

TRACT 8591

BAY 37 - PHASE 2

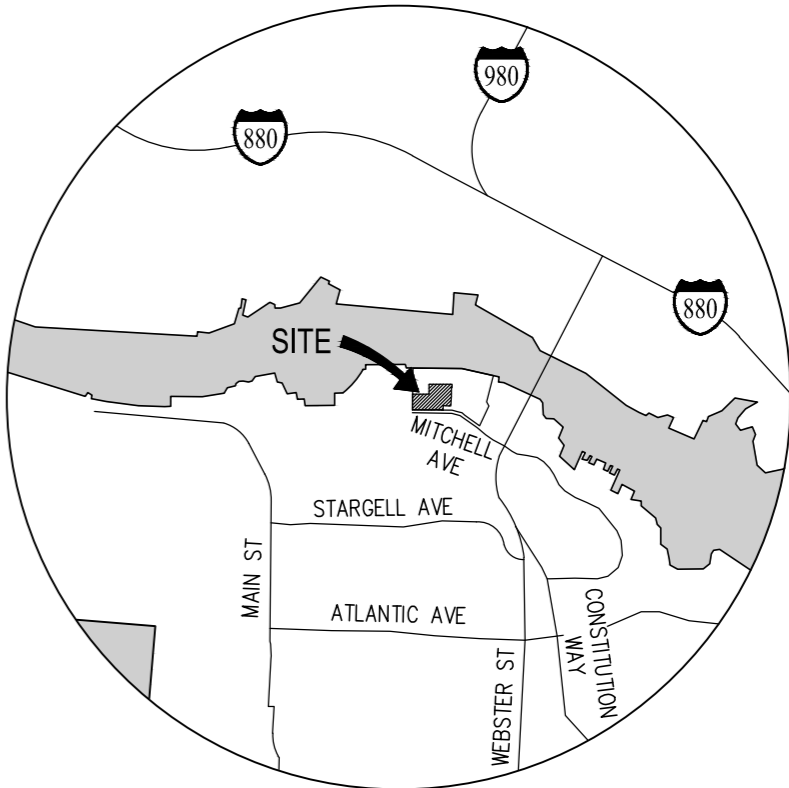
FOR CONDOMINIUM PURPOSES
CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF PARCEL THREE OF PARCEL MAP
NO. 11038 RECORDED IN BOOK 346 OF PARCEL MAPS AT PAGE 27
ALAMEDA COUNTY RECORDS
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA



CIVIL ENGINEERS

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

▪ SURVEYORS ▪ PLANNERS
JUNE 2021



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 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 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 THE CONSTRUCTION AND MAINTENANCE OF A FUTURE BICYCLE AND PEDESTRIAN BRIDGE AND APPURTENANCES THERETO, INCLUDING PUBLIC ACCESS, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "BICYCLE AND PEDESTRIAN BRIDGE 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 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 STATES THAT THE STRIPS OF LAND DESIGNATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) ARE RESERVED FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES AND THEIR APPURTENANCES THERETO; SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS; SAID EASEMENTS ARE NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF ALAMEDA.

PARCELS S, T, U, V, W, X, Z, & AB ARE FOR PRIVATE ROADWAY PURPOSES AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

PARCELS R, Y, & AA ARE FOR 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: PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

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 FIRST AMERICAN TITLE COMPANY.

FEE: _____

SERIES NO: _____

MELISSA WILK,
COUNTY RECORDER
COUNTY OF ALAMEDA, CALIFORNIA

BY: _____
DEPUTY

TRACT 8591
BAY 37 - PHASE 2

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CIVIL ENGINEERS SURVEYORS PLANNERS
JUNE 2021

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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 PULTE HOMES COMPANY, LLC IN DECEMBER 2020. 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, SCOTT A. SHORTLIDGE, 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 8591, BAY 37 - PHASE 2, 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.

SCOTT A. SHORTLIDGE, L.S. 6441
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.

- EAST BAY MUNICIPAL UTILITY DISTRICT, SEWER EASEMENT PER 6149 OR 375, AND SEWER
EASEMENT PER 2013-149379.
- NORTHERN CALIFORNIA POWER AGENCY, GAS PIPELINE EASEMENT PER 87-240248,
2013-143201, 2013-128989, AND 2013-128990.
- UNITED STATES OF AMERICA, SEWER EASEMENT PER 4414 OR 13.
- ALAMEDA POWER AND TELECOM, ELECTRIC/TELECOM EASEMENT PER 2004-387604.

CITY ENGINEER'S STATEMENT

I, RUSSELL S. THOMPSON, 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
8591, BAY 37 - PHASE 2, CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA", 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 , 20.

RUSSELL S. THOMPSON, R.C.E. 43,069
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 8591, BAY 37 -
PHASE 2, ALAMEDA, CALIFORNIA", 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 , 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 LANGAN ENGINEERING AND
ENVIRONMENTAL SERVICES, INC., PROJECT NO 731584113, DATED SEPTEMBER 10, 2018, COPIES OF WHICH HAVE
BEEN FILED WITH THE CITY CLERK OF THE CITY OF ALAMEDA

TRACT 8591
BAY 37 - PHASE 2

FOR CONDOMINIUM PURPOSES
CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF PARCEL THREE OF PARCEL MAP
NO. 11038 RECORDED IN BOOK 346 OF PARCEL MAPS AT PAGE 27
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 60' JUNE 2021



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP WAS DETERMINED BY FOUND MONUMENTS USC&GS STATIONS "MAIN-SING" AND "STAND B" AS SAID POINTS ARE SHOWN AND SO DESIGNATED ON PARCEL MAP 11038 (346 PM 27), THE BEARING BEING N64°26'15"E. COURSES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.9999295, AS SHOWN ON SAID PARCEL MAP 11038.

