

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

Area: Richmond
Road: Parr Boulevard
Co. Road No.: 0564C
Development No.: DP17-3045
APN: 408-130-018, 408-130-039, 408-090-052, 408-090-053

OFFER OF DEDICATION - ROAD PURPOSES

Scannell Properties #304, LLC, an Indiana limited liability company, 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 July 19, 2022.

SCANNELL PROPERTIES #304, LLC

By: 
Ralph I. Shiley, Manager

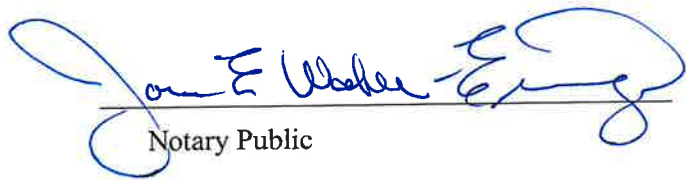
By: 
Marc D. Pflieger, Manager

Attachments: Notary
Exhibit A & B Resolution

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

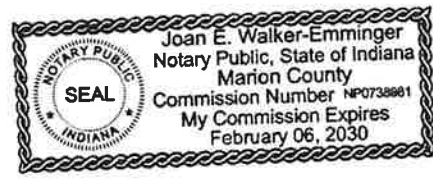
Before me, Joan E. Walker - Emminger a Notary Public in and for the above State and County, on this 19th day of July, 2022, personally appeared **Ralph I. Shiley and Marc D. Pfleging**, Managers of **SCANNELL PROPERTIES #304, LLC**, an Indiana limited liability company, known to me to be the same persons who signed and acknowledged that they signed the foregoing instrument as such Managers of said limited liability company for and on behalf of the limited liability company, and that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of the limited liability company, for the uses and purposes set forth in the instrument.

IN TESTIMONY WHEREOF, I have subscribed my signature and affixed my official seal on the day and year set forth above.



Notary Public

My commission expires: 02/06/30
County of residence: Marion



Date: JULY 6, 2022
File: 5143103

EXHIBIT 'A'
LEGAL DESCRIPTION
PARR BLVD DEDICATION
LANDS OF SCANNELL PROPERTIES 304 LLC

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA OVER THE LANDS OF SCANNELL PROPERTIES #304 LLC RECORDED IN DOCUMENT 2017-172539 AND AS SHOWN ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY RS NO. 3559" FILED IN BOOK 146 OF LICENSED SURVEYORS MAPS, PAGE 35, CONTRA COSTA COUNTY RECORDS, BEING A PARR BOULEVARD DEDICATION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID LANDS OF SCANNELL PROPERTIES #304 LLC AS SHOWN ON SAID RECORD OF SURVEY, THENCE ALONG SOUTHERLY LINES OF SAID LANDS THE FOLLOWING COURSES AND DISTANCES:

NORTH 88°56'48" WEST, A DISTANCE OF 803.72 FEET;

NORTH 01°05'58" EAST, A DISTANCE OF 10.08 FEET;

NORTH 84°17'55" WEST, A DISTANCE OF 247.24 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 88°56'48" EAST, A DISTANCE OF 932.45 FEET TO A TANGENT CURVE TO THE LEFT;

ALONG SAID CURVE, WITH A RADIUS OF 958.00 FEET, THROUGH A CENTRAL ANGLE OF 07°03'20", AN ARC LENGTH OF OF 117.97 FEET;

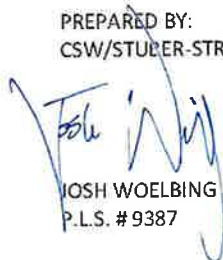
THENCE ALONG THE EASTERLY BOUNDARY OF SAID LANDS, SOUTH 01°01'59" WEST, A DISTANCE OF 37.37 FEET TO THE POINT OF BEGINNING;

SAID PARR BOULEVARD DEDICATION CONTAINING 26,959 SQUARE FEET (0.62 ACRES) MORE OR LESS.

SEE EXHIBIT B ATTACHED AND MADE A PART HEREOF.

BASIS OF BEARINGS FOR THIS PARR BOULEVARD DEDICATION DESCRIPTION IS THAT CERTAIN MAP "RECORD OF SURVEY RS NO. 3559" RECORDED IN BOOK 146 OF LICENSED SURVEYORS MAPS, PAGE 35, CONTRA COSTA COUNTY RECORDS.

