

**OWNER'S STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE THAT IT IS THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION ENTITLED, "TRACT 8427", CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF; OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT CERTAIN GRANT DEED RECORDED ON MAY 21, 2024 AS INSTRUMENT 2024-063110, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA; AND THAT IT HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENTS TO THE PREPARATION AND RECORDATION OF SAID MAP; THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL LOTS INTENDED FOR SALE BY THEIR NUMBER AND PRECISE WIDTH AND LENGTH; AND THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES THE PARCELS RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARIES, COURSES, AND EXTENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

1. THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS MAP AS "CHESTNUT STREET" SHALL BE FOR PUBLIC ROADWAY.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

1. AN EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON AND ACROSS THOSE FULL WIDTH STRIPS OF LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT).
2. EASEMENTS FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC STORM DRAINS, APPLICABLE STRUCTURES AND APPURTENANCES THERETO OVER, UPON AND ACROSS THOSE FULL WIDTH STRIPS OF LAND DESIGNATED AS "SDE" (STORM DRAIN EASEMENT).
3. EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, 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 SUBDIVISION; SAID AREAS OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS OR STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES AND APPURTENANCES, IRRIGATION SYSTEMS AND APPURTENANCES, AND LAWFUL FENCES.
4. EASEMENTS FOR WITH THE RIGHT OF INGRESS AND EGRESS FOR ACCESS PURPOSES UPON AND OVER ANY AREA OR STRIP OF LAND DESIGNATED AS "PAE" (PEDESTRIAN ACCESS EASEMENT). SAID EASEMENT KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UNDERGROUND UTILITY STRUCTURES WHICH DO NOT CONFLICT WITH THE PURPOSES OF THE EASEMENT.

WE ALSO RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE PRIVATE EASEMENTS SHOWN ON THIS MAP FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP. MAINTENANCE OF SAID AREA SHALL BE THE RESPONSIBILITY OF THE MASTER HOMEOWNER'S ASSOCIATION GOVERNING TRACT 8427.

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

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE STATEMENTS, DECLARATIONS, AND DEDICATIONS TO BE EXECUTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

OWNER: J. DARWIN HOMES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

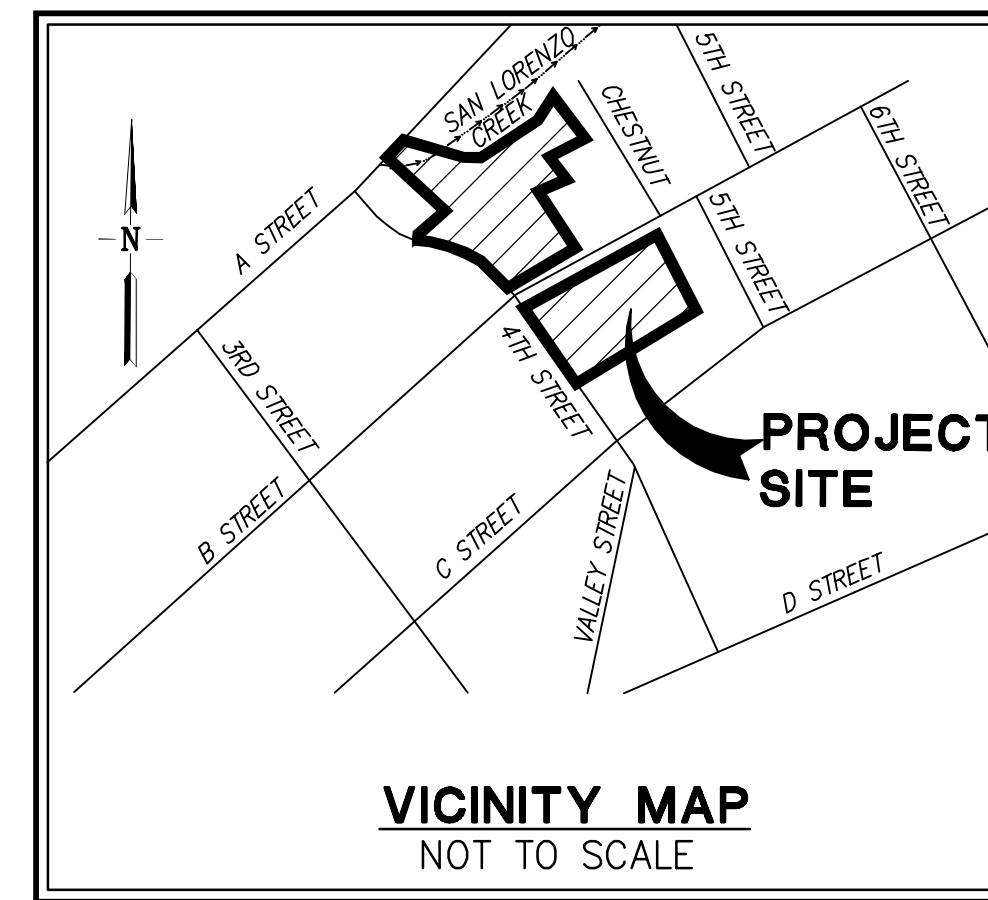
TITLE: \_\_\_\_\_

**TRACT 8427  
B STREET**

BEING A SUBDIVISION OF ALL OF THOSE PARCELS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS INSTRUMENT NO. 2024-063110 OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF HAYWARD, COUNTY OF ALAMEDA,  
STATE OF CALIFORNIA

**RUGGERI-JENSEN-AZAR**  
CIVIL ENGINEERS, PLANNERS, SURVEYORS  
4690 CHABOT DRIVE, PLEASANTON, CALIFORNIA  
(925) 227-9100  
FEBRUARY 2025



**OWNER'S ACKNOWLEDGEMENT**

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 \_\_\_\_\_ )

ON \_\_\_\_\_, 202\_\_, 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 ON 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: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY RECORDER'S STATEMENT**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_M., IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE: \$ \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

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

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**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 J. DARWIN HOMES LLC IN JUNE 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2027, 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 THE MAP IS 5.40 ACRES, MORE OR LESS.



SCOTT A. SHORTLIDGE, L.S. 6441 DATE

**CITY SURVEYOR'S STATEMENT**

I, BRIAN D. SPORE, 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 8427 - B STREET". 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\_\_.



BRIAN SPORE, P.L.S. 9319 DATE  
CITY SURVEYOR, CITY OF HAYWARD,  
ALAMEDA COUNTY, STATE OF CALIFORNIA

**CITY ENGINEER'S STATEMENT**

I, ALEX AMERI, CITY ENGINEER OF THE CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED MAP ENTITLED "TRACT 8427", CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, THIS STATEMENT BEING UPON SHEET TWO (2) THEREOF; 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 ORDINANCE 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 \_\_\_\_\_, 202\_\_.



ALEX AMERI, R.C.E. NO. 40155  
CITY ENGINEER OF THE CITY OF HAYWARD,  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

**TRACT 8427  
B STREET**

BEING A SUBDIVISION OF ALL OF THOSE PARCELS DESCRIBED  
IN THAT CERTAIN GRANT DEED RECORDED  
AS INSTRUMENT NO. 2024-063110  
OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF HAYWARD, COUNTY OF ALAMEDA,  
STATE OF CALIFORNIA  
RUGGERI-JENSEN-AZAR  
CIVIL ENGINEERS, PLANNERS, SURVEYORS  
4690 CHABOT DRIVE, PLEASANTON, CALIFORNIA  
(925) 227-9100  
FEBRUARY 2025

**CLERK OF THE BOARD OF SUPERVISORS STATEMENT  
STATE OF CALIFORNIA)  
COUNTY OF ALAMEDA)**

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

**SOIL REPORT NOTE**

A SOILS REPORT HAS BEEN PREPARED BY ENGeo, INC. ENTITLED "DESIGN-LEVEL GEOTECHNICAL REPORT", DATED JUNE 18, 2024, PROJECT NO. 13599.004.000, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

**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. 8427 - B STREET" CONSISTING OF TEN (10) SHEETS, THIS STATEMENT BEING ON SHEET ONE TWO (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 STREETS PURPOSES THOSE PORTIONS DESIGNATED HEREON AS \_\_\_\_\_; AND ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED FOR DEDICATION AS \_\_\_\_\_.

