

SUBDIVISION 9452 COWELL RANCH

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN
THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED
AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS
CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
APRIL 2024

OWNER'S STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES.

- THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" OR "PUE" ARE HEREBY DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE, FIBER OPTIC, SANITARY SEWER, AND WATER USE AND ANY AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE OF THESE IMPROVEMENTS AND APPURTENANCES.
- THE AREAS DESIGNATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVAE" ARE HEREBY DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR EMERGENCY VEHICLE PURPOSES.
- THE AREA DESIGNATED AS "SANITARY SEWER EASEMENT" OR "SSE" IS HEREBY DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR UNDERGROUND SANITARY SEWER USE AND ANY AND ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND MAINTENANCE OF THESE IMPROVEMENTS AND APPURTENANCES.
- THE SUB-SURFACE WATER RIGHTS BELOW 300 FEET ARE HEREBY DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE WITH NO SURFACE ACCESS OVER SAID LOTS CREATED BY THIS MAP.

WE ALSO RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THE PRIVATE STREETS, SIDEWALK EASEMENTS, AND PRIVATE ACCESS EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH ROADS AND EASEMENTS AS DELINEATED ON SAID MAP. PRIVATE ROADS AND EASEMENTS SHALL NOT BE MAINTAINED BY THE CITY OF BRENTWOOD.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP AS SHOWN ON THE PRELIMINARY TITLE REPORT ORDER NUMBER 0192-7048417, DATED FEBRUARY 7, 2024, AND AMENDED MARCH 5 2024, PREPARED BY FIRST AMERICAN TITLE COMPANY.

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

SIGNATURE: _____ DATE: _____

NAME (PRINT): _____

TITLE: _____

SIGNATURE: _____ DATE: _____

NAME (PRINT): _____

TITLE: _____

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: _____

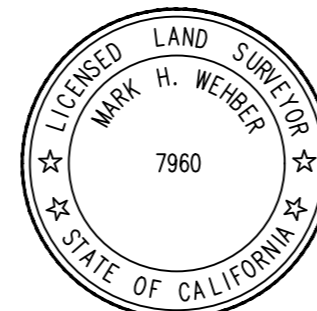
MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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, A CALIFORNIA LIMITED PARTNERSHIP, IN FEBRUARY 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2026; 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, IF ANY.

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 DUES TAXES 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
STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9452, COWELL RANCH", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE COMPANY, DATED FEBRUARY 7, 2024, AND AMENDED MARCH 5, 2024 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 FIRST AMERICAN 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 9452 COWELL RANCH

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN
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AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS
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APRIL 2024

TRUSTEE'S STATEMENT

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEEDS OF TRUST RECORDED ON FEBRUARY 6, 2024, DOCUMENT NUMBERS 2024-0011447 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

BY: _____
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 _____ } 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:

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

CITY COUNCIL STATEMENT:

I, ALEXIS MORRIS, DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF BRENTWOOD, HEREBY STATE THAT ON AUGUST 28, 2018, THE CITY COUNCIL APPROVED THE VESTING TENTATIVE MAP OF SUBDIVISION 9452, WHICH INCLUDES THIS SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

DATE: _____
ALEXIS MORRIS
DIRECTOR OF COMMUNITY DEVELOPMENT

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436(3)(a)(i) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF PARTIES OWNING THE FOLLOWING INTERESTS, WHICH CANNOT RIPEN INTO FEE, HAVE BEEN OMITTED:

1. AN EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, FOR A LINE OF TOWERS WITH WIRES AND APPURTENANCES THERETO FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 01, 1950 AS BOOK 1514, PAGE 124 OF OFFICIAL RECORDS..

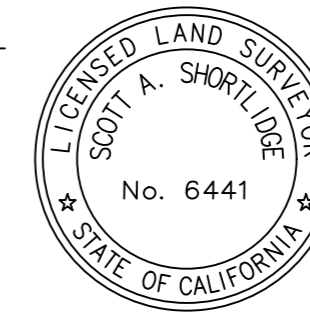
SOILS REPORT

A SOILS REPORT WAS PREPARED BY ENGeo, INC., DATED JANUARY 25, 2017, PROJECT NO. 13672.000.00, SIGNED BY TAYLOR STRACK, EIT AND STEVE HARRIS, GE AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER OF THE CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

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 9452, COWELL RANCH", AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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



CITY ENGINEER'S STATEMENT

I, ALLEN S. BAQUILAR, CITY ENGINEER OF THE CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, ENTITLED "SUBDIVISION 9452, COWELL RANCH", THAT SAID SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY OF BRENTWOOD CITY COUNCIL ON AUGUST 28, 2018 THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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



CITY MANAGER'S STATEMENT

I, TIM Y. OGDEN, CITY MANAGER OF THE CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP ENTITLED "SUBDIVISION 9452, COWELL RANCH", 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, ABUTTER'S RIGHTS OF ACCESS AND SUBSURFACE WATER RIGHTS, IN CONFORMITY WITH THE TERMS OF OFFER OF DEDICATION.

I FURTHER STATE THAT PURSUANT TO CITY OF BRENTWOOD 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 WHEREOF I HAVE HEREUNTO SET MY HANDS THIS _____ DAY OF _____, 20____.

TIM Y. OGDEN
CITY MANAGER

SUBDIVISION 9452 COWELL RANCH

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 150' APRIL 2024



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED FROM FOUND MONUMENTS SHOWN HEREON: THE BEARING BEING N00°39'58"E (CALCULATED) BETWEEN STATION 2082 AND STATION 2083 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40); CALIFORNIA COORDINATE SYSTEM ZONE III (NAD 83). DISTANCES SHOWN ARE GROUND. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.

LEGEND

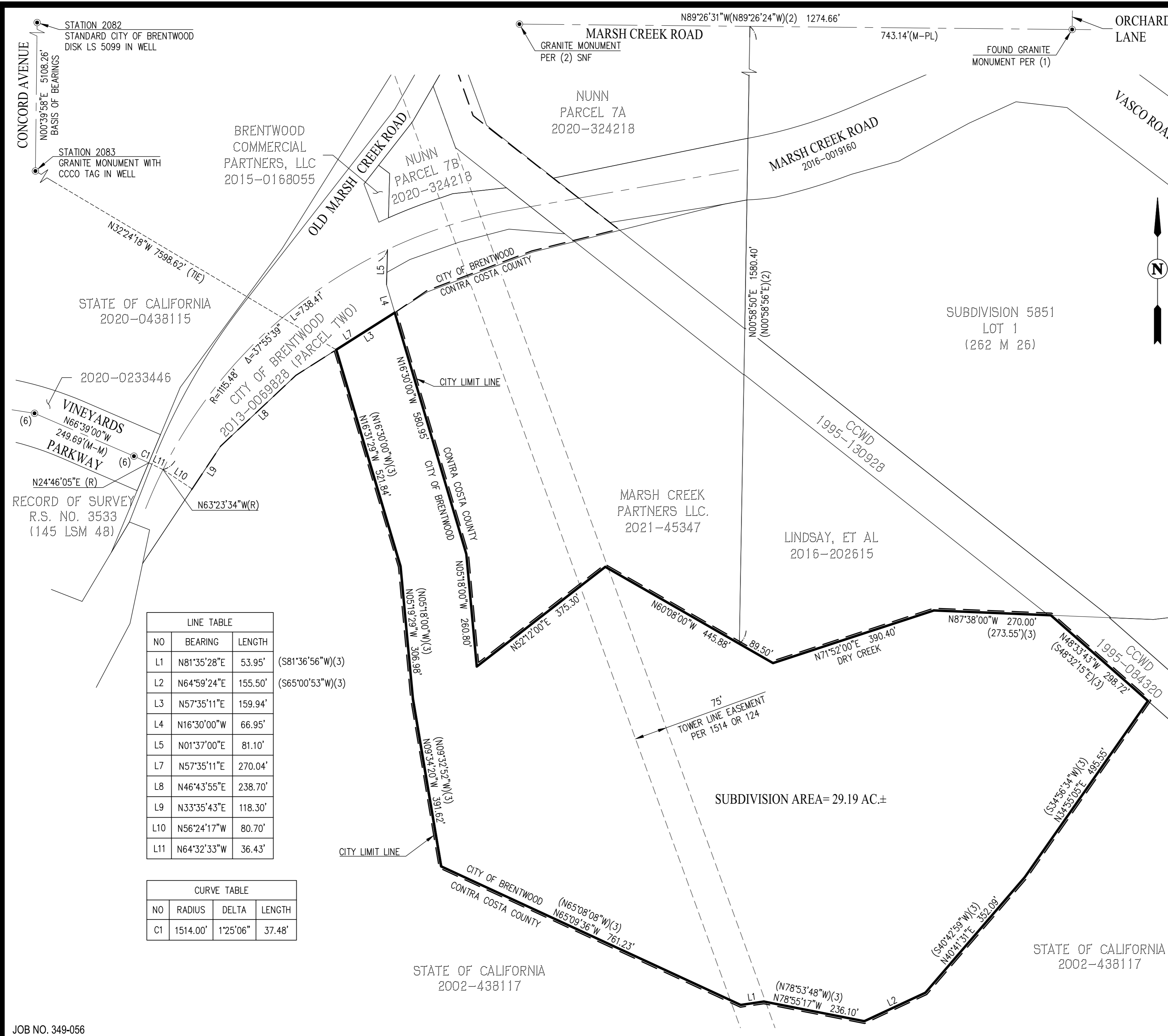
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SE	SIDEWALK EASEMENT
SSE	SANITARY SEWER EASEMENT
PAE	PRIVATE ACCESS EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (47 LSM 10)
- (2) SUBDIVISION 5851 (262 M 26)
- (3) DOCUMENT NUMBER 2002-0197696
- (4) SUBDIVISION 8796 (491 M 4)
- (5) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R-10285.14 DATED 3/20/13
- (6) RECORD OF SURVEY R.S. NO. 3533 (145 LSM 48)

NOTES:

1. ALL DISTANCES ARE GROUND LEVEL AND MEASURED UNLESS NOTED. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.
2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.



