

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DESCRIBED AND FURNISHED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME, AND DOES HEREBY DEDICATE IN FEE TO THE COUNTY OF CONTRA COSTA FOR ROADWAY PURPOSES THAT PORTION THEREOF SHOWN AS DANVILLE BOULEVARD DEDICATION.

THE REAL PROPERTY DESCRIBED BELOW IS OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES; THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" OR "PIPE" 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 MARKED "SANITARY SEWER EASEMENT," OR "SSE," IS OFFERED FOR DEDICATION TO THE CENTRAL CONTRA COSTA SANITARY DISTRICT (CENTRAL SAN) OR ITS SUCCESSORS OR ASSIGNS IN GROSS, AS AN EXCLUSIVE SUBSURFACE EASEMENT AND NON-EXCLUSIVE SURFACE EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR, ALTER, OPERATE, MAINTAIN, REPLACE WITH THE INITIAL OR OTHER SIZE) AND REPAIR SUCH LINE OR LINES AS CENTRAL SAN SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATRALS AND APPURTENANCES THERE TO, OVER AND UNDER SUCH ACCESS TO SAID EASEMENT OVER AND ACROSS THE REMAINING PORTION OF THE OWNERS PROPERTY, PROVIDED THAT SAID RIGHTS OF INGRESS, EGRESS AND EMERGENCY ACCESS SHALL BE LIMITED TO ESTABLISHED ROADWAYS, PATHWAYS, AVENUES OR OTHER ROUTES TO THE EXTENT POSSIBLE AND AS REASONABLY NECESSARY FOR THE PROPER USE OF THE RIGHTS GRANTED HEREIN. THIS OFFER OF DEDICATION FOR THE EASEMENT AS MAY BE REQUIRED FOR THE PROPER USE OF THE OTHER RIGHTS GRANTED HEREIN.

THE OWNER RESERVES THE RIGHT TO LANDSCAPE OR MAKE SUCH OTHER USE OF THE LANDS INCLUDED WITHIN THE EASEMENTS WHICH ARE CONSISTENT WITH CENTRAL SAN'S USE; HOWEVER, SUCH OTHER USES OF THE LANDS SHALL NOT BE LIMITED TO HOUSES, GARAGES, OUTBUILDINGS, SWIMMING POOLS, TENNIS COURTS, RETAINING WALLS, DECKS, PATIOS, ENGINEERED DRAINAGE FACILITIES (BIO-SWALES) OR OTHER ACTIVITY WHICH MAY INTERFERE WITH CENTRAL SAN'S ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREIN.

MAINTENANCE ACCESS STRUCTURES (MANHOLES, RODDING INLETS, ETC.) CONSTRUCTED WITHIN THE EASEMENT SHALL BE MAINTAINED AND REPAIRED BY CENTRAL SAN AND SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES FOR ROUTINE AND/OR EMERGENCY MAINTENANCE THAT MAY BE DEEMED NECESSARY BY CENTRAL SAN FROM TIME TO TIME.

CENTRAL SAN, AND ITS SUCCESSORS OR ASSIGNS, SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFER OF DEDICATION, AND SHALL NOT ASSUME ANY LIABILITY UNTIL SUCH OFFER HAS BEEN ACCEPTED BY THE APPROPRIATE ACTION OF CENTRAL SAN, OR ITS SUCCESSORS OR ASSIGNS. FURTHER, THE OWNER SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS CENTRAL SAN FROM ANY LIABILITY WITH RESPECT TO THE EASEMENTS, PRIOR TO THE FORMAL ACCEPTANCE OF SAID EASEMENTS BY APPROPRIATE ACTION OF CENTRAL SAN.

THE AREA MARKED EBMUD IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING ANY FACILITIES NECESSARY FOR THE TRANSMISSION OF UTILITIES, AND ALL NECESSARY FIXTURES, INCLUDING UNDERGROUND AND ABOVE GROUND FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF.

THE EASEMENT AREA MAY BE LANDSCAPED IN A MANNER CONSISTENT WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S POLICY; HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, AND TREES MAY BE PLANTED WITHIN THE EASEMENT AREA AND NO CHANGES MAY BE MADE TO THE EXISTING SURFACE ELEVATION (GRADE) OF THE EASEMENT AREA BY MORE THAN ONE (1) FOOT. NOR SHALL ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S FULL ENJOYMENT OF SAID EASEMENT. EBMUD SHALL ACCEPT THIS EASEMENT BY A SEPARATELY RECORDED INSTRUMENT.