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE CITY OF HAYWARD DOES HEREBY VACATE IN ITS ENTIRETY WITHIN THE BOUNDARY OF THIS MAP THE FOLLOWING:

1. THE PUBLIC UTILITY EASEMENT PER DOC. NO. 2013-041676, OFFICIAL RECORDS OF ALAMEDA COUNTY
2. THE PUBLIC UTILITY EASEMENT PER DOC. NO. 2017-051470, OFFICIAL RECORDS OF ALAMEDA COUNTY.
3. THE PUBLIC UTILITY EASEMENT PER DOC. NO. 2012-192053, OFFICIAL RECORDS OF ALAMEDA COUNTY.

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

**SIGNATURE OMISSIONS:**

PURSUANT TO SECTION 66436(a), 3(A)(i) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF PARTIES OWNING THE FOLLOWING INTERESTS, WHICH CANNOT RIPEN INTO A FEE, HAVE BEEN OMITTED:

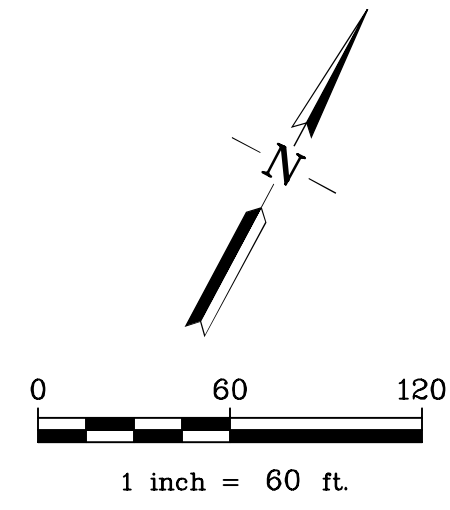
1. CITY OF HAYWARD (SLOPE) PER BOOK 1099 OR 189.
2. CITY OF HAYWARD (CONCRETE SLOPE WALL) PER 4127 OR 166.
3. CITY OF HAYWARD (WALLS & STRUCTURES FOR BRIDGE) PER 9217 OR 134.

**CERTIFICATE OF DEDICATION**

THE CITY OF HAYWARD SHALL RECONVEY THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "CHESTNUT STREET" TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

J. DARWIN HOMES LLC  
43360 MISSION BLVD #230  
FREMONT, CA 94539

SEE SHEET 9 FOR LINE, CURVE & RADIAL BEARING TABLES



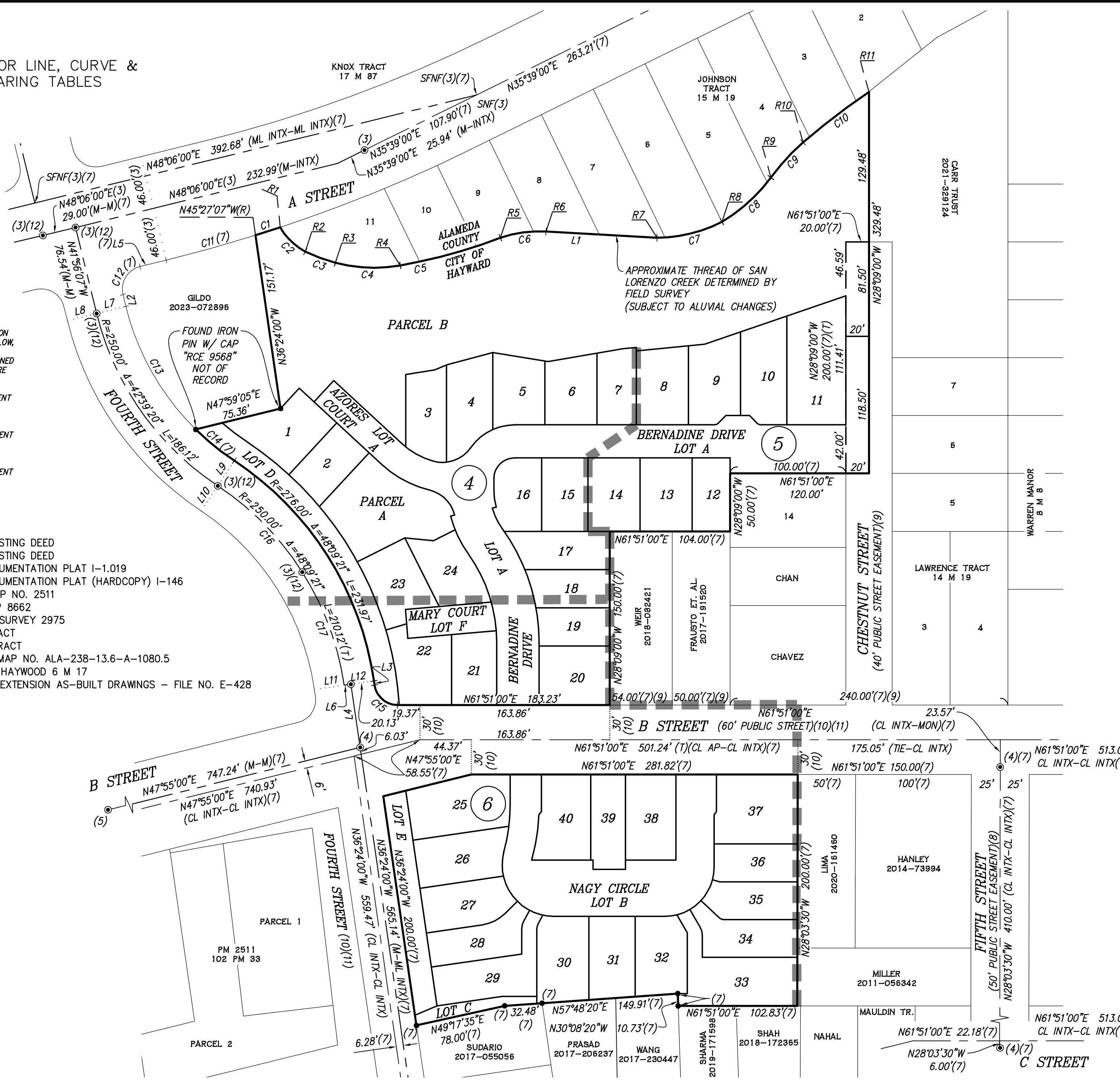
**ABANDONMENT NOTE:**

PURSUANT TO GOVERNMENT CODE SECTIONS 66434(g) OF THE SUBDIVISION MAP ACT, THE EASEMENTS LISTED BELOW, AS THEY AFFECT THE PARCEL BEING SUBDIVIDED HEREON, WILL BE ABANDONED WITH THE FILING OF THIS MAP AND ARE THEREFORE NOT SHOWN HEREON:

1. ALL OF THE PUBLIC UTILITY EASEMENT PER DOC. NO. 2013-041676, OFFICIAL RECORDS OF ALAMEDA COUNTY.
2. ALL OF THE PUBLIC UTILITY EASEMENT PER DOC. NO. 2017-051470, OFFICIAL RECORDS OF ALAMEDA COUNTY.
3. ALL OF THE PUBLIC UTILITY EASEMENT PER DOC. NO. 2012-192053.

**REFERENCES:**

- (1) 2017-51470 DUTRA VESTING DEED
- (2) 2017-51473 DUTRA VESTING DEED
- (3) HAYWARD SURVEY MONUMENTATION PLAT I-1.019
- (4) HAYWARD SURVEY MONUMENTATION PLAT (HARDCOPY) I-146
- (5) 102 PM 33 PARCEL MAP NO. 2511
- (6) 296 PM 3 PARCEL MAP 8662
- (7) 44 RS 75 RECORD OF SURVEY 2975
- (8) 13 M 14 PETERSON TRACT
- (9) 14 M 19 LAWRENCE TRACT
- (10) CALTRANS APPRAISAL MAP NO. ALA-238-13.6-A-1080.5
- (11) MAP OF THE TOWN OF HAYWOOD 6 M 17
- (12) HAYWARD 4TH STREET EXTENSION AS-BUILT DRAWINGS - FILE NO. E-428



**BASIS OF BEARINGS**  
THE BEARING BETWEEN THE FOUND MONUMENTS ON THE MONUMENT LINE OF B STREET PER PARCEL MAP NO. 2511 (102 PM 33) TAKEN AS NORTH 47°55'00" EAST.

- NOTES:**
1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
  2. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS OR DELTAS MAY NOT EQUAL THE OVERALL DIMENSION OR DELTA.

