

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK BOUNDARY LINES UPON THIS MAP, DOES HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: THE AREA DESIGNATED AND DELINEATED ON THIS MAP AS "AREA DEDICATED TO CONTRA COSTA COUNTY FOR ROADWAY PURPOSES".

AND THE UNDERSIGNED DOES HEREBY RESERVE FOR THE BENEFIT OF LOT 2 THOSE AREAS DESIGNATED AND DELINEATED ON THIS MAP AS "ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 FOR PEDESTRIAN ACCESS TO ADJACENT AREAS" WHICH WILL BE MAINTAINED BY THE 2200 CENTRAL STREET OWNERS' ASSOCIATION, INC.

THE AREA DESIGNATED HEREON AS LOT 10 IS RESERVED FOR THE USE OF THE OWNERS OF THE SUBDIVISION FOR, BUT NOT LIMITED TO, ACCESS, PARKING, UTILITIES, DRAINAGE, AND INGRESS AND EGRESS AND WILL BE MAINTAINED BY THE 2200 CENTRAL STREET OWNERS' ASSOCIATION, INC.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD, 2200 CENTRAL STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MARK ROSS HOME DATE: _____
MANAGING MEMBER

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE INSTRUMENT AND DOES NOT GUARANTEE THE TRUTH, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____
ON _____ BEFORE ME
APPEARED _____ A NOTARY PUBLIC, PERSONALLY

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY, UPON BEHALF OF WHICH THE PERSON 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.

WITNESS MY HAND

SIGNATURE: _____
PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ STATE OF CALIFORNIA
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION EXPIRES: _____
COMMISSION # OF NOTARY: _____

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA) SS
COUNTY OF CONTRA COSTA)
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 AND FOREGOING MAP ENTITLED "SUBDIVISION 9423", WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2019, 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 PARCELS AND EASEMENTS OFFERED FOR DEDICATION 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 _____ IN THE YEAR 2019.

DAVID TWA
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR OF
CONTRA COSTA COUNTY

BY: _____
DEPUTY CLERK

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 ORDINANCE AT THE REQUEST OF 2200 CENTRAL STREET, LLC IN SEPTEMBER 2014 AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS BY DECEMBER 2022, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATE: _____
JACQUELINE LUK
LICENSE NO. LS 8934

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.

DATE: _____
ARUNA BHAT
DEPUTY DIRECTOR
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION

BY: _____

COUNTY SURVEYOR'S STATEMENT

I, JAMES A. STEIN, COUNTY SURVEYOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE MAP OF SUBDIVISION 9423 AND THAT THE SUBDIVISION MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES COVERING THE FILING OF SUBDIVISION MAPS. I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

DATE: _____
BY: _____
JAMES A. STEIN, P.L.S. 6571
COUNTY SURVEYOR

SUBDIVISION 9423

PORTION OF LOT "L", AS DESIGNATED ON THE MAP ENTITLED "MAP OF THE SAMPSON-TAMS RANCH" FILED JULY 1, 1907 IN BOOK 1 OF MAPS AT PAGE 7, CONTRA COSTA COUNTY RECORDS, AND A PORTION OF LOT 201, AS DESIGNATED ON THE MAP ENTITLED "MAP OF THE SAN PABLO RANCHO, ACCOMPANYING AND FORMING A PART OF THE FINAL REPORT OF THE REFEREEES IN PARTITION", FILED MARCH 1, 1894, CONTRA COSTA COUNTY RECORDS, ALSO BEING THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 30, 2017 AS INSTRUMENT NO. 2017-017459, CONTRA COSTA COUNTY RECORDS, EXCEPTING THEREFROM THOSE PORTIONS OF LAND DESCRIBED IN THE OUTCLAIM DEEDS RECORDED JULY 30, 2020 AS INSTRUMENT NOS. 2020-0156617, AND 2020-0156613, CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY - CALIFORNIA

Prepared By
Luk and Associates
Civil Engineers - Land Planners - Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547
OCTOBER 2020

BUILDING INSPECTION STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT PREPARED BY DARWIN MYERS ASSOCIATES, DATED JANUARY 11, 2016, DMA PROJECT NO. 307015, HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE IN THE BUILDING INSPECTION DIVISION, CONTRA COSTA COUNTY.

