

OWNER'S STATEMENT

THE UNDERSIGNED, JASON CREEK VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 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 8670, MOHR DRIVE", CONSISTING OF 6 SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF; THAT SAID UNDERSIGNED ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT GRANT DEED RECORDED JANUARY 31, 2024, AS INSTRUMENT NUMBER 2024014690, AND THAT GRANT DEED RECORDED SEPTEMBER 25, 2024 AS INSTRUMENT NUMBER 2024117578, 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 DOES HEREBY DEDICATES TO THE CITY OF HAYWARD IN FEE THE 5' DEDICATION OF MOHR DRIVE FOR USES AND PURPOSES OF A PUBLIC HIGHWAY;

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE CITY OF HAYWARD, 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 CITY OF HAYWARD FOR PUBLIC USE SOLELY FOR EMERGENCY VEHICLE ACCESS OVER, UPON AND ACROSS THOSE AREAS DESIGNATED "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT);

AND THE UNDERSIGNED DO HEREBY RESERVE AN EASEMENT FOR PRIVATE USE OVER THE AREAS DESIGNATED AS "PAE" (PRIVATE ACCESS EASEMENT) FOR THE BENEFIT OF ALL LOTS IN THIS SUBDIVISION. SAID EASEMENTS SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING TRACT 8670.

AND THE UNDERSIGNED DO HEREBY RESERVE AN EASEMENT FOR PRIVATE USE OVER THE AREAS DESIGNATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) FOR THE PURPOSE OF UNDERGROUND STORMWATER DRAINAGE AND THE INSTALLATION, OPERATION, USE, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RESTORATION AND REMOVAL OF STORM DRAIN SYSTEM SERVING THIS SUBDIVISION; SAID EASEMENTS SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING TRACT 8670;

AND THE UNDERSIGNED DO HEREBY RESERVE THE PARCELS LABELED PARCEL B AND PARCEL C FOR ACCESS, UTILITY, DRAINAGE, WALL/FENCE MAINTENANCE, STORM WATER TREATMENT, AND LANDSCAPING PURPOSES. SAID PARCELS SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING TRACT 8670.

AND THE UNDERSIGNED DO HEREBY RESERVE THE PARCEL LABELED PARCEL D FOR ACCESS, UTILITY, WALL/FENCE MAINTENANCE, AND LANDSCAPING PURPOSES. SAID PARCEL SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING TRACT 8670.

AND THE UNDERSIGNED DO HEREBY RESERVE THE PARCEL LABELED PARCEL E FOR ACCESS, OPEN SPACE, UTILITY, DRAINAGE, WALL/FENCE MAINTENANCE, AND LANDSCAPING PURPOSES. SAID PARCEL SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING TRACT 8670.

AND THE UNDERSIGNED DO HEREBY RESERVE THE PARCEL LABELED PARCEL A (WONDERLAND COURT) FOR THE PURPOSES OF PRIVATE STREET, PARKING, DRIVEWAYS, AND STORM WATER TREATMENT; SAID PARCEL HEREBY CONSTITUTES PRIVATE ACCESS EASEMENT (PAE) 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 THE 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____.
AS OWNER: JASON CREEK VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
NGAI MING WANG, MANAGER

