

SUBDIVISION 9547
PORTION OF RANCHO SAN RAMON

BEING A SUBDIVISION OF THE LANDS OF
WALNUT CREEK VENTURES, LLC, AS DESCRIBED IN SERIES 2021-0072747,
RECORDED MARCH 10, 2021, IN THE OFFICE OF THE COUNTY RECORDER
OF CONTRA COSTA COUNTY

COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



FREMONT, CALIFORNIA
MARCH 2022

CERTIFICATE SHEET 1

OWNER'S STATEMENT

THE UNDERSIGNED, HEREBY REFERRED TO AS "OWNERS", DOES HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED FINAL MAP ENTITLED "SUBDIVISION - 9547, COUNTY OF CONTRA COSTA, CALIFORNIA", CONSISTING OF FOUR (4) SHEETS. THIS STATEMENT BEING ON SHEET ONE (1) THEREOF. THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT GRANT DEED RECORDED ON MARCH 10, 2021 AS DOCUMENT NO. 2021-0072747. OFFICIAL RECORDS OF CONTRA COSTA COUNTY, CALIFORNIA, AND THAT SAID OWNERS HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND THAT SAID OWNERS CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

THE AREAS DESIGNATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) ARE FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PRIVATE DRAINAGE FACILITIES AND THEIR APPURTENANCES. SAID EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE SUBDIVISION AND SAID EASEMENTS ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC.

THE AREA DESIGNATED AS "RDACSS" (RESTRICTED DEVELOPMENT AREA/CREEK STRUCTURE SETBACK) IS AN AREA THAT NO BUILDING OR DEVELOPMENT MAY ENCOMPASS WITHOUT THE CONSENT OF CONTRA COSTA COUNTY, ITS SUCCESSOR OR ASSIGNEE. DEVELOPMENT RIGHTS ARE GRANTED TO CONTRA COSTA COUNTY CONCURRENTLY WITH THE FILING OF THIS MAP.

WE ALSO HEREBY DECLARE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS OVER, UNDER AND UPON THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS SIDEWALK EASEMENT (SE) FOR THE PURPOSE OF CONSTRUCTION, USE, REPAIR AND MAINTENANCE; SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT ALL LAWFUL UNSUPPORTED OVERHANGS.

THE AREA MARKED "SANITARY SEWER EASEMENT," OR "SSE" IS OFFERED FOR DEDICATION TO THE CENTRAL CONTRA COSTA SANITARY DISTRICT (CCSSD) OR ITS SUCCESSORS OR ASSIGNS IN GROSS, AS AN EXCLUSIVE SUBSURFACE EASEMENT (OR AS A NONEXCLUSIVE SUBSURFACE EASEMENT, WHERE INDICATED) AND NONEXCLUSIVE SURFACE EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, RENEW, ALTER, OPERATE, MAINTAIN, REPLACE (WITH THE INITIAL OR OTHER SIZE) AND REPAIR SUCH SEWER LINE OR LINES AS CCSSD SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATERALS, AND APPURTENANCES THERETO, OVER AND WITHIN SUCH EASEMENT AREA, TOGETHER WITH THE FREE RIGHT OF INGRESS, EGRESS, AND EMERGENCY 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 ALSO INCLUDES THE RIGHT TO CLEAR OBSTRUCTIONS AND VEGETATION FROM 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 CCSSD'S USE, HOWEVER, SUCH USE BY THE OWNER SHALL NOT INCLUDE THE PLANTING OF TREES OR CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING BUT NOT 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 CCSSD'S ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREIN.

MAINTENANCE ACCESS STRUCTURES (MANHOLES, RODDING INLETS, ETC.) CONSTRUCTED WITHIN THE EASEMENT SHALL NOT BE COVERED BY EARTH OR OTHER MATERIAL, AND SHALL REMAIN IN AN EXPOSED AND ACCESSIBLE CONDITION AT ALL TIMES FOR ROUTINE AND/OR EMERGENCY MAINTENANCE THAT MAY BE DEEMED NECESSARY BY CCSSD'S TIME TO TIME.

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

WE ALSO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO CONSTRUCT, RECONSTRUCT AND MAINTAIN PUBLIC UTILITIES AND APPURTENANCES UNDER, ON AND OVER THE LANDS SHOWN UPON SAID MAP DESIGNATED AS "PUBLIC UTILITY EASEMENT" (PUE) AND THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSES OF CONSTRUCTION, MAINTAINING AND RECONSTRUCTING OR REPLACING SAID PUBLIC UTILITIES AND THEIR APPURTENANCES.