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(LL)	LOT LINE
(T)	TOTAL
(R)	RADIAL
(M-LL)	MONUMENT TO LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE
(TIE-LL)	TIE TO LOT LINE
	FOUND STANDARD STREET MONUMENT
	STANDARD STREET MONUMENT TO BE SET PER (6)
	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
PSDE	PRIVATE STORM DRAIN EASEMENT

NOTES:

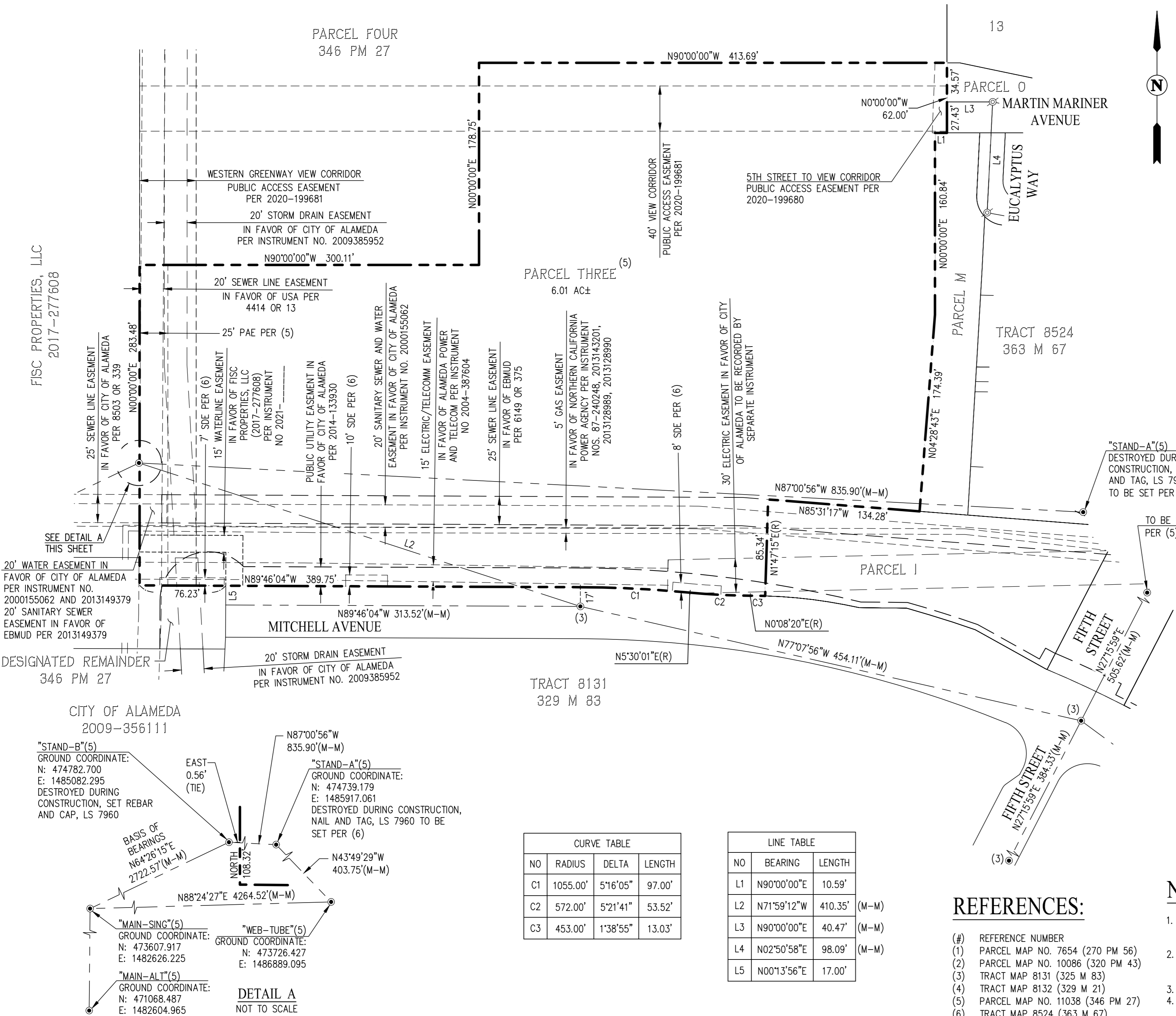
- PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE DIVISION 8, CHAPTER 1, SECTION 8817, STATE PLANE COORDINATES BASED ON CALIFORNIA COORDINATE SYSTEM OF 1927 CANNOT BE PRECLUDED FROM A RETRACEMENT OF A CCS27 SURVEY.
- THE COORDINATE SYSTEM USED FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE III GROUND COORDINATES WERE OBTAINED BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.0000705 AT MONUMENT USC&GS MONUMENT "MAIN-ALT."
- THE AREA WITHIN THE BOUNDARY OF THIS SUBDIVISION IS 6.00 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.

