

METHODS/REASONING STATEMENT

THE DEED DESCRIPTION FOR THIS PARCEL REQUIRED THE LOCATION/DETERMINATION OF BOTH THE SOUTHERLY LINE OF STANLEY BOULEVARD AND NORTHWESTERLY LINE OF THE HISTORIC CENTRAL PACIFIC RR ROW (NOW CITY OF PLEASANTON) TO ESTABLISH THE POB. THE STANLEY BLVD. RIGHT-OF-WAY WAS WELL MONUMENTED VIA MULTIPLE RECORD MAPS, MAIN STREET, THEIR FOUND MONUMENTS AND VARIOUS STREET/CURB/SIDEWALK IMPROVEMENTS. THE RAILROAD ROW ALIGNMENT/PLACEMENT WAS DETERMINED USING A COMBINATION OF RECORD MAPS AND THEIR FOUND MONUMENTS IN FIRST STREET, TESSA PLACE AND RAY STREET SUPPORTED BY THE LOCATIONS AND ALIGNMENTS OF VARIOUS FENCES, BUILDING WALL LINES AND THE EXISTING TRESTLE IMPROVEMENTS FOUND ALONG AND WITHIN THE RR ROW. THE DEED DESCRIPTIONS FOR THE ADJOINING PARCELS WERE IN AGREEMENT AND VARIOUS OCCUPATION LINES ALONG STANLEY BOULEVARD CORROBORATED THE DEED CALLS. SEVERAL OF THE LOT DEPTH DEED CALLS WERE DESCRIBED AS "MORE OR LESS" AND ADJUSTMENTS WERE MADE ALONG THOSE COURSES TO CLOSE THE PARCEL. DURING THE COURSE OF THIS SURVEY ADJOINING LAND OWNERS, BAMMER AND INGRAM, INITIATED A LOT LINE ADJUSTMENT PROCESS IN THE CITY OF PLEASANTON, THE RESULTS OF WHICH ARE REFLECTED HEREON.

LINE TABLE			
L1	N68°08'45"W	5.27'	(R1)
L2	N48°42'42"W	68.00'	(N48°30'00"W) (R6)
L3	N20°48'21"E	22.87'	(N21°01'03"E) (R6)
L4	N88°13'42"W	63.50'	(N88°01'00"W) (R6)
L5	S72°56'35"E	22.67'	(S72°43'53"E) (R7)
L6	N41°17'17"E	105.88'	(N41°29'59"E) (R7)

CURVE TABLE			
C1	R=175.00'	L=41.69'	Δ=13°38'58" (L=41.55' Δ=13°36'15") (R6)

BASIS OF BEARINGS

MAP OF TRACT 6545 "CALIFORNIA REFLECTIONS", FILED FOR RECORD IN BOOK 207 OF MAPS, AT PAGE 62, RECORDS OF ALAMEDA COUNTY, HOLDING TWO STANDARD CITY MONUMENTS IN THE RIGHT-OF-WAY OF STANLEY BOULEVARD AS SHOWN UP ON SAID MAP TAKEN AS SOUTH 89°43'45" EAST.

REFERENCES

- (R1) GRANT DEED, DOC. NO. 2024082621 (07/8/2024)
- (R2) TRACT MAP 6545, BOOK 207 OF MAPS AT PAGE 62
- (R3) RECORD OF SURVEY MAP 3270, BOOK 46 OF R.O.S. AT PAGE 49 (12/26/2019)
- (R4) RECORD OF SURVEY MAP 1752, BOOK 26 OF R.O.S. AT PAGE 99 (10/25/2001)
- (R5) TRACT MAP 8245, BOOK 355 OF MAPS AT PAGE 51
- (R6) RIGHT-OF-WAY MAP, BOOK 73 OF MAPS AT PAGE 19
- (R7) TRACT MAP 6947, BOOK 241 OF MAPS AT PAGE 30
- (R8) ADDITION NO. 1 TO THE TOWN OF PLEASANTON, BOOK 23 OF MAPS AT PAGE 23
- (R9) GRANT DEED, DOC. NO. 2024082622 (07/8/2024)
- (R10) GRANT DEED, DOC. NO. 2019056743 (03/29/2019)
- (R11) GRANT DEED, DOC. NO. 2003211123 (04/10/2003)
- (R12) PROPERTY OWNERSHIP/DEED DOCUMENTS WERE NOT OF RECORD FOR THE SOUTHERN ADJOINER (ARROYO) APN: 094-0109-019.
- (R13) GRANT DEED, BOOK 4595 PAGE 176 (07/31/1944)
- (R14) GRANT DEED, DOC. NO. 2021254958 (07/22/2021)

