

OWNER'S STATEMENT

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

THE AREA SHOWN AS "20' AND 40' WIDE PRIVATE ACCESS EASEMENT MAINTAINED BY THE OWNERS OF PARCELS A AND B, AND RESERVED FOR PARCEL B", IS NOT OFFERED FOR DEDICATION TO THE GENERAL PUBLIC, BUT IS FOR THE USE OF THE OWNER OF PARCEL 'B' OF THIS SUBDIVISION, FOR, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITIES, WATER, SANITARY SEWER, STORM DRAINAGE, AND EMERGENCY VEHICLE ACCESS.

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

STEVEN C. SMITH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND STEVEN MARK SMITH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS.


STEVEN C. SMITH, TRUSTEE

3-6-2026
DATE


STEVEN MARK SMITH, TRUSTEE

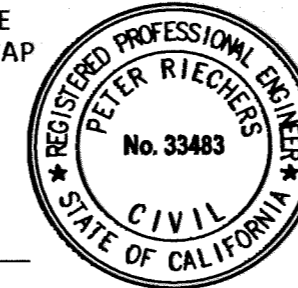
3-6-2026
DATE

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 STEVEN SMITH ON NOVEMBER 10, 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; IF ANY.


PETER RIECHERS, RCE 33483

2-26-2026
DATE



COUNTY SURVEYOR'S STATEMENT

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

DANA M. TREZISE, L.S. 7438
COUNTY SURVEYOR
STATE OF CALIFORNIA

DATE

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

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 "PARCEL MAP SUBDIVISION MS 24-00003" 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 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 _____, 2025.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISIONS AND COUNTY ADMINISTRATOR
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

**PARCEL MAP
SUBDIVISION MS 24-00003
URBAN LOT SPLIT
OF THE LANDS OF SMITH**

19.95 ACRES, 2 LOTS
UNINCORPORATED - COUNTY OF CONTRA COSTA, CA

BEING A SUBDIVISION OF A PORTION OF THE RANCHO SAN RAMON AND A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 2 WEST, AND A PORTION OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 2 WEST, MOUNT DIABLO MERIDIAN, AND ALSO BEING A PORTION OF THOSE LANDS DEEDED TO STEVEN C. SMITH AND STEVEN MARK SMITH AS DESCRIBED IN DOCUMENT NUMBER 2022-0128885, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

RIECHERS ENGINEERING
5 CANOPY LANE, NAPA, CA 94558
TEL: (707) 690-4425
WWW.RIECHERSENGINEERING.COM

PROJECT: 2023-CAM-CCC

FEBRUARY, 2026

RECORDER'S CERTIFICATE OR STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF _____, AT PAGE _____, AT THE
REQUEST OF _____.

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

DEPUTY COUNTY RECORDER DATE

DOCUMENT NO. _____

**REQUIREMENTS PER COUNTY ORDINANCE
94-4.1014:**

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 A TERM OF LESS THAN 30 DAYS.
5. THIS PARCEL MAP HAS BEEN PREPARED AND APPROVED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66411.7 (SB9) AND ARTICLE 94-4.10 OF THE CONTRA COSTA COUNTY ORDINANCE CODE. NO DEVELOPMENT, INCLUDING GRADING OR VEGETATION REMOVAL, MAY COMMENCE ON ANY LOT INCLUDED ON THIS PARCEL MAP UNLESS THE DEVELOPMENT IS APPROVED WITH A VALID URBAN HOUSING DEVELOPMENT PERMIT UNDER CHAPTER 88-36 OF THE COUNTY ORDINANCE CODE. ANY DEVELOPMENT APPROVED UNDER A VALID URBAN HOUSING DEVELOPMENT PERMIT SHALL COMPLY WITH THE STORMWATER DRAINAGE REQUIREMENTS OF COUNTY ORDINANCE CODE DIVISION 914, INCLUDING THE DESIGN AND CONSTRUCTION OF ALL NECESSARY ONSITE AND OFFSITE IMPROVEMENTS IN COMPLIANCE WITH THE COUNTY ORDINANCE CODE AND COUNTY PUBLIC WORKS DEPARTMENT DESIGN STANDARDS.

