

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME, AND DOES HEREBY DEDICATE IN FEE TO THE COUNTY OF CONTRA COSTA FOR ROADWAY PURPOSES THAT PORTION THEREOF SHOWN AS LAUREL DRIVE DEDICATION.

THE REAL PROPERTY DESCRIBED BELOW IS OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES. THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" OR "PUE" ARE FOR PUBLIC UTILITY PURPOSES INCLUDING POLES, WIRES, CONDUITS, STORM DRAINS, FLOOD AND SURFACE WATER DRAINAGE, GAS LINES, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES, INCLUDING THE RIGHTS OF INGRESS, EGRESS, CONSTRUCTION, RECONSTRUCTION, ACCESS OR INTERFERENCE THEREON, IMPROVEMENTS, AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE AREAS MARKED "PRIVATE SANITARY SEWER EASEMENT" OR "PSSE" ARE NOT OFFERED FOR DEDICATION TO THE GENERAL PUBLIC, AND ARE FOR THE ACCESS TO, AND THE CONSTRUCTION AND MAINTENANCE OF PRIVATE SANITARY SEWER FACILITIES. SAID FACILITIES ARE TO BE MAINTAINED AS OUTLINED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS (CCRS) OF SUBDIVISION 8485 RECORDED BY SEPARATE DOCUMENT.

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CONTRA COSTA WATER DISTRICT, OR ITS DESIGNEE THE RIGHT TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN WATER LINES AND APPURTENANCES THEREON UNDER, ON AND OVER THOSE AREAS DESIGNATED ON THIS MAP AS "WATER LINE EASEMENT", TOGETHER WITH THE RIGHT TO ENTER UPON SAID AREAS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, MAINTAINING, OR REPAIRING SAID WATER LINES AND APPURTENANCES THEREON.

THE UNDERSIGNED DOES HEREBY RESERVE A PRIVATE EASEMENT FOR INGRESS AND EGRESS IN CONNECTION WITH THE MAINTENANCE OF ALL IMPROVEMENTS WITHIN SAID EASEMENT TO BE PERFORMED BY THE OWNERS OF SAID LOTS AS OUTLINED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS (CCRS) OF SUBDIVISION 8485 RECORDED BY SEPARATE DOCUMENT.

THE UNDERSIGNED DOES HEREBY DECLARE THE AREAS DESIGNATED ON THIS MAP AS: "PSDE" (PRIVATE STORM DRAIN EASEMENT) ARE FOR PRIVATE STORM DRAIN PURPOSES TO INCLUDE CONSTRUCTION, RECONSTRUCTION, MAINTAINING, OR REPAIRING OF STORM DRAIN LINES AND APPURTENANCES OF SAID AREAS ARE OUTLINED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS (CCRS) OF SUBDIVISION 8485 RECORDED BY SEPARATE DOCUMENT.

WE ALSO RESERVE AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES FOR THE AREAS OVER, AND UPON THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "VEHICLE EMERGENCY VEHICLE ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.

THE UNDERSIGNED FURTHER RELINQUISHES TO CONTRA COSTA COUNTY, ALL ABUTTERS RIGHTS OF ACCESS ALONG LAUREL DRIVE DEPICTED HEREON BY THE SYMBOL |||||

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES OF RECORD.

CHICKEN FARM ASSOCIATES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LENOX HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: FOCUS REALTY SERVICES, INC., A CALIFORNIA CORPORATION, ITS MANAGER

BY: Daniel Freeman
DANIEL FREEMAN, PRESIDENT

SUBDIVISION 9495

"LAUREL PLACE IV"

BEING A SUBDIVISION OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED UNDER RECORDERS SERIES NUMBER 2020-0012289, CONTRA COSTA COUNTY RECORDS, A PORTION OF THE RANCHO MONTE DEL DIABLO CONTRA COSTA COUNTY, CALIFORNIA



