

**OWNER'S STATEMENT**

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE SAME. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES AND TO THE CITY OF BRENTWOOD, FOR ROADWAY PURPOSES THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS: LEZCANO LANE

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

1. THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "P.U.E." ARE HEREBY DEDICATED TO THE CITY OF BRENTWOOD OR ITS DESIGNEE FOR UNDERGROUND ELECTRIC, GAS, CABLE TELEVISION AND TELEPHONE USE AND ANY ALL IMPROVEMENTS AND APPURTENANCES INSTALLED, INCLUDING THE CONSTRUCTION, ACCESS AND MAINTENANCE EASEMENT OF THESE IMPROVEMENTS AND APPURTENANCES.
2. THE AREAS MARKED "PRIVATE STORM DRAIN EASEMENT" (PSDE) ARE INTENDED FOR PRIVATE DRAINAGE PURPOSES AND ARE NOT OFFERED TO THE CITY FOR DEDICATION AND SHALL NOT BE MAINTAINED BY THE CITY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN SAID EASEMENT TO BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 8 OF SAID SUBDIVISION AS OUTLINED IN THE CONDITIONS COVENANTS AND RESTRICTIONS TO BE RECORDED BY SEPARATE DOCUMENT.
3. THE SUBSURFACE 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.
4. THE UNDERSIGNED FURTHER RELINQUISHES TO THE CITY OF BRENTWOOD ALL ABUTTER'S RIGHTS OF ACCESS ALONG THE PROPERTY LINES ADJACENT TO THOSE AREAS DEPICTED HEREON BY THE SYMBOL */////*

WE ALSO RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS THOSE PRIVATE EASEMENTS SHOWN ON THIS MAP FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP. MAINTENANCE OF SAID AREA SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 8 OF SAID SUBDIVISION AS OUTLINED IN THE CONDITIONS COVENANTS AND RESTRICTIONS TO BE RECORDED BY SEPARATE DOCUMENT.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP.

INEZ ESTATES, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: JACQUELINE SEENO \_\_\_\_\_ DATE \_\_\_\_\_  
MANAGER

**SUBDIVISION 9435  
INEZ ESTATES**

BEING A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SERIES NO 2019-0063280 & 2017-0245500, CONTRA COSTA COUNTY RECORDS. BEING A PORTION OF THE S.E. 1/4 OF SECTION 2, T.1N., R.2E., M.D.B. & M.

**CITY OF BRENTWOOD  
CONTRA COSTA COUNTY, CALIFORNIA**



AUGUST, 2024



**VICINITY MAP**  
NOT TO SCALE

**OWNER'S ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA ) SS

ON \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, A 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 NOTARY: \_\_\_\_\_

NAME (PRINTED OR TYPED): \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF NOTARY: \_\_\_\_\_

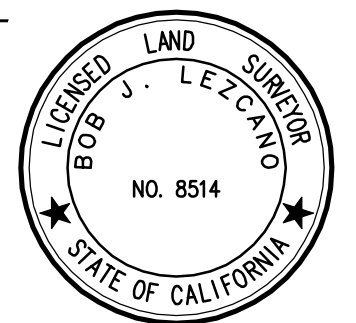
PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, BOB J. LEZCANO, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, THAT THIS MAP, ENTITLED "SUBDIVISION 9435, INEZ ESTATES"; CONSISTING OF 6 SHEETS, WAS PREPARED BY ME, THAT IT CORRECTLY REPRESENTS A FIELD SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2023, AT THE REQUEST OF CYRUS LAND INVESTMENTS. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 2025 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE AREA OF THIS SUBDIVISION IS 4.09 ACRES, MORE OR LESS.

BOB J. LEZCANO, PLS 8514

DATED \_\_\_\_\_



**COUNTY RECORDER'S STATEMENT**

THIS MAP ENTITLED "SUBDIVISION 9435, INEZ ESTATES" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE PER LETTER OF TITLE MADE BY OLD REPUBLIC TITLE COMPANY, DATED \_\_\_\_\_, AND AFTER EXAMINING THE SAME I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAW AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

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

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**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 9435, INEZ ESTATES"; IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY OF BRENTWOOD PLANNING COMMISSION ON FEBRUARY 21, 2023, THAT ALL OF THE PROVISIONS OF STATE LAW 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, CITY ENGINEER  
CITY OF BRENTWOOD  
RCE 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 9435, INEZ ESTATES"; WAS PRESENTED TO ME, PURSUANT TO THE CITY 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.

