



SUBDIVISION 9055
LOT 1, 505 M 44

SUBDIVISION 9054
LOT 1, 499 M 2

N88°49'55"W

PROPERTY LINE
PER QUITCLAIM DEEDS
2020-0156612 AND
2020-0156613

511.70'

S88°39'13"E
17.14'(TIE)

22.86'



APN 408-190-005

496.01' (493.42') (R4)

LOT 201
SAN PABLO RANCHO

LOT L
1 MAPS 7

2200 CENTRAL STREET, LLC
APN 408-190-004

S01°20'29"E

S01°09'47"W
20.00'(TIE)

N88°50'13"W

511.66'

(511.60') (R4)

17.14'
N01°20'47"E

495.97'(496') (R4)

CENTRAL ST
(40' R/W) 515.91'

N01°20'47"E (N01°20'39"E)(R2)

20.00'

RICHMOND PKWY

FOUND STANDARD STREET
MONUMENT AT RICHMOND
PKWY PER (R2)

566.42'

N88°50'13"W

BASIS OF BEARINGS

PITTSBURG AVE

(40' R/W)

528.73'

1095.15' (M-M)

FOUND RAILROAD
SPIKE PER (R2)

LEGEND

SYMBOLS

- SUBJECT PROPERTY LINE
- RIGHT OF WAY LINE
- ADJOINER PROPERTY LINE
- CENTERLINE
- TIE LINE
- FOUND MONUMENT AS NOTED
- (162.63') RECORD INFORMATION
- APN ASSESSOR'S PARCEL NUMBER
- R2 RECORD REFERENCE
- R/W RIGHT OF WAY
- (M-M) MONUMENT TO MONUMENT

DESCRIPTION

- SUBJECT PROPERTY LINE
- RIGHT OF WAY LINE
- ADJOINER PROPERTY LINE
- CENTERLINE
- TIE LINE
- FOUND MONUMENT AS NOTED
- RECORD INFORMATION
- ASSESSOR'S PARCEL NUMBER
- RECORD REFERENCE
- RIGHT OF WAY
- MONUMENT TO MONUMENT

REFERENCES

- (R1) SUBDIVISION 9054, FILED NOVEMBER 6, 2006, IN BOOK 499 OF MAPS, AT PAGE 1, C.C.C.R.
- (R2) RECORD OF SURVEY, FILED APRIL 4, 2012, IN BOOK 145 OF LSM, AT PAGE 34, C.C.C.R.
- (R3) PARCEL MAP, SUBDIVISION MS 04-007, FILED MARCH 6, 2006, IN BOOK 195 OF MAPS, AT PAGE 49, C.C.C.R.
- (R4) 2017-0117458, C.C.C.R.

BASIS OF BEARINGS

BEARING BETWEEN TWO FOUND MONUMENTS ALONG PITTSBURG AVENUE BETWEEN RICHMOND PARKWAY AND CENTRAL STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED APRIL 12, 2012, IN BOOK 145 OF LSM AT PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, TAKEN AS NORTH 88°50'13" WEST.

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION
APN 408-190-004

CONTRA COSTA COUNTY, CALIFORNIA

Prepared By

Luk and Associates

Civil Engineers - Land Planners - Land Surveyors
738 Alfred Nobel Drive
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AUGUST 2020 SCALE: 1"=120'