

G:\GALEPH4\CAFINAL\MAPS\SUB9326\JMS0126.DWG 12/6/2016 1:26:35 PM CONNIE KARYI

OWNER’S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE SUBDIVISION BOUNDARY ON THIS MAP, ENTITLED "SUBDIVISION 9326, GALE RANCH, CONTRA COSTA COUNTY, CALIFORNIA", DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "PUE" ARE FOR PUBLIC UTILITY PURPOSES INCLUDING POLES, WIRES, CONDUITS, STORM DRAINS, FLOOD AND SURFACE WATER DRAINAGE, WATER LINES, GAS LINES, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES, INCLUDING THE RIGHTS OF INGRESS, EGRESS, CONSTRUCTION, RECONSTRUCTION, ACCESS FOR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS DESIGNATED AS "SIGHT DISTANCE EASEMENT" OR "SE" ARE FOR DEDICATION TO THE COUNTY OF CONTRA COSTA OR ITS DESIGNEE OR SUCCESSOR AS A NON-EXCLUSIVE SURFACE EASEMENT FOR SIGHT DISTANCE PURPOSES INCLUDING THE CLEARING OF OBSTRUCTIONS AND VEGETATION FOR THE PURPOSE OF MAINTAINING THE AREA SUCH THAT NO STRUCTURES OR VEGETATION ARE HIGHER THAN 2 FEET ABOVE THE TOP OF CURB.

THE REAL PROPERTY DESIGNATED AS "DRIVEWAY RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT" OR "DRA" ARE FOR THE PURPOSES OF INGRESS AND EGRESS TO ADJOINING LOTS (BOTH VEHICULAR AND PEDESTRIAN), MAINTENANCE OF PRIVATE STORM DRAINAGE, PRIVATE SANITARY SEWER, AND WATER SERVICES. MAINTENANCE OF SAID AREAS WILL BE AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WHICH WILL ENCUMBER THIS SUBDIVISION. SAID AREAS ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC.

THE REAL PROPERTY DESIGNATED AS PARCEL "A" AND PARCEL "B", ARE HEREBY RETAINED BY THE OWNER FOR DEDICATION TO THE GEOLOGIC HAZARD ABATEMENT DISTRICT "GHAD" 90-01.

THE REAL PROPERTY DESIGNATED AS PARCEL "C" IS HEREBY RETAINED BY THE OWNER FOR PARK PURPOSES.

THE REAL PROPERTY DESIGNATED AS PARCEL "D" IS OWNED BY THE GHAD, IS SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT A PART OF THIS SUBDIVISION. PARCEL D WAS PREVIOUSLY IDENTIFIED AS PARCEL "I" OF SUBDIVISION 8970 (511 MAP 18).

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

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION

DATE: _____ BY: _____ NAME: _____
TITLE: _____

BY: _____ NAME: _____
TITLE: _____

SUBDIVISION 9326
GALE RANCH

BEING A SUBDIVISION OF PARCEL A
AS SHOWN ON SUBDIVISION 9247 (522 M 19),
AND PARCELS H AND I
AS SHOWN ON SUBDIVISION 8970 (511 M 18)
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2016

OWNER’S ACKNOWLEDGEMENT

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)

ON _____, 2016, BEFORE ME, _____,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED _____ AND _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING
STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THE
SIGNATURE(S) ON THE STATEMENT THE PERSON(S) OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

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: _____

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____

RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 2016, AT _____M.
IN BOOK _____ OF MAPS AT PAGES _____, AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY.

DOCUMENT NO. _____

JOSEPH E. CANCIAMILLA
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

SUBDIVISION 9326
GALE RANCH

BEING A SUBDIVISION OF PARCEL A
AS SHOWN ON SUBDIVISION 9247 (522 M 19),
AND PARCELS H AND I
AS SHOWN ON SUBDIVISION 8970 (511 M 18)
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2016

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHAPELL INDUSTRIES, INC., IN JANUARY 2014, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET IN THE POSITIONS INDICATED BEFORE DECEMBER 2018. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



PIERO P. RUGGERI, R.C.E. NO. 25281 DATE

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, 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: _____, 2016.

BUILDING INSPECTION STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY ENGEO INCORPORATED, DATED JUNE 18, 2004, REPORT NO. 2849.1.402.01, HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE IN THE BUILDING INSPECTION DIVISION, CONTRA COSTA COUNTY.

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

BY: _____ DATE: _____, 2016.

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS.

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 MAP ENTITLED "SUBDIVISION 9326, GALE RANCH", CONTRA COSTA COUNTY, CALIFORNIA, 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 MAP AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC ALL OF THE STREETS, ROADS, AVENUES, PARCELS 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 THIS 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 _____, 2016.