**LEGEND**

	TRACT BOUNDARY LINE
	LOT LINE
	MONUMENT LINE
	MONUMENT TIE LINE
	NEW EASEMENT LINE AS NOTED
	EXISTING EASEMENT LINE AS NOTED
	EXISTING LOT LINE

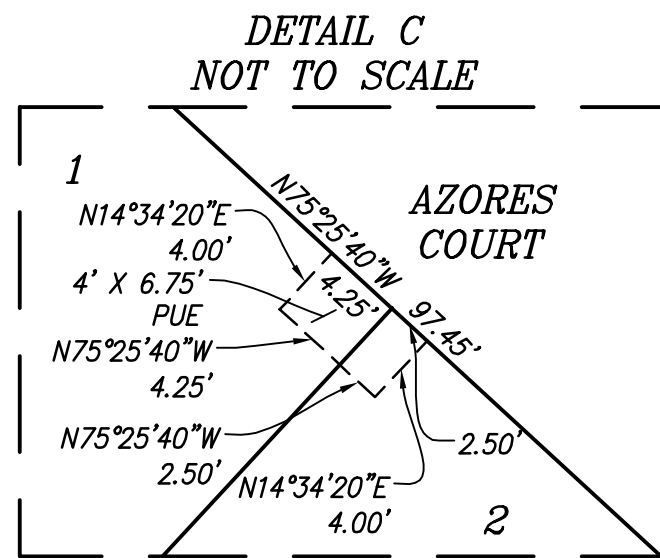
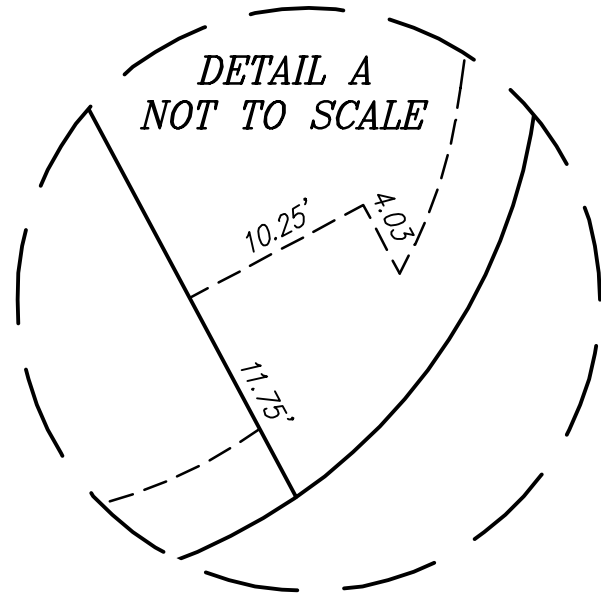
- SET STANDARD CITY OF HAYWARD MONUMENT, STAMPED LS 6441
- FOUND STANDARD CITY OF HAYWARD MONUMENT PER REFERENCE, AS NOTED
- FOUND IRON PIN AS NOTED
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
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- PAE PEDESTRIAN ACCESS EASEMENT
- PIEE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- SDE STORM DRAIN EASEMENT
- SYE SIDE YARD EASEMENT
- SFNF SEARCHED FOR NOT FOUND
- SQ.FT. SQUARE FEET
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (R) RADIAL
- (DATA)(#) RECORD DATA & REFERENCE
- INTX INTERSECTION
- SHEET INDEX

**TRACT 8427  
B STREET**

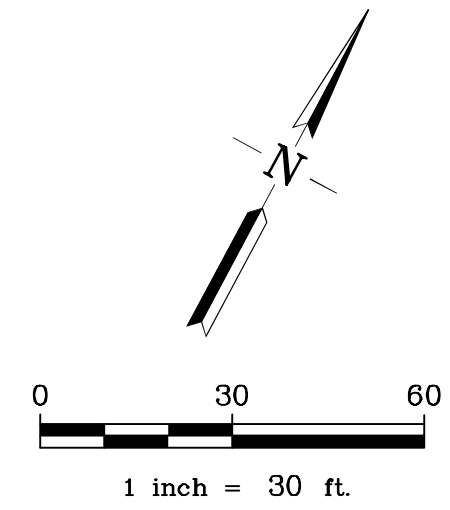
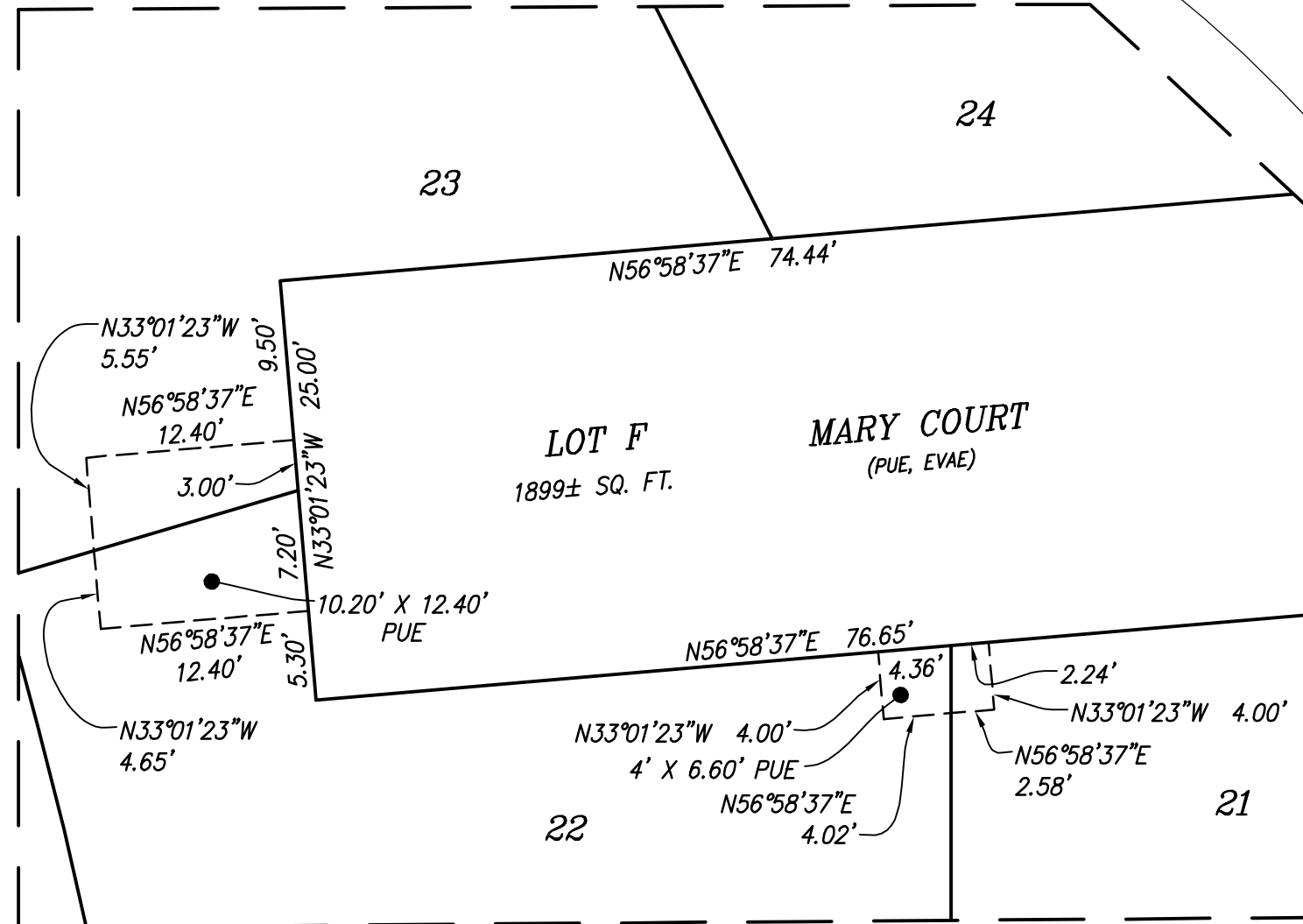
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CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA  
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FEBRUARY 2025

SEE SHEET 9 FOR LINE, CURVE & RADIAL BEARING TABLES



DETAIL B NOT TO SCALE



**BASIS OF BEARINGS**

THE BEARING BETWEEN THE FOUND MONUMENTS ON THE MONUMENT LINE OF B STREET PER PARCEL MAP NO. 2511 (102 PM 33) TAKEN AS NORTH 47°55'00\"/>

**NOTES:**

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
2. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS OR DELTAS MAY NOT EQUAL THE OVERALL DIMENSION OR DELTA.

