

# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
JULY 2024

## 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 TO THE CITY OF BRENTWOOD IN FEE FOR PUBLIC PURPOSES:

1. THE AREAS DESIGNATED AS HANSON LANE, ADMIRAL COURT, VICEROY WAY, MEGANOS ROAD,  
BLOOMFIELD WAY, SWALLOWTAIL COURT, CATERPILLAR LANE, RIVAS DRIVE, AND LONE TREE  
WAY FOR PUBLIC RIGHT OF WAY PURPOSES.
2. THE AREAS DESIGNATED PARCEL B AND PARCEL D FOR OPEN SPACE AND PARK PURPOSES.

THE UNDERSIGNED HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED  
TO THE CITY OF BRENTWOOD AS EASEMENT FOR PUBLIC PURPOSES:

1. THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "PUE" 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 "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVAE" ARE  
HEREBY DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR EMERGENCY VEHICLE  
PURPOSES.
3. THE AREAS DESIGNATED AS "WATER LINE EASEMENT" OR "WLE" ARE HEREBY DEDICATED TO  
THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR UNDERGROUND WATER LINE USE AND ALL  
IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING CONSTRUCTION, ACCESS, AND  
MAINTENANCE OF THESE IMPROVEMENTS AND APPURTENANCES.
4. THE AREAS DESIGNATED AS "PUBLIC ACCESS EASEMENT" OR "PAE" ARE HEREBY DEDICATED  
TO THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR PUBLIC ACCESS PURPOSES.

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  
0192-7088983 DATED FEBRUARY 16, 2024 (UPDATED) PREPARED BY FIRST AMERICAN TITLE  
COMPANY.

AS OWNER: MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

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

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: \_\_\_\_\_

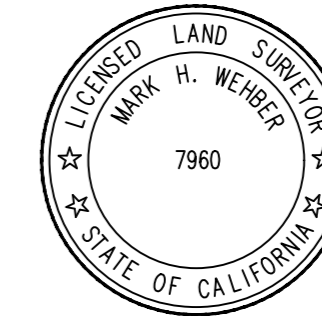
MY COMMISSION NUMBER: \_\_\_\_\_

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 MERITAGE HOMES OF CALIFORNIA, INC., IN JANUARY 2024. 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 31, 2027, 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 9574, HANSON LANE", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING  
A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN 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 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 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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

JULY 2024

## 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 9574, HANSON LANE", 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, AS WELL AS ALL EASEMENTS, IN CONFORMITY WITH THE TERMS OF OFFER OF 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 DECEMBER 29, 2014, PROJECT NO. 11788.000.000, 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 OCTOBER 24, 2023, THE CITY COUNCIL APPROVED THE TENTATIVE MAP OF SUBDIVISION 9574 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. PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, AN EASEMENT FOR GRANT OF RIGHT OF WAY FOR ELECTRIC LINES, POLES, WIRES, GUYS, CROSSARMS, BRACES AND OTHER FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 21, 1941 AS BOOK 587, PAGE 33 OF OFFICIAL RECORDS.
2. CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, AN EASEMENT FOR FLOOD CONTROL PURPOSES AND TRANSMISSION OF DRAINAGE WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 16, 1997 AS INSTRUMENT NO. 1997-0200301 OF OFFICIAL RECORDS.
3. AN EASEMENT FOR A RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 1, 1890 AS BOOK 58 OF DEEDS PAGE 142 OF OFFICIAL RECORDS.

## CERTIFICATE OF DEDICATION FOR SAME PUBLIC PURPOSE

MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION HAS DEDICATED HEREON CERTAIN PUBLIC RIGHTS OF WAY FOR HANSON LANE, ADMIRAL COURT, VICEROY WAY, MEGANOS ROAD, BLOOMFIELD WAY, SWALLOWTAIL COURT, CATERPILLAR LANE, RIVAS DRIVE, AND LONE TREE WAY AND EASEMENTS FOR PUBLIC UTILITIES (PUE), EMERGENCY VEHICLE ACCESS (EVAE), AND WATER LINES (WLE). THE CITY OF BRENTWOOD SHALL RECONVEY THE PROPERTY TO MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, 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.

## 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 9574, HANSON LANE", 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 OCTOBER 24, 2023, 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, CITY ENGINEER  
R.C.E. NO. 85399

DATE

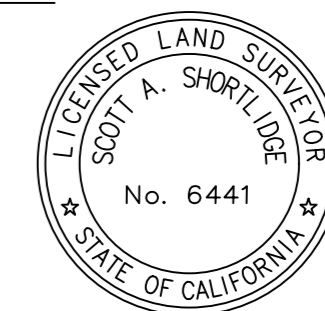


## CITY SURVEYOR'S STATEMENT

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 9574, HANSON LANE", AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

DATE



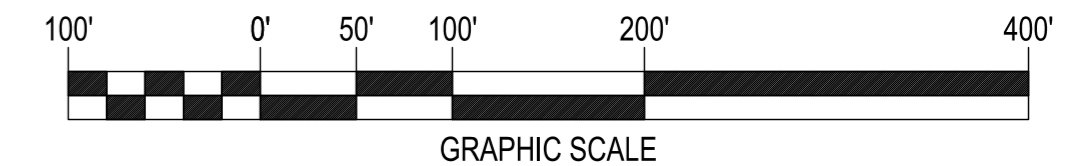
# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 100' JULY 2024



