

PARCEL MAP 11335

BL. 356

PP. 64-65

PARCEL MAP 11335

755 CLEVELAND AVENUE & 720 PIERCE STREET

A 2-LOT SUBDIVISION OF THE LAND DESCRIBED IN THAT
CERTAIN DIRECTOR'S DEED RECORDED JUNE 29, 2011 AS
DOCUMENT NO. 2011-183883, ALAMEDA COUNTY RECORDS
CITY OF ALBANY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
510 724-3388
OCTOBER 2022

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 11335"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE DIRECTOR'S DEED RECORDED JUNE 29, 2011, DOCUMENT NO. 2011-183883, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR ACCESS PURPOSES, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "ACCESS EASEMENT".

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR PUBLIC SIDEWALK PURPOSES, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SIDEWALK EASEMENT".

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR SANITARY SEWER PURPOSES, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SSE".

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR WATER LINE PURPOSES, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "WLE".

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR STORM DRAIN PURPOSES, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SDE".

WE HEREBY ABANDON AND VACATE THOSE PORTIONS OF CALHOUN STREET, WASHINGTON AVENUE (NOW BAYVIEW STREET), ARTHUR STREET, AND PIERCE STREET, SHOWN UPON THE "AMENDED MAP OF SUNSET TERRACE, OAKLAND TWP., ALAMEDA COUNTY, CALIFORNIA", FILED APRIL 8, 1907 IN BOOK 22 OF MAPS, PAGE 68, ALAMEDA COUNTY RECORDS, LYING WITHIN THE EXTERIOR BOUNDARY LIMIT OF THIS SUBDIVISION IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

AS OWNER:
CITY OF ALBANY, A PUBLIC BODY, CORPORATE AND POLITICS

BY: Jeffrey T. Bond

NAME: JEFFREY T. BOND

ITS: COMMUNITY DEVELOPMENT DIRECTOR

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 October 31, 2022 BEFORE ME A. Hsu, Notary Public
Jeffrey T. Bond, 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 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.

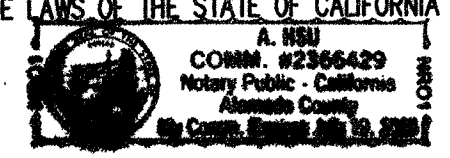
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: A. Hsu

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2366429

MY COMMISSION EXPIRES: July 19, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda County



CITY ENGINEER'S STATEMENT

I, DANIEL LEARY, CONSULTING CITY ENGINEER OF THE CITY OF ALBANY, DO HEREBY STATE AS FOLLOWS:

1. I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP.
2. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE APPROVED TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF.
3. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

10/26/2022 Daniel Leary
DATE DANIEL LEARY, RCE 48394
CONSULTING CITY ENGINEER, CITY OF ALBANY

CITY SURVEYOR'S STATEMENT

I, ALEXANDER FONG, CONSULTING CITY SURVEYOR OF THE CITY OF ALBANY, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP AND THAT I AM SATISFIED THAT THE SURVEY DATA SHOWN THEREON IS TECHNICALLY CORRECT.

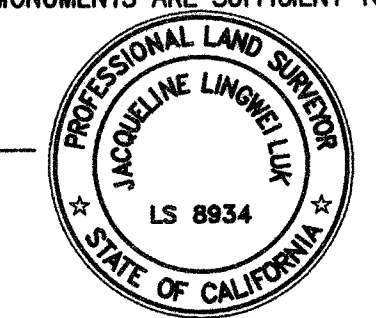
10/25/2022 Alexander Fong
DATE ALEXANDER FONG, PLS 9252
CONSULTING CITY SURVEYOR, CITY OF ALBANY



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 ALBANY IN OCTOBER 2018. 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 SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

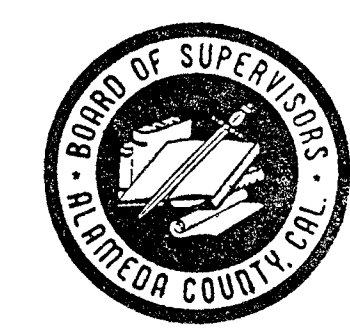
10/24/22 J. Luk
DATE JACQUELINE LUK, PLS 8934
JACQUELINE LUK



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 THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: NOVEMBER 10, 2022 ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

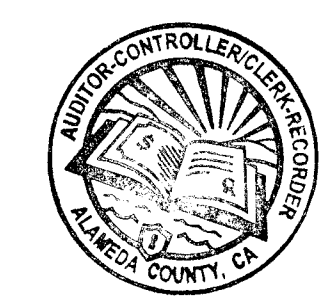


BY: AM
DEPUTY CLERK
- \$0 PAID - EXEMPT
per GC Section 6103, recording fee is exempt