PURSUANT TO SUBDIVISION MAP ACT SECTION 66434.(G), THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF THE FOLLOWING:

THE EXISTING 40' TEMPORARY CONSTRUCTION EASEMENT PER 2002-0217819 & 2010-0111905

I FURTHER STATE THAT PURSUANT TO THE 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 \_\_\_\_\_th DAY OF \_\_\_\_\_, 20\_\_

TIM Y. OGDEN  
CITY MANAGER

**CITY PLANNING COMMISSION STATEMENT**

I, ALEXIS MORRIS, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BRENTWOOD, DO HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF BRENTWOOD HAS APPROVED THE VESTING TENTATIVE MAP FOR SUBDIVISION 9435 AT THEIR REGULAR MEETING HELD ON FEBRUARY 21, 2023, UPON WHICH THIS FINAL MAP WAS BASED.

DATE: \_\_\_\_\_

ALEXIS MORRIS  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF BRENTWOOD,  
CONTRA COSTA COUNTY,  
STATE OF CALIFORNIA

**SUBDIVISION 9435  
INEZ ESTATES**

BEING A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SERIES NO 2019-0063280 & 2017-0245500, CONTRA COSTA COUNTY RECORDS. BEING A PORTION OF THE S.E. 1/4 OF SECTION 2, T.1N., R.2E., M.D.B. & M.

CITY OF BRENTWOOD  
CONTRA COSTA COUNTY, CALIFORNIA



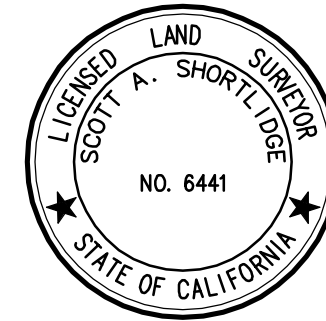
817 Arnold Drive, Ste. 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net

AUGUST, 2024

**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 9435, INEZ ESTATES", AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_  
BY: SCOTT A. SHORTLIDGE, PLS 6441  
ACTING CITY SURVEYOR



**SIGNATURE OF OMISSIONS**

IN ACCORDANCE WITH SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF RIGHTS OF WAY OR EASEMENTS, WHICH CANNOT RIPEN INTO FEE, HAVE BEEN OMITTED:

- 1. SEWER EASEMENT TO MERITAGE HOMES PER 2002-0247694 RECORDED ON JULY 17, 2002
- 2. SEWER EASEMENT TO ERIC ROMBOUGH PER 2018-0138406 RECORDED ON AUGUST 29, 2018

**CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT**

I STATE AS CHECKED BELOW THAT:

\_\_\_\_\_ A TAX BOND ASSURING THE PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN BUT 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 ADMINISTRATOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA

BY: \_\_\_\_\_

DEPUTY CLERK

**SOILS INVESTIGATION CERTIFICATE**

A SOILS REPORT, PREPARED BY THE FIRM EN GEO , INC PROJECT NO. 11133.000 DATED MAY 19, 2014 IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF BRENTWOOD.

**CERTIFICATE OF DEDICATION FOR SAME PUBLIC PURPOSE**

INEZ ESTATES, LLC , IS DEDICATING HEREON CERTAIN PUBLIC RIGHTS OF WAY FOR LEZCANO LANE AND EASEMENTS FOR PUBLIC UTILITIES. THE CITY OF BRENTWOOD SHALL RECONVEY THE PROPERTY TO INEZ ESTATES, LLC , OR ITS SUCCESSOR IN INTEREST IF THE CITY OF BRENTWOOD SUBSEQUENTLY MAKES A DETERMINATION PURSUANT TO 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 PORTION OF THE PROPERTY THAT IS REQUIRED FOR THAT SAME PUBLIC PURPOSE OF FOR PUBLIC UTILITIES.

INEZ ESTATES, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

7281 LONE TREE WAY, BRENTWOOD CA. 94513

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- OLD MAP & DEED LOT LINES
- FND STD MONUMENT IN WELL OR AS NOTED
- FND IRON PIPE OR REBAR & CAP OR AS NOTED
- △ RECORD LOCATION OF MNUMENTS, NO MONUMENT FND.
- SET 1/2" REBAR AND CAP LS 8514
- (M-M) MONUMENT TO MONUMENT
- ( ) RECORD DATA
- (R) RADIAL
- (T) TOTAL
- CFR1 CALCULATED FROM RECORD (R1).
- SNF SEARCH FOR NOTHING FOUND
- RBC REBAR & CAP

**BASIS OF BEARINGS**

THE CALCULATED BEARING OF NORTH 33°34'23" WEST BETWEEN THE FOUND MONUMENT # 2011 (E.B.M.U.D. 2" DISK) AND # 2117 (C.C.CO. STD. MON.) AS SHOWN ON RECORD OF SURVEY NO. 2496, FILED IN 118 OF L.S.M. 40. THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 IN NAD 83. ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. MULTIPLY DISTANCES SHOWN BY 0.99993544 TO OBTAIN GRID DISTANCES.

