

Recorded at the request of:  
Contra Costa County  
Board of Supervisors

Return to:  
Public Works Department  
Engineering Services Division  
Records Section

Area: Lafayette  
Road: Lomas Verdes Place  
Co. Road No.:  
Development No.: SD 87 06844  
APN: 166-420-xxx

**OFFER OF DEDICATION - ROAD PURPOSES**

Seclusion Development Group, LLC, a California limited liability company, 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 **Contra Costa County**, a political subdivision of the State of California and its successors or assigns, for street, highway landscaping and other public purposes, including maintenance thereof, the fee title to real property situated in the County of Contra Costa, State of California, as described in Exhibit "A" (written description) and shown on Exhibit "B" (plat map) 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 bodies of its successors or assigns.

The provisions hereof shall inure to the benefit of **Contra Costa County** and its successors or assigns and will be binding upon the title owner of record and that owner's heirs, successors or assigns.

The undersigned executed this instrument on \_\_\_\_\_.

Signed: \_\_\_\_\_  
Seclusion Development Group, LLC, a  
California limited liability company  
Print Name: Michael Ghielmetti  
Date: 12/5/16

Signed: \_\_\_\_\_  
U.S. Bank National Association  
d/b/a Housing Capital Company  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Alan Chi  
Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Amber Chi  
Date: \_\_\_\_\_

# 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

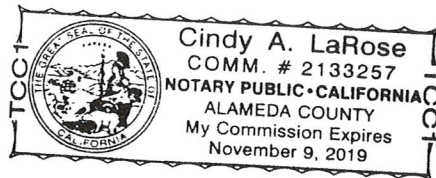
On 12/5/16 before me, Cindy A LaRose  
(insert name and title of the officer)

personally appeared Michael Ghidmetti,  
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 capacity(ies), and that 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 and official seal.

Signature Cindy A LaRose (Seal)



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The provisions hereof shall inure to the benefit of **Contra Costa County** and its successors or assigns and will be binding upon the title owner of record and that owner's heirs, successors or assigns.

The undersigned executed this instrument on Dec. 9, 2016.

Signed: \_\_\_\_\_  
Seclusion Development Group, LLC, a  
California limited liability company

Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed:   
U.S. Bank National Association  
d/b/a Housing Capital Company

Print Name: Sara McLean  
Date: 12.9.16

Signed: \_\_\_\_\_  
Alan Chi

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Amber Chi

Date: \_\_\_\_\_

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STATE OF CALIFORNIA

COUNTY OF ORANGE

On December 9, 2016, before me, **Shellymarie C. Lucas, a Notary Public**, personally appeared **Sara McLean**, 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 capacity(ies), and that 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.

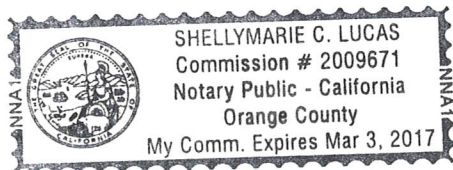
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[SEAL]



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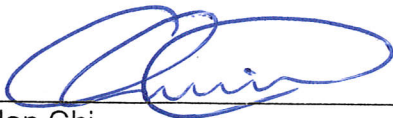
It is understood and agreed that **Contra Costa County** and its successors or assigns shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered parcel of land or any improvements thereon or therein, until such offer has been accepted by appropriate action of the Board of Supervisors, or of the local governing bodies of its successors or assigns.


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The undersigned executed this instrument on 12/9/2016.

Signed: \_\_\_\_\_  
Seclusion Development Group, LLC, a  
California limited liability company  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
U.S. Bank National Association  
d/b/a Housing Capital Company  
Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed:  \_\_\_\_\_  
Alan Chi  
Date: 12/9/2016

Signed:  \_\_\_\_\_  
Amber Chi  
Date: 12/9/2016

## ACKNOWLEDGMENT

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State of California  
County of San Francisco )

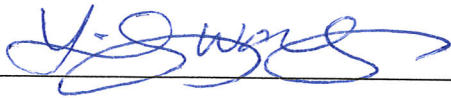
On Dec. 9, 2016 before me, Ying Wen Wang, Notary Public  
(insert name and title of the officer)

personally appeared Alan Chi  
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 capacity(ies), and that 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.

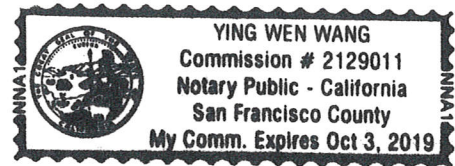
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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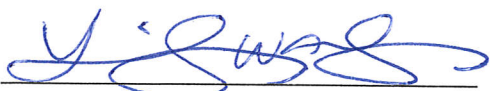
State of California  
County of San Francisco )

On Dec. 9, 2016 before me, Ying Wen Wang, Notary Public  
(insert name and title of the officer)

personally appeared Amber Chi  
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 capacity(ies), and that 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.

