

OWNER'S STATEMENT:

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

THE UNDERSIGNED OFFERS BAYFRONT LOOP FOR DEDICATION TO THE CITY OF HERCULES FOR THE PURPOSE OF A PUBLIC STREET

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES, OR OF RECORD, AS DISCLOSED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0192-5408130, DATED MARCH 6, 2017.

THE AREA DESIGNATED AS "EVAE" OR EMERGENCY VEHICLE ACCESS EASEMENTS ARE OFFERED TO THE CITY OF HERCULES AND THE RODEO HERCULES FIRE DISTRICT OR ITS DESIGNEE FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES.

THE AREA DESIGNATED AS "PAE" PEDESTRIAN ACCESS EASEMENT ARE OFFERED TO THE CITY OF HERCULES OR ITS DESIGNEE TO ALLOW ACCESS AND USE FOR INGRESS AND EGRESS ACROSS THOSE CERTAIN PORTIONS OF PROPERTY.

THE AREA DESIGNATED AS "SAE" SEWER ACCESS EASEMENT ARE OFFERED TO THE CITY OF HERCULES OR ITS DESIGNEE TO ALLOW ACCESS AND USE FOR INGRESS AND EGRESS ACROSS THOSE CERTAIN PORTIONS OF PROPERTY FOR SEWER MAINTENANCE.

IN WITNESS THEREOF, I HAVE CAUSED THIS STATEMENT TO BE EXECUTED THE DATE HEREUNDER WRITTEN.

OWNER: HERCULES LAND PARTNERS LP,

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_, 2018, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER OF NOTARY: \_\_\_\_\_  
PRINTED NAME

SUBDIVISION 9499  
LANDS OF  
HERCULES LAND PARTNERS LP

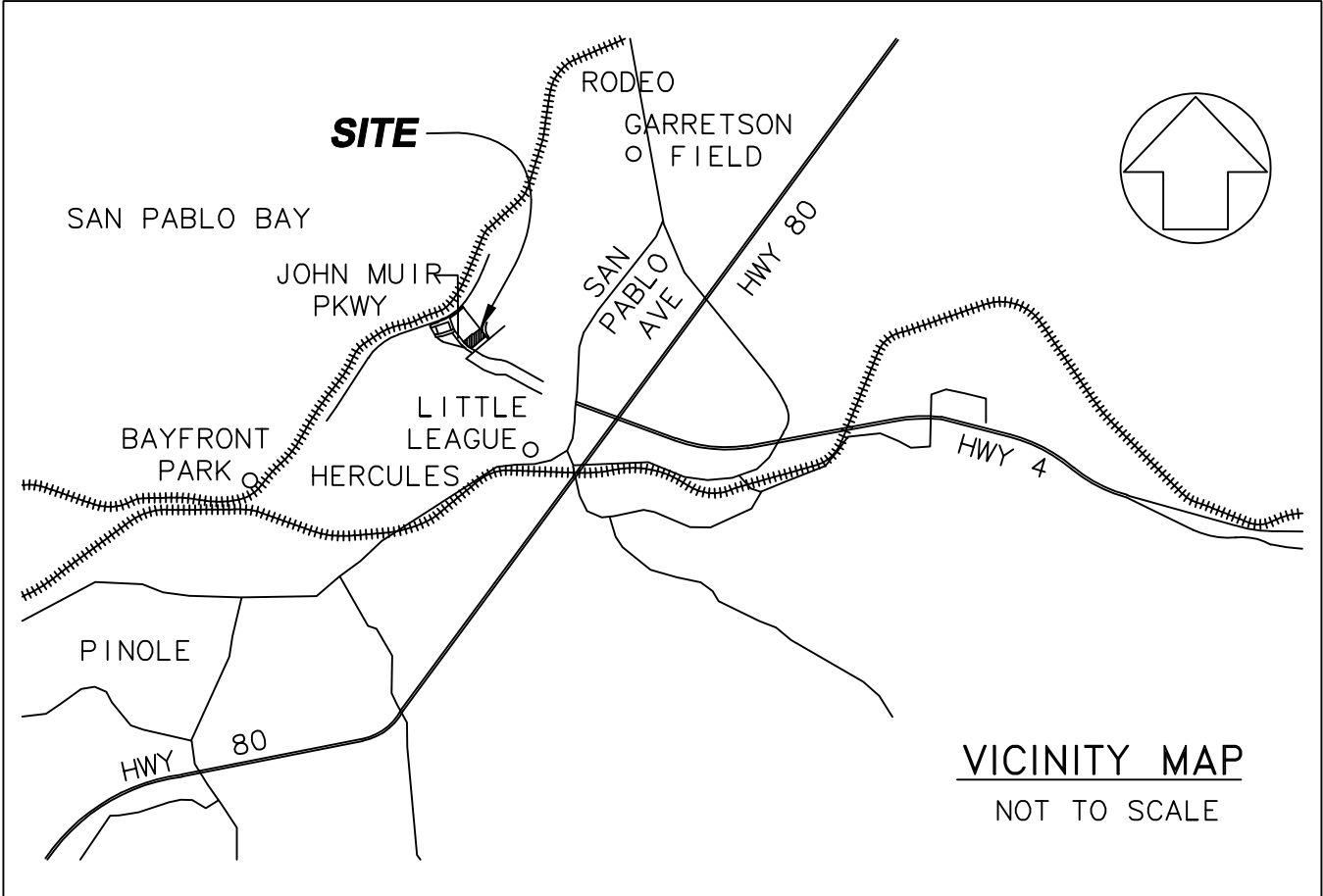
A ONE LOT SUBDIVISION FOR  
CONDOMINIUM PURPOSES

