

TRACT 8345
MISSION CROSSINGS

CONSISTING OF 12 SHEETS
A SUBDIVISION FOR 140 CONDOMINIUM UNITS
ALL OF THOSE LANDS DESCRIBED IN THE GRANT DEED RECORDED UNDER
INSTRUMENT NO. 2017-131783 TOGETHER WITH NEW PARCEL TWO AS
DESCRIBED IN RESULTANT GRANT DEED, RECORDED UNDER INSTRUMENT NO.
2017-264255 BOTH OF OFFICIAL RECORDS OF ALAMEDA COUNTY
CITY OF HAYWARD, ALAMEDA COUNTY

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

APRIL 2018

OWNER'S STATEMENT

THE UNDERSIGNED, MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, 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 8345 MISSION CROSSINGS, CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA" CONSISTING OF 12 SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF; THAT SAID UNDERSIGNED ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT GRANT DEED RECORDED JUNE 6, 2017, AS INSTRUMENT NUMBER 2017-131783 AND GRANT DEED RECORDED JUNE 26, 2017, AS INSTRUMENT NUMBER 2017-138600, BOTH OF OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, AND THAT SAID UNDERSIGNED HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD; AND THAT SAID UNDERSIGNED CONSENTS TO THE PREPARATION AND FILING OF THIS MAP;

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER AN EASEMENT FOR THE USE AND PURPOSE OF PUBLIC STREETS, THE PARCEL OF LAND LYING WITHIN THE BOUNDARY OF TRACT 8345 DESIGNATED AS BERRY AVE DEDICATION.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER, EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES UNDER, UPON AND OVER ANY AREA OR STRIP OF LAND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT), AS DELINEATED WITHIN THE EXTERIOR BOUNDARY OF THIS MAP; AND THAT SAID AREAS OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS OR STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES, DRAINAGE FACILITIES, SEWER FACILITIES, WATER FACILITIES, IRRIGATION SYSTEMS, APPURTENANCES, AND LAWFUL FENCES;

AND THE UNDERSIGNED DO HEREBY DEDICATE EASEMENTS TO THE CITY OF HAYWARD FOR PUBLIC USE, THE AREAS DESIGNATED AS "WLE" (WATER LINE EASEMENT) FOR INGRESS AND EGRESS, CONSTRUCTION AND MAINTENANCE OF WATER SYSTEM FACILITIES INCLUDING WATER LINES AND APPURTENANCES THERETO; MAINTENANCE OF SAID WATER SYSTEM FACILITIES, WATER LINES AND APPURTENANCES THERETO SHALL BE THE RESPONSIBILITY OF THE CITY OF HAYWARD;

AND THE UNDERSIGNED DO HEREBY DEDICATE EASEMENTS TO THE CITY OF HAYWARD FOR PUBLIC USE, THE AREAS DESIGNATED "SSE" (SANITARY SEWER EASEMENT) FOR SANITARY SEWER PURPOSES, INCLUDING INGRESS AND EGRESS, CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS, STRUCTURES, AND APPURTENANCES, WHETHER COVERED OR OPEN AND FOR THE CLEARING OF OBSTRUCTIONS AND VEGETATION; MAINTENANCE OF SAID SEWER IMPROVEMENTS, STRUCTURES AND APPURTENANCES THERETO SHALL BE THE RESPONSIBILITY OF THE CITY OF HAYWARD;

AND THE UNDERSIGNED DO HEREBY DEDICATE EASEMENTS TO THE PUBLIC SOLELY FOR EMERGENCY VEHICLE ACCESS OVER, UPON AND ACROSS THOSE AREAS DESIGNATED "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT); SAID AREAS DESIGNATED AS "EVAE";

AND THE UNDERSIGNED DO HEREBY RESERVE THE PARCELS LABELED PARCELS B, C, D, E, AND F FOR ACCESS, OPEN SPACE, UTILITY, DRAINAGE, WALL/FENCE MAINTENANCE, STORM WATER TREATMENT, AND LANDSCAPING PURPOSES TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT;

AND THE UNDERSIGNED DO HEREBY RESERVE THE PARCEL LABELED PARCEL A (DRIVE AISLES A THROUGH J INCLUSIVE) FOR THE PURPOSES OF PRIVATE STREETS, PARKING AND DRIVEWAYS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT; SAID PARCEL HEREBY CONSTITUTES PRIVATE INGRESS/EGRESS EASEMENT (PIEE) AND PRIVATE STORM DRAINAGE EASEMENTS (PSDE) FOR THE BENEFIT OF ALL THE LOTS AND PARCELS WITHIN THIS MAP; MAINTENANCE OF SAID PARCEL SHALL BE THE RESPONSIBILITY OF SAID HOMEOWNER'S ASSOCIATION IN ACCORDANCE WITH THE RESTRICTIONS GOVERNING THIS SUBDIVISION; SAID PARCEL IS NOT OFFERED FOR DEDICATION TO THE PUBLIC.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF THE RECORD, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS STATEMENT AND THESE DEDICATIONS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: _____

PRINT NAME: _____

TITLE: _____

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 }
COUNTY OF ALAMEDA }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, 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(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:

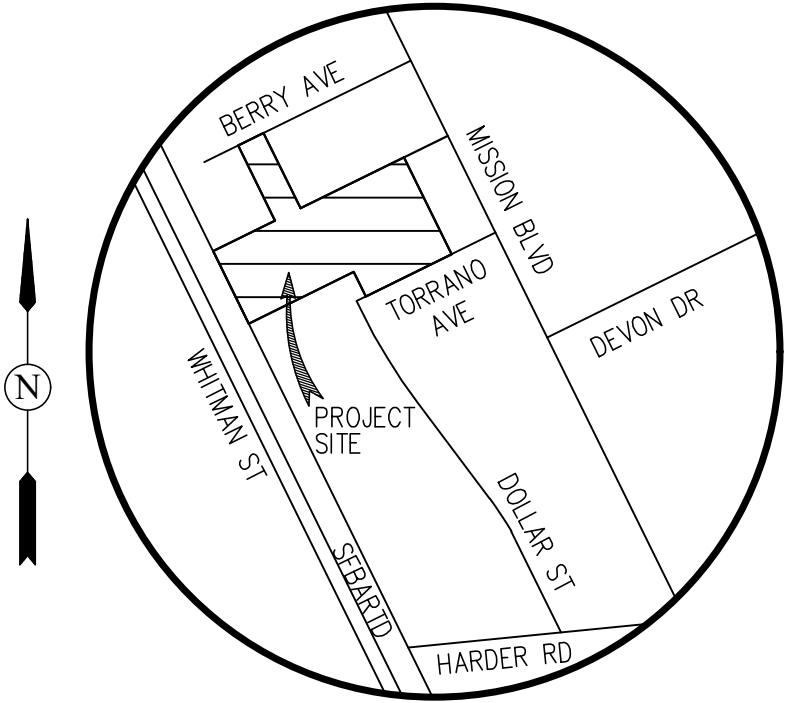
SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT TO SCALE)

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 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 NOT 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 HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, CALIFORNIA

BY: _____
DEPUTY CLERK

SOIL / GEOTECHNICAL REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGEO, INC. ENTITLED "GEOTECHNICAL INVESTIGATION, MISSION CROSSINGS", PROJECT NO. 12288.001.000 DATED JULY 27, 2017, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD, THIS _____ DAY OF _____, 20____, AT _____ IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

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

BY: _____
DEPUTY COUNTY RECORDER

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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

APRIL 2018

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 MERITAGE HOMES OF CALIFORNIA, INC. IN FEBRUARY 2016. I HEREBY STATE THAT THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 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 CONDITIONALLY APPROVED TENTATIVE MAP. THE GROSS AREA WITHIN THIS MAP IS 7.45 ACRES MORE OR LESS.

I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP.

