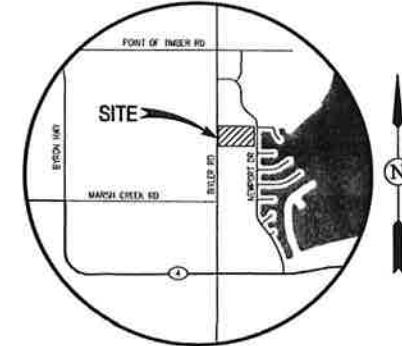


SUBDIVISION 9278 NEWPORT POINTE

BEING A SUBDIVISION OF PARCEL A & PARCEL B
OF PARCEL MAP MS #74-72, FILED IN
BOOK 24 OF PARCEL MAPS, AT PAGE 19, CONTRA COSTA RECORDS
DISCOVERY BAY, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON * (925) 888-0322
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APRIL 2024



VICINITY MAP
NOT TO SCALE

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT IT IS THE ONLY ENTITY WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT IT HEREBY CONSENTS TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; AND HEREBY CONSENTS TO ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR PUBLIC UTILITIES AND THEIR APPURTENANCES AND THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND REPLACE SUCH UTILITIES AND THEIR APPURTENANCES UNDER, ON, OVER THE STRIPS OF LAND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) ON SAID MAP. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, LANDSCAPING, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON AND ACROSS THOSE STRIPS OF LAND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE) AS DELINEATED ON THIS MAP.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE AREAS OVER, UNDER AND UPON THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SIDE" (SIDEWALK EASEMENT) ARE RESERVED FOR THE PURPOSE OF CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF SIDEWALKS; ALL EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT ALL LAWFUL UNSUPPORTED OVERHANGS. SAID EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE STRIPS OF LAND DESIGNATED AS "PSDC" (PRIVATE STORM DRAIN EASEMENT) ARE RESERVED FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES AND THEIR APPURTENANCES THERETO; SAID EASEMENT IS TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED OVERHANGS. THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, AS DETERMINED BY THE APPROPRIATE CONVENTS, CONDITIONS AND RESTRICTIONS.

THE UNDERSIGNED FURTHER RELINQUISHES TO CONTRA COSTA COUNTY ALL ABUTTER'S RIGHTS OF ACCESS ALONG THE PROPERTY LINES IN THOSE AREAS DEPICTED HEREON BY THE SYMBOL ////.

PARCELS A, B, C, AND D ARE FOR WETLANDS AND OPEN SPACE PURPOSES AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

PARCEL E IS FOR EMERGENCY VEHICLE ACCESS ROADWAY PURPOSES AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

PARCELS F IS FOR PRIVATE ROADWAY AND PARKING PURPOSES AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

PARCEL G IS FOR STORMWATER QUALITY PURPOSES AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

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

AS OWNER: CENTURY COMMUNITIES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Daniel E. Turpin
TITLE: Division Manager

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 California ss.
COUNTY OF Alameda

ON April 16, 2024, BEFORE ME, I. S. Huynh, A

NOTARY PUBLIC, PERSONALLY APPEARED Daniel E. Turpin, 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) 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: [Signature]

NAME (PRINT): I. S. Huynh

PRINCIPAL COUNTY OF BUSINESS: Alameda

MY COMMISSION NUMBER: 2362210

MY COMMISSION EXPIRES: June 22, 2025

SURVEYOR'S STATEMENT

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 AND LOCAL ORDINANCE AT THE REQUEST OF CENTURY COMMUNITIES OF CALIFORNIA, LLC IN APRIL 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2025, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: 4/16/2024

DATE



[Signature]
MARK H. WENNER, P.L.S.
L.S. NO. 7960

COUNTY RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9278", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE COMPANY, DATED _____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

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

[Signature]
KRISTIN B. CONNELLY
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

SUBDIVISION 9278 NEWPORT POINTE

BEING A SUBDIVISION OF PARCEL A & PARCEL B
OF PARCEL MAP MS #74-72, FILED IN
BOOK 24 OF PARCEL MAPS, AT PAGE 19, CONTRA COUNTY RECORDS
DISCOVERY BAY, CONTRA COSTA COUNTY, CALIFORNIA



CIVIL ENGINEERS

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APRIL 2024
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COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN TRACT MAP ENTITLED "SUBDIVISION 9278", THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DANA M. TREZISE, PLS 7438
COUNTY SURVEYOR
CONTRA COSTA COUNTY, CALIFORNIA

DATE

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA } SS.
COUNTY OF CONTRA COSTA

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 9278" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON

DAY OF _____, 2023, 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, AND DO HEREBY ABANDON AND VACATE ALL OF THE 30' DEDICATION SHOWN ON 24 PM 19 AND 6844 OR 532 WITHIN THE BOUNDS OF SAID MAP IN CONFORMANCE WITH CALIFORNIA GOVERNMENT CODE SECTIONS 66434(C) AND 66499.20.2 OF THE SUBDIVISION MAP ACT.

I FURTHER HEREBY 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 _____, 2023.

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

BY: _____
DEPUTY CLERK

PLANNING COMMISSION STATEMENT

I, HEREBY STATE THAT THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA COUNTY, 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:

RUBEN HERNANDEZ

Apr. 24, 2024
DATE

BUILDING INSPECTION STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT ON WAS PREPARED BY STEVENS, FERRONE & BAILEY ENGINEERING COMPANY, INC, DATED DECEMBER 10, 2021, PROJECT NO. 962-1, SIGNED BY KENNETH C. FERRONE AND HAS BEEN RECEIVED AND APPROVED.

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

BY:

JASON CRAPO

4/24/24
DATE

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 1) TOWER LINE EASEMENT IN FAVOR OF UNITED STATES PER 1576 OR 407
- 2) TOWER LINE EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER 1663 OR 564
- 3) GAS LINE EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER 16814 OR 809 AND 16817 OR 951.