BEING A PORTION OF PARCEL D  
AS SHOWN ON PARCEL MAP MS  
476-00, RECORDED ON OCTOBER  
12, 2000, IN BOOK 179 OF PARCEL  
MAPS, PAGE 38, CONTRA COSTA  
RECORDS

CITY OF HERCULES, COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA  
SEPTEMBER 2018



1936 UNIVERSITY AVENUE, SUITE 250  
BERKELEY, CA 94704



CITY PLANNING DIRECTOR'S STATEMENT:

I HEREBY STATE THAT THIS MAP GENERALLY CONFORMS TO THE APPROVALS OF THE CITY OF HERCULES PLANNING COMMISION OF MAY 7, 2018 AND CITY COUNCIL OF JUNE 12, 2018.

DATED: \_\_\_\_\_

HOLLY P. SMYTH  
PLANNING DIRECTOR  
CITY OF HERCULES  
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT:

I, LORI MARTIN, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF HERCULES, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS AND ENTITLED, "SUBDIVISION 9499, LANDS OF HERCULES LAND PARTNERS LP, A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES" WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A CITY COUNCIL MEETING HELD ON THE 13TH OF NOVEMBER, 2018, AND THAT BY RESOLUTION NO. \_\_\_\_\_, SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC ANY OF THE STREETS, ROADS, AVENUES OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE SUBJECT TO COMPLETION OF ALL IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PLANS AND PURSUANT TO THE AGREEMENT BETWEEN THE DEVELOPER OF SAID SUBDIVISION NO. 9499 AND THE CITY OF HERCULES, IF ANY AND ACCEPTANCE OF SUCH IMPROVEMENTS BY THE HERCULES.

I FURTHER STATE THAT ALL BONDS REQUIRED BY LAW TO ACCOMPANY THE FINAL MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF HERCULES AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
LORI MARTIN, CITY CLERK  
CITY OF HERCULES  
STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I STATE, AS CHECKED BELOW, THAT:

[ ] A TAX BOND ASSURING 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 STATED BY THE COUNTY REDEMPTION OFFICER.

