

SUBDIVISION 9528

RICHMOND COUNTRY CLUB

CONSISTING OF 10 SHEETS
BEING A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED
IN THAT GRANT DEED RECORDED AS DOC. NO. 2021-0122101
OFFICIAL RECORDS OF CONTRA COSTA COUNTY
CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA



CIVIL ENGINEERS SURVEYORS PLANNERS
MARCH 2022

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

OWNER'S STATEMENT

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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- 1) THE AREA DELINEATED AS GIANT ROAD DEDICATION FOR HIGHWAY/STREET AND INCIDENTAL PURPOSES.

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

- 1) THE AREAS DELINEATED AS "PUBLIC UTILITY EASEMENT" OR "PUE" FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, ACCESS FOR MAINTENANCE AND IMPROVEMENTS, AND FOR THE CLEARING OF OBSTRUCTIONS AND VEGETATION.
- 2) THE AREAS DELINEATED AS "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVAE" ARE FOR EMERGENCY VEHICLE ACCESS PURPOSES ON, ACROSS, AND OVER THOSE DESIGNATED AREAS.

THE AREAS DELINEATED AS "PRIVATE STORM DRAIN EASEMENT" OR "PSDE" ARE FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES AND THEIR APPURTENANCES. SAID FACILITIES AND APPURTENANCES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE SUBDIVISION AND SAID EASEMENTS ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC.

THE AREAS DELINEATED AS "SANITARY SEWER EASEMENT," OR "SSE" IS OFFERED FOR DEDICATION TO THE WEST COUNTY WASTEWATER DISTRICT OR ITS DESIGNEE IN GROSS, AS A NON-EXCLUSIVE SUB-SURFACE EASEMENT AND NON-EXCLUSIVE SURFACE EASEMENT FOR SANITARY SEWER PURPOSES INCLUDING CONSTRUCTION, ACCESS, OR MAINTENANCE OF WORKS, IMPROVEMENTS, AND STRUCTURES, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION. NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NOR MAY ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH THE SANITARY DISTRICT'S FULL ENJOYMENT OF SAID EASEMENT. WCWD SHALL ACCEPT THIS EASEMENT BY SEPARATE INSTRUMENT

THE AREA DELINEATED AS PARCEL A IS FOR THE PURPOSE OF PRIVATE STREET, PARKING AND DRIVEWAYS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS OF THE SUBDIVISION. SAID PARCEL HEREBY CONSTITUTES SANITARY SEWER EASEMENT (SSE), EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT (EBMUD) PRIVATE STORM DRAIN EASEMENTS (PSDE) AND EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR THE BENEFIT OF ALL LOTS AND PARCELS WITHIN THIS MAP.

THE AREAS DELINEATED AS PARCEL B, AND PARCEL C ARE FOR THE PURPOSE OF OPEN SPACE, UTILITY, DRAINAGE, WALL/ FENCE MAINTENANCE, STORM WATER TREATMENT AND LANDSCAPING PURPOSES. SAID PARCELS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE SUBDIVISION.

THE AREA MARKED EBMUD IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, A PIPE OR PIPELINES AND ALL NECESSARY FIXTURES INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT. TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF. THE EASEMENT AREA MAY BE LANDSCAPED IN A MANNER CONSISTENT WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S USE; HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NO TREES MAY BE PLANTED WITHIN THE EASEMENT AREA AND NO CHANGES MAY BE MADE TO THE EXISTING SURFACE ELEVATION (GRADE) OF THE EASEMENT AREA BY MORE THAN ONE (1) FOOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S FULL ENJOYMENT OF SAID EASEMENT. EBMUD SHALL ACCOUNT THIS EASEMENT BY SEPARATE INSTRUMENT.

AS OWNER:

JEN CALIFORNIA 21, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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: _____

SOILS REPORT

A SOILS REPORT ON WAS PREPARED BY ENGeo, INC., DATED: APRIL 7, 2021, PROJECT NO. 15693.001.001, SIGNED BY THEODORE BAYHAM, 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 MLC HOLDINGS INC. IN FEBRUARY 2019. 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 ON OR BEFORE DECEMBER 2023; 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 APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP, IF ANY.

DATE _____



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

RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9528, RICHMOND COUNTRY CLUB", 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.

DEBORAH COOPER
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

SUBDIVISION 9528 RICHMOND COUNTRY CLUB

CONSISTING OF 10 SHEETS
BEING A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED
IN THAT GRANT DEED RECORDED AS DOC. NO. 2021-0122101
OFFICIAL RECORDS OF CONTRA COSTA COUNTY
CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA



CIVIL ENGINEERS

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

▪ SURVEYORS ▪ PLANNERS
MARCH 2022

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP OF SUBDIVISION 9528, 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

DATE

ACTING CITY SURVEYOR'S STATEMENT

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

PATRICK M. REI
L.S. 8178

DATE



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 UPON WHICH THIS FINAL MAP IS BASED.

LINA VELASCO
CITY OF RICHMOND, CALIFORNIA

DATE

OPTIONEE STATEMENT

THE UNDERSIGNED, MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, AS OPTIONEE UNDER THE DOCUMENT RECORDED APRIL 22, 2021, INSTRUMENT NUMBER 2021-0122103 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

MERITAGE HOMES OF CALIFORNIA, INC.,
A CALIFORNIA CORPORATION

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

OPTIONEE 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 _____, WHO 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: _____

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 9528, RICHMOND COUNTRY CLUB" WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2022, 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.

