

Recorded at the request of:

Contra Costa County
Public Works Department

Return to:

Public Works Department
Records Section

Area: San Ramon

Road: N/A

Co. Road No.: N/A

Development: 9301

APN: 222-270-046

OFFER OF DEDICATION - LANDSCAPE EASEMENT

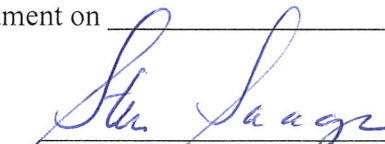
Shapell Industries, Inc., a Delaware Corporation, the undersigned, being the present title owner of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication to the public and to **CONTRA COSTA COUNTY** and its successors or assigns, an easement for landscape purposes, including installation and maintenance of landscape improvements, over the real property situated in the County of Contra Costa, State of California, as described and shown in Exhibit "A" (written description and plat map) attached hereto.

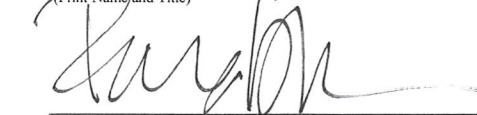
It is understood and agreed that CONTRA COSTA COUNTY and its successors or assigns shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered parcel of land or any improvements thereon or therein until such offer has been accepted by appropriate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

In the event CONTRA COSTA COUNTY, or its successors and assigns, on behalf of the public, should determine that the use of said property or any portion thereof is no longer needed, the rights herein given shall terminate as to those portions not needed and revert to the undersigned owner or its successors or assigns.

The provisions hereof shall inure to the benefit of and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

The undersigned have executed this instrument on _____ (Date).


(Signature)
Steve Savage - Vice President
(Print Name and Title)


(Signature)
Robert D. Moore Group President
(Print Name and Title)

(Print Name and Title)

(see attached notary)

.mw

G:\engsv\Land Dev\SD\SD 9301 Gale Ranch Phase 4 - Pod 5\OF-4 SD9301- Landscape Easement -May2017.doc

Rev. May 22, 2017

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)

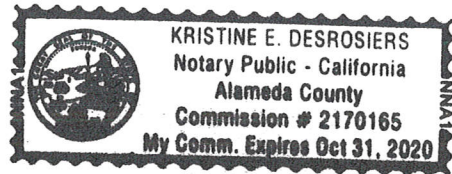
On May 26, 2017 before me, Kristine E. Desrosiers, Notary Public
(insert name and title of the officer)

personally appeared Robert D. Moore,
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 Kristine E. Desrosiers (Seal)



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)

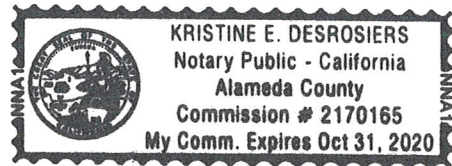
On May 26, 2017 before me, Kristine E. Desrosiers, Notary Public
(insert name and title of the officer)

personally appeared Steve Savage,
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.

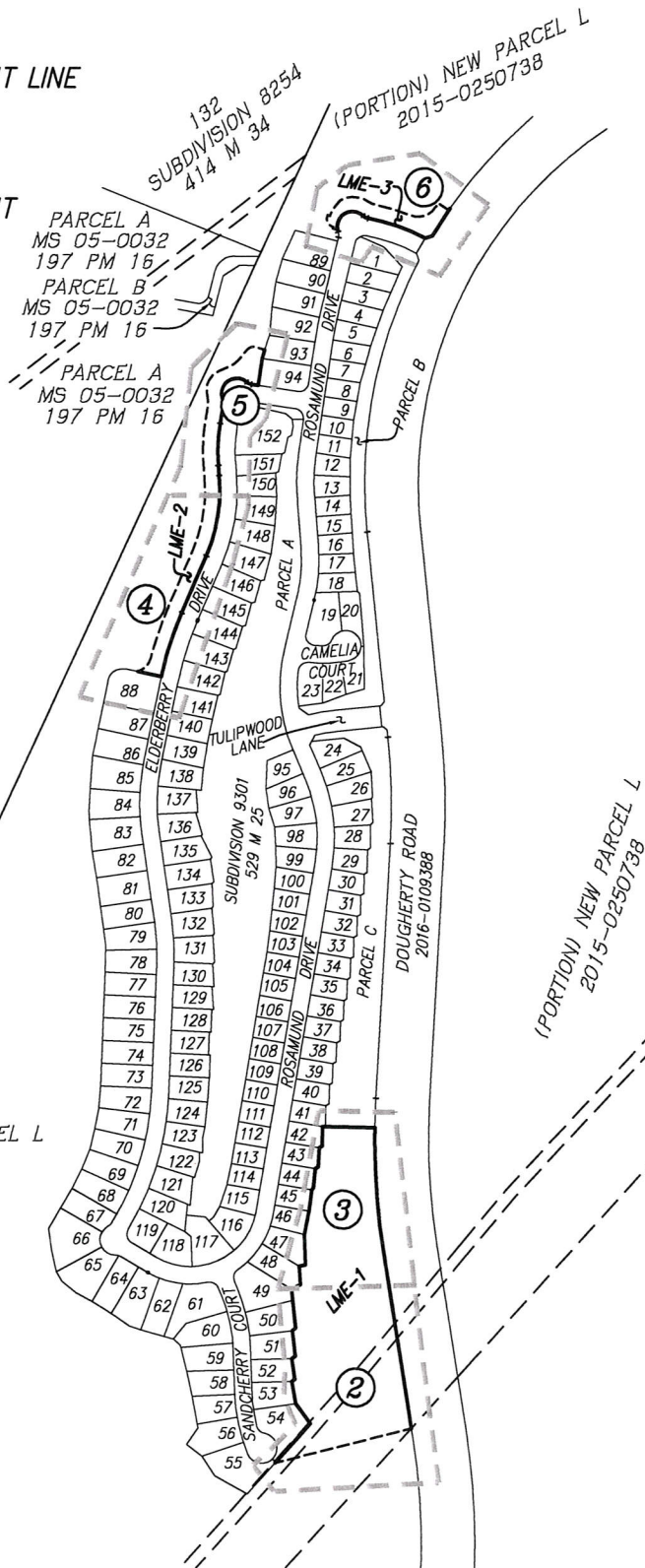
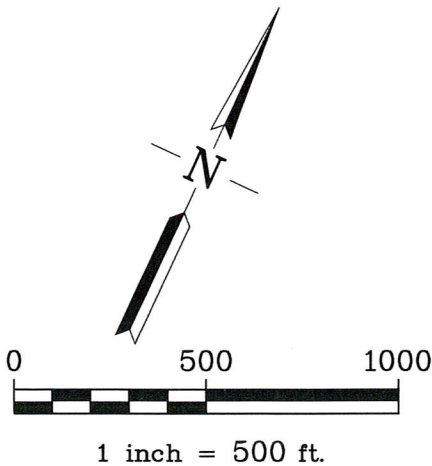
WITNESS my hand and official seal.