LINE TABLE		
NO	BEARING	LENGTH
L1	N81°35'28"E	53.95'
L2	N64°59'24"E	155.50'
L3	N57°35'11"E	159.94'
L4	N16°30'00"W	66.95'
L5	N01°37'00"E	81.10'
L7	N57°35'11"E	270.04'
L8	N46°43'55"E	238.70'
L9	N33°35'43"E	118.30'
L10	N56°24'17"W	80.70'
L11	N64°32'33"W	36.43'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	1514.00'	1°25'06"	37.48'

SUBDIVISION 9452 COWELL RANCH

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THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED
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CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 150' APRIL 2024



GRAPHIC SCALE

BASIS OF BEARINGS:

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LEGEND

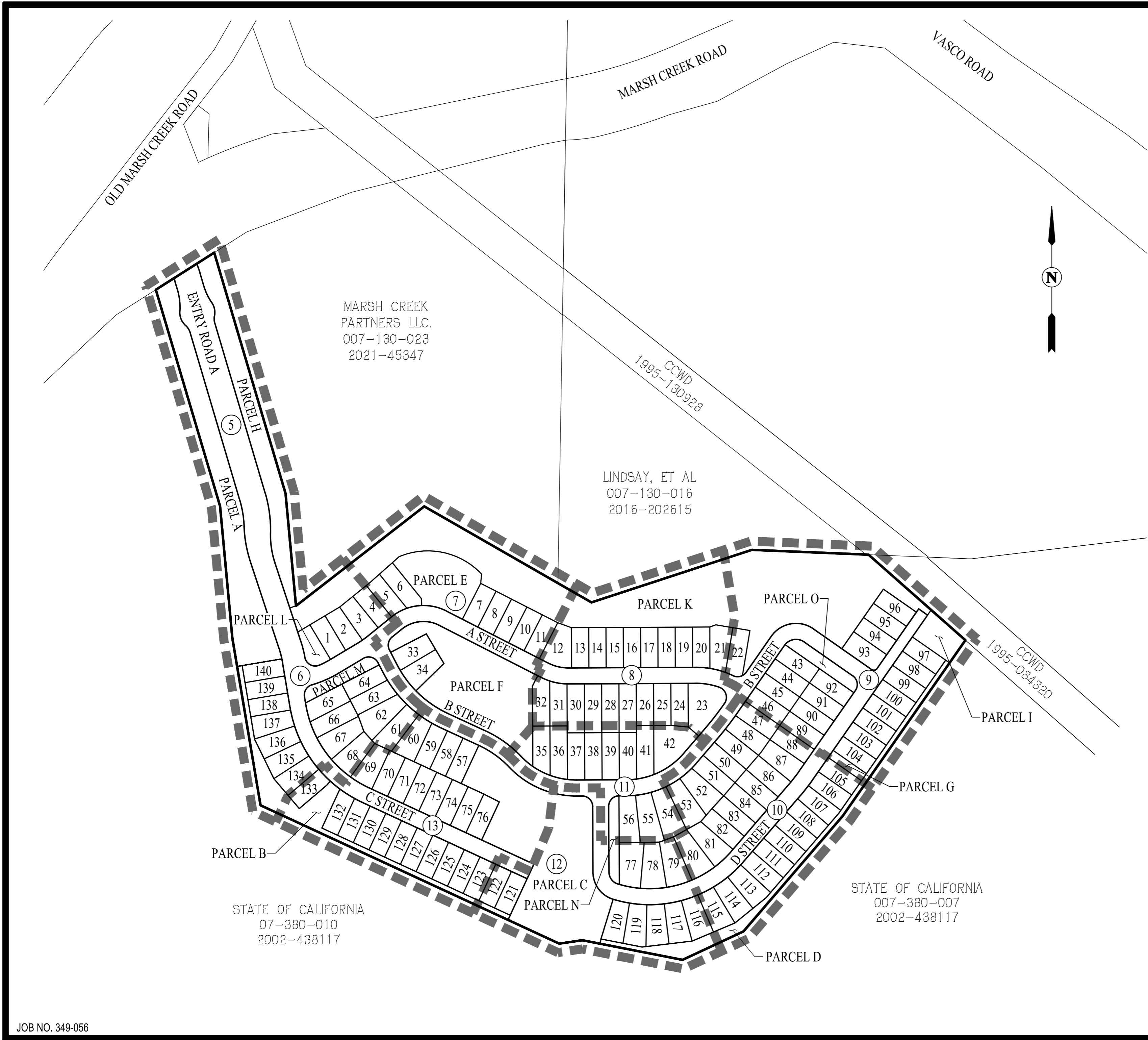
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SE	SIDEWALK EASEMENT
SSE	SANITARY SEWER EASEMENT
PAE	PRIVATE ACCESS EASEMENT
	SHEET LIMITS
(5)	SHEET NUMBER

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (47 LSM 10)
- (2) SUBDIVISION 5851 (262 M 26)
- (3) DOCUMENT NUMBER 2002-0197696
- (4) SUBDIVISION 8796 (491 M 4)
- (5) STATE OF CALIFORNIA RIGHT OF WAY
RECORD MAP R-10285.14 DATED 3/20/13
- (6) RECORD OF SURVEY R.S. NO. 3533 (145 LSM 48)

NOTES:

1. ALL DISTANCES ARE GROUND LEVEL AND MEASURED UNLESS NOTED. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.
2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.

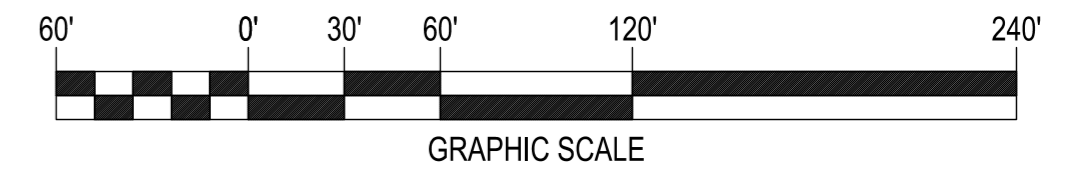


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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 60' APRIL 2024