RECORDER'S STATEMENT

FILED THIS 2ND DAY OF December, 2022, AT 8:42 A.M.
IN BOOK 356 OF PARCEL MAPS, AT PAGES 64-65, RECORDER'S SERIES NO. 2022192277, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY

FEE: \$ 0.00 PAID
MELISSA WILK
COUNTY RECORDER
BY: L. Wilk
DEPUTY



LEGEND

SYMBOLS

DESCRIPTION

	RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS
	SUBJECT PROPERTY BOUNDARY
	NEW PROPERTY LINE
	RIGHT-OF-WAY LINE
	MONUMENT LINE
	OLD LOT LINE
	ADJOINER LOT LINE
	TIE LINE
	EXISTING MAINTENANCE EASEMENT
	SANITARY SEWER EASEMENT (SSE)
	STORM DRAIN EASEMENT (SDE)
	WATER LINE EASEMENT (WLE)
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	MONUMENT PER (R1) AS NOTED
	DOCUMENT NUMBER
	OFFICIAL RECORDS
	SQUARE FEET
	MORE OR LESS
	REFERENCE
	RIGHT OF WAY
	RADIAL BEARING
	POINT OF COMPOUND CURVATURE
	REFERENCE
	RIGHT OF WAY
	CALCULATED VALUE
	REEL
	IMAGE
	EXISTING STREET RIGHT-OF-WAY ABANDONED & VACATED BY RECORDING THIS MAP

RECORD REFERENCES

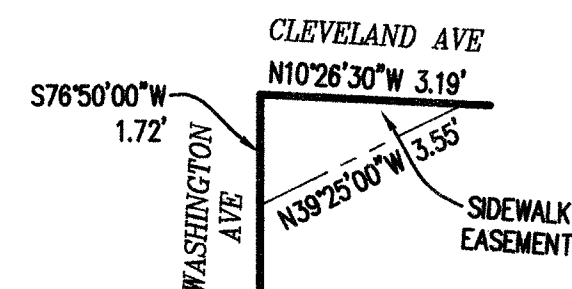
(R1) RECORD OF SURVEY FILED ON MAY 22, 2006, IN BOOK 31 OF RECORDS OF SURVEY, AT PAGES 1 TO 5, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

BENCHMARK

BENCHMARK NUMBER 523, BASEMAP SHEET #4, BEING RR SPIKE LOCATED AT THE INTERSECTION OF SOLANO AVENUE AND CLEVELAND AVENUE. 15 FEET SOUTHWEST FROM SANITARY SEWER MANHOLE. ELEVATION = 15.8 FEET, CITY OF ALBANY DATUM.

SIDEWALK EASEMENT DETAIL

SCALE: 1"=3'



