

Recorded at the request of:
Contra Costa County

Return to:
Contra Costa County
Public Works Dept.
255 Glacier Drive
Martinez, CA 94553
Attention: Ashley Seat

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Resolution on 11-04-2025, by the following vote:

AYES: John Gioia, Candace Andersen, Diane Burgis, Ken Carlson, Shanelle Scales-Preston

NOES: None

ABSENT: None

RESOLUTION NO. 2025/381
Resolution Terminating and Abandoning
an Offer of Dedication
(Gov. Code 66477.2 (c))

ABSTAIN: None

SUBJECT: **ADOPT** Resolution No. 2025/~~381~~ terminating and abandoning an Offer of Dedication for storm drain easement of 1131 Douglas Court, Alamo Area, District II. Project No.: 0676-6Q1833

WHEREAS, in 1979, Contra Costa County (County) received, but did not accept, an offer of dedication for storm, flood and surface water drainage of Douglas Court. The offer of dedication was included on the approved Subdivision MS 54-77 book 75 page 5.

WHEREAS, the storm drain easement identified as 1131 Douglas Court described in Exhibits A and B and shown as Exhibits A1 and B1 attached hereto was not accepted, and it has been determined that the right of way is not needed for any current or future County drainage purposes.

WHEREAS, the current owners of APN 192-220-015 have requested that the County terminate and abandon the offer of dedication.

WHEREAS, this Termination of an Offer of Dedication of a certain excess right of way is made pursuant to Government Code 66477.2 subdivision (c) and to Part 3 of Division 9, Chapter 4 of the Streets and Highways Code, commencing with Section 8333(a), et. seq.

WHEREAS, the Offer of Dedication is more particularly described in Exhibits "A" and "A-1" and Exhibits "B" and "B-1", attached hereto and incorporated herein.

WHEREAS, Public Works Department staff has determined there is no possibility that terminating and abandoning the offer of dedication may have a significant adverse effect on the environment.

WHEREAS, there are no known public facilities within the easement area.

NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of Contra Costa County that:

The Board FINDS that there is no reasonable probability that the offer of dedication will be accepted into the County's drainage system, which the County has not expended County funds to maintain or improve the easement, and it is in the best interest of the County and the public that the easement be terminated.

The Board FINDS that terminating and abandoning the offer of dedication of the drainage easement will not have a significant effect on the environment and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 5, section 15061(b)(3).

The offer of dedication described and depicted in Exhibit "A" and "A-1" is hereby TERMINATED and ABANDONED pursuant to Government Code section 66477.2 subdivision (c), and to Part 3 of Division 9, Chapter 4 of the Streets and Highways Code, commencing with section 8333(a), et, seq.

The Board DIRECTS the Public Works Director to cause a certified copy of this Resolution to be recorded in the Office of the County Clerk-Recorder.

From and after the date this Resolution is recorded, the Offer of Dedication described in Exhibit "A" and "A-1" is terminated and the County's right to accept the offer is abandoned.

AS

G:\realprop\Vacations -Terminations\1131 Douglas Ct\Board Order-Staff Report\V.46 Termination of Offer of Dedication.doc

EXHIBIT 'A'
TERMINATION OF OFFER OF DEDICATION
10-FOOT STORM DRAINAGE EASEMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN UNINCORPORATED ALAMO OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF "PARCEL D", AS SHOWN ON PARCEL MAP ENTITLED "SUBDIVISION MS 54-77", FILED ON MARCH 20, 1979 IN BOOK 75 OF PARCEL MAPS AT PAGE 5 AND 6, ALSO BEING A PORTION OF "PARCEL ONE", AS DESCRIBED IN THAT CERTAIN GRANT DEED GRANTED BY ALI BOLOURCHI TO DAVID A. ELIAHU AND MORAN ELIAHU, RECORDED JUNE 28, 2024 AS DOCUMENT NUMBER 2024-0062016, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

10-FOOT STORM DRAINAGE EASEMENT TO BE TERMINATED:

BEING ALL OF THE CERTAIN STRIP OF LAND MARKED AS A 10-FOOT STORM DRAINAGE EASEMENT AS SHOWN ON SAID "PARCEL D", SAID EASEMENT WAS DEDICATED BY THE OWNERS OF SUBDIVISION MS 54-77 BUT NOT ACCEPTED BY THE COUNTY.