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WITNESS my hand and official seal.

Signature  (Seal)

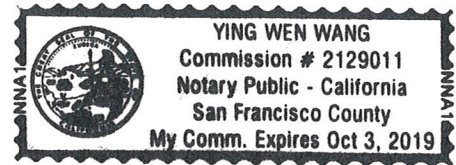


EXHIBIT A

LEGAL DESCRIPTION  
LOMAS VERDES PLACE

ALL THAT REAL PROPERTY, SITUATE IN THE UNINCORPORATED AREA OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 'G' AND A PORTION OF PARCEL 'F' AND A PORTION OF LOTS 7, 15 & 16 AND A PORTION OF LOMAS VERDES PLACE AS SHOWN ON THE MAP OF SUBDIVISION 6844 RECORDED AUGUST 28<sup>TH</sup>, 2002 IN BOOK 446 OF MAPS AT PAGE 33, CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOMAS VERDES PLACE AS SHOWN ON SAID MAP OF SUBDIVISION 6844; THENCE FROM SAID POINT OF BEGINNING ALONG THE EXTERIOR LINE OF SAID LOMAS VERDES PLACE, ALONG THE ARC OF A CURVE WHOSE RADIUS BEARS SOUTH 86° 58' 39" WEST 520.00 FEET;

THENCE NORTHERLY 55.00 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6° 03' 37";

THENCE NORTH 80° 55' 02" EAST 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS BEARS SOUTH 80° 55' 02" WEST 530.00 FEET;

THENCE LEAVING SAID EXTERIOR LINE OF LOMAS VERDES PLACE, SOUTHERLY 11.11 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 12' 04";

THENCE SOUTH 48° 18' 46" EAST 13.00 FEET:

THENCE SOUTH 88° 30' 48" EAST 60.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 137.19 FEET;

THENCE EASTERLY 58.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24° 20' 42" TO SAID EXTERIOR LINE OF LOMAS VERDES PLACE AS SHOWN ON SAID MAP;

THENCE ALONG SAID EXTERIOR LINE NORTH 67° 08' 30" EAST 31.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 226.00 FEET;

THENCE EASTERLY 100.84 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 33' 52";

THENCE SOUTH 87° 17' 38" EAST 113.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 114.00 FEET;



THENCE NORTHEASTERLY 157.06 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78° 56' 23";

THENCE NORTH 13° 45' 59" EAST 397.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 176.00 FEET;

THENCE NORTHWESTERLY 217.22 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70° 42' 57" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 33° 03' 02" EAST 242.00 FEET;

THENCE LEAVING SAID EXTERIOR LINE OF LOMAS VERDES PLACE, NORTHWESTERLY 91.24 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 36' 10";

THENCE NORTH 35° 20' 49" WEST 29.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 53.00 FEET;

THENCE SOUTHEASTERLY 221.14 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 239° 03' 51" TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE EASTERLY WHOSE RADIUS BEARS SOUTH 66° 16' 59" EAST 40.00 FEET;

THENCE SOUTHEASTERLY 55.01 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78° 47' 53" TO THE BEGINNING OF A TANGENT COMPOUND CURVE WHOSE RADIUS BEARS NORTH 34° 55' 07" EAST 190.00 FEET;

THENCE SOUTHEASTERLY 6.20 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 52' 05" TO A TANGENT COMPOUND CURVE WHOSE RADIUS BEARS SOUTH 33° 03' 02" WEST 228.00 FEET TO SAID EXTERIOR LINE OF LOMAS VERDES PLACE;

THENCE SOUTHEASTERLY 281.40 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70° 42' 57";

THENCE SOUTH 13° 45' 59" WEST 397.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 166.00 FEET;

THENCE SOUTHWESTERLY 228.71 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78° 56' 23";

THENCE NORTH 87° 17' 38" WEST 113.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 174.00 FEET;


THENCE WESTERLY 77.64 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 33' 52";

THENCE SOUTH 67° 08' 30" WEST 35.42 FEET TO A POINT ON THE EXTERIOR LINE OF SAID SUBDIVISION 6844 ;

THENCE ALONG SAID SUBDIVISION 6844 EXTERIOR, NORTH 88° 30' 48" WEST 149.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.71 ACRES MORE OR LESS.

