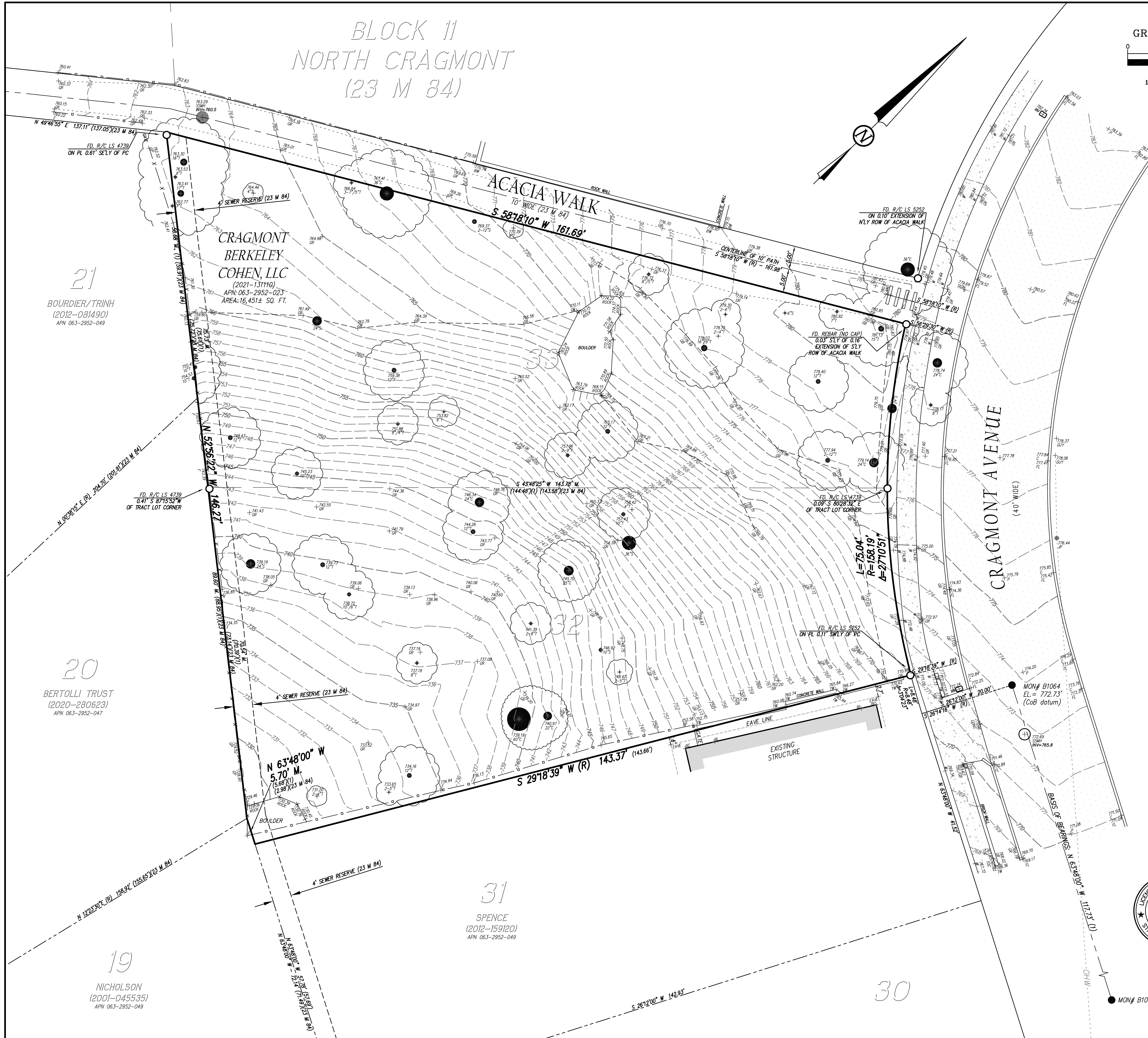
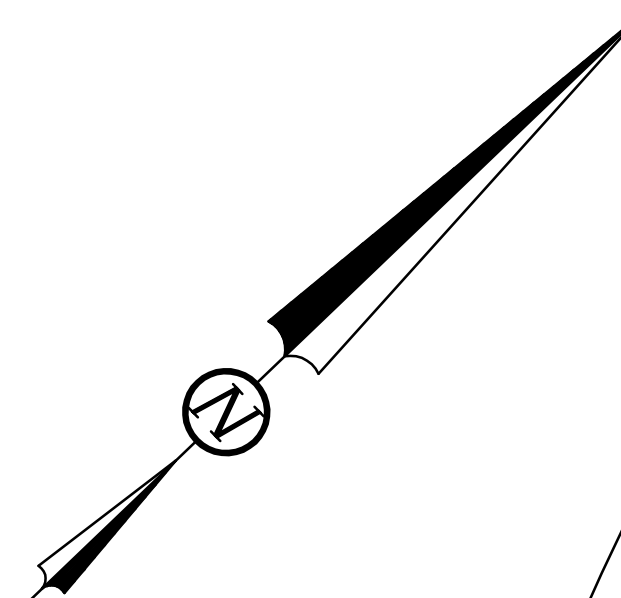
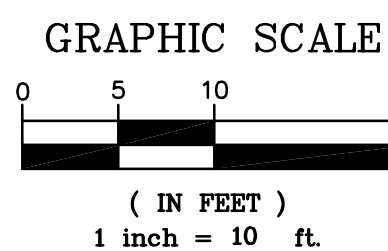


