

**SUBDIVISION 9559
OAK GROVE TOWNHOUSE CONDOS
FOR CONDOMINIUM PURPOSES**

PORTION OF LOTS 31, 32, 33, 54, 55, 56, AND 57 OF THE MAP OF
SUBDIVISION NO. 1 - LARKEY RANCH, WALNUT CREEK, CALIFORNIA,
FILED JANUARY 5TH, 1911, IN BOOK 4 OF MAPS, PAGE 79
CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2022

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE MAP BOUNDARY ON THIS MAP, ENTITLED "SUBDIVISION 9559, OAK GROVE TOWNHOUSE CONDOS, FOR CONDOMINIUM PURPOSES", CONTRA COSTA COUNTY, CALIFORNIA, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "PUE" ARE FOR PUBLIC UTILITY PURPOSES INCLUDING POLES, WIRES, CONDUITS, STORM DRAINS, FLOOD AND SURFACE WATER DRAINAGE, WATER LINES, 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 REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVAE" ARE FOR ACCESS OF PUBLIC SAFETY VEHICLES AND EMERGENCY EQUIPMENT.

THE REAL PROPERTY DESIGNATED AS "LOT 1" THROUGH "LOT 19" ARE FOR CONDOMINIUMS, LANDSCAPING, OPEN SPACE, PEDESTRIAN WALKWAYS, COMMON AREA DRAINAGE, ACCESS AND RELATED PURPOSES. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THIS SUBDIVISION. SAID AREAS ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC. THE MAXIMUM NUMBER OF CONDOMINIUM UNITS IS 125.

THE REAL PROPERTY DESIGNATED AS "OAK CIRCLE" (PARCELS A, B, D, G, AND I), "PARCEL C", "PARCEL E", "PARCEL F", "PARCEL H", "PARCEL J", AND "PARCEL K" ARE FOR PRIVATE STREETS AND ACCESS PURPOSES. SAID PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THIS SUBDIVISION. SAID AREAS ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC.

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 (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 LINE OR LINES AS CENTRAL SAN 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 OWNER'S 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 CENTRAL SAN'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 CENTRAL SAN'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 CENTRAL SAN FROM TIME TO TIME.

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 _____)

ON _____, 2022, BEFORE ME, _____,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING
STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THE
SIGNATURE(S) ON THE STATEMENT THE PERSON(S) OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

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,

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____

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 _____)

ON _____, 2022, BEFORE ME, _____,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING
STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THE
SIGNATURE(S) ON THE STATEMENT THE PERSON(S) OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

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,

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____

OWNER'S STATEMENT (CONTINUED)

CENTRAL SAN, 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 EASEMENTS OR ANY IMPROVEMENTS THEREON OR THEREIN, 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 UNDERSIGNED HEREBY RELINQUISH TO THE PUBLIC FOREVER ALL ABUTTERS RIGHTS OF ACCESS FOR PEDESTRIAN AND VEHICLE INGRESS AND EGRESS ACROSS THE SUBDIVISION BOUNDARY WHERE DESIGNATED AS "RELINQUISHMENT OF ABUTTERS RIGHTS" AND SHOWN THUSLY _____.

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

OWNER: SUMMERHILL OAK ROAD LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: SUMMERHILL HOMES LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2022, AT _____ M.
IN BOOK _____ OF MAPS AT PAGES _____, AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY.

DOCUMENT NO. _____ DEBORAH COOPER
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

APN:
172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025,
172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9

TRUSTEE'S STATEMENT

THE UNDERSIGNED, COMERICA BANK, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED ON MAY 18, 2022 AS DOCUMENT NO. 2022-0084886, OFFICIAL RECORDS OF CONTRA COSTA COUNTY; DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID "SUBDIVISION 9559: OAK GROVE TOWNHOUSE CONDOS", THIS MAP, AND JOINS IN ALL DEDICATIONS THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THIS STATEMENT ON THE _____ DAY OF _____, 2022.

COMERICA BANK

BY: _____ NAME _____ TITLE _____

TRUSTEE'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 _____) SS

ON _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED _____ 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 ON 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,

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PRINCIPAL COUNTY OF BUSINESS: _____

SURVEYOR'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 SUMMERHILL HOMES, IN JANUARY 2021, AND IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET IN THE POSITIONS INDICATED BEFORE DECEMBER 2023. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



SCOTT A. SHORTLIDGE, L.S. NO. 6441 DATE _____

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CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2022

COUNTY SURVEYOR'S STATEMENT

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

DANA M. TREZISE, P.L.S. 7438 DATE _____
INTERIM COUNTY SURVEYOR

PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION 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: _____ DATE: _____, 2022

BUILDING INSPECTION STATEMENT

A GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY ENGeo INCORPORATED, DATED AUGUST 12, 2021, PROJECT NO. 17567.000.000, HAS BEEN RECEIVED AND APPROVED. THE REPORT IS ON FILE IN THE BUILDING INSPECTION DIVISION, CONTRA COSTA COUNTY.

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

BY: _____ DATE: _____, 2022

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

I, MONICA NINO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "SUBDIVISION 9559, OAK GROVE TOWNHOUSE CONDOS, FOR CONDOMINIUM PURPOSES", 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 SAID MEETING, APPROVE SAID MAP AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC THE STREETS, ROADS, AVENUES, PARCELS OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER STATE 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 _____, 2022.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR

BY: _____
DEPUTY CLERK

APN:
172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025,
172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9

REFERENCES:

- (1) RECORD OF SURVEY, 31 LSM 37
- (2) RECORD OF SURVEY NO. 2356, 114 LSM 49
- (3) RECORD OF SURVEY NO. 2462, 140 LSM 39
- (4) SUBDIVISION 3490 - 108 M 11
- (5) SUBDIVISION 6470 - 281 M 14
- (6) SUBDIVISION 8606 - 453 M 34
- (7) CCC RW-4861-95 ROW MAPS
- (8) SFBART ROW MAPS DATED JUNE 1964 - CONTRACT C-516, SHEETS CRW-95, 96, AND 96A

JONES ROAD RIGHT OF WAY IS COMPRISED OF THE FOLLOWING DEEDS:

- (1) BOOK 6772 PAGE 314
- (2) BOOK 4766 PAGE 387
- (3) BOOK 4748 PAGE 41
- (4) BOOK 4753 PAGE 38
- (5) BOOK 4742 PAGE 98
- (6) BOOK 4767 PAGE 382
- (7) BOOK 4751 PAGE 142

Curve Table			
Curve	Radius	Delta	Length
C1	270.00'	35°11'35"	165.06'