WE ALSO HEREBY DECLARE THAT THE STRIPS OF LAND DESIGNATED AS "RAE" (RECIPROCAL ACCESS EASEMENT) ARE RESERVED FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PRIVATE DRAINAGE, LANDSCAPE AND IRRIGATION FACILITIES AND RECREATIONAL USES OF SAID AREA AND APPURTENANCES THERETO BY ADJACENT BENEFITING LOT OWNERS (AS SPECIFIED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; SAID EASEMENT IS NOT OFFERED FOR DEDICATION TO THE PUBLIC.

THE AREA MARKED "EBMUD" ON THIS MAP 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 TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT, 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 USE, HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NO 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.

THE REAL PROPERTY DESIGNATED AS "PARCEL A" IS A PRIVATE STREET (SELF REALIZATION PATH) AND IS NOT OFFERED FOR DEDICATION, SAID PARCEL IS CONVEYED TO THE HOMEOWNERS ASSOCIATION BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS MAP. MAINTENANCE OF SAID PARCEL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) THAT GOVERN THIS SUBDIVISION, 9432.

THE REAL PROPERTY DESIGNATED AS "PARCEL B" IS A COMMON PARCEL FOR PARKING PURPOSES AND IS NOT OFFERED FOR DEDICATION, SAID PARCEL IS CONVEYED TO THE HOMEOWNERS ASSOCIATION BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS MAP. MAINTENANCE OF SAID PARCEL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) THAT GOVERN THIS SUBDIVISION, 9432.

SAID OWNERS DO HEREBY DEDICATE TO THE COUNTY OF CONTRA COSTA EASEMENTS FOR EMERGENCY VEHICLE ACCESS ON AND OVER THE LANDS SHOWN UPON SAID MAP AS "EMVA" (EMERGENCY VEHICLE ACCESS EASEMENT). SAID EASEMENT SHALL BE MAINTAINED IN A SAFE AND USABLE CONDITION BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

WE ALSO HEREBY DEDICATE AND RELINQUISH TO THE COUNTY OF CONTRA COSTA ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC ACROSS THE LOT LINES 1, 6 & PARCEL A, AND DESIGNATED AS: /TTTTTTTTTTTT

THIS MAP SHOWS OR NOTES ALL EASEMENTS OF RECORD.

WALNUT CREEK VENTURES, LLC, A LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

SURVYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SILICON VALLEY HOME BUILDERS, LLC IN DECEMBER, 2018. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2023; THAT MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



HELMUT R. KORNSTUCK, LS 7739 DATE _____

COUNTY RECORDERS STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

DEBORAH COOPER
COUNTY RECORDER IN AND FOR THE
COUNTY OF CONTRA COSTA, STATE OF
CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

OWNER'S 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 _____)

ON _____, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I/S/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/S/HE/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
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
EXPIRATION OF NOTARY'S COMMISSION _____
NOTARY'S COMMISSION NUMBER _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED, SILICON VALLEY HOME BUILDERS, LLC, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED ON MARCH 10, 2021, AS INSTRUMENT NO. 2021-1072748, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND JOINS IN ALL DEDICATION THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNEDS HAVE EXECUTED THIS STATEMENT BY ITS DULY AUTHORIZED OFFICERS AS

BY: _____
NAME: _____
TITLE: _____
DATE: _____

TRUSTEE'S 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 _____)

ON _____, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I/S/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/S/HE/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
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
EXPIRATION OF NOTARY'S COMMISSION _____
NOTARY'S COMMISSION NUMBER _____

TRUSTEE'S 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 _____)

ON _____, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I/S/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/S/HE/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
NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS _____
EXPIRATION OF NOTARY'S COMMISSION _____
NOTARY'S COMMISSION NUMBER _____

BUILDING INSPECTION STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT PREPARED BY WAYNE TING AND ASSOCIATES, DATED JUNE 28, 2019 HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE WITH THE DEPARTMENT OF CONSERVATION AND DEVELOPMENT, CONTRA COSTA COUNTY.

