

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP ENTITLED "PARCEL MAP SUBDIVISION MS 25-00027, URBAN LOT SPLIT", THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND SUBDIVISION.

THE AREA DESIGNATED AS "P.R.U.E" IS A PRIVATE UTILITY EASEMENT, AND IS RESERVED FOR THE OWNERS OF PARCEL B WITHIN THIS SUBDIVISION FOR PRIVATE UTILITY PURPOSES INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES, WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREA DESIGNATED AS "P.S.S.E." IS A PRIVATE SANITARY SEWER EASEMENT, AND IS RESERVED FOR THE OWNERS OF PARCEL B WITHIN THIS SUBDIVISION FOR SANITARY SEWER PURPOSES INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE OF UTILITIES, WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREA DESIGNATED AS "P.S.D.E." IS A PRIVATE STORM DRAINAGE EASEMENT, AND IS RESERVED FOR THE OWNERS OF PARCEL B WITHIN THIS SUBDIVISION FOR DRAINAGE PURPOSES INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE OF UTILITIES, WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREA DESIGNATED AS "P.U.E." IS A 5-FOOT WIDE EASEMENT DEDICATED TO THE PUBLIC PURPOSES INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE OF REPAIRING AND REPLACING EXISTING OVERHEAD UTILITIES LINES AND ALL APPURTENANT FACILITIES, AS SHOWN ON THIS PARCEL MAP.

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

BRUCE R. GATES, JR OR JENNIFER M GATES, AS CO-TRUSTEES (OR THEIR SUCCESSOR TRUSTEES) UNDER THE GATES FAMILY LIVING TRUST, DATED 3/21/2013 (AND ANY AMENDMENTS THERETO)

BY: Bruce R. Gates Jr DATE: 3-16-2026
BRUCE R. GATES, JR, CO-TRUSTEE

BY: Jennifer M. Gates DATE: 3-16-2026
JENNIFER M. GATES, CO-TRUSTEE

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 BRUCE R. GATES, JR AND JENNIFER M GATES IN NOVEMBER, 2025. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS SHOWN ON THE PARCEL MAP OR WILL BE SET IN THOSE POSITIONS BY DECEMBER 2026 AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: MARCH 16, 2026
Izzat Nashashibi
IZZAT NASHASHIBI
RCE 29528



PARCEL MAP
SUBDIVISION MS 25-00027
URBAN LOT SPLIT

BEING A TWO LOT SUBDIVISION OF LOT 16, MAP OF
"LA SERENA MANOR" FILED AUGUST 19, 1953 IN MAP
BOOK 51, AT PAGE 42, CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA



MARCH, 2026

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 } S.S.
COUNTY OF CONTRA COSTA }
ON MARCH 16, 2026 BEFORE ME, MAY MUNAR A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
BRUCE R. GATES, JR. AND JENNIFER M. GATES
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) ON THE BASIS OF
SATISFACTORY EVIDENCE, TO BE THE PERSON(S) WHOSE NAME(S) IS / ARE
SUBSCRIBED TO THE FORGOING STATEMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/(THEY) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES,
AND HE/SHE/(THEY) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITIES, 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 STATEMENT.

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 OF NOTARY: MAY MUNAR
PRINT NAME OF NOTARY: MAY MUNAR
MY COMMISSION NUMBER: 2477384
MY COMMISSION EXPIRES: JANUARY 20, 2028
COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

STATE OF CALIFORNIA } S.S.
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 "PARCEL MAP SUBDIVISION MS 25-00027, URBAN LOT SPLIT" 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.

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 ___, 20___

DATED: _____

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

BY: _____
DEPUTY CLERK

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP IF REQUIRED, 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 IF REQUIRED HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____
DANA M. TREZISE PLS 7438
COUNTY SURVEYOR
CONTRA COSTA COUNTY, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS ___ DAY OF ___, 20___ AT ___ M.
IN BOOK ___ OF PARCEL MAPS, AT PAGE(S) ___ AT THE
REQUEST OF FIDELITY NATIONAL TITLE COMPANY

KRISTIN B. CONNELLY
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

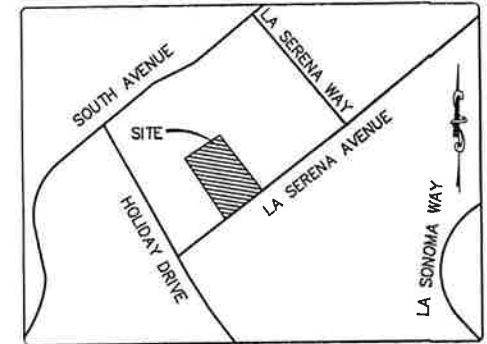
DOCUMENT NO. _____

**PARCEL MAP
SUBDIVISION MS 25-00027
URBAN LOT SPLIT**

BEING A TWO LOT SUBDIVISION OF LOT 16, MAP OF
"LA SERENA MANOR" FILED AUGUST 19, 1953 IN MAP
BOOK 51, AT PAGE 42, CONTRA COSTA COUNTY RECORDS
CALIFORNIA



MARCH, 2026



VICINITY MAP
NOT TO SCALE

- LEGEND**
- FOUND STANDARD STREET MONUMENT AS NOTED
 - FOUND IRON PIPE AS NOTED
 - SET 3/4" REBAR AND CAP RCE 29528
 - P.U.E.: PUBLIC UTILITY EASEMENT
 - PR.U.E.: PRIVATE UTILITY EASEMENT
 - P.S.S.E.: PRIVATE SANITARY SEWER EASEMENT
 - P.S.D.E.: PRIVATE STORM DRAINAGE EASEMENT
 - (T) TOTAL
 - (R) RECORDED
 - (M) MEASURED DISTANCE
 - EXISTING SUBJECT BOUNDARY
 - NEW PARCEL LINE
 - EASEMENT LINE
 - MONUMENT LINE/CENTRELINE

BASIS OF BEARINGS
BEARING SHOWN HEREON ARE BASED UPON THE FOUND TWO MONUMENTS LOCATED ON LA SERENA AVENUE AS SHOWN UPON THE MAP ENTITLED "LA SERENA MANOR" FILED FOR RECORD IN BOOK 51 OF MAPS AT PAGE 42, CONTRA COSTA COUNTY RECORDS, BEARING TAKEN AS N55°30'20"E.

- 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 CREATED LOT BY THE PARCEL MAP MAY BE RENTED OR OFFERED FOR RENT FOR A TERM OF LESS THAN 30 DAYS. (COUNTY ORDINANCE CODE § 94-4.1014)