Signature Kristine E. Desrosiers (Seal)



LEGEND

- REAR LOT/RIGHT OF WAY LINE
- LANDSCAPE MAINTENANCE EASEMENT LINE
- EXISTING EASEMENT LINES
- ADJACENT LOT LINES
- LME LANDSCAPE MAINTENANCE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ② SHEET NUMBER
- SHEET LIMITS



(PORTION) NEW PARCEL L
2015-0250738



ALVIN LEUNG, P.L.S. 6630
JANUARY 16, 2017

SHEET 1 OF 8

EXHIBIT A PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR LANDSCAPE MAINTENANCE EASEMENT

CONTRA COSTA COUNTY, CALIFORNIA



RUGGERI-JENSEN-AZAR

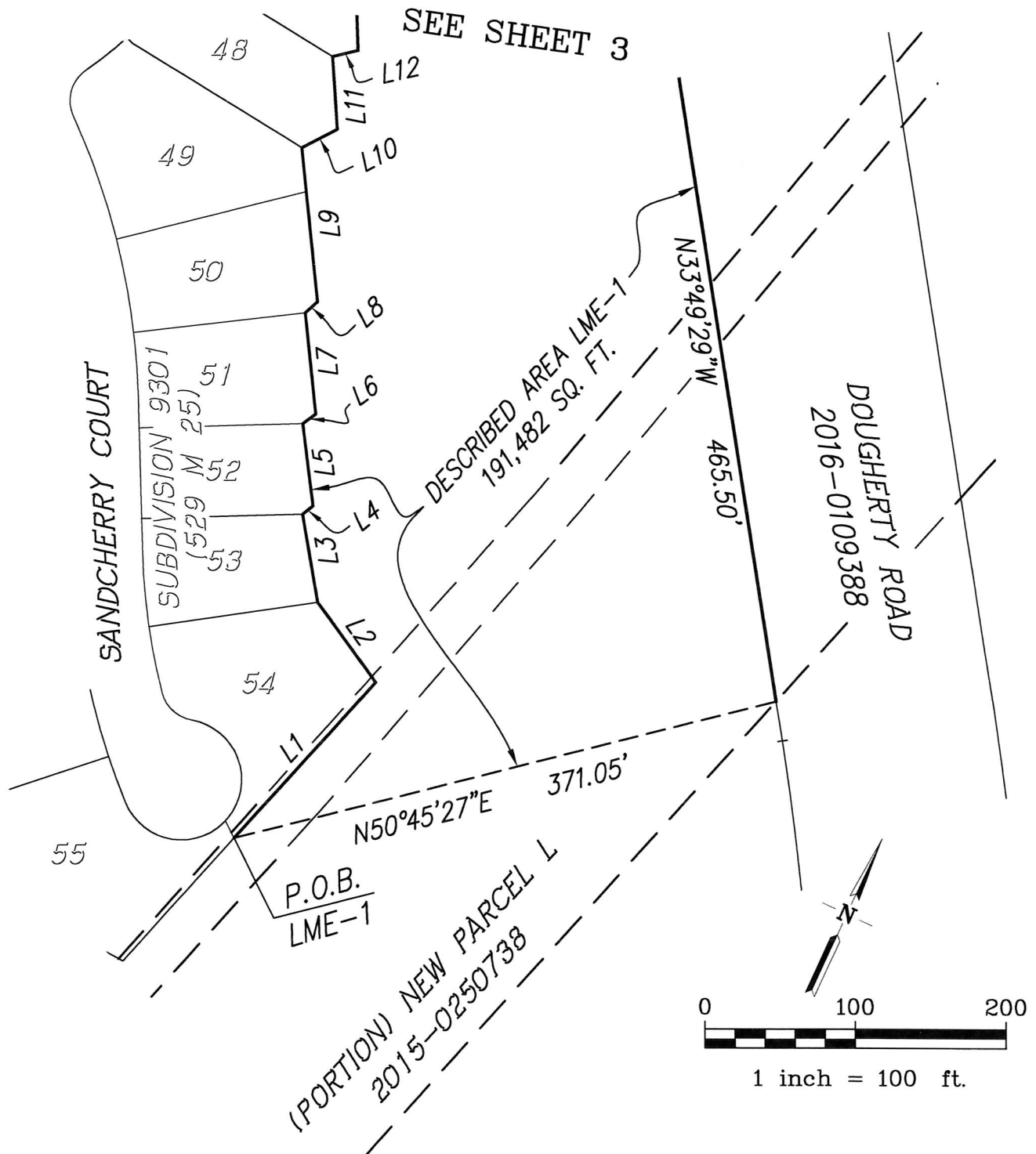
ENGINEERS ■ PLANNERS ■ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1" = 500'