I FURTHER CERTIFY THAT ALL AGREEMENTS AND SURVEY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE COUNCIL OF CITY OF RICHMOND AND ARE ON FILED IN MY OFFICE.

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
STATE OF CALIFORNIA

DATE

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

I CERTIFY 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, 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 _____, 2020.

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

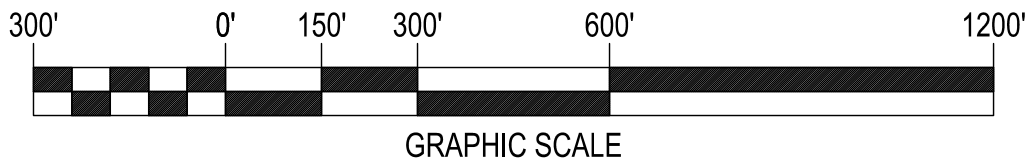
BY: _____
DEPUTY CLERK

SUBDIVISION 9528
RICHMOND COUNTRY CLUB

CONSISTING OF 10 SHEETS
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SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 300' MARCH 2022



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF ATLAS ROAD,
BEING N41°39'14"W AS SHOWN ON SUBDIVISION 8667 (467 M 40).

LEGEND

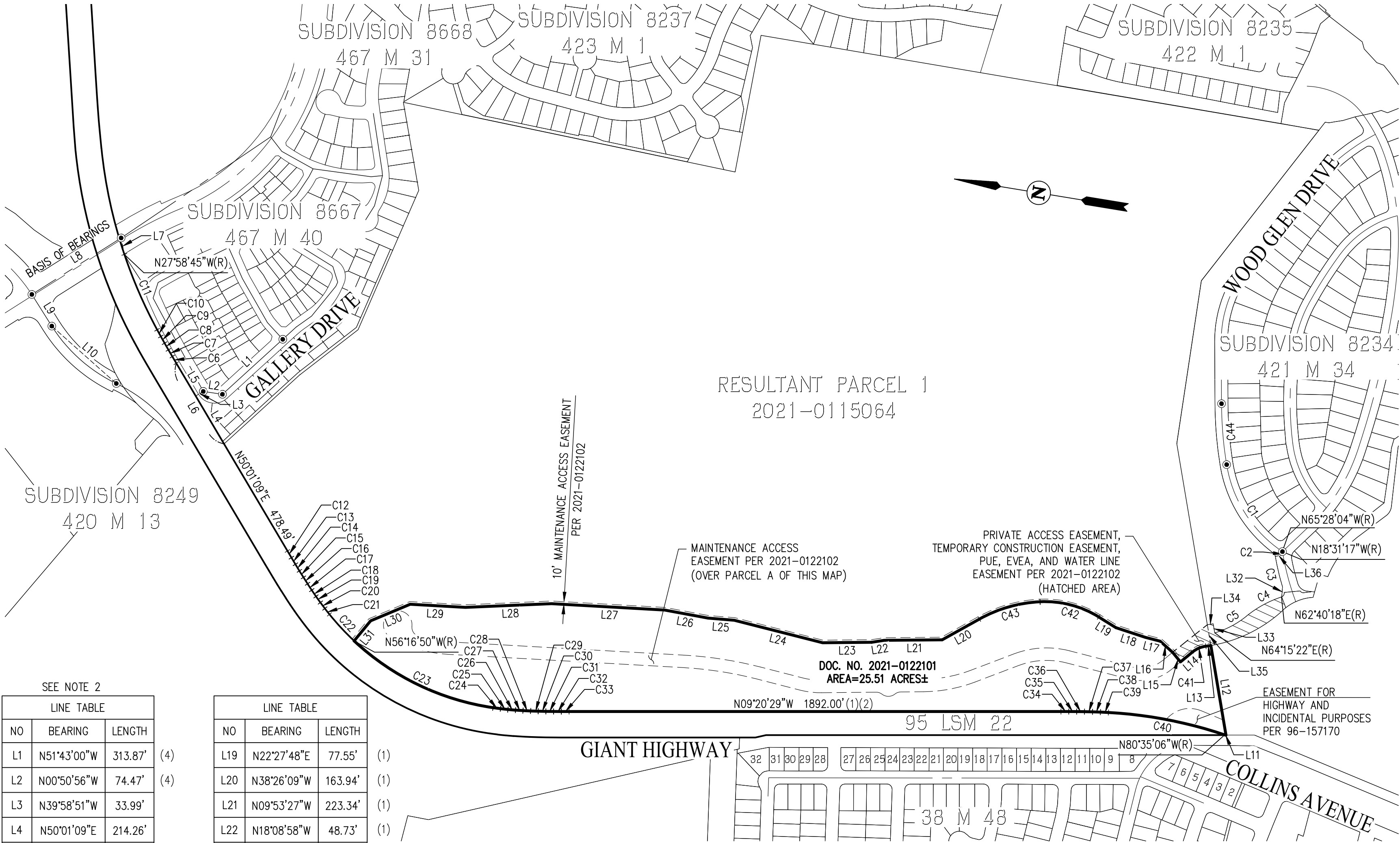
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
○	SET 5/8" REBAR AND CAP, LS 7960
SF	SQUARE FEET
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
MAE	MAINTENANCE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) GRANT DEED DOC. NO. 2021-0122101
(2) 95 LSM 22
(3) 421 M 34
(4) 467 M 40
(5) DOC NO. 2021-0122102

NOTE:

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
- RECORD OF SURVEY OF AT&SF RAILWAY (95 LSM 22) AND MAP OF SUBDIVISION 8667 (467 M 40) ARE IN GRID AND HAVE BEEN CONVERTED TO GROUND BY MULTIPLYING BY 1.0000662.
- RECORD OF SURVEY OF AT&SF RAILWAY (95 LSM 22) HELD FOR RR RIGHT-OF-WAY WITH CLOSURE ERROR APPLIED TO SOUTHERN TIP OF MAPPED AREA.



