

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE TO CONTRA COSTA COUNTY FOR PUBLIC PURPOSES:

THE AREAS DESIGNATED AS MAYLARD STREET (FORMERLY MAY STREET), MEMORIAL WAY AND SOUTH BROADWAY AVENUE AS SHOWN ON SAID MAP AS PUBLIC STREETS.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT (PUE), AS SHOWN UPON SAID MAP, TOGETHER WITH THE RIGHT TO ENTER UPON SAID AREAS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OR REPAIRING SAID PUBLIC UTILITIES AND APPURTENANCES THERETO.

THE AREA DESIGNATED AS SANITARY SEWER EASEMENT (SSE), IS OFFERED FOR DEDICATION TO DELTA DIABLO OR ITS SUCCESSORS OR ASSIGNS IN GROSS, AS AN EXCLUSIVE SUBSURFACE EASEMENT (OR AS A NON-EXCLUSIVE SUBSURFACE EASEMENT, WHERE INDICATED) AND NON-EXCLUSIVE SURFACE EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, RENEW, ALTER, OPERATE, MAINTAIN, REPLACE (WITH THE INITIAL OR OTHER SIZE) AND REPAIR SUCH LINE OR LINES AS DELTA DIABLO SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATERALS AND APPURTENANCES THERETO, OVER AND WITHIN SUCH EASEMENT AREA, TOGETHER WITH THE FREE RIGHT OF INGRESS, EGRESS, AND EMERGENCY ACCESS TO SAID EASEMENT OVER AND ACROSS THE REMAINING PORTION OF THE OWNER'S PROPERTY, PROVIDED THAT SAID RIGHTS OF INGRESS, EGRESS AND EMERGENCY ACCESS SHALL BE LIMITED TO ESTABLISHED ROADWAYS, PATHWAYS, AVENUES OR OTHER ROUTES TO THE EXTENT POSSIBLE AND AS REASONABLY NECESSARY FOR THE PROPER USE OF THE RIGHTS GRANTED HEREIN. THIS OFFER OF DEDICATION ALSO INCLUDES THE RIGHT TO CLEAR OBSTRUCTIONS AND VEGETATION FROM THE EASEMENT AS MAY BE REQUIRED FOR THE PROPER USE OF THE OTHER RIGHTS GRANTED HEREIN.

THE OWNER RESERVES THE RIGHT TO LANDSCAPE OR MAKE SUCH OTHER USE OF THE LANDS INCLUDED WITHIN THE EASEMENTS WHICH ARE CONSISTENT WITH DELTA DIABLO'S USE; HOWEVER, SUCH USE BY THE OWNER SHALL NOT INCLUDE THE PLANTING OF TREES OR CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, OUTBUILDINGS, SWIMMING POOLS, TENNIS COURTS, RETAINING WALLS, DECKS, PATIOS, ENGINEERED DRAINAGE FACILITIES (BIO-SWALES) OR OTHER ACTIVITY WHICH MAY INTERFERE WITH DELTA DIABLO'S ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREIN.

MAINTENANCE ACCESS STRUCTURES (MANHOLES, RODDING INLETS, ETC.) CONSTRUCTED WITHIN THE EASEMENT SHALL NOT BE COVERED BY EARTH OR OTHER MATERIAL AND SHALL REMAIN IN AN EXPOSED AND ACCESSIBLE CONDITION AT ALL TIMES FOR ROUTINE AND/OR EMERGENCY MAINTENANCE THAT MAY BE DEEMED NECESSARY BY DELTA DIABLO FROM TIME TO TIME.

DELTA DIABLO, AND ITS SUCCESSORS OR ASSIGNS, SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFER OF DEDICATION, AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE OFFERED EASEMENTS OR ANY IMPROVEMENTS THEREON OR THEREIN, UNTIL SUCH OFFER HAS BEEN ACCEPTED BY THE APPROPRIATE ACTION OF DELTA DIABLO, OR ITS SUCCESSORS OR ASSIGNS. FURTHER, THE OWNER SHALL INDEMNIFY, DEFEND, SAVE, AND HOLD HARMLESS DELTA DIABLO FROM ANY LIABILITY WITH RESPECT TO THE EASEMENTS, PRIOR TO THE FORMAL ACCEPTANCE OF SAID EASEMENTS BY APPROPRIATE ACTION OF DELTA DIABLO.

THE AREA DESIGNATED AS TRAIL EASEMENT (TE), AS SHOWN UPON SAID MAP, IS DEDICATED TO THE COUNTY OF CONTRA COSTA, TOGETHER WITH THE RIGHT TO ENTER UPON SAID AREA FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OR REPAIRING SAID TRAIL AND APPURTENANCES THERETO.

THE UNDERSIGNED FURTHER RELINQUISHES ALL ABUTTER'S RIGHTS OF ACCESS TO PARCEL A AND PARCEL B AS DEPICTED HEREON BY THE SYMBOL THUS //////.

THE AREA DESIGNATED AS PRIVATE ACCESS EASEMENT (PRAE), AS SHOWN UPON SAID MAP, IS NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT IS FOR THE USE OF THE OWNER(S) OF PARCEL "D" OF SUBDIVISION MS 21-0005 FOR, BUT NOT LIMITED TO, ACCESS, RECREATION, UTILITIES, DRAINAGE, IRRIGATION, INGRESS AND EGRESS TO AND FROM SAID PARCELS. MAINTENANCE OF THE ROADWAY FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID PARCEL "D". SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE COUNTY OF CONTRA COSTA.

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

AS OWNER: CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AS SUCCESSOR TO AND WHICH ACQUIRED TITLE AS CONTRA COSTA COUNTY REDEVELOPMENT AGENCY, A BODY CORPORATE AND POLITICAL EXISTING UNDER THE LAWS OF CALIFORNIA, PURSUANT TO THE PROVISIONS OF ABX1-26 OF THE STATUTES OF 2011, SUBJECT TO ITEM #15.

