

**OWNERS' STATEMENT:**

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED MAP ENTITLED "SUBDIVISION 9465", UNINCORPORATED, TOGETHER WITH THE GRANT DEEDS RECORDED OCTOBER 22, 2007 UNDER SERIES NO. 2007-0295951 AND SEPTEMBER 17, 2010 UNDER SERIES NO. 2010-0197965 IN THE OFFICIAL RECORDS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS SUBDIVISION MAP.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED AS "P.U.E.-1" (PRIVATE PARKING, UTILITY AND SIDEWALK EASEMENT) IS A PRIVATE NON-EXCLUSIVE EASEMENT AND FOR THE PURPOSE OF INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES, EMERGENCY VEHICLE ACCESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 5, MAINTENANCE WITHIN SAID EASEMENT SHALL BE SHARED EQUALLY AMONG THE OWNERS OF LOTS 1 THROUGH 5, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES THAT THE AREA DESIGNATED AS "P.U.E.-2" (PRIVATE UTILITY EASEMENT) IS A PRIVATE NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, ETC. AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 5, THE MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNERS OF LOTS 1 THROUGH 5, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES THAT THE AREAS DESIGNATED AS "P.U.E.-1," "P.U.E.-2" AND "P.U.E.-3" (PRIVATE UTILITY EASEMENTS) ARE PRIVATE NON-EXCLUSIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, ETC. AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 5, THE MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNERS OF LOTS 1 THROUGH 5, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED FURTHER STATES THAT THE AREAS DESIGNATED AS "P.U.E.-4," (PRIVATE UTILITY EASEMENT) IS A PRIVATE NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, ETC. AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF THE OWNERS OF LOTS 2, 3 AND 4, THE MAINTENANCE WITHIN SAID EASEMENTS SHALL BE SHARED EQUALLY AMONG THE OWNERS OF LOTS 2, 3 AND 4, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

*Jit S. Pandher*  
JIT S. PANDHER

8/27/2021  
DATE:

*Sukhmit K. Pandher*  
SUKHMIT K. PANDHER

8/27/2021  
DATE:

*Satwant S. Pandher*  
SATWANT S. PANDHER

8/27/2021  
DATE:

*Gurmail Singh Pandher*  
GURMAIL SINGH PANDHER

8-27-2021  
DATE:

**OWNER'S ACKNOWLEDGMENT:**

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 ALAMEDA } SS  
ON 08/27/2021 BEFORE ME, HARMOHINDER SINGH (INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED JIT S. PANDHER 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/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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE OF NOTARY: *Harmohinder Singh*  
PRINTED NAME OF NOTARY: HARMOHINDER SINGH  
MY COMMISSION EXPIRES: 12-15-2022  
MY COMMISSION NUMBER: 22-67409  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA COUNTY

**OWNER'S ACKNOWLEDGMENT:**

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 ALAMEDA } SS  
ON ALAM 08/27/2021 BEFORE ME, HARMOHINDER SINGH (INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED SUKHMIT K. PANDHER 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/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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE OF NOTARY: *Harmohinder Singh*  
PRINTED NAME OF NOTARY: HARMOHINDER SINGH  
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STATE OF CALIFORNIA }  
COUNTY OF ALAMEDA } SS  
ON 08/27/2021 BEFORE ME, HARMOHINDER SINGH (INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED SATWANT S. PANDHER 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/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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE OF NOTARY: *Harmohinder Singh*  
PRINTED NAME OF NOTARY: HARMOHINDER SINGH  
MY COMMISSION EXPIRES: 12-15-2022  
MY COMMISSION NUMBER: 22-67409  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA COUNTY

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STATE OF CALIFORNIA }  
COUNTY OF ALAMEDA } SS  
ON 08/27/2021 BEFORE ME, HARMOHINDER SINGH (INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED GURMAIL S. PANDHER 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/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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE OF NOTARY: *Harmohinder Singh*  
PRINTED NAME OF NOTARY: HARMOHINDER SINGH  
MY COMMISSION EXPIRES: 12-15-2022  
MY COMMISSION NUMBER: 22-67409  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA COUNTY

