

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT I HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING POLES, WIRES, CONDUITS, GAS, WATER, HEAT MAINS AND ALL APPURTENANCES TO THE ABOVE, UNDER, UPON, OR OVER THOSE CERTAIN STRIPS OF LAND LYING BETWEEN THE FRONT, REAR, AND SIDE LINES OF PARCEL 1 AND THE DASHED LINES AROUND THE EXCEPTION TO EASEMENTS (ETEA) AREAS, SAID STRIPS BEING DESIGNATED AS "PSE" (PUBLIC SERVICE EASEMENT). THE ABOVE MENTIONED PUBLIC SERVICE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS.

I ALSO HEREBY DEDICATE TO THE CITY OF SAN LEANDRO FOR PUBLIC USE EASEMENTS FOR EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) AS SHOWN ON PAGE 2 OF THE HEREIN EMBODIED MAP.

THERE IS ALSO SHOWN ON THE HEREON MAP, EASEMENTS FOR STORM DRAINAGE PURPOSES AND SANITARY SEWER PURPOSES DESIGNATED AND DELINEATED AS "PSDE" (PRIVATE STORM DRAINAGE EASEMENT) AND "PSSE" (PRIVATE SANITARY SEWER EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES. THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED, FOR DEDICATION BY THE CITY OF SAN LEANDRO.

THERE IS ALSO SHOWN ON THE HEREON MAP, AN EASEMENT FOR SURFACE DRAINAGE RELEASE PURPOSES, DESIGNATED AND DELINEATED AS "PSDRE" (PRIVATE SURFACE DRAINAGE RELEASE EASEMENT) FOR SURFACE FLOW OF STORM WATER ON OR OVER THAT CERTAIN STRIP OF LAND WHICH LIES WITHIN PARCEL 1 FOR THE BENEFIT OF PROPERTY OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. THIS EASEMENT IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. FURTHER, THE SURFACE ELEVATIONS OF SAID EASEMENT SHALL NOT BE ALTERED WITHOUT THE WRITTEN CONSENT OF PARCEL OWNER BENEFITED. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE SURFACE DRAINAGE RELEASE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PARCEL OWNER BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SAN LEANDRO.

THERE IS ALSO SHOWN ON THE HEREON MAP AN EASEMENT FOR PRIVATE WATER LINE PURPOSES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PWLE" (PRIVATE WATER LINE EASEMENT). THIS EASEMENT IS TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED, FOR DEDICATION BY THE CITY OF SAN LEANDRO.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS STATEMENT AND THESE DEDICATIONS TO BE EXECUTED THIS 12 DAY OF FEBRUARY, 2020.

AS OWNER: CHEE YAN PROPERTY, INC.

BY: Chee Fong Chan DATE: 2-12-2020
CHEE FONG CHAN, PRESIDENT

OWNER'S ACKNOWLEDGMENT

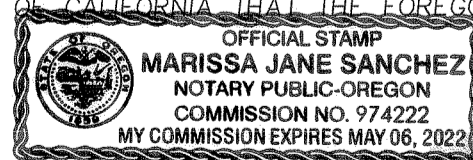
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS
COUNTY OF ALAMEDA

ON 12th BEFORE ME, Marissa Jane Sanchez, A NOTARY PUBLIC, PERSONALLY APPEARED Chee Fong Chan

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.

