

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED PARCEL MAP ENTITLED "TRACT MAP NO. 8505, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED MAY 24, 2019 UNDER SERIES NO. 2019-097708 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS TRACT MAP.

THE UNDERSIGNED FURTHER STATES THAT THE AREAS DESIGNATED:

PRIVATE ACCESS EASEMENT (PAE-1); PRIVATE ACCESS EASEMENT (PAE-4); PRIVATE UTILITY EASEMENT (PUE-1); PRIVATE UTILITY EASEMENT (PUE-2); PRIVATE UTILITY EASEMENT (PUE-3); PRIVATE UTILITY EASEMENT (PUE-4); PRIVATE UTILITY EASEMENT (PUE-5); EMERGENCY EGRESS EASEMENT (EMEE-1); EMERGENCY EGRESS EASEMENT (EMEE-2) SHOWN HEREON ARE HEREBY RESERVED AND SHALL BE DEFINED IN A SEPARATE INSTRUMENT ENTITLED "DECLARATION RE: EASEMENTS, MAINTENANCE AND DISPUTE PROCEDURES", SAID INSTRUMENT SHALL BE RECORDED CONCURRENTLY WITH THIS TRACT MAP.

733 APGAR STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

WILLIAM B MOLLARD III, 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
WILLIAM B MOLLARD III

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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS 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: _____

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 _____, 20____, 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 _____ 20____.

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

CITY CLERK'S STATEMENT

I, ASHA REED, ACTING 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 8505", 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 _____ 20____.

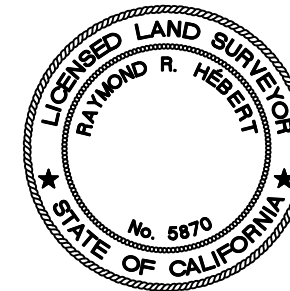
ASHA REED, ACTING CITY CLERK
AND CLERK OF THE COUNCIL OF THE CITY OF OAKLAND,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:

I, RAYMOND R. HEBERT, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "TRACT MAP NO. 8505, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

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



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, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "TRACT MAP NO. 8505, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

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

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



BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON MAY 24, 2019, AT SERIES NUMBER 2019097709, IN THE OFFICIAL RECORDS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "TRACT MAP 8505".

IN WITNESS WHEREOF, THE UNDERSIGNED, _____, HAVING EXECUTED THIS STATEMENT THIS _____ DAY OF _____, 20____.

BY: _____

TITLE: _____

BENEFICIARY'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

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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS 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)

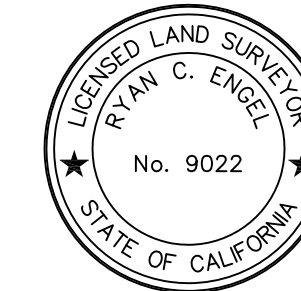
MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

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 MIKE PITLER AND WILL MOLLARD ON JANUARY, 2019. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



2ND SUBMITTAL
RYAN C. ENGEL, P.L.S. 9022
DATE:

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 _____, 20____, AT _____ M.
IN BOOK _____ OF PARCEL MAPS, AT PAGES _____,
AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: _____ MELISSA WILK
SERIES: _____ COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

ADDITIONAL DOCUMENT RECORDED CONCURRENTLY WITH THIS MAP:

DECLARATION RE: EASEMENTS, MAINTENANCE AND DISPUTE PROCEDURES RECORDED _____, 20____, AS SERIES NO. _____

SEISMIC HAZARD NOTE:

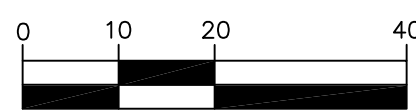
THE SUBJECT REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE-LIQUEFACTION ZONE PURSUANT TO SECTION 2696 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS 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.

