

OWNER'S STATEMENT

WE THE UNDERSIGNED, HEREINAFTER DO 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 NO. 8523, ROOF GARDEN VILLAS", CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA, CONSISTING OF 2 SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT GRANT DEED RECORDED OCTOBER 20, 2017, AS INSTRUMENT NO. 2017232440, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, AND THAT SAID OWNER HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD AND THAT SAID OWNER CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

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 SAID AREAS OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS OR 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 TO THE PUBLIC FOREVER, EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER SYSTEMS FACILITIES INCLUDING SEWER LINES AND APPURTENANCES UNDER, UPON AND OVER ANY AREA OR STRIP OF LAND DESIGNATED AS "SSE" (SANITARY SEWER EASEMENT). MAINTENANCE OF SAID SEWER SYSTEM FACILITIES, SEWER LINES AND APPURTENANCES THERETO SHALL BE THE RESPONSIBILITY OF THE CITY OF HAYWARD.

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 WATER SYSTEMS FACILITIES INCLUDING WATER LINES AND APPURTENANCES UNDER, UPON AND OVER ANY AREA OR STRIP OF LAND DESIGNATED AS "WLE" (WATER LINE EASEMENT). 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 TO THE PUBLIC FOREVER, EASEMENTS SOLELY FOR EMERGENCY VEHICLE ACCESS OVER, UPON AND ACROSS THOSE AREAS DESIGNATED AS "EVAE"(EMERGENCY VEHICLE ACCESS EASEMENT).

AND THE UNDERSIGNED DO HEREBY RESERVE THOSE AREAS DESCRIBED AS "PSDE" (PRIVATE STORM DRAINAGE EASEMENT), FOR STORM DRAINAGE PURPOSES INCLUDING THE INSTALLATION AND MAINTENANCE OF PRIVATE STORM FACILITIES. THIS EASEMENTS IS TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PRIVATE STORM DRAINAGE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED, FOR DEDICATION BY THE CITY OF HAYWARD.

AND THE UNDERSIGNED DO HEREBY RESERVE THOSE AREAS DESCRIBED AS "PSDRE" (PRIVATE SURFACE DRAINAGE RELEASE EASEMENT), FOR SURFACE FLOW OF STORM WATER ON OR OVER THAT CERTAIN STRIP OF LAND WHICH LIES WITHIN PARCEL 1 FOR THE BENEFIT OF PROPERTY OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. THIS EASEMENT IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. FURTHER, THE SURFACE ELEVATIONS OF SAID EASEMENT SHALL NOT BE ALTERED WITHOUT THE WRITTEN CONSENT OF PARCEL OWNER BENEFITED. THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE SURFACE DRAINAGE RELEASE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE PARCEL OWNER BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF HAYWARD.

THIS MAP SHOWS OR NOTES ALL PLOTTABLE EASEMENTS, EXISTING OR OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

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

AS OWNERS: WAH YAT HOLDINGS (USA) CORPORATION, A CALIFORNIA CORPORATION

BY: _____ DATE: _____
ROBERT HON FAI CHANG, MANAGING MEMBER

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 _____, 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.

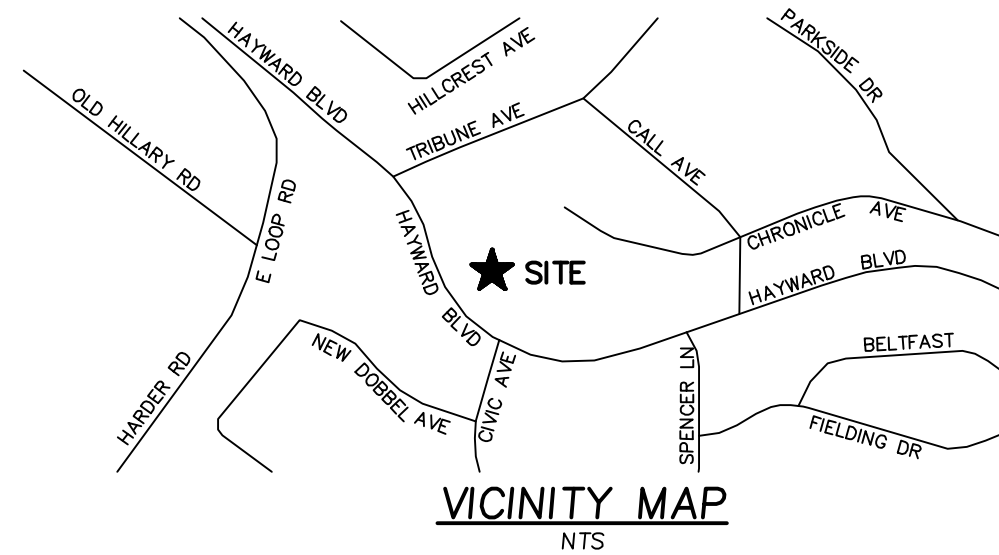
WITNESS MY HAND
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
NOTARY'S COMMISSION NUMBER _____
EXPIRATION OF NOTARY'S COMMISSION _____

