

OWNER'S STATEMENT

THE UNDERSIGNED, NORTH SAN RAMON DEVELOPMENT 1, LLC, DOES HEREBY STATE THAT IT IS THE ONLY ENTITY HAVING ANY RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP. THAT SAID OWNERS ACQUIRED TITLE BY VIRTUE OF THE GRANT DEED RECORDED _____ OF OFFICIAL RECORDS OF AS RECORDER'S INSTRUMENT NUMBER _____ OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND IT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE AREA DESIGNATED AS "EMERGENCY ACCESS EASEMENT" IS DEDICATED TO CONTRA COSTA COUNTY FOR EMERGENCY VEHICLE ACCESS PURPOSES AND IS TO BE MAINTAINED BY THE OWNERS OF PARCELS A, B AND C.

THE AREA DESIGNATED AS "PRIVATE UTILITY, PRIVATE ACCESS, PRIVATE DRAINAGE AND PRIVATE WATER EASEMENT" IS ESTABLISHED FOR PRIVATE UTILITIES, PRIVATE ACCESS, PRIVATE DRAINAGE AND PRIVATE WATER PURPOSES FOR THE BENEFIT OF PARCELS A, B AND C, AND IS NOT TO BE DEDICATED OR ACCEPTED BY THE COUNTY. THIS AREA SHALL BE MAINTAINED BY THE OWNERS OF PARCELS A, B AND C.

THE SMALL TRIANGULAR AREA ON PARCEL A DESIGNATED AS "PRIVATE SDE" IS ESTABLISHED FOR THE PURPOSE OF CONVEYING STORM DRAINAGE FROM LA CASA VIA TO THE EXISTING DITCH AND AND IS NOT TO BE DEDICATED OR ACCEPTED BY THE COUNTY. THE 10 FOOT WIDE "PRIVATE SDE" ADJACENT TO THE SOUTHWEST LINE OF PARCEL A IS FOR STORM WATER DETENTION PURPOSES AND ALSO IS NOT TO BE DEDICATED OR ACCEPTED BY THE COUNTY. THESE 2 AREAS SHALL BE MAINTAINED BY THE OWNER OF PARCEL A.

THE AREA DESIGNATED AS "10' PRIVATE SSE" IS ESTABLISHED FOR THE PURPOSE OF CONVEYING PRIVATE SEWAGE FROM PARCEL C TO LA CASA VIA AND IS NOT TO BE DEDICATED OR ACCEPTED BY THE COUNTY. THIS SEWER LINE SHALL BE MAINTAINED BY THE OWNER OF PARCEL C.

THE AREA MARKED "RESTRICTED DEVELOPMENT AREA (SCENIC EASEMENT)" IS AN AREA THAT NO BUILDING OR DEVELOPMENT MAY ENCOMPASS WITHOUT THE CONSENT OF CONTRA COSTA COUNTY, ITS SUCCESSOR OR ASSIGNEE. DEVELOPMENT RIGHTS ARE GRANTED TO CONTRA COSTA COUNTY CONCURRENTLY WITH THE FILING OF THIS MAP.

THE AREA MARKED "SANITARY SEWER EASEMENT," OR "SSE" IS OFFERED FOR DEDICATION TO THE CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCSD) OR ITS SUCCESSORS OR ASSIGNS IN GROSS, AS AN EXCLUSIVE SUBSURFACE EASEMENT (OR AS A NONEXCLUSIVE SUBSURFACE EASEMENT, WHERE INDICATED) AND NONEXCLUSIVE SURFACE EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, RENEW, ALTER, OPERATE, MAINTAIN, REPLACE (WITH THE INITIAL OR OTHER SIZE) AND REPAIR SUCH SEWER LINE OR LINES AS CCCSD SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATERALS AND APPURTENANCES THERETO, OVER AND WITHIN SUCH EASEMENT AREA, TOGETHER WITH THE FREE RIGHT OF INGRESS, EGRESS, AND EMERGENCY ACCESS TO SAID EASEMENT OVER AND ACROSS THE REMAINING PORTION OF THE OWNER'S PROPERTY, PROVIDED THAT SAID RIGHTS OF INGRESS, EGRESS AND EMERGENCY ACCESS SHALL BE LIMITED TO ESTABLISHED ROADWAYS, PATHWAYS, AVENUES OR OTHER ROUTES TO THE EXTENT POSSIBLE AND AS REASONABLY NECESSARY FOR THE PROPER USE OF THE RIGHTS GRANTED HEREIN. THIS OFFER OF DEDICATION ALSO INCLUDES THE RIGHT TO CLEAR OBSTRUCTIONS AND VEGETATION FROM THE EASEMENT AS MAY BE REQUIRED FOR THE PROPER USE OF THE OTHER RIGHTS GRANTED HEREIN. THE OWNER RESERVES THE RIGHT TO LANDSCAPE OR MAKE SUCH OTHER USE OF THE LANDS INCLUDED WITHIN THE EASEMENTS WHICH ARE CONSISTENT WITH CCCSD'S USE; HOWEVER, SUCH USE BY THE OWNER SHALL NOT INCLUDE THE PLANTING OF TREES OR CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, OUTBUILDINGS, SWIMMING POOLS, TENNIS COURTS, RETAINING WALLS, DECKS, PATIOS, ENGINEERED DRAINAGE FACILITIES (BIO-SWALES) OR OTHER ACTIVITY WHICH MAY INTERFERE WITH CCCSD'S ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREIN.