DAVID TWA
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR

BY: _____
DEPUTY CLERK

COUNTY SURVEYOR'S STATEMENT

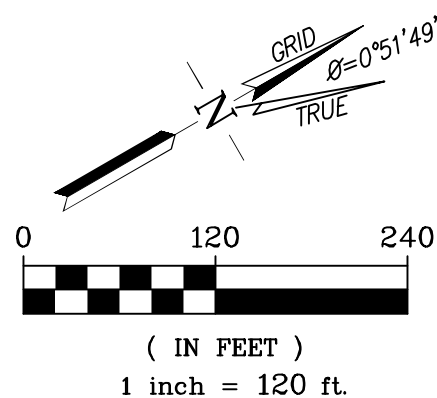
THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

JAMES A. STEIN, P.L.S. 6571
COUNTY SURVEYOR DATE

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LEGEND

- SUBDIVISION MAP BOUNDARY
— PARCEL LINE
- - - EXISTING EASEMENT AS NOTED
- - - NEW EASEMENT AS NOTED
— MONUMENT LINE
- - - MONUMENT TIE LINE
- - - EXISTING LOT LINE
- FOUND STANDARD COUNTY MONUMENT
PER REFERENCE AS SHOWN, RCE 25281
- ACE ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT
DRA DRIVEWAY RECIPROCAL ACCESS, DRAINAGE
AND UTILITY EASEMENT
SE SIGHT DISTANCE EASEMENT
FLE FLOWAGE EASEMENT
CCC COUNTY OF CONTRA COSTA
CSS CREEK STRUCTURE SETBACK
SDE STORM DRAIN EASEMENT
TE TRAIL EASEMENT
(M-M) MONUMENT TO MONUMENT
EX. EXISTING
(R) RADIAL BEARING
(T) TOTAL
(1) RECORD REFERENCES



BOUNDARY MAP & SHEET INDEX

— SHEET COVERAGE
(5) SHEET NUMBER

MS 06-0028
202 PM 30

PARCEL F
SUBDIVISION 8306

PARCEL C

PARCEL D

WINDEMERE
SUBDIVISION 7976
436 M 29

Line Table		
Line	Bearing	Distance
L1	N37°13'11"E	133.06'
L2	N00°06'17"W	128.42'
L3	N89°53'43"E	29.00'
L4	N07°35'44"E	8.27'
L5	N27°14'00"W	30.46'
L6	N14°29'47"E	264.50'
L7	N62°46'00"E	109.56'
L8	N04°03'02"E	83.72'
L9	N07°36'32"W	121.45'
L10	N03°47'41"W	11.65'
L11	N15°27'21"E	44.63'
L12	N35°31'18"E	109.11'
L13	N82°24'16"W	93.32'

Curve Table			
Curve	Radius	Delta	Length
C1	273.00'	26°12'08"	124.85'
C2	20.00'	46°24'57"	16.20'
C3	20.00'	52°38'45"	18.38'
C4	287.00'	02°23'48"	12.01'
C5	41.00'	44°50'20"	32.09'
C6	69.00'	62°32'57"	75.33'
C7	613.00'	14°36'04"	156.22'
C8	687.00'	41°43'47"	500.36'
C9	41.00'	90°00'00"	64.40'
C10	687.00'	58°42'58"	704.03'
C11	613.00'	16°35'40"	177.54'

Radial Bearing Table	
No.	Bearing
R1	N71°23'36"E
R2	N62°11'27"W
R3	N65°09'48"E
R4	N72°23'40"W
R5	N45°03'23"E

NOTES:

- ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
- PACIFIC GAS AND ELECTRIC COMPANY EASEMENT 2000-32570 IS NOT DEFINED OF RECORD AND THEREFORE IS NOT SHOWN HEREON.
- PARCEL D WAS PREVIOUSLY IDENTIFIED AS PARCEL I OF SUBDIVISION 8970 (511 MAP 18).

BASIS OF BEARINGS

THE LINE BETWEEN TWO FOUND MONUMENTS ON IVYLEAF SPRINGS ROAD AS SHOWN ON SUBDIVISION 8306 FILED AUGUST 1, 2006 IN BOOK 492 OF MAPS AT PAGE 47, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, TAKEN AS N62°46'00"E, CALIFORNIA COORDINATE SYSTEM ZONE III, (CCS27) IS THE BASIS OF BEARINGS FOR THIS MAP. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY 0.9999294 TO OBTAIN GRID DISTANCES.

REFERENCES:

- SUBDIVISION 8306 (492 M 47)
- LOT LINE ADJUSTMENT 09-008 (2009-0170711)
- SUBDIVISION 9303 (520 M 26)
- SUBDIVISION 9247 (522 M 19)
- GRANT DEED 2015-0250738
- SUBDIVISION 8970 (511 M 18)

SUBDIVISION 9326 GALE RANCH

BEING A SUBDIVISION OF PARCEL A
AS SHOWN ON SUBDIVISION 9247 (522 M 19),
AND PARCELS H AND I
AS SHOWN ON SUBDIVISION 8970 (511 M 18)
CONTRA COSTA COUNTY RECORDS

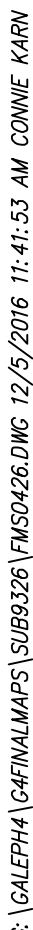
CONTRA COSTA COUNTY
CALIFORNIA

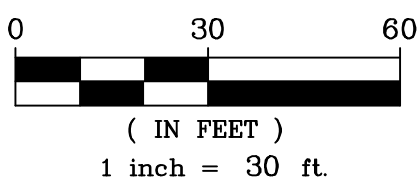
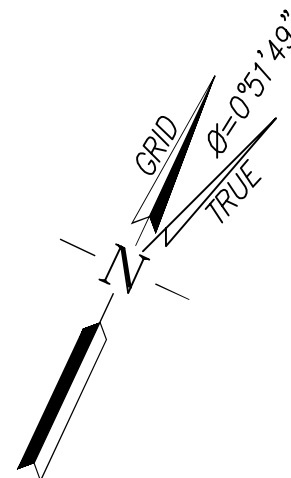
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2016