SEE NOTE 2

LINE TABLE		
NO	BEARING	LENGTH
L1	N51°43'00"W	313.87' (4)
L2	N00°50'56"W	74.47' (4)
L3	N39°58'51"W	33.99'
L4	N50°01'09"E	214.26'
L5	N50°01'09"E	146.58'
L6	N50°01'09"E	360.82' (4)
L7	N69°37'05"E	64.38' (64.54')(4)
L8	N41°39'14"W	406.62' (4)
L9	N48°22'22"E	143.94' (4)
L10	N32°18'38"E	332.03' (4)
L11	N09°20'29"W	2.26' (2.62')(2)
L12	N71°04'57"E	349.46' (1)
L13	N17°45'59"W	19.69' (1)
L14	N48°52'02"W	60.20' (1)
L15	N41°07'58"E	48.00' (1)
L16	N32°24'57"E	64.11' (1)
L17	N05°11'12"E	58.76' (1)
L18	N08°57'20"E	119.32' (1)

LINE TABLE		
NO	BEARING	LENGTH
L19	N22°27'48"E	77.55' (1)
L20	N38°26'09"W	163.94' (1)
L21	N09°53'27"W	223.34' (1)
L22	N18°08'58"W	48.73' (1)
L23	N09°53'27"W	188.48' (1)
L24	N04°58'02"E	350.79' (1)
L25	N04°41'50"W	100.89' (1)
L26	N01°11'37"E	169.73' (1)
L27	N06°06'28"W	435.83' (1)
L28	N11°49'06"W	331.65' (1)
L29	N06°06'28"W	212.84' (1)
L30	N32°01'16"W	165.24' (1)
L31	N59°57'37"W	100.00' (1)
L32	N85°24'15"E	38.36' (N85°24'51"E)(3)
L33	N71°04'57"E	35.79' (N71°05'33"E)(3)
L34	N18°55'03"W	22.78' (N18°54'27"E)(3)
L35	N71°04'57"E	81.03'
L36	N19°17'17"W	30.00'

SEE NOTE 2

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	500.00'	46°51'07"	408.86' (3)
C2	1000.00'	0°46'00"	13.38' (3)
C3	1030.00'	6°43'42"	120.95' (3)
C4	420.03'	21°13'30"	155.60' (3)
C5	348.87'	22°48'34"	138.88' (3)
C6	11409.93'	0°09'00"	29.87' (2)(4)
C7	5679.99'	0°18'00"	29.74' (2)(4)
C8	3769.99'	0°27'00"	29.61' (2)(4)
C9	2815.07'	0°36'00"	29.48' (2)(4)
C10	2242.03'	0°45'00"	29.35' (2)(4)
C11	1860.03'	9°45'06"	316.58' (4)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C12	11409.93'	0°09'00"	29.87' (2)
C13	5679.99'	0°18'00"	29.74' (2)
C14	3769.99'	0°27'00"	29.61' (2)
C15	2815.03'	0°36'00"	29.48' (2)
C16	2242.03'	0°45'00"	29.35' (2)
C17	1860.03'	0°54'00"	29.22' (2)
C18	1587.20'	1°03'00"	29.09' (2)
C19	1382.74'	1°12'00"	28.96' (2)
C20	1223.40'	1°21'00"	28.83' (2)
C21	1096.08'	1°30'00"	28.70' (2)
C22	991.91'	8°02'59"	139.36' (2)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C23	991.91'	34°48'39"	602.64' (1)
C24	1096.08'	1°30'00"	28.70' (1)(2)
C25	1223.40'	1°21'00"	28.83' (1)(2)
C26	1382.74'	1°12'00"	28.96' (1)(2)
C27	1587.20'	1°03'00"	29.09' (1)(2)
C28	1860.03'	0°54'00"	29.22' (1)(2)
C29	2242.03'	0°45'00"	29.35' (1)(2)
C30	2815.03'	0°36'00"	29.48' (1)(2)
C31	3769.99'	0°27'00"	29.61' (1)(2)
C32	5679.99'	0°18'00"	29.74' (1)(2)
C33	11409.92'	0°09'00"	29.87' (1)(2)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C34	11509.93'	0°09'00"	30.13' (1)(2)
C35	5779.99'	0°18'00"	30.26' (1)(2)
C36	3870.00'	0°27'00"	30.39' (1)(2)
C37	2915.03'	0°36'00"	30.53' (1)(2)
C38	2342.04'	0°45'00"	30.66' (1)(2)
C39	1960.04'	0°54'00"	30.79' (1)(2)
C40	1687.20'	15°36'23"	459.57' (1)
C41	100.00'	32°08'44"	56.10' (1)
C42	393.00'	34°33'03"	236.99' (1)
C43	532.00'	26°20'54"	244.65' (1)
C44	1500.00'	8°59'19"	235.32' (3)

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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 200' MARCH 2022



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF ATLAS ROAD,
BEING N41°39'14"W AS SHOWN ON SUBDIVISION 8667 (467 M 40).