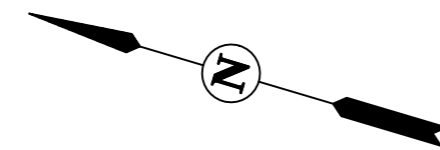


LEGEND

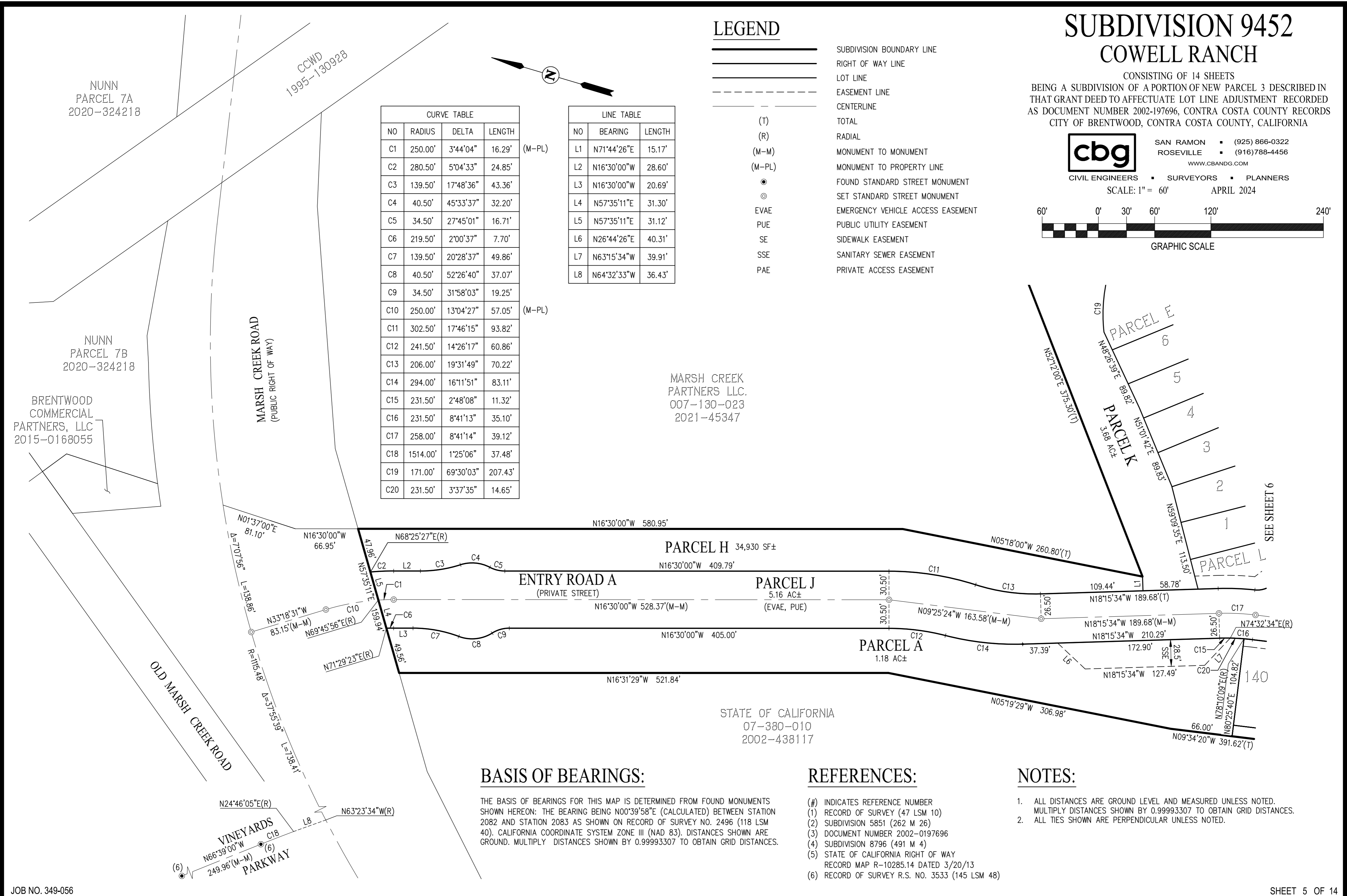
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	SIDEWALK EASEMENT
	SANITARY SEWER EASEMENT
	PRIVATE ACCESS EASEMENT

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	250.00'	3°44'04"	16.29'
C2	280.50'	5°04'33"	24.85'
C3	139.50'	17°48'36"	43.36'
C4	40.50'	45°33'37"	32.20'
C5	34.50'	27°45'01"	16.71'
C6	219.50'	2°00'37"	7.70'
C7	139.50'	20°28'37"	49.86'
C8	40.50'	52°26'40"	37.07'
C9	34.50'	31°58'03"	19.25'
C10	250.00'	13°04'27"	57.05'
C11	302.50'	17°46'15"	93.82'
C12	241.50'	14°26'17"	60.86'
C13	206.00'	19°31'49"	70.22'
C14	294.00'	16°11'51"	83.11'
C15	231.50'	2°48'08"	11.32'
C16	231.50'	8°41'13"	35.10'
C17	258.00'	8°41'14"	39.12'
C18	1514.00'	1°25'06"	37.48'
C19	171.00'	69°30'03"	207.43'
C20	231.50'	3°37'35"	14.65'

LINE TABLE		
NO	BEARING	LENGTH
L1	N71°44'26"E	15.17'
L2	N16°30'00"W	28.60'
L3	N16°30'00"W	20.69'
L4	N57°35'11"E	31.30'
L5	N57°35'11"E	31.12'
L6	N26°44'26"E	40.31'
L7	N63°15'34"W	39.91'
L8	N64°32'33"W	36.43'



MARSH CREEK PARTNERS LLC.
007-130-023
2021-45347



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED FROM FOUND MONUMENTS SHOWN HEREON: THE BEARING BEING N00°39'58"E (CALCULATED) BETWEEN STATION 2082 AND STATION 2083 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40). CALIFORNIA COORDINATE SYSTEM ZONE III (NAD 83). DISTANCES SHOWN ARE GROUND. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (47 LSM 10)
- (2) SUBDIVISION 5851 (262 M 26)
- (3) DOCUMENT NUMBER 2002-0197696
- (4) SUBDIVISION 8796 (491 M 4)
- (5) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R-10285.14 DATED 3/20/13
- (6) RECORD OF SURVEY R.S. NO. 3533 (145 LSM 48)

NOTES:

- 1. ALL DISTANCES ARE GROUND LEVEL AND MEASURED UNLESS NOTED. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.
- 2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.

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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' APRIL 2024



GRAPHIC SCALE

BASIS OF BEARINGS:

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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TOTAL
	RADIAL
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	SIDEWALK EASEMENT
	SANITARY SEWER EASEMENT
	PRIVATE ACCESS EASEMENT

REFERENCES:

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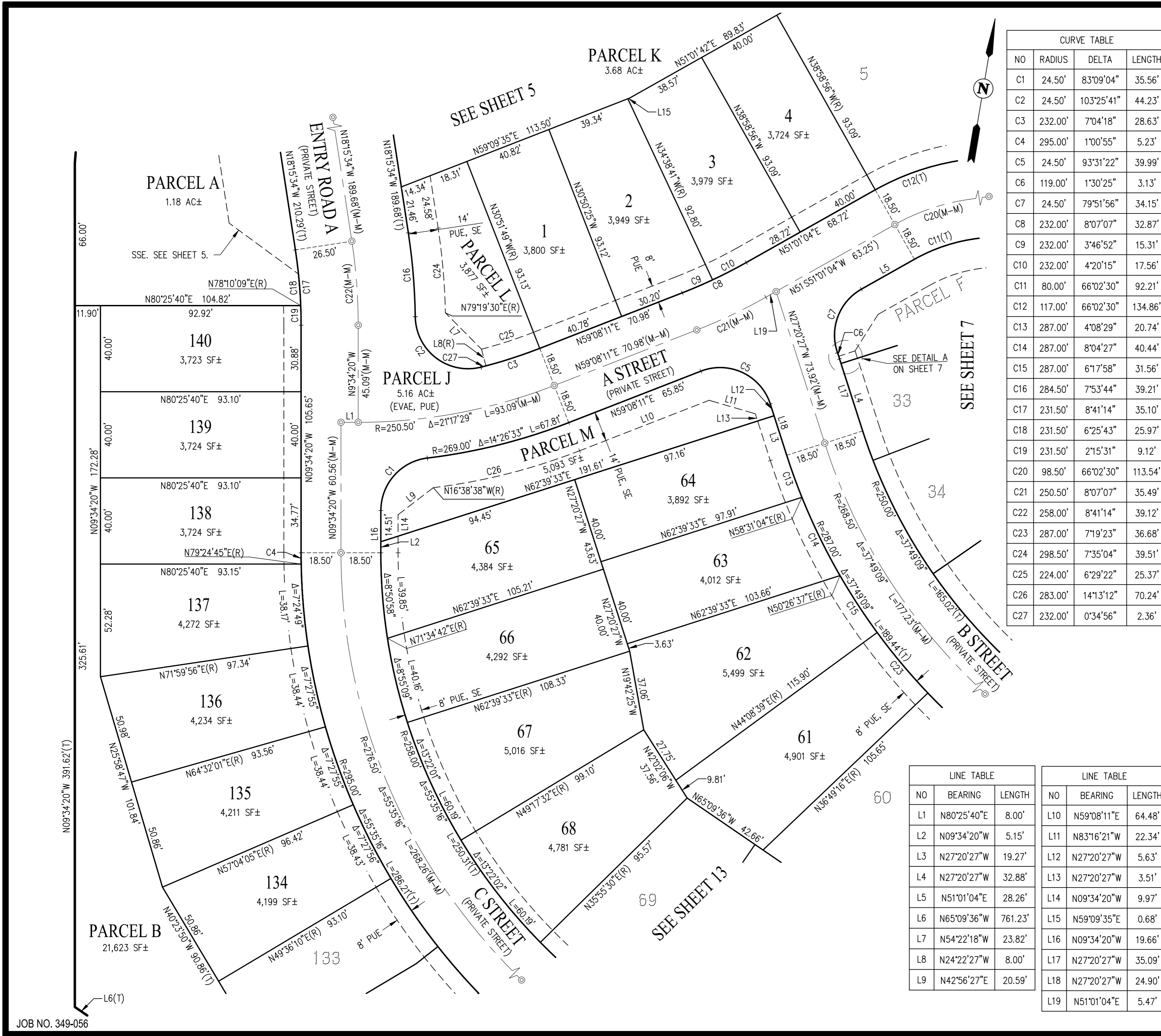
NOTES:

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- 2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	24.50'	83°09'04"	35.56'
C2	24.50'	103°25'41"	44.23'
C3	232.00'	7°04'18"	28.63'
C4	295.00'	1°00'55"	5.23'
C5	24.50'	93°31'22"	39.99'
C6	119.00'	1°30'25"	3.13'
C7	24.50'	79°51'56"	34.15'
C8	232.00'	8°07'07"	32.87'
C9	232.00'	3°46'52"	15.31'
C10	232.00'	4°20'15"	17.56'
C11	80.00'	66°02'30"	92.21'
C12	117.00'	66°02'30"	134.86'
C13	287.00'	4°08'29"	20.74'
C14	287.00'	8°04'27"	40.44'
C15	287.00'	6°17'58"	31.56'
C16	284.50'	7°53'44"	39.21'
C17	231.50'	8°41'14"	35.10'
C18	231.50'	6°25'43"	25.97'
C19	231.50'	2°15'31"	9.12'
C20	98.50'	66°02'30"	113.54'
C21	250.50'	8°07'07"	35.49'
C22	258.00'	8°41'14"	39.12'
C23	287.00'	7°19'23"	36.68'
C24	298.50'	7°35'04"	39.51'
C25	224.00'	6°29'22"	25.37'
C26	283.00'	14°13'12"	70.24'
C27	232.00'	0°34'56"	2.36'

LINE TABLE		
NO	BEARING	LENGTH
L1	N80°25'40"E	8.00'
L2	N09°34'20"W	5.15'
L3	N27°20'27"W	19.27'
L4	N27°20'27"W	32.88'
L5	N51°01'04"E	28.26'
L6	N65°09'36"W	761.23'
L7	N54°22'18"W	23.82'
L8	N24°22'27"W	8.00'
L9	N42°56'27"E	20.59'

LINE TABLE		
NO	BEARING	LENGTH
L10	N59°08'11"E	64.48'
L11	N83°16'21"W	22.34'
L12	N27°20'27"W	5.63'
L13	N27°20'27"W	3.51'
L14	N09°34'20"W	9.97'
L15	N59°09'35"E	0.68'
L16	N09°34'20"W	19.66'
L17	N27°20'27"W	35.09'
L18	N27°20'27"W	24.90'
L19	N51°01'04"E	5.47'



MARSH CREEK PARTNERS LLC.
007-130-023
2021-45347

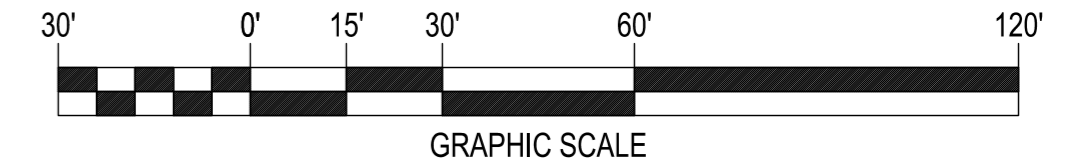
SUBDIVISION 9452 COWELL RANCH

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



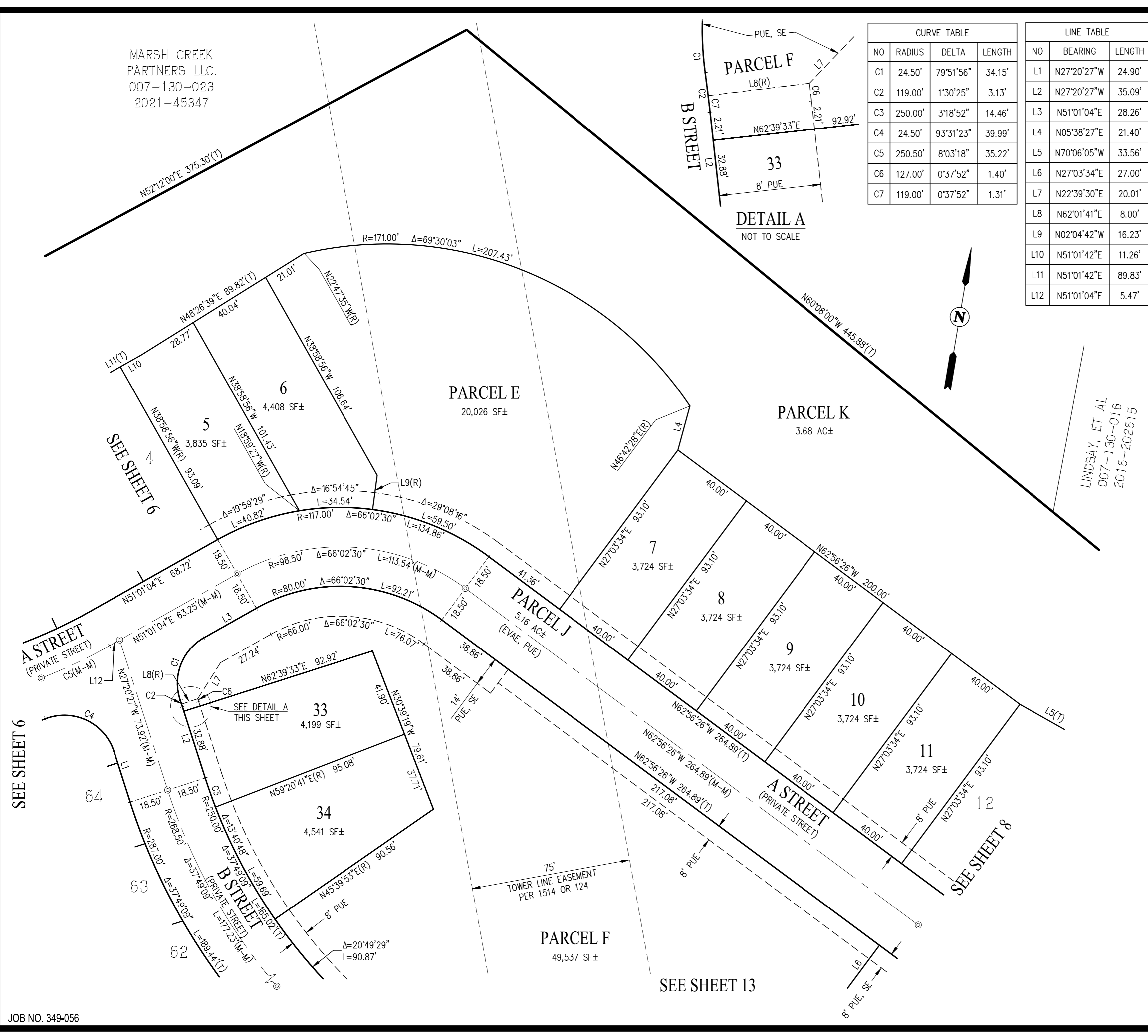
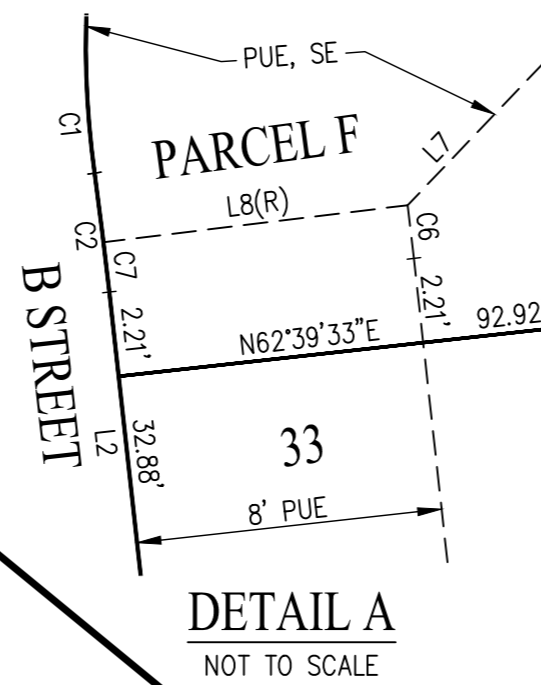
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ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' APRIL 2024



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	24.50'	79°51'56"	34.15'
C2	119.00'	1°30'25"	3.13'
C3	250.00'	3°18'52"	14.46'
C4	24.50'	93°31'23"	39.99'
C5	250.50'	8°03'18"	35.22'
C6	127.00'	0°37'52"	1.40'
C7	119.00'	0°37'52"	1.31'

LINE TABLE		
NO	BEARING	LENGTH
L1	N27°20'27"W	24.90'
L2	N27°20'27"W	35.09'
L3	N51°01'04"E	28.26'
L4	N05°38'27"E	21.40'
L5	N70°06'05"W	33.56'
L6	N27°03'34"E	27.00'
L7	N22°39'30"E	20.01'
L8	N62°01'41"E	8.00'
L9	N02°04'42"W	16.23'
L10	N51°01'42"E	11.26'
L11	N51°01'42"E	89.83'
L12	N51°01'04"E	5.47'



LINDSAY, ET AL
007-130-016
2016-202615

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED FROM FOUND MONUMENTS SHOWN HEREON: THE BEARING BEING N00°39'58"E (CALCULATED) BETWEEN STATION 2082 AND STATION 2083 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40). CALIFORNIA COORDINATE SYSTEM ZONE III (NAD 83). DISTANCES SHOWN ARE GROUND. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT
- SET STANDARD STREET MONUMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- SSE SANITARY SEWER EASEMENT
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REFERENCES:

- (#) INDICATES REFERENCE NUMBER
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- (2) SUBDIVISION 5851 (262 M 26)
- (3) DOCUMENT NUMBER 2002-0197696
- (4) SUBDIVISION 8796 (491 M 4)
- (5) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R-10285.14 DATED 3/20/13
- (6) RECORD OF SURVEY R.S. NO. 3533 (145 LSM 48)

NOTES:

1. ALL DISTANCES ARE GROUND LEVEL AND MEASURED UNLESS NOTED. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.
2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.

