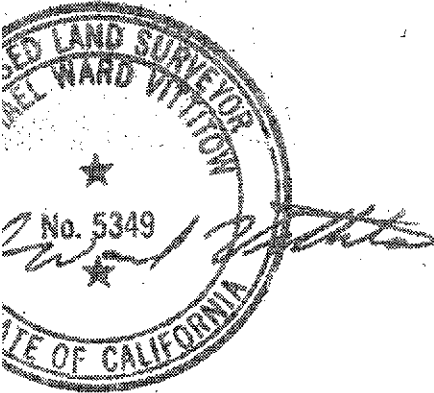


7.39  
MASTERSON

LICENSED TO MAKE SURVEYS  
CALIFORNIA, AND THAT I  
ACCURATE SURVEY ON THE



**RY SURVEY**  
  
MAYBELLE AVE.  
CALIFORNIA

No. Description Date  
Revisions

Designed  
Drawn  
Checked  
  
Approved  
Date

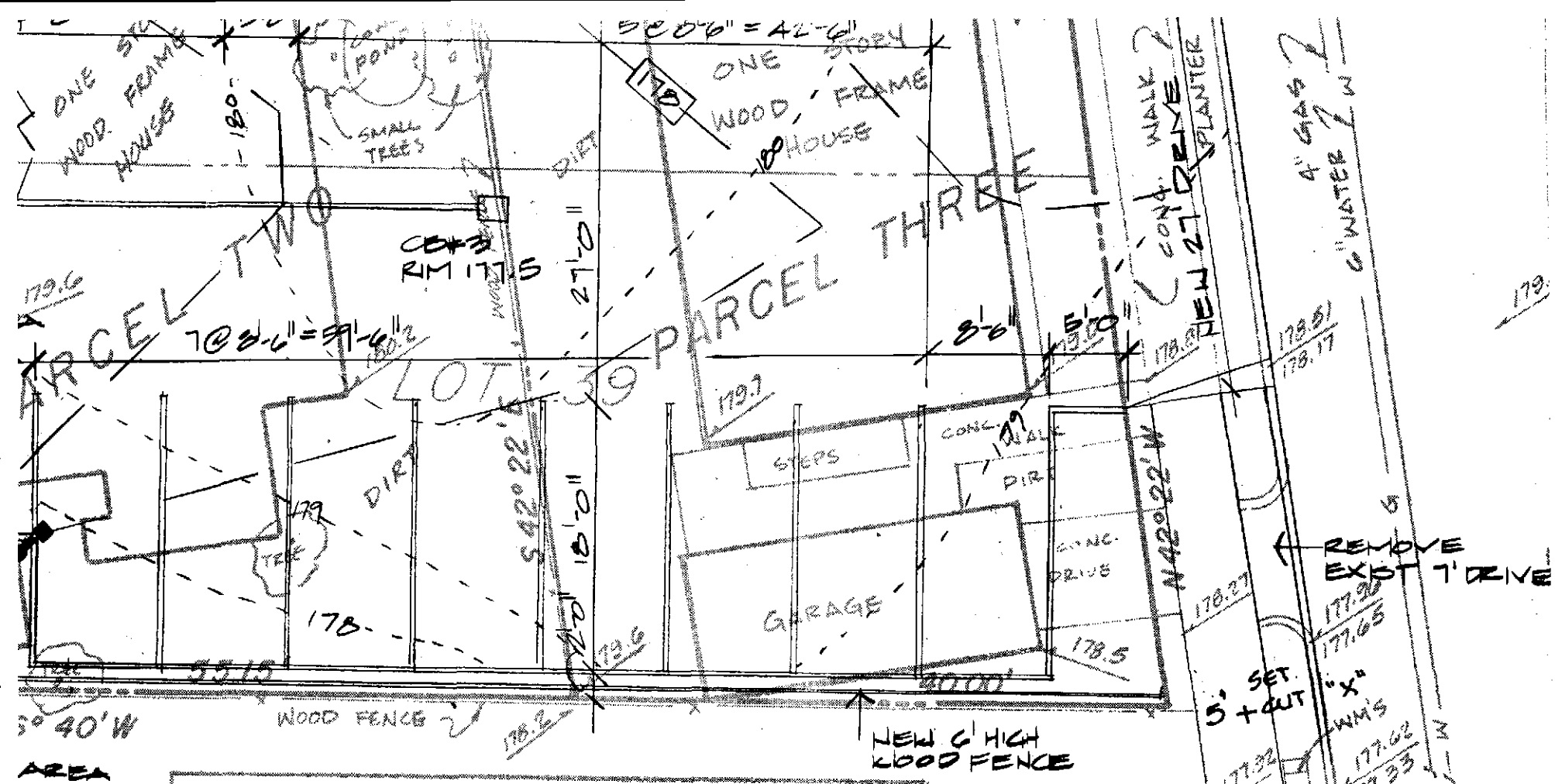
Project Title  
**KRAGEN AUTO PARTS**  
OAKLAND, CA  
MAYBELLE at MacARTHUR

