

**OWNER'S STATEMENT**

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 "PARCEL MAP 11312", CONSISTING OF FOUR SHEETS, THAT SAID OWNER HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD AND THAT THEY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE UNDERSIGNED HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE TO THE CITY OF SAN LEANDRO FOR PUBLIC STREET AND PUBLIC RIGHT OF WAY PURPOSES: THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "STREET DEDICATED HEREON".

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC USE THOSE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT (P.U.E.) 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 "P.U.E." SHOWN WITHIN THE BOUNDARY OF THIS MAP.

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC USE THOSE AREAS DESIGNATED AS STORM DRAIN EASEMENT (S.D.E.) FOR THE RIGHT TO CONSTRUCT AND MAINTAIN ALL STORM DRAIN FACILITIES AND ALL PUBLIC APPURTENANCES THERETO UNDER, ON, OR ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "S.D.E." SHOWN WITHIN THE BOUNDARY OF THIS MAP.

AS OWNER: CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

**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 \_\_\_\_\_ 20 \_\_, 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.

NOTARY'S SIGNATURE: \_\_\_\_\_

PRINTED NOTARY'S NAME: \_\_\_\_\_

NOTARY'S OF PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

NOTARY'S COMMISSION NUMBER: \_\_\_\_\_

EXPIRATION OF NOTARY'S COMMISSION: \_\_\_\_\_

**GEOTECHNICAL REPORT NOTE**

A SOILS REPORT HAS BEEN PREPARED BY ENGeo INCORPORATED, ENTITLED "SAN LEANDRO MARINA REDEVELOPMENT, SAN LEANDRO, CALIFORNIA" PROJECT NO. 13480.000.000, DATED APRIL 21, 2017, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SAN LEANDRO.

**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 CITY OF SAN LEANDRO ON APRIL, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

8-24-2022  
DATE



DAVIS THRESH  
P.L.S. NO. 6868



**CITY SURVEYOR'S STATEMENT**

I ANNE-SOPHIE TRUONG, CITY SURVEYOR HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 11312".

I AM SATISFIED THAT THE WITHIN MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 24<sup>th</sup> DAY OF AUGUST, 2022.



ANNE-SOPHIE TRUONG  
P.L.S. NO. 8998  
CITY SURVEYOR  
CITY OF SAN LEANDRO



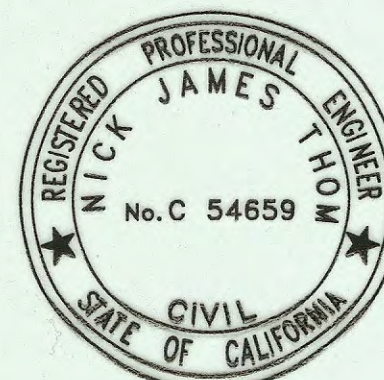
**CITY ENGINEER'S STATEMENT**

I, NICK JAMES THOM, CITY ENGINEER FOR THE CITY OF SAN LEANDRO, DO HEREBY STATE AS FOLLOWS:

- 1. THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 11312"
- 2. THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF.
- 3. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP, IF REQUIRED,

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

\_\_\_\_\_  
NICK JAMES THOM  
R.C.E. NO. 54659  
CITY ENGINEER, CITY OF SAN LEANDRO



**CERTIFICATE OF DEDICATION**

THE CITY OF SAN LEANDRO SHALL RECONVEY THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "STREET DEDICATED HEREON" TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 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.

OWNER'S NAME: CITY OF SAN LEANDRO

ADDRESS: 835 EAST 14TH STREET

CITY/STATE: SAN LEANDRO, CALIFORNIA

**PARCEL MAP NO. 11312**

CONSISTING OF 4 SHEETS  
\*\*\*\*\*  
BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF THAT PROPERTY GRANTED TO THE CITY OF SAN LEANDRO, AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED SEPTEMBER 13, 1963 IN BOOK 990, PAGE 651; AND A PORTION OF THAT PROPERTY, AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED NOVEMBER 19, 1962 IN BOOK 727, PAGE 444, OFFICIAL RECORDS OF ALAMEDA COUNTY.

