

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK BOUNDARY LINES UPON THIS PARCEL MAP, ENTITLED "SUBDIVISION MS 24-00013", DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME..

I ALSO HEREBY DEDICATE AND RELINQUISH TO THE COUNTY OF CONTRA COSTA ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC ACROSS THE FRONTAGE OF PARCEL A AS SHOWN ON THE MAP AND DESIGNATED ///////////////.

THE AREA DESIGNATED "RESTRICTED DEVELOPMENT AREA (CREEK STRUCTURE SETBACK)" IS A RESTRICTION ON DEVELOPMENT RIGHTS DEEDED TO THE COUNTY OF CONTRA COSTA; AS AREA THAT NO BUILDING OR DEVELOPMENT MAY ENCOMPASS WITHOUT THE CONSENT OF SAID COUNTY, ITS SUCCESSOR OR ASSIGNEE. THE GRANT DEEDS OF DEVELOPMENT RIGHTS CREATING THIS RESTRICTED DEVELOPMENT AREA ARE RECORDED CONCURRENTLY WITH THIS PARCEL MAP.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES OR OF RECORD, WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

AS OWNER:
ALEXANDER R. MEHRAN, AS SUCCESSOR TRUSTEE UNDER THAT CERTAIN DECLARATION OF TRUST ESTABLISHED BY MARYAM R. MEHRAN DATED MAY 5, 1992.

BY: MR. Meh
NAME: Alexander R. Mehran
TITLE: Successor Trustee
DATE: August 18, 2025

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 Contra Costa }

ON August 18, 2025, BEFORE ME, Gregory Davis, A
NOTARY PUBLIC, PERSONALLY APPEARED Alexander R. Mehran,
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: [Signature]
NAME (PRINT): Gregory Davis
PRINCIPAL COUNTY OF BUSINESS: Contra Costa
MY COMMISSION NUMBER: 2484016
MY COMMISSION EXPIRES: September 23, 2026

PARCEL MAP
SUBDIVISION MS 24-00013

PORTION OF THE NORTHWEST 1/4 OF SECTION 22, T.1S., R.1W. AND
LOTS 102 - 109 AND A PORTION OF LOT 112, BEING A SUBDIVISION OF
RESULTANT PARCEL 1 FILED NOVEMBER 12, 2024 AS INSTRUMENT
NUMBER 2024-0122216 CONTRA COSTA COUNTY RECORDS
UNINCORPORATED AREA, CONTRA COSTA COUNTY, CALIFORNIA

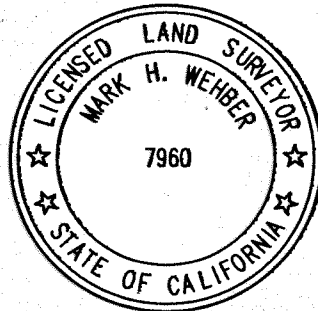


SAN RAMON ■ (925) 866-0322
ROSEVILLE ■ (916) 788-4456
WWW.CBANDG.COM
■ SURVEYORS ■ PLANNERS
AUGUST 2025

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 ALEXANDER R MEHRAN, IN JUNE OF 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

8/13/2025
DATE



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

ZONING ADMINISTRATOR'S STATEMENT

I HEREBY STATE THAT THE ZONING ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THE SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

RUBEN HERNANDEZ
DEPUTY DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

BY: _____ DATE: _____

SIGNATURE OMISSIONS

1. MOUNT DIABLO VILLA HOMES ASSOCIATION A CORPORATION, EASEMENT FOR SEWER PIPE LINES, WATER PIPES, POLE LINES AND UNDERGROUND CONDUITS PER BOOK 277 OF DEEDS, PAGE 236 AND BOOK 282 OF DEEDS, PAGE 59 OF OFFICIAL RECORDS.
2. RIGHTS INCIDENTAL TO OWNERSHIP AND DEVELOPMENT OF THE WATER RIGHTS AND EASEMENTS AND RIGHTS TO SEWER PIPE LINES, WATER PIPE LINES, POLES LINES AND UNDERGROUND CONDUITS RESERVED BY MOUNT DIABLO VILLA HOMES ASSOCIATION PER BOOK 282 OF DEEDS, PAGE 59 OF OFFICIAL RECORDS.
3. COAST COUNTIES GAS ELECTRIC COMPANY, EASEMENT FOR PIPE LINES PER BOOK 285, PAGE 131 OF OFFICIAL RECORDS.
4. EASEMENTS RESERVED BY TITLE INSURANCE AND GUARANTY COMPANY FOR ROADWAY PURPOSES PER BOOK 654, PAGE 73.
5. DIABLO PUBLIC UTILITY DISTRICT, EASEMENT FOR TRUNK SEWER LINE PER BOOK 1998 PAGE 1.
6. CENTRAL COSTA COUNTY SANITARY DISTRICT, EASEMENT FOR SEWER PIPES PER BOOK 3502 PAGE 41.