## BASIS OF BEARINGS:

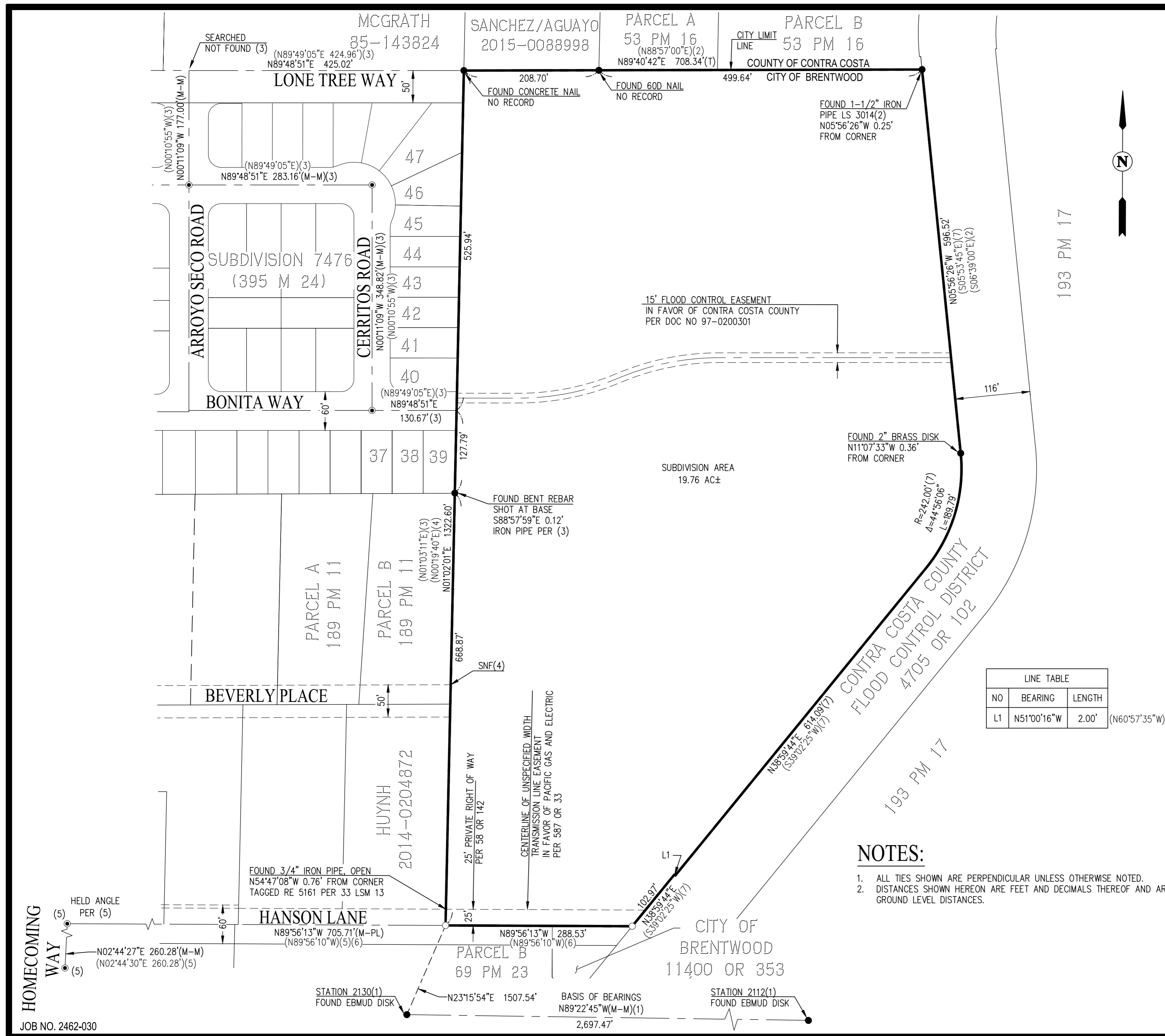
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N89°22'45"W BETWEEN STATION 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
()	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS



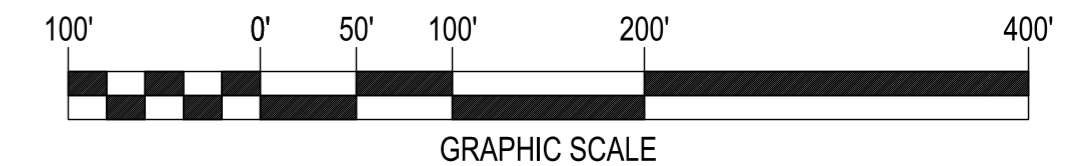
# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 100' JULY 2024



