

## OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, ENTITLED "SUBDIVISION 8634, ALHAMBRA VALLEY OAKS", CONTRA COSTA COUNTY, CALIFORNIA, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE AREAS MARKED "P.A.E." (PRIVATE ACCESS EASEMENT) ARE APPURTENANT TO LOTS 6, 11 AND 23, FOR THE PURPOSE OF INGRESS AND EGRESS, MAINTENANCE OF IMPROVEMENTS AND UTILITIES INCLUDING, BUT NOT LIMITED TO PAVEMENT, CONCRETE CURB AND GUTTER, SIDEWALK, DRAINAGE FACILITIES, WATER, SEWER, ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION, AS WELL AS LANDSCAPE IMPROVEMENTS, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREAS MARKED "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) ARE INTENDED FOR THE BENEFIT OF EMERGENCY RESPONSE VEHICLES AND PERSONNEL, OR THEIR DESIGNEES, FOR THE PURPOSE OF INGRESS AND EGRESS.

THE AREAS MARKED "P.U.E." (PUBLIC UTILITY EASEMENT) ARE DEDICATED TO THE PUBLIC AS AN EASEMENT FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, WATER, TELEPHONE AND CABLE TELEVISION, FOR THE CONSTRUCTION OF, ACCESS TO, OR THE MAINTENANCE OF WORKS, IMPROVEMENTS, AND STRUCTURES, WHETHER COVERED OR OPEN, OR THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREAS DESIGNATED AS "S.S.E." (SANITARY SEWER EASEMENT) ARE HEREBY OFFERED FOR DEDICATION TO THE CENTRAL CONTRA COSTA SANITARY DISTRICT (CCSD), AND ITS SUCCESSORS OR ASSIGNS IN GROSS, AS NONEXCLUSIVE SUBSURFACE EASEMENTS (OR AS EXCLUSIVE SUBSURFACE EASEMENTS, WHERE INDICATED) AND NONEXCLUSIVE SURFACE EASEMENTS FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, RENEW, ALTER, OPERATE, MAINTAIN, REPLACE (WITHIN THE INITIAL OR ANY OTHER SIZE) AND REPAIR SUCH SEWER LINE OR LINES AS THE DISTRICT SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATERALS AND APPURTENANCES THERETO, OVER AND WITHIN SUCH EASEMENT AREA, TOGETHER WITH THE FREE RIGHT OF INGRESS, EGRESS AND EMERGENCY ACCESS TO SAID EASEMENT OVER AND ACROSS THE REMAINING PORTION OF THE OWNERS PROPERTY, PROVIDED THAT SAID RIGHTS OF INGRESS, EGRESS AND EMERGENCY ACCESS SHALL BE LIMITED TO ESTABLISHED ROADWAYS, PATHWAYS, AVENUES OR OTHER ROUTES TO THE EXTENT POSSIBLE AS REASONABLY NECESSARY FOR THE PROPER USE OF THE RIGHTS GRANTED HEREIN. THIS OFFER OF DEDICATION ALSO INCLUDES THE RIGHT TO CLEAR OBSTRUCTIONS AND VEGETATION FROM THE EASEMENT AS MAY BE REQUIRED FOR THE PROPER USE OF THE OTHER RIGHTS GRANTED HEREIN.

THE AREAS MARKED "W.S.E." (WATER SERVICE EASEMENT) ARE HEREBY DEDICATED TO THE CITY OF MARTINEZ, OR ITS DESIGNEE, AS AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE AND OPERATION OF WATER TRANSMISSION PIPELINES, AND ALL NECESSARY APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH THE CITY OF MARTINEZ'S FULL ENJOYMENT OF SAID EASEMENT.


THE AREAS MARKED "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) ARE APPURTENANT TO LOTS 1 THROUGH 23, AS PRIVATE STORM DRAINAGE EASEMENTS FOR THE CONSTRUCTION OF, ACCESS TO OR MAINTENANCE OF STORM DRAINAGE FACILITIES AND STRUCTURES, WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREA DESIGNATED AS ALHAMBRA VALLEY ROAD WIDENING IS HEREBY DEDICATED IN FEE FOR PUBLIC PURPOSES TO CONTRA COSTA COUNTY FOR ROADWAY WIDENING PURPOSES.

THE AREAS DESIGNATED AS PARCEL "B" COMPRISING OF "DEER CREEK COURT", "FOX COURT" AND "FAWN COURT" ARE PRIVATE ROADS AND ARE SPECIFICALLY EXCLUDED FROM PUBLIC RIGHT OF WAY DEDICATION AND ARE NOT MAINTAINED BY COUNTY, BUT ARE FOR USE OF THE OWNERS OF LOTS 1 THROUGH 23 OF SUBDIVISION 8634, FOR PURPOSES NOT LIMITED TO, ACCESS, UTILITIES, INGRESS AND EGRESS, THE STREET IMPROVEMENTS WITHIN "DEER CREEK COURT", "FOX COURT" AND "FAWN COURT" IN THIS SUBDIVISION ARE TO BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 23 OF SUBDIVISION 8634, IN ACCORDANCE WITH A STREET MAINTENANCE AGREEMENT TO BE RECORDED VIA A SEPARATE DOCUMENT CONCURRENTLY WITH THE RECORDATION OF THIS MAP.