**TRACT NO. 8523
ROOF GARDEN VILLAS**

FOR A MAXIMUM OF 8 RESIDENTIAL CONDOMINIUM UNITS
CONSISTING OF TWO (2) SHEET
BEING A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 20, 2017, AS DOCUMENT NO. 2017232440 OFFICIAL RECORDS OF ALAMEDA COUNTY AND LYING ENTIRELY WITHIN THE CITY OF HAYWARD COUNTY OF ALAMEDA, STATE OF CALIFORNIA
DECEMBER 2020



598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187



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 ROBERT HON FAI CHANG ON JUNE 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021, 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: _____
TOM H. MILO, PLS 6438



CITY ENGINEER'S STATEMENT

I, ALEX AMERI, CITY ENGINEER OF THE CITY OF HAYWARD, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 8523, ROOF GARDEN VILLAS", CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA, CONSISTING OF 2 SHEETS, THIS STATEMENT BEING ON SHEET 1 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 HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

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

VACATION NOTE:

PURSUANT TO ARTICLE 2 SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE VACATION IN ITS ENTIRETY WITHIN THE BOUNDARIES OF THIS MAP:

20-FOOT STREET EASEMENT FOR COUNTY ROAD 7436, RECORDED IN BOOK 28 OF MAP, AT PAGE 99, ALAMEDA COUNTY RECORDS.

SOILS / GEOLOGICAL REPORT NOTE:

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY PETERS & ROSS GEOTECHNICAL & GEOENVIRONMENTAL CONSULTANTS, PROJECT NO. 10109.001 DATED 04/19/2010, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

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 NO. 8523, ROOF GARDEN VILLAS", CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA;

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

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

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 NO. 8523, ROOF GARDEN VILLAS", CONSISTING OF 2 SHEETS, THIS STATEMENT BEING ON SHEET 1 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 THE EASEMENTS OFFERED FOR DEDICATION AS "PUE" (PUBLIC UTILITY EASEMENT), "SSE" (SANITARY SEWER EASEMENT), "WLE" (WATER LINE EASEMENT) AND "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT).

I ALSO HEREBY CERTIFY THAT SAID RESOLUTION, THE CITY COUNCIL DID ALSO ACCEPT TO THE VACATION OF ALL EASEMENTS DESCRIBED ON THIS SUBDIVISION.

PURSUANT TO ARTICLE 2, SECTION 66434(g) IN THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, 20-FOOT STREET EASEMENT FOR COUNTY ROAD 7436, RECORDED IN BOOK 28 OF MAPS, AT PAGE 99, ALAMEDA COUNTY RECORDS, IS HEREBY VACATED.

IN WITNESS HEREOF, I HEREBY 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

CLERK OF THE BOARD OF SUPERVISOR'S 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 NOW 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 HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

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

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ A.M./P.M., IN BOOK _____ OF MAPS AT PAGES _____ AT THE REQUEST OF CHICAGO TITLE COMPANY.

FEE: \$ _____ PD. SERIES NO. _____

MELISSA WILK
COUNTY RECORDER IN AND FOR THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

TRACT NO. 8523 ROOF GARDEN VILLAS

FOR A MAXIMUM OF 8 RESIDENTIAL CONDOMINIUM UNITS
CONSISTING OF TWO (2) SHEET
BEING A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED IN
THAT CERTAIN GRANT DEED RECORDED OCTOBER 20, 2017, AS
DOCUMENT NO. 2017232440 OFFICIAL RECORDS OF ALAMEDA
COUNTY AND LYING ENTIRELY WITHIN THE CITY OF HAYWARD
COUNTY OF ALAMEDA, STATE OF CALIFORNIA
DECEMBER 2020



NOTES :

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 0.74 ACRES, MORE OR LESS.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
4. ALL LINES SHOWN ARE EITHER PARALLEL OR AT RIGHT ANGLES TO ONE ANOTHER UNLESS OTHERWISE SHOWN.