**LEGEND**

- TRACT BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- MONUMENT TIE LINE
- NEW EASEMENT LINE AS NOTED
- EXISTING EASEMENT LINE AS NOTED
- EXISTING LOT LINE

- ⊙ SET STANDARD CITY OF HAYWARD MONUMENT, STAMPED LS 6441
- FOUND STANDARD CITY OF HAYWARD MONUMENT PER REFERENCE, AS NOTED
- FOUND IRON PIN AS NOTED
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
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SEE SHEET 5

WEIR  
2018-082421

**TRACT 8427  
B STREET**

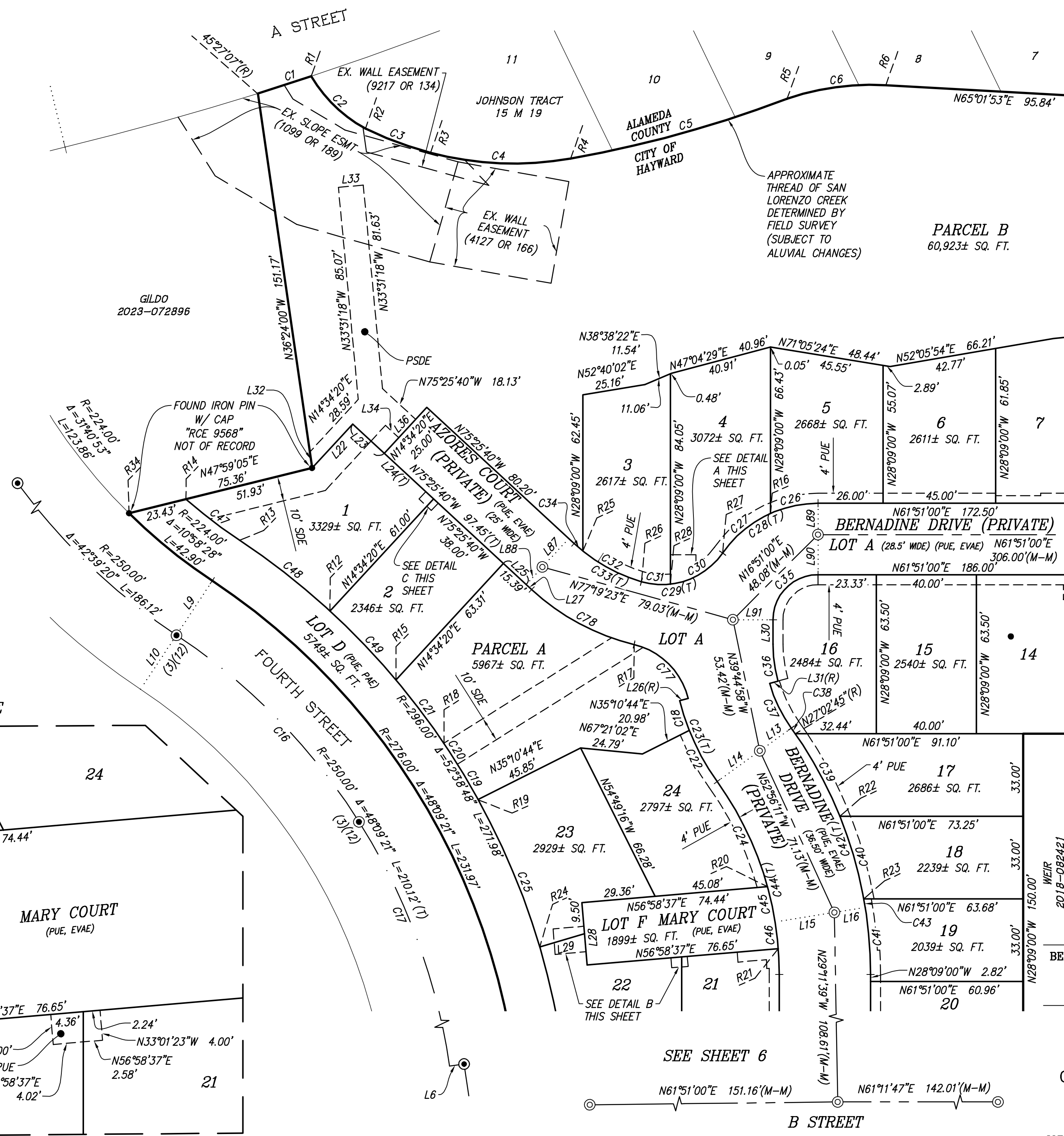
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FEBRUARY 2025

JOB NO. 161071

SHEET 4 OF 10 SHEETS



GILDO  
2023-072896

24

LOT F  
1899± SQ. FT.  
(PUE, EVAE)

PARCEL A  
5967± SQ. FT.

LOT F MARY COURT  
1899± SQ. FT.  
(PUE, EVAE)

PARCEL B  
60,923± SQ. FT.

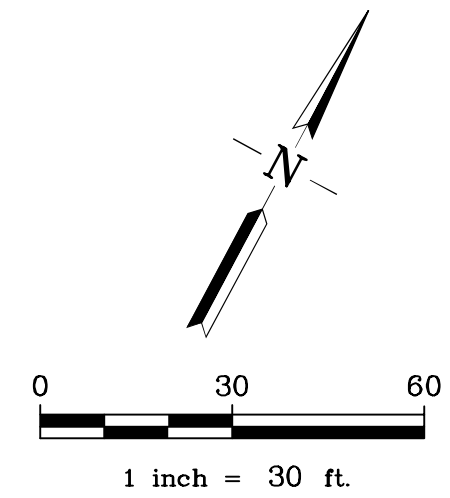
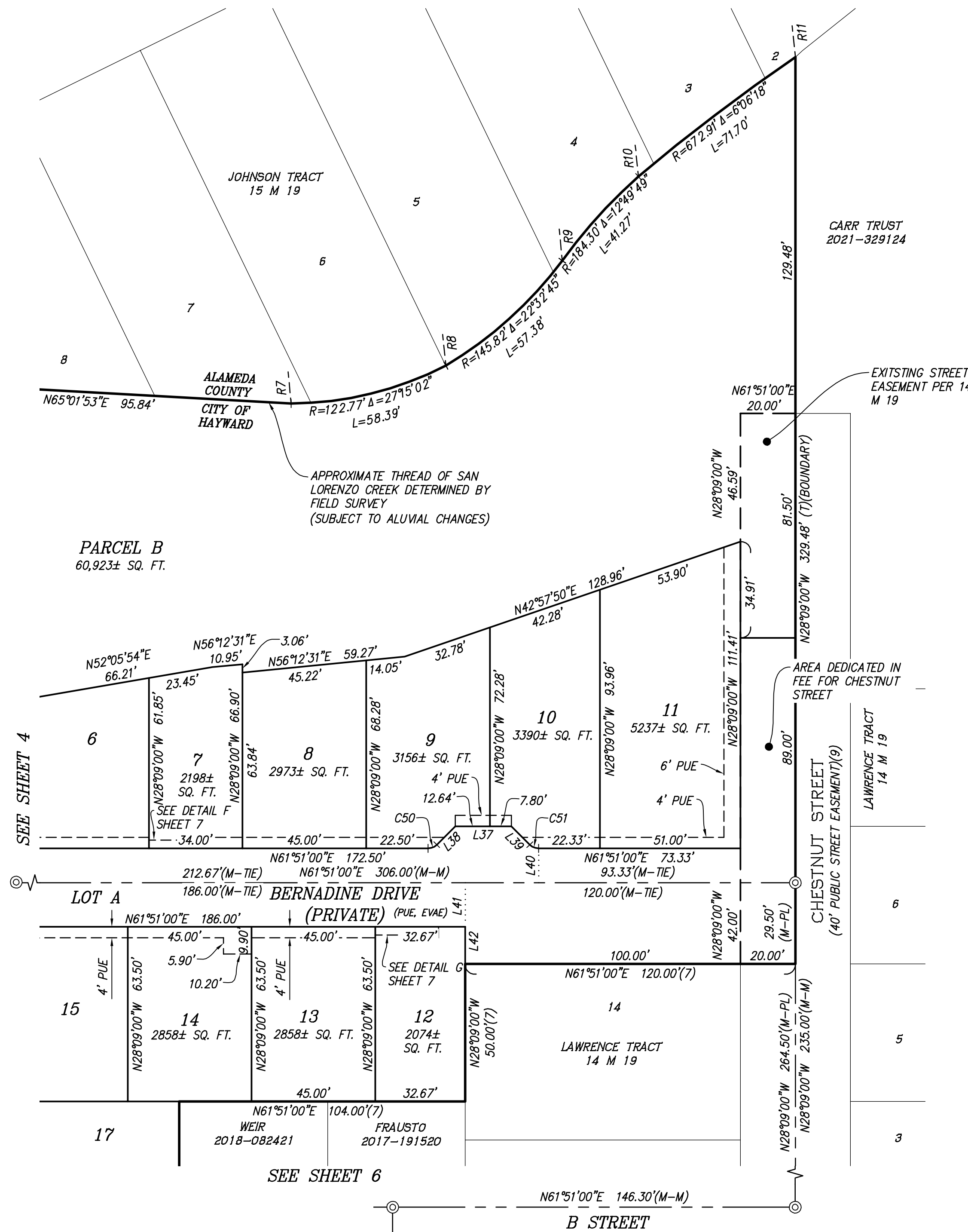
SEE SHEET 6

SEE SHEET 5

WEIR  
2018-082421



SEE SHEET 9 FOR LINE, CURVE & RADIAL BEARING TABLES



**BASIS OF BEARINGS**

THE BEARING BETWEEN THE FOUND MONUMENTS ON THE MONUMENT LINE OF B STREET PER PARCEL MAP NO. 2511 (102 PM 33) TAKEN AS NORTH 47°55'00" EAST.