MARSH CREEK PARTNERS LLC.
007-130-023
2021-45347

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	100.00'	27°19'45"	47.70'
C2	118.50'	27°19'45"	56.52'
C3	137.00'	27°19'45"	65.35'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C4	137.00'	8°55'53"	21.36'
C5	137.00'	17°02'35"	40.75'
C6	137.00'	1°21'17"	3.24'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C7	199.00'	9°34'15"	33.24'
C8	199.00'	10°38'43"	36.97'
C9	24.50'	105°31'51"	45.13'

LINE TABLE		
NO	BEARING	LENGTH
L1	N62°56'26"W	8.95'
L2	N27°03'34"E	27.00'
L3	N89°43'49"E	7.44'
L4	N89°43'49"E	6.91'
L5	N70°19'10"E	14.89'
L6	N34°55'05"E	1.36'

LINE TABLE		
NO	BEARING	LENGTH
L7	N55°04'55"W	6.18'
L8	N62°56'26"W	264.89'
L9	N62°56'26"W	264.89'
L10	N40°41'31"E	74.39'
L11	N40°41'31"E	74.39'
L12	N55°04'55"W	8.00'

LINDSAY, ET AL
007-130-016
2016-202615

PARCEL K
3.68 AC±

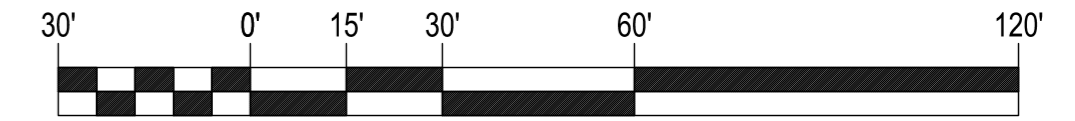
SUBDIVISION 9452 COWELL RANCH

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' APRIL 2024



BASIS OF BEARINGS:

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LEGEND

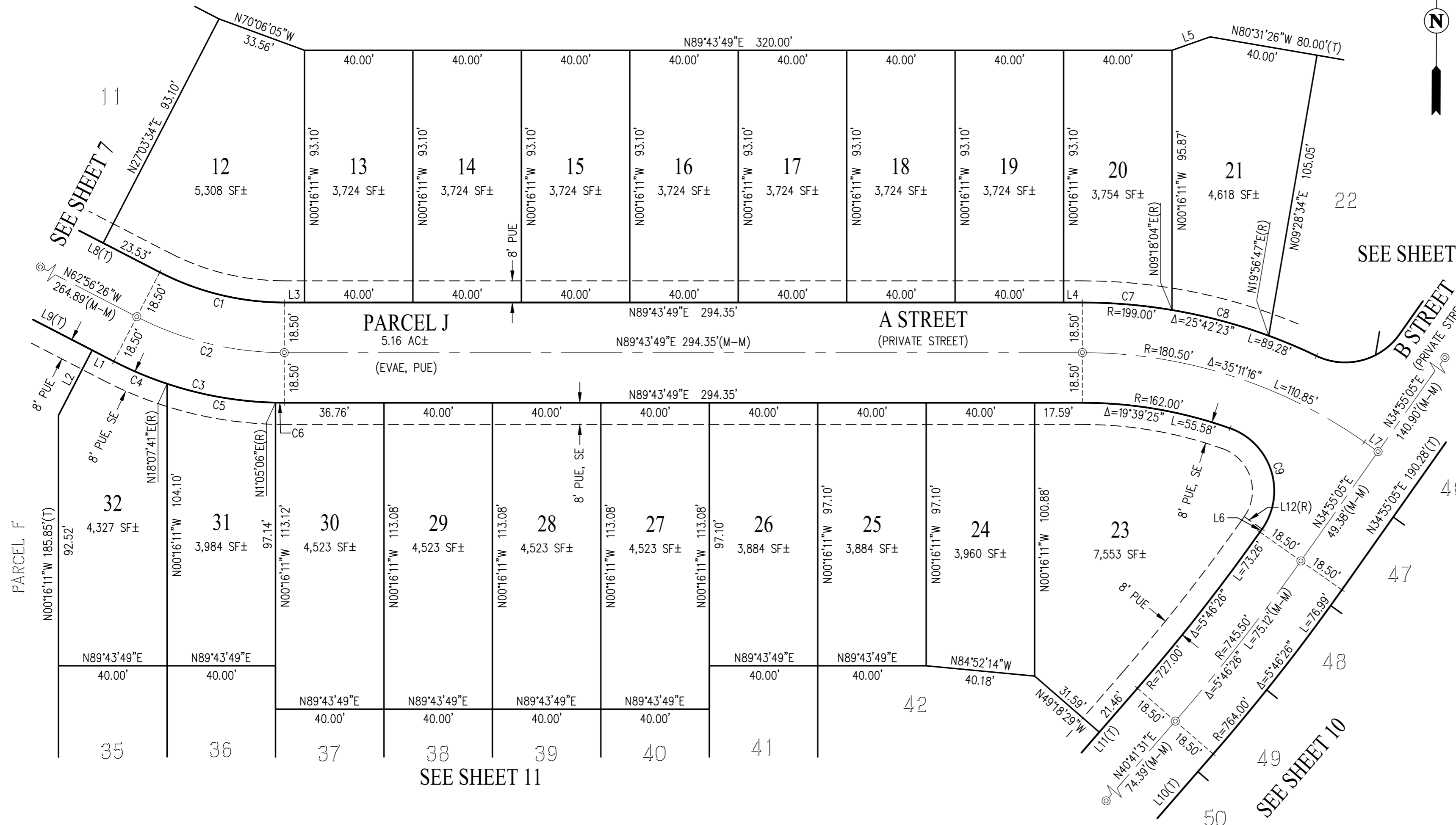
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SE	SIDEWALK EASEMENT
SSE	SANITARY SEWER EASEMENT
PAE	PRIVATE ACCESS EASEMENT

REFERENCES:

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- (3) DOCUMENT NUMBER 2002-0197696
- (4) SUBDIVISION 8796 (491 M 4)
- (5) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R-10285.14 DATED 3/20/13
- (6) RECORD OF SURVEY R.S. NO. 3533 (145 LSM 48)

NOTES:

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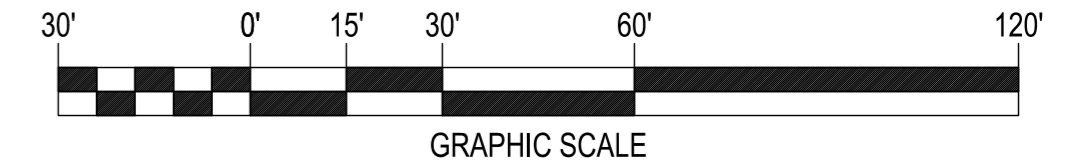
SUBDIVISION 9452 COWELL RANCH

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN
THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED
AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS
CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' APRIL 2024



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LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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	FOUND STANDARD STREET MONUMENT
	SET STANDARD STREET MONUMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
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NOTES:

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LINDSAY, ET AL
007-130-016
2016-202615

CCWD
1995-084320
N48°33'43"W 298.72'

LINE TABLE		
NO	BEARING	LENGTH
L1	N55°04'55"W	6.00'
L2	N55°04'55"W	6.18'
L3	N34°55'05"E	9.24'
L4	N55°04'55"W	25.00'
L5	N55°04'55"W	11.00'
L6	N55°04'55"W	10.00'
L7	N34°55'05"E	5.92'
L8	N55°04'55"W	8.00'
L9	N34°55'05"E	0.50'
L10	N55°04'55"W	10.81'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	24.50'	90°00'00"	38.48'
C2	24.50'	80°31'07"	34.43'
C3	199.00'	25°42'23"	89.28'
C4	199.00'	5°29'25"	19.07'
C5	9.00'	90°00'00"	14.14'
C6	33.00'	4°29'24"	2.59'
C7	24.50'	52°50'57"	22.60'
C8	24.50'	27°40'11"	11.83'
C9	33.00'	90°00'00"	51.84'
C10	33.00'	85°30'36"	49.25'
C11	16.00'	90°00'00"	25.13'
C12	16.00'	55°31'34"	15.51'

PARCEL K
3.68 AC±

PARCEL J
5.16 AC±
(EVAE, PUE)

PARCEL O
5,544 SF±
N55°04'55"W 194.10'

