

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS PARCEL MAP, DOES HEREBY CONSENT TO THE MAKING AND RECORDED OF THIS PARCEL MAP, AND DOES HEREBY DEDICATE IN FEE TO THE PUBLIC FOR PUBLIC USE AND TO THE COUNTY OF CONTRA COSTA, FOR ROADWAY PURPOSES THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS: "NORRIS ROAD DEDICATION". SAID DEDICATION IS BY SEPARATE INSTRUMENT RECORDED CONCURRENTLY WITH THE FILING OF THIS MAP PER RECORDERS SERIES NO. _____

THE REAL PROPERTY DESCRIBED BELOW IS OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" OR "PUE" ARE FOR PUBLIC UTILITY PURPOSES INCLUDING POLES, WIRES, CONDUITS, STORM DRAINS, FLOOD AND SURFACE WATER DRAINAGE, 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 AREA DESIGNATED AS "PUE" (PRIVATE STORM DRAIN EASEMENT) ARE FOR PRIVATE STORM DRAIN PURPOSES TO INCLUDE THE RIGHTS TO CONSTRUCT AND MAINTAIN PRIVATE STORM DRAIN STRUCTURES AND PIPES FOR THE BENEFIT OF PARCEL 'B' OF THIS SUBDIVISION

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

CAMPOS DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JAMES CAMPOS, MANAGER

OWNER'S ACKNOWLEDGEMENT

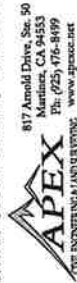
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS
ON _____, 20____, BEFORE ME,
A NOTARY PUBLIC, PERSONALLY APPEARED
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN
HIS/HER/THEIR AUTHORIZED CAPACITIES, 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 IS TRUE AND CORRECT.
WITNESS MY HAND
SIGNATURE NOTARY: _____
NAME (PRINTED OR TYPED): _____
MY COMMISSION EXPIRES: _____
COUNTY OF NOTARY: _____
PRINCIPAL PLACE OF BUSINESS: _____

PARCEL MAP

SUBDIVISION MS 19-0007

BEING A SUBDIVISION OF THAT PARCEL OF LAND DESCRIBED
IN THE DOCUMENT 2019-076787, AND BEING A PORTION OF
LOT 4 AS SHOWN ON THE MAP OF THE NORRIS ADDITION TO
WALNUT HEIGHTS (7 M 174)
CONTRA COSTA COUNTY, CALIFORNIA



JANUARY, 2022

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED MAY 24, 2019 IN OFFICIAL RECORDS SERIES NO. 2019-076788 CONTRA COSTA COUNTY RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDED OF THIS FINAL MAP AND JOINS IN ALL OFFERS OF DEDICATION THEREIN.

FJM PRIVATE MORTGAGE FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

DATE: _____

PRINT NAME: _____

BENEFICIARY'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 CONTRA COSTA) SS
ON _____, 20____, BEFORE ME,
A NOTARY PUBLIC, PERSONALLY APPEARED
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN
HIS/HER/THEIR AUTHORIZED CAPACITIES, 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 IS TRUE AND CORRECT.
WITNESS MY HAND
SIGNATURE NOTARY: _____
NAME (PRINTED OR TYPED): _____
MY COMMISSION EXPIRES: _____
COUNTY OF NOTARY: _____
PRINCIPAL PLACE OF BUSINESS: _____

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED MAY 24, 2019 IN OFFICIAL RECORDS SERIES NO. 2019-076789 CONTRA COSTA COUNTY RECORDS, HEREBY CONSENTS TO THE PREPARATION AND RECORDED OF THIS FINAL MAP AND JOINS IN ALL OFFERS OF DEDICATION THEREIN.

GRANT M. BARNES, TRUSTEE UNDER THE GRANT M. BARNES TRUST

BY: _____

DATE: _____

PRINT NAME: _____

TITLE: _____

BENEFICIARY'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 CONTRA COSTA) SS
ON _____, 20____, BEFORE ME,
A NOTARY PUBLIC, PERSONALLY APPEARED
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN
HIS/HER/THEIR AUTHORIZED CAPACITIES, 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 IS TRUE AND CORRECT.
WITNESS MY HAND
SIGNATURE NOTARY: _____
NAME (PRINTED OR TYPED): _____
MY COMMISSION EXPIRES: _____
COUNTY OF NOTARY: _____
PRINCIPAL PLACE OF BUSINESS: _____

COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED "SUBDIVISION MS 19-0007" IS HEREBY ACCEPTED FOR RECORDED SHOWING A CLERK'S PER LETTER OF TITLE WRITTEN BY FIDELITY NATIONAL TITLE COMPANY, DATED _____, AND AFTER EXAMINING THE RECORDS THAT SAID MAP COMPLETES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

DEBORAH COOPER
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

PARCEL MAP

SUBDIVISION MS 19-0007

BEING A SUBDIVISION OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT 2019-076787, AND BEING A PORTION OF LOT 4 AS SHOWN ON THE MAP OF THE NORRIS ADDITION TO WALNUT HEIGHTS (7 M 174)

CONTRA COSTA COUNTY, CALIFORNIA



JANUARY, 2022

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAMPOS DEVELOPMENT IN JULY OF 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, IF ANY, ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



DATED _____

BOB J. LEZOANO, LS 8614

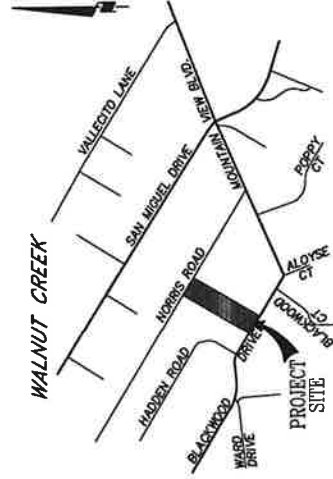
ZONING ADMINISTRATOR'S STATEMENT

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS PARCEL MAP IS BASED.

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

DATE: _____

BY: _____



VICINITY MAP
NOT TO SCALE

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

STATE OF CALIFORNIA,
CONTRA COSTA COUNTY

I, MONICA NINO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "PARCEL MAP SUBDIVISION MS 19-0007" 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.

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 _____, 20____.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS AND
COUNTY ADMINISTRATOR
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARS 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, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

DATE: _____ BY: _____
JAMES A. STEIN, LS 6671
COUNTY SURVEYOR

PARCEL MAP

SUBDIVISION MS 19-0007

BEING A SUBDIVISION OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT 2019-076787, AND BEING A PORTION OF LOT 4 AS SHOWN ON THE MAP OF THE NORRIS ADDITION TO WALNUT HEIGHTS (7 M 174)

CONTRA COSTA COUNTY, CALIFORNIA



JANUARY, 2022 SCALE: 1"=60'