## 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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

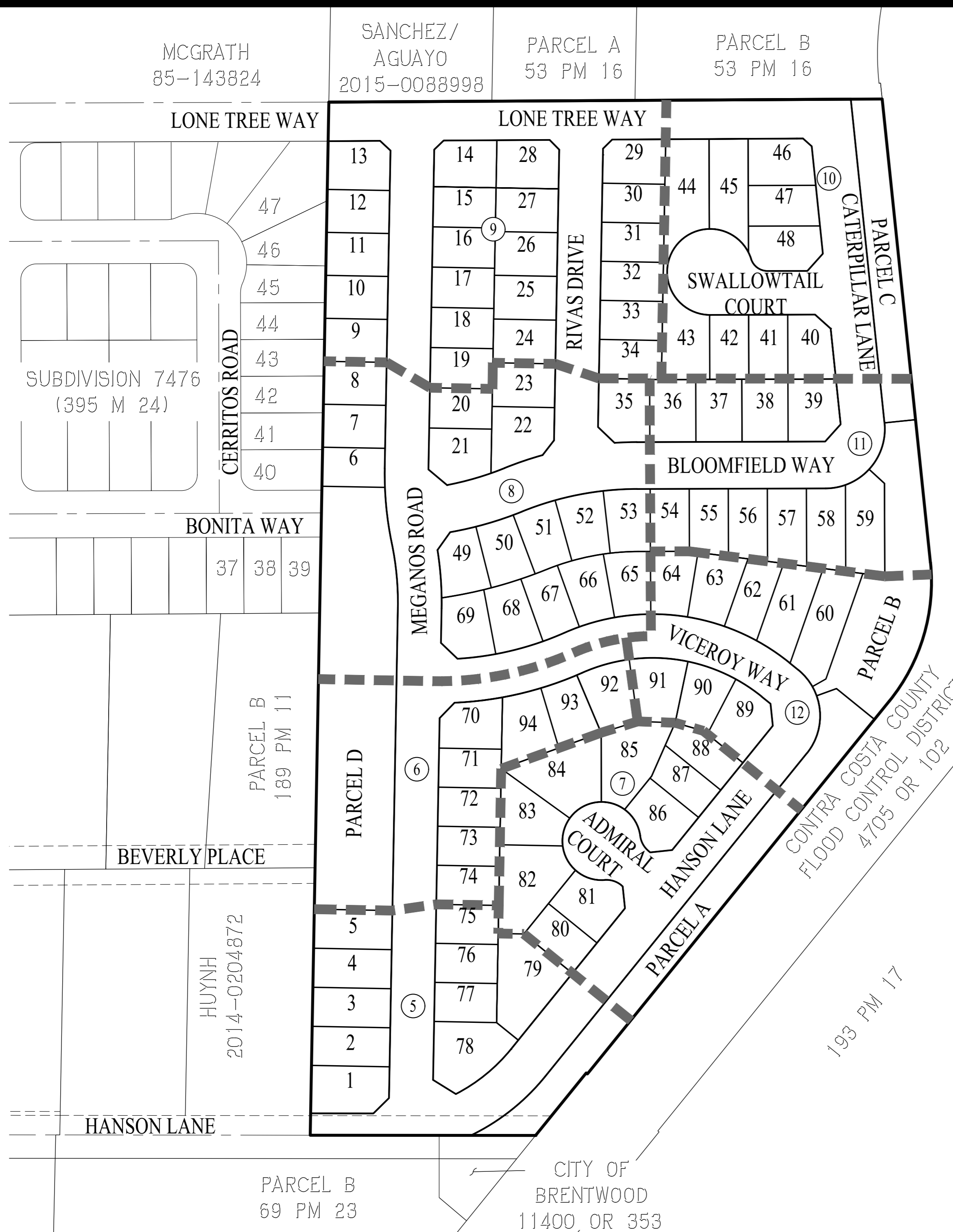
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
	FOUND MONUMENT AS NOTED
	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
( )	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

## NOTES:

1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.



193 PM 17



193 PM 17

CITY OF BRENTWOOD  
11400, OR 353

MCGRATH  
85-143824

SANCHEZ/  
AGUAYO  
2015-0088998

PARCEL A  
53 PM 16

PARCEL B  
53 PM 16

SUBDIVISION 7476  
(395 M 24)

PARCEL B  
189 PM 11

HUYNH  
2014-0204872

PARCEL B  
69 PM 23

# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 30' JULY 2024



## 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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
()	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

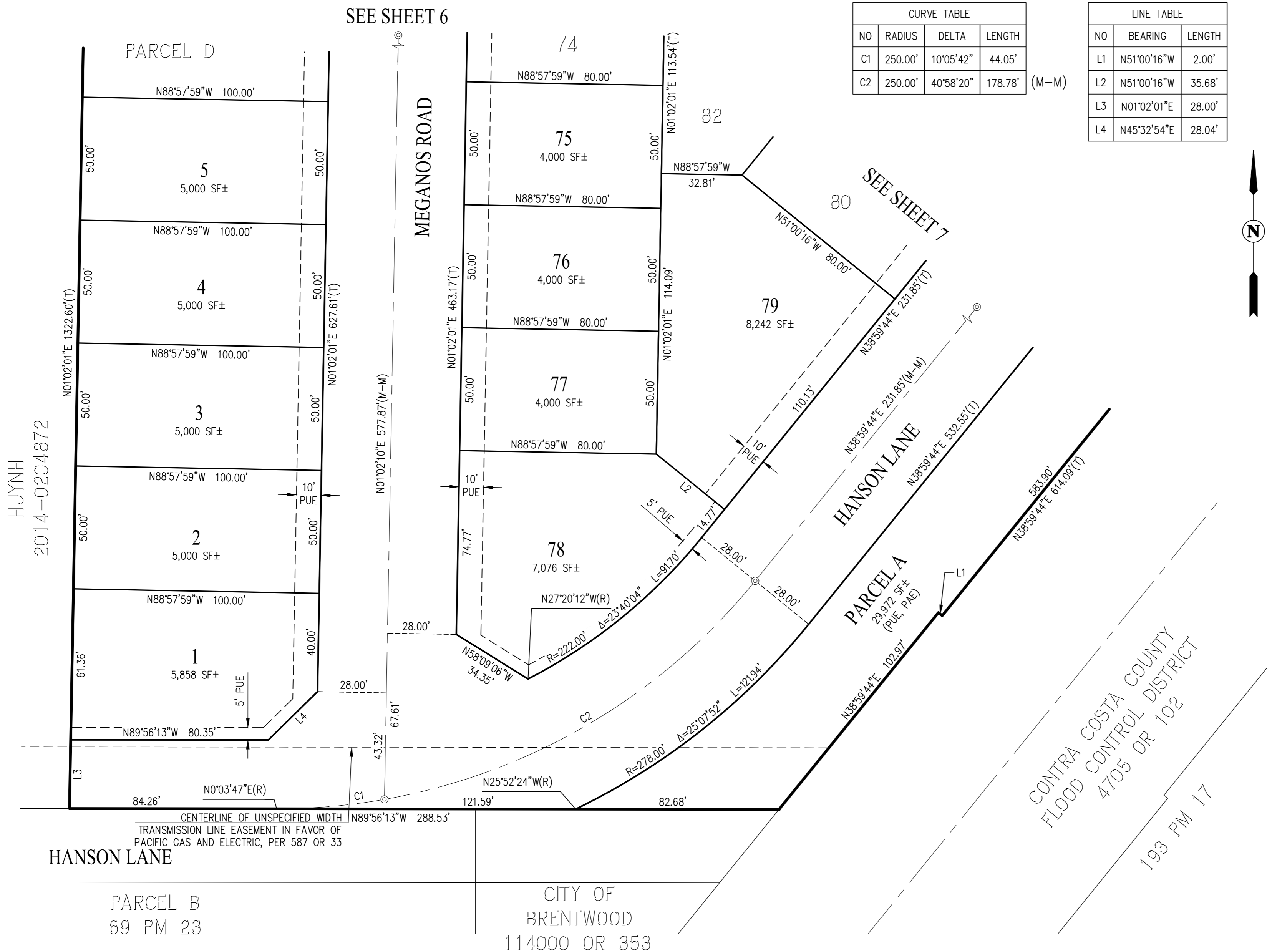
## NOTES:

- 1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	250.00'	10°05'42"	44.05'
C2	250.00'	40°58'20"	178.78'

LINE TABLE		
NO	BEARING	LENGTH
L1	N51°00'16"W	2.00'
L2	N51°00'16"W	35.68'
L3	N01°02'01"E	28.00'
L4	N45°32'54"E	28.04'

(M-M)



# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 30' JULY 2024



## 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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
()	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

## NOTES:

- 1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.