BOUNDARY MAP AND SUBDIVISION SHEET INDEX

AREA WITHIN SUBDIVISION = 5.87±ACRES

■ SHEET COVERAGE
 ⑤ SHEET NUMBER

NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

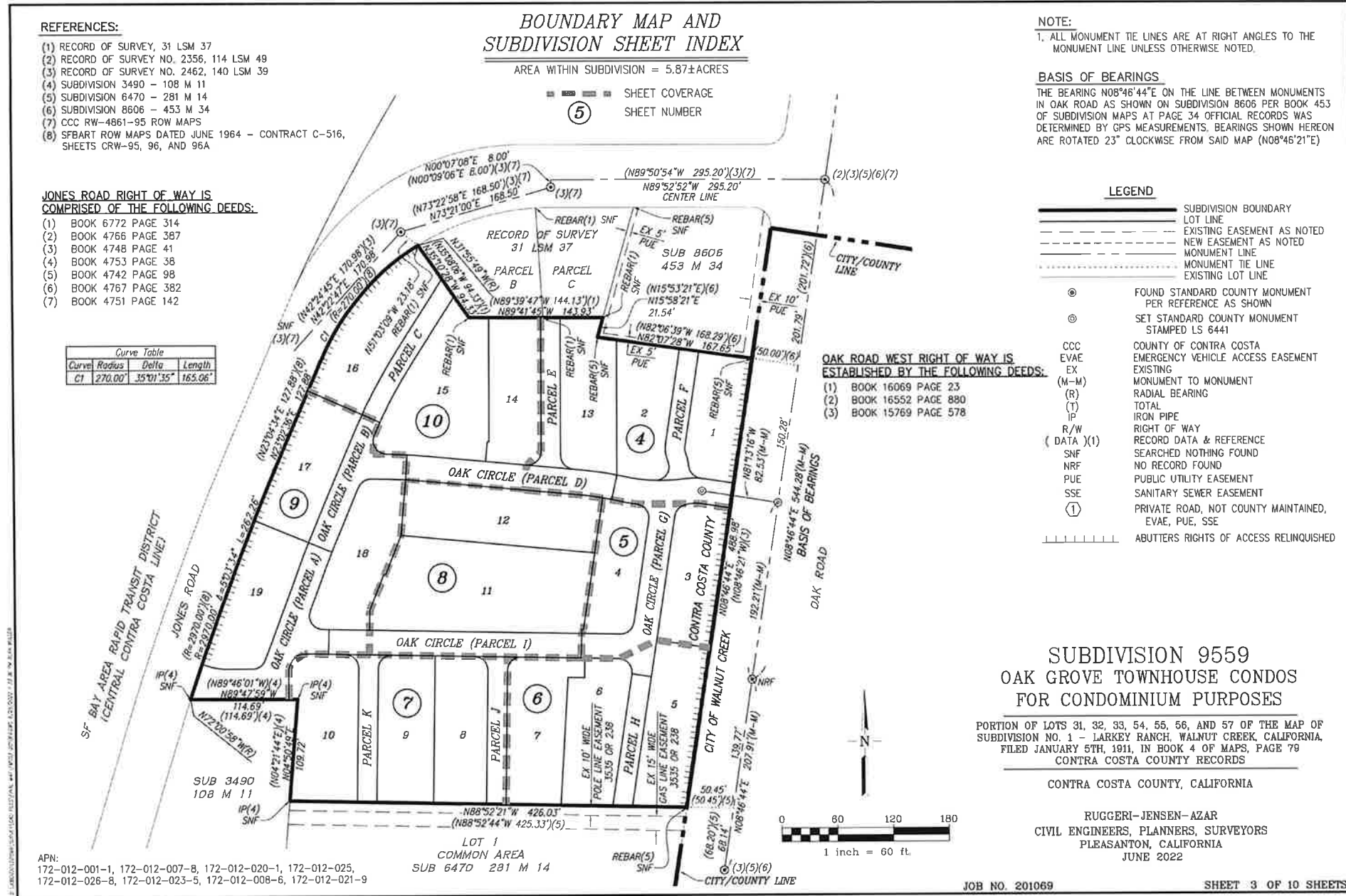
THE BEARING N08°46'44"E ON THE LINE BETWEEN MONUMENTS IN OAK ROAD AS SHOWN ON SUBDIVISION 8606 PER BOOK 453 OF SUBDIVISION MAPS AT PAGE 34 OFFICIAL RECORDS WAS DETERMINED BY GPS MEASUREMENTS. BEARINGS SHOWN HEREON ARE ROTATED 23° CLOCKWISE FROM SAID MAP (N08°46'21"E)

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- - - EXISTING EASEMENT AS NOTED
- - - NEW EASEMENT AS NOTED
- - - MONUMENT LINE
- - - MONUMENT TIE LINE
- - - EXISTING LOT LINE
- ⊙ FOUND STANDARD COUNTY MONUMENT PER REFERENCE AS SHOWN
- ⊙ SET STANDARD COUNTY MONUMENT STAMPED LS 6441
- CCC COUNTY OF CONTRA COSTA
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- IP IRON PIPE
- R/W RIGHT OF WAY
- (DATA)(1) RECORD DATA & REFERENCE
- SEARCHED NOTHING FOUND
- NRF NO RECORD FOUND
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- ① PRIVATE ROAD, NOT COUNTY MAINTAINED, EVAE, PUE, SSE
- ||||| ABUTTERS RIGHTS OF ACCESS RELINQUISHED

OAK ROAD WEST RIGHT OF WAY IS ESTABLISHED BY THE FOLLOWING DEEDS:

- (1) BOOK 16069 PAGE 23
- (2) BOOK 16552 PAGE 880
- (3) BOOK 15769 PAGE 578



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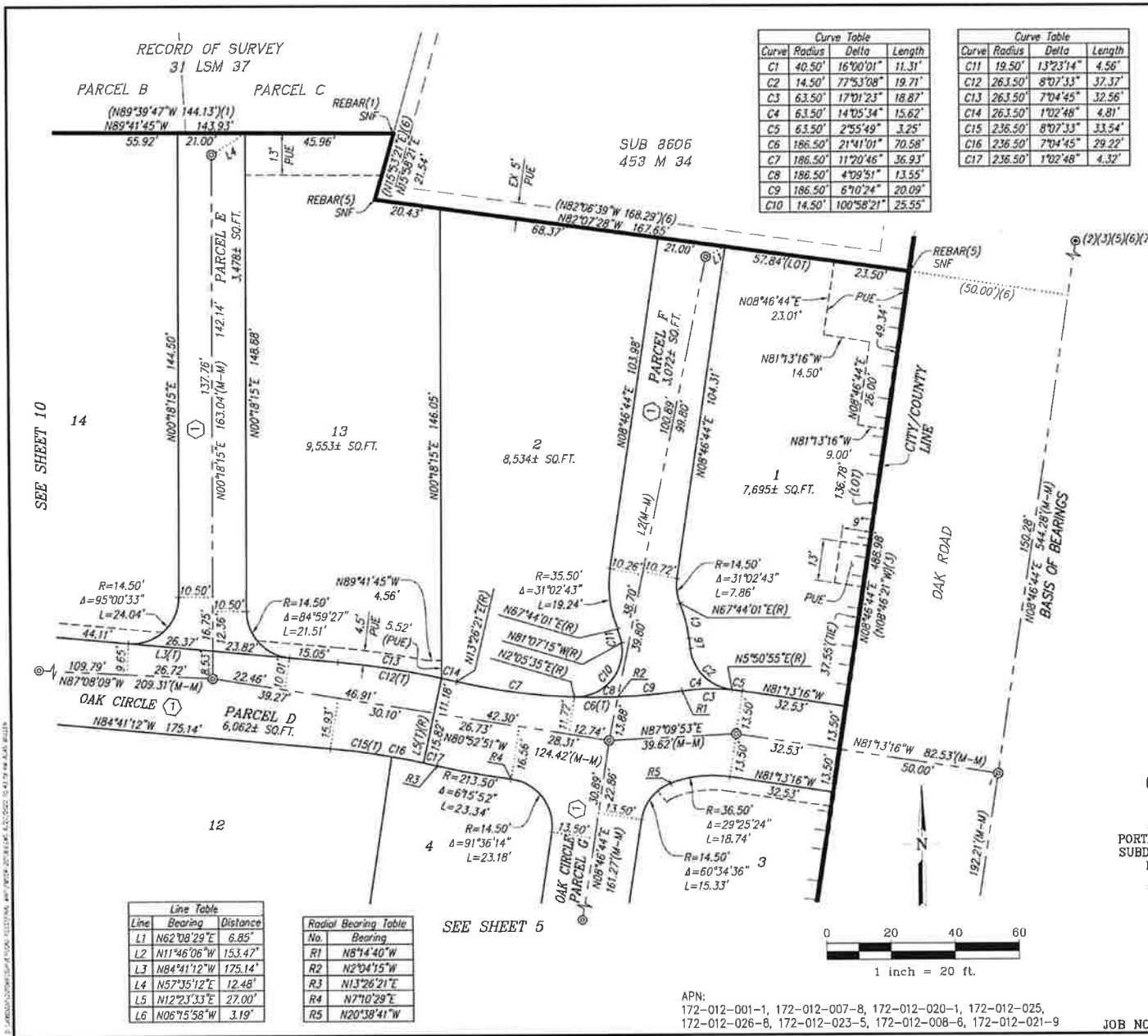
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CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
 CIVIL ENGINEERS, PLANNERS, SURVEYORS
 PLEASANTON, CALIFORNIA
 JUNE 2022

