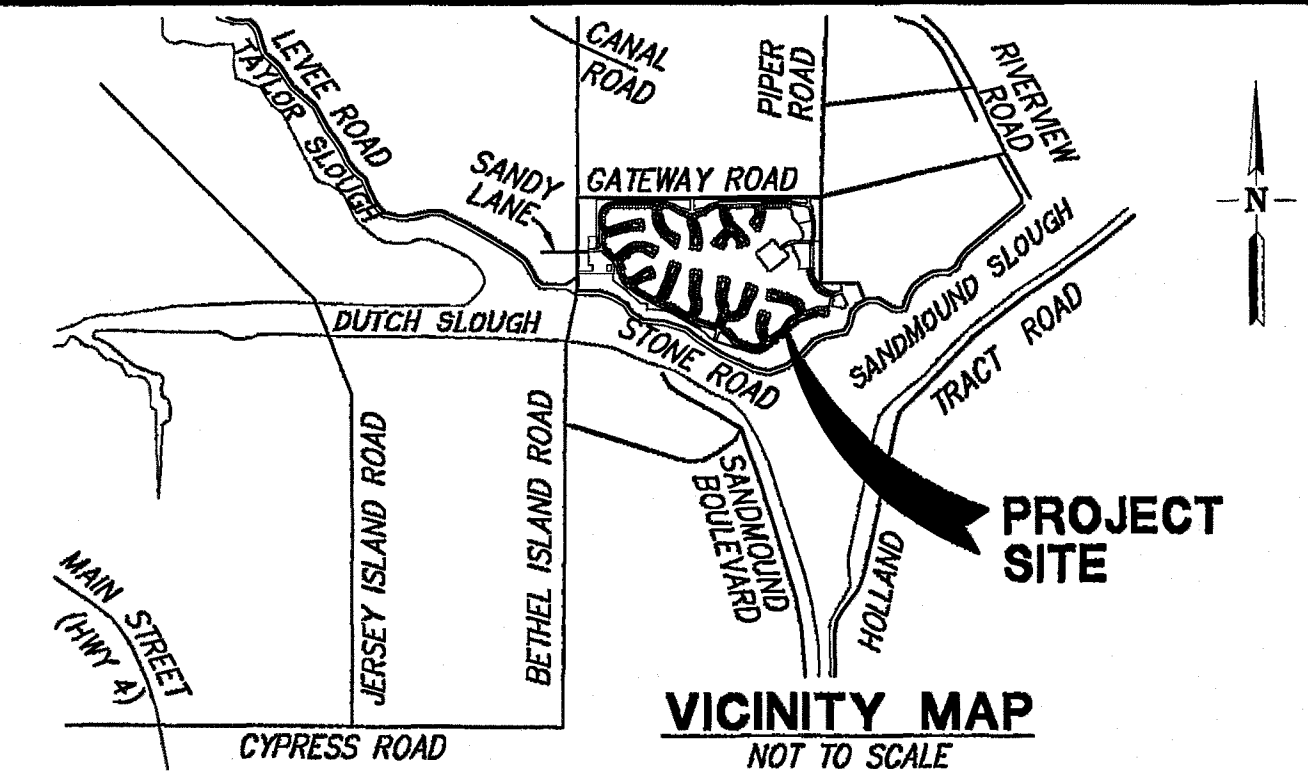


SUBDIVISION 9582 DELTA COVES STREETS

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 37), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021



OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE MAP BOUNDARY ON THIS MAP, ENTITLED "SUBDIVISION 9582, DELTA COVES STREETS", CONTRA COSTA COUNTY, CALIFORNIA, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE REAL PROPERTY DESCRIBED AS FOLLOWS IS DEDICATED IN FEE FOR PUBLIC STREET PURPOSES: THOSE PORTIONS OF SAID LANDS DESIGNATED AS GATEWAY ROAD, BETHEL ISLAND ROAD, WINDSWEEP ROAD, AND STONE ROAD.

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE BETHEL ISLAND MUNICIPAL IMPROVEMENT DISTRICT (BIMID) AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS DESIGNATED AS "PUBLIC LEVEE MAINTENANCE EASEMENT" OR "LVME" ARE FOR THE PURPOSE OF OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING OR REPAIRING LEVEES.

THE REAL PROPERTY DESIGNATED AS PARCEL A (DELTA COVES DRIVE, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE), PARCEL B (SANDY LANE, DELTA COVES DRIVE, NAVIGATOR'S PLACE, WATERSIDE PLACE, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE), AND PARCEL C (WEST WIND PLACE) ARE FOR PRIVATE STREET PURPOSES. THE PUBLIC DEDICATION OVER THESE PARCELS OFFERED ON THE MAP OF SUBDIVISION 6013 (476 M 37) IS HEREBY TERMINATED (GOVERNMENT CODE SECTION 66499.20.2).

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

OWNER: SDC DELTA COVES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DATE: 10-1-21 BY: Nick Taratsas
NICK TARATSAS, ITS AUTHORIZED AGENT

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 Maricopa)

ON October 1, 2021, BEFORE ME, Mary E. Wesnoski
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED Nick Taratsas
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING
STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THE
SIGNATURE(S) ON THE STATEMENT THE PERSON(S) OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

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,

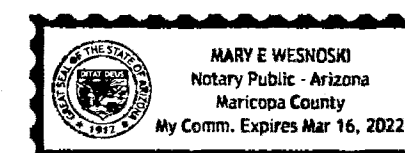
SIGNATURE: Mary E. Wesnoski

PRINT NAME: Mary E. Wesnoski

MY COMMISSION NUMBER: 543827

MY COMMISSION EXPIRES: March 16, 2022

PRINCIPAL COUNTY OF BUSINESS: Maricopa



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 SDC DELTA COVES, LLC, IN OCTOBER 2020, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET IN THE POSITIONS INDICATED BEFORE DECEMBER 2022. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Scott A. Shortlidge 11-5-2021
SCOTT A. SHORTLIDGE, L.S. NO. 6441 DATE

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

SIGNATURES OMITTED

IN ACCORDANCE WITH SECTION 66445(e) OF THE SUBDIVISION MAP ACT, SIGNATURES OF PARTIES OWNING THE FOLLOWING INTERESTS, WHICH CANNOT RIPEN INTO A FEE, HAVE BEEN OMITTED:

- 1) 2018-0184230 - PACIFIC GAS & ELECTRIC
- 2) 2020-0027913 - IRONHOUSE SANITARY DISTRICT

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

I, MONICA NINO, 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 9582, DELTA COVES STREETS", CONTRA COSTA COUNTY, CALIFORNIA, WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, 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 GATEWAY ROAD, BETHEL ISLAND ROAD, WINDSWEEP ROAD, AND STONE ROAD SHOWN THEREON AS DEDICATED TO PUBLIC USE. THE PUBLIC DEDICATION OVER THE PRIVATE STREETS (PARCELS A, B, AND C) AS OFFERED ON THE MAP OF SUBDIVISION 6013 (476 M 37) IS HEREBY TERMINATED.

I FURTHER STATE 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____.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR

BY: _____
DEPUTY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF MAPS AT PAGES _____, AT THE REQUEST OF _____
TITLE COMPANY.

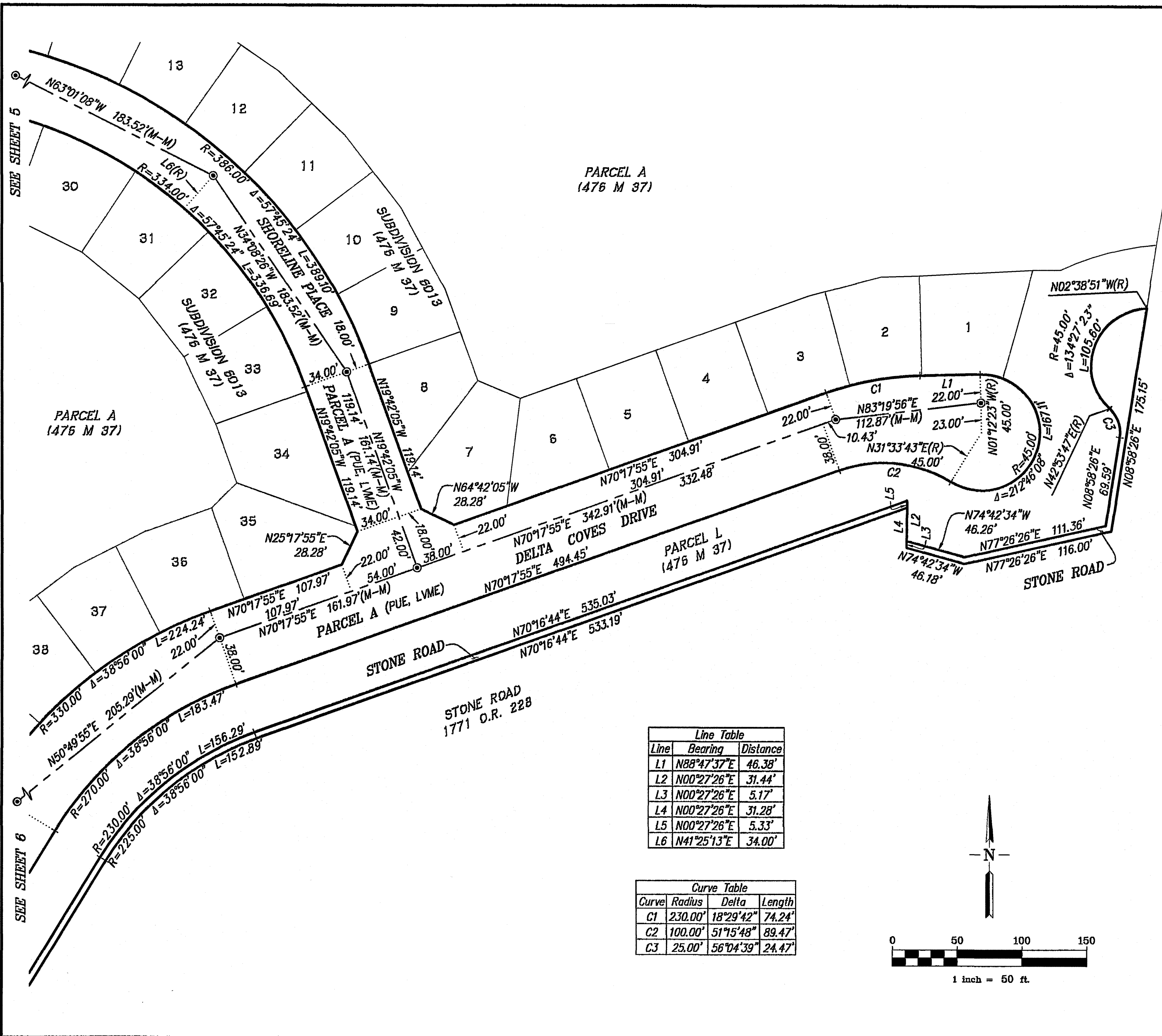
DOCUMENT NO. _____ DEBORAH COOPER
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

**SUBDIVISION 9582
DELTA COVES STREETS**

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 37),
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021



NOTE:
1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS
THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