TRACT MAP NO. 8505
A 5 LOT SUBDIVISION

BEING A MERGER AND RE-SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 24, 2019 UNDER SERIES NO. 2019-097708 OFFICIAL RECORDS OF ALAMEDA COUNTY BEING LOTS 10 AND 11, BLOCK C, MAJOR GIVEN TRACT FILED JUNE 11, 1888 IN MAP BOOK 10, PAGE 26 CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA FEBRUARY, 2021

BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

41ST STREET FOUND WELL MONUMENT
1/4" NAIL IN CONCRETE
BNE78

APGAR STREET
(60' WIDE)

S78°54'06"E - CENTERLINE ESTABLISHED BY SPLIT OF IMPROVEMENTS

S78°54'06"E 680.15' CORNER TO CORNER

WEST STREET
(80' WIDE)

N11°05'01"E - CENTERLINE ESTABLISHED BY SPLIT OF IMPROVEMENTS

MAP REFERENCES:

- R1 MAP OF THE APGAR TRACT (7 M 66)
- R2 MAP OF MAJOR GIVEN TRACT (10 M 26)
- R3 OAKLAND MONUMENT MAP NO 285
- R4 RECORD OF SURVEY NO. 3232 (46 RS 37)

BASIS OF BEARINGS:

N 11°05'15" E BETWEEN FOUND MONUMENTS
WITHIN MARTIN LUTHER KING JR. WAY AS SHOWN
ON RECORD OF SURVEY NO. 3232 (46 RS 37)

BASIS OF SURVEY:

THE LOT LOCATION WAS BASED UPON THE MAP OF
THE MAJOR GIVEN TRACT (10 M 26) AND THE
SPLIT OF IMPROVEMENTS ESTABLISHING THE RIGHT
OF WAY(S) OF APGAR STREET & WEST STREET.

NOTE:

ALL HISTORIC LOT LINES WITHIN THE
SUBJECT PARCEL BOUNDARY TO BE
REMOVED BY THIS SUBDIVISION.

LOT AREA:

- LOT 1: 1,200± SQ. FT.
- LOT 2: 1,230± SQ. FT.
- LOT 3: 1,180± SQ. FT.
- LOT 4: 1,137± SQ. FT.
- LOT 5: 1,188± SQ. FT.
- TOTAL AREA: 5,936± SQ. FT.

LEGEND

●	FOUND CITY MONUMENT AS NOTED
×	FOUND CUT CROSS PER R4
○	SET REBAR AND CAP - LS 9022
⊗	SET NAIL & TAG - LS 9022 ON PL/RW LINE EXTENDED 11.00' (UON)
()	RECORD DATA
P	PRORATED DISTANCE
EMEE	EMERGENCY EGRESS EASEMENT
LTBR	LINE TO BE REMOVED
PAE	PRIVATE ACCESS EASEMENT
PUE	PRIVATE UTILITY EASEMENT
UON	UNLESS OTHERWISE NOTED

—	SUBJECT PROPERTY
- - -	RIGHT OF WAY LINE
- · - · -	ADJACENT PARCEL/LOT LINE
— · — · —	MONUMENT LINE
- - - - -	HISTORIC PARCEL/LOT LINE
- · - · -	TIE LINE

WEST MAC ARTHUR BOULEVARD
(FORMERLY 38TH STREET) (WIDTH VARIES)

EASEMENT DETAIL
SCALE 1" = 20'

NOTE:
EASEMENT LINES ARE PARALLEL OR
PERPENDICULAR TO APGAR STREET (UON)

TRACT MAP NO. 8505
A 5 LOT SUBDIVISION

BEING A MERGER AND RE-SUBDIVISION OF THAT
REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED MAY 24, 2019 UNDER SERIES NO. 2019-097708
OFFICIAL RECORDS OF ALAMEDA COUNTY
BEING LOTS 10 AND 11, BLOCK C, MAJOR GIVEN TRACT
FILED JUNE 11, 1888 IN MAP BOOK 10, PAGE 26
CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA
FEBRUARY, 2021 SCALE: 1" = 20'

BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167