**SUBDIVISION 9504
"XAVIER ESTATES"**

BEING A SUBDIVISION OF THAT PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY RS 3162 FILED IN BOOK 136 OF LICENSED SURVEYORS MAPS AT PAGE 20, A PORTION OF THE RANCHO SAN RAMON

CONTRA COSTA COUNTY, CALIFORNIA



817 Arnold Drive, Ste. 30
Martinez, CA 94553
Tel: (925) 476-8499
www.apexinc.net

FEBRUARY, 2022

OWNER'S STATEMENT (CONT.)

WE ALSO RESERVE AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES FOR THE AREAS OVER, AND UPON THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES.

WE ALSO RESERVE A PRIVATE EASEMENT FOR INGRESS, EGRESS AND PRIVATE UTILITIES IN FAVOR OF LOTS 1 THROUGH 6, IN THOSE AREAS DESIGNATED AS "XAVIER COURTY." PRIVATE ACCESS AND UTILITY EASEMENT (PAUE) WITH MAINTENANCE OF ALL IMPROVEMENTS WITHIN SAID EASEMENT TO BE PERFORMED BY THE OWNERS OF SAID LOTS AS OUTLINED IN A SHARED MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

THE UNDERSIGNED FURTHER RELINQUISHES TO CONTRA COSTA COUNTY, ALL ABUTTERS RIGHTS OF ACCESS ALONG DANVILLE BOULEVARD DEPICTED HEREON BY THE SYMBOL

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES OF RECORD.

CASATO PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: *Elizabeth M. Baldacci*
ELIZABETH M. BALDACCIO, CO-MANAGER

BY: *Elizabeth A. Baldacci Martin*
ELIZABETH ANNE BALDACCIO MARTINO, CO-MANAGER

BY: *Thomas Baldacci*
THOMAS BALDACCIO, CO-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 MAY 26, 2022 BEFORE ME, M. ALEXANDER, Notary Public,
PERSONALLY APPEARED ELIZABETH M. BALDACCIO,

ELIZABETH ANNE BALDACCIO MARTINO AND THOMAS A. BALDACCIO WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) SHE(Y) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 AND OFFICIAL SEAL

SIGNATURE NOTARY: *M. Alexander*

NAME (PRINTED OR TYPED): M. Alexander

MY COMMISSION EXPIRES: Jan 6, 2024

COUNTY OF NOTARY: CONTRA COSTA

PRINCIPAL PLACE OF BUSINESS: SAN RAMON

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUEST OF CASTLE COMPANIES IN AUGUST OF 2018. I HEREBY STATE THAT THIS SUBDIVISION 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.

BOB J. LEZGANDS, LS 8574

15-26-22
DATED



COUNTY RECORDER'S STATEMENT

THIS MAP ENTITLED "SUBDIVISION 9504, XAVIER ESTATES" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE COMPANY, DATED , AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED THIS DAY OF AT M. IN BOOK OF MAPS AT PAGE SERIES NO. AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

DEBORAH COOPER
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY:
DEPUTY COUNTY RECORDER

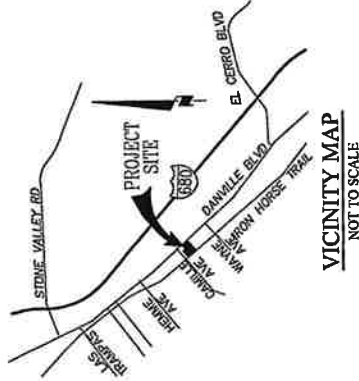
**SUBDIVISION 9504
"XAVIER ESTATES"**

BEING A SUBDIVISION OF THAT PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY RS 3162 FILED IN BOOK 136 OF LICENSED SURVEYORS' MAPS AT PAGE 20. A PORTION OF THE RANCHO SAN RAMON

CONTRA COSTA COUNTY, CALIFORNIA



FEBRUARY, 2022



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 COUNTY, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "SUBDIVISION 9504, XAVIER ESTATES" 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 NOT ACCEPT ANY DEDICATIONS SHOWN THEREON.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO BE FILED WITH SAID 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 8571
COUNTY SURVEYOR

ZONING ADMINISTRATOR'S STATEMENT

I HEREBY STATE THAT THE ZONING ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS 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

BY: *Aruna Bhat* DATE: 05/05/2022

BUILDING INSPECTION STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY STEVENS FERRONE AND BAILEY, DATED JULY 18, 2018, JOB NO. 254-63 HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE IN THE DEPARTMENT OF CONSERVATION AND DEVELOPMENT, CONTRA COSTA COUNTY.

