

SUBDIVISION 9535 ORCHARD GROVE

CONSISTING OF 10 SHEETS
BEING A SUBDIVISION OF A PORTION OF LOT 206, AS SHOWN ON THE
AMENDED MAP OF SUBDIVISION NO. 5, BRENTWOOD IRRIGATED FARMS
RECORDED AS 17 M 372, CONTRA COSTA COUNTY RECORDS
CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



CIVIL ENGINEERS SURVEYORS PLANNERS
JULY 2023

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTIES HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME.

THE UNDERSIGNED HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

- 1. THE AREAS DESIGNATED AS TRELIS CIRCLE, ADAMS LANE DEDICATION, GRACIE LANE DEDICATION AND LONE OAK ROAD DEDICATION FOR PUBLIC RIGHT OF WAY PURPOSES.
- 2. THE AREA DESCRIBED AS PARCEL A FOR WATER QUALITY PURPOSES.

THE UNDERSIGNED HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- 1. THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "PUE" AND/OR PUBLIC STREET ARE HEREBY DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE, FIBER OPTIC, STREET LIGHT, SANITARY SEWER, STORM DRAIN, AND WATER USE AND ANY/ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS AND MAINTENANCE EASEMENT OF THESE IMPROVEMENTS AND APPURTENANCES.
- 2. THE AREAS DESIGNATED AS "LANDSCAPE AND MAINTENANCE EASEMENT" OR "LSME" ARE HEREBY DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR LANDSCAPING AND MAINTENANCE USE AND ANY/ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS AND MAINTENANCE OF THESE IMPROVEMENTS, LANDSCAPE WALLS AND APPURTENANCES.
- 3. THE WATER RIGHTS 300 FEET BELOW THE SURFACE ARE DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE. NO SURFACE ACCESS RIGHTS ARE ALLOWED.
- 4. THE AREAS DEPICTED HEREIN BY THE SYMBOL AS (//////) ARE DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE ALL ABUTTERS RIGHTS AS SHOWN WITHIN THE BOUNDARY OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS RESERVED FOR PRIVATE EASEMENT PURPOSES AND IS NOT DEDICATED TO THE PUBLIC:

- 1. THE AREAS DESIGNATED AS "PRIVATE ACCESS EASEMENT" OR "PRAE" OVER LOTS 44 THROUGH 51 ARE RESERVED HEREON TO BE USED AS SHARED DRIVEWAYS, WHICH EASEMENT WILL BE ESTABLISHED VIA SEPARATE INSTRUMENT RECORDED AFTER THE FILING OF THIS MAP.
- 2. THE AREAS DESIGNATED AS "PRIVATE UTILITY EASEMENT" OR "PRUE" OVER LOTS 44 THROUGH 51 ARE RESERVED HEREON TO BE USED FOR PRIVATE UTILITIES, WHICH EASEMENT WILL BE ESTABLISHED VIA SEPARATE INSTRUMENT RECORDED AFTER THE FILING OF THIS MAP.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES OR OF RECORD WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP SHOWN ON THE PRELIMINARY TITLE REPORT WITH AN ORDER OF FWAC-5912200220-RK DATED APRIL 28, 2023 PREPARED BY CHICAGO TITLE COMPANY.

AS OWNER: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____
NAME (PRINT): _____
TITLE: _____
DATE: _____
BY: _____
NAME (PRINT): _____
TITLE: _____
DATE: _____

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 _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, 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 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: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

OWNER'S ACKNOWLEDGMENT

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STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, 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 UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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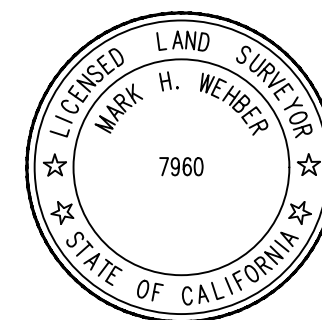
WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

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 SHEA HOMES LIMITED PARTNERSHIP ON MAY 15, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2025, 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.

DATE: _____



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I HEREBY STATE, AS CHECKED BELOW, THAT:

A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT ARE NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

DATE: _____

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
COUNTY OF CONTRA COSTA COUNTY
STATE OF CALIFORNIA

RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9535, ORCHARD GROVE", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY CHICAGO TITLE COMPANY, DATED _____, 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.

RECORDED AT THE REQUEST OF CHICAGO TITLE COMPANY AT _____, M., ON THE _____ DAY OF _____, 20____, IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

KRISTIN B. CONNELLY
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

SUBDIVISION 9535 ORCHARD GROVE

CONSISTING OF 10 SHEETS
BEING A SUBDIVISION OF A PORTION OF LOT 206, AS SHOWN ON THE
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RECORDED AS 17 M 372, CONTRA COSTA COUNTY RECORDS
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CIVIL ENGINEERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SURVEYORS ▪ PLANNERS

JULY 2023

CITY MANAGER'S STATEMENT

I, TIM OGDEN, CITY MANAGER OF THE CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP ENTITLED "SUBDIVISION 9535, ORCHARD GROVE", WAS PRESENTED TO ME, PURSUANT TO CITY OF BRENTWOOD MUNICIPAL CODE SECTION 16.165, AND I DID THEREUPON APPROVE SAID MAP AND ACCEPT ON BEHALF OF THE CITY OF BRENTWOOD, ALL STREETS AND PARCELS OF LAND IN FEE AS OFFERED FOR DEDICATION, EASEMENTS, ABUTTERS RIGHTS OF ACCESS AND SUBSURFACE WATER RIGHTS, IN CONFORMITY WITH THE TERMS OF OFFER OF DEDICATION. I HEREBY REJECT ON BEHALF OF THE CITY OF BRENTWOOD, THE AREAS DESIGNATED AS GRACIE LANE DEDICATION AND LONE OAK ROAD DEDICATION AS OFFERED FOR DEDICATION.