APN: 172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025, 172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9

LOT 1
 COMMON AREA
 SUB 6470 281 M 14



Curve	Radius	Delta	Length
C1	40.50'	16°00'01"	11.31'
C2	14.50'	77°53'08"	19.71'
C3	63.50'	17°01'23"	18.82'
C4	63.50'	14°05'34"	15.62'
C5	63.50'	2°55'49"	3.25'
C6	186.50'	21°41'01"	70.58'
C7	186.50'	11°20'46"	36.93'
C8	186.50'	4°09'51"	13.55'
C9	186.50'	6°10'24"	20.09'
C10	14.50'	100°58'21"	25.55'

Curve	Radius	Delta	Length
C11	19.50'	13°23'14"	4.56'
C12	263.50'	8°07'33"	37.37'
C13	263.50'	7°04'45"	32.56'
C14	263.50'	1°02'48"	4.81'
C15	236.50'	8°07'33"	33.54'
C16	236.50'	7°04'45"	29.22'
C17	236.50'	1°02'48"	4.32'

NOTE:

1. ALL MONUMENT THE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N08°46'44"E ON THE LINE BETWEEN MONUMENTS IN OAK ROAD AS SHOWN ON SUBDIVISION 8606 PER BOOK 453 OF SUBDIVISION MAPS AT PAGE 34 OFFICIAL RECORDS WAS DETERMINED BY GPS MEASUREMENTS. BEARINGS SHOWN HEREON ARE ROTATED 23° CLOCKWISE FROM SAID MAP (N08°46'21"E)

LEGEND

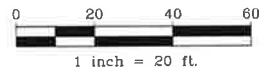
- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT AS NOTED
- MONUMENT LINE
- MONUMENT THE LINE
- EXISTING LOT LINE
- FOUND STANDARD COUNTY MONUMENT PER REFERENCE AS SHOWN
- SET STANDARD COUNTY MONUMENT STAMPED LS 6441
- COUNTY OF CONTRA COSTA
- EMERGENCY VEHICLE ACCESS EASEMENT
- EXISTING
- MONUMENT TO MONUMENT
- RADIAL BEARING
- TOTAL
- IRON PIPE
- RIGHT OF WAY
- RECORD DATA & REFERENCE
- SEARCHED NOTHING FOUND
- NO RECORD FOUND
- PUBLIC UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- PRIVATE ROAD, NOT COUNTY MAINTAINED, EVAE, PUE, SSE
- ABUTTERS RIGHTS OF ACCESS RELINQUISHED

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PLEASANTON, CALIFORNIA
JUNE 2022



APN: 172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025, 172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9

SEE SHEET 10

SEE SHEET 5

Line	Bearing	Distance
L1	N62°08'29"E	6.85'
L2	N11°46'06"W	153.47'
L3	N84°41'12"W	175.14'
L4	N57°35'12"E	12.46'
L5	N12°23'33"E	27.00'
L6	N06°15'58"W	3.19'

No.	Bearing
R1	N8°14'40"W
R2	N2°04'15"W
R3	N13°26'21"E
R4	N7°10'29"E
R5	N20°38'41"W

Curve	Radius	Delta	Length
C1	236.50'	4°39'07"	19.20'
C2	236.50'	3°28'26"	14.34'
C3	63.50'	17°01'23"	18.87'
C4	63.50'	14°05'34"	15.62'
C5	63.50'	2°55'49"	3.25'
C6	186.50'	21°41'01"	70.58'
C7	186.50'	11°20'46"	36.88'
C8	186.50'	4°09'51"	13.55'
C9	186.50'	6°10'24"	20.09'
C10	14.50'	60°34'36"	15.33'
C11	36.50'	29°25'24"	18.74'
C12	263.50'	8°02'33"	37.37'
C13	263.50'	7°04'45"	32.56'
C14	263.50'	1°02'48"	4.81'
C15	236.50'	8°02'33"	33.54'
C16	236.50'	7°04'45"	29.22'
C17	236.50'	1°02'48"	4.32'
C18	14.50'	41°29'50"	10.50'

Line	Bearing	Distance
L1	N11°46'06"W	153.47'
L2	N1°07'39"E	31.50'
L3	N81°13'16"W	21.00'
L4	N84°41'12"W	175.14'
L5	N80°52'51"W	124.42'
L6	N12°23'33"E	27.00'
L7	N39°43'27"W	4.50'

No.	Bearing
R1	N8°14'40"W
R2	N2°04'15"W
R3	N13°26'21"E
R4	N7°10'29"E
R5	N20°38'41"W

NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS.

