

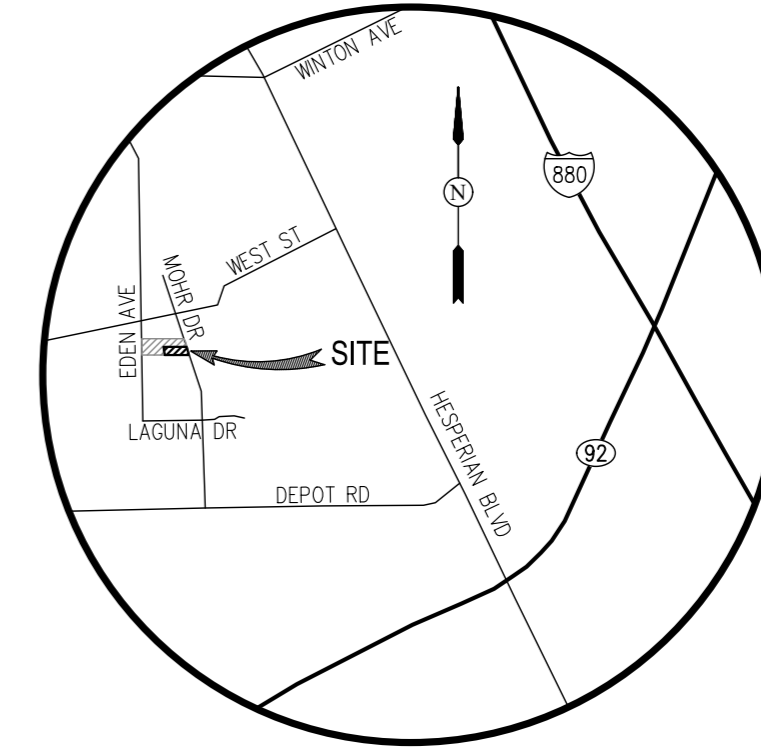
# TRACT 8482 EDEN VILLAGE PHASE 2

CONSISTING OF 3 SHEETS  
BEING A SUBDIVISION OF THE NEW LIU PARCEL AS SHOWN AND  
DESCRIBED IN LOT LINE ADJUSTMENT 19-02, DOC. NO. \_\_\_\_\_  
OF OFFICIAL RECORDS  
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS  
NOVEMBER 2019

SAN RAMON ■ (925) 866-0322  
SACRAMENTO ■ (916) 375-1877  
WWW.CBANDG.COM



VICINITY MAP  
NOT TO SCALE

## OWNER'S STATEMENT

THE UNDERSIGNED, CURTISS MINNESOTA DEVELOPMENT LLC, 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 8482, EDEN VILLAGE PHASE 2", CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA" CONSISTING OF 3 SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF; THAT SAID UNDERSIGNED ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT GRANT DEED RECORDED \_\_\_\_\_,

AS INSTRUMENT NUMBER \_\_\_\_\_, 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 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 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 PUBLIC SOLELY FOR EMERGENCY VEHICLE ACCESS OVER, UPON AND ACROSS THOSE AREAS DESIGNATED "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT);

AND THE UNDERSIGNED DO HEREBY RESERVE THE PARCEL LABELED PARCEL D FOR ACCESS, OPEN SPACE, UTILITY, DRAINAGE, WALL/FENCE MAINTENANCE, STORM WATER TREATMENT, AND LANDSCAPING PURPOSES. SAID PARCEL SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING TRACTS 8151 & 8482.

AND THE UNDERSIGNED DO HEREBY RESERVE THE PARCEL LABELED PARCEL E FOR THE PURPOSES OF PRIVATE STREET, PARKING AND DRIVEWAYS; 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 AS WELL AS FOR THE ADJOINING TRACT MAP NO. 8151, EDEN VILLAGE; MAINTENANCE OF SAID PARCEL SHALL BE THE RESPONSIBILITY OF SAID 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: CURTISS MINNESOTA DEVELOPMENT LLC

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

BY: \_\_\_\_\_  
(AUTHORIZED PERSON)  
(TITLE)

## 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: \_\_\_\_\_

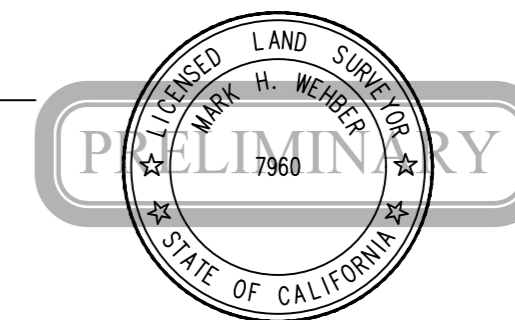
MY COMMISSION NUMBER: \_\_\_\_\_

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

## SURVEYOR'S STATEMENT

I, MARK H. WEHBER, HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF CURTISS MINNESOTA DEVELOPMENT LLC, IT IS BASED UPON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN JULY, 2019, 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, 2022, 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 0.51 ACRES, MORE OR LESS.

