

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 MAP, DOES HEREBY JOIN IN AND CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE AREA MARKED "EMERGENCY VEHICLE ACCESS EASEMENT" OR "E.V.A.E." IS DEDICATED TO THE PUBLIC AS AN EASEMENT FOR PUBLIC USE FOR THE PURPOSE OF INGRESS AND EGRESS OF PUBLIC SAFETY VEHICLES AND EMERGENCY EQUIPMENT ACROSS THOSE CERTAIN STRIPS OF LAND AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

THE AREA MARKED "PRIVATE ACCESS AND UTILITY EASEMENT" OR "P.A. & U.E." IS NOT DEDICATED FOR THE USE BY THE PUBLIC, BUT IS FOR THE USE OF THE OWNER OF PARCEL "B" OF SUBDIVISION MS 21-0013 FOR, BUT NOT LIMITED TO, ACCESS, RECREATION, PARKING, UTILITIES, DRAINAGE, INGRESS AND EGRESS. SAID EASEMENT SHALL BE MAINTAINED MUTUALLY BY THE PARCEL OWNERS OF SUBDIVISION MS 21-0013, THEIR SUCCESSORS, OR ASSIGNS.

THE AREA MARKED "PRIVATE STORM DRAINAGE EASEMENT" OR "P.S.D.E." IS NOT DEDICATED FOR THE USE BY THE PUBLIC, BUT IS FOR THE USE OF THE OWNER OF PARCEL "A" OF SUBDIVISION MS 21-0013 FOR DRAINAGE PURPOSES. SAID EASEMENT SHALL BE MAINTAINED MUTUALLY BY THE PARCEL OWNERS OF SUBDIVISION MS 21-0013, THEIR SUCCESSORS, OR ASSIGNS.

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

AS OWNER:
RON CARTER RETIREMENT TRUST

NAME: RON CARTER
TITLE: TRUSTEE

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 4/25/2024 BEFORE ME, S. McBee, A NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Ron Carter

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

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 OF NOTARY: S. McBee
PRINT NAME OF NOTARY: S. McBee
MY COMMISSION NUMBER: 233178
MY COMMISSION EXPIRES: 8/1/2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

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 RON CARTER IN DECEMBER 2020. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

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



EASTON C. McALLISTER
L.S. 9583

PARCEL MAP

SUBDIVISION MS 21-0013

BEING A PORTION OF PARCEL "D" OF SUBDIVISION
MS 339-77 (69-PM-48), CONTRA COSTA COUNTY RECORDS
CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering
Danville, California 94526

APRIL 2024



VICINITY MAP
N.T.S.

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED APRIL 24, 2024, AS SERIAL NO. 2024-003846 OF OFFICIAL RECORDS, DOES 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 DEEDINGS AND DEDICATIONS THEREON.

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION

BY: Douglas A. Measer
NAME: Douglas A. Measer
TITLE: S.V.P.

BY: _____
NAME: _____
TITLE: _____

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 4/25/2024 BEFORE ME, S. McBee, A NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Douglas A. Measer

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

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 OF NOTARY: S. McBee
PRINT NAME OF NOTARY: S. McBee
MY COMMISSION NUMBER: 233178
MY COMMISSION EXPIRES: 8/1/2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

COUNTY SURVEYOR'S STATEMENT

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

DATE: _____

DANA M. TREZISE, P.L.S. 7438
COUNTY SURVEYOR

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS

I, MONICA NINO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PARCEL MAP ENTITLED "SUBDIVISION MS 21-0013" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF 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 PARCEL MAP, AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC ALL OF THE 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 AND
COUNTY ADMINISTRATOR OF THE COUNTY OF
CONTRA COSTA, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL
MAPS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

KRISTIN B. CONNELLY
COUNTY RECORDER IN AND FOR THE
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

NOTE

LEGAL ACCESS TO CHERRY LANE, A PUBLIC ROAD, PER (209 O.R. 119), (8889 O.R. 931) & (9295 O.R. 509).