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

DECEMBER, 2020

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 November 24, 2021, BEFORE ME, Kimberly Vianna Lopez, A PERSONALLY APPEARED Kimberly Vianna Lopez, 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/IT HEY EXECUTED THE SAME IN HIS/HER/ITHEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITHEIR 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: Kimberly Vianna Lopez

NAME (PRINTED OR TYPED): Kimberly Vianna Lopez

MY COMMISSION EXPIRES: November 24, 2021

COUNTY OF NOTARY: Contra Costa

PRINCIPAL PLACE OF BUSINESS: La Fayette, CA

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, BANNER BANK AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED AS SEPARATE DOCUMENTS, RECORDS SERIES NO. _____, CONTRA COSTA COUNTY RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND JOINS IN ALL OFFERS OF DEDICATION THEREIN.

BANNER BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK

BY: [Signature]

NAME: Geoff Horn

TITLE: S.V.P.

BENEFICIARY'S ACKNOWLEDGEMENT

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MY COMMISSION EXPIRES: November 24, 2021

COUNTY OF NOTARY: Contra Costa

PRINCIPAL PLACE OF BUSINESS: La Fayette, CA

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 FOCUS REALTY IN MARCH OF 2016. I HEREBY STATE THAT THIS SUBDIVISION 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. Tezcano
BOB J. TEZCANO, L.S. 8514

12-22-2020
DATED



COUNTY RECORDER'S STATEMENT

FILED THIS 20 DAY OF 20, AT LA FAYETTE M. IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

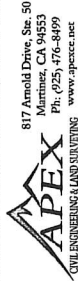
DEBORAH COOPER
COUNTY RECORDER
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

**SUBDIVISION 9495
"LAUREL PLACE IV"**

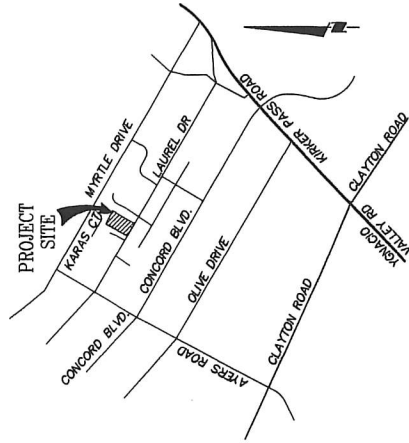
BEING A SUBDIVISION OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED UNDER RECORDERS SERIES NUMBER 2020-0012289 CONTRA COSTA COUNTY RECORDS, A PORTION OF THE RANCHO MONTE DEL DIABLO

CONTRA COSTA COUNTY, CALIFORNIA



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www.apexce.net

DECEMBER, 2020



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, CALIFORNIA, HEREBY CERTIFY THAT THE BOARD OF SUPERVISORS HAS APPROVED THE SUBDIVISION MAP, RECORDS SERIES NUMBER 2020-0012289, AND HAS PASSED THE RESOLUTIONS AND ACCEPTED THE 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 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 MAP AS PREPARED BY THE SURVEYOR. I HAVE REVIEWED THE RECORDS AND THE SUBDIVISION MAP AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

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

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 FINAL MAP IS BASED.

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

BY: Arjuna Bhat DATE: 1/05/2021

BUILDING INSPECTION STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY BERLOGAR, DATED FEBRUARY 15, 2017, JOB NO. 3833, 100, HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE IN THE BUILDING INSPECTION DIVISION, CONTRA COSTA COUNTY.