SIGNATURE: [Signature]

NAME: JOHN KOPCHIK

TITLE: DIRECTOR OF CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

DATE: March 11, 2026

APN'S: 094-026-001-1, 094-026-002-9, 094-026-007-8, 094-026-008-6, 094-016-002-1, 094-015-006-3, 094-015-010-5, 094-015-011-3, 094-015-012-1, 094-015-013-9, 094-015-014-7, 094-015-027-9, 094-015-028-7, 094-014-001-5, 094-014-011-4, 094-014-012-2, 094-014-013-0, 094-014-014-8, 094-014-010-6, 094-013-001-6, 094-013-002-4, 094-013-003-2, 094-013-004-0, 094-013-005-7, 094-013-006-5, 094-013-012-3, 094-013-013-1, 094-013-014-9, 094-013-015-6 and 094-013-016-4

**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 March 11, 2026, 2026 BEFORE ME, Monica Lopez,  
A NOTARY PUBLIC, PERSONALLY APPEARED John Kopchik, 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

NOTARY'S SIGNATURE: Monica Lopez

PRINTED NOTARY'S NAME: Monica Lopez

NOTARY'S PRINCIPAL PLACE OF BUSINESS: Martinez, CA

NOTARY'S COMMISSION NUMBER: 2540390

EXPIRATION OF NOTARY'S COMMISSION: December 5, 2029

**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 CONTRA COSTA COUNTY. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MARCH 2028 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Alexander V. Fong  
ALEXANDER V. FONG  
PLS 9252



2/20/26  
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 MAP ENTITLED PARCEL MAP SUBDIVISION MS 21-00005 "ORBISONIA VILLAGE", 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 AND DO HEREBY ABANDON AND VACATE THOSE PORTIONS OF SAID 6' ALLEY, 14' ALLEY, MAYLARD STREET (FORMERLY MAY STREET) AND BROADWAY AVENUE AS SHOWN UPON "THE MAP OF ORBISONIA HEIGHTS, CONTRA COSTA COUNTY, CALIFORNIA", FILED APRIL 22, 1930 IN BOOK 21 OF MAPS, PAGE 593, CONTRA COSTA COUNTY RECORDS AND EXHIBITS "A-6" AND "A-9" SHOWN IN GRANT DEED TO CONTRA COSTA COUNTY, RECORDED FEBRUARY 4, 2011 AS RECORDER'S SERIES NO. 2011-0027357, CONTRA COSTA COUNTY RECORDS IN CONFORMANCE WITH CALIFORNIA GOVERNMENT CODE SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT.

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.

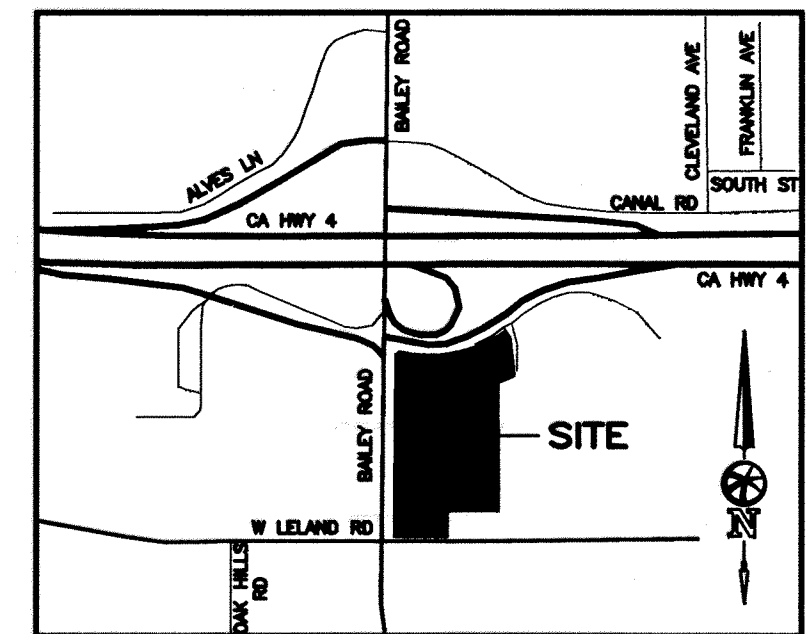
DATED: \_\_\_\_\_

BY: MONICA NINO  
CLERK OF THE BOARD OF SUPERVISORS  
AND COUNTY ADMINISTRATOR  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY CLERK

**PARCEL MAP  
SUBDIVISION MS 21-00005  
"ORBISONIA VILLAGE"**

A PORTION OF PARCEL 51304 RECORDED AUGUST 5, 1993 IN BOOK 18819 OF OFFICIAL RECORDS AT PAGE 179 AND PORTIONS OF THE "MAP OF ORBISONIA HEIGHTS" FILED APRIL 22, 1930, IN BOOK 21 OF MAPS, AT PAGE 593, AND PORTIONS OF THE "MAP OF PITTSBURG TERRACE UNIT NO. 1" FILED NOVEMBER 8, 1939, IN VOLUME 21 OF OFFICIAL RECORDS, AT PAGE 604, AND PORTIONS OF SECTION 14, T.2N. R.1W., M.D.M. CONTRA COSTA COUNTY, STATE OF CALIFORNIA  
DATE: FEBRUARY 2026



**VICINITY MAP**  
NO SCALE

**COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP SUBDIVISION MS 21-00005 "ORBISONIA VILLAGE" THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY EXISTING LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

\_\_\_\_\_  
DANA M. TREZISE, COUNTY SURVEYOR  
L.S. No. 7438  
DATE \_\_\_\_\_

**PLANNING COMMISSION'S STATEMENT**

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

DATE: Mar. 11, 2026  
\_\_\_\_\_  
RUBEN HERNANDEZ  
DEPUTY DIRECTOR DEPARTMENT OF  
CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION  
BY: [Signature]

**RECORDER'S STATEMENT**

FILED AT THE REQUEST OF CONTRA COSTA COUNTY, AT \_\_\_\_\_ A.M./P.M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

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

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

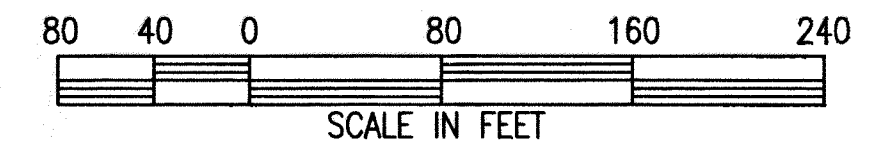
DOC. No. \_\_\_\_\_

# PARCEL MAP

## SUBDIVISION MS 21-0005

### "ORBISONIA VILLAGE"

A PORTION OF PARCEL 51304 RECORDED AUGUST 5, 1993 IN BOOK 18819 OF OFFICIAL RECORDS AT PAGE 179 AND PORTIONS OF THE "MAP OF ORBISONIA HEIGHTS" FILED APRIL 22, 1930, IN BOOK 21 OF MAPS, AT PAGE 593, AND PORTIONS OF THE "MAP OF PITTSBURG TERRACE UNIT NO. 1" FILED NOVEMBER 8, 1939, IN VOLUME 21 OF OFFICIAL RECORDS, AT PAGE 604, AND PORTIONS OF SECTION 14, T.2N. R.1W., M.D.M. CONTRA COSTA COUNTY, STATE OF CALIFORNIA  
DATE: FEBRUARY 2026



#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE MONUMENT LINE OF WEST LELAND AVENUE BETWEEN FOUND CONTRA COSTA COUNTY STANDARD STREET WELL MONUMENTS TAKEN AS NORTH 89°54'35" WEST AS SHOWN UPON RECORD OF SURVEY RS NO. 2035 (105 LSM 22).