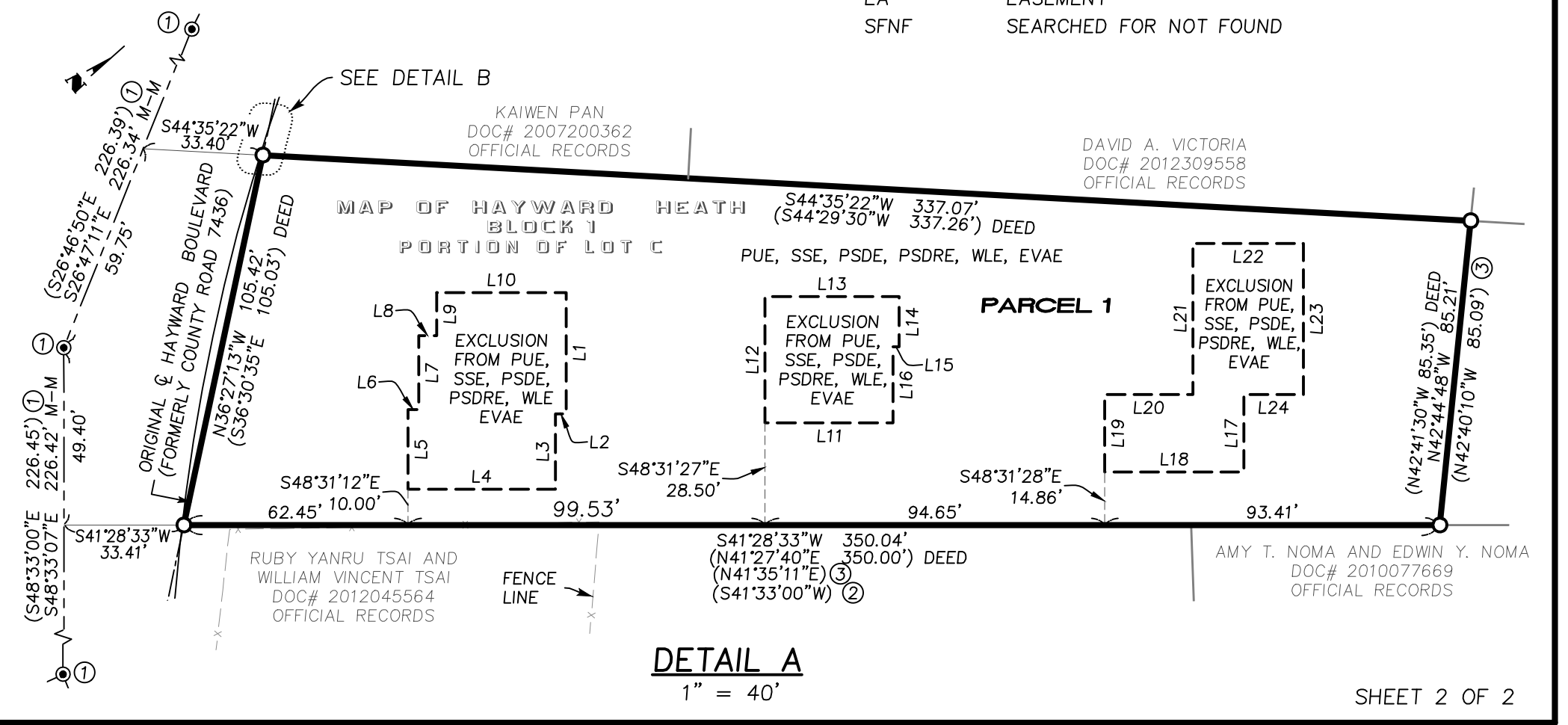
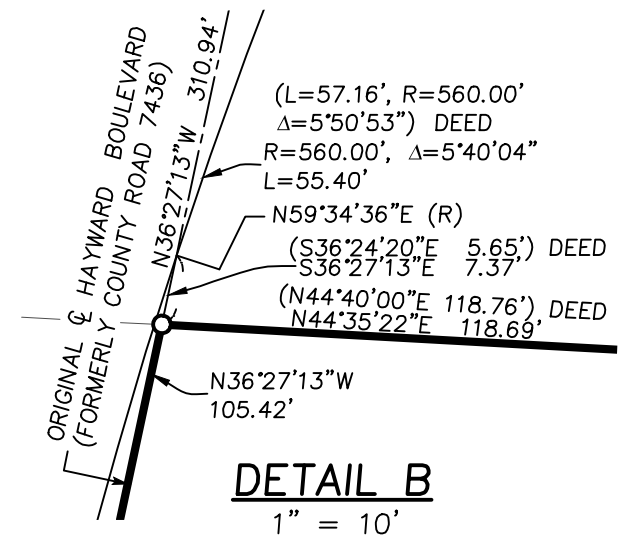
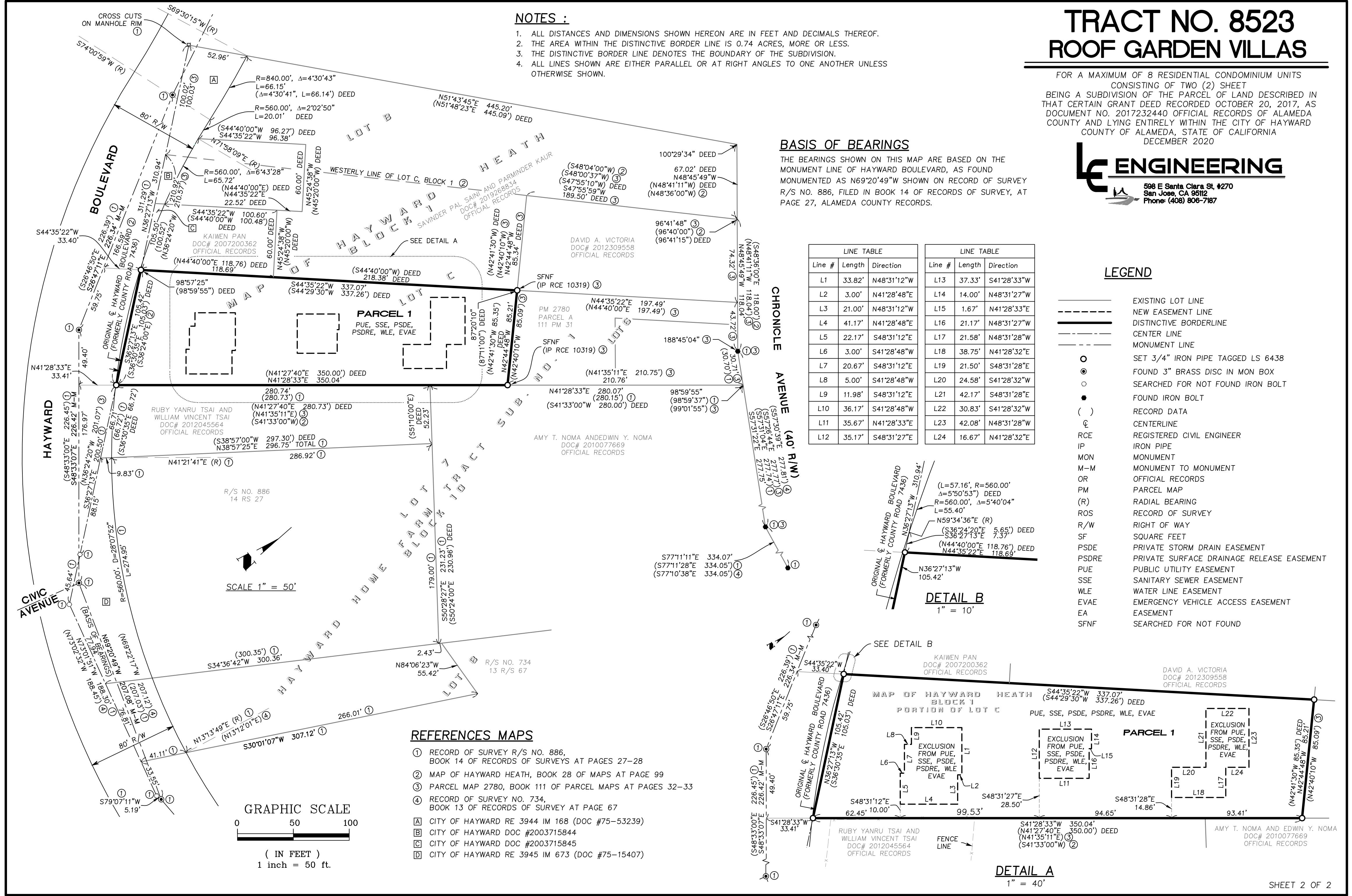
BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE MONUMENT LINE OF HAYWARD BOULEVARD, AS FOUND MONUMENTED AS N69°20'49"W SHOWN ON RECORD OF SURVEY R/S NO. 886, FILED IN BOOK 14 OF RECORDS OF SURVEY, AT PAGE 27, ALAMEDA COUNTY RECORDS.

