

OWNER'S STATEMENT

THE UNDERSIGNED ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AND SHOWN ON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND ARE ALL WHO ARE NECESSARY TO PASS CLEAR TITLE TO THE LAND SUBDIVIDED AND SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW AND WITHIN THE SUBDIVISION BOUNDARY IS DEDICATED AS NON-EXCLUSIVE EASEMENTS FOR PUBLIC PURPOSES TO THE CITY OF RICHMOND:

THE AREA DESIGNATED AS PUE (PUBLIC UTILITY EASEMENT) FOR INSTALLATION, CONSTRUCTION AND MAINTENANCE OF UTILITY STRUCTURES AND ALL RELATED APPURTENANCES, INCLUDING THE RIGHT OF ACCESS FOR MAINTENANCE OF SAID UTILITIES. THE EXTENT OF WHICH IS SHOWN ON SHEET 3 OF 3 OF THIS MAP.

THE EMERGENCY VEHICLE ACCESS (E.V.A.) EASEMENT IS TO BE GRANTED TO THE CITY OF RICHMOND FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES. THE EXTENT OF WHICH IS SHOWN ON SHEET 3 OF 3 OF THIS MAP.

THE PUBLIC ACCESS EASEMENT (P.A.E.) IS TO BE GRANTED TO THE CITY OF RICHMOND ON BEHALF OF THE PUBLIC OVER THE COMMUNITY GARDEN AREA. THE EXTENT OF WHICH IS SHOWN ON SHEET 3 OF 3 OF THIS MAP.

THE STORM DRAIN EASEMENT (S.D.E.) IS TO BE GRANTED TO THE CITY OF RICHMOND FOR INSTALLATION, CONSTRUCTION AND MAINTENANCE OF UTILITY STRUCTURES AND ALL RELATED APPURTENANCES, INCLUDING THE RIGHT OF ACCESS FOR MAINTENANCE OF SAID UTILITIES. THE EXTENT OF WHICH IS SHOWN ON SHEET 3 OF 3 OF THIS MAP.

OWNER: CITY VENTURES HOMEBUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE: _____

NAME: _____

TITLE: _____

OWNER'S ACKNOWLEDGEMENT

A NOTARY OF 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 _____

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 SIGNATURES (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: _____

TRUSTEE NOTE /SIGNATURE OMISSIONS

SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66445 OF THE SUBDIVISION MAP ACT AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

NAMES	RECORDED	NATURE OF INTEREST
STEGE SANITARY DISTRICT	BOOK 6 PAGE 144 OF MAPS	SEWER RESERVE
STEGE SANITARY DISTRICT	468 OR 282	SEWER EASEMENT
STEGE SANITARY DISTRICT	2945 OR 138	SEWER EASEMENT
PUBLIC UTILITY	PARCEL MAP 751-03 BOOK 197, PAGE 1	UTILITY EASEMENT

A.P.N. 507-251-015-8, 507-251-021-6, AND 507-251-020-8

CLERK OF THE BOARD OF SUPERVISORS ' CERTIFICATE

I CERTIFY AS CHECK 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, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

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

IN WITNESS HEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022.

DAVID TWA
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATORS
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

DEPUTY CLERK

CITY CLERK'S STATEMENT

I PAMELA CHRISTIAN, CITY CLERK AND EX-OFFICIO OF THE CITY COUNCIL OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE ABOVE AND FOREGOING MAP ENTITLED "SUBDIVISION 9609, CHERRY BLOSSOM ROW" WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HERE ON THE _____ DAY OF _____, AND THAT SAID CITY COUNCIL DID THEREUPON, BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL STREETS AND EASEMENTS THEREUPON DEDICATED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022

PAMELA CHRISTIAN
CITY CLERK AND EX-OFFICIO CLERK OF
THE COUNCIL OF THE CITY OF RICHMOND,
CONTRA COSTA COUNTY, CALIFORNIA

COUNTY RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9609, CHERRY BLOSSOM ROW", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY CHICAGO TITLE COMPANY, DATED _____, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECT WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS

RECORDED AT THE REQUEST OF CHICAGO TITLE COMPANY AT _____ ON THE _____ DAY OF _____, 202____, IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA

DEBORAH COOPER, COUNTY RECORDER, CONTRA COSTA COUNTY RECORDER,
STATE OF CALIFORNIA

SOILS REPORT

A SOILS REPORT WAS PREPARED BY QUANTUM GEOTECHNICAL, INC, DATED NOVEMBER 3, 2020, REVISED APRIL 22, 2021, PROJECT NO. G028.G AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

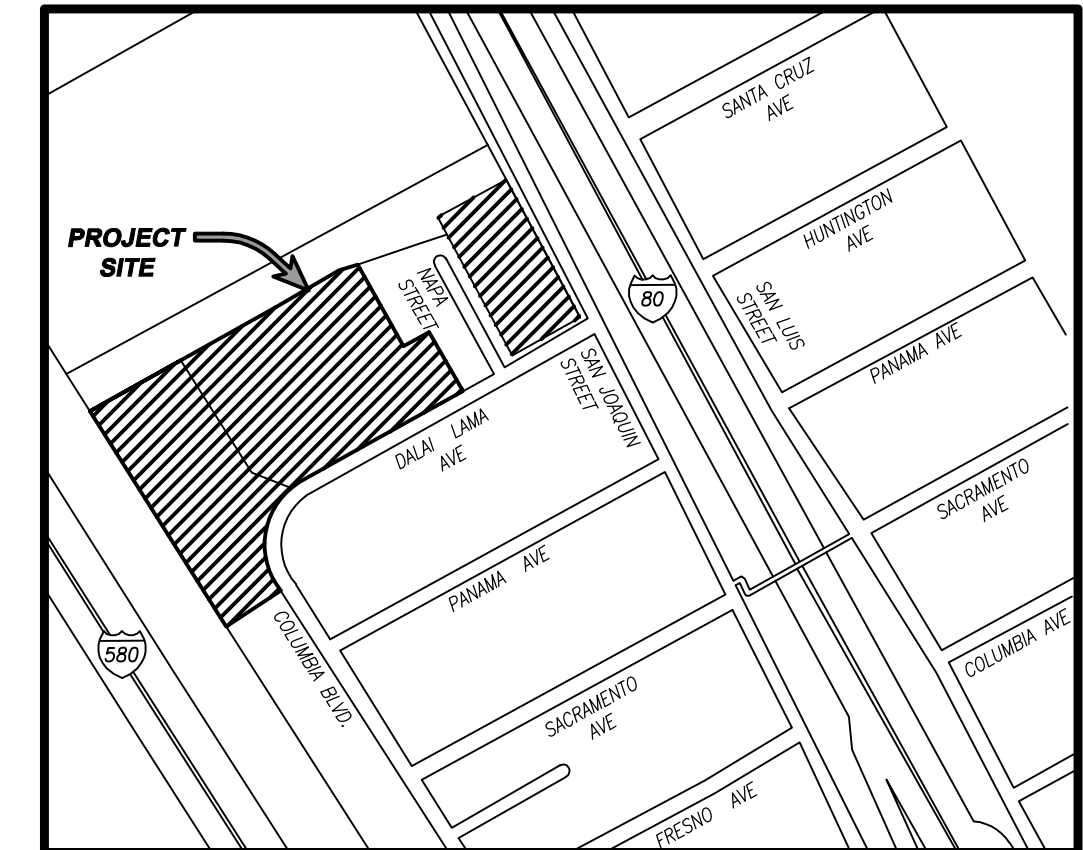
SURVEYOR'S STATEMENT

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 CITY VENTURES, IN OCTOBER OF 2021. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN ON THIS MAP OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF THE RECORDATION OF THIS MAP AND THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNED AND SEALED THIS _____ DAY OF _____, 202____.

JOSH WOELBING, P.L.S. #9387

FIRST AMERICAN TITLE COMPANY
ORDER NO. 0131-623861ala



VICINITY MAP
N.T.S

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

LINA VELASCO
CITY OF RICHMOND, CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP OF SUBDIVISION 9609, AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH.

JOSEPH LEACH, RCE 54308, ACTING CITY ENGINEER
CITY OF RICHMOND
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

ACTING CITY SURVEYOR'S STATEMENT

I AM SATISFIED THAT THE WITHIN SUBDIVISION MAP IS TECHNICALLY CORRECT.