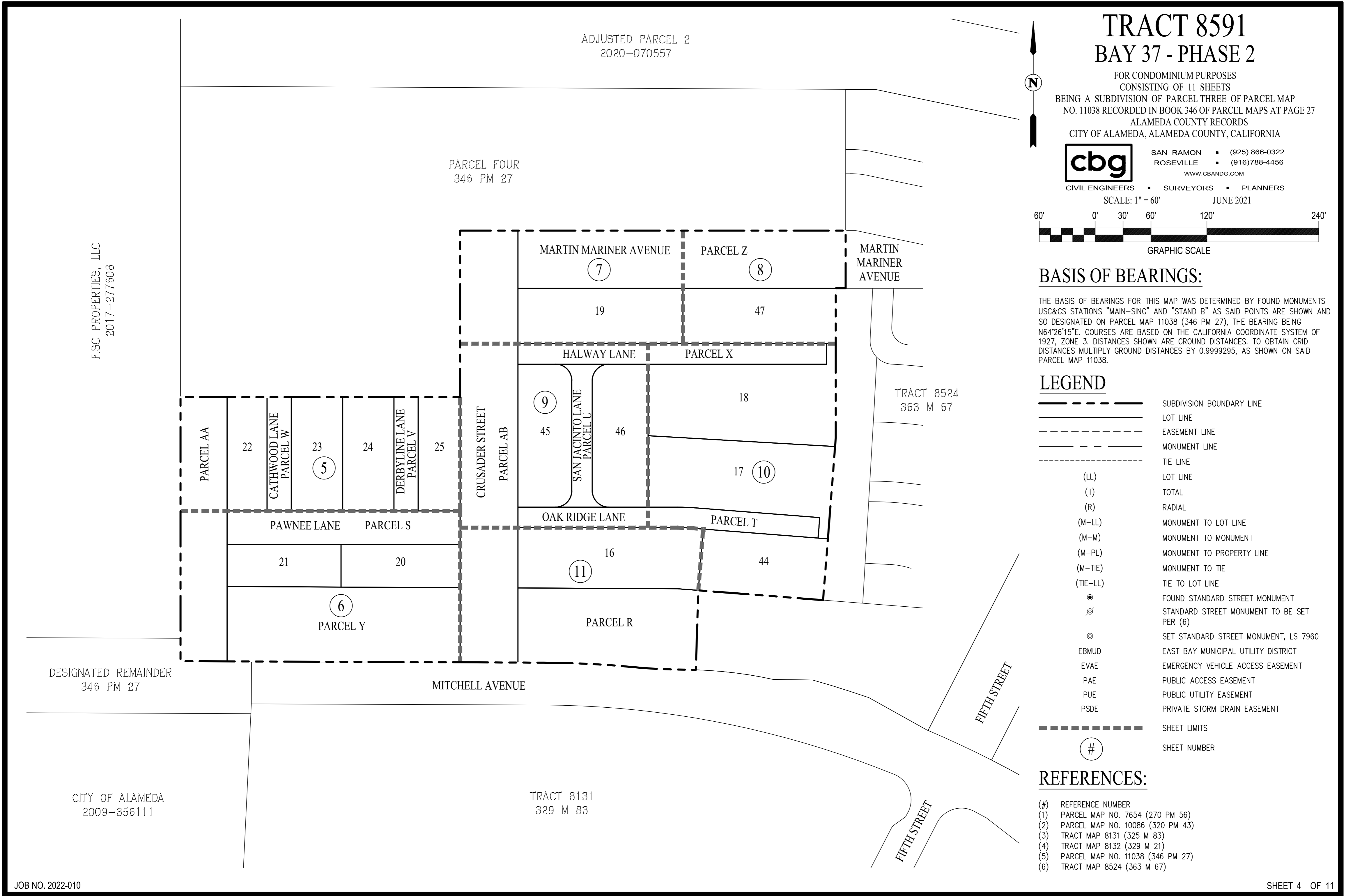
REFERENCES:

- (#) REFERENCE NUMBER
(1) PARCEL MAP NO. 7654 (270 PM 56)
(2) PARCEL MAP NO. 10086 (320 PM 43)
(3) TRACT MAP 8131 (325 M 83)
(4) TRACT MAP 8132 (329 M 21)
(5) PARCEL MAP NO. 11038 (346 PM 27)
(6) TRACT MAP 8524 (363 M 67)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	1055.00'	5°16'05"	97.00'
C2	572.00'	5°21'41"	53.52'
C3	453.00'	1°38'55"	13.03'

LINE TABLE		
NO	BEARING	LENGTH
L1	N90°00'00"E	10.59'
L2	N71°59'12"W	410.35' (M-M)
L3	N90°00'00"E	40.47' (M-M)
L4	N02°50'58"E	98.09' (M-M)
L5	N00°13'56"E	17.00'





TRACT 8591

BAY 37 - PHASE 2

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cbg

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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 60'
JUNE 2021

60' 0' 30' 60' 120' 240'

GRAPHIC SCALE

BASIS OF BEARINGS:

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LEGEND	
<div></div>	SUBDIVISION BOUNDARY LINE
<div></div>	LOT LINE
<div></div>	EASEMENT LINE
<div></div>	MONUMENT LINE
<div></div>	TIE LINE
(LL)	LOT LINE
(T)	TOTAL
(R)	RADIAL
(M-LL)	MONUMENT TO LOT LINE
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(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE
(TIE-LL)	TIE TO LOT LINE
<div></div>	FOUND STANDARD STREET MONUMENT
<div></div>	STANDARD STREET MONUMENT TO BE SET PER (6)
<div></div>	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
PSDE	PRIVATE STORM DRAIN EASEMENT
<div></div>	SHEET LIMITS
#	SHEET NUMBER

REFERENCES:

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- (5) PARCEL MAP NO. 11038 (346 PM 27)
- (6) TRACT MAP 8524 (363 M 67)