LYING ENTIRELY WITHIN  
CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA  
\*\*\*\*\*  
DATE: AUGUST 2022



ENGINEERS-SURVEYORS-PLANNERS  
1730 N. FIRST STREET, SUITE 600  
SAN JOSE, CALIFORNIA 95112

**CITY CLERK'S STATEMENT**

I, \_\_\_\_\_, ACTING CITY CLERK AND CLERK OF THE CITY COUNCIL OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP, ENTITLED "PARCEL MAP 11312", CONSISTING OF FOUR (4) SHEETS, THIS STATEMENT BEING ON SHEET 1 THEREOF, WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SAN LEANDRO AS PROVIDED 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 NO. \_\_\_\_\_ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP AND ACCEPTED THE PUBLIC STREET AND ALL EASEMENTS AS OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

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

\_\_\_\_\_  
CITY CLERK AND CLERK OF THE COUNCIL  
OF THE CITY OF SAN LEANDRO,  
ALAMEDA COUNTY, STATE OF CALIFORNIA

**CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT**

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISOR'S OF THE COUNTY OF ALAMEDA DO HEREBY CERTIFY, AS CHECKED BELOW, THAT:

- AN APPROVED BOND HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF 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, CALIFORNIA

**COUNTY RECORDER'S STATEMENT**

FILED AT THE REQUEST OF \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, AT \_\_\_\_\_M. IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA

SERIES NO. \_\_\_\_\_  
FEE \_\_\_\_\_

MELISSA WILK  
COUNTY RECORDER IN AND FOR THE COUNTY OF  
ALAMEDA, CALIFORNIA

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

# PARCEL MAP NO. 11312

CONSISTING OF 4 SHEETS  
 BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF THAT PROPERTY GRANTED TO THE CITY OF SAN LEANDRO, AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED SEPTEMBER 13, 1963 IN BOOK 990, PAGE 651; AND A PORTION OF THAT PROPERTY, AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED NOVEMBER 19, 1962 IN BOOK 727, PAGE 444, OFFICIAL RECORDS OF ALAMEDA COUNTY.

LYING ENTIRELY WITHIN  
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA  
 SCALE: 1" = 160' DATE: AUGUST 2022



ENGINEERS-SURVEYORS-PLANNERS  
 1730 N. FIRST STREET, SUITE 600  
 SAN JOSE, CALIFORNIA 95112

### BASIS OF BEARINGS

THE BEARING N26°41'26"W OF THE CENTER LINE OF AURORA DRIVE, BETWEEN FOUND MONUMENTS SHOWN AS ON PARCEL MAP NO. 7394, FILED FOR RECORD ON DECEMBER 13, 1999 IN BOOK 249 OF MAPS AT PAGE 12, RECORDS OF ALAMEDA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### MAP NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE OVERALL EXTERIOR BOUNDARY = 39.603 AC.± GROSS, 39.480 AC.± NET
- SHEET 2 DEPICTS THE EXTERIOR BOUNDARY.
- PROPOSED LOTS ARE SHOWN AND DIMENSIONED ON SHEETS 3 & 4.
- ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON SHEETS 3 & 4.

### LEGEND

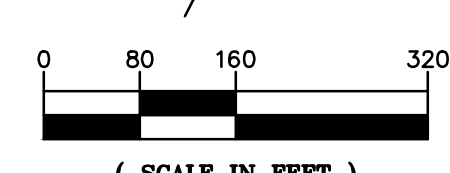
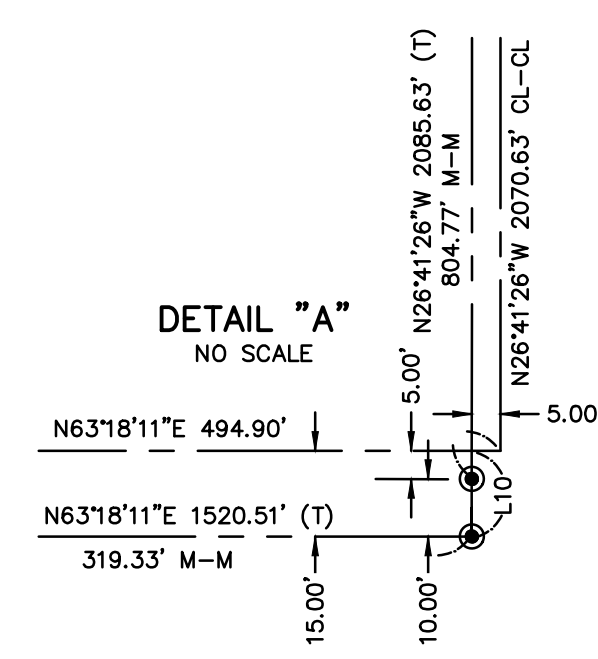
- DISTINCTIVE BORDER
- PROPOSED LOT LINE
- EXISTING LOT LINE REMOVED BY THIS PARCEL MAP
- CENTER LINE
- MONUMENT LINE
- FOUND MONUMENT, AS NOTED ON MAP
- S.F.N.F. SEARCHED FOR NOT FOUND
- CL-CL CENTER LINE TO CENTER LINE DISTANCE
- M-CL MONUMENT TO CENTER LINE DISTANCE
- M-M MONUMENT TO MONUMENT DISTANCE