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

BY: *Jason Gray* DATE: 6/7/22

SUBDIVISION 9504 "XAVIER ESTATES"

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FEBRUARY 2022 SCALE: 1"=50'



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - LOT LINE
 - CENTERLINE
 - MONUMENT LINE
 - ADJACENT LOT LINE
- (M-M) FOUND STANDARD STREET MONUMENT
 (T) MONUMENT TO MONUMENT
 () TOTAL
 () RECORD DATA
 CALC CALCULATED
 IP IRON PIPE
 SNF SEARCHED FOR NOTHING FOUND

REFERENCES

- (1) RECORD OF SURVEY 138 LSM 20
- (2) SUB 4497-161 M 24
- (3) CONTRA COSTA COUNTY RIGHT OF WAY MAP PA-6301-A ON FILE IN COUNTY OFFICES

BASIS OF BEARINGS

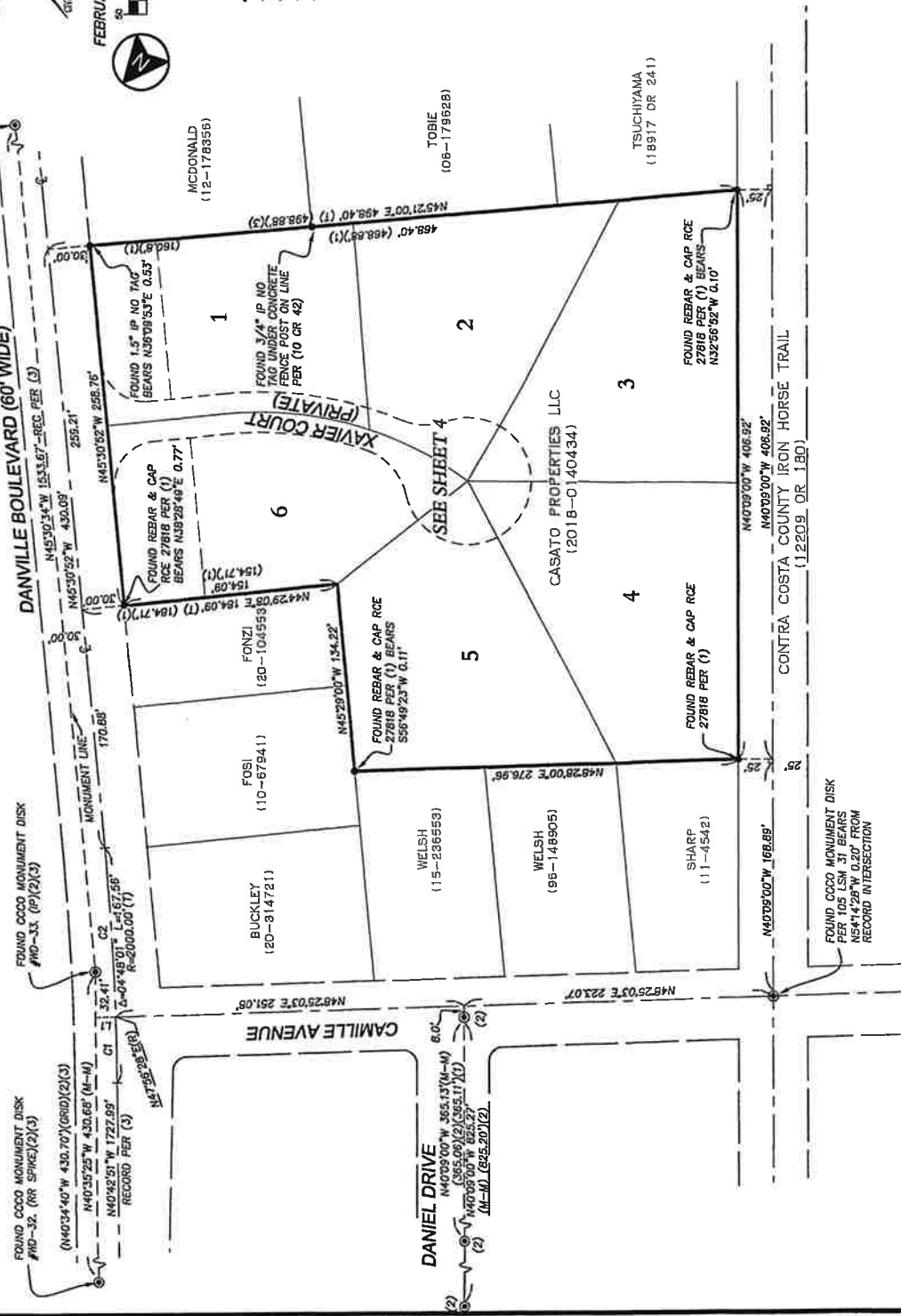
BEARINGS ARE BASED ON THE MONUMENT LINE OF DANIEL DRIVE BETWEEN FOUND MONUMENTS AS SHOWN ON SUB 4497 (161 M 24) TAKEN AS NORTH 40°09'00" WEST