**SUBDIVISION 9465**

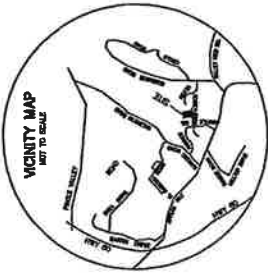
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEEDS RECORDED ON OCTOBER 22, 2007 AND SEPTEMBER 17, 2010 AS DOCUMENT NO.S 2007-0295951 AND 2010-0197965; ALSO BEING A PORTION OF LOT 248, MAP OF THE SAN PABLO RANCHO AND A PORTION OF SECTIONS 27 AND 34, T2N, R4W, MOUNT DIABLO BASE & MERIDIAN UN--INCORPORATED, CONTRA COSTA COUNTY, CALIFORNIA AUGUST, 2021

BAY AREA LAND SURVEYING INC.  
3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94608  
(810) 223-5167

**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 J.T.S. PANDHER ON 11/8/2020. I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF THE ACT AND LOCAL ORDINANCE AND OCCUPY THE POSITIONS THAT THE MONUMENTS BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 12/31/2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Keith S. Bush*  
KEITH S. BUSH, L.S. 8484  
DATE: \_\_\_\_\_



**CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE:**

I, MONICA NIÑO, 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 MAP OF PARCELS 17, 2010 AS DOCUMENT NO.S 2007-0295951 AND 2010-0197965; ALSO BEING A PORTION OF LOT 248, MAP OF THE SAN PABLO RANCHO AND A PORTION OF SECTIONS 27 AND 34, T2N, R4W, MOUNT DIABLO BASE & MERIDIAN UN--INCORPORATED, CONTRA COSTA COUNTY, CALIFORNIA AUGUST, 2021" WAS APPROVED BY THE BOARD OF SUPERVISORS 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 OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THIS 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 NIÑO  
CLERK OF THE BOARD OF SUPERVISORS  
AND COUNTY ADMINISTRATOR  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY CLERK

**COUNTY SURVEYOR'S STATEMENT:**  
I, JAMES A. STEIN, COUNTY SURVEYOR OF THE COUNTY OF CONTRA COSTA, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE HEREOF EMBODIED SUBDIVISION MAP ENTITLED "SUBDIVISION 9465", AND THAT SAID SUBDIVISION MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREON. I HEREBY STATE THAT I AM SATISFIED THAT THE PARCEL MAP, SUBDIVISION MAP, ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THE PARCEL MAP IS TECHNICALLY CORRECT.

JAMES A. STEIN, L.S. NO. 6571  
COUNTY SURVEYOR

DATE \_\_\_\_\_

**PLANNING COMMISSION'S STATEMENT**

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE COUNTY OF CONTRA COSTA HAS REVIEWED AND APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

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

DATE: *February 3, 2022*

**BUILDING INSPECTION STATEMENT**

A GEOTECHNICAL INVESTIGATION REPORT PREPARED BY SUMMIT ENGINEERING, INC. HAS BEEN REVIEWED AND APPROVED. THE REPORT IS ON FILE IN THE DEPARTMENT OF CONSERVATION AND DEVELOPMENT, CONTRA COSTA COUNTY.

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

DATE: *2/28/22*

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_  
\_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_  
AT THE REQUEST OF BAY AREA LAND SURVEYING INC.

