

RECEIVED

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Alameda County  
Environmental Health

FD. WELL MONUMENT AT  
THE INTERSECTION OF  
40TH. STREET AND  
ADELINE STREET

# 41ST. STREET (80' WIDE)

ENCROACHMENT AGREEMENTS  
TO BE RECORDED CONCURRENTLY

S76°44'43"W

128.00'

42.00'

32.00'

34.00'

32.50'

32.00'

37.55'

R.O.W.L. S 76°44'43" W - 226.07' B.C. TO P.C.

LOT 2  
A=1730±S.F.

LOT 3  
A=1524±S.F.

LOT 4  
A=1930±S.F.

LOT 5  
A=1696±S.F.

LOT 6  
A=1818±S.F.

P.A.U.E.

ARTAVET  
2002028115

ENNIS  
93-075431

SAN PABLO AVE.  
(100' WIDE)

215.62'

S13°13'34"E

## LOT 1

AREA=66,596± S.F.  
53 RESIDENTIAL AND 3  
COMMERCIAL CONDOMINIUMS

ENNIS  
93-075434  
PARCEL 1

ENNIS  
93-075434  
PARCEL 2

AC TRANSIT  
RESTROOM  
EASEMENT  
(2008345890)

EMERYVILLE  
(2008093127)

LOT 3  
P.M. 8005  
(270 M. 43)

ADELINE STREET  
(80' WIDE)

LINE	BEARING	DISTANCE
L1	S13°15'17"E	41.20'
L2	S13°15'17"E	41.20'
L3	S13°15'17"E	11.00'
L4	S13°15'17"E	52.20'
L5	S13°15'17"E	5.00'
L6	S13°15'17"E	57.20'
L7	S13°15'17"E	52.20'
L8	S13°15'17"E	5.00'
L9	S13°15'17"E	5.10'
L10	S13°15'17"E	52.20'
L11	S13°15'17"E	57.30'
L12	N76°44'43"E	55.30'
L13	N76°44'43"E	42.00'
L14	N76°44'43"E	13.30'
L15	N76°44'43"E	21.70'
L16	N76°44'43"E	18.70'
L17	N76°44'43"E	3.00'
L18	N76°44'43"E	31.00'
L19	N76°44'43"E	35.50'
L20	N76°44'43"E	32.50'
L21	N76°44'43"E	3.00'
L22	N76°44'43"E	29.00'

# 40TH. STREET (R.O.W. VARIES)

S13°13'32"E  
6.19'  
(6.25')

N76°45'15"E

261.80'

S77°01'16"W  
23.64'

S 77°01'16" W 91.41'

25.39'

# TRACT MAP 7945

A SIX LOT SUBDIVISION WITH LOT ONE  
BEING FOR CONDOMINIUM PURPOSES  
(53 RESIDENTIAL & 3 COMMERCIAL UNITS)

AND LOTS 2-6 BEING SINGLE FAMILY  
RESIDENTIAL LOTS

A PORTION OF LOTS 3, 4, 5 AND 6  
OF H.C. DOHR'S HOMESTEAD  
(17 M. 93)

CITY OF EMERYVILLE, COUNTY OF ALAMEDA,  
STATE OF CALIFORNIA.

MAY, 2009

SCALE: 1" = 30'

BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY  
EL SOBRANTE, CALIFORNIA  
94803

(510) 223-5167

LEGEND	
⊙	FOUND MONUMENT AS NOTED
○	SET REBAR & CAP, L.S. 7170
⊗	SET NAIL & TAG, L.S. 7170
( )	RECORD MEASUREMENT
P.A.U.E.	PUBLIC ACCESS AND USE EASEMENT

RIGHT-OF-WAY LINE NOTE:  
THE DIRECTION OF THE RIGHT-OF-WAY LINES OF 41ST.  
STREET WERE DETERMINED BY SPLIT OF IMPROVEMENTS  
AND LOCATION HELD PER P.M. 7333 (244 M. 58 & 59)  
RECORDS OF ALAMEDA COUNTY.

OWNER:  
BAY ROCK OAKS, LLC  
1300 CLAY STREET, SUITE 620  
OAKLAND, CA 94612

BASIS OF BEARING:  
THE MONUMENT LINE BETWEEN THE  
FOUND MONUMENT AT SAN PABLO  
AVE. & 40TH. STREET AND THE  
FOUND P.M. WITH STRADDLERS AT  
ADELINE STREET & 40TH. STREET  
TAKEN AS N76°45'15"E, PER PARCEL  
MAP 7333 (244 M. 58 & 59).

FD. P.K. NAIL WITH 4  
STRADDLERS SHOWN AS  
SET MONUMENT ON P.M.  
7331 (244 M. 58-59)