FISC PROPERTIES, LLC
2017-277608

DESIGNATED REMAINDER
346 PM 27

CITY OF ALAMEDA
2009-356111

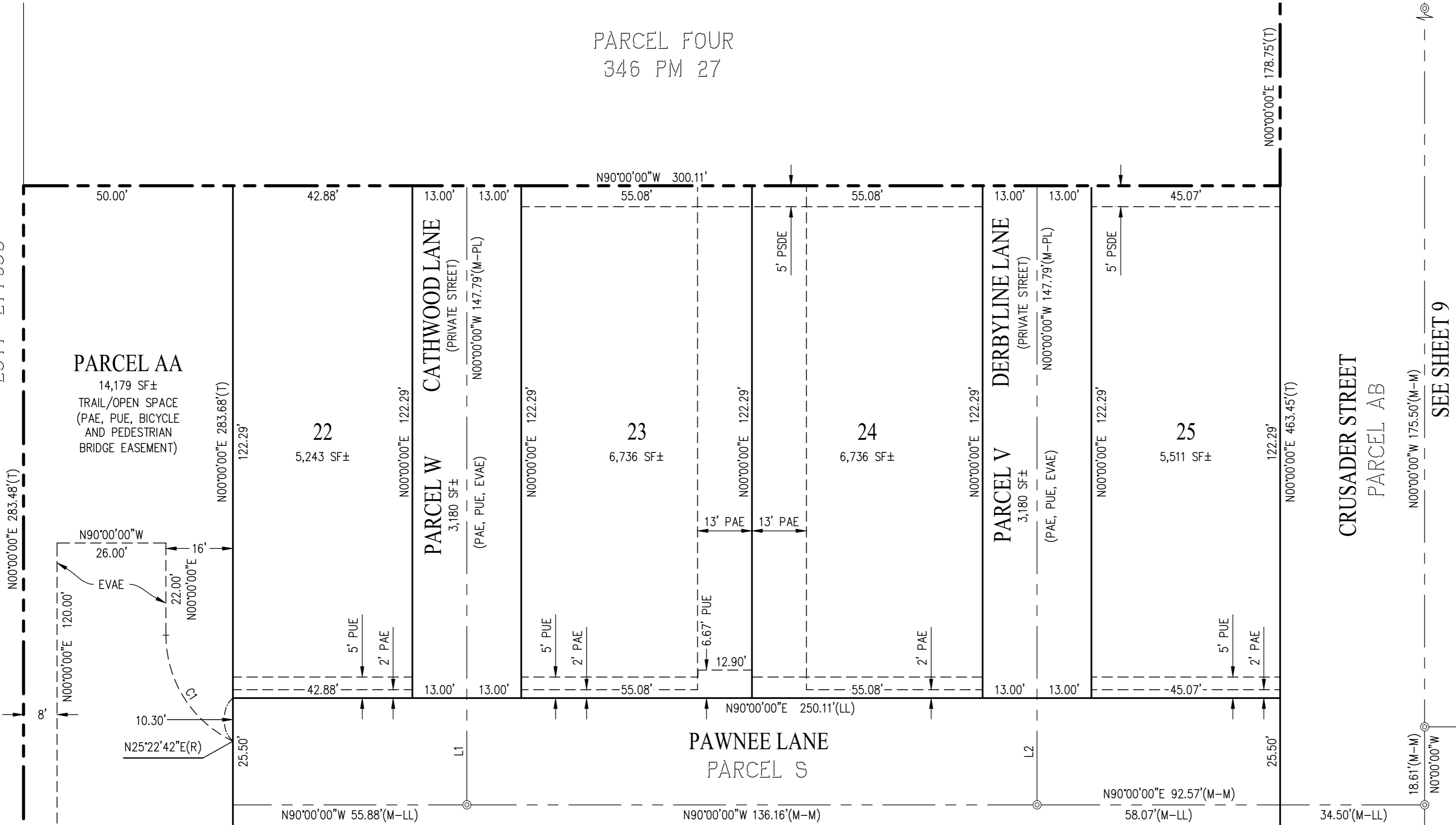
TRACT 8131
329 M 83

TRACT 8524
363 M 67

JOB NO. 2022-010

SHEET 4 OF 11

FISC PROPERTIES, LLC
2017-277608



LINE TABLE		
NO	BEARING	LENGTH
L1	N00°00'00"E	25.50' (M-LL)
L2	N00°00'00"E	25.50' (M-LL)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	28.00'	64°37'18"	31.58'



TRACT 8591 BAY 37 - PHASE 2

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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 20' JUNE 2021



BASIS OF BEARINGS:

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LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(LL)	LOT LINE
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	FOUND STANDARD STREET MONUMENT
	STANDARD STREET MONUMENT TO BE SET PER (6)
	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
PSDE	PRIVATE STORM DRAIN EASEMENT

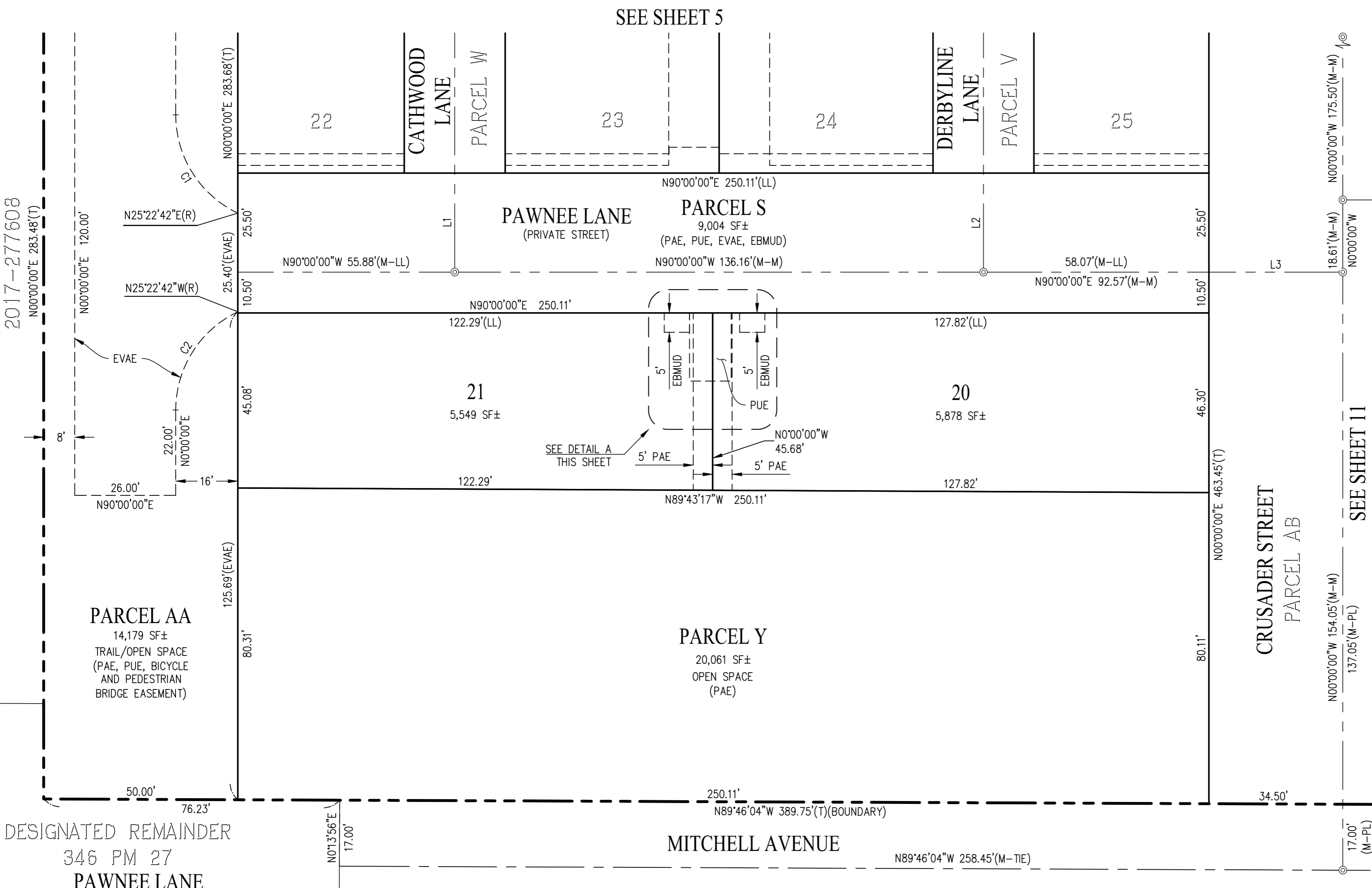
NOTES:

1. SEE SHEET 3 FOR EXISTING EASEMENTS.

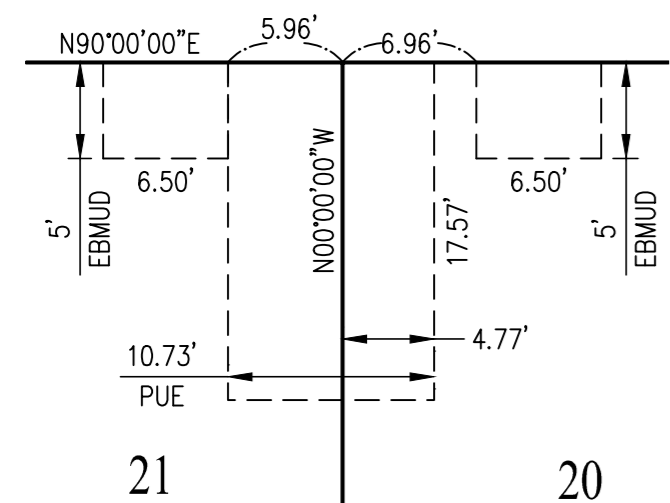
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2017-277608



DESIGNATED REMAINDER
346 PM 27
PAWNEE LANE
PARCEL S



LINE TABLE		
NO	BEARING	LENGTH
L1	N00°00'00"E	25.50' (M-LL)
L2	N00°00'00"E	25.50' (M-LL)
L3	N90°00'00"E	34.50' (M-LL)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	28.00'	64°37'18"	31.58'
C2	28.00'	64°37'18"	31.58'

TRACT 8591 BAY 37 - PHASE 2

FOR CONDOMINIUM PURPOSES
CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF PARCEL THREE OF PARCEL MAP
NO. 11038 RECORDED IN BOOK 346 OF PARCEL MAPS AT PAGE 27
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" = 20' JUNE 2021



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LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	TIE LINE
(LL)	LOT LINE
(T)	TOTAL
(R)	RADIAL
(M-LL)	MONUMENT TO LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE
(TIE-LL)	TIE TO LOT LINE
	FOUND STANDARD STREET MONUMENT
	STANDARD STREET MONUMENT TO BE SET PER (6)
	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
PSDE	PRIVATE STORM DRAIN EASEMENT

NOTES:

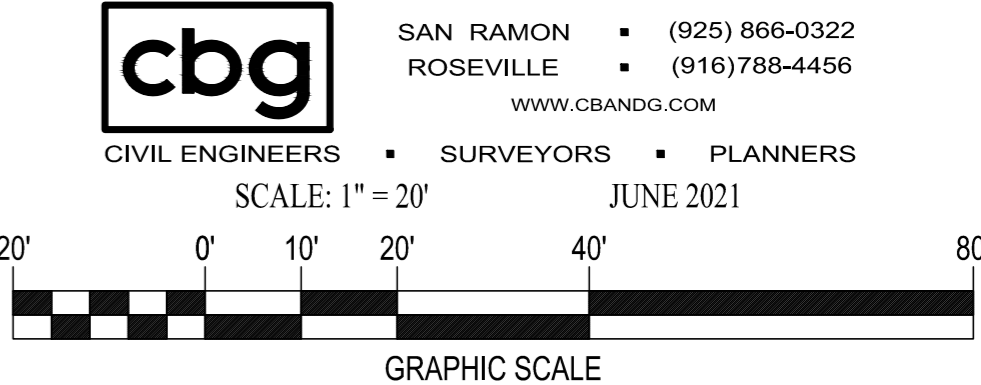
1. SEE SHEET 3 FOR EXISTING EASEMENTS.

REFERENCES:

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- (2) PARCEL MAP NO. 10086 (320 PM 43)
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- (6) TRACT MAP 8524 (363 M 67)

