

**OWNER'S STATEMENTS**

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 8519", CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA CONSISTING OF 4 SHEETS, THIS TO BE PREPARED FOR RECORD AND CONSENTS TO THE PREPARATION AND RECORDATION OF SAID MAP.

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: TO THE CITY OF SAN LEANDRO FOR PUBLIC USE FOR STREET AND PUBLIC RIGHT OF WAY, ON OR OVER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "MANOR BOULEVARD" AS SHOWN ON PAGE 3 OF THE HEREIN EMBODIED MAP.

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. TO THE CITY OF SAN LEANDRO THOSE STRIPS OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENT OR (PUE) FOR THE RIGHT TO CONSTRUCT AND MAINTAIN ALL PUBLIC UTILITIES AND ALL PUBLIC APPURTENANCES THERETO UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUE" SHOWN WITHIN THE BOUNDARY OF THIS MAP.

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. TO THE CITY OF SAN LEANDRO THOSE STRIPS OF LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON AND ACROSS SAID EVAE SHOWN WITHIN THE BOUNDARY OF THIS MAP.

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. TO THE CITY OF SAN LEANDRO THOSE AREAS DESIGNATED AS "PPAE" (PUBLIC PEDESTRIAN ACCESS EASEMENT) ARE FOR PUBLIC USE FOR PEDESTRIAN ACCESS, INGRESS, AND EGRESS SHOWN WITHIN THE BOUNDARY OF 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 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.

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESCRIBED BELOW ARE RESERVED AS COMMON AREA LOTS IN FEE. THE AREAS DESIGNATED AS LOTS A, B, C, PHIPPH LANE, TEX COURT, AND SIENNA LOOP ARE FOR THE EXCLUSIVE USE OF THE OWNERS, RESIDENTS, AND VISITORS OF THIS SUBDIVISION. THEY CONTAIN BUT NOT LIMITED TO, PRIVATE INGRESS/EGRESS ACCESS, PRIVATE WALKWAYS, PRIVATE PARKING, PRIVATE UTILITIES, EMERGENCY VEHICLE ACCESS, AND PUBLIC UTILITIES AS GOVERNED BY THE SEPARATE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) OF THIS SUBDIVISION. LOTS A, B, AND C SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS STATEMENT AND THESE DEDICATIONS TO BE EXECUTED.

OWNER:  
DR HORTON BAY, INC., A DELAWARE CORPORATION  
BY: [Signature]  
NAME: CHRIS ZABALLOS  
TITLE: VICE PRESIDENT

**OWNER'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 Alameda )  
ON August 11, 2021 BEFORE ME, Saron Savoy, NOTARY PUBLIC, PERSONALLY APPEARED Chris Zaballar, 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 [Signature] MY COMMISSION NUMBER: 2359830  
NAME (PRINT) Saron Savoy MY COMMISSION EXPIRES: June 1, 2025  
PRINCIPAL COUNTY OF BUSINESS: Alameda

**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 DR HORTON IN AUGUST 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2022, 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.



[Signature] 8-11-2021  
SCOTT A. SHORTLIDGE L.S. 6441 DATE

**CITY SURVEYOR'S STATEMENT**

I, ANNE-SOPHIE TRUONG, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED TRACT MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.



[Signature] 08/16/2021  
ANNE-SOPHIE TRUONG, L.S. 8998 DATE  
CITY OF SAN LEANDRO, CALIFORNIA

**CITY ENGINEER'S STATEMENT**

I, NICK THOM, CITY ENGINEER OF THE CITY OF SAN LEANDRO DO HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 8519; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE: 8/20/2021

BY: [Signature]  
NICK THOM  
CITY ENGINEER  
R.C.E. NO. 54659  
CITY OF SAN LEANDRO, CALIFORNIA



**CERTIFICATE OF DEDICATION**

THE FOLLOWING REAL PROPERTY IS IRREVOCABLY OFFERED FOR DEDICATION (IOD) IN FEE, BY DR HORTON BAY, INC., A DELAWARE CORPORATION, 6683 OWENS DRIVE, PLEASANTON, CA 94588: "MANOR BLVD".