JASON CRAPO
DEPUTY DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
BUILDING INSPECTION DIVISION

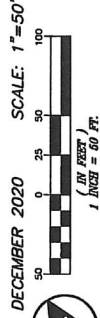
BY: Jason Crapo DATE: 1/19/21

SUBDIVISION 9495 "LAUREL PLACE IV"

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- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - LOT LINE
 - CENTERLINE
 - EXISTING EASEMENT LINE
 - COUNTY BOUNDARY LINE
 - FND STANDARD STREET MONUMENT
 - ⊙ MONUMENT TO CENTERLINE
 - ⊙ MONUMENT TO MONUMENT
 - (T) TOTAL
 - () RECORD DATA
 - CALC CALCULATED
 - ESMT EASEMENT

REFERENCES

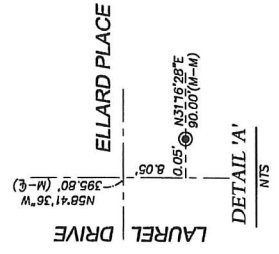
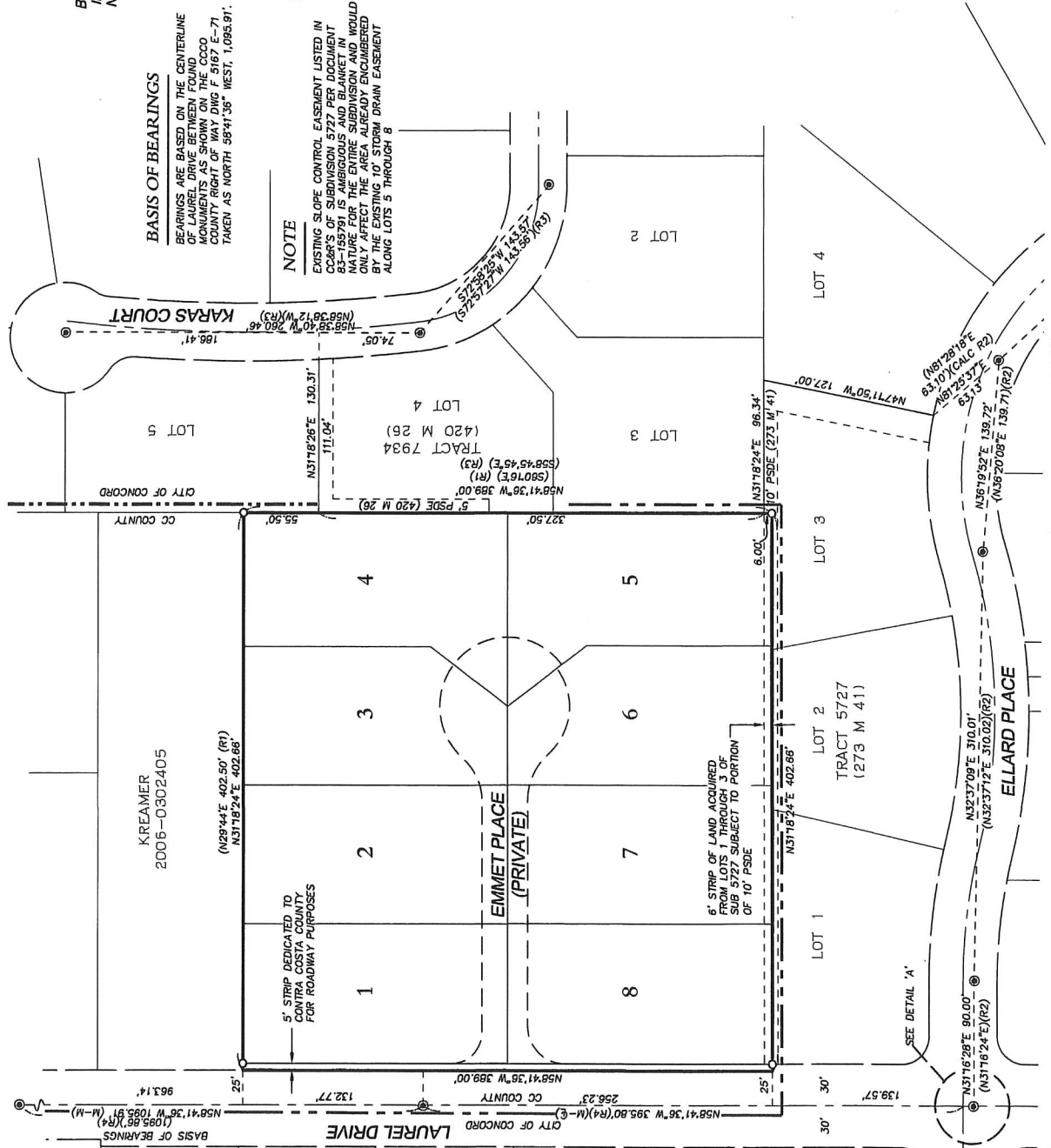
- (R1) VESTING DEED 2009-0276472
- (R2) SUB 5727-273 M 41
- (R3) SUB 7934-420 M 26
- (R4) SUB 4465-159 M 23