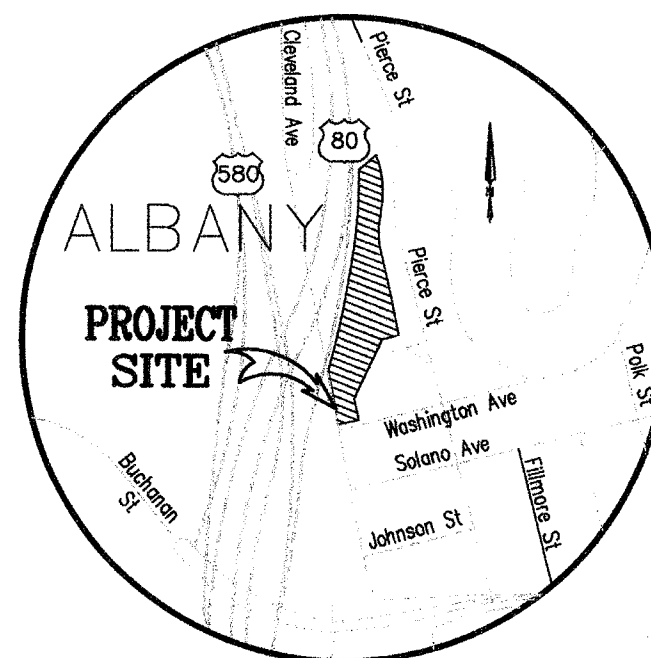
PARCEL MAP 11335

755 CLEVELAND AVENUE & 720 PIERCE STREET

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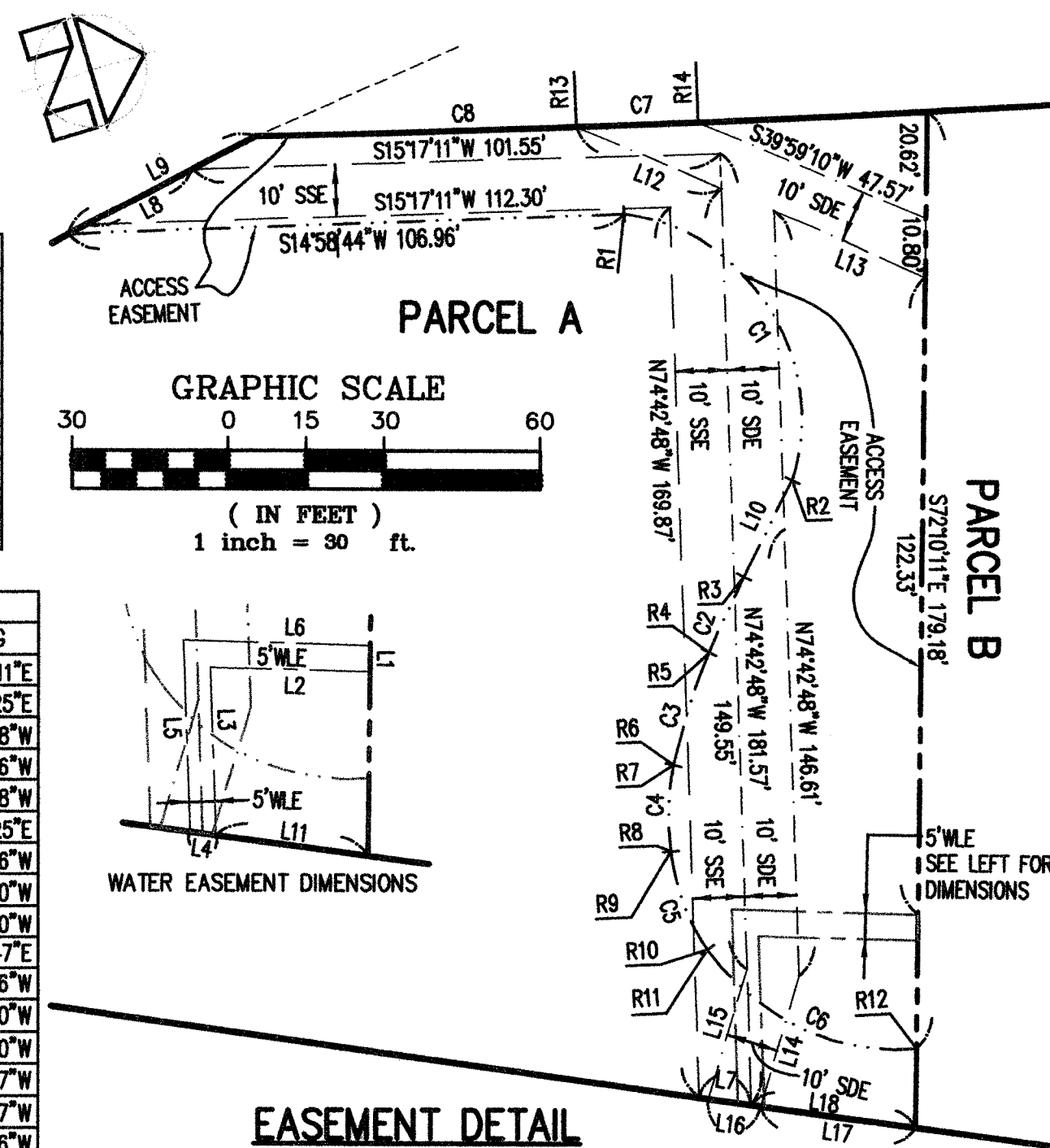
OCTOBER 2022



