

OWNER’S STATEMENT

THE UNDERSIGNED, WARMINGTON RESIDENTIAL CALIFORNIA, INC., A CALIFORNIA CORPORATION, DO HEREBY STATE THAT THEY ARE THE OWNERS OF ALL LANDS DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE UPON THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 8289 – MAYBECK PLACE, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, THAT THEY CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AND THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES THE PARCELS OF GROUND RESERVED FOR PUBLIC PURPOSES BY THEIR BOUNDARIES, COURSES, AND EXTENT.

AND THE UNDERSIGNED DO HEREBY DECLARE THE AREA DESIGNATED AS MAYBECK PLACE IS A PRIVATE STREET AND IS TO BE CONVEYED TO THE HOMEOWNER’S ASSOCIATION OF TRACT NO. 8289. SAID PRIVATE STREET IS NOT OFFERED FOR DEDICATION TO THE PUBLIC AND SHALL BE MAINTAINED BY THE HOMEOWNERS’ ASSOCIATION OF TRACT NO. 8289.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER, AN EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON, AND ACROSS THOSE AREAS AND STRIPS OF LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) AS DELINEATED ON THIS MAP AS THE SO LABELED DASHED LINE WITHIN LOT 1.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER, A "PAE" (PUBLIC ACCESS EASEMENT) ON, OVER, AND ACROSS THOSE STRIPS OF LAND AS SHOWN, DESIGNATED, AND EMBRACED WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP, AS A PUBLIC VEHICLE AND PEDESTRIAN ACCESS WAY. MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS’ ASSOCIATION OF TRACT NO. 8289.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO INSTALL AND MAINTAIN PUBLIC UTILITIES AND THEIR APPURTENANCES UNDER, ON, AND OVER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT), AND THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, RECONSTRUCTING, OR REPAIRING SAID PUBLIC UTILITIES AND THEIR APPURTENANCES.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN SANITARY SEWERS AND APPURTENANCES UNDER, ON, OR OVER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS "SSE" (PUBLIC SANITARY SEWER EASEMENT), AND THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RECONSTRUCTING, OR REPAIRING SAID SANITARY SEWERS AND THEIR APPURTENANCES.

AND THE UNDERSIGNED DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN WATER MAINS AND APPURTENANCES UNDER, ON, OR OVER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS "WME" (WATER MAIN EASEMENT), AND THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RECONSTRUCTING, OR REPAIRING SAID WATER MAINS AND THEIR APPURTENANCES.

AS OWNERS:

WARMINGTON RESIDENTIAL CALIFORNIA, INC., A CALIFORNIA CORPORATION

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

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

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

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, AMIKA CAMPBELL–BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT AS CHECKED BELOW:

AN APPROVED BOND HAS BEEN FILED WITH SAID BOARD 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 STATED BY THE TREASURER–TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ .

AMIKA CAMPBELL–BELTON  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF ALAMEDA  
STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY CLERK

TRACT NO. 8289 – MAYBECK PLACE

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA –  
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES –  
CONSISTING OF TWO SHEETS

BEING A SUBDIVISION OF PORTIONS OF LOT 44 IN BLOCK B AS SHOWN ON THE MAP OF THE MEEK ORCHARD TRACT, PLOTS 15A & 15B, AND A PORTION OF PLOT 14 OF THE MEEK SOTO TRACT, EDEN TOWNSHIP, ALAMEDA CO., CALIFORNIA, FILED SEPTEMBER 26, 1910 IN BOOK 25 OF MAPS AT PAGE 87, ALAMEDA COUNTY RECORDS

SAID PORTIONS HAVING BEEN CONVEYED TO THE OWNER BY THAT GRANT DEED RECORDED NOVEMBER 9, 2015 AS INSTRUMENT 2015299896,  
OFFICIAL RECORDS OF ALAMEDA COUNTY

JULY, 2016

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 \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_, 20\_\_\_\_ 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

\_\_\_\_\_ 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 \_\_\_\_\_

SOILS AND GEOTECHNICAL REPORT

GEOTECHNICAL REPORTS ON THIS PROPERTY HAVE BEEN PREPARED BY BAGG ENGINEERS, DATED JULY 24, 2015, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY CLERK OF THE CITY OF HAYWARD.

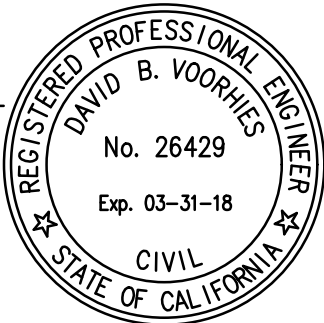
ENGINEER’S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JUNIPER RESIDENTIAL FUND–II, LLC IN APRIL 2015. IT IS BASED UPON A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN FEBRUARY 2016, 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP (IF ANY), THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE JULY 31, 2018 AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THE GROSS AREA WITHIN THE TRACT IS 0.798 ACRES MORE OR LESS.