DATED: \_\_\_\_\_ DAVID TWA  
CLERK OF THE BOARD OF SUPERVISORS AND  
COUNTY ADMINISTRATOR OF THE COUNTY  
CONTRA COSTA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT:

THE MAP ENTITLED "SUBDIVISION 9499, LANDS OF LEDCOR, A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES" IS HEREBY ACCEPTED FOR RECORDATION SHOWING A CLEAR TITLE AS SUBDIVISION GUARANTEE MAD BY FIRST AMERICAN TITLE COMPANY, CONTRA COSTA COUNTY, DATED THE \_\_\_\_\_ OF \_\_\_\_\_, 2018, 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.

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_M. IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_, \_\_\_\_\_ AND \_\_\_\_\_, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

FEE: \$ \_\_\_\_\_ JOSEPH E. CENCIAMILLA  
COUNTY RECORDER IN AND FOR  
THE COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA

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

**BENEFICIARY STATEMENT:**

BMO HARRIS BANK AS BENEFICIARY UNDER DOCUMENT RECORDED JULY 3, 2018 AS INSTRUMENT NO. 2018-0106611-00 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND JOINS IN ALL DEDICATIONS HEREIN.

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**BENEFICIARY'S ACKNOWLEDGMENT:**

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

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } S.S.

ON \_\_\_\_\_, 2018, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

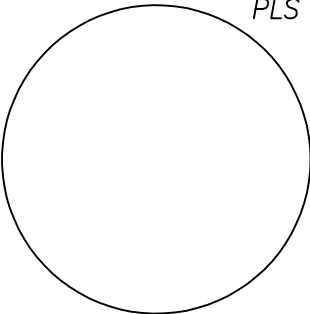
WITNESS MY HAND.

SIGNATURE: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NUMBER OF NOTARY: \_\_\_\_\_

**CITY SURVEYOR'S STATEMENT:**

I, VINCENT H. CUNHA, HEREBY STATE THAT THE MAP OF SUBDIVISION 9499 WAS EXAMINED BY ME OR UNDER MY DIRECTION ON BEHALF OF THE CITY OF HERCULES AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_  
VINCENT H. CUNHA, CITY CONTRACT SURVEYOR  
PLS NO. 4520



**SUBDIVISION 9499  
LANDS OF  
HERCULES LAND PARTNERS LP**

**A ONE LOT SUBDIVISION FOR  
CONDOMINIUM PURPOSES**

**BEING A PORTION OF PARCEL D  
AS SHOWN ON PARCEL MAP MS  
476-00, RECORDED ON OCTOBER  
12, 2000, IN BOOK 179 OF PARCEL  
MAPS, PAGE 38, CONTRA COSTA  
RECORDS**

**CITY OF HERCULES, COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA  
SEPTEMBER 2018**



1936 UNIVERSITY AVENUE, SUITE 250  
BERKELEY, CA 94704

**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 HERCULES LAND PARTNERS LP, IN AUGUST OF 2018. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT THE AREA IS 2.807 ACRES, MORE OR LESS.

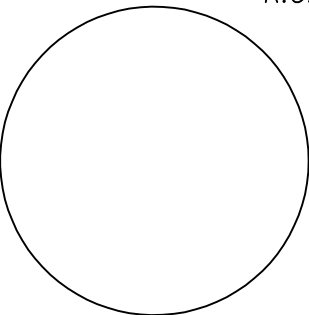
I FURTHER STATE THAT THE MONUMENTS SHOWN HEREON OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: \_\_\_\_\_  
ALAN G. CORNWELL, C.E. NO. 27577

