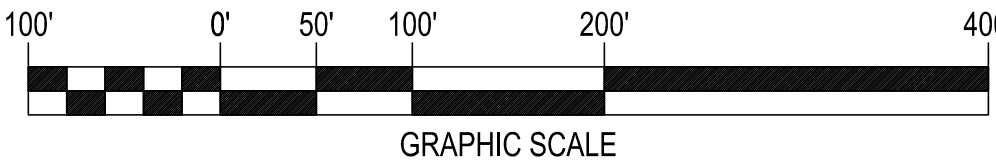
TRACT 8561  
NORTH HOUSING SITE - PHASE 1

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 6 SHEETS  
BEING A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN  
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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 100'  
MARCH 2023



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

---	SUBDIVISION BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	MONUMENT LINE
---	TIE LINE
(LL)	LOT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT

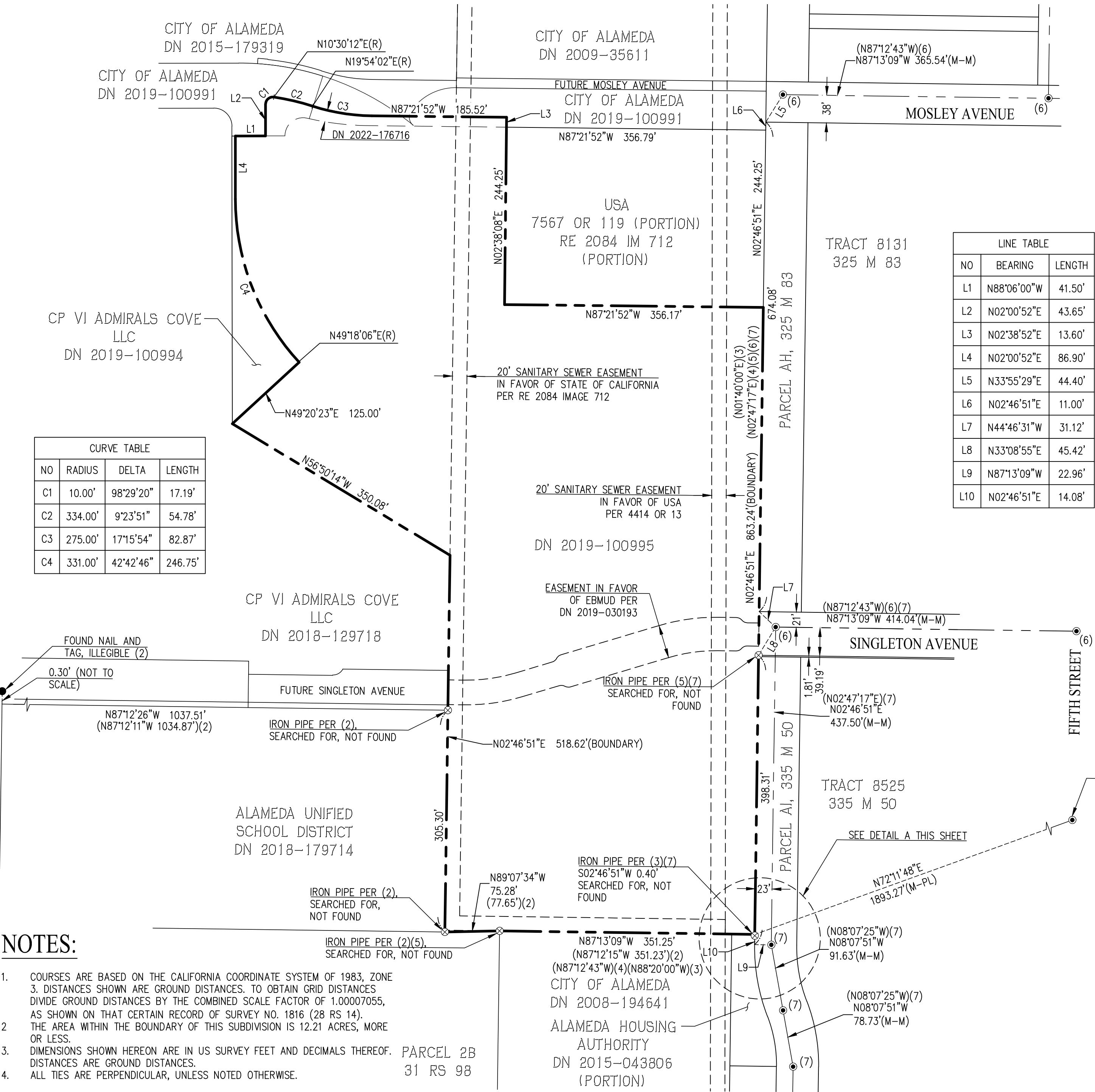
REFERENCES:

(#)	REFERENCE NUMBER
(1)	RECORD OF SURVEY 1816 (28 RS 14)
(2)	RECORD OF SURVEY 2113 (31 RS 98)
(3)	RECORD OF SURVEY 1521 (24 RS 14)
(4)	TRACT MAP 7387 (271 M 1)
(5)	PARCEL MAP 10086 (320 PM 43)
(6)	TRACT MAP 8131 (325 M 83)
(7)	TRACT MAP 8285 (335 M 50)
(8)	DEED (DN 2019-100995)
(9)	DEED (DN 2022-176716)



NO	BEARING	LENGTH
L1	N88°06'00"W	41.50'
L2	N02°00'52"E	43.65'
L3	N02°38'52"E	13.60'
L4	N02°00'52"E	86.90'
L5	N33°55'29"E	44.40'
L6	N02°46'51"E	11.00'
L7	N44°46'31"W	31.12'
L8	N33°08'55"E	45.42'
L9	N87°13'09"W	22.96'
L10	N02°46'51"E	14.08'

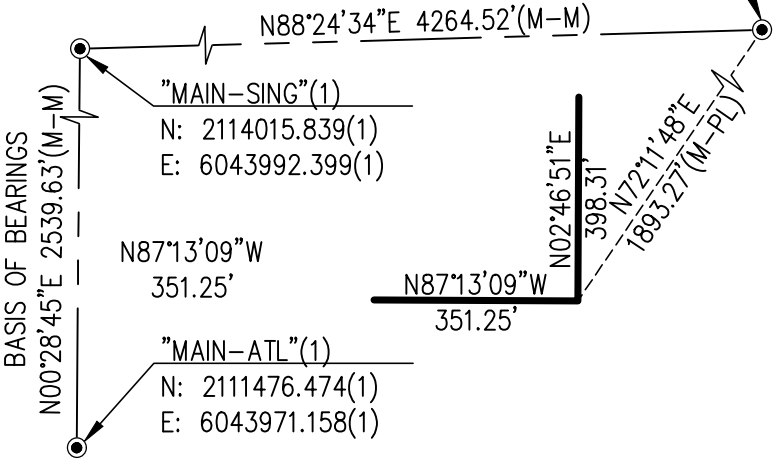
NO	RADIUS	DELTA	LENGTH
C1	10.00'	98°29'20"	17.19'
C2	334.00'	9°23'51"	54.78'
C3	275.00'	17°15'54"	82.87'
C4	331.00'	42°42'46"	246.75'



NOTES:

- COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES DIVIDE GROUND DISTANCES BY THE COMBINED SCALE FACTOR OF 1.00007055, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1816 (28 RS 14).
- THE AREA WITHIN THE BOUNDARY OF THIS SUBDIVISION IS 12.21 ACRES, MORE OR LESS.
- DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF. DISTANCES ARE GROUND DISTANCES.
- ALL TIES ARE PERPENDICULAR, UNLESS NOTED OTHERWISE.

DETAIL A  
NOT TO SCALE



TRACT 8561  
NORTH HOUSING SITE - PHASE 1

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 6 SHEETS  
BEING A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN  
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cbg

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ROSEVILLE

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MARCH 2023

SCALE: 1" = 100'

100' 0' 50' 100' 200' 400'

GRAPHIC SCALE

BASIS OF BEARINGS:

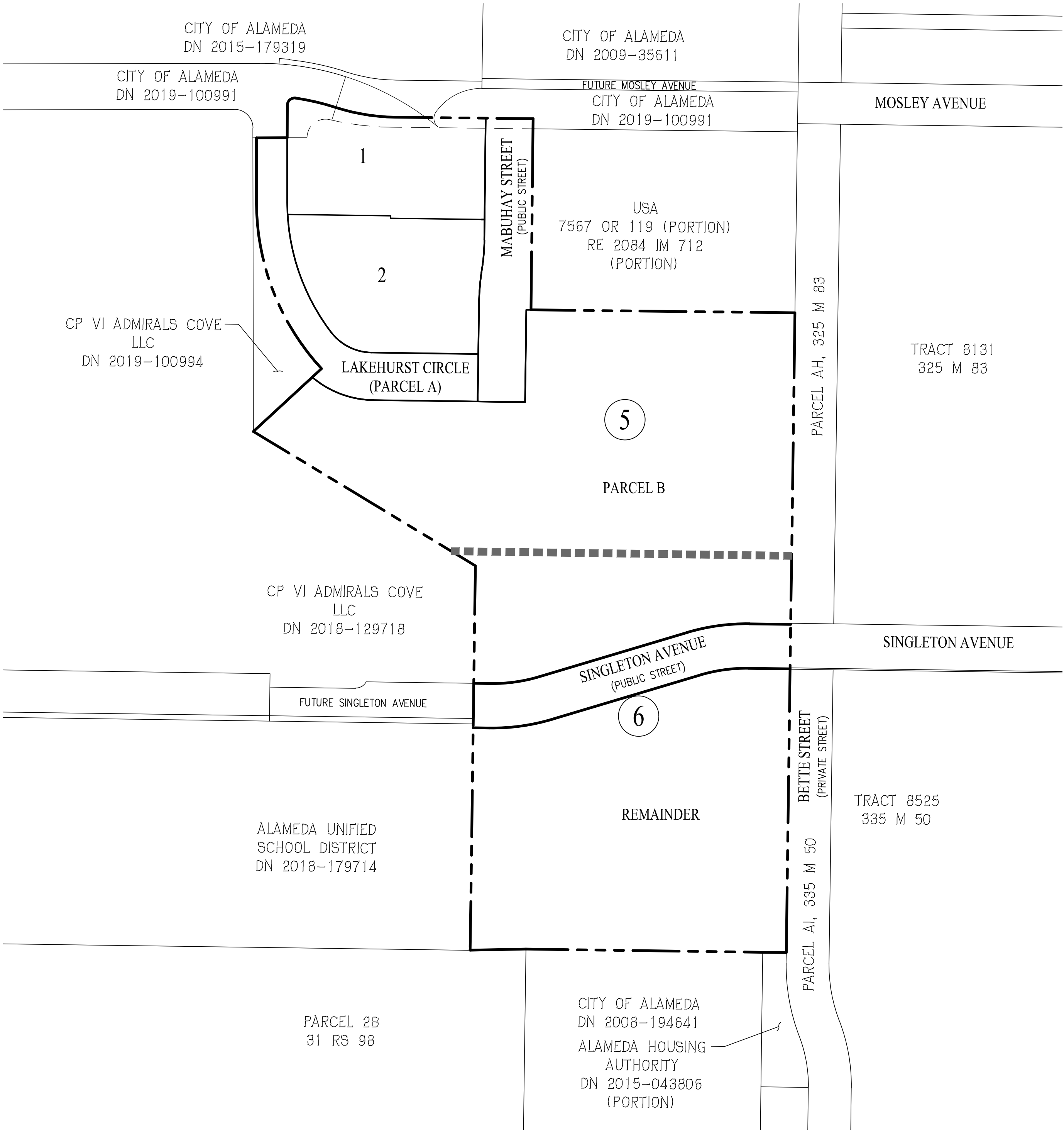
THE BASIS OF BEARINGS FOR THIS MAP WAS DETERMINED BY FOUND MONUMENTS PT. 207 "MAIN-SING" AND PT. 204 "MAIN-ATL" AS SAID POINTS ARE SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 1816 (28 RS 14), THE BEARING BEING N00°28'45"E (CALCULATED).

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
	LOT LINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	EAST BAY MUNICIPAL UTILITY DISTRICT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PUBLIC ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	SANITARY SEWER EASEMENT
	SHEET NUMBER
	SHEET LIMIT

REFERENCES:

- (#) REFERENCE NUMBER
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- (3) RECORD OF SURVEY 1521 (24 RS 14)
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- (5) PARCEL MAP 10086 (320 PM 43)
- (6) TRACT MAP 8131 (325 M 83)
- (7) TRACT MAP 8285 (335 M 50)
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TRACT 8561  
NORTH HOUSING SITE - PHASE 1

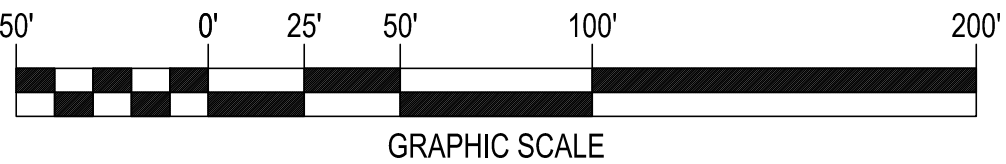
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CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 50' MARCH 2023



