



LINE TYPE LEGEND:

	BART R/W
	TIE LINE
	STREET R/W
	CENTERLINE
	SUBDIVISION BOUNDARY
	PARCEL LINE
	MONUMENT LINE
	MINOR ENCROACHMENT PER CITY OF OAKLAND PERMIT NO. ENM17086

LEGEND AND ABBREVIATIONS:

CR	CORNER RECORD
SFN	SEARCHED FOUND NOTHING
DOC.	DOCUMENT
AC.	ACRE
NO.	NUMBER
O.R.	OFFICIAL RECORDS ALAMEDA COUNTY CUMULATIVE DISTANCE OF DEEDS
(D)	DEEDS (7, 8, 9, 10)
A.M.	ALAMEDA COUNTY TAX ASSESSOR MAP
A.C.R.	ALAMEDA COUNTY RECORDS
R/W	RIGHT OF WAY

PARCEL MAP
NO. 10481

A SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES FOR 254 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS BEING THE PARCEL DESCRIBED IN THE CERTIFICATION FOR PARCEL MAP WAIVER, RECORDED JULY 3, 2006 AS DOCUMENT NUMBER 2006253876, OFFICIAL RECORDS OF ALAMEDA COUNTY ALSO LYING WITHIN A PORTION OF WHITCHERS OFFICIAL MAP OF THE CITY OF OAKLAND FILED NOVEMBER 20, 1868, IN BOOK 5 OF MAPS AT PAGE 33. CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA FEBRUARY 2017

R.E.Y. ENGINEERS, Inc.

707 N. SHORELINE BLVD.
MOUNTAIN VIEW, CA 94043
(408) 219-3236
WWW.REYENGINEERS.COM
MSHOUP@REYENGINEERS.COM

TABLE OF REFERENCES:

- | | |
|------|-------------------------------------------------------|
| (1) | INSTRUMENT NO. 2006-253876 O.R. |
| (2) | PM 8791 BOOK 296 PAGES 51-52 A.C.R. |
| (3) | PM 9345 BOOK 304 PAGES 88-89 A.C.R. |
| (4) | PM 4113 BOOK 141 PAGE 78 A.C.R. |
| (5) | TRACT NO. 3868 BOOK 122 PAGE 62-64 A.C.R. |
| (6) | REEL 366 IMAGE 86 A.C.R. |
| (7) | DOC. 2014208240 O.R. |
| (8) | DOC. 2014081440 O.R. |
| (9) | DOC. 2015306164 O.R. |
| (10) | DOC. 2012188566 O.R. |
| (11) | RECORD OF SURVEY NO. 2865 A.C.R. |
| (12) | CORNER RECORD 6736 A.C.R. |
| (13) | CORNER RECORD 6737 A.C.R. |
| (14) | CORNER RECORD 7217 A.C.R. |
| (15) | PARCEL MAP WAIVER / DOC. NO. 2006253876 O.R. |
| (16) | WHITCHERS OFFICIAL MAP FILED IN BOOK 5 PAGE 33 A.C.R. |
| (17) | CITY OF OAKLAND MONUMENT MAP 221 |
| (18) | BART R/W RECORD MAP BOOK 68 PAGES 196-199 A.C.R. |
| (19) | DOC. 2006253876 O.R. |
| (20) | DOC. 2016223384 O.R. |
| (21) | SERIES NO. 94-49252 O.R. |
| (22) | BOOK 3627 PAGE 159 O.R. |
| (23) | SURVEY NO. 20559 - BOOK 32 PAGE 66 A.C.R. |
| (24) | SURVEY PLAT - BOOK 32 PAGE 67 A.C.R. |
| (25) | FOUNTAIN PLACE - BOOK 32 PAGE 90 A.C.R. |
| (26) | SURVEY NO. 22952 - BOOK 32 PAGE 338 A.C.R. |
| (27) | TRACT 3868 - BOOK 122 PAGE 62 A.C.R. |
| (28) | SCHRODER TRACT - BOOK 3 PAGE 32 A.C.R. |
| (29) | SURVEY PLAT - BOOK 32 PAGE 242 A.C.R. |
| (30) | SURVEY PLAT - BOOK 128 PAGE 10 A.C.R. |

BOUNDARY RESOLUTION NOTES:

1. THE EASTERLY BOUNDARY LINE OF THE PROPERTY IS DEFINED BY THE DEED AS 29.47' FROM THE MONUMENT LINE. BUT THE MONUMENTS ALONG FRANKLIN HISTORICALLY PLACE THE EASTERLY BOUNDARY LINE AT 29.25'. THE DEED HOWEVER CALLS TO THE STREET RIGHT OF WAY LINES SO THEY WERE HELD SINCE THEY ARE CONTROLLING. THE OVERALL RECORD BLOCK WIDTH BETWEEN FRANKLIN AND BROADWAY IS 300.00'. BASED ON MONUMENTS OF RECORD THE MEASURED BLOCK WIDTH IS 300.19'. PARCEL MAP WAIVER RECORDED AS INSTRUMENT NO. 2006253876 IS IN AGREEMENT WITH THE EXCESS IN THE BLOCK WIDTH AND IN SAID WAIVER THE SURVEYOR PRORATED THE EXCESS BY ADJUSTING THE LOT WIDTHS FOR THE AFFECTED PARCELS AND ITS ADJOINERS. THE EXISTING WESTERLY BUILDING LINE FOR THE STRUCTURE AT THE SOUTHWESTERLY CORNER OF FRANKLIN AND 17TH STREETS FALLS ALONG ONE OF THE PRORATED LINES. DUE TO THIS I AGREE WITH THE SURVEYOR'S RESOLUTION SHOWN ON SAID PARCEL MAP WAIVER.
2. THE MONUMENT BETWEEN 15TH AND 17TH STREETS ON FRANKLIN STREET WAS HELD TO ESTABLISH THE SOUTHWESTERLY LINE OF 366 OR IMAGE 86 SINCE IT WAS CALLED FOR IN 2014208240 O.R. AND ALSO IN 366 O.R. IMAGE 86.
3. THE DEED FOR 1640 BROADWAY (2014208240 O.R.) AND 1600 BROADWAY (2014081440 O.R.) BOTH CALL FOR THEIR COMMON LINE TO BE A DISTANCE OF 180.00' FROM THE SOUTHWESTERLY LINE OF 17TH STREET, SO THIS DISTANCE WAS HELD. THE DEEDS FOR 1500 THRU 1556 BROADWAY CALL TO 15TH STREET AND NOT 17TH STREET. SINCE THE DEED FOR 1600 BROADWAY HAS A DISTANCE OF 62'-3" "MORE OR LESS" FOR THE SIDELINES AND CALLS TO THE NORTHERLY LINE OF 1544 BROADWAY, THE EXCESS IN THE BLOCK DUE TO SAID NORTHERLY LINE CALL SHOULD BE PLACED IN THE 1600 BROADWAY PARCEL.
4. THE NORTHERLY BUILDING LINE FOR THE STRUCTURE ON 1600 BROADWAY IS ON THE PROPERTY LINE SEPARATING 1600 AND 1640 BROADWAY.
5. DIFFERENCES IN DISTANCES OR BEARINGS IS DUE TO ROUND OFF.

SHEET 2 OF 2 SHEETS

Parcel Map 10481

Map BK 334

Pg. 89