Sheet Title  
**PLOT PLAN**

Project No.  
32887-16

Sheet No.  
P-1

Date  
22 JUN 87



2 STORY STUCCO HOUSE

IR MARK (CITY OF OAKLAND DATUM)

IR DISK 2' SOUTH OF SOUTH RETURN, SOUTHWEST CORNER OF MASTERSON & STREETS; ELEVATION = 179.27. (RE: CITY OF OAKLAND LD BOOK LB 26, P. 62 DESIGNATION 891 No. T-42)

IR S OF BEARINGS

SOUTHEASTERLY LINE OF MAYBELLE AVE. (IN 36 40' E) AS SHOWN ON THE "MAP REMONT TRACT" RECORDED WITH THE COUNTY IN BOOK 26 AT PAGE 14.

**UTILITY NOTE**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND FIELD EVIDENCE. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL CALL U.S.A. (800) 642-2444 PRIOR TO DIGGING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

**PLEMENTAL NOTES:**

IRE HYDRANT C SE CORNER MAYBELLE & MACARTHUR AS SHOWN.

LL GRADES & CONTOURS BASED ON CITY OF OAKLAND DATUM.

"KUGER" KRAGEN AUTO PARTS (CONTACT: TOM DROWN)  
P.O. BOX 6080, PHOENIX, AZ  
(602) 265-9200

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM OF REAL PROPERTY IN THE STATE PERSONALLY INSPECTED AND MAP PREMISES SHOWN ON THIS MAP.

CERTIFIED BY

MICHAEL WARD VITTITOW  
L.S. 5349

CALIFORNIA LAND SURVEYING COMPANY  
P.O. BOX 231007, PLEASANT HILL, CA 94523 (415) 946-0164

Date	2-12-87
Scale	1" = 10'
Drawn	MWV
Job	1037

**TOPOGRAPHIC & BOUND**

FOR KRAGEN AUTO SUPPLY  
EASTERLY CORNER OF MCARTHUR BLVD.  
OAKLAND ALAMEDA COUNTY

2

BARNETT SCHORR ARCHITECTS  
ARCHITECTURE  
PLANNING  
INTERIORS  
108 S. JACKSON  
PIONEER SQUARE  
SEATTLE, WA. 98104  
206.682.5284

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**Notes**

UTILITIES

CABLE: OAKLAND CABLE  
2101 LIVINGSTON  
OAKLAND, CA  
(415) 534-3350

P.G.&E: 4801 OAKPORT  
OAKLAND, CA  
(415) 835-8500  
GAS EXT # 3117  
ELEC EXT # 3352

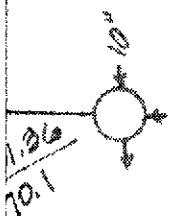
PHONE: 605 A STREET  
HAYWARD, CA  
(415) 727-6044