THE BEARING N08°46'44"E ON THE LINE BETWEEN MONUMENTS IN OAK ROAD AS SHOWN ON SUBDIVISION 8606 PER BOOK 453 OF SUBDIVISION MAPS AT PAGE 34 OFFICIAL RECORDS WAS DETERMINED BY GPS MEASUREMENTS. BEARINGS SHOWN HEREON ARE ROTATED 23° CLOCKWISE FROM SAID MAP (N08°46'21"E)

LEGEND

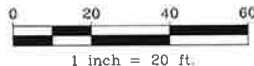
- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING EASEMENT AS NOTED
- NEW EASEMENT AS NOTED
- MONUMENT LINE
- MONUMENT TIE LINE
- EXISTING LOT LINE
- FOUND STANDARD COUNTY MONUMENT PER REFERENCE AS SHOWN
- SET STANDARD COUNTY MONUMENT STAMPED LS 6441
- COUNTY OF CONTRA COSTA
- EMERGENCY VEHICLE ACCESS EASEMENT
- EXISTING
- MONUMENT TO MONUMENT
- RADIAL BEARING
- TOTAL
- IRON PIPE
- RIGHT OF WAY
- RECORD DATA & REFERENCE
- SEARCHED NOTHING FOUND
- NO RECORD FOUND
- PUBLIC UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- PRIVATE ROAD, NOT COUNTY MAINTAINED, EVAE, PUE, SSE
- ABUTTERS RIGHTS OF ACCESS RELINQUISHED

**SUBDIVISION 9559
OAK GROVE TOWNHOUSE CONDOS
FOR CONDOMINIUM PURPOSES**

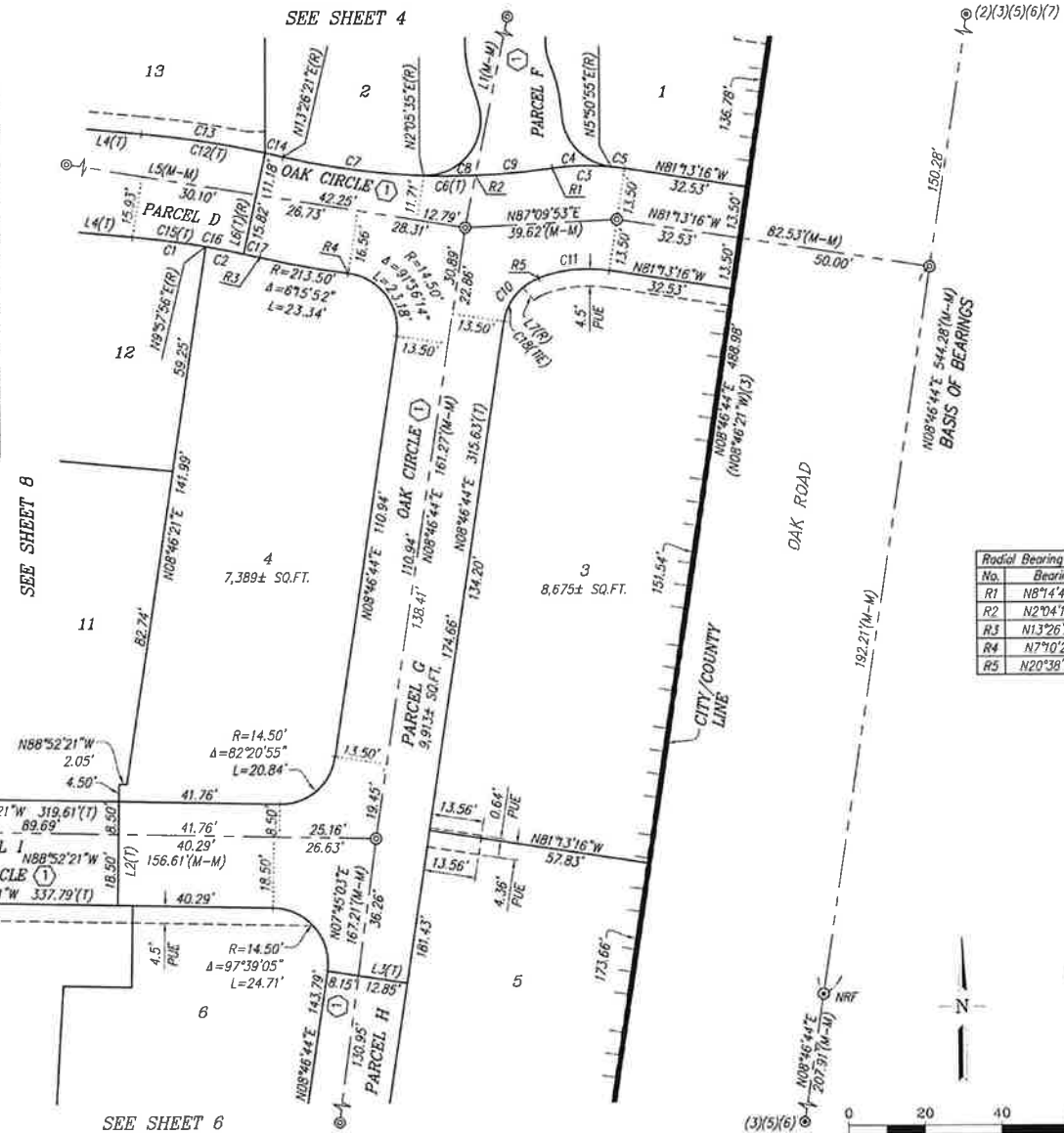
PORTION OF LOTS 31, 32, 33, 54, 55, 56, AND 57 OF THE MAP OF SUBDIVISION NO. 1 - LARKEY RANCH, WALNUT CREEK, CALIFORNIA, FILED JANUARY 5TH, 1911, IN BOOK 4 OF MAPS, PAGE 79 CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2022



APN:
172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025,
172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9



SEE SHEET 4

SEE SHEET 8

SEE SHEET 6

NOTE:

1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N08°46'44"E ON THE LINE BETWEEN MONUMENTS IN OAK ROAD AS SHOWN ON SUBDIVISION 8606 PER BOOK 453 OF SUBDIVISION MAPS AT PAGE 34 OFFICIAL RECORDS WAS DETERMINED BY GPS MEASUREMENTS. BEARINGS SHOWN HEREON ARE ROTATED 23° CLOCKWISE FROM SAID MAP (N08°46'21"E)

