

OWNER'S STATEMENT

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

THE AREA MARKED "25' PRIVATE ACCESS, STORM DRAIN, SEWER & UTILITY EASEMENT" ON PARCEL 'A' IS A ROADWAY EASEMENT DEDICATED TO THE OWNER OF PARCEL 'B'. THE AREA DEDICATED IS A NON-EXCLUSIVE EASEMENT FOR ACCESS BY VEHICLES OF ALL KINDS, PEDESTRIANS, ANIMALS, AND OTHER INVITEES OF THE OWNERS, AND FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF PUBLIC UTILITY FACILITIES INCLUDING WATER, GAS, ELECTRICAL POWER, TELEPHONE, CABLE TELEVISION, STORM DRAINAGE FACILITIES, SANITARY SEWER FACILITIES, AND ALL APPURTENANCES TO THE ABOVE. SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF PARCEL 'B'.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE AREA MARKED "3' PUBLIC UTILITY EASEMENT" ON PARCEL 'A' IS A NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF PUBLIC UTILITY FACILITIES INCLUDING, GAS, ELECTRICAL POWER, TELEPHONE, CABLE TELEVISION, AND ALL APPURTENANCES TO THE ABOVE.

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

William J. Kelleher
WILLIAM J. KELLEHER

TRUSTEE OF THE WILLIAM J. KELLEHER LIVING TRUST, DATED OCTOBER 24, 2006

OWNERS' 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 02/11/2025 BEFORE ME,
Lisa Contreras, Notary Public PERSONALLY APPEARED
William J. Kelleher 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/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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE OF NOTARY: Lisa Contreras

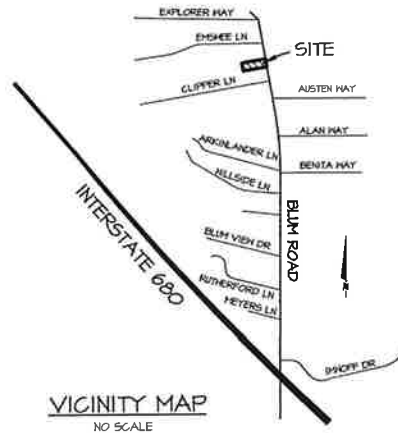
NAME (PRINTED OR TYPED): Lisa Contreras

MY COMMISSION EXPIRES: May 30, 2027

COUNTY OF NOTARY: Contra Costa

PRINCIPAL PLACE OF BUSINESS: Contra Costa

Commission # of Notary: # 2448498



VICINITY MAP
NO SCALE

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 MAP ENTITLED "PARCEL MAP SUBDIVISION MS 23-00022, URBAN LOT SPLIT", WAS PRESENTED TO THE SAID BOARD OF SUPERVISORS AS PROVIDED BY LAW AT A REGULAR MEETING THEREOF HELD ON THE ____ TH DAY OF ____, 2025, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE OF SAID MAP AND DID ACCEPT, SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS, ON BEHALF OF THE PUBLIC ALL OF THE 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 THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ TH DAY OF ____, 2025.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

FILED THIS ____ DAY OF ____, 20__ AT ____ M. IN BOOK
____ OF PARCEL MAPS AT PAGE ____ AT THE REQUEST OF WILLIAM J.
KELLEHER.

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

BY: _____
DEPUTY COUNTY RECORDER

PARCEL MAP

SUBDIVISION MS 23-00022 URBAN LOT SPLIT

A PORTION OF THE MAP OF THE
RANCHO LAS JUNTAS, BEING THE
LAND DESCRIBED IN THE DEED TO
WILLIAM J. KELLEHER, RECORDED
FEBRUARY 28, 2022, DOCUMENT
NUMBER 2022-0036357, CONTRA
COSTA COUNTY OFFICIAL
RECORDS, CONTRA COSTA COUNTY,
CALIFORNIA.

GILBERT A. FITCH & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
CONCORD CALIFORNIA
FEBRUARY 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 WILLIAM J. KELLEHER IN FEBRUARY, 2025. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Gary L. Milano
GARY MILANO PLS 7386
EXPIRES 12/31/2025
DATE 2/3/2025

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME, AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