DATE



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

## 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 8482 EDEN VILLAGE PHASE 2

CONSISTING OF 3 SHEETS  
BEING A SUBDIVISION OF THE NEW LIU PARCEL AS SHOWN AND  
DESCRIBED IN LOT LINE ADJUSTMENT 19-02, DOC. NO. \_\_\_\_\_  
OF OFFICIAL RECORDS  
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



SAN RAMON ■ (925) 866-0322  
SACRAMENTO ■ (916) 375-1877  
WWW.CBANDG.COM

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS  
NOVEMBER 2019

## 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 8482, EDEN VILLAGE PHASE 2", 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\_\_\_\_\_.

\_\_\_\_\_  
DAN S. SCOTT III, PLS 7840  
CITY SURVEYOR, CITY OF HAYWARD  
ALAMEDA COUNTY, STATE OF CALIFORNIA

## CITY ENGINEER'S STATEMENT

I, ALEX AMERI, INTERIM CITY ENGINEER OF THE CITY OF HAYWARD, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP, ENTITLED "TRACT 8482, EDEN VILLAGE PHASE 2", CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA, CONSISTING OF 3 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  
INTERIM CITY ENGINEER, 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 8482, EDEN VILLAGE PHASE 2", CONSISTING OF 3 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 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

## 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

## SOIL / GEOTECHNICAL REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY SILICON VALLEY SOIL ENGINEERING, PROJECT/FILE NO. SV1773 DATED JUNE 13, 2018, WHICH HAS BEEN FILED WITH THE CITY OF HAYWARD.

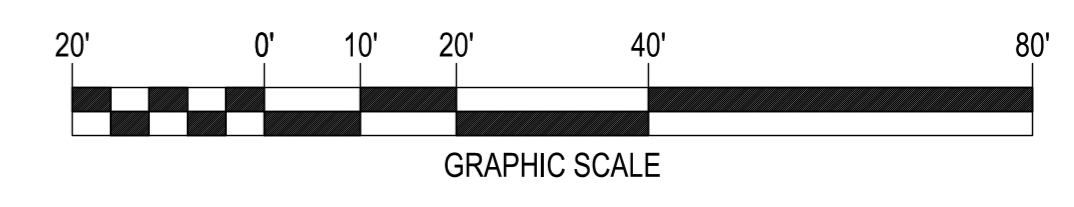
PRELIMINARY

# TRACT 8482 EDEN VILLAGE PHASE 2

CONSISTING OF 3 SHEETS  
BEING A SUBDIVISION OF THE NEW LIU PARCEL AS SHOWN AND  
DESCRIBED IN LOT LINE ADJUSTMENT 19-02, DOC. NO. \_\_\_\_\_  
OF OFFICIAL RECORDS  
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322  
SACRAMENTO (916) 375-1877  
WWW.CBANDG.COM  
CIVIL ENGINEERS SURVEYORS PLANNERS  
SCALE: 1" = 20' NOVEMBER 2019



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE MONUMENT LINE OF WONDERLAND WAY, BEING N88°17'00"E PER TRACT MAP NO. 8151, EDEN VILLAGE (357 M 74).