THE AREA LABELED AS PARCEL "A" IS DEDICATED TO OWNERS OF LOTS 1 THRU 23 FOR DRAINAGE, LANDSCAPING AND MAINTENANCE PURPOSES.

WE DO FURTHER RELINQUISH ALL ABUTTERS RIGHTS OF ACCESS ALONG ALHAMBRA VALLEY ROAD RIGHT-OF-WAY AS SHOWN BY THIS SYMBOL 

THE AREA DESIGNATED AS RESTRICTED DEVELOPMENT AREA (R.D.A.) (CREEK STRUCTURE SETBACK) GRANT DEED OF DEVELOPMENT RIGHTS IS DEEDED TO THE COUNTY OF CONTRA COSTA PER RECORDED SERIES  NO STRUCTURES ARE TO BE CONSTRUCTED WITHIN THIS CREEK STRUCTURE SETBACK AREA.

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

TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

DATED: \_\_\_\_\_ NAME/TITLE \_\_\_\_\_

DATED: \_\_\_\_\_ NAME/TITLE \_\_\_\_\_

## OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

A NOTARY PUBLIC, PERSONALLY APPEARED

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 CAPACITIE(S), AND 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:

SIGNATURE: \_\_\_\_\_

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO. OF NOTARY: \_\_\_\_\_

## CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA:

I, DAVID TWA, 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 FINAL MAP ENTITLED "SUBDIVISION 8634 ALHAMBRA VALLEY OAKS" WAS PRESENTED TO SAID BOARD OF SUPERVISORS AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND DID REJECT 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 \_\_\_\_\_, 2014.

DATE: \_\_\_\_\_ DAVID TWA  
CLERK OF THE BOARD OF SUPERVISORS  
AND COUNTY ADMINISTRATOR

BY: \_\_\_\_\_  
DEPUTY CLERK

## SURVEYOR'S STATEMENT

THIS MAP WAS PERFORMED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON FEBRUARY 2014, AND IS TRUE AND COMPLETE AS SHOWN. THAT ALL MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITION ON OR BEFORE AUGUST, 2017 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



MARK E. WOODS, R.C.E. 29851  
LICENSE EXPIRES 03/31/2015

DATE \_\_\_\_\_

# SUBDIVISION 8634 ALHAMBRA VALLEY OAKS

A PORTION OF THE RANCHO EL PINOLE  
RESUBDIVISION OF A PORTION OF PARCEL C  
OF SUBDIVISION M. S. 246-78 RECORDED  
OCTOBER 1, 1979 IN BOOK 81 OF PARCEL  
MAPS, PAGE 31.

CONTRA COSTA COUNTY

**PA** Design Resources, Inc.  
Planning • Engineering • Surveying

3021 Citrus Circle, Suite 160  
Walnut Creek, California 94598-2635

TEL (925) 210-9300

DECEMBER, 2014

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(A) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS OF RECORD HAVE BEEN OMITTED:

RECORDING INFORMATION  
1160 OR 492

PARTY / DESCRIPTION  
COAST COUNTIES GAS & ELECTRIC COMPANY, A CORPORATION

## COUNTY SURVEYOR'S STATEMENT

I, JAMES A. STEW, COUNTY SURVEYOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE MAP OF SUBDIVISION 8634, AND THAT SAID SUBDIVISION IS SUBSTANTIALLY AS IT APPEARS ON THE TENTATIVE MAP, AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES COVERING THE FILING OF SUBDIVISION MAPS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

BY: \_\_\_\_\_  
JAMES A. STEW  
COUNTY SURVEYOR  
L.S. 6571

DATE: \_\_\_\_\_

## COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED, "SUBDIVISION 8634", IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE AS PER LETTER OF TITLE MADE BY FIRST AMERICAN TITLE COMPANY DATED \_\_\_\_\_, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF THE STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS. FILED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

JOSEPH E. GANCIGAMILLA  
COUNTY RECORDER IN AND FOR THE COUNTY  
OF CONTRA COSTA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

APN: 367-130-033

SHEET 1 OF 7

**PLANNING COMMISSION'S STATEMENT**

I HEREBY STATE THAT THE PLANNING COMMISSION OF COUNTY OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

ARUNA BHAT  
DEPUTY DIRECTOR  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
COMMUNITY DEVELOPMENT DIVISION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 201\_\_

**BUILDING INSPECTION STATEMENT**

A PRELIMINARY SOIL INVESTIGATION REPORT, PREPARED BY THE FIRM OF PURCELL, RHODES & ASSOCIATES, PROJECT NO. 19-101/6983-01, DATED JANUARY 23, 2002, HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE IN THE BUILDING INSPECTION DEPARTMENT OF CONTRA COSTA COUNTY.

