

196

Recorded at the request of:
CONTRA COSTA COUNTY
Public Works Department
Engineering Services Division
Return to:
Public Works Department
Records Section

87 122120

RECORDED AT REQUEST OF

JUN - 8 1987

Area: WALNUT CREEK
Road: DIABLO VIEW ROAD
County Road No.: _____
Project: DP 3050-85
Assessor's No.: 149-090-001

AT 11 O'CLOCK P.M.
CONTRA COSTA COUNTY RECORDS
J.R. OLSSON
COUNTY RECORDER

BOOK 13693 PAGE 414

GRANT DEED OF DEVELOPMENT RIGHTS

To meet condition number 12-L of D.P. 3050-85 I, J.A. Johnson, Inc. (owner) hereby grant to the County of Contra Costa, a governmental subdivision of the State of California, Grantee, and its governmental successor or successors, the future "development rights," as defined herein below over a portion of that real property as shown in Exhibit B situated in the County of Contra Costa, State of California, and more particularly described in Exhibit A.

"Development rights" are defined to mean and refer to the right to approve or disapprove of any proposed construction, development or improvement within the areas marked "restricted development area." The "development rights" are and shall be a form of negative easement which shall run with the said property and shall bind the current owner and any future owners of all or any portion of said property. In the event of a disapproval of proposed construction by the Grantee or its successor, said proposed construction shall not be performed. Grantee or its successor may condition its approval of any proposed construction upon prior to said consent performance of such conditions as Grantee may deem appropriate.

Any owner or owners of all or any portion of said property desiring to develop any improvement requiring the approval of Grantee or its successor herein shall submit to such entity a written proposal describing the nature, extent, and location of such improvement. Grantee or its successor shall have sixty (60) days from receipt of such proposal in which to grant its approval or disapproval. Failure by Grantee or its successor to respond in said time period shall be equivalent to the approval of such proposal.

J.A. Johnson
(Owner) J.A. JOHNSON, INC.
President, & Chief Financial Officer

(Owner)

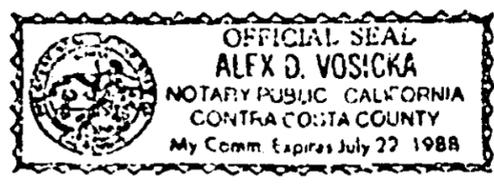
Dated APRIL 22, 1987 State of California,
County of Contra Costa this _____ day of _____
in the year _____, before
STATE OF CALIFORNIA }
COUNTY OF CONTRA COSTA } SS.

On APRIL 22, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared J.A. JOHNSON personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and _____

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Alex R. NP



ity
nia

(This area for official notarial seal)

STAPLE HERE

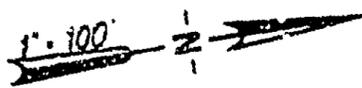
EXHIBIT "A"

A portion of the Rancho Canada Del Hambro, Southern Part, in the County of Contra Costa, State of California, described as follows:

COMMENCING at the most southwesterly corner of Parcel "B" as said parcel is shown on the Parcel Map of Subdivision M.S. 131-67, recorded October 3, 1967 in Book 1 of Parcel Maps, at page 35, Official Records of Contra Costa County; thence leaving said Point of Commencement along the westerly boundary of said Parcel "B", North 2°00'00" West, 78.07 feet; to the Point of Beginning; thence leaving said Point of Beginning and said westerly boundary of Parcel "B", South 68°30'00" West, 387.24 feet; thence South 8°00'00" West, 125.00 feet to a point on the southerly boundary of the parcel of land described in the deed from Maybelle E. Geary, to Gilbert H. Young, et ux, recorded February 6, 1964 in Book 4548 of deeds, at page 421, Official Records said point being 128.57 feet southwest from the most easterly corner of Lot 19 as shown on the map of Reusche Ranch Subdivision, filed October 15, 1912, in Map Book 8, at page 137, Official Records; thence along said southerly boundary of said parcel of land (4548 OR 421) South 74°11'55" West, 286.95 feet to a point on the east line of the parcel of land described in the deed to Contra Costa County, recorded January 31, 1958, in Book 3112, at page 526, Official Records, said point also lying on the easterly right-of-way of Taylor Boulevard, a County road (3112 OR 526) and being the most southwesterly corner of said parcel of land (4548 OR 421); thence leaving last said corner along the westerly boundary of last said parcel (4548 OR 421), North 21°43'05" East, 186.21 feet; thence North 0°49'08" East, 112.97 feet; thence leaving said westerly boundary along the following 3 courses: South 75°45'00" East, 100.00 feet; thence North 68°17'28" East, 266.04 feet; thence North 43°00'00" East, 100.00 feet to a point on the northerly boundary of said parcel of land (4548 OR 421); said boundary also being the southerly line of Parcel "B" as shown on the parcel map of Subdivision M.S. 23-76, recorded January 13, 1977 in Book 51 of Parcel Maps, at page 28, Official Records of Contra Costa County; thence along last said boundary the following courses; North 72°34'18" East, 123.11 feet; thence South 1°59'12" East, 34.94 feet; thence North 72°33'30" East, 50.96 feet; thence South 2°00'00" East, 106.32 feet to the Point of Beginning.

