

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DESCRIBED HEREIN, HAVE CONSIDERED THE MAKING AND RECORDATION OF THIS MAP, AND HAVE HEREBY DEDICATED IN FEE TO THE PUBLIC FOR PUBLIC USE AND TO THE COUNTY OF CONTRA COSTA FOR ROADWAY PURPOSES THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS "6.00' WIDE DEDICATION IN FEE TO CONTRA COSTA COUNTY FOR ROADWAY PURPOSES".

PORTIONS OF PARCELS 'A' AND 'B' ARE DESIGNATED "RESTRICTED DEVELOPMENT AREA" (CHECK STRUCTURE SETBACK), THE DEVELOPMENT RIGHTS FOR THIS AREA ARE GRANTED TO PUBLIC UTILITIES FOR UNDERGROUND ELECTRIC, GAS, CABLE TV, TELEPHONE, FIBER OPTIC, STREET LIGHT, SIDEWALKS AND OTHER RELATED APPURTENANCES, INCLUDING THE CONSTRUCTION, ACCESS AND MAINTENANCE OF THE IMPROVEMENTS.

THE AREAS DESIGNATED "PUBLIC UTILITIES EASEMENT" OR "P.U.E." ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR UNDERGROUND ELECTRIC, GAS, CABLE TV, TELEPHONE, FIBER OPTIC, STREET LIGHT, SIDEWALKS AND OTHER RELATED APPURTENANCES, INCLUDING THE CONSTRUCTION, ACCESS AND MAINTENANCE OF THE IMPROVEMENTS.

THE UNDERSIGNED FURTHER RELINQUISHES TO THE COUNTY OF CONTRA COSTA ALL ABUTTER'S RIGHTS OF ACCESS ALONG THE PROPERTY LINES ADJACENT TO THOSE AREAS DEPICTED HEREON BY THE SYMBOL |||||

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

JAMES S. BUSBY & MARGARET M. BUSBY, HUSBAND AND WIFE

AS JOINT TENANTS

BY: _____

BY: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES THAT THE IDENTITIES OF THE INDIVIDUALS WHO SIGNED THIS MAP, AND THAT THIS CITY, STATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS

ON _____ PERSONALLY APPEARED _____, 2020, BEFORE ME, _____ A

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/HEY 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 IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE NOTARY: _____

NAME (PRINTED OR TYPED): _____

MY COMMISSION EXPIRES: _____

COUNTY OF NOTARY: _____

PRINCIPAL PLACE OF BUSINESS: _____

JOB NO. 13019

PARCEL MAP

SUBDIVISION MS 13-0005

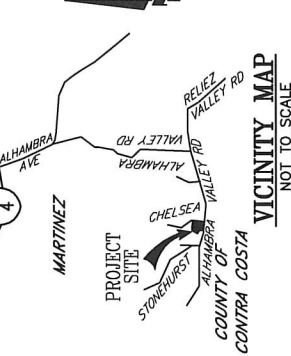
A PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 91 OF LICENSED SURVEYORS' MAPS AT PAGE 50, BEING A PORTION OF THE RANCHO BOCA DE LA CANADA DEL PINOLE

CONTRA COSTA COUNTY, CALIFORNIA



AUGUST, 2020

817 Arnold Drive, Ste. 50
Martinez, CA 94553
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VICINITY MAP
NOT TO SCALE

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, HAVE EXAMINED THE RECORD OF SURVEY AND THE PARCEL MAP ENTITLED "PARCEL MAP AS 13-0005" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2020, 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 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 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 HEREIN TO 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 THEREON ARE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP. HAVE BEEN COMPILED WITH, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

DATE: _____ BY: JAMES A. STEIN, LS 6571
COUNTY SURVEYOR

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 BUSBY CONSTRUCTION, IN MARCH OF 2014. 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, LS 8614

DATED _____



COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED "SUBDIVISION MS 13-0005" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE PER LETTER OF THE COUNTY CLERK 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 OLD REPUBLIC TITLE COMPANY.

DEBORAH COOPER
COUNTY RECORDER
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

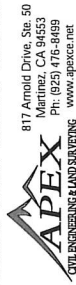
BY: _____
DEPUTY COUNTY RECORDER

APN 367-170-006

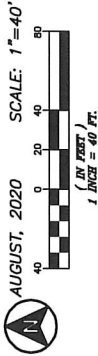
PARCEL MAP

SUBDIVISION MS 13-0005

A PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 91 OF LICENSED SURVEYORS MAPS AT PAGE 50, BEING A PORTION OF THE RANCHO BOCA DE LA CANADA DEL PINOLE CONTRA COSTA COUNTY, CALIFORNIA



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LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- CREEK STRUCTURE SETBACK LINE
- ALHAMBRA VALLEY SPECIFIC PLAN LINE

- FND STD COUNTY MONUMENT
- FND IRON PIPE MONUMENT AS NOTED
- SET 1/2" REBAR AND CAP, LS 8514 MONUMENT TO MONUMENT
- (M-M) TOTAL
- (T) RECORD DATA
- () CALC
- ESMT EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- IP IRON PIPE

- Ⓐ RESTRICTED DEVELOPMENT AREA (CREEK STRUCTURE SETBACK LINE) DEVELOPMENT RIGHTS TO CONTRA COSTA COUNTY AS NOTED IN OWNERS STATEMENT
- Ⓑ ALHAMBRA VALLEY SPECIFIC PLAN CREEK SETBACK LINE IS SHOWN FOR REFERENCE ONLY

REFERENCES

- (1) RECORD OF SURVEY (91 LSM 50)
- (2) RECORD OF SURVEY (27 LSM 24)
- (3) PARCEL MAP MS 207-76 (58 PM 26)
- (4) VESTING DEED 2013-0117962

BASIS OF BEARING

BEARINGS ARE BASED ON THE MONUMENT LINE OF ALHAMBRA VALLEY ROAD AS SHOWN ON THE RECORD OF SURVEY 91 LSM 50 BEING SOUTH 89°46'10" WEST

CREEK SETBACK EXCEPTION

NO.	BEARING	LENGTH
1	N28°05'23"E	8.79'
2	N09°21'35"E	24.51'
3	N32°34'07"E	31.74'
4	N62°59'09"E	31.32'
5	N43°24'25"E	28.59'
6	N88°50'12"E	64.36'
7	N14°54'35"E	32.00'
8	N63°39'16"E	35.90'
9	S84°25'31"E	28.50'
10	S80°26'11"E	45.83'
11	N69°09'29"E	19.36'
12	N49°29'15"E	25.64'
13	N75°59'24"E	43.43'
14	S87°41'17"E	28.21'
15	S67°31'38"E	51.97'

ALHAMBRA VALLEY SPECIFIC PLAN

NO.	BEARING	LENGTH
16	N25°40'44"E	51.00'
17	N05°58'03"E	41.59'
18	N55°09'51"E	28.90'
19	N88°59'12"E	51.46'
20	N14°54'32"E	7.63'
21	N88°53'46"E	15.46'
22	S85°30'21"E	68.97'
23	N65°00'31"E	75.72'
24	N65°02'26"E	64.42'
25	S76°28'29"E	52.13'