JASON CRAPO  
DEPUTY DIRECTOR  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
BUILDING INSPECTION DIVISION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 201\_\_

**SUBDIVISION 8634  
ALHAMBRA VALLEY OAKS**

A PORTION OF THE RANCHO EL PINOLE  
RESUBDIVISION OF A PORTION OF PARCEL C  
OF SUBDIVISION M. S. 246-78 RECORDED  
OCTOBER 1, 1979 IN BOOK 81 OF PARCEL  
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CONTRA COSTA COUNTY

**P/A Design Resources, Inc.**  
Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 160  
Walnut Creek, California 94598-2635 TEL (925) 210-9300

DECEMBER, 2014

# **BASIS OF BEARINGS**

CENTERLINE OF ALHAMBRA VALLEY ROAD BETWEEN AV-11 AND AV-11-C TAKEN AS NORTH 01°28'50" EAST PER CONTRA COSTA COUNTY PRECISE TRAVERSE FORM FOR ROAD NO. 1481. BEARINGS AND DISTANCES ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM 27, ZONE III. TO GET GROUND DISTANCES MULTIPLY DISTANCES SHOWN BY 1.0000883.

# **SUBDIVISION 8634 ALHAMBRA VALLEY OAKS**

A PORTION OF THE RANCHO EL PINOLE  
RESUBDIVISION OF A PORTION OF PARCEL C  
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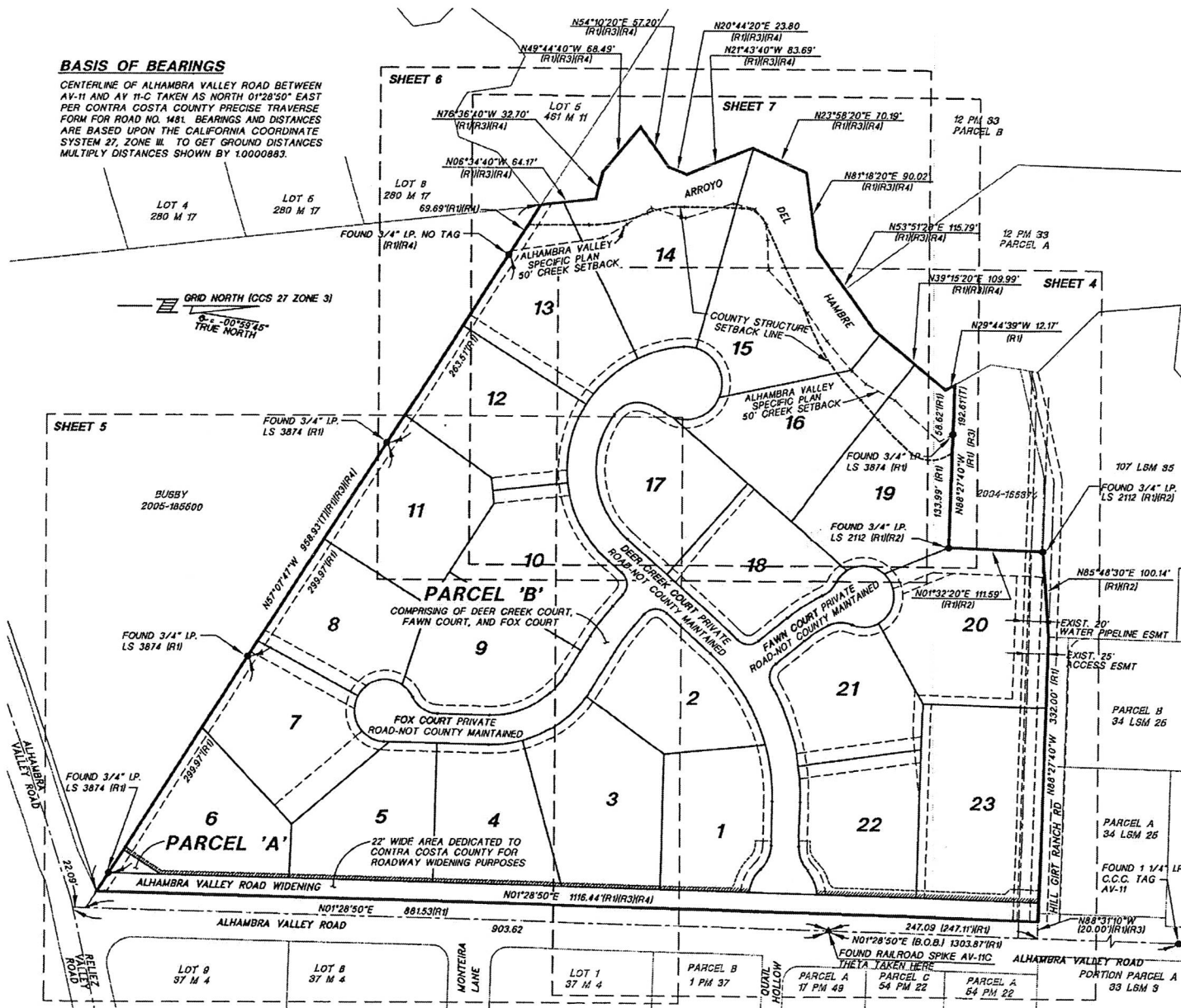
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SCALE: 1" = 80'

