

PARCEL MAP No. 10236

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT WE ARE THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP NO. 10236". THAT SAID OWNER CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD.

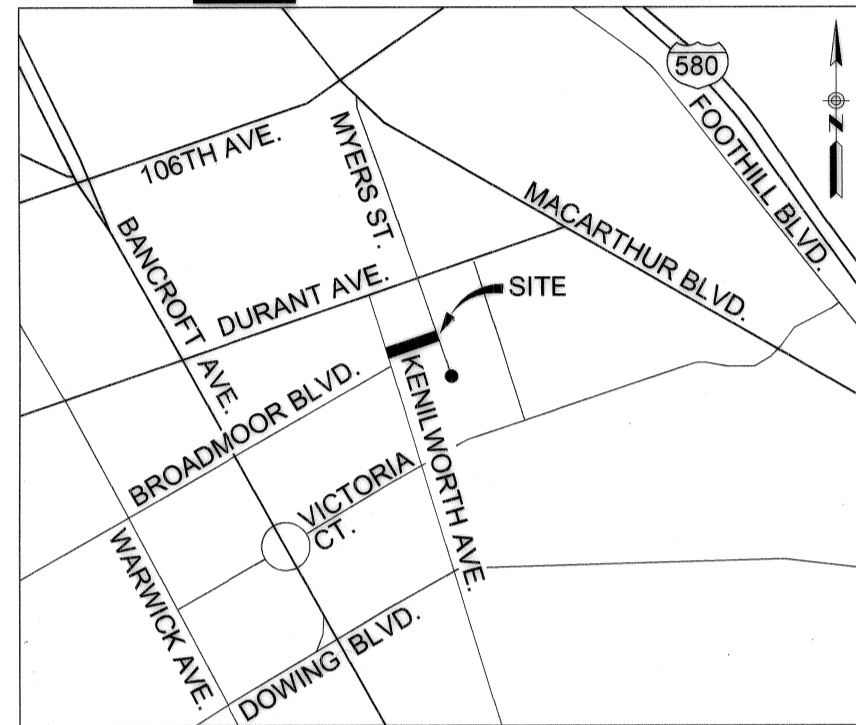
OWNER: KENT WAI LAU

BY: *Kent Wai Lau* DATE: Oct 30, 2014

BEING A TWO LOT SUBDIVISION OF THOSE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 3, 2012 OF THE SOUTHWESTERLY 48 FEET OF LOT 3 IN BLOCK 20 AS SAID LOT & BLOCK ARE SHOWN ON THE MAP ENTITLED "MAP OF BROADMOOR, ALAMEDA COUNTY" FILED JANUARY 30, 1908 IN BOOK 23 OF MAPS AT PAGE 68, ALAMEDA COUNTY REOCRDS (A.P.N.: 076-0299-39), UNDER INSTRUMENT NUMBER: 54605-1203811-12 (NAT), ALL OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF SAN LEANDRO - ALAMEDA COUNTY - CALIFORNIA
OCTOBER 2014

 **TRANSAMERICAN ENGINEERS**
1390 Market St., Suite 201
San Francisco, CA 94102
Phone No. (415) 553-4092
Fax No. (415) 553-4071



VICINITY MAP

NOT TO SCALE

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA _____)
COUNTY OF Alameda) SS

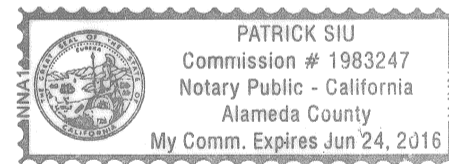
ON Oct. 30, 2014, BEFORE ME, Patrick Siu, Notary Public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Kent Wai Lau
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 AND OFFICIAL SEAL.

SIGNATURE: *Patrick Siu*
PRINTED NAME: Patrick Siu
COMMISSION NUMBER: 1983247
COMMISSION EXPIRES: June 24, 2016
PRINCIPAL PLACE OF BUSINESS: Alameda COUNTY



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 KENT WAI LAU IN JULY 12, 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *Barry A. Pierce* DATE: 10-1-14
BARRY A. PIERCE, P.L.S. 6975
LICENSE EXPIRES 09-30-2015



CITY SURVEYOR'S STATEMENT

I, FRANK C. BELLECCI, CITY SURVEYOR FOR THE CITY OF SAN LEANDRO, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10236, CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, AND THAT THE SURVEY DATA SHOWN UPON SAID MAP IS TECHNICALLY CORRECT.