LEGEND

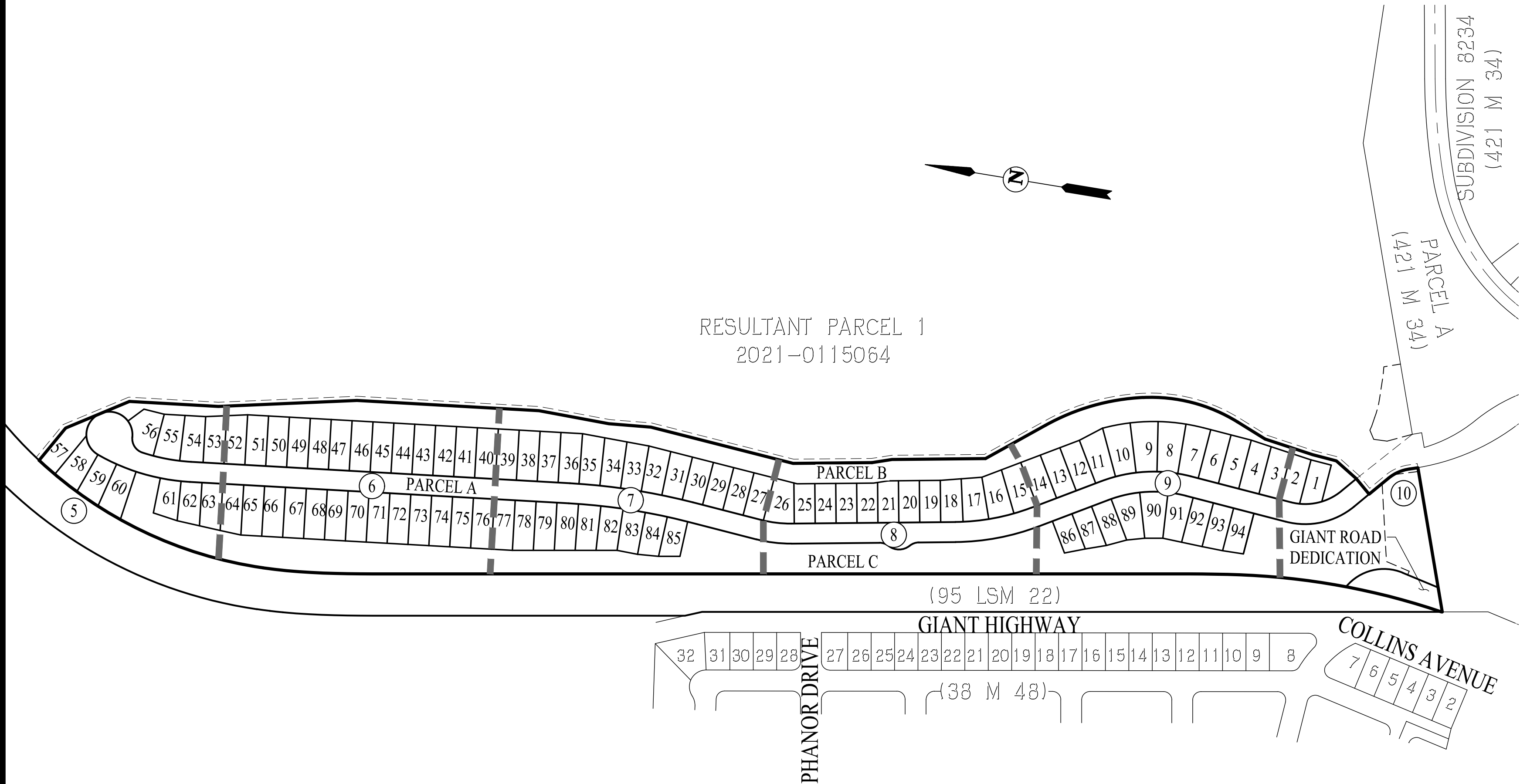
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	EASEMENT LINE
	CENTERLINE
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(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
●	FOUND STANDARD STREET MONUMENT
⊙	SET STANDARD STREET MONUMENT
○	SET 5/8" REBAR AND CAP, LS 7960
SF	SQUARE FEET
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
MAE	MAINTENANCE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT
	SHEET LIMIT
#	SHEET NUMBER

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) GRANT DEED DOC. NO. 2021-0122101
(2) 95 LSM 22
(3) 421 M 34
(4) 467 M 40
(5) DOC NO. 2021-0122102

NOTE:

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
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- RECORD OF SURVEY OF AT&SF RAILWAY (95 LSM 22) HELD FOR RR RIGHT-OF-WAY WITH CLOSURE ERROR APPLIED TO SOUTHERN TIP OF MAPPED AREA.