MAINTENANCE ACCESS STRUCTURES (MANHOLES, RODDING INLETS, ETC.) CONSTRUCTED WITHIN THE EASEMENT SHALL NOT BE COVERED BY EARTH OR OTHER MATERIAL AND SHALL REMAIN IN AN EXPOSED AND ACCESSIBLE CONDITION AT ALL TIMES FOR ROUTINE AND/OR EMERGENCY MAINTENANCE THAT MAY BE DEEMED NECESSARY BY CCCSD FROM TIME TO TIME.

CCCSD, 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 EASEMENTS OR ANY IMPROVEMENTS THEREON OR THEREIN, UNTIL SUCH OFFER HAS BEEN ACCEPTED BY THE APPROPRIATE ACTION OF CCCSD, OR ITS SUCCESSORS OR ASSIGNS. FURTHER, THE OWNER SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS CCCSD FROM ANY LIABILITY WITH RESPECT TO THE EASEMENTS, PRIOR TO THE FORMAL ACCEPTANCE OF SAID EASEMENTS BY APPROPRIATE ACTION OF CCCSD."

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

NORTH SAN RAMON DEVELOPMENT 1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ST. THOMAS CONSTRUCTION, INC.

ITS MANAGING MEMBER

Thomas A. Baldacci
BY: THOMAS A. BALDACC
ITS PRESIDENT

SURVEYOR'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 SALLY AND JOHN MARIN, DURING THE MONTH OF NOVEMBER 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ON SAID MAP ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL RESET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2017, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Helmut R. Korstick
HELMUT R. KORSTICK, PLS 7739

DATE: July 18, 2017

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 LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____
JAMES A. STEIN, PLS
COUNTY SURVEYOR

OWNERS' 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 Contra Costa
ON July 18, 2017 BEFORE ME, N. Ackerman, Notary Public

PERSONALLY APPEARED Thomas A. Baldacci
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 CAPACITIES, 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

Notary's Signature
Printed Name N. ACKERMAN

County of Principle Place of Business Contra Costa

My Commission No. 2136117

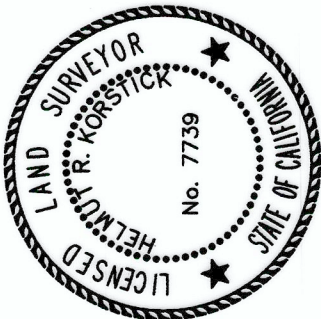
My Commission Expires JANUARY 6, 2020

PARCEL MAP
SUBDIVISION MS 12-0007

BEING A SUBDIVISION OF PARCEL 'A' MS 116-74,
40 PM 24,
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY

JULY, 2017



CHAUDHARY ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
241 GATEWAY ROAD WEST SUITE 204
MAYFA, CALIFORNIA 94558-6279
Tel: (707) 255-2728 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

01FM1541.DWG

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

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 MAP ENTITLED "SUBDIVISION MS 12-0007" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE DAY OF _____, 2017 AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID 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 USE.

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 THEREOF, I HAVE HEREINTO SET MY HAND THIS _____ DAY OF _____, 2017.