**CITY ENGINEER'S STATEMENT:**

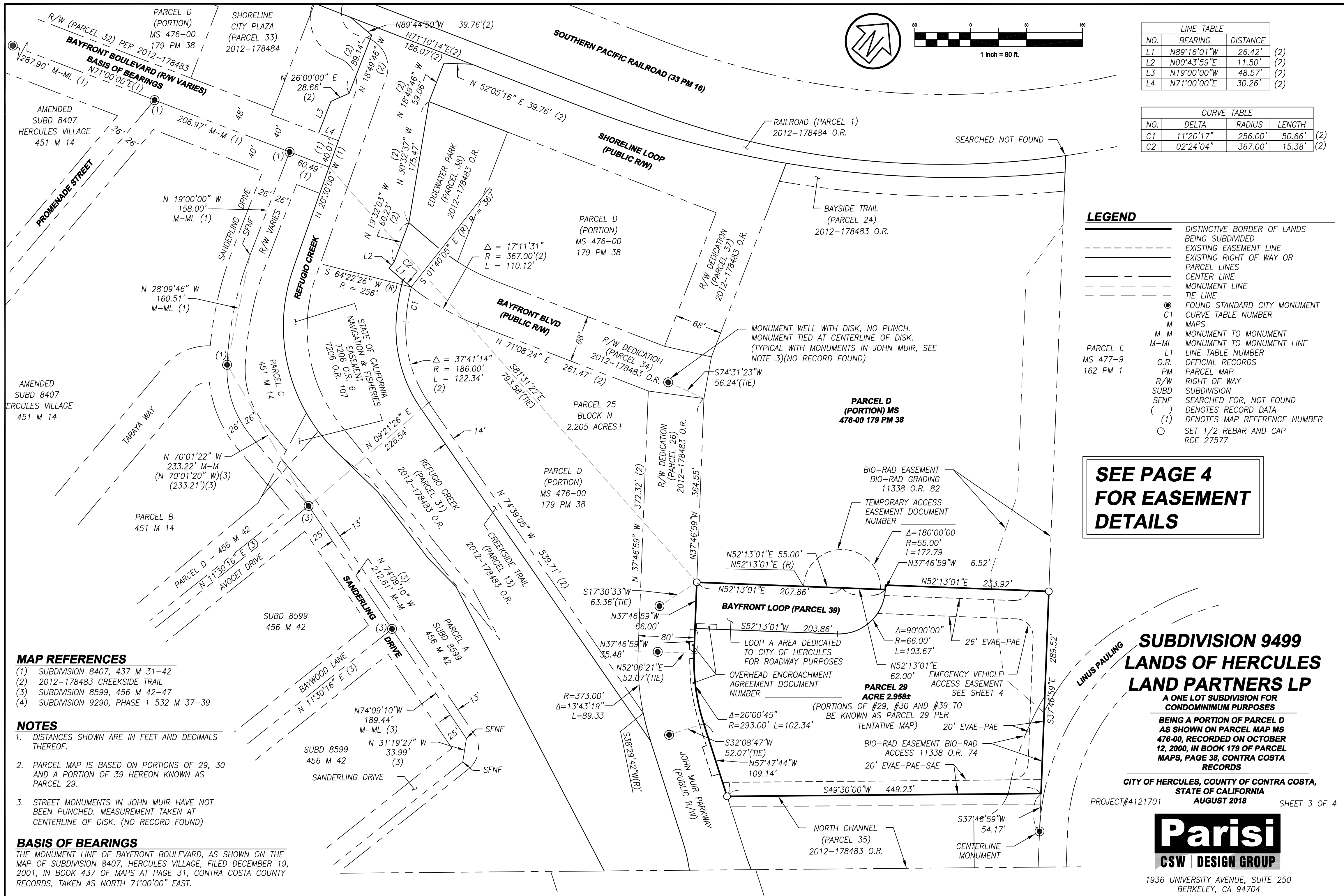
I, MIKE ROBERTS, CITY ENGINEER OF THE CITY OF HERCULES, HEREBY STATE THAT I EXAMINED THIS FINAL MAP ENTITLED "SUBDIVISION 9499, LAND OF HERCULES LAND PARTNERS LP A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES"; THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL THE PROVISIONS OF CHAPTER TWO OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCE GOVERNING THE FILING OF SUBDIVISION MAPS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: \_\_\_\_\_  
MIKE ROBERTS, CITY ENGINEER  
R.C.E. 50426



**STATEMENT OF SOILS REPORT:**

A SOILS AND GEOTECHNICAL INVESTIGATION REPORT FOR HERCULES BAYFRONT DEVELOPMENT, BLOCK Q&R, HERCULES, CALIFORNIA, FOR HERCULES LAND PARTNERS LP, DATED MAY 17, 2018, WAS PREPARED BY ENGeo INCORPORATED, PROJECT NO. 4637.002.000, AND IS ON FILE WITH THE CITY OF HERCULES.