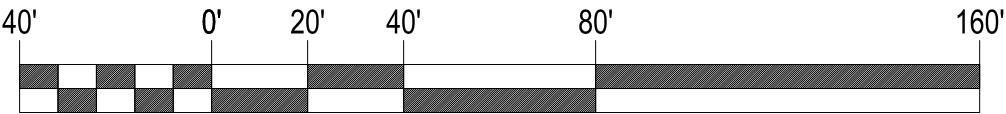
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 40' MARCH 2022



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF ATLAS ROAD,
BEING N41°39'14"W AS SHOWN ON SUBDIVISION 8667 (467 M 40).

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
	SET 5/8" REBAR AND CAP, LS 7960
	SQUARE FEET
	EMERGENCY VEHICLE ACCESS EASEMENT
	MAINTENANCE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	SANITARY SEWER EASEMENT
	EAST BAY MUNICIPAL UTILITY DISTRICT EASEMENT

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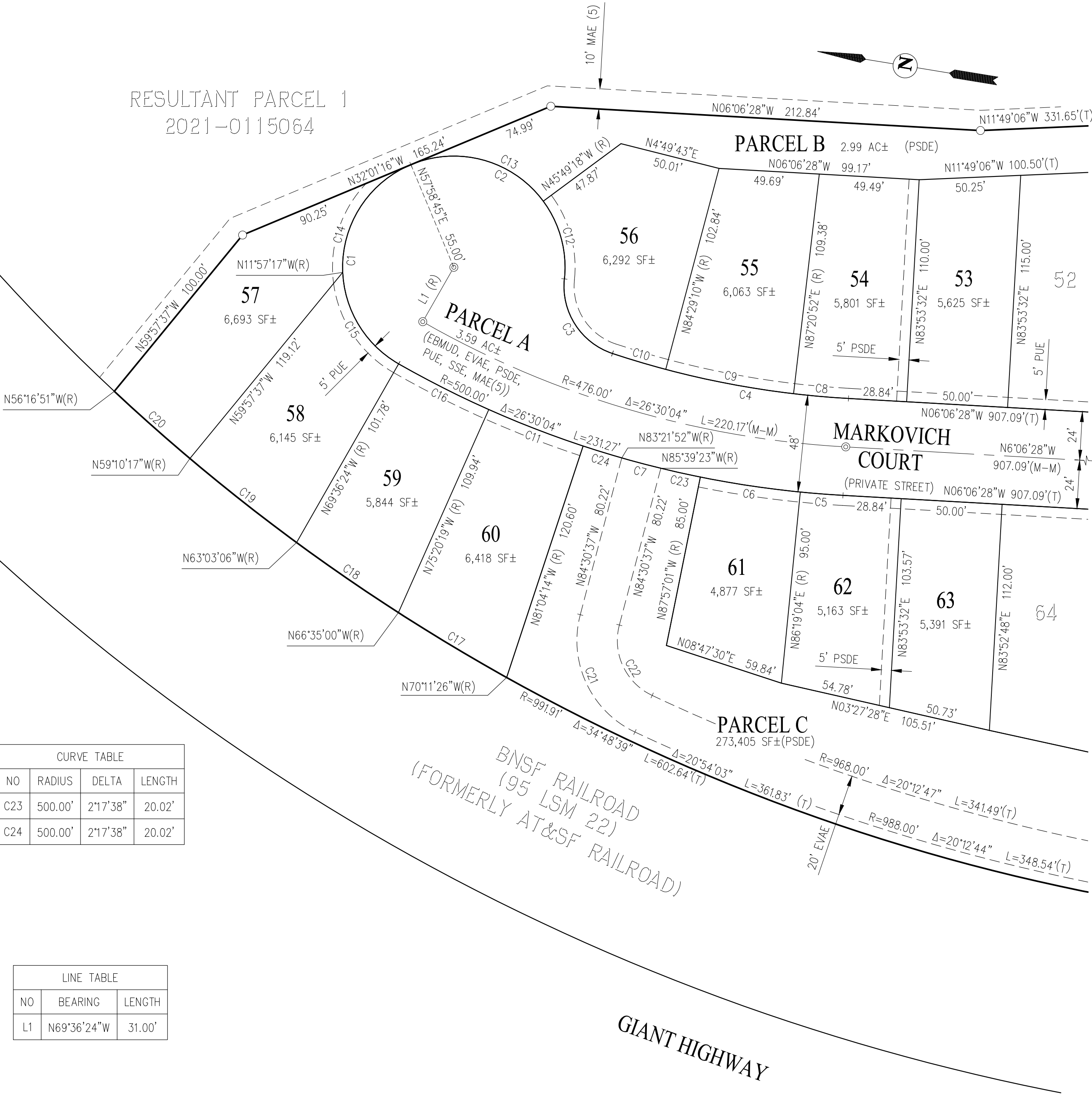
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CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	55.00'	127°35'08"	122.47'
C2	55.00'	118°41'00"	113.93'
C3	35.00'	77°39'51"	47.44'
C4	452.00'	15°06'21"	119.17'
C5	500.00'	2°25'32"	21.17'
C6	500.00'	5°43'55"	50.02'
C7	500.00'	2°17'31"	20.00'
C8	452.00'	3°27'19"	27.26'
C9	452.00'	8°09'58"	64.42'
C10	452.00'	3°29'03"	27.49'
C11	500.00'	5°43'55"	50.02'
C12	55.00'	42°29'02"	40.78'
C13	55.00'	76°11'57"	73.15'
C14	55.00'	69°56'00"	67.13'
C15	55.00'	57°39'07"	55.34'
C16	500.00'	5°43'55"	50.02'
C17	991.91'	3°36'27"	62.45'
C18	991.91'	3°31'54"	61.14'
C19	991.91'	3°52'49"	67.17'
C20	991.91'	2°53'26"	50.04'
C21	50.00'	79°38'44"	69.50'
C22	30.00'	79°38'44"	41.70'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C23	500.00'	2°17'38"	20.02'
C24	500.00'	2°17'38"	20.02'