SEE SHEET 8

SEE SHEET 12

VICEROY WAY

MEGANOS ROAD

SEE SHEET 7

SEE SHEET 5

PARCEL D  
1.21 AC±  
(PAE)

PARCEL B  
189 PM 11

BEVERLY PLACE

HUYNH  
2014-0204872

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	453.00'	6°23'32"	50.54'
C2	453.00'	0°57'38"	7.59'
C3	222.00'	16°11'08"	62.71'
C4	453.00'	6°11'26"	48.94'

LINE TABLE		
NO	BEARING	LENGTH
L1	N88°57'59"W	18.64' (M-M)

# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 30' JULY 2024



## 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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

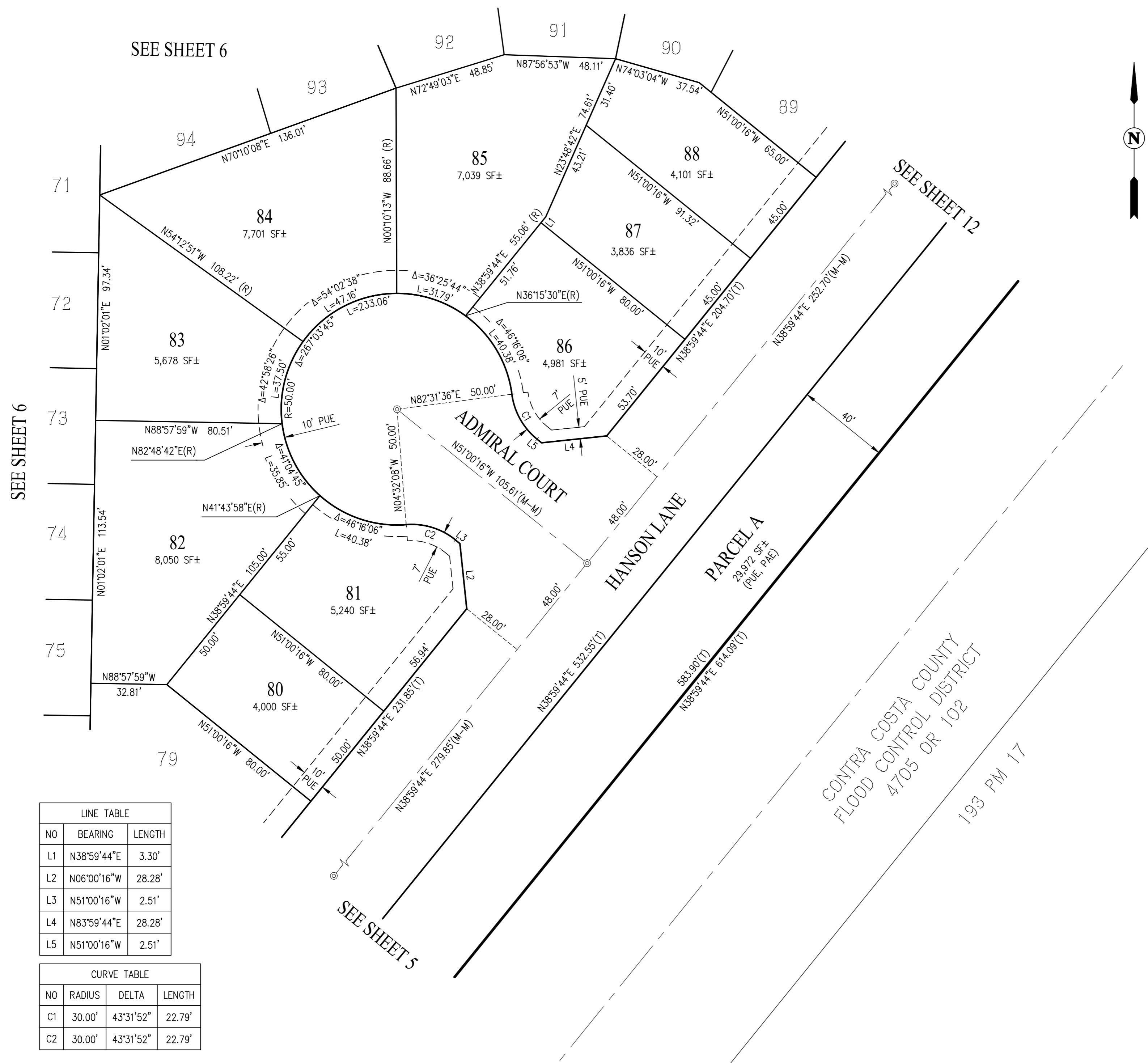
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
()	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

## NOTES:

1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.



