

Recorded at the request of:
Contra Costa County
Board of Supervisors
Return to:
Public Works Department
Engineering Services Division
Records Section

Area: Walnut Creek
Road: Norris Road
Co. Road No.: 4245CG
Development No.: MS19-0007
APN: 183-172-001

OFFER OF DEDICATION - ROAD PURPOSES

James Campos, ^{Managing member} Campos Development, LLC, the undersigned, being the present title owner of record of the herein described parcel of land, do hereby make an irrevocable offer of dedication to **Contra Costa County**, a political subdivision of the State of California and its successors or assigns, for street, highway landscaping and other public purposes, including maintenance thereof, the fee title to real property situated in the County of Contra Costa, State of California, as described in Exhibit "A" (written description) and as shown on Exhibit "B" (plat map) attached hereto.

It is understood and agreed that **Contra Costa County** and its successors or assigns shall incur no liability with respect to such offer of dedication, and shall not assume any responsibility for the offered parcel of land or any improvements thereon or therein, until such offer has been accepted by appropriate action of the Board of Supervisors, or of the local governing bodies of its successors or assigns.

The provisions hereof shall inure to the benefit of **Contra Costa County** and its successors or assigns and will be binding upon the title owner of record and that owner's heirs, successors or assigns.

For more information, see attached resolution that was approved by the BOS for this offer of dedication.

The undersigned executed this instrument on 3/18/22
(Date)

Campos Development, LLC
(Name of owner as shown in title report)

(Signature) James Campos, Managing member
(Print Name & Title)

(Signature) James Campos, managing member
(Print Name & Title)

Attachments: Notary
Exhibit A & B
Resolution

See Attached
for
Notarization

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

On 4/12/2022 before me, Megan Dennis, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James Campos
Name(s) of Signer(s)

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/they 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 and official seal.



Signature Megan Dennis
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT'A'
LEGAL DESCRIPTION
ROADWAY DEDICATION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(THE BEARINGS FOR THE PURPOSE OF THIS DESCRIPTION ARE BASED UPON THE MAP OF NORRIS ADDITION TO WALNUT HEIGHTS FILED IN BOOK 7 OF MAPS AT PAGE 174, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA)

BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO CAMPOS DEVELOPMENT RECORDED ON MAY 24, 2019 UNDER RECORDERS SERIES NUMBER 2019-0076767 IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL (2019-0076767) THENCE ALONG THE NORTHWESTERLY LINE THEREOF SOUTH 31°06'00" WEST, 25.00 FEET;

THENCE LEAVING SAID NORTHWESTERLY LINE SOUTH 58°54'00" EAST, 73.68 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 81°11'56" WEST 31.00 FEET, THROUGH A CENTRAL ANGLE OF 22°25'16", AND AN ARC LENGTH OF 12.13 FEET;

THENCE SOUTH 31°13'20" WEST, 13.00 FEET;

THENCE SOUTH 58°46'40" EAST, 20.00 FEET;

THENCE NORTH 31°13'20" EAST, 13.00 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 31.00 FEET, THROUGH A CENTRAL ANGLE OF 22°31'35", AND AN ARC LENGTH OF 12.19 FEET;

THENCE SOUTH 58°54'00" EAST, 12.61 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL (2019-0076767);

THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 31°06'00" EAST, 25.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL, SAID LINE ALSO BEING THE CENTERLINE OF NORRIS ROAD AS SHOWN ON SAID MAP (7 M 174) ;

THENCE ALONG SAID NORTHERLY LINE NORTH 58°54'00" WEST, 111.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,290 SQUARE FEET OF LAND, MORE OR LESS.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT



BOB J. LEZCANO-LS8514



LOT 3
44 M 41

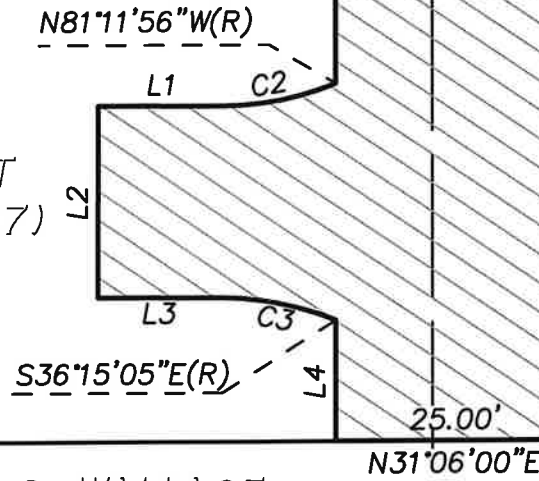
LINE TABLE		
NO	BEARING	LENGTH
1	S31°13'20"W	13.00'
2	S58°46'40"E	20.00'
3	N31°13'20"E	13.00'
4	S58°54'00"E	12.61'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
2	31.00'	22°25'16"	12.13'
3	31.00'	22°31'35"	12.19'

PARCEL "B"
MS 19-0007

CAMPOS
DEVELOPMENT
(2019-0076767)

G & D WALLACE
17-01760046




N58°54'00"W 111.00'
NORRIS ROAD

TSUN-CHI SUN
99-0208644

SPRUCK/KISH
05-373501

LEGEND

POB POINT OF BEGINNING
(R) RADIAL

 DEDICATION AREA = 3,290 SF ±



BASIS OF BEARINGS

BASIS OF BEARINGS WAS TAKEN AS NORTH 58°54'00" WEST ON THE CENTER LINE OF NORRIS ROAD AS SHOWN ON "MAP NO. 1 "NORRIS ADDITION TO WALNUT HEIGHTS", FILED IN BOOK 7 OF MAPS AT PAGE 174,



3-21-22



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

EXHIBIT 'B'
PLAT TO
ACCOMPANY LEGAL
DESCRIPTION

DRAWN BY: BJL	SHEET 1 OF 1
PROJECT NO: 19038	DATE: 12-16-2021
SCALE: 1"-20'	