**E.C.C.ID. Q.C. PARCELS**

- △ 16-0010577
- 03-15856
- 15-0242443

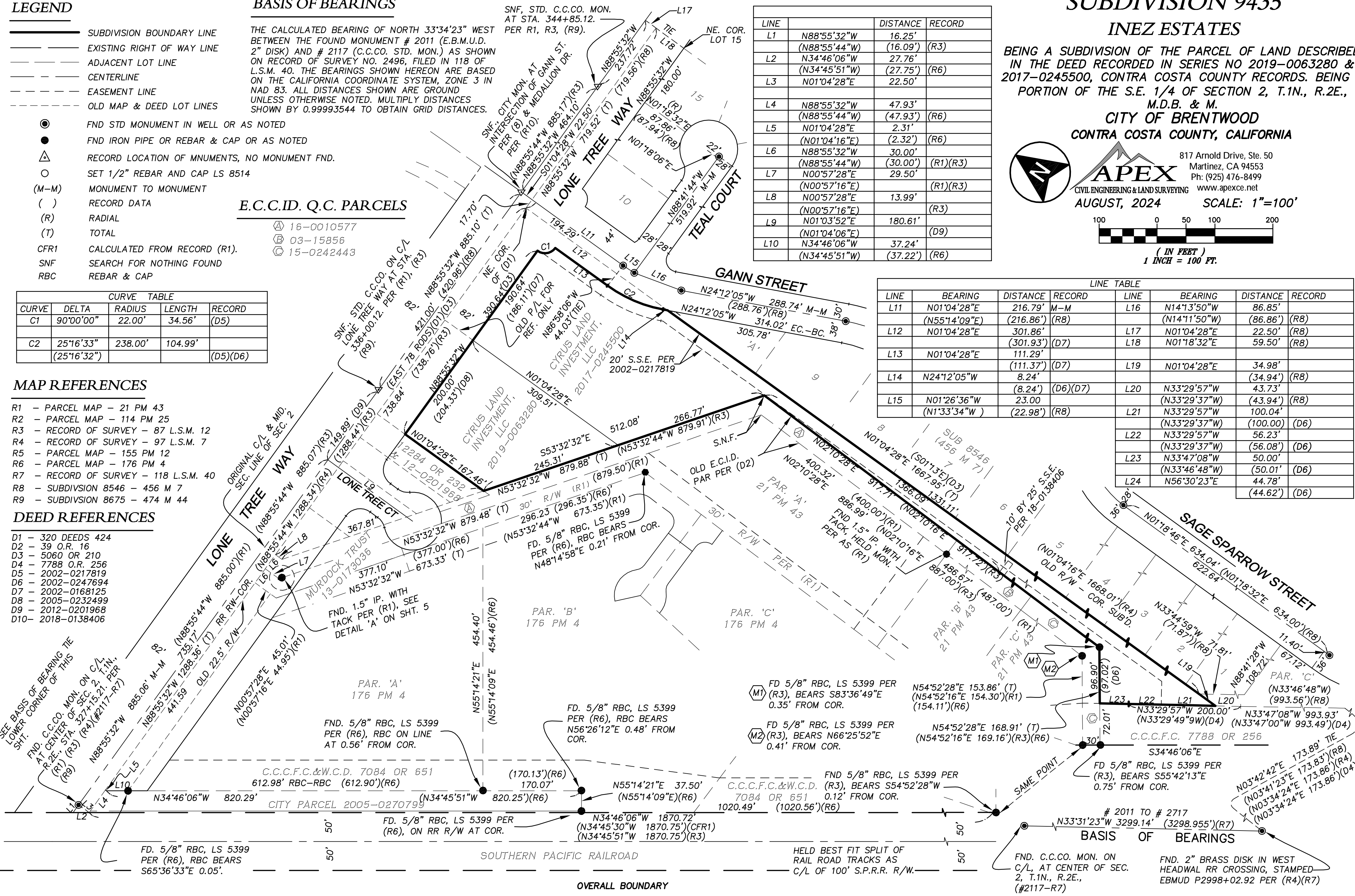
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	RECORD
C1	90°00'00"	22.00'	34.56'	(D5)
C2	25°16'33"	238.00'	104.99'	(D5)(D6)
	(25°16'32")			(D5)(D6)

**MAP REFERENCES**

- R1 - PARCEL MAP - 21 PM 43
- R2 - PARCEL MAP - 114 PM 25
- R3 - RECORD OF SURVEY - 87 L.S.M. 12
- R4 - RECORD OF SURVEY - 97 L.S.M. 7
- R5 - PARCEL MAP - 155 PM 12
- R6 - PARCEL MAP - 176 PM 4
- R7 - RECORD OF SURVEY - 118 L.S.M. 40
- R8 - SUBDIVISION 8546 - 456 M 7
- R9 - SUBDIVISION 8675 - 474 M 44