TRACT 8591
BAY 37 - PHASE 2

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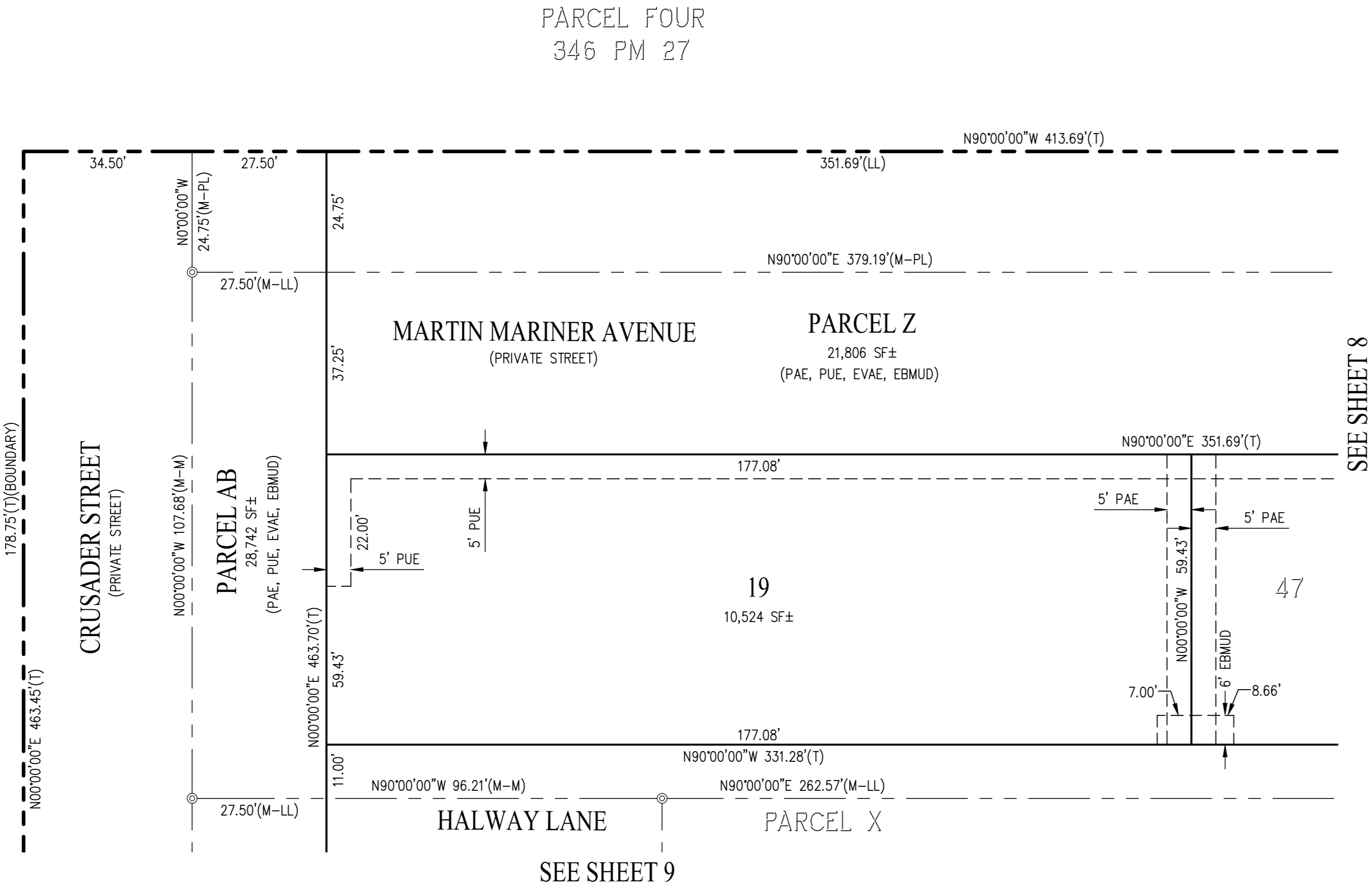
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<div></div>	LOT LINE
<div></div>	EASEMENT LINE
<div></div>	MONUMENT LINE
<div></div>	TIE LINE
(LL)	LOT LINE
(T)	TOTAL
(R)	RADIAL
(M-LL)	MONUMENT TO LOT LINE
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<div></div>	FOUND STANDARD STREET MONUMENT
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SCALE: 1" = 20' JUNE 2021



GRAPHIC SCALE

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LEGEND

---	SUBDIVISION BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	MONUMENT LINE
---	TIE LINE
(LL)	LOT LINE
(T)	TOTAL
(R)	RADIAL
(M-LL)	MONUMENT TO LOT LINE
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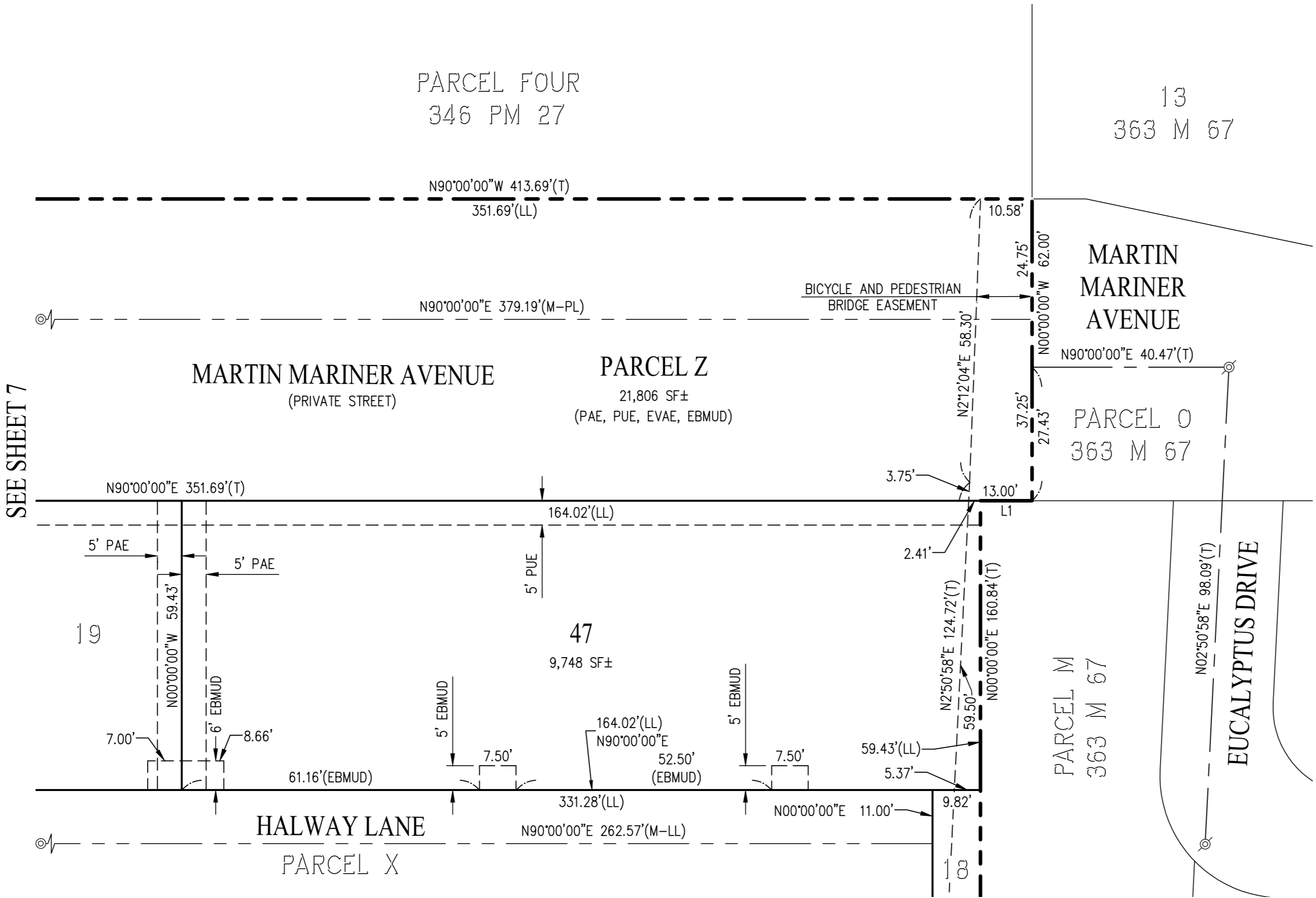
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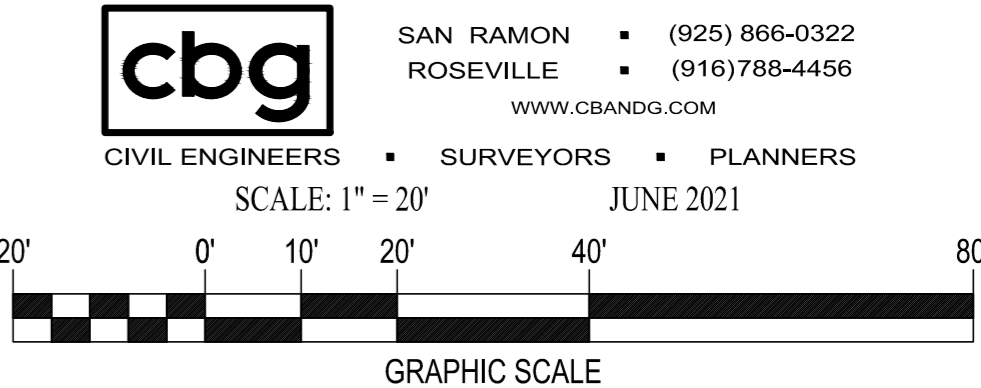
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LINE TABLE		
NO	BEARING	LENGTH
L1	N90°00'00"E	10.59'



