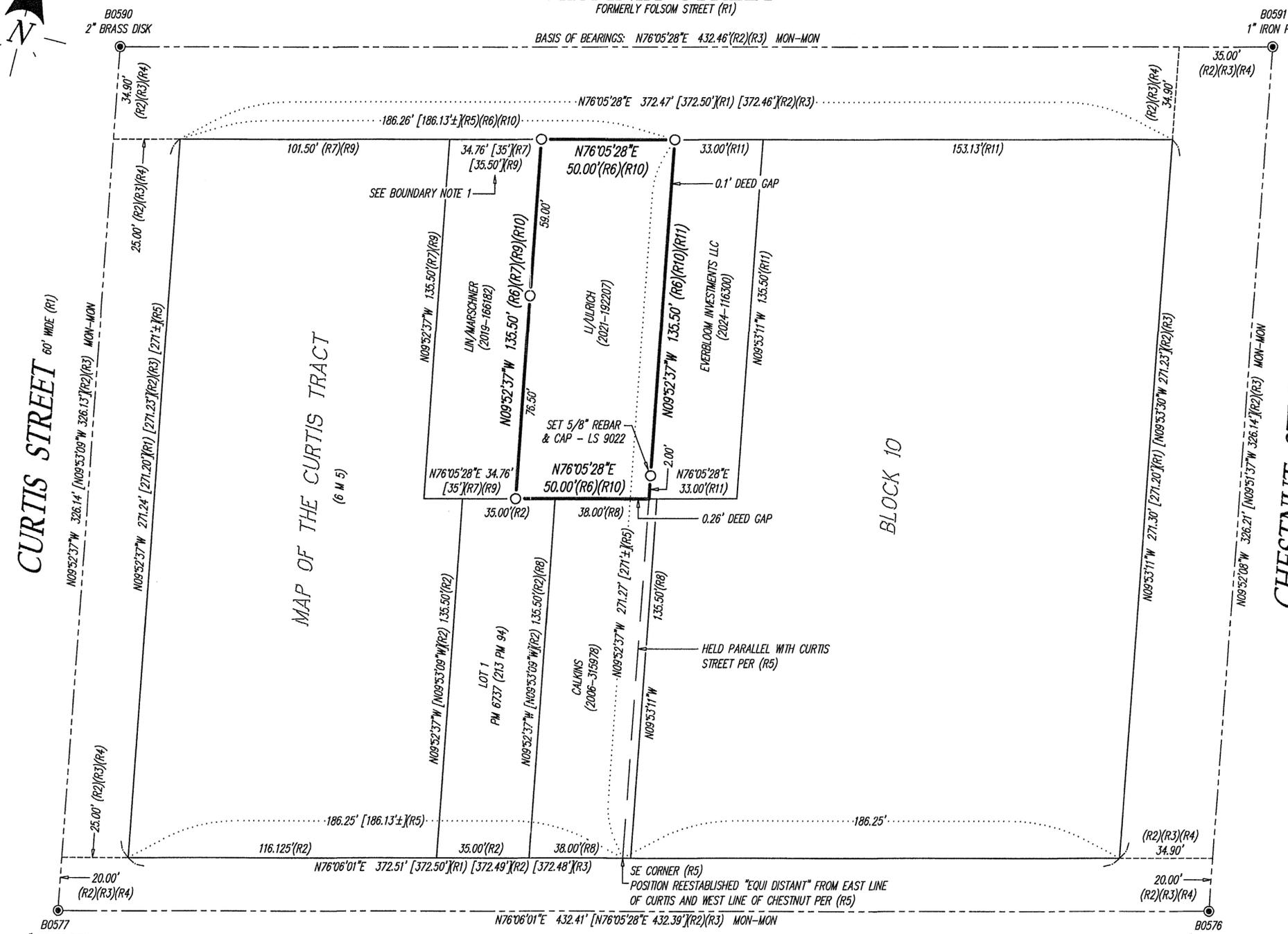


VIRGINIA STREET 60' WIDE (R1)
FORMERLY FOLSOM STREET (R1)

BASIS OF BEARINGS: N76°05'28"E 432.46'(R2)(R3) MON-MON



- LEGEND**
- FOUND STANDARD CITY OF BERKELEY WELL MONUMENT - AS NOTED
 - SET NAIL AND TAG - LS 9022 IN CONCRETE (UNLESS OTHERWISE NOTED)
 - [] RECORD DATA - OTHER THAN MEASURED
 - B### CITY OF BERKELEY MONUMENT DESIGNATION
 - SUBJECT PARCEL BOUNDARY
 - RIGHT OF WAY/ADJACENT PARCEL LINE
 - MONUMENT LINE
 - HISTORIC LOT LINE
 - - - TIE-LINE

BASIS OF BEARINGS:
MONUMENT LINE WITHIN VIRGINIA STREET
BEARING: N76°05'28"E PER PM 6737 (213 PM 94)

