

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 8592 - POPPY LANE", CITY OF SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA, CONSISTING OF FOUR (4) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF; THAT SAID OWNER HAS CAUSED SAID MAP 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 THE AREA DESIGNATED AS "MUSCARI STREET", SHOWN WITHIN THE BOUNDARY OF THIS MAP, FOR THE PURPOSE OF PUBLIC STREET.

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 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 AREAS DESIGNATED AS DRAINAGE EASEMENT OR (DE) FOR THE DETENTION OF PUBLIC STORM WATER RUNOFF. THIS DRAINAGE EASEMENT IS FOR STORM WATER RUNOFF ONLY AND NOT FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF ANY PUBLIC STORM DRAIN SYSTEM FACILITIES.

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 EMERGENCY VEHICLE ACCESS EASEMENT OR (EVAE) FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON AND ACROSS SAID EVAE(S) 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 "EBMUDE" 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 EDMUD 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 IS RESERVED AS AN EASEMENT FOR PRIVATE PURPOSES: THE AREAS DESIGNATED AS "PARCEL B" AND "PARCEL C" (SUNFLOWER COURT AND ROSE COURT) ARE FOR PRIVATE STREET AND ACCESS PURPOSES FOR USE BY THE FUTURE LOT OWNERS, RESIDENTS, AND VISITORS. SAID PRIVATE STREETS ARE TO BE TRANSFERRED IN FEE (BY SEPARATE DOCUMENT) TO THE HOMEOWNER'S ASSOCIATION OF TRACT 8592 AND MANAGED AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR'S) OF THIS SUBDIVISION.

AND THE UNDERSIGNED HEREBY STATES THE REAL PROPERTY DESIGNATED AS "PARCEL A" IS FOR PRIVATE OPEN SPACE AND PRIVATE STORM DRAIN PURPOSES AND IS SUBJECT TO A BLANKET PUBLIC DRAINAGE EASEMENT (DE) AS SHOWN ON THIS MAP, FOR DETENTION OF PUBLIC STORM WATER RUNOFF. PARCEL A IS NOT OFFERED FOR DEDICATION TO THE PUBLIC AND SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION OF TRACT 8592 BY SEPARATE DOCUMENT.

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

OWNER:

D.R. HORTON BAY, INC., A DELAWARE CORPORATION

BY:

NAME: CHRIS ZABALLOS

TITLE: VICE PRESIDENT

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436(a), 3(A)(i) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF PARTIES OWNING THE FOLLOWING INTERESTS, WHICH CANNOT RIPEN INTO A FEE, HAVE BEEN OMITTED:

1. PG&E EASEMENT (ELECTRICAL) PER INSTRUMENT NO. 78-097528.

CERTIFICATE OF DEDICATION

THE CITY OF SAN LEANDRO SHALL RECONVEY THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "MUSCARI STREET" 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.

D.R. HORTON BAY, INC., A DELAWARE CORPORATION

2824 HALCYON DRIVE, SAN LEANDRO, CA 94578

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 Contra Costa) SS

ON 10/22/2023, 2023, BEFORE ME, Connie Lee, A NOTARY PUBLIC, PERSONALLY APPEARED Chris Zaballas 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 ON 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: Connie Lee

PRINT NAME: Connie Lee

MY COMMISSION NUMBER: 24091031

MY COMMISSION EXPIRES: 7/2/2026

PRINCIPAL PLACE OF BUSINESS: County of Contra Costa

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 JUNE 2020. 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 2024, 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.



Scott A. Shortlidge 6-19-23
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.



Anne-Sophie Truong 07/03/2023
ANNE-SOPHIE TRUONG, P.L.S. 8998 DATE
CITY SURVEYOR
CITY OF SAN LEANDRO, CALIFORNIA

CITY ENGINEER'S STATEMENT

I, NICK JAMES THOM, CITY ENGINEER OF THE CITY OF SAN LEANDRO DO HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT NO. 8592; 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: August 8, 2023

BY: Nick James Thom
NICK JAMES THOM
CITY ENGINEER
R.C.E. NO. 54659
CITY OF SAN LEANDRO, CALIFORNIA



SOIL REPORT NOTE

A SOILS REPORT HAS BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC. ENTITLED "GEOTECHNICAL INVESTIGATION ON PROPOSED RESIDENTIAL DEVELOPMENT AT 2824 HALCYON DRIVE, SAN LEANDRO CALIFORNIA", DATED JULY 30, 2020, PROJECT NO. G020.G, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SAN LEANDRO.