CURVE TABLE

NO	RADIUS	DELTA	LENGTH
1	2000.00'	07°20'41"	46.94'
2	2000.00'	03°27'20"	120.62'

LINE TABLE

NO	BEARING	LENGTH
1	S46°25'03"W	14.20'



APN 201-010-007

JOB NO. 181076

SHEET 3 OF 4

SUBDIVISION 9504 "XAVIER ESTATES"

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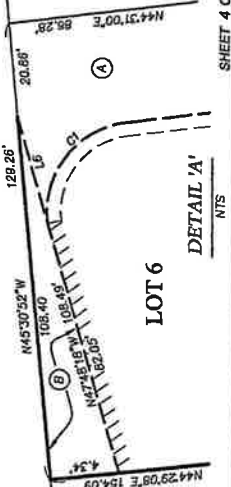
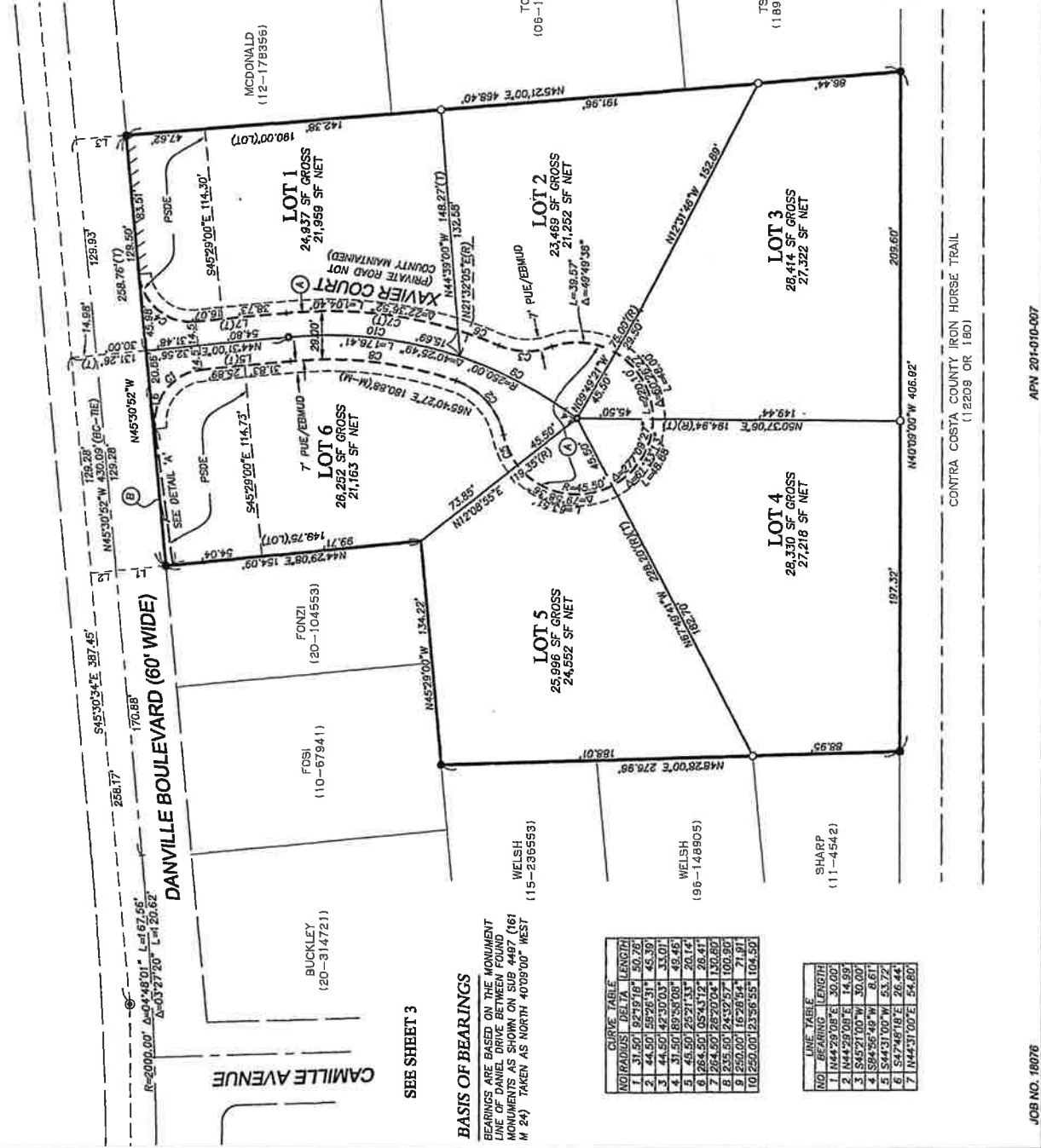
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FEBRUARY, 2022 SCALE: 1"=40'