I FURTHER STATE THAT PURSUANT TO THE CITY OF BRENTWOOD'S MUNICIPAL CODE SECTION 16.166, ALL AGREEMENTS AND BONDS REQUIRED BY LAW TO ACCOMPANY THE MAP HAVE BEEN EXECUTED AND ARE ON FILE IN THE OFFICE OF THE CITY CLERK.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HANDS THIS _____ DAY OF _____ 20__.

DATE

TIM OGDEN
CITY MANAGER

SOILS REPORT

A SOILS REPORT ON WAS PREPARED BY ENGeo, INCORPORATED, DATED JANUARY 3, 2020, PROJECT NO. 14375.001.000, SIGNED BY STEVE HARRIS AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER OF THE CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

CITY COUNCIL STATEMENT

I, ALEXIS MORRIS, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BRENTWOOD, HEREBY STATE THAT ON SEPTEMBER 13, 2022, THE CITY COUNCIL APPROVED THE TENTATIVE MAP OF SUBDIVISION 9535 UPON WHICH THIS FINAL MAP IS BASED.

ALEXIS MORRIS
COMMUNITY DEVELOPMENT DIRECTOR

DATE

SIGNATURE OMISSION NOTE:

PURSUANT TO THE GOVERNMENT CODE SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. EAST CONTRA COSTA IRRIGATION DISTRICT, AN EASEMENT FOR CANALS, WATER CONDUITS, POWER LINE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 25, 1917 IN BOOK 297 OF DEEDS, PAGE 257, CONTRA COSTA COUNTY OFFICIAL RECORDS.
2. THE BALFOUR-GUTHRIE INVESTMENT COMPANY, A ROAD EASEMENT IN THE DOCUMENT RECORDED FEBRUARY 13, 1935 IN BOOK 362 OF DEEDS, PAGE 36, CONTRA COSTA COUNTY OFFICIAL RECORDS.

CERTIFICATE OF DEDICATION FOR SAME PUBLIC PURPOSE

SHEA HOMES LIMITED PARTNERSHIP HAS DEDICATED HEREON CERTAIN PUBLIC RIGHTS OF WAY FOR TRELIS CIRCLE, ADAMS LANE DEDICATION, GRACIE LANE DEDICATION AND LONE OAK ROAD DEDICATION AND EASEMENTS FOR PUBLIC UTILITIES (PUE). THE CITY OF BRENTWOOD SHALL RECONVEY THE PROPERTY TO SHEA HOMES LIMITED PARTNERSHIP, OR ITS SUCCESSOR IN INTEREST IF THE CITY OF BRENTWOOD SUBSEQUENTLY MAKES A DETERMINATION PURSUANT TO THE PROVISION OF SECTION 66477.5 OF THE SUBDIVISION MAP ACT THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST OR THE PROPERTY OR ANY PORTION OF THE PROPERTY THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES, EXCEPT FOR ALL OR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THAT SAME PUBLIC PURPOSE OR FOR PUBLIC UTILITIES.

TITLE NOTES:

THE FOLLOWING ITEMS APPEARED ON THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NUMBER FWAC-5912200220-RK AND CANNOT BE PLOTTED:

1. EAST CONTRA COSTA IRRIGATION DISTRICT, AN EASEMENT FOR CANALS, WATER CONDUITS, POWER LINE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 25, 1917 IN BOOK 297 OF DEEDS, PAGE 257, CONTRA COSTA COUNTY OFFICIAL RECORDS.

A "MEMORANDUM OF AGREEMENT IMPOSING COVENANTS RUNNING WITH THE LAND" WILL BE RECORDED CONCURRENTLY WITH THE MAP TO ACKNOWLEDGE THE PRIVATE FACILITIES RELOCATION AGREEMENT BETWEEN OWNER AND UTILITY DISTRICT. THE EASEMENT WILL BE QUITCLAIMED OVER ALL PROPOSED LOTS BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THE MAP.

CITY ENGINEER'S STATEMENT

I, ALLEN S. BAQUILAR, INTERIM CITY ENGINEER OF THE CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 9535, ORCHARD GROVE", THAT SAID SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAPS AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY OF BRENTWOOD CITY COUNCIL ON SEPTEMBER 13, 2022, THAT ALL OF THE PROVISIONS OF SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAPS HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALLEN S. BAQUILAR, INTERIM CITY ENGINEER
R.C.E. NO. 85399

DATE

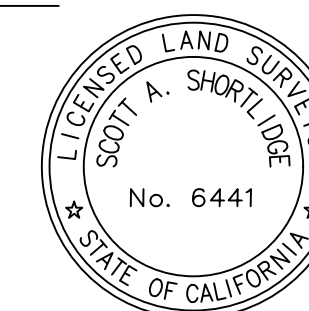


CITY SURVEYOR'S STATEMENT

I, SCOTT A. SHORTLIDGE, ACTING CITY SURVEYOR OF THE CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 9535, ORCHARD GROVE", AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

SCOTT A. SHORTLIDGE, ACTING CITY SURVEYOR
L.S. NO. 6441

DATE



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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 150' JULY 2023



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N89°22'45"W BETWEEN STATION NO. 2130 AND STATION NO. 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES AS SHOWN BY 0.99993544 TO OBTAIN GRID DISTANCES.

