

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 "15' PRIVATE ACCESS AND UTILITY EASEMENT" (PAUE) IS NOT PART OF THE SUBDIVISION. IT IS THE PROPERTY OF THE ADJACENT LAND OWNERS OF PARCELS 1A AND 1B OF THIS SUBDIVISION FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITIES, WATER, SANITARY SEWER, STORM DRAINAGE AND EMERGENCY VEHICLE ACCESS.

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

BRIAN CARROZZI _____ DATE _____

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
COUNTY OF CONTRA COSTA
ON _____, BEFORE ME,
A NOTARY PUBLIC, PERSONALLY APPEARED BRIAN CARROZZI, WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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: _____
MY COMMISSION NUMBER: _____
PRINT NAME OF NOTARY: _____
MY COMMISSION EXPIRES: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

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 BRIAN CARROZZI ON JANUARY 3, 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP IS ACCURATE AND CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

PETER RIECHERS, REC 33483 _____ DATE _____



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 MAP HAVE BEEN FULLY COMPLIED WITH, AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DANA M. TREZISE, L.S. 7438
COUNTY SURVEYOR
STATE OF CALIFORNIA
_____ 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 CONTRA COSTA STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "PARCEL MAP SUBDIVISION MS 24-0007" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2025, 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 _____, 2025.

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

BY: _____
DEPUTY CLERK

PARCEL MAP
SUBDIVISION MS 24-0007
UL 22-00002
URBAN LOT SPLIT
OF THE LANDS OF CARROZZI

103 ACRES, 2 LOTS
UNINCORPORATED - COUNTY OF CONTRA COSTA, CA
BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, MOUNT Diablo, AS DESCRIBED IN DOCUMENT NUMBER 2022-82754, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

RIECHERS ENGINEERING
5 CANOPY LANE, NAPA, CA, 94558
TEL: 707-690-4425
WWW.RIECHERSENGINEERING.COM
PROJECT: 2022-084-ALA FEBRUARY, 2023

COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED, "PARCEL MAP SUBDIVISION MS 24-0007," IS HEREBY ACCEPTED FOR FILING SHOWING A CLEAR TITLE AS PER LETTER OF TITLE MADE BY FIRST AMERICAN TITLE COMPANY DATED THE _____ DAY OF _____, 2025, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED AT THE REQUEST OF PETER RIECHERS AT _____ MINUTES PAST
ON THE _____ DAY OF _____, 2025, IN BOOK _____ OF PARCEL MAPS
AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

KIRSTIN B. CONNELLY
COUNTY RECORDER IN AND FOR
THE COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA
_____ DATE _____

DEPUTY COUNTY RECORDER
_____ DATE _____

NOTES:

1. EACH LOT CREATED BY THE PARCEL MAP MUST BE USED SOLELY FOR RESIDENTIAL USE.
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.

PARCEL MAP

SUBDIVISION MS 24-0007

UL 22-00002

URBAN LOT SPLIT
OF THE LANDS OF CARROZZI

1.03 ACRES, 2 LOTS
UNINCORPORATED - COUNTY OF CONTRA COSTA, CA
BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, MOUNT DIABLO,
AS DESCRIBED IN DOCUMENT NUMBER 2022-87754,
OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

RIECHERS ENGINEERING

5 CANOPY LANE, NAPA, CA, 94558

TEL: 707-690-4435

WWW.RIECHERSENGINEERING.COM

PROJECT: 2022-084-ALA FEBRUARY, 2023 SCALE 1"=30'

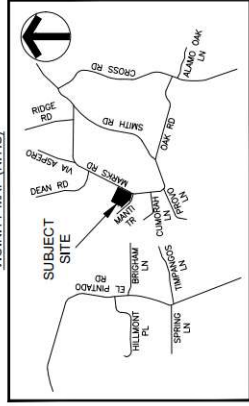
LEGEND

- Set 3/4" Iron Pipe & Cap R.C.E.
- 33453 Unless Noted
- Found Standard Contra Costa County Monument Per R-4, See Details
- Found Iron Pipe Monument as Noted
- Calculated
- R-1 19 PM 37
- R-2 70 PM 36
- R-3 138 LSM 47
- R-4 89 LSM 39
- R-5 Dec. No. 2022-87754
- Boundary Line
- Parcel Line
- Adjoiner Line
- Centerline
- Easement Line
- Right of Way Line