#### REFERENCES

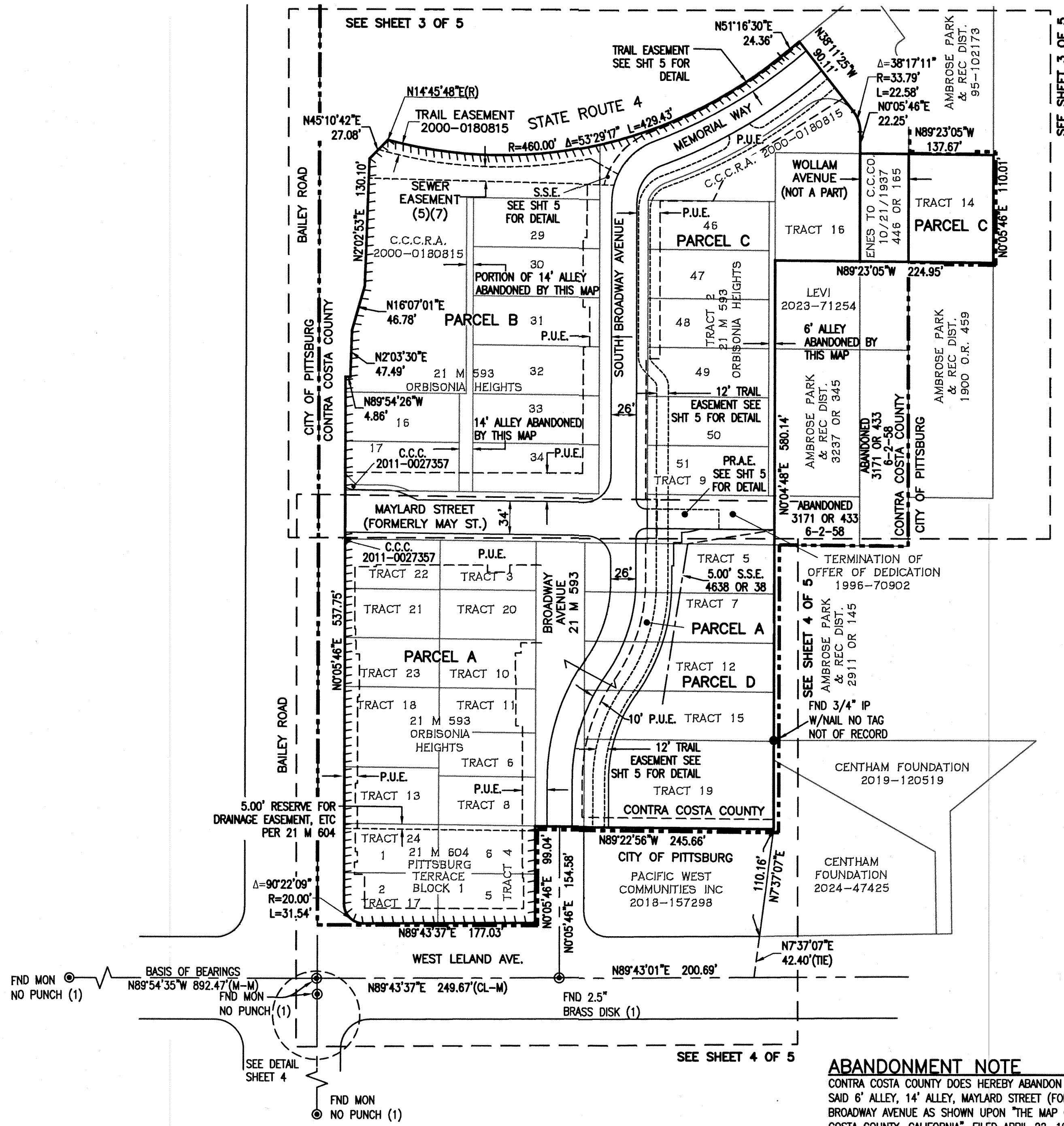
- (1) RECORD OF SURVEY NO. 2035 (105 LSM 22)
- (2) MAP OF ORBISONIA HEIGHTS (21 M 593)
- (3) MAP OF PITTSBURG TERRACE UNIT NO. 1 (21 M 604)
- (4) CONTRA COSTA COUNTY GRANT DEED 2011-0027357
- (5) CALTRANS RIGHT OF WAY RECORD MAP R-X20A.3b
- (6) CALTRANS RIGHT OF WAY RECORD MAP R-X20A.4
- (7) CONTRA COSTA COUNTY REDEVELOPMENT AGENCY GRANT DEED 2000-0180815

#### LEGEND

- SUBDIVISION BOUNDARY LINE
- PARCEL LINE
- HISTORICAL LOT LINE
- PUBLIC UTILITY EASEMENT LINE
- EASEMENT LINE
- MONUMENT LINE
- CITY/COUNTY LIMIT LINE
- ////// ABUTTER'S RIGHTS OF ACCESS RELINQUISHED  
PRIVATE ACCESS PROHIBITED
- (CCC) CONTRA COSTA COUNTY
- (CCCRA) CONTRA COSTA COUNTY REDEVELOPMENT AGENCY
- (PRAE) PRIVATE ACCESS EASEMENT
- (PUE) PUBLIC UTILITY EASEMENT
- (TE) TRAIL EASEMENT
- (R) RADIAL BEARING
- (SSE) SANITARY SEWER EASEMENT
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (CL-M) CENTERLINE TO MONUMENT
- BDY BOUNDARY
- CL CENTERLINE
- ⊙ FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENT
- FOUND MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT STAMPED PLS 9252

#### ABANDONMENT NOTE

CONTRA COSTA COUNTY DOES HEREBY ABANDON AND VACATE THOSE PORTIONS OF SAID 6' ALLEY, 14' ALLEY, MAYLARD STREET (FORMERLY MAY STREET) AND BROADWAY AVENUE AS SHOWN UPON "THE MAP OF ORBISONIA HEIGHTS, CONTRA COSTA COUNTY, CALIFORNIA", FILED APRIL 22, 1930 IN BOOK 21 OF MAPS, PAGE 593, CONTRA COSTA COUNTY RECORDS AND EXHIBITS "A-6" AND "A-9" SHOWN IN GRANT DEED TO CONTRA COSTA COUNTY, RECORDED FEBRUARY 4, 2011 AS RECORDER'S SERIES NO. 2011-0027357, CONTRA COSTA COUNTY RECORDS IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT.