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 ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DANA M. TREZISE, PLS 7438
COUNTY SURVEYOR
CONTRA COSTA COUNTY, 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 THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PARCEL MAP ENTITLED "SUBDIVISION MS 24-00013" 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 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 HEREON 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 ADMINISTRATOR
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ M., IN BOOK _____ OF PARCEL MAPS, AT
PAGE _____, AT THE REQUEST OF CHICAGO TITLE COMPANY.
DOCUMENT NO. _____

KRISTIN B CONNELLY
COUNTY RECORDER
COUNTY OF CONTRA COSTA, CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	ADJOINER PROPERTY LINE
	HISTORIC LOT LINE
	COUNTY LINE
	EASEMENT LINE
	CREEK SETBACK LINE
	RELINQUISHMENT OF ABUTTER'S RIGHTS AND PRIVATE ACCESS PROHIBITED
(T)	TOTAL
(R)	RADIAL
(LL)	LOT LINE
O.R.	OFFICIAL RECORDS
●	FOUND MONUMENT IN WELL, AS NOTED
●	FOUND MONUMENT, AS NOTED
⊗	SEARCH FOR, NOT FOUND
○	5/8" SET REBAR AND PLASTIC CAP LS 7960

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) GRANT DEED (DN 2024-0122216)
(2) RECORD OF SURVEY (162 LSM 3)
(3) RECORD OF SURVEY (94 LSM 47)
(4) SUBDIVISION MAP (15 M 301)
(5) CORNER RECORD (32 CR 1)
(6) PARCEL MAP (85 PM 10)
(7) RECORD OF SURVEY (150 LSM 15)
(8) RECORD OF SURVEY (121 LSM 31)
(9) RECORD OF SURVEY (25 LSM 12)

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN AS N75°45'20"W BETWEEN THE TWO FOUND MONUMENTS "MON 1" AND CCCSD PER RECORD OF SURVEY 3869 (162 LSM 3). THE BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES AS SHOWN BY 0.9999025 TO OBTAIN GRID DISTANCES.