AFFECTING ASSESSOR'S PARCELS (APN'S): 192-220-015-7

ATTACHED HERETO A PLAT ENTITLED EXHIBIT 'B' FOR REFERENCE ONLY.

END OF DESCRIPTION

PREPARED BY:



VINCENT J. D'ALO
LS 4210



JULY 22, 2025

DATE

EXHIBIT B

FOELL
17-000240
N1°13'08"W 129.70'



PARCEL A
75 PM 5

DOUGLAS COURT

PRIVATE STORM
DRAIN EASEMENT
75 PM 5

**PARCEL D
75 PM 5**

PARCEL ONE
DOC.2024-0062016
APN:192-220-015-7

PARCEL A
(172 PM 49)

PARCEL C
75 PM 5

S1°07'55"E(R)
10.38'

N4°05'15"E(R)

R=220.00'
Δ=5°13'10"
L=20.04'

LEGEND

- RADIAL BEARING
- BOUNDARY LINE
- CENTERLINE STORM DRAINAGE EASEMENT (TO BE TERMINATED)
- CENTERLINE STORM DRAIN EASEMENT
- EASEMENT LINE
- ADJOINING LOT LINE



Scale: 1"=40'

10' STORM DRAINAGE
EASEMENT
(TO BE TERMINATED)
75 PM 5

S10°41'49"E
89.25'

S85°54'45"E
90.83'

N0°50'15"E 105.81'

LOT #3
(391 M 6)

LOT #4
(391 M 6)

LOT #5
(440 M 32)

UNINCORPORATED ALAMO OF CONTRA COSTA COUNTY

CALIFORNIA



Civil Engineers
Traffic Engineers
Surveyors

Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

Subject 10' STORM DRAINAGE EASEMENT TERMINATED
Job No. 224062 Scale 1"=40'
By JJM Date: 7/22/2025 Chkd. VJD

EXHIBIT "A-1"
TERMINATION OF OFFER OF DEDICATION
PORTION OF STORM DRAIN EASEMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN UNINCORPORATED ALAMO OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF "PARCEL D", AS SHOWN ON PARCEL MAP ENTITLED "SUBDIVISION MS 54-77", FILED ON MARCH 20, 1979 IN BOOK 75 OF PARCEL MAPS AT PAGE 5 AND 6, ALSO BEING A PORTION OF "PARCEL ONE", AS DESCRIBED IN THAT CERTAIN GRANT DEED GRANTED BY ALI BOLOURCHI TO DAVID A. ELIAHU AND MORAN ELIZE AHU, RECORDED JUNE 28, 2024, AS DOCUMENT NUMBER 2024-0062016, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

PORTION OF STORM DRAIN EASEMENT TO BE TERMINATED:
BEING A PORTION OF THE CERTAIN STORM DRAIN EASEMENT AS DESCRIBED IN THAT CERTAIN OFFER OF DEDICATION RECORDED MAY 17, 1993, AS DOCUMENT NUMBER 93-128512, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID "PARCEL D" (75 PM 5); THENCE ALONG THE WESTERLY LINE OF "PARCEL D" (75 PM 5), NORTH 00°50'15 EAST, 10.01 FEET; THENCE LEAVING SAID WESTERLY LINE ALONG THE NORTHERLY LINE OF THAT CERTAIN STORM DRAIN EASEMENT RECORDED MAY 17, 1993, AS SAID DOCUMENT NUMBER 93-128512, NORTH 88°21'13" EAST, 79.10 FEET TO THE **POINT OF BEGINNING**;

THENCE FROM THE **POINT OF BEGINNING**, THE FOLLOWING FIVE (5) COURSES:

1. NORTH 60°05'28" WEST, 29.61 FEET,
2. NORTH 41°41'43" EAST, 12.62 FEET,
3. SOUTH 60°05'28" EAST, 45.80 FEET,
4. SOUTH 41°09'54" EAST, 0.92 FEET,
5. SOUTH 88°21'13" WEST, 23.04 FEET, TO THE **POINT OF BEGINNING**.