JASON CRAPO
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
BUILDING INSPECTION DIVISION

BY: _____ DATE: _____

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 DEVELOPEMENT DIVISION

BY: _____ DATE: _____

SUBDIVISION 9547

PORTION OF RANCHO SAN RAMON
BEING A SUBDIVISION OF THE LANDS OF WALNUT CREEK VENTURES, LLC, AS DESCRIBED IN SERIES 2021-0072747, RECORDED MARCH 10, 2021, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY,
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



CERTIFICATE SHEET 2

CLERK OF BOARD OF SUPERVISOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS.

I, MONICA NIÑO, CLERK OF BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE MAP ENTITLED "SUBDIVISION 9432", CONTRA COSTA COUNTY, CALIFORNIA, WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2022 AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT THE SAID MEETING, APPROVE SAID MAP AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC, ALL OF THE STREETS, ROADS, AVENUES, PARCELS OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THIS 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 _____, 2022.

MONICA NIÑO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED AND APPROVED ALL ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF TENTATIVE APPROVAL, IF REQUIRED HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JAMES A. STEIN, PLS 8571
COUNTY SURVEYOR

DATE



SUBDIVISION 9547

PORTION OF RANCHO SAN RAMON

BEING A SUBDIVISION OF THE LANDS OF WALNUT CREEK VENTURES, LLC, AS DESCRIBED IN SERIES 2021-0072747, RECORDED MARCH 10, 2021, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



FREMONT, CALIFORNIA
MARCH 2022

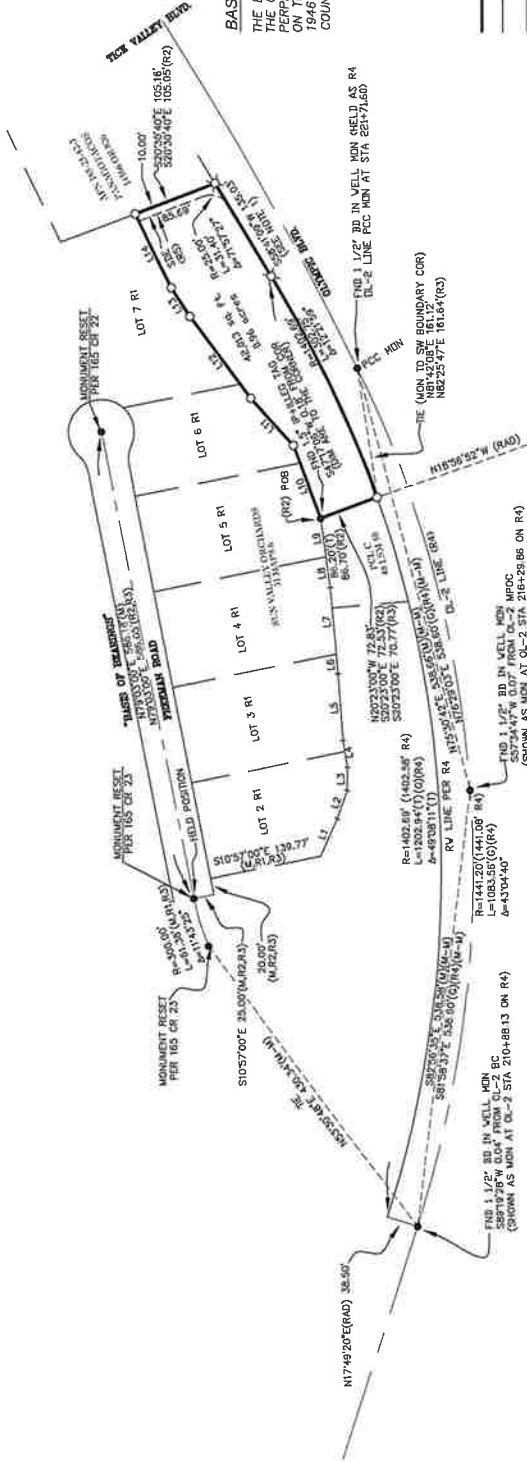
BOUNDARY SHEET

BASIS OF BEARINGS

THE BEARING OF $N79^{\circ}03'00"E$ BETWEEN TWO FOUND MONUMENTS ON THE SOUTHERLY BOUNDARY OF THE IRON PIPE MONUMENTS AS SHOWN ON THE MAP OF SUN VALLEY ORCHARDS, RECORDED SEPTEMBER 30, 1946 IN BOOK 31 OF MAPS AT PAGES 6 AND 7, CONTRA COSTA COUNTY RECORDS.