TRACT 8591
BAY 37 - PHASE 2

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LEGEND

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---	TIE LINE
(LL)	LOT LINE
(T)	TOTAL
(R)	RADIAL
(M-LL)	MONUMENT TO LOT LINE
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(6) TRACT MAP 8524 (363 M 67)

SEE SHEET 7

19

47

N

SEE SHEET 10

16

SEE SHEET 11

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	17.50'	90°00'00"	27.49'
C2	18.00'	90°00'00"	28.27'
C3	17.50'	90°00'00"	27.49'
C4	18.00'	90°00'00"	28.27'
C5	233.00'	4°28'43"	18.21'
C6	211.00'	4°28'43"	16.49'
C7	28.00'	68°12'48"	33.34'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C8	28.00'	68°12'48"	33.34'
C9	28.00'	63°31'13"	31.04'
C10	28.00'	70°08'41"	34.28'
C11	233.00'	1°15'37"	5.12'
C12	17.50'	20°59'37"	6.41'
C13	17.50'	17°10'18"	5.24'
C14	18.00'	21°46'37"	6.84'

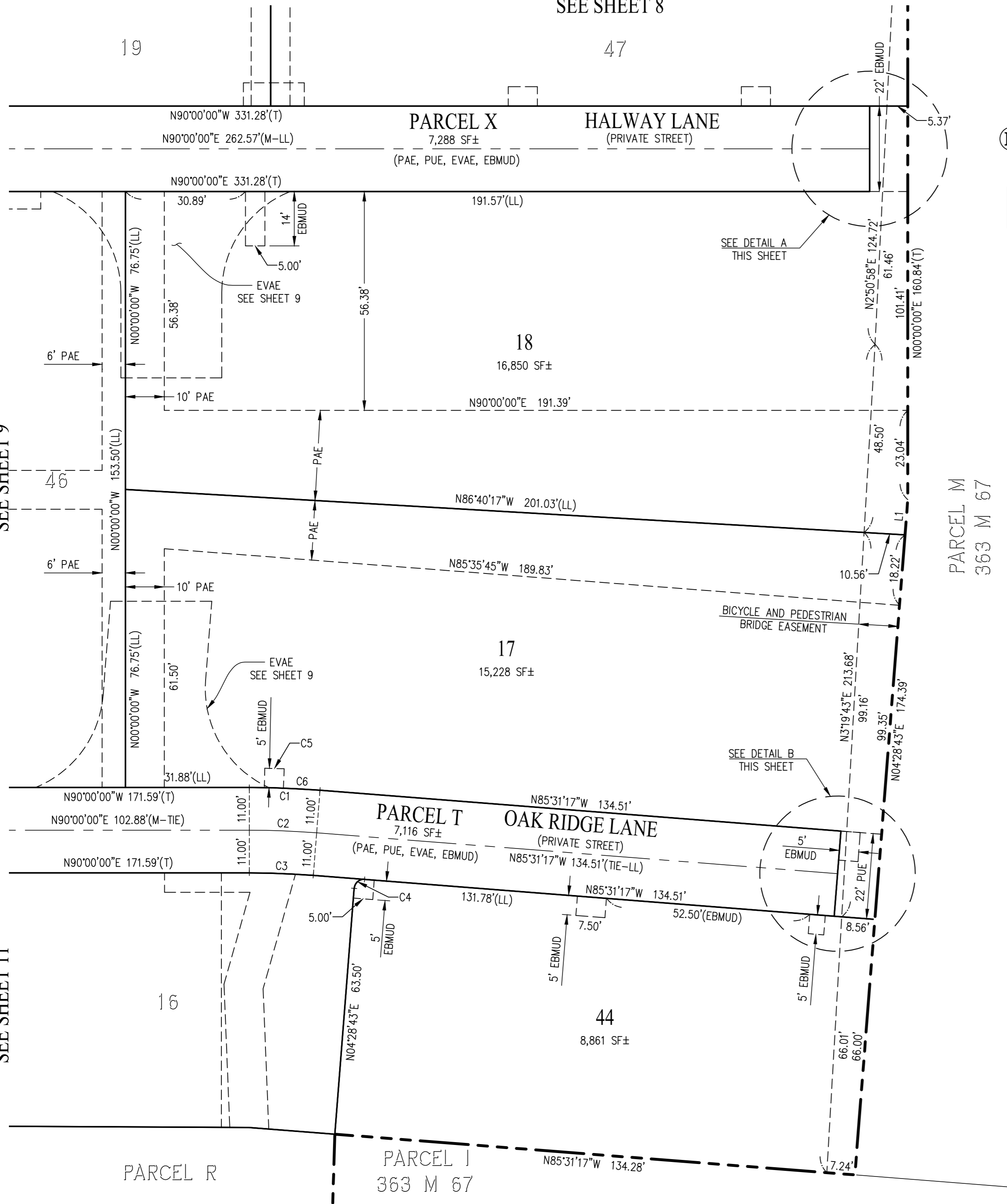
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C15	18.00'	20°36'02"	6.47'
C16	18.00'	15°53'52"	4.99'
C17	222.00'	4°28'43"	17.35'
C18	12.50'	13°45'04"	3.00'
C19	13.00'	13°13'20"	3.00'
C20	18.00'	6°54'02"	2.17'
C21	13.00'	13°13'20"	3.00'