LINE TABLE		
NO	BEARING	LENGTH
L1	N69°36'24"W	31.00'



SEE SHEET 6

SUBDIVISION 9528
RICHMOND COUNTRY CLUB

CONSISTING OF 10 SHEETS
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OFFICIAL RECORDS OF CONTRA COSTA COUNTY
CITY OF RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA



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

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 40' MARCH 2022



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF ATLAS ROAD,
BEING N41°39'14"W AS SHOWN ON SUBDIVISION 8667 (467 M 40).

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
	SET 5/8" REBAR AND CAP, LS 7960
	SQUARE FEET
	EMERGENCY VEHICLE ACCESS EASEMENT
	MAINTENANCE ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	PRIVATE STORM DRAIN EASEMENT
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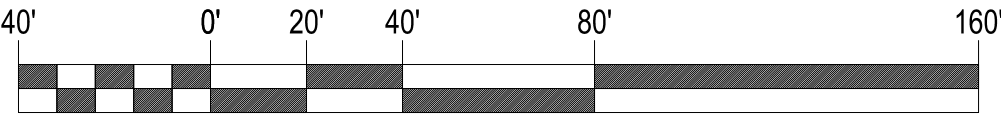


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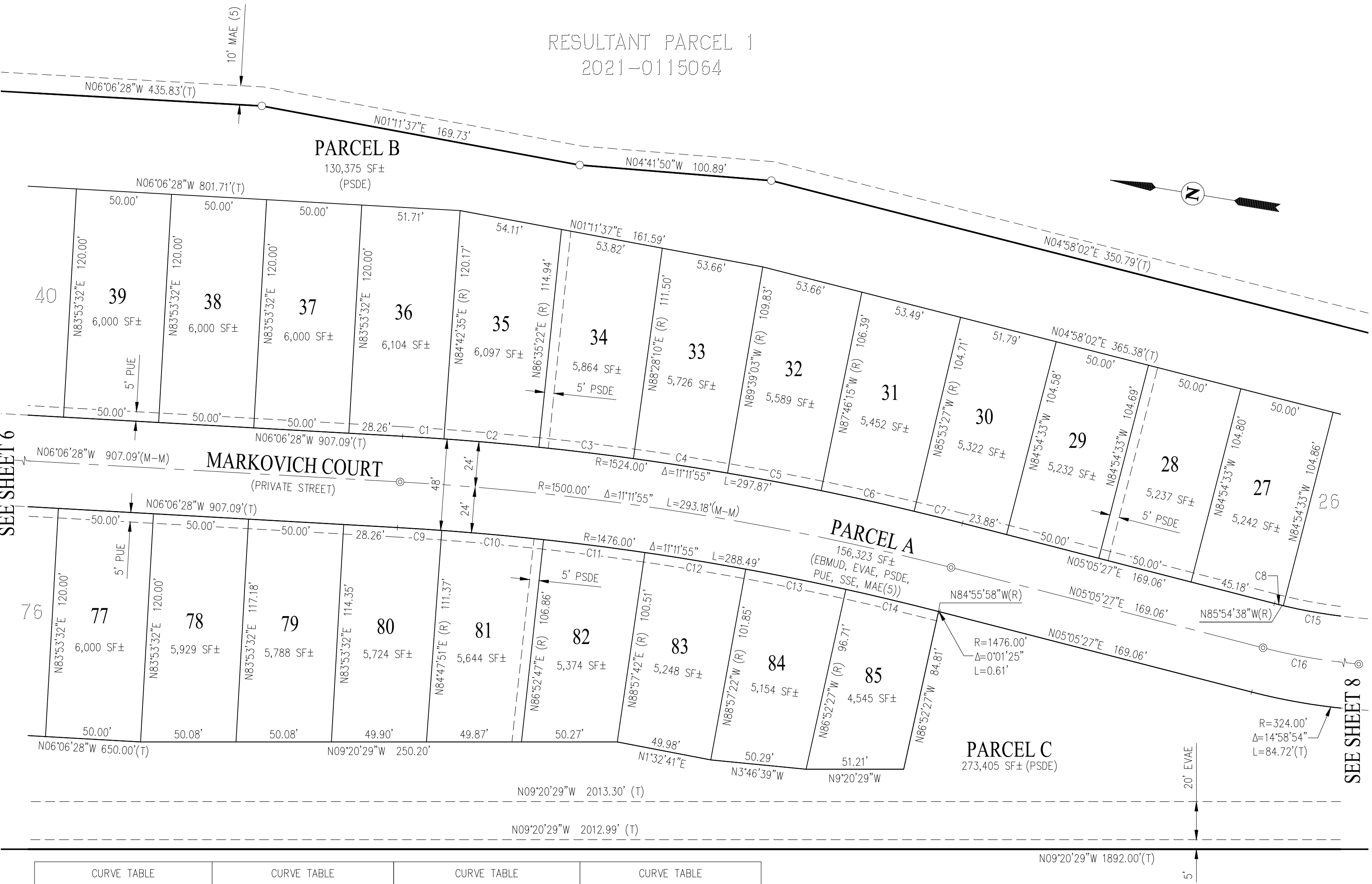
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CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH
C1	1524.00'	0°49'03"	21.74'	C6	1524.00'	1°52'48"	50.00'	C11	1476.00'	2°04'55"	53.64'	C16	300.00'	14°58'54"	78.44'
C2	1524.00'	1°52'48"	50.00'	C7	1524.00'	0°58'55"	26.12'	C12	1476.00'	2°04'55"	53.64'				
C3	1524.00'	1°52'48"	50.00'	C8	276.00'	1°00'05"	4.82'	C13	1476.00'	2°04'55"	53.64'				
C4	1524.00'	1°52'48"	50.00'	C9	1476.00'	0°54'19"	23.32'	C14	1476.00'	1°56'29"	50.01'				
C5	1524.00'	1°52'48"	50.00'	C10	1476.00'	2°04'55"	53.64'	C15	276.00'	14°58'54"	72.17'	(T)			