LEGEND

- FOUND 2" BD IN WELL MONUMENT, STAMPED CC CO 2014, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR/CP LS 7739
- ⋈ SET 1" BD IN CONC LS 7739
- SUBDIVISION/BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- CENTER LINE
- R6 SDE LINE
- ADJOWER LINES
- R4 OL-2 LINE
- SURVEY MEASURED THE



REFERENCES

- (R1) MAP OF SUN VALLEY ORCHARDS, BOOK 31 OF MAPS AT PAGES 6-7, C.C.C.R.
- (R2) SUBJECT PARCEL DEED (SERIES 2015-171775 C.C.C.R.)
- (R3) RECORD OF SURVEY BOOK 48 OF LS MAPS AT PAGE 50, C.C.C.R.
- (R4) CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY RECORD MAP OLIMPIC BOULEVARD FROM RELET STATION ROAD TO THE VALLEY BOULEVARD, RW-3441-86, DECEMBER 1966
- (R5) SDE 87-152146 C.C.C.R.

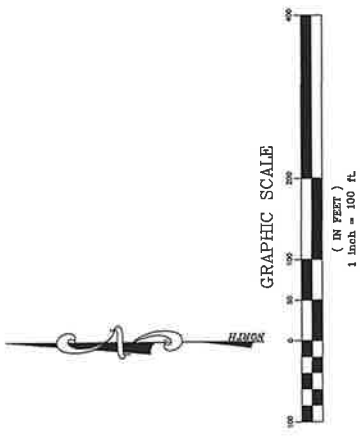
SURVEYOR'S NOTES

- (1) THE SURVEYOR HELD THE MAP COURSES AS SHOWN ON R1 BETWEEN L1 AND L2. ALL OTHERS WERE MEASURED IN THE FIELD. THE SOUTHERLY LINE OF SVD R1, THE COURSE PRECEEDING THE ACTUAL POINT OF BEGINNING (N 82°27'30" E 86.70') HAS A DISTANCE IN CONFLICT WITH R1. THIS SURVEY HELD THE R1 DISTANCE OF 86.20'.
- (2) IN REGARD TO R4 OL-2 LINE, RW LINE, AND CENTERLINE DIMENSIONS THIS SURVEY SCALED THE VALUES BY 1.00008 (AS SHOWN ON R4) TO OBTAIN GROUND DIMENSIONS.
- (3) FOR THE SOUTHERLY BOUNDARY THIS SURVEY HELD THE RIGHT OF WAY LINE AS SHOWN ON THE RECORD MAP. THE SOUTHERLY BOUNDARY LINE OF THE SACRAMENTO NORTHERN RAILWAY RIGHT OF WAY.

LINE	LENGTH	BEARING
L1	50.22	S55°19'50"E
L2	36.96	S70°20'30"E
L3	31.43	N81°53'15"E
L4	52.68	M05°54'50"E
L5	24.45	M05°09'00"E
L6	82.09	M05°07'00"E
L7	38.42	M05°22'30"E
L8	86.43	M05°54'50"E
L9	86.43	M05°54'50"E
L10	86.43	M05°54'50"E
L11	79.01	N47°44'00"E
L12	126.20	M05°19'30"E
L13	47.21	M05°19'30"E
L14	101.20	M05°19'30"E

ABBREVIATIONS

- APN ASSESSOR'S PARCEL NUMBER
- BC BRASS DISK
- C.C.C.R. CONTRA COSTA COUNTY RECORDS
- CR CORNER RECORDS
- DIM DIMENSIONS
- END FOUND
- G GROUND DISTANCE
- ILLEG ILLEGIBLE
- IP IRON PIPE
- LSM LICENSED SURVEYOR'S MAPS
- M MEASURED VALUE
- (M-M) MONUMENT TO MONUMENT
- MON MONUMENT
- MPOC POINT OF CURVE
- POB POINT OF BEGINNING
- POC POINT OF CURVATURE
- (R1-...) RECORD REFERENCE DOCUMENT
- R RADIAL BEARING
- (RAD) RADIAL BEARING
- RW RIGHT OF WAY
- SDE STATE DEPARTMENT
- SV SOUTHWEST
- (T) TOTAL