DAVID B. VOORHIES, R.C.E. 26429  
REGISTRATION EXPIRES 03–31–2018

\_\_\_\_\_  
DATE



CITY SURVEYOR’S STATEMENT

I, DAN S. SCOTT III, CITY SURVEYOR OF THE CITY OF HAYWARD, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP AND THAT I AM SATISFIED THAT THE SURVEY DATA SHOWN THEREON IS TECHNICALLY CORRECT.

DATE \_\_\_\_\_

DAN S. SCOTT III  
CITY SURVEYOR, CITY OF HAYWARD  
PLS NO. 7840  
LICENSE EXPIRES 12/31/2016

CITY ENGINEER’S STATEMENT

I, MORAD FAKHRAI, CITY ENGINEER OF THE CITY OF HAYWARD, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP, ENTITLED "TRACT NO. 8289 – MAYBECK PLACE, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", CONSISTING OF TWO (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 HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MORAD FAKHRAI  
CITY ENGINEER, CITY OF HAYWARD  
RCE NO. 43921  
REGISTRATION EXPIRES 06/30/2017

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. 8289 – MAYBECK PLACE" CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING ON SHEET ONE (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 THEREUPON, BY RESOLUTION NO.

\_\_\_\_\_, PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE OFFERS OF DEDICATION OF THE AREAS DESIGNATED "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT), "PAE" (PUBLIC ACCESS EASEMENT), "PUE" (PUBLIC UTILITY EASEMENT), "SSE" (SANITARY SEWER EASEMENT), AND "WME" (WATER MAIN EASEMENT), IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

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

RECORDER’S STATEMENT

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_M. IN

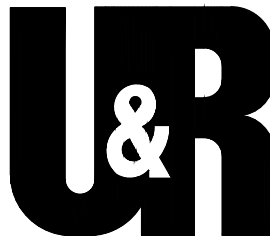
BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_,  
AT THE REQUEST OF UNDERWOOD & ROSENBLUM, INC.

FEEL: \_\_\_\_\_

SERIES: \_\_\_\_\_

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

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



UNDERWOOD &  
ROSENBLUM, INC.  
civil engineers and surveyors  
1630 Oakland Road, Suite A114, San Jose, CA 95131  
(408) 453-1222 www.uandr.com

## NOTES:

1. THE EXTERIOR BOUNDARY LINE INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 34,772± SQUARE FEET (0.798± ACRE).
2. DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

## BASIS OF BEARINGS:

THE BEARING OF N31°57'45"W OF THE MONUMENT LINE OF O'NEIL AVENUE AS SHOWN ON THE MAP OF TRACT 7306, FILED IN BOOK 265 OF MAPS AT PAGES 42-48, ALAMEDA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

## REFERENCES:

- M1 TRACT 7306, (SERIES NO. 2002310216), 265 M 42-48  
M2 TRACT 4527, (SERIES NO. 81-007490), 123 M 42-43  
M3 MEEK ORCHARD TRACT..., 25 M 87  
M4 TRACT 7040, (SERIES NO. 2004549885), 279 M 18-20  
D1 DEED, 8611 OR 537  
D2 REEL 1987 IMAGE 698

## TRACT NO. 8289 - MAYBECK PLACE

CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA -  
A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES -  
CONSISTING OF TWO SHEETS