LINE TABLE		
NO	BEARING	LENGTH
L1	N38°59'44"E	3.30'
L2	N06°00'16"W	28.28'
L3	N51°00'16"W	2.51'
L4	N83°59'44"E	28.28'
L5	N51°00'16"W	2.51'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	30.00'	43°31'52"	22.79'
C2	30.00'	43°31'52"	22.79'

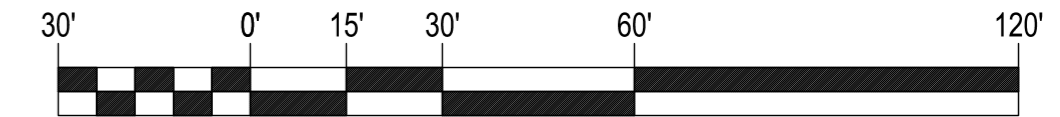
SEE SHEET 9

# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 30' JULY 2024



## 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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
( )	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

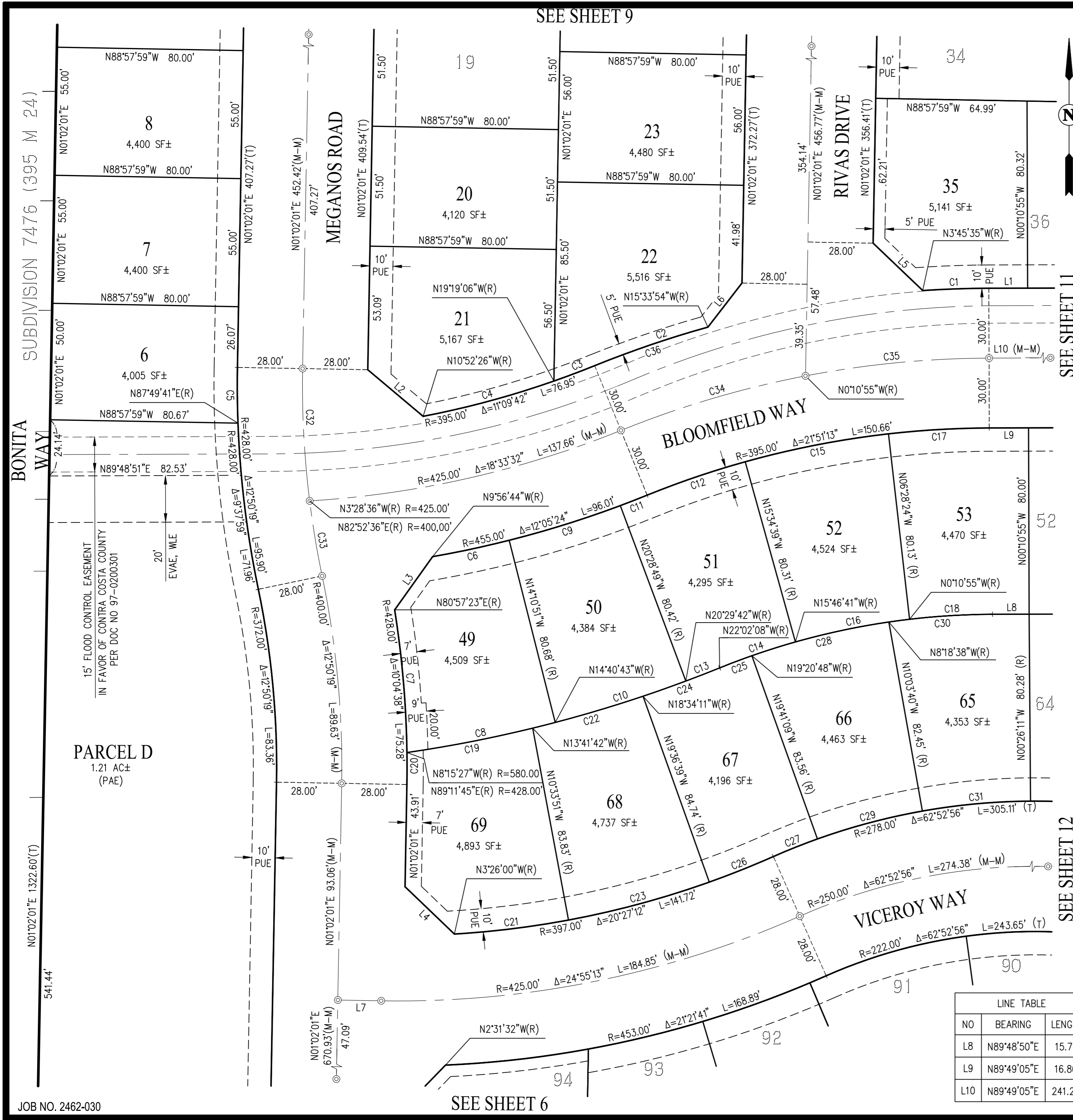
## NOTES:

- 1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	455.00'	3'34'40"	28.41'
C2	455.00'	6'28'14"	51.38'
C3	395.00'	2'43'02"	18.73'
C4	395.00'	8'26'40"	58.22'
C5	428.00'	3'12'20"	23.94'
C6	455.00'	4'14'07"	33.63'
C7	428.00'	8'14'22"	61.55'
C8	580.00'	6'25'16"	65.00'
C9	455.00'	6'17'58"	50.03'
C10	580.00'	5'48'59"	58.88'
C11	455.00'	1'33'19"	12.35'
C12	395.00'	6'27'29"	44.52'
C13	580.00'	1'32'27"	15.60'
C14	315.00'	6'15'27"	34.40'
C15	395.00'	9'06'15"	62.76'
C16	315.00'	9'05'52"	50.02'
C17	395.00'	6'17'29"	43.37'
C18	315.00'	6'29'54"	35.73'
C19	580.00'	5'26'14"	55.04'
C20	428.00'	1'50'15"	13.73'
C21	397.00'	7'07'51"	49.41'
C22	580.00'	4'52'29"	49.35'
C23	397.00'	9'02'48"	62.68'
C24	580.00'	3'27'57"	35.08'
C25	315.00'	2'41'20"	14.78'
C26	397.00'	4'16'34"	29.63'
C27	278.00'	4'12'03"	20.38'
C28	315.00'	11'02'11"	60.68'
C29	278.00'	9'37'29"	46.70'
C30	315.00'	8'07'43"	44.69'
C31	278.00'	9'37'29"	46.70'
C32	400.00'	8'09'25"	56.95'
C33	400.00'	4'40'54"	32.68'
C34	425.00'	11'09'42"	82.79'
C35	425.00'	10'41'31"	79.31'
C36	455.00'	6'28'14"	51.38'