LEGEND

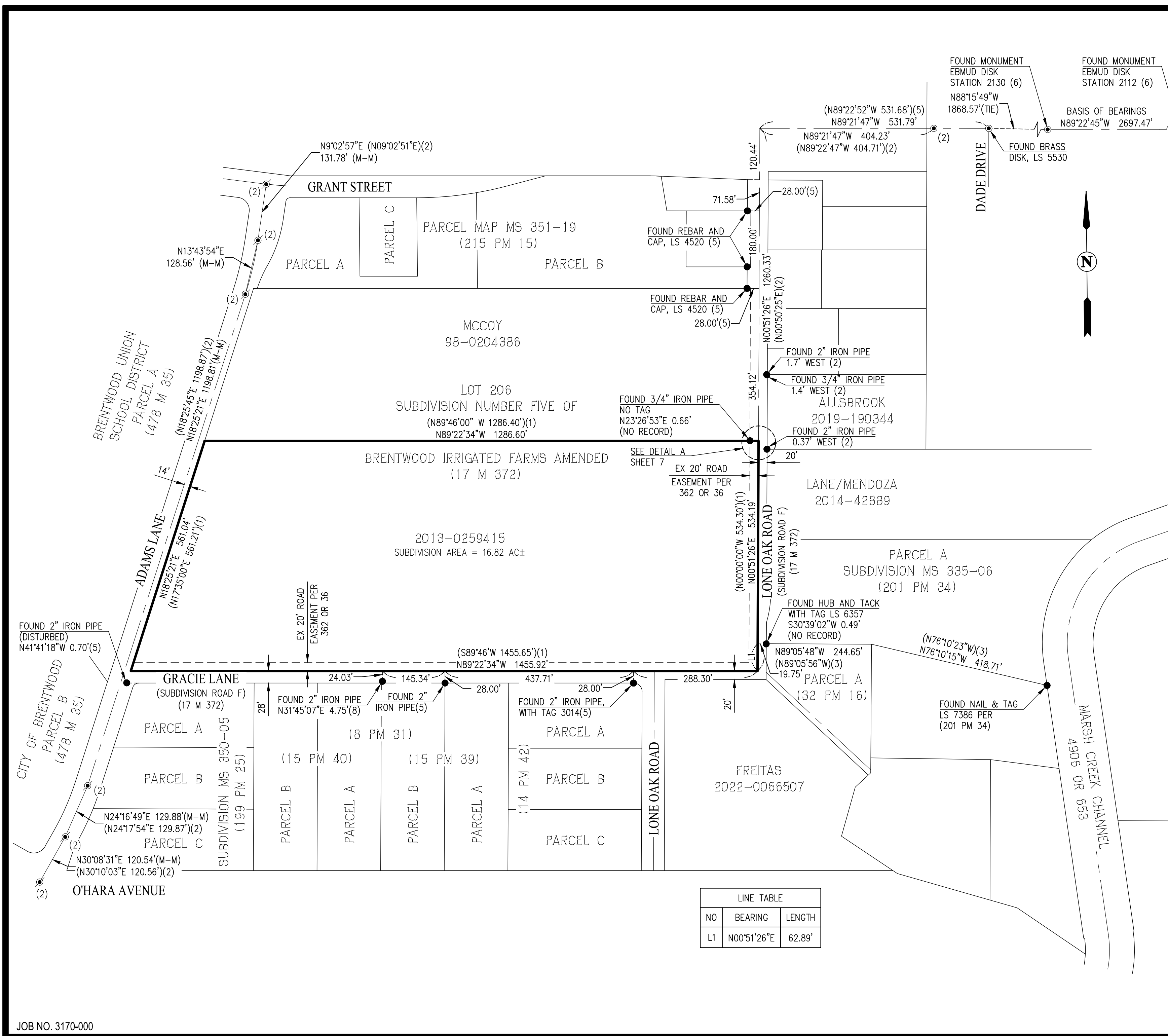
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	RELINQUISH ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(TIE-M)	TIE LINE TO MONUMENT
	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
	FOUND STANDARD CITY STREET MONUMENT LS 5311 (2)
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
LSME	LANDSCAPE AND MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) INSTRUMENT NO. 2013-0259415
- (2) SUBDIVISION 8788 (478 M 35)
- (3) PARCEL MAP (201 PM 34)
- (4) INSTRUMENT NO. 81-55754
- (5) PARCEL MAP (191 PM 40)
- (6) RECORD OF SURVEY (118 LSM 40)
- (7) PARCEL MAP (199 PM 25)
- (8) PARCEL MAP (15 PM 40)

NOTES:

1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
3. DISTANCES SHOWN PER SUBDIVISION 8788 (478 M 35) ARE GRID DISTANCES. MULTIPLY BY 1.00006293496 TO OBTAIN GROUND DISTANCES.



LINE TABLE		
NO	BEARING	LENGTH
L1	N00°51'26"E	62.89'

SUBDIVISION 9535 ORCHARD GROVE

CONSISTING OF 10 SHEETS
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 100' JULY 2023



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N89°22'45"W BETWEEN STATION NO. 2130 AND STATION NO. 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES AS SHOWN BY 0.99993544 TO OBTAIN GRID DISTANCES.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	RELINQUISH ABUTTER'S RIGHTS
(T)	TOTAL
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	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
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PUE	PUBLIC UTILITY EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
	SHEET LIMITS
	SHEET NUMBER

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
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- (8) PARCEL MAP (15 PM 40)