DECEMBER, 2014



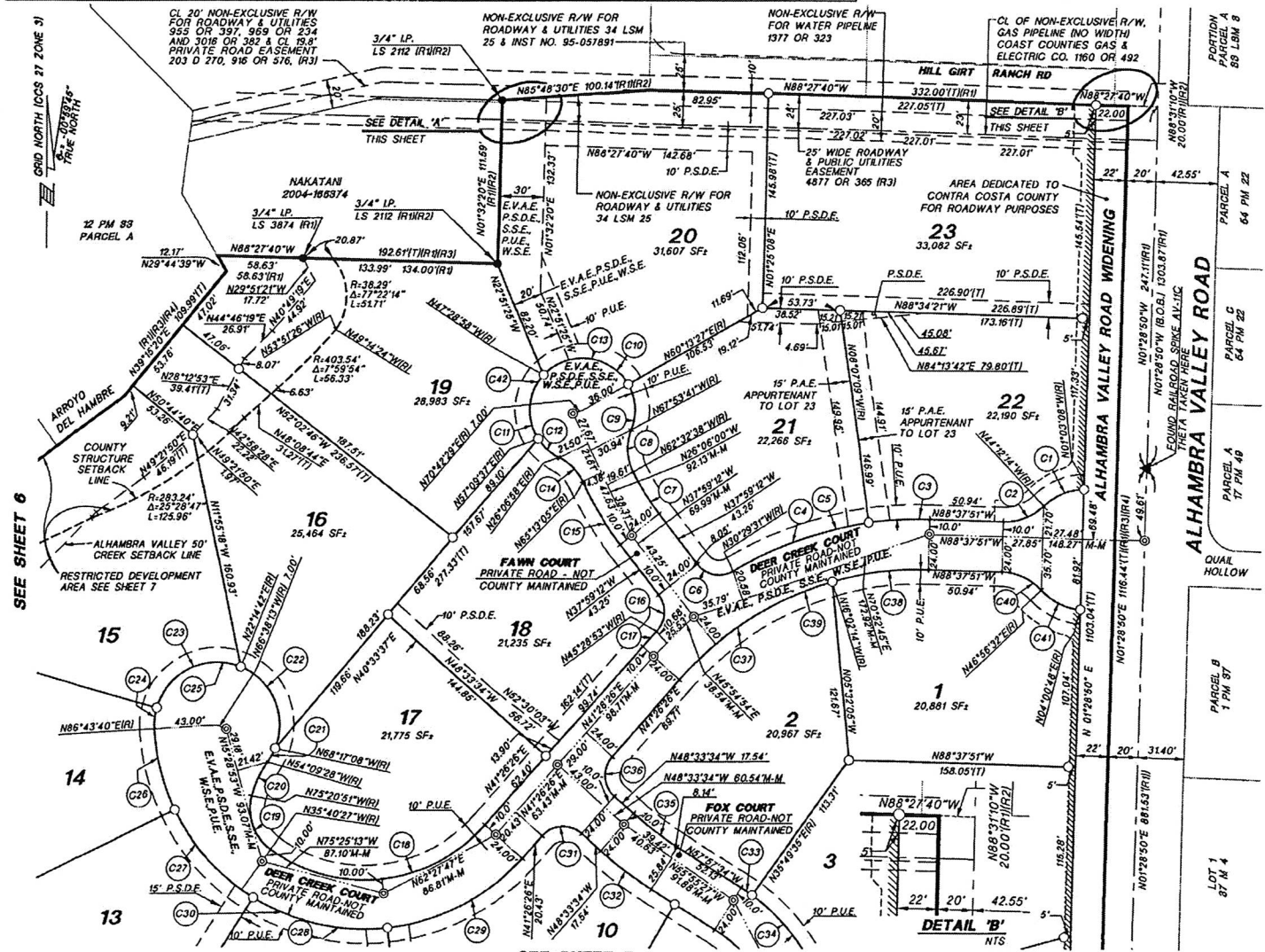
## **LEGEND**

▲	FOUND RAILROAD SPIKE
●	FOUND IRON PIPE, AS NOTED
○	SET 1/2" REBAR & CAP - TAGGED RCE 29851
⊙	SET STANDARD STREET MONUMENT STAMPED RCE 29851
---	LOT LINE
---	MONUMENT LINE
---	EASEMENT LINE
---	SUBDIVISION BOUNDARY
S.F.	SQUARE FEET
(R)	RADIAL
M-M	MONUMENT TO MONUMENT
(T)	TOTAL
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
W.S.E.	WATER SERVICE EASEMENT (PUBLIC)
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT (PUBLIC)
I.P.	IRON PIPE
////	RELINQUISHMENT OF ABUTTER'S RIGHTS; PRIVATE ACCESS PROHIBITED
B.O.B.	BASIS OF BEARINGS
(R1)	107 LSM 35-36
(R2)	34 LSM 25
(R3)	81 PM 31
(R4)	10 LSM 40
	BEARINGS ROTATED 1°32'20" CLOCKWISE TO GET GRID BEARINGS. RECORD DISTANCES WERE CONVERTED TO GRID DISTANCES.