DATE



MARK H. WEHBER, PLS
LS 7960

CITY ENGINEER'S STATEMENT

I, ALEX AMERI, INTERIM CITY ENGINEER OF THE CITY OF HAYWARD, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP, ENTITLED "TRACT 8345 MISSION CROSSINGS", CONSISTING OF 12 SHEETS, THIS STATEMENT BEING ON SHEET 2 THEREOF; HAS BEEN EXAMINED AND THAT THE SUBDIVISION, AS SHOWN UPON SAID MAP, IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND ANY APPROVED AMENDMENTS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

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

ALEX AMERII, RCE 40155
INTERIM CITY ENGINEER,
CITY OF HAYWARD, COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I, DAN S. SCOTT III, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 8345 MISSION CROSSINGS" CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA;

I AM SATISFIED THAT THE SURVEY DATA SHOWN THEREON IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2018.

DAN S. SCOTT III, PLS 7840
CITY SURVEYOR
CITY OF HAYWARD, ALAMEDA COUNTY,
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, MIRIAM LENS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF HAYWARD, ALAMEDA COUNTY, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 8345 MISSION CROSSINGS" CONSISTING OF 12 SHEETS, THIS STATEMENT BEING ON SHEET 2 THEREOF, WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THIS ____ DAY OF _____, 20____, AND THAT SAID COUNCIL DID THEREUPON, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC FOR STREET PURPOSES THOSE PORTIONS DESIGNATED HEREON AS BERRY AVENUE DEDICATION; AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED FOR DEDICATION AS "PUE" (PUBLIC UTILITY EASEMENT), "WLE" (WATER LINE EASEMENT), "SSE" (SANITARY SEWER EASEMENT) AND "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT).

PURSUANT TO ARTICLE 2, SECTION 66434(g) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE PUBLIC UTILITY EASEMENT DESCRIBED IN THE GRANT DEED FOR PUBLIC UTILITY EASEMENT RECORDED JULY 29, 2011 UNDER RECORDER'S SERIES NUMBER 2011219946, OFFICIAL RECORDS OF ALAMEDA COUNTY IS HEREBY ABANDONED.

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

MIRIAM LENS, CITY CLERK AND
CLERK OF THE COUNCIL OF THE CITY OF HAYWARD,
ALAMEDA COUNTY, STATE OF CALIFORNIA

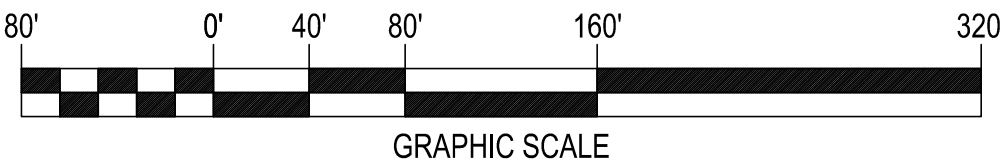
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 80' APRIL 2018



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED BY FOUND MONUMENTS
ON THE CENTERLINE OF DOLLAR STREET, THE BEARING BEING NORTH 41°00'22"
WEST AS SHOWN ON TRACT 8301 FILED JUNE 16, 2017 IN BOOK 347 OF MAPS
AT PAGE 53, ALAMEDA COUNTY RECORDS.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TL)	MONUMENT TO TRACT LINE
	FOUND STANDARD STREET MONUMENT STAMPED "CITY OF HAYWARD" UNLESS OTHERWISE NOTED
	SET STANDARD STREET MONUMENT STAMPED LS 7960
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
DN	DOCUMENT NUMBER
M	MEASURED
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
ACFC	ALAMEDA COUNTY FLOOD CONTROL
SFBARTD	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

REFERENCES:

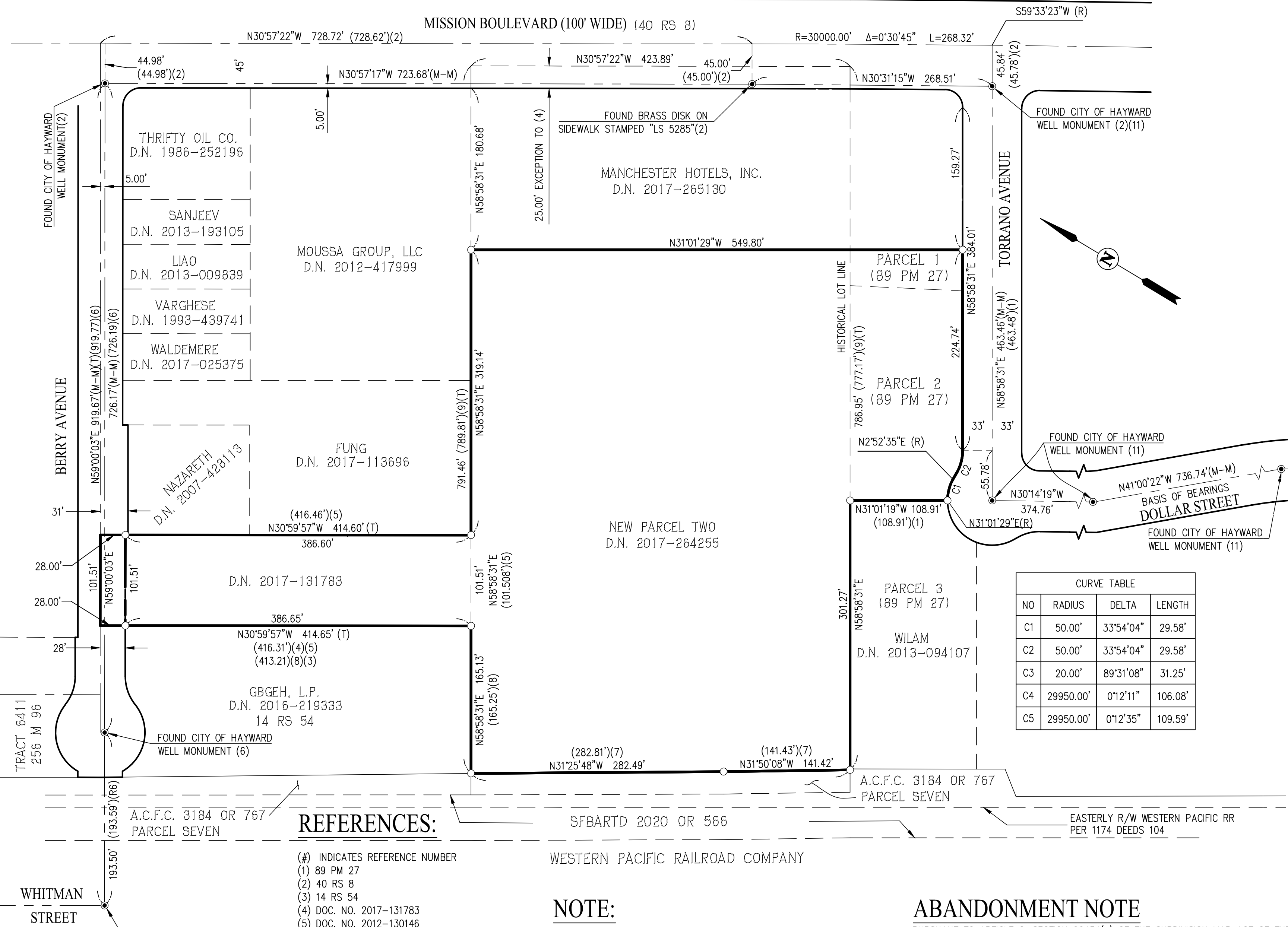
- (#) INDICATES REFERENCE NUMBER
(1) 89 PM 27
(2) 40 RS 8
(3) 14 RS 54
(4) DOC. NO. 2017-131783
(5) DOC. NO. 2012-130146
(6) 257 M 96
(7) 3184 OR 767
(8) DOC. NO. 2016-219333
(9) DOC. NO. 2017-138600
(10) LLA 17-03, DOC NO. 2017-245463
(11) CITY OF HAYWARD MONUMENT PLAT
TORRANO AVENUE/ DOLLAR STREET
FILE NO. 1-42, DATED 12/12/1974

NOTE:

1. DISTANCES SHOWN ARE FEET (GROUND) AND DECIMALS
THEREOF.
2. ALL BEARINGS NOT SHOWN ARE PARALLEL OR AT RIGHT
ANGLES TO GIVEN BEARINGS.
3. DISTANCES SHOWN FROM MAP REFERENCE (1) (40 RS 8) ARE
GRID. MULTIPLY BY 1.0000699 TO OBTAIN GROUND LEVEL
DISTANCES.