MCCOY
98-0204386

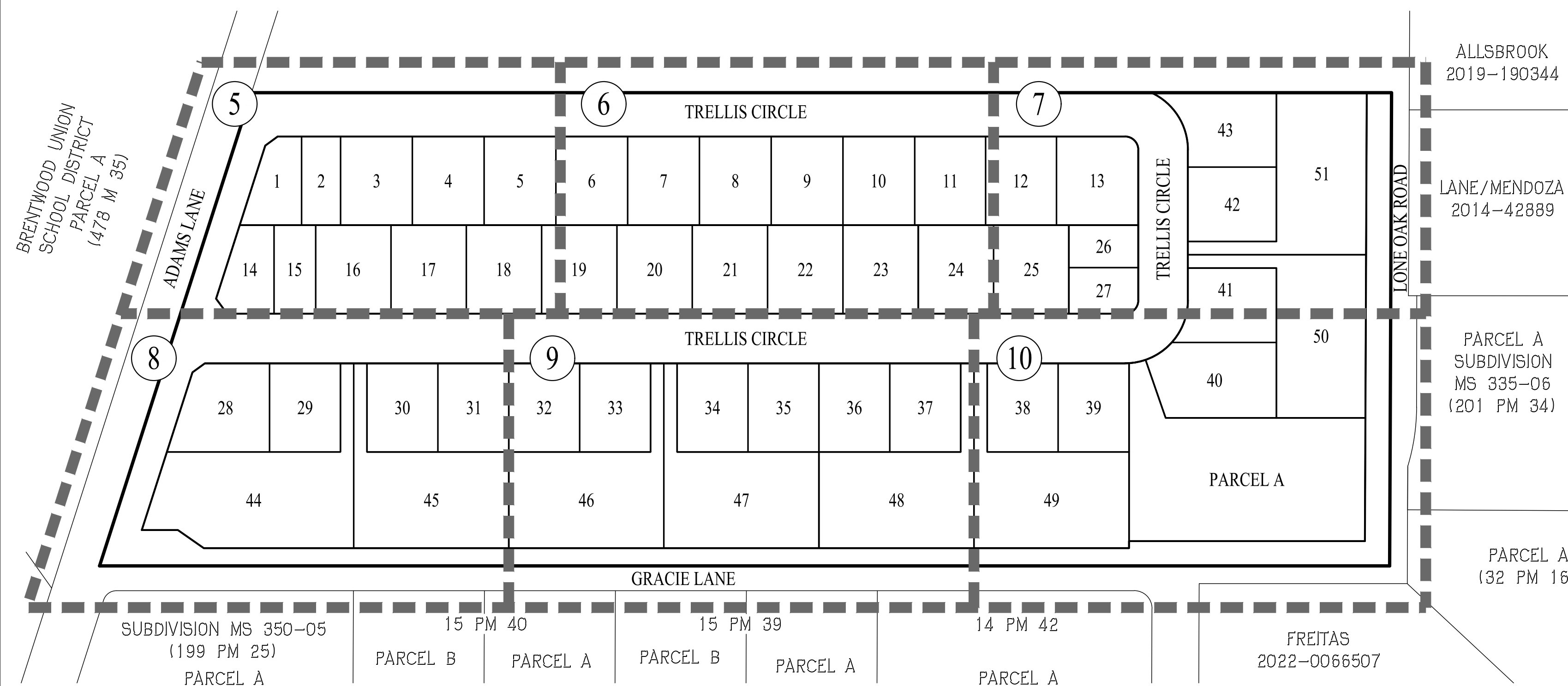
ALLSBROOK
2019-190344

LANE/MENDOZA
2014-42889

PARCEL A
SUBDIVISION
MS 335-06
(201 PM 34)

PARCEL A
(32 PM 16)

FREITAS
2022-0066507



SUBDIVISION 9535 ORCHARD GROVE

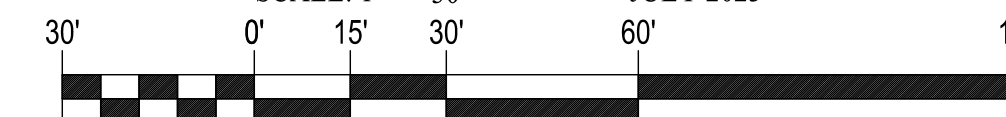
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' JULY 2023



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N89°22'45"W BETWEEN STATION NO. 2130 AND STATION NO. 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES AS SHOWN BY 0.99993544 TO OBTAIN GRID DISTANCES.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	RELINQUISH ABUTTER'S RIGHTS
(T)	TOTAL
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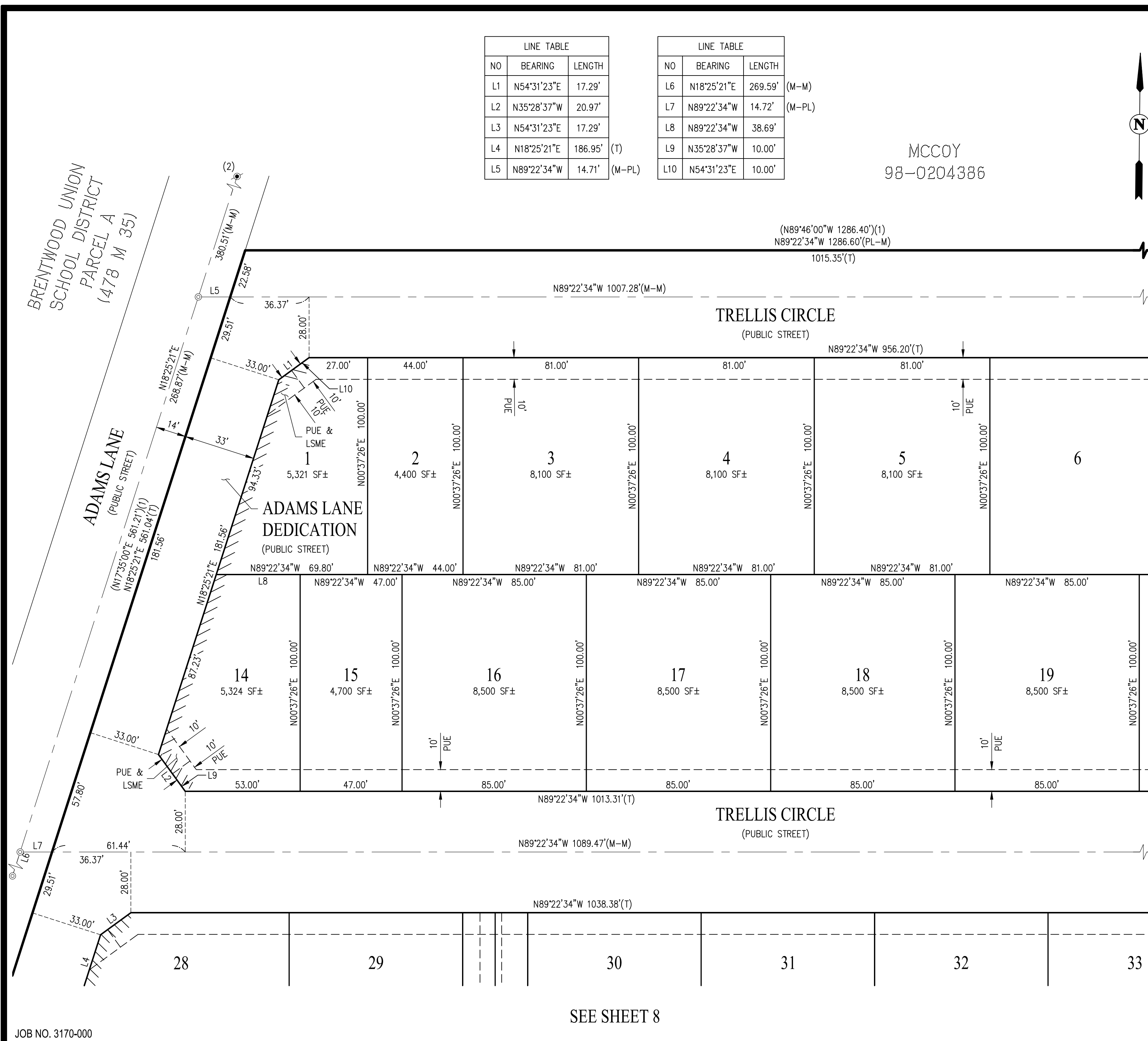
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NO	BEARING	LENGTH
L1	N54°31'23"E	17.29'
L2	N35°28'37"W	20.97'
L3	N54°31'23"E	17.29'
L4	N18°25'21"E	186.95' (T)
L5	N89°22'34"W	14.71' (M-PL)

