

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDED OF THE SAME, AND DO HEREBY DEDICATE TO CONTRA COSTA COUNTY IN FEE FOR PUBLIC STREET AND UTILITY PURPOSES, THE AREAS SHOWN HEREON AS "WALNUT BOULEVARD".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) ARE IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF CONTRA COSTA, CALIFORNIA, AS EASEMENTS TO THE PUBLIC FOR THE PURPOSE OF EMERGENCY VEHICLE INGRESS AND EGRESS.

THE AREAS DESIGNATED AS "P.A.E." (PRIVATE ACCESS EASEMENT) ARE RESERVED FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE USE OF AND BENEFIT OF THE HOMEOWNERS OF SUBDIVISION 9581, SAID "P.A.E." ARE MAINTAINED BY THE HOMEOWNERS OF SUBDIVISION 9581 PER CC&R'S.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: "P.U.E." (PUBLIC UTILITY EASEMENT) ARE DEDICATED FOR PUBLIC UTILITY PURPOSES INCLUDING ELECTRIC, GAS, COMMUNICATION FACILITIES AND ALL OTHER PUBLIC UTILITY PURPOSES, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, INCLUDING THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY OR OTHERWISE CONTROL ANY TREES OR BRUSH, THE P.U.E. HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.

THE AREA MARKED "EBMUD" IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING ANY FACILITIES NECESSARY FOR THE TRANSMISSION OF UTILITIES, AND ALL NECESSARY FIXTURES, INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF.

THE EASEMENT AREA MAY BE LANDSCAPED IN A MANNER CONSISTENT WITH EAST BAY MUNICIPAL UTILITY DISTRICTS USE; HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NO TREES MAY BE PLANTED WITHIN THE EASEMENT AREA AND NO CHANGES MAY BE MADE TO THE EXISTING SURFACE ELEVATION (GRADE) OF THE EASEMENT AREA BY MORE THAN ONE (1) FOOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH EAST BAY MUNICIPAL UTILITY DISTRICTS FULL ENJOYMENT OF SAID EASEMENT. EBMUD SHALL ACCEPT THIS EASEMENT BY SEPARATE INSTRUMENT.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES PURPOSES: "S.D.E." (STORM DRAIN EASEMENT) ARE IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF CONTRA COSTA, CALIFORNIA. AS EASEMENTS TO THE PUBLIC FOR THE PURPOSE OF DRAINAGE AND STORM DRAIN FACILITIES.

THE AREAS DESIGNATED ON THIS MAP AS "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) ARE FOR PRIVATE STORM DRAIN PURPOSES FOR THE USE OF THE OWNERS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION INCLUDING THE RIGHTS TO CONSTRUCT, RECONSTRUCT, ACCESS, OPERATE, AND MAINTAIN PRIVATE STORM DRAIN IMPROVEMENTS, STRUCTURES, PIPES, AND TREATMENT SYSTEMS.

THE AREAS DESIGNATED AS "S.S.E." (SANITARY SEWER EASEMENT) ARE OFFERED FOR DEDICATION TO THE CENTRAL CONTRA COSTA SANITARY DISTRICT (CENTRAL SAN) OR ITS SUCCESSORS OR ASSIGNS IN GROSS, AS AN EXCLUSIVE SUBSURFACE EASEMENT (OR AS A NONEXCLUSIVE SUBSURFACE EASEMENT, WHERE INDICATED) AND NONEXCLUSIVE SURFACE EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, RENEW, ALTER, OPERATE, MAINTAIN, REPLACE (WITH THE INITIAL OR OTHER SIZE) AND REPAIR SUCH SEWER LINE OR LINES AS CENTRAL SAN SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATERALS AND APPURTENANCES THERETO, OVER AND WITHIN SUCH EASEMENT AREA, TOGETHER WITH THE FREE RIGHT OF INGRESS, EGRESS, AND EMERGENCY ACCESS TO SAID EASEMENT OVER AND ACROSS THE REMAINING PORTION OF THE OWNER'S PROPERTY, PROVIDED THAT SAID RIGHTS OF INGRESS, EGRESS AND EMERGENCY ACCESS SHALL BE LIMITED TO ESTABLISHED ROADWAYS, PATHWAYS, AVENUES OR OTHER ROUTES TO THE EXTENT POSSIBLE AND AS REASONABLY NECESSARY FOR THE PROPER USE OF THE RIGHTS GRANTED HEREIN. THIS OFFER OF DEDICATION ALSO INCLUDES THE RIGHT TO CLEAR OBSTRUCTIONS AND VEGETATION FROM THE EASEMENT AS MAY BE REQUIRED FOR THE PROPER USE OF THE OTHER RIGHTS GRANTED HEREIN.