- REFERENCES:**
- (R1) MAP OF THE CURTIS TRACT (6 M 5) FILED NOVEMBER 1, 1877
 - (R2) PARCEL MAP 6737 (213 PM 94)
 - (R3) PARCEL MAP 6954 (223 PM 14)
 - (R4) CITY OF BERKELEY MON CARDS (ON FILE COB ENG OFFICE)
 - (R5) GRANT DEED REC: 03/16/1888 (344 DEEDS 277)
 - (R6) GRANT DEED REC: 12/28/1898 (628 DEEDS 323)
 - (R7) GRANT DEED REC: 12/16/1904 (1022 DEEDS 180)
 - (R8) GRANT DEED REC: 08/17/2006 (2006-315978)
 - (R9) GRANT DEED REC: 08/26/2019 (2019-166182)
 - (R10) GRANT DEED REC: 05/21/2021 (2021-192207)
 - (R11) GRANT DEED REC: 09/23/2024 (2024-116300)

- BOUNDARY NOTES:**
- 1) LEGAL DESCRIPTION IN GRANT DEED (R9) CONTAINS AN APPARENT ERROR. THE PARCEL FRONTAGE DISTANCE OF 35'-6" WAS INCORRECTLY WRITTEN IN GRANT DEED (2018-241037). THE PRIOR RECORDING (92-405227) WAS UTILIZED TO CONFIRM THE CORRECT PARCEL FRONTAGE DISTANCE OF 35'.
 - 2) SENIOR CONVEYANCE (R6) WAS HELD TO REESTABLISH THE WEST LINE OF THE SUBJECT PARCEL. HISTORY OF CONVEYANCES AFFECTING SAID WEST LINE AS FOLLOWS:
 - (344 DEEDS 277) RECORDED: 3/16/1888 - CHARLES H. SPEAR TO WILLIAM JOERNDT
 - (585 DEEDS 299) RECORDED: 11/27/1895 - WILLIAM JOERNDT TO JOSEPHINE PETERSEN
 - (658 DEEDS 321) RECORDED: 12/06/1898 - WILLIAM JOERNDT TO C.A. STICE
 - (628 DEEDS 323) RECORDED: 12/26/1898 - WILLIAM JOERNDT AND JOSEPHINE JOERNDT TO SARAH M. THRASHER
 - (1022 DEEDS 180) RECORDED: 12/16/1904 - JOSEPHINE JOERNDT (FORMERLY JOSEPHINE PETERSEN) TO JAMES SOUFFRAIN, ET AL

- 3) EAST LINE OF SUBJECT PARCEL REESTABLISHED PER (R5).
- 4) NO ATTEMPT MADE TO RESOLVE DEED GAPS SHOWN HEREON. - SAID GAPS DO NOT ADVERSELY AFFECT SUBJECT PARCEL.

NOTE:
THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT, SECTION 8762, SUBDIVISION (b), PARAGRAPH (5).

SUBJECT PARCEL ADDRESS:
1252 VIRGINIA STREET
BERKELEY, CA 94702
APN: 058-2133-003

COUNTY SURVEYOR'S NOTE:
GAPS SHOWN ON THIS SURVEY COULD PERHAPS BE RESOLVED THROUGH THE PRINCIPLE OF JR/SR RIGHTS IF SUFFICIENT HISTORICAL INFORMATION IN THE CHAIN OF TITLE WERE RESEARCHED AND PROVIDED TO THE SURVEYOR.

RECORD OF SURVEY
RS NO. 3985

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED MAY 21, 2021
SERIES NO. 2021-192207
OFFICIAL RECORDS ALAMEDA COUNTY
BEING A PORTION OF BLOCK 10
MAP OF THE CURTIS TRACT (6 M 5)
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
JULY, 2025 SCALE: 1" = 30'

BA LS BAY AREA LAND SURVEYING INC
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

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 LUCIA LI IN MARCH, 2025.

RCE
RYAN C. ENGEL, PLS 9022
DATE: 7/14/2025



COUNTY SURVEYOR'S STATEMENT:
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 21ST DAY OF JULY, 2025

Paul Mabry
PAUL MABRY, PLS 8797
ALAMEDA COUNTY SURVEYOR



RECORDER'S STATEMENT:
FILED THIS 24 DAY OF July, 2025, AT 11:45 A.M. IN
BOOK 56 OF RECORDS OF SURVEY AT PAGE 10, AT THE
REQUEST OF BAY AREA LAND SURVEYING INC.

FEE: \$93.00
SERIES: 2125093638
MELISSA MILK
COUNTY RECORDER
ALAMEDA COUNTY
BY: *Melissa Milk*
DEPUTY COUNTY RECORDER

COPY of map to be recorded
Has not been compared with Original

APN: 058-2133-003

SHEET 1 OF 1

24-5255