SUBDIVISION 9278 NEWPORT POINT

BEING A SUBDIVISION OF PARCEL A & PARCEL B
OF PARCEL MAP MS# 74-72, FILED IN
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SCALE: 1" = 100' APRIL 2024



LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHED ADJUTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
	TOTAL
	RADIAL
	LOT LINE
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	MONUMENT TO TIE LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	SET 5/8" REBAR AND CAP, LS 7960
	SEARCHED FOR, NOT FOUND

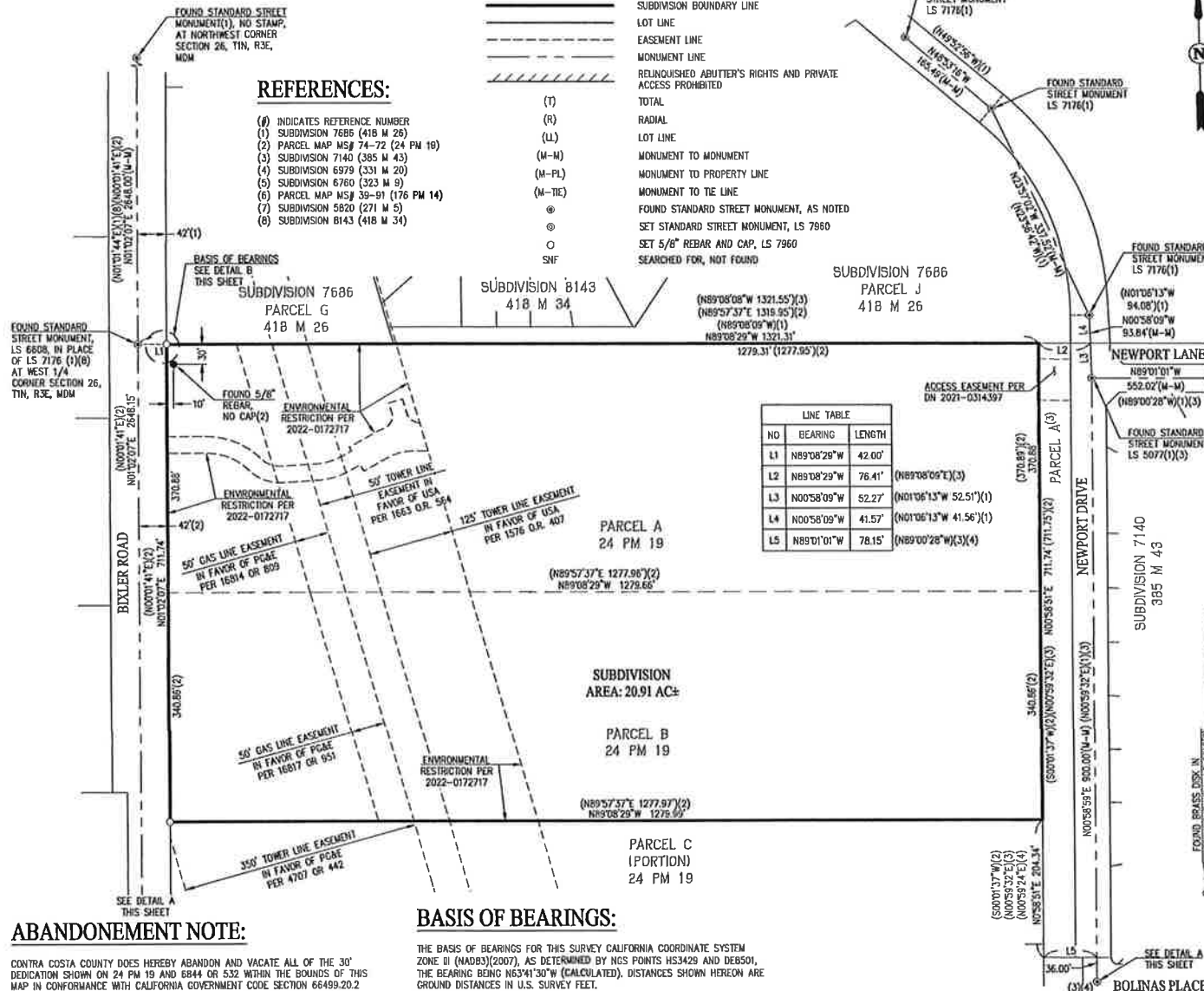
REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 7685 (418 M 26)
(2) PARCEL MAP MS# 74-72 (24 PM 19)
(3) SUBDIVISION 7140 (385 M 43)
(4) SUBDIVISION 6979 (331 M 20)
(5) SUBDIVISION 6760 (323 M 9)
(6) PARCEL MAP MS# 39-91 (176 PM 14)
(7) SUBDIVISION 5820 (271 M 5)
(8) SUBDIVISION 6143 (418 M 34)

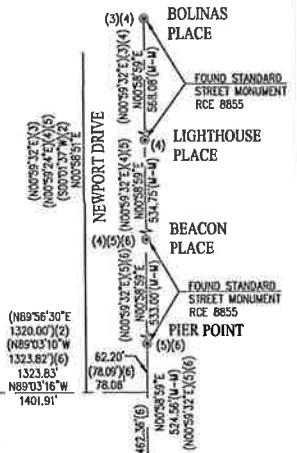
- (T)
(R)
(L)
(M-M)
(M-PL)
(M-TIE)
●
○
SNF

SUBDIVISION 7686
PARCEL J
418 M 26

NO	BEARING	LENGTH
L1	N89°08'29"W	42.00'
L2	N89°08'29"W	76.41'
L3	N00°58'09"W	52.27'
L4	N00°58'09"W	41.57'
L5	N89°01'01"W	78.15'



DETAIL B
NOT TO SCALE



SUBDIVISION 9278 NEWPORT POINT

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BASIS OF BEARINGS:

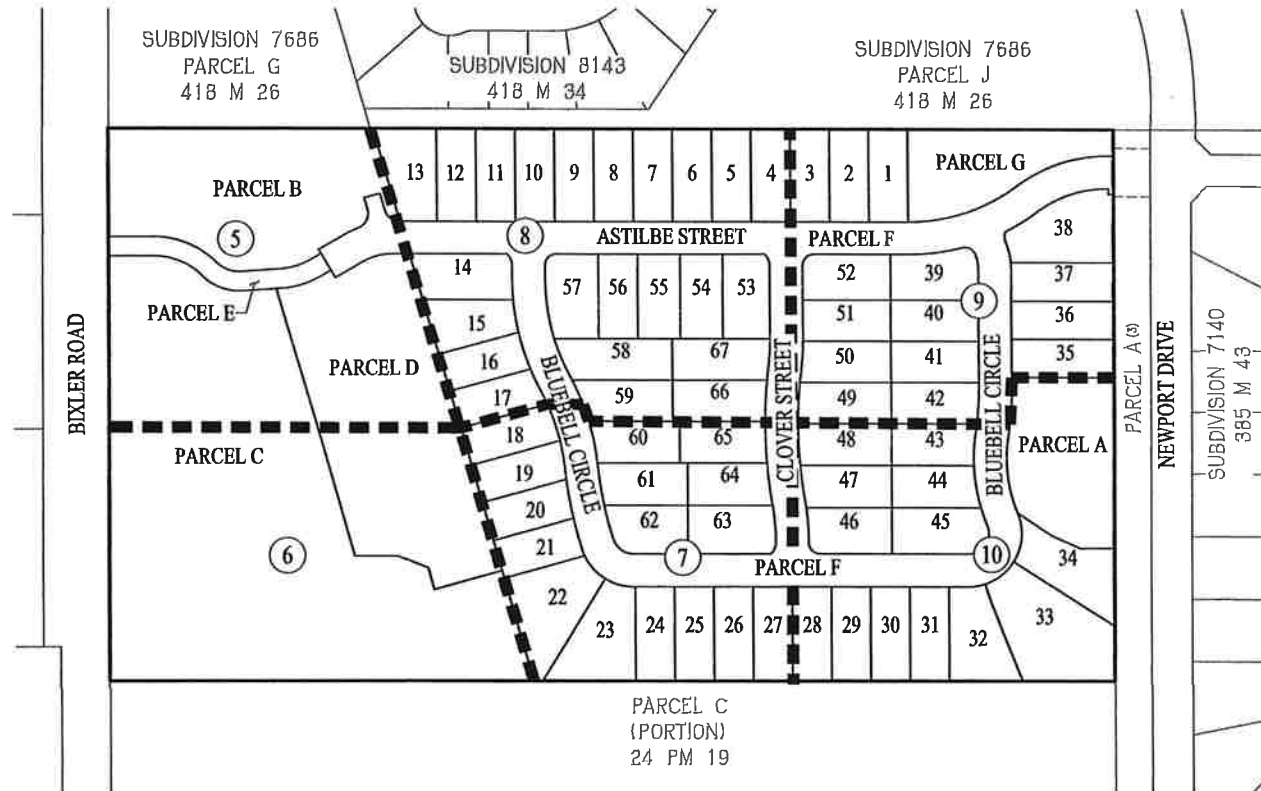
THE BASIS OF BEARINGS FOR THIS SURVEY CALIFORNIA COORDINATE SYSTEM
ZONE 10 (NAD83)(2007), AS DETERMINED BY NGS POINTS HS3429 AND DE8501,
THE BEARING BEING N63°41'30"W (CALCULATED). DISTANCES SHOWN HEREON ARE
GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHED ADJUTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
	TOTAL
	RADIAL
	LOT LINE
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	MONUMENT TO THE LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	SET 5/8" REBAR AND CAP, LS 7980
	PUBLIC UTILITY EASEMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	SIDEWALK EASEMENT
	SHEET NUMBER
	SHEET LIMIT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER:
 (1) SUBDIVISION 7686 (418 M 26)
 (2) PARCEL MAP MS# 74-72 (24 PM 19)
 (3) SUBDIVISION 7140 (385 M 43)
 (4) SUBDIVISION 6979 (331 M 20)
 (5) SUBDIVISION 6760 (323 M 9)
 (6) PARCEL MAP MS# 39-91 (176 PM 14)
 (7) SUBDIVISION 5820 (271 M 5)
 (8) SUBDIVISION 8143 (418 M 34)



SUBDIVISION 9278 NEWPORT POINT

BEING A SUBDIVISION OF PARCEL A & PARCEL B
OF PARCEL MAP MS #74-72, FILED IN
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BASIS OF BEARINGS:

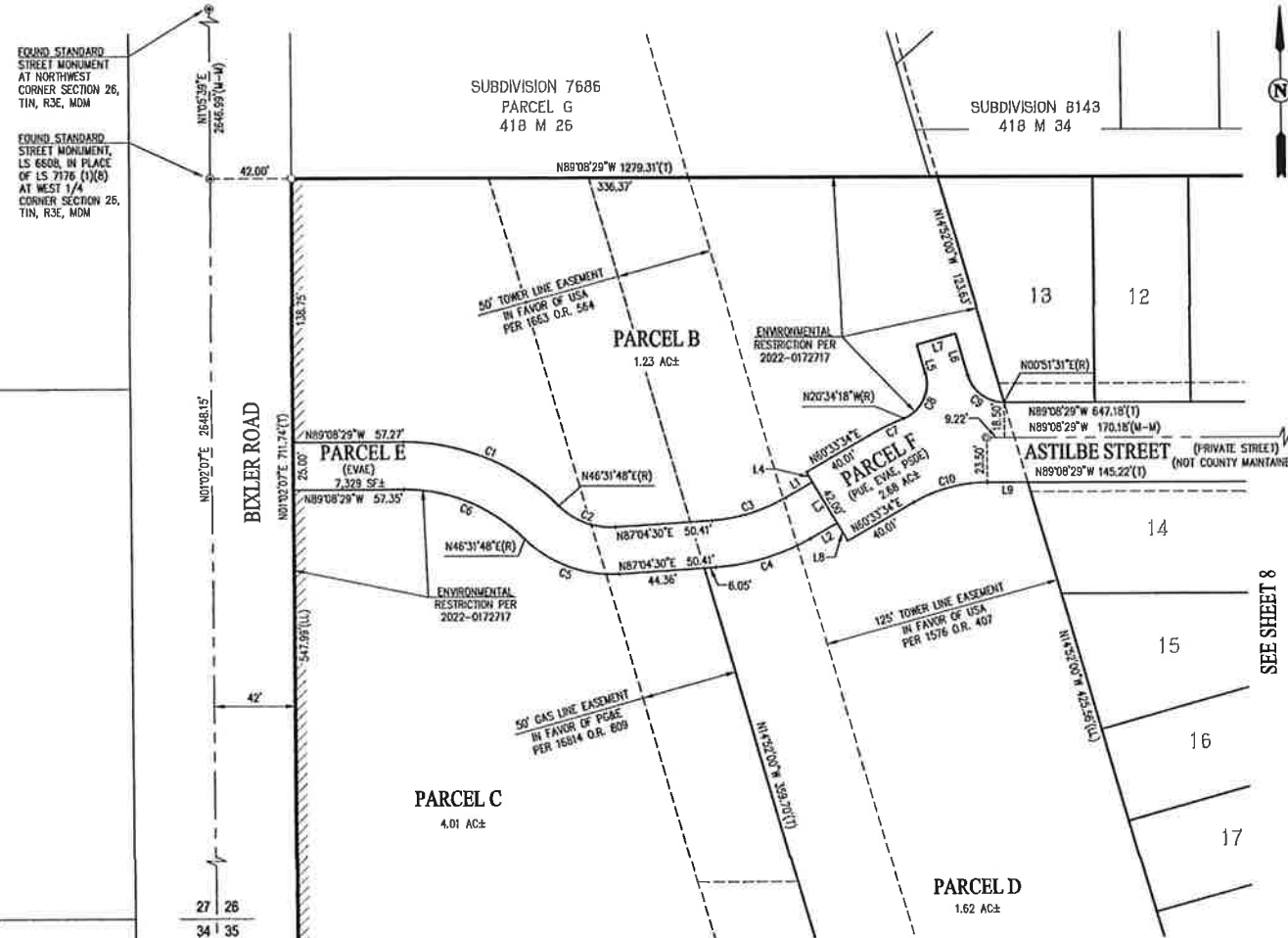
THE BASIS OF BEARINGS FOR THIS SURVEY CALIFORNIA COORDINATE SYSTEM
ZONE 11 (NAD83)(2007), AS DETERMINED BY NGS POINTS HS3429 AND DE8501,
THE BEARING BEING N63°41'30"W (CALCULATED). DISTANCES SHOWN HEREON ARE
GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHED ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
	TOTAL
	RADIAL
	LOT LINE
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	MONUMENT TO TIE LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7950
	SET 5/8" REBAR AND CAP, LS 7950
	PUE PUBLIC UTILITY EASEMENT
	EVAE EMERGENCY VEHICLE ACCESS EASEMENT
	PSDE PRIVATE STORM DRAIN EASEMENT
	SWE SIDEWALK EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 7686 (418 M 26)
(2) PARCEL MAP MS# 74-72 (24 PM 19)
(3) SUBDIVISION 7140 (385 M 43)
(4) SUBDIVISION 6979 (331 M 20)
(5) SUBDIVISION 6760 (323 M 9)
(6) PARCEL MAP MS# 39-91 (176 PM 14)
(7) SUBDIVISION 5820 (271 M 5)
(8) SUBDIVISION 8143 (418 M 34)



