

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS PARCEL MAP, DOES HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

WE HEREBY DEDICATE A 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT, SHOWN HEREON AS 10' PSDE, OVER PARCEL A FOR THE BENEFIT OF PARCEL B. SAID EASEMENT IS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND USE OF STORM DRAINAGE FACILITIES. SAID EASEMENT IS PRIVATE AND SHALL NOT BE MAINTAINED BY THE COUNTY OF CONTRA COSTA. MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL FACILITIES WITHIN THIS EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF PARCEL B, OR THEIR SUCCESSORS AND ASSIGNS.

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

ZACKARY ONISKO & MARIELA ONISKO

BY: [Signature]
ZACKARY ONISKO

BY: [Signature]
MARIELA ONISKO

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 }
COUNTY OF CONTRA COSTA } SS

ON May 30, 2025 BEFORE ME, Jessica Ramirez Notary Public

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ZACKARY ONISKO AND MARIELA ONISKO WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE NOTARY: J Ramirez

NAME (PRINTED OR TYPED): Jessica Ramirez Notary Public

MY COMMISSION EXPIRES: December 2, 2026

COUNTY OF NOTARY: Contra Costa County

PRINCIPAL PLACE OF BUSINESS:

Commission # 2425179 exp 12/2/26

NOTES:

- (1) EACH LOT CREATED BY THE PARCEL MAP MUST BE USED SOLELY FOR RESIDENTIAL USES.
- (2) NO MORE THAN TWO SINGLE-FAMILY DWELLINGS ARE PERMITTED ON EACH LOT.
- (3) NEITHER AN ACCESSORY DWELLING UNIT NOR JUNIOR ACCESSORY DWELLING UNIT IS PERMITTED ON A LOT THAT INCLUDES TWO SINGLE-FAMILY DWELLINGS.
- (4) NO RESIDENTIAL UNIT ON A LOT CREATED BY THE PARCEL MAP MAY BE RENTED OR OFFERED FOR RENT FOR A TERM OF LESS THAN 30 DAYS.

COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED "PARCEL MAP SUBDIVISION MS 23-0014 URBAN LOT SPLIT" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE PER LETTER OF TITLE WRITTEN BY OLD REPUBLIC TITLE, DATED 5/15/24, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE OF LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAP.

FILED THIS ____ DAY OF _____, 20____, AT _____ IN BOOK _____ OF PARCEL MAPS AT PAGE _____, AT THE REQUEST OF ZACKARY ONISKO

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

BY: _____
DEPUTY COUNTY RECORDER

PARCEL MAP SUBDIVISION MS 23-0014

URBAN LOT SPLIT

PORTION OF THE SOUTHEAST 1/4 OF SECTION 17

TOWNSHIP 1 SOUTH RANGE 1 WEST M.D.M.