DATE:
1-16-2017

JOB NO.:
155004.10.B

FOR LINE AND CURVE DATA TABLES SEE SHEETS 7 & 8



SHEET 2 OF 8

EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
LANDSCAPE MAINTENANCE EASEMENT

CONTRA COSTA COUNTY, CALIFORNIA

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RUGGERI-JENSEN-AZAR
ENGINEERS ■ PLANNERS ■ SURVEYORS

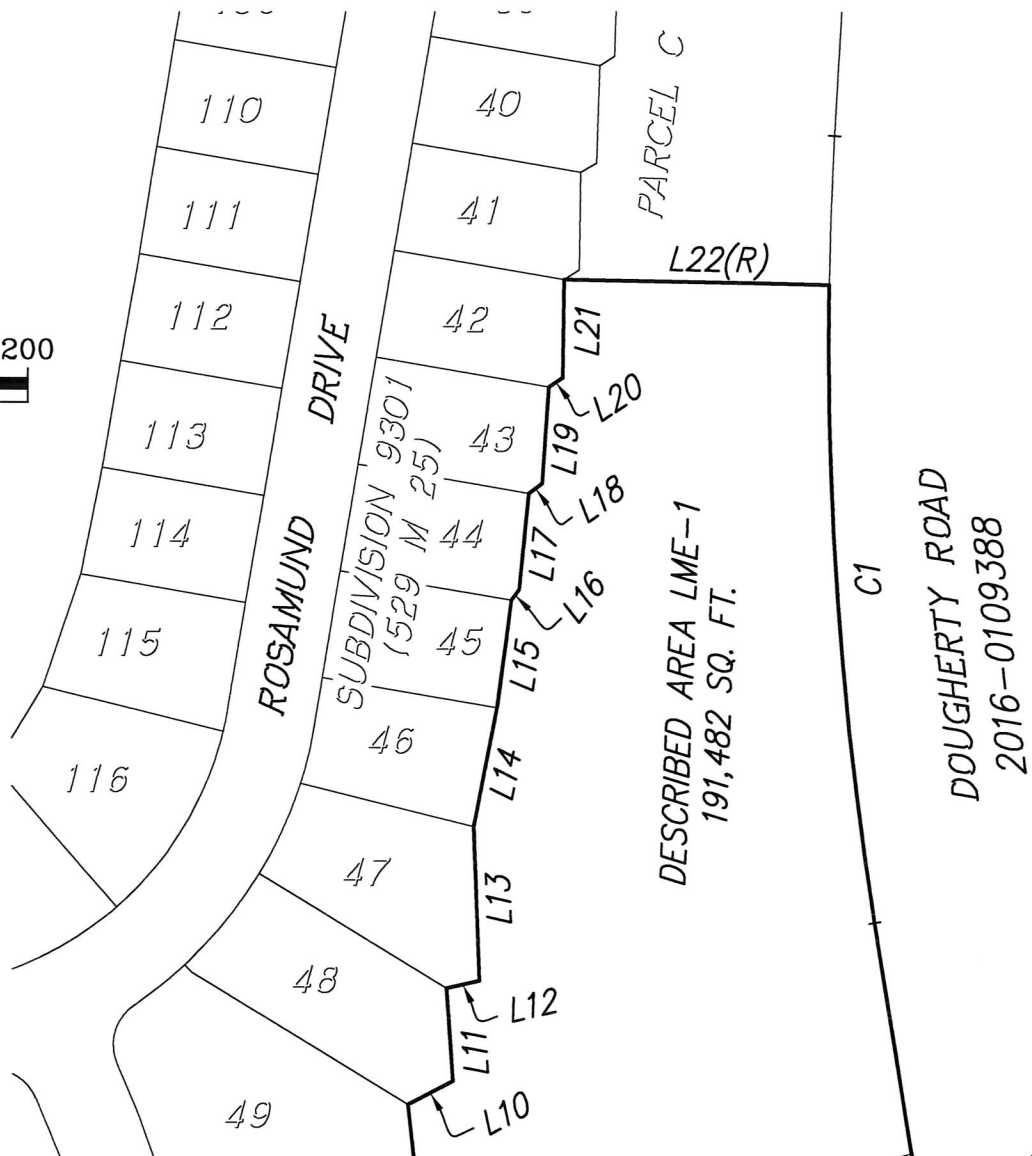
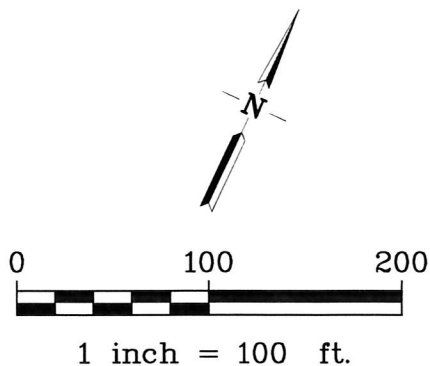
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1" = 100'

DATE:
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FOR LINE AND CURVE DATA TABLES SEE SHEETS 7 & 8



SEE SHEET 2

SHEET 3 OF 8

EXHIBIT A
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CONTRA COSTA COUNTY, CALIFORNIA