OWNER'S ACKNOWLEDGEMENT

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

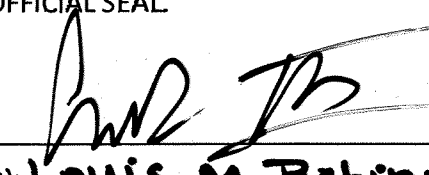
COUNTY OF Contra Costa

ON 3-6-26, BEFORE ME, Louis M Robinson, III

A NOTARY PUBLIC, PERSONALLY APPEARED Steven C Smith and Steven Mark Smith, 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 OFFICIAL SEAL

SIGNATURE OF NOTARY: 

NAME (PRINTED OR TYPED): Louis M Robinson III

MY COMMISSION EXPIRES: 31523

COUNTY OF NOTARY: Alameda

MY PRINCIPAL PLACE OF BUSINESS: Alameda

MY COMMISSION NUMBER: 2482630

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PROJECT: 2023-CAM-CCC

FEBRUARY, 2026

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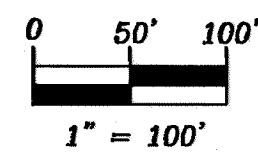
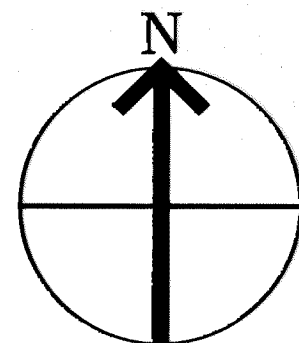
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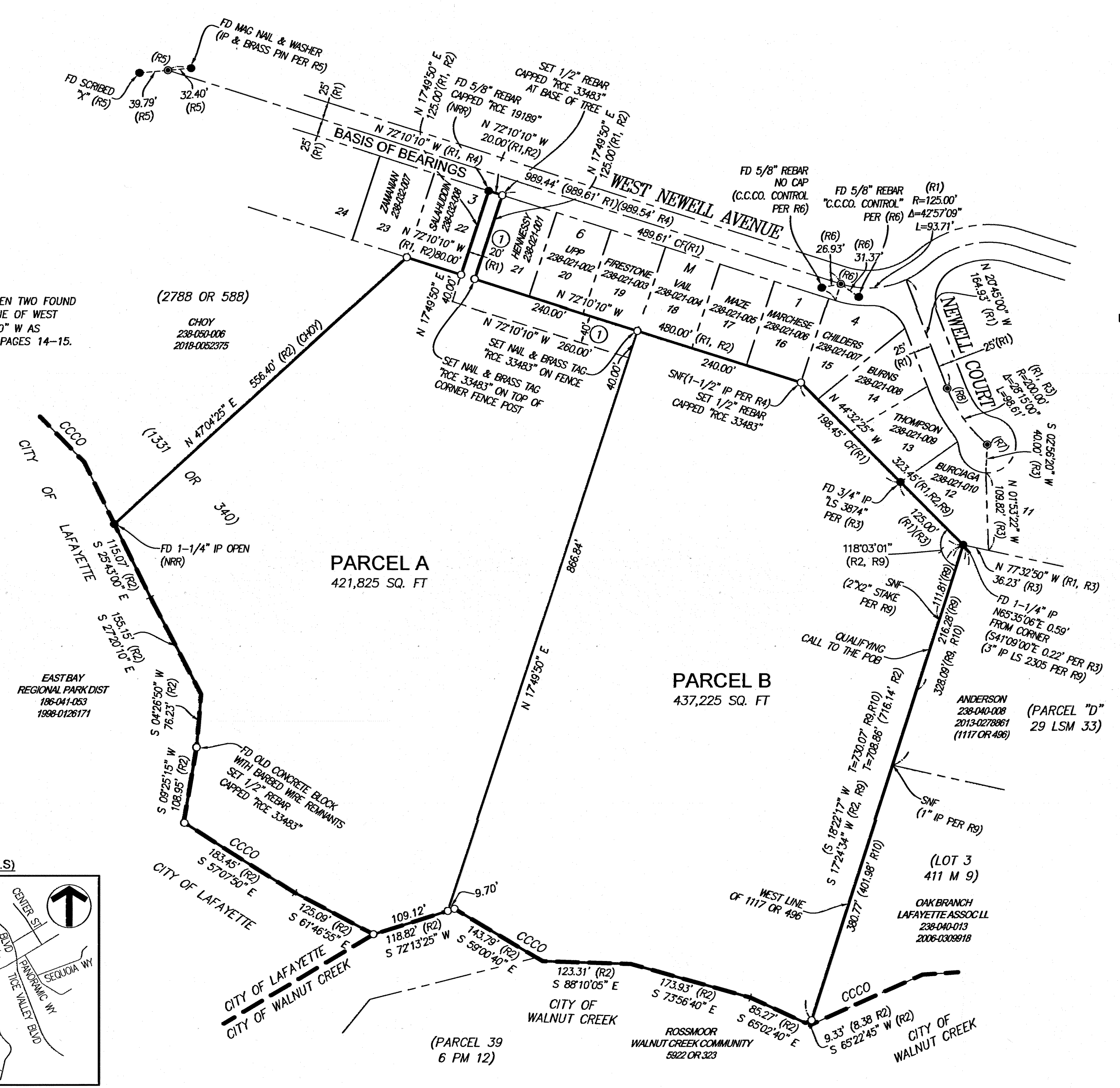
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BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN TWO FOUND MONUMENTS ALONG THE CENTERLINE OF WEST NEWELL AVENUE, BEING N 72°10'10" W AS SHOWN IN BOOK 36 OF MAPS AT PAGES 14-15.



