

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP SUBDIVISION MS 23-00012"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED FEBRUARY 04, 2022 UNDER DOCUMENT NO. 2022-022491 IN THE OFFICIAL RECORDS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

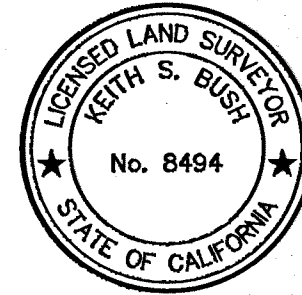
THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD.

WINNIE SAU KUEN LEE AND MICHAEL LAP PING HSU, AS TRUSTEES OF THE HSU FAMILY 2019 REVOCABLE TRUST, DATED JULY 15, 2019

Winnie S. Lee Feb. 21, 2026
MICHAEL LAP PING HSU Feb 21, 2026

SURVEYOR'S STATEMENT:

THIS PARCEL 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 MICHAEL HSU, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Keith S. Bush, L.S. 8494
DATE: 1/29/2026

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

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

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 } ss
COUNTY OF Alameda }
ON 02-21-2026 BEFORE ME, Arushdeep Kaur, Notary Public

PERSONALLY APPEARED Winnie Sau Kuen Lee
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: Arushdeep Kaur
PRINTED NAME OF NOTARY: ARSHDEEP KAUR
MY COMMISSION EXPIRES: July 12, 2028
MY COMMISSION NUMBER: 2494294
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

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 } ss
COUNTY OF Alameda }
ON 02-21-2026 BEFORE ME, Arushdeep Kaur, Notary Public

PERSONALLY APPEARED Michael Lap Ping Hsu
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.

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SIGNATURE OF NOTARY: Arushdeep Kaur
PRINTED NAME OF NOTARY: ARSHDEEP KAUR
MY COMMISSION EXPIRES: July 12, 2028
MY COMMISSION NUMBER: 2494294
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

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 MAP ENTITLED "PARCEL MAP SUBDIVISION MS 2023-00012" 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 MAP.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THIS 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

RECORDER'S STATEMENT:

FILED THIS DAY OF 20, AT M. IN BOOK OF PARCEL MAPS, AT PAGES, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

DOCUMENT NO.

KRISTIN B. CONNELLY
COUNTY RECORDER
CONTRA COSTA COUNTY

BY:
DEPUTY COUNTY RECORDER

URBAN LOT SPLIT NOTES

PURSUANT TO CONTRA COSTA COUNTY ORD. 94-4.1014(e)

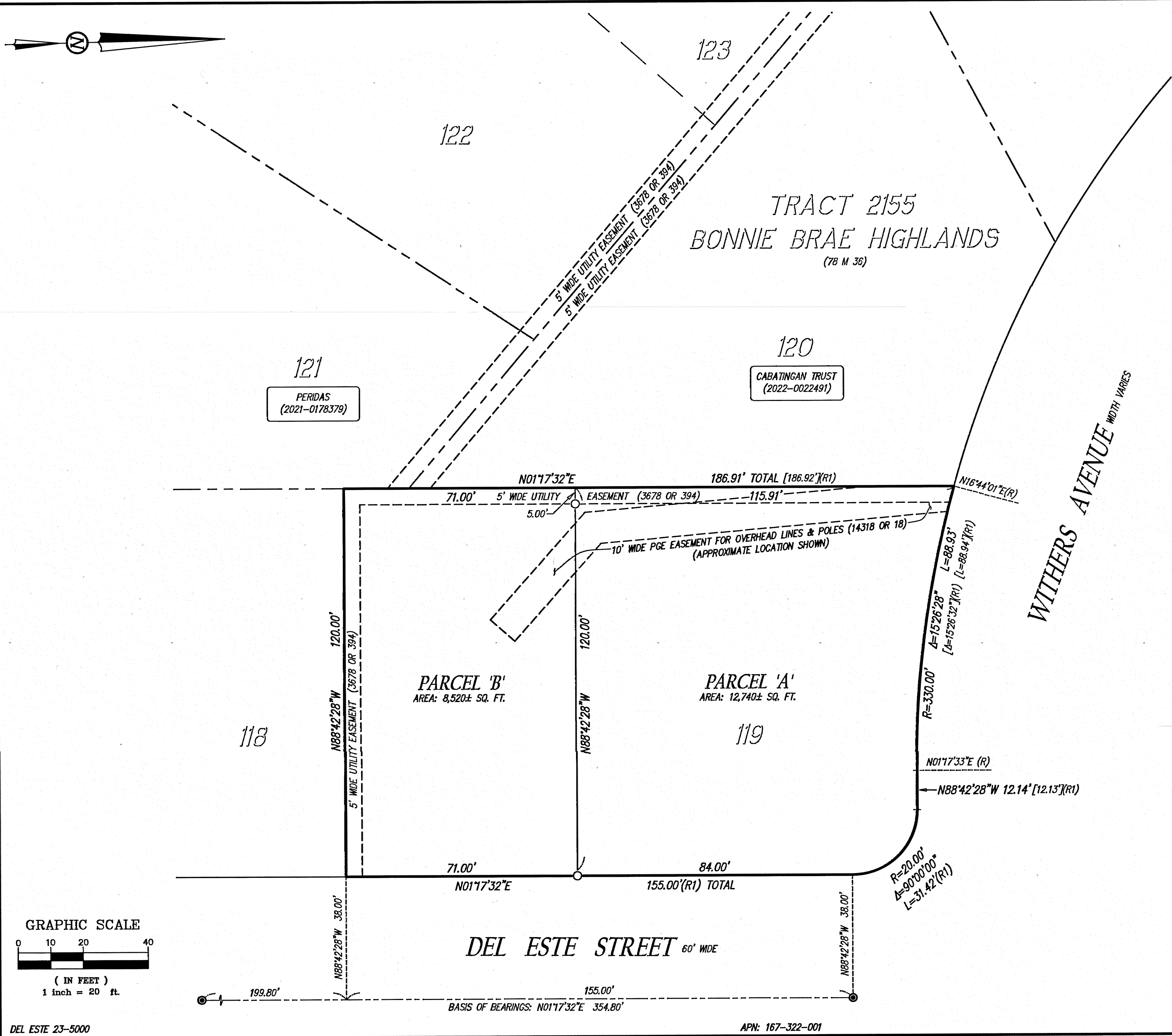
- (1) EACH LOT CREATED BY THE PARCEL MAP MUST BE USED SOLELY FOR RESIDENTIAL USES.
(2) NO MORE THAN TWO SINGLE-FAMILY DWELLINGS ARE PERMITTED ON EACH LOT.
(3) NEITHER AN ACCESSORY DWELLING UNIT NOR JUNIOR ACCESSORY DWELLING UNIT IS PERMITTED ON A LOT THAT INCLUDES TWO DWELLINGS.
(4) NO RESIDENTIAL UNIT ON A LOT CREATED BY THE PARCEL MAP MAY BE RENTED OR OFFERED FOR RENT FOR A TERM OF LESS THAN 30 DAYS. (ORD. 2022-14 § 6)