RUGGERI-JENSEN-AZAR

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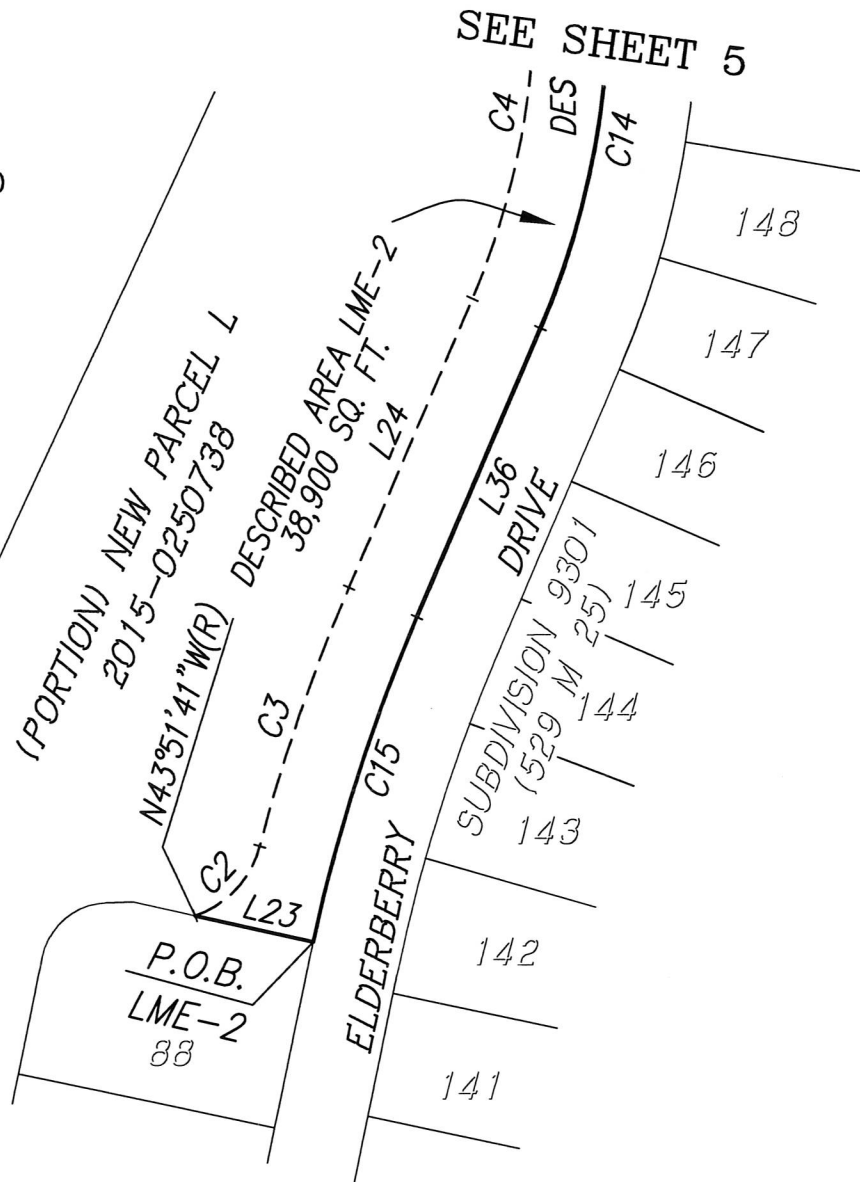
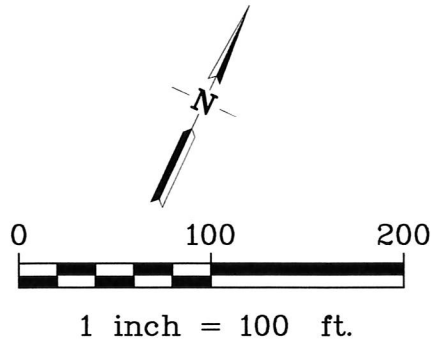
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1" = 100'

DATE:
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FOR LINE AND CURVE DATA TABLES SEE SHEETS 7 & 8



SHEET 4 OF 8

EXHIBIT A
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CONTRA COSTA COUNTY, CALIFORNIA