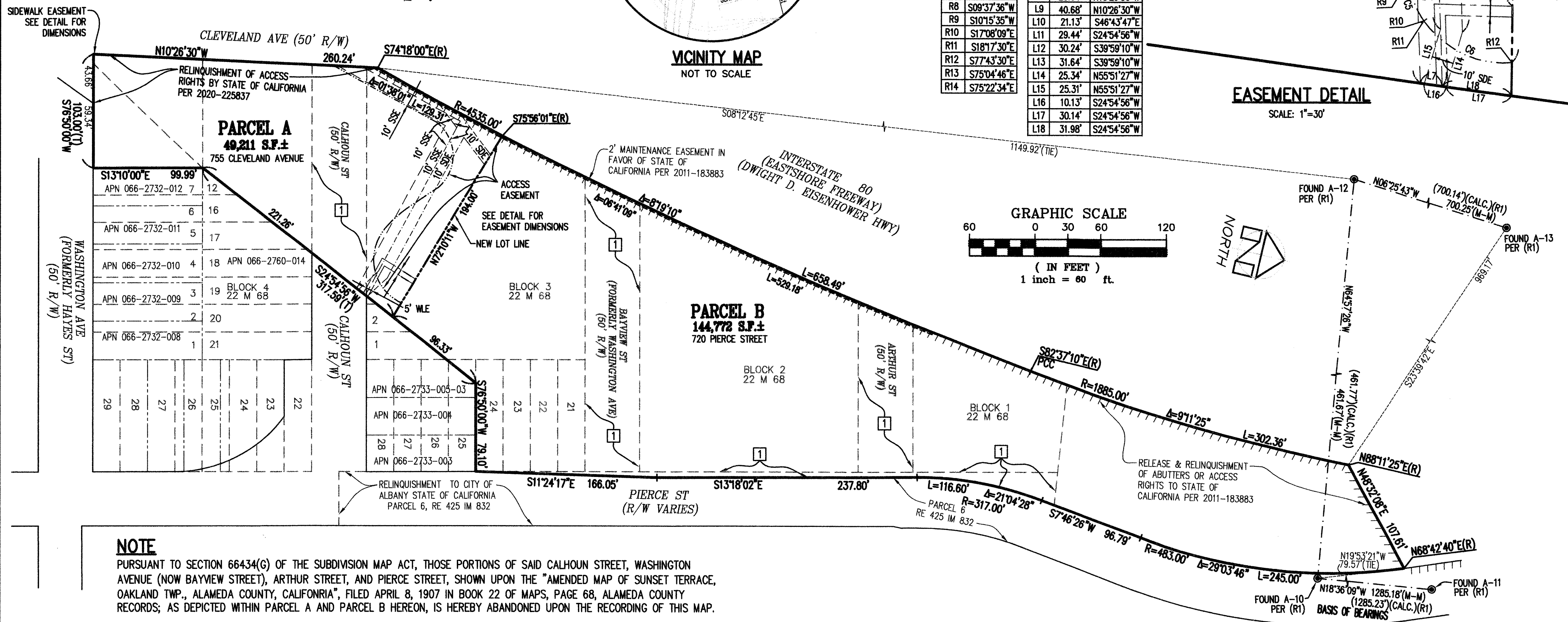
VICINITY MAP
NOT TO SCALE

CURVE	LENGTH	DELTA	RADIUS
C1	68.38'	101°27'28"	38.62'
C2	16.00'	00°18'17"	3007.61'
C3	22.60'	09°07'14"	142.00'
C4	16.67'	18°26'56"	51.78'
C5	20.22'	27°23'44"	42.30'
C6	46.36'	59°26'00"	44.70'
C7	23.47'	00°17'48"	4535.00'
C8	61.69'	00°46'46"	4535.00'

LINE	BEARING	LINE	LENGTH	BEARING
R1	N66°19'07"W	L1	5.00'	S72°10'11"E
R2	N35°08'21"E	L2	30.65'	N18°43'25"E
R3	S42°10'57"W	L3	32.13'	N74°42'48"W
R4	S41°52'39"W	L4	5.07'	S24°54'56"W
R5	S39°19'19"W	L5	36.59'	N74°42'48"W
R6	S30°12'05"W	L6	35.88'	N18°43'25"E
R7	S28°04'32"W	L7	10.14'	S24°54'56"W
R8	S09°37'36"W	L8	23.04'	N10°26'30"W
R9	S10°15'35"W	L9	40.68'	N10°26'30"W
R10	S17°08'09"E	L10	21.13'	S46°43'47"E
R11	S18°17'30"E	L11	29.44'	S24°54'56"W
R12	S77°43'30"E	L12	30.24'	S39°59'10"W
R13	S75°04'46"E	L13	31.64'	S39°59'10"W
R14	S75°22'34"E	L14	25.34'	N55°51'27"W
		L15	25.31'	N55°51'27"W
		L16	10.13'	S24°54'56"W
		L17	30.14'	S24°54'56"W
		L18	31.98'	S24°54'56"W



EASEMENT DETAIL
SCALE: 1"=30'



NOTE

PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THOSE PORTIONS OF SAID CALHOUN STREET, WASHINGTON AVENUE (NOW BAYVIEW STREET), ARTHUR STREET, AND PIERCE STREET, SHOWN UPON THE "AMENDED MAP OF SUNSET TERRACE, OAKLAND TWP., ALAMEDA COUNTY, CALIFORNIA", FILED APRIL 8, 1907 IN BOOK 22 OF MAPS, PAGE 68, ALAMEDA COUNTY RECORDS; AS DEPICTED WITHIN PARCEL A AND PARCEL B HEREON, IS HEREBY ABANDONED UPON THE RECORDING OF THIS MAP.