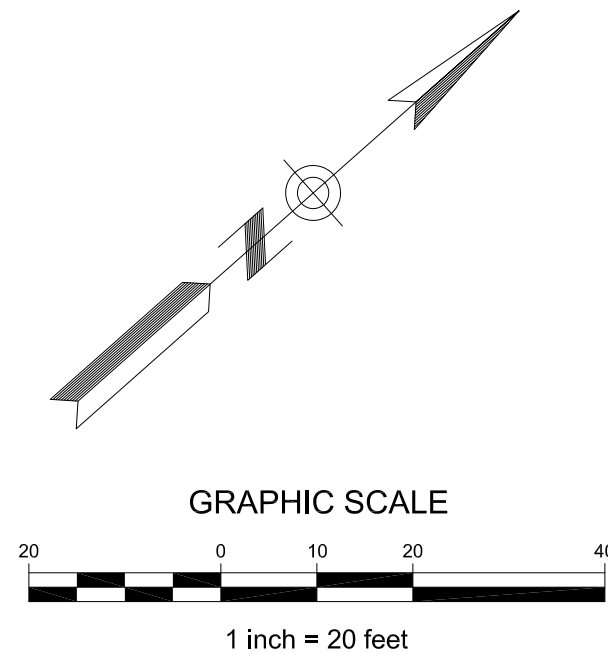


THE BEARING BETWEEN MONUMENTS A-583
AND A-584 AS SHOWN ON R/S NO. 2921 RECORDED
IN BOOK 44 OF RECORDS OF SURVEY AT PAGE 15.
TAKEN AS SOUTH 28°46'05" EAST.

DESIGNATION: 2820, CINCH NAIL AND WASHER IN CONCRETE CURB ON
NORTHERLY SIDE OF MONTEREY BOULEVARD, 18 FEET +/- NORTHERLY
FROM CENTERLINE INTERSECTION OF SYLHOWE ROAD EXTENDED.
ELEVATION = 582.736 (CITY OF OAKLAND DATUM)



	PROPERTY LINE
	ADJACENT PARCEL LINE
	RIGHT OF WAY LINE
	NEW LOT LINE
	EASEMENT LINE
	DIMENSION LINE
	FENCE LINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	BUILDING LINE
	FND MON
	FND 1/2" DIA REBAR
	FND PK NAIL
	ANCHOR
	BENCHMARK
	JOINT POLE
	POWER POLE
	TELEPHONE MANHOLE
	WATER METER

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BLR	BACK OF SIDEWALK
CL	CLEAR
CONC	CONCRETE
DIA	DIAMETER
DOC	DOCUMENT
DOW	DRIVEWAY
(E)	EXISTING
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FND	FOUND
GB	GRADE BREAK
LS	LAND SURVEYOR
(M)	MEASURED
MON	MONUMENT
M-M	MON TO MON
NO	NUMBER
OV	OVER
RTW	RETAINING WALL
TC	TOP OF CURB
TB	TOP OF BANK

- (1) 44 RS 15
- (2) CR 15030
- (3) 94 PM 46
- (4) DOC NO 2021038279

CITY OF OAKLAND:
STORM DRAIN & SANITARY SEWER

EAST BAY MUNICIPAL DISTRICT:
WATER

PG&E:
GAS AND ELECTRIC

AT&T:
COMMUNICATION

XFINITY:
CABLE TELEVISION

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
R1	05°19'15"	1010.00'	93.79'
R2	00°14'34"	486.03'	2.06'
R3	24°39'41"	71.00'	30.56'
R4	01°30'23"	1010.00'	26.55'
R5	03°48'59"	1010.00'	67.27'
R6	86°46'00"	20.15'	30.51'

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED MAY 16, 2024.

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

ASSESSORS PARCEL NUMBER 0229-1061-010-3 AND 029-1061-010-4 RECORDED JANUARY 29, 2021,
DOCUMENT NUMBER 2021038279.

THIS MAP IS FOR THE SUBDIVISION OF ONE LOT INTO TWO LOTS.

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

GRAHAM R. HUMPHREYS
AND ANISSA S. BURNLEY
12130 HWY 116
GUERNEVILLE, CA 95446

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: _____ DATE: _____

BARRY A. PIERCE, L.S. 6975
MY LICENSE EXPIRES SEPTEMBER 30, 2025



FOR EXAMINATION
PURPOSES ONLY