LEGEND

- FOUND COUNTY STANDARD BD IN MW STAMPED C.C. COUNTY 2018
- FOUND MONUMENT AS NOTED
- SET 3/4" IP WITH PLUG TAG "RCE 33483" (UNLESS NOTED)
- BD BRASS DISK
- CCCR CONTRA COSTA COUNTY RECORDS
- CCCO CONTRA COSTA COUNTY CALCULATED FROM
- CF CORNER RECORD
- FD FOUND
- IP IRON PIPE
- MW MONUMENT WELL
- NRR NO RECORD REFERENCE
- OR OFFICIAL RECORDS
- RA RADIAL BEARING
- ROW RIGHT OF WAY
- SNF SEARCHED FOR, NOT FOUND
- DISTINCTIVE BORDER LINE
- NEW PARCEL LINE
- ADJOINER LINE
- CENTERLINE
- EASEMENT LINE
- CITY/COUNTY LIMIT LINE

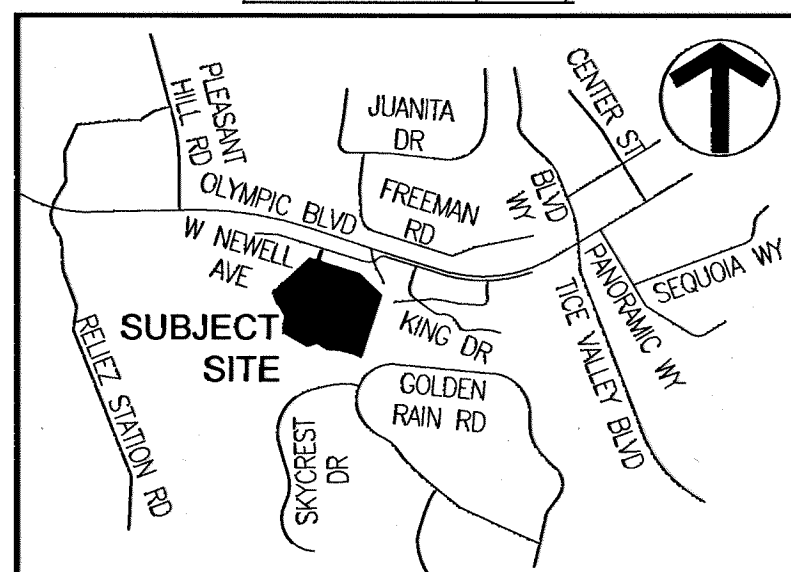
REFERENCES

- R1 - 36 MAPS 14-15
- R2 - DOCUMENT NO. 2022-0126885
- R3 - CORNER RECORD #1329 (44 CR 46)
- R4 - CORNER RECORD #1330 (44 CR 47)
- R5 - CORNER RECORD #8869 (190 CR 41)
- R6 - CORNER RECORD #8870 (190 CR 42)
- R7 - CORNER RECORD #8871 (190 CR 43)
- R8 - CORNER RECORD #8872 (190 CR 44)
- R9 - 29 LSM 33
- R10 - 411 MAPS 9

EASEMENT NOTES

- ① 40' AND 20' WIDE PRIVATE ACCESS AND UTILITY EASEMENT RESERVED FOR PARCEL B.

VICINITY MAP (N.T.S)



PROJECT: 2023-CAM-CCC

APN: 238-050-002

SHEET 3 OF 3