PARCEL D
0.39 AC±

STATE OF CALIFORNIA
007-380-007
2002-438117

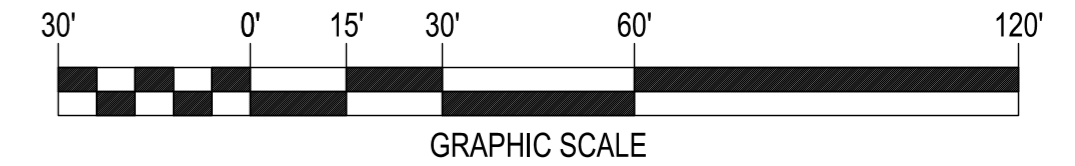
SUBDIVISION 9452 COWELL RANCH

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN
THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED
AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS
CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' APRIL 2024



BASIS OF BEARINGS:

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LEGEND

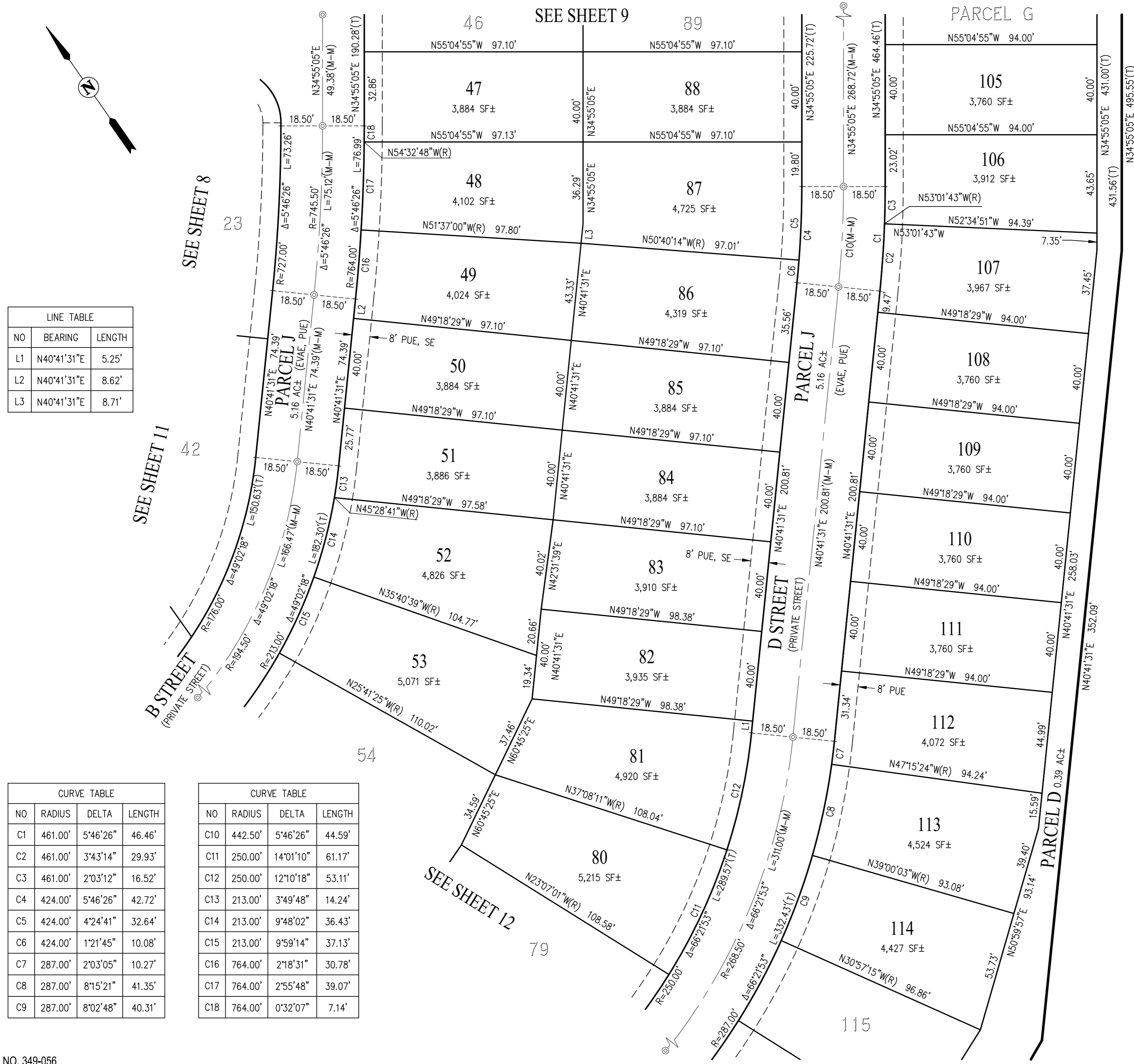
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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⊙	SET STANDARD STREET MONUMENT
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PUE	PUBLIC UTILITY EASEMENT
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- (3) DOCUMENT NUMBER 2002-0197696
- (4) SUBDIVISION 8796 (491 M 4)
- (5) STATE OF CALIFORNIA RIGHT OF WAY
RECORD MAP R-10285.14 DATED 3/20/13
- (6) RECORD OF SURVEY R.S. NO. 3533 (145 LSM 48)

NOTES:

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MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.
2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.



LINE TABLE		
NO	BEARING	LENGTH
L1	N40°41'31"E	5.25'
L2	N40°41'31"E	8.62'
L3	N40°41'31"E	8.71'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	461.00'	5°46'26"	46.46'
C2	461.00'	3°43'14"	29.93'
C3	461.00'	2°03'12"	16.52'
C4	424.00'	5°46'26"	42.72'
C5	424.00'	4°24'41"	32.64'
C6	424.00'	1°21'45"	10.08'
C7	287.00'	2°03'05"	10.27'
C8	287.00'	8°15'21"	41.35'
C9	287.00'	8°02'48"	40.31'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C10	442.50'	5°46'26"	44.59'
C11	250.00'	14°01'10"	61.17'
C12	250.00'	12°10'18"	53.11'
C13	213.00'	3°49'48"	14.24'
C14	213.00'	9°48'02"	36.43'
C15	213.00'	9°59'14"	37.13'
C16	764.00'	2°18'31"	30.78'
C17	764.00'	2°55'48"	39.07'
C18	764.00'	0°32'07"	7.14'

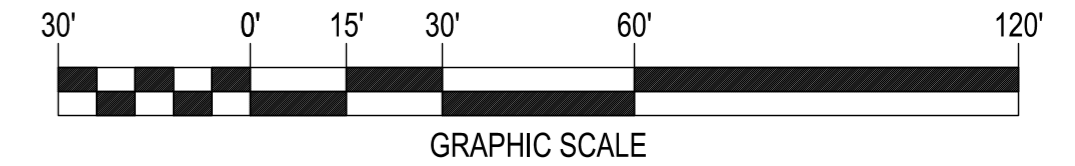
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CIVIL ENGINEERS SURVEYORS PLANNERS
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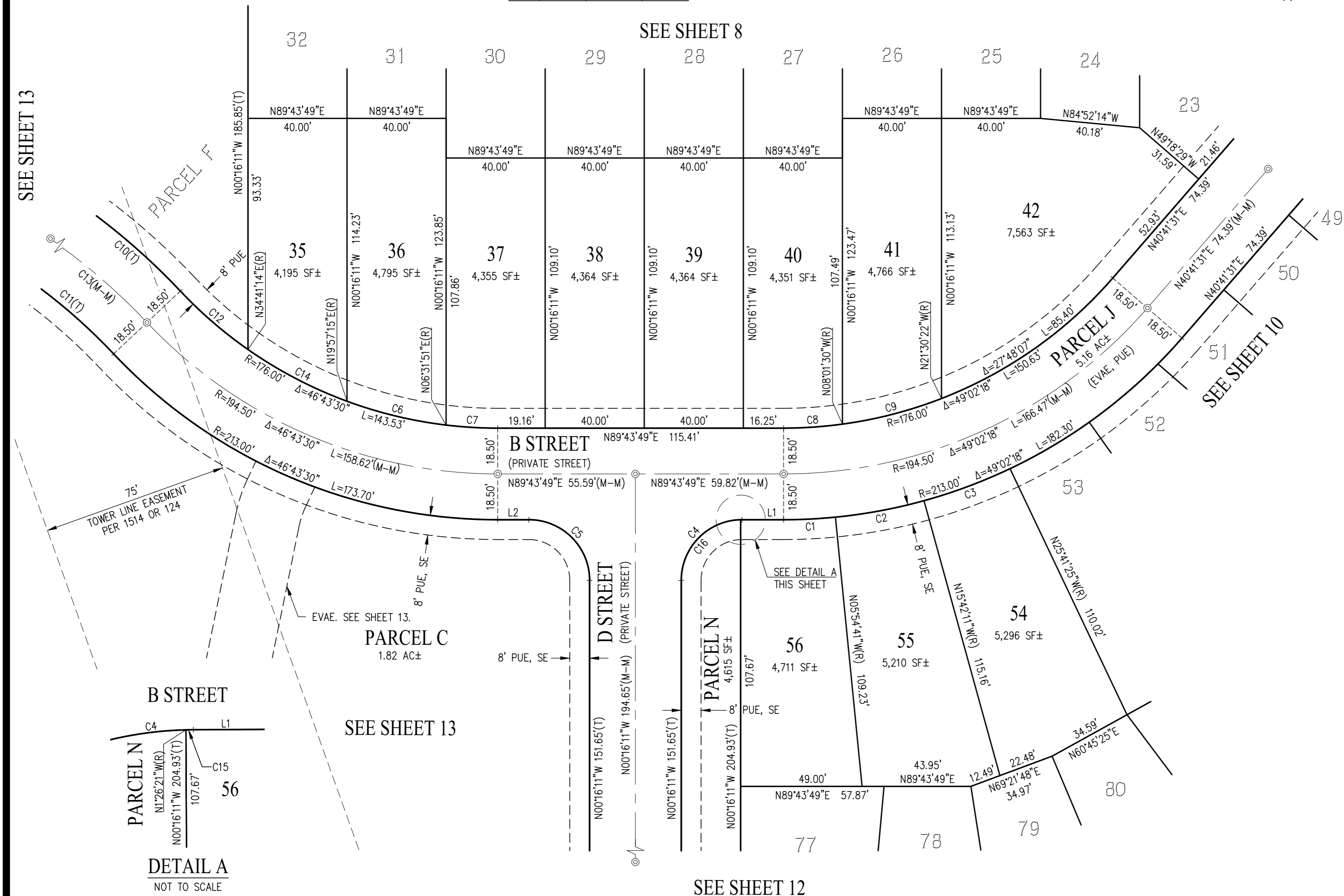


