

# PARCEL MAP

## SUBDIVISION MS 25-0007

### URBAN LOT SPLIT

BEING ALL OF LOT 35 OF  
STONE VALLEY ESTATES  
TRACT 2805 (77-M-35)

CONTRA COSTA COUNTY, CALIFORNIA

DeBolt Civil Engineering  
Danville, California 94526

OCTOBER 2025

#### NOTES:

- 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 IS PERMITTED ON A LOT THAT INCLUDES TWO SINGLE-FAMILY DWELLINGS.

#### 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.

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

AS OWNER:  
SADIQUE POPAL, AN UNMARRIED MAN

BY:   
SADIQUE POPAL

#### OWNER'S ACKNOWLEDGMENT

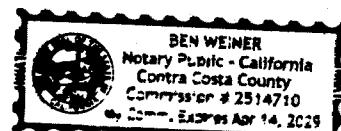
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Contra Costa )  
ON 10/17/25 BEFORE ME, Ben Weiner, Notary Public

PERSONALLY APPEARED Sadique Popal  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
IS/ARE SUBSCRIBED TO THE ABOVE 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.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE OF NOTARY:   
MY COMMISSION NUMBER: 2514510  
MY COMMISSION EXPIRES: 04/14/29  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa



#### 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.

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

#### CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

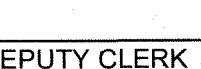
STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA ) SS

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 25-0007" 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

#### RECORDER'S STATEMENT

FILED THIS        DAY OF       , 20      , AT        M. IN BOOK        OF PARCEL MAPS, AT PAGE       , AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

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

BY:   
DEPUTY COUNTY RECORDER

DOC. NO. #       



EASTON C. McALLISTER L.S. 9583

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### LEGEND

- FOUND STANDARD STREET MONUMENT  
SET 1/2" REBAR & CAP -- LS 9583
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- TIE LINE

### REFERENCES

(R1) TRACT 2805 (77-M-35)  
(R2) DEED TO 2863 OAKES LLC (2024-099543)

### BASIS OF BEARINGS

THE BEARING OF THE LINE BETWEEN FOUND MONUMENTS  
IN ROUNDHILL ROAD IS TAKEN TO BE NORTH  $11^{\circ}23'08''$   
WEST AS SHOWN ON THE SUBDIVISION MAP OF TRACT  
2805 (77-M-35). ALL BEARINGS HEREIN MENTIONED ARE  
RELATED THERETO AND ALL DISTANCES SHOWN ARE IN  
FEET AND DECIMALS THEREOF.