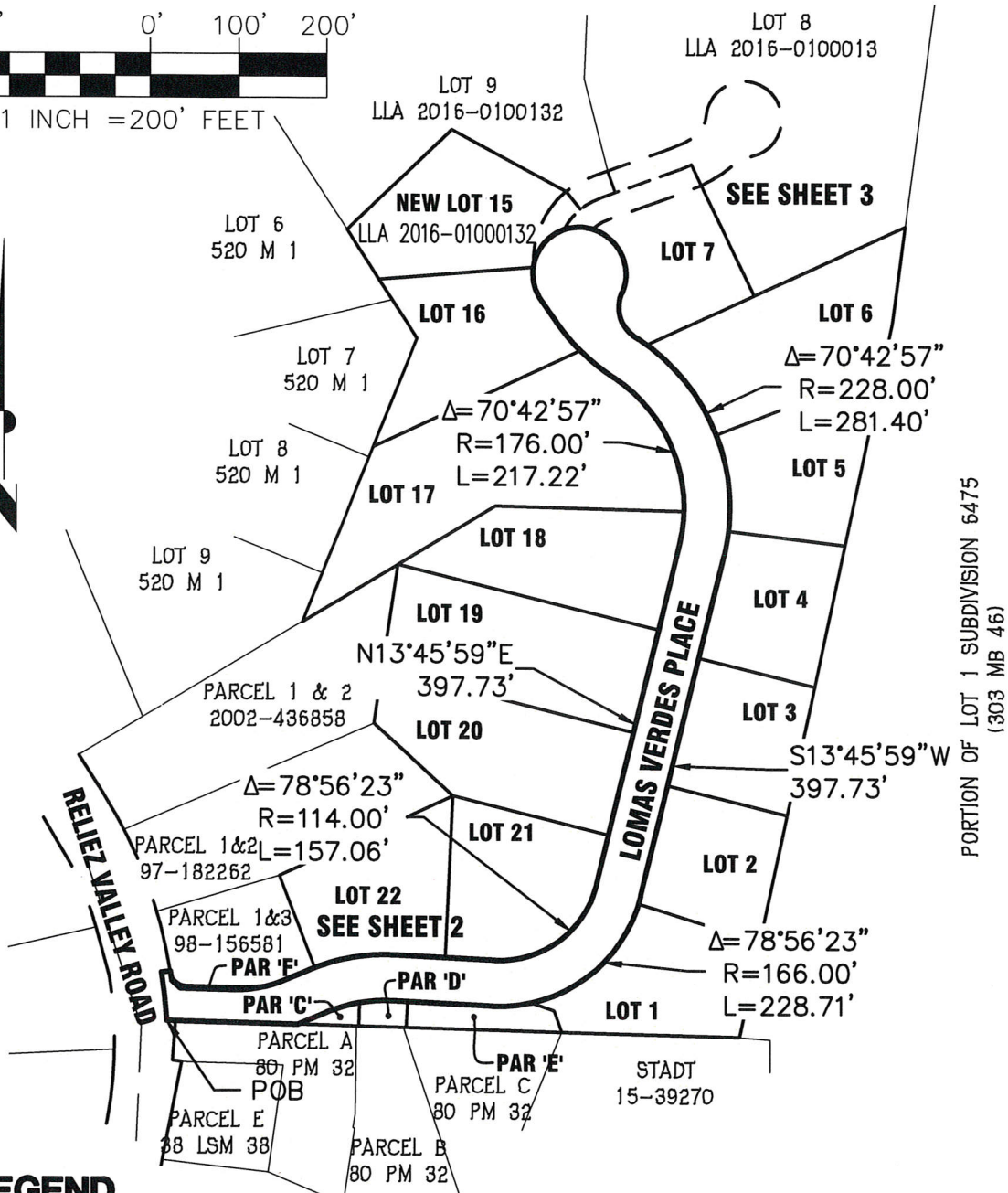
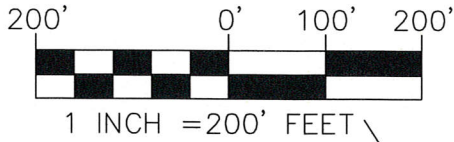
AND AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:  DATE: 1/10/17  
DANIEL DRUMMOND, LS 6333



# EXHIBIT B

LOMAS VERDES PLACE R/W  
UNINCORPORATED AREA, CONTRA COSTA COUNTY, CALIFORNIA



PORTION OF LOT 1 SUBDIVISION 6475  
(303 MB 46)

## LEGEND

- LOMAS VERDES PLACE ROW
- EXISTING ROW
- EXISTING ROW VACATED
- SUBDIVISION 6844 LOT LINE
- ADJACENT PROPERTY
- POINT OF BEGINNING