### REFERENCE DOCUMENTS & MAPS

- R1 GRANT DEED, 727 O.R. 444 - REC. 11-19-1962
- R2 GRANT DEED, 990 O.R. 651 - REC. 09-13-1963
- R3 BOOK 8 OF MAPS, PAGE 5 - REC. 05-01-1929
- R4 BOOK 7 OF MAPS, PAGE 55 - REC. 02-01-1928
- R5 TRACT MAP 4456, 120 M 86-87 - FILED 09-02-1980
- R6 PARCEL MAP 6768, 223 PM 50-53 - FILED 05-15-1996
- R7 PARCEL MAP 6976, 225 PM 96-97 - FILED 12-10-1996
- R8 PARCEL MAP 7394, 249 PM 12 - FILED 12-16-1999
- R9 PARCEL MAP 9862, 318 PM 23-24 - FILED 09-01-2011
- R10 RESOLUTION 70-55, 3419 O.R. 447 - REC. 05-17-1973
- R11 CITY OF SAN LEANDRO DEPARTMENT OF PUBLIC WORKS AS BUILT PLANS, ENTITLED "CONSTRUCTION OF NEPTUNE DRIVE, NORTH DIKE RD. TO SOUTH DIKE RD." SHEET 1 OF 1, DRAWING NO. 237, CASE 201 AND APPROVED 6-10-1965
- R12 CITY OF SAN LEANDRO DEPARTMENT OF PUBLIC WORKS AS BUILT PLANS, ENTITLED "CONSTRUCTION OF FAIRWAY DRIVE, FROM NEPTUNE DRIVE TO AURORA DRIVE." SHEETS 2, 3, 4 & 5, DRAWING NO. 622, CASE 202 TO 622, CASE 202 AND APPROVED 7-12-1974