DEBORAH COOPER  
COUNTY RECORDER  
CONTRA COSTA COUNTY

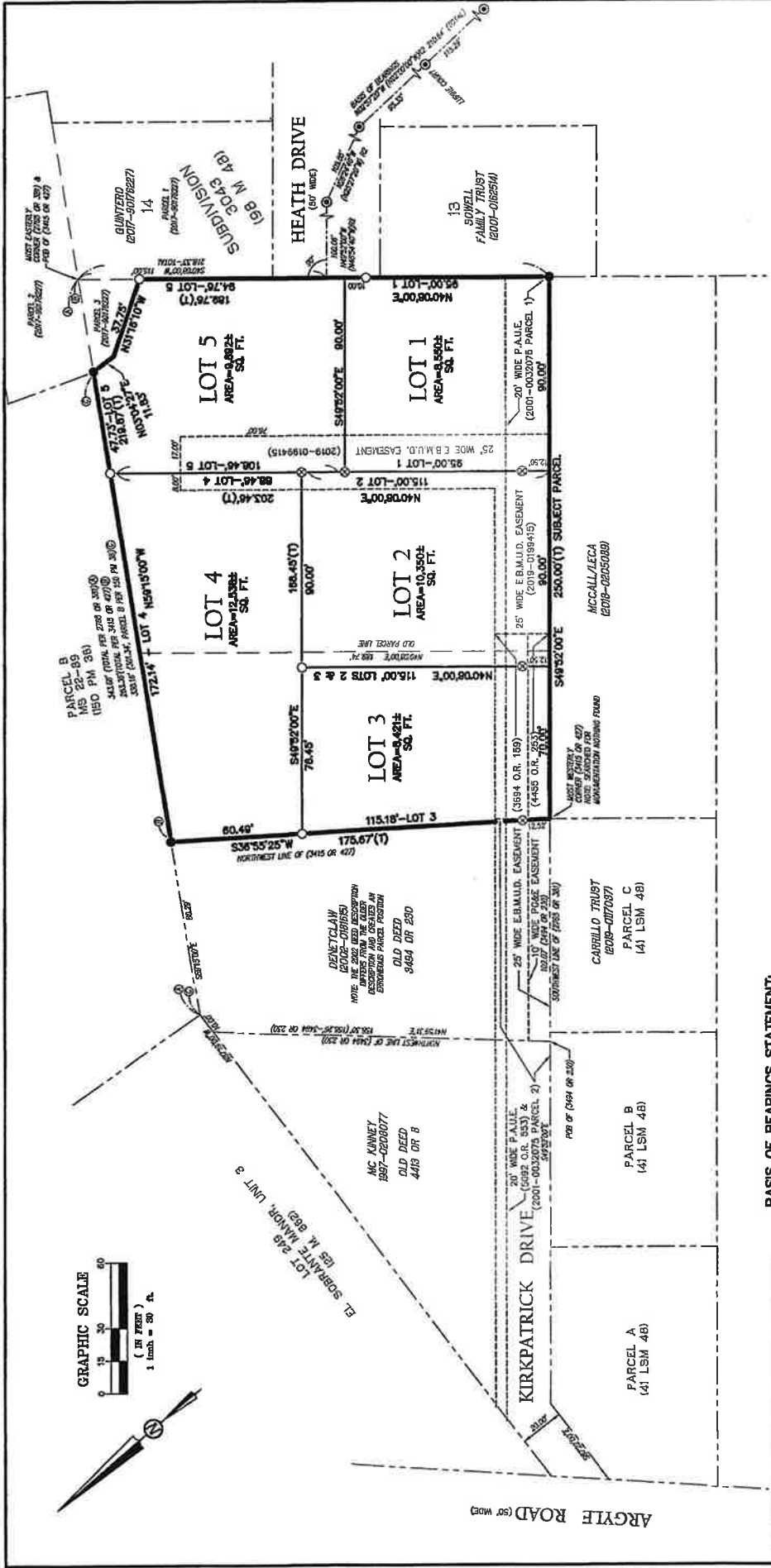
BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**SUBDIVISION 9465**

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEEDS RECORDED ON OCTOBER 22, 2007 AND SEPTEMBER 17, 2010 AS DOCUMENT NO.S 2007-0295951 AND 2010-0197965; ALSO BEING A PORTION OF LOT 248, MAP OF THE SAN PABLO RANCHO AND A PORTION OF SECTIONS 27 AND 34, T2N, R4W, MOUNT DIABLO BASE & MERIDIAN UN--INCORPORATED, CONTRA COSTA COUNTY, CALIFORNIA AUGUST, 2021

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(910) 723-9167



**LOTS & EXISTING EASEMENTS  
 SUBDIVISION 9465**

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEEDS RECORDED ON OCTOBER 22, 2007 AND SEPTEMBER 17, 2010 AS DOCUMENT NO.S 2007-0295951 AND 2010-0197986; ALSO BEING A PORTION OF LOT 248, MAP OF THE SAN PABLO RANCHO AND A PORTION OF SECTIONS 27 AND 34, T2N, R4W, MOUNT DIABLO BASE & MERIDIAN UN-INCORPORATED, CONTRA COSTA COUNTY, CALIFORNIA  
 AUGUST, 2021