ABANDONMENT NOTE

PURSUANT TO ARTICLE 2, SECTION 66434(g) OF THE SUBDIVISION MAP ACT OF THE
STATE OF CALIFORNIA, THE PUBLIC UTILITY EASEMENT DESCRIBED IN THE GRANT DEED
FOR PUBLIC UTILITY EASEMENT RECORDED JULY 29, 2011 UNDER RECORDER'S SERIES
NUMBER 2011219946, OFFICIAL RECORDS OF ALAMEDA COUNTY IS HEREBY ABANDONED.



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	50.00'	33°54'04"	29.58'
C2	50.00'	33°54'04"	29.58'
C3	20.00'	89°31'08"	31.25'
C4	29950.00'	0°12'11"	106.08'
C5	29950.00'	0°12'35"	109.59'

REFERENCES:

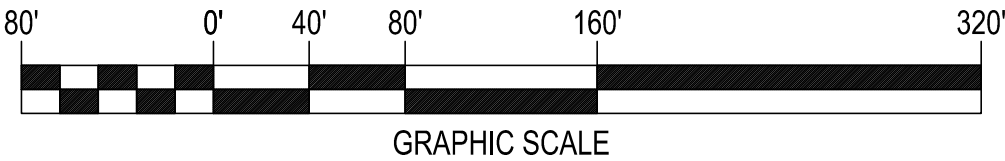
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- (7) 3184 OR 767
- (8) DOC. NO. 2016-219333
- (9) DOC. NO. 2017-138600
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SCALE: 1" = 80' APRIL 2018

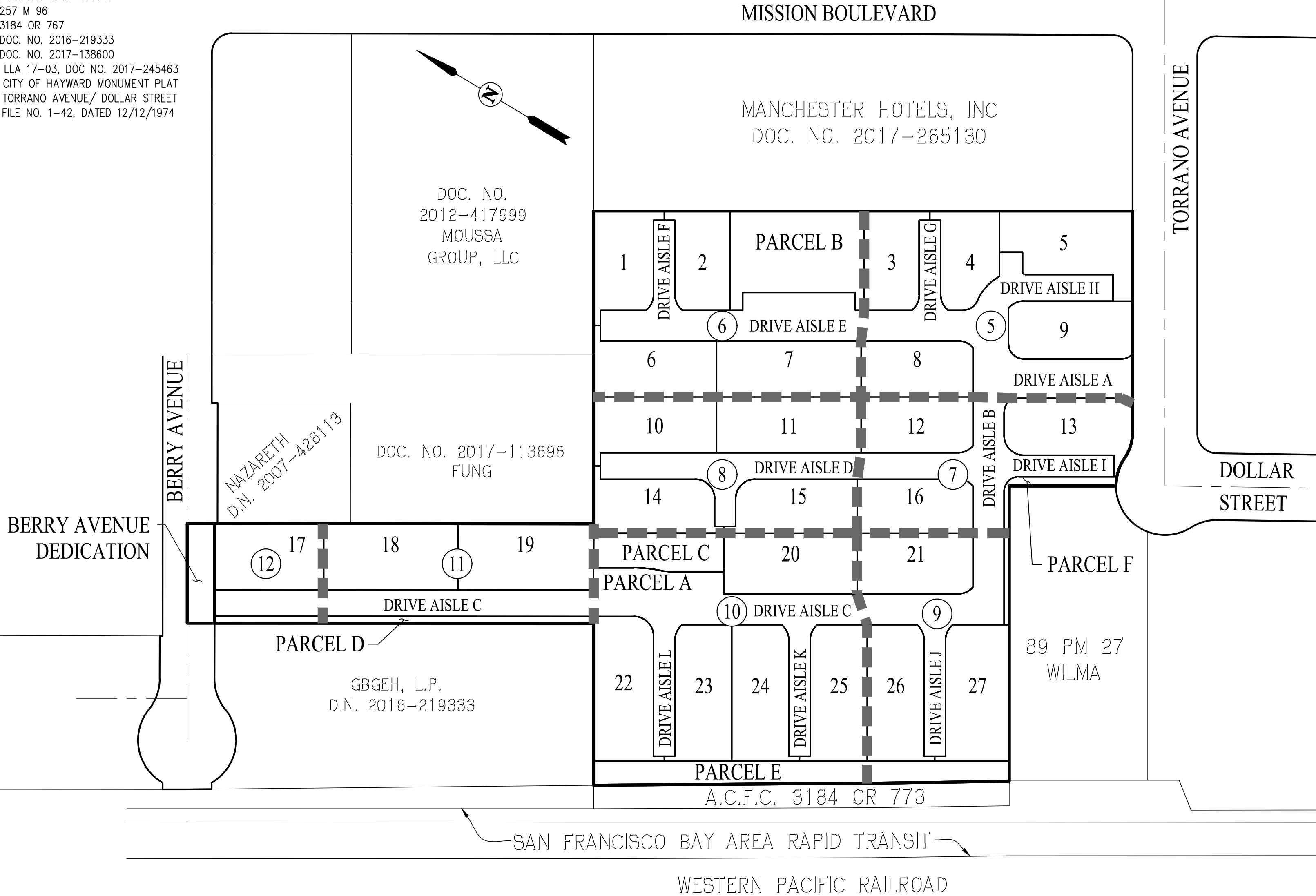


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED BY FOUND MONUMENTS
ON THE CENTERLINE OF DOLLAR STREET, THE BEARING BEING NORTH 41°00'22"
WEST AS SHOWN ON TRACT 8301 FILED JUNE 16, 2017 IN BOOK 347 OF MAPS
AT PAGE 53, ALAMEDA COUNTY RECORDS.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TL)	MONUMENT TO TRACT LINE
	FOUND STANDARD STREET MONUMENT STAMPED "CITY OF HAYWARD" UNLESS OTHERWISE NOTED
	SET STANDARD STREET MONUMENT STAMPED LS 7960
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
DN	DOCUMENT NUMBER
M	MEASURED
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
ACFC	ALAMEDA COUNTY FLOOD CONTROL
SFBARTD	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
	SHEET LIMIT



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GRAPHIC SCALE

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NOTE:

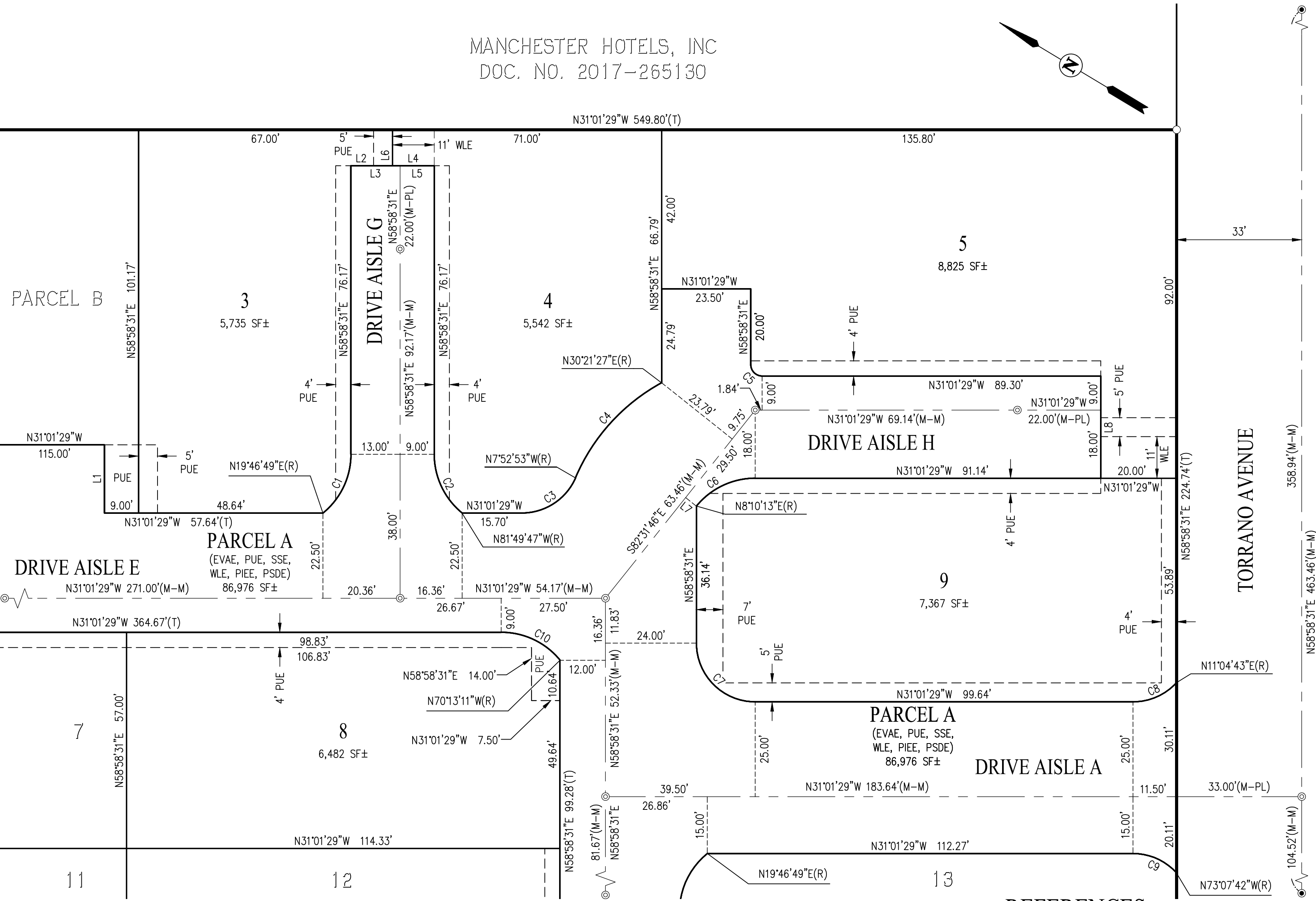
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(11) CITY OF HAYWARD MONUMENT PLAT
TORRANO AVENUE/ DOLLAR STREET
FILE NO. 1-42, DATED 12/12/1974

SEE SHEET 7

SEE SHEET 6



LINE TABLE		
NO	BEARING	LENGTH
L1	N58°58'31"E	18.00'
L2	N31°01'29"W	11.00'
L3	S31°01'29"E	13.00'
L4	N31°01'29"W	11.00'

LINE TABLE		
NO	BEARING	LENGTH
L5	S31°01'29"E	9.00'
L6	S58°58'31"W	9.50'
L7	S07°28'14"W	3.65'
L8	N58°58'31"E	27.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	50°48'18"	17.73'
C2	20.00'	50°48'18"	17.73'
C3	15.50'	66°51'24"	18.09'
C4	51.50'	38°14'19"	34.37'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C5	3.00'	90°00'00"	4.71'
C6	20.00'	50°48'18"	17.73'
C7	15.50'	90°00'00"	24.35'
C8	15.50'	47°53'48"	12.96'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C9	15.50'	47°53'48"	12.96'
C10	20.00'	50°48'18"	17.73'

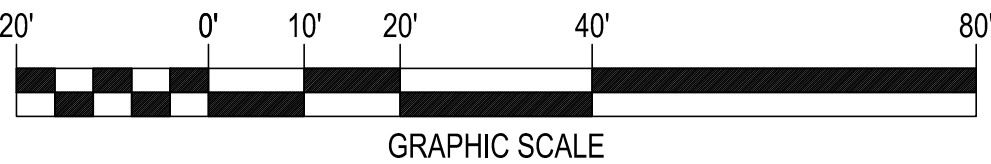
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SCALE: 1" = 20' APRIL 2018



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	SUBDIVISION BOUNDARY LINE
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	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TL)	MONUMENT TO TRACT LINE
	FOUND STANDARD STREET MONUMENT STAMPED "CITY OF HAYWARD" UNLESS OTHERWISE NOTED
	SET STANDARD STREET MONUMENT STAMPED LS 7960
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
DN	DOCUMENT NUMBER
M	MEASURED
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
ACFC	ALAMEDA COUNTY FLOOD CONTROL
SFBARTD	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

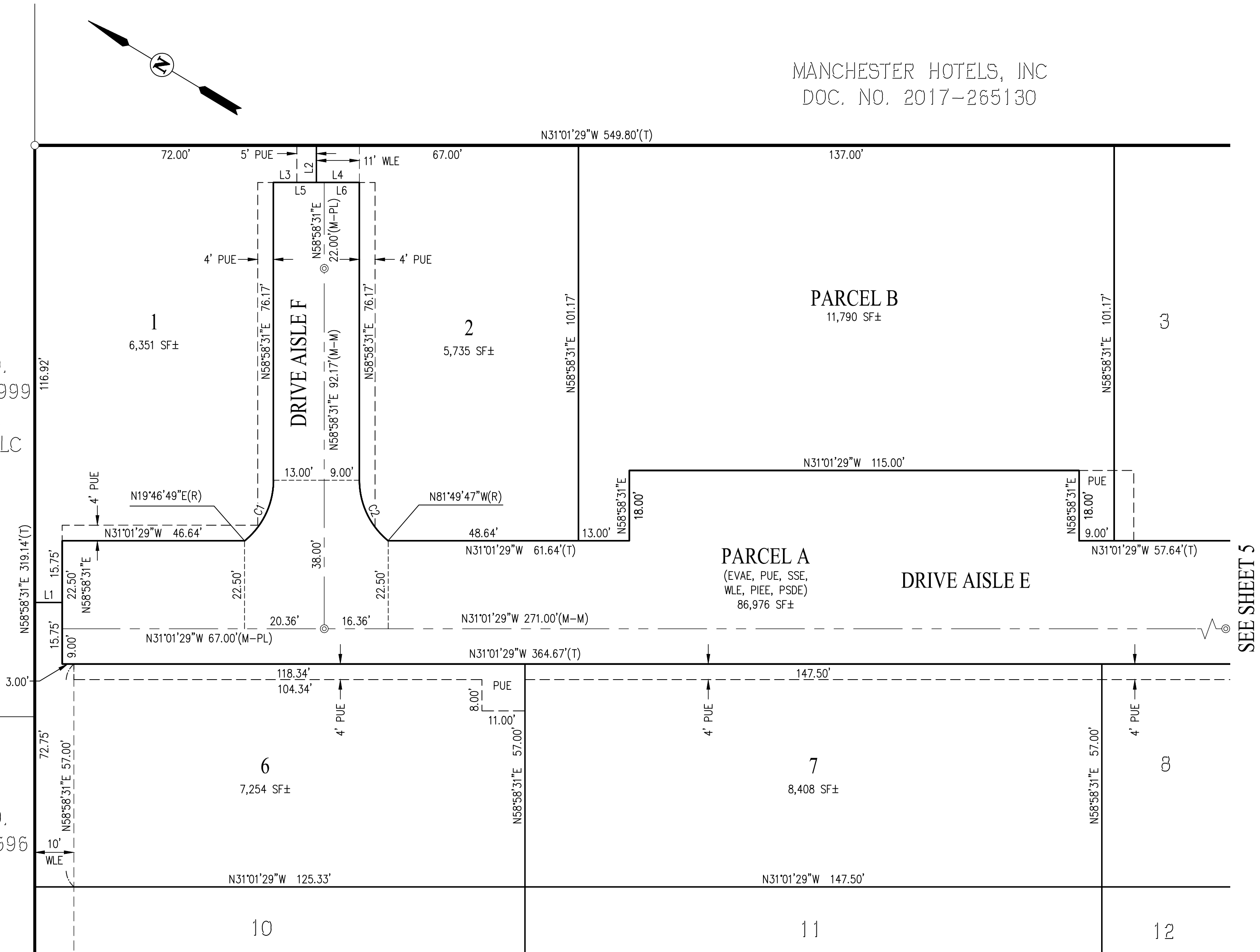
NOTE:

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MANCHESTER HOTELS, INC
DOC. NO. 2017-265130

DOC. NO.
2012-417999
MOUSSA
GROUP, LLC

DOC. NO.
2017-113696
FUNG



SEE SHEET 8

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) 89 PM 27
(2) 40 RS 8
(3) 14 RS 54
(4) DOC. NO. 2017-131783
(5) DOC. NO. 2012-130146
(6) 257 M 96
(7) 3184 OR 767
(8) DOC. NO. 2016-219333
(9) DOC. NO. 2017-138600
(10) LLA 17-03, DOC NO. 2017-245463
(11) CITY OF HAYWARD MONUMENT PLAT
TORRANO AVENUE/ DOLLAR STREET
FILE NO. 1-42, DATED 12/12/1974

LINE TABLE		
NO	BEARING	LENGTH
L1	N31°01'29"W	7.00'
L2	N58°58'31"E	9.50'
L3	N31°01'29"W	11.00'
L4	N31°01'29"W	11.00'

LINE TABLE		
NO	BEARING	LENGTH
L5	N31°01'29"W	13.00'
L6	N31°01'29"W	9.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	50°48'18"	17.73'
C2	20.00'	50°48'18"	17.73'

TRACT 8345
MISSION CROSSINGS

CONSISTING OF 12 SHEETS
A SUBDIVISION FOR 140 CONDOMINIUM UNITS
ALL OF THOSE LANDS DESCRIBED IN THE GRANT DEED RECORDED UNDER
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DESCRIBED IN RESULTANT GRANT DEED, RECORDED UNDER INSTRUMENT NO.
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CITY OF HAYWARD, ALAMEDA COUNTY

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 20' APRIL 2018



GRAPHIC SCALE

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WEST AS SHOWN ON TRACT 8301 FILED JUNE 16, 2017 IN BOOK 347 OF MAPS
AT PAGE 53, ALAMEDA COUNTY RECORDS.

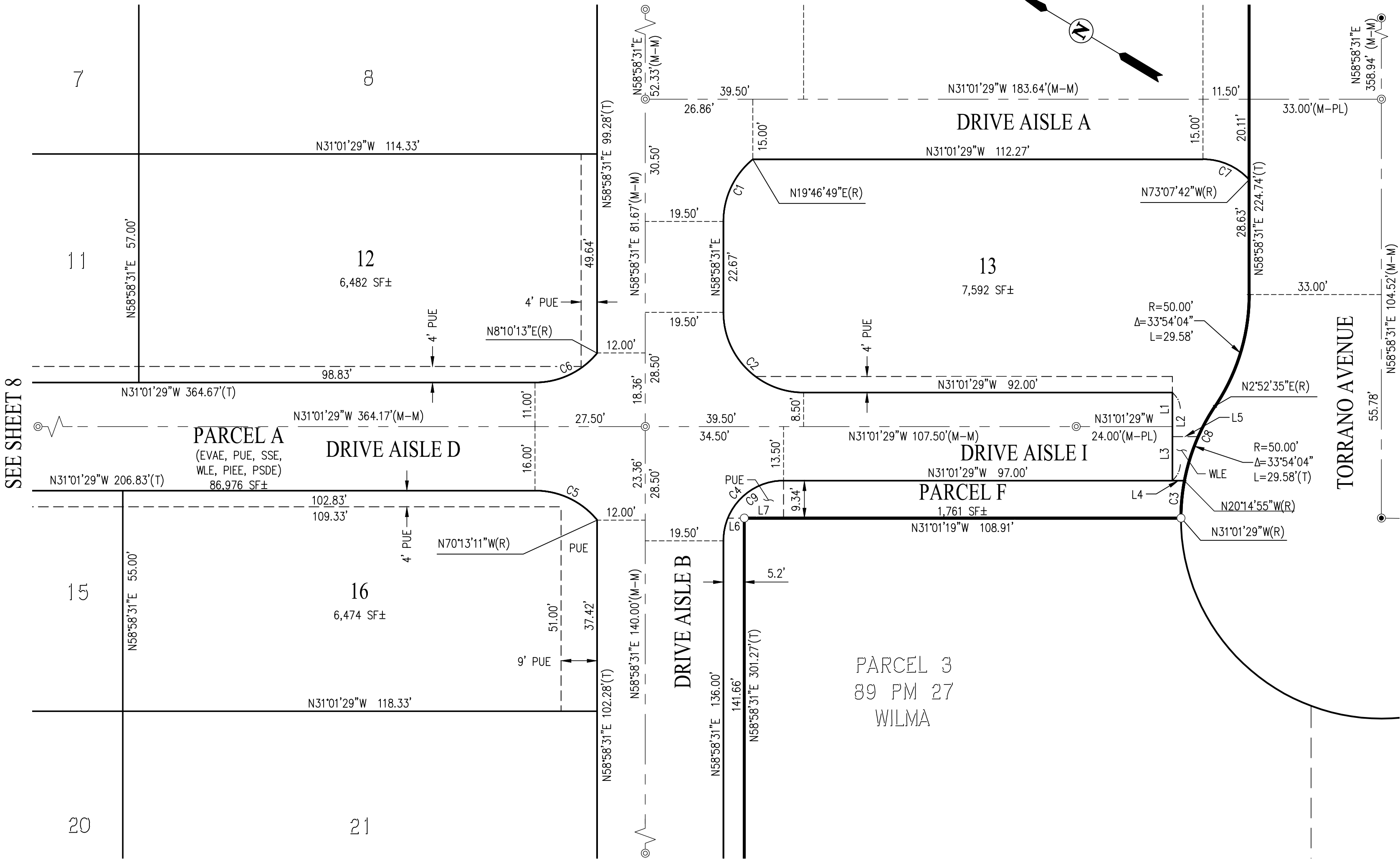
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
(T)	TOTAL DISTANCE
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SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
ACFC	ALAMEDA COUNTY FLOOD CONTROL
SFBARTD	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

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SEE SHEET 5



SEE SHEET 8

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(10) LLA 17-03, DOC NO. 2017-245463
(11) CITY OF HAYWARD MONUMENT PLAT
TORRANO AVENUE/ DOLLAR STREET
FILE NO. 1-42, DATED 12/12/1974

SEE SHEET 9

LINE TABLE		
NO	BEARING	LENGTH
L1	N58°58'31"E	8.50'
L2	N58°58'31"E	22.00'
L3	N58°58'31"E	13.50'
L4	N31°01'29"W	3.02'
L5	N31°01'29"W	6.47'
L6	S31°01'19"E	4.12'
L7	S31°01'19"E	9.78'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	50°48'18"	17.73'
C2	20.00'	90°00'00"	31.42'
C3	50.00'	10°46'34"	9.40'
C4	15.00'	90°00'00"	23.56'
C5	20.00'	50°48'18"	17.73'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C6	20.00'	50°48'18"	17.73'
C7	15.50'	47°53'48"	12.96'
C8	50.00'	23°07'30"	20.18'
C9	15.00'	67°50'41"	17.76'