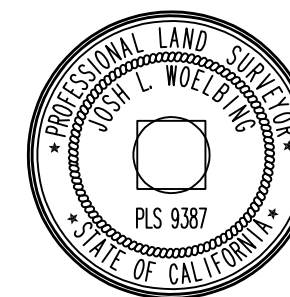
PATRICK M. REI, PLS 8178

SUBDIVISION 9609
A TWO LOT SUBDIVISION FOR
CHERRY BLOSSOM ROW
CONDOMINIUMS
A 100 UNIT CONDOMINIUM PROJECT
CITY OF RICHMOND

BEING THE LANDS OF _____, LLC AS DESCRIBED IN DOC NO. _____ BEING PARCEL 3, 4, A PORTION OF PARCEL 2, AND REMAINDER PARCEL AS SHOWN ON THAT CERTAIN PARCEL MAP MS 751-03 RECORDED IN BOOK 197 OF PARCEL MAPS, PAGE 1 AND THAT CERTAIN LOT LINE ADJUSTMENT, CERTIFICATE NO. PLN16-255 RECORDED IN DOCUMENT NUMBER 2016-0164923, CONTRA COSTA COUNTY RECORDS.

CITY OF RICHMOND, COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA

JOB #2010111.50 JANUARY, 2022 SHEET 1 OF 3



CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
45 Leveroni Court
Novato, CA 94949
tel: 415.883.9850
fax: 415.883.9835
http://www.cswst2.com © 2011

FOUND 1/2" REBAR AND TAG RCE 13810 AS SHOWN ON 197 PM 1[1]. THE MAP LISTS ORIGINATION OF THIS MONUMENT AS AN UNRECORDED SURVEY BY KISTER, SAVIO & REI, DATED JUNE 24, 1998, DRAWING NO. X-3194.

N30°12'30"W 150.33'[1]

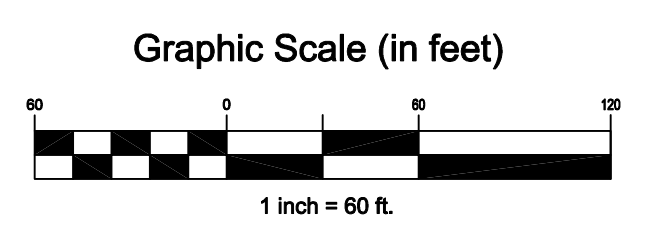
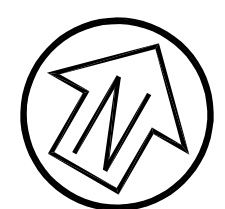
FOUND 2" IRON PIPE WITH TAG LS 2769 AS SHOWN ON 197 PM 1[1]. THE MAP LISTS ORIGINATION OF THIS MONUMENT AS AN UNRECORDED SURVEY BY KISTER, SAVIO & REI, DATED APRIL 10, 1969, DRAWING NO. 0-379 & 0-407.

N30°12'30"W 150.56'(CALC)[1]

R=9970.68'
Δ=02°33'08"
L=444.13'
(T)(CALC)[1]

NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- INFORMATION SHOWN HEREON WAS COMPILED FROM FIRST AMERICAN TITLE COMPANY COMMITMENT NO.0131-623955a, DATED AS OF DECEMBER 21, 2021 AND NO.0131-623861a, DATED AS OF OCTOBER 26, 2021