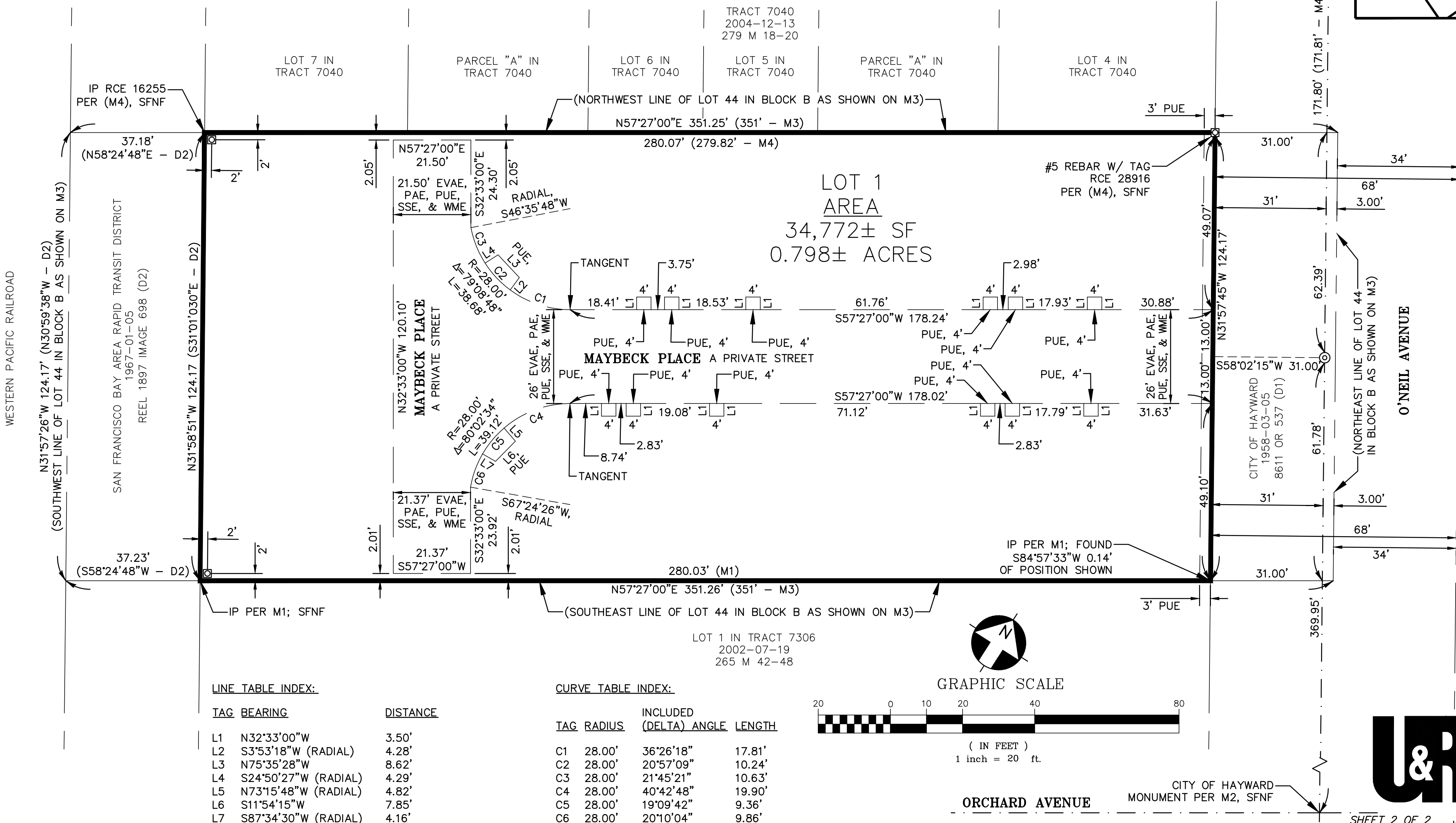
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JULY, 2016

CITY OF HAYWARD  
MONUMENT PER  
M1, M2, & M4,  
FOUND

CITY OF HAYWARD  
MONUMENT PER  
M1, M2, & M4,  
FOUND, HELD

VICINITY  
MAP NTS

## LINE TYPE LEGEND

- EXTERIOR BOUNDARY LINE
- ADJOINER LOT LINE
- MONUMENT LINE
- TIE OR RADIAL LINE
- EASEMENT LINE

## SYMBOL LEGEND

- FOUND MONUMENT AS SHOWN
- CITY OF HAYWARD STANDARD MONUMENT TO BE SET
- IRON PIPE OR BRASS TAG TO BE SET, TAGGED "RCE 26429"

## ABBREVIATIONS:

- Δ INCLUDED (DELTA) ANGLE
- E EAST
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- IP IRON PIPE
- L LENGTH
- M (OF) MAPS
- N NORTH
- NTS NOT TO SCALE
- OR (OF) OFFICIAL RECORDS
- PAE PUBLIC ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- S SOUTH
- SF SQUARE FEET
- SFNF SEARCHED FOR, NOT FOUND
- SSE SANITARY SEWER EASEMENT
- W WEST
- WME WATER MAIN EASEMENT

## LINE TABLE INDEX:

TAG	BEARING	DISTANCE
L1	N32°33'00"W	3.50'
L2	S3°53'18"W (RADIAL)	4.28'
L3	N75°35'28"W	8.62'
L4	S24°50'27"W (RADIAL)	4.29'
L5	N73°15'48"W (RADIAL)	4.82'
L6	S11°54'15"W	7.85'
L7	S87°34'30"W (RADIAL)	4.16'

## CURVE TABLE INDEX:

TAG	RADIUS	INCLUDED (DELTA) ANGLE	LENGTH
C1	28.00'	36°26'18"	17.81'
C2	28.00'	20°57'09"	10.24'
C3	28.00'	21°45'21"	10.63'
C4	28.00'	40°42'48"	19.90'
C5	28.00'	19°09'42"	9.36'
C6	28.00'	20°10'04"	9.86'

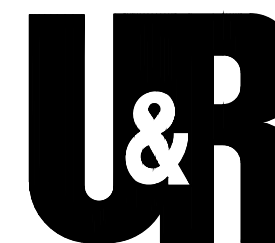
## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

ORCHARD AVENUE

CITY OF HAYWARD  
MONUMENT PER M2, SFNF



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