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

BY: _____

COUNTY RECORDER'S STATEMENT

FILED AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY ON THE _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

DOCUMENT NO. _____
DEBORAH COOPER
COUNTY RECORDER IN AND FOR THE
COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED AS DOCUMENT NO. 2017-0173978, OF OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AGAINST THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP, IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNDER AFFIXED THIS _____ DAY OF _____, 20____.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: _____
NAME: _____
TITLE: _____

BENEFICIARY'S ACKNOWLEDGMENT

I, A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE HEREBY CERTIFY THAT THE INSTRUMENT AND SCHEMATIC DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS
COUNTY OF _____

ON _____ BEFORE ME,
_____ A NOTARY PUBLIC, PERSONALLY
APPEARED.

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR ENTITY, UPON BEHALF OF WHICH THE PERSON 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.

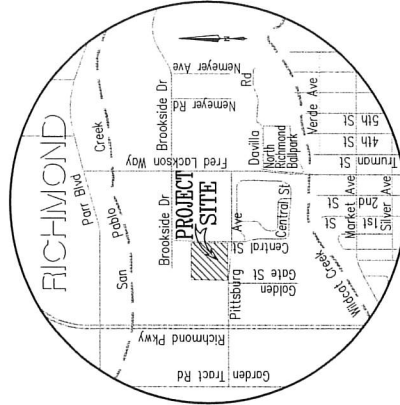
WITNESS MY HAND
SIGNATURE: _____
PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, STATE OF CALIFORNIA
PRINCIPAL COUNTY OF BUSINESS: _____
COMMISSION EXPIRES: _____
COMMISSION # OF NOTARY: _____

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VICINITY MAP
NOT TO SCALE

SUBDIVISION 9423

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306 SF±
 LOT 2 AIRSPACE OWNERSHIP:
 LOWER ELEVATION = 22.65'
 UPPER ELEVATION = 22.65'
 SEE BENCHMARK FOR REFERENCE ELEVATION.

