

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS PARCEL MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE AREA SHOWN AS "PRIVATE ACCESS AND UTILITY EASEMENT" (PAUE) IS NOT OFFERED FOR DEDICATION TO THE GENERAL PUBLIC, BUT IS FOR THE USE OF THE OWNERS OF PARCELS 'A' AND 'B' OF THIS SUBDIVISION, FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITIES, WATER AND SANITARY SEWER.

THE DEVELOPMENT RIGHTS FOR THE AREA DESIGNATED "RESTRICTED DEVELOPMENT AREA" ARE GRANTED TO THE CONTRA COSTA COUNTY BY SEPARATE INSTRUMENT RECORDED CONCURRENTLY WITH THE FILING OF THIS MAP PER RECORDER'S SERIES # _____ NO DEVELOPMENT SHALL TAKE PLACE IN THIS AREA WITHOUT THE CONSENT OF CONTRA COSTA COUNTY.

THE AREA DESIGNATED AS "SEWER" (PRIVATE STORM DRAIN EASEMENT) ARE FOR PRIVATE STORM DRAIN PURPOSES, TO INCLUDE THE RIGHTS TO CONSTRUCT AND MAINTAIN PRIVATE STORM DRAIN STRUCTURES AND PIPES FOR THE BENEFIT OF PARCELS 'A' AND 'B' OF THIS SUBDIVISION.

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

MONTAIR ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ST. THOMAS CONSTRUCTION COMPANY, INC., A CALIFORNIA CORPORATION

ITS MANAGER

BY: Thomas A. Baldacci
THOMAS A. BALDACCI
PRESIDENT

OWNER'S ACKNOWLEDGEMENT

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) SS

ON July 13, 2020 BEFORE ME, N. Ale Kerman, A PERSONALLY APPEARED James A. Baldacci, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE/WHY EXECUTED THE SAME IN (S)HER/WHY AUTHORIZED CAPACITY(IES), AND THAT BY (S)HE/WHY (S)HE/WHY (S)HE/WHY ACTED, EXECUTED THE INSTRUMENT, BEHALF OF WHICH THE PERSON(S) OR THE ENTITY UPON CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE NOTARY: N. Ale Kerman

NAME (PRINTED OR TYPED): N. Ale Kerman

MY COMMISSION EXPIRES: January 6, 2024

COUNTY OF NOTARY: Contra Costa

PRINCIPAL PLACE OF BUSINESS: San Ramon

SIGNATURE OF OMISSIONS

IN ACCORDANCE WITH SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF RIGHTS OF WAY OR EASEMENTS, WHICH CANNOT RIPEN INTO FEE, HAVE BEEN OMITTED:

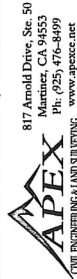
- 1. PACIFIC GAS AND ELECTRIC COMPANY-UTILITY EASEMENT PER BOOK 1776 OR 489 RECORDED JUNE 16, 1987

JOB NO. 19077

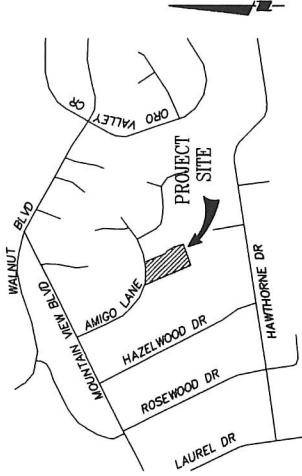
PARCEL MAP

SUBDIVISION MS 06-0008
BEING ALL OF PARCELS ONE AND FOUR AS DESCRIBED IN THE DEED RECORDED ON AUGUST 15, 2019 UNDER RECORDER'S SERIES NO. 2019-0129791, BEING A PORTION OF THE RANCHO SAN MIGUEL

CONTRA COSTA COUNTY, CALIFORNIA



JULY 1, 2020



VICINITY MAP

NOT TO SCALE

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS PARCEL MAP IS BASED.