**NOTES:**

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
2. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS OR DELTAS MAY NOT EQUAL THE OVERALL DIMENSION OR DELTA.

**LEGEND**

- TRACT BOUNDARY LINE
- LOT LINE
- MONUMENT LINE
- MONUMENT TIE LINE
- NEW EASEMENT LINE AS NOTED
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- EXISTING LOT LINE

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**TRACT 8427  
B STREET**

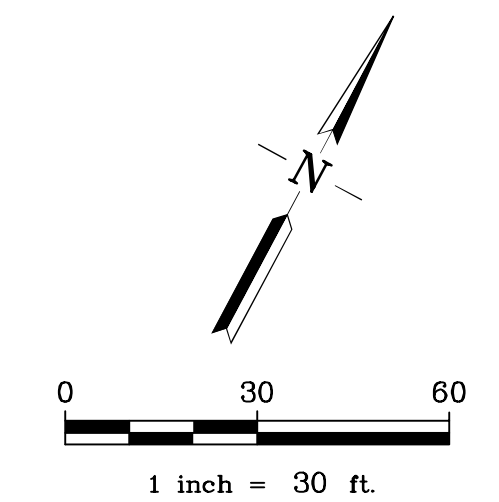
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FEBRUARY 2025

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SEE SHEET 5

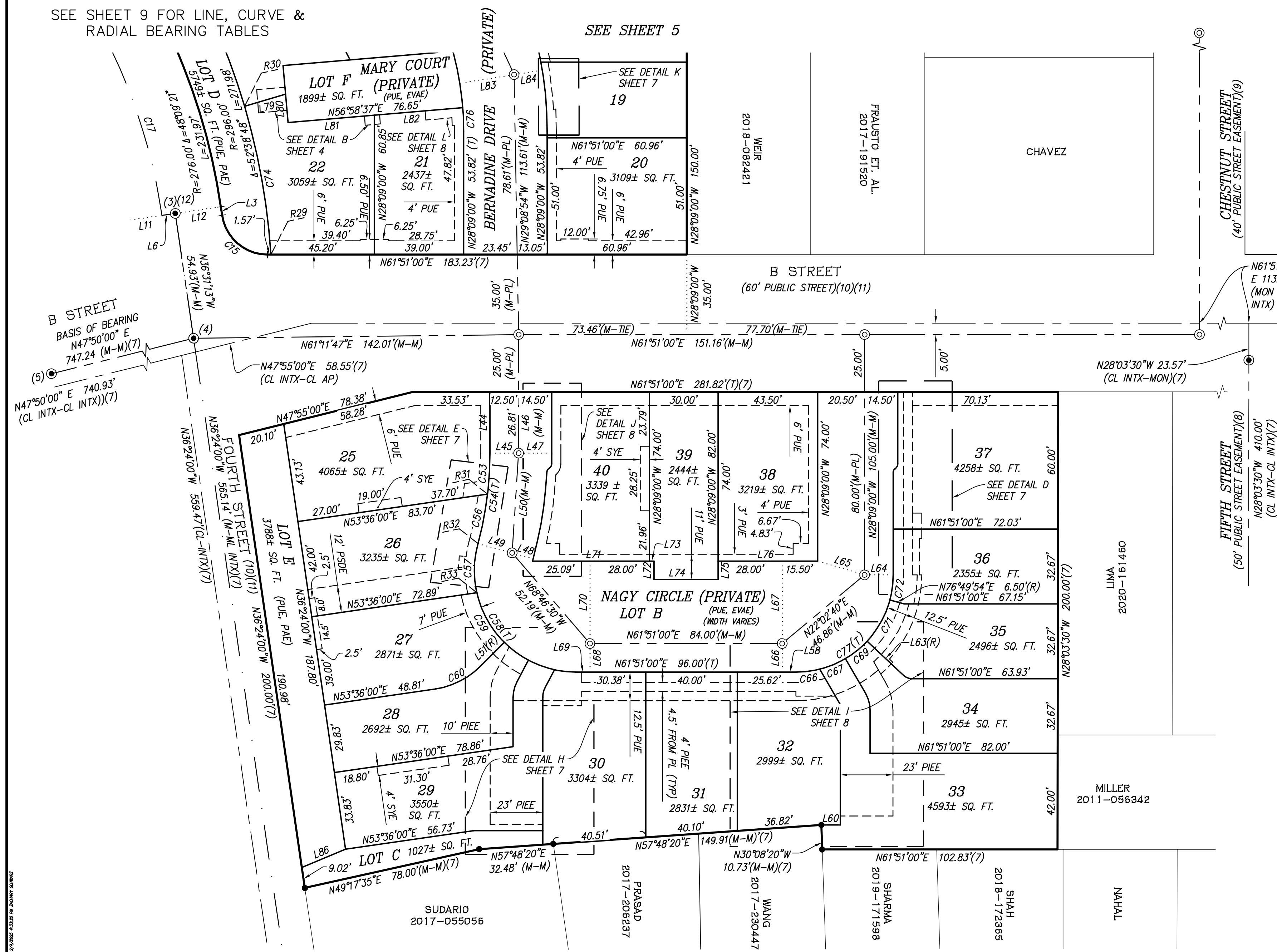


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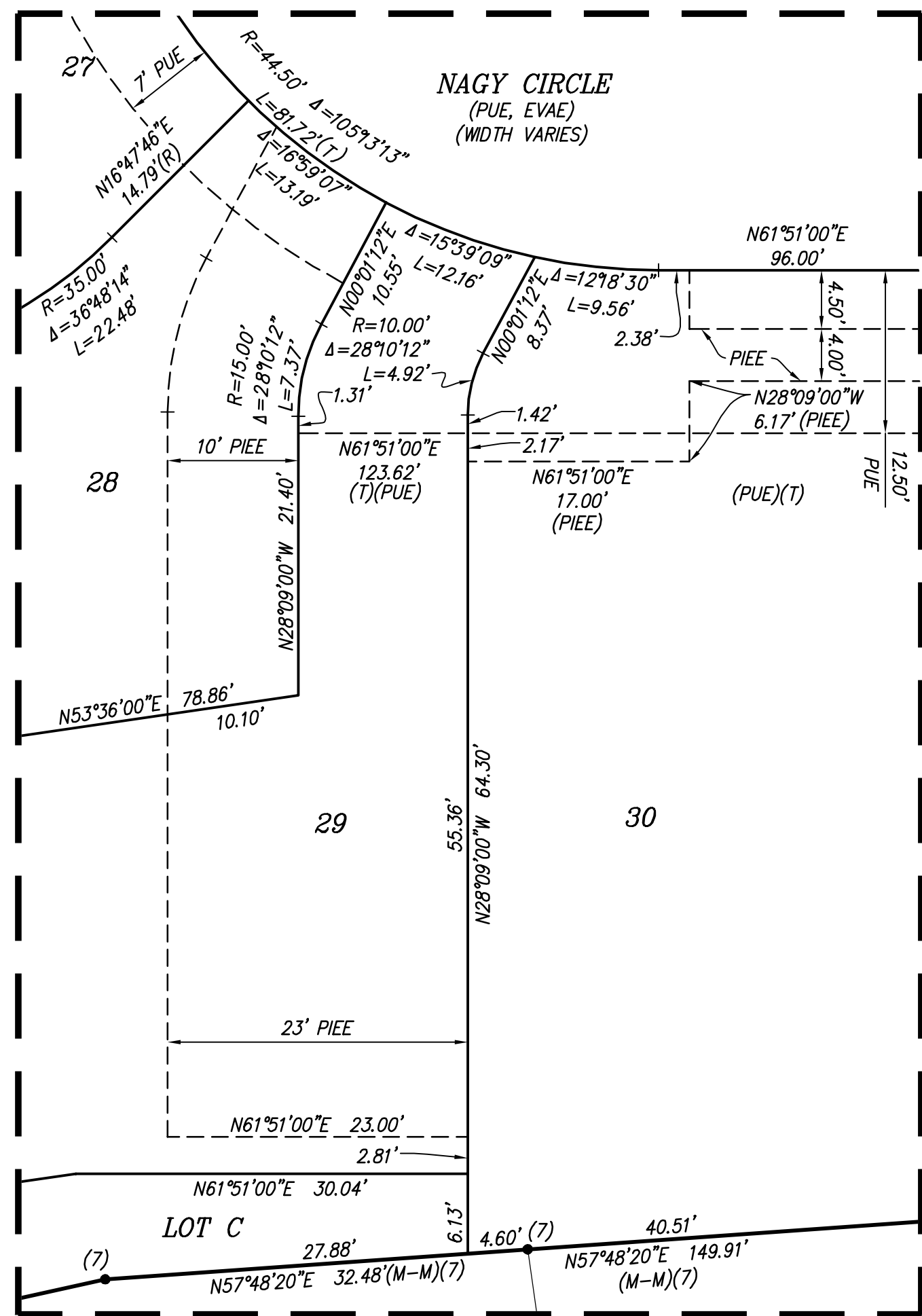
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- SDE STORM DRAIN EASEMENT
- SYE SIDE YARD EASEMENT
- SFNF SEARCHED FOR NOT FOUND
- SQ.FT. SQUARE FEET
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- (R) RADIAL
- (DATA)(#) RECORD DATA & REFERENCE
- INTX INTERSECTION