**MAP REFERENCES:**  
 R1 RECORD OF SURVEY (41 LSM 48)  
 R2 SUBDIVISION 3043 (69 M 48)  
 R3 EL SOBRANTE MANOR, UNIT 3 (25 M 862)  
 R4 PARCEL MAP MS 22-89 (150 PM 36)

**NOTES:**  
 SEE SHEET 4 FOR NEW EASEMENTS

**BASIS OF BEARINGS STATEMENT:**  
 BASIS OF BEARINGS: THE LINE BETWEEN THE MONUMENTS MARKING THE CENTERLINE OF HEATH DRIVE SHOWN ON SUBDIVISION 3043 (69 M 48), FOR THE PURPOSES OF THIS SURVEY THE MAP BEARING OF "N02°00'00"W PER (69 M 48) WAS ROTATED COUNTER-CLOCKWISE 00°57'20" TO BE RELATIVE TO THE BEARINGS SHOWN ON RECORD OF SURVEY (41 M 48). THE RESULTANT BEARING, N02°57'20"W, BETWEEN SAID MONUMENTS IS THE BASIS OF BEARINGS OF THIS SURVEY.

**NOTE:**  
 MOST INTEREST CONVEY CHRS OR 427 MONUMENTATION MOVING FOUND

**NOTE:**  
 DENYCLAW (2006-020656)  
 NOTE: THE 2006 DEED DESCRIBED ABOVE HAS BEEN RECORDED WITH AN AMBIGUOUS PARCEL POSITION

**NOTE:**  
 AC KINNEY (1997-0208077)  
 OLD DEED  
 4415 OR B

**NOTE:**  
 DENYCLAW (2006-020656)  
 NOTE: THE 2006 DEED DESCRIBED ABOVE HAS BEEN RECORDED WITH AN AMBIGUOUS PARCEL POSITION

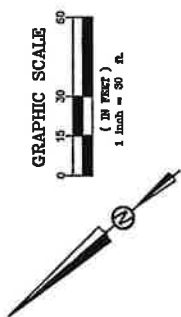
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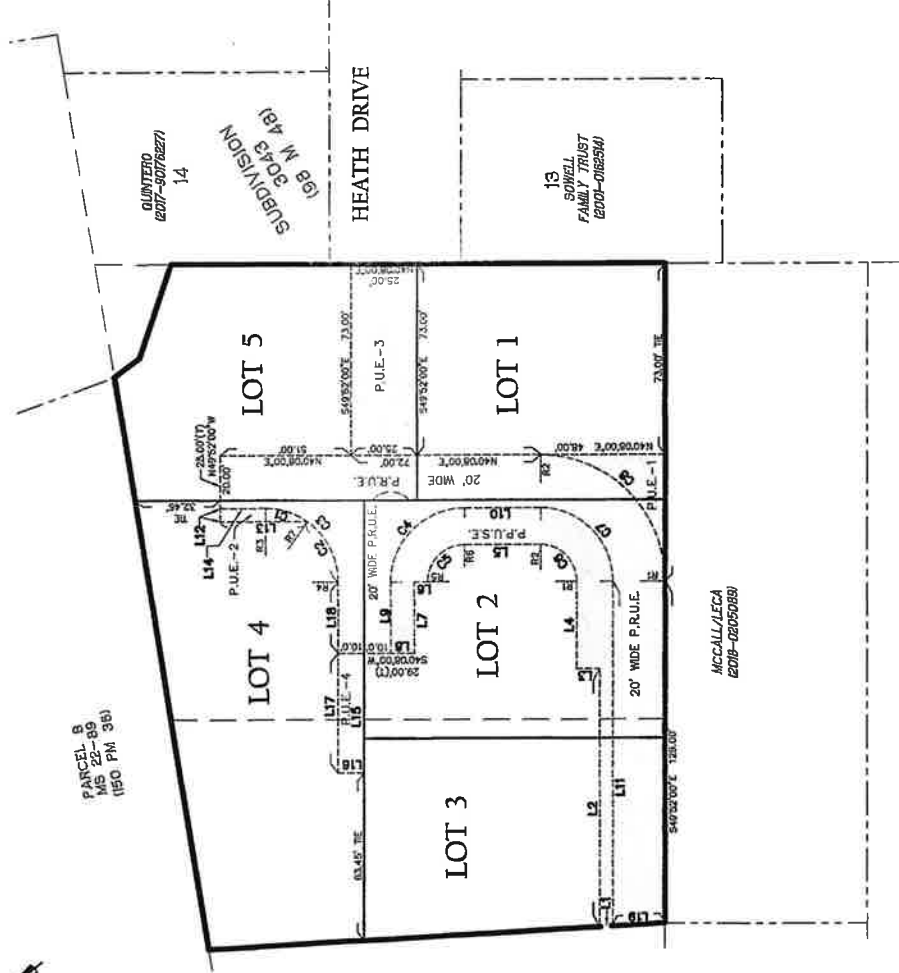
**BAY AREA LAND SURVEYING INC.**  
 3085 RICHMOND PARKWAY, SUITE 101  
 RICHMOND, CA 94805  
 (510) 223-5167