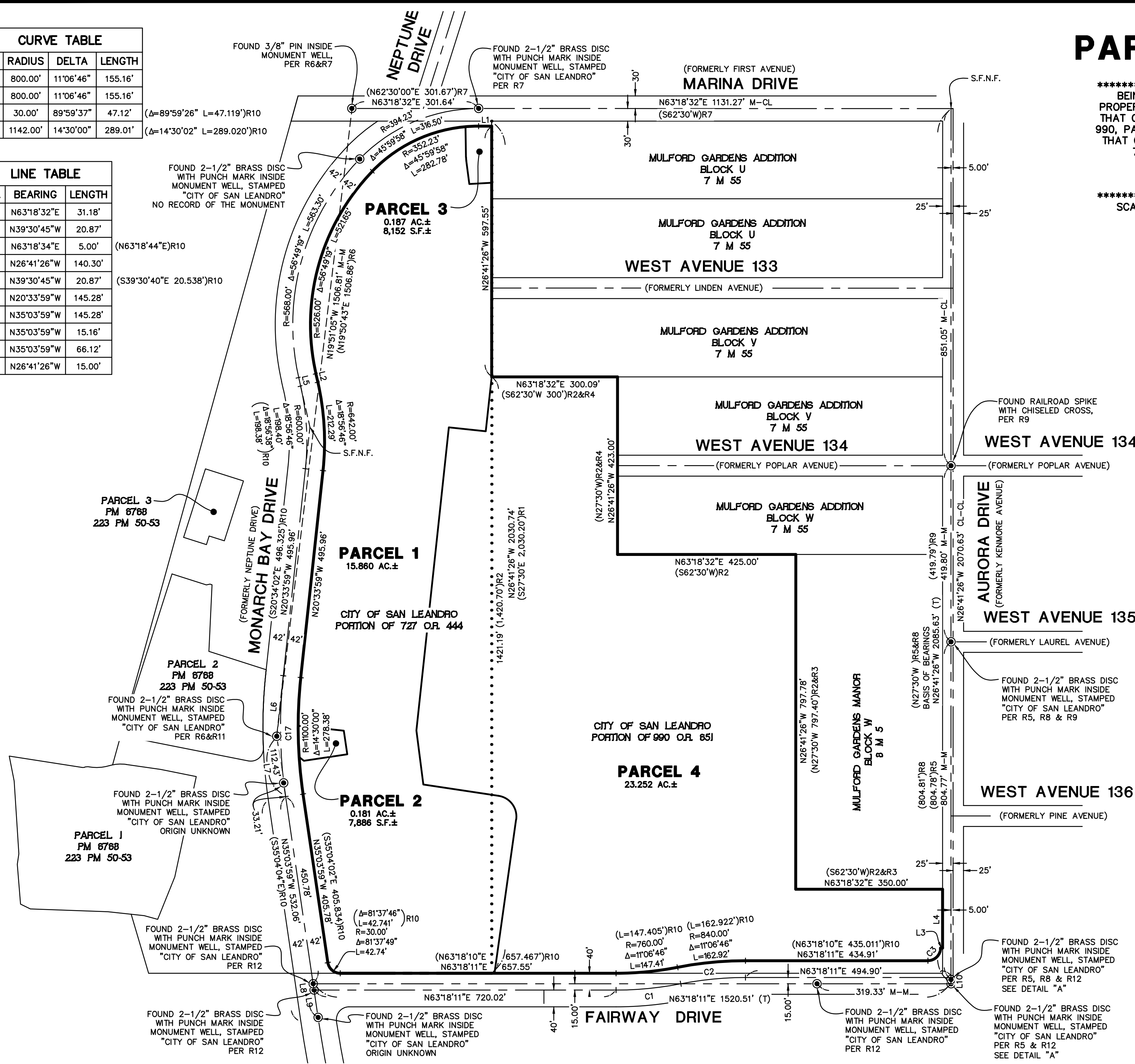
### DETAIL "A"

NO SCALE



CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	800.00'	11°06'46"	155.16'
C2	800.00'	11°06'46"	155.16'
C3	30.00'	89°59'37"	47.12'
C17	1142.00'	14°30'00"	289.01'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N63°18'32"E	31.18'
L2	N39°30'45"W	20.87'
L3	N63°18'34"E	5.00'
L4	N26°41'26"W	140.30'
L5	N39°30'45"W	20.87'
L6	N20°33'59"W	145.28'
L7	N35°03'59"W	145.28'
L8	N35°03'59"W	15.16'
L9	N35°03'59"W	66.12'
L10	N26°41'26"W	15.00'



# PARCEL MAP NO. 11312

CONSISTING OF 4 SHEETS  
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 BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF THAT  
 PROPERTY GRANTED TO THE CITY OF SAN LEANDRO, AS DESCRIBED IN  
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LYING ENTIRELY WITHIN  
 CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA  
 \*\*\*\*\*  
 SCALE: 1" = 100' DATE: AUGUST 2022

**Bkf** ENGINEERS-SURVEYORS-PLANNERS  
 1730 N. FIRST STREET, SUITE 600  
 SAN JOSE, CALIFORNIA 95112

LINE TABLE		
NO.	BEARING	LENGTH
L3	N63°18'34"E	5.00'
L4	N26°41'26"W	140.30'
L6	N20°33'59"W	145.28'
L7	N35°03'59"W	145.28'
L8	N35°03'59"W	15.16'
L9	N35°03'59"W	66.12'
L10	N26°41'26"W	15.00'
L11	N35°04'04"W	56.96'

