

Recorded at the request of:

Contra Costa County Public Works Department
Engineering Services
255 Glacier Drive
Martinez, CA 94553

Return to:

Contra Costa County Public Works Department
Records Section
255 Glacier Drive
Martinez, CA 94553

Area: Richmond

Road: Parr Boulevard

Co. Road No.: 0564C

Development No.: DP17-3045

APN: 408-130-018, 408-130-039, & 408-130-041

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

RELINQUISHMENT OF ABUTTER'S RIGHTS

Scannell Properties #601, LLC, the undersigned, being the present title owner of record of the herein described parcels of land, do hereby relinquish abutter's rights of access along Parr Boulevard, to **Contra Costa County**, a political subdivision of the State of California and its successors or assigns, along the real property situated in the **County of Contra Costa**, State of California, described in Exhibit "A" (written description) and shown on Exhibit "B" (plat map) attached hereto.

It is understood and agreed that **Contra Costa County** and its successors or assigns shall incur no liability with respect to such relinquishment of abutter's rights.

The provisions hereof shall inure to the benefit of and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

The undersigned executed this instrument on June 9, 2025 (Date).

Scannell Properties #601, LLC

(Signature)



(Printed Name)

Marc Pflieger

(Title)

Manager

(See attached notary)

LG:AD:xx

G:\engsvc\Land Dev\DP 17-3045\Relinquish Abutter's Rights\OF-6B FORM DP17-3045_S601.pdf

Rev: May 19, 2022

**ACKNOWLEDGEMENT OF RELINQUISHMENT
OF ABUTTER'S RIGHTS**

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for the above State and County, personally appeared Marc Pfleging, Manager of SCANNELL PROPERTIES #601, LLC, a Delaware limited liability company, known to me to be the same person who signed and acknowledged that he signed the foregoing instrument as such Manager of said limited liability company for and on behalf of the limited liability company.

Witness by hand and Notarial Seal this 9th day of June, 2025.

Julie G. Troha
Signature

Julie G. Troha
Printed

JULIE G. TROHA Notary Public - Seal Hamilton County - State of Indiana Commission Number NP0699028 My Commission Expires May 20, 2033

My Commission Expires: 5/20/33

My County of Residence: Hamilton

DATE: APRIL 16, 2025
FILE: 5143103.50

EXHIBIT 'A'
LEGAL DESCRIPTION
ABUTTER'S RIGHTS VEHICULAR ACCESS RESTRICTION
PARCEL ONE - SCANNELL PROPERTIES #601, LLC

ALL THAT CERTAIN REAL PROPERTY SITUATE IN AN UNINCORPORATED AREA OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA OVER THE LANDS OF SCANNELL PROPERTIES #601, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JANUARY 25, 2024, IN DOCUMENT NUMBER 2024-0007878 CONTRA COSTA COUNTY RECORDS, AND BEING A PORTION OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING ABUTTER'S RELINQUISHMENT OF RIGHTS FOR REMOVING VEHICULAR ACCESS ALONG PARR BOULEVARD, EXCEPT AT EXISTING DRIVEWAY, THE SAID LINES ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID LANDS OF SCANNELL PROPERTIES #601, LLC, ALSO BEING THE INTERSECTION OF THE COURSES DESCRIBED AS "NORTH 43°47'37" WEST" AND "NORTH 88°54'02" WEST" AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY RS NO. 3559" FILED DECEMBER 12, 2012 IN BOOK 146 OF LICENSED SURVEYORS' MAPS, PAGE 35, CONTRA COSTA COUNTY RECORDS; THENCE LEAVING SAID POINT OF BEGINNING, SOUTH 88°54'02" EAST, A DISTANCE OF 100.47 FEET ALONG THE SOUTHERLY LINE OF SAID LANDS;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 84°17'52" EAST, A DISTANCE OF 26.92 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 88°56'48" EAST, A DISTANCE OF 249.90 FEET TO THE DRIVEWAY AND **POINT OF TERMINUS OF PARCEL A.**

PARCEL B:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID LANDS, ALSO BEING THE INTERSECTION OF THE COURSES DESCRIBED AS "NORTH 01°05'58" EAST" AND "NORTH 88°56'48" WEST" AS SHOWN ON SAID MAP; THENCE LEAVING SAID POINT OF BEGINNING, NORTH 88°56'48" WEST, A DISTANCE OF 69.89 FEET ALONG THE SOUTHERLY LINE OF SAID LANDS TO THE DRIVEWAY AND **POINT OF TERMINUS OF PARCEL B.**

BASIS OF BEARINGS FOR THESE PARCEL DESCRIPTIONS IS THAT CERTAIN MAP "RECORD OF SURVEY RS NO. 3559" FILED DECEMBER 12, 2012 IN BOOK 146 OF LICENSED SURVEYORS' MAPS, PAGE 35, CONTRA COSTA COUNTY RECORDS.

SEE EXHIBIT "B" ATTACHED AND MADE A PART HEREOF

PREPARED BY:
CSW/STUBER-STROEH ENGINEERING GROUP, INC.



JOSH WOELBING, PLS 9387
DATE: APRIL 16, 2025



LEGEND

	BOUNDARY
	BOUNDARY OFFSET
	CENTERLINE
	OLD BOUNDARY
	ABUTTER'S RELINQUISHMENT OF RIGHTS
	POINT OF BEGINNING
	POINT OF TERMINUS
	POB
	POT

Graphic Scale (in feet)



1 inch = 100 ft.



RICHMOND PARKWAY
(R/W VARIES)

LANDS OF SCANNELL
PROPERTIES #601, LLC
DOC - 2024-0007878
8.62 ± AC

PARCEL ONE

S88°56'48"E
249.90'

S88°56'48"E
65.53'

POB
PARCEL B

N43°47'37"W
50.90'

POB PARCEL A

S88°54'02"E
100.47'

(OLD RECORD COURSE)
N84°17'55"W 28.41'
(NEW COURSE IS
S84°17'52"E 26.92')

PARR BOULEVARD
(R/W VARIES)

SCANNELL PROPERTIES #304, LLC
(OFFER OF DEDICATION TO
CONTRA COSTA COUNTY)
DOC - 2022-0149902
0.62±AC

N88°56'48"W
69.89'

POT PARCEL B

DRIVEWAY ACCESS
TO PARR BLVD

CSW ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management

504 Redwood Blvd, Suite 310
Novato, CA 94947

tel: 415.883.9850
fax: 415.883.9835

<http://www.cswst2.com>

© 2023

Rev. -

Job No. 5143103.50

Date: 04/16/25

Scale: 1" = 100'

EXHIBIT 'B'

**ABUTTER'S RIGHTS - PARCEL ONE
PLAT TO ACCOMPANY LEGAL**

UNINCORPORATED RICHMOND CONTRA COSTA CALIFORNIA