

**PARCEL MAP
MS 24-0002
UL 23-0004
URBAN LOT SPLIT
OF THE LANDS OF COX**

1.01 ACRES, 2 LOTS
UNINCORPORATED - COUNTY OF CONTRA COSTA, CA
A PORTION OF RANCHO SAN MIGUEL BEING A SUBDIVISION OF THOSE
LANDS DEEDED TO THE RONALD N. COX AND KAREN D. COX REVOCABLE
LIVING TRUST AS DESCRIBED IN DOCUMENT NO. 2013-0172141
OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY

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

PROJECT: 2022-095-WAL MARCH, 2024 SCALE 1" = 40"

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.

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

OWNERS:
THE RONALD N. COX AND KAREN D. COX REVOCABLE LIVING TRUST UNDER DECLARATION DATED OCTOBER 12, 1998

RONALD N. COX, TRUSTEE DATE

KAREN D. COX, TRUSTEE 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 RONALD N. COX AND KAREN D. COX, WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON'S WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY THEIR SIGNATURES 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: _____

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 RONALD N. COX ON NOVEMBER 15, 2023. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MARCH 1, 2025, THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

PETER RIECHERS, RCE 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 TENTATIVE MAP IF REQUIRED, HAVE BEEN 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 MS 24-0002" 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
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED, PARCEL MAP MS 24-0002, IS HEREBY ACCEPTED FOR FILING SHOWING A CLEAR TITLE AS PER LETTER OF TITLE MADE BY FIRST AMERICAN TITLE COMPANY DATED THE _____ DAY OF _____, 2024. 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 _____, 2024, IN BOOK _____ OF PARCEL MAPS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

FEE PAID _____.

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

DEPUTY COUNTY RECORDER DATE

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GENERAL NOTES

- THE FEATURES SHOWN HEREON REPRESENT THE CONDITIONS OF THE PROJECT SITE AS OBSERVED DURING A FIELD SURVEY ON OCTOBER 9, 2023 USING CONVENTIONAL SURVEY TECHNIQUES.
- EXISTING ROADWAY EASEMENT:
06/24/1949 BK1405 PG84 (ROADWAY AND UTILITIES)
07/19/1949 BK1414 PG160 (ROADWAY AND UTILITIES)
07/26/1949 BK1416 PG437 (ROADWAY AND UTILITIES)
02/14/1950 BK1506 PG193 (UNDISCLOSED WIDTH - POLE LINE)
04/26/1950 BK1544 PG155 (ROADWAY AND UTILITIES)
10/03/1975 BK 7641 PG 355

LEGEND

- Set 3/4" Iron Pipe, Cap RCE 33483, UON
- Found Brass Disk Monument
- Found Nail & Brass Tag LS 7136
- Per R-1, R-2, R-4, R-6
- Found Rebar & Cap LS 5452
- Per R-2, R-4 Unless Noted
- Found Rebar & Cap LS 5452
- Per R-1
- Calc Calculated
- (R) Radial Bearing
- SNF Searched and Not Found
- UON Unless Otherwise Noted
- R-1 129 LSM 39
- R-2 141 LSM 11
- R-3 73 PM 05
- R-4 216 PM 48
- R-5 Doc. No. 2013-0172141
- R-6 148 PM 24
- Boundary Line
- Parcel Line
- Adjoiner Line
- Centerline
- Easement Line
- Right of Way Line

MT. VIEW BLVD.

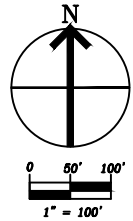
AMIGO LANE
100' WIDE (Per easement Road)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	REFERENCE
C1	95.41'	350.00'	15°37'10"	(95.26' R-1)
C2	25.06'	350.00'	4°06'06"	(25.16' R-1)
C3	196.20'	350.00'	32°07'05"	
C4	159.77'	350.00'	28°08'18"	

LINE TABLE			
LINE	LENGTH	BEARING	REFERENCE
L1	25.26'	N53°34'14"E	(N52°39'10"E 25.26' R-2)
L2	31.29'	N82°34'56"W	(N52°44'02"E 25.26' R-4)
L3	25.09'	N59°23'42"E	(N27°34'56"W 31.29' R-2)
L4	25.32'	N59°23'42"E	(M & R-1)
L5	40.04'	N70°00'42"E	(M & R-1)
L6	15.45'	N20°38'18"W	(N69°40'04" R-3)
L7	15.45'	N20°38'18"W	(N69°40'04" R-5)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENT LINE IN MT. VIEW BLVD. AS SHOWN ON THE RECORD OF SURVEY MAP FILED FOR RECORD IN BOOK 129 OF LICENSED SURVEYORS MAPS, PAGE 39, CONTRA COSTA COUNTY RECORDS. SAID BEARING TAKEN AS SOUTH 64°28'17" WEST.



VICINITY MAP (N.T.S.)