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF LAUREL DRIVE AND THE MONUMENTS SHOWN ON THE CC CO COUNTY RIGHT OF WAY DING F 5187 E-71 TAKEN AS NORTH 58°41'36" WEST, 1,095.91'.

NOTE

EXISTING SLOPE CONTROL EASEMENT LISTED IN THE RECORDS OF THE COUNTY OF CONTRA COSTA, CALIFORNIA, IS AMBIGUOUS AND IN NATURE FOR THE ENTIRE SUBDIVISION AND WOULD ONLY AFFECT THE AREA ALREADY ENCOMBERED BY THE EXISTING 10' STORM DRAIN EASEMENT ALONG LOTS 5 THROUGH 8

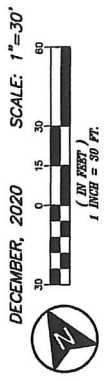


SUBDIVISION 9495 "LAUREL PLACE IV"

BEING A SUBDIVISION OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED UNDER RECORDERS SERIES NUMBER 2020-001298, CONTRA COSTA COUNTY RECORDS, A PORTION OF THE RANCHO MONTE DEL DIABLO CONTRA COSTA COUNTY, CALIFORNIA



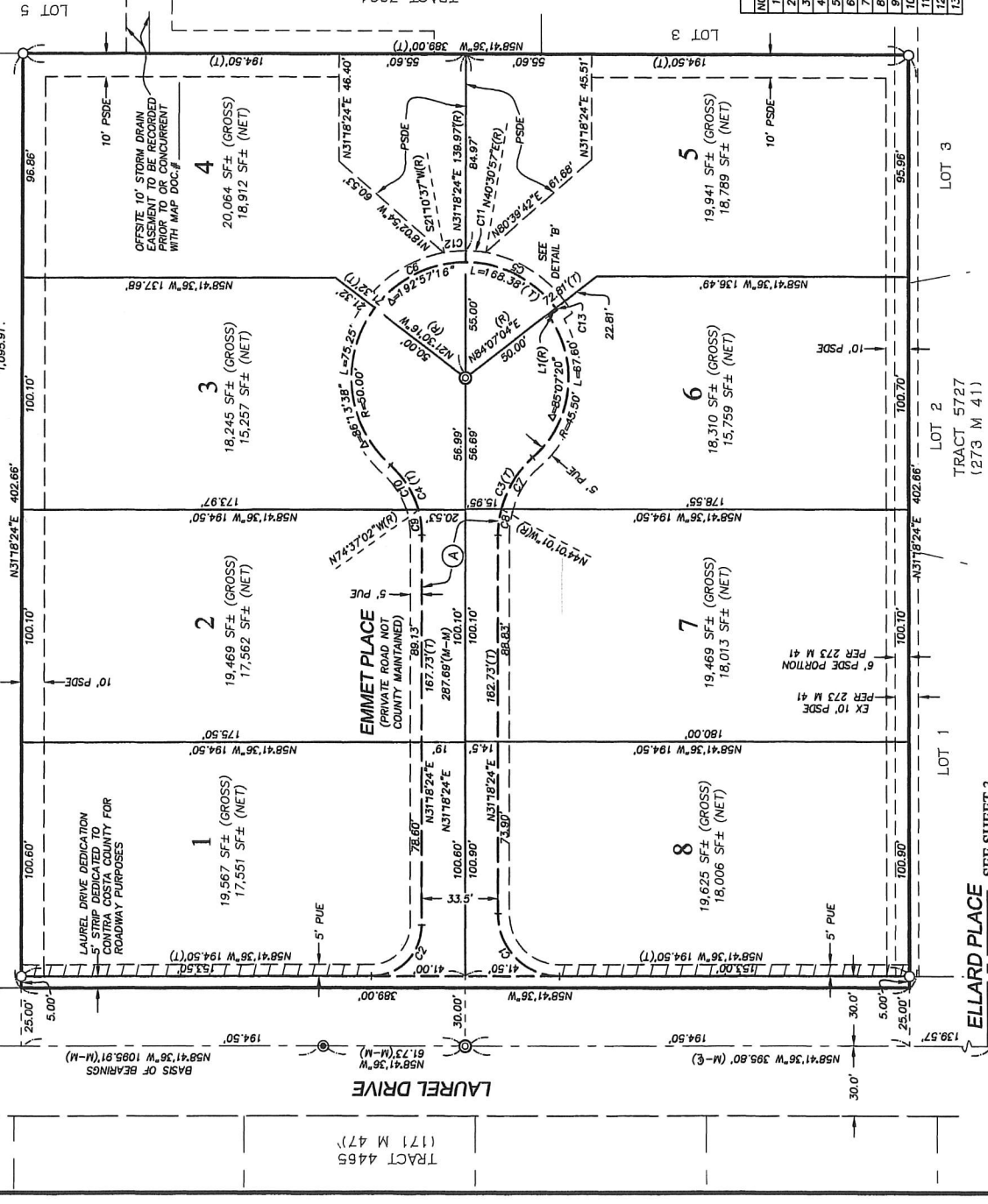
817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 776-8109
www.apexce.net