RUGGERI-JENSEN-AZAR

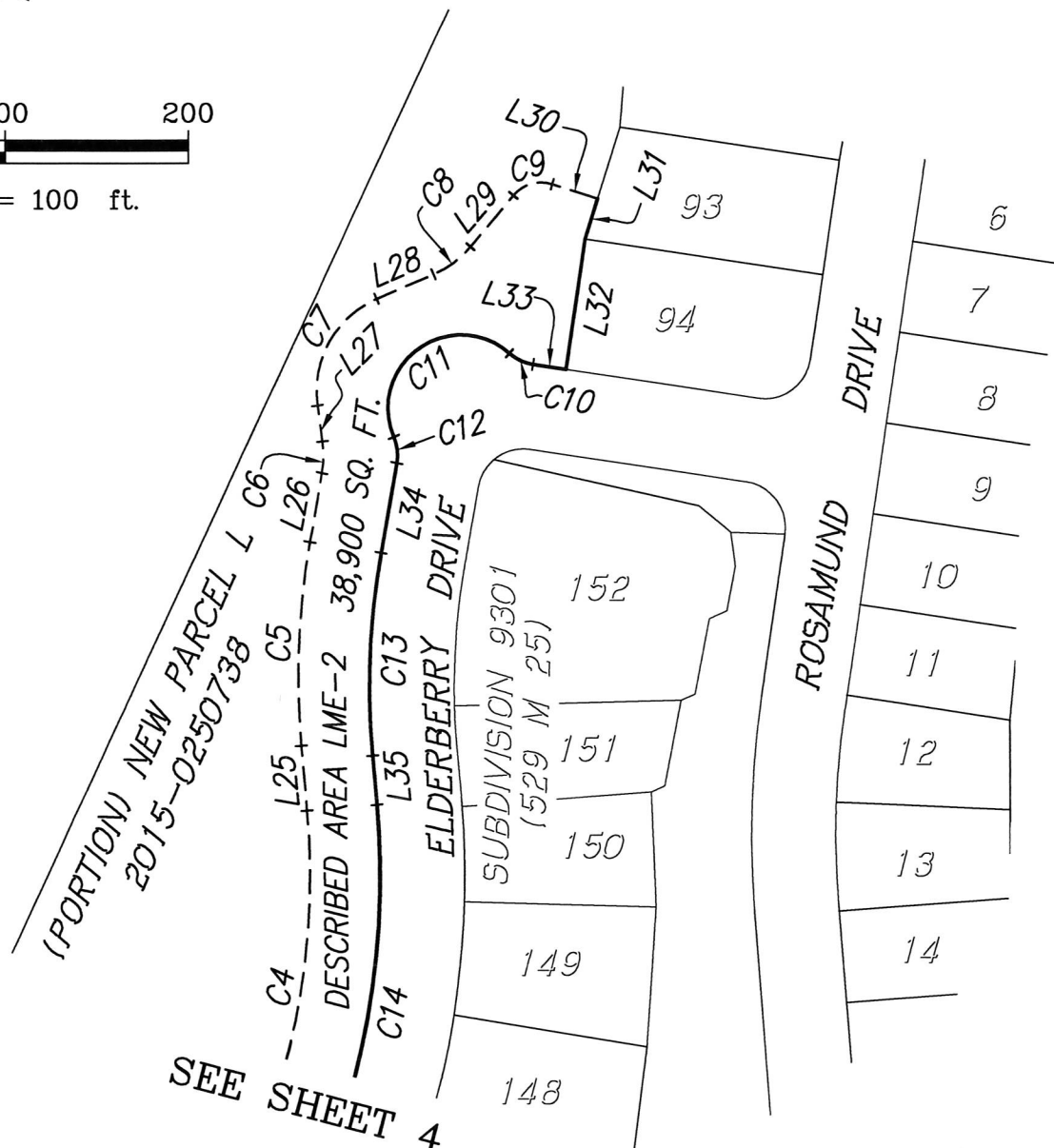
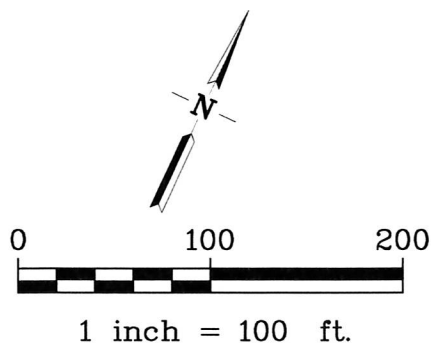
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PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
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FOR LINE AND CURVE DATA TABLES SEE SHEETS 7 & 8



