

**PARCEL MAP
SUBDIVISION MS 18-0008
FREITAS RANCH**
PORTIONS OF SECTIONS 17, 18 AND 19, IN
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
MT. DIABLO BASE AND MERIDIAN,
CONTRA COSTA COUNTY, CALIFORNIA

P/A Design Resources, Inc.
Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 100 TEL (925) 210-0300
Walnut Creek, California 94598-2635
JANUARY, 2021

COUNTY PLANNING DIRECTOR'S STATEMENT

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

ARUNA BHAT
DEPUTY DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT DIVISION

BY: _____ DATE _____

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 ORDINANCES AT THE REQUEST OF ROBERT FREITAS, IN NOVEMBER 2017. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT ALL MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATE _____
RAZMIK AVEDIAN, PE, RLS
LICENSE NO. L.S. 9221
EXPIRES SEPTEMBER 30, 2021

PARCEL MAP SUBDIVISION MS 18-0008 FREITAS RANCH

PORTIONS OF SECTIONS 17, 18 AND 19, IN
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
MT. DIABLO BASE AND MERIDIAN,
CONTRA COSTA COUNTY, CALIFORNIA

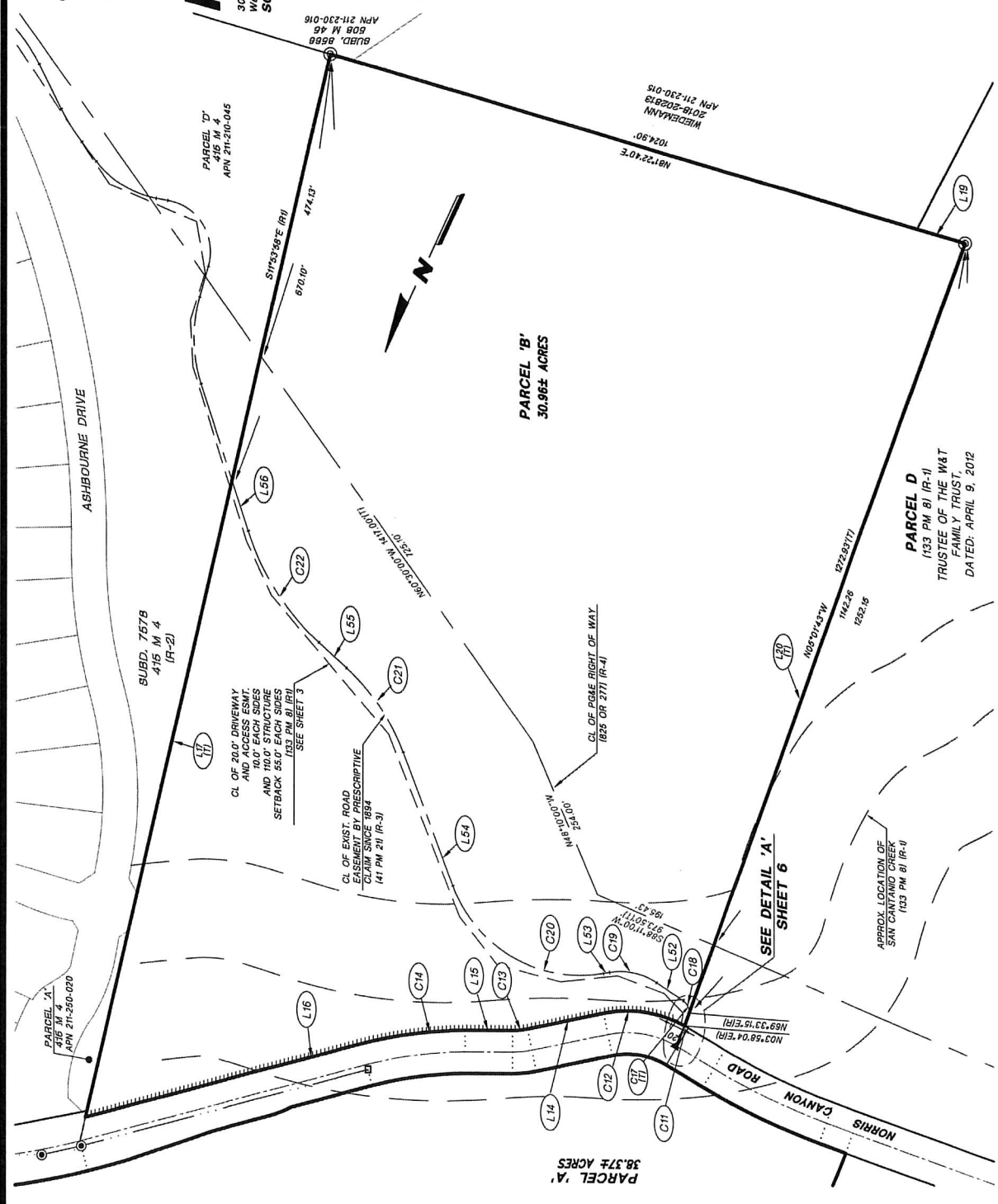
PA Design Resources, Inc.
Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635
TEL (925) 210-9300
JANUARY, 2021
SCALE: 1" = 100'