AFFECTING ASSESSOR'S PARCELS (APN'S): 192-220-015-7

ATTACHED HERETO A PLAT ENTITLED EXHIBIT 'B' FOR REFERENCE ONLY.

END OF DESCRIPTION

PREPARED BY:



VINCENT J. D'ALO
LS 4210

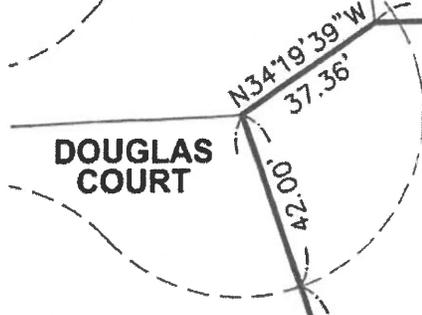


JULY 22, 2025
DATE

Exhibit "B-1"

FOELL
17-000240
N1°13'08"W 129.70'

PARCEL A
75 PM 5



DOUGLAS COURT

PARCEL D
75 PM 5

PARCEL ONE
DOC.2024-0062016
APN:192-220-015-7

PARCEL A
(172 PM 49)

PARCEL C
75 PM 5

N79°02'05"E 192.29'
N70°39'06"E 290.00'
248.00'

LEGEND

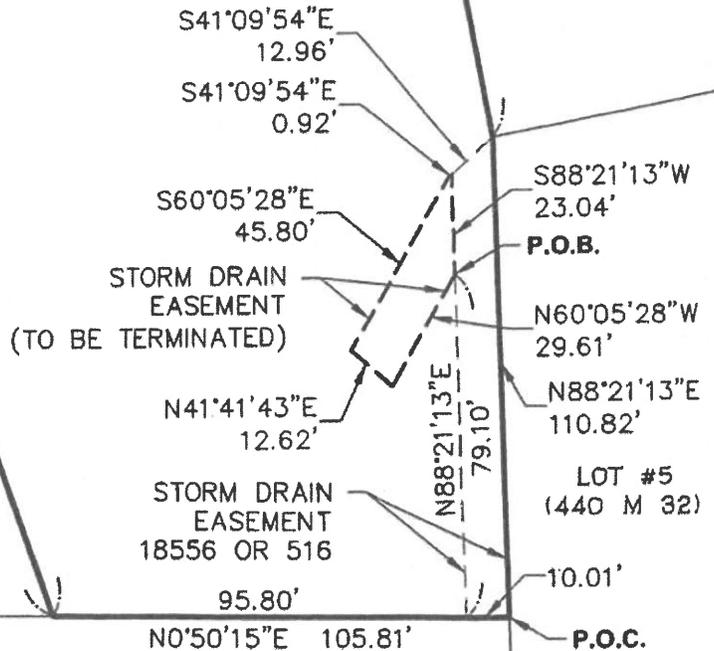
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BOUNDARY LINE
- STORM DRAIN EASEMENT (TO BE TERMINATED)
- EASEMENT LINE
- ADJOINING LOT LINE



Scale: 1"=40'

LOT #3
(391 M 6)

LOT #4
(391 M 6)



UNINCORPORATED ALAMO OF CONTRA COSTA COUNTY

CALIFORNIA



Civil Engineers
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Walnut Creek, CA 94596
Telephone: (925) 478-2300
Fax: (925) 478-2350

Subject STORM DRAIN EASEMENT TERMINATED

Job No. 224062

Scale 1"=40'

By JJM

Date: 7/22/2025

Chkd. VJD

Sheet 1 of 1

OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A LEGAL TITLE INTEREST IN THE LANDS DELINEATED AND EMBODIED WITHIN THE HEAVY BLACK LINES UPON THIS MAP DO HEREBY CONSENT TO THE MARKING AND RECORDATION OF THE SAME; AND I DO HEREBY DEDICATE TO PUBLIC USE THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS SLOPE EASEMENT.

THE AREA MARKED "DRAINAGE EASEMENT" IS DEDICATED TO THE COUNTY OF CONTRA COSTA OR ITS DESIGNEE, AND TO THE PUBLIC FOR PUBLIC USE FOR STORM, FLOOD AND SURFACE WATER DRAINAGE, INCLUDING CONSTRUCTION, ACCESS OR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES, WHETHER COVERED OR OPEN, OR THE CLEARING OF OBSTRUCTIONS AND VEGETATION. THE AREA MARKED "PRIVATE STORM DRAIN EASEMENT" IS HEREBY DEDICATED FOR THE USE BY THE ADJACENT OWNERS TO CONSTRUCT AND MAINTAIN PRIVATE STORM DRAIN FACILITIES.