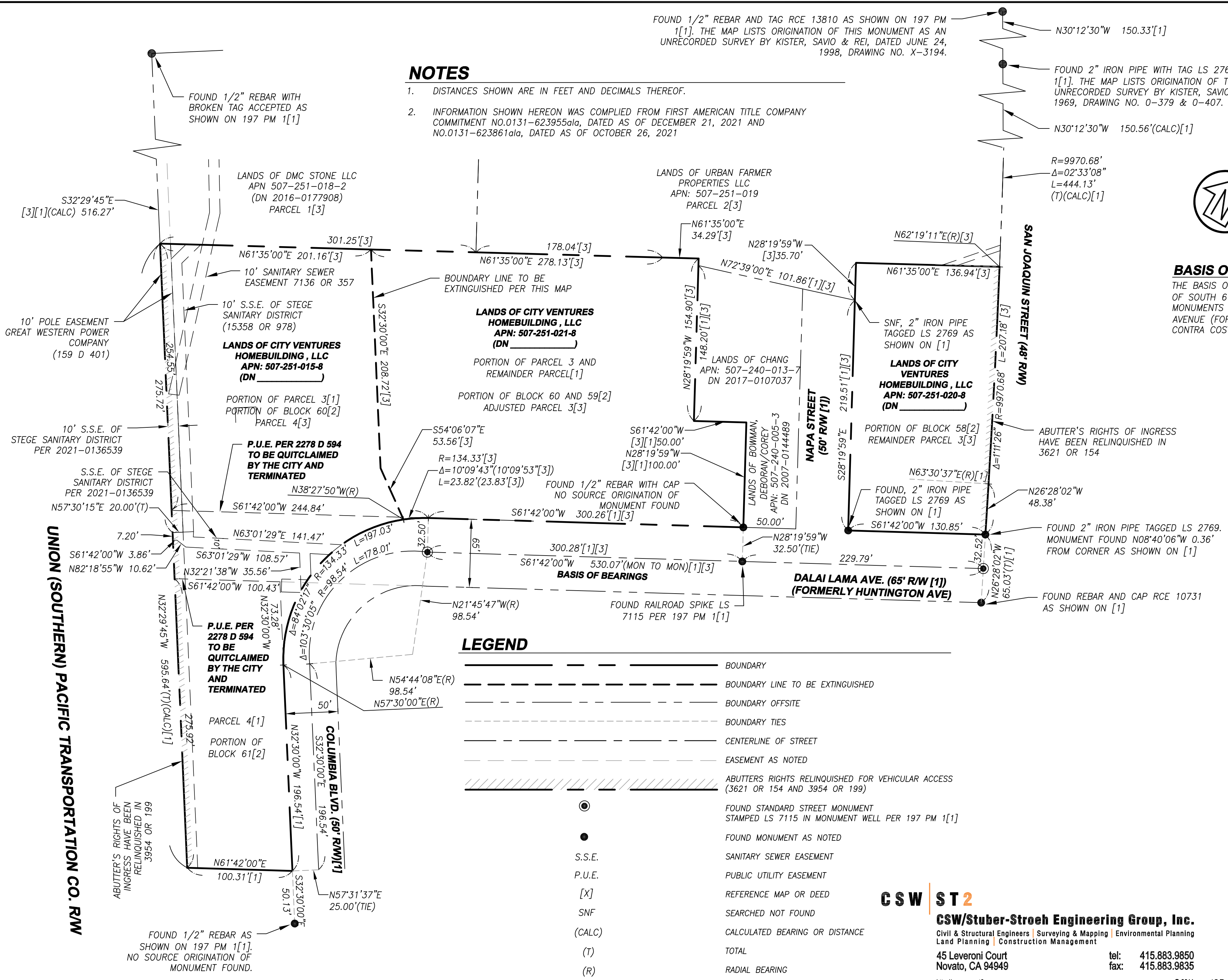


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALCULATED BEARING OF SOUTH 61°42'00" WEST BETWEEN TWO FOUND STANDARD STREET MONUMENTS STAMPED LS 7115 IN MONUMENT WELLS ON DALAI LAMA AVENUE (FORMERLY HUNTINGTON AVE) AS SHOWN ON 197 PM 1[1], CONTRA COSTA COUNTY RECORDS.

REFERENCES

- [1] PARCEL MAP MS 751-03, 197 PM 1
- [2] RICHMOND ANNEX SHEET NO.2, 6 M 144
- [3] LOT LINE ADJUSTMENT MAP (PLN16-255)
- [4] GRANT DEED DOC. 2010-0197912
- [5] GRANT DEED DOC. 2016-0164923



LEGEND

	BOUNDARY
	BOUNDARY LINE TO BE EXTINGUISHED
	BOUNDARY OFFSITE
	BOUNDARY TIES
	CENTERLINE OF STREET
	EASEMENT AS NOTED
	ABUTTER'S RIGHTS RELINQUISHED FOR VEHICULAR ACCESS (3621 OR 154 AND 3954 OR 199)
	FOUND STANDARD STREET MONUMENT STAMPED LS 7115 IN MONUMENT WELL PER 197 PM 1[1]
	FOUND MONUMENT AS NOTED
S.S.E.	SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
[X]	REFERENCE MAP OR DEED
SNF	SEARCHED NOT FOUND
(CALC)	CALCULATED BEARING OR DISTANCE
(T)	TOTAL
(R)	RADIAL BEARING
(MON)	MONUMENT