- LEGEND**
- FOUND STREET MONUMENT LS 4210 PER (R6)
 - SET 5/8" REBAR AND CAP TAGGED PLS B21
 - ▲ FOUND IRON PIPE AS NOTED
 - FOUND RAILROAD SPIKE
 - SEARCHED FOR MONUMENT AS NOTED, NOT FOUND
 - CENTERLINE
 - MONUMENT LINE
 - EASEMENT LINE
 - SUBDIVISION BOUNDARY OR PARCEL LINE
 - CONTRA COSTA / ALAMEDA COUNTY LINE
 - UNAPPROVED ACCESS PROHIBITED AND PRIVATE ACCESS PROHIBITED
 - EASEMENT
 - EX OR EXIST.
 - FND
 - M-M
 - 5/8" OR ROW
 - 5/8"
 - (R)
 - (T)

BASIS OF BEARING:
THE BEARING BETWEEN TWO FOUND MONUMENTS ALONG NORRIS CANYON ROAD N44°57'38"E AS SHOWN ON MAP ENTITLED "SUBDIVISION 7578" FILED IN BOOK 416 OF MAPS AT PAGE 4 CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY 0.9995692 TO OBTAIN GRID DISTANCES.

- REFERENCES:**
- (R1) 133 PM 8
 - (R2) 14 PM 21
 - (R3) 41 PM 21
 - (R4) 825 OR 277
 - (R5) 132 LSM 49
 - (R6) 1904 OR 599



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JANUARY, 2021
SCALE: AS SHOWN