**DEED REFERENCES**

- D1 - 320 DEEDS 424
- D2 - 39 O.R. 16
- D3 - 5060 OR 210
- D4 - 7788 O.R. 256
- D5 - 2002-0217819
- D6 - 2002-0247694
- D7 - 2002-0168125
- D8 - 2005-0232499
- D9 - 2012-0201968
- D10 - 2018-0138406



LINE	BEARING	DISTANCE	RECORD
L1	N88°55'32"W	16.25'	
	(N88°55'44"W)	(16.09')	(R3)
L2	N34°46'06"W	27.76'	
	(N34°45'51"W)	(27.75')	(R6)
L3	N01°04'28"E	22.50'	
L4	N88°55'32"W	47.93'	
	(N88°55'44"W)	(47.93')	(R6)
L5	N01°04'28"E	2.31'	
	(N01°04'16"E)	(2.32')	(R6)
L6	N88°55'32"W	30.00'	
	(N88°55'44"W)	(30.00')	(R1)(R3)
L7	N00°57'28"E	29.50'	
	(N00°57'16"E)		(R1)(R3)
L8	N00°57'28"E	13.99'	
	(N00°57'16"E)		(R3)
L9	N01°03'52"E	180.61'	
	(N01°04'06"E)		(D9)
L10	N34°46'06"W	37.24'	
	(N34°45'51"W)	(37.22')	(R6)

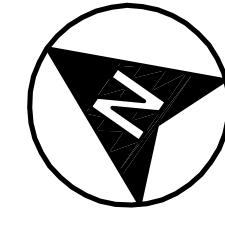
LINE TABLE							
LINE	BEARING	DISTANCE	RECORD	LINE	BEARING	DISTANCE	RECORD
L11	N01°04'28"E	216.79'	M-M	L16	N14°13'50"W	86.85'	
	(N55°14'09"E)	(216.86')	(R8)		(N14°11'50"W)	(86.86')	(R8)
L12	N01°04'28"E	301.86'		L17	N01°04'28"E	22.50'	(R8)
		(301.93')	(D7)	L18	N01°18'32"E	59.50'	(R8)
L13	N01°04'28"E	111.29'		L19	N01°04'28"E	34.98'	
		(111.37')	(D7)			(34.94')	(R8)
L14	N24°12'05"W	8.24'		L20	N33°29'57"W	43.73'	
		(8.24')	(D6)(D7)		(N33°29'37"W)	(43.94')	(R8)
L15	N01°26'36"W	23.00'		L21	N33°29'57"W	100.04'	
	(N1°33'34"W)	(22.98')	(R8)		(N33°29'37"W)	(100.00')	(D6)
				L22	N33°29'57"W	56.23'	
					(N33°29'37"W)	(56.08')	(D6)
				L23	N33°47'08"W	50.00'	
					(N33°46'48"W)	(50.01')	(D6)
				L24	N56°30'23"E	44.78'	
						(44.62')	(D6)

**SUBDIVISION 9435**

**INEZ ESTATES**

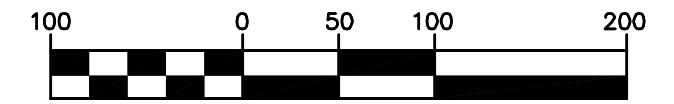
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**CITY OF BRENTWOOD**  
CONTRA COSTA COUNTY, CALIFORNIA



**APEX**  
CIVIL ENGINEERING & LAND SURVEYING  
AUGUST, 2024

817 Arnold Drive, Ste. 50  
Martinez, CA 94553  
Ph: (925) 476-8499  
www.apexce.net



( IN FEET )  
1 INCH = 100 FT.

LONE TREE WAY

SUBDIVISION 9435

INEZ ESTATES

BEING A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SERIES NO 2019-0063280 & 2017-0245500, CONTRA COSTA COUNTY RECORDS. BEING A PORTION OF THE S.E. 1/4 OF SECTION 2, T.1N., R.2E., M.D.B. & M.

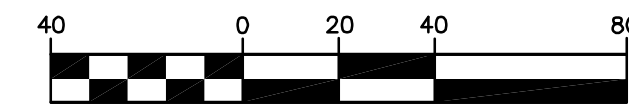
CITY OF BRENTWOOD  
CONTRA COSTA COUNTY, CALIFORNIA



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Ph: (925) 476-8499  
www.apexce.net

AUGUST, 2024

SCALE: 1"=40'



( IN FEET )  
1 INCH = 40 FT.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- FND STD MONUMENT IN WELL OR AS NOTED
- FND IRON PIPE OR REBAR & CAP OR AS NOTED
- FND PK NAIL OR CONCRETE NAIL AS NOTED
- SET 1/2" REBAR AND CAP LS 8514
- (M-M) MONUMENT TO MONUMENT
- ( ) RECORD DATA
- (R) RADIAL
- (T) TOTAL
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- DENOTES LACK OF ABUTTER'S RIGHTS