LINE TABLE		
NO	BEARING	LENGTH
L1	N89°43'49"E	16.82'
L2	N89°43'49"E	12.59'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	213.00'	5°38'30"	20.97'
C2	213.00'	9°47'30"	36.40'
C3	213.00'	9°59'14"	37.13'
C4	24.50'	90°00'00"	38.48'
C5	24.50'	90°00'00"	38.48'
C6	176.00'	13°25'24"	41.23'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C7	176.00'	6°48'02"	20.89'
C8	176.00'	7°45'19"	23.82'
C9	176.00'	13°28'52"	41.41'
C10	269.00'	21°36'55"	101.48'
C11	232.00'	21°36'55"	87.52'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C12	176.00'	11°46'05"	36.15'
C13	250.50'	21°36'55"	94.50'
C14	176.00'	14°43'59"	45.26'
C15	24.50'	1°10'10"	0.50'
C16	24.50'	88°49'50"	37.98'



BASIS OF BEARINGS:

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LEGEND

- SUBDIVISION BOUNDARY LINE
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NOTES:

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2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.

LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
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PAE	PRIVATE ACCESS EASEMENT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED FROM FOUND MONUMENTS SHOWN HEREON: THE BEARING BEING N00°39'58"E (CALCULATED) BETWEEN STATION 2082 AND STATION 2083 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40). CALIFORNIA COORDINATE SYSTEM ZONE III (NAD 83). DISTANCES SHOWN ARE GROUND. MULTIPLY DISTANCES SHOWN BY 0.999993307 TO OBTAIN GRID DISTANCES.

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (47 LSM 10)
- (2) SUBDIVISION 5851 (262 M 26)
- (3) DOCUMENT NUMBER 2002-0197696
- (4) SUBDIVISION 8796 (491 M 4)
- (5) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R-10285.14 DATED 3/20/13
- (6) RECORD OF SURVEY R.S. NO. 3533 (145 LSM 48)

NOTES:

1. ALL DISTANCES ARE GROUND LEVEL AND MEASURED UNLESS NOTED. MULTIPLY DISTANCES SHOWN BY 0.999993307 TO OBTAIN GRID DISTANCES.
2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.

SUBDIVISION 9452 COWELL RANCH

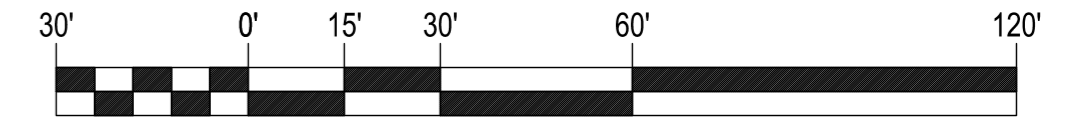
CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



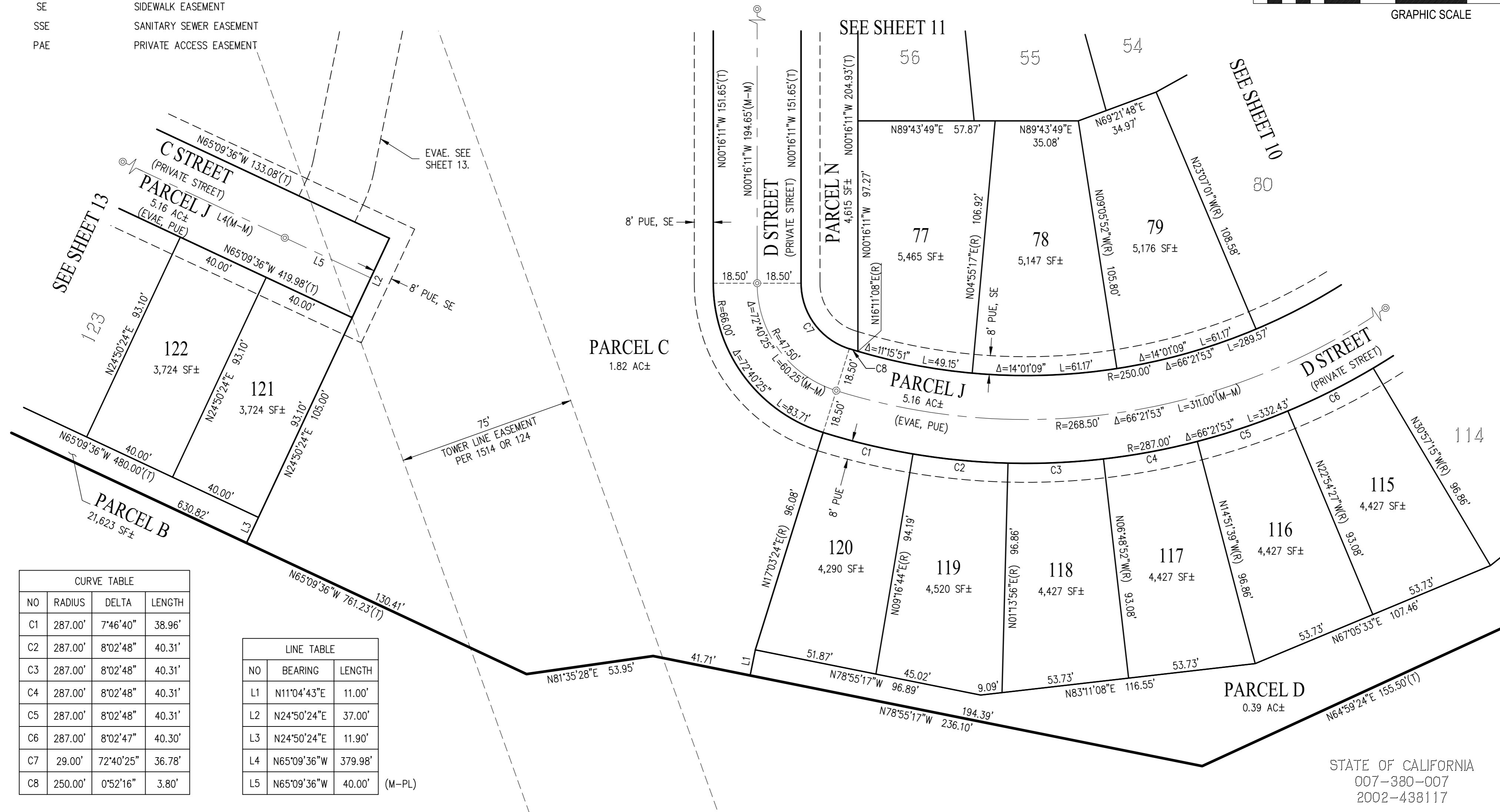
SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 30' APRIL 2024



GRAPHIC SCALE



NO	RADIUS	DELTA	LENGTH
C1	287.00'	7°46'40"	38.96'
C2	287.00'	8°02'48"	40.31'
C3	287.00'	8°02'48"	40.31'
C4	287.00'	8°02'48"	40.31'
C5	287.00'	8°02'48"	40.31'
C6	287.00'	8°02'47"	40.30'
C7	29.00'	72°40'25"	36.78'
C8	250.00'	0°52'16"	3.80'

NO	BEARING	LENGTH
L1	N11°04'43"E	11.00'
L2	N24°50'24"E	37.00'
L3	N24°50'24"E	11.90'
L4	N65°09'36"W	379.98'
L5	N65°09'36"W	40.00'

(M-PL)

STATE OF CALIFORNIA
007-380-007
2002-438117

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS DETERMINED FROM FOUND MONUMENTS SHOWN HEREON: THE BEARING BEING N00°39'58"E (CALCULATED) BETWEEN STATION 2082 AND STATION 2083 AS SHOWN ON RECORD OF SURVEY NO. 2496 (118 LSM 40). CALIFORNIA COORDINATE SYSTEM ZONE III (NAD 83). DISTANCES SHOWN ARE GROUND. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.