APH: 367-130-033

**SHEET 3 OF 7  
OVERALL BOUNDARY & SHEET INDEX**

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	43°09'06"	4100'	30.88'	C12	31°02'39"	36.00'	19.51'	C23	96°15'37"	43.00'	12.24'	C34	59°19'43"	137.00'	141.86(T)
C2	45°34'23"	39.00'	31.02'	C13	26°59'21"	36.00'	16.13(T)	C24	19°15'25"	43.00'	14.45'	C35	09°24'00"	233.00'	38.23'
C3	09°29'18"	257.00'	42.56'	C14	39°06'07"	34.00'	23.20'	C25	219°06'52"	43.00'	164.41(T)	C36	09°00'00"	18.00'	29.85'
C4	22°22'22"	257.00'	100.35'	C15	13°12'17"	217.00'	50.01'	C26	22°32'04"	145.00'	57.03'	C37	32°31'20"	223.00'	126.58'
C5	31°51'40"	257.00'	142.91(T)	C16	82°30'19"	19.00'	27.36'	C27	32°18'56"	145.00'	81.78'	C38	17°24'32"	223.00'	67.76'
C6	82°30'19"	19.00'	27.36'	C17	03°04'41"	257.00'	13.81'	C28	38°23'32"	145.00'	97.16'	C39	19°55'44"	223.00'	194.33(T)
C7	10°31'50"	183.00'	33.63'	C18	84°14'01"	110.00'	163.19'	C29	42°02'42"	145.00'	106.40'	C40	15°34'23"	39.00'	31.02'
C8	49°33'41"	34.00'	29.41'	C19	68°58'42"	34.00'	40.93'	C30	135°17'14"	145.00'	342.38(T)	C41	42°55'44"	41.00'	30.72'
C9	51°52'52"	36.00'	32.60'	C20	21°11'23"	69.00'	25.52'	C31	90°00'00"	19.00'	29.85'	C42	20°00'12"	36.00'	12.57'
C10	107°42'25"	36.00'	67.67'	C21	14°07'40"	43.00'	10.60'	C32	09°24'00"	267.00'	43.80'				
C11	75°21'25"	36.00'	47.35'	C22	89°28'10"	43.00'	67.15'	C33	03°47'09"	137.00'	9.05'				



# SUBDIVISION 8634 ALHAMBRA VALLEY OAKS

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SCALE: 1" = 50'

DECEMBER, 2014

## BASIS OF BEARINGS

CENTERLINE OF ALHAMBRA VALLEY ROAD BETWEEN AV-11 AND AV-11-C TAKEN AS NORTH 01°28'50" EAST PER CONTRA COSTA COUNTY PRECISE TRAVERSE FORM FOR ROAD NO. 1481 BEARINGS AND DISTANCES ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM, NAD 27, ZONE III. TO GET GROUND DISTANCES MULTIPLY DISTANCES SHOWN BY 1.0000883.

## LEGEND

- ▲ FOUND RAILROAD SPIKE
- FOUND IRON PIPE, AS NOTED
- SET 1/2" REBAR & CAP - TAGGED RCE 29851
- ⊙ SET STANDARD STREET MONUMENT TAGGED RCE 29851
- LOT LINE
- MONUMENT LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY
- S.F. SQUARE FEET
- (R) RADIAL
- M-M MONUMENT TO MONUMENT
- (T) TOTAL
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- W.S.E. WATER SERVICE EASEMENT (PUBLIC)
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT (PUBLIC)
- LP. IRON PIPE
- RELINQUISHMENT OF ABUTTER'S RIGHTS; PRIVATE ACCESS PROHIBITED
- B.O.B. BASIS OF BEARINGS
- (R1) 101 LSM 35-36 BEARINGS ROTATED 1°32'20" CLOCKWISE TO GET GRID BEARINGS.
- (R2) 34 LSM 25 RECORD DISTANCES WERE CONVERTED TO GRID DISTANCES.
- (R3) 81 PM 31
- (R4) 10 LSM 40