SUBDIVISION 9547

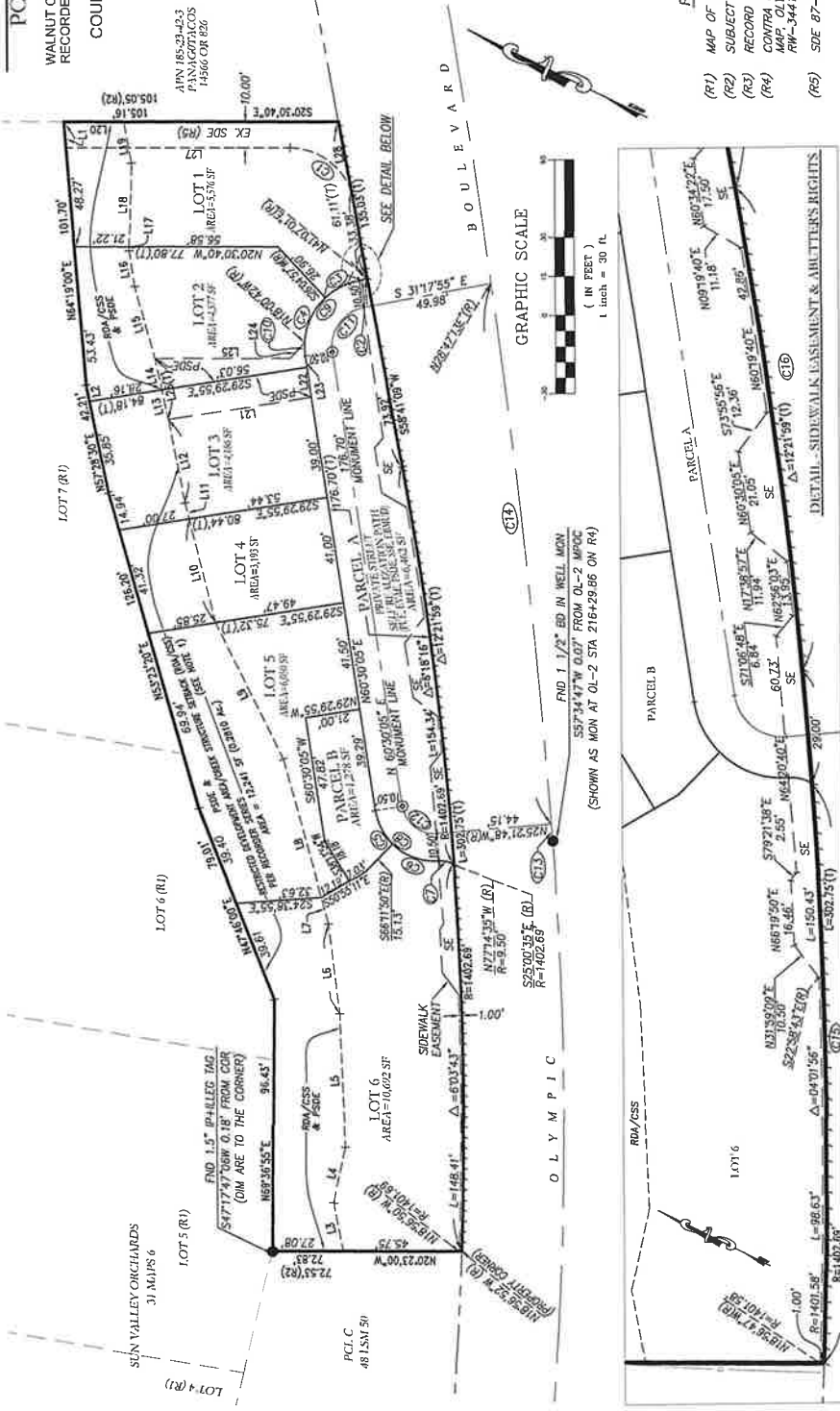
PORTION OF RANCHO SAN RAMON
BEING A SUBDIVISION OF THE LANDS OF
WALNUT CREEK VENTURES, LLC, AS DESCRIBED IN SERIES 2021-007247,
RECORDED MARCH 10, 2021, IN THE OFFICE OF THE COUNTY RECORDER
OF CONTRA COSTA COUNTY
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



