

Recorded at the request of:

Contra Costa County
Public Works Department

Return to:

Public Works Department
Records Section

Area: Danville

Road: Gritstone Street

Co. Road No.: n/a

Development: Subdivision SD 9315

APN: 206-800-001

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.

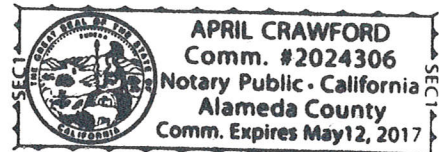
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

April Crawford

(Seal)



RE: Subdivision SD 9315

EXHIBIT "A"

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

A portion of Lot 427 designated as "LME" or Landscape Maintenance Easement, shown on the attached Exhibit "A" and "B".

EXHIBIT "A"

LME - Lot 427

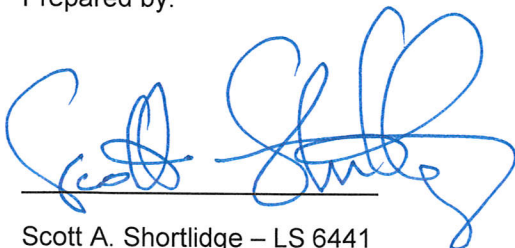
Land Description of real property situate in the County of Contra Costa, State of California and being a portion a Lot 427 as created by that certain subdivision map entitled "SUBDIVISION 9315 – Alamo Creek" filed on December 20, 2013 in Book 519 of Maps at Page 1, Official Records of said County, and being more particularly described as follows:

Beginning at the southwest corner of said Lot 427, Thence along the west line of Lot 427, North 10° 13' 21" East - 96.23 feet to the northwest corner of Lot 427; Thence along the north line of Lot 427, for the following two (2) courses: (1) North 55° 37' 22" East - 28.48 feet for the beginning of a curve to the right, from which point the center bears South 11° 01' 23" West, and (2) in a southeasterly direction 9.95 feet along the arc of said curve to the right, having a radius of 960.00 feet and through a central angle of 00° 35' 39"; Thence crossing through Lot 427 for the following five (5) courses: (1) South 55° 37' 22" West - 30.83 feet for the beginning of a curve to the left, (2) in a southeasterly direction 0.76 feet along the arc of said curve to the left, having a radius of 1.00 feet and through a central angle of 43° 42' 05", (3) South 11° 55' 17" West - 23.11 feet, (4) South 12° 37' 27" West - 54.75 feet, and (5) South 10° 13' 21" West - 20.91 feet to a point south line of Lot 427; Thence along said south line, North 34° 46' 39" West - 7.07 feet to the **Point of Beginning**.

Containing 829 square feet of land area, more or less.

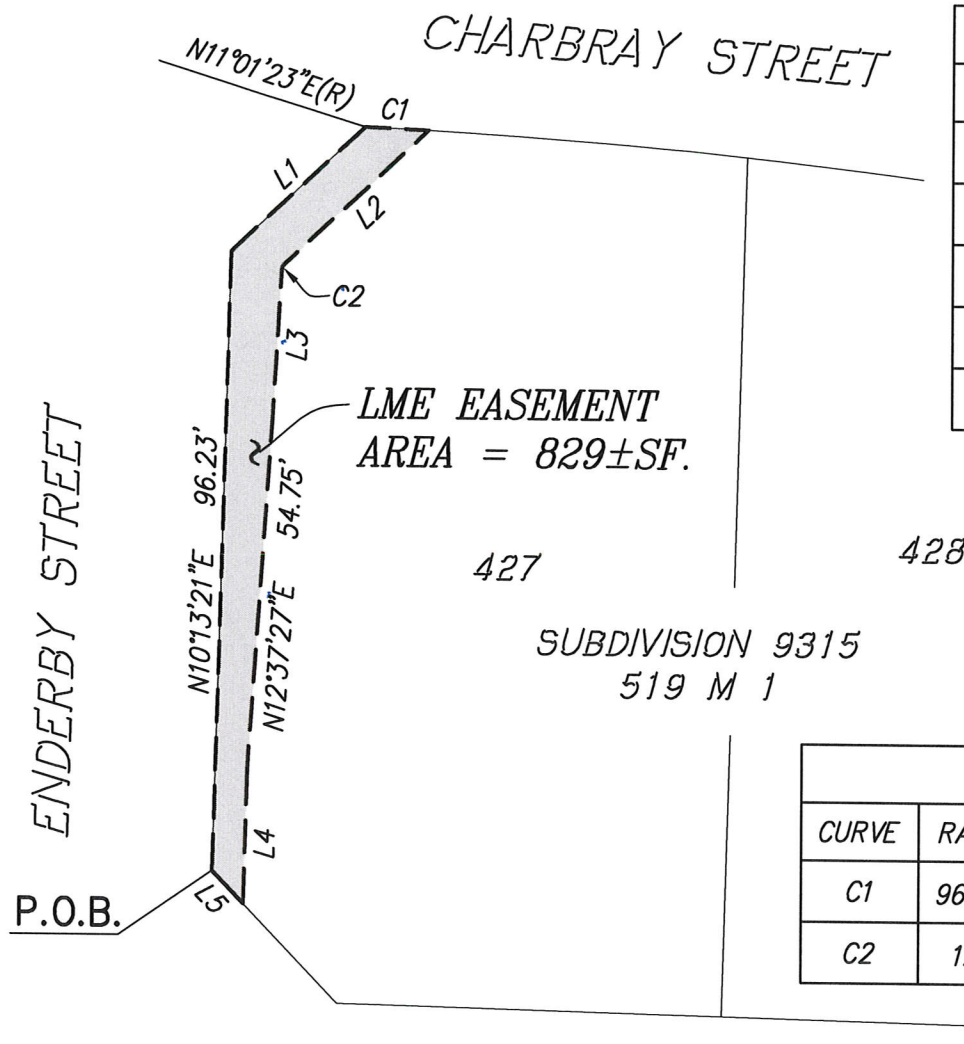
End of Description

Prepared by:


Scott A. Shortlidge – LS 6441



12-23-2014
Date



LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°37'22"E	28.48'
L2	N55°37'22"E	30.83'
L3	N11°55'17"E	23.11'
L4	N10°13'21"E	20.91'
L5	N34°46'39"W	7.07'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	960.00'	0°35'39"	9.95'
C2	1.00'	43°42'05"	0.76'

LEGEND

P.O.B.

POINT OF BEGINNING
PROPERTY LINE

SF

EASEMENT LINE

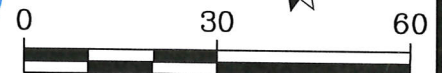
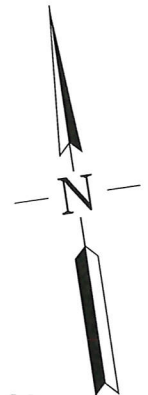
(R)

SQUARE FEET

LME

RADIAL

LANDSCAPE MAINTENANCE EASEMENT
EASEMENT AREA



1 inch = 30 ft.

SHEET 1 OF 2

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
LANDSCAPE MAINTENANCE EASEMENT
LOT 427, SUB. 9315, 519 M 1
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