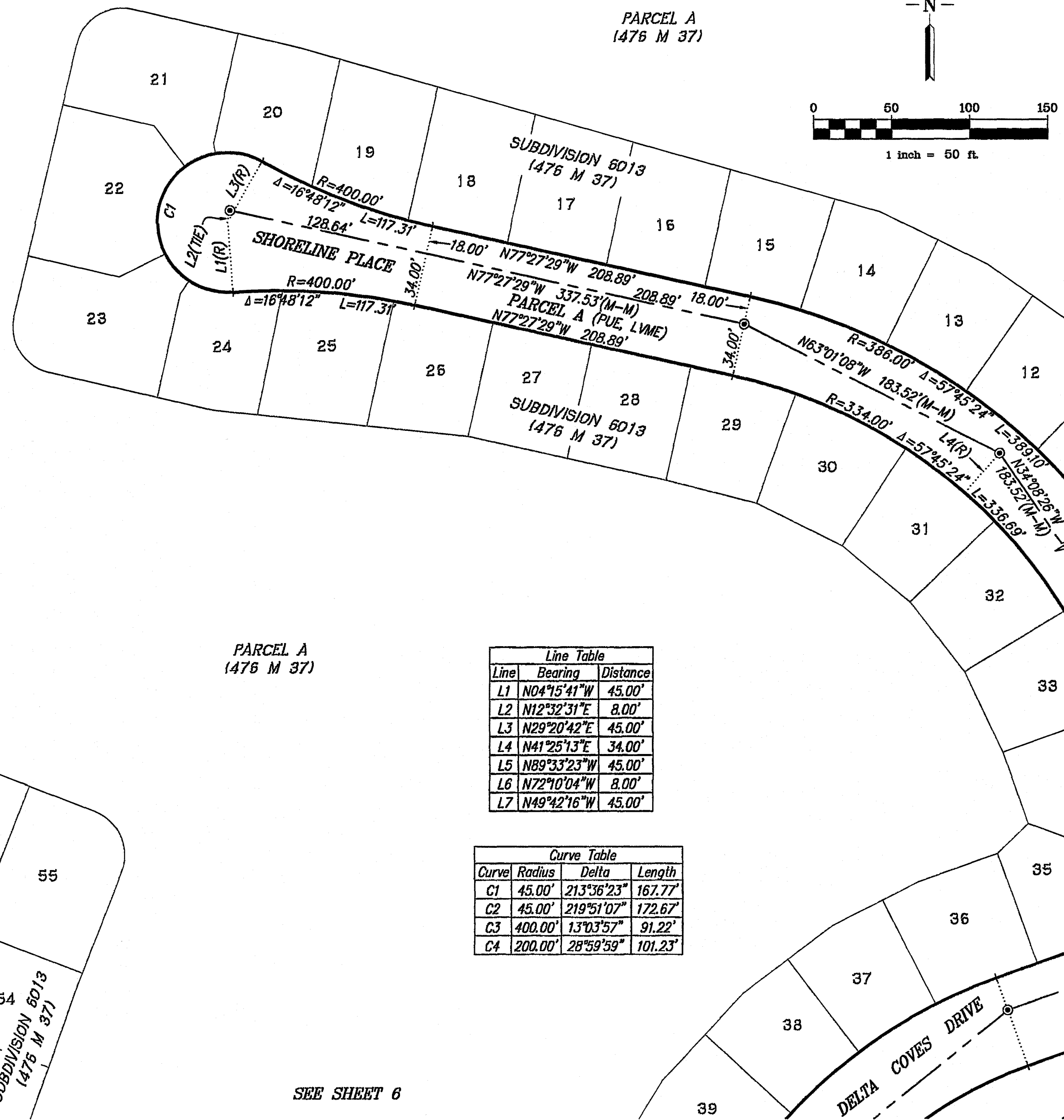
	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE

●	FOUND POINT AS NOTED
⊙	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
LVME	PUBLIC LEVEE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSLE	PRIVATE SLOPE EASEMENT
SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT
CL	CENTERLINE
EX.	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
FND	FOUND
IP	IRON PIPE
R/W	RIGHT OF WAY
STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
NRF	NO RECORD FOUND

SUBDIVISION 9582 DELTA COVES STREETS

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 370), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1" = 50'



NOTE:

BASIS OF BEARINGS

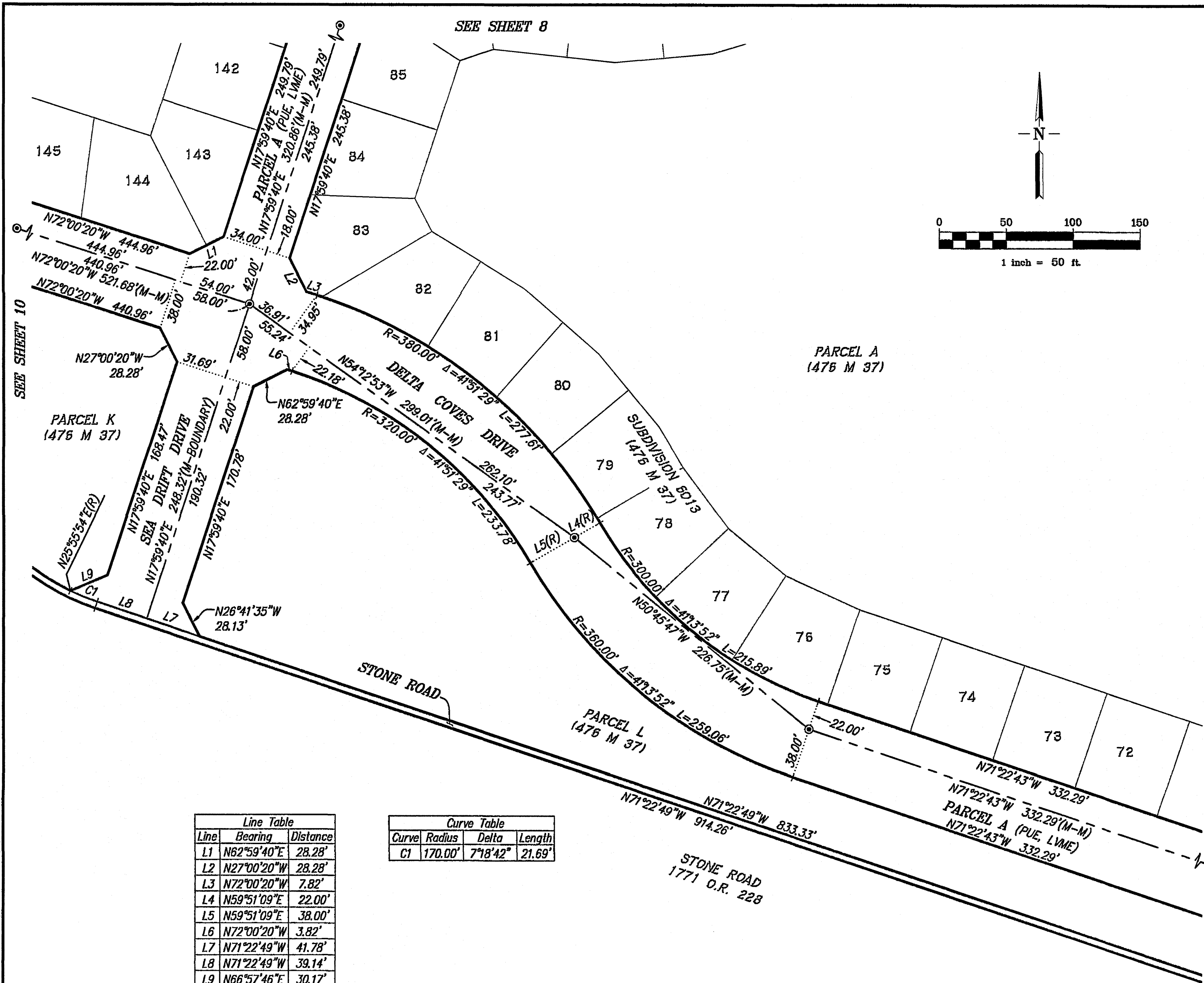
LEGEND

SUBDIVISION 9582
DELTA COVES STREETS

CONTRA COSTA COUNTY
CALIFORNIA

JOB NO. 131019

G:\PROJECTS\131019 SURVEY\CAD FILES\FINAL MAP\131019-PROSODING 10/14/2021 10:52:14 AM ALAN MILLER



SEE SHEET 8

SEE SHEET 10

SEE SHEET 6

NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
	FOUND POINT AS NOTED
	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
LUME	PUBLIC LEVEE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSLE	PRIVATE SLOPE EASEMENT
SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT
CL	CENTERLINE
EX	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
FND	FOUND
IP	IRON PIPE
R/W	RIGHT OF WAY
STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
NRF	NO RECORD FOUND

SUBDIVISION 9582 DELTA COVES STREETS

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 370), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

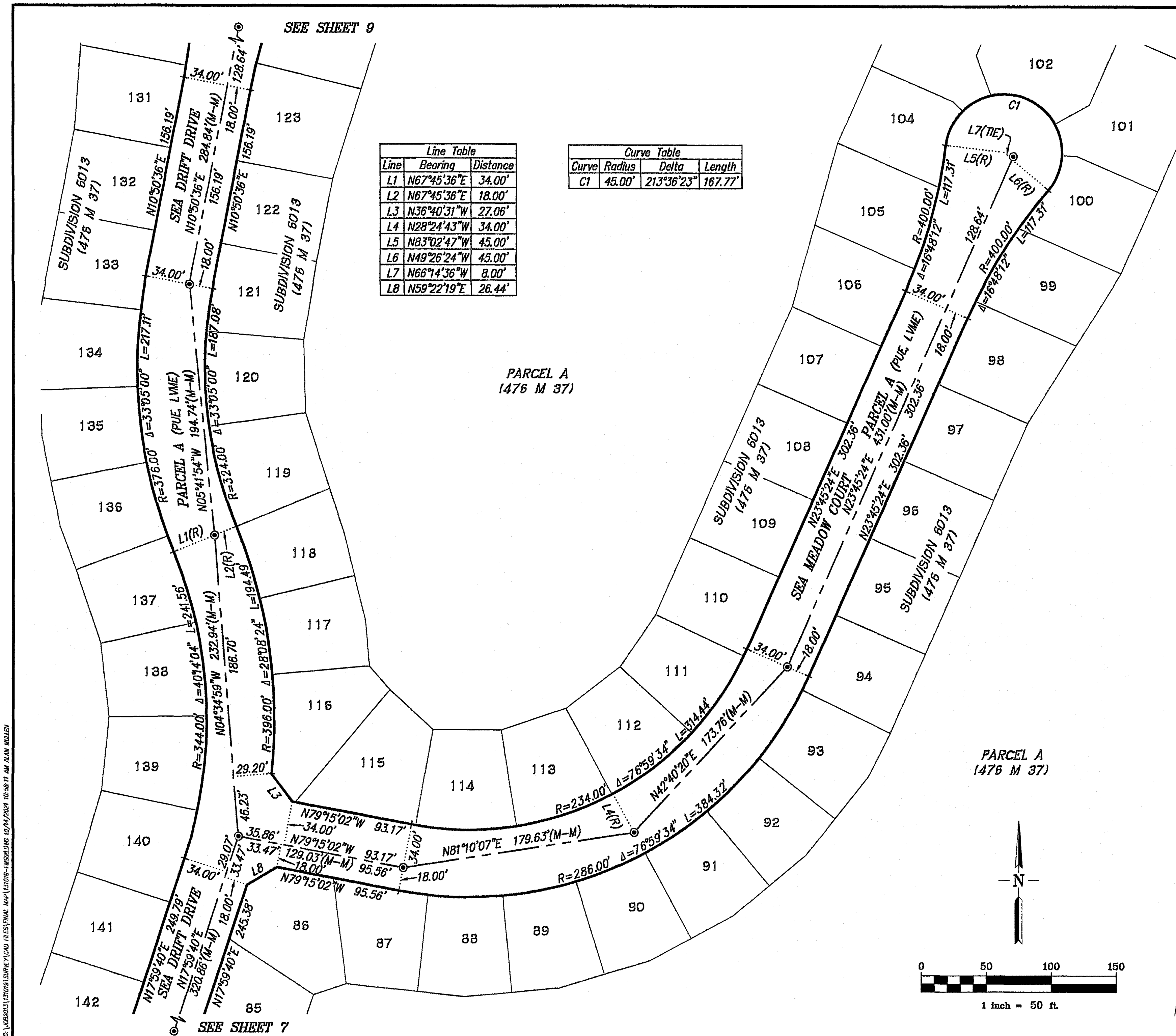
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1" = 50'

JOB NO. 131019

SHEET 7 OF 25 SHEETS

Line Table		
Line	Bearing	Distance
L1	N62°59'40"E	28.28'
L2	N72°00'20"W	28.28'
L3	N72°00'20"W	7.82'
L4	N59°51'09"E	22.00'
L5	N59°51'09"E	38.00'
L6	N72°00'20"W	3.82'
L7	N71°22'49"W	41.78'
L8	N71°22'49"W	39.14'
L9	N66°57'46"E	30.17'

Curve Table			
Curve	Radius	Delta	Length
C1	170.00'	7°18'42"	21.69'



NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

_____ SUBDIVISION BOUNDARY
 _____ LOT LINE
 _____ EXISTING EASEMENT AS NOTED
 - - - - - NEW EASEMENT AS NOTED
 _____ MONUMENT LINE
 MONUMENT TIE LINE
 _____ EXISTING LOT LINE

●	FOUND POINT AS NOTED
◎	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
LVME	PUBLIC LEVEE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSLE	PRIVATE SLOPE EASEMENT
SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT
☉	CENTERLINE
EX.	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
FND	FOUND
IP	IRON PIPE
R/W	RIGHT OF WAY
STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
NRF	NO RECORD FOUND