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°16'01"W	26.42' (2)
L2	N00°43'59"E	11.50' (2)
L3	N19°00'00"W	48.57' (2)
L4	N71°00'00"E	30.26' (2)

CURVE TABLE		
NO.	DELTA	RADIUS
C1	11°20'17"	256.00' (2)
C2	02°24'04"	367.00' (2)

LEGEND

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- EXISTING EASEMENT LINE
- EXISTING RIGHT OF WAY OR PARCEL LINES
- CENTER LINE
- MONUMENT LINE
- TIE LINE
- FOUND STANDARD CITY MONUMENT
- C1 CURVE TABLE NUMBER
- M MAPS
- M-M MONUMENT TO MONUMENT
- M-ML MONUMENT TO MONUMENT LINE
- L1 LINE TABLE NUMBER
- O.R. OFFICIAL RECORDS
- PM PARCEL MAP
- R/W RIGHT OF WAY
- SUBD SUBDIVISION
- SFNF SEARCHED FOR, NOT FOUND
- ( ) DENOTES RECORD DATA
- (1) DENOTES MAP REFERENCE NUMBER
- SET 1/2 REBAR AND CAP RCE 27577

SEE PAGE 4  
FOR EASEMENT  
DETAILS

SUBDIVISION 9499  
LANDS OF HERCULES  
LAND PARTNERS LP

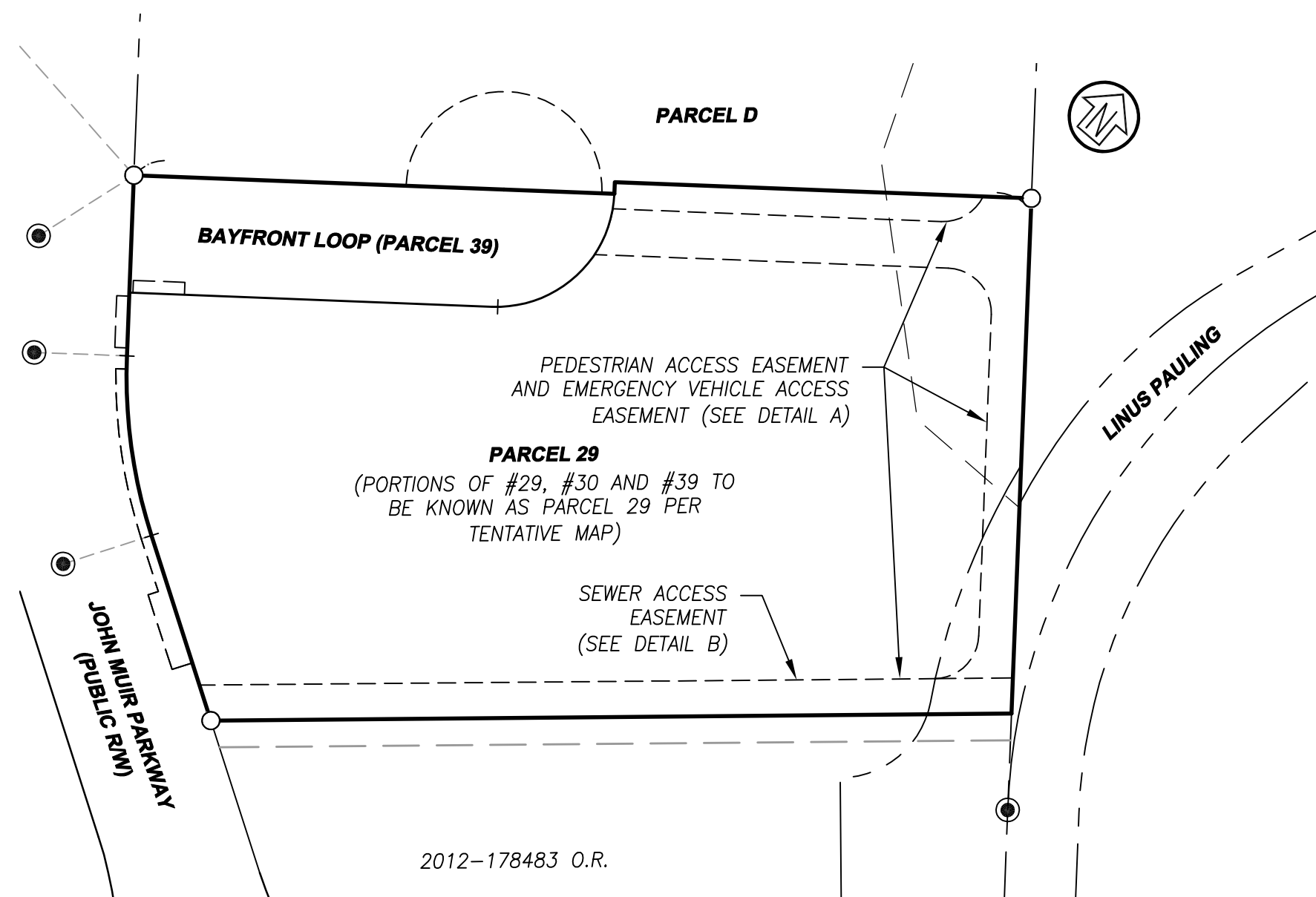
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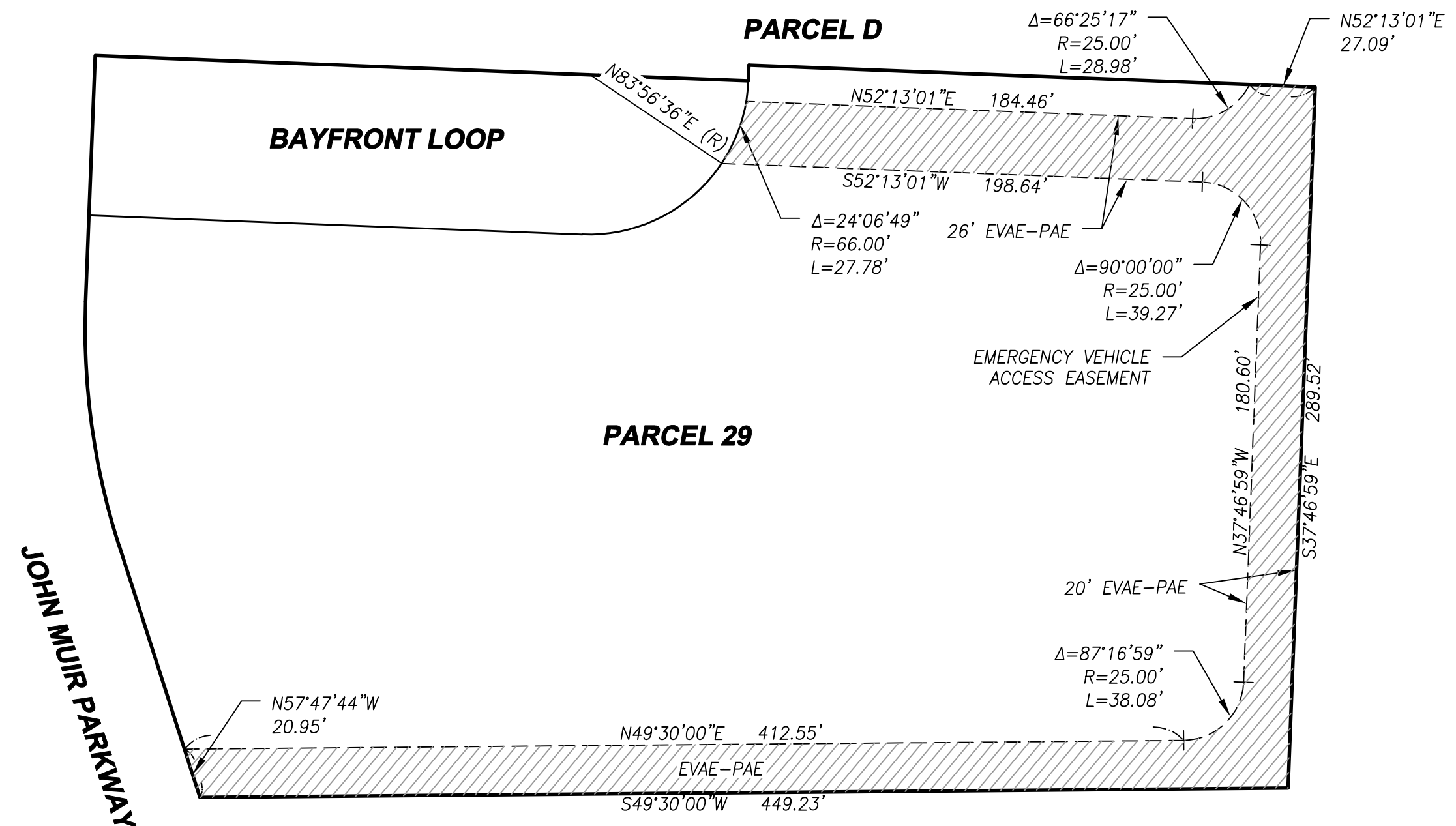
CITY OF HERCULES, COUNTY OF CONTRA COSTA,  
STATE OF CALIFORNIA  
AUGUST 2018