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°49'05"E	16.66'
L2	N49°55'13"W	31.07'
L3	N35°30'20"E	28.06'
L4	N46°12'00"W	29.37'
L5	N46°21'47"W	29.44'
L6	N37°44'03"E	23.91'
L7	N88°57'59"W	18.64'

LINE TABLE		
NO	BEARING	LENGTH
L8	N89°48'50"E	15.71'
L9	N89°49'05"E	16.86'
L10	N89°49'05"E	241.26'





MCGRATH  
85-143824

SANCHEZ/AGUAYO  
2015-0088998

PARCEL A  
53 PM 16

PARCEL B  
53 PM 16

LONE TREE WAY

LONE TREE WAY

RIVAS DRIVE

MEGANOS ROAD

SUBDIVISION 7476 (395 M 24)

SEE SHEET 10

SEE SHEET 8

# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 30' JULY 2024



## 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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
()	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

## NOTES:

- 1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.

LINE TABLE		
NO	BEARING	LENGTH
L1	N46°59'44"W	18.18'
L2	N46°07'21"E	16.73'
L3	N44°38'39"W	17.43'
L4	N45°21'21"E	16.50'

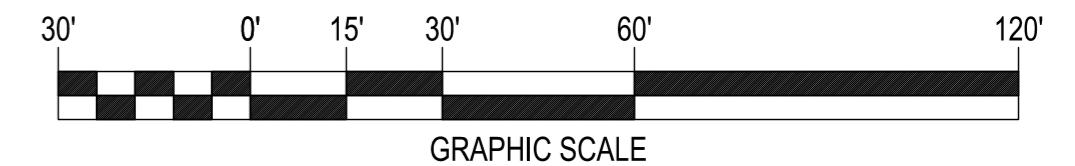
# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 30' JULY 2024



## 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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

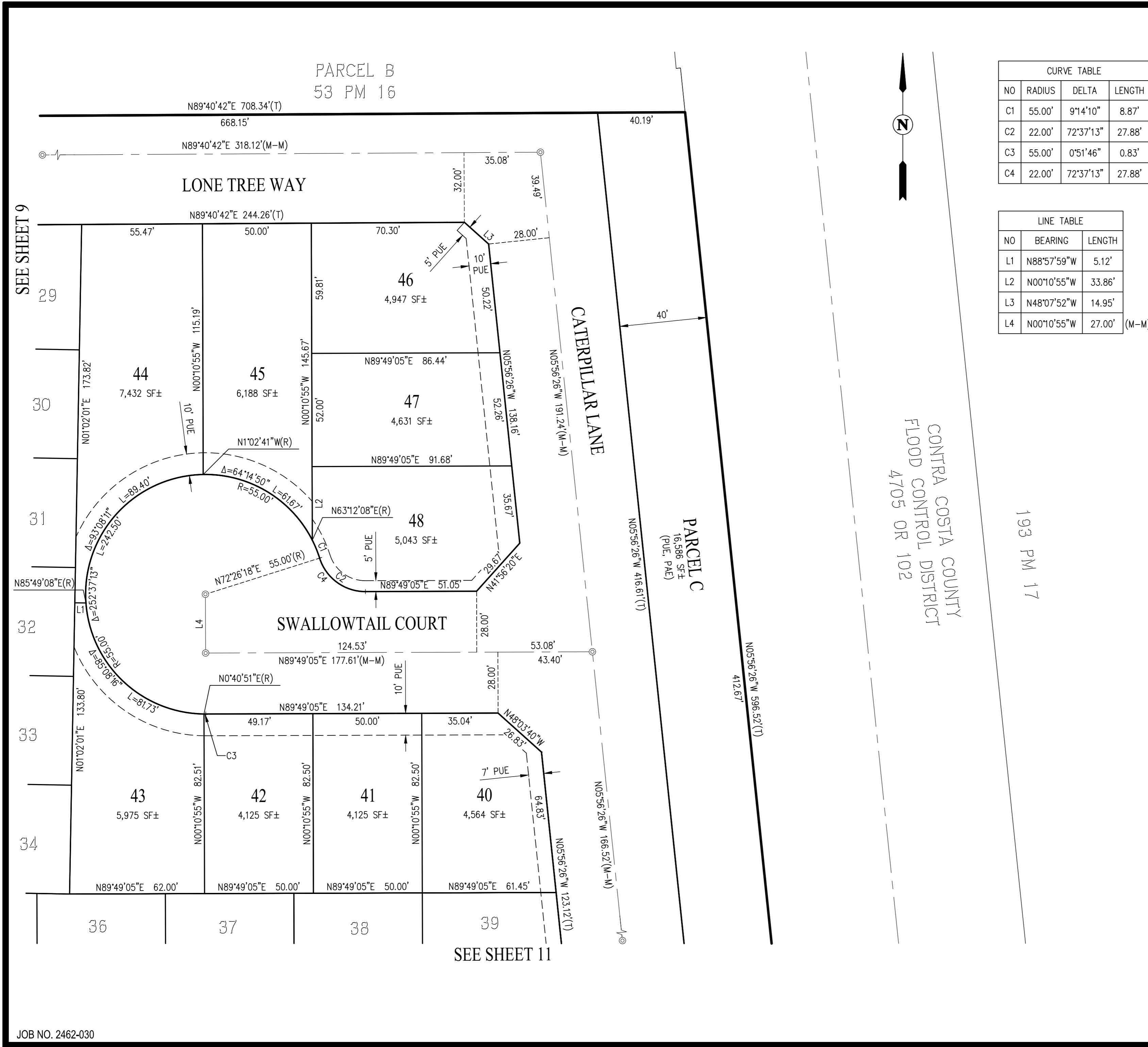
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
()	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

## NOTES:

- 1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.