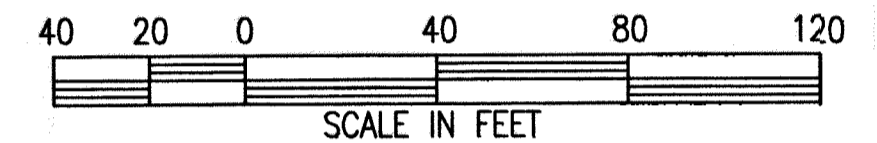
APN'S: 094-026-001-1, 094-026-002-9, 094-026-007-8, 094-026-008-6, 094-016-002-1, 094-015-006-3, 094-015-010-5, 094-015-011-3, 094-015-012-1, 094-015-013-9, 094-015-014-7, 094-015-027-9, 094-015-028-7, 094-014-001-5, 094-014-011-4, 094-014-012-2, 094-014-013-0, 094-014-014-8, 094-014-010-6, 094-013-001-6, 094-013-002-4, 094-013-003-2, 094-013-004-0, 094-013-005-7, 094-013-006-5, 094-013-012-3, 094-013-013-1, 094-013-014-9, 094-013-015-6 and 094-013-016-4

**ABANDONMENT NOTE**

CONTRA COSTA COUNTY DOES HEREBY ABANDON AND VACATE THOSE PORTIONS OF SAID 6' ALLEY, 14' ALLEY, MAYLARD STREET (FORMERLY MAY STREET) AND BROADWAY AVENUE AS SHOWN UPON "THE MAP OF ORBISONIA HEIGHTS, CONTRA COSTA COUNTY, CALIFORNIA", FILED APRIL 22, 1930 IN BOOK 21 OF MAPS, PAGE 593, CONTRA COSTA COUNTY RECORDS AND EXHIBITS "A-6" AND "A-9" SHOWN IN GRANT DEED TO CONTRA COSTA COUNTY, RECORDED FEBRUARY 4, 2011 AS RECORDER'S SERIES NO. 2011-0027357, CONTRA COSTA COUNTY RECORDS IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT.

**PARCEL MAP  
SUBDIVISION MS 21-00005  
"ORBISONIA VILLAGE"**

A PORTION OF PARCEL 51304 RECORDED AUGUST 5, 1993 IN BOOK 18819 OF OFFICIAL RECORDS AT PAGE 179 AND PORTIONS OF THE "MAP OF ORBISONIA HEIGHTS" FILED APRIL 22, 1930, IN BOOK 21 OF MAPS, AT PAGE 593, AND PORTIONS OF THE "MAP OF PITTSBURG TERRACE UNIT NO. 1" FILED NOVEMBER 8, 1939, IN VOLUME 21 OF OFFICIAL RECORDS, AT PAGE 604, AND PORTIONS OF SECTION 14, T.2N. R.1W., M.D.M. CONTRA COSTA COUNTY, STATE OF CALIFORNIA  
DATE: FEBRUARY 2026



**REFERENCES**

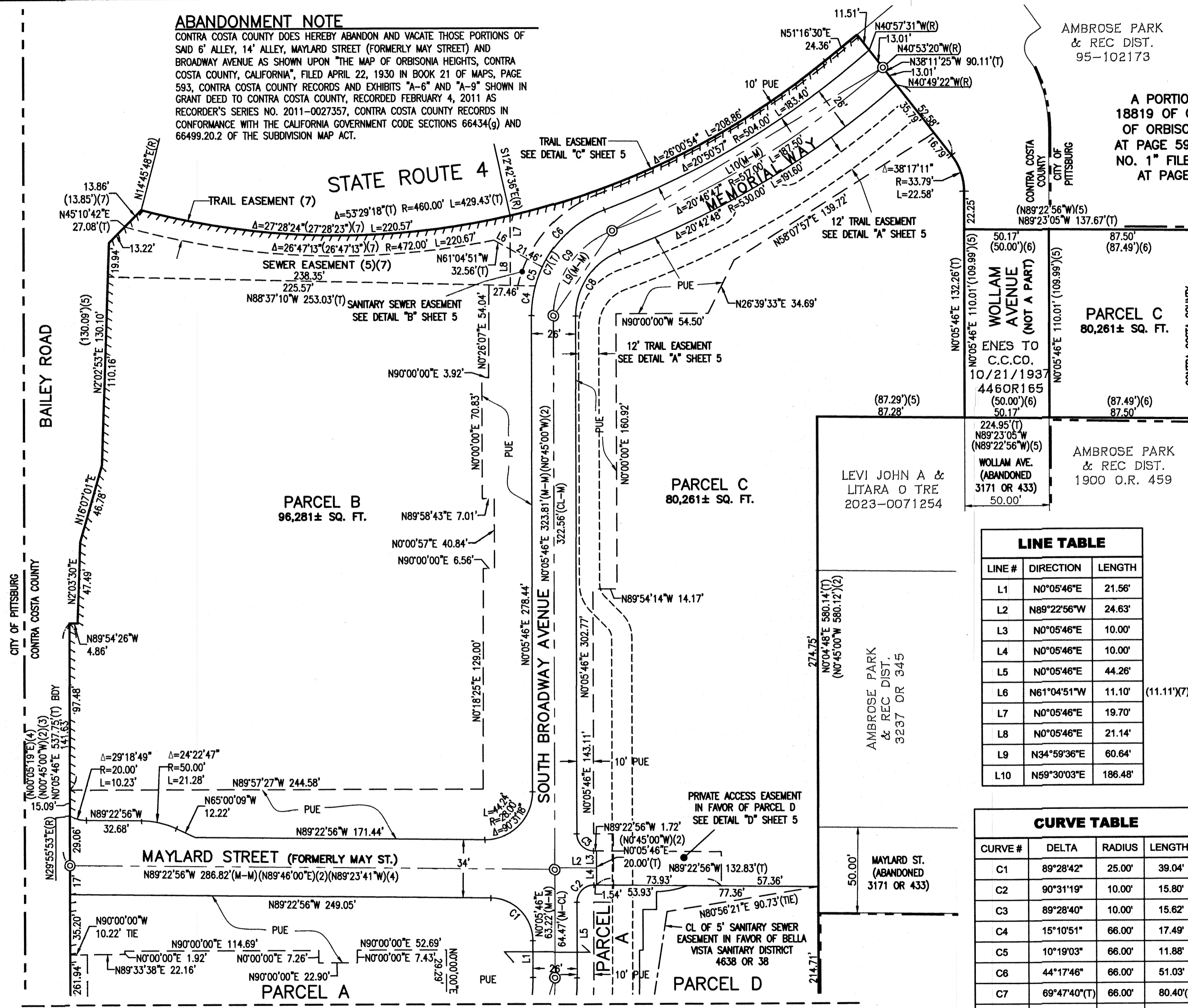
- (1) RECORD OF SURVEY NO. 2035 (105 LSM 22)
- (2) MAP OF ORBISONIA HEIGHTS (21 M 593)
- (3) MAP OF PITTSBURG TERRACE UNIT NO. 1 (21 M 604)
- (4) CONTRA COSTA COUNTY GRANT DEED 2011-0027357
- (5) CALTRANS RIGHT OF WAY RECORD MAP R-X20A.3b
- (6) CALTRANS RIGHT OF WAY RECORD MAP R-X20A.4
- (7) CONTRA COSTA COUNTY REDEVELOPMENT AGENCY GRANT DEED 2000-0180815