THE CITY OF SAN LEANDRO SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY OF SAN LEANDRO MAKES A DETERMINATION PURSUANT TO SUBDIVISION MAP ACT SECTION 68477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

**SOIL REPORT NOTE**

A SOILS REPORT HAS BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC. ENTITLED "GEOTECHNICAL INVESTIGATION ON PROPOSED RESIDENTIAL DEVELOPMENT MAPLE LANE", DATED SEPTEMBER 10, 2019, PROJECT NO. E036.G, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SAN LEANDRO.

**CITY CLERK'S STATEMENT**

I, LETICIA I. MIGUEL, CITY CLERK OF THE COUNCIL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 8519, CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF 4 SHEETS, THIS STATEMENT BEING UPON SHEET 1 THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF SAN LEANDRO AS APPROVED BY LAW AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT SAID COUNCIL OF THE CITY OF SAN LEANDRO DID THEREUPON, BY RESOLUTION NUMBER \_\_\_\_\_ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND ACCEPT ON BEHALF OF THE CITY OF SAN LEANDRO AND THE PUBLIC STREET AND ALL EASEMENTS AS OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

I ALSO HEREBY REJECT ON BEHALF OF THE PUBLIC, THE OFFER FOR THE EBMUD EASEMENT.

I WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LETICIA I. MIGUEL \_\_\_\_\_ DATE  
CITY CLERK AND CLERK OF THE COUNCIL  
OF THE CITY OF SAN LEANDRO, ALAMEDA COUNTY,  
STATE OF CALIFORNIA

**COUNTY RECORDER'S STATEMENT**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEES: \$ \_\_\_\_\_ MELISSA WILK  
DOCUMENT NO. \_\_\_\_\_ COUNTY RECORDER IN AND FOR THE  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**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, AS CHECKED BELOW, THAT:

AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF THE SAID COUNTY AND STATE 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 CERTIFIED 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  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

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

**TRACT NO. 8519  
FOR CONDOMINIUM PURPOSES**

THE PROPERTY DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 2, 2018, UNDER DOCUMENT NO. 2016-224271, OFFICIAL RECORDS OF ALAMEDA COUNTY

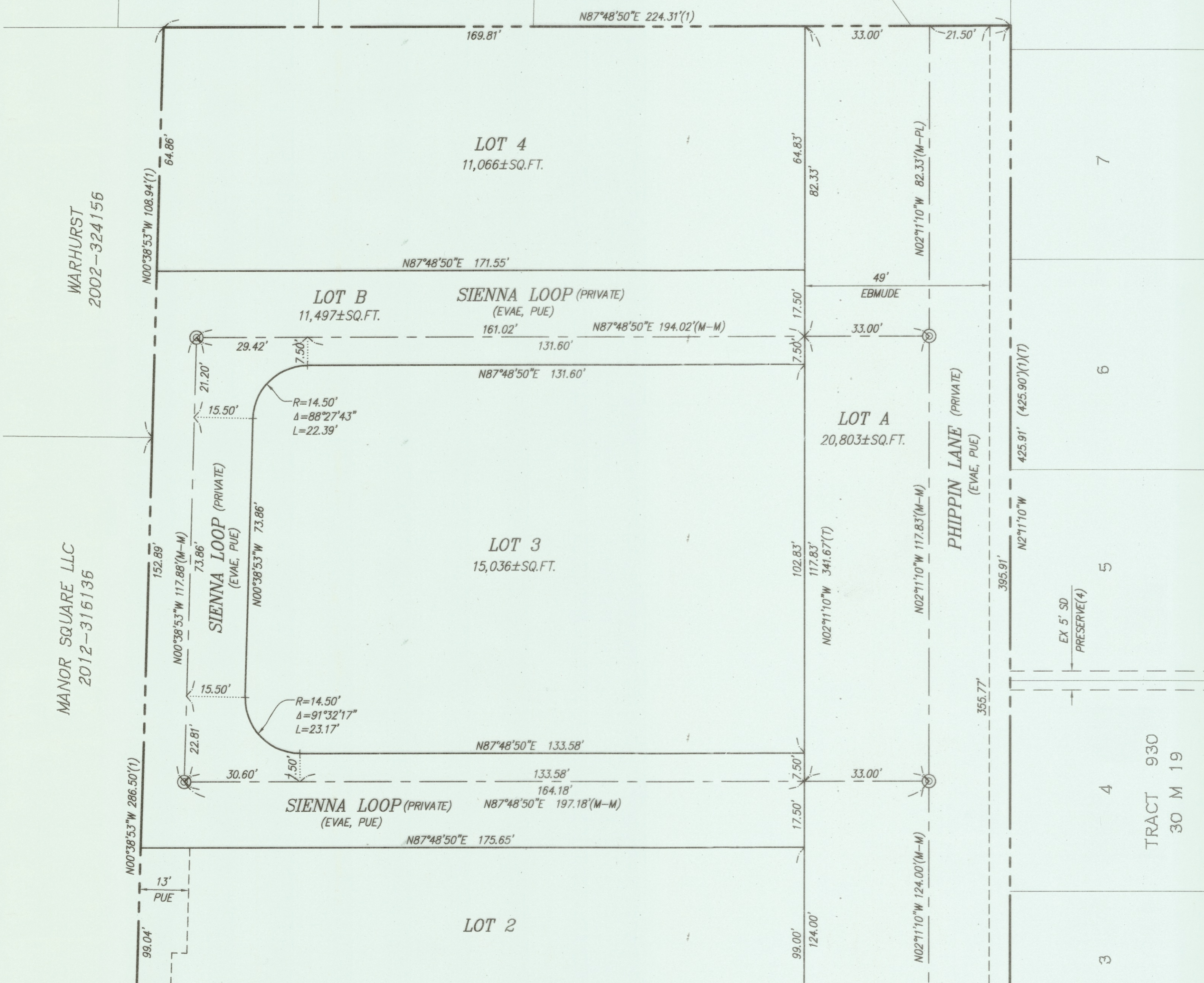
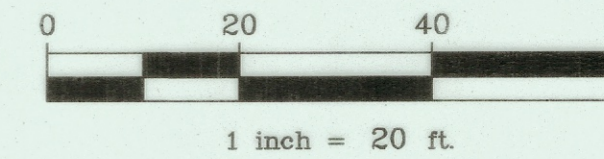
CITY OF SAN LEANDRO  
ALAMEDA COUNTY, CALIFORNIA  
RUGGERI-JENSEN-AZAR  
CIVIL ENGINEERS, PLANNERS, SURVEYORS  
PLEASANTON, CALIFORNIA  
JULY 2021