TRACT 8670
MOHR DRIVE

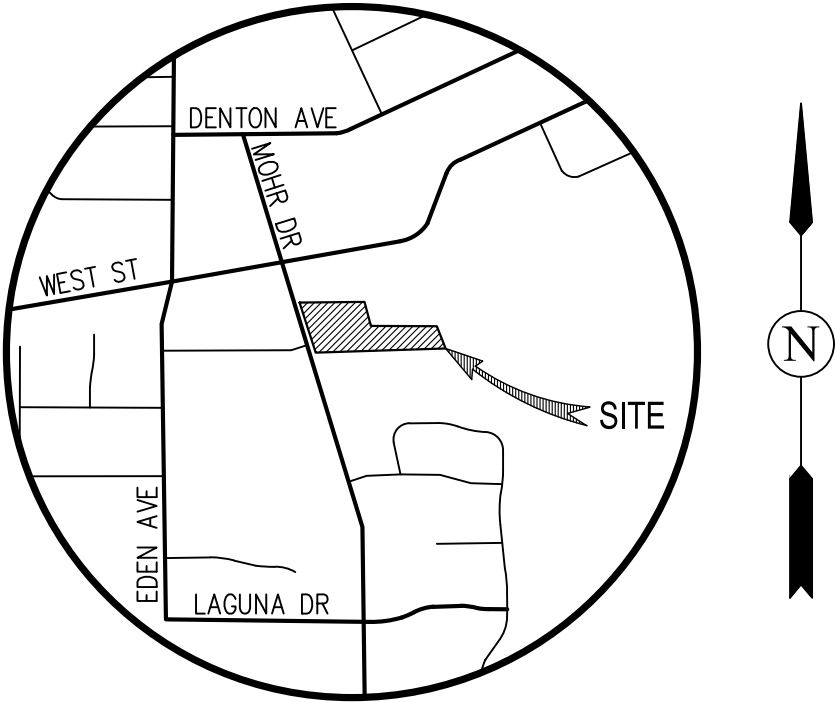
CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF A PORTION OF LOT 18 OF
MAP OF SOUTH MOHRLAND (4 M 85)
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



CIVIL ENGINEERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

▪ SURVEYORS ▪ PLANNERS
OCTOBER 2024



VICINITY MAP

NOT TO SCALE

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 _____ } SS.
COUNTY OF _____ }

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: _____

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

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.

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

BY: _____
DEPUTY COUNTY RECORDER

TRACT 8670 MOHR DRIVE

CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF A PORTION OF LOT 18 OF
MAP OF SOUTH MOHRLAND (4 M 85)
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



CIVIL ENGINEERS SURVEYORS PLANNERS
OCTOBER 2024

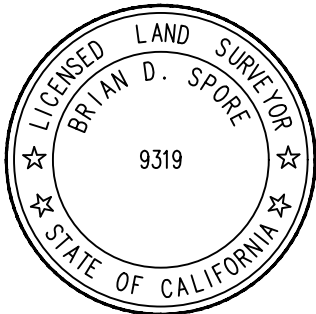
SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

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 8670, MOHR DRIVE", CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA:

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

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



BRIAN D. SPORE, PLS 9319
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 8670, MOHR DRIVE", CONSISTING OF 6 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, THE FEE IN MOHR DRIVE DEDICATION AND THE EASEMENTS OFFERED FOR DEDICATION AS "PUE" (PUBLIC UTILITY EASEMENT), "WLE" (WATER LINE EASEMENT), "SSE" (SANITARY SEWER EASEMENT), AND "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT).

IN WITNESS WHEREOF, 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

SOIL / GEOTECHNICAL REPORT NOTE

A PRELIMINARY GEOTECHNICAL INVESTIGATION ON THIS PROPERTY HAS BEEN PREPARED BY QUANTUM GEOTECHNICAL, INC, PROJECT NO. J049.G, DATED FEBRUARY 28, 2023, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

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 8670, MOHR DRIVE", CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA, CONSISTING OF 6 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 AMERI RCE NO. 40155
CITY ENGINEER, CITY OF HAYWARD
ALAMEDA COUNTY, STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

I, MARK H. WEHBER, HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JASON CREEK VENTURES, LLC, IT IS BASED UPON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN FEBRUARY 2024, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP (IF ANY) AND APPROVED AMENDMENTS THEREOF, I ALSO 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, 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 THIS MAP IS 1.45 ACRES, MORE OR LESS.

DATE _____



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

NOTE:

- DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF, AND ARE GROUND LEVEL DISTANCES.
- MONUMENT TIES ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- BEARINGS AND DISTANCES MATCH RECORD DATA UNLESS OTHERWISE NOTED.
- A 1" BRASS DISK, LS 7960, TO BE SET IN THE CURB AT A 0.25' OFFSET OF ANGLE POINTS AND LOT LINE EXTENSIONS FOR THE LOTS ON THE NORTH SIDE OF PARCEL A.
- A 1" BRASS DISK, LS 7960, TO BE SET IN THE SIDEWALK AT A 1.00' OFFSET, OR IN THE CURB AT A 0.25' OFFSET, OF ANGLE POINTS AND LOT LINE EXTENSIONS FOR THE LOTS ON THE SOUTH SIDE OF PARCEL A.