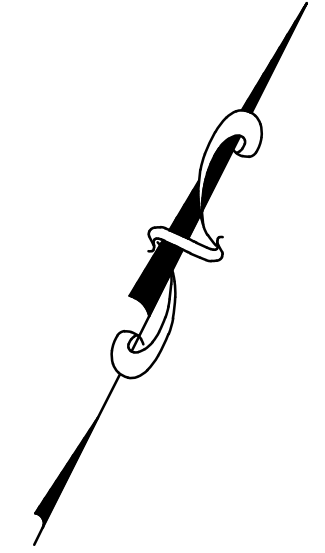
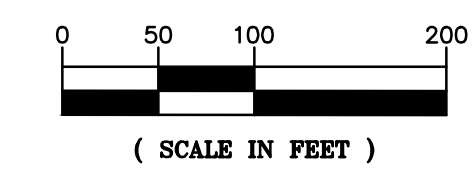
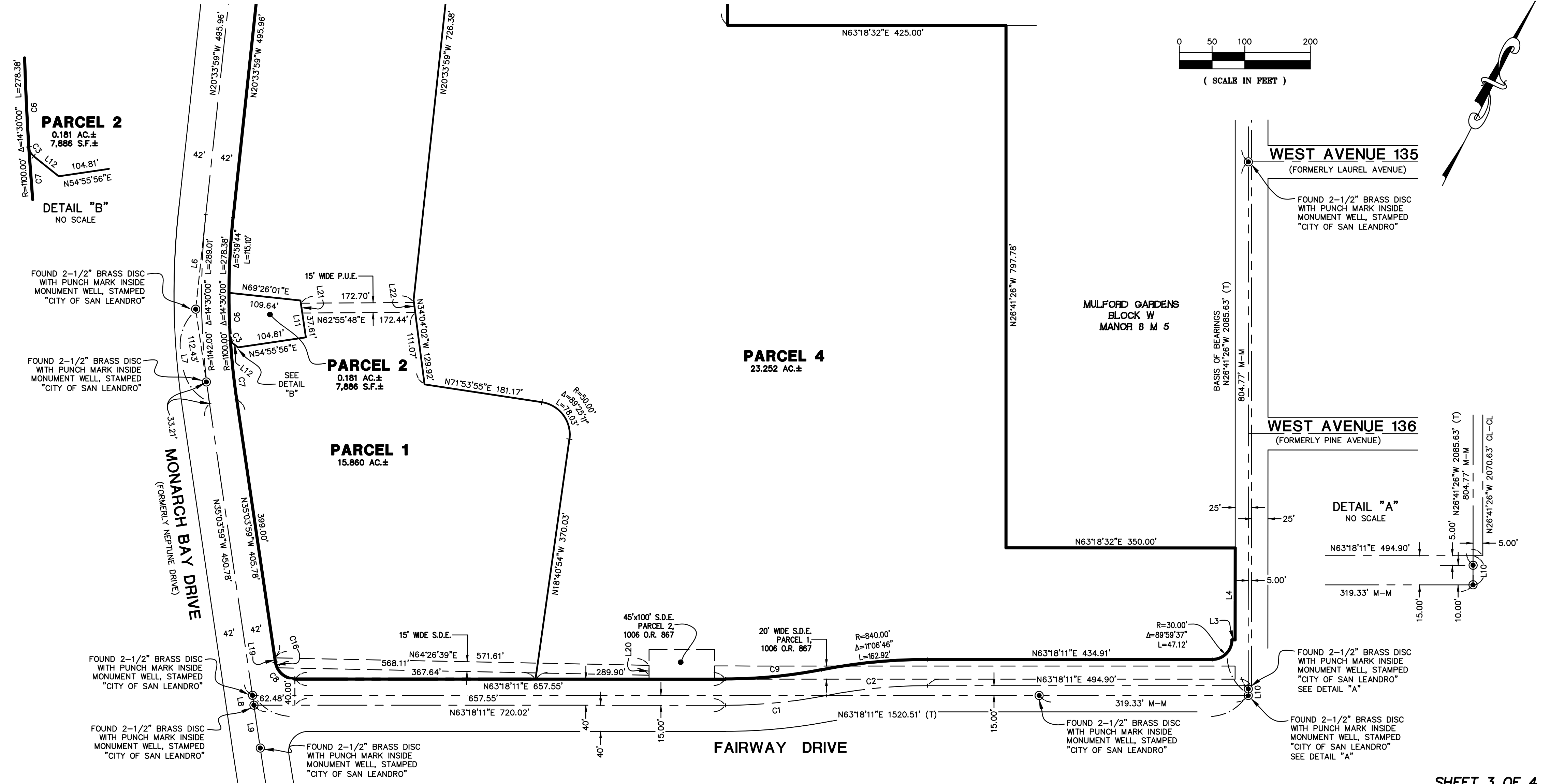
LINE TABLE		
NO.	BEARING	LENGTH
L12	N78°01'58"W	12.24'
L19	S35°03'59"E	6.77'
L20	N26°41'49"W	15.00'
L21	N35°04'04"W	15.15'
L22	N34°04'02"W	15.11'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	800.00'	11°06'46"	155.16'
C2	800.00'	11°06'46"	155.16'
C3	5.00'	47°42'49"	4.16'
C6	1100.00'	3°45'26"	72.13'
C7	1100.00'	4°44'50"	91.14'
C8	30.00'	81°37'49"	42.74'
C9	760.00'	11°06'46"	147.41'
C16	30.00'	16°45'20"	8.77'

