

REVISED: November 24, 1992

CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP 5842

PRIOR TO APPROVAL OF THE PARCEL MAP:

1. A covenant shall be recorded detailing the requirement in the design of any future development that Parcel 2 shall incorporate three off-street parking spaces which shall not be located in required yard areas.
2. An open space and conservation easement, as determined by the City Engineer, shall be dedicated to the City as indicated on the Tentative Parcel Map. The precise location shall be determined by the City Engineer.
3. A reciprocal ingress and egress access easement shall be recorded for the common driveway areas affecting Parcels 1 and 2.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

4. A revised soils report shall be required which will also address previous soils engineering reports and include any new soils and geological data.
5. A grading permit/plan approved by City Council shall be required.
6. Site Plan Review shall be required for any future home to be located on Parcel 2.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

7. Park Dedication In-Lieu Fees will be due for one new dwelling unit (Parcel 2). Fees shall be those in effect at the time of building permit issuance.
8. The applicant shall pay the interim supplemental building construction and improvement tax. Fees shall be those in effect at the time of building permit issuance.

Parcel Map 5842 Map BK 208 pp 93-94 J-941

OWNERS' STATEMENT

THE UNDERSIGNED, DO HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED UPON AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 5842, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA"; CONSISTING OF TWO SHEETS, THIS STATEMENT BEING UPON SHEET ONE THEREOF; THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF GRANT DEED, RECORDED JULY 19, 1989, UNDER SERIES NUMBER 89-192671, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

AS OWNERS:
JOSEPH F. MARVER AND LINDA H. MARVER,
HUSBAND AND WIFE AS JOINT TENANTS

BY Joseph F. Marver BY Linda H. Marver
JOSEPH F. MARVER LINDA H. MARVER

OWNERS' ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Alameda) ss.
ON August 19, 1993 BEFORE ME, P.E. Foxworthy, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Joseph F. Marver AND Linda H. Marver, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) I WERE 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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: P.E. Foxworthy (SEAL)
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PROPERTY DESCRIPTION

"PARCEL MAP 5842, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", IS A SUBDIVISION INTO TWO PARCELS FROM THAT CERTAIN PARCEL OF LAND, RECORDED JULY 19, 1989, UNDER SERIES NUMBER 89-192671 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA. SAID PARCEL OF LAND ALSO BEING LOT 140 OF TRACT 3780, FILED MAY 26, 1978, IN BOOK 103 OF MAPS AT PAGES 21 THROUGH 30 INCLUSIVE, RECORDS OF ALAMEDA COUNTY.

DIRECTOR OF PUBLIC WORKS STATEMENT

THIS MAP IS HEREBY APPROVED PURSUANT TO THE PROVISIONS OF ARTICLE 3, CHAPTER 10, SECTION 10-3.170 OF THE HAYWARD MUNICIPAL CODE.

DATED: August 23, 1993
A. AMERI R.C.E. No. 40155
EXPIRATION DATE: 9-30-94
ACTING DIRECTOR OF PUBLIC WORKS
CITY OF HAYWARD

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED: August 23, 1993
BY: L. Simmons
L. SIMMONS
ACTING CITY ENGINEER
CITY OF HAYWARD
R.C.E. NO. 24059
REGISTRATION EXPIRES 12-31-93

SURVEY DATA IS TECHNICALLY CORRECT.

DATED: August 19, 1993
BY: Harold B. Davis
HAROLD B. DAVIS
CITY SURVEYOR, CITY OF HAYWARD
L.S. 3352
LICENSE EXPIRES 6-30-1996



ENGINEER'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 JOSEPH F. MARVER ON NOVEMBER 23, 1992. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

DATED: 8-5-1993
Yevgeni Philipovitch
YEVGENI PHILIPOVITCH
R.C.E. NO. 25392
EXPIRES 12-31-1993



PARCEL MAP 5842

CITY OF HAYWARD
ALAMEDA COUNTY, CALIFORNIA

DATE: NOVEMBER 1992

Brian Kangas Foulk
CONSULTING ENGINEERS * PLANNERS * SURVEYORS
HAYWARD, CALIFORNIA

CERTIFICATE OF CLERK, BOARD OF SUPERVISORS

I, WILLIAM MEHRWEIN, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: October 6, 1993
WILLIAM MEHRWEIN, CLERK OF THE BOARD OF SUPERVISORS, ALAMEDA COUNTY, CALIFORNIA
BY: Rosalinda Caballero
DEPUTY

COUNTY RECORDER'S STATEMENT

FILED THIS 13 DAY OF October, 1993, AT 10:18 A.M.,
RECORDER'S SERIES NO. 93-362063 IN BOOK 208 OF PARCEL MAPS AT
PAGES 93-94 AT THE REQUEST OF THE CITY ENGINEER OF THE CITY OF HAYWARD.
FEE: \$800

PATRICK O'CONNELL, COUNTY RECORDER IN AND FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: M. J. O'Connell
DEPUTY COUNTY RECORDER



SCALE: 1" = 30' DATE: JUNE 1993

CONSULTING ENGINEERS * PLANNERS * SURVEYORS
HAYWARD, CALIFORNIA

THE BEARING N 29° 02' 03" E BETWEEN FOUND MONUMENTS AT MONUMENT LOCATED NEAR THE INTERSECTION OF DOBBEL AVENUE WITH DRYDEN COURT AND THE MONUMENT AT SAID DRYDEN COURT CUL-DE-SAC; SAID BEARING AS SHOWN ON MAP ENTITLED "TRACT 3762, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", FILED IN BOOK 103 OF MAPS AT PAGES 21 THROUGH 30 INCLUSIVE, RECORDS OF ALAMEDA COUNTY, CALIFORNIA.

WHEN TITLE TO PARCEL 1 OR PARCEL 2 PASSES, THE
RECIPROCAL EASEMENT FOR INGRESS AND EGRESS, AS
INDICATED HEREON, SHALL BE GRANTED AND/OR RESERVED.

=====	EXTERIOR BOUNDARY
-----	CENTERLINE
-----	MONUMENT LINE
-----	EASEMENT LINE
M--M	MONUMENT TO MONUMENT
⊙	FOUND STREET MONUMENT
⊕	SET CROSS
⊙	SET NAIL & TAG, TAGGED RCE 25392
○	SET 1" IRON PIPE, TAGGED RCE 25392
P.U.E.	PUBLIC UTILITY EASEMENT
T.P.E.	TREE PLANTING EASEMENT
P.T.&T.CO.	PACIFIC TELEPHONE AND TELEGRAPH COMPANY
ESMT	EASEMENT
()	RECORD DATA PER TRACT 3762, 103 M 21-30