PARCEL MAP

SUBDIVISION MS 24-00013

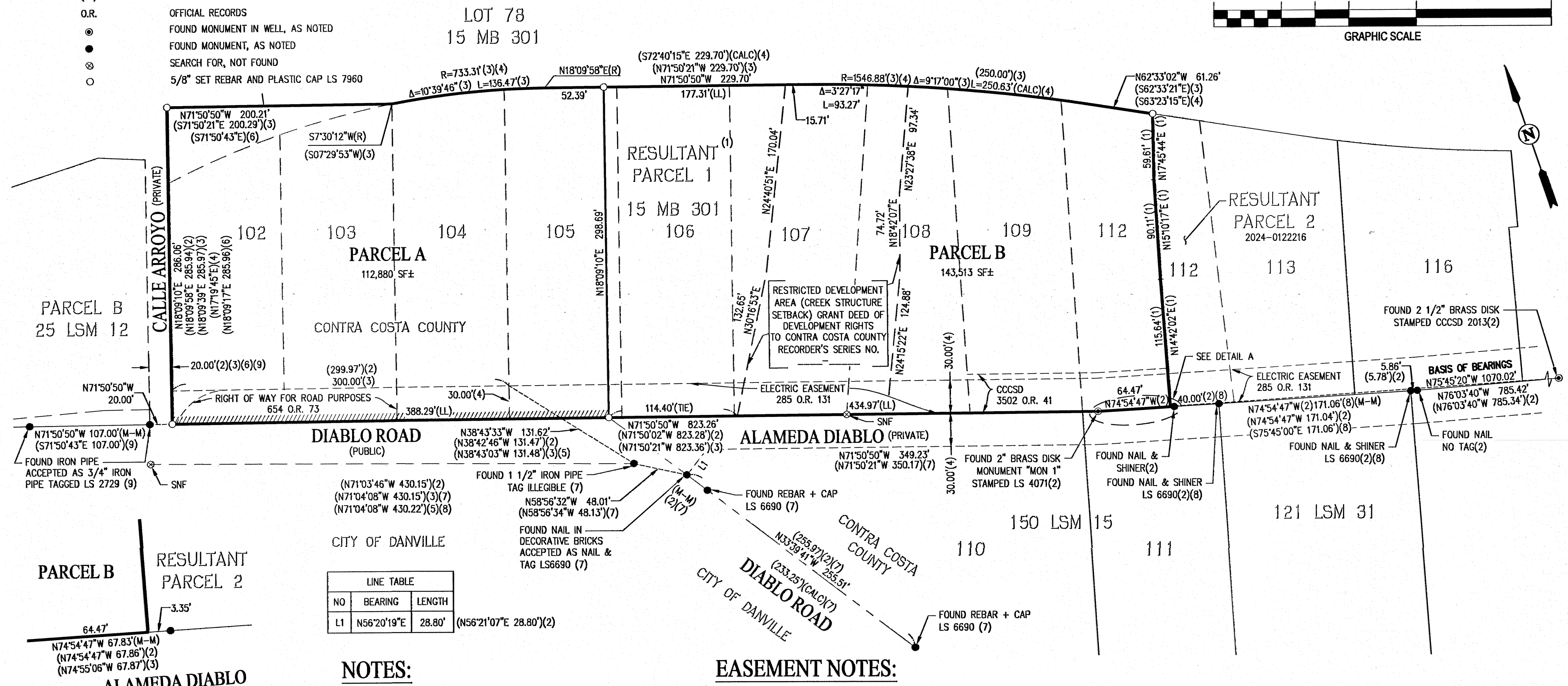
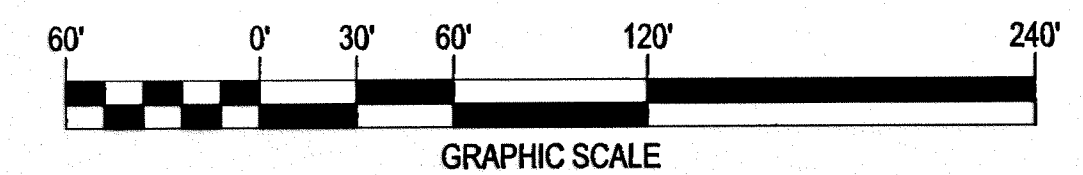
PORTION OF THE NORTHWEST 1/4 OF SECTION 22, T.1S., R.1W. AND LOTS 102 - 109 AND A PORTION OF LOT 112, BEING A SUBDIVISION OF RESULTANT PARCEL 1 FILED NOVEMBER 12, 2024 AS INSTRUMENT NUMBER 2024-0122216 CONTRA COSTA COUNTY RECORDS UNINCORPORATED AREA, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 60' AUGUST 2025



LINE TABLE		
NO	BEARING	LENGTH
L1	N56°20'19"E	28.80'

NOTES:

- ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF;
- TIE LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED

EASEMENT NOTES:

THE EXACT LOCATION OF THE FOLLOWING EASEMENTS AND ENCUMBERANCES ARE NOT DEFINED OF RECORD AND CANNOT BE PLOTTED:

- SEWER LINES, WATER PIPES, POLE LINES AND UNDERGROUND CONDUITS IN FAVOR OF MOUNT DIABLO VILLA HOMES ASSOCIATION PER BOOK 277 OF DEEDS PAGE 236 AND BOOK 282 OF DEEDS PAGE 59 OF OFFICIAL RECORDS
- TRUNK SEWER LINE IN FAVOR OF DIABLO PUBLIC UTILITY DISTRICT PER BOOK 1998 PAGE 1 OF OFFICIAL RECORDS

DETAIL A

SCALE: 1" = 10'