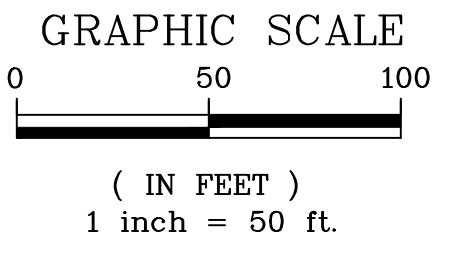
LINE TABLE			LINE TABLE		
Line #	Length	Direction	Line #	Length	Direction
L1	33.82'	N48°31'12"W	L13	37.33'	S41°28'33"W
L2	3.00'	N41°28'48"E	L14	14.00'	N48°31'27"W
L3	21.00'	N48°31'12"W	L15	1.67'	N41°28'33"E
L4	41.17'	N41°28'48"E	L16	21.17'	N48°31'27"W
L5	22.17'	S48°31'12"E	L17	21.58'	N48°31'28"W
L6	3.00'	S41°28'48"W	L18	38.75'	N41°28'32"E
L7	20.67'	S48°31'12"E	L19	21.50'	S48°31'28"E
L8	5.00'	S41°28'48"W	L20	24.58'	S41°28'32"W
L9	11.98'	S48°31'12"E	L21	42.17'	S48°31'28"E
L10	36.17'	S41°28'48"W	L22	30.83'	S41°28'32"W
L11	35.67'	N41°28'33"E	L23	42.08'	N48°31'28"W
L12	35.17'	S48°31'27"E	L24	16.67'	N41°28'32"E