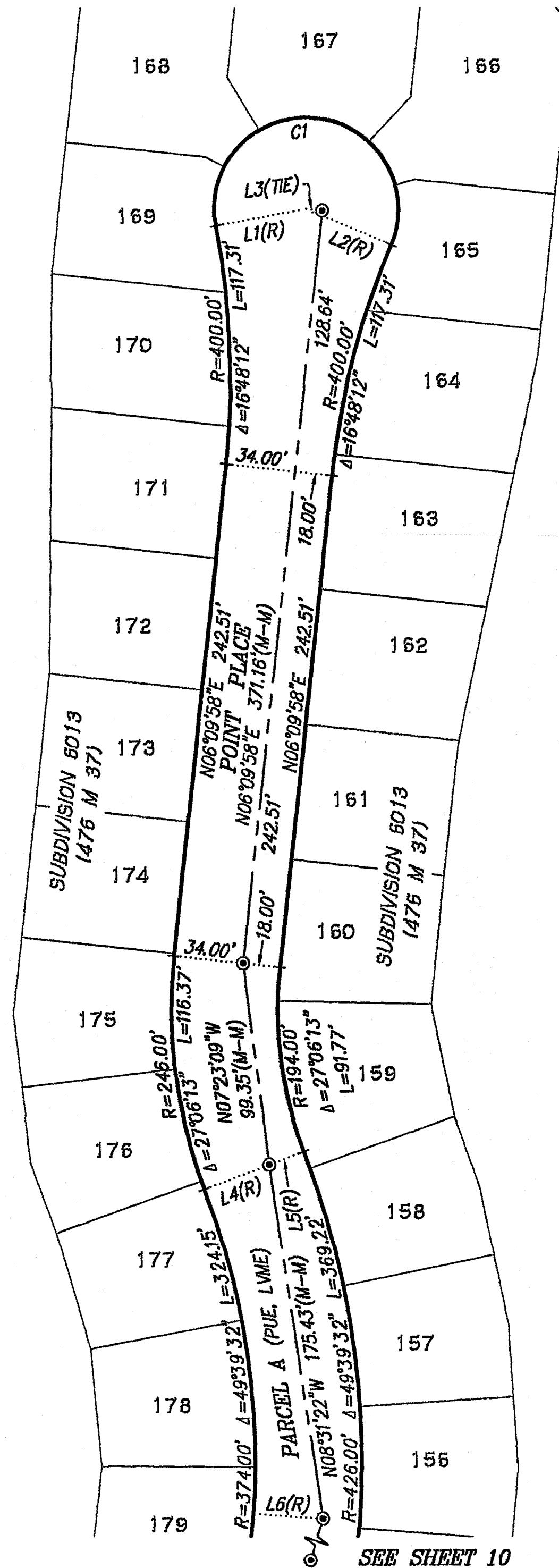
SUBDIVISION 9582
DELTA COVES STREETS

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CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"= 50'

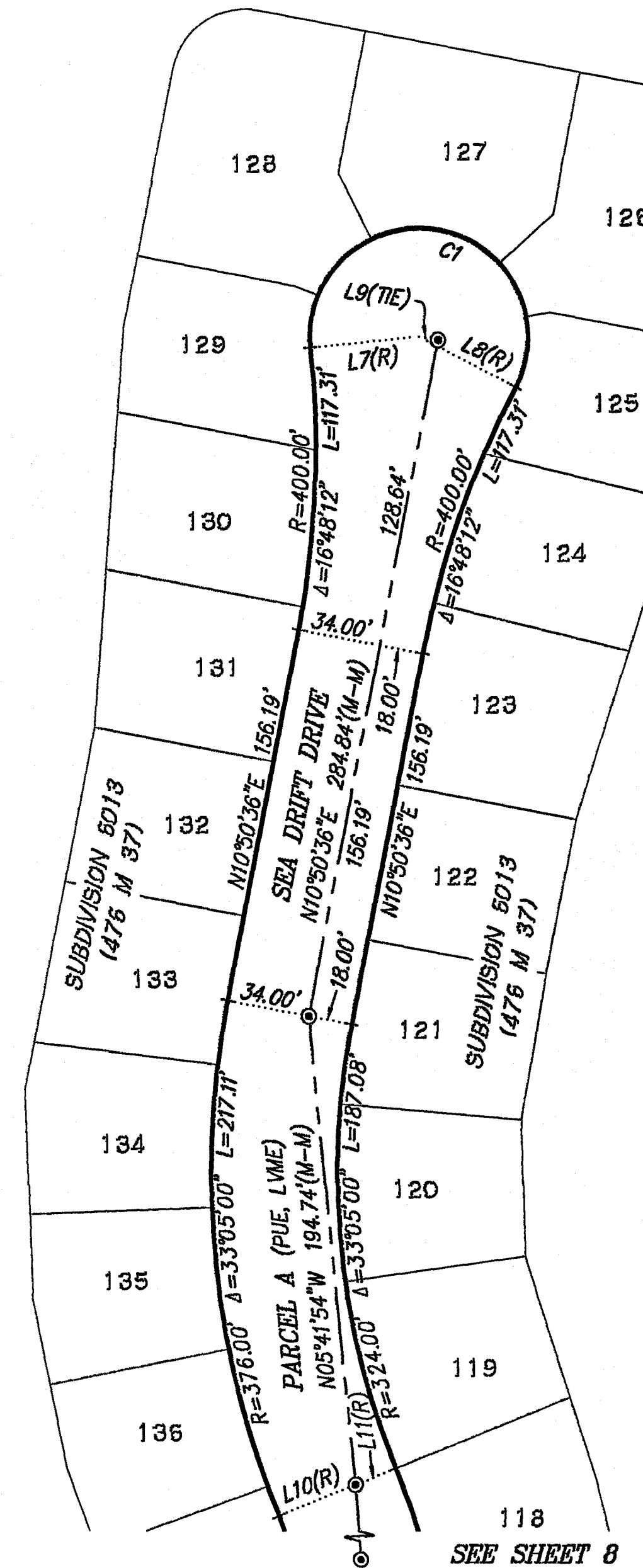
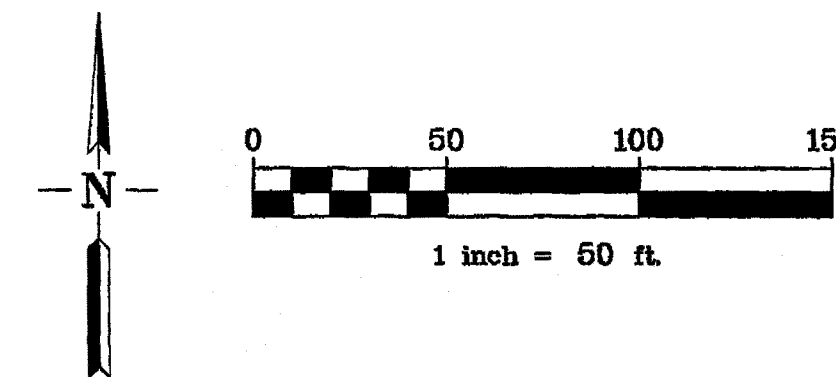
G:\AR\2021\131019\SUBDIVISION MAP\131019-FINAL.DWG 10/14/2021 10:58:39 AM ALAN MULLEN



Line Table		
Line	Bearing	Distance
L1	N79°21'46"E	45.00'
L2	N67°01'51"W	45.00'
L3	N83°50'02"W	8.00'
L4	N69°03'45"E	34.00'
L5	N69°03'45"E	18.00'
L6	N86°06'29"W	34.00'
L7	N84°02'24"E	45.00'
L8	N62°21'12"W	45.00'
L9	N79°09'24"W	8.00'
L10	N67°45'36"E	34.00'
L11	N67°45'36"E	18.00'

Curve Table			
Curve	Radius	Delta	Length
C1	45.00'	213°36'23"	167.77'

PARCEL A
(476 M 37)



NOTE:

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BASIS OF BEARINGS

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LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
	FOUND POINT AS NOTED
	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
LVME	PUBLIC LEVEE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSLE	PRIVATE SLOPE EASEMENT
SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT
CL	CENTERLINE
EX.	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
FND	FOUND
IP	IRON PIPE
R/W	RIGHT OF WAY
STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
NRF	NO RECORD FOUND

SUBDIVISION 9582 DELTA COVES STREETS

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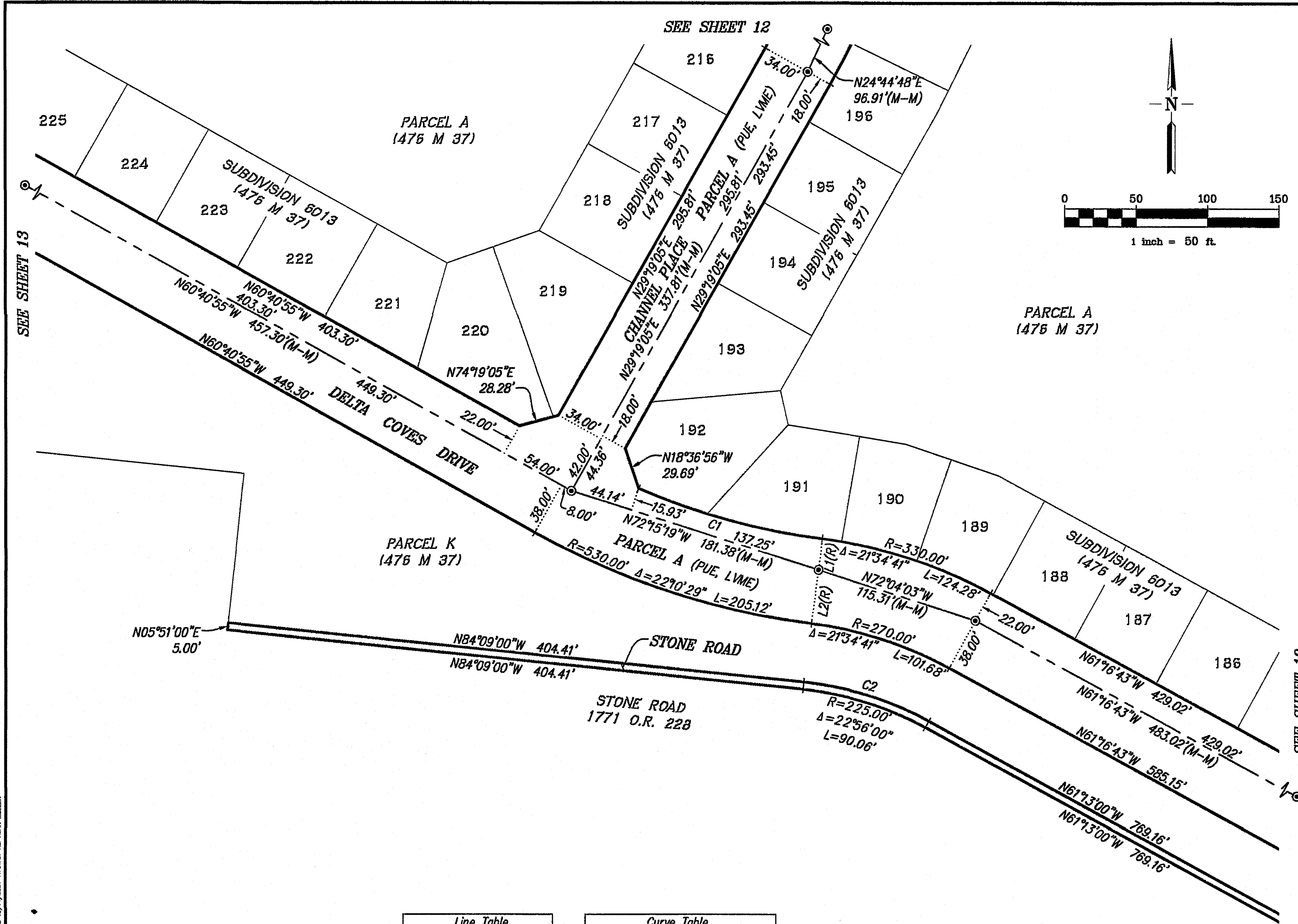
CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1" = 50'

JOB NO. 131019

SHEET 9 OF 25 SHEETS

C:\WORK\131019 SURVEY\131019 FILES\FINAL MAP\131019-FASTING 10/14/2021 11:01:31 AM ALAN MULLEN



NOTE:

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BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

- | | |
|-------------|---|
| ===== | SUBDIVISION BOUNDARY |
| ===== | LOT LINE |
| ----- | EXISTING EASEMENT AS NOTED |
| ----- | NEW EASEMENT AS NOTED |
| ----- | MONUMENT LINE |
| ----- | MONUMENT TIE LINE |
| ----- | EXISTING LOT LINE |
| ● | FOUND POINT AS NOTED |
| ⊙ | FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281 |
| LVME | PUBLIC LEVEE MAINTENANCE EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PSLE | PRIVATE SLOPE EASEMENT |
| SDE | STORM DRAIN EASEMENT |
| WLE | WATER LINE EASEMENT |
| CL | CENTERLINE |
| EX. | EXISTING |
| (M-M) | MONUMENT TO MONUMENT |
| (R) | RADIAL BEARING |
| (T) | TOTAL |
| FND | FOUND |
| IP | IRON PIPE |
| R/W | RIGHT OF WAY |
| STD | STANDARD |
| CCC | COUNTY OF CONTRA COSTA |
| (DATA)(1) | RECORD DATA & REFERENCE |
| SFNF | SEARCHED FOR NOTHING FOUND |
| NRF | NO RECORD FOUND |