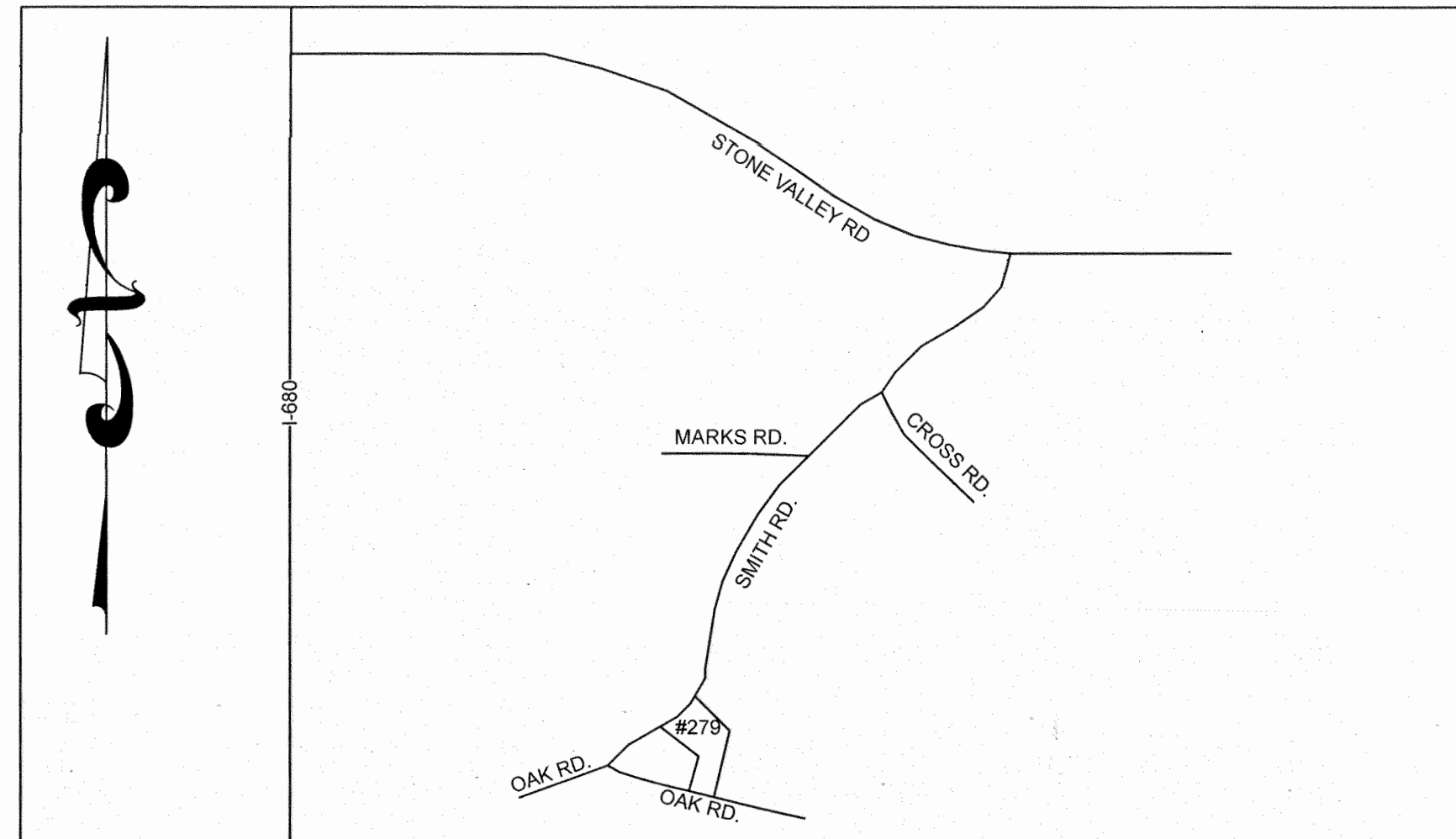
CONTRA COSTA COUNTY, CALIFORNIA

SCALE: 1"=30'

DATE: MAY 2025

NIERHAKE SURVEYING

140 VIA VAQUEROS
MARTINEZ, CA 94553
PHONE: (925) 681-9895
EMAIL: mnierhake@gmail.com



VICINITY MAP NOT TO SCALE

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY(IES) UNDER THE DEED OF TRUST RECORDED ON JUNE 16, 2023, INSTRUMENT NO. 2023-0057753, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, DO(ES) HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEEDING AND DEDICATIONS THEREON.

BY: [Signature]
ZACKARY ONISKO

BY: [Signature]
MARIELA ONISKO

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

ON May 30, 2025 BEFORE ME, Jessica Ramirez Notary Public, PERSONALLY APPEARED Zackary Onisko, Mariela Onisko 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 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 SEAL

SIGNATURE: J Ramirez
Jessica Ramirez Notary Public
Contra Costa County
Commission # 2425179
exp 12/2/26

APN: 196-100-005

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA
CONTRA COSTA COUNTY

I, MONICA NINO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "SUBDIVISION MS23-0014 URBAN LOT SPLIT" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE ____ DAY OF _____, 2025, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID PARCEL MAP AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC ALL OF 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 _____, 2025.

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

BY: _____
DEPUTY CLERK

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

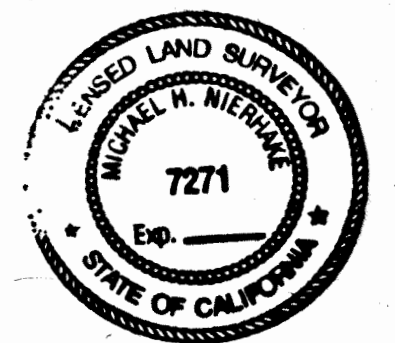
DATE: _____

BY: _____
DANA M. TREZISE
COUNTY SURVEYOR, PLS 7438

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ZACKARY ONISKO IN MAY 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSANTIALY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSTIONS SHOWN ON THE PARCEL MAP, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Michael H. Nierhake 5-7-25
MICHAEL H. NIERHAKE, PLS 7271 DATE

PARCEL MAP
SUBDIVISION MS 23-0014
URBAN LOT SPLIT
PORTION OF THE SOUTHEAST 1/4 SECTION 17
TOWNSHIP 1 SOUTH RANGE 1 WEST M.D.M.
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=30' DATE: MAY 2025

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