TRACT 8670
MOHR DRIVE

CONSISTING OF 6 SHEETS
BEING A SUBDIVISION OF A PORTION OF LOT 18 OF
MAP OF SOUTH MOHRLAND (4 M 85)
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



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WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 40' OCTOBER 2024



GRAPHIC SCALE

BASIS OF BEARINGS:

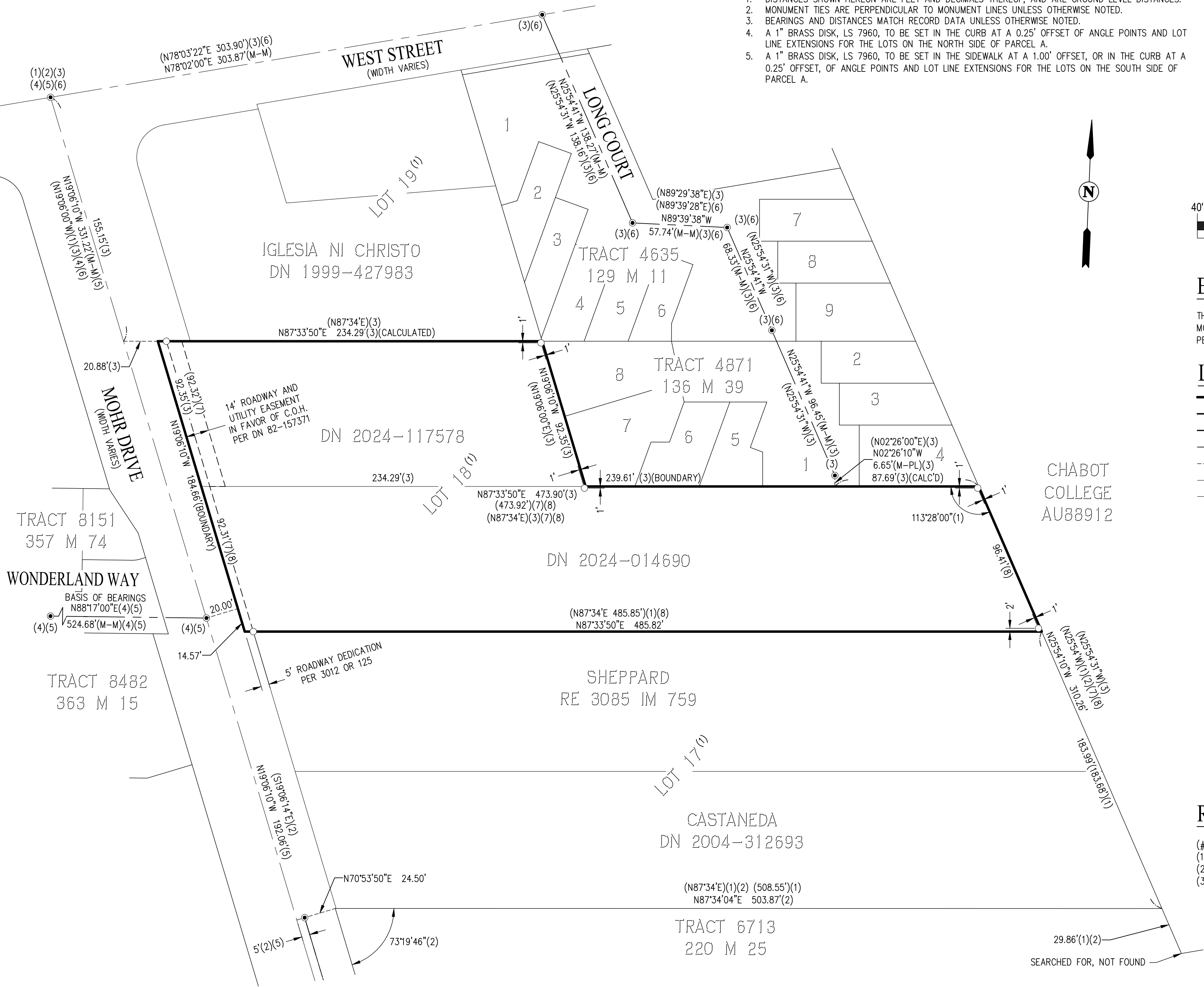
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN WONDERLAND WAY, THE BEARING BEING N88°17'00"E PER TRACT MAP NO. 8151, EDEN VILLAGE (357 M 74).