BASIS OF BEARINGS:

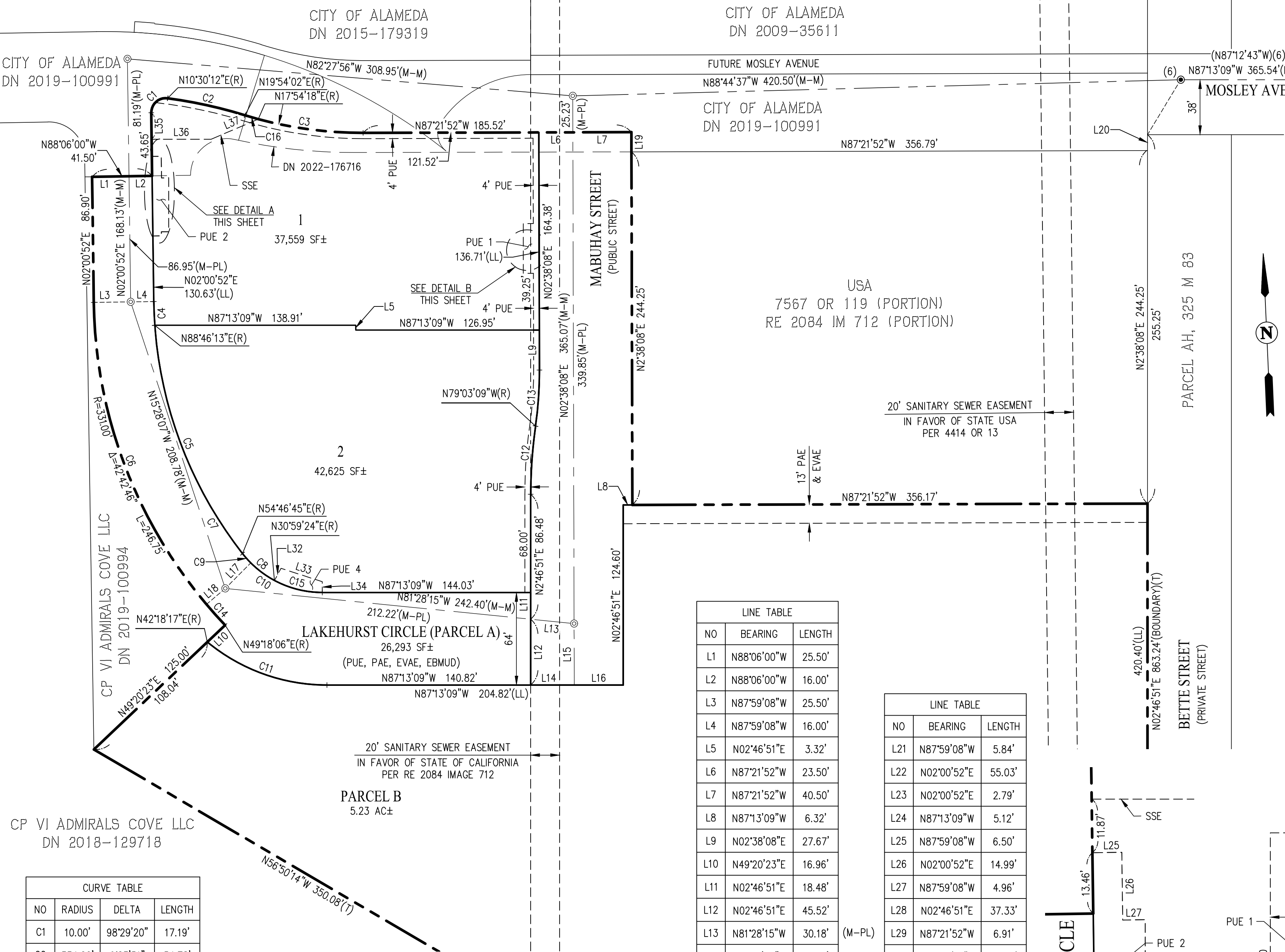
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LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
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(LL)	LOT LINE
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(M-M)	MONUMENT TO MONUMENT
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	FOUND STANDARD STREET MONUMENT
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT

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(8) DEED (DN 2019-100995)  
(9) DEED (DN 2022-176716)