LEGEND

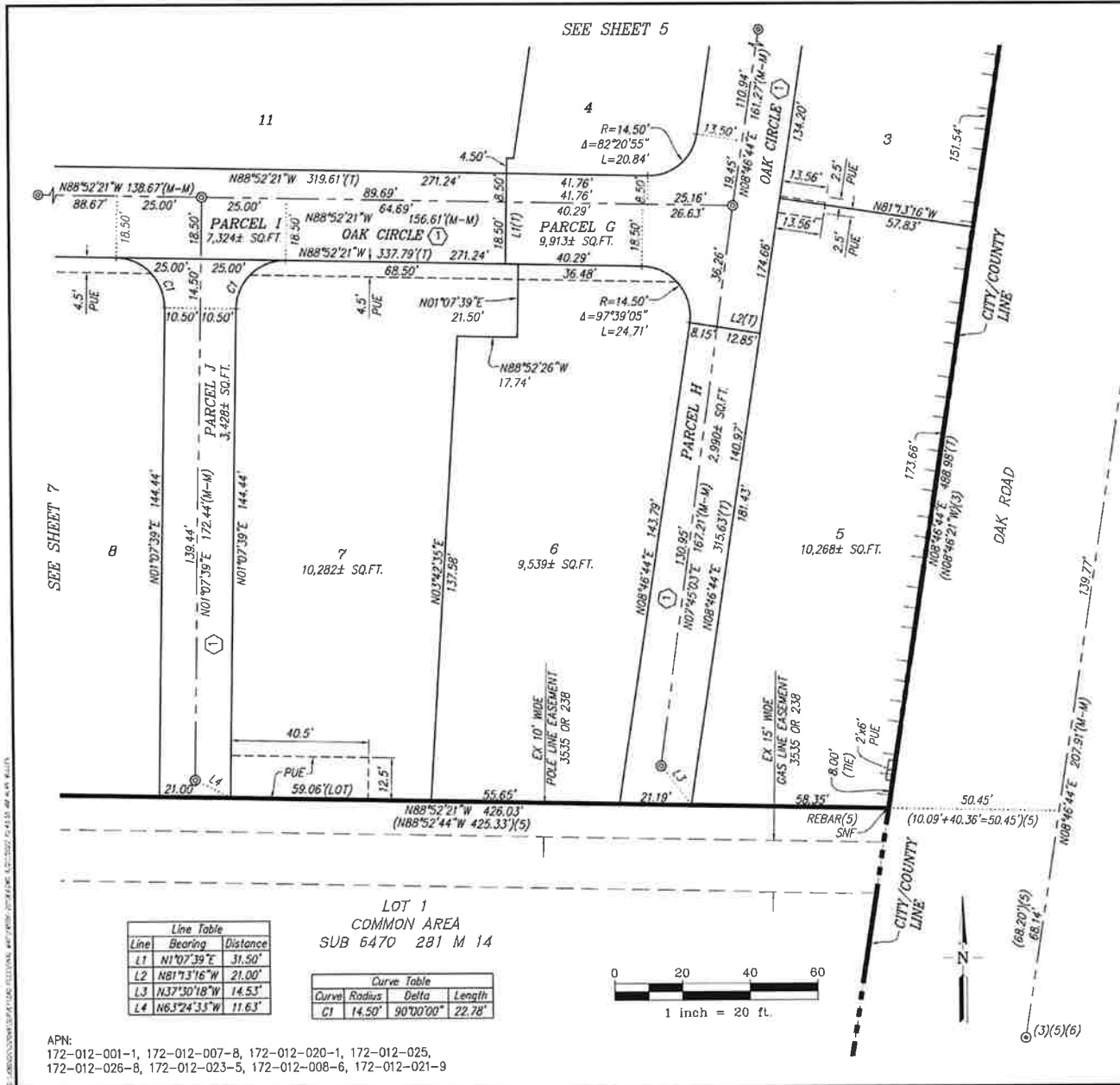
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- EX EXISTING
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- IP IRON PIPE
- R/W RIGHT OF WAY
- (DATA)(1) RECORD DATA & REFERENCE
- SNF SEARCHED NOTHING FOUND
- NRF NO RECORD FOUND
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- (1) PRIVATE ROAD, NOT COUNTY MAINTAINED, EVAE, PUE, SSE
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**SUBDIVISION 9559
OAK GROVE TOWNHOUSE CONDOS
FOR CONDOMINIUM PURPOSES**

PORTION OF LOTS 31, 32, 33, 54, 55, 56, AND 57 OF THE MAP OF SUBDIVISION NO. 1 - LARKEY RANCH, WALNUT CREEK, CALIFORNIA, FILED JANUARY 5TH, 1911, IN BOOK 4 OF MAPS, PAGE 79 CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
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PLEASANTON, CALIFORNIA
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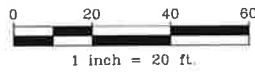
Line Table

Line	Bearing	Distance
L1	N1°07'39"E	31.50'
L2	N81°3'16"W	21.00'
L3	N37°30'18"W	14.53'
L4	N83°24'33"W	11.63'

LOT 1
COMMON AREA
SUB 6470 281 M 14

Curve Table

Curve	Radius	Delta	Length
CT	14.50'	90°00'00"	22.78'



APN:
172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025,
172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9

SEE SHEET 9

SEE SHEET 8

NOTE:

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BASIS OF BEARINGS

THE BEARING N08°46'44"E ON THE LINE BETWEEN MONUMENTS IN OAK ROAD AS SHOWN ON SUBDIVISION 8606 PER BOOK 453 OF SUBDIVISION MAPS AT PAGE 34 OFFICIAL RECORDS WAS DETERMINED BY GPS MEASUREMENTS. BEARINGS SHOWN HEREON ARE ROTATED 23° CLOCKWISE FROM SAID MAP (N08°46'21"E)

LEGEND

- SUBDIVISION BOUNDARY
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- (DATA)(1) RECORDED DATA & REFERENCE
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- ||||| ABUTTERS RIGHTS OF ACCESS RELINQUISHED

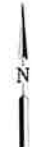
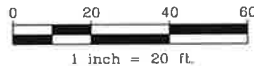
SEE SHEET 6

**SUBDIVISION 9559
OAK GROVE TOWNHOUSE CONDOS
FOR CONDOMINIUM PURPOSES**

PORTION OF LOTS 31, 32, 33, 54, 55, 56, AND 57 OF THE MAP OF SUBDIVISION NO. 1 - LARKEY RANCH, WALNUT CREEK, CALIFORNIA, FILED JANUARY 6TH, 1911, IN BOOK 4 OF MAPS, PAGE 79 CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2022

