

OWNER’S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED TRACT MAP ENTITLED "TRACT MAP NO. 8421, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED NOVEMBER 14, 2016 UNDER SERIES NO. 2016296933 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA AND THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS TRACT MAP.

THE UNDERSIGNED FURTHER STATES THAT THE AREAS IN LOTS 1 THROUGH 6, DESIGNATED AS "P.A.U.E." (PRIVATE ACCESS & UTILITY EASEMENT) ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY RESERVED FOR THE PURPOSE OF INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES, EMERGENCY VEHICLE ACCESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 6. THESE AREAS SHALL BE KEPT FREE OF PARKED VEHICLES, OBSTRUCTIONS AND AVAILABLE FOR VEHICULAR ACCESS AT ALL TIMES. CONSTRUCTION AND MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNER(S) OF LOTS 1 THROUGH 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES THAT THE AREAS IN LOTS 1 THROUGH 6, DESIGNATED AS "P.A.E." (PRIVATE ACCESS EASEMENT) ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY RESERVED FOR THE PURPOSE OF INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 6. THESE AREAS SHALL BE KEPT FREE OF PARKED VEHICLES, OBSTRUCTIONS AND AVAILABLE FOR VEHICULAR ACCESS AT ALL TIMES. CONSTRUCTION AND MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNER(S) OF LOTS 1 THROUGH 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS. SAID EASEMENTS SHALL BE RESTRICTED TO 10 FEET ABOVE GRADE.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED (P.P.A.E-1) "PRIVATE PEDESTRIAN ACCESS EASEMENT" IS A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR BENEFIT OF LOTS 3 & 6 FOR PEDESTRIAN INGRESS/EGRESS PURPOSES. SAID EASEMENT SHALL BE KEPT OPEN AND FREE OF ANY OBSTRUCTIONS, INCLUDING, PERMANENT EXCAVATIONS, BUILDINGS, OR PERMANENT STRUCTURES. CONSTRUCTION AND MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNER(S) OF LOTS 3 & 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED (P.S.S.E & P.S.D.E) "PRIVATE SANITARY SEWER & PRIVATE STORM DRAIN EASEMENT" IS A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR BENEFIT OF LOTS 3 & 6 FOR SANITARY SEWER LINES AND STORM DRAIN LINES, ASSOCIATED FACILITIES AND THE MAINTENANCE AND REPAIR THERETO.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED (P.P.A.E-2) "PRIVATE PEDESTRIAN ACCESS EASEMENT" IS A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR BENEFIT OF LOTS 2 & 3 FOR PEDESTRIAN INGRESS/EGRESS PURPOSES. SAID EASEMENT SHALL BE KEPT OPEN AND FREE OF ANY OBSTRUCTIONS, INCLUDING, PERMANENT EXCAVATIONS, BUILDINGS, OR PERMANENT STRUCTURES. CONSTRUCTION AND MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNER(S) OF LOTS 2 & 3, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED (P.P.A.E-3) "PRIVATE PEDESTRIAN ACCESS EASEMENT" IS A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR BENEFIT OF LOTS 5 & 6 FOR PEDESTRIAN INGRESS/EGRESS PURPOSES. SAID EASEMENT SHALL BE KEPT OPEN AND FREE OF ANY OBSTRUCTIONS, INCLUDING, PERMANENT EXCAVATIONS, BUILDINGS, OR PERMANENT STRUCTURES. CONSTRUCTION AND MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNER(S) OF LOTS 5 & 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED (P.P.A.E-4) "PRIVATE PEDESTRIAN ACCESS EASEMENT" IS A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR BENEFIT OF LOTS 1 & 2 FOR PEDESTRIAN INGRESS/EGRESS PURPOSES. SAID EASEMENT SHALL BE KEPT OPEN AND FREE OF ANY OBSTRUCTIONS, INCLUDING, PERMANENT EXCAVATIONS, BUILDINGS, OR PERMANENT STRUCTURES. CONSTRUCTION AND MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNER(S) OF LOTS 1 & 2, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED (P.P.A.E-5) "PRIVATE PEDESTRIAN ACCESS EASEMENT" IS A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR BENEFIT OF LOTS 4 & 5 FOR PEDESTRIAN INGRESS/EGRESS PURPOSES. SAID EASEMENT SHALL BE KEPT OPEN AND FREE OF ANY OBSTRUCTIONS, INCLUDING, PERMANENT EXCAVATIONS, BUILDINGS, OR PERMANENT STRUCTURES. CONSTRUCTION AND MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNER(S) OF LOTS 4 & 5, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES 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.

GOLD STANDARD PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

KATHLEEN KUHNER
MANAGING MEMBER

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 CALIFORNIA }
COUNTY OF _____ } SS

ON _____ BEFORE ME, _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
KATHLEEN KUHNER

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 OF NOTARY: _____

PRINTED NAME OF NOTARY: _____

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

TRUSTEE’S STATEMENT

CHICAGO TITLE COMPANY AS TRUSTEE UNDER THE DEED OF TRUST RECORDED DECEMBER 13, 2016, UNDER SERIES NUMBER 2016324073, OF OFFICIAL RECORDS, OF ALAMEDA COUNTY DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE HEREIN EMBODIED MAP OF TRACT 8421.