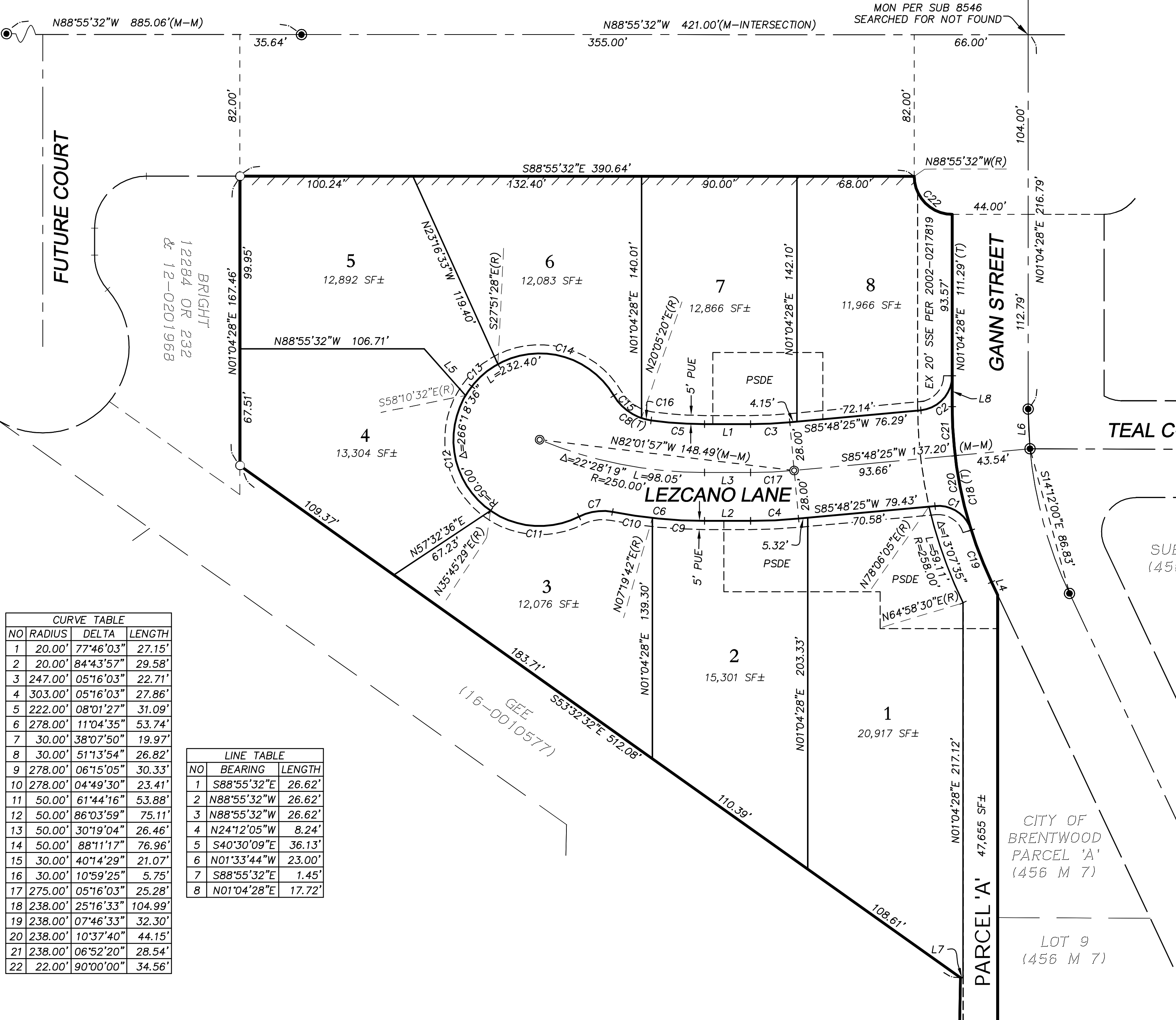
BASIS OF BEARINGS

THE CALCULATED BEARING OF NORTH 33°34'23" WEST BETWEEN THE FOUND MONUMENT # 2011 (E.B.M.U.D. 2" DISK) AND # 2117 (C.C.CO. STD. MON.) AS SHOWN ON RECORD OF SURVEY NO. 2496, FILED IN 118 OF L.S.M. 40. THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 IN NAD 83. ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. MULTIPLY DISTANCES SHOWN BY 0.99993544 TO OBTAIN GRID DISTANCES.