LEGEND

- EXISTING LOT LINE
- - - NEW EASEMENT LINE
- DISTINCTIVE BORDERLINE
- CENTER LINE
- - - MONUMENT LINE
- SET 3/4" IRON PIPE TAGGED LS 6438
- ⊙ FOUND 3" BRASS DISC IN MON BOX
- SEARCHED FOR NOT FOUND IRON BOLT
- FOUND IRON BOLT
- () RECORD DATA
- ⊕ CENTERLINE
- RCE REGISTERED CIVIL ENGINEER
- IP IRON PIPE
- MON MONUMENT
- M-M MONUMENT TO MONUMENT
- OR OFFICIAL RECORDS
- PM PARCEL MAP
- (R) RADIAL BEARING
- ROS RECORD OF SURVEY
- R/W RIGHT OF WAY
- SF SQUARE FEET
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSDRE PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EA EASEMENT
- SFNF SEARCHED FOR NOT FOUND



SCALE 1" = 50'



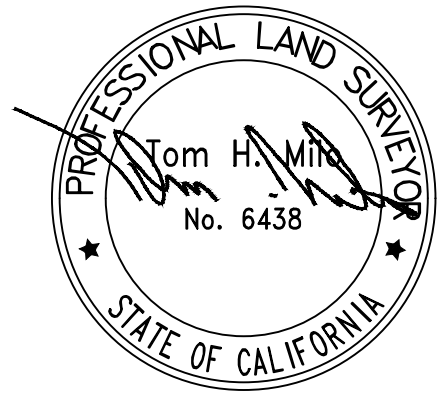
REFERENCES MAPS

- 1 RECORD OF SURVEY R/S NO. 886, BOOK 14 OF RECORDS OF SURVEYS AT PAGES 27-28
 - 2 MAP OF HAYWARD HEATH, BOOK 28 OF MAPS AT PAGE 99
 - 3 PARCEL MAP 2780, BOOK 111 OF PARCEL MAPS AT PAGES 32-33
 - 4 RECORD OF SURVEY NO. 734, BOOK 13 OF RECORDS OF SURVEY AT PAGE 67
- A CITY OF HAYWARD RE 3944 IM 168 (DOC #75-53239)
 - B CITY OF HAYWARD DOC #2003715844
 - C CITY OF HAYWARD DOC #2003715845
 - D CITY OF HAYWARD RE 3945 IM 673 (DOC #75-15407)

LC ENGINEERING

Surveying, Civil and Structural Engineering
598 E Santa Clara Street #270, San Jose, CA 95112

T(408) 806-7187 / F(408) 583-4006



MAP CHECK CLOSURE PROJECT: 26736 HAYWARD BLVD HAYWARD, CALIFORNIA