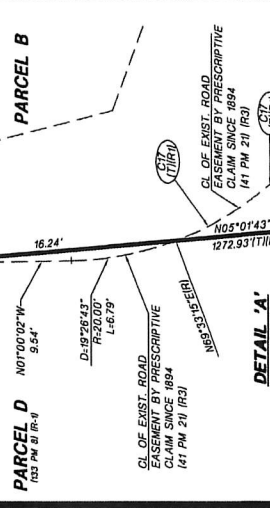
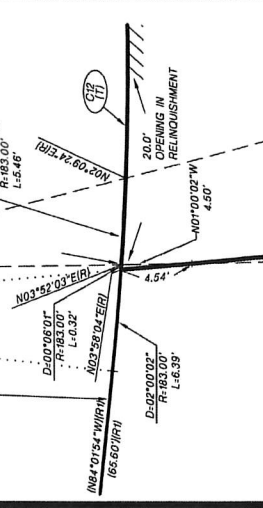
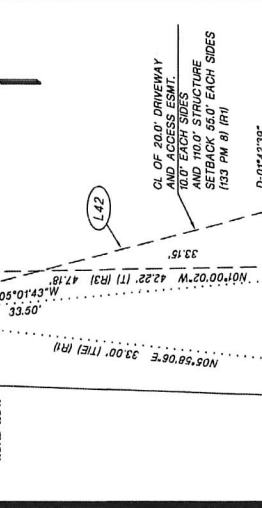
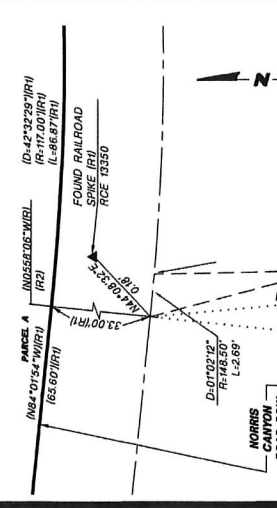
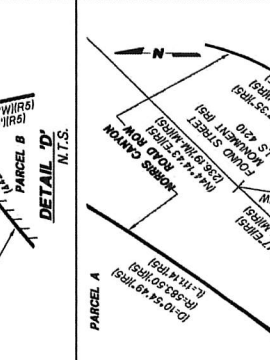
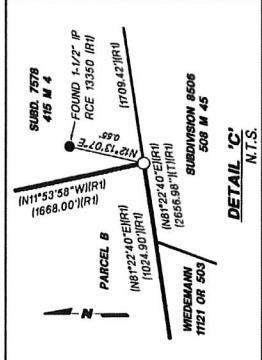
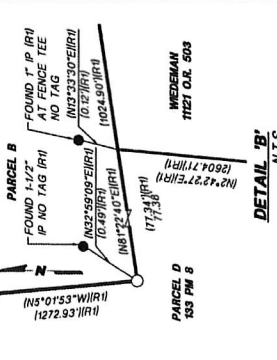
- LEGEND**
- FOUND STREET, MONUMENT LS 4210 PER (RS)
 - SET 6" REBAR AND CAP TAGGED PLS 8221
 - FOUND IRON PIPE AS NOTED
 - ▲ FOUND RAILROAD SPIKE
 - SEARCHED FOR MONUMENT AS NOTED, NOT FOUND
 - CENTERLINE
 - EASEMENT LINE
 - SUBDIVISION BOUNDARY OR PARCEL LINE
 - CONTRA COSTA / ALAMEDA COUNTY LINE
 - ABUTTERS RIGHT OF ACCESS RELINQUISHED AND PRIVATE ACCESS PROHIBITED
 - ESMIT. EXISTING
 - EC OR EXST.
 - M/M MONUMENT TO MONUMENT
 - R/W OR ROW RIGHT OF WAY
 - S.F. SQUARE FEET
 - RADIAL
 - TOTAL

LINE	LENGTH	BEARING
L44 (RI)	76.47'	N65°27'34"E
L45 (RI)	88.60'	N65°27'33"E
L46 (RI)	102.45'	N79°59'55"E
L47 (RI)	92.22'	N63°33'42"W
L48 (RI)	296.57'	N46°29'27"W
L49 (RI)	279.00'	N60°24'17"W
L50 (RI)	93.33'	N61°00'02"W
L51 (RI)	49.84'	N65°09'58"E
L52 (RI)	268.32'	N72°30'02"W
L53 (RI)	81.96'	N43°10'02"W
L54 (RI)	81.96'	N43°10'02"W
L55 (RI)	26.01'	N38°13'45"W
L56 (RI)	26.01'	N39°37'35"W

CURVE	DELTA	RADIUS	LENGTH
C1 (RS)	03°36'32"	1004.50'	63.27'
C2 (RS)	19°24'41"	233.00'	76.94'
C3 (RS)	10°54'49"	983.50'	111.14'
C4 (RS)	43°05'10"	516.50'	368.35'
C5 (RS)	69°21'25"	947.00'	428.07'
C6 (RI)	14°53'52"	983.00'	144.46'
C7 (RI)	42°32'29"	1033.00'	200.21'
C8 (RI)	17°06'17"	1033.00'	200.21'
C9 (RI)	2°00'02"	983.00'	6.39'
C10 (RI)	2°00'02"	983.00'	6.39'
C11 (RI)	40°35'24"	983.00'	259.49'
C12 (RI)	40°35'24"	983.00'	259.49'
C13 (RI)	17°33'22"	983.00'	216.00'
C14 (RI)	17°33'22"	983.00'	216.00'
C15 (RI)	11°30'06"	1033.00'	203.37'
C16 (RI)	28°15'17"	287.00'	131.51'
C17 (RI)	80°00'00"	20.00'	27.93'
C18 (RI)	60°33'17"	20.00'	21.14'
C19 (RI)	43°50'00"	100.00'	76.50'
C20 (RI)	79°10'00"	210.00'	290.16'
C21 (RI)	26°50'00"	335.00'	365.89'
C22 (RI)	29°20'00"	400.00'	204.79'