THE OWNER RESERVES THE RIGHT TO LANDSCAPE OR MAKE SUCH OTHER USE OF THE LANDS INCLUDED WITHIN THE EASEMENTS WHICH ARE CONSISTENT WITH CENTRAL SAN'S USE; HOWEVER, SUCH USE BY THE OWNER SHALL NOT INCLUDE THE PLANTING OF TREES OR CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, OUTBUILDINGS, SWIMMING POOLS, TENNIS COURTS, RETAINING WALLS, DECKS, PATIOS, ENGINEERED DRAINAGE FACILITIES (BIO-SWALES) OR OTHER ACTIVITY WHICH MAY INTERFERE WITH CENTRAL SAN'S ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREIN.

MAINTENANCE ACCESS STRUCTURES (MANHOLES, RODDING INLETS, ETC.) CONSTRUCTED WITHIN THE EASEMENT SHALL NOT BE COVERED BY EARTH OR OTHER MATERIAL AND SHALL REMAIN IN AN EXPOSED AND ACCESSIBLE CONDITION AT ALL TIMES FOR ROUTINE AND/OR EMERGENCY MAINTENANCE THAT MAY BE DEEMED NECESSARY BY CENTRAL SAN FROM TIME TO TIME. CENTRAL SAN, AND ITS SUCCESSORS OR ASSIGNS, SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFER OF DEDICATION, AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE OFFERED EASEMENTS OR ANY IMPROVEMENTS THEREON OR THEREIN, UNTIL SUCH OFFER HAS BEEN ACCEPTED BY THE APPROPRIATE ACTION OF CENTRAL SAN, OR ITS SUCCESSORS OR ASSIGNS. FURTHER, THE OWNER SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS CENTRAL SAN FROM ANY LIABILITY WITH RESPECT TO THE EASEMENTS, PRIOR TO THE FORMAL ACCEPTANCE OF SAID EASEMENTS BY APPROPRIATE ACTION OF CENTRAL SAN.

THE AREA MARKED AS "SAREENA PLACE" IS FOR PRIVATE STREET PURPOSES AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF SUBDIVISION 9581 AND IS NOT DEDICATED TO THE PUBLIC. SAID AREA IS ALSO A P.S.D.E., EBMUD, P.U.E., P.A.E., E.V.A.E., AND S.S.E. AS DEFINED ABOVE.

AND FURTHER RELINQUISH AND WAIVE ALL ACCESS RIGHTS FROM LOTS 1 AND 1C IN AND TO WALNUT BOULEVARD. AS SHOWN ON MAP. //////////

AS OWNER:
TH WALNUT ESTATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Tony Bosowski

TITLE: Authorized Agent

DATE: 06/08/2026

SUBDIVISION 9581

A PORTION OF THAT CERTAIN TRACT DESCRIBED IN THE DEED FROM MARCH, ET UX, TO TRUTNER, RECORDED RECORDED AUGUST 29, 1945 IN VOLUME 822 OF OFFICIAL RECORDS, AT PAGE 128, AND A PORTION OF LOT 6 IN BLOCK 3, AS DESIGNATED ON A MAP ENTITLED "MAP NO. 2 OF WALNUT HEIGHTS" FILED DECEMBER 29, 1913 IN BOOK 10 OF MAPS, PAGE 245, CONTRA COSTA COUNTY RECORDS.

