

# PARCEL MAP

## SUBDIVISION MS 14-0006

BEING A PORTION OF LOT 17, AS SHOWN ON THE MAP ENTITLED, "MAP NO. 1, NORRIS ADDITION TO WALNUT HEIGHTS," CONTRA COSTA COUNTY, CALIFORNIA (7 M 174)

### OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINE ON THIS MAP, DOES HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME; AND DO HEREBY DEDICATE IN FEE TO CONTRA COSTA COUNTY FOR PUBLIC USE THOSE PORTIONS OF LAND DESIGNATED AS "AREA DEDICATED TO CONTRA COSTA COUNTY FOR ROADWAY PURPOSES".

THE AREAS DESIGNATED "18 PAE, PUE, PSDE AND PSSE, OR 18 PRIVATE ACCESS EASEMENT, PRIVATE UTILITY EASEMENT, PRIVATE STORM DRAIN EASEMENT AND PRIVATE SANITARY SEWER EASEMENT" ARE NOT DEDICATED FOR THE USE OF THE GENERAL PUBLIC, BUT ARE FOR THE USE OF THE OWNER OF PARCEL, "B" AND DECLARANT OF SUBDIVISION MS 14-0006 FOR THE PURPOSE OF CONSTRUCTION, REPLACING, MAINTAINING, OPERATING AND USING, AS THE GRANTEE MAY SEE FIT, THE TRANSMISSION AND DISTRIBUTION OF WATER AND SEWER, A PIPE OR PIPELINES AND ALL NECESSARY FITTINGS INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THEREOF, IN, UNDER, ALONG AND ACROSS SAID EASEMENTS TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS AND RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENTS AND EVERY PART THEREOF, THE GRANITOR AND THE GRANITOR'S HEIRS, SUCCESSORS, OR ASSIGNS SHALL NOT PLACE OR PERMIT TO BE PLACED ON SAID EASEMENT ANY BUILDING OR STRUCTURE, NOR DO NOR ALLOW TO BE DONE ANYTHING WHICH MAY INTERFERE WITH THE FULL ENJOYMENT BY THE GRANTEE.

THE AREA DESIGNATED AS "RESTRICTED DEVELOPMENT AREA" GRANT DEED OF DEVELOPMENT RIGHTS IS DEEDED TO CONTRA COSTA COUNTY BY SEPARATE DOCUMENT, RECORDED CONCURRENTLY WITH THE FILING OF THIS PARCEL MAP. NO STRUCTURES ARE TO BE CONSTRUCTED WITHIN THIS AREA.

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

MMA HOMES 2013 LLC

BY: Michael Bennett DATE: June 23, 2016  
 NAME: Titte Michael Brannagh  
 My Member

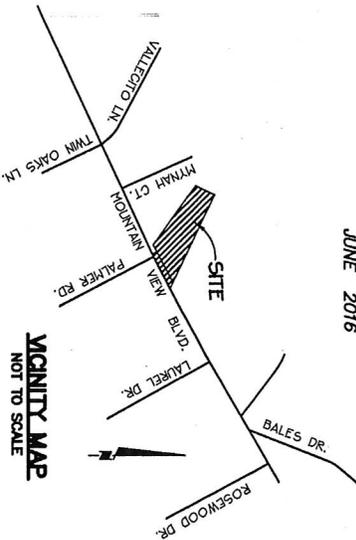
HERITAGE BANK OF COMMERCE

BY: Michael Head DATE: June 23, 2016  
 ANDREA HEAD  
 SENIOR VICE PRESIDENT

ISAACSON & ASSOCIATES, INC.

CIVIL ENGINEERING & LAND SURVEYING  
 2255 YGVAO VALLEY ROAD SUITE 'C'  
 WALNUT CREEK, CALIFORNIA

JUNE 2016



### ACKNOWLEDGMENT

I, 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 THIS June 23, 2016, BEFORE ME, TREVIA CLIFTON, NOTARY PUBLIC

PERSONALLY APPEARED Michael Brannagh and Andrea Head WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: Treva Clifton  
 #2131075



### CLERK OF THE BOARD OF SUPERVISORS STATEMENT

STATE OF CALIFORNIA )  
 COUNTY OF CONTRA COSTA ) S.S.