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- PARCEL LINE
- HISTORICAL LOT LINE
- - - PUBLIC UTILITY EASEMENT LINE
- - - EASEMENT LINE
- - - MONUMENT LINE
- - - CITY/COUNTY LIMIT LINE
- ////// ABUTTER'S RIGHTS OF ACCESS RELINQUISHED  
PRIVATE ACCESS PROHIBITED
- (CCC) CONTRA COSTA COUNTY
- (CCRA) CONTRA COSTA COUNTY REDEVELOPMENT AGENCY
- (PRAE) PRIVATE ACCESS EASEMENT
- (PUE) PUBLIC UTILITY EASEMENT
- (TE) TRAIL EASEMENT
- (R) RADIAL BEARING
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (CL-M) CENTERLINE TO MONUMENT
- BDY BOUNDARY
- CL CENTERLINE
- ⊙ FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENT
- FOUND MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT STAMPED PLS 9252

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE MONUMENT LINE OF WEST LELAND AVENUE BETWEEN FOUND CONTRA COSTA COUNTY STANDARD STREET WELL MONUMENTS TAKEN AS NORTH 89°54'35" WEST AS SHOWN UPON RECORD OF SURVEY RS NO. 2035 (105 LSM 22).



**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N0°05'46"E	21.56'
L2	N89°22'56"W	24.63'
L3	N0°05'46"E	10.00'
L4	N0°05'46"E	10.00'
L5	N0°05'46"E	44.26'
L6	N61°04'51"W	11.10' (11.11')(7)
L7	N0°05'46"E	19.70'
L8	N0°05'46"E	21.14'
L9	N34°59'36"E	60.64'
L10	N59°30'03"E	186.48'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	89°28'42"	25.00'	39.04'
C2	90°31'19"	10.00'	15.80'
C3	89°28'40"	10.00'	15.62'
C4	15°10'51"	66.00'	17.49'
C5	10°19'03"	66.00'	11.88'
C6	44°17'46"	66.00'	51.03'
C7	69°47'40"(T)	66.00'	80.40'(T)
C8	69°47'40"	40.00'	48.73'
C9	69°47'40"	53.00'	64.56'

SEE SHEET 4

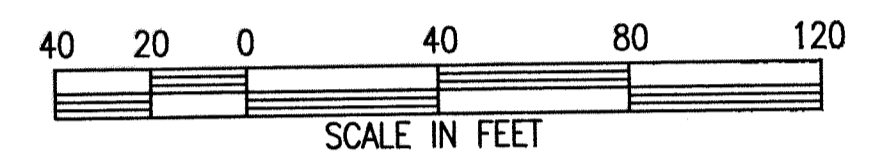
APN'S: 094-026-001-1, 094-026-002-9, 094-026-007-8, 094-026-008-6, 094-016-002-1, 094-015-006-3, 094-015-010-5, 094-015-011-3, 094-015-012-1, 094-015-013-9, 094-015-014-7, 094-015-027-9, 094-015-028-7, 094-014-001-5, 094-014-011-4, 094-014-012-2, 094-014-013-0, 094-014-014-8, 094-014-010-6, 094-013-001-6, 094-013-002-4, 094-013-003-2, 094-013-004-0, 094-013-005-7, 094-013-006-5, 094-013-012-3, 094-013-013-1, 094-013-014-9, 094-013-015-6 and 094-013-016-4

# PARCEL MAP

## SUBDIVISION MS 21-0005

### "ORBISONIA VILLAGE"

A PORTION OF PARCEL 51304 RECORDED AUGUST 5, 1993 IN BOOK 18819 OF OFFICIAL RECORDS AT PAGE 179 AND PORTIONS OF THE "MAP OF ORBISONIA HEIGHTS" FILED APRIL 22, 1930, IN BOOK 21 OF MAPS, AT PAGE 593, AND PORTIONS OF THE "MAP OF PITTSBURG TERRACE UNIT NO. 1" FILED NOVEMBER 8, 1939, IN VOLUME 21 OF OFFICIAL RECORDS, AT PAGE 604, AND PORTIONS OF SECTION 14, T.2N. R.1W., M.D.M. CONTRA COSTA COUNTY, STATE OF CALIFORNIA  
DATE: FEBRUARY 2026



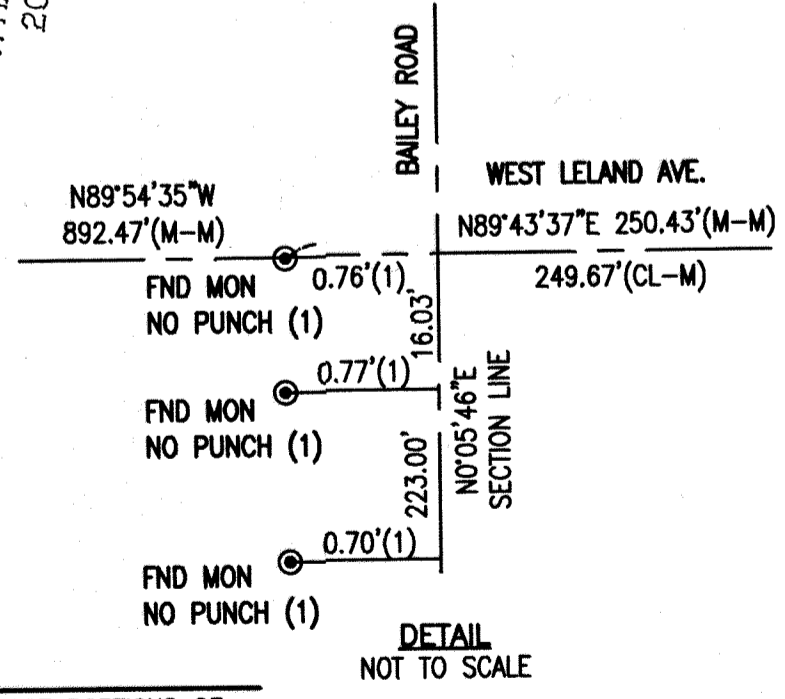
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0°05'46"E	21.56'
L4	N0°05'46"E	10.00'
L5	N0°05'46"E	44.26'
L11	N17°50'30"E	91.44'
L12	N17°50'30"E	120.70'

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE MONUMENT LINE OF WEST LELAND AVENUE BETWEEN FOUND CONTRA COSTA COUNTY STANDARD STREET WELL MONUMENTS TAKEN AS NORTH 89°54'35" WEST AS SHOWN UPON RECORD OF SURVEY RS NO. 2035 (105 LSM 22).