SHEET 5 OF 8

EXHIBIT A
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FOR LINE AND CURVE DATA TABLES SEE SHEETS 7 & 8

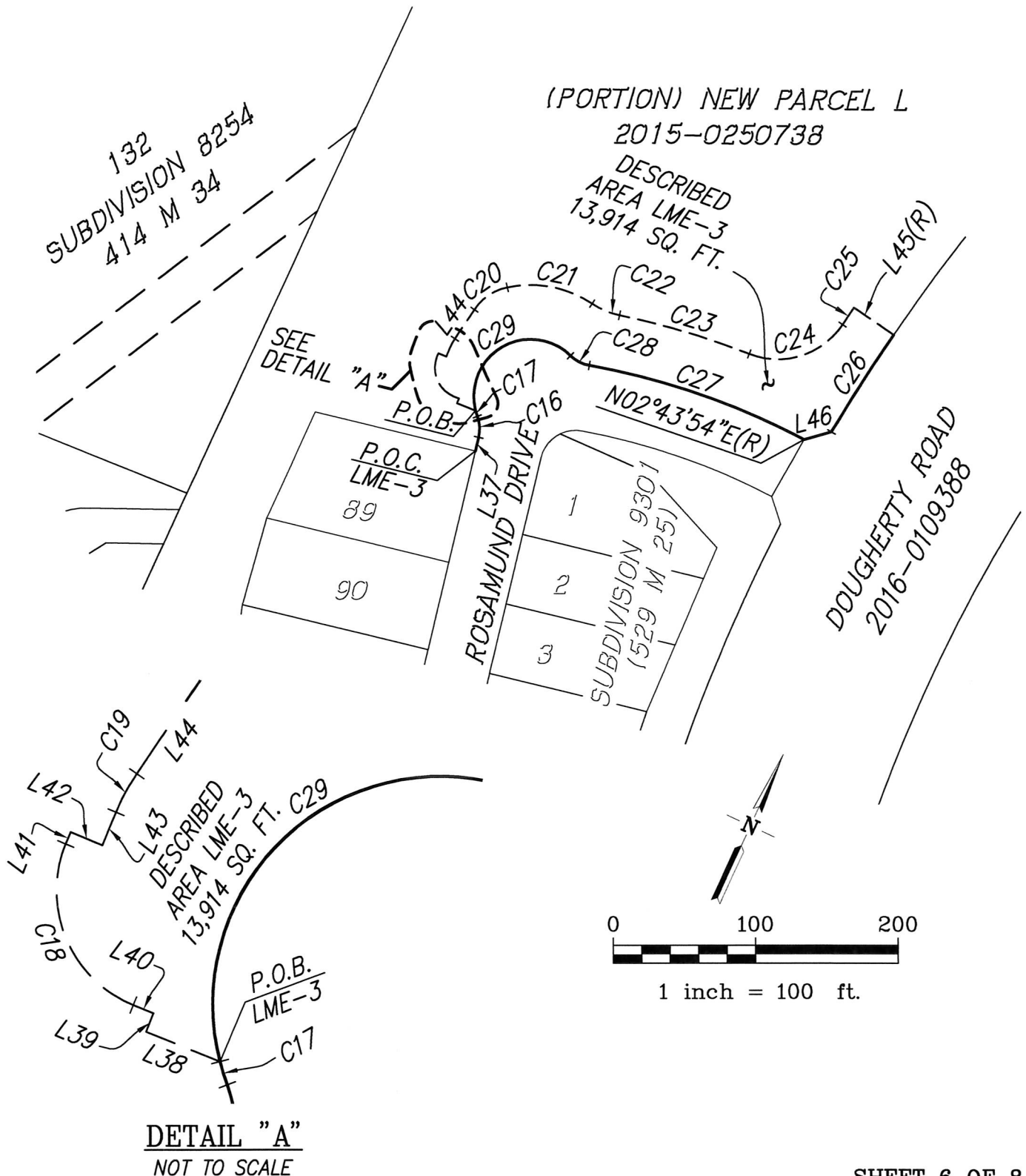


EXHIBIT A
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FOR
LANDSCAPE MAINTENANCE EASEMENT

CONTRA COSTA COUNTY, CALIFORNIA

SHEET 6 OF 8



RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS

4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588

PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1" = 100'

DATE:
1-16-2017

JOB NO.:
155004.10.B

LINE DATA TABLES

Line Table		
Line	Bearing	Distance
L1	N17°12'25"E	139.29'
L2	N60°47'48"W	65.45'
L3	N34°32'38"W	59.01'
L4	N25°51'01"E	8.86'
L5	N32°05'10"W	54.85'
L6	N28°27'29"E	10.67'
L7	N30°50'34"W	67.34'
L8	N22°39'09"E	10.89'
L9	N30°50'34"W	102.30'
L10	N37°26'02"E	26.41'
L11	N28°54'51"W	48.27'
L12	N52°11'42"E	17.55'
L13	N27°00'28"W	79.93'
L14	N13°30'06"W	62.99'
L15	N17°12'17"W	56.23'
L16	N11°48'08"E	6.96'
L17	N19°01'47"W	50.11'
L18	N29°02'13"E	8.66'
L19	N20°50'23"W	50.24'
L20	N31°53'02"E	8.82'
L21	N24°02'25"W	50.80'
L22	N66°04'41"E	138.01'
L23	N77°22'36"E	62.76'

Line Table		
Line	Bearing	Distance
L24	N01°35'56"W	163.38'
L25	N29°56'09"W	35.53'
L26	N14°54'08"W	38.14'
L27	N32°55'50"W	19.78'
L28	N41°40'29"E	33.78'
L29	N15°12'47"E	36.58'
L30	N82°33'05"E	26.12'
L31	N07°26'55"W	23.00'
L32	N16°31'55"W	71.83'
L33	N73°28'05"E	18.26'
L34	N14°54'08"W	49.67'
L35	N29°56'09"W	26.86'
L36	N01°35'56"W	163.38'
L37	N11°19'30"W	9.73'
L38	N87°01'35"E	13.96'
L39	N02°58'25"W	3.50'
L40	N87°01'35"E	3.80'
L41	N02°25'11"W	2.26'
L42	N87°34'49"E	6.08'
L43	N02°25'11"W	6.25'
L44	N09°18'24"E	24.55'
L45	N80°28'02"W	33.50'
L46	N49°39'44"E	19.91'

SHEET 7 OF 8

EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
LANDSCAPE MAINTENANCE EASEMENT

CONTRA COSTA COUNTY, CALIFORNIA



RUGGERI-JENSEN-AZAR

ENGINEERS ■ PLANNERS ■ SURVEYORS

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PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1" = 100'

DATE:
1-16-2017

JOB NO.:
155004.10.B

CURVE DATA TABLES

<i>Curve Table</i>			
<i>Curve</i>	<i>Radius</i>	<i>Delta</i>	<i>Length</i>
C1	1921.00'	9°54'10"	332.02'
C2	52.50'	56°12'14"	51.50'
C3	961.50'	8°27'59"	142.08'
C4	398.50'	28°20'13"	197.09'
C5	425.00'	15°02'01"	111.51'
C6	55.00'	18°01'42"	17.31'
C7	55.00'	74°36'19"	71.62'
C8	55.00'	26°27'42"	25.40'
C9	20.00'	67°20'18"	23.51'
C10	25.00'	33°10'09"	14.47'
C11	40.00'	154°42'32"	108.01'
C12	25.00'	33°10'10"	14.47'
C13	423.00'	15°02'01"	110.99'
C14	437.00'	28°20'13"	216.13'
C15	923.00'	11°00'06"	177.23'
C16	25.00'	34°00'46"	14.84'
C17	40.00'	6°02'57"	4.22'
C18	21.50'	90°33'14"	33.98'
C19	37.50'	11°43'35"	7.67'
C20	37.50'	43°46'29"	28.65'
C21	78.00'	45°38'41"	62.14'
C22	55.00'	22°01'46"	21.15'
C23	561.50'	9°42'04"	95.07'
C24	55.00'	77°29'52"	74.39'
C25	1304.50'	0°37'58"	14.41'
C26	1271.00'	3°38'49"	80.90'
C27	523.00'	17°33'46"	160.31'
C28	25.00'	34°23'45"	15.01'
C29	40.00'	148°51'12"	103.92'

SHEET 8 OF 8

EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR
LANDSCAPE MAINTENANCE EASEMENT

CONTRA COSTA COUNTY, CALIFORNIA



RUGGERI-JENSEN-AZAR

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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1" = 100'

