

Recorded at the request of:

Contra Costa County
Board of Supervisors

Return to:

Public Works Department
Engineering Services Division
Records Section

Area: Martinez
Road: Sante Fe Avenue
Co. Road No.: 3485AX
Development No.: SD05-9065
APN: 375-311-003

OFFER OF DEDICATION - ROAD PURPOSES

SHENCO 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 7/12/22
(Date)

SHENCO LLC
(Name of owner as shown in title report)

(Signature) 
Michael Arikat
Member

Attachments: Notary
Exhibit A & B
Resolution

EXHIBIT 'A'
LEGAL DESCRIPTION
AREA 'B'
(ROADWAY DEDICATION)

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 2 CONVEYED TO SHENCO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 12, 2021 AS DOCUMENT NO.: 2021-0044793, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY (R/W) OF SANTA FE AVENUE (50' WIDE) THENCE, ALONG THE WEST LINE OF SAID PARCEL 2 AND SAID EAST (R/W) LINE OF SANTA FE AVENUE NORTH 01°08'17" EAST, FOR A DISTANCE OF 67.17 FEET;

THENCE, LEAVING LAST SAID WEST LINE OF PARCEL 2 AND SAID EAST (R/W) LINE OF SANTA FE AVENUE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF SOUTH 88°51'43" EAST, THROUGH A CENTRAL ANGLE OF 46°11'04", HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 16.12 FEET,
- 2) ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71°47'31", HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 56.39 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2;

THENCE, ALONG LAST SAID SOUTH LINE SOUTH 88°07'20" WEST, FOR A DISTANCE OF 15.60 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

CONTAINING 905 SQUARE FEET OF LAND, MORE OR LESS

AFFECTING A PORTION OF ASSESSOR'S PARCEL NO.: 375-311-003

ATTACHED HERETO A PLAT ENTITLED EXHIBIT 'B' FOR REFERENCE ONLY.

END OF DESCRIPTION

PREPARED BY:



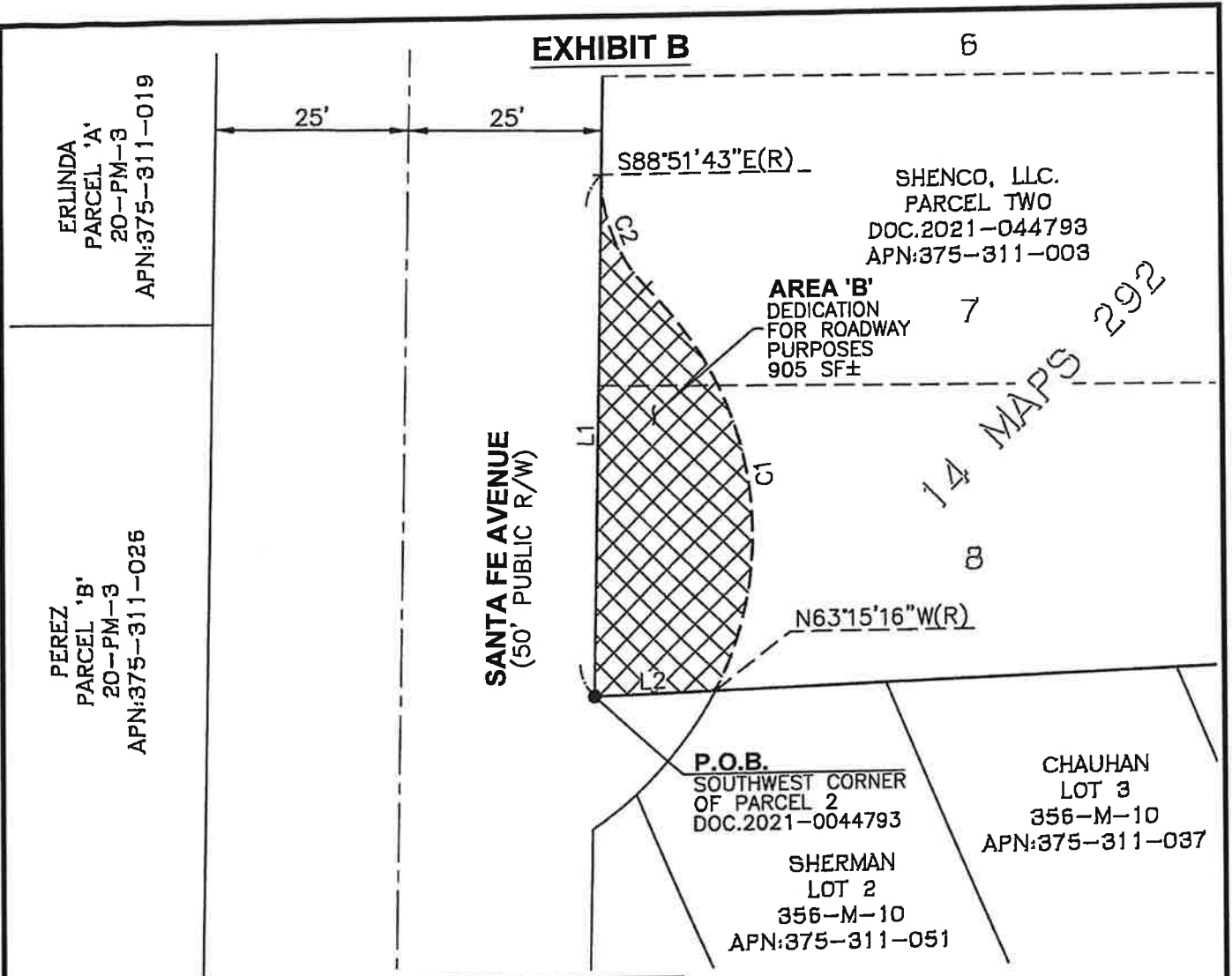
VINCE J. D'ALO
LS 4210



JUNE 8, 2022

DATE

EXHIBIT B



ERLINDA
PARCEL 'A'
20-PM-3
APN:375-311-019

PEREZ
PARCEL 'B'
20-PM-3
APN:375-311-026

SHENCO, LLC.
PARCEL TWO
DOC.2021-044793
APN:375-311-003

AREA 'B'
DEDICATION
FOR ROADWAY
PURPOSES
905 SF±

SANTA FE AVENUE
(50' PUBLIC R/W)

P.O.B.
SOUTHWEST CORNER
OF PARCEL 2
DOC.2021-0044793

SHERMAN
LOT 2
356-M-10
APN:375-311-051

CHAUHAN
LOT 3
356-M-10
APN:375-311-037

14 MAPS 292

LINE TABLE

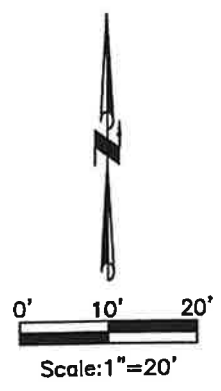
LINE #	DIRECTION	LENGTH
L1	N01°08'17"E	67.17'
L2	S88°07'20"W	15.60'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	45.00'	71°47'31"	56.39'
C2	20.00'	46°11'04"	16.12'

LEGEND

- P.O.B.** POINT OF BEGINNING
- BOUNDARY LINE
- - - CENTERLINE
- ADJACENT PROPERTY LINE
- XXXXXX AREA 'B' DEDICATION FOR ROADWAY PURPOSES



UNINCORPORATED CONTRA COSTA COUNTY CALIFORNIA



Civil Engineers
Traffic Engineers
Surveyors

Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

Subject: AREA 'B' (ROADWAY DEDICATION)
 Job No.: 216038.00 Scale: 1"= 20'
 By: M.HILL Date: 06/08/2022 Chkd.: MM
 SHEET 1 OF 1

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.

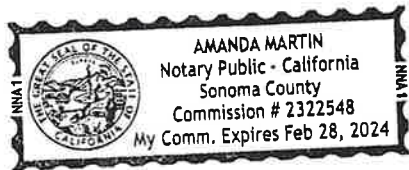
State of California
County of Sonoma

On July 12, 2022 before me, Amanda Martin Notary Public
(insert name and title of the officer)

personally appeared Michael Arkat
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 [Handwritten Signature]

(Seal)