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	MONUMENT LINE
	CENTERLINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND MONUMENT C.O.H. UNLESS OTHERWISE NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	SET REBAR AND CAP OR 1" BRASS DISC, LS 7960
EVAE	EMERGENCY VEHICLE ACCESS
C.O.H.	CITY OF HAYWARD
PAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) MAP OF SOUTH MOHRLAND (4 M 85)
(2) TRACT 6713 (220 M 25)
(3) TRACT 4871 (136 M 39)
(4) TRACT 8151 (357 M 74)
(5) TRACT 8482 (363 M 15)
(6) TRACT 4635 (129 M 11)
(7) DEED (DN 2024-117578)
(8) DEED (DN 2024-01690)



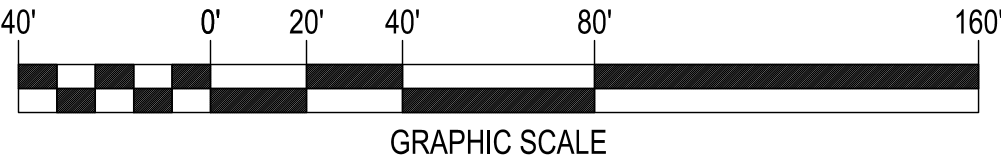
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SCALE: 1" = 40' OCTOBER 2024



BASIS OF BEARINGS:

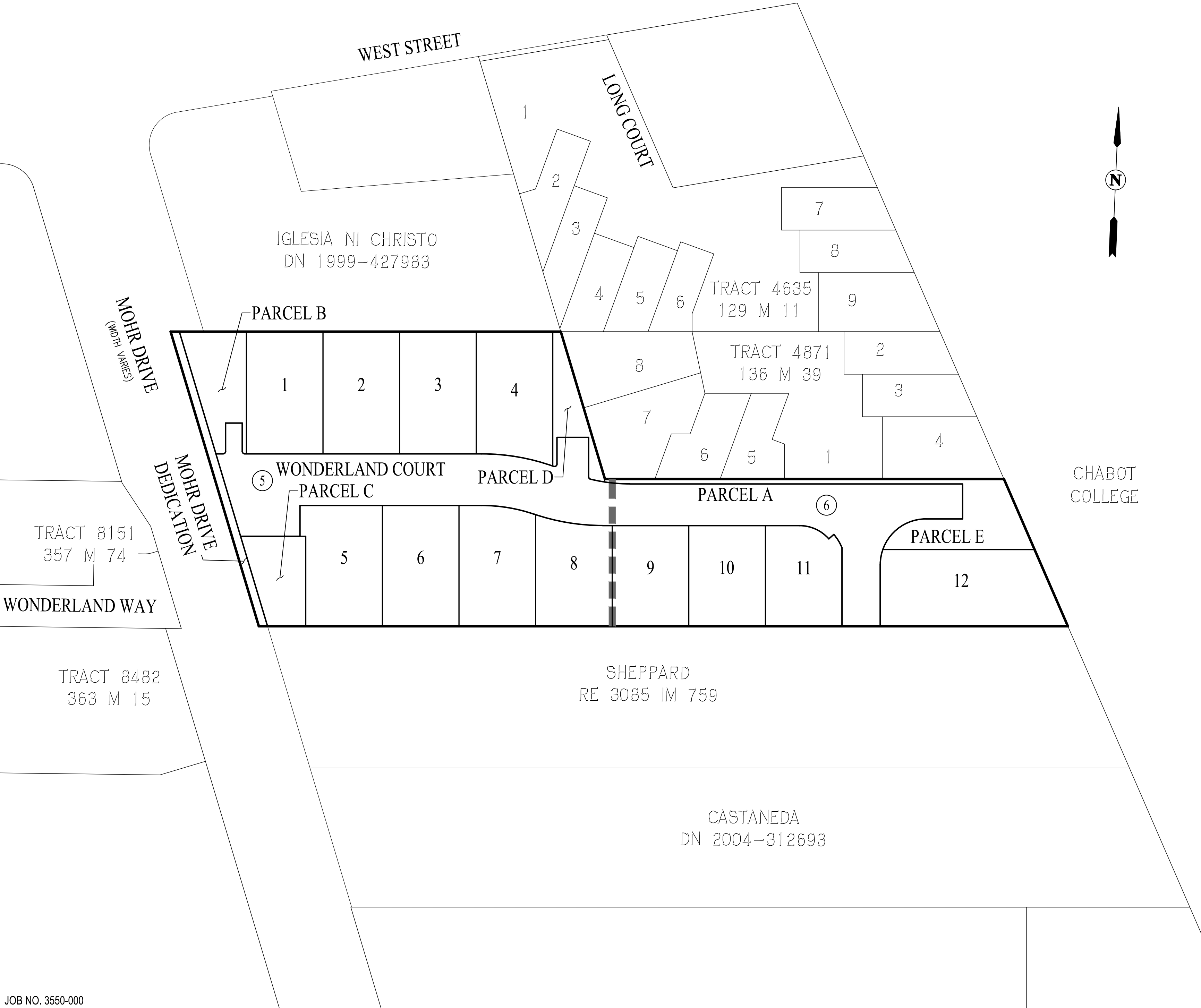
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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	MONUMENT LINE
	CENTERLINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
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SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
	SHEET LIMITS
(5)	SHEET NUMBER