CONTRA COSTA COUNTY CALIFORNIA

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA
94596 WWW.QUALUSCORP.COM (925) 932-8888

JUNE 4, 2026

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA
CONTRA COSTA COUNTY

ISS

I, MONICA NINO, CLERK OF THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "SUBDIVISION 9581" WAS PRESENTED, TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC, ANY STREETS, ROADS, AVENUES, OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, AND FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY _____ OF _____, 20____

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS OF
CONTRA COSTA COUNTY,
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF
COUNTY OF Contra Costa

ON June 8, 2026 BEFORE ME, Milana Saliava, A NOTARY PUBLIC,
PERSONALLY APPEARED

Tony Bosowski

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: Milana Saliava
Milana Saliava

NAME (TYPED OR PRINTED), NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE

MY COMMISSION NUMBER: 2525449

MY COMMISSION EXPIRES: June 29, 2029

PRINCIPAL COUNTY OF BUSINESS: Contra Costa

APN-180-240-002

TRUSTEE'S STATEMENT

THE UNDERSIGNED AS TRUSTEE UNDER THE DEED OF TRUST RECORDED JANUARY 30, 2026 IN OFFICIAL RECORDS INSTRUMENT NO. 2026-0009989 OF OFFICIAL RECORDS AGAINST THE LAND SHOWN, DO HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND THE PREPARATION AND RECORDED OF THIS MAP AND ALL DEEDING AND DEDICATIONS THEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO TO AFFIXED THIS _____ DAY OF _____, 20____

TRSTE, INC., A VIRGINIA CORPORATION

BY: _____ BY: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____

TRUSTEE'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF
COUNTY OF _____

ON _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

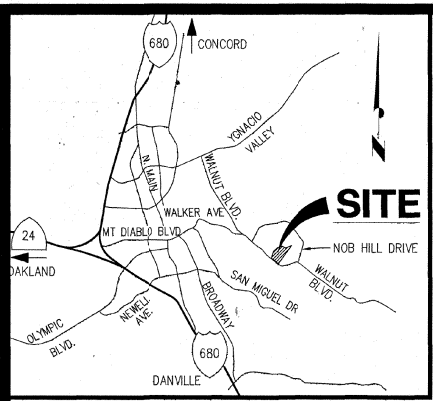
PRINCIPAL COUNTY OF BUSINESS: _____

COUNTY RECORDER'S STATEMENT

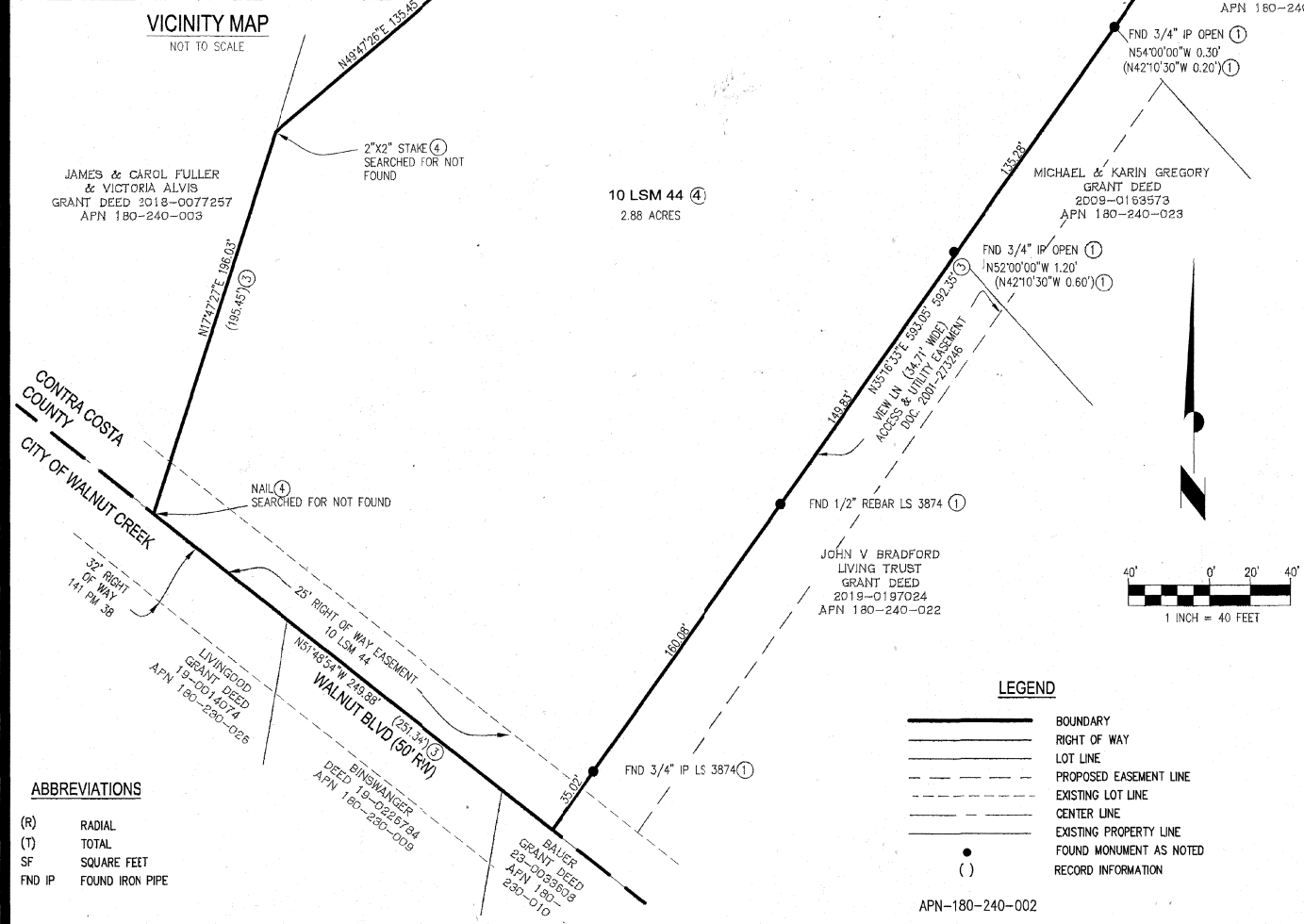
FILED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY, CONTRA COSTA COUNTY AT _____ MINUTES PAST _____ ON THE _____ DAY OF _____, 20____, IN BOOK _____ OF MAPS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

