

OWNER'S STATEMENT

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

THE AREA SHOWN AS "PRIVATE ACCESS EASEMENT RESERVED FOR PARCEL B", IS NOT OFFERED FOR DEDICATION TO THE GENERAL PUBLIC, BUT IS FOR THE USE OF THE OWNER OF PARCEL 'B' OF THIS SUBDIVISION, FOR, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITIES, WATER, SANITARY SEWER, STORM DRAINAGE.

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

RICHARD M. FISHER, TRUSTEE, FISHER TRUST, DATED MARCH 7, 1994

Richard M. Fisher
RICHARD M. FISHER, TRUSTEE

3-5-2026
DATE

OWNER'S ACKNOWLEDGEMENT

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

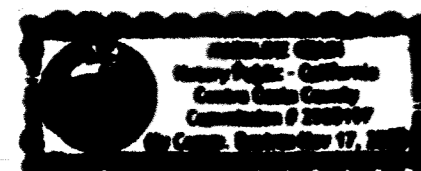
ON March 5th 2026, BEFORE ME, Madeline Crain

A NOTARY PUBLIC, PERSONALLY APPEARED Richard Mason Fisher, 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.

SIGNATURE OF NOTARY: Madeline Crain
NAME (PRINTED OR TYPED): Madeline Crain
MY COMMISSION EXPIRES: November 17th 2029
COUNTY OF NOTARY: Contra Costa County
MY PRINCIPAL PLACE OF BUSINESS: 1630 N Main St WC 94596
MY COMMISSION NUMBER: 2539197



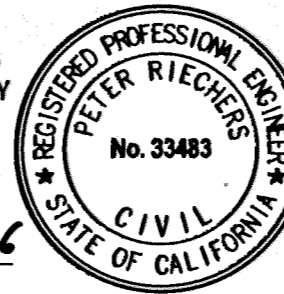
SURVEYOR'S STATEMENT

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 RICHARD M. FISHER ON JANUARY 3, 2023. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED. AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____

Peter Riechers 2-26-26
PETER RIECHERS, R.C.E. 33483



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. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP IF REQUIRED, HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

DANA M. TREZISE, L.S. 7438
COUNTY SURVEYOR
STATE OF CALIFORNIA

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 CONTRA COSTA STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "PARCEL MAP SUBDIVISION MS 25-00010" 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____.

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

BY: _____
DEPUTY CLERK

**PARCEL MAP
SUBDIVISION MS 25-00010
URBAN LOT SPLIT
OF LANDS OF FISHER**

0.49 ACRES, 2 LOTS
COUNTY OF CONTRA COSTA, CA

BEING A SUBDIVISION OF LOT 44 - BK. 27 MAPS PG. 36 THOSE LANDS DEEDED TO RICHARD FISHER AS DESCRIBED IN DOCUMENT NUMBER 1996-242551, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

RIECHERS ENGINEERING
5 CANOPY LANE, NAPA, CA 94558
TEL: (707) 690-4425
WWW.RIECHERSENGINEERING.COM

PROJECT: 2022-093-WAL

FEBRUARY, 2026

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026 AT _____ M.
IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF
PETER RIECHERS.

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

DEPUTY COUNTY RECORDER

DOCUMENT NO. _____

**SIGNATURE OMISSIONS:
EASEMENT HOLDERS**

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66445(E) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT):

- 1. A 5' PRIVATE EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE IN FAVOR OF LOT 45 RECORDED IN BOOK 800 OF OFFICIAL RECORDS, AT PAGE 276 ON SEPTEMBER 21, 1944.