### LEGEND

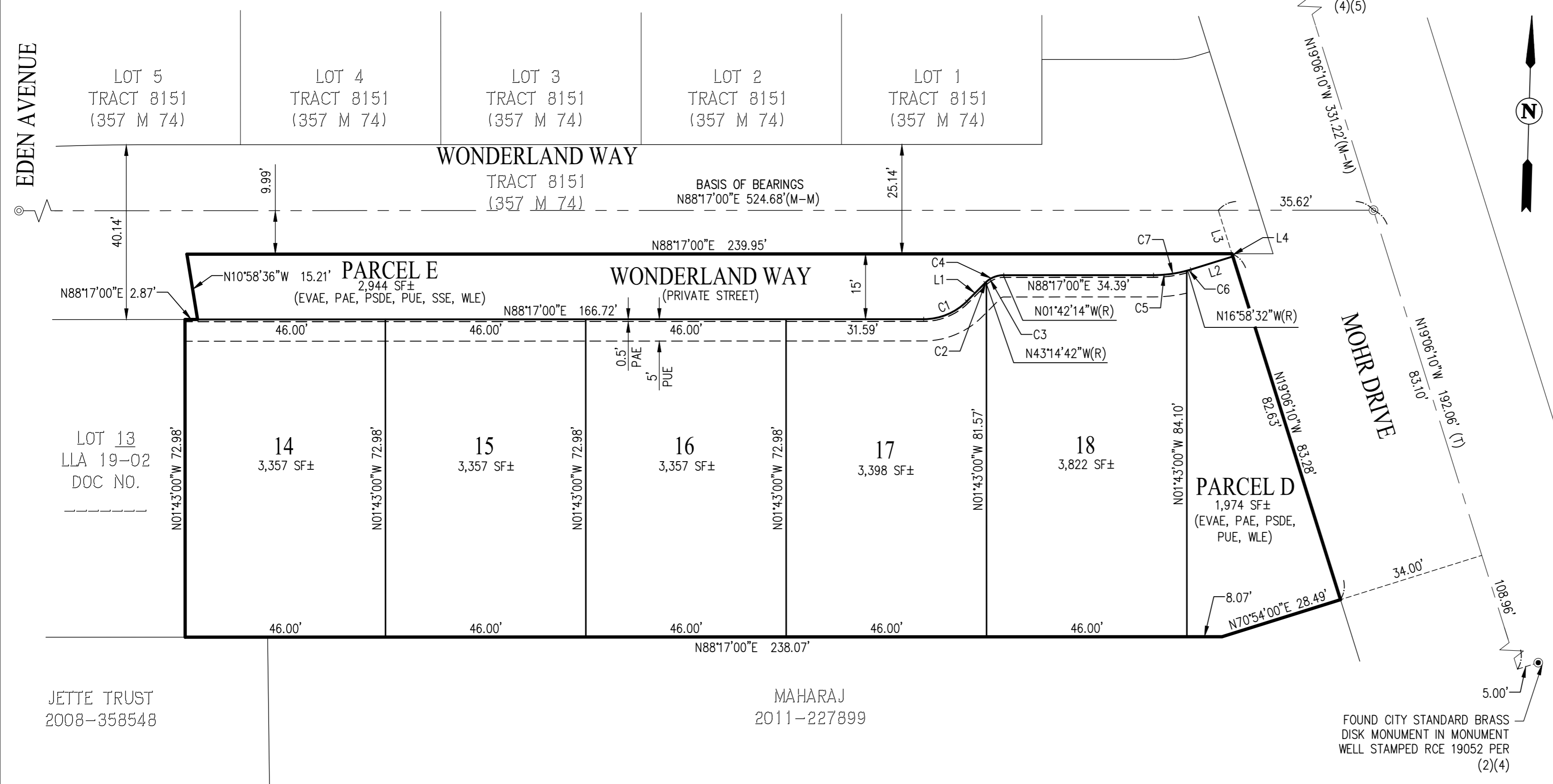
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- (R) RADIAL BEARING
- (T) TOTAL DISTANCE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT
- STANDARD STREET MONUMENT STAMPED LS 7960 TO BE SET PER TRACT 8151 (357 M 74) AND CERTIFICATE OF CORRECTION. DOC NO. \_\_\_\_\_
- PAE PRIVATE ACCESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WLE WATER LINE EASEMENT

### REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) LOT LINE ADJUSTMENT 19-02, DOC. NO. \_\_\_\_\_
- (2) TRACT MAP NO. 8151, EDEN VILLAGE (357 M 74)
- (3) GRANT DEED DOC. NO. 2009-178821
- (4) TRACT 6213 (220 M 25)
- (5) TRACT 4871 (136 M 3)

### NOTE:

- 1. THE AREA WITHIN THE SUBDIVISION BOUNDARY LINE IS 0.51 ACRES±.
- 2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.



LINE TABLE		
NO	BEARING	LENGTH
L1	N43°17'00"E	6.00'
L2	N71°03'23"E	10.07'
L3	N19°06'10"W	11.13'
L4	N19°06'10"W	0.65'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	14.00'	45°00'00"	11.00'
C2	6.00'	3°28'18"	0.36'
C3	6.00'	41°32'27"	4.35'
C4	6.00'	45°00'45"	4.71'
C5	29.00'	15°15'32"	7.72'
C6	29.00'	1°58'04"	1.00'
C7	29.00'	17°13'36"	8.72'