ABANDONMENT NOTE

PURSUANT TO SUBDIVISION MAP ACT SECTION 66434.(g), THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT BY THE CITY OF BRENTWOOD OF ITS INTEREST IN THE FOLLOWING PUBLIC EASEMENTS NOT SHOWN ON THIS MAP:

THE EXISTING 40' TEMPORARY CONSTRUCTION EASEMENT PER 2002-0217819 & 2010-0111905



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
1	20.00'	77°46'03"	27.15'
2	20.00'	84°43'57"	29.58'
3	247.00'	05°16'03"	22.71'
4	303.00'	05°16'03"	27.86'
5	222.00'	08°01'27"	31.09'
6	278.00'	11°04'35"	53.74'
7	30.00'	38°07'50"	19.97'
8	30.00'	51°13'54"	26.82'
9	278.00'	06°15'05"	30.33'
10	278.00'	04°49'30"	23.41'
11	50.00'	61°44'16"	53.88'
12	50.00'	86°03'59"	75.11'
13	50.00'	30°19'04"	26.46'
14	50.00'	88°11'17"	76.96'
15	30.00'	40°14'29"	21.07'
16	30.00'	10°59'25"	5.75'
17	275.00'	05°16'03"	25.28'
18	238.00'	25°16'33"	104.99'
19	238.00'	07°46'33"	32.30'
20	238.00'	10°37'40"	44.15'
21	238.00'	06°52'20"	28.54'
22	22.00'	90°00'00"	34.56'

LINE TABLE		
NO	BEARING	LENGTH
1	S88°55'32"E	26.62'
2	N88°55'32"W	26.62'
3	N88°55'32"W	26.62'
4	N24°12'05"W	8.24'
5	S40°30'09"E	36.13'
6	N01°33'44"W	23.00'
7	S88°55'32"E	1.45'
8	N01°04'28"E	17.72'

# SUBDIVISION 9435

## INEZ ESTATES

BEING A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SERIES NO 2019-0063280 & 2017-0245500, CONTRA COSTA COUNTY RECORDS. BEING A PORTION OF THE S.E. 1/4 OF SECTION 2, T.1N., R.2E., M.D.B. & M.

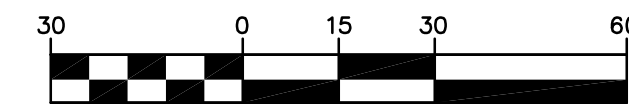
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AUGUST, 2024

SCALE: 1"=30'



( IN FEET )  
1 INCH = 30 FT.

LINE TABLE		
NO	BEARING	LENGTH
1	S01°04'28"W	19.55'
2	N24°12'05"W	8.24'
3	S88°55'32"E	15.49'
4	N85°48'25"E	19.32'
5	S88°55'32"E	21.89'
6	N01°04'28"E	40.03'
7	N01°04'28"E	42.77'
8	N33°47'08"W	50.00'
9	N54°52'28"E	96.90'
10	S88°55'32"E	1.45'
11	N85°48'25"E	3.53'
12	S24°12'05"E	8.24'