NOTES:

1. ALL DISTANCES ARE GROUND LEVEL AND MEASURED UNLESS NOTED. MULTIPLY DISTANCES SHOWN BY 0.99993307 TO OBTAIN GRID DISTANCES.
2. ALL TIES SHOWN ARE PERPENDICULAR UNLESS NOTED.

**SUBDIVISION 9452
COWELL RANCH**

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 30' APRIL 2024



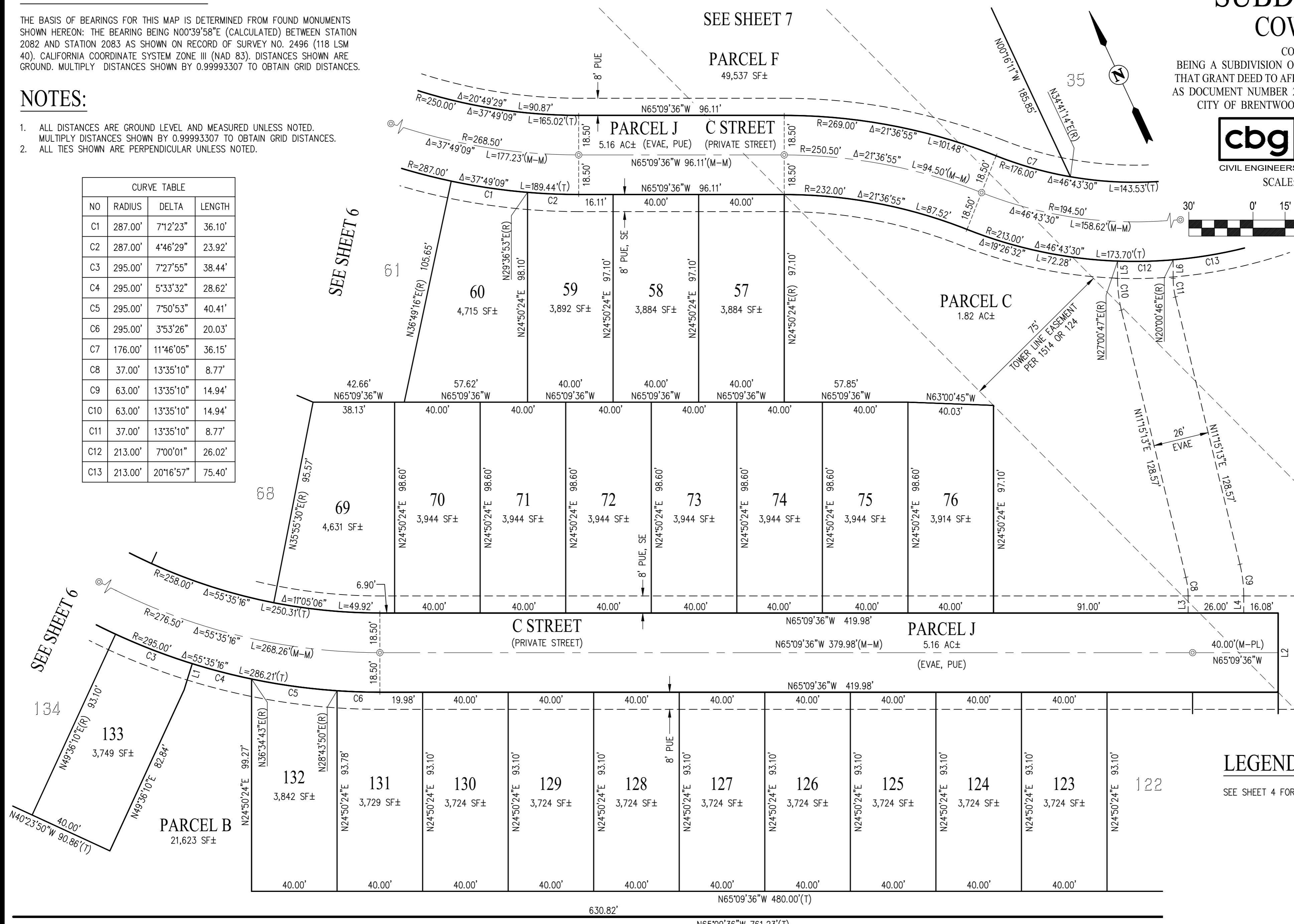
GRAPHIC SCALE

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (47 LSM 10)
- (2) SUBDIVISION 5851 (262 M 26)
- (3) DOCUMENT NUMBER 2002-0197696
- (4) SUBDIVISION 8796 (491 M 4)
- (5) STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP R-10285.14 DATED 3/20/13
- (6) RECORD OF SURVEY R.S. NO. 3533 (145 LSM 48)

LINE TABLE		
NO	BEARING	LENGTH
L1	N42°08'15"E	12.87' (R)
L2	N24°50'24"E	37.00'
L3	N24°50'24"E	8.00'
L4	N24°50'24"E	8.00'
L5	N24°50'24"E	8.10'
L6	N24°50'24"E	8.70'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	287.00'	7°12'23"	36.10'
C2	287.00'	4°46'29"	23.92'
C3	295.00'	7°27'55"	38.44'
C4	295.00'	5°33'32"	28.62'
C5	295.00'	7°50'53"	40.41'
C6	295.00'	3°53'26"	20.03'
C7	176.00'	11°46'05"	36.15'
C8	37.00'	13°35'10"	8.77'
C9	63.00'	13°35'10"	14.94'
C10	63.00'	13°35'10"	14.94'
C11	37.00'	13°35'10"	8.77'
C12	213.00'	7°00'01"	26.02'
C13	213.00'	20°16'57"	75.40'



STATE OF CALIFORNIA
07-380-010
2002-438117

LEGEND

SEE SHEET 4 FOR LEGEND

SUBDIVISION 9452 COWELL RANCH

CONSISTING OF 14 SHEETS
BEING A SUBDIVISION OF A PORTION OF NEW PARCEL 3 DESCRIBED IN
THAT GRANT DEED TO AFFECTUATE LOT LINE ADJUSTMENT RECORDED
AS DOCUMENT NUMBER 2002-197696, CONTRA COSTA COUNTY RECORDS
CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA



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CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
APRIL 2024

ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY
AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST PER STATE OF CALIFORNIA
GOVERNMENT CODE SECTION 66434.2(a) OF THE SUBDIVISION MAP ACT.

NOTES

THE AREA DESIGNATED AS PARCEL J IS RESERVED FOR THE FUTURE OWNERS, RESIDENTS,
AND VISITORS OF THE PARCELS AND LOTS CREATED BY THIS MAP FOR PRIVATE STREET
PURPOSES INCLUDING PRIVATE ACCESS AND PRIVATE UTILITIES ALL IN ACCORDANCE WITH
THE COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING THIS PROJECT. SAID PARCEL TO
BE CONVEYED IN FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT
SUBSEQUENT TO THE FILING OF THIS MAP.

THE AREA DESIGNATED AS PARCEL C IS RESERVED FOR THE FUTURE OWNERS, RESIDENTS,
AND VISITORS OF THE PARCELS AND LOTS CREATED BY THIS MAP FOR PRIVATE
RECREATIONAL AMENITIES ALL IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND
RESTRICTIONS GOVERNING THIS PROJECT. SAID PARCEL TO BE CONVEYED IN FEE TO THE
HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT SUBSEQUENT TO THE FILING OF THIS
MAP.

THE AREAS DESIGNATED AS PARCEL A, PARCEL B, PARCEL D, PARCEL E, PARCEL F,
PARCEL G, PARCEL H, PARCEL I, PARCEL K, PARCEL L, PARCEL M, PARCEL N, AND PARCEL
O ARE FOR PRIVATE PARK, PRIVATE OPEN SPACE AND PRIVATE STORM DRAINAGE
PURPOSES AND IS RESERVED FOR THE FUTURE OWNERS, RESIDENTS, AND VISITORS OF THE
PARCELS AND LOTS CREATED BY THIS MAP ALL IN ACCORDANCE WITH THE COVENANTS,
CONDITIONS AND RESTRICTIONS GOVERNING THIS PROJECT. SAID PARCEL TO BE CONVEYED IN
FEE TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT SUBSEQUENT TO THE
FILING OF THIS MAP.

THE AREA DESIGNATED AS "SE" (SIDEWALK EASEMENT) IS FOR PRIVATE STREETS AND
PEDESTRIAN PURPOSES ALL IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, AND
RESTRICTIONS (CC&R'S) GOVERNING THIS SUBDIVISION.

THE AREA DESIGNATED AS "PAE" (PRIVATE ACCESS EASEMENTS) ARE FOR PRIVATE ACCESS
PURPOSES ALL IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS
(CC&R'S) GOVERNING THIS SUBDIVISION.

COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL RECORD SUBSEQUENT TO THE FILING OF
THIS MAP CREATING THE PRIVATE STREETS SHOWN HEREON ALLOWING THE NUMBERED AND
LETTERED LOTS AND PARCELS CREATED BY THIS MAP ACCESS TO THE PUBLIC STREET. NO
LOTS OR PARCELS SHALL BE LAND LOCKED.