NOTE
SEE SHEET 3 FOR ADDITIONAL BOUNDARY DATA
KREAMER
2006-0302405

NOTE
LAUREL DRIVE DEDICATION
TO CONTRA COSTA COUNTY FOR
ROADWAY PURPOSES

NOTE
BEARINGS ARE BASED ON THE CENTERLINE OF
LAUREL DRIVE BETWEEN FOUND MONUMENTS AS
SHOWN ON THE CCCO COUNTY RIGHT OF WAY DWG
F 5167 E-71 TAKEN AS NORTH 58°41'36" WEST,
1,095.91'



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- PRIVATE ACCESS & UTILITY ESMT
- CENTERLINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- DENOTES RELINQUISHMENT OF ABUTTER'S RIGHTS
- FND STD COUNTY MONUMENT
- SET STANDARD MON. LS 8514
- SET 1/2" REBAR AND CAP. LS 8514
- MONUMENT TO MONUMENT
- TOTAL
- RADIAL
- RECORD DATA
- CALCULATED
- EMERGENCY VEHICLE ACCESS EASEMENT
- EVAE
- PAUE
- PRIVATE ACCESS & UTILITY EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC UTILITY EASEMENT
- PUE
- PRIVATE SANITARY SEWER EASEMENT
- PSSE
- WATER LINE EASEMENT
- DENOTES EVAE, PUE, PSSE, PSDE, MILL, PAUE

LINE TABLE

NO.	BEARING	LENGTH
1	S85°13'22"W	4.50'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
1	27.00'	90°00'00"	42.41'
2	22.00'	90°00'00"	34.56'
3	44.50'	49°02'18"	38.09'
4	40.00'	49°02'18"	34.24'
5	50.00'	52°48'40"	46.09'
6	50.00'	52°48'40"	46.09'
7	44.50'	34°21'43"	26.66'
8	44.50'	14°40'35"	11.40'
9	40.00'	15°35'26"	11.12'
10	40.00'	15°06'52"	23.12'
11	55.00'	09°12'33"	8.84'
12	55.00'	10°07'47"	9.72'
13	50.00'	07°06'18"	0.95'