LINE	LENGTH	BEARING
L1 (RI)	230.73'	N02°00'00"W
L2 (RI)	2296.57'	S89°27'34"E
L3 (RI)	2207.12'	S89°27'34"E
L4 (RI)	166.84'	S58°27'49"W
L5 (RI)	166.84'	S58°27'49"W
L6 (RI)	26.72'	S59°27'36"W
L7 (RI)	145.58'	S43°33'17"W
L8 (RI)	65.00'	S50°23'07"W
L9 (RI)	15.27'	S40°27'59"W
L10 (RI)	128.89'	S40°23'07"W
L11 (RI)	73.40'	S64°58'55"W
L12 (RI)	19.43'	S53°26'37"W
L13 (RI)	65.60'	N84°01'54"W
L14 (RI)	44.22'	S84°51'49"W
L15 (RI)	19.43'	N63°25'37"E
L16 (RI)	23.50'	N68°38'09"E
L17 (RI)	4.45'	N60°23'07"E
L18 (RI)	1024.89'	S1°53'58"E
L19 (RI)	77.34'	S81°22'40"W
L20 (RI)	1272.93'	N05°01'43"W
L21 (RI)	393.92'	N78°26'00"W
L22 (RI)	155.43'	N65°54'54"W
L23 (RI)	229.95'	N84°51'49"E
L24 (RI)	128.09'	S59°23'07"W
L25 (RI)	409.38' (M)	N59°23'07"W
L26 (RI)	139.30' (M)	N59°23'07"W
L27 (RI)	61.31' (M)	N59°23'07"W
L28 (RI)	336.15' (M)	N64°22'25"W
L29 (RI)	50.00'	N14°22'25"W
L30 (RI)	205.29' (M)	N64°22'25"W
L31 (RI)	204.00' (M)	N42°56'47"E
L32 (RI)	236.19' (M)	N44°44'43"E
L33 (RI)	25.00'	N3°32'17"W
L34 (RI)	50.00'	N3°32'17"W
L35 (RI)	48.19'	N58°27'36"E
L36 (RI)	230.00' (M)	N58°27'36"E
L37 (RI)	37.00' (M)	N58°27'36"E
L38 (RI)	218.02' (M)	N68°27'49"E
L39 (RI)	17.93'	N68°27'49"E
L40 (RI)	48.39'	N68°27'34"W
L41 (RI)	17.85'	N68°27'49"E
L42 (RI)	51.71'	N44°30'59"W
L43 (RI)	42.34'	N69°49'24"W
L44 (RI)	42.33'	N69°49'24"W

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L1 (RI)	230.73'	N02°00'00"W
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L39 (RI)	17.93'	N68°27'49"E
L40 (RI)	48.39'	N68°27'34"W
L41 (RI)	17.85'	N68°27'49"E
L42 (RI)	51.71'	N44°30'59"W
L43 (RI)	42.34'	N69°49'24"W
L44 (RI)	42.33'	N69°49'24"W



REFERENCES:

- (RI) 133 PM 8
- (RI) 415 M 4
- (RI) 825 OR 277
- (RI) 132 LSH 49
- (RI) 1904 OR 599

BASIS OF BEARING:
THE BEARING BETWEEN THE MONUMENTS ALONG HORNS ROAD AND FREITAS RANCH WAS SHOWN ON THE SUBDIVISION RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, MULTIPLY BY 0.9999922 TO OBTAIN GRID DISTANCES.