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	112.50'	45°40'17"	69.68'
C2	37.50'	49°27'17"	32.37'
C3	87.50'	26°30'58"	40.49'
C4	112.50'	26°30'56"	52.06'
C5	62.50'	49°27'17"	53.95'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C6	87.50'	45°40'17"	69.75'
C7	118.50'	8°52'08"	18.34'
C8	19.50'	84°17'42"	28.69'
C9	19.50'	74°16'28"	25.28'
C10	76.50'	30°17'57"	40.45'

LINE TABLE		
NO	BEARING	LENGTH
L1	N60°33'34"E	16.28'
L2	N60°33'34"E	16.28'
L3	N29°26'26"W	25.00'
L4	N29°26'26"W	6.00'
L5	N14°52'00"W	15.47'

LINE TABLE		
NO	BEARING	LENGTH
L6	N14°52'00"W	22.45'
L7	N75°08'00"E	21.00'
L8	N29°26'26"W	11.00'
L9	N89°08'29"W	21.05'

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SCALE: 1" = 40'

APRIL 2024



BASIS OF BEARINGS:

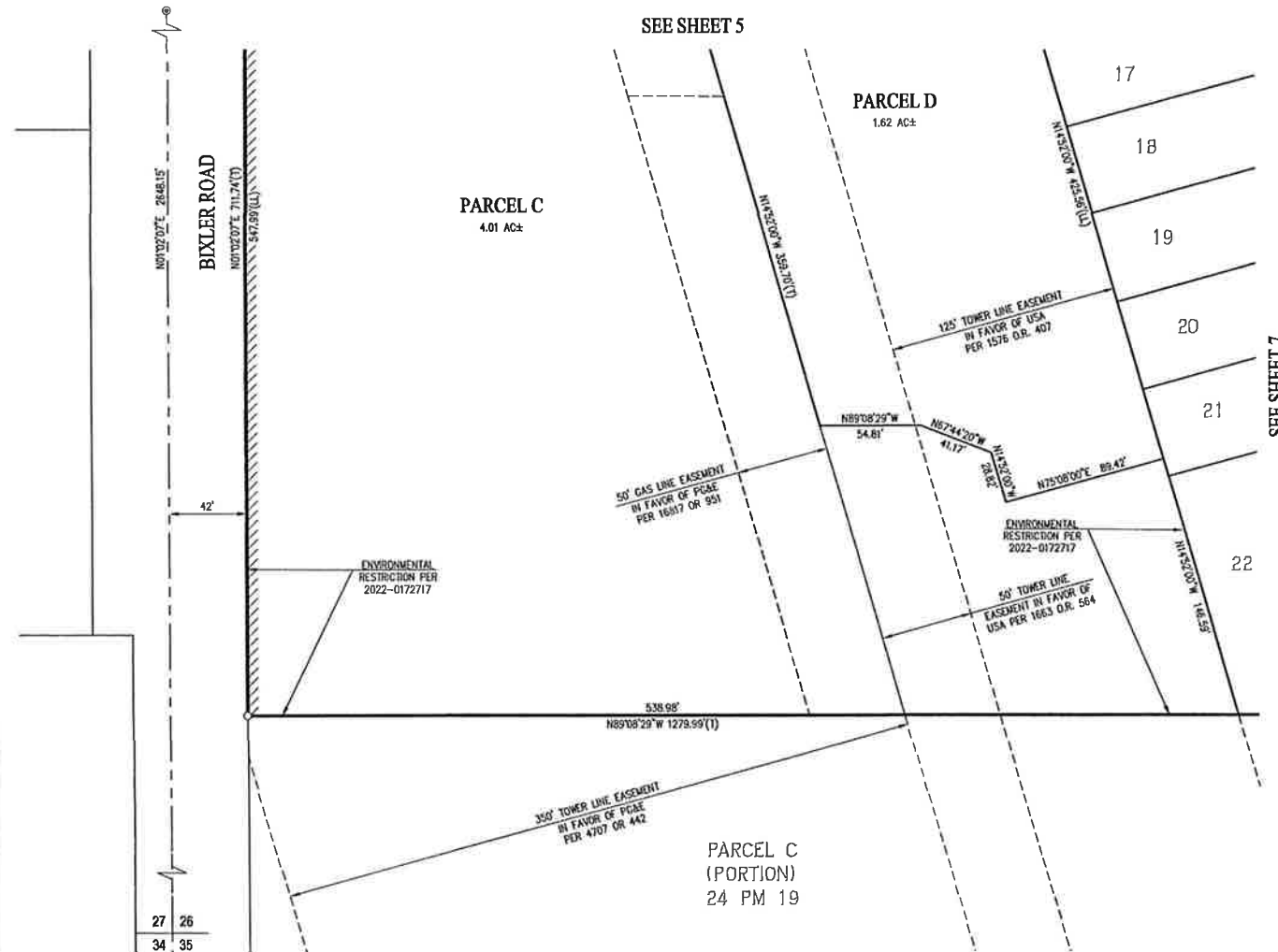
THE BASIS OF BEARINGS FOR THIS SURVEY CALIFORNIA COORDINATE SYSTEM
ZONE 11 (NAD83)(2007), AS DETERMINED BY NGS POINTS HS3429 AND DEB501,
THE BEARING BEING N63°41'30"W (CALCULATED). DISTANCES SHOWN HEREON ARE
GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHED ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
(T)	TOTAL
(R)	RADIAL
(L)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE LINE
⊙	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
⊙	SET 5/8" REBAR AND CAP, LS 7960
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SWE	SIDEWALK EASEMENT