FRANK C. BELLECCI, L.S. 5399 DATE: _____
REGISTRATION EXPIRES: 9/30/2016
CITY SURVEYOR, CITY OF SAN LEANDRO,
ALAMEDA COUNTY, CALIFORNIA

CITY ENGINEER'S STATEMENT:

I, KENNETH JOSEPH, CITY ENGINEER OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE AS FOLLOWS:

- 1) THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10236", CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE(1) THEREOF.
- 2) THE SUBDIVISION AS SHOWN UPON SAID PARCEL MAP IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATION THEREOF.
- 3) ALL 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. IF REQUIRED, HAVE BEEN COMPLETED WITH.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 20__

KENNETH C. JOSEPH R.C.E. NO. 34870 DATE: _____
REGISTRATION EXPIRES: 09-30-2015
CITY ENGINEER FOR THE CITY OF SAN LEANDRO,
ALAMEDA COUNTY, CALIFORNIA

CERTIFICATE OF CLERK OF BOARD OF SUPERVISOR:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY, AS CHECKED BELOW THAT:

- AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISOR OF THE SAID COUNTY AND STATE IN THE AMOUNT OF \$ _____ CONDITIONED FOR PAYMENT OF ALL TAXES AND SPECIAL ASSESMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OF ANY PART THEREOF BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.
- ALL TAXES AND SPECIAL ASSESMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER TAX COLLECTOR OF THE COUNTY OF ALAMEDA/

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

BY: _____
DEPUTY CLERK

CITY CLERK'S STATEMENT

I, MARIAN HANDA CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED PARCEL MAP ENTITLED " PARCEL MAP 10236", CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF SAN LEANDRO AS PROVIDED BY LAW, AT THE REGULAR MEETING HELD ON THE _____ DAY OF _____, 20__ AND THAT SAID DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 20__

MARIAN HANDA
CITY CLERK AND CLERK OF THE CITY COUNCIL
OF THE CITY OF SAN LEANDRO,
ALAMEDA COUNTY,
STATE OF CALIFORNIA

RECORDER'S STATEMENT

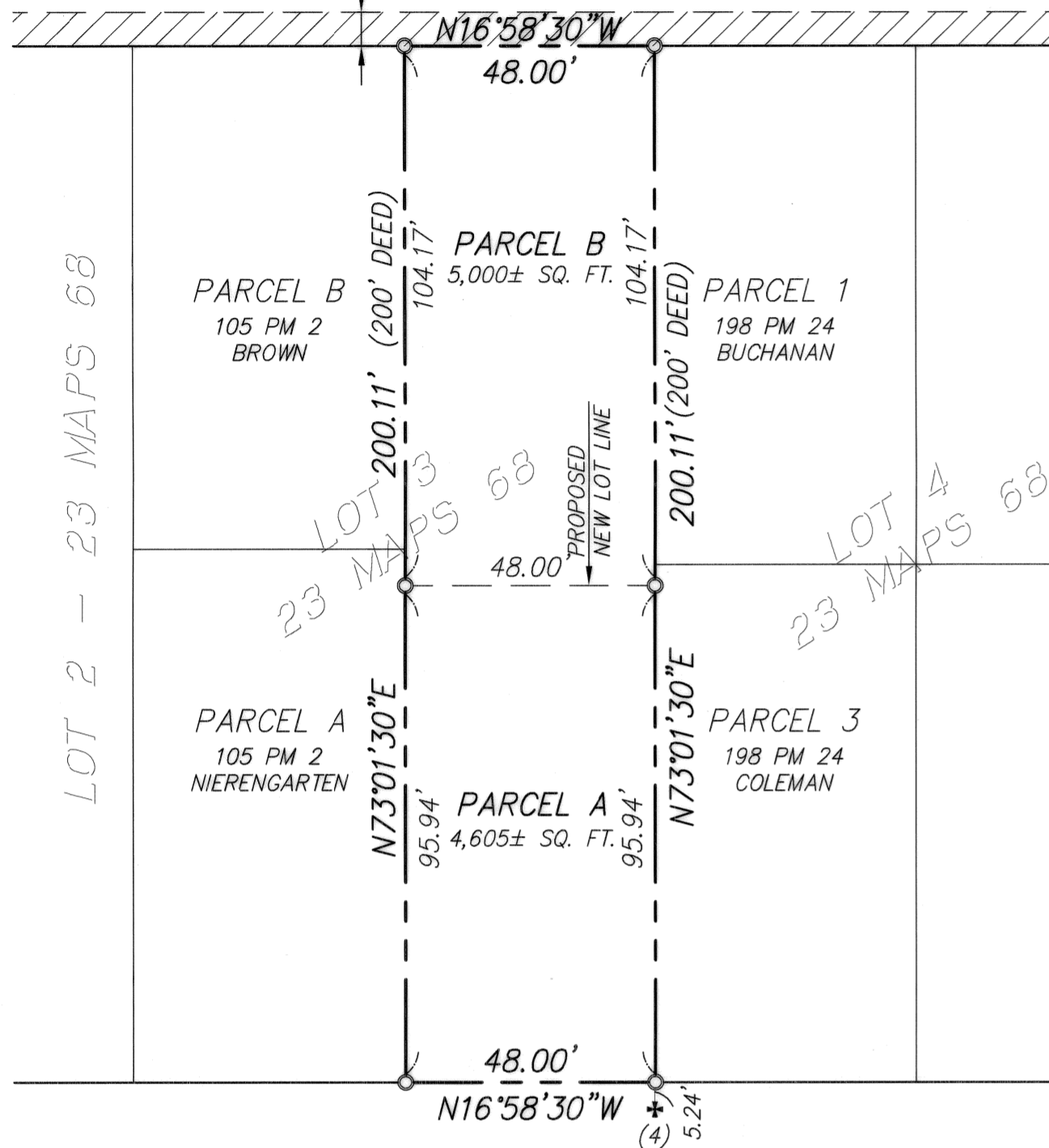
FILED THIS _____ DAY OF _____, 20__ AT _____ M.
IN BOOK _____ OF PARCEL MAPS, AT PAGES _____,
AT THE REQUEST OF _____