NOV. 28, 2016

SHEET 1 OF 3

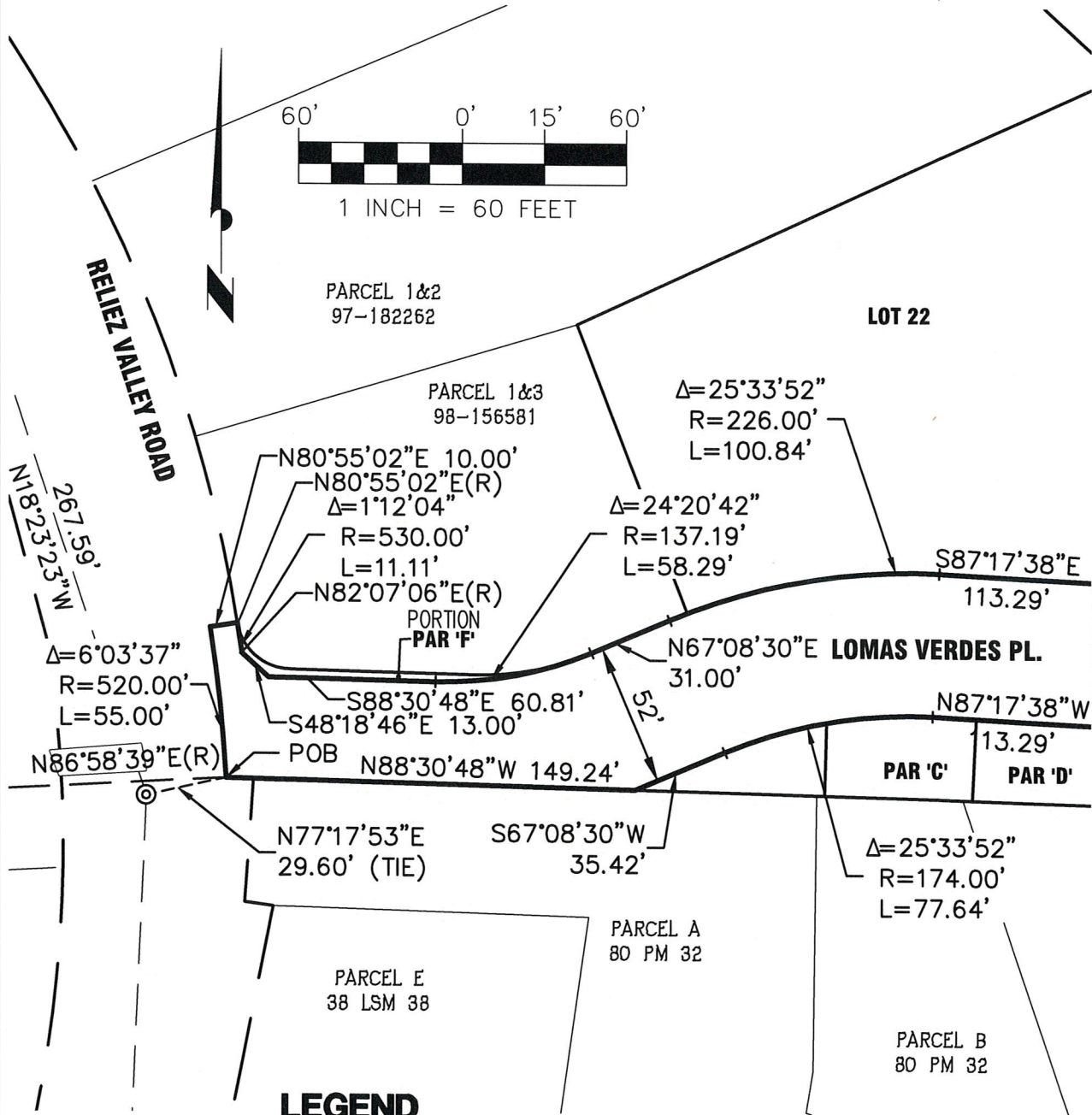
**CONSULTING**  
PLANNING · ENGINEERING · CONSTRUCTION