WATER: EBMUD  
2130 ADELINE  
OAKLAND, CA  
(415) 835-3000

SEWER: OAKLAND CITY HALL  
1 CITY HALL PLAZA  
OAKLAND, CA  
(415) 273-3611

IP  
LINE  
WITH  
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EDA



3

**PARCEL 3:**

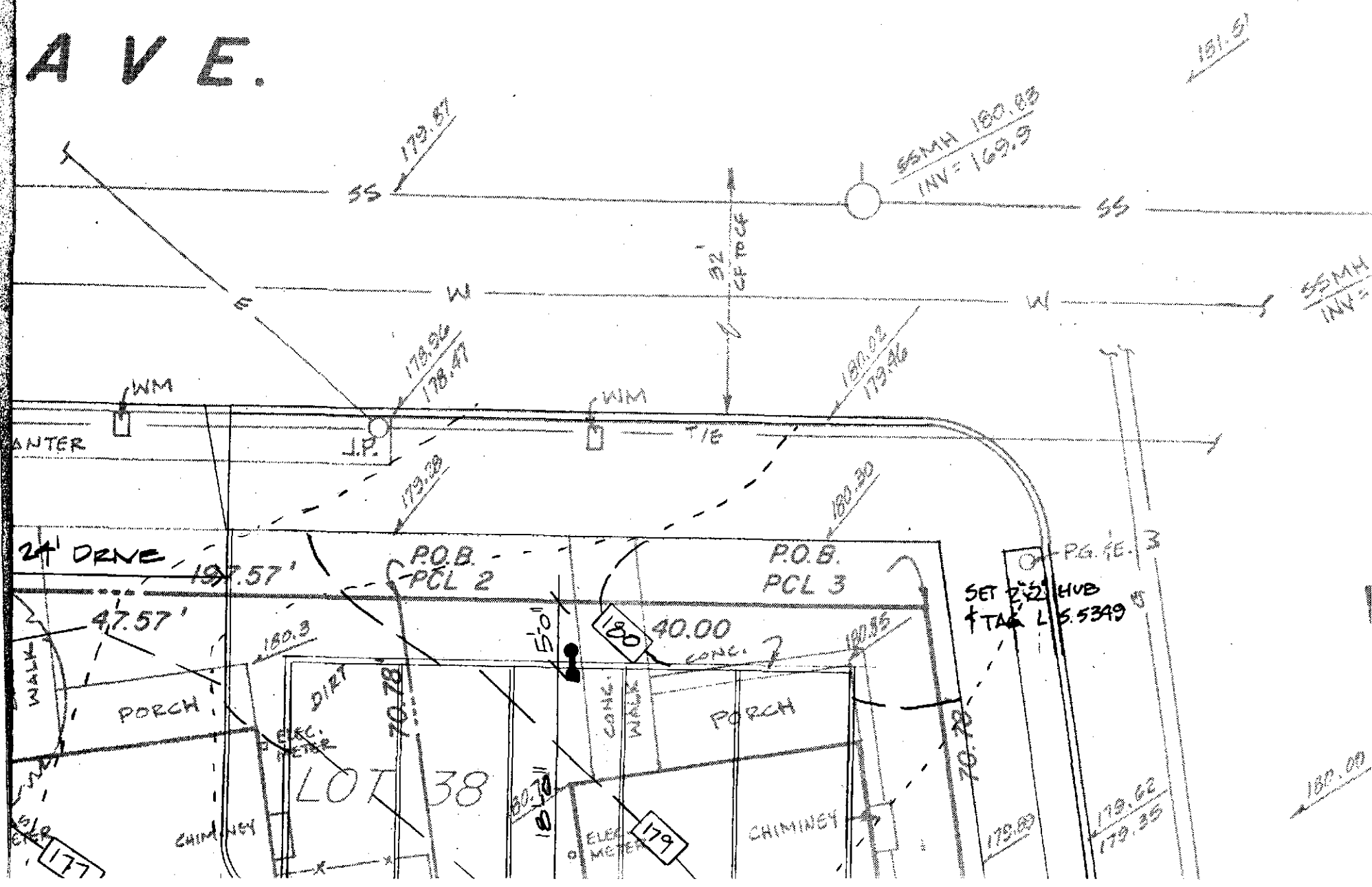
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERN LINE OF KANNING STREET, NOW KNOWN AS MASTERSON STREET, WITH THE SOUTHEASTERN LINE OF MAYBELLE AVENUE, AS SAID STREET AND AVENUE ARE SHOWN ON THE HEREINAFTER REFERRED TO; RUNNING THENCE SOUTH  $56^{\circ}40'$  WEST ALONG SAID LINE OF MAYBELLE AVENUE, 40 FEET; THENCE SOUTH  $42^{\circ}22'$  EAST, AND PARALLEL SAID LINE OF MASTERSON STREET, 70.78 FEET TO THE SOUTHEASTERN BOUNDARY LINE OF LOT 39, AS SAID LOT IS SHOWN ON THE MAP HEREINAFTER REFERRED TO; RUNNING THENCE NORTH  $56^{\circ}40'$  EAST ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 39, 40 FEET TO THE SOUTHWESTERN LINE OF MASTERSON STREET; THENCE NORTH  $42^{\circ}22'$  WEST, ALONG SAID LINE OF MASTERSON STREET 70.78 FEET TO THE POINT OF BEGINNING.