APNs 430-181-020 & 021  
 SHT. 3 OF 4

KIRKPATRICK4254-TR 20-4254



PARCEL B  
MS 22-89  
(150 PM 38)



**LEGEND**

○	RECORD DATA
○	TOTAL
○	FOUND WELL MONUMENT AS NOTED PER R2
○	FOUND REBAR & CAP. LS 7170 (N.O.R)
○	P.U.E.
○	PRIVATE UTILITY EASEMENT
○	PRIVATE ROADWAY & UTILITY EASEMENT
○	PRIVATE PARKING, UTILITY AND SIDEWALK EASEMENT
○	P.P.U.S.E.

---	ADJACENT PARCEL LINE
---	EXISTING EASEMENT LINE
---	MONUMENT LINE
---	NEW LOT LINE
---	SUBJECT PROPERTY

**EASEMENT LINE CHART**

LINE	BEARING	DISTANCE
L1	N85°55'25" E	5.00'
L2	S49°52'00" W	97.40'
L3	N40°08'00" E	9.00'
L4	S49°52'00" E	33.00'
L5	N40°08'00" E	29.00'
L6	N40°08'00" E	5.00'
L7	N40°08'00" E	9.00'
L8	S49°52'00" E	23.00'
L9	N40°08'00" E	29.00'
L10	S49°52'00" W	5.00'
L11	N49°52'00" W	5.00'
L12	S49°52'00" W	5.00'
L13	S40°08'00" W	33.97'
L14	N40°08'00" E	10.00'
L15	N49°52'00" E	10.00'
L16	N40°08'00" E	10.00'
L17	S49°52'00" E	45.00'
L18	S49°52'00" E	27.00'
L19	N05°55'25" E	20.00'

**EASEMENT LINE CURVE CHART**

CURVE	RADIUS	DELTA	LENGTH
C1	28.00'	34°46'19"	16.99'
C2	28.00'	55°57'41"	26.99'
C3	28.00'	90°00'00"	43.98'
C4	28.00'	90°00'00"	43.98'
C5	28.00'	90°00'00"	43.98'
C6	14.00'	90°00'00"	21.99'
C7	28.00'	90°00'00"	43.98'
C8	46.00'	90°00'00"	75.40'

**RADIAL BEARING CHART**

LINE	BEARING
R1	S40°08'00" W
R2	S49°52'00" E
R3	S40°08'00" W
R4	N40°08'00" E
R5	N49°52'00" E
R6	N40°08'00" E
R7	S49°52'00" E

# EASEMENTS CREATED BY THIS MAP SUBDIVISION 9465

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEEDS RECORDED ON OCTOBER 22, 2007 AND SEPTEMBER 17, 2010 AS DOCUMENT NO.S 2007-0285951 AND 2010-0187865; ALSO BEING A PORTION OF LOT 248, MAP OF THE SAN PABLO RANCHO AND A PORTION OF SECTIONS 27 AND 34, T2N, R4W, MOUNT DIABLO BASE & MERIDIAN UN-INCORPORATED, CONTRA COSTA COUNTY, CALIFORNIA AUGUST, 2021

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