SCALE: 1"= 120'

JOB NO. 145007

SHEET 3 OF 9 SHEETS





Line Table		
Line	Bearing	Distance
L1	N87°35'58\"W	50.92'
L2	N87°35'58\"W	52.77'
L3	N87°35'58\"W	55.72'
L4	N87°35'58\"W	47.97'

Curve Table			
Curve	Radius	Delta	Length
C1	41.00'	44°50'20\"	32.09'
C2	69.00'	62°32'57\"	75.33'
C3	69.00'	30°17'08\"	36.47'
C4	69.00'	32°15'49\"	38.85'
C5	613.00'	02°30'19\"	26.80'
C6	613.00'	07°21'12\"	78.67'
C7	613.00'	04°44'33\"	50.74'

- REFERENCES:**
- (1) SUBDIVISION 8306 (492 M 47)
 - (2) LOT LINE ADJUSTMENT 09-008 (2009-0170711)
 - (3) SUBDIVISION 9303 (520 M 26)
 - (4) SUBDIVISION 9247 (522 M 19)
 - (5) GRANT DEED 2015-0250738
 - (6) SUBDIVISION 8970 (511 M 18)

PARCEL B
MS 09-0010
206 PM 16

NOTES:

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- PARCEL D WAS PREVIOUSLY IDENTIFIED AS PARCEL I OF SUBDIVISION 8970 (511 MAP 18).

BASIS OF BEARINGS

THE LINE BETWEEN TWO FOUND MONUMENTS ON IVYLEAF SPRINGS ROAD AS SHOWN ON SUBDIVISION 8306 FILED AUGUST 1, 2006 IN BOOK 492 OF MAPS AT PAGE 47, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, TAKEN AS N62°46'00\"E, CALIFORNIA COORDINATE SYSTEM ZONE III, (CCS27) IS THE BASIS OF BEARINGS FOR THIS MAP. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY 0.9999294 TO OBTAIN GRID DISTANCES.

LEGEND

- SUBDIVISION MAP BOUNDARY
- PARCEL LINE
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT AS NOTED
- MONUMENT LINE
- MONUMENT TIE LINE
- EXISTING LOT LINE
- FOUND STANDARD COUNTY MONUMENT PER REFERENCE AS SHOWN, RCE 25281
- ACE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- DRA DRIVEWAY RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT
- SE SIGHT DISTANCE EASEMENT
- FLE FLOWAGE EASEMENT
- CCC COUNTY OF CONTRA COSTA
- CSS CREEK STRUCTURE SETBACK
- SDE STORM DRAIN EASEMENT
- TE TRAIL EASEMENT
- (M-M) MONUMENT TO MONUMENT
- EX. EXISTING
- (R) RADIAL BEARING
- (T) TOTAL
- (I) RECORD REFERENCES

**SUBDIVISION 9326
GALE RANCH**

BEING A SUBDIVISION OF PARCEL A
AS SHOWN ON SUBDIVISION 9247 (522 M 19),
AND PARCELS H AND I
AS SHOWN ON SUBDIVISION 8970 (511 M 18)
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2016
SCALE: 1"= 30'

REFERENCES:

- (1) SUBDIVISION 8306 (492 M 47)
(2) LOT LINE ADJUSTMENT 09-008
(2009-0170711)
(3) SUBDIVISION 9303 (520 M 26)
(4) SUBDIVISION 9247 (522 M 19)
(5) GRANT DEED 2015-0250738
(6) SUBDIVISION 8970 (511 M 18)

PARCEL B
MS 09-0010
206 PM 16

BASIS OF BEARINGS
N62°46'00"E 262.35'(M-M)

IVYLEAF SPRINGS ROAD

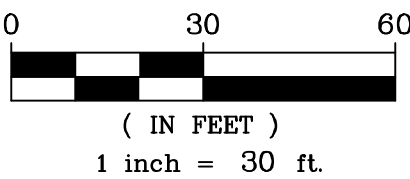
PARCEL A

SUBDIVISION 9302
524 M 45

ROWAN DRIVE

ALPINE BLUE DRIVE
SUBDIVISION 9247(4)

SOUTH
MONARCH
ROAD



Line Table		
Line	Bearing	Distance
L1	N62°59'27"E	20.94'
L2	N68°04'58"E	28.03'
L3	N68°04'58"E	52.35'
L4	N68°04'58"E	68.61'
L5	N68°04'58"E	50.35'
L6	N68°04'58"E	30.03'
L7	N85°40'19"E	31.85'
L8	N74°17'40"E	44.42'
L9	N74°17'40"E	22.92'
L10	N85°40'19"E	47.64'
L11	N85°40'19"E	46.47'

Curve Table			
Curve	Radius	Delta	Length
C1	41.00'	44°50'20"	32.09'
C2	69.00'	62°32'57"	75.33'
C3	69.00'	32°15'49"	38.85'
C4	69.00'	30°17'08"	36.47'
C5	287.00'	02°23'48"	12.01'
C6	287.00'	00°13'27"	1.12'
C7	287.00'	02°10'21"	10.88'
C8	20.00'	52°38'45"	18.38'
C9	20.00'	46°24'57"	16.20'
C10	273.00'	01°34'57"	7.54'
C11	273.00'	12°41'46"	60.49'
C12	273.00'	11°55'25"	56.81'
C13	110.00'	05°05'31"	9.78'

NOTES:

- ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.
- PACIFIC GAS AND ELECTRIC COMPANY EASEMENT 2000-32570 IS NOT DEFINED OF RECORD AND THEREFORE IS NOT SHOWN HEREON.
- PARCEL D WAS PREVIOUSLY IDENTIFIED AS PARCEL I OF SUBDIVISION 8970 (511 MAP 18).

