

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

Area: Brentwood
Road: Balfour Road
Co. Road No.: 7351A
Development No.: MS20-0002
APN: 007-010-006

OFFER OF DEDICATION - ROAD PURPOSES

Civic Park Balfour, 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 11/7/2022
(Date)

Civic Park Balfour, LLC
(Name of owner as shown in title report)

(Signature)
(Print Name & Title) Ryan Parlett - President

(Signature)
(Print Name & Title) Joel Crawford - CFO

Attachments: Notary
Exhibit A & B
Resolution

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 Contra Costa

On 11/7/22 before me, Jessica Moraes, Notary Public
(insert name and title of the officer)

personally appeared Ryan Parlett and Joel Crawford,
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 

(Seal)



EXHIBIT "A"

BALFOUR ROAD - OFFER OF DEDICATION

LEGAL DESCRIPTION

REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA (NEAR THE CITY OF BRENTWOOD) OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

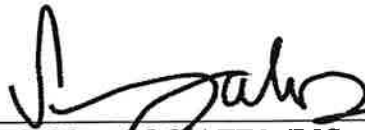
BEGINNING AT THE NORTHEAST CORNER OF PARCEL "B" AS DESIGNATED ON THE PARCEL MAP ENTITLED "C. C. CO. M. C. NO. 206-71" FILED IN THE OFFICE OF THE CONTRA COSTA COUNTY RECORDER ON MARCH 24, 1972 IN BOOK 21 OF PARCEL MAPS AT PAGE 22 (21 PM 22); SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF BALFOUR ROAD, LYING 50 FEET SOUTHERLY OF THE CENTERLINE THEREOF; THENCE NORTH 00° 35' 52" EAST, 25.00 FEET; THENCE NORTH 89° 15' 00" WEST, 16.50 FEET; THENCE SOUTH 00° 35' 52" WEST, 25.00 FEET; THENCE SOUTH 89° 15' 00" EAST, 16.50 FEET TO THE POINT OF **BEGINNING**.

THE AREA DESCRIBED HEREIN CONTAINS 412.50 SQUARE FEET OF LAND, MORE OR LESS.

(EXHIBIT "B", A PLAT, IS ATTACHED HERETO AND MADE A PART OF)

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT (8761 (b)).

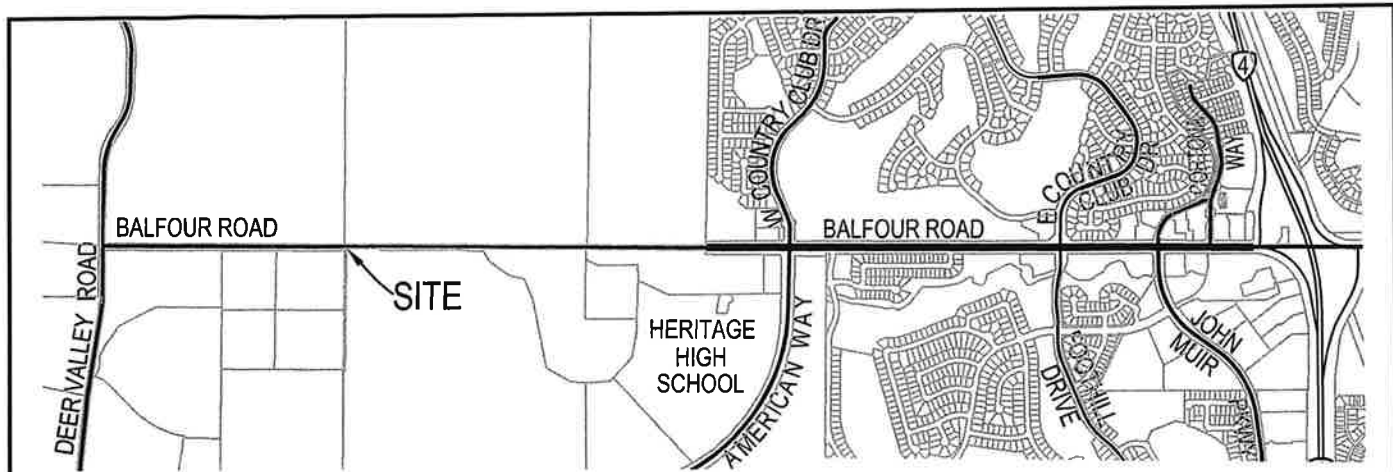
END OF DESCRIPTION



MERIDIAN ASSOCIATES, INC.
SURYA KUMAR LS 9507

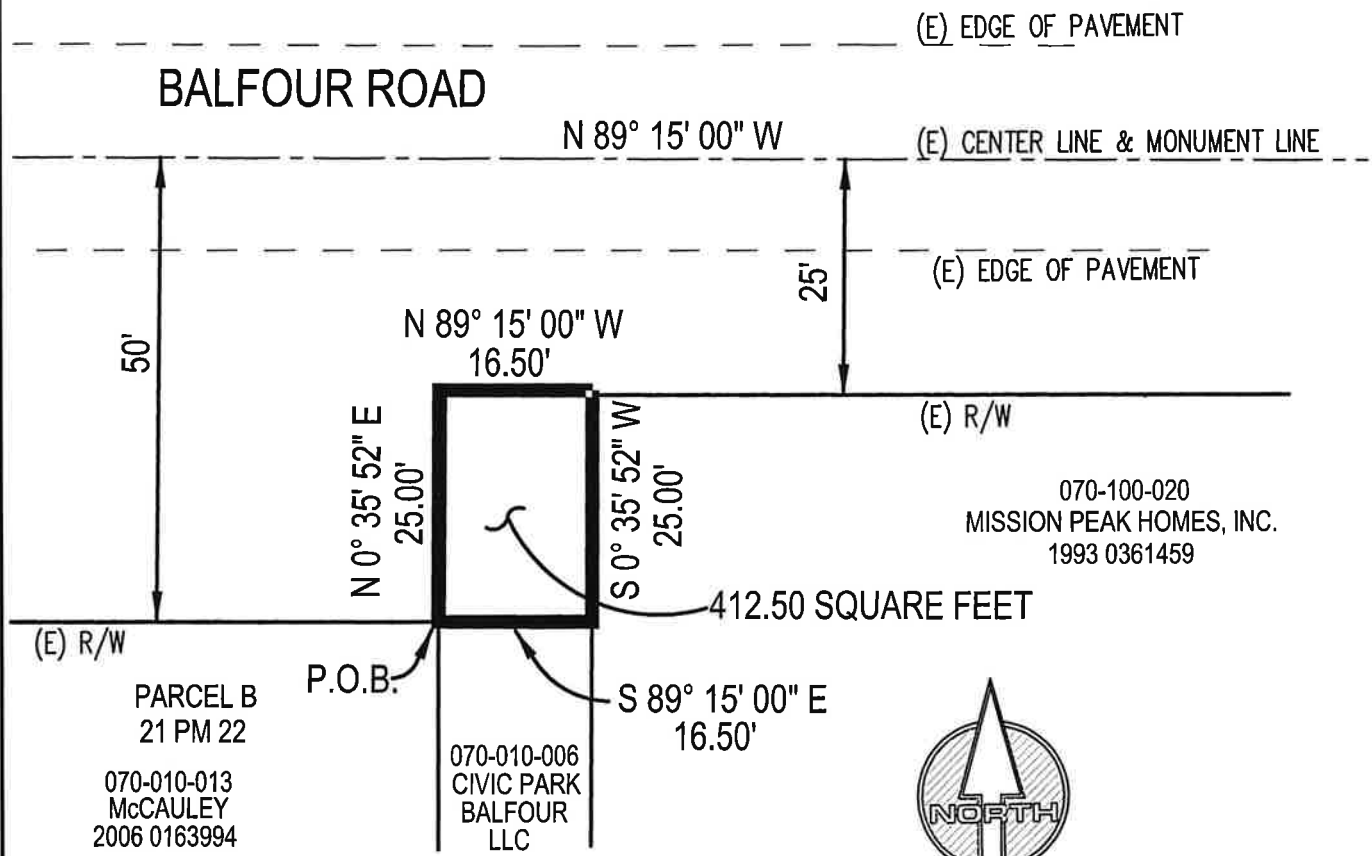


11/2/2022



VICINITY MAP

SCALE: 1" = 2000'



(E) EDGE OF PAVEMENT

BALFOUR ROAD

N 89° 15' 00" W

(E) CENTER LINE & MONUMENT LINE

(E) EDGE OF PAVEMENT

50'

25'

N 89° 15' 00" W
16.50'

N 0° 35' 52" E
25.00'

S 0° 35' 52" W
25.00'

(E) R/W

070-100-020
MISSION PEAK HOMES, INC.
1993 0361459

412.50 SQUARE FEET

(E) R/W

PARCEL B
21 PM 22

070-010-013
McCAULEY
2006 0163994

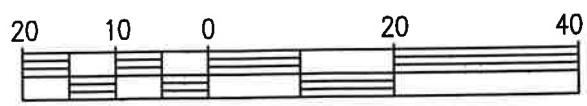
P.O.B.

070-010-006
CIVIC PARK
BALFOUR
LLC

S 89° 15' 00" E
16.50'



SCALE: 1" = 20'



SCALE IN FEET

LEGEND & ABBREVIATIONS:

- (E) EXISTING
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- BOUNDARY LINE
- MONUMENT LINE/CENTER LINE
- RIGHT OF WAY LINE

MERIDIAN ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS
1300A WILLOW PASS COURT
CONCORD, CA 94520 925-691-7300

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION
BALFOUR ROAD - OFFER OF DEDICATION
UNINCORPORATED (BRENTWOOD) - CONTRA COSTA COUNTY - CALIFORNIA