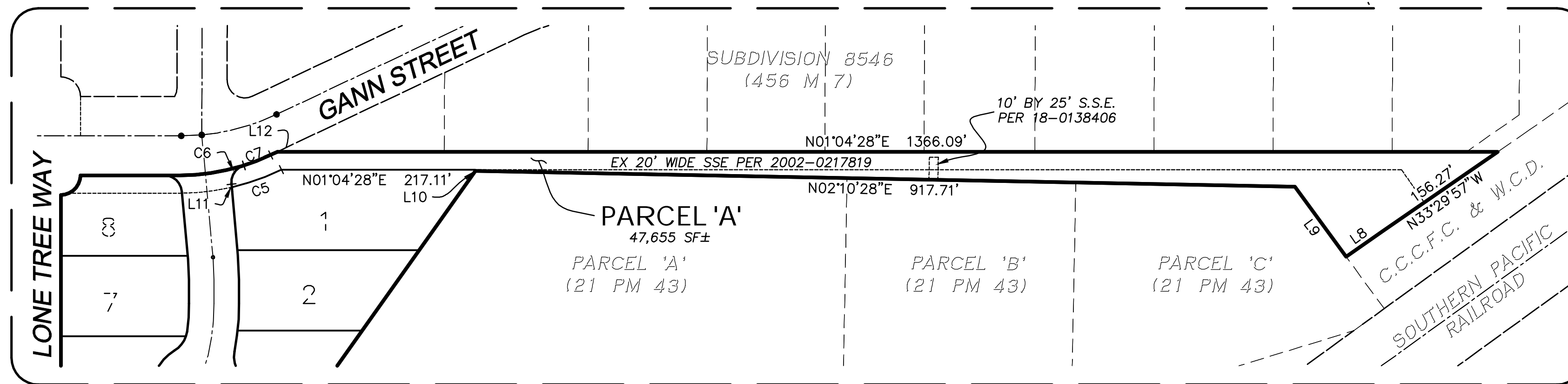
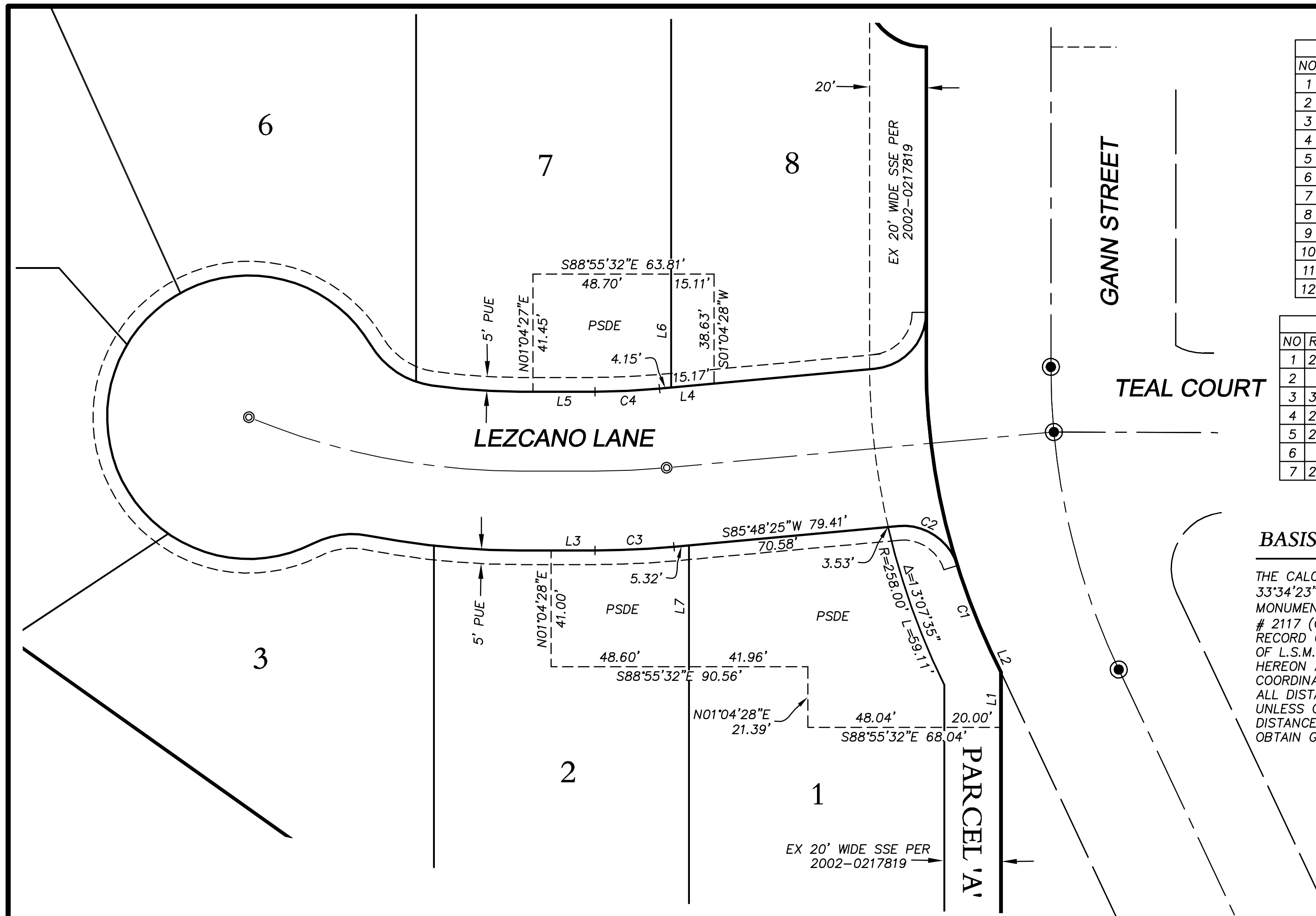
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
1	238.00'	07°46'33"	32.30'
2	20.00'	77°46'03"	27.15'
3	303.00'	05°16'03"	27.86'
4	247.00'	05°16'03"	22.71'
5	258.00'	13°07'35"	59.11'
6	20.00'	77°46'03"	27.15'
7	238.00'	07°46'33"	32.30'

### BASIS OF BEARINGS

THE CALCULATED BEARING OF NORTH 33°34'23" WEST BETWEEN THE FOUND MONUMENT # 2011 (E.B.M.U.D. 2" DISK) AND # 2117 (C.C.CO. STD. MON.) AS SHOWN ON RECORD OF SURVEY NO. 2496, FILED IN 118 OF L.S.M. 40. THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 3 IN NAD 83. ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. MULTIPLY DISTANCES SHOWN BY 0.99993544 TO OBTAIN GRID DISTANCES.