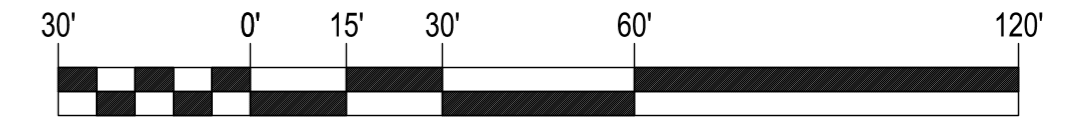
# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 30' JULY 2024



## 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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
()	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

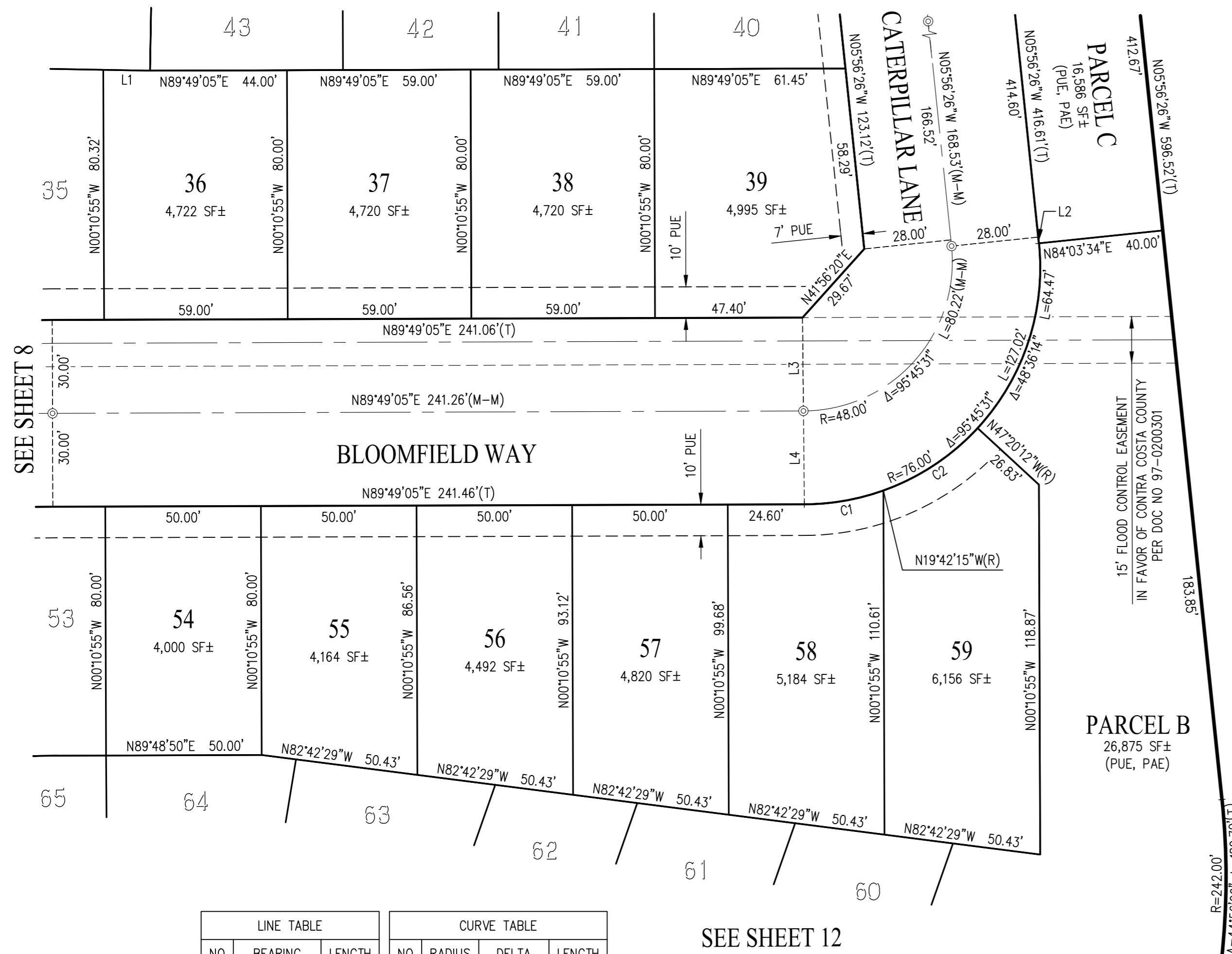
## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

## NOTES:

- 1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.

SEE SHEET 10



SEE SHEET 8

SEE SHEET 12

LINE TABLE			CURVE TABLE			
NO	BEARING	LENGTH	NO	RADIUS	DELTA	LENGTH
L1	N88°57'59"W	15.01'	C1	76.00'	19°31'20"	25.90'
L2	N05°56'26"W	2.01'	C2	76.00'	27°37'57"	36.65'
L3	N00°34'02"W	30.00'				
L4	N00°34'02"W	30.00'				

CONTRA COSTA COUNTY  
FLOOD CONTROL DISTRICT  
4705 OR 102

193 PM 17

PARCEL B  
26,875 SF±  
(PUE, PAE)

# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
SCALE: 1" = 30' JULY 2024



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 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.