NO	BEARING	LENGTH
L6	N18°25'21"E	269.59' (M-M)
L7	N89°22'34"W	14.72' (M-PL)
L8	N89°22'34"W	38.69'
L9	N35°28'37"W	10.00'
L10	N54°31'23"E	10.00'

MCCOY
98-0204386



SEE SHEET 6

20

SEE SHEET 8

SUBDIVISION 9535 ORCHARD GROVE

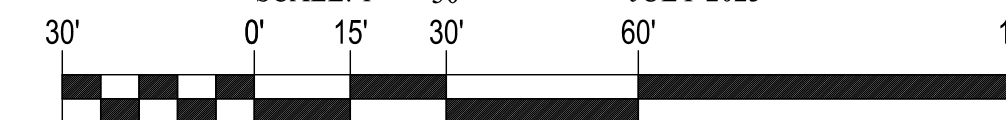
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SCALE: 1" = 30' JULY 2023



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LEGEND

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	RIGHT OF WAY LINE
	LOT LINE
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LSME	LANDSCAPE AND MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT

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MCCOY
98-0204386

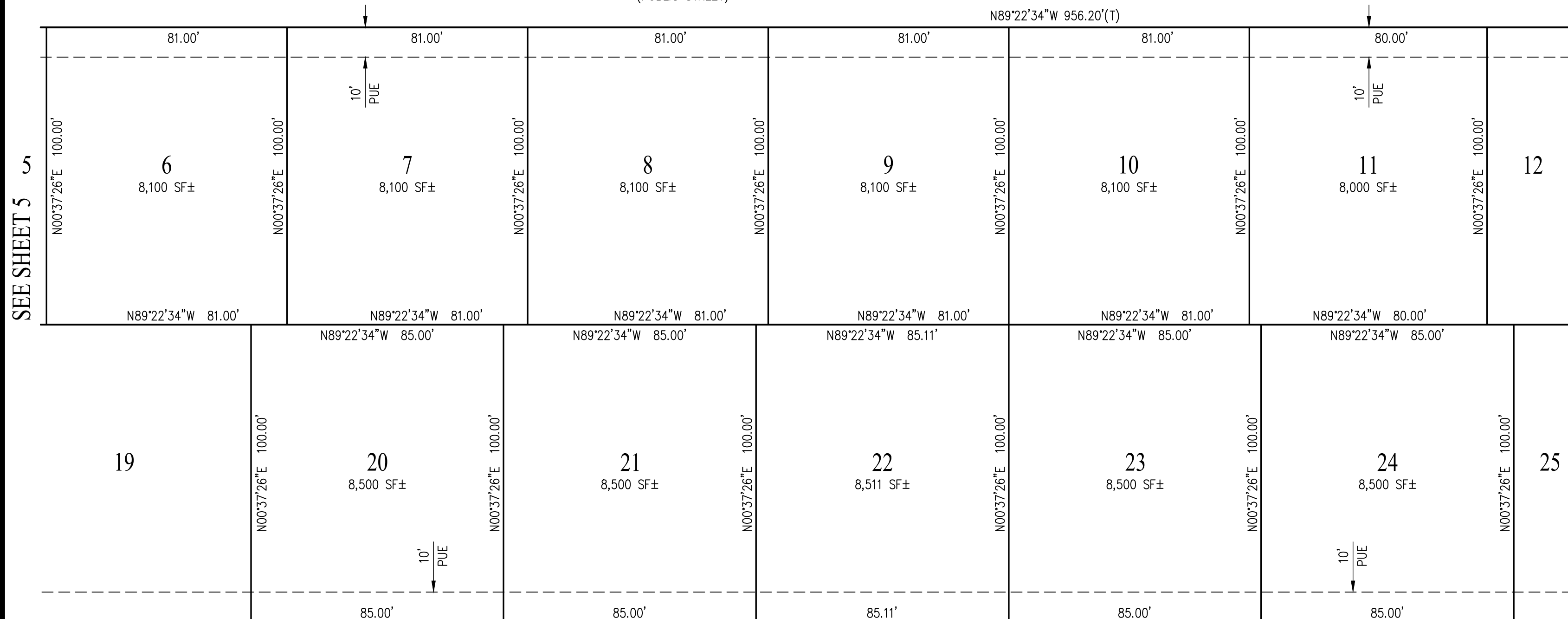


(N89°46'00"W 1286.40')(1)
N89°22'34"W 1286.60'(PL-M)
1015.35'(T)