REFERENCES:

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(3) SUBDIVISION 7140 (385 M 43)
(4) SUBDIVISION 6979 (331 M 20)
(5) SUBDIVISION 6760 (323 M 9)
(6) PARCEL MAP MS# 30-01 (176 PM 14)
(7) SUBDIVISION 5820 (271 M 5)
(8) SUBDIVISION 8143 (418 M 34)



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APRIL 2024



BASIS OF BEARINGS:

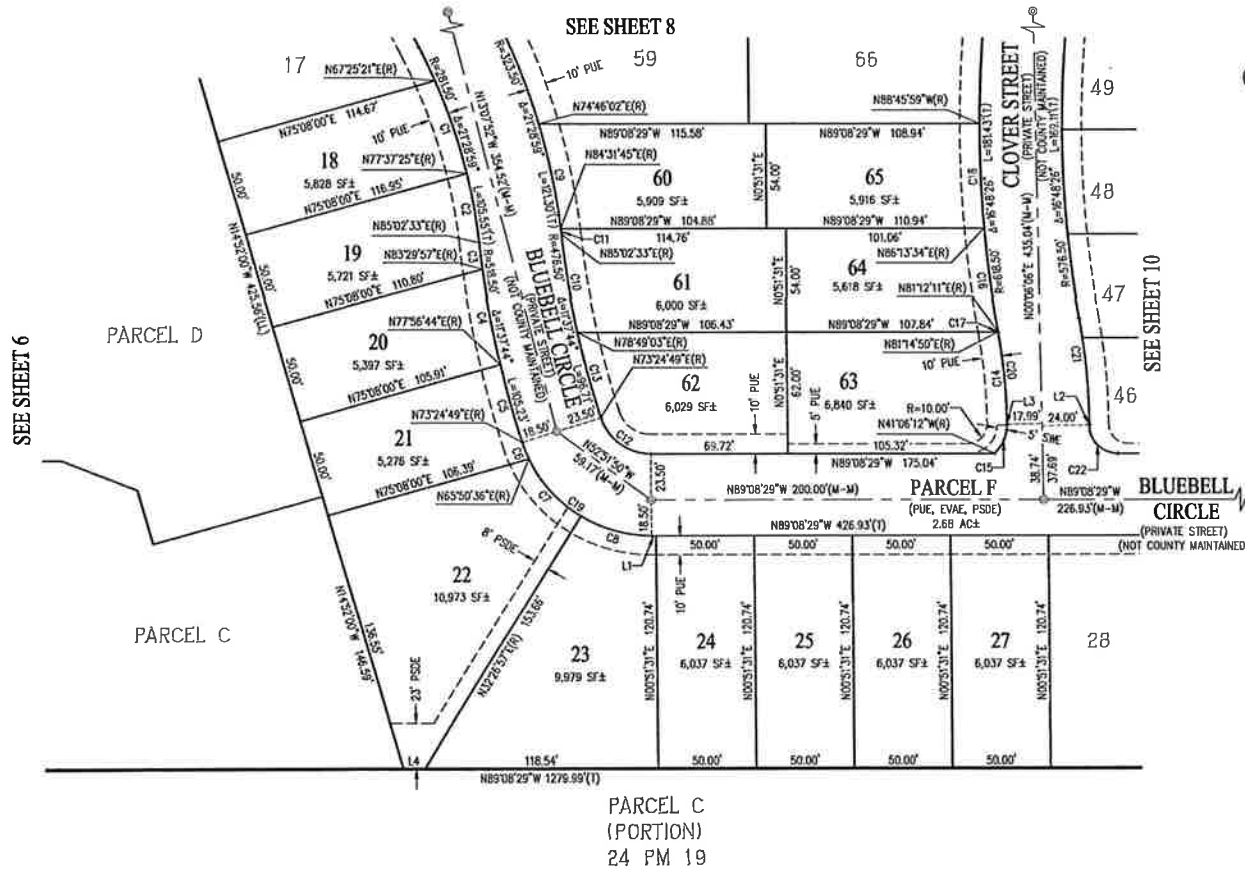
THE BASIS OF BEARINGS FOR THIS SURVEY CALIFORNIA COORDINATE SYSTEM
ZONE 11 (NAD83)(2007), AS DETERMINED BY NGS POINTS HS3429 AND DE6501,
THE BEARING BEING N63°41'30"W (CALCULATED). DISTANCES SHOWN HEREON ARE
GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHED ADJUTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
(T)	TOTAL
(R)	RADIAL
(LL)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE LINE
⊙	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
○	SET 5/8" REBAR AND CAP, LS 7960
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SWE	SIDEWALK EASEMENT

REFERENCES:

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(5) SUBDIVISION 6760 (323 M 9)
(6) PARCEL MAP MS# 39-91 (176 PM 14)
(7) SUBDIVISION 5820 (271 M 5)
(8) SUBDIVISION 8143 (418 M 34)



NO.	BEARING	LENGTH
L1	N89°08'29"W	2.17'
L2	N00°51'31"E	0.50'
L3	N00°51'31"E	0.50'
L4	N89°08'29"W	11.09'

NO.	RADIUS	DELTA	LENGTH
C1	281.50'	107°2'00"	50.12'
C2	281.50'	7°25'08"	36.45'
C3	518.50'	1°32'36"	13.97'
C4	518.50'	5°33'13"	50.25'
C5	518.50'	4°31'55"	41.01'
C6	68.50'	7°34'13"	8.05'
C7	68.50'	33°23'39"	39.92'
C8	68.50'	31°35'26"	37.77'

NO.	RADIUS	DELTA	LENGTH
C9	323.50'	9°45'43"	55.12'
C10	476.50'	61°3'30"	61.77'
C11	323.50'	0°30'48"	2.90'
C12	26.50'	72°33'18"	33.56'
C13	476.50'	5°24'14"	44.84'
C14	281.50'	9°36'41"	47.22'
C15	19.50'	48°02'17"	16.35'

NO.	RADIUS	DELTA	LENGTH
C16	618.50'	5°01'23"	54.22'
C17	281.50'	0°02'39"	0.22'
C18	618.50'	5°00'27"	54.05'
C19	68.50'	72°33'18"	86.74'
C20	281.50'	9°39'20"	47.44'
C21	323.50'	9°39'20"	54.52'
C22	14.50'	90°00'00"	22.78'