BY: _____
DEPUTY COUNTY RECORDER

KRISTIN B. CONNELLY
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

(R) RADIAL
(T) TOTAL
SF SQUARE FEET
FND IP FOUND IRON PIPE

BASIS OF BEARINGS:

BASED ON CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE III (GRID), HORIZONTAL DATUM USING NAD83 (2011) (EPOCH 2010.0000), U.S. SURVEY FOOT. TAKEN AS N57°17'47"W BETWEEN TWO FOUND MONUMENTS OF RECORD AS SHOWN IN LICENSED SURVEYORS' MAP "RS 2893" RECORDED JUNE 18, 2004 IN BOOK 129 OF L.S.M. AT PAGE 38. SHOWN AS 2 FOUND 1.5" IP W/ TAG LS 2729.

SUBDIVISION 9581

A PORTION OF THAT CERTAIN TRACT DESCRIBED IN THE DEED FROM MARCH, ET UX, TO TRUTNER, RECORDED RECORD AUGUST 29, 1945 IN VOLUME 822 OF OFFICIAL RECORDS, AT PAGE 128, AND A PORTION OF LOT 6 IN BLOCK 3, AS DESIGNATED ON A MAP ENTITLED "MAP NO. 2 OF WALNUT HEIGHTS" FILED DECEMBER 29, 1913 IN BOOK 10 OF MAPS, PAGE 245, CONTRA COSTA COUNTY RECORDS.

CONTRA COSTA COUNTY CALIFORNIA

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA
94596 WWW.QUALUSCORP.COM (925) 932-8868

JUNE 4, 2026
SCALE 1"=40'

REFERENCES

- ① LICENSED SURVEYORS' MAPS BOOK 129 PAGE 38
- ② LICENSED SURVEYORS' MAPS BOOK 22 PAGE 42
- ③ PARCEL MAP BOOK 2 PAGE 12
- ④ LICENSED SURVEYORS' MAPS BOOK 10 PAGE 44

ZONING ADMINISTRATOR'S

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS MAP IS BASED.

RUBEN HERNANDEZ
DEPUTY DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

By: *Rub L. Hernandez*

DATED: *July 7, 2026*

BUILDING INSPECTION STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT, TITLED 3180 WALNUT BOULEVARD GEOTECHNICAL EXPLORATION, PREPARED BY ENGEO INCORPORATED, DATED MAY 6, 2022 AND REVISED JUNE 13, 2023, HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE IN THE BUILDING INSPECTION DIVISION, CONTRA COSTA COUNTY.