APN: 367-130-033

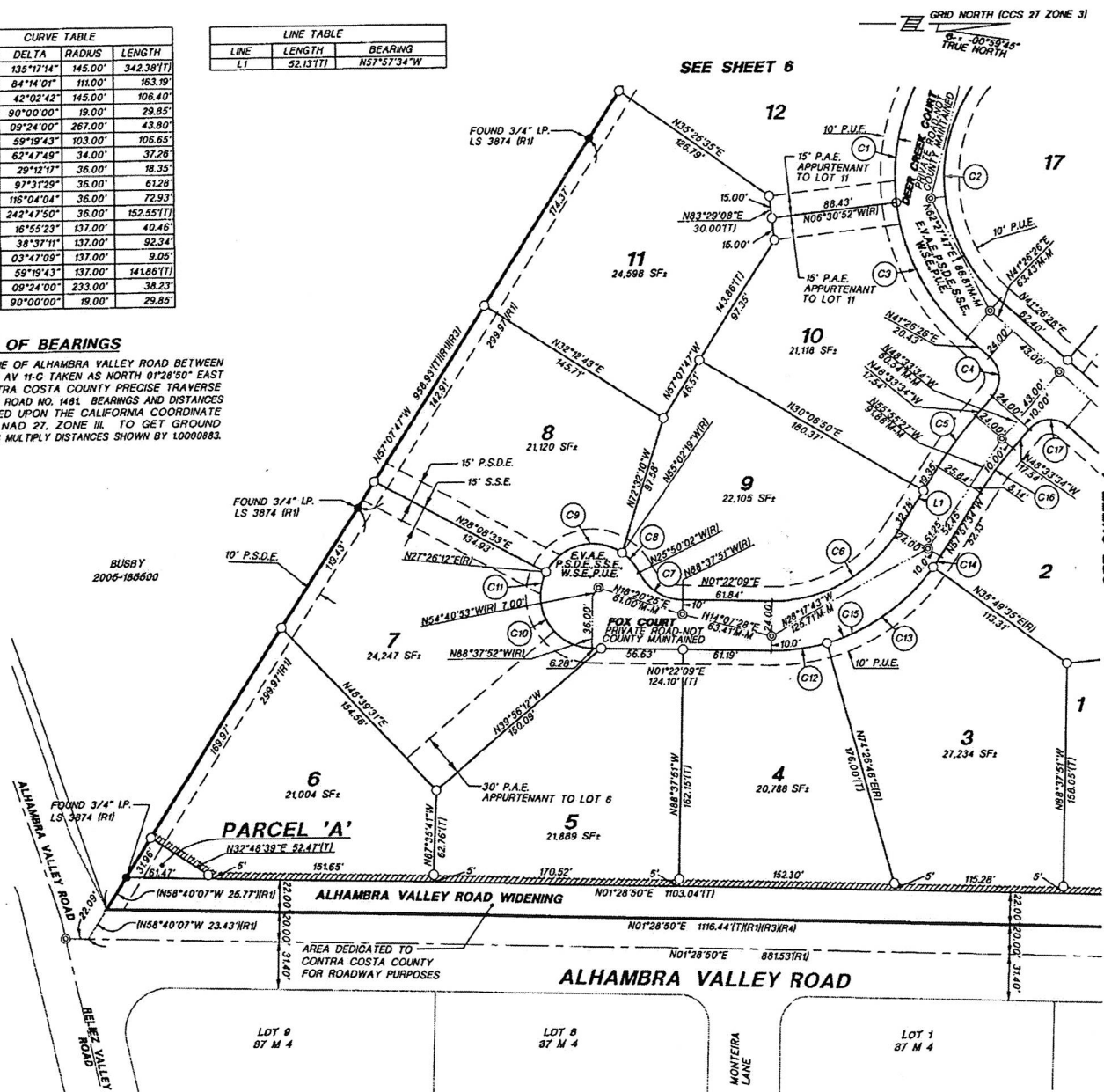
SHEET 4 OF 7

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	135°12'14"	145.00'	342.38(T)
C2	84°14'01"	110.00'	163.19'
C3	42°02'42"	145.00'	106.40'
C4	90°00'00"	19.00'	28.85'
C5	09°24'00"	267.00'	43.80'
C6	59°19'43"	103.00'	106.65'
C7	62°47'49"	34.00'	37.28'
C8	29°12'17"	36.00'	18.35'
C9	97°37'29"	36.00'	61.28'
C10	116°04'04"	36.00'	72.93'
C11	242°47'50"	36.00'	152.55(T)
C12	16°55'23"	137.00'	40.46'
C13	38°37'11"	137.00'	92.34'
C14	03°47'09"	137.00'	9.05'
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C16	09°24'00"	233.00'	38.23'
C17	90°00'00"	19.00'	29.85'

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.13(T)	N57°57'34"W

#### BASIS OF BEARINGS

CENTERLINE OF ALHAMBRA VALLEY ROAD BETWEEN AV-11 AND AV-11-C TAKEN AS NORTH 01°28'50" EAST PER CONTRA COSTA COUNTY PRECISE TRAVERSE FORM FOR ROAD NO. 1481. BEARINGS AND DISTANCES ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM NAD 27, ZONE 11, TO GET GROUND DISTANCES MULTIPLY DISTANCES SHOWN BY 1.0000883.



