

PARCEL MAP

SUBDIVISION MS 23-0008

URBAN LOT SPLIT

BEING A SUBDIVISION OF LOT 1 OF "JUSTICE
ESTATES" (52-M-47), CONTRA COSTA COUNTY RECORDS
CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering
Danville, California 94526

JULY 2024

OWNERS' 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, DO HEREBY JOIN IN AND CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE AREA MARKED "PRIVATE STORM DRAINAGE EASEMENT" OR "PSDE" IS NOT OFFERED FOR DEDICATION TO THE PUBLIC, BUT IS FOR THE BENEFIT OF PARCEL "A" FOR STORM DRAINAGE PURPOSES. THE CERTAIN STORM DRAINAGE FACILITIES CONSTRUCTED IN THESE EASEMENTS ARE TO BE MAINTAINED BY THE OWNERS OF PARCELS "A" AND "B". MAINTENANCE SHALL INCLUDE THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

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

AS OWNERS:

IKJAP SINGH AND ASHWARYA SUBHLUXMI, AS CO-TRUSTEES OF THE SINGH LIVING TRUST, U/A DATED JULY 18, 2022

NAME: IKJAP SINGH
TITLE: CO-TRUSTEE

NAME: ASHWARYA SUBHLUXMI
TITLE: CO-TRUSTEE

TEJVINDER SINGH AND AJIT KAUR, AS CO-TRUSTEES OF THE TEJVINDER SINGH FAMILY LIVING TRUST, U/A DATED JULY 18, 2022

NAME: TEJVINDER SINGH
TITLE: CO-TRUSTEE

NAME: AJIT KAUR
TITLE: CO-TRUSTEE

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 _____) SS

ON _____ BEFORE ME, _____, A NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE ABOVE STATEMENT 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 ABOVE
STATEMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE ABOVE 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: _____
PRINT NAME OF NOTARY: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

ACKNOWLEDGMENT

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COUNTY OF _____

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SIGNATURE OF NOTARY: _____
PRINT NAME OF NOTARY: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

BENEFICIARY'S STATEMENT

MERS IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR EVERBANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, MERS IS THE BENEFICIARY UNDER THIS SECURITY INSTRUMENT. MERS IS ORGANIZED AND EXISTING UNDER THE LAWS OF DELAWARE AND HAS AN ADDRESS AND TELEPHONE NUMBER OF PO BOX 2026, FLINT, MI 48501-2026, TEL (888) 679-MERS.

BY: _____

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERBANK,
NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

NOTE

1. URBAN LOT SPLIT SUBDIVISION, PURSUANT TO SB-9.
2. EACH LOT CREATED BY THE PARCEL MAP MUST BE USED SOLELY FOR RESIDENTIAL USES.
3. NO MORE THAN TWO SINGLE-FAMILY DWELLINGS ARE PERMITTED ON EACH LOT.
4. NEITHER AN ACCESSORY DWELLING UNIT NOR JUNIOR ACCESSORY DWELLING UNIT IS PERMITTED ON A LOT THAT INCLUDES TWO SINGLE-FAMILY DWELLINGS.
5. NO RESIDENTIAL UNIT ON A LOT CREATED BY THE PARCEL MAP MAY BE RENTED OR OFFERED FOR RENT FOR A TERM LESS THAN 30 DAYS.

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 _____) SS

ON _____ BEFORE ME, _____, A NOTARY PUBLIC IN
AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO
THE ABOVE STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN
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FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY: _____
PRINT NAME OF NOTARY: _____
MY COMMISSION NUMBER: _____
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 IKJAP SINGH IN JULY 2022. 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 MONUMENTS OF THE CHARACTER SHOWN ON THE PARCEL MAP ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND WILL BE SET BEFORE DECEMBER 31, 2024.



EASTON C. McALLISTER
L.S. 9583

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL
MAPS, AT PAGE _____, AT THE REQUEST OF WFG NATIONAL TITLE INSURANCE COMPANY.

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

BY: _____
DEPUTY COUNTY RECORDER

AP.N. 187-070-007

JOB NO. 22224 SHEET 1 OF 3 SHEETS

PARCEL MAP
SUBDIVISION MS 23-0008
URBAN LOT SPLIT
BEING A SUBDIVISION OF LOT 1 OF "JUSTICE
ESTATES" (52-M-47), CONTRA COSTA COUNTY RECORDS
CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering
Danville, California 94526