1931 San Miguel Drive, Suite 100, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

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# EXHIBIT B

LOMAS VERDES PLACE R/W  
UNINCORPORATED AREA, CONTRA COSTA COUNTY, CALIFORNIA



## LEGEND

- LOMAS VERDES PLACE ROW
- EXISTING ROW
- SUBDIVISION 6844 LOT LINE
- ADJACENT PROPERTY
- POINT OF BEGINNING
- POB

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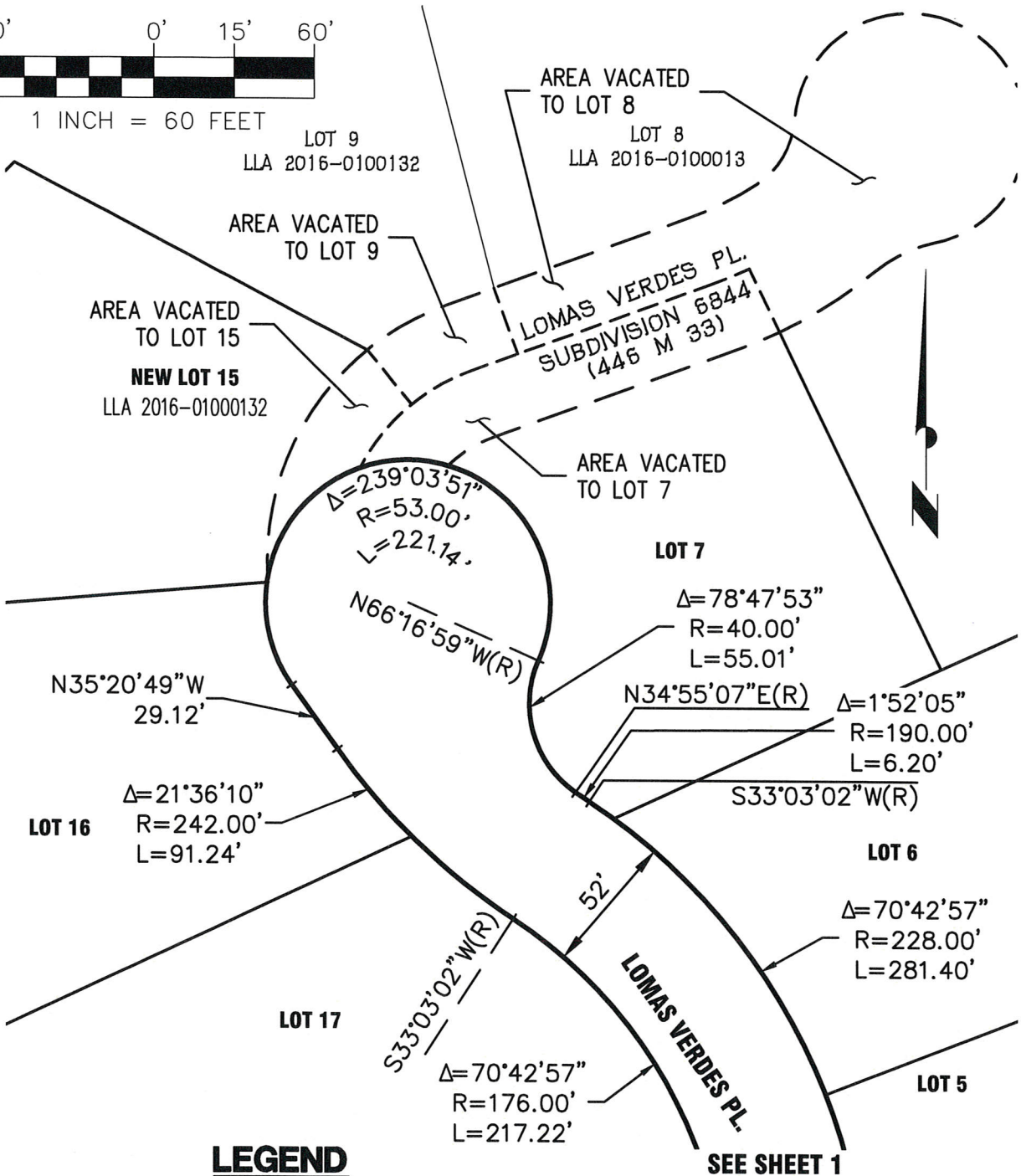
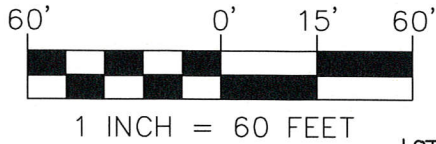
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NOV. 28, 2016

SHEET 2 OF 3

# EXHIBIT B

LOMAS VERDES PLACE R/W  
UNINCORPORATED AREA, CONTRA COSTA COUNTY, CALIFORNIA



## LEGEND

- LOMAS VERDES PLACE ROW
- EXISTING ROW VACATED
- SUBDIVISION 6844 LOT LINE
- ADJACENT PROPERTY

NOV. 28, 2016

SHEET 3 OF 3

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