Line Table		
Line	Bearing	Distance
L1	N07°08'36"E	22.00'
L2	N07°08'36"E	38.00'

Curve Table			
Curve	Radius	Delta	Length
C1	470.00'	16°18'27"	133.77'
C2	230.00'	22°56'00"	92.06'

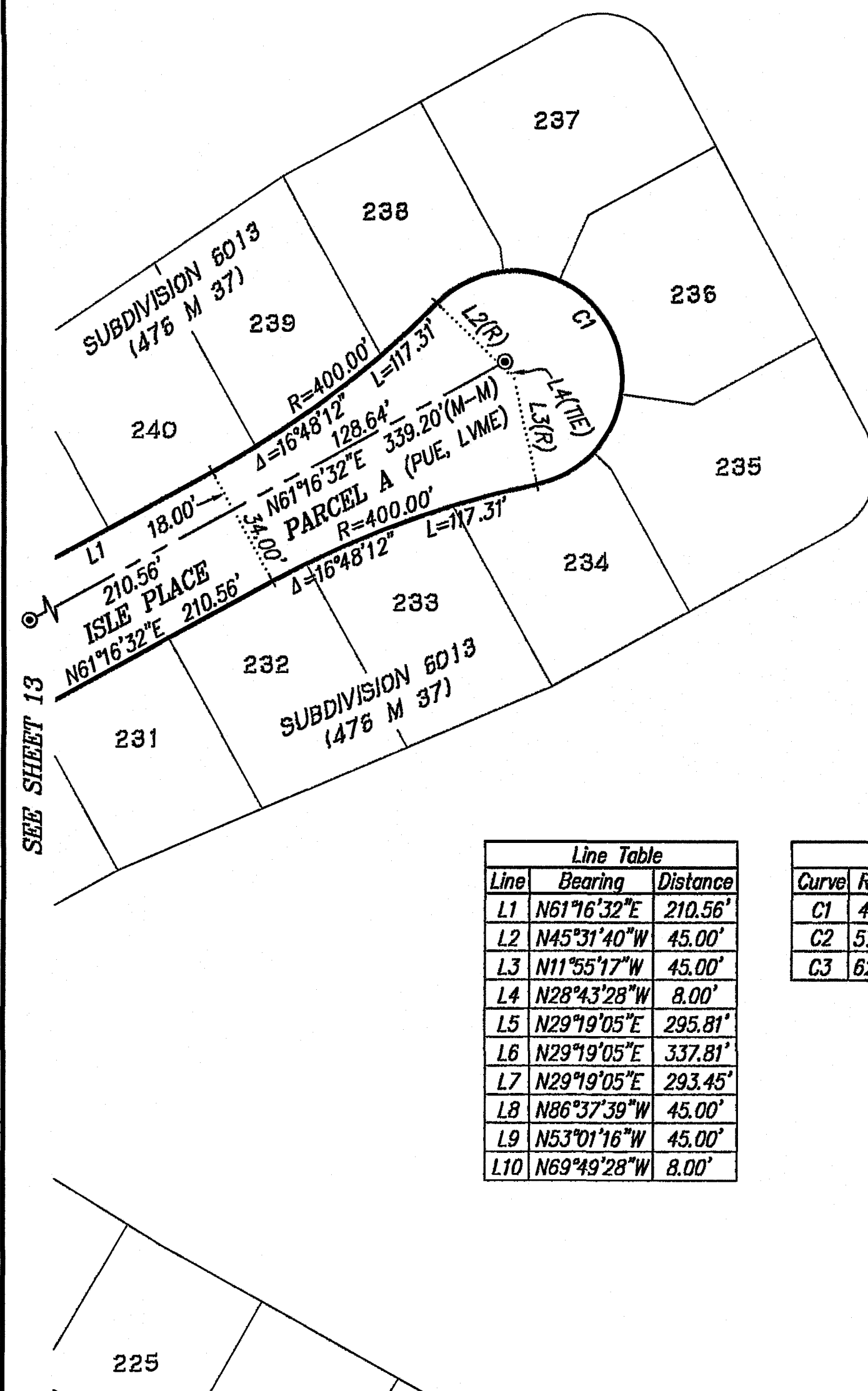
**SUBDIVISION 9582
DELTA COVES STREETS**

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CONTRA COSTA COUNTY
CALIFORNIA

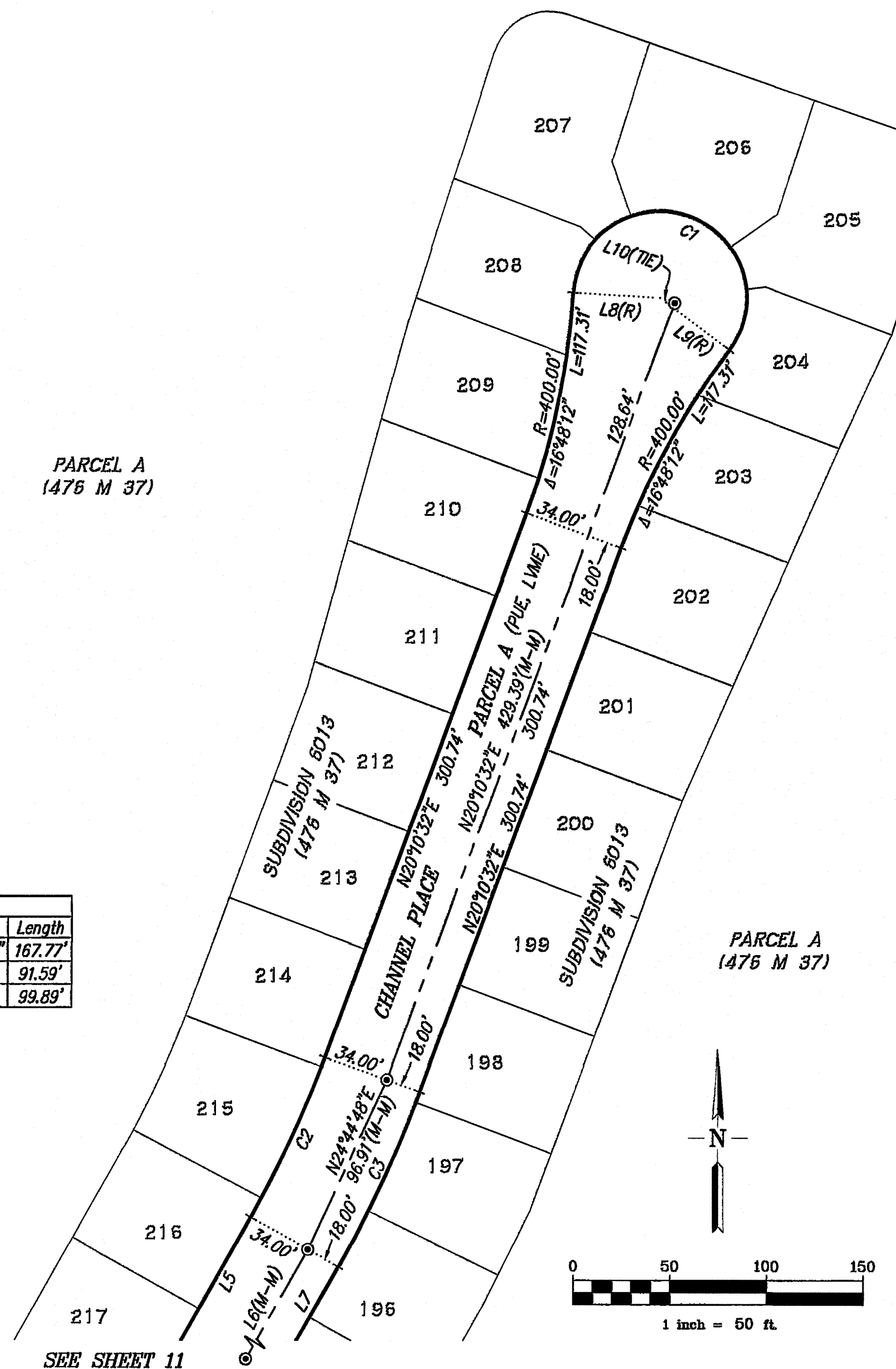
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"= 50'

C:\WORK\2021\131019 SURVEY\131019-131019-131019.DWG 10/14/2021 11:02:02 AM ALAN MULLEN



PARCEL A
(1476 M 37)

SEE SHEET 11



NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
	FOUND POINT AS NOTED
	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
LVME	PUBLIC LEVEE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSLE	PRIVATE SLOPE EASEMENT
SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT
C	CENTERLINE
EX.	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
FND	FOUND
IP	IRON PIPE
R/W	RIGHT OF WAY
STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
NRF	NO RECORD FOUND

SUBDIVISION 9582 DELTA COVES STREETS

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (1476 M 370), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"=50'

JOB NO. 131019

SHEET 12 OF 25 SHEETS

PARCEL M
(476 M 37)

NOT A PART

RANCH LANE
(PRIVATE)

RANCH LANE
(PRIVATE)

SEE SHEET 15

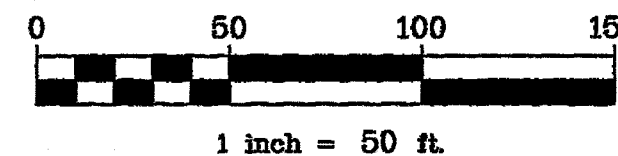
PARCEL A
(476 M 37)

PARCEL K
(476 M 37)

PARCEL A
(476 M 37)

Line Table		
Line	Bearing	Distance
L1	N89°21'55"E	38.00'
L2	N89°21'55"E	22.00'
L3	N89°06'36"E	28.28'
L4	N44°06'36"E	33.07'
L5	N44°06'36"E	75.07'
L6	N44°06'36"E	32.97'

Curve Table			
Curve	Radius	Delta	Length
C1	326.00'	17°09'56"	97.67'
C2	400.00'	16°48'12"	117.31'
C3	274.00'	17°09'56"	82.09'



NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
	FOUND POINT AS NOTED
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PUE	PUBLIC UTILITY EASEMENT
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WLE	WATER LINE EASEMENT
C	CENTERLINE
EX.	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
FND	FOUND
IP	IRON PIPE
R/W	RIGHT OF WAY
STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
NRF	NO RECORD FOUND

**SUBDIVISION 9582
DELTA COVES STREETS**

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 370), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"=50'

JOB NO. 131019

SHEET 13 OF 25 SHEETS

PARCEL A
(476 M 37)

NOTE:

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BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
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STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
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**SUBDIVISION 9582
DELTA COVES STREETS**

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 370), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

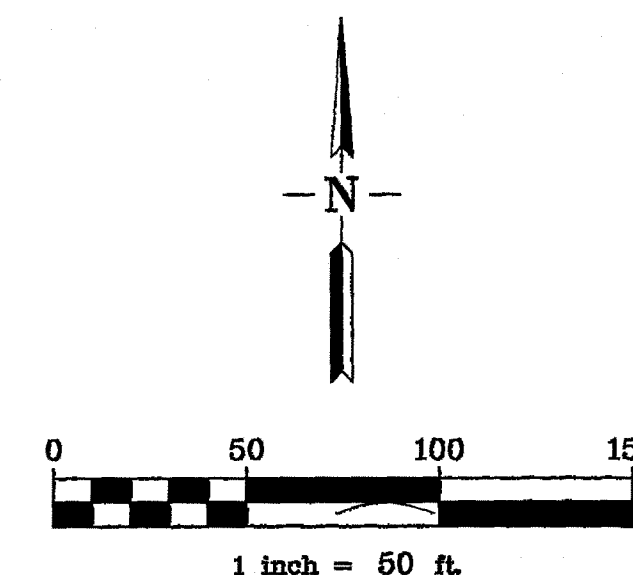
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"=50'

JOB NO. 131019

SHEET 15 OF 25 SHEETS

Line Table		
Line	Bearing	Distance
L1	N88°51'43"E	27.14'
L2	N13°55'48"W	34.00'
L3	N15°59'52"E	34.00'
L4	N11°17'50"E	45.00'
L5	N50°19'35"E	45.00'
L6	N28°00'29"E	8.00'
L7	N22°45'01"W	278.72'
L8	N48°25'06"W	297.03'