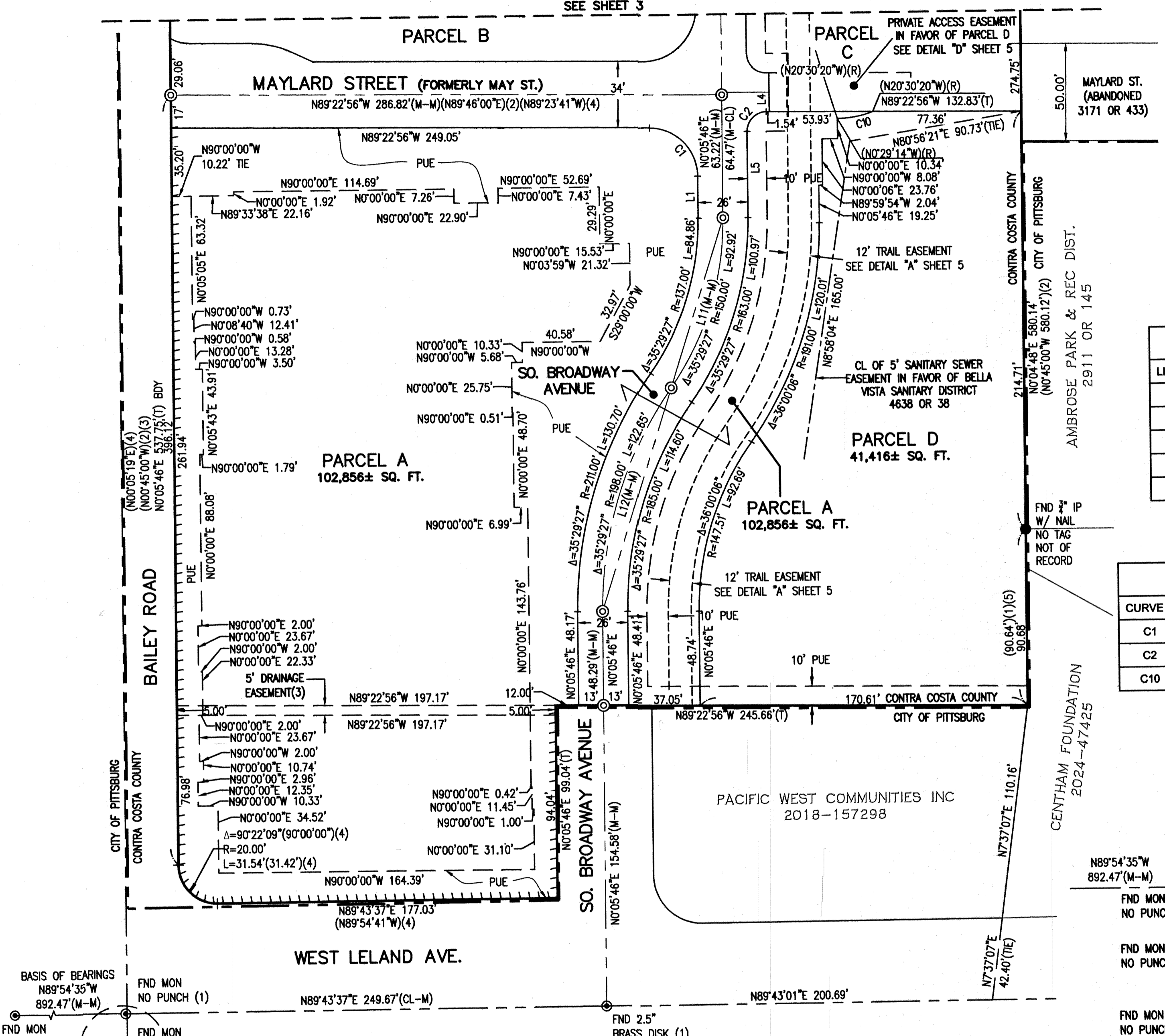
- REFERENCES**
- RECORD OF SURVEY NO. 2035 (105 LSM 22)
  - MAP OF ORBISONIA HEIGHTS (21 M 593)
  - MAP OF PITTSBURG TERRACE UNIT NO. 1 (21 M 604)
  - CONTRA COSTA COUNTY GRANT DEED 2011-0027357
  - CALTRANS RIGHT OF WAY RECORD MAP R-X20A.3b
  - CALTRANS RIGHT OF WAY RECORD MAP R-X20A.4
  - CONTRA COSTA COUNTY REDEVELOPMENT AGENCY GRANT DEED 2000-0180815

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	89°28'42"	25.00'	39.04'
C2	90°31'19"	10.00'	15.80'
C10	20°01'06"	54.00'	18.87'

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - PARCEL LINE
  - HISTORICAL LOT LINE
  - - - PUBLIC UTILITY EASEMENT LINE
  - - - EASEMENT LINE
  - - - MONUMENT LINE
  - - - CITY/COUNTY LIMIT LINE
  - ////// ABUTTER'S RIGHTS OF ACCESS RELINQUISHED PRIVATE ACCESS PROHIBITED
  - (CCC) CONTRA COSTA COUNTY
  - (CC CRA) CONTRA COSTA COUNTY REDEVELOPMENT AGENCY
  - (PRAE) PRIVATE ACCESS EASEMENT
  - (PUE) PUBLIC UTILITY EASEMENT
  - (TE) TRAIL EASEMENT
  - (R) RADIAL BEARING
  - (T) TOTAL
  - (M-M) MONUMENT TO MONUMENT
  - (CL-M) CENTERLINE TO MONUMENT
  - BDY BOUNDARY
  - CL CENTERLINE
  - ⊙ FOUND STANDARD CONTRA COSTA COUNTY STREET MONUMENT
  - FOUND MONUMENT AS NOTED
  - ⊙ SET STANDARD STREET MONUMENT STAMPED PLS 9252



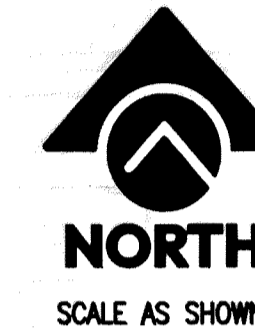
**ABANDONMENT NOTE**  
CONTRA COSTA COUNTY DOES HEREBY ABANDON AND VACATE THOSE PORTIONS OF SAID 6' ALLEY, 14' ALLEY, MAYLARD STREET (FORMERLY MAY STREET) AND BROADWAY AVENUE AS SHOWN UPON "THE MAP OF ORBISONIA HEIGHTS, CONTRA COSTA COUNTY, CALIFORNIA", FILED APRIL 22, 1930 IN BOOK 21 OF MAPS, PAGE 593, CONTRA COSTA COUNTY RECORDS AND EXHIBITS "A-6" AND "A-9" SHOWN IN GRANT DEED TO CONTRA COSTA COUNTY, RECORDED FEBRUARY 4, 2011 AS RECORDER'S SERIES NO. 2011-0027357, CONTRA COSTA COUNTY RECORDS IN CONFORMANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT.