N89°22'34"W 1007.28'(M-M)

TRELLIS CIRCLE
(PUBLIC STREET)

N89°22'34"W 956.20'(T)

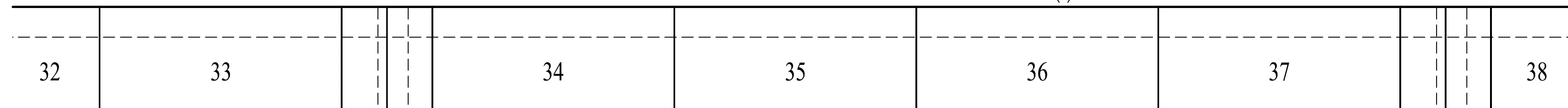


TRELLIS CIRCLE
(PUBLIC STREET)

N89°22'34"W 1013.31'(T)

N89°22'34"W 1089.47'(M-M)

N89°22'34"W 1038.38'(T)



SEE SHEET 9

SEE SHEET 5

SEE SHEET 7

SUBDIVISION 9535 ORCHARD GROVE

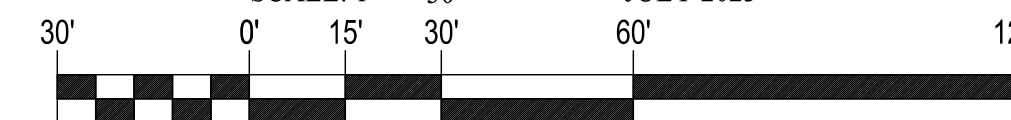
CONSISTING OF 10 SHEETS
BEING A SUBDIVISION OF A PORTION OF LOT 206, AS SHOWN ON THE
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RECORDED AS 17 M 372, CONTRA COSTA COUNTY RECORDS
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' JULY 2023



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N89°22'45"W BETWEEN STATION NO. 2130 AND STATION NO. 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES AS SHOWN BY 0.99993544 TO OBTAIN GRID DISTANCES.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	RELINQUISH ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
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	FOUND MONUMENT AS NOTED
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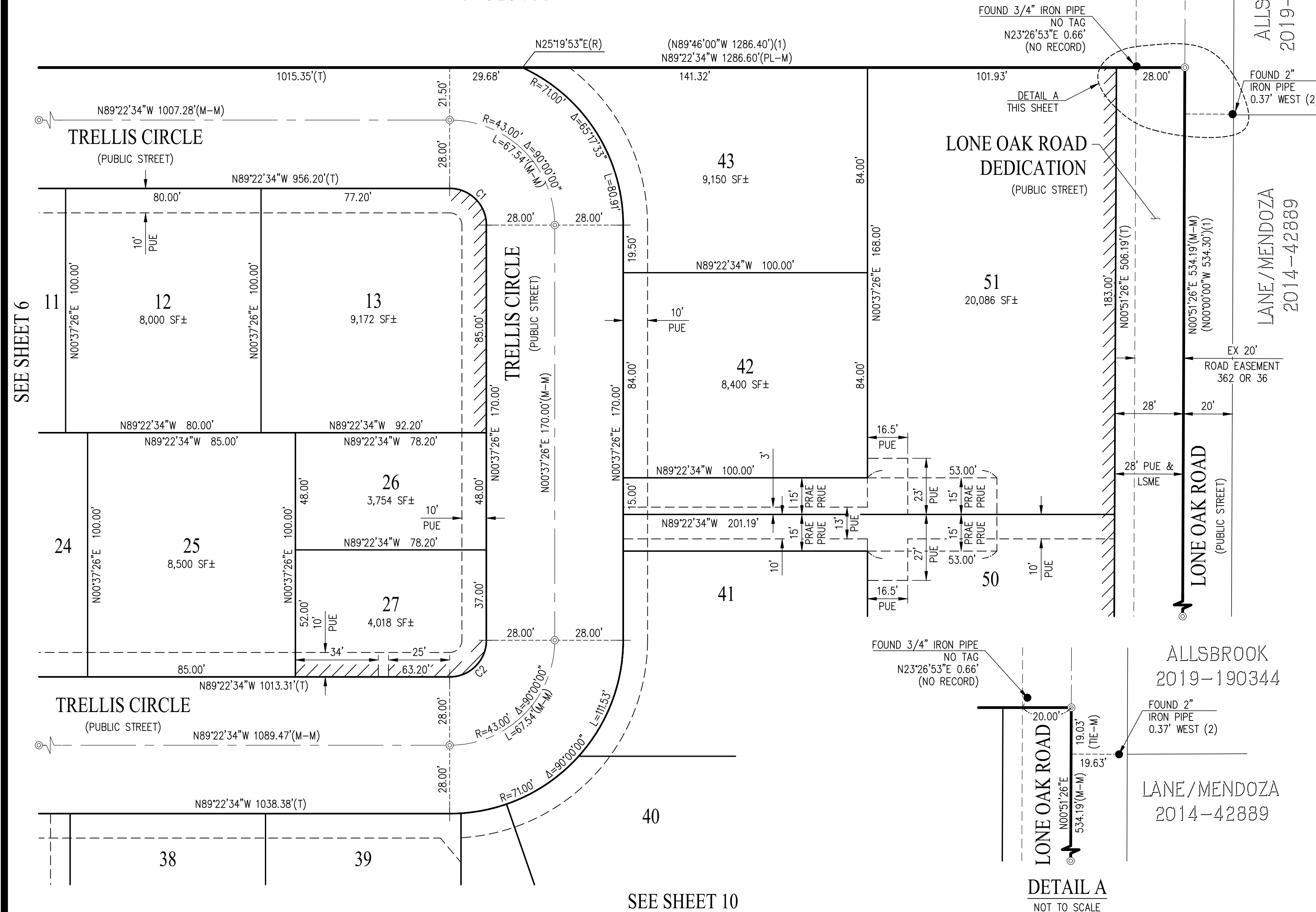
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CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	15.00'	90°00'00"	23.56'