DATE:
1-16-2017

JOB NO.:
155004.10.B

LEGAL DESCRIPTION

LANDSCAPE MAINTENANCE EASEMENT 1 (LME-1) PORTION OF NEW PARCEL L (2015-0250738) CONTRA COSTA COUNTY, CALIFORNIA

Real property situate in the County of Contra Costa, State of California described as follows:

Being a portion of New Parcel L as shown on the deed recorded as Document No. 2015-0250738, Official Records of Contra Costa County and more particularly described as follows:

Beginning at the southerly corner of Lot 54 as shown on the final map of Subdivision 9301 Gale Ranch, on file in Book 529 of Maps at Page 25, Contra Costa County Records;

thence along the southeasterly line of said Lot 54 North 17°12'25" East 139.29 feet;

thence along the generally easterly line of said Lot 54 and Lots 53 through Lot 42 (in descending order), as said lots are shown on said map of Subdivision 9301 Gale Ranch, the following 20 courses:

1. North 60°47'48" West 65.45 feet,
2. North 34°32'38" West 59.01 feet,
3. North 25°51'01" East 8.86 feet,
4. North 32°05'10" West 54.85 feet,
5. North 28°27'29" East 10.67 feet,
6. North 30°50'34" West 67.34 feet,
7. North 22°39'09" East 10.89 feet,
8. North 30°50'34" West 102.30 feet,

9. North 37°26'02" East 26.41 feet,
10. North 28°54'51" West 48.27 feet,
11. North 52°11'42" East 17.55 feet,
12. North 27°00'28" West 79.93 feet,
13. North 13°30'06" West 62.99 feet,
14. North 17°12'17" West 56.23 feet,
15. North 11°48'08" East 6.96 feet,
16. North 19°01'47" West 50.11 feet,
17. North 29°02'13" East 8.66 feet,
18. North 20°50'23" West 50.24 feet,
19. North 31°53'02" East 8.82 feet and
20. North 24°02'25" West 50.80 feet to the southerly line of Parcel C as said parcel is shown on said map of Subdivision 9301 Gale Ranch;

thence along last said line, North 66°04'41" East 138.01 feet to the southwesterly line of Dougherty Road as said road is shown on the Offer of Dedication recorded as Document No. 2016-109388, Official Records of Contra Costa County;

thence along last said line along a non-tangent curve to the left from which a radial line bears North 66°04'41" East to the radius point, having a radius of 1921.00 feet, a central angle of 09°54'10" and an arc length of 332.02 feet and South 33°49'29" East 465.50 feet;

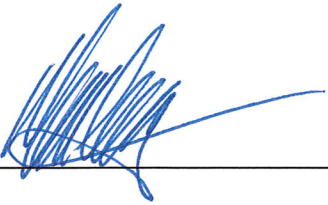
thence South 50°45'27" West 371.05 feet to the **Point of Beginning**.

Containing an area of 191,482 square feet, more or less.

See Exhibit A – Plat to Accompany Legal Description (Sheets 1 through 8) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:



Alvin Leung, PLS 6630 January 16, 2017
Date



LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE EASEMENT (LME-2)
PORTION OF NEW PARCEL L
(2015-0250738)
CONTRA COSTA COUNTY, CALIFORNIA

Real property situate in the County of Contra Costa, State of California described as follows:

Being a portion of New Parcel L as shown on the deed recorded as Document No. 2015-0250738, Official Records of Contra Costa County and more particularly described as follows:

Beginning at the northeasterly corner of Lot 88 as said lot is shown on the final map of Subdivision 9301 Gale Ranch, on file in Book 529 of Maps at Page 25, Contra Costa County Records;

thence along the northerly line of said Lot 88 South $77^{\circ}22'36''$ West 62.76 feet;

thence along a non-tangent curve to the left from which a radial line bears North $43^{\circ}51'41''$ West to the radius point, having a radius of 52.50 feet, a central angle of $56^{\circ}12'14''$ and an arc length 51.50 feet;

thence along a reverse curve having a radius of 961.50 feet, a central angle of $08^{\circ}27'59''$, and an arc length of 142.08 feet;

thence North $01^{\circ}35'56''$ West 163.38 feet;

thence along a tangent curve to the left having a radius of 398.50 feet, a central angle of $28^{\circ}20'13''$, and an arc length of 197.09 feet;

thence North $29^{\circ}56'09''$ West 35.53 feet;

thence along a tangent curve to the right having a radius of 425.00 feet, a central angle of $15^{\circ}02'01''$, and an arc length of 111.51 feet;

thence North $14^{\circ}54'08''$ West 38.14 feet;

thence along a tangent curve to the left having a radius of 55.00 feet, a central angle of 18°01'42", and an arc length of 17.31 feet;

thence North 32°55'50" West 19.78 feet;

thence along a tangent curve to the right having a radius of 55.00 feet, a central angle of 74°36'19", and an arc length of 71.62 feet;

thence North 41°40'29" East 33.78 feet;

thence along a tangent curve to the left having a radius of 55.00 feet, a central angle of 26°27'42", and an arc length of 25.40 feet;

thence North 15°12'47" East 36.58 feet;

thence along a tangent curve to the right having a radius of 20.00 feet, a central angle of 67°20'18", and an arc length of 23.51 feet;

thence North 82°33'05" East 26.12 feet to the westerly line of Lot 93 as said lot is shown on said final map of Subdivision 9301 Gale Ranch;

thence along last said line South 07°26'55" East 23.00 feet to the westerly line of Lot 94 as said lot is shown on said final map of Subdivision 9301 Gale Ranch;

thence along last said line South 16°31'55" East 71.83 feet to the northerly line of Elderberry Drive as said drive is shown on said final map of Subdivision 9301 Gale Ranch;

thence along the northerly northwesterly and westerly line of said Elderberry Drive, the following ten (10) courses:

1. South 73°28'05" West 18.26 feet,
2. along a tangent curve to the right having a radius of 25.00 feet, a central angle of 33°10'09", and an arc length of 14.47 feet,
3. along a reverse curve having a radius of 40.00 feet, a central angle of 154°42'32", and an arc length of 108.01 feet,


4. along a reverse curve having a radius of 25.00 feet, a central angle of $33^{\circ}10'10''$, and an arc length of 14.47 feet,
5. South $14^{\circ}54'08''$ East 49.67 feet,
6. along a tangent curve to the left having a radius of 423.00 feet, a central angle of $15^{\circ}02'01''$, and an arc length of 110.99 feet,
7. South $29^{\circ}56'09''$ East 26.86 feet,
8. along a tangent curve to the right having a radius of 437.00 feet, a central angle of $28^{\circ}20'13''$, and an arc length of 216.13 feet,
9. South $01^{\circ}35'56''$ East 163.38 feet and
10. along a tangent curve to the left having a radius of 923.00 feet, a central angle of $11^{\circ}00'06''$, and an arc length of 177.23 feet to the **Point of Beginning**.

Containing an area of 38,900 square feet, more or less.

See Exhibit A – Plat to Accompany Legal Description (Sheets 1 through 8) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:



Alvin Leung, PLS 6630 January 16, 2017
Date



LEGAL DESCRIPTION

LANDSCAPE MAINTENANCE EASEMENT 3 (LME-3) PORTION OF NEW PARCEL L (2015-0250738) CONTRA COSTA COUNTY, CALIFORNIA

Real property situate in the County of Contra Costa, State of California described as follows:

Being a portion of New Parcel L as shown on the deed recorded as Document No. 2015-0250738, Official Records of Contra Costa County and more particularly described as follows:

Commencing at the northeasterly corner of Lot 89 as said lot is shown on the final map of Subdivision 9301 Gale Ranch, on file in Book 529 of Maps at Page 25, Contra Costa County Records;

thence along the westerly line of Rosamund Drive as said drive is shown on said final map of Subdivision 9301 Gale Ranch the following three (3) courses:

1. North $11^{\circ}19'30''$ West 9.73 feet,
2. along a tangent curve to the left having a radius of 25.00 feet, a central angle of $34^{\circ}00'46''$ and an arc length of 14.84 feet and
3. along a reverse curve having a radius of 40.00 feet, a central angle of $06^{\circ}02'57''$ and an arc length of 4.22 feet to the **Point of Beginning**;

thence South $87^{\circ}01'35''$ West 13.96 feet;

thence North $02^{\circ}58'25''$ West 3.50 feet;

thence South $87^{\circ}01'35''$ West 3.80 feet;

thence along a tangent curve to the right having a radius of 21.50 feet, a central angle of $90^{\circ}33'14''$ and an arc length of 33.98 feet;

thence North $02^{\circ}25'11''$ West 2.26 feet;

thence North $87^{\circ}34'49''$ East 6.08 feet;

thence North $02^{\circ}25'11''$ West 6.25 feet;

thence along a tangent curve to the right having a radius of 37.50 feet, a central angle of $11^{\circ}43'35''$ and an arc length of 7.67 feet;

thence North $09^{\circ}18'24''$ East 24.55 feet;

thence along a tangent curve to the right having a radius of 37.50 feet, a central angle of $43^{\circ}46'29''$ and an arc length of 28.65 feet;

thence along a compound curve having a radius of 78.00 feet, a central angle of $45^{\circ}38'41''$ and an arc length of 62.14 feet;

thence along a reverse curve having a radius of 55.00 feet, a central angle of $22^{\circ}01'46''$ and an arc length of 21.15 feet;

thence along a reverse curve having a radius of 561.50 feet, a central angle of $09^{\circ}42'04''$ and an arc length of 95.07 feet;

thence along a reverse curve having a radius of 55.00 feet, a central angle of $77^{\circ}29'52''$ and an arc length of 74.39 feet;

thence along a compound curve having a radius of 1304.50 feet, a central angle of $00^{\circ}37'58''$ and an arc length of 14.41 feet;

thence South $80^{\circ}28'02''$ East 33.50 feet to the westerly line of Dougherty Road as said road is shown on the Offer of Dedication recorded as Document No. 2016-109388, Official Records of Contra Costa County;

thence along last said line on a non-tangent curve to the left from which a radial line bears South $80^{\circ}28'02''$ East, having a radius of 1271.00 feet, a central angle of $03^{\circ}38'49''$ and an arc length of 80.90 feet and South $49^{\circ}39'44''$ West 19.91 feet to a point on the generally northerly line of said Rosamund Drive;

thence along last said line and the northwesterly line of said Rosamund Drive the following three (3) courses:

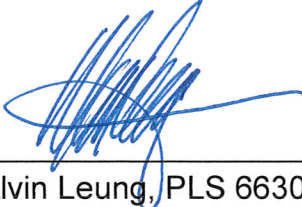
1. along a non-tangent curve to the left from which a radial line bears South $02^{\circ}43'54''$ West, having a radius of 523.00 feet, a central angle of $17^{\circ}33'46''$ and an arc length of 160.31 feet,
2. along a reverse curve having a radius of 25.00 feet, a central angle of $34^{\circ}23'45''$ and an arc length of 15.01 feet;
3. along a reverse curve having a radius of 40.00 feet, a central angle of $148^{\circ}51'12''$ and an arc length of 103.92 feet to the **Point of Beginning**.

Containing an area of 13,914 square feet, more or less.

See Exhibit A – Plat to Accompany Legal Description (Sheets 1 through 8) which is attached hereto and made a part hereof.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:



Alvin Leung, PLS 6630 January 16, 2017
Date