PARCEL MAP
SUBDIVISION MS-23-00012
URBAN LOT SPLIT

LOT 119
TRACT 2155
BONNIE BRAE HIGHLANDS (78 M 36)
UNINCORPORATED, CONTRA COSTA COUNTY, CALIFORNIA
JANUARY, 2026

BAL BAY AREA LAND SURVEYING INC

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

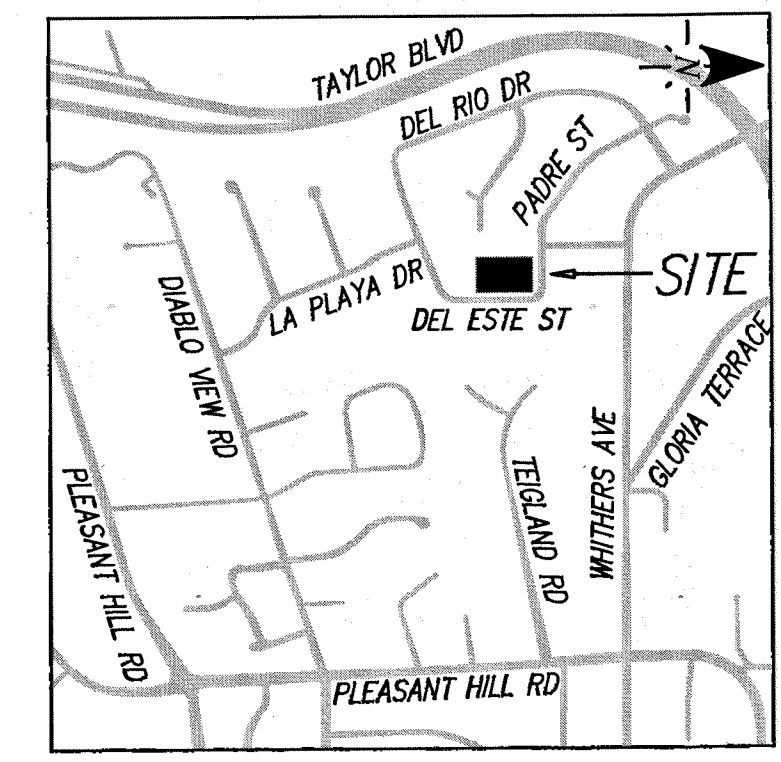


- LEGEND**
- FOUND CITY MONUMENT AS NOTED
 - SET 5/8" REBAR & CAP, LS 8494
 - [] RECORD DATA
 - (R) RADIAL BEARING
 - SUBJECT PROPERTY LINE
 - RIGHT OF WAY LINE
 - - - ADJACENT PARCEL LINE
 - - - HISTORIC LOT LINE
 - - - MONUMENT LINE
 - - - EASEMENT LINE
 - - - TIE LINE

OWNER/SUBDIVIDER:
 WINNIE SAU KUEN LEE & MICHAEL LAP PING HSU
 1847, 1857 DEL ESTE STREET
 LAFAYETTE, CA 94549

BASIS OF BEARINGS:
 MONUMENT LINE IN WITHIN DEL ESTE STREET
 AS SHOWN ON TRACT MAP 2155 (78 M 36)
 BEARING: N01°17'32"E

MAP REFERENCES:
 (R1) TRACT 2155, BONNIE BRAE HIGHLANDS (78 M 36)
 FILED JULY 20, 1960



VICINITY MAP (NOT TO SCALE)

PARCEL MAP
SUBDIVISION MS-23-00012
URBAN LOT SPLIT

LOT 119
 TRACT 2155
 BONNIE BRAE HIGHLANDS (78 M 36)
 UNINCORPORATED, CONTRA COSTA COUNTY, CALIFORNIA
 JANUARY, 2026 1" = 20'

BA **LS** **BAY AREA LAND**
SURVEYING INC

3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 223-5167

