PARCEL MAP 9183

LOT 21, BLOCK B, MAP OF BLOCKS A, B AND C, VERNON PARK, FILED SEPTEMBER 27, 1871, MAP BOOK 7, PAGE 2, ALAMEDA COUNTY RECORDS.
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

MARCH, 2007

OWNER/SUBDIVIDER:
SUZANNE E. FOX
420 AVON STREET
OAKLAND, CALIFORNIA 94618

BRIAN L. STOCKINGER, P.L.S.
CA. STATE LIC NO. LS 6995
POST BOX 24
MARTINEZ, CA 94553

SCALE: 1"=20'

5 SW 33 — N 56°22'03" W 495.10' (M-M) (m) — BASIS OF BEARINGS — 5 SW 34

CAVOUR STREET
(60' R/W)

MILES AVENUE
(60' R/W)

SHAFTER AVENUE (60' R/W)

AVON STREET
(60' R/W)

PARCEL MAP 4057
BK 143 PG 90

PARCEL MAP 3134
BK 116 PG 13
PARCEL A

PARCEL B
3147.1± S.F.

PARCEL A
3102.9± S.F.

PARCEL B

Castellotto Series No. 99-128293

Villalon Series No. 86-085914

Barber-Cotton Series No. 86-303465

Ranney Series No. 2005301537

Sterba / Pfeiffer Series No. 2005180058

EXISTING LOTLINES (TYP.)

ORGINAL SUBDIVISION LOTLINE (TYP.)

S56°22'03"E 50.00' (R&m)

N56°22'03"W 17.66'
R=11.98'
L=11.41'
Δ=54°32'55"
N67°37'09"E(R)
S66°18'36"W(R)
N66°55'22"E(R)
R=471.8'
L=11.28'
Δ=1°22'14"
5.7'
N 56°22'03" W

N 33°37'57" E 88.12'

S 33°37'57" W 72.18'

5' UTILITY EASEMENT (private)

N 56°22'03" W 50.00' (R&m)

N 56°22'03" W 93.50' (R&m)

N 33°37'57" E 275.00' (C)

N 56°22'03" W 17.00' (C)

FD. 1" I.P. no/tag per (1)

FD. CUT CROSS per (2)

FD. CUT CROSS per (1)

FD. CUT CROSS per (2)

EASEMENT DETAIL

N56°22'03"W 10.49'
S33°37'57"W 5.00'
5' UTILITY EASEMENT (private)
5.49'
9.49'
14.49'
N33°37'57"E
5.49'
5.00'
N56°22'03"W
1.51'

125.00' (R&m)
36.88'
125.00' (R&m)
6.0'
24.00'
44.50' (R&m)
24.00'
50.00' (R&m)
30.00'
121.50' (m)
227.00'
30.00'
18.00'
12.00'
38.00'
12.00'
28.00'
30.00'
30.00'
12.00'
18.00'
30.00'
30.00'
30.00'
30.00'

LEGEND

PROPERTY LINE	
CENTERLINE	
EASEMENT LINE	
TEMPORARY BENCH MARK	△
FOUND STANDARD STREET MONUMENT	◉
FOUND CUT CROSS	×
SET 5/8" REBAR W/CAP LS6995	○
MONUMENT LINE	
(R)	RECORD
(m)	MEASURE
(M-M)	MONUMENT TO MONUMENT
(R&m)	RECORD and MEASURE
(C)	CALCULATED

HAZARD STATEMENT

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE- LIQUEFACTION ZONE PURSUANT TO SECTION 2696 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

EASEMENT NOTE

THERE ARE NO EASEMENTS OF RECORD OVER THE EXISTING PARCEL

BENCH MARK:

DATUM BASED UPON CITY OF OAKLAND BENCH MARK DESIGNATED RM30 AT THE SOUTHWEST CONRNER OF TELEGRAPH AVENUE AND 50TH STREET TAKEN AS 113.72 FEET.

REFERENCES

1. PM 3134 Bk 116 pg 13
2. PM 4057 Bk 143 pg 89
3. DEED #2005380720
4. MAP OF EASTLAWN, (BK 25 M PG 35)

BASIS OF BEARINGS

THE BASIS OF BEARINGS BEING THE FOUND CITY OF OAKLAND STREET MONUMENTS LOCATED ON CAVOUR STREET (FORMERLY SUMMER STREET) DESIGNATED 5 SW 33 AND 5 SW 34. BEARING TAKEN AS NORTH 56°22'03" WEST.

Parcel Map 9138 map BK 302 PP 20