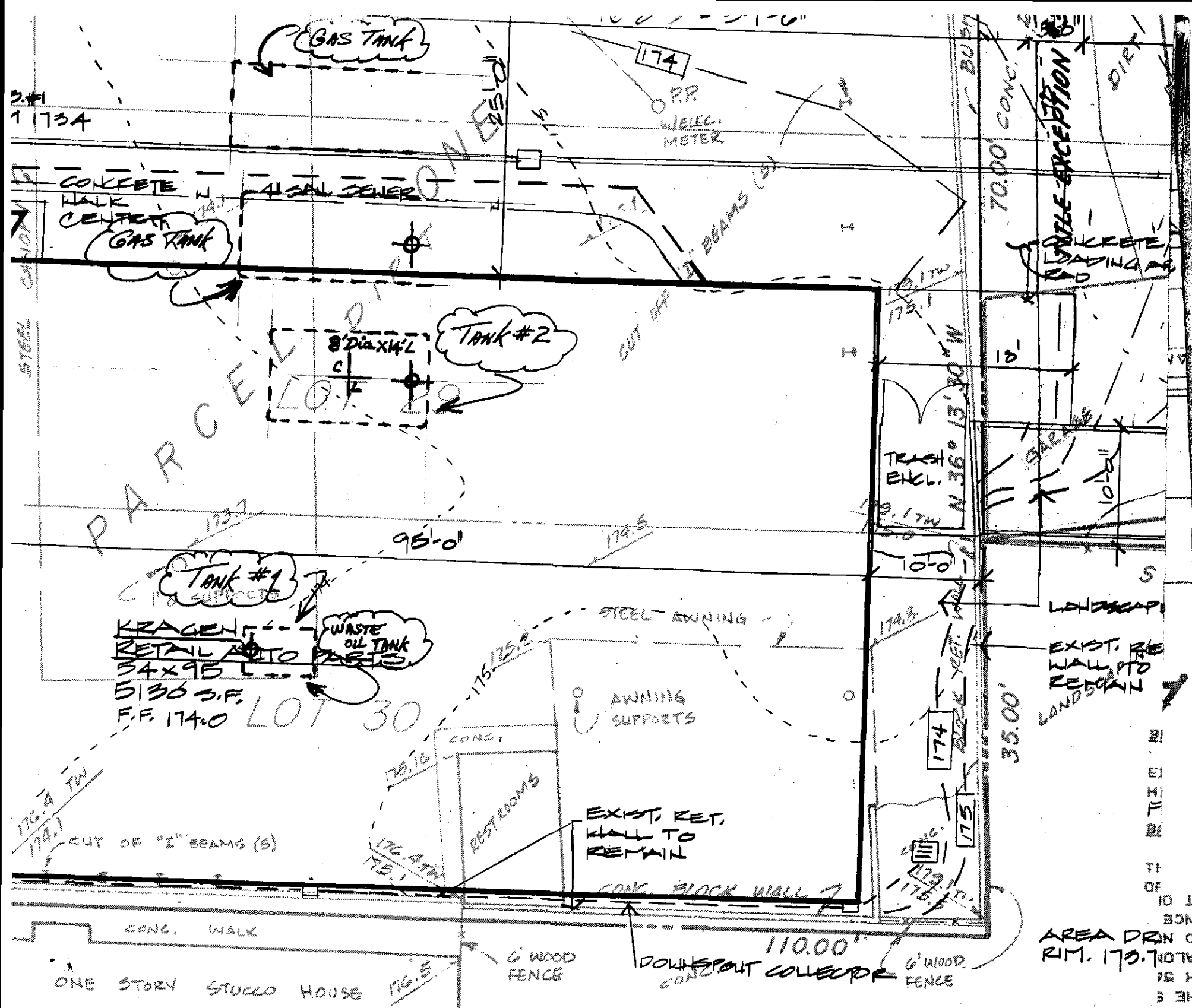
BEING A PORTION OF LOTS 38 AND 39, AS SAID LOTS ARE SHOWN ON THE "MAYBELLE AVENUE TRACT, OAKLAND, ALAMEDA COUNTY, CAL." FILED MARCH 10, 1911, MAP BOOK 26 OF MAPS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