MCCOY
98-0204386



SEE SHEET 6

SEE SHEET 10

DETAIL A
NOT TO SCALE

SUBDIVISION 9535 ORCHARD GROVE

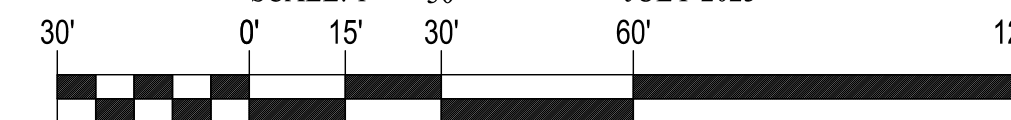
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SCALE: 1" = 30' JULY 2023



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LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- TIE LINE
- CENTERLINE
- RELINQUISH ABUTTER'S RIGHTS
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
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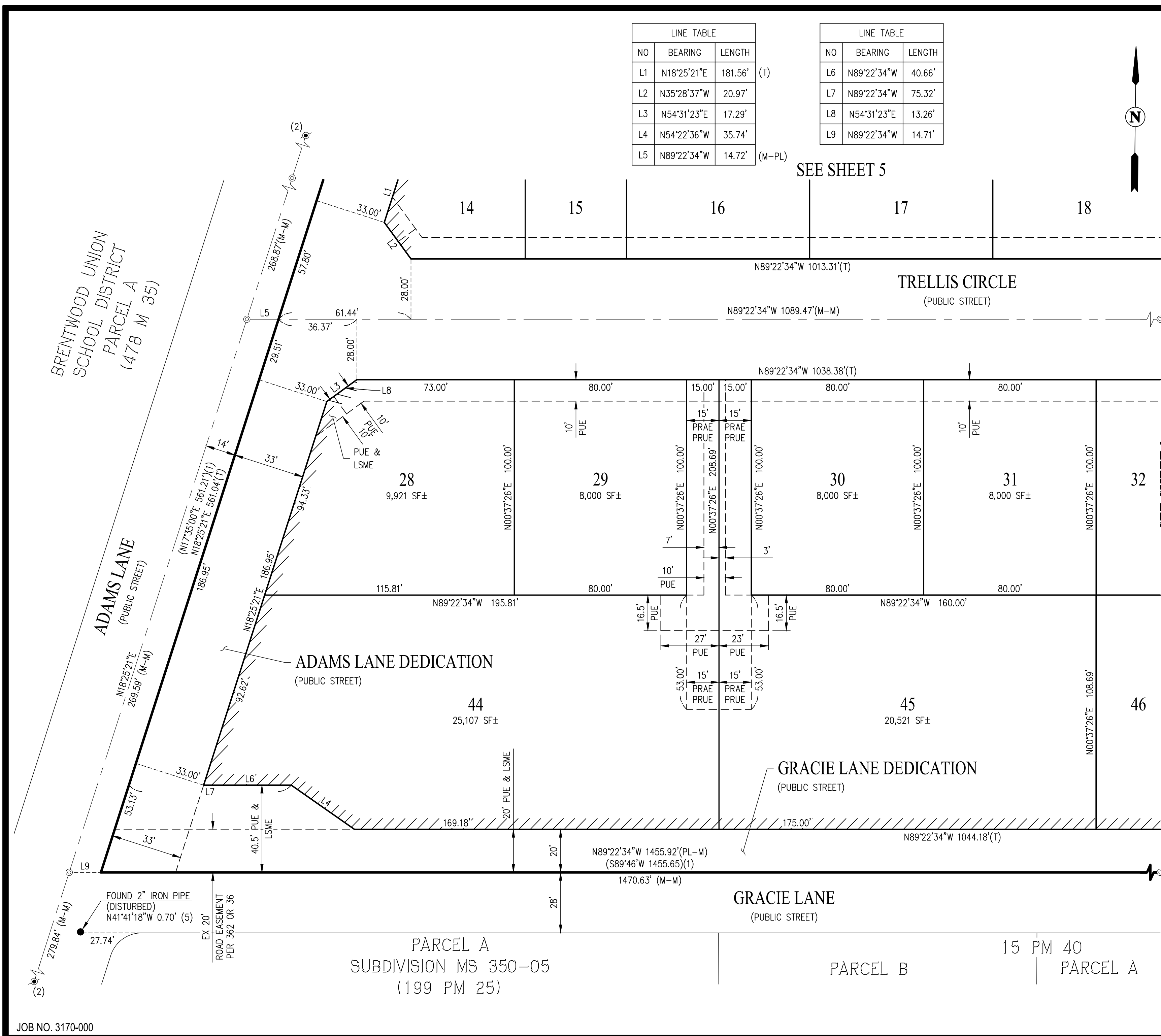
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LINE TABLE		
NO	BEARING	LENGTH
L1	N18°25'21"E	181.56' (T)
L2	N35°28'37"W	20.97'
L3	N54°31'23"E	17.29'
L4	N54°22'36"W	35.74'
L5	N89°22'34"W	14.72' (M-PL)