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#### LEGEND

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---	MONUMENT LINE
---	EASEMENT LINE
---	SUBDIVISION BOUNDARY
S.F.	SQUARE FEET
IR1	RADIAL
M-M	MONUMENT TO MONUMENT
(T)	TOTAL
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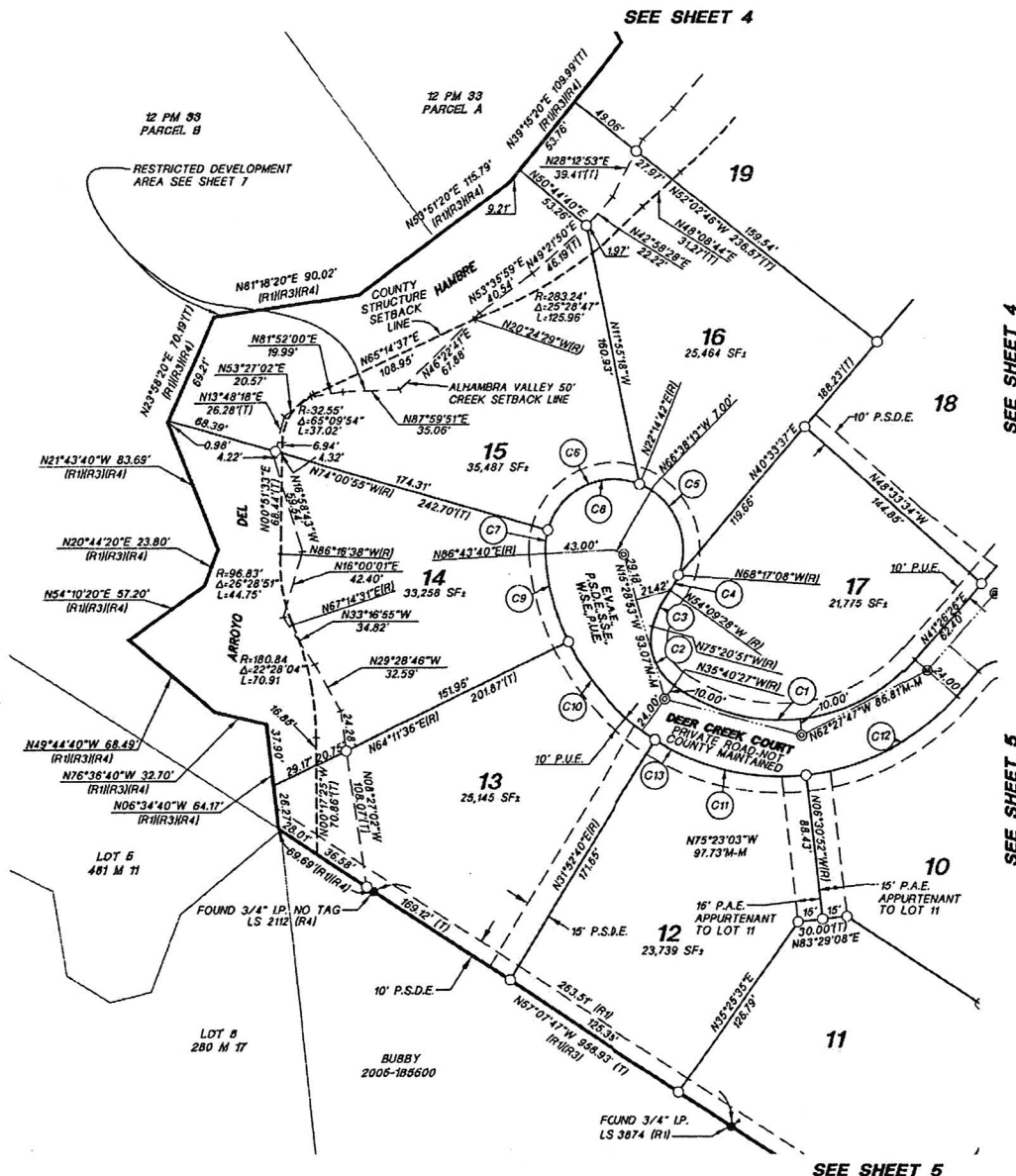
SHEET 5 OF 7

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C11	38°23'32"	145.00'	97.16'
C12	42°02'42"	145.00'	106.40'
C13	135°17'14"	145.00'	342.38(TT)

GRID NORTH (CDS 27 ZONE 3)  
TRUE NORTH  
MAGNETIC NORTH

#### BASIS OF BEARINGS

CENTERLINE OF ALHAMBRA VALLEY ROAD BETWEEN AV-11 AND AV-11C TAKEN AS NORTH 01°28'50" EAST PER CONTRA COSTA COUNTY PRECISE TRAVERSE FORM FOR ROAD NO. 1481. BEARINGS AND DISTANCES ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM NAD 27, ZONE 11. TO GET GROUND DISTANCES MULTIPLY DISTANCES SHOWN BY 1.0000883.



## SUBDIVISION 8634 ALHAMBRA VALLEY OAKS

A PORTION OF THE RANCHO EL PINOLE  
RESUBDIVISION OF A PORTION OF PARCEL C  
OF SUBDIVISION M. S. 246-78 RECORDED  
OCTOBER 1, 1979 IN BOOK 81 OF PARCEL  
MAPS, PAGE 31.

CONTRA COSTA COUNTY

**PA Design Resources, Inc.**  
Planning • Engineering • Surveying

3021 Citrus Circle, Suite 150  
Walnut Creek, California 94598-2635

TEL (925) 210-9300

SCALE: 1" = 60'

DECEMBER, 2014

#### LEGEND

- ▲ FOUND RAILROAD SPIKE
- FOUND IRON PIPE, AS NOTED
- SET 1/2" REBAR & CAP - TAGGED RCE 29851
- ⊙ SET STANDARD STREET MONUMENT
- STAMPED RCE 29851
- LOT LINE
- MONUMENT LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY
- S.F. SQUARE FEET
- IRJ RADIAL
- M-M MONUMENT TO MONUMENT
- (T) TOTAL
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- W.S.E. WATER SERVICE EASEMENT (PUBLIC)
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT (PUBLIC)
- IP. IRON PIPE
- RELINQUISHMENT OF ABUTTER'S RIGHTS;  
PRIVATE ACCESS PROHIBITED
- B.O.B. BASIS OF BEARINGS
- (R1) 107 LSM 35-36
- (R2) 34 LSM 25
- (R3) 81 PM 31
- (R4) 10 LSM 40
- BEARINGS ROTATED  
1°32'20" CLOCKWISE  
TO GET GRID BEARINGS.  
RECORD DISTANCES WERE  
CONVERTED TO GRID  
DISTANCES.