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 SUBDIVISION MAP, ENTITLED "SUBDIVISION MS 14-0006" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AND THAT SAID BOARD OF SUPERVISORS, DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID SUBDIVISION 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.

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 HEREBY SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DAVID TWA  
 CLERK OF THE BOARD OF SUPERVISORS  
 AND COUNTY ADMINISTRATOR

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

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BEING A PORTION OF LOT 17, AS SHOWN ON THE MAP ENTITLED, "MAP NO. 1, NORRIS ADDITION TO WALNUT HEIGHTS," CONTRA COSTA COUNTY, CALIFORNIA" (7 M 174)

CONTRA COSTA COUNTY, CALIFORNIA

ISAKSON & ASSOCIATES INC  
CIVIL ENGINEERING & LAND SURVEYING  
2255 YGNACIO VALLEY ROAD SUITE 'C'  
WALNUT CREEK, CALIFORNIA

JUNE 2016

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MIKE BRANAGH IN FEBRUARY 2015 AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE JUNE 1, 2017, AND WILL BE SUBJECIENT TO EMABLE THE SURVEY TO BE RETRACED.

DATED: 6/22/16

  
DAVID O. ISAKSON,  
R.C.E. 21764



### 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 COMPLETED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

BY:

JAMES A STEIN  
COUNTY SURVEYOR  
P.L.S. NO.: 6571

DATE

### COUNTY RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF CHICAGO TITLE COMPANY. RECORDER'S SERIES NO. \_\_\_\_\_

JOSEPH E. GARCAMILLA  
COUNTY RECORDER  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

BY:

DEPUTY COUNTY RECORDER \_\_\_\_\_

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ISAACSON & ASSOCIATES, INC.  
CIVIL ENGINEERING & LAND SURVEYING  
2255 YGACHO VALLEY ROAD SUITE 'C'  
WALNUT CREEK, CALIFORNIA  
JUNE 2016 SCALE: 1"=30'



## LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- LOT LINE
- CENTERLINE
- MONUMENT LINE

- FOUND STANDARD CITY MONUMENT PER 70 M 13
- FOUND SIP\* REBAR WITH PLASTIC CAP, L.S. 3272, NO RECORD, OR AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP, R.C.E. 21764 MONUMENT TO MONUMENT

- (M-M) TOTAL
- (1) CALCULATED
- PAE PRIVATE STORM DRAIN EASEMENT
- PSE PRIVATE SANITARY SEWER EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PUE PRIVATE UTILITY EASEMENT
- SF SQUARE FEET
- RESTRICTED DEVELOPMENT AREA\*

## BASIS OF BEARINGS

THE MONUMENT LINE OF MYNAH COURT, TAKEN AS N21°33'04"W, BETWEEN FOUND STANDARD STREET MONUMENTS PER TRACT 2621 (70 M 13), CALIFORNIA COORDINATE SYSTEM ZONE III. (C.C.S. 27)

## REFERENCES:

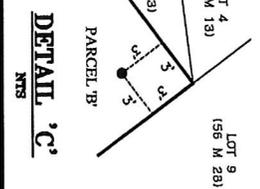
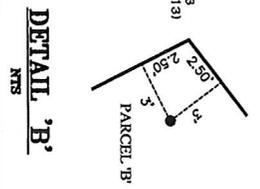
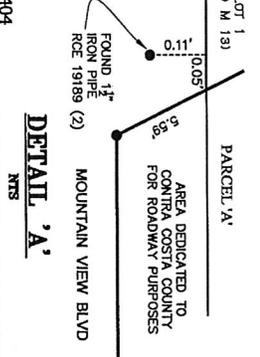
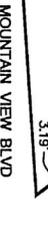
- |     |                                   |           |
|-----|-----------------------------------|-----------|
| NO. | REF.                              | BOOK/PAGE |
| (1) | TRACT 2621                        | 70 M 13   |
| (2) | CORNER RECORD                     | 11 CR 21  |
| (3) | NORRIS ADDITION TO WALNUT HEIGHTS | 7 M 174   |

AREA DEDICATED TO CONTRA COSTA COUNTY FOR ROADWAY PURPOSES

PARCEL 'A'  
MAGNUSSEN  
2012-001150

MOUNTAIN VIEW BLVD

## DETAIL 'D'



## MOUNTAIN VIEW BLVD

## PALMER RD

## MYNAH COURT