REFERENCES:

(#)	INDICATES REFERENCE NUMBER	(4)	TRACT 8151 (357 M 74)
(1)	MAP OF SOUTH MOHRLAND (4 M 85)	(5)	TRACT 8482 (363 M 15)
(2)	TRACT 6713 (220 M 25)	(6)	TRACT 4635 (129 M 11)
(3)	TRACT 4871 (136 M 39)	(7)	DEED (DN 2024-117578)
		(8)	DEED (DN 2024-01690)



WEST STREET

NOTE:

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- A 1" BRASS DISK, LS 7960, TO BE SET IN THE SIDEWALK AT A 1.00' OFFSET, OR IN THE CURB AT A 0.25' OFFSET, OF ANGLE POINTS AND LOT LINE EXTENSIONS FOR THE LOTS ON THE SOUTH SIDE OF PARCEL A.

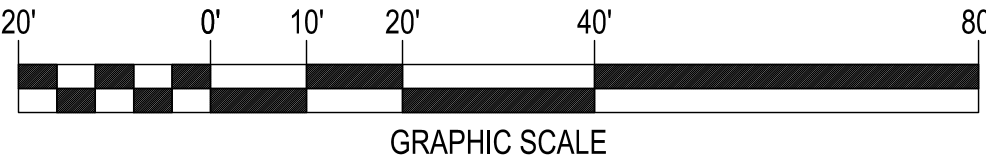
TRACT 8670
MOHR DRIVE

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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 20' OCTOBER 2024



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN WONDERLAND WAY, THE BEARING BEING N88°17'00"E PER TRACT MAP NO. 8151, EDEN VILLAGE (357 M 74).

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	MONUMENT LINE
	CENTERLINE
(T)	TOTAL DISTANCE
(R)	RADIAL BEARING
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TRACT 8151
357 M 74

WONDERLAND WAY

TRACT 8482
363 M 15

SHEPPARD
RE 3085 IM 759

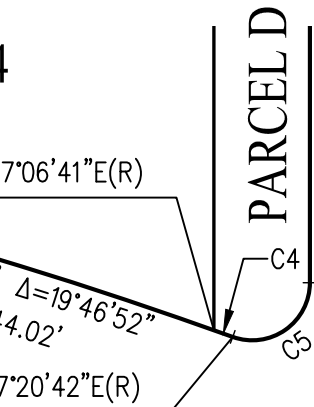
LINE TABLE		
NO	BEARING	LENGTH
L1	N87°33'50"E	4.30'
L2	N02°26'10"W	17.00'
L3	N87°33'50"E	10.00'
L4	N02°26'10"W	17.00'
L5	N02°26'10"W	16.01'