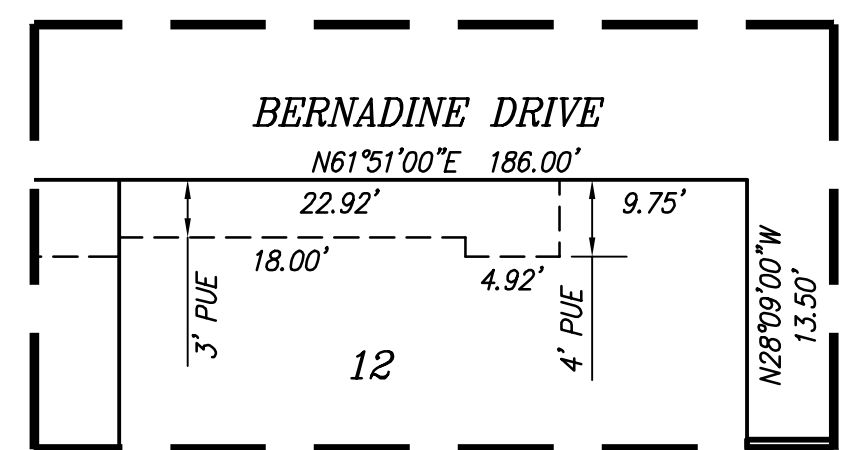
**TRACT 8427**  
**B STREET**

BEING A SUBDIVISION OF ALL OF THOSE PARCELS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AS INSTRUMENT NO. 2024-063110 OFFICIAL RECORDS OF ALAMEDA COUNTY

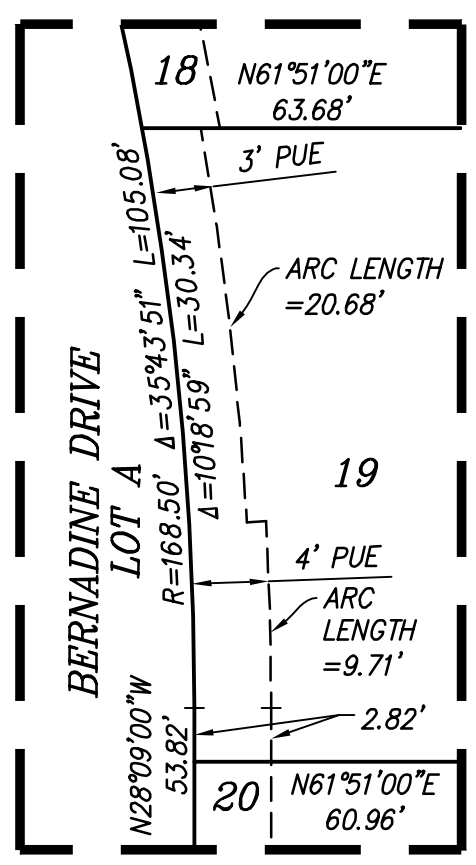
CITY OF HAYWARD, COUNTY OF ALAMEDA, STATE OF CALIFORNIA  
 RUGGERI-JENSEN-AZAR  
 CIVIL ENGINEERS, PLANNERS, SURVEYORS  
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 FEBRUARY 2025



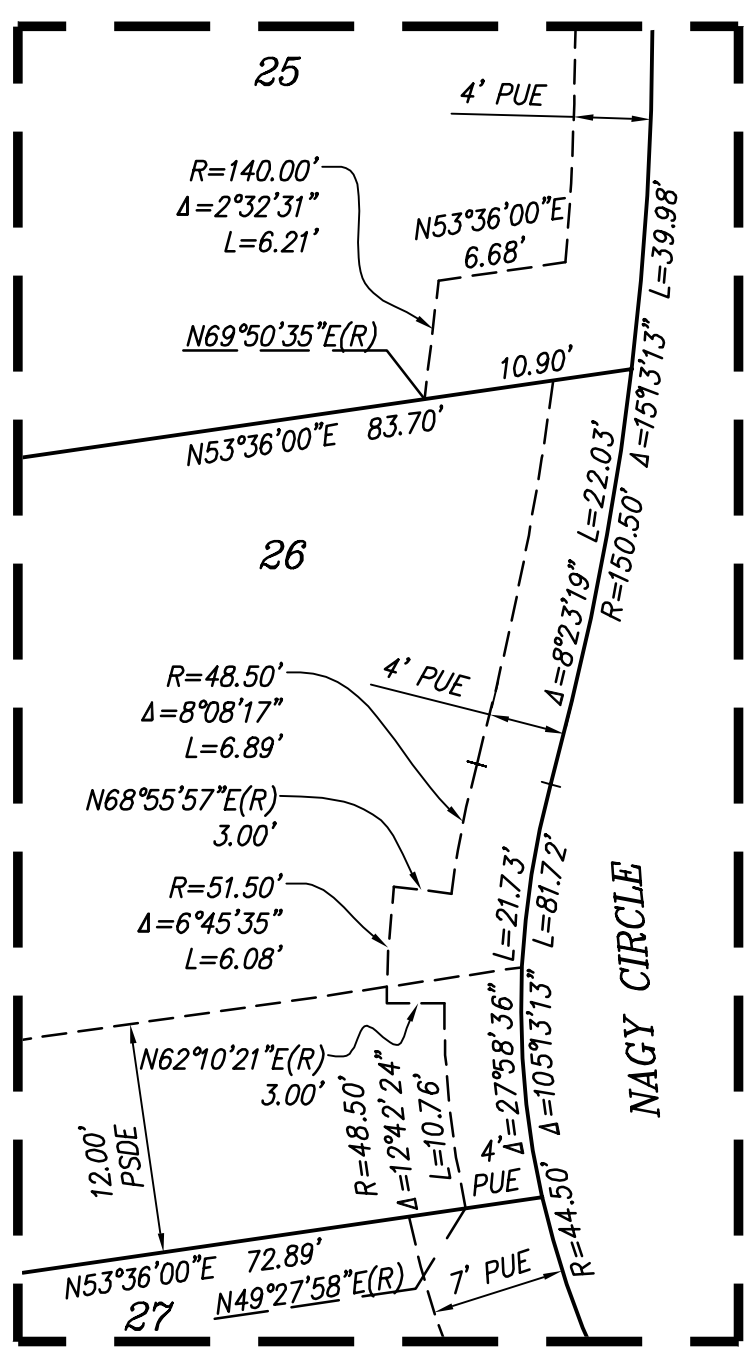
DETAIL H  
1" = 10'