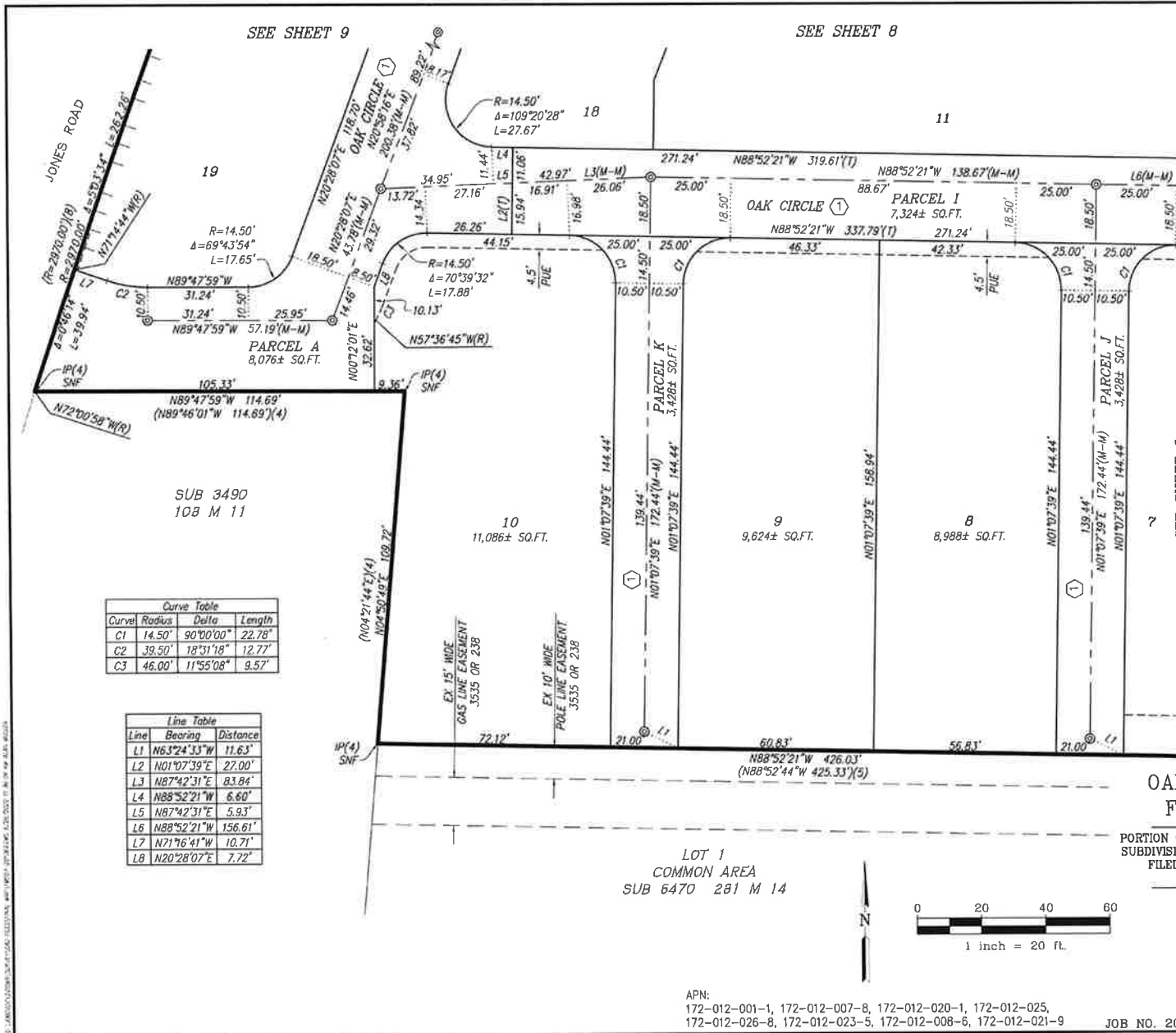


APN:

172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025,
172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9

JOB NO. 201069

SHEET 7 OF 10 SHEETS



Curve Table

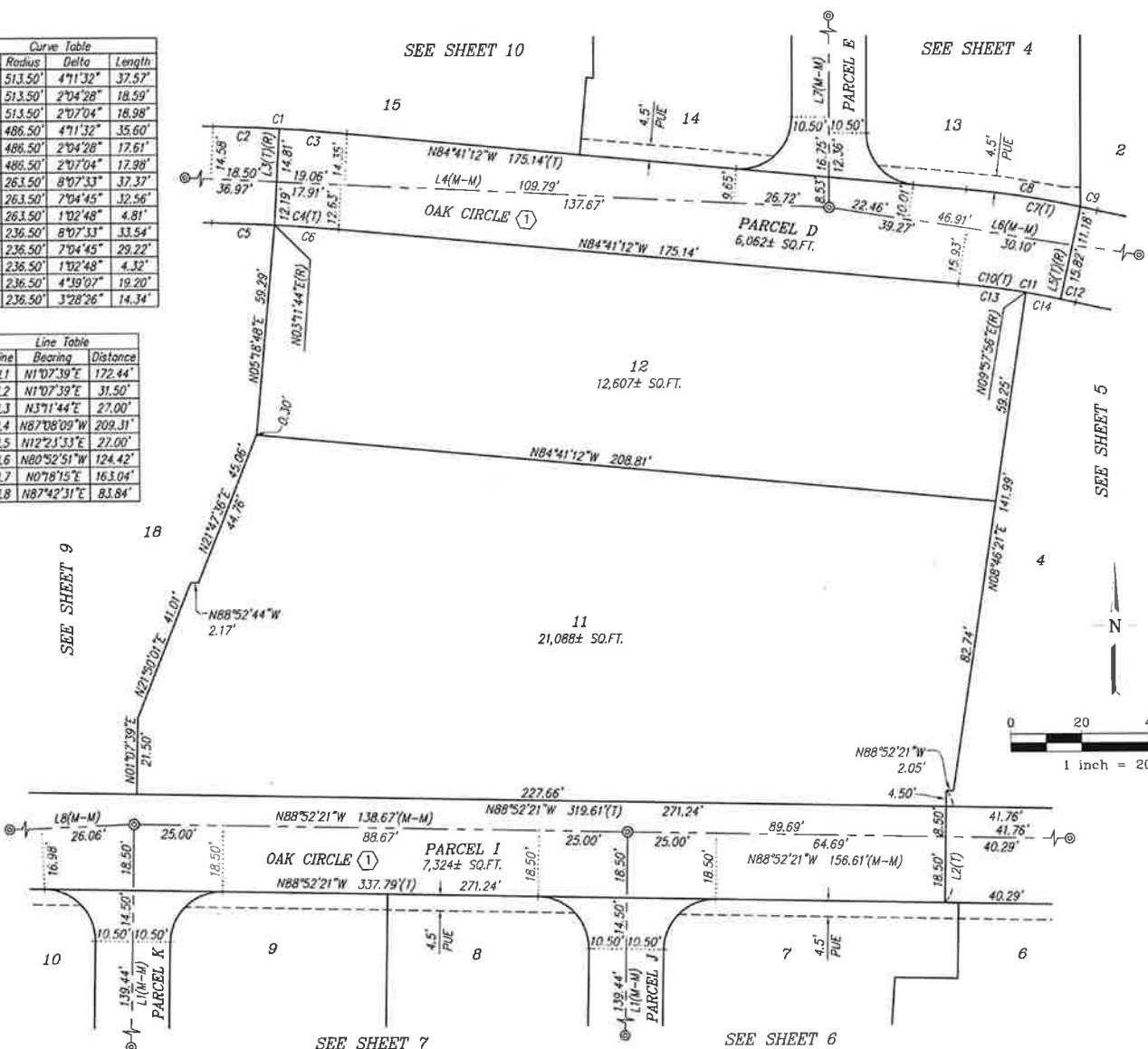
Curve	Radius	Delta	Length
C1	14.50'	90°00'00"	22.78'
C2	39.50'	18°31'18"	12.77'
C3	46.00'	11°55'08"	9.57'

Line Table

Line	Bearing	Distance
L1	N63°24'33"W	11.63'
L2	N01°07'39"E	27.00'
L3	N87°42'31"E	83.84'
L4	N88°52'21"W	6.60'
L5	N87°42'31"E	5.93'
L6	N88°52'21"W	156.61'
L7	N71°16'41"W	10.71'
L8	N20°28'07"E	7.72'

Curve	Radius	Delta	Length
C1	513.50'	4°11'32"	37.57'
C2	513.50'	2°04'28"	18.59'
C3	513.50'	2°07'04"	18.98'
C4	486.50'	4°11'32"	35.60'
C5	486.50'	2°04'28"	17.61'
C6	486.50'	2°07'04"	17.98'
C7	263.50'	8°07'33"	37.37'
C8	263.50'	7°04'45"	32.56'
C9	236.50'	1°02'48"	4.81'
C10	236.50'	8°07'33"	33.54'
C11	236.50'	7°04'45"	29.22'
C12	236.50'	1°02'48"	4.32'
C13	236.50'	4°19'07"	19.20'
C14	236.50'	3°28'26"	14.34'

