

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.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD WITHIN THE BOUNDARY LINES OF THE HEREIN EMBODIED MAP AS SHOWN ON THE PRELIMINARY TITLE REPORT ORDER NUMBER 0147018781–DJ, DATED APRIL 19, 2019 PREPARED BY OLD REPUBLIC TITLE COMPANY.

THE UNDERSIGNED FURTHER RELINQUISHES TO THE CITY OF HERCULES ALL INTEREST IN SUB–SURFACE WATER RIGHTS BELOW 300 FEET THAT THEY MAY HAVE.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD.

CLAREMONT COMPANIES, LLC

BY: DATE:

NAME:

TITLE:

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 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 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:

PRINTED NAME: NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS:

COMMISSION EXPIRES:

COMMISSION # OF NOTARY:

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 CLAREMONT COMPANIES, LLC ON JANUARY 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: ALEXANDER V. FONG PLS 9252

CITY ENGINEER’S STATEMENT

I, MIKE ROBERTS, CITY ENGINEER FOR THE CITY OF HERCULES, COUNTY CONTRA COSTA, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP, THAT SAID SUBDIVISION IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AS APPROVED BY THE CITY OF HERCULES PLANNING COMMISSION ON THAT ALL OF THE PROVISIONS OF SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

PURSUANT TO SECTION 66445(J) OF THE SUBDIVISION MAP ACT, THE CITY OF HERCULES DOES HEREBY ABANDON AND VACATE THE (PUBLIC) 10 FOOT UTILITY EASEMENT ACROSS PARCEL A AS SHOWN ON PARCEL MAP 476–87, FILED NOVEMBER 2, 1987, IN BOOK 130 OF PARCEL MAPS AT PAGES 30 AND 31, CONTRA COSTA COUNTY RECORDS.

DATED: MIKE ROBERTS, CITY ENGINEER
RCE NO. 50426

CITY PLANNING COMMISSION STATEMENT

I HOLLY SMITH, DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF HERCULES, HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF HERCULES, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED ON , THE TENTATIVE MAP NUMBER MS 476–19 OF THIS SUBDIVISION UPON WHICH THIS PARCEL MAP IS BASED.

DATED: HOLLY SMITH
PLANNING DIRECTOR
CITY OF HERCULES

TECHNICAL REVIEWER’S STATEMENT

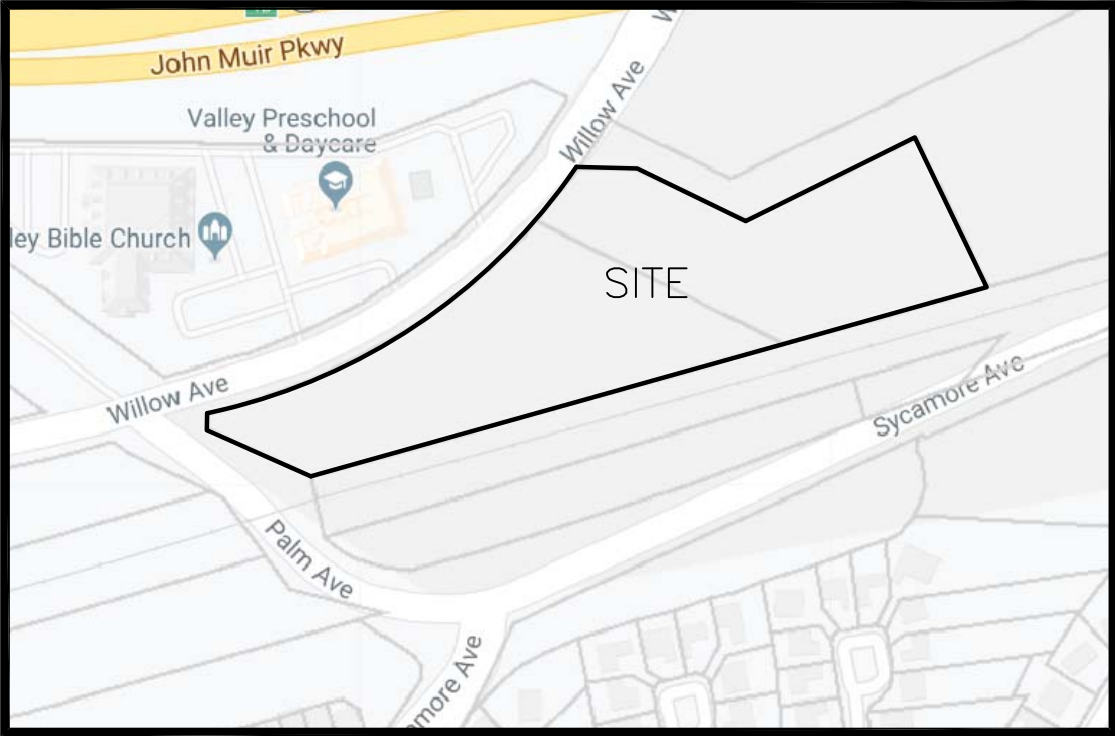
I, JOHN KOROYAN, A LICENSED LAND SURVEYOR, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED “PARCEL MAP M.S. 476–19” ON BEHALF OF THE CITY ENGINEER AND I AM SATISFIED THAT SAID PARCEL MAP IS TECHNICALLY CORRECT.