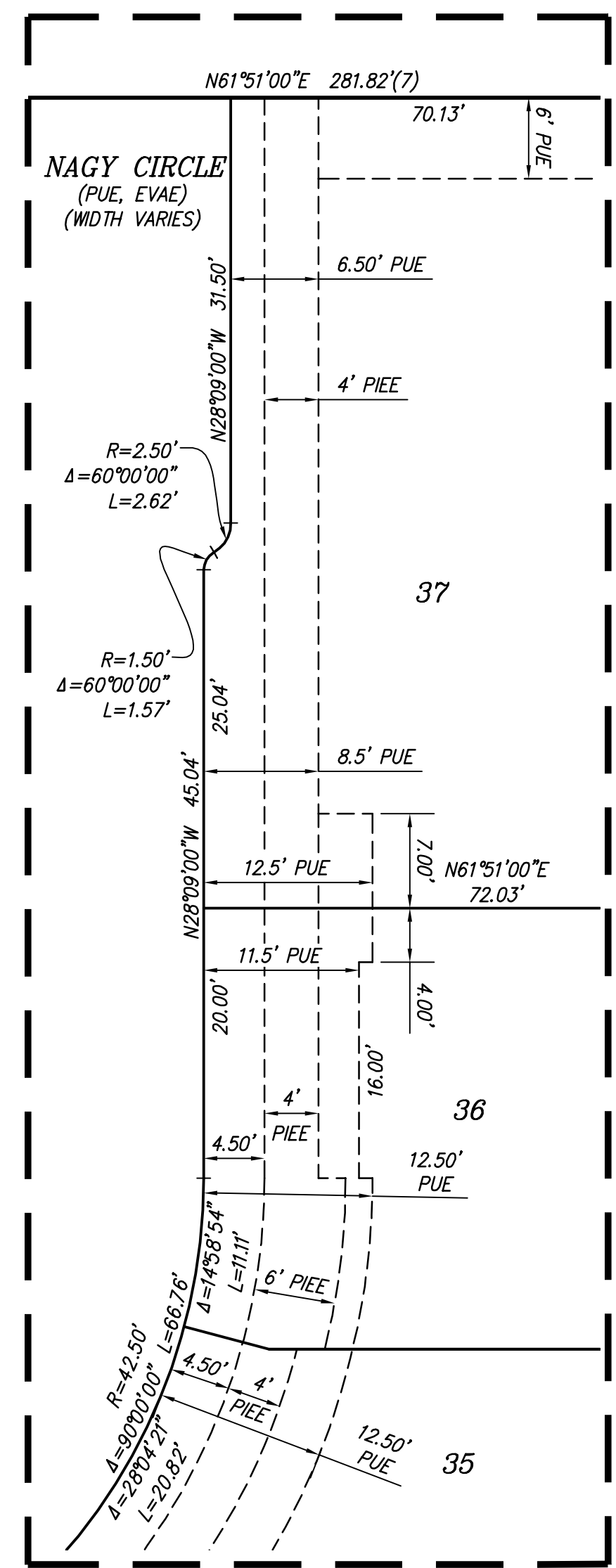
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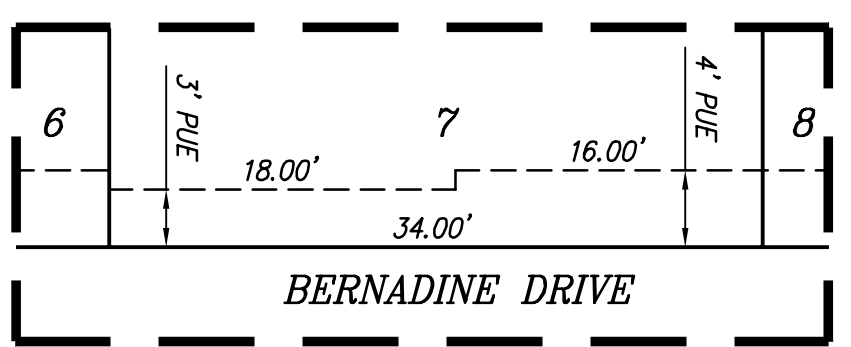
DETAIL K  
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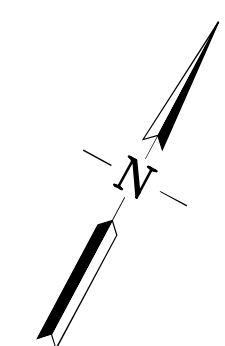
DETAIL E  
1" = 10'



DETAIL D  
1" = 10'



DETAIL F  
1" = 10'



**BASIS OF BEARINGS**  
THE BEARING BETWEEN THE FOUND MONUMENTS ON THE MONUMENT LINE OF B STREET PER PARCEL MAP NO. 2511 (102 PM 33) TAKEN AS NORTH 47°55'00" EAST.

- NOTES:**
1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
  2. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS OR DELTAS MAY NOT EQUAL THE OVERALL DIMENSION OR DELTA.

**LEGEND**

	TRACT BOUNDARY LINE
	LOT LINE
	MONUMENT LINE
	MONUMENT TIE LINE
	NEW EASEMENT LINE AS NOTED
	EXISTING EASEMENT LINE AS NOTED
	SET STANDARD CITY OF HAYWARD MONUMENT, STAMPED LS 6441
	FOUND STANDARD CITY OF HAYWARD MONUMENT PER REFERENCE, AS NOTED
	FOUND IRON PIN AS NOTED
	EVAE EMERGENCY VEHICLE ACCESS EASEMENT
	EX EXISTING
	PAE PEDESTRIAN ACCESS EASEMENT
	PIEE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT
	PUE PUBLIC UTILITY EASEMENT
	PSDE PRIVATE STORM DRAIN EASEMENT
	SDE STORM DRAIN EASEMENT
	SYE SIDE YARD EASEMENT
	SFNF SEARCHED FOR NOT FOUND
	SQ.FT. SQUARE FEET
	(M-M) MONUMENT TO MONUMENT
	(M-PL) MONUMENT TO PROPERTY LINE
	(R) RADIAL
	(DATA)(#) RECORD DATA & REFERENCE
	INTX INTERSECTION

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FEBRUARY 2025





**RADIAL BEARING TABLE**

Radial Bearing Table		
Radial	Radial Bearing	Radius
R1	N46°26'51"W	1290.85'
R1	N31°30'00"E	56.00'
R2	N00°19'12"E	56.00'
R2	N02°53'28"W	163.69'
R3	N12°36'54"W	163.69'
R3	N13°32'57"W	131.71'
R4	N38°08'28"W	131.71'
R4	N38°07'56"W	473.64'
R5	N48°59'58"W	473.64'
R5	N47°10'12"W	102.76'
R6	N24°49'10"W	102.76'
R7	N28°15'03"W	122.77'
R8	N55°30'06"W	122.77'
R8	N58°53'06"W	145.82'
R9	N81°25'51"W	145.82'
R9	N82°21'36"W	184.30'
R10	N69°31'48"W	184.30'
R10	N68°29'25"W	672.91'
R11	N62°23'07"W	672.91'
R12	N16°34'26"E	
R13	N05°28'19"E	
R14	N13°04'51"E	
R15	N21°43'44"E	
R16	N52°16'01"W	
R17	N14°29'25"W	
R18	N27°52'17"E	
R19	N32°58'25"E	
R20	N46°27'27"E	
R21	N57°22'05"E	
R22	N39°49'48"E	
R23	N51°32'01"E	
R24	N45°21'19"E	
R25	N10°41'17"E	
R26	N11°53'40"W	
R27	N83°13'01"E	
R28	N34°35'07"W	
R29	N58°07'07"E	
R30	N45°21'19"E	
R31	N68°40'55"E	
R32	N77°04'14"E	
R33	N49°05'37"E	
R34	N16°23'01"E	