CITY CLERK'S STATEMENT

I, _____, 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 8592 - POPPY LANE, 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 THE PUBLIC STREET AND ALL EASEMENTS AS OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

AND THAT SAID CITY COUNCIL OF THE CITY OF SAN LEANDRO ALSO HEREBY REJECTED ON BEHALF OF THE PUBLIC THE OFFER FOR THE EBMUD EASEMENT.

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

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.

FEE: \$ _____ 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 8592
POPPY LANE

BEING A SUBDIVISION OF PARCELS ONE AND TWO OF THAT CERTAIN GRANT DEED RECORDED JULY 11, 2022 AS INSTRUMENT NO. 2022125062 OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF SAN LEANDRO
ALAMEDA COUNTY, CALIFORNIA

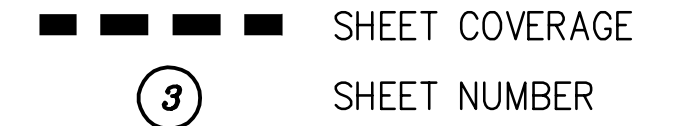
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2023

EASEMENTS/AGREEMENTS OF RECORD:

- PG&E EASEMENT (ELECTRICAL) PER INSTRUMENT NO. 78-097528, NON-LOCATABLE PER RECORD.

BOUNDARY MAP

AREA WITHIN TRACT MAP BOUNDARY LINE = 2.4±ACRES



REFERENCES:

- ESTUDILLO PARK - 26 M 7
- TRACT 7264 - 265 M 20
- TRACT 3838 - 96 M 72
- PARCEL MAP 10659 - 338 M 44

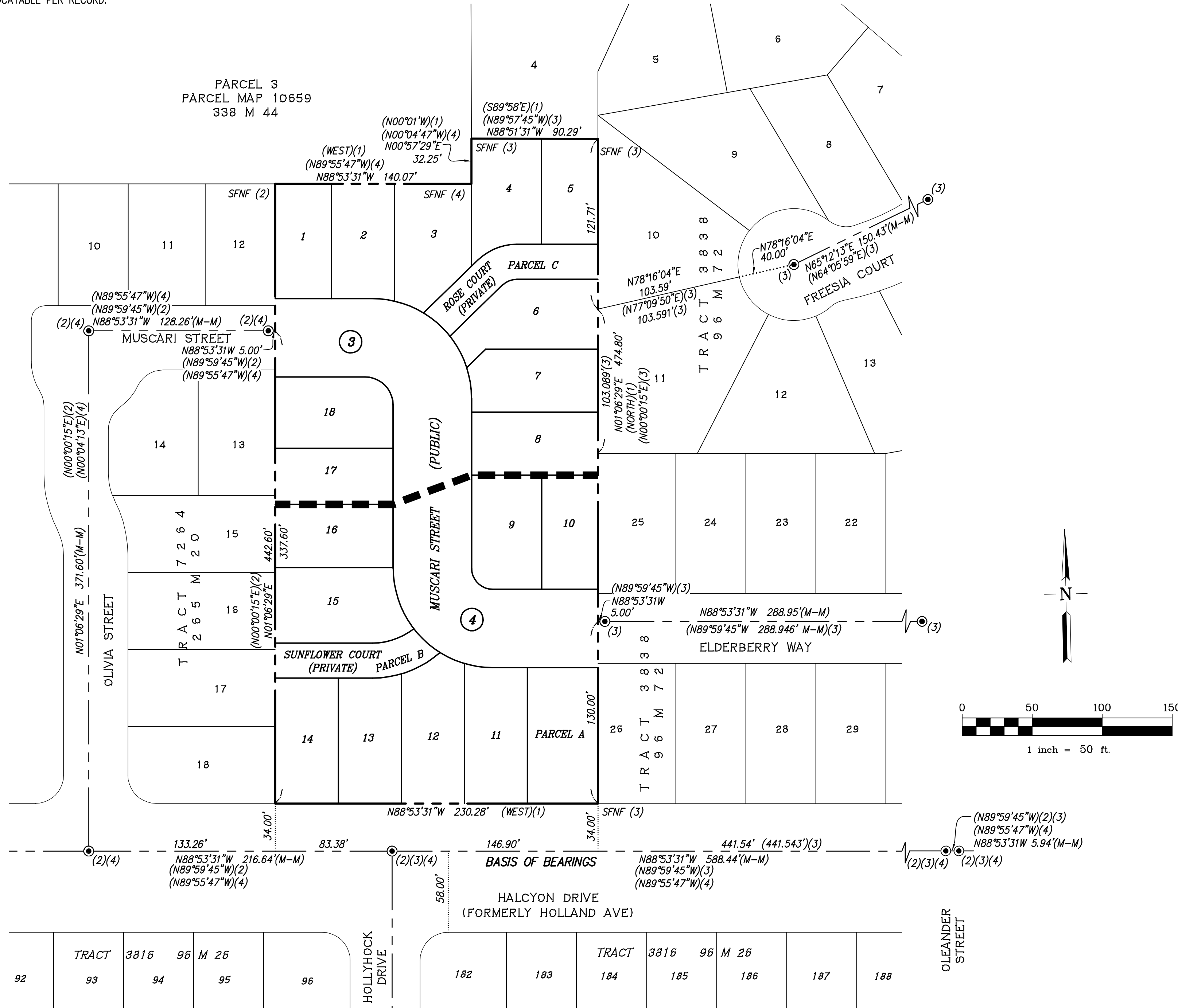
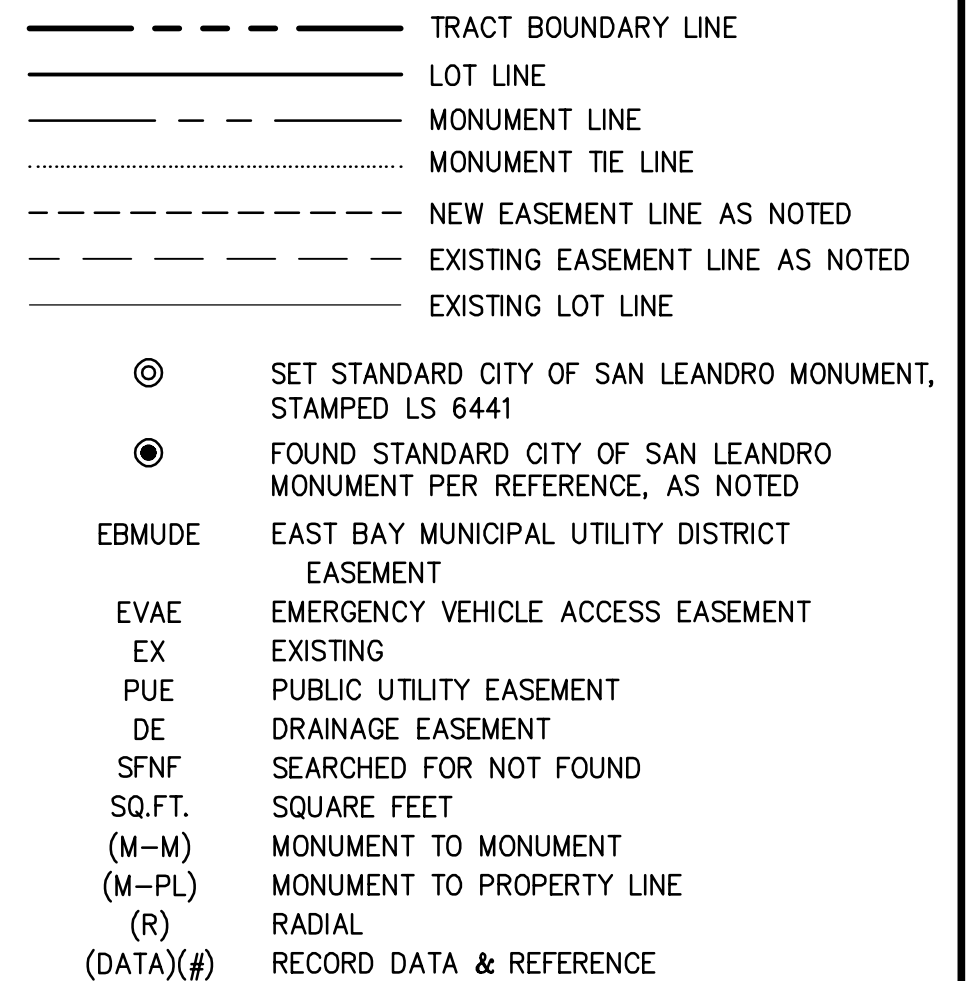
BASIS OF BEARINGS

THE MONUMENT LINE ON HALCYON DRIVE BETWEEN FOUND STREET MONUMENTS AT OLIVIA STREET AND OLEANDER STREET TAKEN AS NORTH 88°53'31" WEST AS IS BASED ON "GRID NORTH" DERIVED FROM LEICA GEOSYSTEMS SMARTNET NORTH AMERICA NETWORK OF GPS AND GNSS RECEIVERS DURING MAY 2020.

NOTES:

- ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
- DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS OR DELTAS MAY NOT EQUAL THE OVERALL DIMENSION OR DELTA.

LEGEND

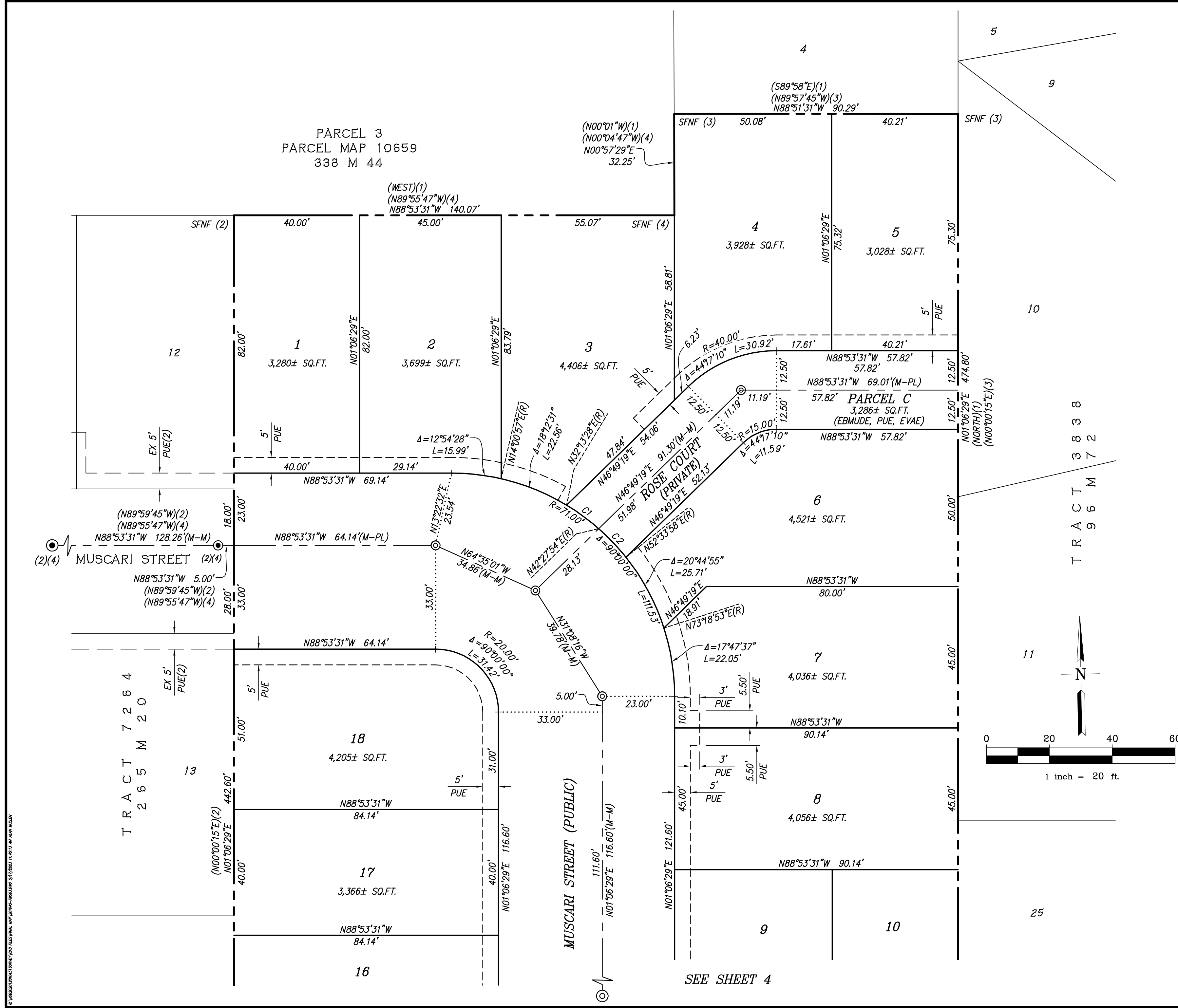


**TRACT 8592
POPPY LANE**

BEING A SUBDIVISION OF PARCELS ONE AND TWO OF THAT CERTAIN GRANT DEED RECORDED JULY 11, 2022 AS INSTRUMENT NO. 2022125062 OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF SAN LEANDRO
ALAMEDA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
MAY 2023



Curve Table			
Curve	Radius	Delta	Length
C1	71.00'	10°14'26"	12.69'
C2	71.00'	10°06'04"	12.52'

REFERENCES:

- (1) ESTUDILLO PARK - 26 M 7
- (2) TRACT 7264 - 265 M 20
- (3) TRACT 3838 - 96 M 72
- (4) PARCEL MAP 10659 - 338 M 44

BASIS OF BEARINGS

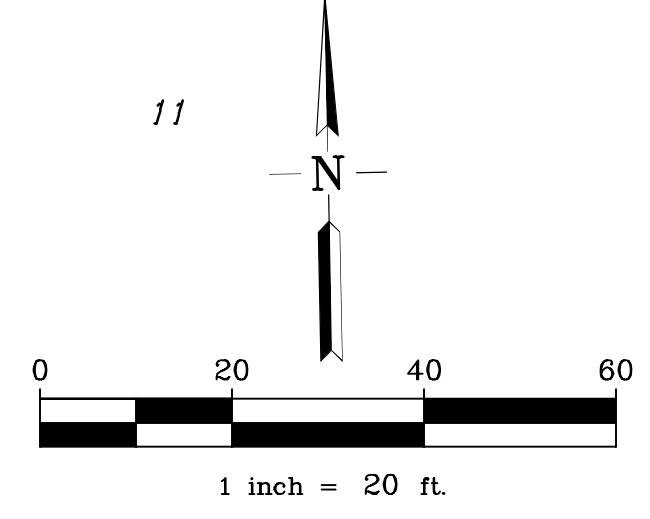
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LEGEND

- 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
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SFNF SEARCHED FOR NOT FOUND
- SQ.FT. SQUARE FEET
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (R) RADIAL
- (DATA)(#) RECORD DATA & REFERENCE



**TRACT 8592
POPPY LANE**

BEING A SUBDIVISION OF PARCELS ONE AND TWO OF THAT CERTAIN GRANT DEED RECORDED JULY 11, 2022 AS INSTRUMENT NO. 2022125062 OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF SAN LEANDRO
ALAMEDA COUNTY, CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
MAY 2023

Curve Table			
Curve	Radius	Delta	Length
C3	15.00'	90°00'00"	23.56'
C4	71.00'	12°19'29"	15.27'
C5	71.00'	15°36'22"	19.34'
C6	71.00'	16°28'44"	20.42'

REFERENCES:

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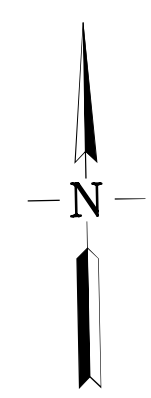
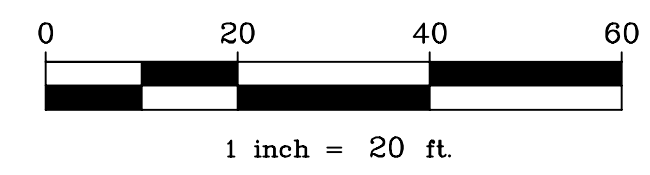
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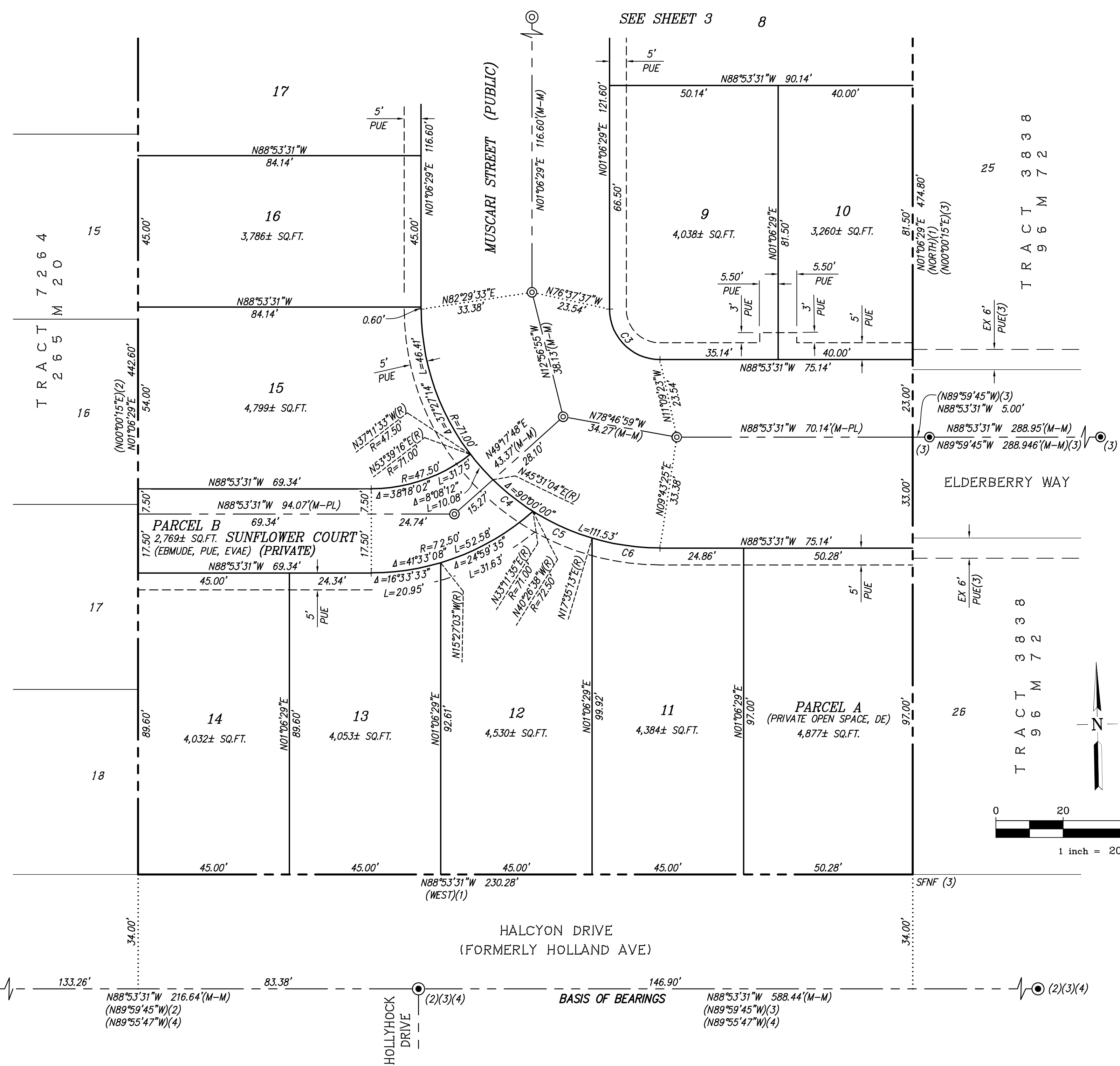
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TRACT 8592
POPPY LANE

BEING A SUBDIVISION OF PARCELS ONE AND TWO OF THAT CERTAIN GRANT DEED RECORDED JULY 11, 2022 AS INSTRUMENT NO. 2022125062 OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF SAN LEANDRO
ALAMEDA COUNTY, CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
MAY 2023



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