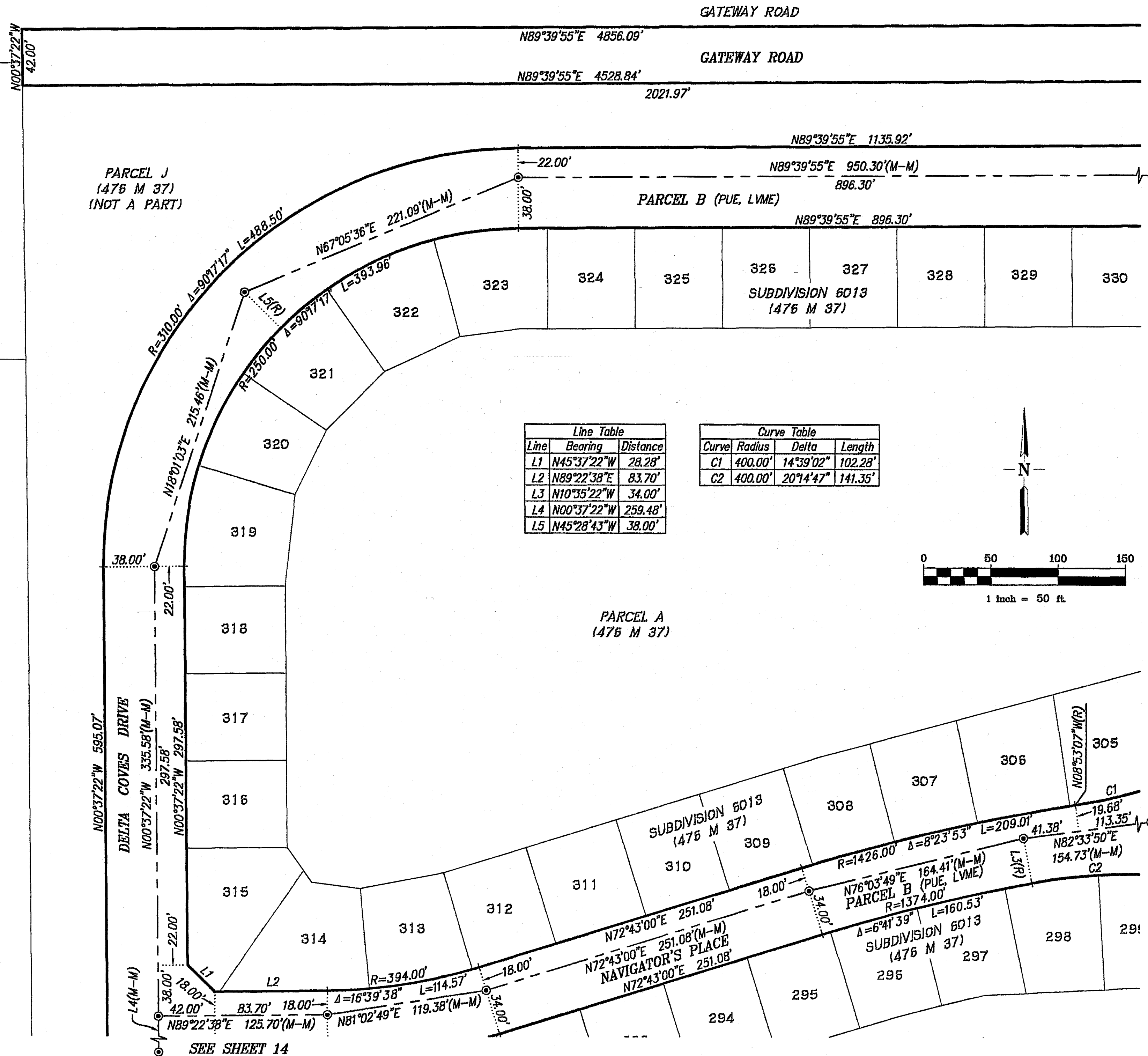
Curve Table			
Curve	Radius	Delta	Length
C1	400.00'	11°38'46"	81.30'
C2	45.00'	219°01'45"	172.03'
C3	390.00'	36°46'52"	250.36'



C:\2022\131019\SUBDIVISION 9582\DELTA COVES STREETS\DWG 10/14/2021 11:02:40 AM ALAN MILLER

SEE SHEET 14

SEE SHEET 13



NOTE:

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BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
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	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
LVME	PUBLIC LEVEL MAINTENANCE EASEMENT
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SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT
CL	CENTERLINE
EX	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
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**SUBDIVISION 9582
DELTA COVES STREETS**

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CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"=50'

GATEWAY ROAD

N89°39'55"E 4856.09'

GATEWAY ROAD

N89°39'55"E 4528.84'

2021.97'

PARCEL J
(476 M 37)
(NOT A PART)

N89°39'55"E 1135.92'

N89°39'55"E 950.30'(M-M)
896.30'

DELTA COVES DRIVE

PARCEL B (PUE, LVME)

N89°39'55"E 896.30'

330 331 332 333 334 335 336
SUBDIVISION 6013
(476 M 37)

N89°39'55"E 185.61'(M-M) 22.00'
147.61'

N89°39'55"E 147.61'

R=350.00' Δ=31°44'12" L=193.87'
N74°27'59"W 179.37'(M-M)

R=290.00' Δ=31°44'12" L=160.63'
N74°27'59"W 179.37'(M-M)

38.00' 54.00' 38.00' 38.00'

34.00' 38.00' 38.00' 38.00'

34.00' 38.00' 38.00' 38.00'

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LEGEND

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	LOT LINE
	EXISTING EASEMENT AS NOTED
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	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
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CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
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SUBDIVISION 9582 DELTA COVES STREETS

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 370), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

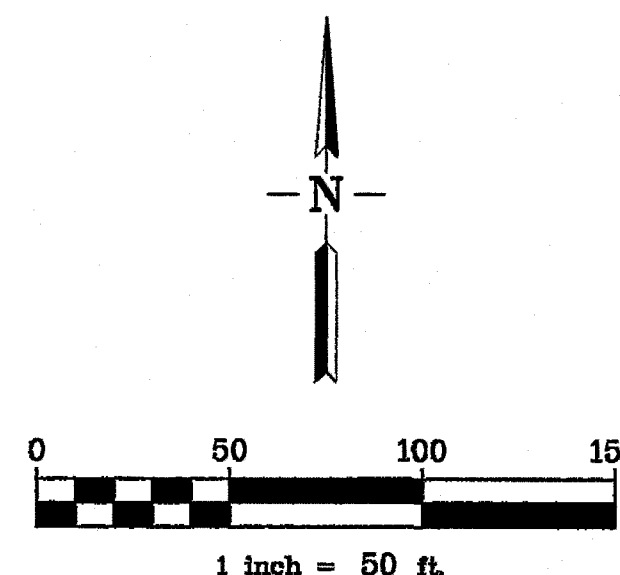
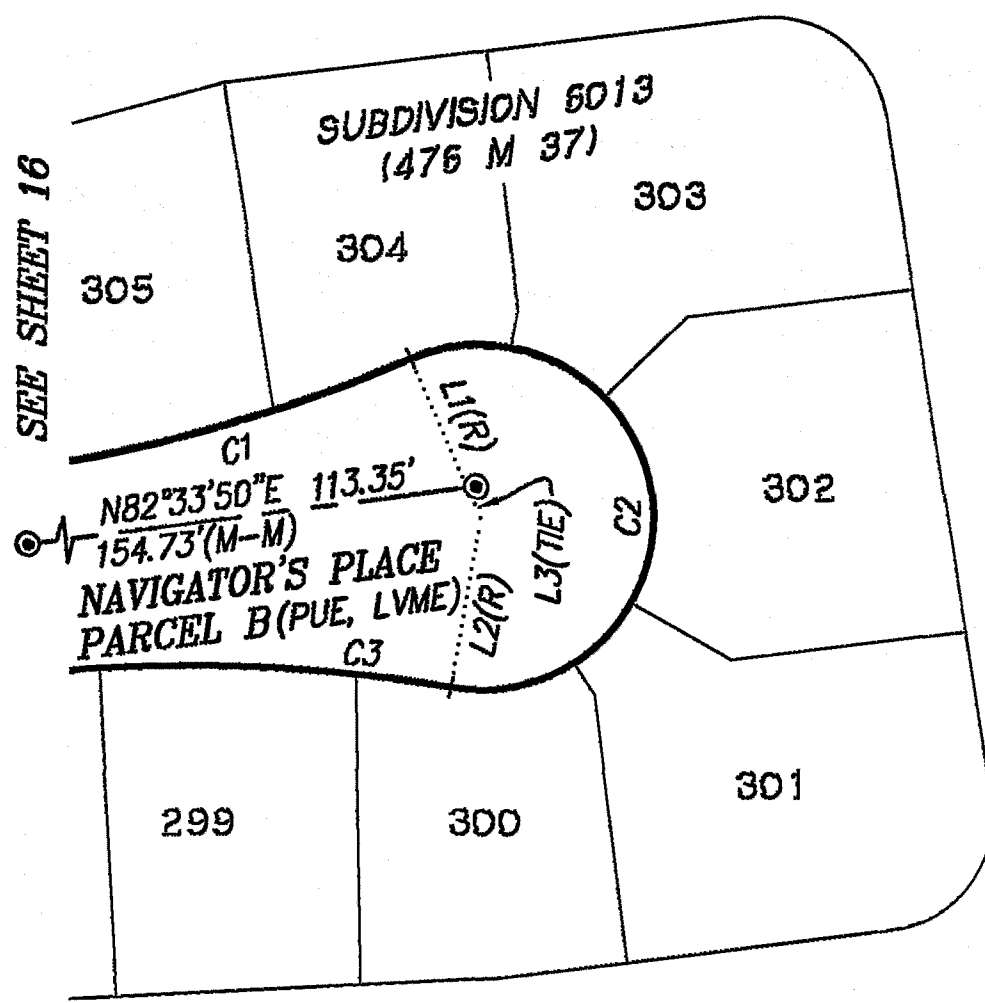
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"= 50'

JOB NO. 131019

SHEET 17 OF 25 SHEETS

Line	Bearing	Distance
L1	N23°32'09"W	45.00'
L2	N09°39'26"E	45.00'
L3	N06°59'42"W	8.00'
L4	N45°20'05"W	28.28'
L5	N44°39'55"E	28.28'
L6	N71°39'52"E	34.00'
L7	N53°39'50"E	34.00'
L8	N45°20'12"W	191.48'

Curve	Radius	Delta	Length
C1	400.00'	14°39'02"	102.28'
C2	45.00'	213°11'35"	167.44'
C3	400.00'	20°14'47"	141.35'