LINE TABLE		
NO	BEARING	LENGTH
L1	N88°06'00"W	25.50'
L2	N88°06'00"W	16.00'
L3	N87°59'08"W	25.50'
L4	N87°59'08"W	16.00'
L5	N02°46'51"E	3.32'
L6	N87°21'52"W	23.50'
L7	N87°21'52"W	40.50'
L8	N87°13'09"W	6.32'
L9	N02°38'08"E	27.67'
L10	N49°20'23"E	16.96'
L11	N02°46'51"E	18.48'
L12	N02°46'51"E	45.52'
L13	N81°28'15"W	30.18'
L14	N87°13'09"W	30.14'
L15	N02°38'08"E	42.50'
L16	N87°13'09"W	33.86'
L17	N47°44'27"E	25.00'
L18	N52°39'17"E	17.00'
L19	N02°38'52"E	13.60'
L20	N02°46'51"E	11.00'

LINE TABLE		
NO	BEARING	LENGTH
L21	N87°59'08"W	5.84'
L22	N02°00'52"E	55.03'
L23	N02°00'52"E	2.79'
L24	N87°13'09"W	5.12'
L25	N87°59'08"W	6.50'
L26	N02°00'52"E	14.99'
L27	N87°59'08"W	4.96'
L28	N02°46'51"E	37.33'
L29	N87°21'52"W	6.91'
L30	N02°46'51"E	34.40'
L31	N87°21'52"W	7.00'
L32	N30°59'25"E	9.56'
L33	N69°13'25"W	30.04'
L34	N02°46'51"E	7.46'
L35	N02°00'52"E	18.32'
L36	N87°12'11"W	41.16'
L37	N69°36'35"E	35.43'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	10.00'	98°29'20"	17.19'
C2	334.00'	9°23'51"	54.78'
C3	275.00'	17°15'54"	82.87'
C4	289.50'	3°14'39"	16.39'
C5	289.50'	33°59'28"	171.75'
C6	331.00'	39°21'35"	227.38'
C7	289.50'	37°14'07"	188.14'
C8	70.00'	51°59'54"	63.53'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C9	70.00'	7°02'18"	8.60'
C10	70.00'	44°57'36"	54.93'
C11	130.00'	39°31'26"	89.68'
C12	332.00'	8°10'00"	47.32'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C13	268.00'	8°18'43"	38.88'
C14	331.00'	3°21'11"	19.37'
C15	70.00'	28°12'33"	34.46'
C16	275.00'	1°59'45"	9.58'



TRACT 8561  
NORTH HOUSING SITE - PHASE 1

FOR CONDOMINIUM PURPOSES  
CONSISTING OF 6 SHEETS  
BEING A SUBDIVISION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN  
RECORDED AS DOCUMENT NUMBERS 2019-100995 AND 2022-176716  
ALAMEDA COUNTY RECORDS  
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA



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

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



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

---	SUBDIVISION BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	MONUMENT LINE
---	TIE LINE
(LL)	LOT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT

REFERENCES:

- (#) REFERENCE NUMBER  
(1) RECORD OF SURVEY 1816 (28 RS 14)  
(2) RECORD OF SURVEY 2113 (31 RS 98)  
(3) RECORD OF SURVEY 1521 (24 RS 14)  
(4) TRACT MAP 7387 (271 M 1)  
(5) PARCEL MAP 10086 (320 PM 43)  
(6) TRACT MAP 8131 (325 M 83)  
(7) TRACT MAP 8285 (335 M 50)  
(8) DEED (DN 2019-100995)  
(9) DEED (DN 2022-176716)

SEE SHEET 5

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°08'55"E	45.42'
L2	N02°46'51"E	14.08'
L3	N87°13'09"W	22.14'
L4	N87°13'09"W	22.14'
L5	N12°03'11"W	2.42'
L6	N12°03'11"W	2.39'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	220.00'	17°24'25"	66.84'
C2	280.00'	17°24'25"	85.07'
C3	280.00'	17°24'25"	85.07'
C4	220.00'	17°24'25"	66.84'
C5	280.00'	13°10'36"	64.39'
C6	280.00'	3°30'21"	17.13'

PARCEL B  
5.23 AC±

TRACT 8131  
325 M 83

PARCEL AH, 325 M 83

TRACT 8525  
335 M 50

PARCEL AI, 335 M 50

REMAINDER  
3.36 AC±

PARCEL B

DETAIL A  
NOT TO SCALE

DETAIL B  
NOT TO SCALE