DAVID TWA
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
OF CONTRA COSTA COUNTY

BY: _____
DEPUTY CLERK

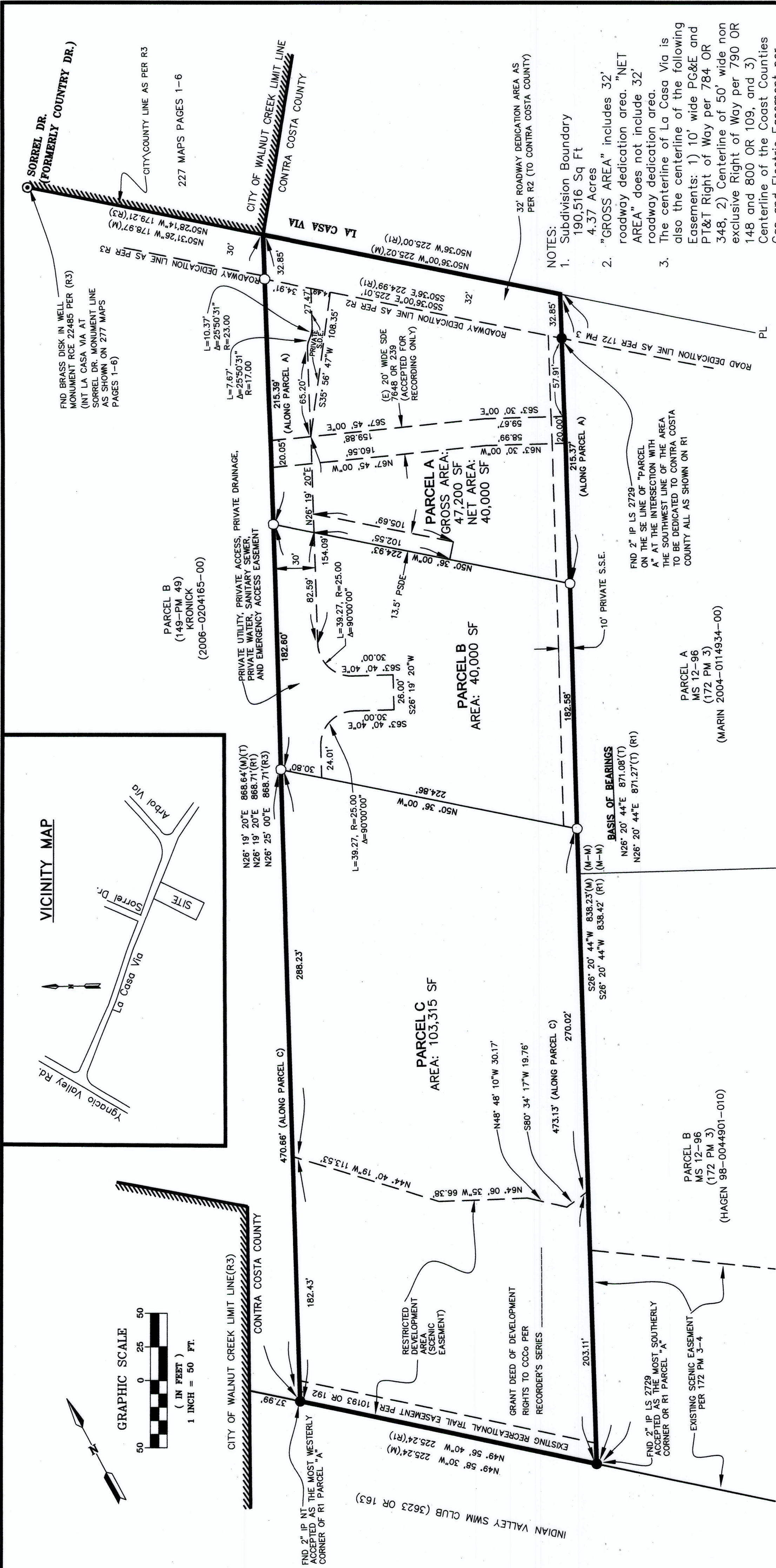
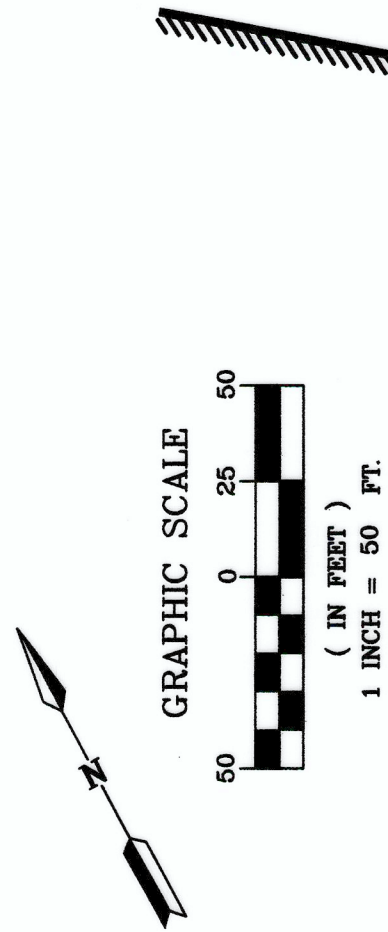
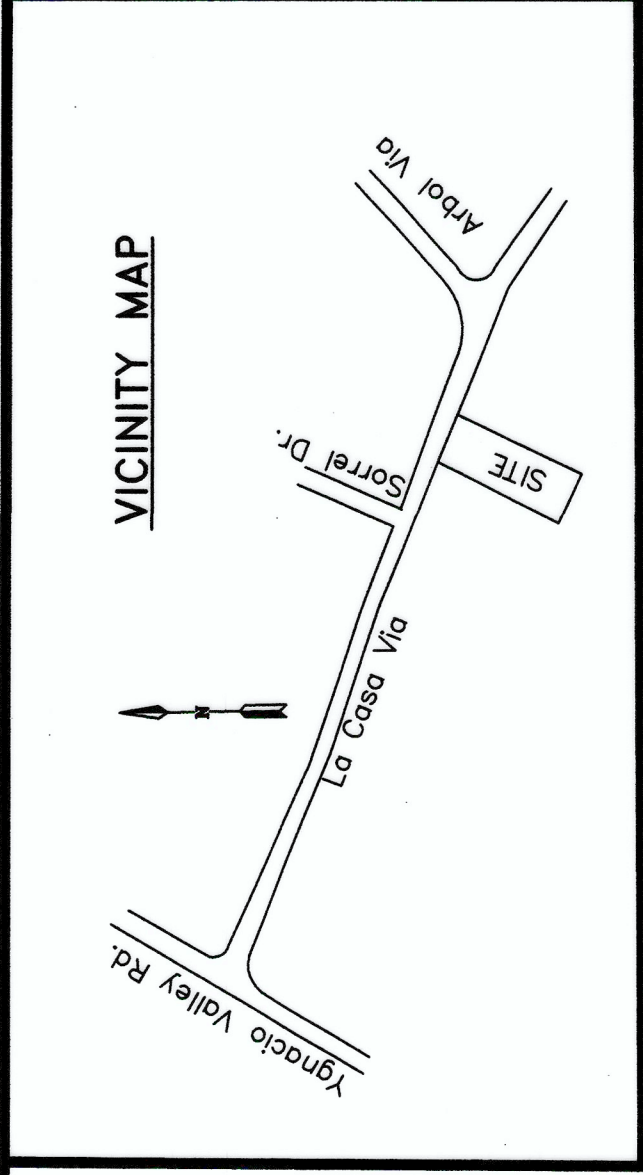
COUNTY RECORDER'S STATEMENT