NEW 136338 415

CONTRA COSTA COUNTY
(3112 OR 526)
1-31-58



TAYLOR BOULEVARD

POST 138384 416

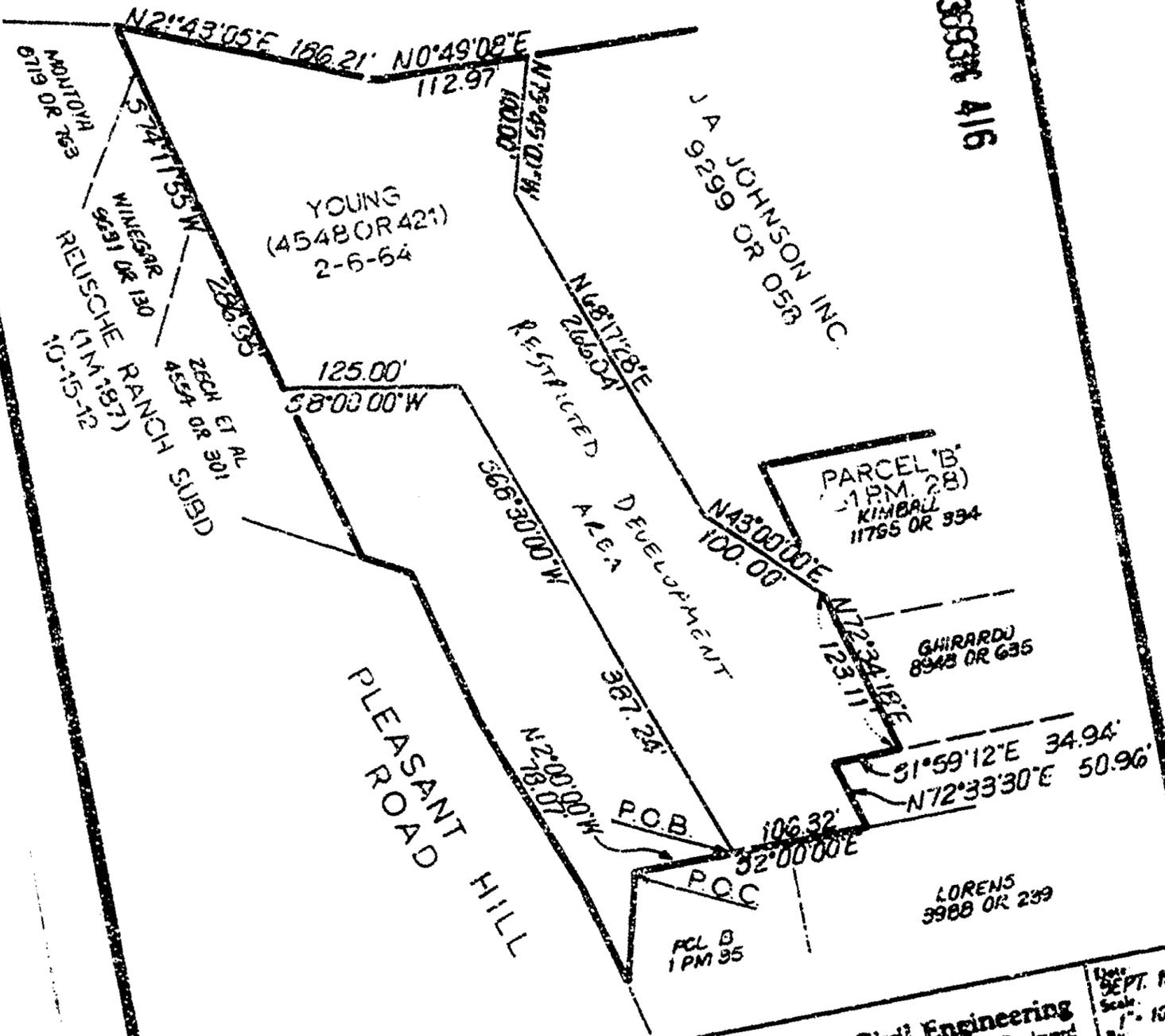


EXHIBIT "B"

D

DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Denville, California 94526
415/837-3780

Date: SEPT. 1986
Scale: 1" = 100'
By: 60-KL
Map No: 78191

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA

Adopted this Order on June 2, 1987 by the following vote:

- AYES: Supervisors Powers, Fahden, Schroder, Torlakson & McPeak
- NOES: None
- ABSENT: None
- ABSTAIN: None

BOX 13693M 417

SUBJECT: Authorizing Acceptance of Instrument.

IT IS BY THE BOARD ORDERED that the following instrument is hereby ACCEPTED:

<u>INSTRUMENT</u>	<u>REFERENCE</u>	<u>GRANTOR</u>	<u>AREA</u>
Grant Deed of Development Rights	DP 3050-85	J.A. Johnson, Inc.	Walnut Creek

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: JUN 2 1987
PHIL BATTLEBOR, Clerk of the Board of Supervisors and County Administrator

By Barbara Sidari, Deputy

Originator: Public Works (ES)
cc: ✓ Recorder (via Clerk) then PW Records, Clerk of the Board
Director of Community Development

50:2.t6