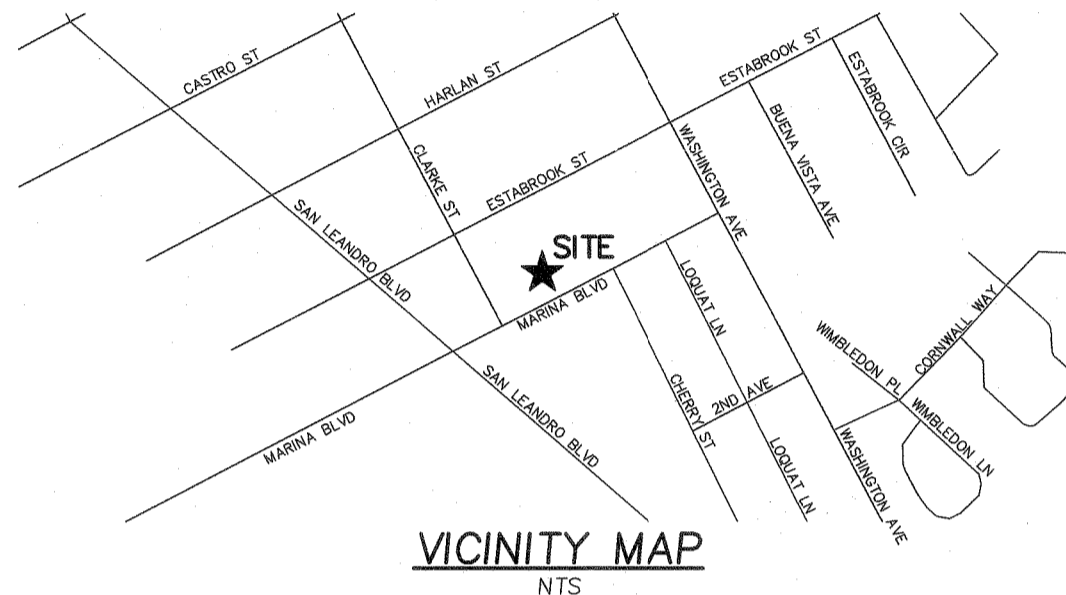
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.



WITNESS MY HAND
NOTARY'S SIGNATURE Marissa Jane Sanchez
PRINTED NOTARY'S NAME Marissa Jane Sanchez
NOTARY'S PRINCIPAL PLACE OF BUSINESS Inroads credit Union, 118 East A. St
NOTARY'S COMMISSION NUMBER 974222
EXPIRATION OF NOTARY'S COMMISSION May 06th 2022

TRACT NO. 8513

FOR ONE LOT SUBDIVISION OF 6 CONDOMINIUM UNITS
CONSISTING OF TWO (2) SHEET
LOTS 125 & 126 OF THE MAP OF THE HEMME TRACT
FILED OCTOBER 1ST, 1889 IN BOOK 9 OF MAPS, AT PAGE 33,
ALAMEDA COUNTY RECORDER RECORDS AND LYING ENTIRELY WITHIN
THE CITY OF SAN LEANDRO
COUNTY OF ALAMEDA, STATE OF CALIFORNIA
FEBRUARY 2020



CITY SURVEYOR'S STATEMENT

I, CYRUS KIANPOUR, CITY SURVEYOR FOR THE CITY OF SAN LEANDRO, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED TRACT MAP ENTITLED "TRACT NO. 8513", CONSISTING OF TWO SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, AND THAT THE SURVEY DATA SHOWN UPON SAID MAP IS TECHNICALLY CORRECT.

DATE March 4th, 2020
CYRUS KIANPOUR, PLS 7515
CITY SURVEYOR, CITY OF SAN LEANDRO
COUNTY OF ALAMEDA, STATE OF CALIFORNIA.



CITY ENGINEER'S STATEMENT

I, NICK JAMES THOM, 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 HEREON EMBODIED TRACT MAP ENTITLED "TRACT NO. 8513", CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF.
- 2) THE SUBDIVISION AS SHOWN UPON SAID TRACT 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 COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 13th DAY OF March, 2020.



Nick James Thom
NICK JAMES THOM, RCE 54659
CITY ENGINEER, CITY OF SAN LEANDRO
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

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 CHEE FONG CHAN ON APRIL 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 31, 2020, 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 2/7/2020
H. W. CHUI, RCE No. 32912
PROFESSIONAL ENGINEER
REGISTERED H. W. CHUI
No. 32912
CIVIL
STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY, 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 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

CITY CLERK'S STATEMENT:

I, LETICIA I. MIGUEL, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED TRACT MAP ENTITLED "TRACT NO. 8513" 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 COUNCIL OF THE CITY OF SAN LEANDRO DID THEREUPON BY RESOLUTION NO. _____, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP AND ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC; THE PUBLIC SERVICE EASEMENT AND THE EMERGENCY VEHICLE ACCESS EASEMENT DEDICATIONS IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

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

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

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ A.M./P.M., IN BOOK _____ OF MAPS AT PAGES _____, AT THE REQUEST OF CHICAGO TITLE COMPANY.

