

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

**Area:** Alamo  
**Road:** Royal Oaks Drive  
**Co. Road No.:** 4437AG  
**Development No.:** MS15-0002  
**APN:** 193-210-008, 193-861-022

### **OFFER OF DEDICATION - ROAD PURPOSES**

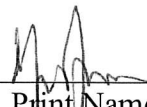
**Alamo Glen, LLC**, a California limited liability company, the undersigned, being the present title owners of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication to **Contra Costa County**, a political subdivision of the State of California and its successors 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) 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 September 11, 2017.

**Alamo Glen, LLC**, a California limited liability company

By:   
Print Name: Myron Zimmerman  
Title: Manager

[Note: All Property Owner signatures must be notarized. If Property Owner is a limited liability company, Property Owner must sign in accordance with one of the following, as applicable: (1) Two managers must sign, or, if the articles of organization indicate that the limited liability company is managed by only one manager, one manager must sign (Corp. Code, § 17703.01, subd. (d)); or (2) subject to the articles of organization, two officers must sign, the first being the chairperson of the board, president or any vice president and the second being any secretary, any assistant secretary, the chief financial officer or any assistant treasurer. (Corp. Code, § 17704.07, subd. (w).)]

(See attached notary)

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL ONE AS SAID PARCEL IS DESCRIBED IN THE DEED TO ALAMO GLEN, LLC RECORDED ON JUNE 20, 2014 UNDER RECORDERS SERIES NUMBER 2014-0101315 IN THE IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL ONE (2014-0101315) THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL ONE NORTH  $88^{\circ}06'02''$  EAST, 13.25 FEET TO THE SOUTHWEST CORNER OF LOT 13 AS SAID LOT IS SHOWN ON THE MAP OF SUBDIVISION 6703 FILED ON MARCH 21, 1988 IN BOOK 320 OF MAPS AT PAGE 45 IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT WHICH RADIUS POINT BEARS SOUTH  $87^{\circ}07'15''$  WEST, WITH A RADIUS OF 418.00 FEET, THROUGH A CENTRAL ANGLE OF  $08^{\circ}19'57''$ , AND AN ARC LENGTH OF 60.79 FEET;

THENCE SOUTH  $05^{\circ}27'10''$  WEST, 202.25 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF  $43^{\circ}45'42''$ , AND AN ARC LENGTH OF 34.37 FEET;

THENCE, ALONG A REVERSE TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF  $130^{\circ}38'26''$ , AND AN ARC LENGTH OF 102.60 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL ONE (2014- 0101315);

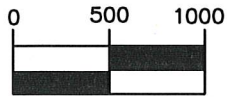
THENCE NORTH  $05^{\circ}27'10''$  EAST, 368.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,863 SQUARE FEET OF LAND, MORE OR LESS.



# GRAPHIC SCALE

( IN FEET )  
1 INCH=1000 FT



LOT 1  
SUB 7062  
(329 M 5)

MEADOW GROVE CT

LOT 8  
SUB 7062  
(329 M 5)

LOT 9  
SUB 7062  
(329 M 5)

ROYAL OAKS DRIVE

LOT 13  
SUB 6703  
(320 M 45)

46.00'  
POB  
L1  
28.00'  
S87°07'15"W(R)  
R=418.00'  
L=60.79'  
Δ=08°19'57"

## LEGEND

--- CENTERLINE  
--- EX RIGHT OF WAY  
POB POINT OF BEGINNING  
(R) RADIAL  
 DEDICATION AREA  
= 7,863 SF ±

ALAMO GLEN  
LLC

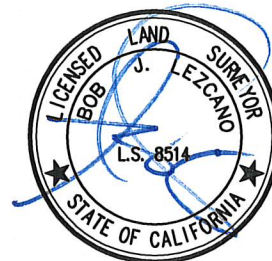
2014-0101315  
MS 15-0002

LINE TABLE		
NO	BEARING	LENGTH
1	N88°06'02"E	13.25'

0.45' 17.55'

R=45.00'  
Δ=43°45'42" L=34.37'

Δ=130°38'26"  
R=45.00' L=102.60'  
N02°19'54"E(R)



## EXHIBIT 'B'

PLAT TO  
ACCOMPANY LEGAL  
DESCRIPTION

DRAWN BY:  
RJL

PROJECT NO:  
14042

SCALE:  
1"=50'

SHEET

1 OF 1

DATE:  
6-23-17



817 Arnold Drive Ste. 50  
Martinez, CA 94553  
Ph: (925) 476-8499

## 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 San Francisco         )

On September 11, 2017 before me, Lorenza G. Sandoval-Essl, a Notary Public ,

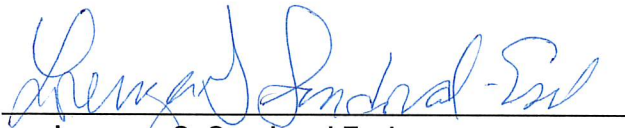
personally appeared Myron Zimmerman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

(SEAL)

Signature

  
Lorenza G. Sandoval-Essl



My Commission Expires: January 20, 2021