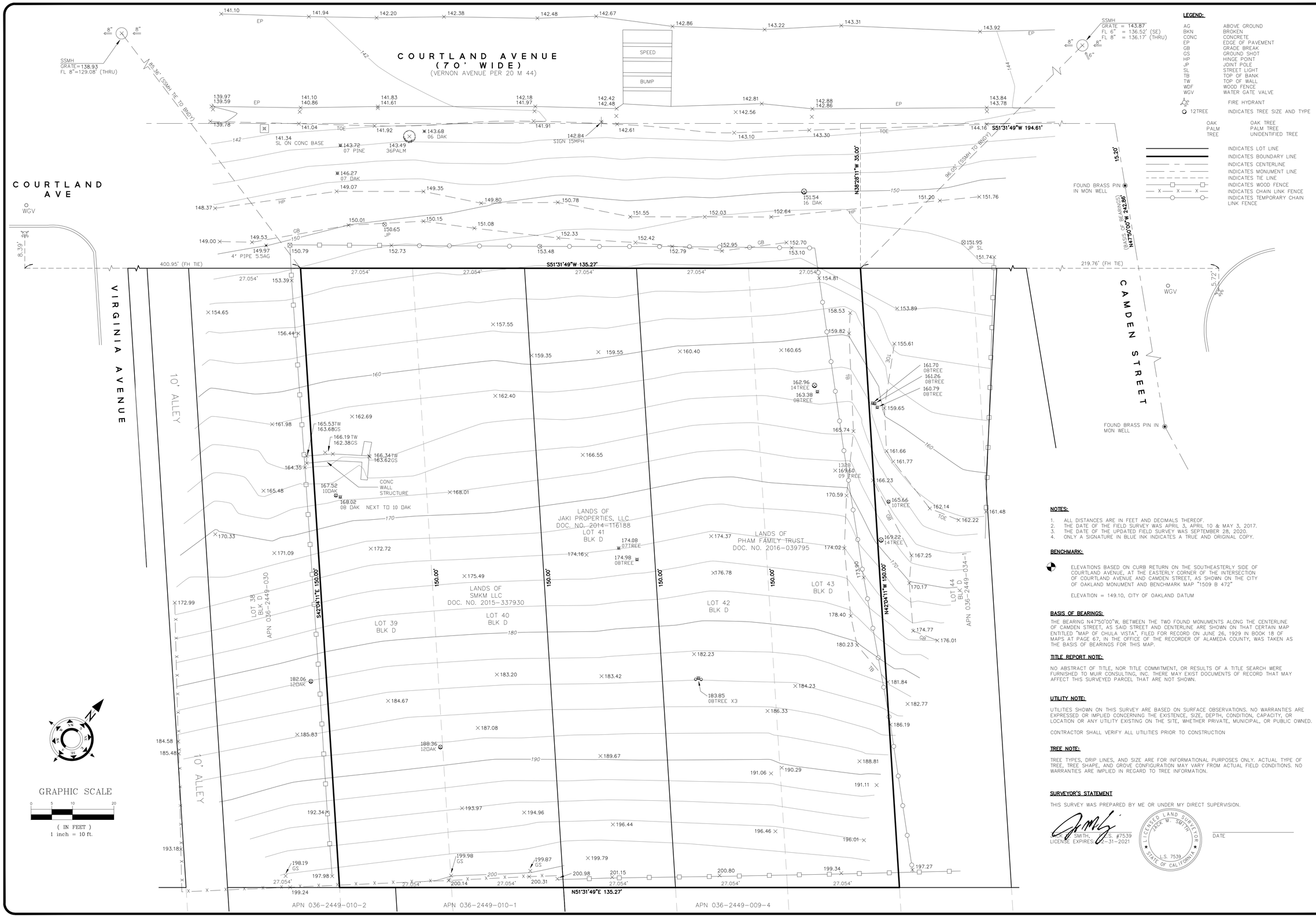


LEGEND:

AG	ABOVE GROUND
BKN	BROKEN
CONC	CONCRETE
EP	EDGE OF PAVEMENT
GB	GRADE BREAK
GS	GROUND SHOT
HP	HINGE POINT
JP	JOINT POLE
SL	STREET LIGHT
TB	TOP OF BANK
TW	TOP OF WALL
WDF	WOOD FENCE
WGV	WATER GATE VALVE
	FIRE HYDRANT
12TREE	INDICATES TREE SIZE AND TYPE
OAK	OAK TREE
PALM	PALM TREE
TREE	UNIDENTIFIED TREE

INDICATES LOT LINE
INDICATES BOUNDARY LINE
INDICATES CENTERLINE
INDICATES MONUMENT LINE
INDICATES TIE LINE
INDICATES WOOD FENCE
INDICATES CHAIN LINK FENCE
INDICATES TEMPORARY CHAIN LINK FENCE

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS APRIL 3, APRIL 10 & MAY 3, 2017.
3. THE DATE OF THE UPDATED FIELD SURVEY WAS SEPTEMBER 28, 2020.
4. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.

BENCHMARK:

ELEVATIONS BASED ON CURB RETURN ON THE SOUTHEASTERLY SIDE OF COURTLAND AVENUE, AT THE EASTERLY CORNER OF THE INTERSECTION OF COURTLAND AVENUE AND CAMDEN STREET, AS SHOWN ON THE CITY OF OAKLAND MONUMENT AND BENCHMARK MAP "1509 B 472"

ELEVATION = 149.10, CITY OF OAKLAND DATUM

BASIS OF BEARINGS:

THE BEARING N47°50'00"W, BETWEEN THE TWO FOUND MONUMENTS ALONG THE CENTERLINE OF CAMDEN STREET, AS SAID STREET AND CENTERLINE ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF CHULA VISTA", FILED FOR RECORD ON JUNE 26, 1929 IN BOOK 18 OF MAPS AT PAGE 67, IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

TITLE REPORT NOTE:

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO MUIR CONSULTING, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL THAT ARE NOT SHOWN.

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JACK M. SMITH, L.S. #7539
LICENSE EXPIRES 9-30-2021

LICENSED LAND SURVEYOR JACK M. SMITH L.S. 7539 STATE OF CALIFORNIA

DATE

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LAND SURVEYING • GPS • UNMANNED AERIAL SURVEYS
www.muirconsulting.com

BOUNDARY & TOPOGRAPHIC SURVEY

3210 COURTLAND AVENUE

LOTS 39-43, BLOCK "D", 20 MAPS 44

CITY OF OAKLAND — ALAMEDA COUNTY — CALIFORNIA

JOB NUMBER	DRAWING NAME
4770-02	4770-02TOPO
DRAWN BY	SHEET NO.
PLD	1 OF 1
CHECKED BY	
TJE	
DATE	
10/06/20	

REVISIONS
1. UPDATED TOPO (9/28/20)