

# 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)

CONTRA COSTA COUNTY, CALIFORNIA

ISAACSON & ASSOCIATES, INC.  
CIVIL ENGINEERING & LAND SURVEYING  
2255 YVACHO VALLEY ROAD, SUITE 70  
WALNUT CREEK, CALIFORNIA

JUNE 2016

## 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 RECORDED 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' PUE, PUE AND PSE, 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 FIXTURES 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 GRANTEE AND THE GRANTEE'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.

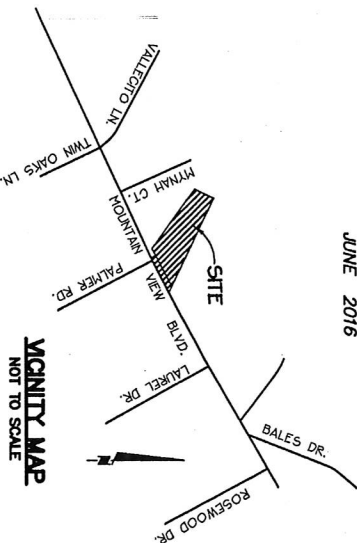
THE AREA DESIGNATED AS "RESTRICTED DEVELOPMENT AREA" GRANT DEED OF DEVELOPMENT RIGHTS IS DEDED TO CONTRA COSTA COUNTY BY SEPARATE DOCUMENT, RECORDED CONCURRENTLY WITH THE FILING OF THIS PARCEL MAP. NO STRUCTURES ARE TO BE CONSTRUCTED WITHIN THIS AREA.

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

MMA HOMES 2013 LLC

BY: Michael Branch DATE: June 23, 2016  
NAME, TITLE Michael Branch  
My Member

HERITAGE BANK OF COMMERCE  
BY: Andrea Head DATE: June 23, 2016  
ANDREA HEAD  
SENIOR VICE PRESIDENT



## 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, TREVA CLIFTON, NOTARY PUBLIC

PERSONALLY APPEARED Michael Branch 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 23 DAY OF JUNE, 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 HEREUNTO SET MY HAND THIS 23 DAY OF JUNE, 2016.

DAVID TWA  
CLERK OF THE BOARD OF SUPERVISORS  
AND COUNTY ADMINISTRATOR

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

# PARCEL MAP

SUBDIVISION MS 14-0006

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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 SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 6/22/16

*David O. Isakson*  
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 COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

BY:

JAMES A. STEN  
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. CANGIAMILLA  
COUNTY RECORDER  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

BY:

DEPUTY COUNTY RECORDER

**SUBDIVISION MS 14-0006**

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CONTRA COSTA COUNTY, CALIFORNIA  
ISAISON & ASSOCIATES INC  
CIVIL ENGINEERING & LAND SURVEYING  
2255 YGNACIO VALLEY ROAD SUITE 'C'  
WALNUT CREEK, CALIFORNIA

JUNE 2016 SCALE: 1"=30'



\_\_\_\_\_ 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 5/8" REBAR WITH PLASTIC CAP, L.S. 3272  
NO RECORD, OR AS NOTED

○ SET 1/2" REBAR WITH PLASTIC CAP, R.C.E. 21764  
(M-M) MONUMENT TO MONUMENT

(T)	TOTAL
CALC	CALCULATED

<b>PSDE</b>	<b>PRIVATE STORM DRAIN EASEMENT</b>
<b>PSSE</b>	<b>PRIVATE SANITARY SEWER EASEMENT</b>

PAE	PRIVATE ACCESS EASEMENT
PUE	PRIVATE UTILITY EASEMENT
CE	CONDAE EBT

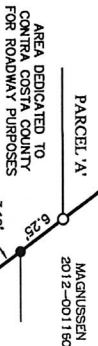
ST  
SQUAD 111  
"RESTRICTED DEVELOPMENT AREA"

## BASIS OF BEARINGS

THE MONUMENT LINE OF MYNAH COURT, TAKEN AS N21°33'04"W,  
BETWEEN FOUND STANDARD STREET MONUMENTS PER TRACT 262  
770 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



CONTRA COSTA COUNTY  
FOR ROADWAY PURPOSES

MOUNTAIN VIEW BLVD

**DETAIL 'D'**

JOB NO. 201404

**APN 180-131-001**

**SHEET 3 OF 3**