NOTES

- 1) DATE OF FIELD SURVEY: AUGUST 12, 17, 23 & 25, 2021

LEGEND

- | | | | |
|--------|--|-------------------------|--|
| S.N.F. | SEARCHED FOR NOT FOUND | ● | FOUND 3/4" IRON PIPE W/ PLUG LS #6437 (R4) |
| () | RECORD DATA OR RECORD MEASUREMENTS SHOWN IN PARENTHESES. | ⊙ | FOUND MONUMENT AS NOTED |
| (R1) | REFERENCE DEED OR MAP | ○ | SET 5/8" x 24" LONG REBAR W/ YELLOW PLASTIC CAP LS #6437 |
| R-O-W | RIGHT OF WAY | ⊗ | SET NAIL & SHINER STAMPED LS #6437 |
| MON. | MONUMENT | — | SUBJECT PROPERTY LINE |
| P.O.B. | POINT OF BEGINNING | --- | ADJOINER PROPERTY LINE |
| P.O.C. | POINT OF COMMENCEMENT | ---- | TIE LINE |
| (R) | RADIAL BEARING | --- <td>FENCE LINE</td> | FENCE LINE |

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF QUENTIN BAMMER IN MAY, 2024.

Kevin M. McGuire 5/21/25
 Kevin M. McGuire
 P.L.S. No. 6437



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT ON THE DAY 21 OF MAY, 2025.

Paul Mabry
 PAUL MABRY, P.L.S. NO. 8797
 ALAMEDA COUNTY SURVEYOR



COUNTY RECORDER'S STATEMENT

FILED THIS 23 DAY OF May, 2025, AT 11:37 A.M. IN BOOK 55 OF RECORDS OF SURVEY AT PAGE(S) 39-40, AT THE REQUEST OF: QUENTIN BAMMER

MELISSA WILK,
 COUNTY RECORDER
 FILE: 2025067735
 FEE: \$ 85.00

BY: *[Signature]*
 DEPUTY COUNTY RECORDER
 Alameda County
 This Record of Survey is being filed in compliance with Section 8762 paragraph(s) (b)(4)(5), of the Professional Land Surveyors' Act. (8764 PLSA)

RECORD OF SURVEY NO. 3527

LANDS OF THE BAMMER FAMILY TRUST AS DESCRIBED IN GRANT DEED DOCUMENT NO. 2024082621 (07/08/2024) ALAMEDA COUNTY RECORDS - 3988 STANLEY BOULEVARD AND LANDS OF THE GARY AND SHARI INGRAM TRUST AS DESCRIBED IN GRANT DEED DOCUMENT NO. 2024082622 (07/08/2024), AS PER LOT LINE ADJUSTMENT P23-0517 ALAMEDA COUNTY RECORDS - 3900 STANLEY BOULEVARD

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 100'

QUIET RIVER
 Land Services Inc.

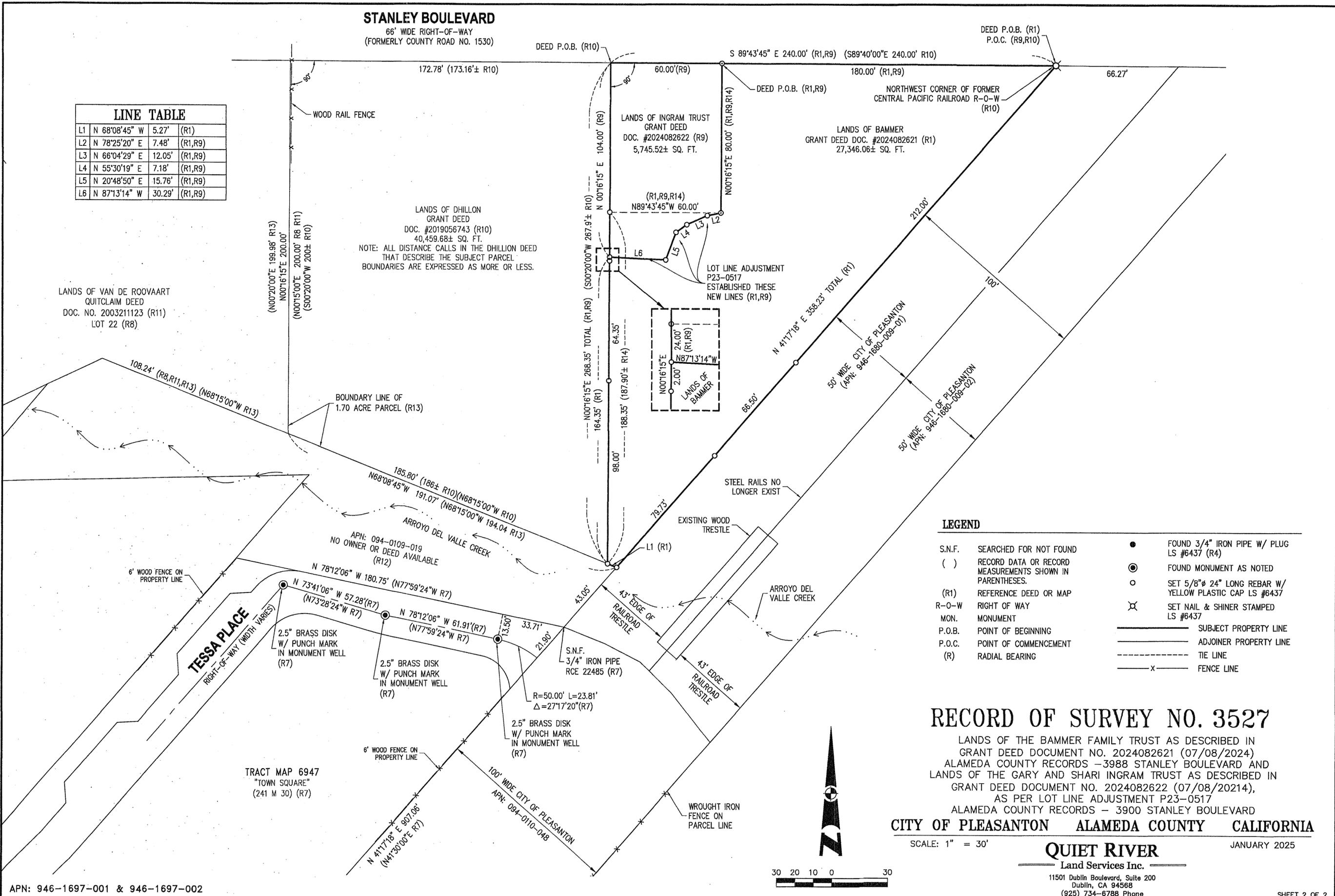
11501 Dublin Boulevard, Suite 200
 Dublin, CA 94568
 (925) 734-6788 Phone