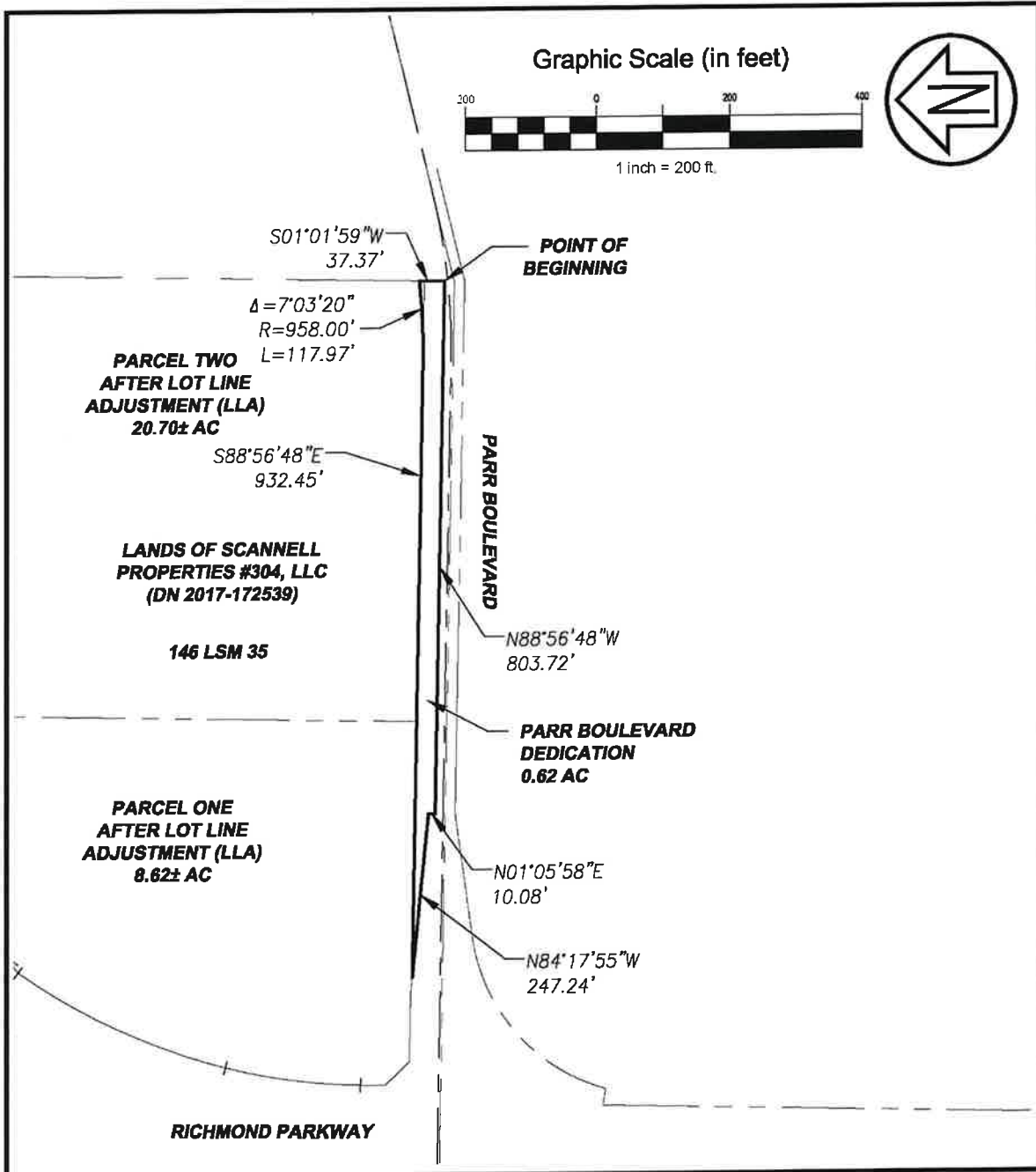
PREPARED BY:
CSW/STUBER-STROEH ENGINEERING GROUP, INC.


JOSH WOELBING
P.L.S. # 9387

7/7/22
DATE



EXHIBIT "B"



| | | |
|--|-----------------|------------------|
| <p>CSW ST 2</p> <p>CSW/Stuber-Stroeh Engineering Group, Inc. <small>Civil & Structural Engineers Surveying & Mapping Environmental Planning Land Planning Construction Management</small></p> <p>45 Leveroni Court Novato, CA 94949 <small>http://www.cswe2.com</small></p> <p style="text-align: right;">tel: 415.883.9850 fax: 415.883.9835 © 2017</p> | Rev. - | Date: 07/06/22 |
| | Job No. 5143103 | Scale: 1" = 200' |
| <p>EXHIBIT 'B'</p> <p>PARR BLVD DEDICATION</p> <p>PLAT TO ACCOMPANY LEGAL DESCRIPTION</p> <p>CONTRA COSTA COUNTY CALIFORNIA</p> | | |