GENERAL NOTES

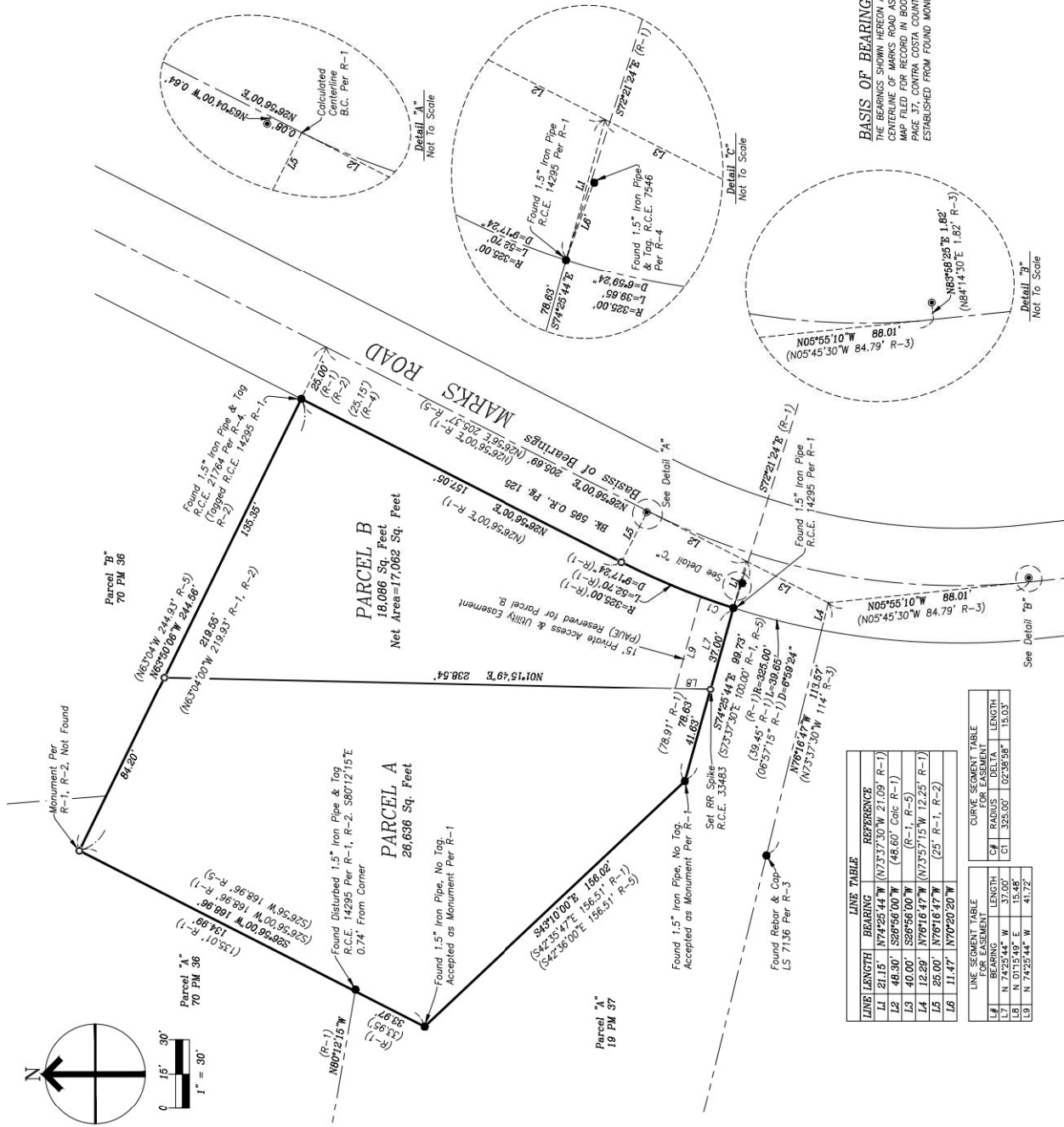
1. THE FEATURES SHOWN HEREON REPRESENT THE CONDITIONS OF THE PROJECT SITE AS OBSERVED DURING A FIELD SURVEY ON FEBRUARY 2023. THE SURVEY WAS CONDUCTED BY RIECHERS ENGINEERING, INC.
2. THE SUBJECT PARCEL IS ENCLERED BY AN EASEMENT FOR PUBLIC UTILITIES AS DESCRIBED IN THE DOCUMENT RECORDED APRIL 29, 1938, IN BOOK 448, OFFICIAL RECORDS, PAGE 341 CONTRA COSTA COUNTY RECORDS. THE LOCATION OF THIS EASEMENT IS NOT PLOTTABLE FROM RECORD INFORMATION.

VICINITY MAP (N.T.S.)



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARKS ROAD AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 19 OF PARCEL MAPS, PAGE 37, CONTRA COSTA COUNTY RECORDS, AS ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.



LINE	LENGTH	BEARING	REFERENCE
L1	21.15'	N74°25'44" W	(N73°37'30" W 21.09' R-1)
L2	48.30'	S89°58'00" W	(48.60' Calc R-1)
L3	40.00'	S89°58'00" W	(R-1, R-5)
L4	12.28'	N76°16'47" W	(N73°57'15" W 12.25' R-1)
L5	25.00'	N76°16'47" W	(25' R-1, R-2)
L6	11.47'	N70°20'20" W	

LINE	SEGMENT	TABLE
L1	FOR EASEMENT	LENGTH
L2	FOR EASEMENT	LENGTH
L3	FOR EASEMENT	LENGTH
L4	FOR EASEMENT	LENGTH
L5	FOR EASEMENT	LENGTH
L6	FOR EASEMENT	LENGTH

APN: 196-080-002