FEE: _____ SERIES NUMBER: _____
PATRICK O'CONNELL
COUNTY RECORDER IN AND FOR THE COUNTY
OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

MYERS COURT (50.00' WIDE)

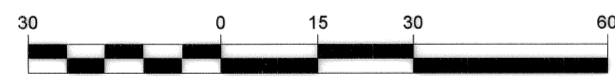
FORMER 6.50' WIDE RESTRICTED ACCESS EASEMENT (3)(4)
RELEASED PER 5202 O.R. 671 (3)



KENILWORTH AVENUE (60.00' WIDE)

SITE DETAIL

GRAPHIC SCALE



1 inch = 30 feet

LEGEND

---	SUBDIVISION LINE
---	PROPERTY LINE (OTHERS)
---	OLD LOT LINE
---	PROPOSED NEW LOT LINE
---	RIGHT OF WAY LINE
---	MONUMENT LINE
---	SURVEY LINE
●	FOUND CITY MONUMENT
+	FOUND CROSS CUT
○	SET REBAR
⊕	CENTERLINE

ABBREVIATIONS

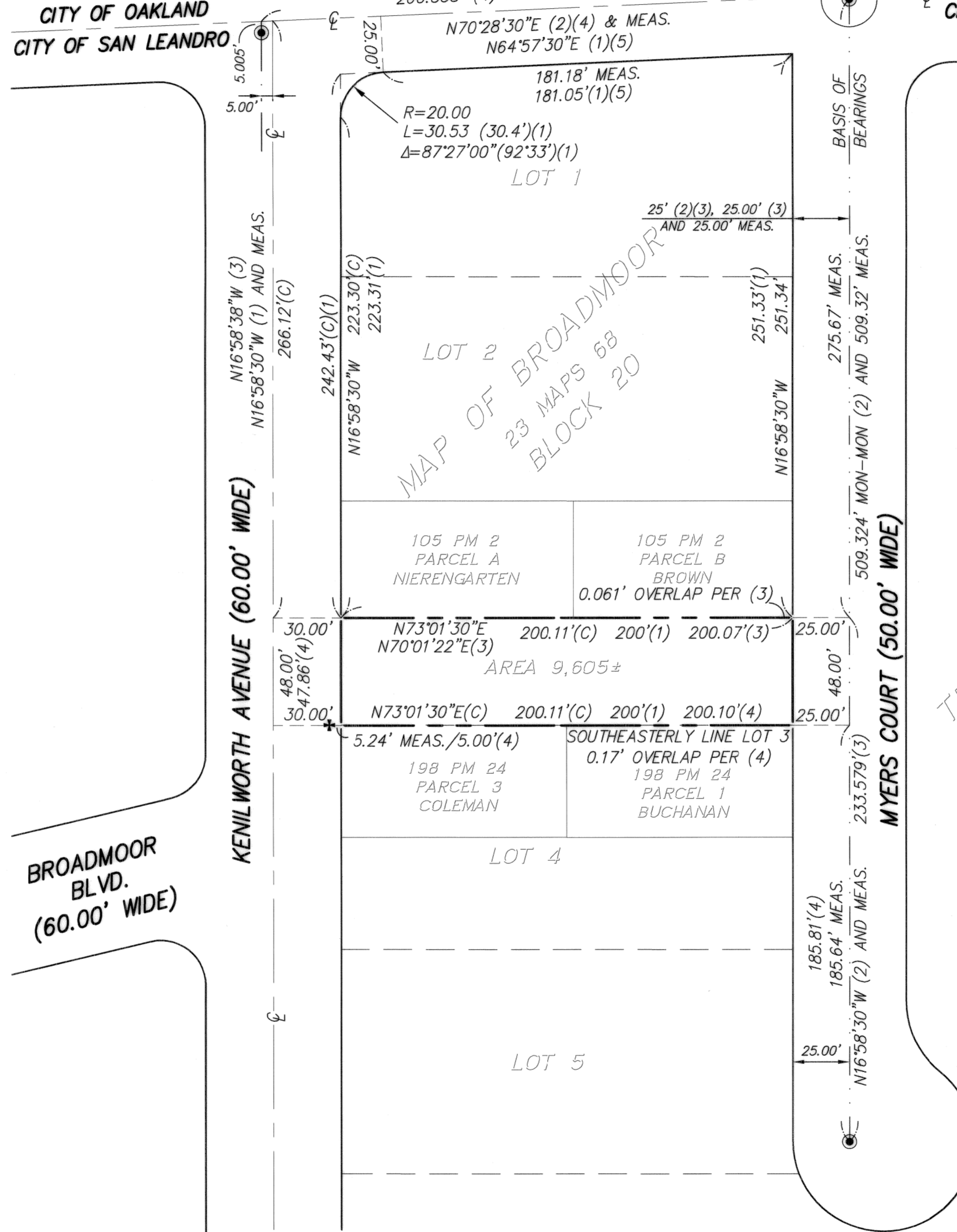
APN	ASSESSOR'S PARCEL NUMBER
LS	LAND SURVEYOR
MEAS	MEASURED
ML	MONUMENT LINE
MON	MONUMENT
PM	PARCEL MAP
(UO)	UNKNOWN ORIGIN
()	RECORD DATA
(C)	CALCULATED