DO FURTHER RELINQUISH ALL ABUTTEES RIGHTS OF ACCESS TO LINDENA ROAD A COUNTY ROAD, ALONG THE PROPERTY LINE ADJACENT TO LINDENA ROAD ON LOT NUMBERS A & B EXCEPT FOR THE TEMPORARY 16 FOOT ACCESS TO PARCEL "A".

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD.

Wanda A. Douglas
WANDA A. DOUGLAS

Wanda G. Douglas Trustee
WANDA G. DOUGLAS AS TRUSTEE

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF CONTRA COSTA } S.S.

ON THIS 21st DAY OF March, 1978 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WANDA A. DOUGLAS AND WANDA G. DOUGLAS AS TRUSTEE KNOWN TO ME TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.



Linda W. Ballard
NOTARY PUBLIC IN AND FOR THE COUNTY OF CONTRA COSTA STATE OF CALIFORNIA.

MY COMMISSION EXPIRES: April 29, 1980

PARCEL MAP
PORTION OF THE RANCHO SAN RAMON
CONTRA COSTA COUNTY, CALIFORNIA
MARCH 1977

PETER'S VERDUGO INC. SURVEYORS - ENGINEERS - PLANNERS
LAFAYETTE, CALIFORNIA

SUBDIVISION MS 54-77

COUNTY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF CONTRA COSTA } S.S.

I, J.E. OLSSON, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PARCEL MAP ENTITLED SUBDIVISION MS 54-77 WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE 13th DAY OF March, 1977, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID PARCEL MAP AND DID NOT ACCEPT OR REJECT ON BEHALF OF THE PUBLIC ANY OF THE STREETS, ROADS, AVENUES OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY 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 HEREBY SET MY HAND THIS 13th DAY OF March, 1977.



J. E. OLSSON
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS
BY: *Wanda H. Keast*
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF WANDA A. DOUGLAS IN FEBRUARY, 1978. I HEREBY STATE THAT THE PARCEL MAP PROCEEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.



Wanda J. Peters
WANDA J. PETERS, L.S. 3045

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
DATED: 3/5/77

VEBON L. CLINE
ROAD COMMISSIONER - SURVEYOR

BY: *Wanda H. Keast*
DEPUTY ROAD COMMISSIONER - SURVEYOR

RECORDER'S CERTIFICATE

Serial #79-35849

FILED THIS 20th DAY OF March, 1978,
AT 11 A.M. IN BOOK 75 OF PARCEL
MAPS, AT PAGE 5, AT THE REQUEST OF
Wanda H. Douglas