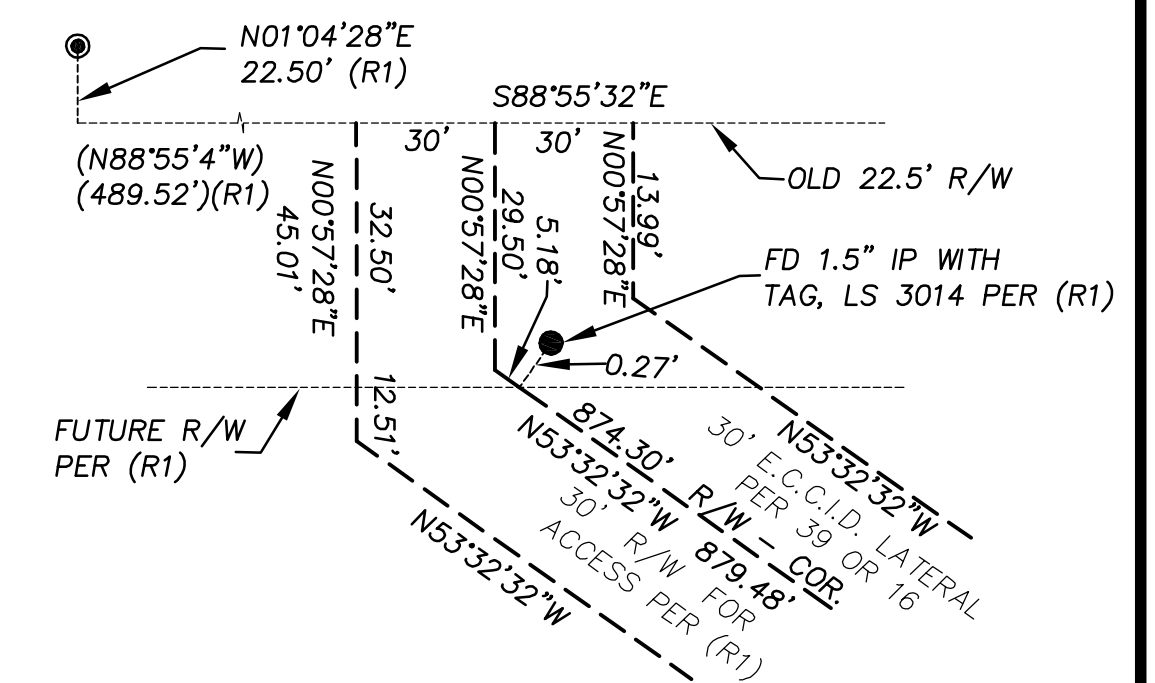
### LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- OLD MAP & DEED LOT LINES
- FND STD MONUMENT IN WELL OR AS NOTED
- FND IRON PIPE OR REBAR & CAP OR AS NOTED
- FND PK NAIL OR CONCRETE NAIL AS NOTED
- SET 1/2" REBAR AND CAP LS 8514
- (M-M) MONUMENT TO MONUMENT
- ( ) RECORD DATA
- (R) RADIAL
- (T) TOTAL
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- DENOTES LACK OF ABUTTER'S RIGHTS



PARCEL 'A' DETAIL

SCALE: 1"=100'



DETAIL 'A' SHEET 3

SCALE: 1"=100'

**SUBDIVISION 9435  
INEZ ESTATES**

BEING A SUBDIVISION OF THE PARCEL OF LAND  
DESCRIBED IN THE DEED RECORDED IN SERIES  
NO 2019-0063280 & 2017-0245500, CONTRA  
COSTA COUNTY RECORDS. BEING A PORTION OF  
THE S.E. 1/4 OF SECTION 2, T.1N., R.2E.,  
M.D.B. & M.

**CITY OF BRENTWOOD  
CONTRA COSTA COUNTY, CALIFORNIA**



**AUGUST, 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 AREAS MARKED "PRIVATE STORM DRAIN EASEMENT" (PSDE) ARE INTENDED FOR  
PRIVATE DRAINAGE PURPOSES AND ARE NOT OFFERED TO THE CITY FOR DEDICATION  
AND SHALL NOT BE MAINTAINED BY THE CITY. MAINTENANCE OF ALL IMPROVEMENTS  
WITHIN SAID EASEMENT TO BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 8 OF  
SAID SUBDIVISION AS OUTLINED IN THE CONDITIONS COVENANTS AND RESTRICTIONS TO  
BE RECORDED BY SEPARATE DOCUMENT.

THE AREA DESIGNATED AS PARCEL 'A' IS HEREBY RETAINED BY THE OWNER.