LEGEND

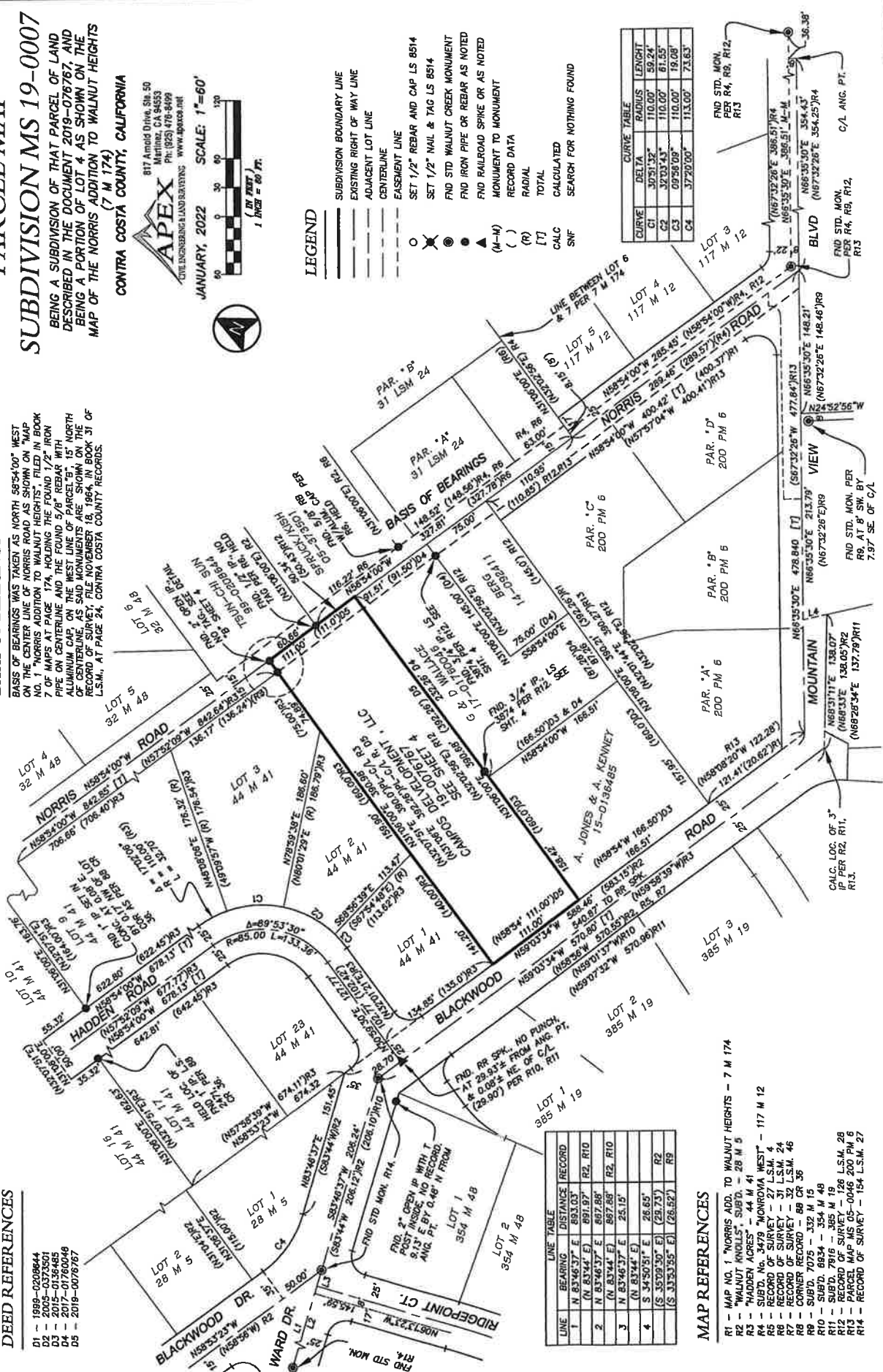
- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- SET 1/2" REBAR AND CAP LS 8514
- SET 1/2" NAIL & TAG LS 8514
- FIND STD WALNUT CREEK MONUMENT
- FIND STD IRON PIPE OR REBAR AS NOTED
- FIND RAILROAD SPIKE OR AS NOTED
- MONUMENT TO MONUMENT
- RECORD DATA
- RADIAL
- TOTAL
- CALCULATED
- SEARCH FOR NOTHING FOUND

CURVE	DELTA	RADIUS	LENGTH
C1	30°51'32"	110.00'	50.24'
C2	32°03'43"	110.00'	61.55'
C3	09°50'09"	110.00'	19.08'
C4	37°20'00"	113.00'	73.63'

DEED REFERENCES

- D1 - 1999-0208644
- D2 - 2005-0375501
- D3 - 2015-0136485
- D4 - 2017-01760046
- D5 - 2019-0076767

BASIS OF BEARINGS
BASIS OF BEARINGS WAS TAKEN AS NORTH 89°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, HOLDING THE FOUND 1/2" IRON PIPE ON CENTERLINE AND THE FOUND 5/8" REBAR WITH ALUMINUM CAP, ON THE WEST LINE OF PARCEL "B", 15' NORTH OF CENTERLINE, AS SAID MONUMENTS ARE SHOWN ON THE RECORD OF SURVEY, FILE NOVEMBER 18, 1964, IN BOOK 31 OF L.S.M., AT PAGE 24, CONTRA COSTA COUNTY RECORDS.



MAP REFERENCES

- R1 - MAP NO. 1 "NORRIS ADD. TO WALNUT HEIGHTS" - 7 M 174
- R2 - "WALNUT KNOLLS" SUBD. - 28 M 5
- R3 - "HADDEN ADDRES" - 44 M 41
- R4 - SUBD. NO. 3479 "MONROVIA WEST" - 117 M 12
- R5 - RECORD OF SURVEY - 27 L.S.M. 4
- R6 - RECORD OF SURVEY - 31 L.S.M. 24
- R7 - RECORD OF SURVEY - 32 L.S.M. 46
- R8 - SUBD. 7075 - 332 M 15
- R9 - SUBD. 7075 - 332 M 15
- R10 - SUBD. 7075 - 332 M 15
- R11 - SUBD. 7075 - 332 M 15
- R12 - RECORD OF SURVEY - 126 L.S.M. 28
- R13 - PARCEL MAP MS 05-0046 200 PM 6
- R14 - RECORD OF SURVEY - 154 L.S.M. 27