Line	Bearing	Distance
L1	N1°07'39"E	172.44'
L2	N1°07'39"E	31.50'
L3	N3°71'44"E	27.00'
L4	N8°108'09"W	208.31'
L5	N12°21'33"E	27.00'
L6	N80°52'51"W	124.42'
L7	N0°16'15"E	163.04'
L8	N87°42'31"E	83.84'



NOTE:

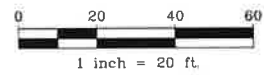
1. ALL MONUMENT TIE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING N08°46'44"E ON THE LINE BETWEEN MONUMENTS IN OAK ROAD AS SHOWN ON SUBDIVISION 8606 PER BOOK 453 OF SUBDIVISION MAPS AT PAGE 34 OFFICIAL RECORDS WAS DETERMINED BY GPS MEASUREMENTS. BEARINGS SHOWN HEREON ARE ROTATED 23° CLOCKWISE FROM SAID MAP (N08°46'21"E)

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
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**SUBDIVISION 9559
OAK GROVE TOWNHOUSE CONDOS
FOR CONDOMINIUM PURPOSES**

PORTION OF LOTS 31, 32, 33, 54, 55, 56, AND 57 OF THE MAP OF SUBDIVISION NO. 1 - LARKEY RANCH, WALNUT CREEK, CALIFORNIA, FILED JANUARY 5TH, 1911, IN BOOK 4 OF MAPS, PAGE 79 CONTRA COSTA COUNTY RECORDS

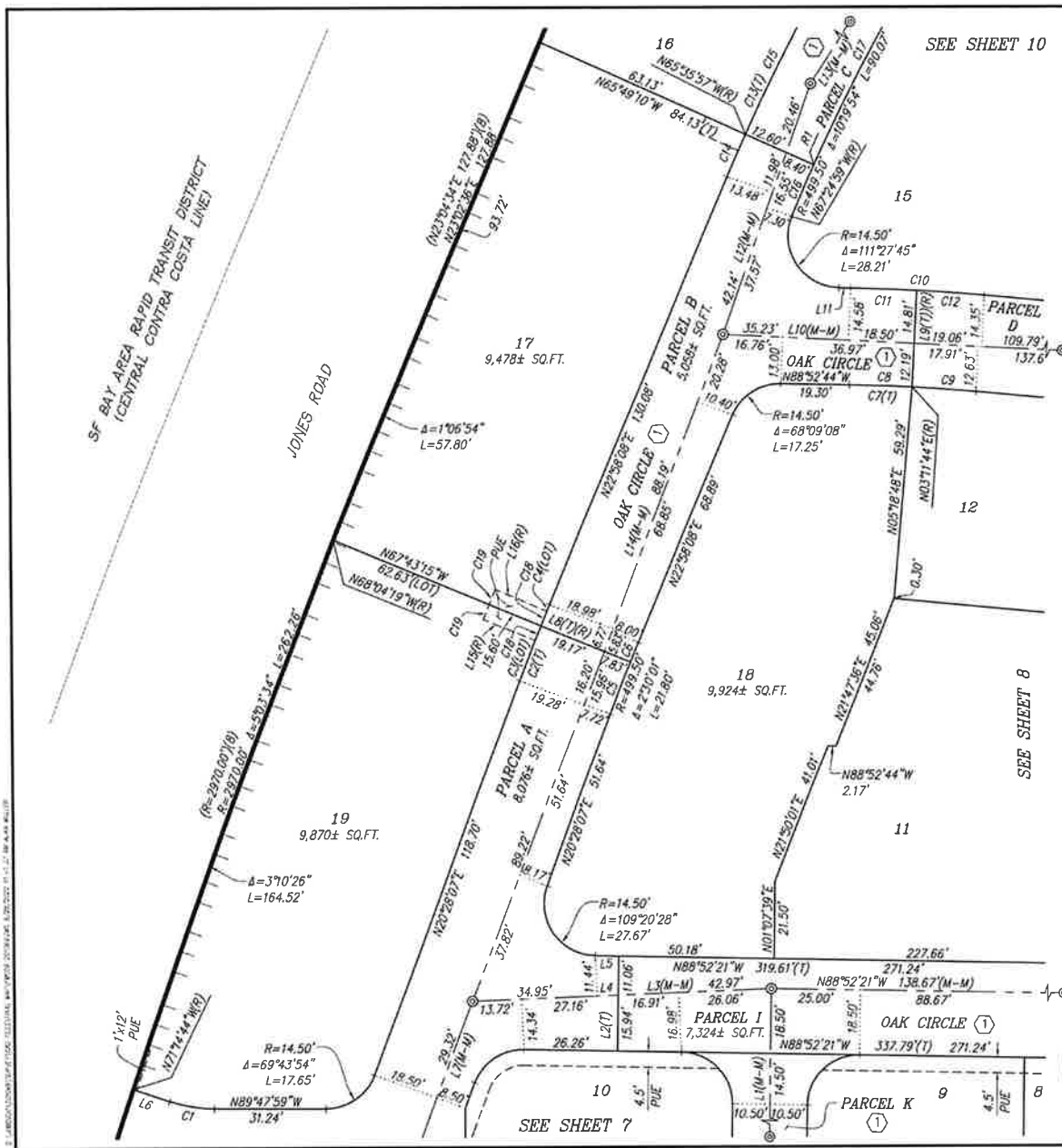
CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2022

APN:
172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025,
172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9

JOB NO. 201069

SHEET 8 OF 10 SHEETS



SEE SHEET 10

SEE SHEET 8

SEE SHEET 7

NOTE:

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BASIS OF BEARINGS

THE BEARING N08°46'44"E ON THE LINE BETWEEN MONUMENTS IN OAK ROAD AS SHOWN ON SUBDIVISION 8606 PER BOOK 453 OF SUBDIVISION MAPS AT PAGE 34 OFFICIAL RECORDS WAS DETERMINED BY GPS MEASUREMENTS. BEARINGS SHOWN HEREON ARE ROTATED 23° CLOCKWISE FROM SAID MAP (N08°46'21"E)

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Curve Table			
Curve	Radius	Delta	Length
C1	39.50'	18°31'18"	12.77'
C2	526.50'	2°30'01"	22.97'
C3	526.50'	1°48'58"	16.64'
C4	526.50'	0°41'22"	6.34'
C5	499.50'	1°48'39"	15.78'
C6	499.50'	0°41'22"	6.01'
C7	486.50'	4°11'32"	35.60'
C8	486.50'	2°04'28"	17.61'
C9	486.50'	2°07'04"	17.98'
C10	513.50'	4°11'32"	37.52'
C11	513.50'	2°04'28"	18.59'
C12	513.50'	2°07'04"	18.98'
C13	520.50'	9°56'48"	30.36'
C14	520.50'	1°25'55"	13.01'
C15	520.50'	8°50'52"	27.35'
C16	499.50'	1°49'35"	15.92'
C17	499.50'	8°10'19"	24.15'
C18	526.50'	0°28'32"	4.37'
C19	542.10'	0°28'32"	4.50'