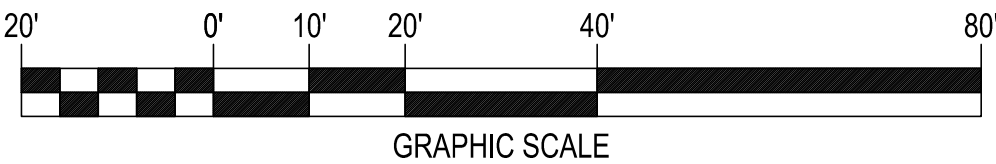
TRACT 8345
MISSION CROSSINGS

CONSISTING OF 12 SHEETS
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CITY OF HAYWARD, ALAMEDA COUNTY

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 20' APRIL 2018



BASIS OF BEARINGS:

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WEST AS SHOWN ON TRACT 8301 FILED JUNE 16, 2017 IN BOOK 347 OF MAPS
AT PAGE 53, ALAMEDA COUNTY RECORDS.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TL)	MONUMENT TO TRACT LINE
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PUE	PUBLIC UTILITY EASEMENT
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PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
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SFBARTD	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

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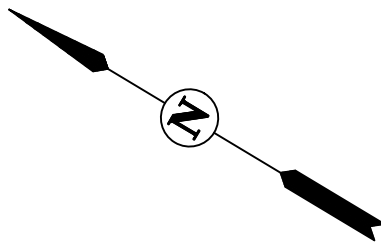
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(10) LLA 17-03, DOC NO. 2017-245463
(11) CITY OF HAYWARD MONUMENT PLAT
TORRANO AVENUE/ DOLLAR STREET
FILE NO. 1-42, DATED 12/12/1974

LINE TABLE		
NO	BEARING	LENGTH
L1	S31°01'29"E	7.00'
L2	N58°58'31"E	7.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'

SEE SHEET 6



SEE SHEET 7

SEE SHEET 10

DOC. NO.
2017-113696
FUNG

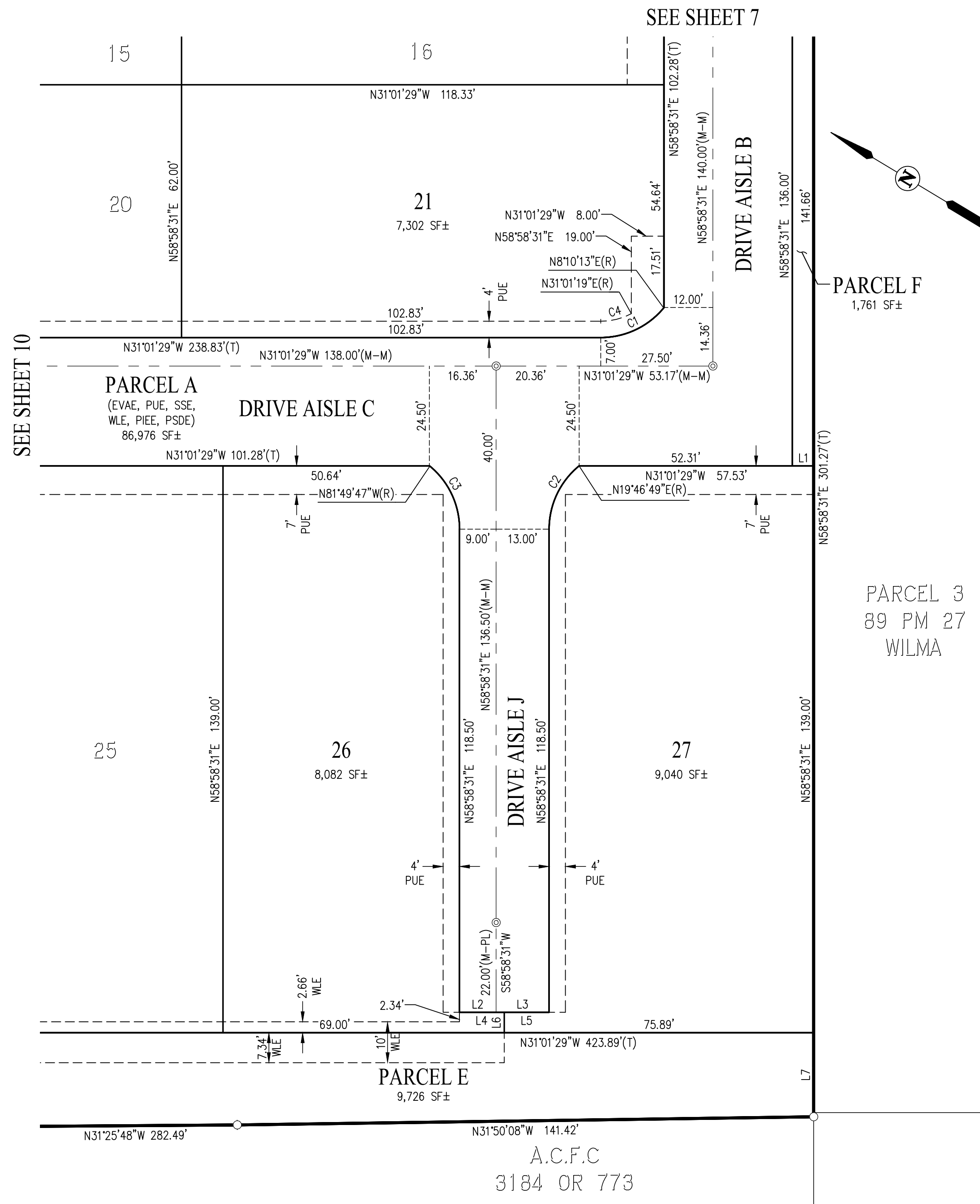
SEE SHEET 11

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) 89 PM 27
(2) 40 RS 8
(3) 14 RS 54
(4) DOC. NO. 2017-131783
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(11) CITY OF HAYWARD MONUMENT PLAT
TORRANO AVENUE/ DOLLAR STREET
FILE NO. 1-42, DATED 12/12/1974

LINE TABLE		
NO	BEARING	LENGTH
L1	N31°01'29"W	5.22'
L2	N31°01'29"W	9.00'
L3	N31°01'29"W	13.00'
L4	N31°01'29"W	11.00'
L5	N31°01'29"W	11.00'
L6	N58°58'31"E	5.00'
L7	N58°58'31"E	20.61'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	50°48'18"	17.73'
C2	20.00'	50°48'18"	17.73'
C3	20.00'	50°48'18"	17.73'
C4	16.00'	27°57'11"	7.81'



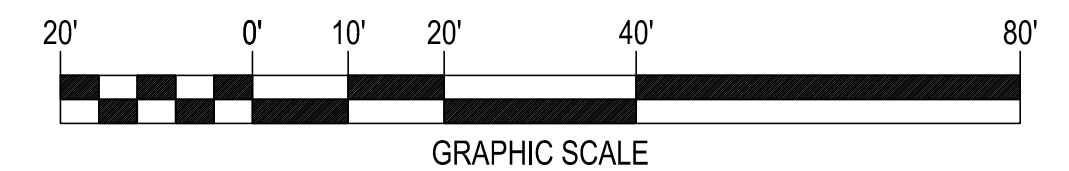
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA










SCALE: 1" = 20' APRIL 2018



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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
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EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
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NOTE:

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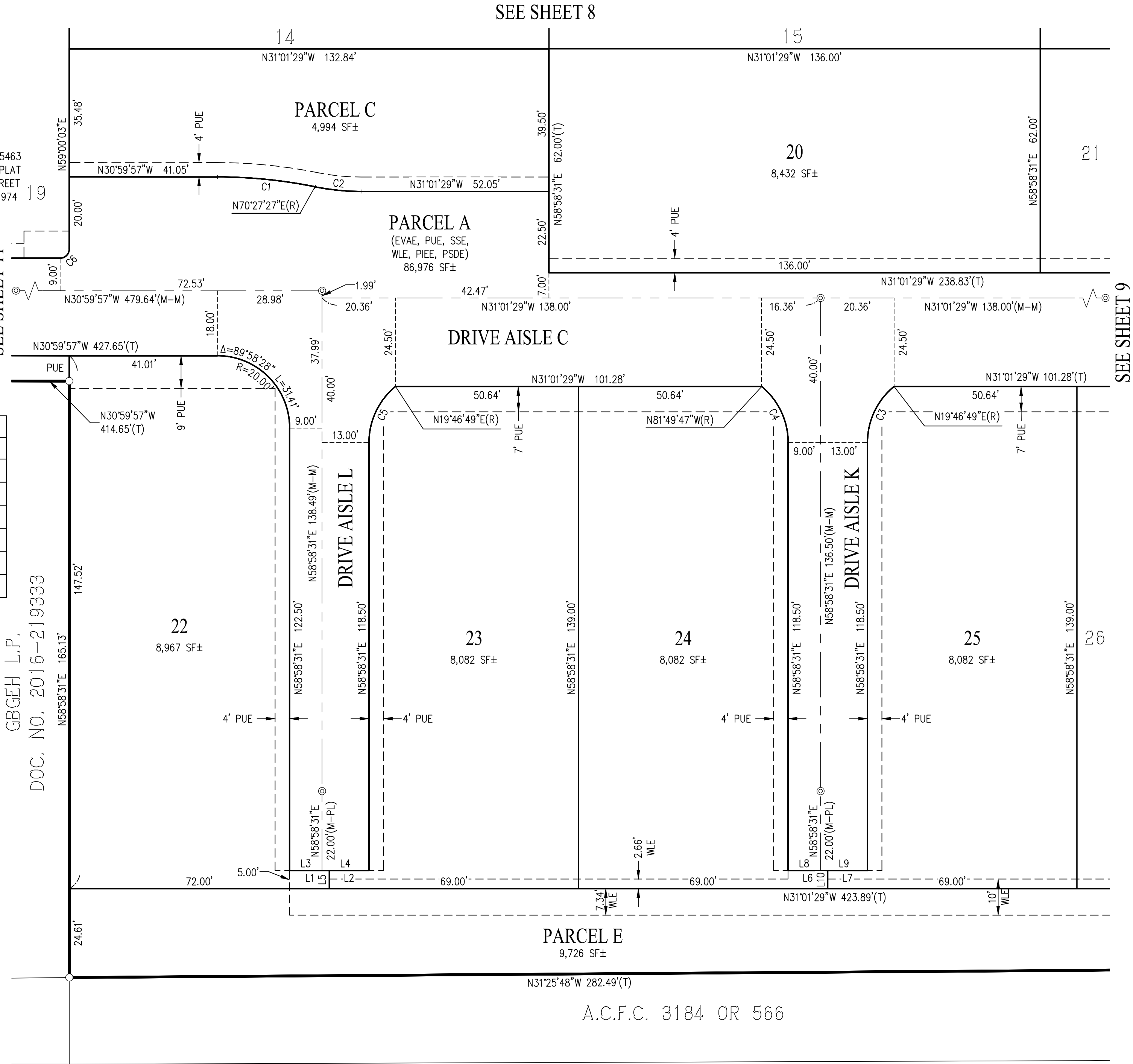
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TORRANO AVENUE/ DOLLAR STREET
FILE NO. 1-42, DATED 12/12/1974

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	136.00'	11°27'25"	27.19'
C2	64.00'	11°28'56"	12.83'
C3	20.00'	50°48'18"	17.73'
C4	20.00'	50°48'18"	17.73'
C5	20.00'	50°48'18"	17.73'
C6	2.50'	90°00'00"	3.93'

LINE TABLE		
NO	BEARING	LENGTH
L1	N31°01'29"W	11.00'
L2	N31°01'29"W	11.00'
L3	N31°01'29"W	9.00'
L4	N31°01'29"W	13.00'
L5	N58°58'31"E	5.00'
L6	N31°01'29"W	11.00'
L7	N31°01'29"W	11.00'
L8	N31°01'29"W	9.00'
L9	N31°01'29"W	13.00'
L10	N58°58'31"E	5.00'

GBGEH L.P.
DOC. NO. 2016-219333



SEE SHEET 8

SEE SHEET 9

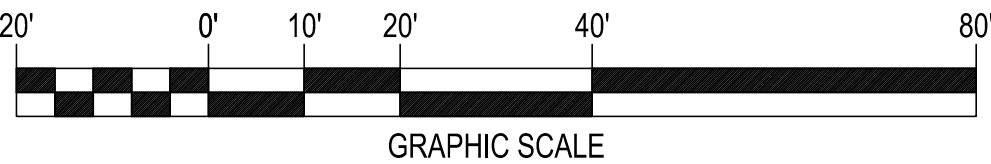
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

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AT PAGE 53, ALAMEDA COUNTY RECORDS.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- (T) TOTAL DISTANCE
- (R) RADIAL BEARING
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DISTRICT

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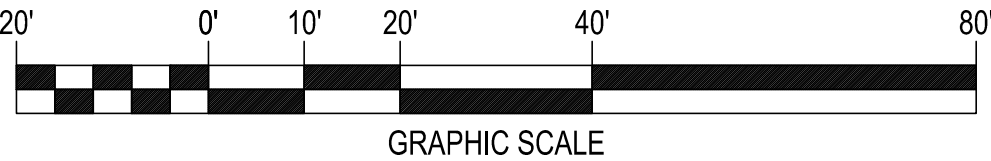
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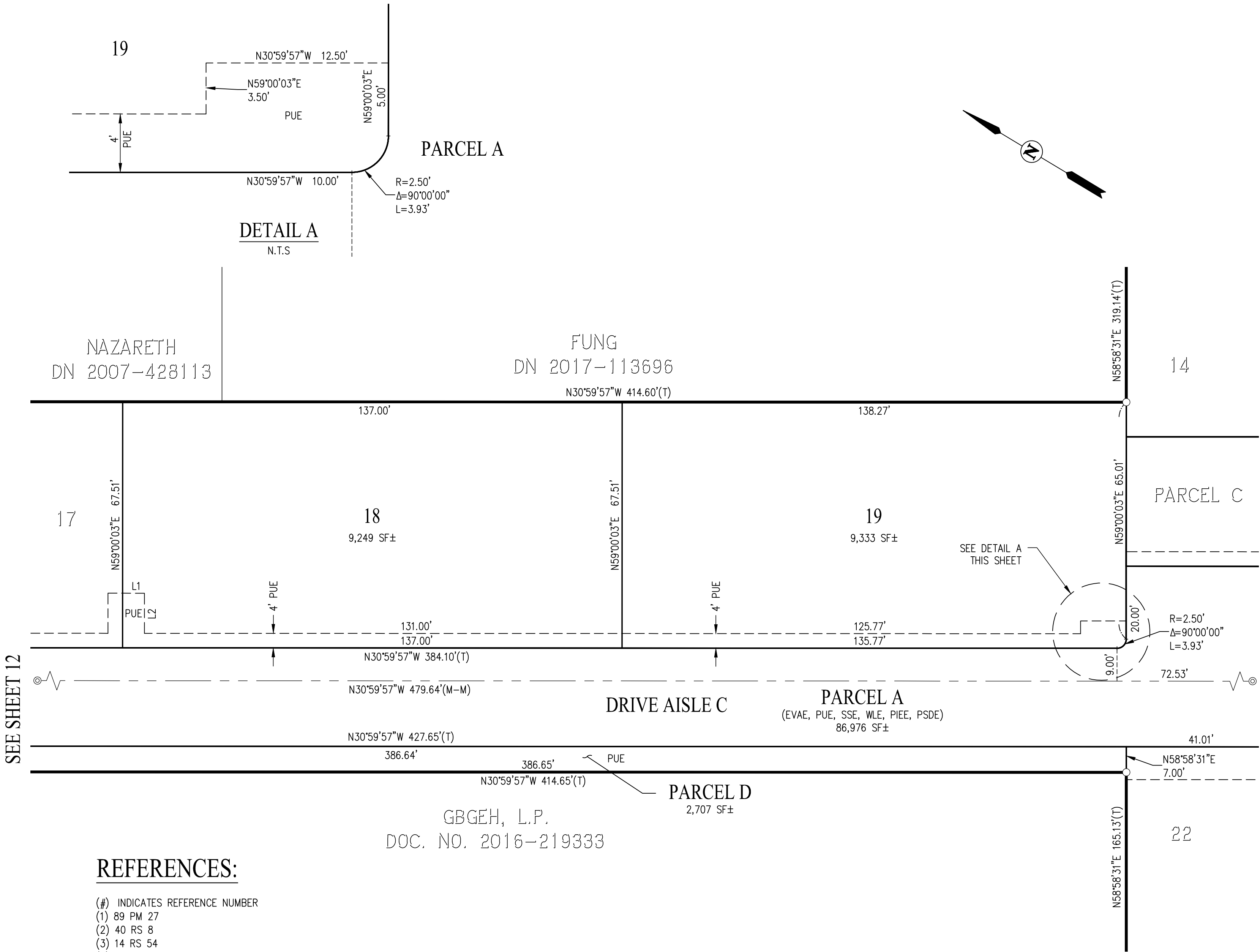


