

OWNERS' STATEMENT:

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DESIGNATED AND EMBODIED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED SUBDIVISION MAP DO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

THE UNDERSIGNED ALSO HEREBY STATES THAT:

THE AREAS IN PARCELS 'A' THROUGH 'D', DESIGNATED AS "P.A.U.E." (PRIVATE ACCESS & UTILITY EASEMENT) ARE A NON-EXCLUSIVE EASEMENT AND ARE HEREBY RESERVED FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THEREFOR FOR THE BENEFIT OF THE OWNERS OF PARCELS 'A' THROUGH 'D'. THIS AREA SHALL BE KEPT FREE OF PARKED VEHICLES AND OBSTRUCTIONS AND REMAIN AVAILABLE FOR PEDESTRIAN AND VEHICULAR ACCESS AT ALL TIMES. CONSTRUCTION AND MAINTENANCE OF EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNERS OF PARCELS A THROUGH D, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE AREAS IN PARCELS 'A' THROUGH 'D', DESIGNATED AS 'E.V.A.E.' (EMERGENCY VEHICLE ACCESS EASEMENT) ARE A NON-EXCLUSIVE EASEMENT AND ARE HEREBY RESERVED FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS THROUGHOUT THE DESIGNATED AREAS. THIS AREA SHALL BE KEPT FREE OF PARKED VEHICLES, OBSTRUCTIONS AND AVAILABLE FOR VEHICULAR ACCESS AT ALL TIMES.

THE AREAS IN PARCELS 'B' AND 'C', DESIGNATED AS "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT) ARE HEREBY RESERVED FOR THE PURPOSE OF STORM DRAIN AND ALL APPURTENANCES THEREFOR FOR THE BENEFIT OF THE OWNERS OF PARCELS 'B' AND 'C'. THIS AREA SHALL BE KEPT FREE OF OBSTRUCTIONS AND AVAILABLE FOR VEHICULAR ACCESS AT ALL TIMES. CONSTRUCTION AND MAINTENANCE OF EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNERS OF PARCELS 'B' AND 'C', THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE OWNERS OF PARCEL A AND B REINQUISH ABUTTER'S RIGHTS-OF-ACCESS ALONG PARKER AVENUE WITH THE EXCEPTION OF THE PRIVATE ROAD INTERSECTION.

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

Michael McGhee
MICHAEL MCGHEE

06-2-2020
DATE:

Debra McGhee
DEBRA MCGHEE

06/2/2020
DATE:

NOTE: PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 66445(E) TRUSTEE AND/OR BENEFICIARY SIGNATURES ARE NOT SHOWN HEREON.

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 } SS

ON 01/12/2020 BEFORE ME, AMY DOUGLAS, NOTARY PUBLIC
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED MICHAEL MCGHEE & DEBRA MCGHEE
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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.

SIGNATURE MY HAND:

SIGNATURE OF NOTARY: *amy douglas*

PRINTED NAME OF NOTARY: AMY DOUGLAS

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

MY COMMISSION EXPIRES: 12/31/2023

MY COMMISSION NUMBER: 2315593

COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA

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 SAID FOREGOING MAP ENTITLED "SUBDIVISION MS 16-0009", CONTRA COSTA COUNTY, CALIFORNIA, 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 AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC ALL OF THE STREETS, ROADS, AVENUES, PARCELS 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 THIS MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, AND FIELD IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

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

BY: _____
DEPUTY CLERK

COUNTY SURVEYOR'S STATEMENT:

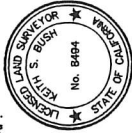
I, JAMES A. STEIN, COUNTY SURVEYOR OF THE COUNTY OF CONTRA COSTA, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "PARCEL MAP SUBDIVISION MS 16-0009", AND THAT SAID SUBDIVISION MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE PARCEL MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT SAID SUBDIVISION MAP COMPLIES WITH ALL PROVISIONS OF DIVISION 10 OF THE CALIFORNIA GOVERNMENT CODE, AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20____.

JAMES A. STEIN, L.S. NO. 6571
COUNTY SURVEYOR
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT:

THIS PARCEL 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 MICHAEL MCGHEE IN MARCH OF 2016. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY, I HEREBY STATE THAT THE MONUMENTS ARE THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, I HEREBY FURTHER STATE THAT ALL MONUMENTS SET PER THIS PARCEL MAP SHALL BE SET WITHIN ONE YEAR OF THE FILING OF THIS PARCEL MAP.



Keith S. Bush
KEITH S. BUSH, L.S. 8494
DATE: 5/27/2020

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN _____ BOOK _____ OF PARCEL MAPS, AT PAGES _____ AT REQUEST OF OLD REPUBLIC TITLE COMPANY.

DEBORAH COOPER
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

PARCEL MAP SUBDIVISION MS 16-0009

BEING REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 13, 2016, AS DOCUMENT NO. 2016-0114522 ALSO BEING A PORTION OF LOT 6, BLOCK 'B' OF "OFFICIAL MAP OF AMENDED MAP NO. 2 OF BLOCK 'A' AND AMENDED MAP OF BLOCKS 'B' AND '36E' IN THE TOWN OF RODEO" (1 OM 1)

CONTRA COSTA COUNTY, CALIFORNIA

MAY, 2020

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167



LEGEND	
⊙	FOUND CITY WELL MONUMENT AS NOTED
⊙	FOUND RAILROAD SPIKE AS NOTED
⊙	FOUND IRON PIPE AS NOTED
⊙	SET REBAR & CAP L.S. #494
⊙	SET NAIL & TAG L.S. #484 IN CONCRETE
⊙	MEASURED DATA
⊙	IRON PIPE
⊙	RAILROAD SPIKE
⊙	SPRING
⊙	SEARCHED FOR NOT FOUND
⊙	STAKE
⊙	P.A.U.E. PRIVATE ACCESS & UTILITY EASEMENT
⊙	P.S.D.E. PRIVATE STORM DRAIN EASEMENT
⊙	ABUTTER'S RIGHTS RELINQUISHED
⊙	REFERENCE POINT PER (4974 OR 145)
⊙	ADJACENT PARCEL/LOT LINE
⊙	EASEMENT LINE
⊙	HISTORIC PARCEL/LOT LINE
⊙	MONUMENT LINE
⊙	NEW PARCEL LINE
⊙	SUBJECT PARCEL LINE
⊙	THE LINE

PARCEL AREA TABLE	
PARCEL A	10,500.00 SQ. FT.
PARCEL B	10,500.00 SQ. FT.
PARCEL C	10,500.00 SQ. FT.
PARCEL D	10,500.00 SQ. FT.
TOTAL AREA	42,000.00 SQ. FT.

EASEMENT CURVE TABLE		
CURVE LENGTH	RADIUS	DIETA
68	6.38'	85.00'
69	6.38'	85.00'
70	6.38'	85.00'
71	6.38'	85.00'
72	6.38'	85.00'
73	6.38'	85.00'
74	6.38'	85.00'
75	6.38'	85.00'
76	6.38'	85.00'
77	6.38'	85.00'
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192	6.38'	85.00'
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MAP REFERENCES
 R1 AMENDED MAP NO. 2 OF BLOCK 'A' AND AMENDED MAP OF BLOCKS 'B' & '36E' (1 M 1)
 R2 RECORD OF SURVEY (111 LSM 24) SUBDIVISION 8067 (532 M 8)
 R3 RECORD OF SURVEY (86 LSM 13)
BASIS OF BEARINGS
 THE LINE BETWEEN THE TWO FOUND MONUMENTS IS THE BOUNDARY OF THE 6TH STREETS, AS SHOWN ON THE RECORD OF SURVEY FILED MARCH, 1997 IN BOOK 111 OF LSM, AT PAGE 24, TAKEN AS N 105°20'00" W.
NOTE:
 THE LOT LOCATION WAS BASED UPON THE AMENDED MAP NO. 2 OF BLOCK 'A' AND AMENDED MAP OF BLOCKS 'B' & '36E' (1 M 1) MONUMENTS ESTABLISHING THE RIGHT OF WAY LINES OF PARKER, VAQUEROS AVENUES AND SIXTH STREET.
 UNDER CONSTRUCTION IMPROVEMENTS WITHIN PARKER AND VAQUEROS AVENUES AS A RESULT STREET EASEMENT NOT CONSTRUCTED. AS A RESULT STREET MONUMENTS AND CORNERS SET ALONG NORTHERLY BOUNDARY LINE OF SAID MAP WERE NOT FOUND.



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PARCEL AREA TABLE

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PARCEL A	10,500.00 SQ. FT.
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PARCEL AREA TABLE

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