APN'S: 094-026-001-1, 094-026-002-9, 094-026-007-8, 094-026-008-6, 094-016-002-1, 094-015-006-3, 094-015-010-5, 094-015-011-3, 094-015-012-1, 094-015-013-9, 094-015-014-7, 094-015-027-9, 094-015-028-7, 094-014-001-5, 094-014-011-4, 094-014-012-2, 094-014-013-0, 094-014-014-8, 094-014-010-6, 094-013-001-6, 094-013-002-4, 094-013-003-2, 094-013-004-0, 094-013-005-7, 094-013-006-5, 094-013-012-3, 094-013-013-1, 094-013-014-9, 094-013-015-6 and 094-013-016-4

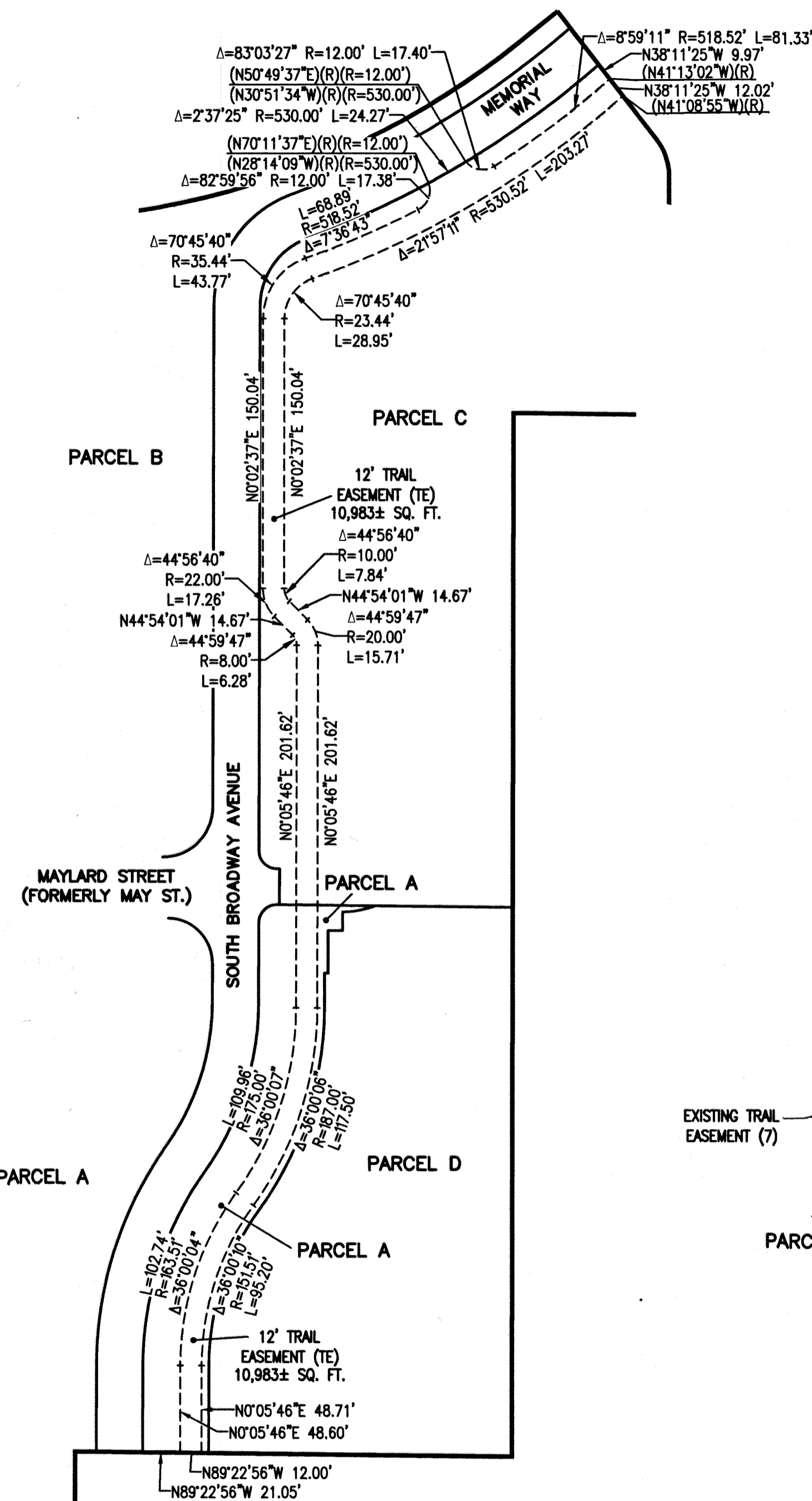
# PARCEL MAP SUBDIVISION MS 21-0005 "ORBISONIA VILLAGE"

A PORTION OF PARCEL 51304 RECORDED AUGUST 5, 1993 IN BOOK 18819 OF OFFICIAL RECORDS AT PAGE 179 AND PORTIONS OF THE "MAP OF ORBISONIA HEIGHTS" FILED APRIL 22, 1930, IN BOOK 21 OF MAPS, AT PAGE 593, AND PORTIONS OF THE "MAP OF PITTSBURG TERRACE UNIT NO. 1" FILED NOVEMBER 8, 1939, IN VOLUME 21 OF OFFICIAL RECORDS, AT PAGE 604, AND PORTIONS OF SECTION 14, T.2N. R.1W., M.D.M. CONTRA COSTA COUNTY, STATE OF CALIFORNIA  
DATE: FEBRUARY 2026