LINE TABLE		
NO	BEARING	LENGTH
L6	N89°22'34"W	40.66'
L7	N89°22'34"W	75.32'
L8	N54°31'23"E	13.26'
L9	N89°22'34"W	14.71'

SEE SHEET 5



PARCEL A
SUBDIVISION MS 350-05
(199 PM 25)

PARCEL B

15 PM 40
PARCEL A

SUBDIVISION 9535 ORCHARD GROVE

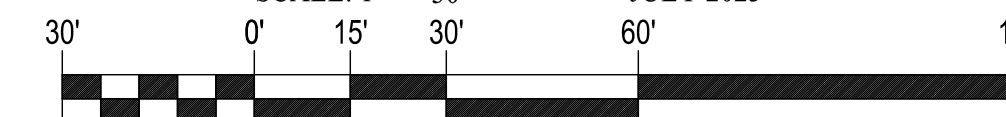
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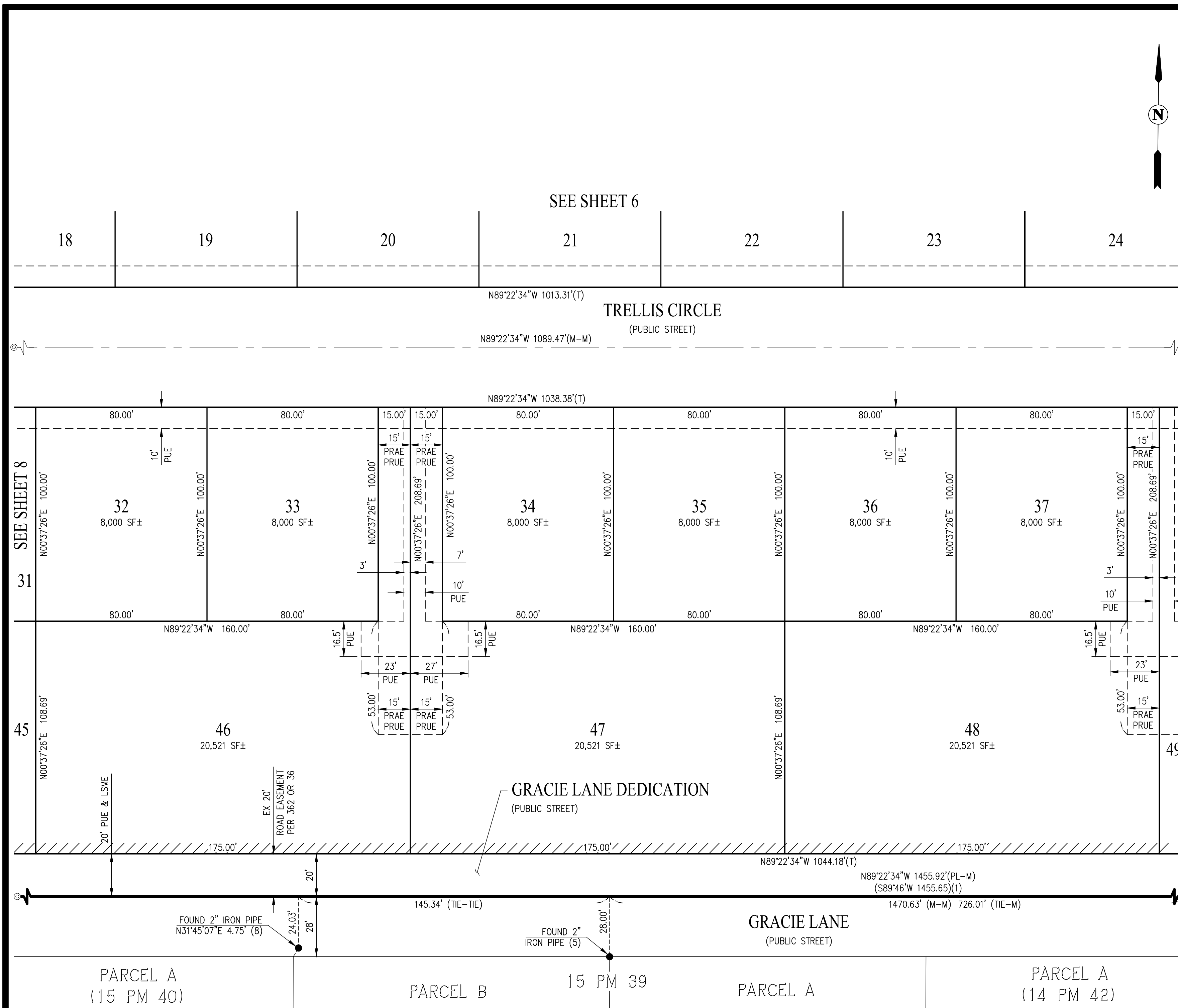
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SUBDIVISION 9535 ORCHARD GROVE

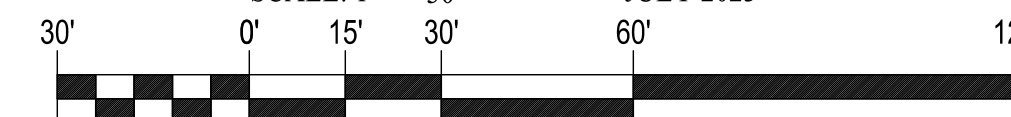
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' JULY 2023



GRAPHIC SCALE

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LINE TABLE		
NO	BEARING	LENGTH
L1	N00°37'26"E	8.00'
L2	N00°37'26"E	15.00'
L3	N39°22'34"W	13.05'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	71.00'	15°23'38"	19.08'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C3	71.00'	3°43'40"	4.62'
C4	71.00'	28°53'14"	35.80'