LINE TABLE		
NO	BEARING	LENGTH
L6	N87°33'50"E	19.00'
L7	N06°19'51"E	1.85'
L8	N14°38'33"E	3.42'
L9	N75°21'27"W	10.33'
L10	N14°38'33"E	3.41'

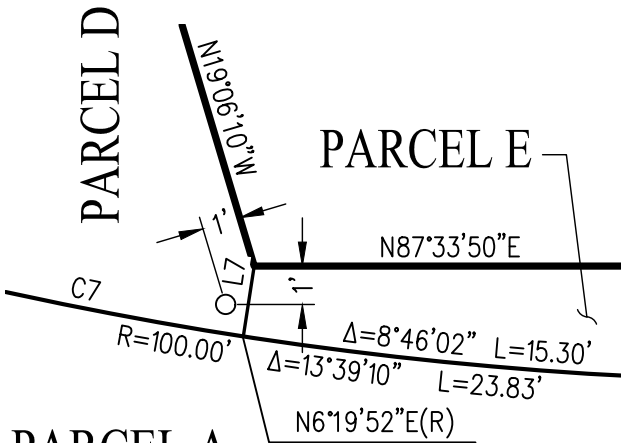
CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C1	1.50'	90°00'00"	2.36'	
C2	1.50'	90°00'00"	2.36'	
C3	127.50'	19°32'51"	43.50'	
C4	127.50'	0°14'01"	0.52'	
C5	1.50'	109°46'52"	2.87'	
C6	1.50'	76°20'50"	2.00'	

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
C7	100.00'	4°53'08"	8.53'	
C8	127.50'	0°30'17"	1.12'	
C9	127.50'	18°24'25"	40.96'	
C10	91.50'	18°05'15"	28.89'	
C11	100.00'	13°39'10"	23.83'	

(LOT LINE)



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

TRACT 8670

MOHR DRIVE

CONSISTING OF 6 SHEETS
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SCALE: 1" = 20' OCTOBER 2024



GRAPHIC SCALE

BASIS OF BEARINGS:

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LEGEND

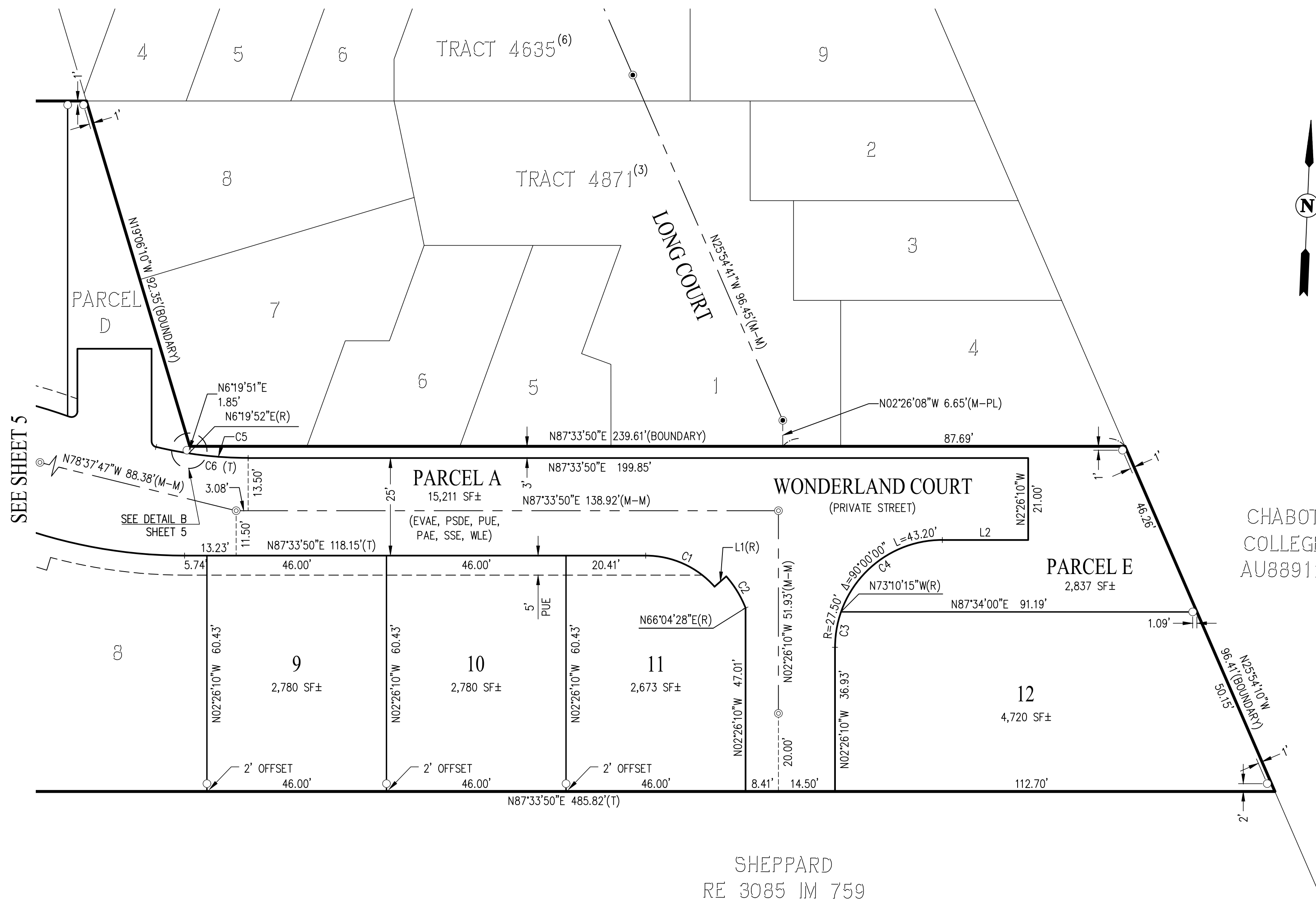
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C.O.H.	CITY OF HAYWARD
PAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT

REFERENCES:

(#)	INDICATES REFERENCE NUMBER	(4)	TRACT 8151 (357 M 74)
(1)	MAP OF SOUTH MOHRLAND (4 M 85)	(5)	TRACT 8482 (363 M 15)
(2)	TRACT 6713 (220 M 25)	(6)	TRACT 4635 (129 M 11)
(3)	TRACT 4871 (136 M 39)	(7)	DEED (DN 2024-117578)
		(8)	DEED (DN 2024-01690)

NOTE:

- DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF, AND ARE GROUND LEVEL DISTANCES.
- MONUMENT TIES ARE PERPENDICULAR TO MONUMENT LINES UNLESS OTHERWISE NOTED.
- BEARINGS AND DISTANCES MATCH RECORD DATA UNLESS OTHERWISE NOTED.
- A 1" BRASS DISK, LS 7960, TO BE SET IN THE CURB AT A 0.25' OFFSET OF ANGLE POINTS AND LOT LINE EXTENSIONS FOR THE LOTS ON THE NORTH SIDE OF PARCEL A.
- A 1" BRASS DISK, LS 7960, TO BE SET IN THE SIDEWALK AT A 1.00' OFFSET, OR IN THE CURB AT A 0.25' OFFSET, OF ANGLE POINTS AND LOT LINE EXTENSIONS FOR THE LOTS ON THE SOUTH SIDE OF PARCEL A.



LINE TABLE		
NO	BEARING	LENGTH
L1	N46°11'55"E	4.00'
L2	N87°33'50"E	22.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	23.50'	48°38'05"	19.95'
C2	27.50'	19°52'33"	9.54'
C3	27.50'	19°15'55"	9.25'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C4	27.50'	70°44'05"	33.95'
C5	100.00'	8°46'02"	15.30'
C6	100.00'	13°39'10"	23.83'