BOUNDARY AND EXISTING EASEMENTS SHEET

**SUBDIVISION 9609
A TWO LOT SUBDIVISION FOR
CHERRY BLOSSOM ROW
CONDOMINIUMS**

**A 100 UNIT CONDOMINIUM PROJECT
CITY OF RICHMOND**

BEING THE LANDS OF CITY VENTURES HOMEBUILDING, LLC AS DESCRIBED IN DOC NO. _____ BEING PARCEL 3, 4, A PORTION OF PARCEL 2, AND REMAINDER PARCEL AS SHOWN ON THAT CERTAIN PARCEL MAP MS 751-03 RECORDED IN BOOK 197 OF PARCEL MAPS, PAGE 1 AND THAT CERTAIN LOT LINE ADJUSTMENT, CERTIFICATE NO. PLN16-255 RECORDED IN DOCUMENT NUMBER 2016-0164923, CONTRA COSTA COUNTY RECORDS.

CSW ST 2

CSW/Stuber-Stroeh Engineering Group, Inc.

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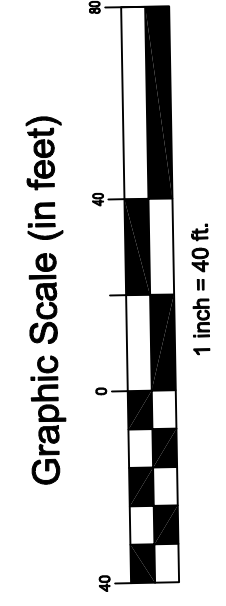
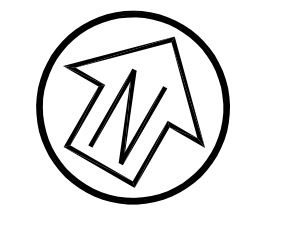
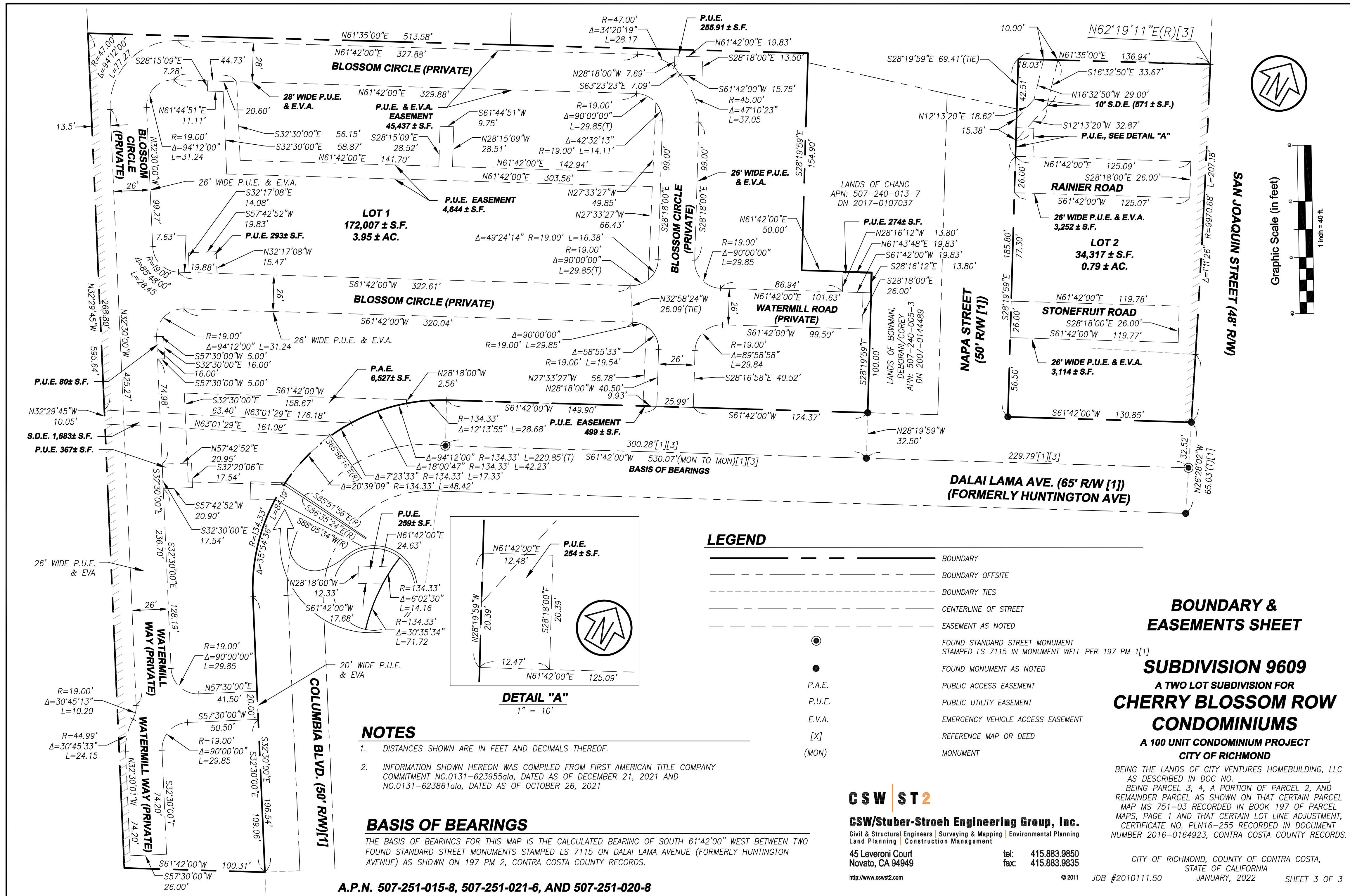
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JOB #2010111.50