Parisi  
CSW | DESIGN GROUP

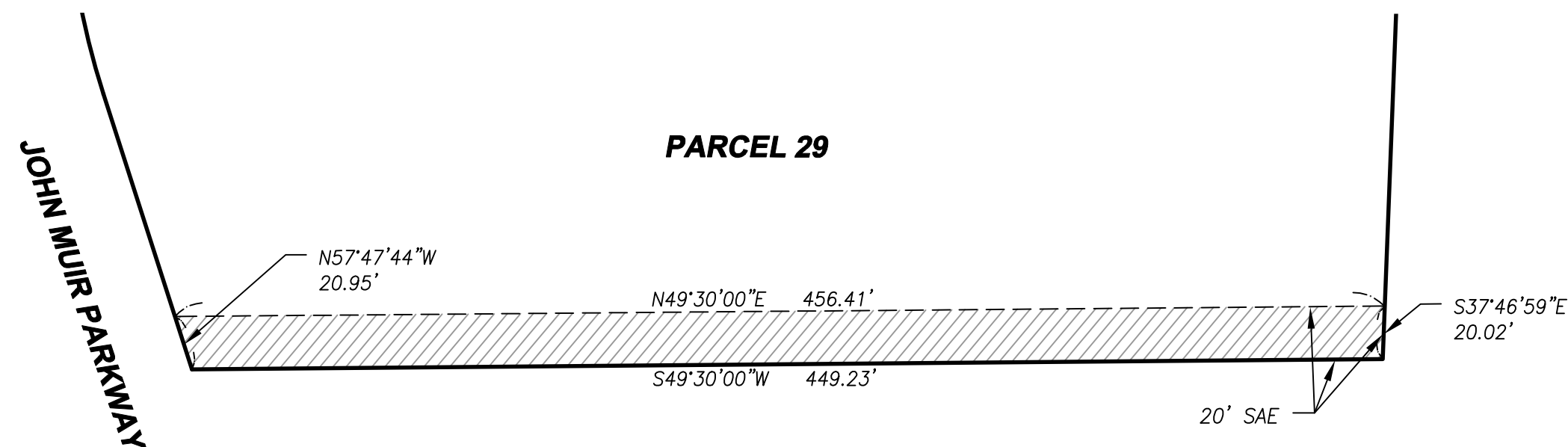
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**EASEMENT OVERVIEW**  
N.T.S



**DETAIL A: EVAE - PAE**  
N.T.S



**DETAIL B: SAE**  
N.T.S

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LANDS OF HERCULES  
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STATE OF CALIFORNIA  
AUGUST 2018

SHEET 4 OF 4

**Parisi**  
CSW | DESIGN GROUP

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