IN WITNESS WHEREOF, THE UNDERSIGNED, _____
HAVE/HAS EXECUTED THIS STATEMENT THIS _____ DAY OF _____, 20____.

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

TRUSTEE’S ACKNOWLEDGEMENT:

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 CALIFORNIA }
COUNTY OF _____ } SS

ON _____ BEFORE ME, _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITY, AND THAT BY (HIS/HER/THEIR) SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 OF NOTARY: _____

PRINTED NAME OF NOTARY: _____

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

TRACT MAP 8421

A 6 LOT SUBDIVISION

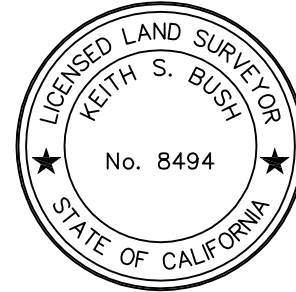
A PORTION OF SUBDIVISION A AND ALL OF
SUBDIVISIONS B, C, D & E, LOT 12, BLOCK 795,
MAP NO. 2 OF WATTS TRACT OAKLAND (6 M 13)
OAKLAND, ALAMEDA COUNTY, CALIFORNIA
MAY, 2020

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FILED SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KATHLEEN KUHNER IN JANUARY 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

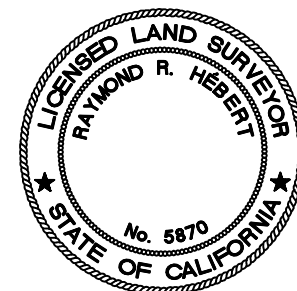


KEITH S. BUSH, L.S. 8494
DATE:

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____
DAY OF _____ 2020.



RAYMOND R. HÉBERT, P.L.S. NO. 5870
CITY SURVEYOR
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

SEISMIC ACTIVITY:

THE SUBJECT REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE—LIQUEFACTION ZONE PURSUANT TO SECTION 2696 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

CITY ENGINEER'S STATEMENT:

I, WLADIMIR WLASSOWSKY, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "TRACT MAP 8421, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT THE SUBDIVISION AS APPEARING ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID MAP COMPLIES WITH ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____
DAY OF _____ 2020.



WLADIMIR WLASSOWSKY, R.C.E. NO. 40013
CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, LATONDA D. SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP 8421", CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA"; WAS PRESENTED TO SAID COUNCIL AT A REGULAR MEETING HELD ON _____, AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NUMBER _____ APPROVE SAID MAP.

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____
DAY OF _____ 2020.

LATONDA SIMMONS, CITY CLERK
AND CLERK OF THE COUNCIL OF THE CITY OF OAKLAND,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CITY PLANNING COMMISSION'S STATEMENT

THIS MAP IS BASED ON A TENTATIVE TRACT MAP APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND AT THEIR MEETING ON _____, 2020, AND WHEN RECORDED THIS MAP BECOMES THE OFFICIAL MAP OF THE LAND DIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____
DAY OF _____ 2020.

ROBERT D. MERKAMP
SECRETARY OF THE CITY PLANNING COMMISSION
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

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

BY: _____
DEPUTY CLERK

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2020, AT _____ M.
IN BOOK _____ OF PARCEL MAPS, AT PAGES _____,
AT THE REQUEST OF CHICAGO TITLE COMPANY.

FEE: _____ MELISSA WILK
SERIES: _____ COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

TRACT MAP 8421

A 6 LOT SUBDIVISION

A PORTION OF SUBDIVISION A AND ALL OF
SUBDIVISIONS B, C, D & E, LOT 12, BLOCK 795,
MAP NO. 2 OF WATTS TRACT OAKLAND (6 M 13)
OAKLAND, ALAMEDA COUNTY, CALIFORNIA
MAY, 2020

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

BASIS OF BEARINGS:
 MONUMENT LINE IN 34TH STREET TAKEN AS S76°47'50"W, PER PM-7746 (256 M 56)

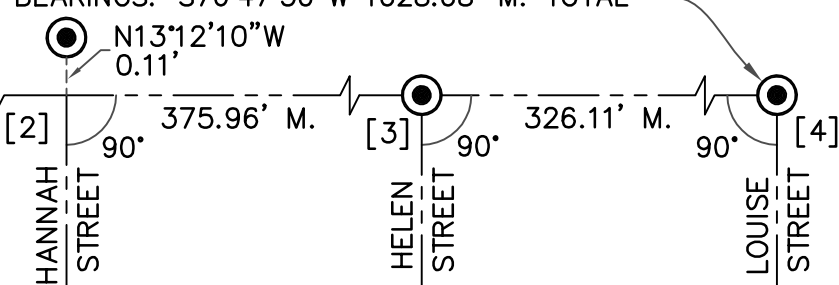
34TH STREET

(60' WIDE) (FORMERLY B ST.)