BROADMOOR BLVD. (60.00' WIDE)

KENILWORTH AVENUE (60.00' WIDE)

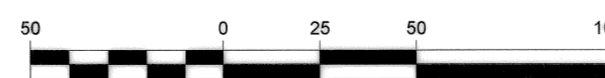
DURANT AVENUE (50.00' WIDE)

260.358' (4) ML-ML AND 260.37' MEAS.
N70°28'30"E (2)(4) & MEAS.
N64°57'30"E (1)(5)

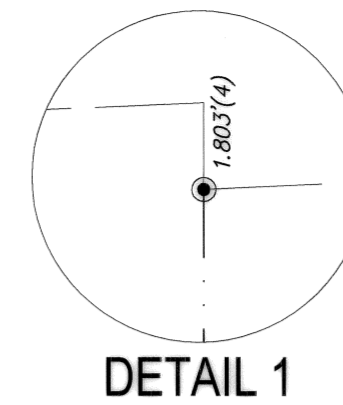


CONTROL DIAGRAM

GRAPHIC SCALE



1 inch = 50 feet



DETAIL 1

SPECIAL NOTES

1. THE SURVEY OF A.P.N.: 076-0299-039 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED, INSTRUMENT NO. 54605-1203811-12 AND IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD DATA SUCH AS OLD "L" CUTS, BUILDINGS, STRUCTURES, FENCES AND OFFICIAL CURBS AND SIDE WALKS.
2. ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
3. ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
4. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
5. AN EASMENT FOR SEWER & PUBLIC UTILITY PURPOSES AFFECTS A PORTION OF THE SUBJECT LOT.
6. AN EASMENT FOR SEWER, WATER, ELECTRICAL, & INCIDENTAL PURPOSES EXISTS PER DOCUMENT RECORDED MAY 12, 1910 IN BOOK 1746 AT PAGE 235 OF OFFICIAL RECORDS ALAMEDA COUNTY.

REFERENCES

- (1) MAP OF BROADMOOR - 23 MAPS 68
- (2) TRACT 2967 - 55 MAPS 68
- (3) PARCEL MAP No. 2156 - 105 PM²
- (4) PARCEL MAP No. 5977 - 198 PM²⁴
- (5) RESUBDIVISION OF BROADMOOR - 6 MAPS 47

BASIS OF BEARING

BASIS OF BEARINGS IS THE LINE BETWEEN TWO FOUND MONUMENTS ALONG MYERS COURT AS SHOWN ON TRACT 2967 (55 MAPS 68) AND TAKEN AS N 16° 58' 30" W.

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JOB NO.: 6340

SHEET 2 OF 2 SHEETS