TRACT 1327  
33 M 87  
BLOCK B

TRACT 1899  
38 M 69



**REFERENCES:**

- (1) 2016-224271 VESTING DEED
- (2) TRACT 884 - 27 M 86
- (3) TRACT 902 - 18 M 104
- (4) TRACT 930 - 30 M 19
- (5) TRACT 1899 - 38 M 69

**BASIS OF BEARINGS**

THE MONUMENT LINE OF MANOR BOULEVARD BETWEEN THE FOUND STANDARD STREET MONUMENT BETWEEN FLEMING STREET AND NORTON STREET TAKEN AS NORTH 87°48'50" EAST PER (27 M 86).

**NOTES:**

- 1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

**LEGEND**

- TRACT BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- MONUMENT TIE LINE
- NEW EASEMENT LINE AS NOTED
- EXISTING EASEMENT LINE AS NOTED
- EXISTING LOT LINE

- ⊙ SET STANDARD CITY OF SAN LEANDRO MONUMENT STAMPED LS 6441
- ⊙ FOUND STANDARD CITY OF SAN LEANDRO MONUMENT PER REFERENCE, AS NOTED
- EBMUDE EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- INST. NO. INSTRUMENT NUMBER
- NTS NOT TO SCALE
- O.R. OFFICIAL RECORDS
- PPAE PUBLIC PEDESTRIAN ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SQ.FT. SQUARE FEET
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL
- (T) TOTAL
- (DATA)(#) RECORD DATA & REFERENCE

**TRACT NO. 8519  
FOR CONDOMINIUM PURPOSES**

THE PROPERTY DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 2, 2016, UNDER DOCUMENT NO. 2016-224271, OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF SAN LEANDRO  
ALAMEDA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR  
CIVIL ENGINEERS, PLANNERS, SURVEYORS  
PLEASANTON, CALIFORNIA  
JULY 2021

WARHURST  
2002-324156

MANOR SQUARE LLC  
2012-316136

SEE SHEET 3

TRACT 930  
30 M 19