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LEGEND

- SUBDIVISION MAP BOUNDARY
- PARCEL LINE
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT AS NOTED
- MONUMENT LINE
- MONUMENT TIE LINE
- EXISTING LOT LINE
- FOUND STANDARD COUNTY MONUMENT
PER REFERENCE AS SHOWN, RCE 25281
- ACE ACCESS EASEMENT
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- DRA DRIVEWAY RECIPROCAL ACCESS, DRAINAGE
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- SE SIGHT DISTANCE EASEMENT
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- TE TRAIL EASEMENT
- (M-M) MONUMENT TO MONUMENT
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- (R) RADIAL BEARING
- (T) TOTAL
- (I) RECORD REFERENCES

SUBDIVISION 9326
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SCALE: 1"= 30'

JOB NO. 145007

SHEET 6 OF 9 SHEETS

G:\GALPHIA\GALPHIA\SUB9326\SUB9326.DWG 12/16/2016 1:20:33 PM CONNIE KARRI

LEGEND

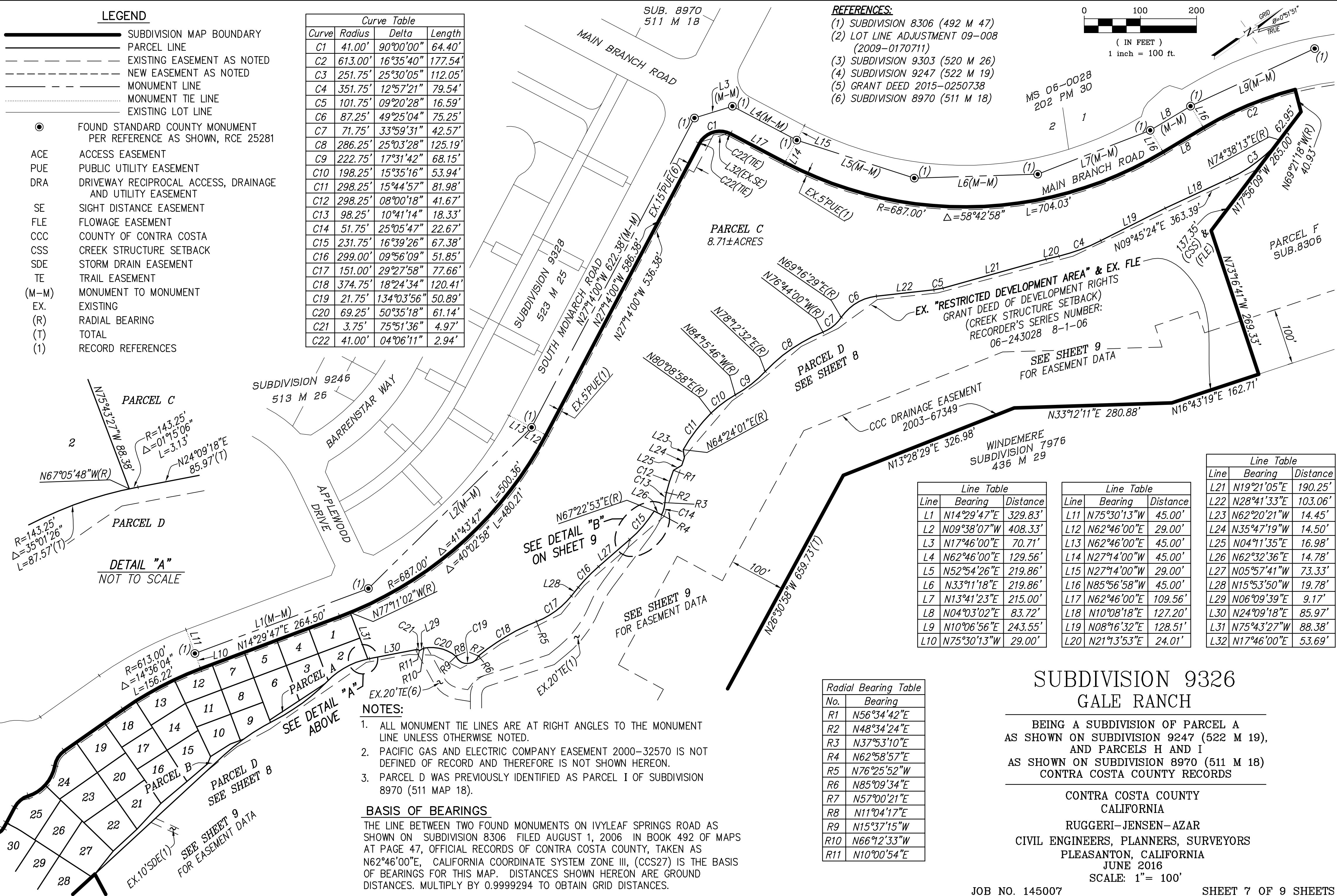
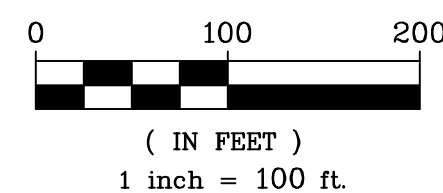
	SUBDIVISION MAP BOUNDARY
	PARCEL LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE

	FOUND STANDARD COUNTY MONUMENT PER REFERENCE AS SHOWN, RCE 25281
ACE	ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
DRA	DRIVEWAY RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT
SE	SIGHT DISTANCE EASEMENT
FLE	FLOWAGE EASEMENT
CCC	COUNTY OF CONTRA COSTA
CSS	CREEK STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
TE	TRAIL EASEMENT
(M-M)	MONUMENT TO MONUMENT
EX.	EXISTING
(R)	RADIAL BEARING
(T)	TOTAL
(1)	RECORD REFERENCES

Curve Table			
Curve	Radius	Delta	Length
C1	41.00'	90°00'00"	64.40'
C2	613.00'	16°35'40"	177.54'
C3	251.75'	25°30'05"	112.05'
C4	351.75'	12°57'21"	79.54'
C5	101.75'	09°20'28"	16.59'
C6	87.25'	49°25'04"	75.25'
C7	71.75'	33°59'31"	42.57'
C8	286.25'	25°03'28"	125.19'
C9	222.75'	17°31'42"	68.15'
C10	198.25'	15°35'16"	53.94'
C11	298.25'	15°44'57"	81.98'
C12	298.25'	08°00'18"	41.67'
C13	98.25'	10°41'14"	18.33'
C14	51.75'	25°05'47"	22.67'
C15	231.75'	16°39'26"	67.38'
C16	299.00'	09°56'09"	51.85'
C17	151.00'	29°27'58"	77.66'
C18	374.75'	18°24'34"	120.41'
C19	21.75'	134°03'56"	50.89'
C20	69.25'	50°35'18"	61.14'
C21	3.75'	75°51'36"	4.97'
C22	41.00'	04°06'11"	2.94'

REFERENCES:

- (1) SUBDIVISION 8306 (492 M 47)
- (2) LOT LINE ADJUSTMENT 09-008
(2009-0170711)
- (3) SUBDIVISION 9303 (520 M 26)
- (4) SUBDIVISION 9247 (522 M 19)
- (5) GRANT DEED 2015-0250738
- (6) SUBDIVISION 8970 (511 M 18)



Line Table		
Line	Bearing	Distance
L1	N14°29'47"E	329.83'
L2	N09°38'07"W	408.33'
L3	N17°46'00"E	70.71'
L4	N62°46'00"E	129.56'
L5	N52°54'26"E	219.86'
L6	N33°11'18"E	219.86'
L7	N13°41'23"E	215.00'
L8	N04°03'02"E	83.72'
L9	N10°06'56"E	243.55'
L10	N75°30'13"W	29.00'

Line Table		
Line	Bearing	Distance
L11	N75°30'13"W	45.00'
L12	N62°46'00"E	29.00'
L13	N62°46'00"E	45.00'
L14	N27°14'00"W	45.00'
L15	N27°14'00"W	29.00'
L16	N85°56'58"W	45.00'
L17	N62°46'00"E	109.56'
L18	N10°08'18"E	127.20'
L19	N08°16'32"E	128.51'
L20	N21°13'53"E	24.01'

Line Table		
Line	Bearing	Distance
L21	N19°21'05"E	190.25'
L22	N28°41'33"E	103.06'
L23	N62°20'21"W	14.45'
L24	N35°47'19"W	14.50'
L25	N04°11'35"E	16.98'
L26	N62°32'36"E	14.78'
L27	N05°57'41"W	73.33'
L28	N15°53'50"W	19.78'
L29	N06°09'39"E	9.17'
L30	N24°09'18"E	85.97'
L31	N75°43'27"W	88.38'
L32	N17°46'00"E	53.69'

Radial Bearing Table	
No.	Bearing
R1	N56°34'42"E
R2	N48°34'24"E
R3	N37°53'10"E
R4	N62°58'57"E
R5	N76°25'52"W
R6	N85°09'34"E
R7	N57°00'21"E
R8	N11°04'17"E
R9	N15°37'15"W
R10	N66°12'33"W
R11	N10°00'54"E

NOTES:

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- PACIFIC GAS AND ELECTRIC COMPANY EASEMENT 2000-32570 IS NOT DEFINED OF RECORD AND THEREFORE IS NOT SHOWN HEREON.
- PARCEL D WAS PREVIOUSLY IDENTIFIED AS PARCEL I OF SUBDIVISION 8970 (511 MAP 18).

BASIS OF BEARINGS

THE LINE BETWEEN TWO FOUND MONUMENTS ON IVYLEAF SPRINGS ROAD AS SHOWN ON SUBDIVISION 8306 FILED AUGUST 1, 2006 IN BOOK 492 OF MAPS AT PAGE 47, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, TAKEN AS N62°46'00"E, CALIFORNIA COORDINATE SYSTEM ZONE III, (CCS27) IS THE BASIS OF BEARINGS FOR THIS MAP. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY 0.9999294 TO OBTAIN GRID DISTANCES.