CITY OF RICHMOND, COUNTY OF CONTRA COSTA,
STATE OF CALIFORNIA
JANUARY, 2022

SHEET 2 OF 3

A.P.N. 507-251-015-8, 507-251-021-6, AND 507-251-020-8



SAN JOAQUIN STREET (48' RW)

NAPA STREET (50' RW [1])

LEGEND

	BOUNDARY
	BOUNDARY OFFSITE
	BOUNDARY TIES
	CENTERLINE OF STREET
	EASEMENT AS NOTED
	FOUND STANDARD STREET MONUMENT STAMPED LS 7115 IN MONUMENT WELL PER 197 PM 1[1]
	FOUND MONUMENT AS NOTED
	P.A.E. PUBLIC ACCESS EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT
	E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
	[X] REFERENCE MAP OR DEED
	(MON) MONUMENT

BOUNDARY & EASEMENTS SHEET

**SUBDIVISION 9609
A TWO LOT SUBDIVISION FOR
CHERRY BLOSSOM ROW
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A 100 UNIT CONDOMINIUM PROJECT
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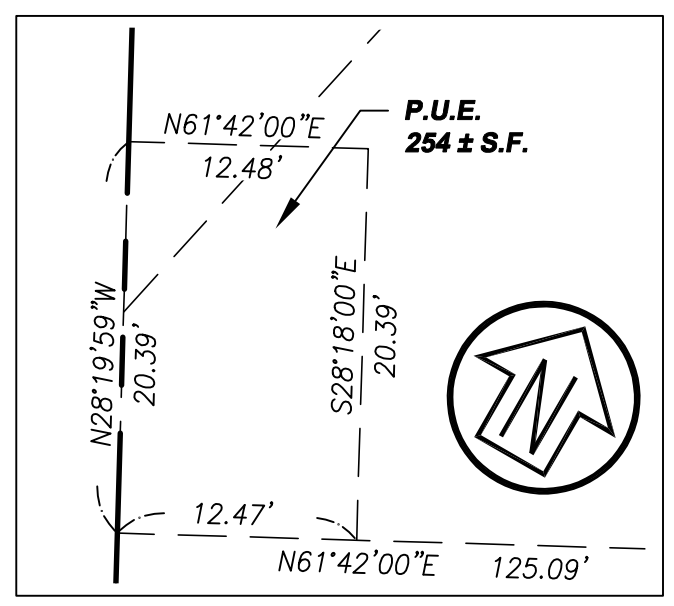
CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
JANUARY, 2022
JOB #2010111.50 SHEET 3 OF 3

NOTES

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A.P.N. 507-251-015-8, 507-251-021-6, AND 507-251-020-8