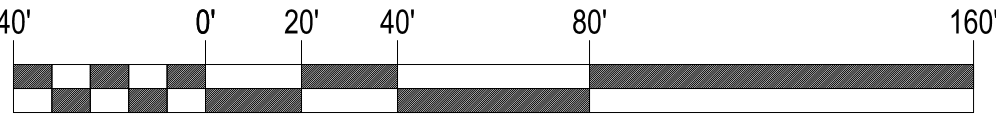
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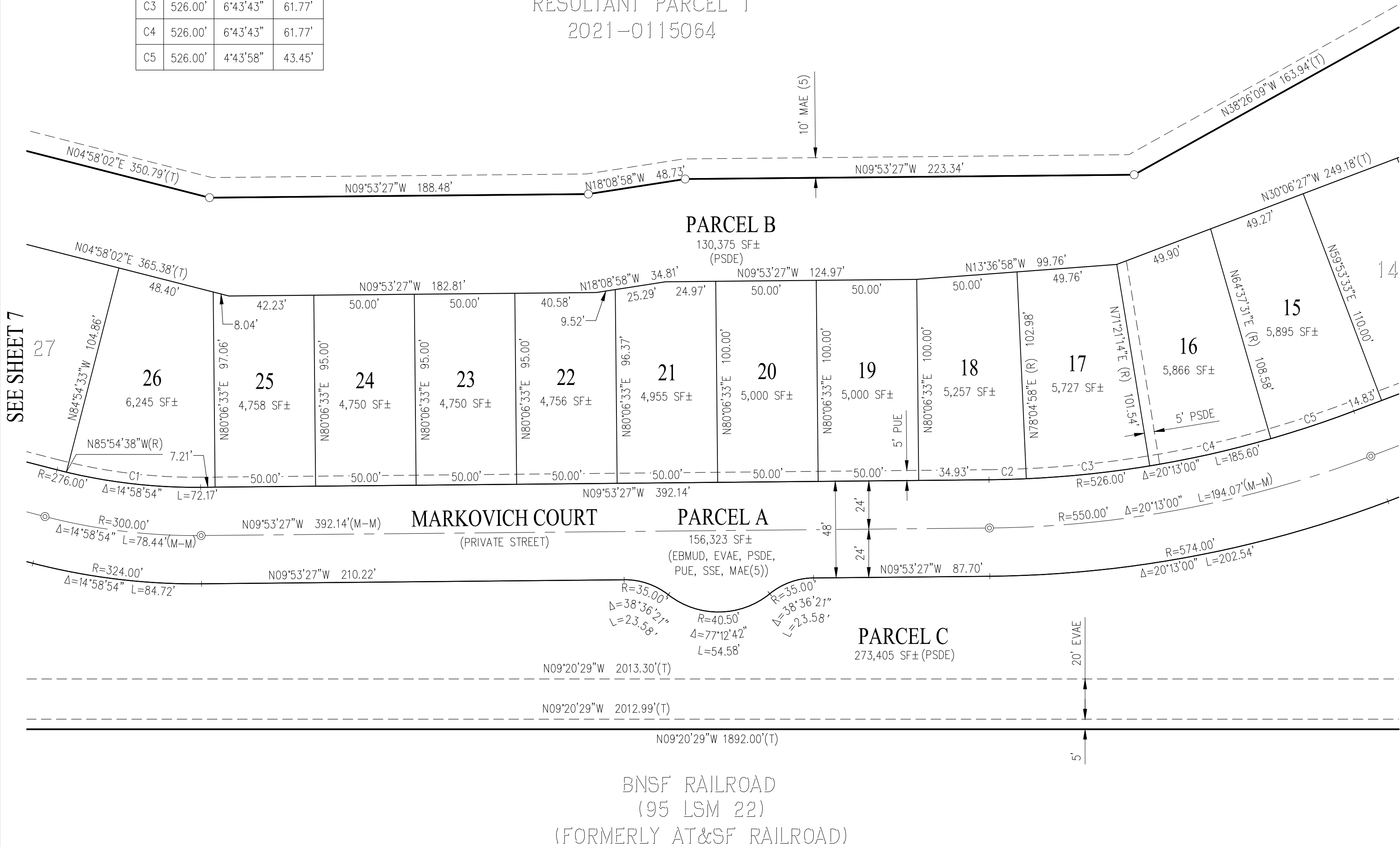
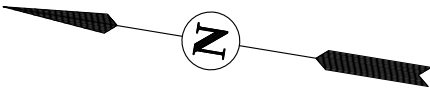
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CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	276.00'	13°58'49"	67.34'
C2	526.00'	2°01'36"	18.60'
C3	526.00'	6°43'43"	61.77'
C4	526.00'	6°43'43"	61.77'
C5	526.00'	4°43'58"	43.45'

