

Recorded at the request of:
Contra Costa County
Public Works Department
Return to:
Public Works Department
Engineering Services Division
Records Section

Area: Danville
Roads: Gritstone Street
Co. Road No.: n/a
Development: SD 9315
APN: 206-800-068

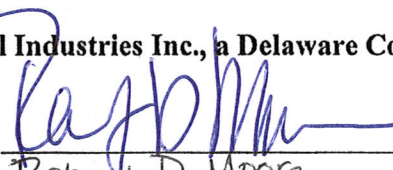

OFFER OF DEDICATION – PUBLIC UTILITIES EASEMENT

Shapell Industries Inc., a Delaware Corporation, the undersigned, being the present title owner of record of the herein described parcel of land, does hereby make an irrevocable offer of dedication for public use, a Public Utility Easement 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 under, on and over the real property situated in the County of Contra Costa, State of California, 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 easement or any improvements thereon or therein.

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 executed this instrument on 1/19/15.

Shapell Industries Inc., a Delaware Corporation
(Signature) 
Robert D. Moore
(Signature) 
Richard M. Nelson

(see attached notary)

EXHIBIT "A"

PUE - New Lot 1

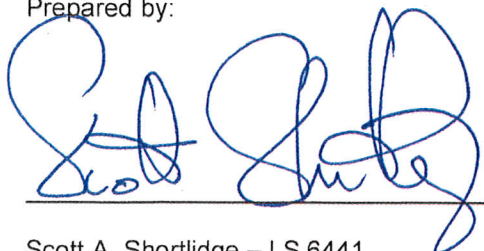
Land Description of real property situate in the County of Contra Costa, State of California and being a portion of New Lot 1 as described in the Grant Deed to Shapell Industries, Inc. a Delaware Corporation, recorded on September 12, 2014, under document number 2014-0155815-00, Official Records of said County, and being more particularly described as follows:

Commencing at the northwest corner of said New Lot 1, Thence along the north line of New Lot 1, South 48° 07' 00" East – 15.20 feet for the **Point of Beginning**; Thence continuing along said north line, South 48° 07' 00" East – 15.00 feet; Thence across New Lot 1, South 41° 53' 00" West – 100.00 feet to a point on the north line of the five (5) feet wide Public Utility Easement (PUE) as shown on that certain map entitled "Subdivision 9315 – Alamo Creek" filed on December 20, 2013 in Book 519 of Maps at Page 1, Official Records of said County; Thence along said north line, North 48° 07' 00" West – 15.00 feet; Thence across New Lot 1, North 41° 53' 00" East – 100.00 feet to the **Point of Beginning**.

Containing 1,500 square feet of land area, more or less.

End of Description

Prepared by:



Scott A. Shortlidge – LS 6441



10-2-2014
Date

N48°07'00"W 467.21'(M-M)

145.97'

321.24'

CHARBRAY STREET

P.O.C.

40.00'

N48°07'00"W 94.11"

LINE TABLE		
Line	Bearing	Distance
L1	N48°07'00"W	15.20'
L2	N48°07'00"W	15.00'

L1

L2

63.91'

15' PUE

P.O.B.

NEW LOT C
2014-0155753-00

NEW LOT 1
2014-0155815-00

NEW LOT 2
2014-0155815-00

N41°53'00"E 100.00'

N41°53'00"E 100.00'

EASEMENT
AREA = 1,500±SF.

EX 7.5'PUE

EX 5'PUE

94.11'

60.00

13.25'

N48°07'00"W

N48°07'00"W
194.15'(M-M)

GRITSTONE STREET

N48°07'00"W 154.42'(M-M)

36.00'

LEGEND

P.O.B.

POINT OF BEGINNING
PROPERTY LINE

EASEMENT LINE

ABUTTERS RIGHTS

SF

SQUARE FEET
TOTAL

(T)

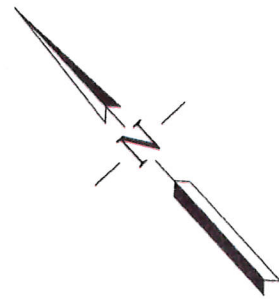
PUE

PUBLIC UTILITY EASEMENT
EXISTING

EX

(M-M)

MONUMENT TO MONUMENT
EASEMENT AREA



1 inch = 30 ft.

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

FOR

PRIVATE UTILITY EASEMENT
SUBDIVISION 9315, 519 M 1

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"=30'

DATE:
10-1-2014

JOB NO.:
073009

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)

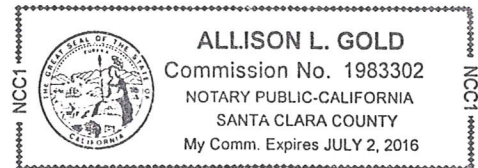
On January 19, 2015 before me, Allison L. Gold, Notary Public
(insert name and title of the officer)

personally appeared Robert D. Moore and Richard M. Nelson,
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 Allison L. Gold (Seal)



END OF DOC

Recorded at the request of:
Contra Costa County

Return to: Contra Costa County
Public Works Department
Real Estate Division
255 Glacier Drive
Martinez, CA 94553
Attention:



CONTRA COSTA Co Recorder Office

JOSEPH CANCIAMILLA, Clerk-Recorder

DOC - 2015-0145441-00

Tuesday, JUL 14, 2015 10:56:16

FRE \$0.00

Ttl Pd \$0.00

Nbr-0002331357

1rc / R9 / 1-6



6

Portion of Assessor's Parcel No. 206-800-068

Project: Vacation Sub 9315 - PUE

Interest: Public Utilities Easement

Area: Danville

Project No.: 0676-6Q1813

CERTIFICATE NO. 15-13

Real Property Acceptance

Ordinance Code Chapter 1108-8

County Ordinance 2014-18

This is to certify that the interest(s) in real property conveyed by Offer of Dedication – Public Utilities Easement to Contra Costa County, a political subdivision of the State of California, for public utility purposes, and further described in the attached Exhibit “A” is hereby accepted for **RECORDING PURPOSES ONLY** by the undersigned Public Works Director or authorized designee on behalf of the County of Contra Costa, pursuant to authority conferred by Chapter 1108-8 of the Contra Costa County Ordinance Code, and the grantee consents to recordation thereof by its duly authorized officer.

GRANTOR

Shapell Industries, Inc.,
A Delaware Corporation

SUBDIVISION

SD 13-9315

PARCEL MAP BOOK

206-800-068 (Portion of Parcel A)

DATED:

7/8/15

PUBLIC WORKS DIRECTOR

By: BRIAN BALBAS

Deputy Public Works Director, Contra Costa County

Govt. Code § 27281

:laz

G:\realprop\Zaragoza\SUB 9315 - Vac\CE.03c Property Rights Acceptance (RP Rights Acceptance).doc

A Notary Public or other officer completing this certificate verifies only the identity of the individual(s) 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 7/8/15, before me, Luisa Farago,

Deputy Clerk of the Board of Supervisors, Contra Costa County, personally appeared Brian Balboa, 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 Luisa Farago (Seal)
Deputy Clerk