DATE: JOHN KOROYAN, PLS 8883
LICENSED LAND SURVEYOR

PARCEL MAP M.S. 476–19

A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP 476–87, FILED NOVEMBER 2, 1987, IN BOOK 130 OF PARCEL MAPS PAGES 30 & 31 CITY OF HERCULES, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

DATE: NOVEMBER 2019
BELLECCI & ASSOCIATES, INC.
CONCORD, CA



VICINITY MAP

NOT TO SCALE

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.

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

BY: DEPUTY CLERK

RECORDER’S STATEMENT

THIS PARCEL MAP IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY OLD REPUBLIC TITLE COMPANY, DATED THE DAY OF 20 ; 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.

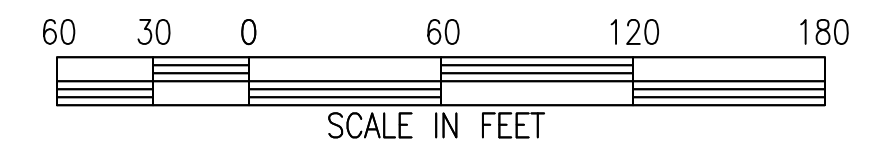
FILED AT THE REQUEST OF CLAREMONT COMPANIES, LLC, AT A.M./P.M. ON THE DAY OF 20 , IN BOOK OF PARCEL MAPS, AT PAGE , IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

JOSEPH CENCIAMILLA
COUNTY RECORDER
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: DEPUTY COUNTY RECORDER

A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN
PARCEL MAP 476-87, FILED NOVEMBER 2, 1987, IN
BOOK 130 OF PARCEL MAPS PAGES 30 & 31
CITY OF HERCULES, CONTRA COSTA COUNTY,
STATE OF CALIFORNIA

BELLECCI & ASSOCIATES, INC.
CONCORD, CA



●	FOUND MONUMENT AS NOTED
○	SET 5/8" REBAR 24" LONG WITH CAP STAMPED PLS 9252
BDY	BOUNDARY
CDH	CALIFORNIA DEPARTMENT OF HIGHWAYS
I.P.	IRON PIPE
(R)	RADIAL BEARING
(T)	TOTAL
(R1)	DENOTES REFERENCE NUMBER
S.F.N.F.	SEARCHED FOR, NOT FOUND
HV	HIGH VOLTAGE
HWY	HIGHWAY
LS	LAND SURVEYOR
LSM	LAND SURVEY MAP
MON	MONUMENT
PM	PARCEL MAP
W/	WITH

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN FOUND IRON PIPE MONUMENTS DESIGNATED R1056 AND R1058 ALONG STATE ROUTE 4 RIGHT OF WAY AS SHOWN ON RECORD OF SURVEY RS 2263 FILED IN BOOK 115 OF LAND SURVEYORS MAPS PAGE 4 BEARING TAKEN AS N65°10'00"E.

PURSUANT TO SECTION 66445(J) OF THE SUBDIVISION MAP ACT, THE "(PUBLIC) 10' UTILITY EASEMENT" ACROSS PARCEL A AS SHOWN ON PARCEL MAP 476-87 FILED NOVEMBER 2, 1987, BOOK 130 OF PARCEL MAPS, PAGES 30 AND 31, IS HEREBY ABANDONED UPON THE RECORDING OF THIS MAP.

(R1)	RECORD OF SURVEY RS 2263 115 LSM 4
(R2)	PARCEL MAP 476-87 130 PM 30
(R3)	RECORD OF SURVEY 57 LSM 23