MONUMENT LINE EXTENDED - S76°47'50"W

N13°12'10"W
 5.00' R3
 55.00'

BASIS OF BEARINGS: S76°47'50"W 1028.08' M. TOTAL



MAP No. 2 OF WATTS TRACT OAKLAND, (6 M 13)
 BLOCK 795

LOT 11

FISHER
 (2015-314078)

A

MAP REFERENCES:

- R1 MAP NO. 2 OF WATTS TRACT OAKLAND (6 M 13)
- R2 PARCEL MAP 7746 (266 PM 56)
- R3 OAKLAND MONUMENT MAP NO. 266
- R4 CITY OF OAKLAND MONUMENT TRANSIT BOOK 45, PAGES 43-46
- R5 PARCEL MAP 10501 (334 PM 31)

AREA TABLE:

- LOT 1: 1,732± SQ. FT.
- LOT 2: 1,696± SQ. FT.
- LOT 3: 1,872± SQ. FT.
- LOT 4: 1,732± SQ. FT.
- LOT 5: 1,696± SQ. FT.
- LOT 6: 1,872± SQ. FT.
- TOTAL: 10,600± SQ. FT.

LEGEND

○	SET 5/8" REBAR & CAP, LS 8494
⊗	SET NAIL & TAG, LS 8494
⊙	FOUND CITY WELL MONUMENT AS NOTED
●	FOUND 0.3' DISC & PUNCH AS NOTED
(TBR)	TO BE REMOVED
()	RECORD DATA
M.	MEASURED DATA
P.A.U.E.	PRIVATE ACCESS & UTILITY EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.P.A.E.	PRIVATE PEDESTRIAN ACCESS EASEMENT

- SUBJECT PARCEL LINE
- ADJACENT PARCEL/LOT LINE
- MONUMENT LINE
- HISTORIC PARCEL/LOT LINE
- TIE LINE
- EASEMENT LINE
- ||||| ABUTTERS RIGHTS RELINQUISHED

MONUMENT DESCRIPTION & TIES:

- [1] A/TM 8421 - FOUND MONUMENT WELL AT 34TH STREET & ETTIE STREET PER MON BOOK 14 PG 45 & 46. 1/4" NAIL IN CONCRETE
- [2] 8NW4 - FOUND MONUMENT WELL AT 34TH STREET & HANNAH STREET PER MON BOOK 14 PG 43 & 44. 1/4" NAIL IN CONCRETE N13°12'10"W 0.11' OF MONUMENT LINE
- [3] 8NW5 - FOUND MONUMENT WELL AT 34TH STREET & HELEN STREET. 1/4" NAIL IN CONCRETE ON MONUMENT LINE
- [4] 8NW6 - FOUND MONUMENT WELL AT 34TH STREET & LOUISE STREET. 1/4" NAIL IN CONCRETE
- [5] PM 10501/MON - FOUND 0.3' DISC W/ PUNCH STAMPED L.S. 7170 AT SOUTH WEST CORNER OF ETTIE STREET AND 32ND STREETS. N76°47'50"E 0.19' OF MONUMENT LINE
- [6] PM 10501/MON - FOUND 0.3' DISC W/ PUNCH STAMPED L.S. 7170 AT SOUTHWEST CORNER OF HELEN STREET AND 32ND STREETS.

NOTES:

EASEMENT COURSES AND SUBJECT LOT LINES ARE 90° UNLESS OTHERWISE NOTED
 HISTORIC LOTS LINE AND HISTORIC PARCEL LINES, IF ANY SHALL BE REMOVED WITHIN THE SUBJECT SUBDIVISION UPON THE FILING OF THIS MAP.

TRACT MAP 8421

A 6 LOT SUBDIVISION

A PORTION OF SUBDIVISION A AND ALL OF SUBDIVISIONS B, C, D & E, LOT 12, BLOCK 795, MAP NO. 2 OF WATTS TRACT OAKLAND (6 M 13) OAKLAND, ALAMEDA COUNTY, CALIFORNIA
 MAY, 2020 SCALE 1" = 10'

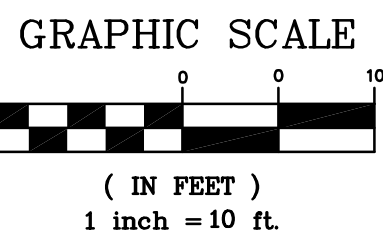
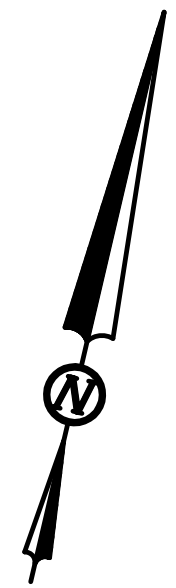
BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806

(510) 223-5167

NIMITZ FREEWAY (WIDTH VARIES)

ETTIE STREET
 (60' WIDE)



32ND STREET

(60' WIDE) (FORMERLY A STREET)

S76°47'50"W
 CONCRETE CURB