JANUARY 2025

STANLEY BOULEVARD

66' WIDE RIGHT-OF-WAY
(FORMERLY COUNTY ROAD NO. 1530)

LINE TABLE			
L1	N 68°08'45" W	5.27'	(R1)
L2	N 78°25'20" E	7.48'	(R1,R9)
L3	N 66°04'29" E	12.05'	(R1,R9)
L4	N 55°30'19" E	7.18'	(R1,R9)
L5	N 20°48'50" E	15.76'	(R1,R9)
L6	N 87°13'14" W	30.29'	(R1,R9)



DEED P.O.B. (R1)
P.O.C. (R9,R10)

LANDS OF DHILLON
GRANT DEED
DOC. #2019056743 (R10)
40,459.68± SQ. FT.
NOTE: ALL DISTANCE CALLS IN THE DHILLON DEED
THAT DESCRIBE THE SUBJECT PARCEL
BOUNDARIES ARE EXPRESSED AS MORE OR LESS.

LANDS OF VAN DE ROOVAART
QUITCLAIM DEED
DOC. NO. 2003211123 (R11)
LOT 22 (R8)

LANDS OF INGRAM TRUST
GRANT DEED
DOC. #2024082622 (R9)
5,745.52± SQ. FT.

LANDS OF BAMMER
GRANT DEED DOC. #2024082621 (R1)
27,346.06± SQ. FT.

BOUNDARY LINE OF
1.70 ACRE PARCEL (R13)

APN: 094-0109-019
NO OWNER OR DEED AVAILABLE
(R12)

TRACT MAP 6947
"TOWN SQUARE"
(241 M 30) (R7)

LEGEND

- | | | | |
|--------|--|-------|---|
| S.N.F. | SEARCHED FOR NOT FOUND | ● | FOUND 3/4" IRON PIPE W/ PLUG
LS #6437 (R4) |
| () | RECORD DATA OR RECORD
MEASUREMENTS SHOWN IN
PARENTHESES. | ⊙ | FOUND MONUMENT AS NOTED |
| (R1) | REFERENCE DEED OR MAP | ○ | SET 5/8" Ø 24" LONG REBAR W/
YELLOW PLASTIC CAP LS #6437 |
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| (R) | RADIAL BEARING | - x - | FENCE LINE |

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GRANT DEED DOCUMENT NO. 2024082621 (07/08/2024)
ALAMEDA COUNTY RECORDS - 3988 STANLEY BOULEVARD AND
LANDS OF THE GARY AND SHARI INGRAM TRUST AS DESCRIBED IN
GRANT DEED DOCUMENT NO. 2024082622 (07/08/20214),
AS PER LOT LINE ADJUSTMENT P23-0517
ALAMEDA COUNTY RECORDS - 3900 STANLEY BOULEVARD

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 30'

QUIET RIVER
Land Services Inc.

11501 Dublin Boulevard, Suite 200
Dublin, CA 94568
(925) 734-6788 Phone

JANUARY 2025

SHEET 2 OF 2

APN: 946-1697-001 & 946-1697-002