Line Table		
Line	Bearing	Distance
L1	N1°07'39"E	172.44'
L2	N1°07'39"E	27.00'
L3	N87°42'31"E	83.84'
L4	N87°42'31"E	5.93'
L5	N88°52'21"W	6.60'
L6	N71°16'41"W	10.71'
L7	N20°28'07"E	43.78'
L8	N67°43'15"W	22.00'
L9	N3°11'44"E	27.00'
L10	N87°08'09"W	209.31'
L11	N88°52'44"W	3.30'
L12	N19°38'58"E	74.58'
L13	N32°54'55"E	134.41'
L14	N20°58'16"E	200.38'
L15	N68°11'47"W	15.60'
L16	N67°14'43"W	15.60'

Radial Bearing Table	
No.	Bearing
R1	N65°35'24"W

APN: 172-012-001-1, 172-012-007-8, 172-012-020-1, 172-012-025, 172-012-026-8, 172-012-023-5, 172-012-008-6, 172-012-021-9

**SUBDIVISION 9559
OAK GROVE TOWNHOUSE CONDOS
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PORTION OF LOTS 31, 32, 33, 54, 55, 56, AND 57 OF THE MAP OF SUBDIVISION NO. 1 - LARKEY RANCH, WALNUT CREEK, CALIFORNIA, FILED JANUARY 5TH, 1911, IN BOOK 4 OF MAPS, PAGE 79 CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY, CALIFORNIA

RUGGERI-JENSEN-AZAR
CIVIL ENGINEERS, PLANNERS, SURVEYORS
PLEASANTON, CALIFORNIA
JUNE 2022

NOTE:

1. ALL MONUMENT THE LINES ARE AT RIGHT ANGLES TO THE MONUMENT LINE UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING NO8°46'44"E ON THE LINE BETWEEN MONUMENTS IN OAK ROAD AS SHOWN ON SUBDIVISION 8606 PER BOOK 453 OF SUBDIVISION MAPS AT PAGE 34 OFFICIAL RECORDS WAS DETERMINED BY GPS MEASUREMENTS. BEARINGS SHOWN HEREON ARE ROTATED 23° CLOCKWISE FROM SAID MAP (NO8°46'21"E)

LEGEND

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Radial Bearing Table	
No.	Bearing
R1	N65°35'24"W

Line Table		
Line	Bearing	Distance
L1	N37°1'44"E	27.00'
L2	N87°08'09"E	209.31'
L3	N88°52'44"W	3.30'
L4	N20°58'16"E	200.38'
L5	N19°38'58"E	74.58'
L6	N85°05'41"W	8.50'
L7	N57°15'12"E	12.48'
L8	N35°09'32"W	9.19'
L9	N37°29'20"W	9.15'

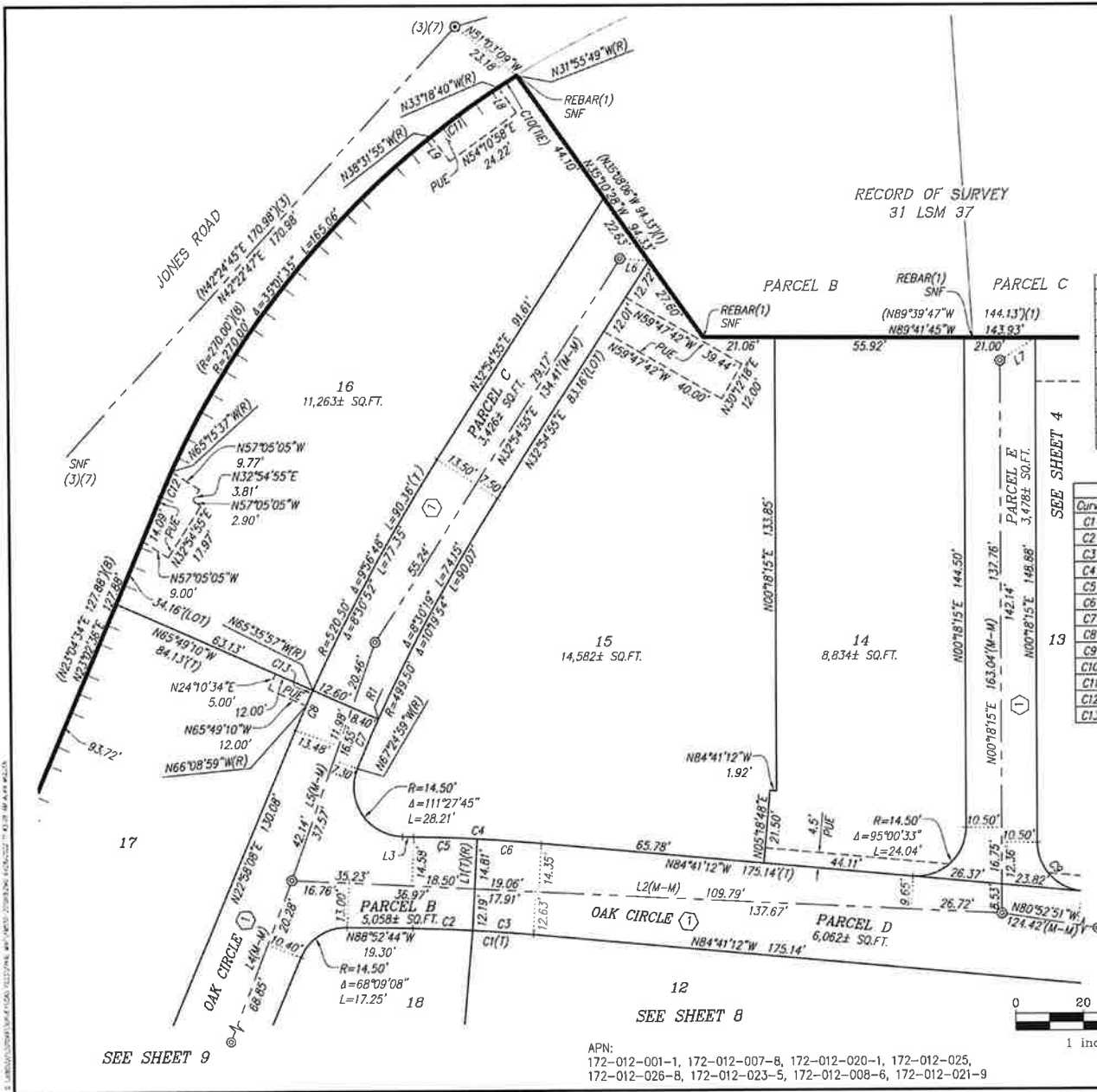
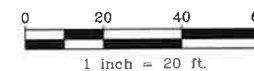
Curve Table			
Curve	Radius	Delta	Length
C1	486.50'	471°32"	35.60'
C2	486.50'	2°04'28"	17.61'
C3	486.50'	2°07'04"	17.98'
C4	513.50'	471°32"	37.57'
C5	513.50'	2°04'28"	18.59'
C6	513.50'	2°07'04"	18.98'
C7	499.50'	1°49'35"	15.92'
C8	520.50'	1°25'55"	13.01'
C9	14.50'	84°59'27"	21.51'
C10	270.00'	1°22'50"	6.51'
C11	270.00'	5°13'15"	24.60'
C12	270.00'	1°41'42"	7.99'
C13	520.50'	0°53'01"	5.00'

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CONTRA COSTA COUNTY, CALIFORNIA

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SEE SHEET 9

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SHEET 10 OF 10 SHEETS