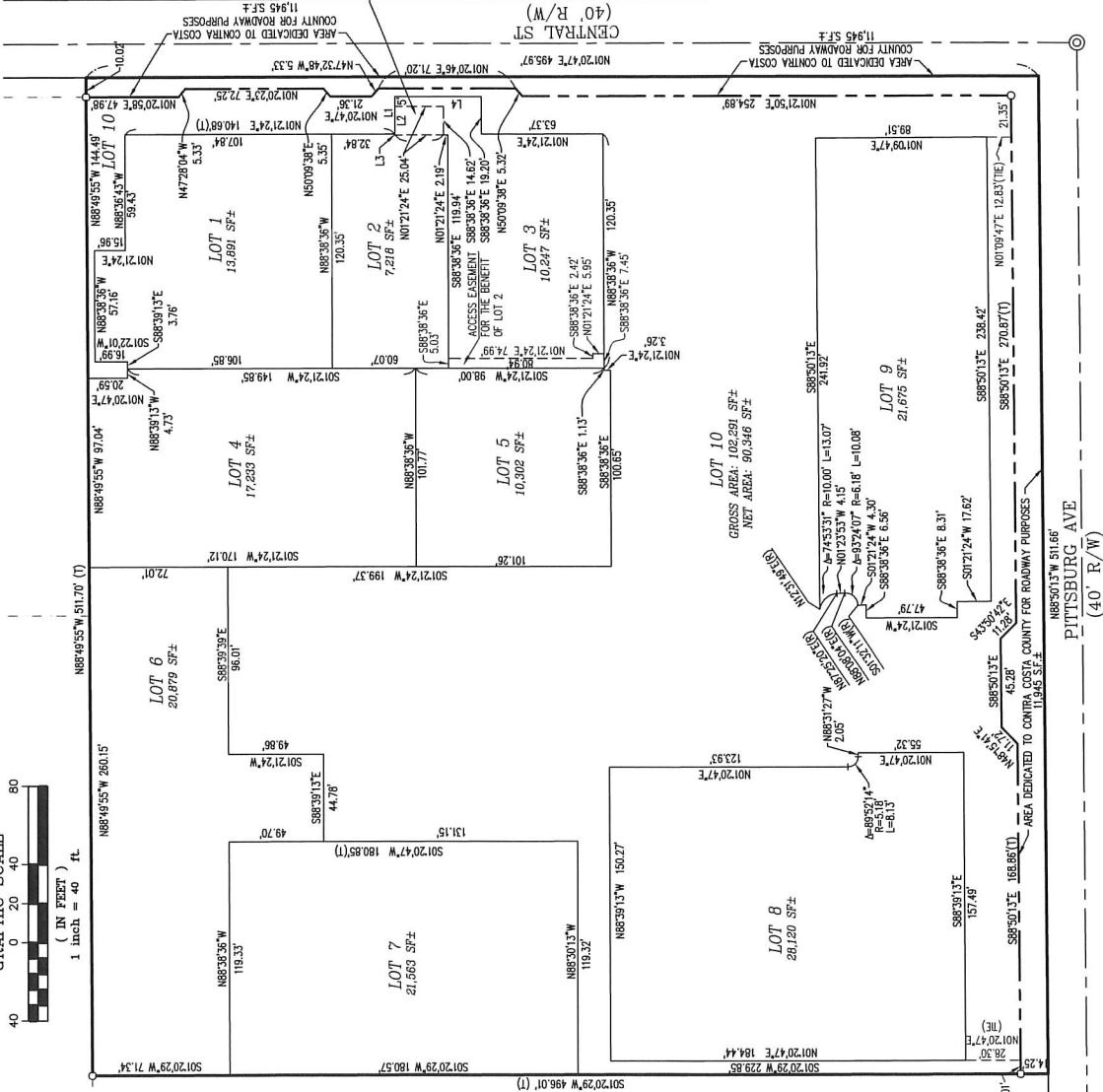
BENCHMARK

ELEVATIONS ARE BASED ON CUT "+", ON THE TOP CENTELINE OF A CONCRETE BENCHMARK. THE BENCHMARK IS THE INTERSECTION OF LOSING AVE AND CENTRAL STREET, ELEVATION = 13.06 FEET, MEAN SEA LEVEL.

LEGEND

- SUBJECT PROPERTY EXTERIOR BOUNDARY
- RIGHT-OF-WAY DEDICATION
- STREET RIGHT OF WAY LINE
- CENTELINE
- INTERIOR PROPERTY LINES
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- THE LINE
- SF SQUARE FEET
- ± MORE OR LESS
- () TOTAL
- SET 1/2" IRON PIPE TAGGED PLS 8934
- ◎ SET STANDARD STREET MONUMENT STAMPED "LS8934"

LINE TABLE INFORMATION	
LINE LENGTH	BEARING
L1	19.20' N88°30'36"W
L2	14.62' N88°30'36"W
L3	0.42' N88°30'36"W
L4	4.480' N01°21'24"E