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REFERENCES:

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(4) DOC. NO. 2017-131783
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FILE NO. 1-42, DATED 12/12/1974

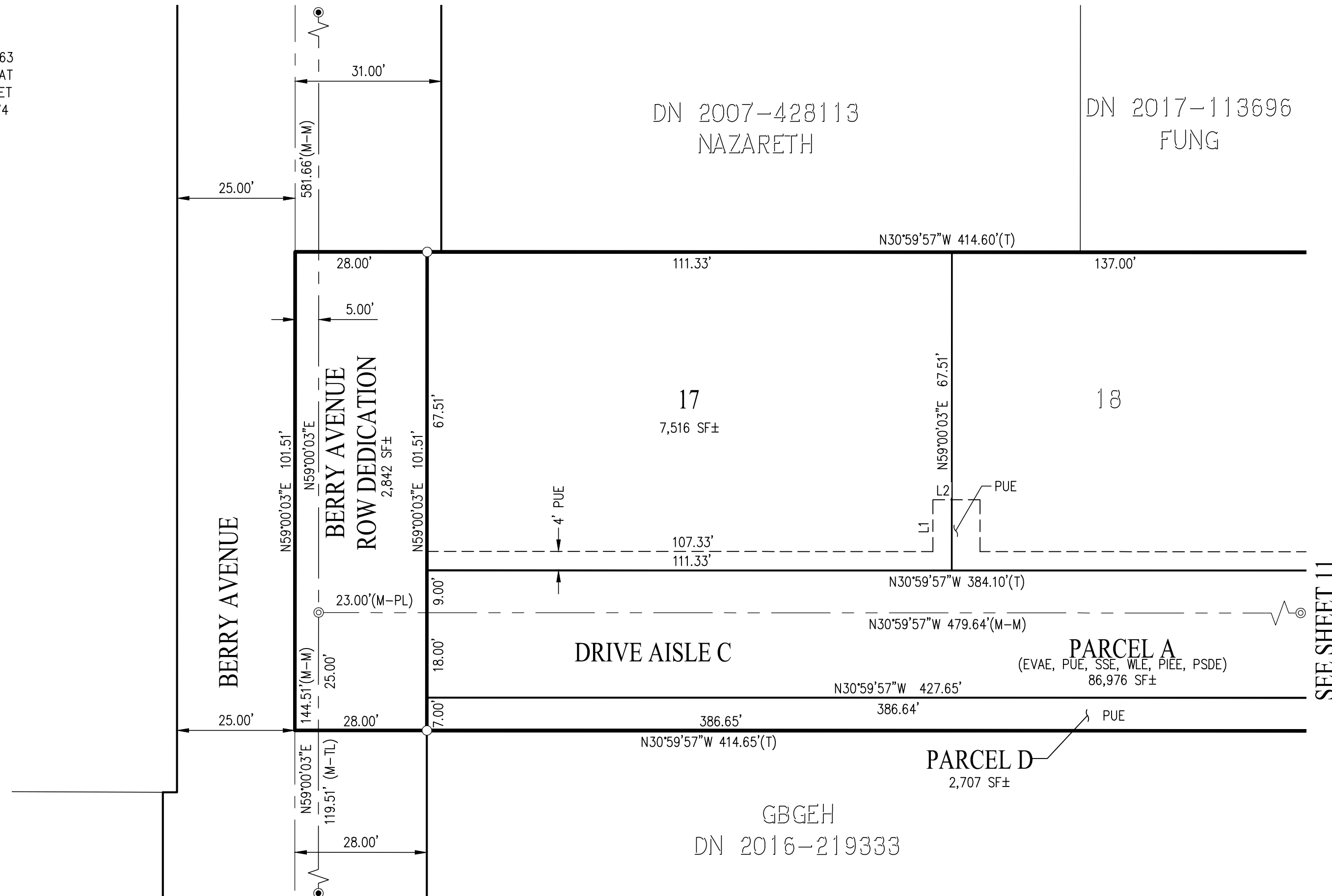
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LINE TABLE		
NO	BEARING	LENGTH
L1	N30°59'57"W	6.00'
L2	S59°00'03"W	11.00'

REFERENCES:

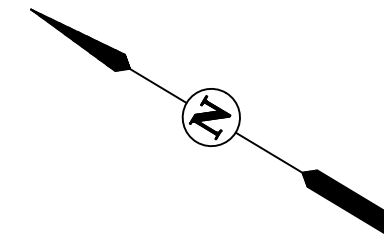
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FILE NO. 1-42, DATED 12/12/1974



LINE TABLE		
NO	BEARING	LENGTH
L1	N59°00'03"E	11.00'
L2	S30°59'57"E	4.00'

NOTE:

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TRACT 8345
MISSION CROSSINGS

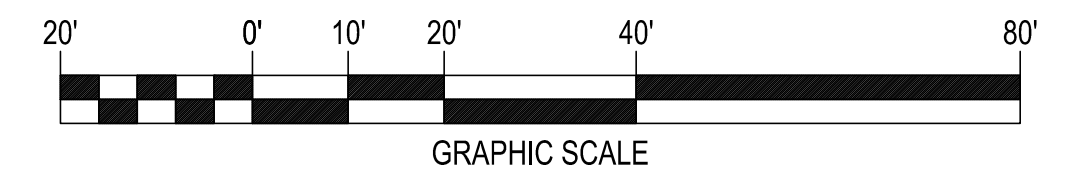
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SAN RAMON, CALIFORNIA

SCALE: 1" = 20'




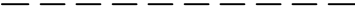





APRIL 2018



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED BY FOUND MONUMENTS ON THE CENTERLINE OF DOLLAR STREET, THE BEARING BEING NORTH 41°00'22" WEST AS SHOWN ON TRACT 8301 FILED JUNE 16, 2017 IN BOOK 347 OF MAPS AT PAGE 53, ALAMEDA COUNTY RECORDS.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TL)	MONUMENT TO TRACT LINE
	FOUND STANDARD STREET MONUMENT STAMPED "CITY OF HAYWARD" UNLESS OTHERWISE NOTED
	SET STANDARD STREET MONUMENT STAMPED LS 7960
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
DN	DOCUMENT NUMBER
M	MEASURED
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
ACFC	ALAMEDA COUNTY FLOOD CONTROL
SFBARTD	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT