

PARCEL MAP
SUBDIVISION MS 20-0002
 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, AND A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT Diablo MERIDIAN, UNINCORPORATED - CONTRA COSTA COUNTY - CALIFORNIA

MERIDIAN ASSOCIATES, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 OCTOBER, 2022



OWNERS STATEMENT:

THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DESCRIBED AND EMBRACED WITHIN THE HEAVY BLACK BOUNDARY LINES UPON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDED OF THE SAME; AND WE DO HEREBY DEDICATE TO CONTRA COSTA COUNTY FOR ROOFTOP PURPOSES THAT PORTION OF SAID LAND DESIGNATED ON SAID MAP AS "ROOFTOP" ALONG BALFOUR ROAD.

THE AREA MARKED AS "EMERGENCY VEHICLE ACCESS EASEMENT" (EVAE) IS DEDICATED TO THE PUBLIC FOR PUBLIC USE FOR THE PURPOSE OF INGRESS AND EGRESS OF PUBLIC SAFETY VEHICLES AND EMERGENCY EQUIPMENT.

THE AREA MARKED "PUBLIC UTILITY EASEMENT" (PUE) IS DEDICATED TO THE PUBLIC FOR PUBLIC USE FOR PUBLIC UTILITIES UNDER, ON, AND OVER THOSE CERTAIN STRIPS OF LAND AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

THE AREA MARKED "PRIVATE ACCESS EASEMENT" (PAE) IS SPECIFICALLY EXCLUDED FROM PUBLIC DEDICATION. THE STREET IMPROVEMENTS WITHIN THE PRIVATE ACCESS EASEMENT ARE TO BE MAINTAINED BY THE OWNERS OF PARCELS A, B, C, AND D, AS OUTLINED IN THE DECLARATION OF CODES, CONDITIONS, & RESTRICTIONS (CC&R) OF THE PROJECT HOMEOWNERS ASSOCIATION (HOA).

PARCELS A, B, C, AND D, ARE OBTAINED BY A BLANKET RECREATIONAL DRAINAGE EASEMENT TO ALLOW RUNOFF TO CROSS PARCEL LINES IN ITS HISTORICAL PATTERN OF FLOW WITHOUT OBSTRUCTION. THIS ALSO INCLUDES RUN-ON FROM ADJACENT LOTS THAT HISTORICALLY FLOWS ACROSS THE PARCELS. THE RECREATIONAL DRAINAGE EASEMENTS ARE ALSO DESCRIBED IN THE PROJECT COARS.

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

ONE PARK BALFOUR, LLC,
 A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] 11-9-2022
[Signature] 11-9-2022

OWNERS ACKNOWLEDGMENT:

I, A NOTARY PUBLIC OR OTHER OFFICER, CERTIFYING 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 11/1/22 BEFORE ME, Jessica Mirnes, A NOTARY PUBLIC, PERSONALLY APPEARED Ryan Perlett & 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/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HER 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.
 SIGNATURE OF NOTARY: [Signature]
 MY COMMISSION NUMBER: 2316057
 PRINT NAME OF NOTARY: Jessica Mirnes
 MY COMMISSION EXPIRES: 12-1-2023
 COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

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 PARCEL MAP IS BASED.

ARUNA BHATT
 DEPUTY DIRECTOR
 DEPARTMENT OF CONSERVATION AND DEVELOPMENT
 COMMUNITY DEVELOPMENT DIVISION
 BY: _____ DATE: _____

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE:

I, MONICA NIÑO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP ENTITLED "PARCEL MAP - SUBDIVISION MS 20-0002" WAS PRESENTED TO SAID BOARD OF SUPERVISORS AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____ 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 ALL OF THE STREETS, ROADS, AVENUES, OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LENS 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 HERETO SET MY HAND THIS _____ DAY OF _____
 MONICA NIÑO
 CLERK OF THE BOARD OF SUPERVISORS
 AND COUNTY ADMINISTRATOR OF
 CONTRA COSTA COUNTY, STATE OF CALIFORNIA
 BY: _____ DEPUTY CLERK

COUNTY RECORDER'S STATEMENT:

THIS MAP ENTITLED, "PARCEL MAP - SUBDIVISION MS 20-0002", IS HEREBY ACCEPTED FOR FILING SHOWING A CLEAR TITLE AS PER LETTER OF TITLE MADE BY OLD BEVILLIUS TITLE COMPANY DATED THE _____ DAY OF _____, 20____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED AT THE REQUEST OF OLD BEVILLIUS TITLE COMPANY AT _____ M. ON THE _____ DAY OF _____, 20____, IN BOOK _____ OF PARCEL MAPS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.
 DEBORAH R. COOPER
 COUNTY RECORDER IN AND FOR THE COUNTY
 OF CONTRA COSTA, STATE OF CALIFORNIA
 BY: _____ CLERK RECORDER

SURVEYORS STATEMENT:

I, SURJA KUMAR, STATE THAT THE 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 MRS. EMMAS OF DENVER HOMES ON PARCELS A, B, C, AND D, AND THAT THE MONUMENTS INDICATED ON THE MAP ARE SET IN THE POSITIONS INDICATED BEFORE OCTOBER, 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

ALL BEARINGS OF THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE III (CGCS83)

DATED: 11/1/2022
[Signature]
 SURJA KUMAR, L.S. 9597



COUNTY SURVEYORS 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, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

DATED: _____
 DANA W. REZESS, L.S. 7430
 INDIAN COUNTY SURVEYOR

PARCEL MAP
SUBDIVISION MS 20-0002

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, AND A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT Diablo MERIDIAN, UNINCORPORATED - CONTRA COSTA COUNTY - CALIFORNIA



MERIDIAN
ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING

OCTOBER, 2022

LEGEND

- FOUND STREET MONUMENT
- FOUND MONUMENT, AS NOTED
- IRON PIPE NOT FOUND, AS NOTED
- SET 5/8" REBAR & CAP, LS 6323
- SET 1-1/2" IRON PIPE & CAP, LS 6323
- FOUND FENCE POST (REFERENCE)
- TOTAL
- SQUARE FEET
- (R) RADIAL
- (R) RADIUS
- (R) DELTA
- (L) ARC LENGTH
- (L) EASEMENT VEHICLE ACCESS EASEMENT
- (L) PRIVATE ACCESS EASEMENT
- (L) PUBLIC UTILITY EASEMENT

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PARCEL LINE
- MONUMENT LINE
- EASEMENT LINE
- PAE, PUE, EVAE LINE
- (ACCESS ROAD)

MAP REFERENCES

- ① MS 205-71 RECORDED MARCH 24, 1972
21 PM 22
- ② MS 00-0019 RECORDED JULY 6, 2005
194 PM 1
- ③ RECORD OF SURVEY AUGUST 13, 2012
146 LSH 21

BASIS OF BEARINGS

THE MONUMENT LINE IN BALFOUR ROAD, TAKEN AS N 83° 15' 00" W AS SHOWN ON THE MAP OF SUBDIVISION MS00-0019, RECORDED JULY 6, 2005 IN BOOK 194 OF PARCEL MAPS AT PAGE 1 (194 PM 1), CONTRA COSTA COUNTY RECORDS.