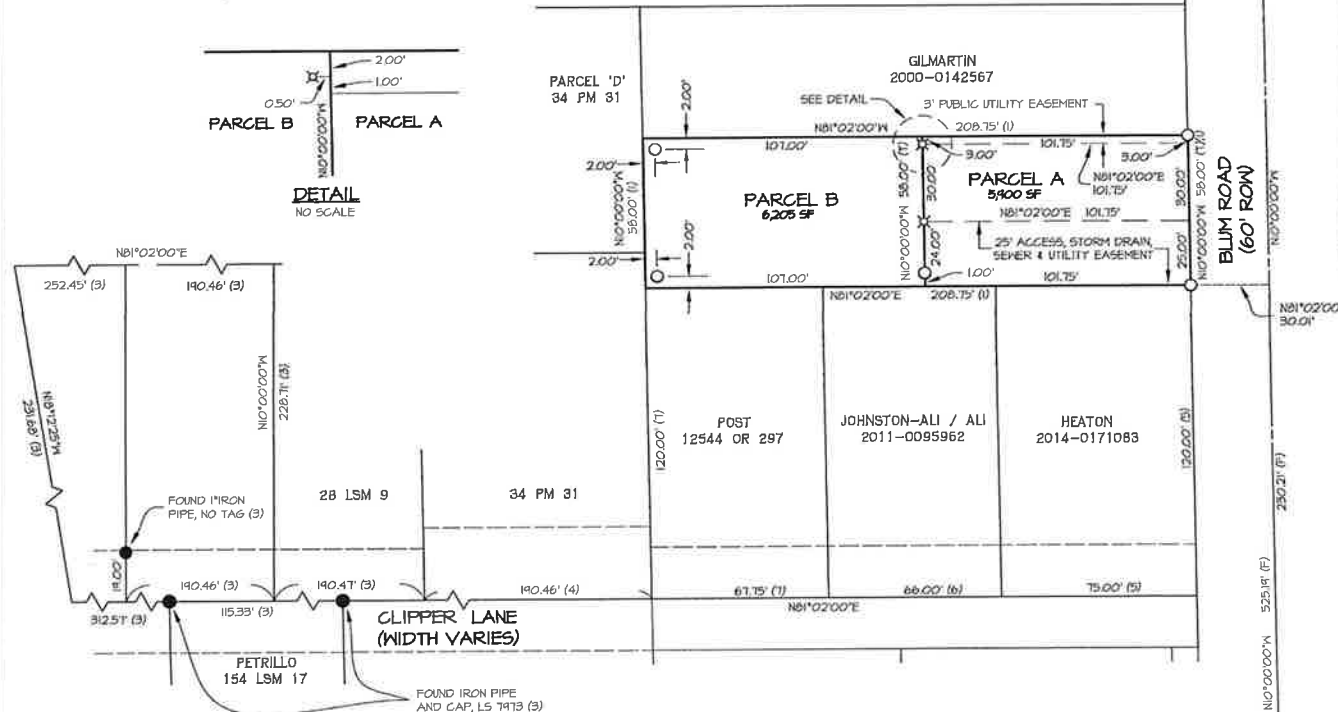
BY: _____
DANA M. TREZISE
COUNTY SURVEYOR
L.S. NO. 7430

PARCEL MAP

SUBDIVISION MS 23-00022 URBAN LOT SPLIT

A PORTION OF THE MAP OF THE RANCHO LAS JUNTAS, BEING THE LAND DESCRIBED IN THE DEED TO WILLIAM J. KELLEHER, RECORDED FEBRUARY 28, 2022, DOCUMENT NUMBER 2022-0036351, CONTRA COSTA COUNTY OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA.

GILBERT A. FITCH & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
CONCORD CALIFORNIA
FEBRUARY 2025 SCALE: 1"=30'



REFERENCES

1. DOC. NO. 2022-0036351
2. PARCEL MAP MS 85-86 (134 PM 22)
3. RECORD OF SURVEY RS 3863 (154 LSM 17)
4. PARCEL MAP MS 128-73 (34 PM 3)
5. DOC. NO. 2014-0171083
6. DOC. NO. 2011-0095962
7. 12544 OR 297

BASIS OF BEARINGS

THE CENTERLINE OF ALAN WAY, TAKEN AS N89°50'00"E, AS SHOWN ON THE PARCEL MAP OF SUBDIVISION MS 85-86, FILED ON APRIL 11, 1989 IN BOOK 134 OF PARCEL MAPS AT PAGE 22. ALL DISTANCES SHOWN ARE GROUND.

LEGEND

- - FOUND IRON PIPE AS NOTED
- - SET 5/8" REBAR AND CAP, LS 1386
- ⊗ - SET NAIL & BRASS TAG, LS 1386
- (F) - MEASURED IN FIELD
- (T) - TOTAL
- () - RECORD AS NOTED

URBAN LOT SPLIT NOTES

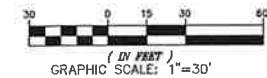
1. EACH LOT CREATED BY THE PARCEL MAP MUST BE USED SOLELY FOR RESIDENTIAL USES.
2. NO MORE THAN TWO SINGLE-FAMILY DWELLINGS ARE PERMITTED ON EACH LOT.
3. NEITHER AN ACCESSORY DWELLING UNIT NOR JUNIOR ACCESSORY DWELLING UNIT IS PERMITTED ON A LOT THAT INCLUDES TWO SINGLE-FAMILY DWELLINGS.
4. NO RESIDENTIAL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

SURVEY NOTE

ADDITIONAL SURVEY MONUMENTS LOCATED ALONG CLIPPER LANE PER (3) WERE SEARCHED FOR, BUT NOT FOUND.

THE LOCATION OF THE FOLLOWING EASEMENTS ARE NOT DEFINED

EASEMENT TO VALLEY PIPELINE COMPANY RECORDED JANUARY 20, 1915 (24) DEEDS 23), CONTRA COSTA COUNTY OFFICIAL RECORDS.



AUSTEN WAY
(50' WIDTH)

FOUND 2" IRON PIPE,
CCCD TAG (2)

N89°50'00"E 675.44' (F) (675.16' (2))
BASIS OF BEARINGS
ALAN WAY (50' WIDTH)

FOUND 1 1/2" IRON PIPE (2)

A.P.N.: 154-170-020

2 2
SHEET X OF X
#6-22