FILED MARCH 10, 1911, MAP BOOK

OF MAYBELLE AVENUE, DISTANT  
SOUTHWESTERN LINE OF MASTERSON,  
STREET ARE SHOWN ON SAID MAP;  
THE SOUTHEASTERN LINE OF SAID  
TH  $56^{\circ}40'$  WEST 55.15 FEET TO  
ALONG THE LAST NAMED LINE  
40 NORTH  $36^{\circ}13'30''$  WEST 70  
ENCE ALONG THE LAST NAMED  
NT OF BEGINNING.

**AVE.**





2.41  
1 1734

TITLE EXCEPTIONS PER CHICAGO TITLE COMPANY OF ALAMEDA PRELIMINARY REPORT NO. 18975-F DATED JULY 8, 1987.

1. TAXES
2. TAXES
3. EASEMENT FOR PUBLIC SEWER TO CITY OF OAKLAND (1879 O.R. 431)
4. ANY AND ALL UNRECORDED LEASES
5. MATTERS AS DISCLOSED BY AN A.L.T.A. SURVEY BY MORAN ENGINEERING.

I FURTHER STATE THAT THE PARCEL DELINEATED UPON THIS SURVEY IS THE SAME AS THAT SHOWN ON THE CURRENT EQUALIZED COUNTY ASSESSMENT ROLL AS CONTIGUOUS UNITS.

SIGNED *Michael Ward Vittitov*

MICHAEL WARD VITTITOV  
L.S. 5349



AREA DRIN  
RIM. 173.7

LED N

1-  
2-  
3-

54' N of N PL.  
to So. END  
45' W of E. PL.  
to Tank c/L

DRILL/TAP TO EXIST  
SAN. SEWER LINE  
PER CITY REQUIREMENTS  
APPROX I.E. 165.5±

OLL  
45' N of No PL.  
21' W of E. PL.  
to Full Drain

4" D.I.P. THROUGH CURB  
MATCH GUTTER  
INVERT 172.2±

CONNECT 2" WATER  
SERVICE TO EXIST  
METER COORDINATE  
H. EBMUD.

173.13

173.10  
172.54

SIGN  
PARKING METER  
SEWER C.O.

NEW 24" D

24'-0"

B L V

WATER METER  
PARKING METER

WALK  
SIDEWALK

8' CONC.

5'-0"

CONNECT 2" WATER  
SERVICE TO EXIST  
METER COORDINATE  
H. EBMUD.