RESULTANT PARCEL 1
2021-0115064



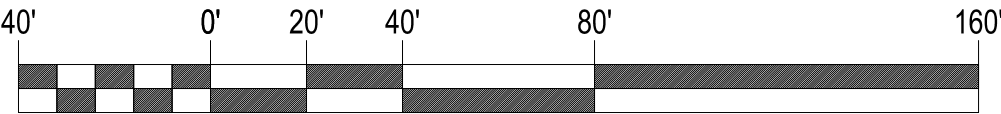
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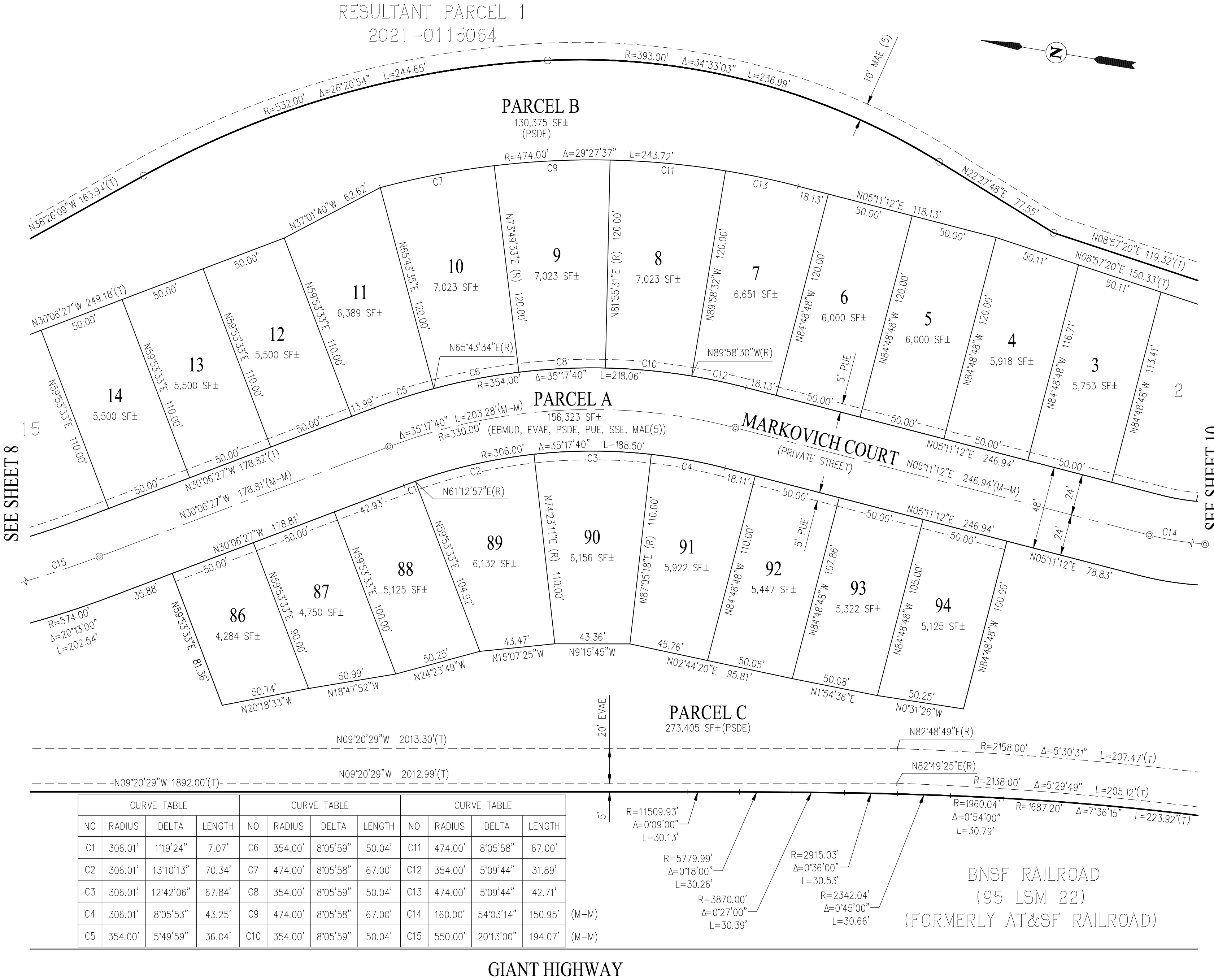
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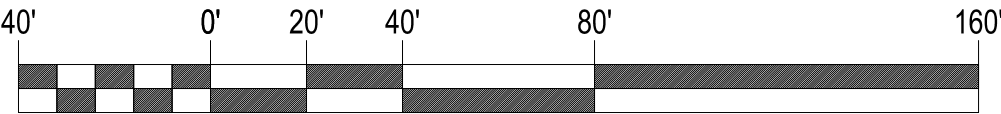
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