SUBDIVISION 9326 GALE RANCH

BEING A SUBDIVISION OF PARCEL A
AS SHOWN ON SUBDIVISION 9247 (522 M 19),
AND PARCELS H AND I
AS SHOWN ON SUBDIVISION 8970 (511 M 18)
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2016

SCALE: 1"= 100'

JOB NO. 145007

SHEET 7 OF 9 SHEETS

LEGEND

	SUBDIVISION MAP BOUNDARY
	PARCEL LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
	FOUND STANDARD COUNTY MONUMENT PER REFERENCE AS SHOWN, RCE 25281
ACE	ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
DRA	DRIVEWAY RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT
SE	SIGHT DISTANCE EASEMENT
FLE	FLOWAGE EASEMENT
CCC	COUNTY OF CONTRA COSTA
CSS	CREEK STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
TE	TRAIL EASEMENT
(M-M)	MONUMENT TO MONUMENT
EX.	EXISTING
(R)	RADIAL BEARING
(T)	TOTAL
(1)	RECORD REFERENCES

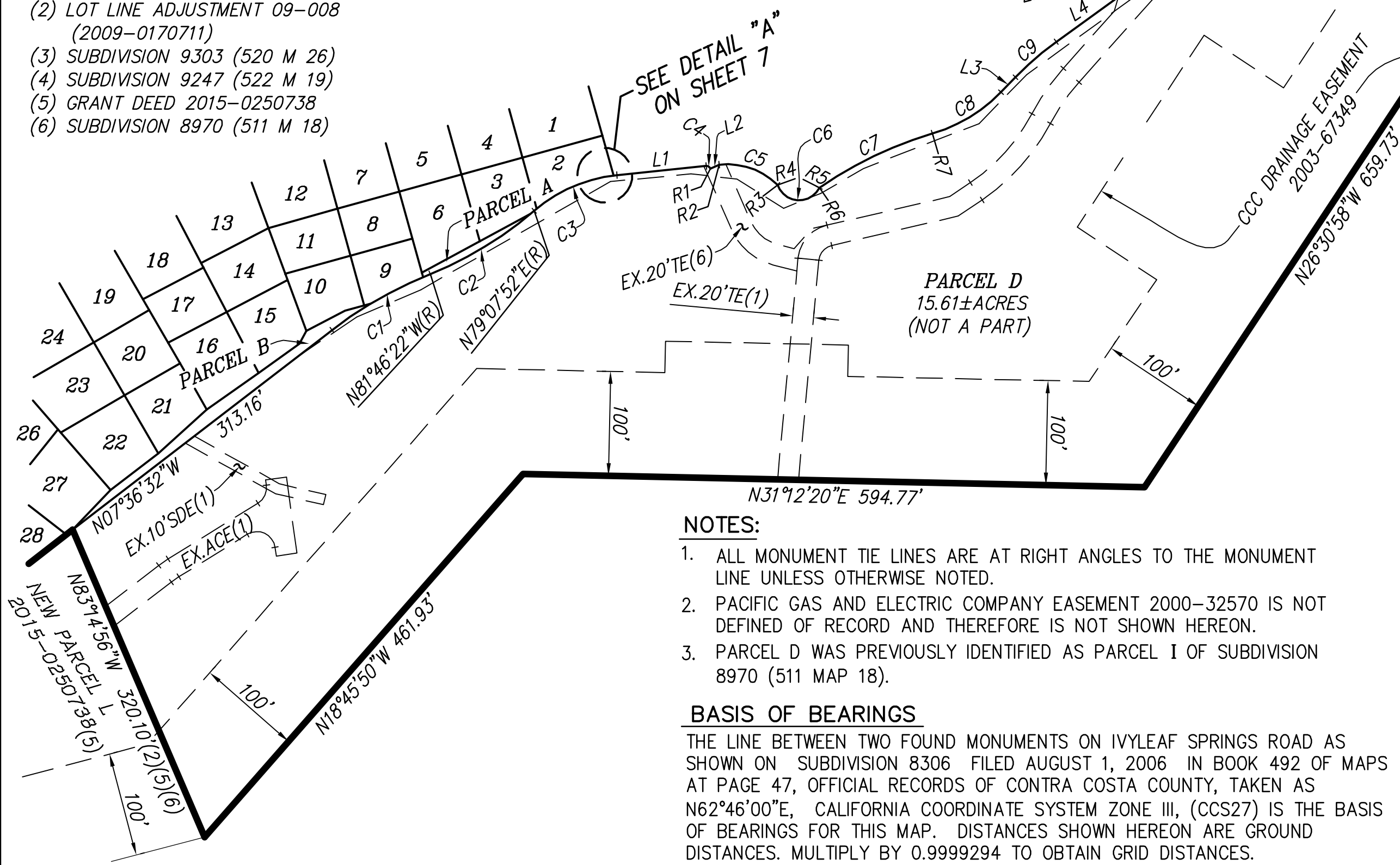
REFERENCES:

- (1) SUBDIVISION 8306 (492 M 47)
- (2) LOT LINE ADJUSTMENT 09-008
(2009-0170711)
- (3) SUBDIVISION 9303 (520 M 26)
- (4) SUBDIVISION 9247 (522 M 19)
- (5) GRANT DEED 2015-0250738
- (6) SUBDIVISION 8970 (511 M 18)