172.57

DOUBLE YELLOW LINE

M C A R T H U R

DASH WHITE LINE

24" STORM DRAIN

10" MAIN  
WATER

3" MAIN  
GAS

8" SEWER  
179' MH TO CO

N 36° 13' 30" W

REMOVE  
EXIST  
32' DRIVE

CUT 17' 3" X 3'

CONC. RET.

3'-0"

TREE IN WELL  
PARKING METER

WATER METER

54' CP TO CF

35" MH 170.52  
INV = 161.0

PARKING METER

35" MH 169.91  
INV = 162.0

PARKING METER

171.27  
170.63

171.25

S 56° 40' W

SIGN  
CONC.

4" D.I.P. THRU  
FROM DOWNS  
COLLECTOR  
LINE (MATCH  
LINE INVERT

HEDGES

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR  
MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF  
LAND SURVEYOR'S ACT AT THE REQUEST OF KRASEN AUTO SUP  
ON FEB. 12, 1987.

I HEREBY STATE THAT ALL PROVISIONS OF APPLICABLE STATE  
LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

FORD GRAPHICS

ON

IN REAL PROPERTY SITUATE IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

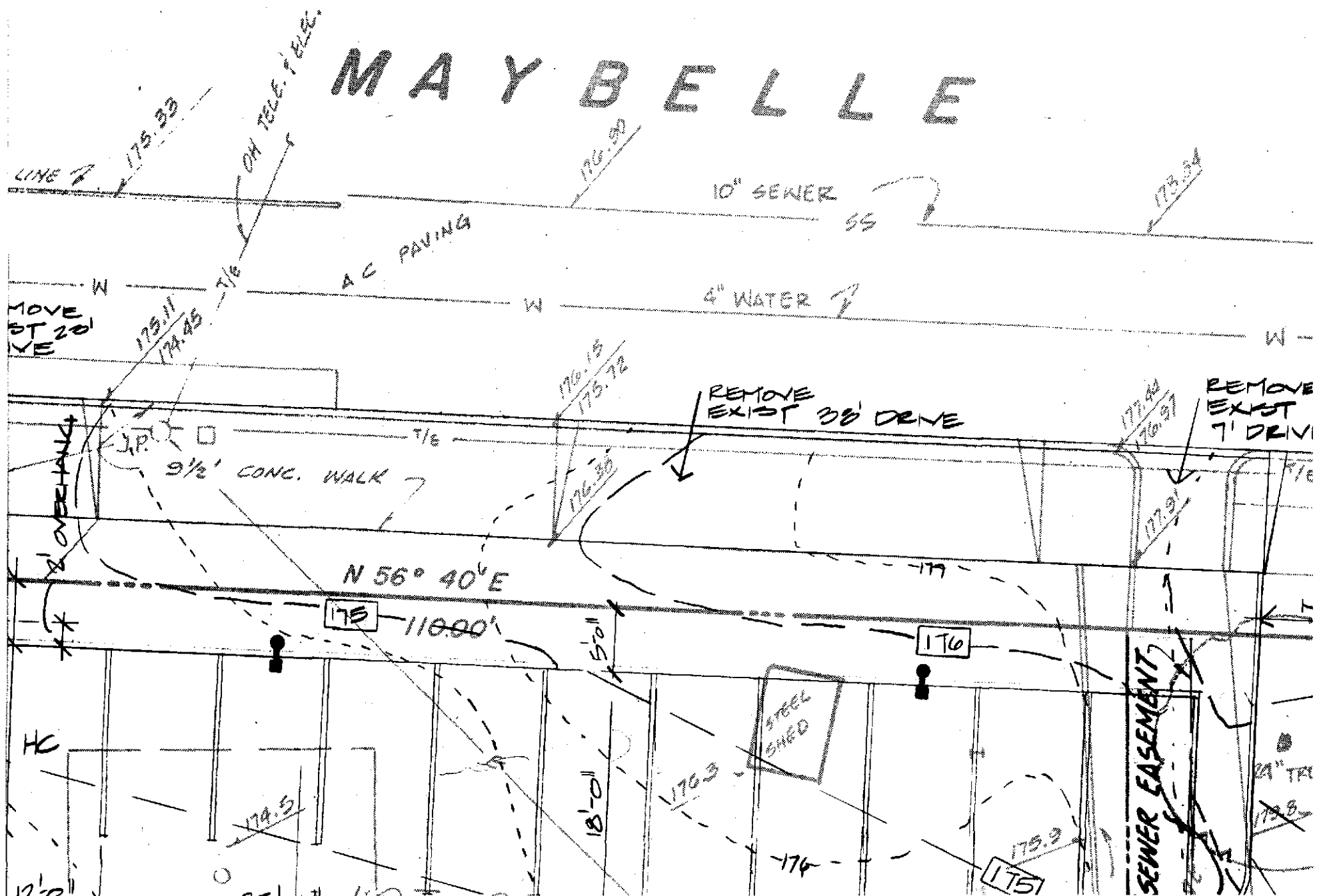
PARCEL 2:

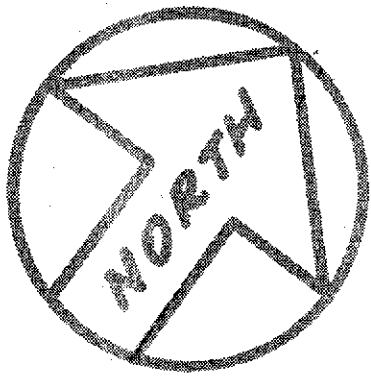
PORTION OF LOTS 38 AND 39, FREMONT TRACT, ALAMEDA COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT IS SHOWN ON THE "MAP OF FREMONT TRACT, OAKLAND, CALIFORNIA, FILED MARCH 10, 1911, IN BOOK 26 OF MAPS, PAGE 14, OF THE COUNTY RECORDER OF ALAMEDA COUNTY. LOT 29, AS SAID IN THE "MAP OF FREMONT TRACT, OAKLAND, ALAMEDA COUNTY, CALIFORNIA, FILED MARCH 10, 1911 IN BOOK 26 OF MAPS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, LOT 30, AS SAID LOT IS SHOWN ON THE "MAP OF FREMONT TRACT, OAKLAND, ALAMEDA COUNTY, CALIFORNIA, FILED MARCH 10, 1911 IN BOOK 26 OF MAPS AT PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY. RECORDED OFFICIAL RECORDS OF ALAMEDA COUNTY, REEL 53, IMAGE 159, AR34530.

BEGINNING AT A POINT ON THE SOUTHEAST CORNER THEREON SOUTH 56°40' WEST 40 FEET TO THE CENTERLINE OF FORMERLY KANNING STREET, AS SAID AVENUE AND THENCE SOUTH 42°22' EAST 70.78 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT 39; THENCE ALONG THE LAST NAMED LINE OF SAID LOT 39; AND ALONG THE SOUTHWESTERN LINE OF SAID LOT 39 TO SAID LINE OF MAYBELLE AVENUE; THENCE LINE NORTH 56°40' EAST 47.57 FEET TO THE

# MAYBELLE





LEGAL DESCR

ALL THAT CEF  
OF ALAMEDA,

PARCEL 1:

LOT 28, AS S  
ALAMEDA CO  
IN THE OFFIC  
LOT IS SHOWN  
FILED MARCH  
COUNTY RECOR  
"MAP OF FREN  
1911, IN 80  
RECORDER OF  
MARCH 25, 19

SDMH 174.43  
INV = 169.1

SSMH 174.23  
INV = 167.0

174.43  
SOLID YELL

OWV 174.20  
173.80

8  
FH.  
174.53

SBT CUT "V"

105100'

POLE SIGN

LANDSCAPE AREA

REMOVE EXIST 27' DRIVE

CROSSWALK

173.57

173.75  
173.09

PP

174.12

CONC.  
PAVING

CAS  
14' L X 8' Dia.  
+ 11' HCL - 24" CAS

WATER