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) SS

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: 2514710
MY COMMISSION EXPIRES: 04/14/29
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

BEN WEINER
Notary Public - California
Contra Costa County
Commission # 2514710
My Comm. Expires Apr 14, 2029

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SADIQUE POPAL ON JUNE 20, 2025. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2025, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS 17th DAY OF October, 2025.

PROFESSIONAL LAND SURVEYOR
EASTON C. McALLISTER
No. 9583
STATE OF CALIFORNIA

_____
EASTON C. McALLISTER L.S. 9583

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. # _____

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

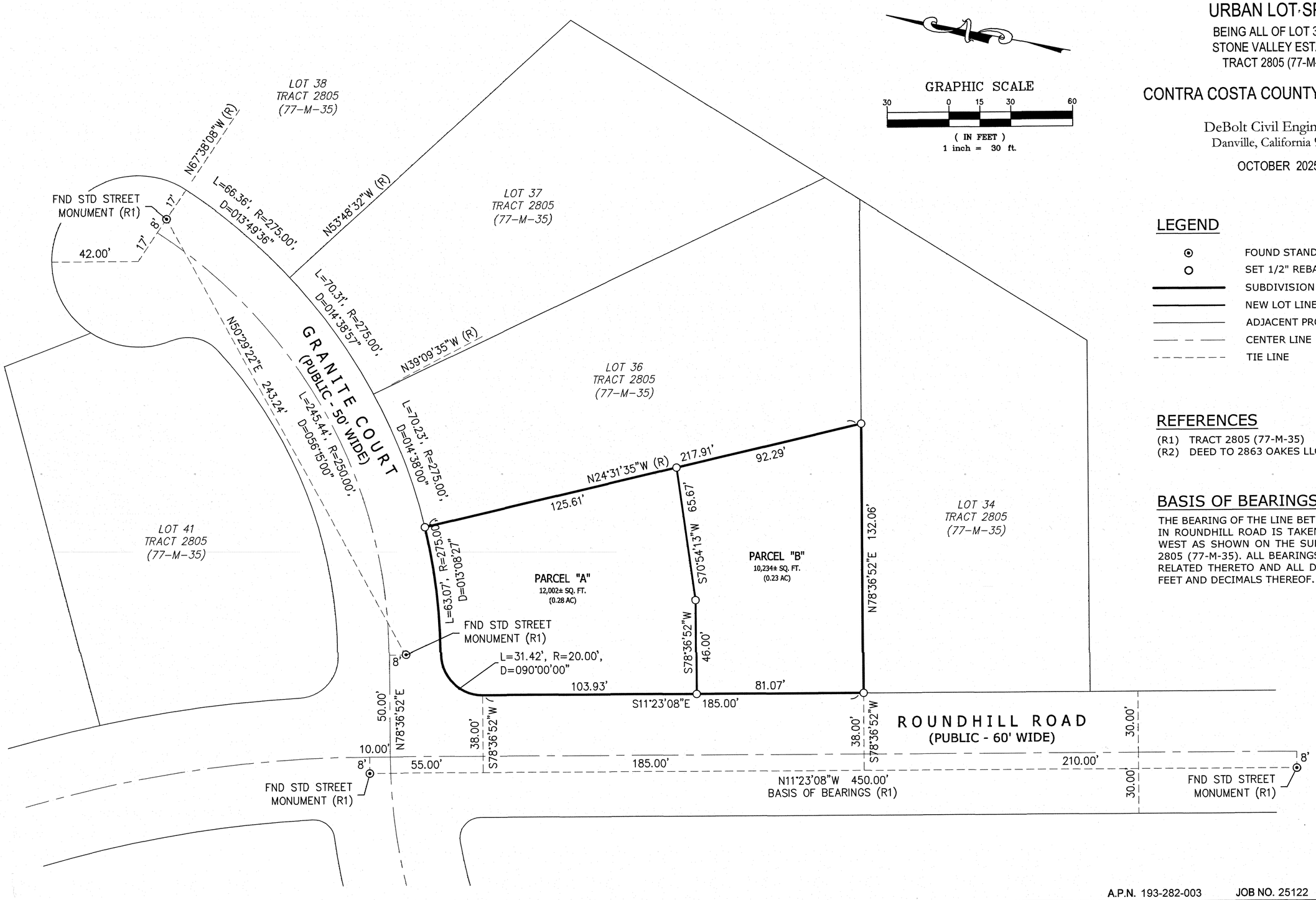
DeBolt Civil Engineering
Danville, California 94526

OCTOBER 2025

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



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°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.