- MAP NOTES**
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  - THE OVERALL EXTERIOR BOUNDARY = 39.603 AC.± GROSS, 39.480 AC.± NET
  - SHEET 2 DEPICTS THE EXTERIOR BOUNDARY.
  - EASEMENT LINES WITHOUT BEARINGS ARE PERPENDICULAR AND/OR PARALLEL WITH THE ADJACENT LOT LINE OR EASEMENT LINE.

- LEGEND**
- DISTINCTIVE BORDER
  - PROPOSED LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - MONUMENT LINE
  - FOUND MONUMENT, AS NOTED ON MAP
  - SEARCHED FOR NOT FOUND
  - CENTER LINE TO CENTER LINE DISTANCE
  - MONUMENT TO CENTER LINE DISTANCE
  - MONUMENT TO MONUMENT DISTANCE
  - PUBLIC UTILITY EASEMENT
  - STORM DRAIN EASEMENT
  - S.F.N.F.
  - CL-CL
  - M-M
  - P.U.E.
  - S.D.E.

SEE SHEET 4



# PARCEL MAP NO. 11312

CONSISTING OF 4 SHEETS  
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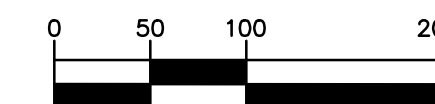
ENGINEERS-SURVEYORS-PLANNERS  
 1730 N. FIRST STREET, SUITE 600  
 SAN JOSE, CALIFORNIA 95112

### MAP NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE OVERALL EXTERIOR BOUNDARY = 39.803 AC.± GROSS, 39.480 AC.± NET
3. SHEET 2 DEPICTS THE EXTERIOR BOUNDARY.
4. EASEMENT LINES WITHOUT BEARINGS ARE PERPENDICULAR AND/OR PARALLEL WITH THE ADJACENT LOT LINE OR EASEMENT LINE.

### LEGEND

- DISTINCTIVE BORDER
- PROPOSED LOT LINE
- EASEMENT LINE
- CENTER LINE
- MONUMENT LINE
- FOUND MONUMENT, AS NOTED ON MAP
- S.F.N.F. SEARCHED FOR NOT FOUND
- CL-CL CENTER LINE TO CENTER LINE DISTANCE
- M-CL MONUMENT TO CENTER LINE DISTANCE
- M-M MONUMENT TO MONUMENT DISTANCE
- (R) RADIAL BEARING



(SCALE IN FEET)

FOUND RAILROAD SPIKE WITH CHISELED CROSS

WEST AVENUE 134 (FORMERLY POPLAR AVENUE)

### LINE TABLE

NO.	BEARING	LENGTH
L1	N63°18'32"E	31.18'
L2	N39°30'45"W	20.87'
L5	N39°30'45"W	20.87'
L13	N60°08'55"E	53.26'
L14	N34°21'26"W	55.75'
L15	N27°30'00"W	72.91'
L16	N18°37'12"E	23.38'
L17	N26°46'23"W	66.93'
L18	N66°50'21"E	6.83'

### CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C4	70.50'	6°51'26"	8.44'
C5	352.23'	5°03'48"	31.13'
C10	34.00'	22°36'20"	13.41'
C11	58.50'	23°05'04"	23.57'
C12	48.50'	43°53'45"	37.16'
C13	42.50'	34°43'33"	25.76'
C14	12.50'	31°45'59"	6.93'
C15	82.50'	16°02'53"	23.11'

AURORA DRIVE (FORMERLY KENMORE AVENUE)

WEST AVENUE 135 (FORMERLY LAUREL AVENUE)

SEE SHEET 3

SHEET 4 OF 4