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°00'00"W	11.00'
L2	N00°00'00"W	11.00'
L3	N51°50'05"E	5.00'
L4	N90°00'00"W	5.34'
L5	N47°37'21"W	5.00'
L6	N90°00'00"E	5.50'
L7	N90°00'00"E	5.05'
L8	N67°12'06"E	5.00'

SEE SHEET 8

19

47



LINE TABLE		
NO	BEARING	LENGTH
L1	N04°28'43"E	9.04'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	233.00'	4°28'43"	18.21'
C2	222.00'	4°28'43"	17.35'
C3	211.00'	4°28'43"	16.49'
C4	2.50'	90°00'00"	3.93'
C5	238.00'	1°12'13"	5.00'
C6	233.00'	2°19'07"	9.43'

TRACT 8591 BAY 37 - PHASE 2

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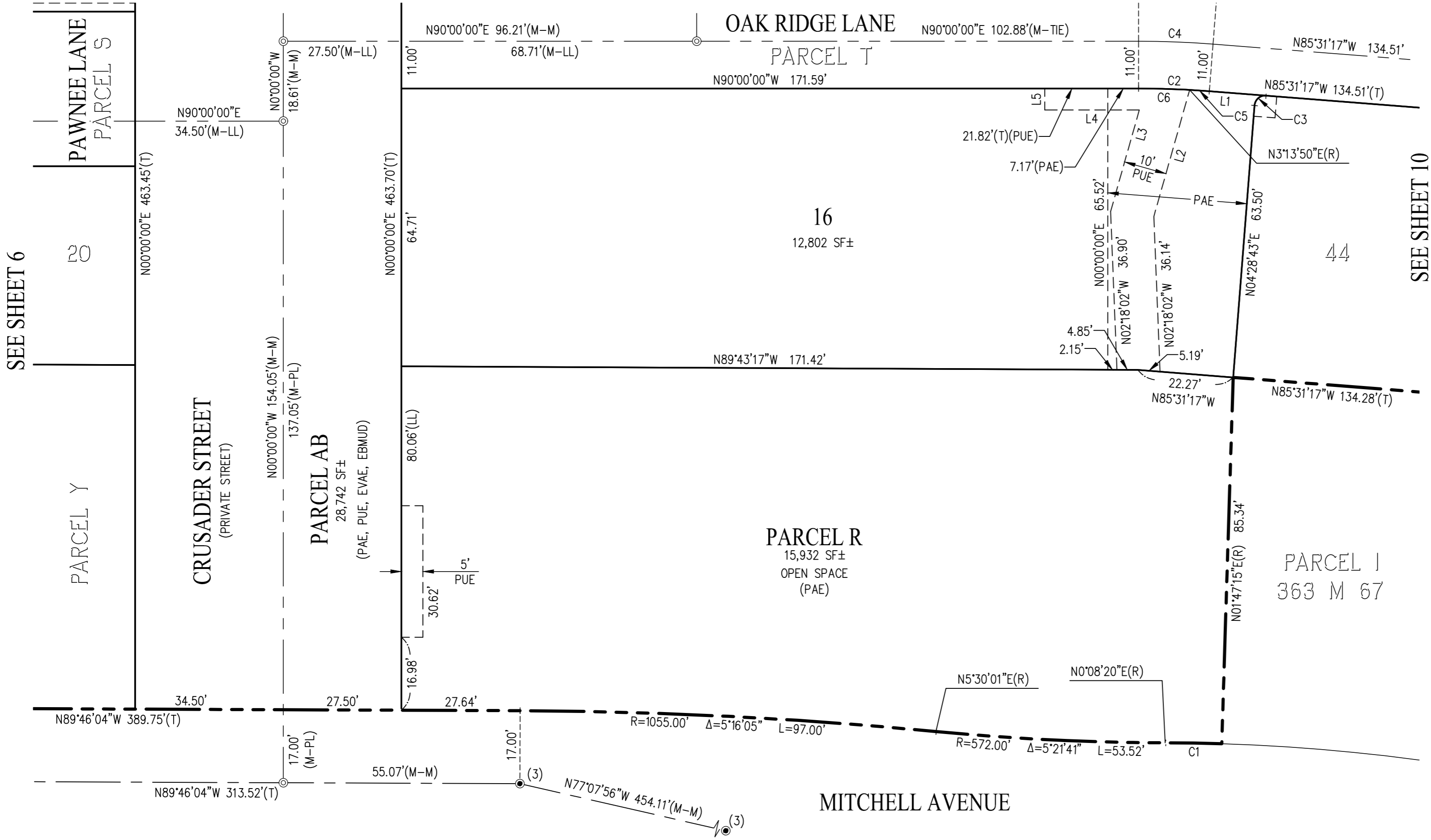
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LINE TABLE		
NO	BEARING	LENGTH
L1	N85°31'17"W	13.24'
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L3	N15°47'05"E	24.58'
L4	N90°00'00"W	22.00'
L5	N00°00'00"E	5.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	453.00'	1°38'55"	13.03'
C2	211.00'	4°28'43"	16.49'
C3	2.50'	90°00'00"	3.93'
C4	222.00'	4°28'43"	17.35'
C5	211.00'	1°14'53"	4.59'
C6	211.00'	3°13'50"	11.90'