SUBDIVISION 9278 NEWPORT POINT

BEING A SUBDIVISION OF PARCEL A & PARCEL B
OF PARCEL MAP #74-72, FILED IN
BOOK 24 OF PARCEL MAPS, AT PAGE 19, CONTRA COUNTY RECORDS
DISCOVERY BAY, CONTRA COSTA COUNTY, CALIFORNIA



CIVIL ENGINEERS • SURVEYORS • PLANNERS

SCALE: 1" = 40'

APRIL 2024

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BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY CALIFORNIA COORDINATE SYSTEM
ZONE 10 (NAD83) (2007), AS DETERMINED BY NGS POINTS HS3429 AND DB8501,
THE BEARING BEING N63°41'30"W (CALCULATED). DISTANCES SHOWN HEREON ARE
GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

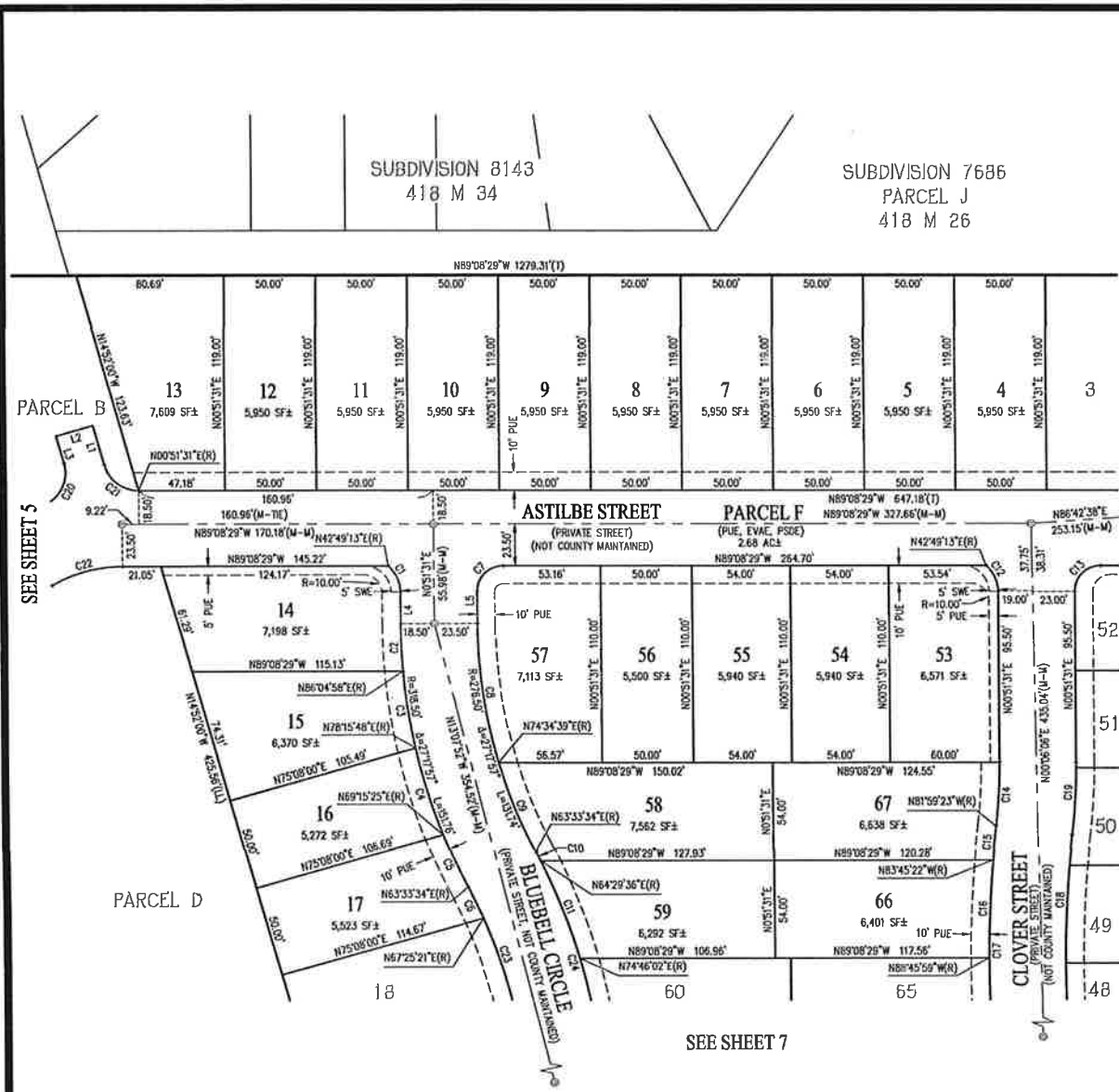
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHED ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
	TOTAL
	RADIAL
	LOT LINE
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	MONUMENT TO TIE LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
	SET 5/8" REBAR AND CAP, LS 7960
	PUBLIC UTILITY EASEMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	SIDEWALK EASEMENT