URBAN LOT SPLIT DECLARATIONS:

- 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 A TERM OF LESS THAN 30 DAYS.
- 5. THIS PARCEL MAP HAS BEEN PREPARED AND APPROVED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66411.7 (SB9) AND ARTICLE 94-4.10 OF THE CONTRA COSTA COUNTY ORDINANCE CODE. NO DEVELOPMENT, INCLUDING GRADING OR VEGETATION REMOVAL, MAY COMMENCE ON ANY LOT INCLUDED ON THIS PARCEL MAP UNLESS THE DEVELOPMENT IS APPROVED WITH A VALID URBAN HOUSING DEVELOPMENT PERMIT UNDER CHAPTER 88-36 OF THE COUNTY ORDINANCE CODE. ANY DEVELOPMENT APPROVED UNDER A VALID URBAN HOUSING DEVELOPMENT PERMIT SHALL COMPLY WITH THE STORMWATER DRAINAGE REQUIREMENTS OF COUNTY ORDINANCE CODE DIVISION 914, INCLUDING THE DESIGN AND CONSTRUCTION OF ALL NECESSARY ONSITE AND/OR OFFSITE IMPROVEMENTS IN COMPLIANCE WITH THE COUNTY ORDINANCE CODE AND COUNTY PUBLIC WORKS DEPARTMENT DESIGN STANDARDS.

PARCEL MAP SUBDIVISION MS 25-0010 URBAN LOT SPLIT OF LANDS OF FISHER

0.49 ACRES, 2 LOTS
COUNTY OF CONTRA COSTA, CA

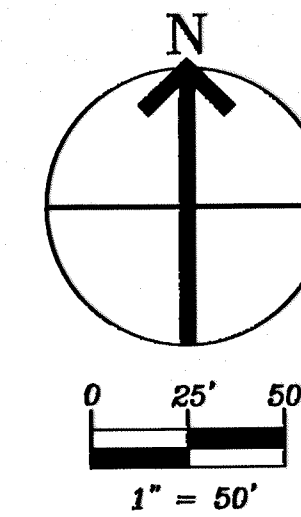
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PROJECT: 2022-093-WAL

FEBRUARY, 2026



LEGEND

- FOUND MONUMENT AS NOTED
- SET 3/4" IP WITH PLUG TAG "RCE 33483", UNLESS OTHERWISE NOTED
- CALC CALCULATED
- (R) RADIAL BEARING
- (T) TOTAL
- () RECORD DATA AS NOTED
- BOUNDARY LINE
- PARCEL LINE
- ADJOINER LINE
- CENTERLINE
- EASEMENT LINE
- TIE LINE

REFERENCES

- R-1 27 MAPS 36
- R-2 134 L.S.M. 47
- R-3 CORNER RECORD BK. 112, PG. 29
- R-4 CORNER RECORD BK. 88, PG. 25

GENERAL NOTES

- THE STRADDLE MARKS ON THE SANITARY SEWER MANHOLE AT MILTON AVE. AND CELESTE AVE SHOWN ON R-2 WERE NOT FOUND.
- THE STRADDLE MARKS ON THE SANITARY SEWER MANHOLE AT MILTON AVE. AND GRANT AVE SHOWN ON R-2 WERE NOT FOUND.
- THE FEATURES SHOWN HEREON REPRESENT THE CONDITIONS OF THE PROJECT SITE AS OBSERVED DURING A FIELD SURVEY ON FEBRUARY 2, 2023 USING CONVENTIONAL SURVEY TECHNIQUES.

EASEMENT NOTES

- (A) PRIVATE ACCESS EASEMENT RESERVED FOR PARCEL B.
- (B) PRIVATE 5' UTILITY EASEMENT FOR INSTALLATION AND MAINTENANCE PER 800 O.R. 276.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE FOUND MONUMENTS ALONG THE EAST LINE OF CELESTE AVENUE BETWEEN POSITIONS SHOWN ON CORNER RECORD NUMBER 4901, 112 CR 29, SAID BEARING TAKEN AS SOUTH 01°06'30" WEST.

LINE SEGMENT TABLE		
L#	BEARING	LENGTH
L1	N 01°07'53" E	44.40'
L2	N 88°52'07" W	3.58'
L3	N 01°07'53" E	60.19'
L4	N 01°07'53" E	18.00'
L5	S 18°26'18" E (R)	25.00'
L6	N 01°07'53" E	14.12'
L7	N 01°07'53" E	14.31'

CURVE SEGMENT TABLE			
C#	RADIUS	DELTA	LENGTH
C1	390.00'	11°50'39"	80.62'
C2	390.00'	12°11'27"	82.98'
C3	390.00'	04°28'34"	30.47'
C4	404.00'	04°18'59"	30.44'

VICINITY MAP (N.T.S)