JULY 2024

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

DANA M. TREZISE, P.L.S. 7438
COUNTY SURVEYOR

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS

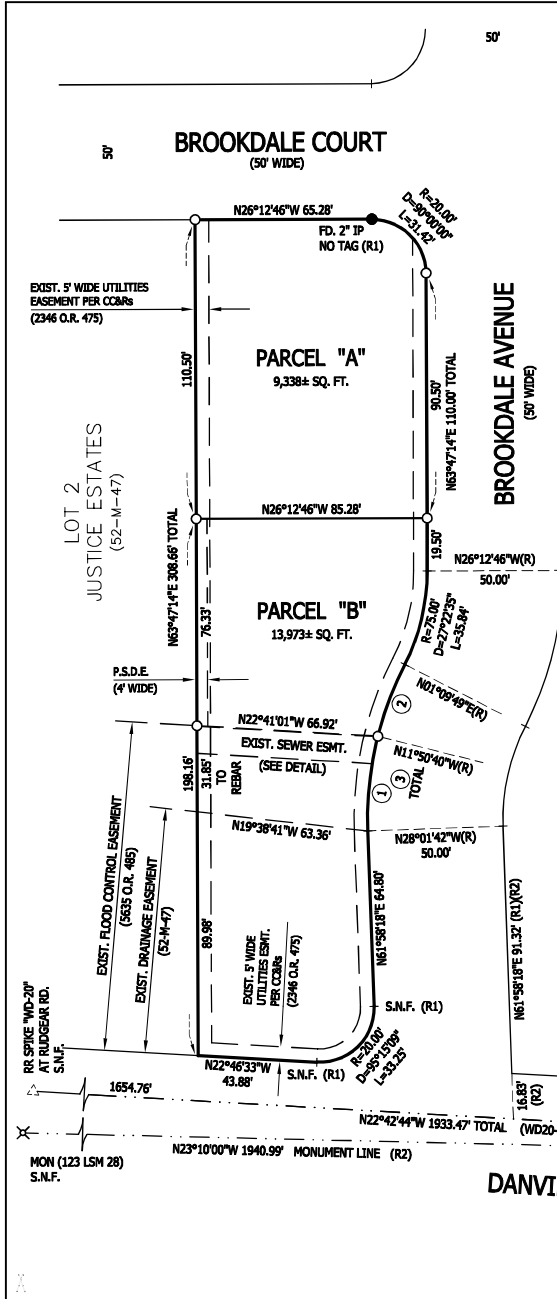
I, MONICA NINO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PARCEL MAP ENTITLED "SUBDIVISION MS 23-0008" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING 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 SUPERVISORS AND
COUNTY ADMINISTRATOR OF THE COUNTY OF
CONTRA COSTA, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK



BASIS OF BEARINGS

THE LINE BETWEEN FOUND COUNTY MONUMENTS "WD-21" AND "WD-22" ON DANVILLE BOULEVARD, TAKEN AS NORTH 22°42'34" WEST, AS SHOWN ON THE RECORD OF SURVEY MAP RS 2864 (129-LSM-20). BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III (CCS-27). ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

NOTE

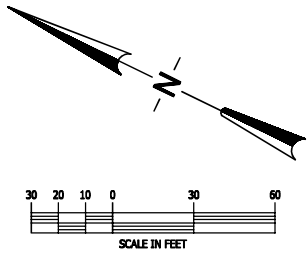
- 1. PARCELS A AND B HAVE A DEED DISCLOSURE RECORDED CONCURRENTLY DOC: _____

PARCEL MAP
SUBDIVISION MS 23-0008

URBAN LOT SPLIT
BEING A SUBDIVISION OF LOT 1 OF "JUSTICE ESTATES" (52-M-47), CONTRA COSTA COUNTY RECORDS
CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering
Danville, California 94526

JULY 2024 SCALE: 1 in. = 30 ft.



LEGEND

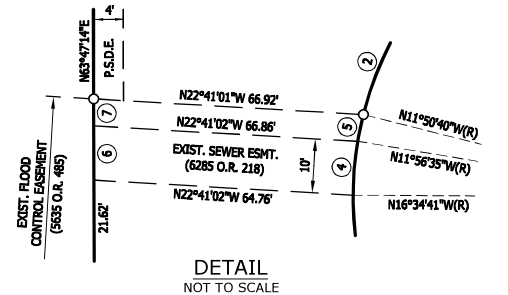
- FOUND STANDARD STREET MONUMENT -- AS NOTED
- FOUND IRON PIPE -- AS NOTED
- SET 1/2" REBAR & CAP -- LS 9583
- △ RAILROAD SPIKE -- SEARCHED FOR, NOT FOUND
- ✕ STANDARD STREET MONUMENT -- SEARCHED FOR, NOT FOUND
- BOUNDARY
- - - TIE
- · - · - MONUMENT LINE
- - - EASEMENT
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- P.S.D.E. PRIVATE STORM DRAINAGE EASEMENT
- S.N.F. SEARCHED FOR, NOT FOUND

REFERENCES

- (R1) JUSTICE ESTATES (52-M-47)
- (R2) RECORD OF SURVEY (129-LSM-20)

COURSE DATA

- ① R=125.00' D=16°11'02" L=35.31'
- ② R=125.00' D=13°00'29" L=28.38'
- ③ R=125.00' D=29°11'31" L=63.69' TOTAL
- ④ R=125.00' D=4°38'06" L=10.11'
- ⑤ R=125.00' D=0°05'55" L=0.22'
- ⑥ N63°47'14"E 10.02'
- ⑦ N63°47'14"E 0.21'



P:\22224\FCL_MF_22224-FCL_MF.dwg 7/25/24 13:05