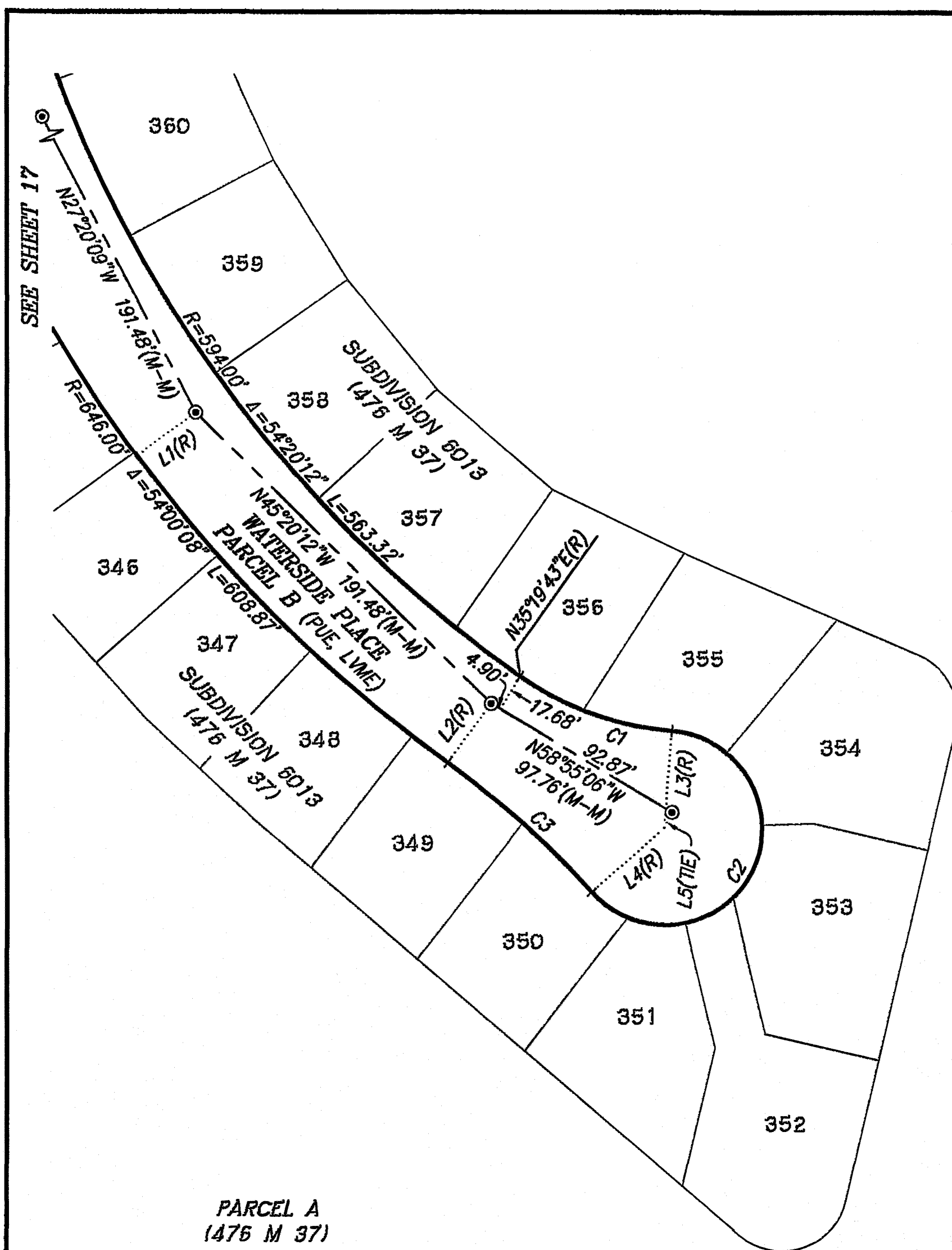


SEE SHEET 18

SEE SHEET 16

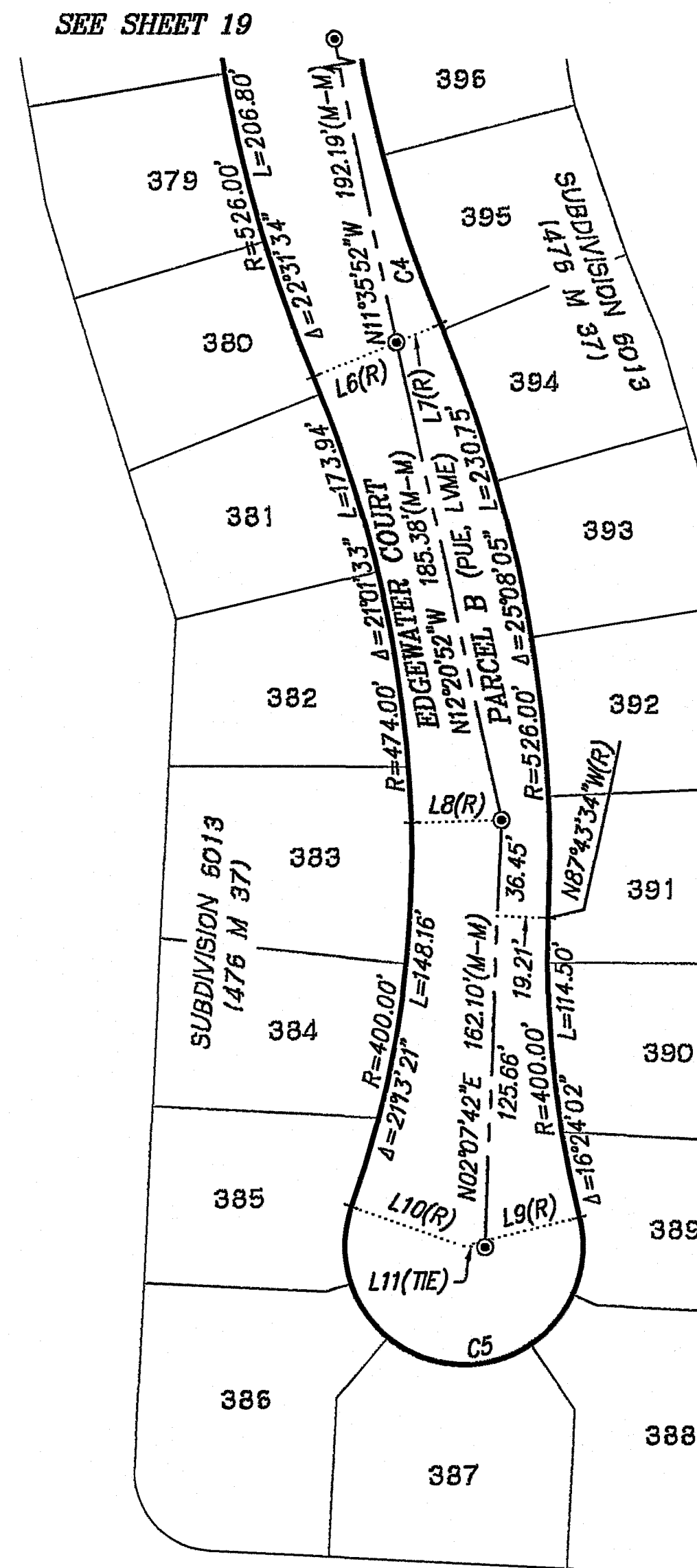
SEE SHEET 16

SEE SHEET 19



<i>Line</i>	<i>Bearing</i>	<i>Distance</i>
<i>L1</i>	<i>N53°39'50"E</i>	<i>34.00'</i>
<i>L2</i>	<i>N35°39'47"E</i>	<i>34.00'</i>
<i>L3</i>	<i>N04°22'34"E</i>	<i>45.00'</i>
<i>L4</i>	<i>N48°28'51"E</i>	<i>45.00'</i>
<i>L5</i>	<i>N26°30'02"E</i>	<i>8.00'</i>
<i>L6</i>	<i>N67°08'21"E</i>	<i>34.00'</i>
<i>L7</i>	<i>N67°08'21"E</i>	<i>18.00'</i>
<i>L8</i>	<i>N88°09'54"E</i>	<i>34.00'</i>
<i>L9</i>	<i>N75°52'24"E</i>	<i>45.00'</i>
<i>L10</i>	<i>N70°36'45"W</i>	<i>45.00'</i>
<i>L11</i>	<i>N87°18'46"W</i>	<i>8.00'</i>

Curve	Radius	Delta	Length
C1	140.00'	30°57'08"	75.63'
C2	45.00'	224°06'17"	176.01'
C3	400.00'	12°49'05"	89.49'
C4	474.00'	22°31'34"	186.36'
C5	45.00'	213°30'51"	167.69'



NOTE:

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BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

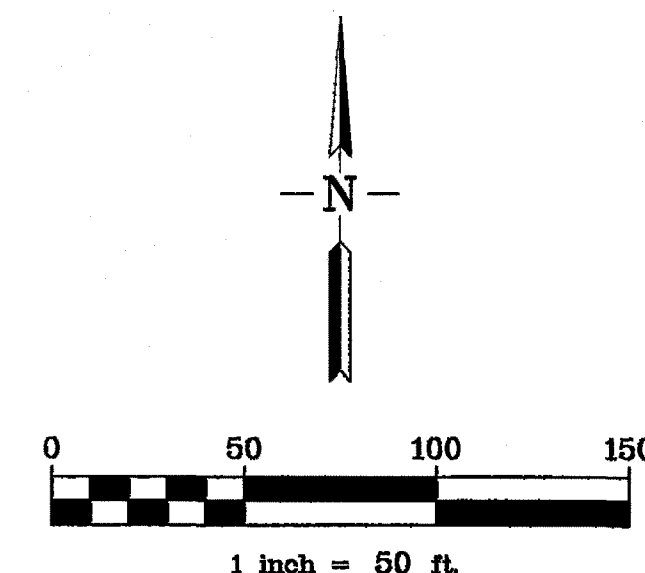
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_____	LOT LINE
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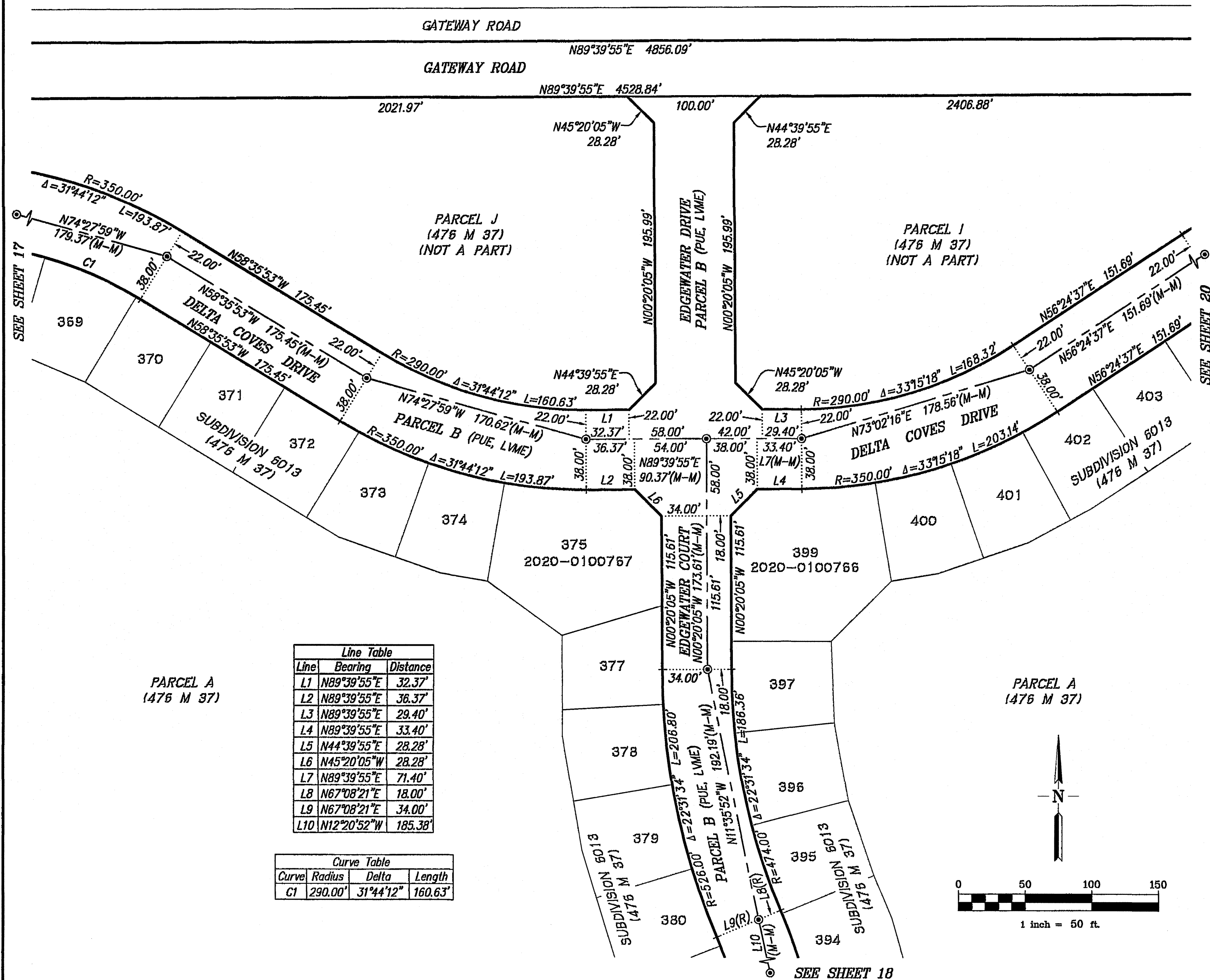
SUBDIVISION 9582
DELTA COVES STREETS

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 370),
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"= 50'