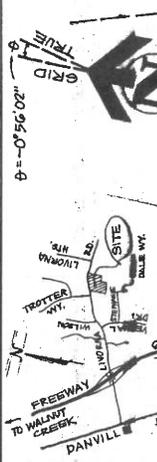
J. E. OLSSON
COUNTY RECORDER

BY: *Wanda H. Keast*
DEPUTY COUNTY RECORDER

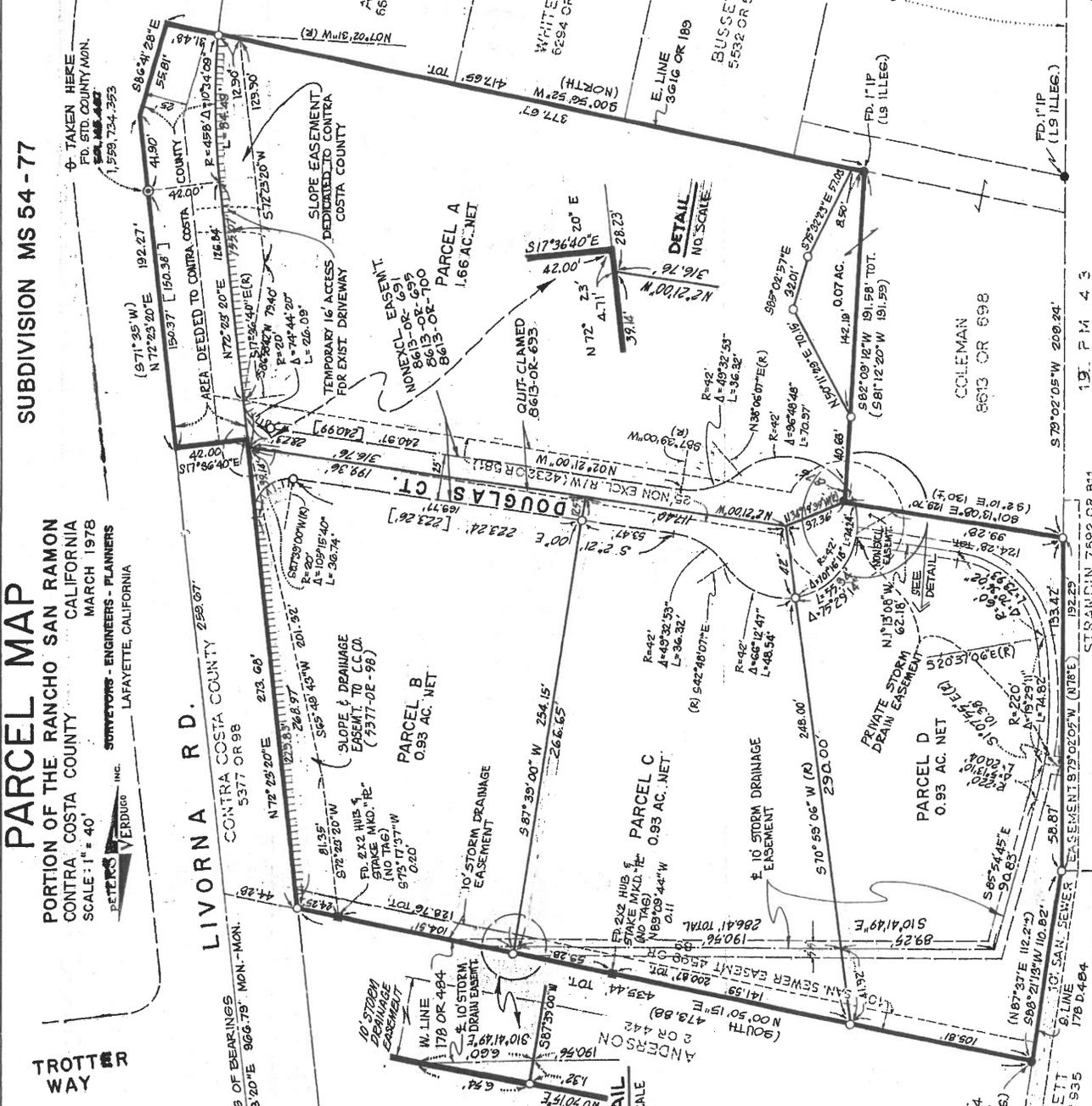
PARCEL MAP

PORTION OF THE RANCHO SAN RAMON
 CONTRA COSTA COUNTY
 SCALE: 1" = 40'

PETERS VERDUGO INC. ENGINEERS - PLANNERS
 LAFAYETTE, CALIFORNIA
 MARCH 1978



VICINITY MAP
 NO SCALE



DETAIL
 NO SCALE

LEGEND

INDICATES RECORD DISTANCES CONVERTED TO GRID.

INDICATES SET SURV-MAP ON 5/8" RE-BAR - LS 3045

INDICATES FOUND POINTS NOTED AS SHOWN

INDICATES RECORD INFORMATION

INDICATES RELINQUISHMENT OF ADJUTERS RIGHTS.

BASIS OF BEARINGS

CONTRA COSTA COUNTY MONUMENT LINE IN LIVORNA ROAD, AS SHOWN ON DRAWING PA 4234 AG 28, ROAD NO. 4233A, O.M.A. IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III - N 72° 23' 20" E

DISTANCES SHOWN ARE GRID. MULTIPLY DISTANCES SHOWN BY 1.0000690 TO OBTAIN GROUND-LEVEL DISTANCES.