**CURVE TABLE**

Curve Table			
Curve	Radius	Delta	Length
C1	1290.85'	0°59'45"	22.44'
C2	56.00'	31°10'49"	30.48'
C3	163.69'	9°43'26"	27.78'
C4	131.71'	24°35'31"	56.53'
C5	473.64'	10°52'03"	89.84'
C6	102.76'	22°21'03"	40.08'
C7	122.77'	27°15'02"	58.39'
C8	145.82'	22°32'45"	57.38'
C9	184.30'	12°49'49"	41.27'
C10	672.91'	6°06'18"	71.70'
C11	1290.85'	3°33'06"	80.02'
C12	20.00'	90°02'07"	31.43'
C13	224.00'	31°40'53"	123.86'
C14	224.00'	10°58'28"	42.90'
C15	20.00'	81°42'54"	28.52'
C16	250.00'	24°06'21"	105.18'
C17	250.00'	24°03'00"	104.94'
C18	94.00'	7°37'09"	12.50'
C19	296.00'	3°10'00"	16.36'
C20	296.00'	1°56'08"	10.00'
C21	296.00'	6°08'34"	31.73'
C22	94.00'	14°11'57"	23.30'
C23	94.00'	21°49'06"	35.80'
C24	132.00'	20°20'18"	46.86'
C25	296.00'	12°22'53"	63.96'
C26	46.50'	24°07'01"	19.57'
C27	46.50'	30°56'59"	25.12'
C28	46.50'	55°04'01"	44.69'
C29	29.50'	71°19'21"	36.72'
C30	29.50'	48°37'54"	25.04'
C31	29.50'	22°41'27"	11.68'
C32	67.50'	22°34'57"	26.60'
C33	67.50'	26°28'00"	31.18'
C34	67.50'	3°53'03"	4.58'
C35	18.00'	90°00'00"	28.27'
C36	54.00'	15°54'56"	15.00'
C37	57.50'	19°48'55"	19.89'
C38	168.50'	0°55'35"	2.72'
C39	168.50'	12°47'04"	37.60'
C40	168.50'	11°42'13"	34.42'
C41	168.50'	10°18'59"	30.34'
C42	168.50'	35°43'51"	105.08'
C43	168.50'	1°10'46"	3.47'
C44	132.00'	35°43'51"	82.32'
C45	132.00'	6°15'19"	14.41'

Curve Table			
Curve	Radius	Delta	Length
C46	132.00'	4°39'18"	10.72'
C47	204.00'	7°36'31"	27.09'
C48	296.00'	8°52'58"	45.89'
C49	296.00'	7°22'27"	38.10'
C50	4.50'	45°00'00"	3.53'
C51	4.50'	45°00'00"	3.53'
C15	20.00'	81°42'54"	28.52'
C53	150.50'	6°49'55"	17.95'
C54	150.50'	15°13'13"	39.98'
C56	150.50'	8°23'19"	22.03'
C57	44.50'	27°58'36"	21.73'
C58	44.50'	105°13'13"	81.72'
C59	44.50'	32°17'52"	25.08'
C60	35.00'	36°48'14"	22.48'
C66	42.50'	14°08'38"	10.49'
C67	42.50'	16°23'08"	12.15'
C69	42.50'	16°24'59"	12.18'
C71	42.50'	28°04'21"	20.82'
C72	42.50'	14°58'54"	11.11'
C74	296.00'	12°45'48"	65.94'
C76	132.00'	4°28'55"	10.33'
C77	42.50'	90°00'00"	66.76'

(T)  
(T)

**LINE TABLE**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65°01'53"E	95.84'
L2	N41°56'07"W	10.51'
L3	N36°26'06"W	3.76'
L4	N36°31'13"W	55.15'
L5	N48°06'00"E	23.34'
L6	N53°33'54"E	5.87'
L7	N48°03'53"E	26.00'
L8	N48°03'53"E	26.00'
L9	N05°24'33"E	26.00'
L10	N05°24'33"E	26.00'
L11	N53°33'54"E	26.00'
L12	N53°33'54"E	26.00'
L13	N26°07'09"E	15.50'
L14	N26°07'09"E	21.00'
L15	N52°42'47"E	24.00'
L16	N52°42'47"E	12.50'
L22	N14°34'20"E	23.88'
L23	N75°25'40"W	17.20'
L24	N75°25'40"W	44.00'
L25	N75°25'40"W	12.39'
L26	N47°56'15"E	3.50'
L27	N75°25'40"W	3.00'
L28	N33°01'23"W	25.00'
L29	N45°21'19"E	18.68'
L30	N28°09'00"W	9.70'
L31	N45°56'04"E	3.50'
L32	N36°24'00"W	6.44'
L33	N56°28'42"E	10.00'
L34	N75°25'40"W	7.25'
L36	N14°34'20"E	10.00'
L37	N61°51'00"E	20.44'
L38	N16°51'00"E	9.45'
L39	N73°09'00"W	9.45'
L40	N28°09'00"W	12.50'
L41	N28°09'00"W	16.00'
L42	N28°09'00"W	13.50'
L44	N28°09'00"W	26.81'
L45	N61°51'00"E	12.50'
L46	N28°09'00"W	51.81'
L47	N61°51'00"E	14.50'
L48	N77°04'14"E	9.50'
L49	N77°04'14"E	15.50'
L50	N24°26'38"W	43.67'
L51	N16°47'46"E	14.79'
L58	N61°51'00"E	6.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L60	N61°56'30"E	8.27'
L64	N61°51'00"E	12.50'
L65	N78°09'50"E	21.36'
L66	N28°09'00"W	12.50'
L67	N28°09'00"W	36.00'
L68	N28°09'00"W	12.50'
L69	N61°51'00"E	6.00'
L70	N28°09'00"W	36.00'
L71	N61°51'00"E	51.09'
L72	N28°09'00"W	8.00'
L73	N61°51'00"E	2.00'
L74	N61°51'00"E	28.00'
L75	N28°09'00"W	8.00'
L79	N45°21'19"E	18.68'
L83	N52°42'47"E	24.00'
L84	N52°42'47"E	12.50'
L86	N39°06'31"E	20.66'
L87	N14°34'20"E	15.47'
L88	N14°34'20"E	9.53'
L89	N28°09'00"W	12.50'
L90	N28°09'00"W	16.00'
L91	N61°51'00"E	16.00'

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**ADDITIONAL INFORMATION SHEET**

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES AND NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA GOVERNMENT CODE SECTION 66434.2 (THE SUBDIVISION MAP ACT):

**NOTES:**

1. THE APPROVED VESTING TENTATIVE MAP (VTTM-8427) CONDITIONS OF APPROVAL OF CITY RESOLUTION NO. \_\_\_\_\_ ADOPTED JULY 10, 2018.
2. THE REAL PROPERTY DESIGNATED AS "LOT A" (BERNADINE DRIVE & AZORES COURT), "LOT B" (NAGY CIRCLE), "LOT F" (MARY COURT) AS SHOWN HEREON SHALL BE CREATED AND GOVERNED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUBDIVISION WHICH WILL BE RECORDED SIMULTANEOUSLY WITH THIS MAP. NO LOTS SHALL BE LANDLOCKED.
3. THE REAL PROPERTY DESIGNATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) FOR THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION AND MAINTENANCE OF PRIVATE STORM DRAINS, APPLICABLE STRUCTURES AND APPURTENANCES THERETO, AS SHOWN HEREON SHALL BE CREATED AND GOVERNED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUBDIVISION WHICH WILL BE RECORDED SIMULTANEOUSLY WITH THIS MAP.
4. THE REAL PROPERTY DESIGNATED AS "PIEE" (PRIVATE INGRESS & EGRESS EASEMENT) FOR THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM AS SHOWN HEREON SHALL BE CREATED AND GOVERNED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUBDIVISION WHICH WILL BE RECORDED SIMULTANEOUSLY WITH THIS MAP.
5. THE REAL PROPERTY DESIGNATED AS "SYE" (SIDE YARD EASEMENT) FOR YARD AND DRAINAGE PURPOSES AS SHOWN HEREON SHALL BE CREATED AND GOVERNED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUBDIVISION WHICH WILL BE RECORDED SIMULTANEOUSLY WITH THIS MAP.
6. THE REAL PROPERTY DESIGNATED AS "PARCEL A", "PARCEL B", "LOT C", "LOT D", "LOT E" AS SHOWN HEREON ARE COMMON AREAS FOR THE PURPOSES OF, BUT NOT LIMITED TO ACCESS, UTILITIES, DRAINAGE, INGRESS AND SHALL BE CREATED AND GOVERNED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUBDIVISION WHICH WILL BE RECORDED SIMULTANEOUSLY WITH THIS MAP. SAID STREETS AND COURTS ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC.
7. THE PRIVATE CROSS-LOT AREA DRAINS AND WATER SERVICES SHALL BE MENTIONED, MAINTAINED, AND GOVERNED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUBDIVISION WHICH WILL BE RECORDED SIMULTANEOUSLY WITH THIS MAP.
8. PER COA #12, THE CC&R'S SHALL RESTRICT ACCESS TO PARCEL B ACCORDINGLY.