FILED THIS: _____ DAY OF _____, 2017, AT _____ M.

IN BOOK _____ OF PARCEL MAPS AT PAGES _____ AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY.

JOSEPH E. CANGIAMILLA
CONTRA COSTA COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER



LEGEND

- Subdivision Boundary
- Lot Line
- Easement Lines
- Adjoiner Parcel Lines
- City of Walnut Creek/County of Contra Costa Division Line

- Monument Found as Described
- Set 3/4\"/>

REFERENCES

- R1 (Parcel Map Book 40 of Parcel Maps at Page 24 CCCR)
- R2 (Street and Highway Dedication Book 7648 OR Page 236 CCCR) (Accepted for Recording only)
- R3 (Parcel Map Book 149 of Parcel Maps at Page 49)

BASIS OF BEARINGS

NORTH 26°20'44\"/>

ABBREVIATIONS

- CCCo Contra Costa County
- CCCR Contra Costa County Records
- (E) Easement
- OR Official Records
- PL Property Line
- S.S.E. Sanitary Sewer Easement
- (T) Total Measured Value



CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 GATEWAY ROAD WEST SUITE 204
FAYAT, CALIFORNIA 94505
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02PM1541-40-PM-27-808.DWG

APN 140-220-008

PARCEL MAP
SUBDIVISION MS 12-0007

BEING A SUBDIVISION OF PARCEL 'A' MS 116-74,
40 PM 24, CCCR
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY

JULY, 2017 SCALE 1\"/>

SHEET 2 OF 2