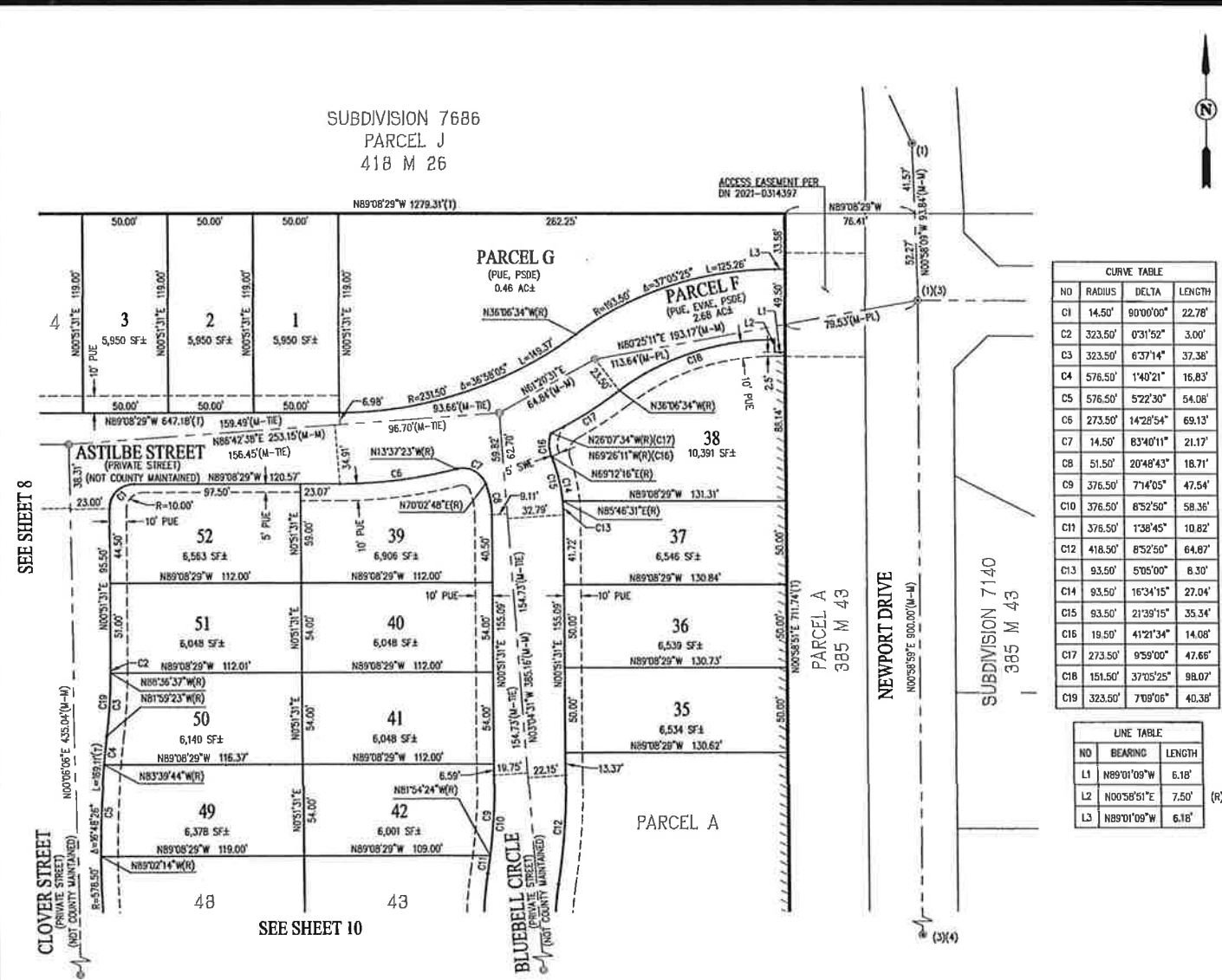
REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 7686 (418 M 26)
(2) PARCEL MAP #57 74-72 (24 PM 19)
(3) SUBDIVISION 7140 (385 M 43)
(4) SUBDIVISION 6579 (331 M 20)
(5) SUBDIVISION 6760 (323 M 9)
(6) PARCEL MAP #57 39-91 (176 PM 14)
(7) SUBDIVISION 5820 (271 M 5)
(8) SUBDIVISION 8143 (418 M 34)

NO	RADIUS	DELTA	LENGTH
C1	19.50'	48°02'18"	16.35'
C2	318.50'	4°46'33"	26.55'
C3	318.50'	7°49'10"	43.47'
C4	318.50'	9°00'23"	50.07'
C5	318.50'	5°41'51"	31.67'
C6	281.50'	3°51'47"	18.98'
C7	14.50'	90°00'00"	22.78'
C8	276.50'	16°16'52"	78.57'
C9	276.50'	11°01'05"	53.17'
C10	323.50'	0°56'02"	5.27'
C11	323.50'	10°16'26"	58.01'
C12	19.50'	48°02'18"	16.35'
C13	14.50'	90°00'00"	22.78'
C14	281.50'	7°09'06"	35.14'
C15	618.50'	1°45'59"	19.07'
C16	618.50'	5°00'37"	54.09'
C17	618.50'	16°48'26"	181.43'
C18	576.50'	16°48'26"	169.11'
C19	323.50'	7°09'06"	40.38'
C20	19.50'	84°17'42"	28.69'
C21	19.50'	74°16'29"	25.28'
C22	76.50'	30°17'57"	40.45'
C23	281.50'	21°28'59"	105.55'
C24	323.50'	21°28'59"	121.30'

NO	BEARING	LENGTH
L1	N14°52'00"W	22.45'
L2	N75°08'00"E	21.00'
L3	N14°52'00"W	15.47'
L4	N00°51'31"E	17.98'
L5	N00°51'31"E	17.88'





SUBDIVISION 9278 NEWPORT POINTE

BEING A SUBDIVISION OF PARCEL A & PARCEL B
OF PARCEL MAP MS #74-72, FILED IN
BOOK 24 OF PARCEL MAPS, AT PAGE 19, CONTRA COUNTY RECORDS
DISCOVERY BAY, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SCALE: 1" = 40' APRIL 2024



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY CALIFORNIA COORDINATE SYSTEM
ZONE 11 (NAD83)(2007), AS DETERMINED BY NGS POINTS HS3429 AND DB8501,
THE BEARING BEING N63°41'30"W (CALCULATED). DISTANCES SHOWN HEREON ARE
GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHED ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
(T)	TOTAL
(R)	RADIAL
(L)	LOT LINE
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-TIE)	MONUMENT TO TIE LINE
⊙	FOUND STANDARD STREET MONUMENT, AS NOTED
⊙	SET 5/8" REBAR AND CAP, LS 7960
○	PUBLIC UTILITY EASEMENT
PUE	EMERGENCY VEHICLE ACCESS EASEMENT
EVAE	PRIVATE STORM DRAIN EASEMENT
PSDE	SIDEWALK EASEMENT
SWE	

CURVE TABLE		
NO	RADIUS	DELTA
C1	14.50'	90°00'00"
C2	323.50'	0°31'52"
C3	323.50'	6°37'14"
C4	576.50'	1°40'21"
C5	576.50'	5°22'30"
C6	273.50'	14°28'54"
C7	14.50'	83°40'11"
C8	51.50'	20°48'43"
C9	376.50'	7°14'05"
C10	376.50'	8°52'50"
C11	376.50'	1°38'45"
C12	418.50'	8°52'50"
C13	93.50'	5°05'00"
C14	93.50'	16°34'15"
C15	93.50'	21°39'15"
C16	19.50'	41°21'34"
C17	273.50'	9°59'00"
C18	151.50'	37°05'25"
C19	323.50'	7°09'06"

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°01'09"W	6.18'
L2	N00°58'51"E	7.50'
L3	N89°01'09"W	6.18'

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 7686 (418 M 26)
- (2) PARCEL MAP MS# 74-72 (24 PM 19)
- (3) SUBDIVISION 7140 (385 M 43)
- (4) SUBDIVISION 6979 (331 M 20)
- (5) SUBDIVISION 6760 (323 M 8)
- (6) PARCEL MAP MS# 39-91 (176 PM 14)
- (7) SUBDIVISION 5820 (271 M 5)
- (8) SUBDIVISION 8143 (418 M 34)