Curve Table			
Curve	Radius	Delta	Length
C1	392.50'	15°50'10"	108.48'
C2	351.00'	19°05'46"	116.98'
C3	143.25'	35°01'26"	87.57'
C4	3.75'	75°51'36"	4.97'
C5	69.25'	50°35'18"	61.14'
C6	21.75'	134°03'56"	50.89'
C7	374.75'	18°24'34"	120.41'
C8	151.00'	29°27'58"	77.66'
C9	299.00'	09°56'09"	51.85'
C10	231.75'	16°39'26"	67.38'
C11	51.75'	25°05'47"	22.67'
C12	98.25'	10°41'14"	18.33'
C13	298.25'	08°00'18"	41.67'
C14	298.25'	15°44'57"	81.98'
C15	198.25'	15°35'16"	53.94'
C16	222.75'	17°31'42"	68.15'
C17	286.25'	25°03'28"	125.19'
C18	71.75'	33°59'31"	42.57'
C19	87.25'	49°25'04"	75.25'
C20	101.75'	09°20'28"	16.59'
C21	351.75'	12°57'21"	79.54'
C22	251.75'	25°30'05"	112.05'

Radial Bearing Table	
No.	Bearing
R1	N10°00'54"E
R2	N66°12'33"W
R3	N15°37'15"W
R4	N11°04'17"E
R5	N57°00'21"E
R6	N85°09'34"E
R7	N76°25'52"W
R8	N62°58'57"E
R9	N37°53'10"E
R10	N48°34'24"E
R11	N56°34'42"E

THIS SHEET IS FOR PARCEL D ONLY
SEE SHEET 9
FOR EASEMENT DATA



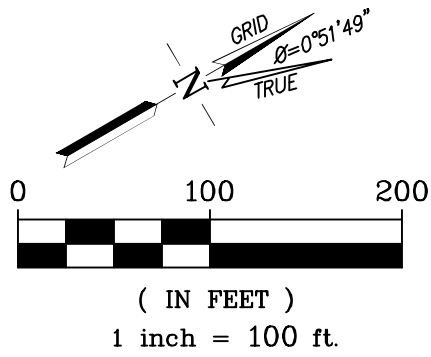
NOTES:

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BASIS OF BEARINGS

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Line Table		
Line	Bearing	Distance
L1	N24°09'18"E	85.97'
L2	N06°09'39"E	9.17'
L3	N15°53'50"W	19.78'
L4	N05°57'41"W	73.33'
L5	N62°32'36"E	14.78'
L6	N04°11'35"E	16.98'
L7	N35°47'19"W	14.50'
L8	N62°20'21"W	14.45'
L9	N28°41'33"E	103.06'
L10	N19°21'05"E	190.25'
L11	N21°13'53"E	24.01'
L12	N08°16'32"E	128.51'
L13	N10°08'18"E	127.20'



SUBDIVISION 9326
GALE RANCH

BEING A SUBDIVISION OF PARCEL A
AS SHOWN ON SUBDIVISION 9247 (522 M 19),
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AS SHOWN ON SUBDIVISION 8970 (511 M 18)
CONTRA COSTA COUNTY RECORDS

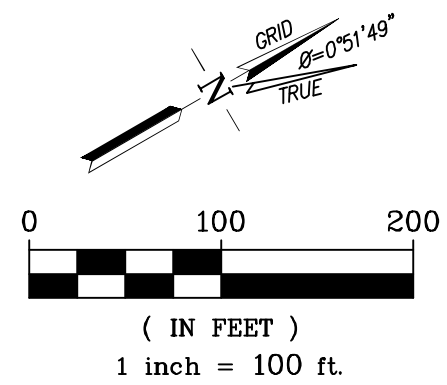
CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2016
SCALE: 1"= 100'