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- PRIVATE ACCESS & UTILITY ESMT CENTERLINE
- NEW EASEMENT LINE
- MONUMENT LINE
- ADJACENT LOT LINE
- ////////// DENOTES RELINQUISHMENT OF ADJUTER'S RIGHTS
- DENOTES MON., LS 8514
- SET STANDARD MON., LS 8514
- FOUND SURVEY MARKER MONUMENT TO MONUMENT
- (M-M) TOTAL
- (T) RADIAL
- (R) RECORD DATA
- () EMERGENCY VEHICLE ACCESS EASEMENT
- PAVE PRIVATE ACCESS & UTILITY EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- SSE PUBLIC UTILITY EASEMENT
- SSS SANITARY SEWER EASEMENT
- EBMUD EAST BAY MUNICIPAL UTILITY DISTRICT WATER LINE EASEMENT
- (A) DENOTES E/VA/E/PSDE, PSDE, EBMUD/PAVE
- (B) DANVILLE BOULEVARD DEDICATION STRIP DEDICATED TO CONTRA COSTA COUNTY FOR ROADWAY PURPOSES



CONTRA COSTA COUNTY IRON HORSE TRAIL
(12209 OR 180)

CONTRA COSTA COUNTY IRON HORSE TRAIL
(12209 OR 180)

SEE SHEET 3

TABLE OF BEARINGS

BEARINGS ARE BASED ON THE MONUMENT LINE DIVISIONS SHOWN BETWEEN POINTS (1) THROUGH (24) TAKEN AS NORTH. 4000'00" WEST

NO	RADIUS	DELTA	LENGTH
1	31.50	89°23'18"	50.78
2	44.50	85°28'31"	65.39
3	44.50	87°30'00"	63.01
4	46.50	82°33'18"	74.43
5	264.80	05°54'12"	26.41
6	264.80	28°20'24"	130.80
7	264.80	24°52'54"	100.80
8	264.80	16°28'54"	71.91
9	264.80	12°56'55"	104.50

NO	BEARING	LENGTH
1	N44°29'08"E	30.00'
2	N44°29'08"E	14.59'
3	S45°21'00"W	30.00'
4	S89°55'49"W	8.61'
5	S44°31'00"W	53.72'
6	S47°46'18"E	26.44'
7	N44°31'00"E	54.80'