SUBDIVISION 9278 NEWPORT POINT

BEING A SUBDIVISION OF PARCEL A & PARCEL B
OF PARCEL MAP MS #74-72, FILED IN
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SCALE: 1" = 40'

APRIL 2024



BASIS OF BEARINGS:

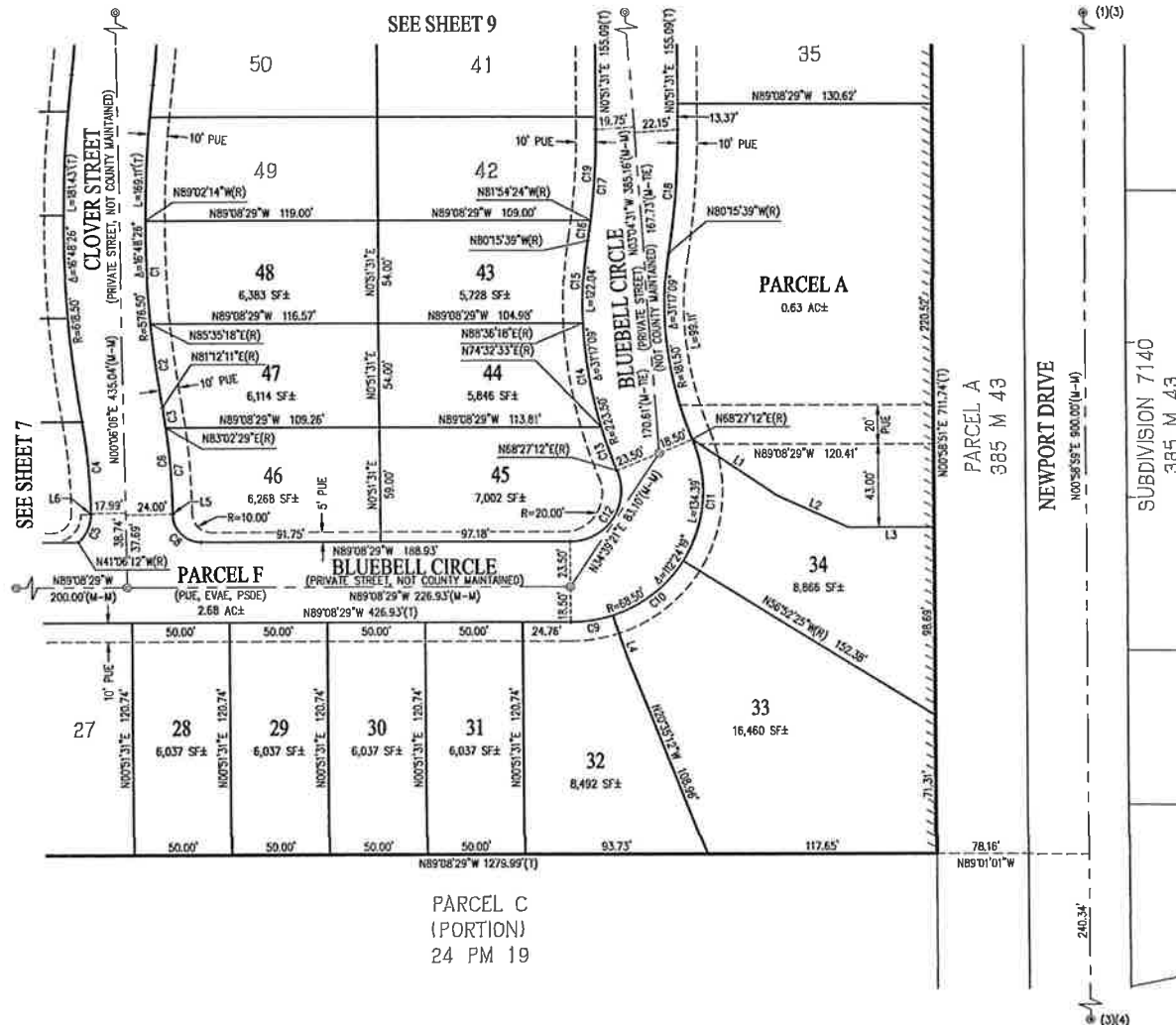
THE BASIS OF BEARINGS FOR THIS SURVEY CALIFORNIA COORDINATE SYSTEM
ZONE 10 (NAD83)(2007), AS DETERMINED BY NGS POINTS HS3429 AND DEB501,
THE BEARING BEING N63°41'30"W (CALCULATED). DISTANCES SHOWN HEREON ARE
GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHED ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
	TOTAL
	RADIAL
	LOT LINE
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	MONUMENT TO TIE LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7860
	SET 5/8" REBAR AND CAP, LS 7860
	PUBLIC UTILITY EASEMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	SIDEWALK EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) SUBDIVISION 7686 (418 M 26)
(2) PARCEL MAP MS# 74-72 (24 PM 19)
(3) SUBDIVISION 7140 (385 M 43)
(4) SUBDIVISION 6979 (331 M 20)
(5) SUBDIVISION 6760 (323 M 9)
(6) PARCEL MAP MS# 35-91 (176 PM 14)
(7) SUBDIVISION 5820 (271 M 5)
(8) SUBDIVISION 8143 (418 M 34)



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	576.50'	5°22'28"	54.07'
C2	576.50'	4°23'07"	44.13'
C3	323.50'	1°50'18"	10.36'
C4	281.50'	8°39'20"	47.44'
C5	19.50'	48°02'17"	16.35'
C6	323.50'	9°39'20"	54.52'
C7	323.50'	7°49'02"	44.14'
C8	14.50'	90°00'00"	22.78'
C9	68.50'	18°20'56"	21.95'
C10	68.50'	39°23'00"	47.08'
C11	68.50'	54°40'23"	65.36'
C12	26.50'	112°24'19"	51.99'
C13	223.50'	6°05'21"	23.75'
C14	223.50'	14°03'45"	54.66'
C15	223.50'	11°08'03"	43.43'
C16	376.50'	1°38'45"	10.82'
C17	376.50'	8°52'50"	58.36'
C18	418.50'	8°52'50"	64.87'
C19	376.50'	7°14'05"	47.54'

LINE TABLE		
NO	BEARING	LENGTH
L1	N55°15'47"W	51.84' (LL)
L2	N64°56'44"W	40.13'
L3	N89°08'29"W	44.01'
L4	N17°29'25"W	24.03' (R)
L5	N00°51'31"E	0.50'
L6	N00°51'31"E	0.50'