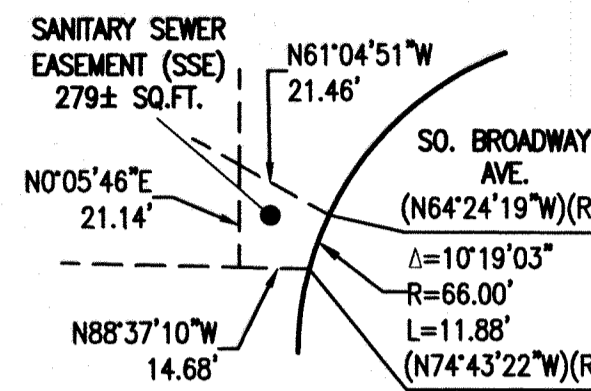


### LEGEND

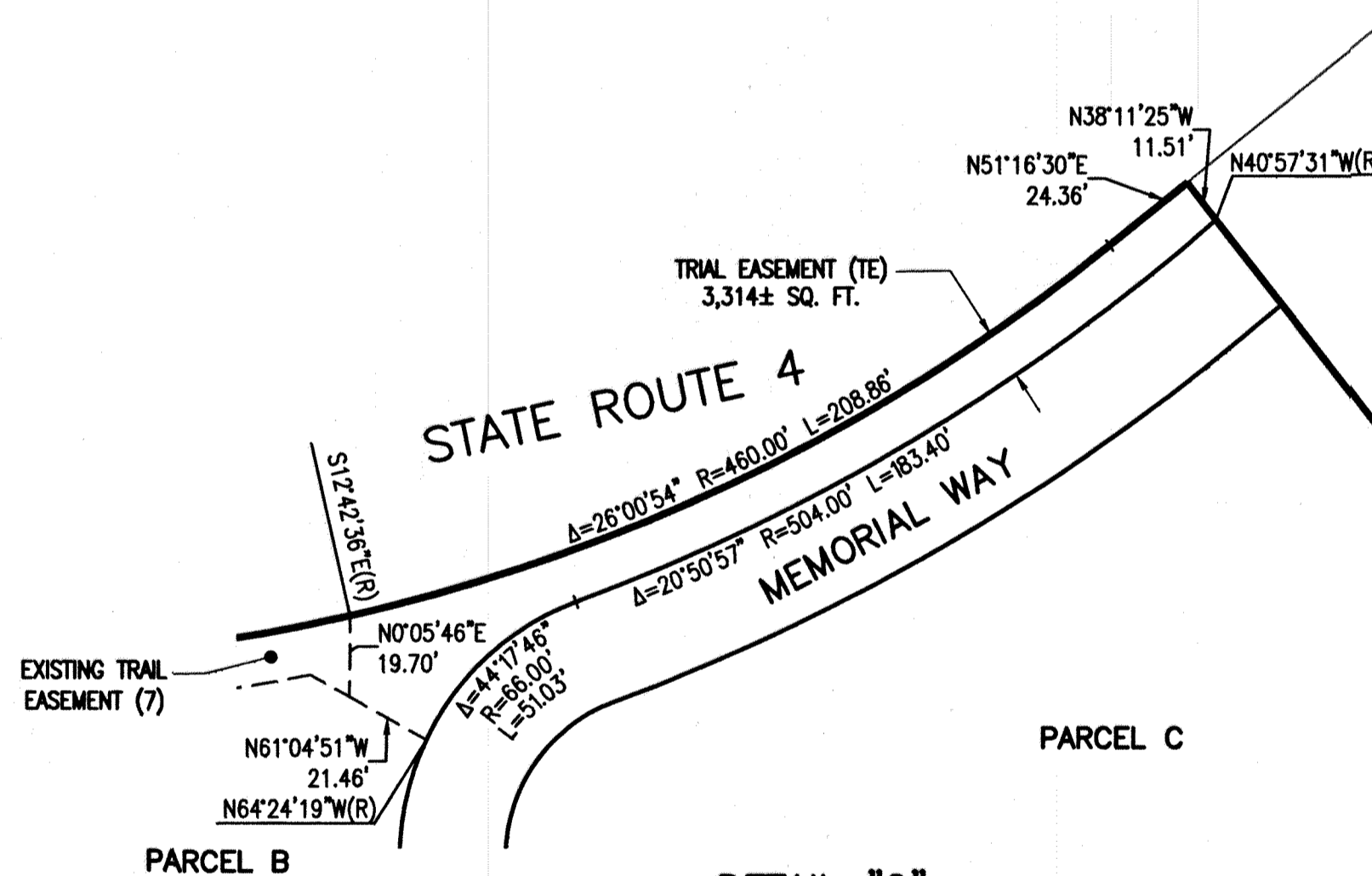
- SUBDIVISION BOUNDARY LINE
- PARCEL LINE
- - - EASEMENT LINE
- (PRAE) PRIVATE ACCESS EASEMENT
- (SSE) SANITARY SEWER EASEMENT
- (TE) TRAIL EASEMENT
- (R) RADIAL BEARING



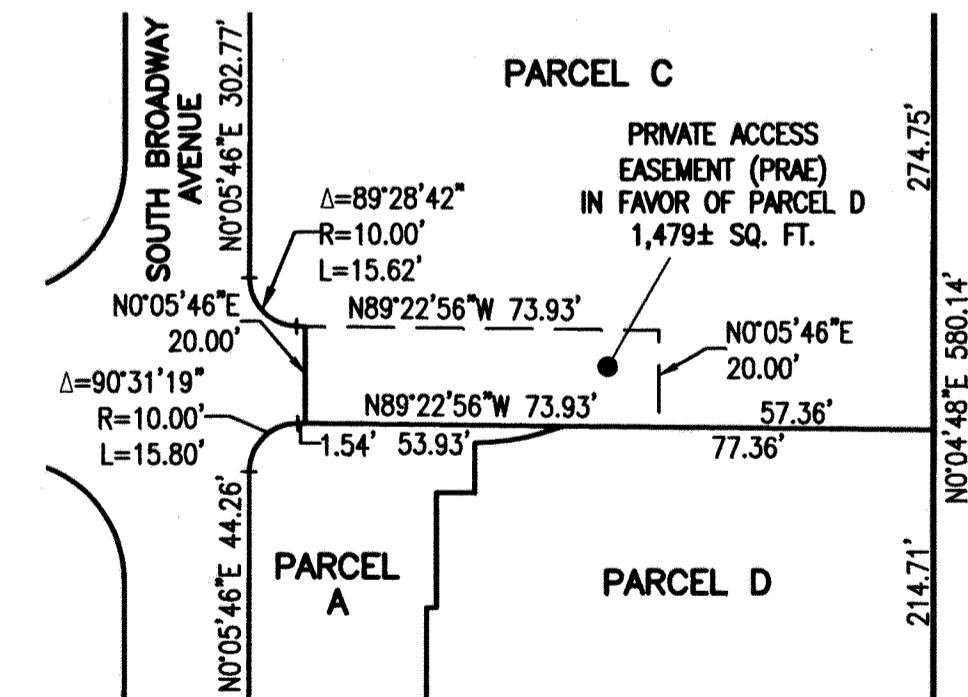
**DETAIL "A"**  
SCALE 1"=60'  
12.00' TRAIL EASEMENT



**DETAIL "B"**  
SCALE 1"=40'  
SANITARY SEWER EASEMENT



**DETAIL "C"**  
SCALE 1"=40'  
TRAIL EASEMENT



**DETAIL "D"**  
SCALE 1"=40'  
PRIVATE ACCESS EASEMENT

APN'S: 094-026-001-1, 094-026-002-9, 094-026-007-8, 094-026-008-6, 094-016-002-1, 094-015-006-3, 094-015-010-5, 094-015-011-3, 094-015-012-1, 094-015-013-9, 094-015-014-7, 094-015-027-9, 094-015-028-7, 094-014-001-5, 094-014-011-4, 094-014-012-2, 094-014-013-0, 094-014-014-8, 094-014-010-6, 094-013-001-6, 094-013-002-4, 094-013-003-2, 094-013-004-0, 094-013-005-7, 094-013-006-5, 094-013-012-3, 094-013-013-1, 094-013-014-9, 094-013-015-6 and 094-013-016-4