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LEGEND

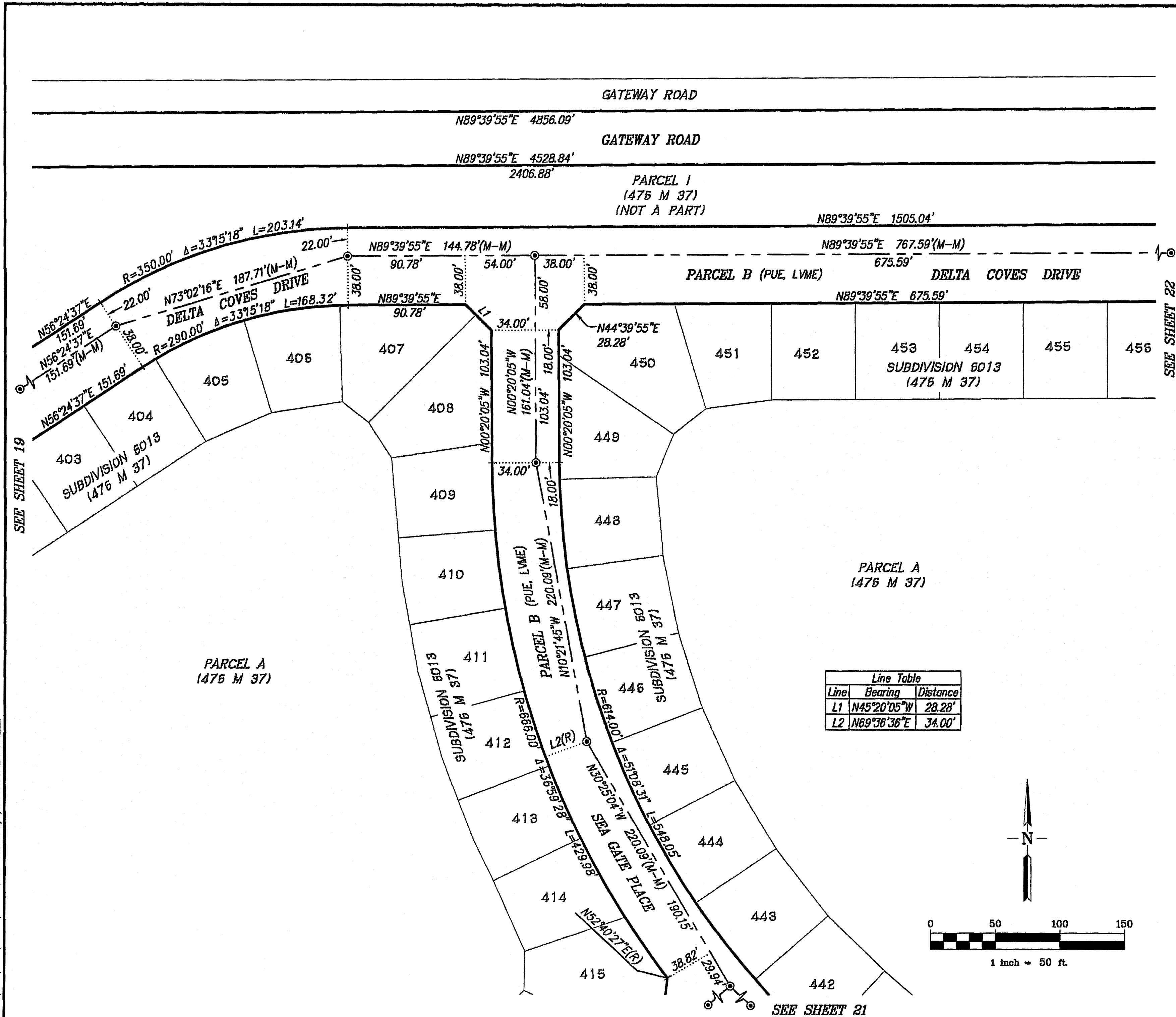
	SUBDIVISION BOUNDARY
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	NEW EASEMENT AS NOTED
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	EXISTING LOT LINE
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	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
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CALIFORNIA

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CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1" = 50'



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BASIS OF BEARINGS
THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

—	SUBDIVISION BOUNDARY
—	LOT LINE
- - -	EXISTING EASEMENT AS NOTED
- - -	NEW EASEMENT AS NOTED
—	MONUMENT LINE
—	MONUMENT TIE LINE
—	EXISTING LOT LINE

●	FOUND POINT AS NOTED
⊙	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
LVME	PUBLIC LEVEE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSLE	PRIVATE SLOPE EASEMENT
SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT
CL	CENTERLINE
EX.	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
FND	FOUND
IP	IRON PIPE
R/W	RIGHT OF WAY
STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
NRF	NO RECORD FOUND

**SUBDIVISION 9582
DELTA COVES STREETS**

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 370), CONTRA COSTA COUNTY RECORDS

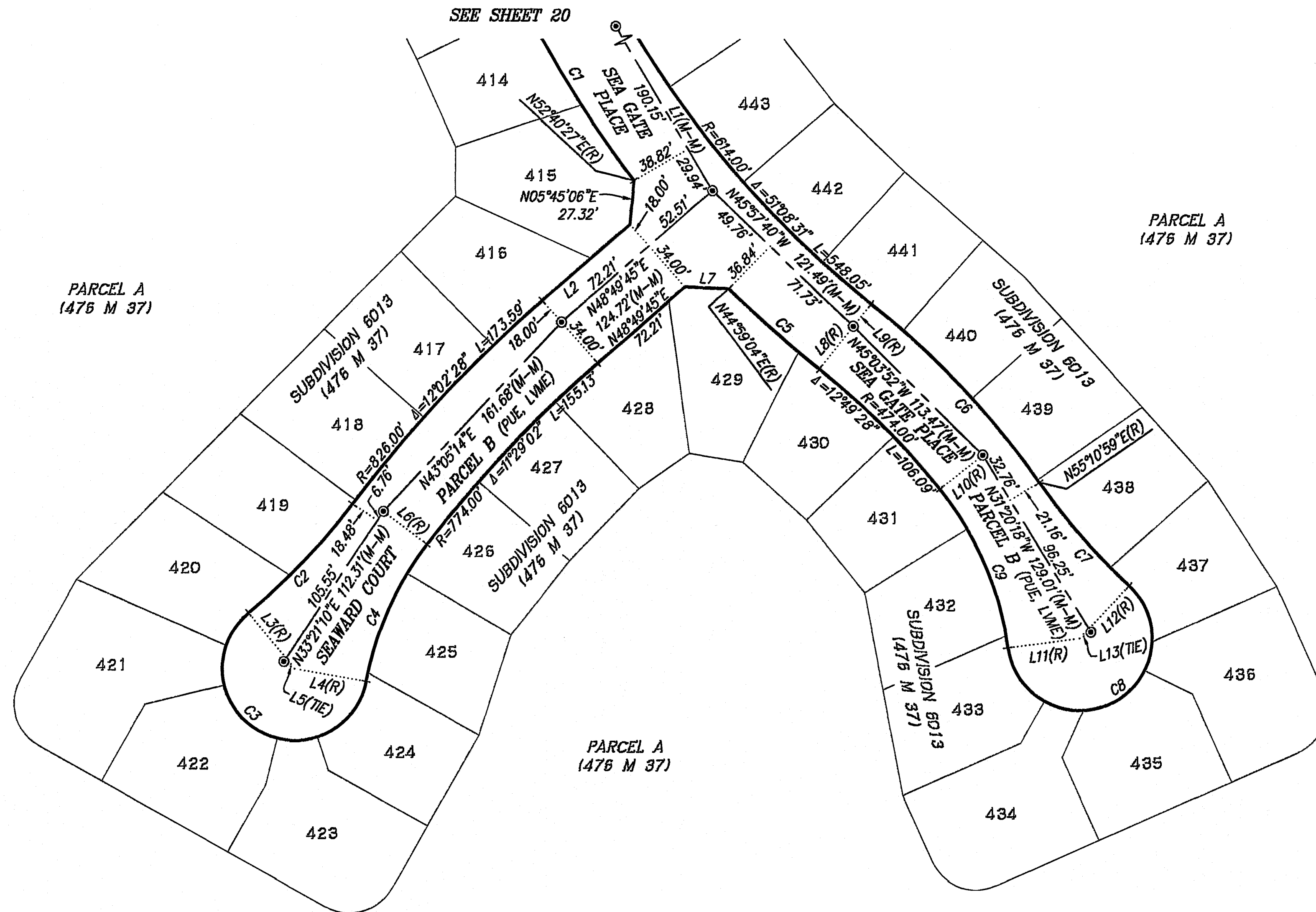
CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"= 50'

JOB NO. 131019 SHEET 20 OF 25 SHEETS

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NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING EASEMENT AS NOTED
	NEW EASEMENT AS NOTED
	MONUMENT LINE
	MONUMENT TIE LINE
	EXISTING LOT LINE
	FOUND POINT AS NOTED
	FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
LVME	PUBLIC LEVEE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSLE	PRIVATE SLOPE EASEMENT
SDE	STORM DRAIN EASEMENT
WLE	WATER LINE EASEMENT
C	CENTERLINE
EX.	EXISTING
(M-M)	MONUMENT TO MONUMENT
(R)	RADIAL BEARING
(T)	TOTAL
FND	FOUND
IP	IRON PIPE
R/W	RIGHT OF WAY
STD	STANDARD
CCC	COUNTY OF CONTRA COSTA
(DATA)(1)	RECORD DATA & REFERENCE
SFNF	SEARCHED FOR NOTHING FOUND
NRF	NO RECORD FOUND

**SUBDIVISION 9582
DELTA COVES STREETS**

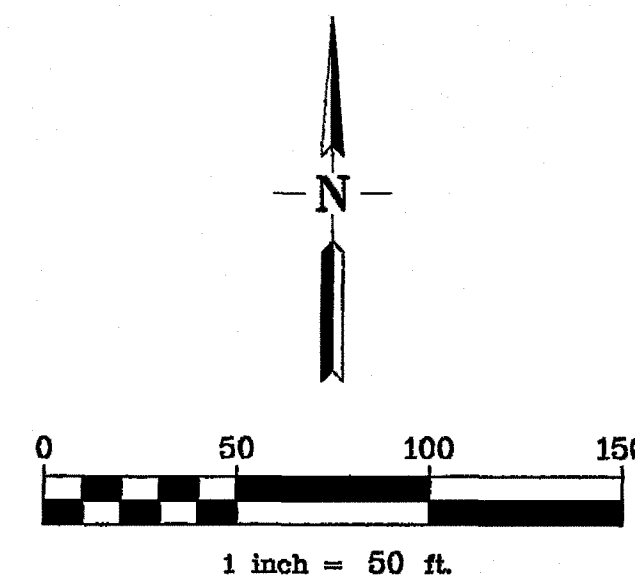
LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (1476 M 370), CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY
CALIFORNIA

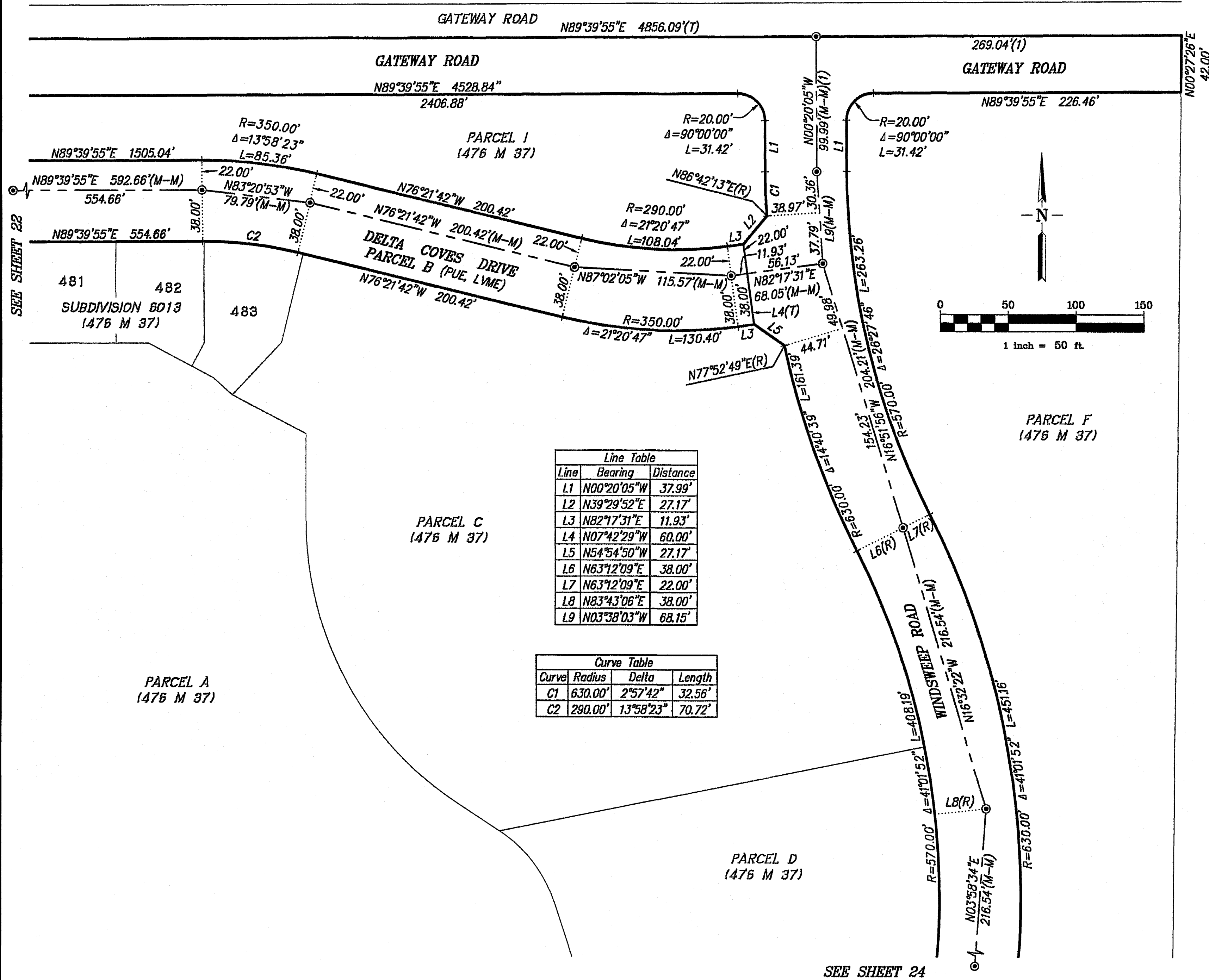
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"=50'