JOB NO. 145007

SHEET 8 OF 9 SHEETS

LEGEND

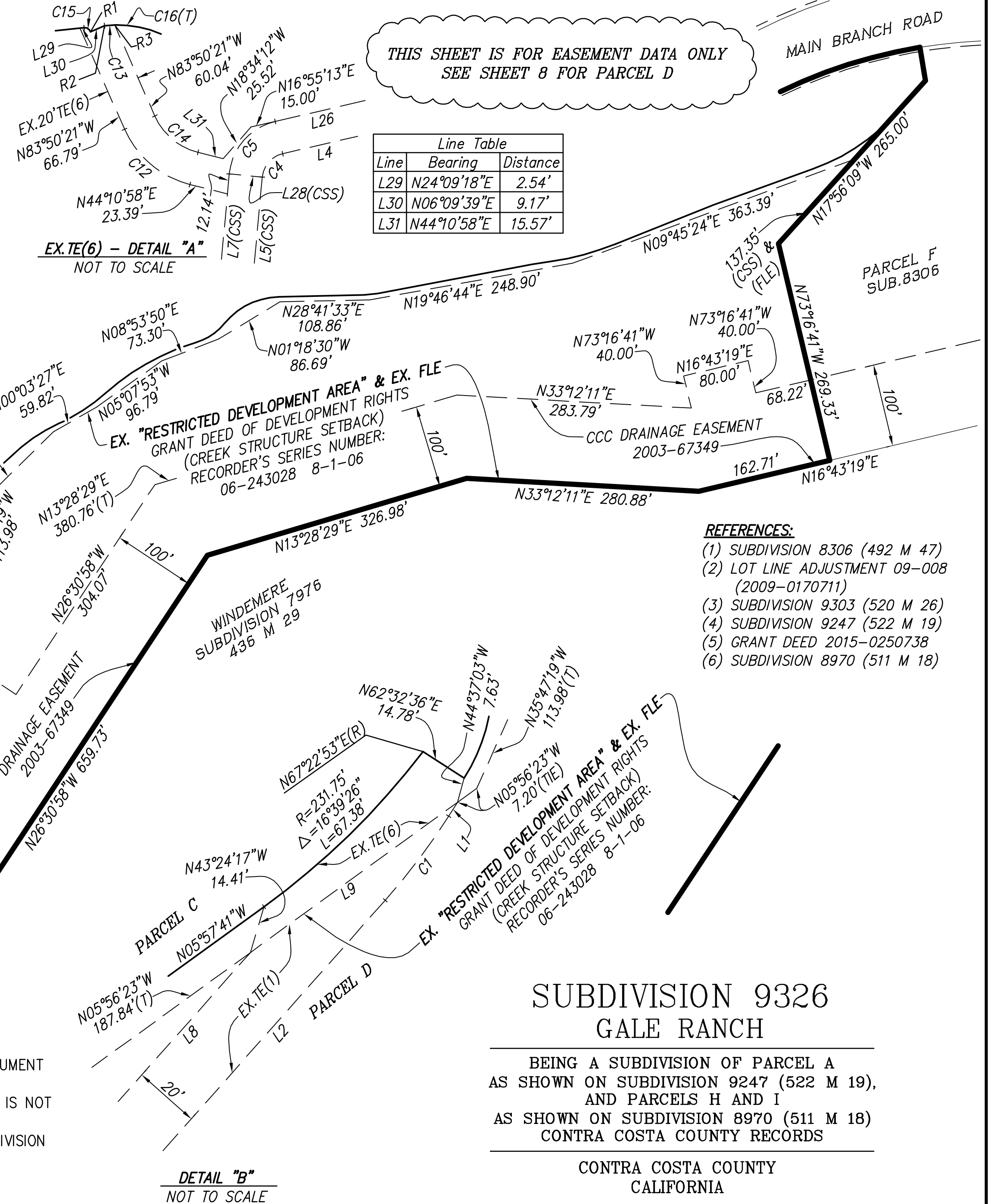
	SUBDIVISION MAP BOUNDARY
	PARCEL LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
	FOUND STANDARD COUNTY MONUMENT PER REFERENCE AS SHOWN, RCE 25281
ACE	ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
DRA	DRIVEWAY RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT
SE	SIGHT DISTANCE EASEMENT
FLE	FLOWAGE EASEMENT
CCC	COUNTY OF CONTRA COSTA
CSS	CREEK STRUCTURE SETBACK
SDE	STORM DRAIN EASEMENT
TE	TRAIL EASEMENT
(M-M)	MONUMENT TO MONUMENT
EX.	EXISTING
(R)	RADIAL BEARING
(T)	TOTAL
(1)	RECORD REFERENCES



Line	Bearing	Distance
L1	N27°27'24"W	4.91'
L2	N18°25'32"W	111.94'
L3	N04°11'46"W	27.58'
L4	N16°55'13"E	124.31'
L5	N54°41'50"W	211.13'
L6	N31°12'20"E	20.05'
L7	N54°41'50"W	212.56'
L8	N18°25'32"W	73.08'
L9	N05°56'23"W	77.33'
L10	N83°14'56"W	20.63'
L11	N07°29'34"W	63.99'
L12	N01°51'36"W	101.35'
L13	N67°56'11"W	5.08'
L14	N22°03'49"E	20.00'
L15	N67°56'11"W	73.58'
L16	N67°56'11"W	8.33'
L17	N01°51'36"W	76.95'
L18	N07°29'34"W	69.07'
L19	N59°13'38"E	93.40'
L20	N43°03'59"E	45.57'
L21	N46°56'01"W	10.00'
L22	N43°03'59"E	46.99'
L23	N59°13'38"E	99.10'
L24	N63°29'02"E	91.09'
L25	N26°30'58"W	220.00'
L26	N16°55'13"E	120.58'
L27	N04°11'46"W	23.85'
L28	N35°18'10"E	20.00'

Curve	Radius	Delta	Length
C1	202.50'	09°01'52"	31.92'
C2	200.00'	13°47'26"	48.14'
C3	202.50'	28°01'12"	99.03'
C4	16.00'	71°37'03"	20.00'
C5	36.00'	71°37'03"	45.00'
C6	182.50'	28°01'12"	89.25'
C7	220.00'	13°47'26"	52.95'
C8	110.00'	05°37'58"	10.81'
C9	17.50'	66°04'35"	20.18'
C10	17.50'	113°55'25"	34.80'
C11	90.00'	05°37'58"	8.85'
C12	59.00'	51°58'41"	53.52'
C13	69.25'	05°08'32"	6.22'
C14	39.00'	51°58'41"	35.38'
C15	3.75'	75°51'36"	4.97'
C16	69.25'	50°35'18"	61.14'

No.	Bearing
R1	N10°00'54"E
R2	N66°12'33"W
R3	N61°04'01"W



Line	Bearing	Distance
L29	N24°09'18"E	2.54'
L30	N06°09'39"E	9.17'
L31	N44°10'58"E	15.57'

- REFERENCES:**
- (1) SUBDIVISION 8306 (492 M 47)
 - (2) LOT LINE ADJUSTMENT 09-008 (2009-0170711)
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SHEET 9 OF 9 SHEETS