BASIS OF BEARINGS

THE EASTERLY LINE OF PARCELS "A" AND "D" OF SUBDIVISION MS 339-77, TAKEN AS NORTH $12^{\circ}31'53"$ EAST, AS SHOWN ON THE PARCEL MAP (69-PM-48). BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III (CCS-27). ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

LEGEND

- FOUND IRON PIPE -- AS NOTED
- ✕ FOUND NAIL & TAG -- AS NOTED
- SET 1/2" REBAR & CAP -- LS 9583
- O.R. OFFICIAL RECORDS
- R/W RIGHT-OF-WAY
- S.N.F. SEARCHED FOR, NOT FOUND

PARCEL MAP

SUBDIVISION MS 21-0013

BEING A PORTION OF PARCEL "D" OF SUBDIVISION MS 339-77 (69-PM-48), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering
Danville, California 94526

APRIL 2024 SCALE: 1 in. = 30 ft.

LOT 28
SUBD. 2802
(84-M-35)

LOT 27
SUBD. 2802
(84-M-35)

SCOTT
(9037 O.R. 137)

PARCEL "B"
(SEE SHEET 3)

GUTKIN
(2004-420297)

MERZ
(2013-270522)

CONTRA COSTA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
(8545 O.R. 375)

REFERENCES

- (R1) DEED TO RON CARTER RETIREMENT TRUST (2024-013846)
- (R2) SUBDIVISION 2802 (84-M-35)
- (R3) RECORD OF SURVEY (49-LSM-34)
- (R4) PARCEL MAP (7-PM-19)
- (R5) PARCEL MAP (53-PM-3)
- (R6) PARCEL MAP (69-PM-48)
- (R7) PARCEL MAP (79-PM-36)

SHEET 2 OF 3 SHEETS

JOB NO. 21295

A.P.N. 148-160-030

PARCEL MAP

SUBDIVISION MS 21-0013

BEING A PORTION OF PARCEL "D" OF SUBDIVISION
MS 339-77 (69-PM-48), CONTRA COSTA COUNTY RECORDS

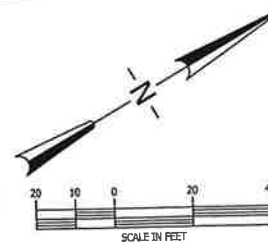
CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering
Danville, California 94526

APRIL 2024 SCALE: 1 in. = 20 ft.

LEGEND

- FOUND IRON PIPE -- AS NOTED
- ⊗ FOUND NAIL & TAG -- AS NOTED
- ⊗ SET 1/2" REBAR & CAP -- LS 9583
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.A. & U.E. PRIVATE ACCESS & UTILITY EASEMENT
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT



LOT 28
SUBD. 2802
(64-M-35)

LOT 27
SUBD. 2802
(64-M-35)

SCOTT
(9037 O.R. 137)

PARCEL "B"
28,269± SQ. FT.

GUTKIN
(2004-420297)

MERZ
(2013-270522)

COURSE DATA

- ① R=100.00' D=5°28'00" L=9.54'
- ② N77°28'07"W 9.56'
- ③ N77°28'07"W 12.50'
- ④ N40°24'38"E 9.01'
- ⑤ N40°24'38"E 10.99'
- ⑥ R=28.00' D=90°00'00" L=43.98'
- ⑦ N86°28'45"E 14.34'
- ⑧ N4°27'36"E 5.03'
- ⑨ N88°28'45"E 8.82'

CONTRA COSTA COUNTY
FLOOD CONTROL & WATER
CONSERVATION DISTRICT
(8545 O.R. 375)

BASIS OF BEARINGS

THE EASTERLY LINE OF PARCELS "A" AND "D" OF SUBDIVISION
MS 339-77, TAKEN AS NORTH 12°31'53" EAST, AS SHOWN ON
THE PARCEL MAP (69-PM-48). BEARINGS ARE BASED ON THE
CALIFORNIA COORDINATE SYSTEM, ZONE III (CCS-27).
ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

NOTE

THE LOCATION OF AN EXISTING RIGHT-OF-WAY TO
GREAT WESTERN POWER COMPANY OF CALIFORNIA
(198 O.R. 160) IS NOT SPECIFICALLY DEFINED OF
RECORD AND IS NOT PLOTTED HEREON.

JOB NO. 21295

A.P.N. 148-160-030

SHEET 3 OF 3 SHEETS