ARUNA BHAT
DEPUTY DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

BY: Aruna Bhat DATE: July 21, 2020

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LOU BALDACCI IN AUGUST OF 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Bob J. Lezcano
BOB J. LEZCANO, LS 8574



7-13-2020
DATED

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

STATE OF CALIFORNIA,
CONTRA COSTA COUNTY

I, DAVID TWA, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF CONTRA COSTA COUNTY, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "PARCEL MAP MS 06-0008" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING APPROVE SAID MAP.

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 WHEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY _____ OF _____, 20____.

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

BY: _____
DEPUTY CLERK

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THIS MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

DATE: _____ BY: JAMES A. STEIN, LS 8571
COUNTY SURVEYOR

COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED "SUBDIVISION MS06-0008" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE COMPANY, DATED APRIL 2, 2020, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

DEBORAH COOPER
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

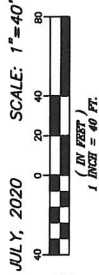
BY: _____
DEPUTY COUNTY RECORDER

APN 182-150-044-2

SHEET 1 OF 2

PARCEL MAP SUBDIVISION MS 06-0008

BEING ALL OF PARCELS ONE AND FOUR AS DESCRIBED IN THE DEED RECORDED ON AUGUST 15, 2019 UNDER RECORDERS SERIES NO. 2019-0129791, BEING A PORTION OF THE RANCHO SAN MIGUEL, CONTRA COSTA COUNTY, CALIFORNIA



LEGEND

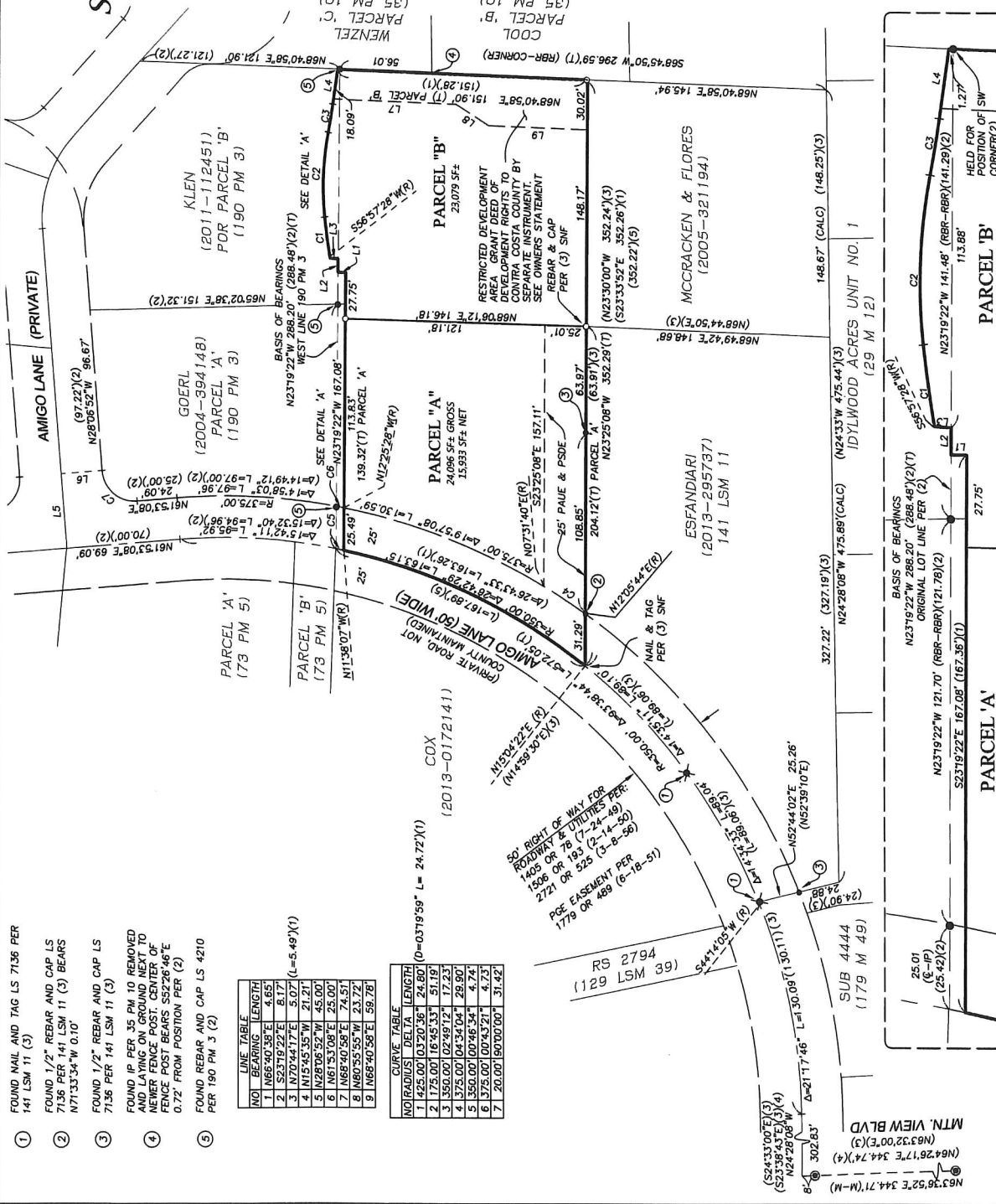
- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINERS LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- OLD LOT LINE
- FND STD STREET MONUMENT PER (4)
- SET 1/2" REBAR AND CAP, L.S. 8514
- FND MAIL & TAG AS NOTED
- FND REBAR AND CAP AS NOTED
- (RBR-RBR) REBAR TO REBAR
- (M-M) MONUMENT TO MONUMENT
- () TOTAL
- () RECORD DATA
- () CALCULATED
- ESMT EASEMENT
- PAUE PRIVATE ACCESS & UTILITY EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT

REFERENCES

- (1) LOT LINE ADJUSTMENT (2004-0500708)
- (2) MS 98-0001 (190 PM 3)
- (3) RS 3348 (141 LSM 11)
- (4) SUB 4444 (179 M 49)
- (5) 2019-0129791

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF PARCEL MAP 98-0001 (190 PM 3) BETWEEN FOUND REBARS TAKEN AS NORTH 23°19'22" WEST.



- ① FOUND NAIL AND TAG LS 7136 PER 141 LSM 11 (3)
- ② FOUND 1/2" REBAR AND CAP LS 7136 PER 141 LSM 11 (3) BEARS N71°33'34" W 0.10'
- ③ FOUND 1/2" REBAR AND CAP LS 7136 PER 141 LSM 11 (3)
- ④ FOUND IP PER 35 PM 10 REMOVED AND LAYING ON GROUND NEXT TO NEWER FENCE POST. CENTER OF FENCE POST BEARS S52°26'46"E 0.72' FROM POSITION PER (2)
- ⑤ FOUND REBAR AND CAP LS 4210 PER 190 PM 3 (2)

LINE NO.	BEARING	LENGTH
1	N66°40'38"E	4.65'
2	S23°19'22"E	8.17'
3	N70°44'17"E	5.07'
4	N15°45'35"W	21.21'
5	N28°06'52"W	45.00'
6	N61°53'08"E	25.00'
7	N68°40'58"E	74.51'
8	N80°55'55"W	23.72'
9	N68°40'58"E	58.78'

CURVE NO.	RADIUS	DELTA	LENGTH
1	1425.00	03°20'36"	24.80
2	1725.00	16°45'33"	51.19
3	3700.00	02°32'04"	27.23
4	3500.00	00°46'34"	28.50
5	375.00	00°45'21"	4.73
6	20.00	90°00'00"	31.42

50' RIGHT OF WAY FOR FOOTWAY & UTILITIES PER: 1405 OR 78 (7-24-49) 1506 OR 93 (2-14-50) 2721 OR 525 (3-8-58) PGE EASEMENT PER 1779 OR 489 (6-18-51)

DETAIL 'A'

