

**Recorded at the request of:**

Contra Costa County  
Public Works Department

**Return to:**

Public Works Department  
Records Section

**Area:** Danville

**Road:** Drysdale Street

**Co. Road No.:** n/a

**Development:** Subdivision SD 9036

**APN:** 206-810-016

**OFFER OF DEDICATION - LANDSCAPE EASEMENT**

**Shapell Industries, Inc., A Delaware Corporation**, the undersigned, being the present title owner of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication to the public and to **CONTRA COSTA COUNTY** and its successors or assigns, an easement for landscape purposes, including installation and maintenance of landscape improvements, over the real property situated in the County of Contra Costa, State of California, and more particularly described in Exhibit "A", attached hereto.

It is understood and agreed that **CONTRA COSTA COUNTY** and its successors or assigns shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered parcel of land or any improvements thereon or therein until such offer has been accepted by appropriate action of the Board of Supervisors, or of the local governing body of its successors or assigns.

In the event **CONTRA COSTA COUNTY**, or its successors and assigns, on behalf of the public, should determine that the use of said property or any portion thereof is no longer needed, the rights herein given shall terminate as to those portions not needed and revert to the undersigned owner or its successors or assigns.

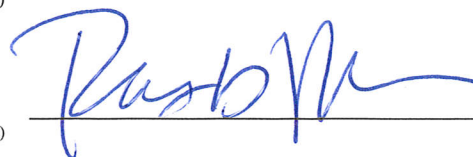
The provisions hereof shall inure to the benefit of and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

The undersigned have executed this instrument on \_\_\_\_\_.

**Shapell Industries, Inc., A Delaware Corporation**



(Signature)



(Signature)

(see attached notary)

## 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 Alameda)

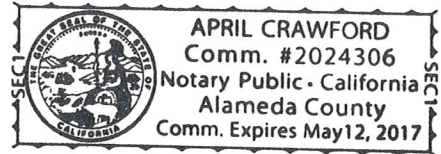
On January 28th, 2015 before me, April Crawford, Notary Public-----  
(insert name and title of the officer)

personally appeared Robert D. Moore and Richard M. Nelson, who proved 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 capacity(ies), and that by 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 April Crawford (Seal)



**RE: Subdivision SD 9036**

**EXHIBIT "A"**

All that real property situated in the County of Contra Costa, State of California, described as follows:

A portion of Lot 509 designated as "LME" or Landscape Maintenance Easement, shown on the attached Exhibit "A" and "B".

**EXHIBIT "A"**

*LME – Lot 509*

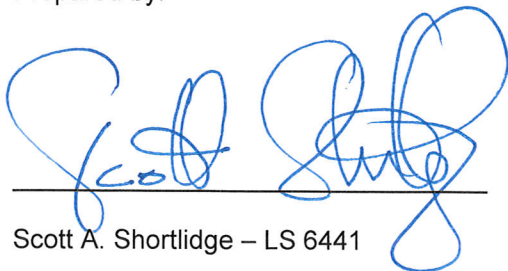
**Land Description** of real property situate in the County of Contra Costa, State of California and being a portion of Lot 509 as shown on that certain subdivision map entitled "SUBDIVISION 9036 – Alamo Creek" filed on December 20, 2013 in Book 518 of Maps, at Pages 45-54, Official Records of said County, and being more particularly described as follows:

**Beginning** at the southwest corner of said Lot 509, same corner being the beginning of a curve to the left from which point the center bears, North 17° 23' 51" West; Thence with the west line of Lot 509, and in a northwesterly direction 89.05 feet along the arc of said curve to the left, having a radius of 306.00 feet, through a central angle of 16° 40' 24" to the northwest corner of Lot 509; Thence along the north line of Lot 509, South 83° 18' 16" East - 12.05 feet for the beginning of a curve to the right, from which point the center bears, North 35° 44' 11" West; Thence crossing through Lot 509, in a southwesterly direction 96.76 feet along the arc of said curve to the right, having a radius of 314.00 feet, and through a central angle of 17° 39' 20" to a point on the south line of Lot 509; Thence along said south line, North 42° 32' 17" West – 8.81 feet for the **Point of Beginning**.

**Containing** 743 square feet of land area, more or less.

**End of Description**

Prepared by:

  
\_\_\_\_\_  
Scott A. Shortlidge – LS 6441



12.23.2014  
Date

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C3	314.00'	17°39'20"	96.76'
C4	306.00'	16°40'24"	89.05'

DRYSDALE STREET

LINE TABLE		
LINE	BEARING	LENGTH
L6	N83°18'16"W	12.05'
L7	N42°32'17"W	8.81'



# LEGEND

P.O.B.

POINT OF BEGINNING  
PROPERTY LINE

SF

SQUARE FEET

(T)

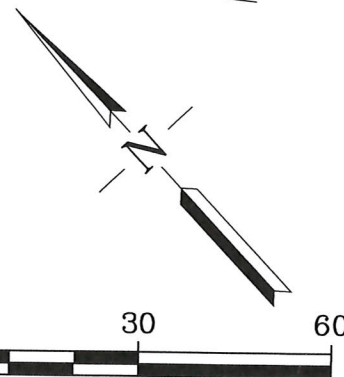
TOTAL

EX

EXISTING

LME

LANDSCAPE MAINTENANCE EASEMENT  
EASEMENT AREA



1 inch = 30 ft.

SHEET 2 OF 2

**EXHIBIT B**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
**FOR**  
**LANDSCAPE MAINTENANCE EASEMENT**  
**LOT 509, SUB. 9036, 518 M 45**  
**CONTRA COSTA COUNTY, CALIFORNIA**

**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:  
1"=30'

DATE:  
12-17-14

JOB NO.:  
073009