JASON CRAPO
DEPUTY DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
BUILDING INSPECTION DIVISION

By: *Jason Crapo*

DATED: *7/8, 2026*

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAS BEEN COMPLIED WITH AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

Daniel W. Bustamante
COUNTY SURVEYOR (INTERIM)
DANIEL W. BUSTAMANTE
P.L.S. 7030



DATE: *7/9/2026*

SURVEYOR'S STATEMENT

I, DANIEL DRUMMOND, STATE THAT THIS MAP WAS PREPARED FROM A SURVEY MADE BY ME, OR UNDER MY DIRECTION, DURING THE MONTH OF JUNE 2025; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP; THAT MONUMENTS OF THE CHARACTER SHOWN ON THE SUBDIVISION MAP SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE DECEMBER 1, 2027 AND THAT THE AREA IS 2.88 ACRES, MORE OR LESS.

Daniel Drummond
DANIEL DRUMMOND, P.L.S. 6333



DATE: *6/5/26*

- LEGEND**
- BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING LOT LINE
 - CENTER LINE
 - EXISTING PROPERTY LINE
 - FOUND MONUMENT AS NOTED
 - () RECORD INFORMATION

APN-180-240-002

SUBDIVISION 9581

A PORTION OF THAT CERTAIN TRACT DESCRIBED IN THE DEED FROM MARCH, ET UX, TO TRUTNER, RECORDED AUGUST 29, 1945 IN VOLUME 822 OF OFFICIAL RECORDS, AT PAGE 128, AND A PORTION OF LOT 6 IN BLOCK 3, AS DESIGNATED ON A MAP ENTITLED "MAP NO. 2 OF WALNUT HEIGHTS" FILED DECEMBER 29, 1913 IN BOOK 10 OF MAPS, PAGE 245, CONTRA COSTA COUNTY RECORDS.

CONTRA COSTA COUNTY CALIFORNIA

QUALUS

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA
94596 WWW.QUALUSCORP.COM (925) 932-6868

JUNE 4, 2026
SCALE 1"=30'

LEGEND

	BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	CENTER LINE
	EXISTING PROPERTY LINE
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT
	STAMPED LS 6333
	MONUMENT TO MONUMENT
	RELINQUISHMENT OF ABUTTERS RIGHTS

ABBREVIATIONS

(R)	RADIAL
(T)	TOTAL
SF	SQUARE FEET
FND IP	FOUND IRON PIPE
S.S.E.	SANITARY SEWER EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
S.D.E.	STORM DRAIN EASEMENT

VIRGIL & CELIA SIACUNCO
PARCEL B 99 PM 27
APN 180-240-043

COLBERT
TRANSFER DEED
22-0128380
APN 180-240-033

KATHRYN SWIFT
GRANT DEED
2013-0131113
APN 180-240-018

BASIS OF BEARINGS:

BASED ON CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE III (GRID), HORIZONTAL DATUM USING NAD83 (2011) (EPOCH 2010.0000), U.S. SURVEY FOOT. TAKEN AS N57°17'47"W BETWEEN TWO FOUND MONUMENTS OF RECORD AS SHOWN IN LICENSED SURVEYORS' MAP "RS 2893" RECORDED JUNE 18, 2004 IN BOOK 129 OF L.S.M. AT PAGE 38. SHOWN AS 2 FOUND 1.5" IP W/ TAG LS 2729.

APN-180-240-002

SHEET 3 OF 3

JAMES & CAROL FULLER
& VICTORIA ALVIS
GRANT DEED 2018-0077257
APN 180-240-003

ZAIJIE & LIJ WANG
PARCEL B 2 PM 12
APN 180-240-036

PINZA FAMILY
LIVING TRUST
PARCEL A 2 PM 12
APN 180-240-035

SAREENA PLACE
(PRIVATE STREET, NOT
COUNTY MAINTAINED)

MICHAEL & KARIN GREGORY
GRANT DEED 2009-0163573
APN 180-240-023

JOHN V BRADFORD LIVING
TRUST
GRANT DEED 2019-0197024
APN 180-240-022

VIEW LN (34.71' WIDE)
ACCESS & UTILITY EASEMENT
DOC. 2001-273246

30' 0' 15' 30'
1 INCH = 30 FEET

32' RIGHT OF WAY
141 PM 38

WALNUT BLVD
DEDICATED TO
CONTRA COSTA
COUNTY

GRANT DEED
19-0014074
APN 180-240-026

BINSWANGER
DEED 19-0228784
APN 180-230-009

WALNUT BLVD
DEDICATED TO
CONTRA COSTA
COUNTY

BAUER
GRANT DEED
20-0033608
APN 180-230-010