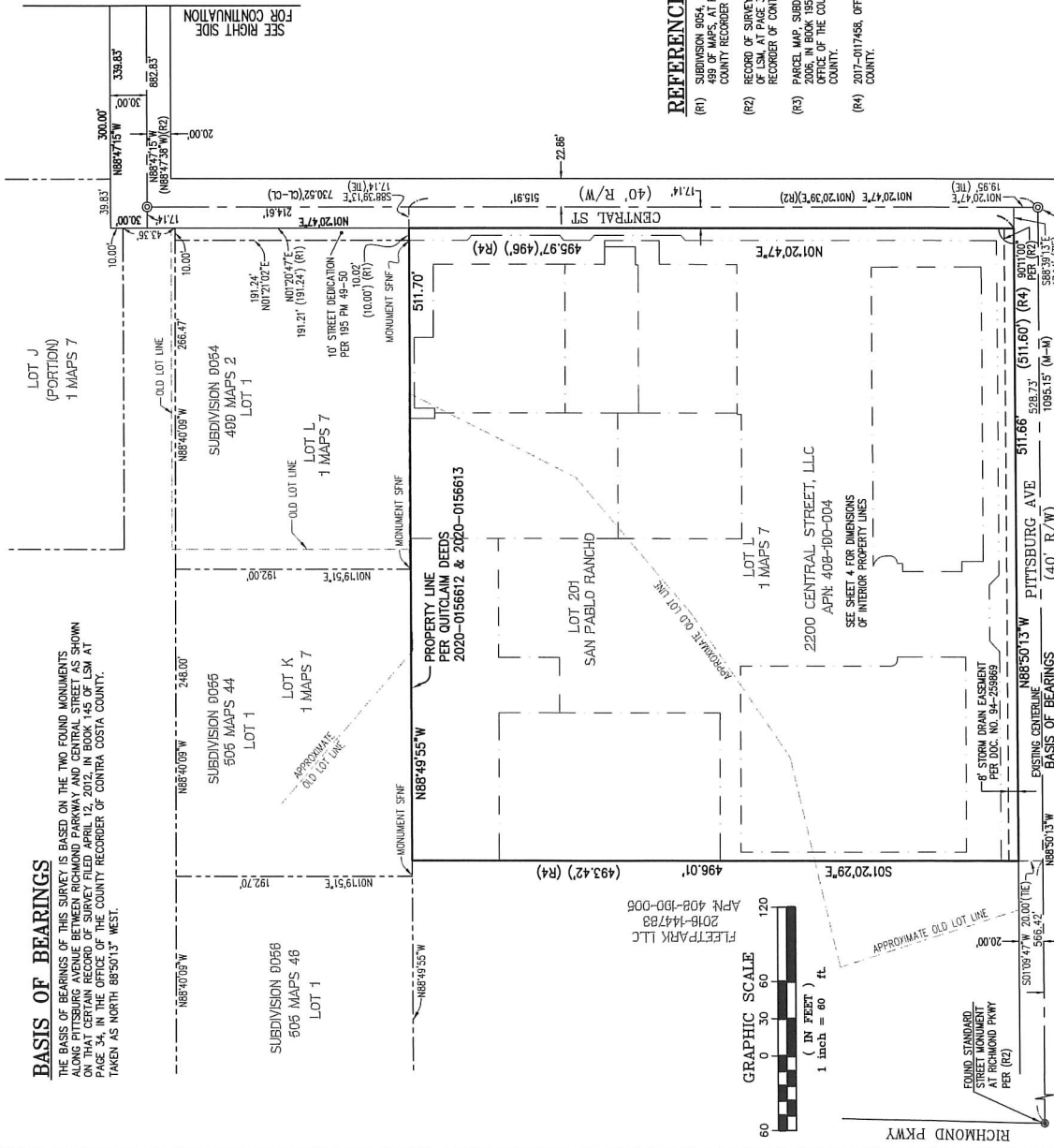


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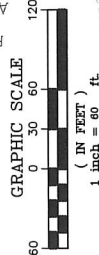
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BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE 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 11, IN THE COUNTY RECORDER OF CONTRA COSTA COUNTY, TAKEN AS NORTH 88°50'13" WEST.



REFERENCES

- (R1) SUBDIVISION 954, FILED NOVEMBER 6, 2005, IN BOOK 498 OF MAPS, AT PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY.
- (R2) RECORD OF SURVEY, FILED APRIL 4, 2012, IN BOOK 145 OF MAPS, AT PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY.
- (R3) PARCEL MAP, SUBDIVISION 94-04-007, FILED MARCH 6, 2006, IN BOOK 195 OF MAPS, AT PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY.
- (R4) 2017-017458, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

- SUBJECT PROPERTY EXTERIOR BOUNDARY
- PROPERTY LINE OUTCLAIMED BY SEPARATE INSTRUMENT
- STREET RIGHT OF WAY LINE
- CENTERLINE
- NEW INTERIOR PROPERTY LINES
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- THE LINE
- OLD LOT LINE
- FOUND MONUMENT AS NOTED
- MONUMENT TO MONUMENT
- CENTERLINE TO CENTERLINE
- SEARCHED FOR, NOT FOUND
- SET STANDARD STREET
- MONUMENT STAMPED "LS854"