FEE: \$ _____ PD. SERIES NO. _____

STEVE MANNING
COUNTY RECORDER IN AND FOR THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

LEGEND

	DISTINCTIVE BORDERLINE
	FORMER LOT LINE (9 M 33)
	PROPERTY LINE
	NEW EASEMENT LINE
	MONUMENT LINE
	SURVEY TIE
	SET 3/4" IRON PIPE TAGGED LS 6438
	FOUND MONUMENT AS NOTED
	ALAMEDA COUNTY STANDARD CONCRETE MONUMENT
	BRASS DISK
	CENTERLINE
	CONCRETE
	REGISTERED CIVIL ENGINEER
	RECORD DATA AS REFERENCED
	EXCEPTION TO EASEMENTS
	FOUND
	IRON PIPE
	MONUMENT
	MONUMENT WELL
	MONUMENT TO MONUMENT
	PRIVATE STORM DRAIN EASEMENT
	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
	PUBLIC SERVICE EASEMENT
	PRIVATE SANITARY SEWER EASEMENT
	PRIVATE WATER LINE EASEMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	RIGHT OF WAY
	SEARCHED FOR NOT FOUND
	SQUARE FEET
	WITH
	NOT TO SCALE

Line #	Length	Direction
L1	11.67'	S61°55'09"W
L2	8.57'	N61°55'09"E
L3	27.25'	S61°55'09"W
L4	28.14'	N61°55'09"E
L5	2.11'	N61°55'09"E
L6	1.21'	S73°04'51"E
L7	4.45'	N61°55'09"E
L8	1.21'	N16°55'09"E
L9	13.53'	N61°55'09"E
L10	2.30'	N28°04'51"W
L11	5.46'	N61°55'09"E
L12	21.01'	S61°55'09"W
L13	2.13'	S28°04'51"E
L14	6.44'	S61°55'09"W
L15	2.13'	N28°04'51"W
L16	0.69'	S61°55'09"W

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF MARINA BOULEVARD, AS FOUND MONUMENTED AS N61°55'09"E SHOWN ON RECORD OF SURVEY NO. 662, RECORDED IN BOOK 13 OF RSM, AT PAGE 39, ALAMEDA COUNTY RECORDS.

REFERENCES MAPS

- (R1) RECORD OF SURVEY R/S NO. 662, BOOK 13 OF RECORDS OF SURVEYS AT PAGES 39-62
- (R2) HEMME TRACT, BOOK 9 OF MAPS AT PAGE 33
- (R3) TRACT 4476, BOOK 136 OF MAPS AT PAGES 19-20

NOTES :

- 1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 2. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 0.743 ACRES, MORE OR LESS.
- 3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
- 4. ALL LINES SHOWN ARE EITHER PARALLEL OR AT RIGHT ANGLES TO ONE ANOTHER UNLESS OTHERWISE SHOWN.

TRACT NO. 8513

FOR ONE LOT SUBDIVISION OF 6 CONDOMINIUM UNITS CONSISTING OF TWO (2) SHEET LOTS 125 & 126 OF THE MAP OF THE HEMME TRACT FILED OCTOBER 1ST, 1889 IN BOOK 9 OF MAPS, AT PAGE 33, ALAMEDA COUNTY RECORDER RECORDS AND LYING ENTIRELY WITHIN THE CITY OF SAN LEANDRO COUNTY OF ALAMEDA, STATE OF CALIFORNIA FEBRUARY 2020

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 San Jose, CA 95112
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