BLOCK 11
NORTH CRAGMONT
(23 M 84)



OWNER/SUBDIVIDER:
CRAGMONT BERKELEY COHEN LLC
21031 VENTURA BOULEVARD, SUITE 420
WOODLAND HILLS, CA 91364

BASIS OF BEARINGS:
MONUMENT LINE IN CRAGMONT AVENUE TAKEN AS N 63°48'00" W AS SHOWN ON PLAN 24786 "ANNOTATED MAP OF NORTH CRAGMONT" ON FILE IN CITY OF BERKELEY ENGINEERING DIVISION RECORDS.

BENCHMARK:
MONUMENT # B1064, A CENTERLINE MONUMENT IN CRAGMONT AVENUE OPPOSITE LOT 31, BLOCK 11, NORTH CRAGMONT (23 M 84); EL = 772.73' PER ANNOTATED MAP OF NORTH CRAGMONT.

NOTE:
THERE ARE NO VERTICAL CURVES WITHIN 300 FEET OF THE PROPERTY.
THERE ARE HORIZONTAL CURVES WITHIN 300 FEET OF THE PROPERTY.
THERE ARE NO PROTECTED TREES ON THE PROPERTY

BASIS OF SURVEY:
PARCEL LOCATION WAS BASED UPON THE MAP OF NORTH CRAGMONT (23 M 84) AND THE MONUMENTS ESTABLISHING THE RIGHT-OF-WAY(S) OF CRAGMONT AVENUE, ALAMO AVENUE, AND SPRUCE STREET AS SAID MONUMENTS ARE SHOWN ON THE ANNOTATED MAP OF NORTH CRAGMONT ON FILE IN CITY OF BERKELEY ENGINEERING DIVISION RECORDS AS "PLAN 24786".

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF CRAGMONT BERKELEY COHEN LLC ON SEPTEMBER 16, 2022.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED UPON CITY OF BERKELEY DATUM. I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND ORDINANCES HAVE BEEN FULLY SATISFIED.

I FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS DESCRIBED IN THAT CERTAIN MAP ENTITLED, "NORTH CRAGMONT", FILED ON APRIL 20, 1908, IN BOOK 23 OF MAPS, AT PAGE 84, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL No. 063-2952-023.

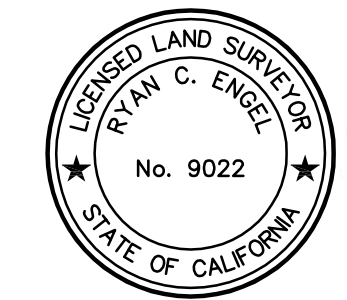
I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.

MAP REFERENCES:
(23 M 84) "MAP OF NORTH CRAGMONT" RECORDED IN BOOK 23 OF MAPS AT PAGE 84, ON APRIL 20, 1908, IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER;
(1) ANNOTATED MAP OF NORTH CRAGMONT, ON FILE IN CITY OF BERKELEY ENGINEERING DIVISION RECORDS AS "PLAN 24786".

LEGEND

○	FOUND 3/4" REBAR AS NOTED
●	FOUND CITY MONUMENT
▭	BUILDING OUTLINE
▭	FOUND CITY MONUMENT
▭	BUILDING OUTLINE
APN	ASSESSOR'S PARCEL NUMBER
BC	BUILDING CORNER
BL	BUILDING LINE
BW	BASE OF WALL
C	CURB
CONC	CONCRETE
F	FENCE
FD	FOUND POINT AS NOTED
FL	FLOWLINE
GB	GRADE BREAK
GP	GATE POST
GR	GROUND SHOT
GUY	GUY WIRE
INV	UTILITY INVERT
JP	JOINT POLE
LAND	LANDING
M	MEASURED DATA
OHW	OVERHEAD WIRES
P	PAVEMENT SURFACE
PC	PROPERTY CORNER
PL	PROPERTY LINE
(R)	RADIAL BEARING
R/C	3/4" REBAR W/PLASTIC CAP
ROW	RIGHT-OF-WAY
SSMH	SANITARY SEWER MANHOLE
STK	STAIRS
YOC	TOP OF CONCRETE SURFACE
TW	TOP OF WALL
W	CONCRETE SIDEWALK
WM	WATER METER RECORD DATA
X'C	CLUSTER/SHRUB DIAMETER (INCHES)
X'S	STUMP DIAMETER (INCHES)
X'T	TREE DIAMETER (INCHES)

---	SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	ADJACENT PARCEL LINE
---	MONUMENT LINE
---	CENTERLINE
---	TRACT LOT LINE
---	TIE LINE
---	EDGE OF TRAVELED WAY
---	OVERHEAD WIRES
---	GRADE BREAK
---	SEWER RESERVE PER (23 M 84)
---	WOODEN FENCE
---	WIRE FENCE



RYAN C. ENGEL, L.S. 9022
DATE: 12/14/2022

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 32 & 33, BLOCK 11,
MAP OF NORTH CRAGMONT (23 M 84),
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
DECEMBER, 2022 SCALE 1" = 10'
BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167