Line Table		
Line	Bearing	Distance
L1	N30°25'04"W	220.09'
L2	N48°49'45"E	72.21'
L3	N39°44'11"W	45.00'
L4	N79°42'07"W	45.00'
L5	N57°10'38"W	8.00'
L6	N52°39'16"W	34.00'
L7	N88°05'36"W	27.32'
L8	N38°31'24"E	34.00'
L9	N38°31'24"E	18.00'
L10	N51°20'52"E	34.00'
L11	N82°30'00"E	45.00'
L12	N42°58'28"E	45.00'
L13	N60°06'16"E	8.00'

Curve Table			
Curve	Radius	Delta	Length
C1	666.00'	36°59'28"	429.98'
C2	400.00'	13°28'31"	94.08'
C3	45.00'	219°57'55"	172.76'
C4	200.00'	27°02'50"	94.41'
C5	666.00'	6°27'39"	75.10'
C6	526.00'	16°39'35"	152.94'
C7	400.00'	12°12'31"	85.23'
C8	45.00'	219°31'33"	172.42'
C9	200.00'	31°09'08"	108.74'



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Line Table		
Line	Bearing	Distance
L1	N00°20'05\"W	37.99'
L2	N39°29'52\"E	27.17'
L3	N82°17'31\"E	11.93'
L4	N07°42'29\"W	60.00'
L5	N54°54'50\"W	27.17'
L6	N63°12'09\"E	38.00'
L7	N63°12'09\"E	22.00'
L8	N83°43'06\"E	38.00'
L9	N03°38'03\"W	68.15'

Curve Table			
Curve	Radius	Delta	Length
C1	630.00'	2°57'42\"	32.56'
C2	290.00'	13°58'23\"	70.72'

NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N89°39'55\"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT AS NOTED
- MONUMENT LINE
- MONUMENT TIE LINE
- EXISTING LOT LINE
- FOUND POINT AS NOTED
- FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
- LVME PUBLIC LEVEE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PSLE PRIVATE SLOPE EASEMENT
- SDE STORM DRAIN EASEMENT
- WLE WATER LINE EASEMENT
- ¢ CENTERLINE
- EX. EXISTING
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- FND FOUND
- IP IRON PIPE
- R/W RIGHT OF WAY
- STD STANDARD
- CCC COUNTY OF CONTRA COSTA
- (DATA)(1) RECORD DATA & REFERENCE
- SFNF SEARCHED FOR NOTHING FOUND
- NRF NO RECORD FOUND

**SUBDIVISION 9582
DELTA COVES STREETS**

LANDS DESIGNATED AS SANDY LANE, DELTA COVES DRIVE, STONE ROAD, SHORELINE PLACE, SLOUGH PLACE, SEA DRIFT DRIVE, SEA MEADOW COURT, POINT PLACE, CHANNEL PLACE, ISLE PLACE, HALCYON PLACE, NAVIGATOR'S PLACE, WATERSIDE PLACE, GATEWAY ROAD, EDGEWATER DRIVE, EDGEWATER COURT, SEA GATE PLACE, SEAWARD COURT, GREY WHALE PLACE, WINDSWEEP ROAD, AND WEST WIND PLACE AS DESIGNATED ON SUBDIVISION 6013 (476 M 370), CONTRA COSTA COUNTY RECORDS

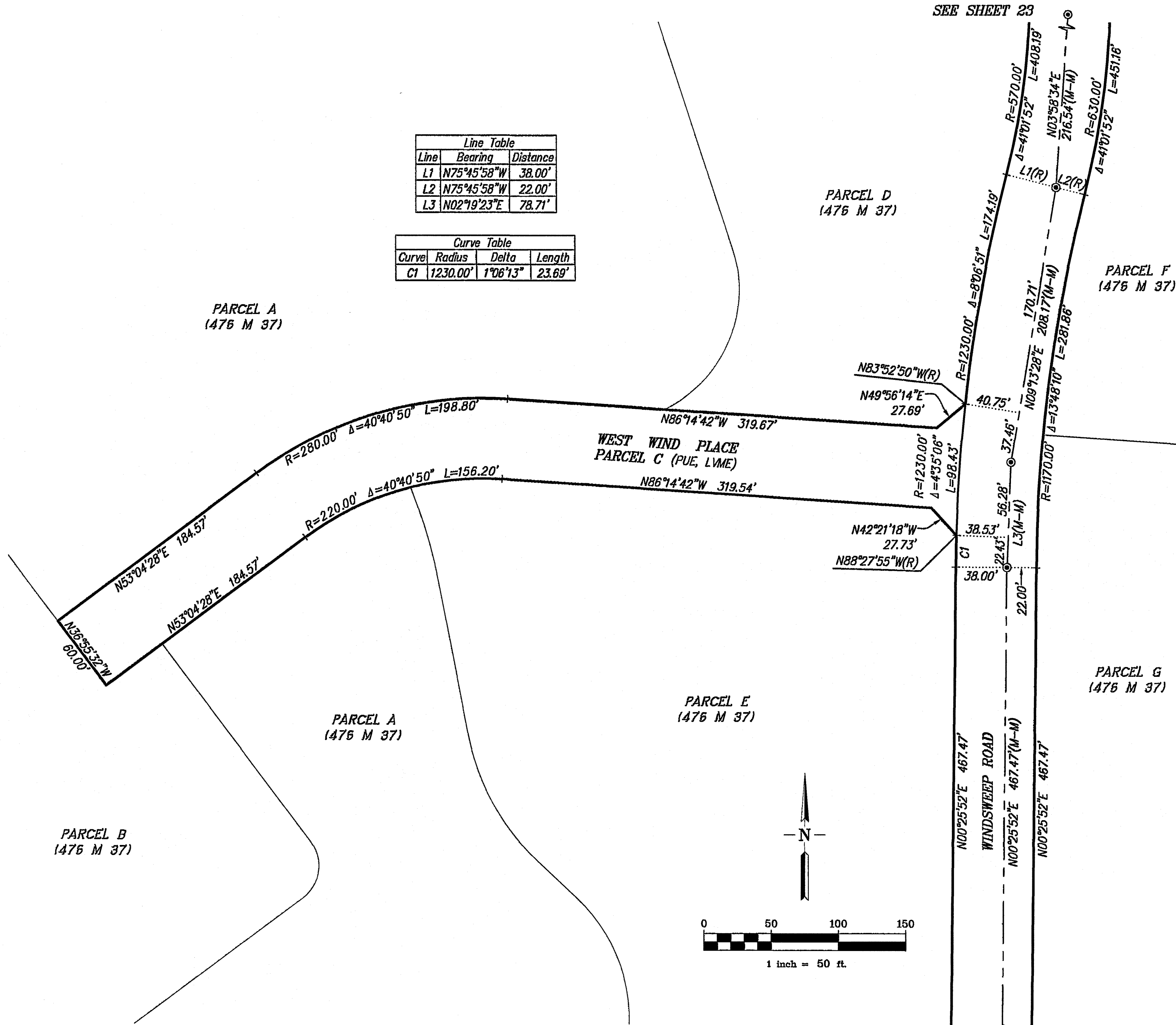
CONTRA COSTA COUNTY
CALIFORNIA
RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1\"= 50'

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SEE SHEET 23

Line Table		
Line	Bearing	Distance
L1	N75°45'58"W	38.00'
L2	N75°45'58"W	22.00'
L3	N02°19'23"E	78.71'

Curve Table			
Curve	Radius	Delta	Length
C1	1230.00'	1°06'13"	23.69'



NOTE:

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BASIS OF BEARINGS

THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT AS NOTED
- MONUMENT LINE
- MONUMENT TIE LINE
- EXISTING LOT LINE
- FOUND POINT AS NOTED
- FOUND EXISTING STREET MONUMENT (1), STAMPED RCE 25281
- LVME PUBLIC LEVEE MAINTENANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PSLE PRIVATE SLOPE EASEMENT
- SDE STORM DRAIN EASEMENT
- WLE WATER LINE EASEMENT
- C CENTERLINE
- EX. EXISTING
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- FND FOUND
- IP IRON PIPE
- R/W RIGHT OF WAY
- STD STANDARD
- CCC COUNTY OF CONTRA COSTA
- (DATA)(1) RECORD DATA & REFERENCE
- SFNF SEARCHED FOR NOTHING FOUND
- NRF NO RECORD FOUND

**SUBDIVISION 9582
DELTA COVES STREETS**

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CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1"=50'

SEE SHEET 25

PARCEL E
(476 M 37)

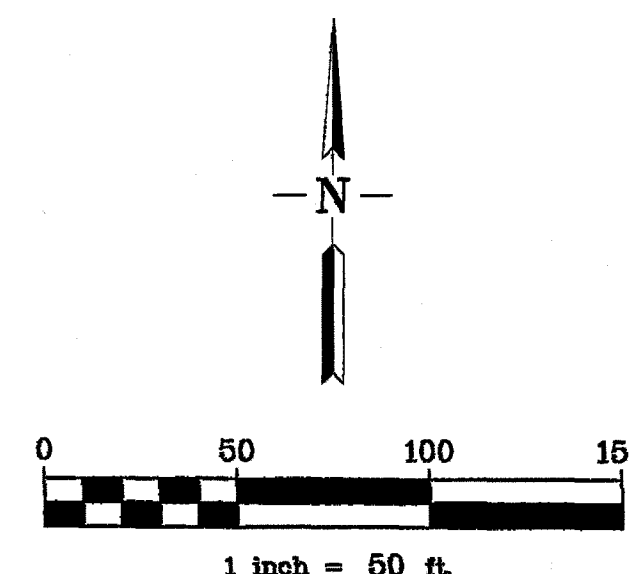
PARCEL G
(476 M 37)

PARCEL A
(476 M 37)

PARCEL H
(475 M 37)

Line	Bearing	Distance
L1	N70°44'41"E	38.00'
L2	N51°03'31"E	38.00'
L3	N51°03'31"E	22.00'

Curve Table			
Curve	Radius	Delta	Length
C1	280.00'	3°18'13"	16.14



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THE BEARING N89°39'55"E OF THE LINE BETWEEN MONUMENTS AT THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON PARCEL MAP MS 124-69 FILED SEPTEMBER 16, 1971 IN BOOK 18 OF PARCEL MAPS AT PAGES 23-24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY,

_____ SUBDIVISION BOUNDARY
 _____ LOT LINE
 - - - - - EXISTING EASEMENT AS NOTED
 - - - - - NEW EASEMENT AS NOTED
 _____ MONUMENT LINE
 MONUMENT TIE LINE
 _____ EXISTING LOT LINE

- | | |
|-------------|--|
| ● | FOUND POINT AS NOTED |
| ◎ | FOUND EXISTING STREET MONUMENT (1),
STAMPED RCE 25281 |
| LVME | PUBLIC LEVEE MAINTENANCE EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PSLE | PRIVATE SLOPE EASEMENT |
| SDE | STORM DRAIN EASEMENT |
| WLE | WATER LINE EASEMENT |
| CL | CENTERLINE |
| EX. | EXISTING |
| (M-M) | MONUMENT TO MONUMENT |
| (R) | RADIAL BEARING |
| (T) | TOTAL |
| FND | FOUND |
| IP | IRON PIPE |
| R/W | RIGHT OF WAY |
| STD | STANDARD |
| CCC | COUNTY OF CONTRA COSTA |
| (DATA)(1) | RECORD DATA & REFERENCE |
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SUBDIVISION 9582
DELTA COVES STREETS

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CONTRA COSTA COUNTY
CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
SEPTEMBER 2021
SCALE: 1" = 50'

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