APN: 367-130-033

SHEET 6 OF 7

# SUBDIVISION 8634 ALHAMBRA VALLEY OAKS

A PORTION OF THE RANCHO EL PINOLE  
RESUBDIVISION OF A PORTION OF PARCEL C  
OF SUBDIVISION M. S. 246-78 RECORDED  
OCTOBER 1, 1979 IN BOOK 81 OF PARCEL  
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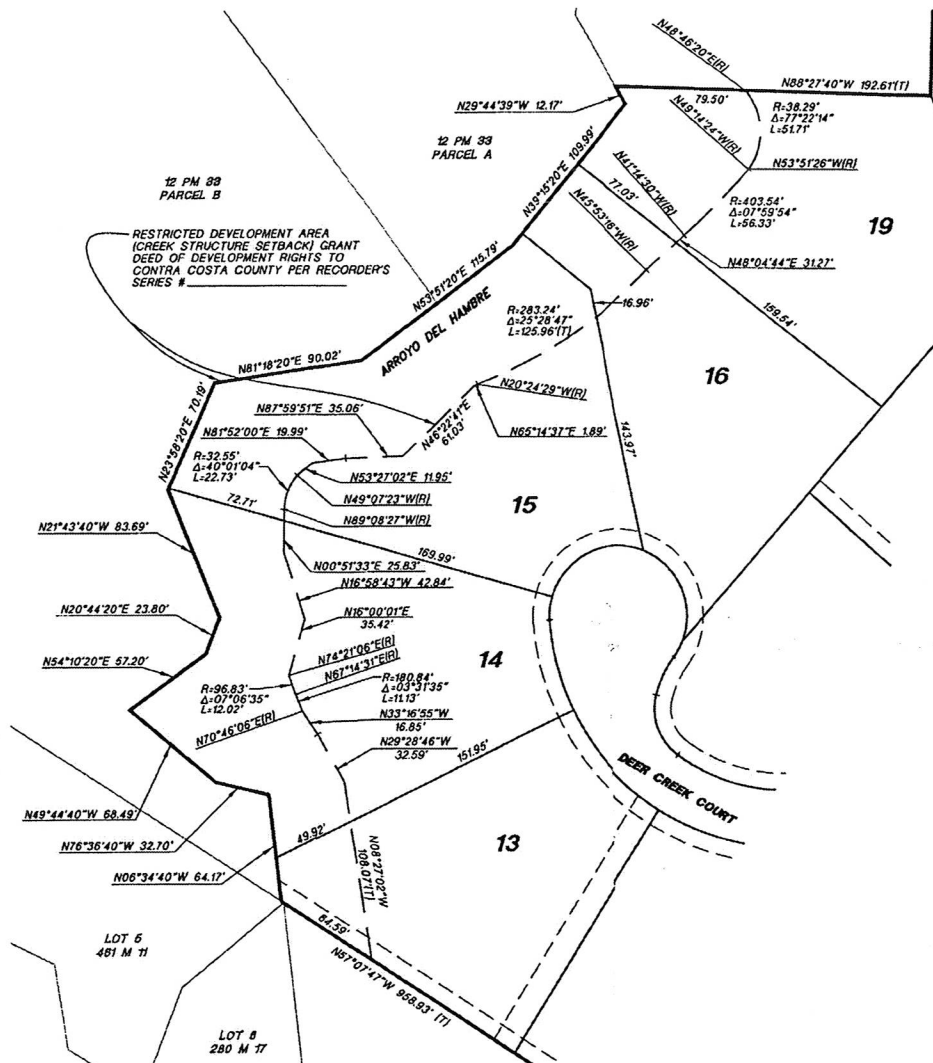
SCALE: 1" = 50'

DECEMBER, 2014

GRID NORTH (CSS 27 ZONE 3)  
61-000000  
TRUE NORTH

## BASIS OF BEARINGS

CENTERLINE OF ALHAMBRA VALLEY ROAD BETWEEN  
AY-11 AND AY-11-C TAKEN AS NORTH 01°28'50" EAST  
PER CONTRA COSTA COUNTY PRECISE TRAVERSE  
FORM FOR ROAD NO. 1481. BEARINGS AND DISTANCES  
ARE BASED UPON THE CALIFORNIA COORDINATE  
SYSTEM NAD 27, ZONE III. TO GET GROUND  
DISTANCES MULTIPLY DISTANCES SHOWN BY 1.0000883.



## LEGEND

▲	FOUND RAILROAD SPIKE
●	FOUND IRON PIPE, AS NOTED
○	SET 1/2" REBAR & CAP - TAGGED RCE 29851
⊗	SET STANDARD STREET MONUMENT STAMPED RCE 29851
—	LOT LINE
---	MONUMENT LINE
- - - -	EASEMENT LINE
---	SUBDIVISION BOUNDARY
S.F.	SQUARE FEET
(R)	RADIAL
M-M	MONUMENT TO MONUMENT
(T)	TOTAL
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
W.S.E.	WATER SERVICE EASEMENT (PUBLIC)
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT (PUBLIC)
I.P.	IRON PIPE
////	RELINQUISHMENT OF ABUTTER'S RIGHTS; PRIVATE ACCESS PROHIBITED
B.O.B.	BASIS OF BEARINGS
(R1)	107 LSM 35-36
(R2)	34 LSM 25
(R3)	81 PM 31
(R4)	10 LSM 40
	BEARINGS ROTATED 1°32'20" CLOCKWISE TO GET GRID BEARINGS. RECORD DISTANCES WERE CONVERTED TO GRID DISTANCES.

APH: 367-130-033

SHEET 7 OF 7  
RESTRICTED DEVELOPMENT AREA