## LEGEND

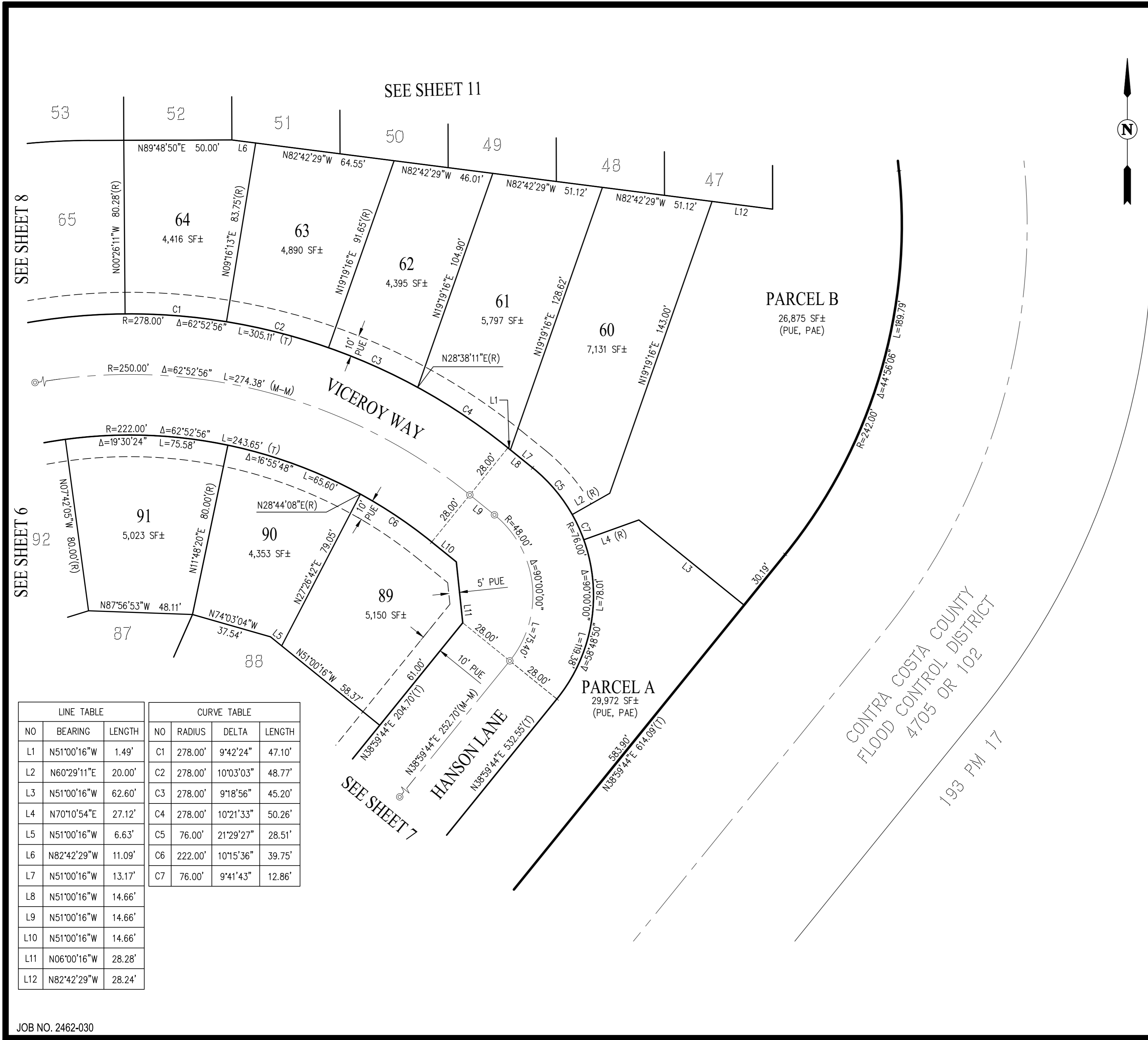
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	RELINQUISHED ABUTTER'S RIGHTS
(T)	TOTAL
(R)	RADIAL BEARING
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
⊙	FOUND STANDARD STREET MONUMENT PER REFERENCE AS NOTED
●	FOUND MONUMENT AS NOTED
⊙	SET STANDARD STREET MONUMENT, LS 7960
AC	ACRES
SF	SQUARE FEET
()	RECORD DRAWING AS NOTED
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SNF	SEARCHED, NOT FOUND

## REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY (118 LSM 41)
- (2) PARCEL MAP (53 PM 16)
- (3) SUBDIVISION 7476 (395 M 24)
- (4) PARCEL MAP (189 PM 11)
- (5) SUBDIVISION 7703 (376 M 30)
- (6) PARCEL MAP (69 PM 23)
- (7) RESOLUTION 64-92, BOOK 4705, PAGE 102, OFFICIAL RECORDS

## NOTES:

- 1. ALL TIES SHOWN ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 2. DISTANCES SHOWN HEREON ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.



SEE SHEET 8

SEE SHEET 6

SEE SHEET 11

SEE SHEET 7

LINE TABLE			CURVE TABLE			
NO	BEARING	LENGTH	NO	RADIUS	DELTA	LENGTH
L1	N51°00'16"W	1.49'	C1	278.00'	9°42'24"	47.10'
L2	N60°29'11"E	20.00'	C2	278.00'	10°03'03"	48.77'
L3	N51°00'16"W	62.60'	C3	278.00'	9°18'56"	45.20'
L4	N70°10'54"E	27.12'	C4	278.00'	10°21'33"	50.26'
L5	N51°00'16"W	6.63'	C5	76.00'	21°29'27"	28.51'
L6	N82°42'29"W	11.09'	C6	222.00'	10°15'36"	39.75'
L7	N51°00'16"W	13.17'	C7	76.00'	9°41'43"	12.86'
L8	N51°00'16"W	14.66'				
L9	N51°00'16"W	14.66'				
L10	N51°00'16"W	14.66'				
L11	N06°00'16"W	28.28'				
L12	N82°42'29"W	28.24'				

# SUBDIVISION 9574 HANSON LANE

CONSISTING OF 13 SHEETS  
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6,  
T.1N., R.3E., M.D.B.&M. AND BEING FURTHER DESCRIBED IN THAT GRANT DEED  
RECORDED AS DOCUMENT NO. 2023-0116463, 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  
JULY 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

1. THE AREAS DESIGNATED AS PARCEL A AND PARCEL C ARE FOR PRIVATE OPEN SPACE PURPOSES AND ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION OF SUBDIVISION 9574 SUBSEQUENT TO THE FILING OF THIS MAP.
2. THE APPROVED VESTING TENTATIVE MAP 9574 AND CONDITIONS OF APPROVAL PER CITY RESOLUTION NO. 23-130, ADOPTED ON OCTOBER 24, 2023 APPLY TO THIS MAP.