SUBDIVISION SHEET

- LEGEND**
- SET STANDARD STREET MONUMENT STAMPED LS 7239 FOUND 2" BD IN WELL MONUMENT, STAMPED CC CO 2014, UNLESS OTHERWISE NOTED
 - EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT
 - ▬ EMERGENCY VEHICLE ACCESS EASEMENT
 - ▬ PARCEL
 - ▬ PRIVATE STORM DRAIN EASEMENT
 - ▬ PUBLIC UTILITY EASEMENT
 - ▬ RADIAL BEARING
 - ▬ APPROX. ACCESS EASEMENT
 - ▬ RESTRICTED DEVELOPMENT AREA
 - ▬ STORM DRAIN EASEMENT
 - ▬ SIDEWALK EASEMENT
 - ▬ SQUARE FEET
 - ▬ SUBDIVISION/ BOUNDARY LINE
 - ▬ LOT LINE
 - ▬ EASEMENT LINE
 - ▬ ADJUTER'S RIGHT RELINQUISHED, AND PRIVATE ACCESS PROHIBITED
- NOTE:**
(RDM/CSS) RESTRICTED DEVELOPMENT AREA / CREEK STRUCTURE SETBACK
GRANT DEED OF DEVELOPMENT RIGHTS TO CONTRA COSTA COUNTY BY SEPARATE INSTRUMENT

- REFERENCES**
- (R1) MAP OF SUN VALLEY ORCHARDS, BOOK 31 OF MAPS AT PAGES 6-7, C.C.C.R.
 - (R2) SUBJECT PARCEL DEED (SERIES 2015-171775 C.C.C.R.)
 - (R3) RECORD OF SURVEY BOOK 48 OF LS MAPS AT PAGE 50, C.C.C.R.
 - (R4) CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY RECORD RW-3441-65, BULLY ROAD, RAILROAD BLVD, RD. TO TIDE VALLEY BLVD, RW-3441-65, DECEMBER 1966
 - (R5) SDE 87-152146 C.C.C.R.



LINE TABLE

NO.	BEARING	DISTANCE
L1	S84°19'00"W	10.04'
L2	S57°28'30"W	6.36'
L3	N89°33'15"E	19.11'
L4	N81°11'00"E	21.46'
L5	N65°14'40"E	51.97'
L6	N62°16'05"E	34.47'
L7	N53°46'10"E	10.53'
L8	N43°04'10"E	55.11'
L9	N43°04'10"E	58.60'
L10	N54°58'17"E	41.13'
L11	N54°58'17"E	6.30'
L12	N59°25'55"E	32.75'
L13	N59°41'12"E	11.66'
L14	N58°41'12"E	12.34'
L15	N53°36'54"E	28.88'
L16	N62°58'42"E	12.88'

LINE TABLE CONT.

NO.	BEARING	DISTANCE
L17	N70°42'47"E	1.49'
L18	N70°42'47"E	32.17'
L19	N59°18'05"E	16.22'
L20	N20°30'40"W	23.11'
L21	S79°29'45"E	55.25'
L22	N60°30'05"E	11.63'
L23	N60°30'05"E	4.29'
L24	N67°13'00"W	8.29'
L25	N20°30'40"W	51.44'
L26	N54°31'32"E	24.00'
L27	S20°30'40"E	65.69'
L28	N59°41'09"E	27.72'
L29	N59°41'09"E	74.89'
L30	N59°41'09"E	61.20'
L31	N53°46'10"W	13.64'
L32	N59°41'09"E	10.24'

CURVE TABLE

NO.	RADIUS	DELTA	DISTANCE
C1	23.80'	71°57'27"	31.40'
C2	9.50'	16°24'33"	3.05'
C3	23.50'	32°56'38"	14.08'
C4	23.50'	55°34'58"	24.74'
C5	23.00'	35°11'55"	14.73'
C6	23.00'	48°44'07"	19.56'
C7	9.50'	37°41'23"	6.25'
C8	23.00'	85°26'02"	34.30'
C9	23.50'	89°01'30"	38.82'
C10	24.50'	11°29'13"	5.11'
C11	15.00'	89°23'00"	23.08'
C12	12.50'	85°15'33"	18.33'
C13	3500.00'	1°08'38"	6.34'
C14	3000.00'	3°25'25"	205.14'
C15	1402.69'	6°03'43"	146.41'
C16	1402.69'	5°00'38"	125.17'
C17	25.50'	11°07'03"	4.55'

