

APNs 461-0020-019, 461-0020-005  
and 461-0020-006  
FILE #18020

**Exhibit "A"**  
**Legal Description**  
**Proposed Street Vacation Baumberg Avenue**

All that certain property situated in the City of Hayward, County of Alameda, State of California described as follows:

Being a portion of that certain parcel of land described in the Grant Deed to ZANETTE AND MENNA PROPERTIES, LLC recorded September 12, 2006 under Recorder's Series Number 2006346516, Official Records of said County, together with a portion of Baumberg Avenue (Formerly Ramos Street) as shown on that certain Map of Ramos Subdivision filed October 21, 1919 in Book 6 of Maps at Page 33, Alameda County Records, more particularly described as follows;

**Commencing** at the northwesterly corner of Lot D, as shown on that certain map Tract 8039 filed November 30, 2015 in Book 335 of Maps at Page 58, Alameda County Records;

1. Thence South 41°32'48" East 25.00 feet along the westerly line of said Lot D to the southeasterly line of said Baumberg Avenue (50 feet in width);
2. Thence South 46°29'08" West 46.35 feet along last said line to the **Point of Beginning**;
3. Thence South 46°29'08" West 209.29 feet along last said line to a line that is parallel with and 10.00 feet easterly of the southeasterly line of said Baumberg Avenue;
4. Thence North 04°22'32" East 45.32 feet along said parallel line to the beginning of a curve concave easterly and having a radius of 50.00 feet;
5. Thence northerly 14.78 feet along said curve through a central angle of 16°56'02";
6. Thence North 21°18'34" East 11.30 feet to the beginning of a curve concave southeasterly and having a radius of 24.00 feet;
7. Thence northeasterly 21.99 feet along said curve through a central angle of 52°29'36" to the beginning of a reverse curve concave northerly and having a radius of 430.00 feet;
8. Thence easterly and northeasterly 139.38 feet along said curve through a central angle of 18°34'21" to said southeasterly line of Baumberg Avenue and the **Point of Beginning**;

Containing 4621 Square Feet, more or less

A Plat Map Exhibit B is attached hereto and made a part hereof.

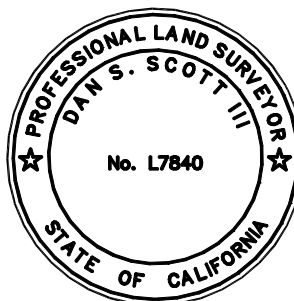
**End of Description**

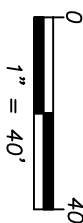
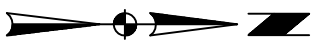
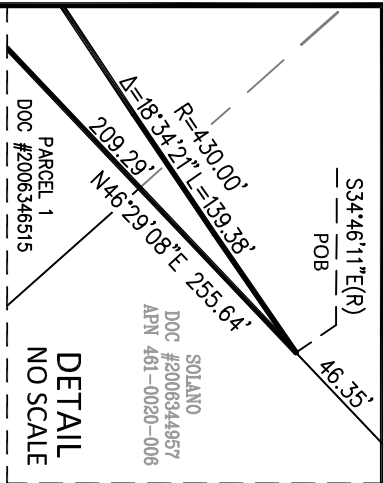
**Surveyor's Statement**

This description was prepared pursuant to Section 8726 of the Business and Professions Code of the State of California, by or under the supervision of:

**PRELIMINARY**

September 13, 2018  
Dan S. Scott III, PLS 7840                      Date





TRACT 3576  
85 M 17

R/W DEDICATION  
PER TRACT 3576

BAUMBERG AVENUE  
(FORMERLY RAMOS STREET)

LOT D  
TRACT 8039  
335 M 58

ARDEN ROAD

HISTORIC  
NORTHERLY R/W  
LINE PER RAMOS

SEE DETAIL  
ABOVE

DOC #2006344957  
SOLANO  
APN 461-0020-006

LOT C APN 461-0104-004

DOC #2006346515  
PARCEL 1  
APN 461-0020-005

LOT 38  
RAMOS SUBDIVISION  
6 M 33

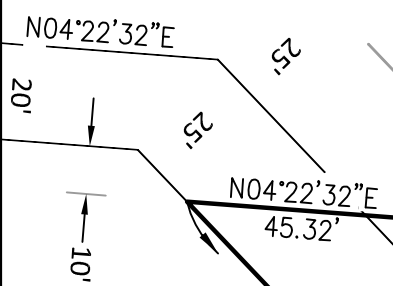
PARCEL 2  
DOC #2006346515

AREA = 4621 SQFT

DOC #2006346515

**LEGEND:**

POC - POINT OF COMMENCEMENT  
POB - POINT OF BEGINNING



LINE	BEARING	DISTANCE
L1	N21°18'34"E	11.30'

CURVE	RADIUS	DELTA	LENGTH
C1	50.00'	16°56'02"	14.78'
C2	24.00'	52°29'36"	21.99'

**CITY OF HAYWARD  
ENGINEERING DIVISION**

**EXHIBIT B  
PLAT TO ACCOMPANY LEGAL DESCRIPTION**

DWG. NO. **18020**

DRAWN BY: DSS  
CHECKED BY: DSS  
APPD. BY: DSS

DATE: SEPTEMBER 2018  
SCALE: 1" = 40'  
APPROVED

FILED

REV DATE BY

CITY SURVEYOR

CITY OF HAYWARD

ALAMEDA COUNTY

CALIFORNIA

SHT. 1 OF 1