



**CITY OF MARTINEZ**

**CITY COUNCIL AGENDA  
September 17, 2014**

**TO:** Mayor and City Council  
**FROM:** Tim Tucker, City Engineer  
**SUBJECT:** Final Map Approval for Subdivision No. 9025 “The Village at Arnold”  
**DATE:** September 9, 2014

**RECOMMENDATION:**

Adopt resolution approving Subdivision 9025 "The Village at Arnold" Final Map, authorize the City Manager to execute the subdivision improvement agreement and allocate \$35,350 from Traffic Impact Fee Funds to account C1048, Pacheco Boulevard at Arnold Drive Traffic Signal and Intersection Improvements.

**BACKGROUND:**

Subdivision No. 9025 is located at the intersection of Arnold Drive and Pacheco Blvd. It consists of 43 condominium units. The tentative map for this subdivision was approved by the City Council on September 6, 2006. The developer submitted the subdivision final map, improvement plans, and all required agreements, bonds and insurance. Said documents have been reviewed and approved by the City Engineer in accordance with the Conditions of Approval.

On June 14, 2014, the City Council adopted a resolution (Resolution No. 63-14) to conditionally extend of the “Economic Stimulus Program (ESP)” for this Subdivision. The developer paid all the development impact mitigation fees, in a timely manner, and is qualify for the reduced impact fees in accordance with the ESP, provided the a building permit is obtained by September 30, 2014.

In accordance with the Conditions of Approval, the developer also paid and a special traffic impact mitigation fee in the amount of \$35,350 toward their fair share of the construction of a traffic signal at Arnold Drive and Pacheco Blvd (11% of the estimated total cost of the traffic signal). The fee was deposited into the City’s Traffic Impact Fee Fund for tracking purposes as requested by the Finance Manager. The attached resolution, if approved, allocates \$35,350 from the Traffic Impact Fee Fund to account C1048, Pacheco Boulevard at Arnold Drive Traffic Signal and Intersection Improvements.

Staff recommends Council approve the Final Map for this Subdivision and authorize the City manger to execute the subdivision improvement agreement.

**FISCAL IMPACT:**

The City will maintain an additional 450 linear feet of street widening and associated improvements along Pacheco Blvd and Arnold Drive, and approximately 800 linear feet of storm drain pipes. The streets and storm drain systems within the subdivision are private and will be maintained by the homeowners association.

**ACTION:**

Adopt resolution approving Subdivision 9025 "The Village at Arnold" Final Map, authorize the City Manager to execute the subdivision improvement agreement and allocate \$35,350 from Traffic Impact Fee Funds to account C1048, Pacheco Boulevard at Arnold Drive Traffic Signal and Intersection Improvements.

Attachments:

1. Resolution
2. Subdivision Map
3. Vicinity Map

**APPROVED BY:**   
Interim City Manager

RESOLUTION NO. -14

**RESOLUTION APPROVING SUBDIVISION 9025 "THE VILLAGE AT ARNOLD"  
FINAL MAP, AUTHORIZE THE CITY MANAGER TO EXECUTE THE SUBDIVISION  
IMPROVEMENT AGREEMENT AND ALLOCATE \$35,350 FROM TRAFFIC IMPACT  
FEE FUNDS TO ACCOUNT C1048, PACHECO BOULEVARD AT ARNOLD DRIVE  
TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENTS**

**WHEREAS**, there has been presented to the City Council of  
Martinez a Final Map of Subdivision 9025; and

**WHEREAS**, the City Engineer has recommended that said map be  
approved by the City Council of the City of Martinez; and

**WHEREAS**, the developer has paid a special traffic impact  
mitigation fee in the amount of \$35,530 toward their fair share  
of the construction of a traffic signal at the intersection of  
Arnold Drive and Pacheco Blvd. as required by the Conditions of  
Approval.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City  
of Martinez that the Final Map of said Subdivision is approved.

**BE IT FURTHER RESOLVED** by the City Council of the City of  
Martinez that all streets, rights-of-way, and easements offered  
for dedication for public use has been approved, subject to  
improvements being completed and accepted by the City; and

**BE IT FURTHER RESOLVED** by the City Council of Martinez that the  
City Manager is hereby authorized to, execute said Subdivision  
Improvement Agreement on behalf of the City of Martinez; and

**BE IT FURTHER RESOLVED** the City Council of the City of Martinez  
allocate \$35,350 from Traffic Impact Fee Funds to account C1048,  
Pacheco Boulevard at Arnold Drive Traffic Signal and  
Intersection Improvements.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing is a true and correct copy  
of a resolution duly adopted by the City Council of the City of  
Martinez at a Regular Meeting of said Council held on the 17<sup>th</sup>  
day of, September 2014 by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK  
CITY OF MARTINEZ

**OWNER'S STATEMENT**

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

THE REAL PROPERTY DESCRIBED BELOW IS HEREBY DEDICATED IN FEE TO THE CITY OF MARTINEZ FOR PUBLIC PURPOSES: ARNOLD ROAD DEDICATION.

THE REAL PROPERTY DESCRIBED BELOW IS HEREBY DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF MARTINEZ:

1. THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT" OR "PUE" FOR PUBLIC USE FOR PUBLIC UTILITY PURPOSES INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES, INCLUDING CONSTRUCTION, ACCESS OR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.
2. THE AREAS DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVAE" FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES.

THE STREET SHOWN AND SO DESIGNATED AS "TIERNEY PLACE" IS A PRIVATE STREET AND IS NOT OFFERED FOR DEDICATION FOR PUBLIC PURPOSES.

**MT VIEW SANITARY DISTRICT (MVSD):**

THE AREA MARKED "SANITARY SEWER EASEMENT," OR "SSE" IS IRREVOCABLY OFFERED FOR DEDICATION TO THE MT VIEW SANITARY DISTRICT (MVSD) OR ITS SUCCESSORS OR ASSIGNS IN GROSS, AN EXCLUSIVE SUBSURFACE EASEMENT FOR LONGITUDINAL ENCROACHMENTS, AND NONEXCLUSIVE SURFACE EASEMENT FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, RENEW, ALTER, OPERATE, MAINTAIN, REPLACE (WITH THE INITIAL OR OTHER SIZE) AND REPAIR SUCH SEWER LINE OR LINES AS MVSD SHALL FROM TIME TO TIME ELECT FOR CONVEYING SEWAGE OR RECYCLED WATER, AND ALL NECESSARY MAINTENANCE ACCESS STRUCTURES, LATERALS AND APPURTENANCES THERETO, OVER AND WITHIN SUCH EASEMENT AREA, TOGETHER WITH THE FREE RIGHT OF INGRESS, EGRESS, AND EMERGENCY ACCESS TO SAID EASEMENT OVER AND ACROSS THE REMAINING PORTION OF THE OWNER'S PROPERTY, PROVIDED THAT SAID RIGHTS OF INGRESS, EGRESS AND EMERGENCY ACCESS SHALL BE LIMITED TO ESTABLISHED ROADWAYS, PATHWAYS, AVENUES OR OTHER ROUTES TO THE EXTENT POSSIBLE AND AS REASONABLY NECESSARY FOR THE PROPER USE OF THE RIGHTS GRANTED HEREIN. SITE UTILITIES TRANSVERSE TO EXCLUSIVE SUBSURFACE EASEMENTS SHALL BE ALLOWED SUBJECT TO MVSD STANDARDS AND SPECIFICATIONS. THIS OFFER OF DEDICATION ALSO INCLUDES THE RIGHT TO CLEAR OBSTRUCTIONS AND VEGETATION FROM THE EASEMENT AS MAY BE REQUIRED FOR THE PROPER USE OF THE OTHER RIGHTS GRANTED HEREIN. THE OWNER RESERVES THE RIGHT TO LANDSCAPE OR MAKE SUCH OTHER USE OF THE LANDS INCLUDED WITHIN THE EASEMENTS WHICH ARE CONSISTENT WITH MVSD'S USE; HOWEVER, SUCH USE BY THE OWNER SHALL NOT INCLUDE THE PLANTING OF TREES OR CONSTRUCTION OF PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, OUTBUILDINGS, SWIMMING POOLS, TENNIS COURTS, DECKS, PATIOS, OR OTHER ACTIVITY WHICH MAY INTERFERE WITH MVSD'S ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREIN. WHEN SEWER REPAIRS REQUIRE EXCAVATIONS, MVSD WILL ONLY BE RESPONSIBLE FOR PAVING TRAFFIC AREA TRENCHES WITH ASPHALT CONCRETE OR PORTLAND CEMENT CONCRETE. RESTORATIONS OF DECORATIVE PAVEMENTS WILL BE THE RESPONSIBILITY OF THE VILLAGE AT ARNOLD HOMEOWNERS ASSOCIATION.

MAINTENANCE ACCESS STRUCTURES (MANHOLES, RODDING INLETS, ETC) CONSTRUCTED WITHIN THE EASEMENT SHALL NOT BE COVERED BY EARTH OR OTHER MATERIAL AND SHALL REMAIN IN AN EXPOSED AND ACCESSIBLE CONDITION AT ALL TIMES FOR ROUTINE AND/OR EMERGENCY MAINTENANCE THAT MAY BE DEEMED NECESSARY BY MVSD FROM TIME TO TIME.

MVSD, AND ITS SUCCESSORS OR ASSIGNS, SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH OFFER OF DEDICATION, AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE OFFERED EASEMENTS OR ANY IMPROVEMENTS THEREON OR THEREIN, UNTIL SUCH OFFER HAS BEEN ACCEPTED BY THE APPROPRIATE ACTION OF MVSD, OR ITS SUCCESSORS OR ASSIGNS. FURTHER, THE OWNER SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS MVSD FROM ANY LIABILITY WITH RESPECT TO THE EASEMENTS, PRIOR TO THE FORMAL ACCEPTANCE OF SAID EASEMENTS BY APPROPRIATE ACTION OF MVSD.

**CONTRA COSTA WATER DISTRICT (CCWD):**

THE AREA DESIGNATED "WATER LINE EASEMENT" OR "WLE" IS DEDICATED TO CONTRA COSTA WATER DISTRICT (CCWD) FOR INGRESS AND EGRESS, CONSTRUCTION, AND MAINTENANCE OF WATER SYSTEM FACILITIES INCLUDING WATER LINES AND APPURTENANCES THERETO, SUBJECT TO CONDITIONS SUPPLEMENTED BY A STANDARD CCWD EASEMENT AGREEMENT TO BE EXECUTED UNDER SEPARATE INSTRUMENT.

THE UNDERSIGNED ALSO HEREBY RELINQUISHES TO THE CITY OF MARTINEZ ALL ABUTTER'S RIGHTS OF ACCESS ALONG PACHECO BOULEVARD AND ARNOLD DRIVE IN THE AREAS DEPICTED HEREON BY THE SYMBOL ///////.

THE MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES.

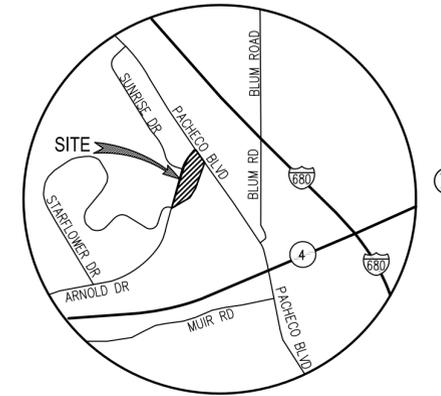
**SUBDIVISION 9025  
THE VILLAGE AT ARNOLD**

A 1 LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF 4 SHEETS  
BEING A SUBDIVISION OF LOTS 3 & 4, SUBDIVISION 6207, FILED IN BOOK 310  
OF MAPS, AT PAGE 6, CONTRA COSTA COUNTY RECORDS,  
CITY OF MARTINEZ, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

JUNE 2014



**VICINITY MAP**

NOT TO SCALE

**OWNER'S STATEMENT (CONTINUED)**

44 ARNOLD DRIVE ASSOCIATES, L.P.  
A CALIFORNIA LIMITED PARTNERSHIP

BY: ARNOLD DRIVE MANAGEMENT, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ARTHUR L. LORENZINI, JR.  
ITS MANAGER

**OWNER'S ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**TRUSTEE'S STATEMENT**

THE UNDERSIGNED, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED ON MARCH 31, 2014,  
INSTRUMENT NO. 2014-0047964, OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA;  
DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL  
DEDICATIONS SHOWN HEREIN.

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION

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

**TRUSTEE'S ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

MY COMMISSION NO.: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY RECORDER'S STATEMENT**

THIS MAP, ENTITLED "SUBDIVISION 9025, THE VILLAGE AT ARNOLD", IS HEREBY  
ACCEPTED FOR FILING, 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 AND LOCAL  
ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY AT \_\_\_\_\_ M.,  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, IN BOOK \_\_\_\_\_ OF MAPS,  
AT PAGE \_\_\_\_\_, SERIES NO. \_\_\_\_\_ IN THE OFFICE OF THE COUNTY  
RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

JOSEPH E. CENCIAMILLA  
COUNTY RECORDER  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

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

# SUBDIVISION 9025 THE VILLAGE AT ARNOLD

A 1 LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF 4 SHEETS  
BEING A SUBDIVISION OF LOTS 3 & 4, SUBDIVISION 6207, FILED IN BOOK 310  
OF MAPS, AT PAGE 6, CONTRA COSTA COUNTY RECORDS,  
CITY OF MARTINEZ, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

## Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

JUNE 2014

### SURVEYOR'S STATEMENT

I, CHRISTOPHER S. HARMISON, STATE THAT THE SURVEY AND FINAL MAP WERE MADE BY ME OR UNDER MY DIRECTION FOR THIS SUBDIVISION ON THE GROUND DURING THE MONTH OF JULY 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER SHOWN ON THE FINAL MAP ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE DECEMBER 2016; AND THAT THE AREA IS 3.30 ACRES, MORE OR LESS.

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

CHRISTOPHER S. HARMISON  
L.S. NO. 7176



### CITY ENGINEER'S STATEMENT

I, TIM TUCKER, CITY ENGINEER FOR THE CITY OF MARTINEZ, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, ENTITLED "SUBDIVISION 9025, THE VILLAGE AT ARNOLD"; THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL OF THE PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

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

TIM TUCKER, CITY ENGINEER  
R.C.E. NO. 56982

### CITY SURVEYOR'S STATEMENT

I, JOSEPH C. ENKE, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, ENTITLED "SUBDIVISION 9025, THE VILLAGE AT ARNOLD" AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

JOSEPH C. ENKE  
P.L.S. NO. 7169

### CITY CLERK'S STATEMENT

I, RICHARD G. HERNANDEZ, CITY CLERK OF THE CITY COUNCIL OF THE CITY OF MARTINEZ, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF 4 SHEETS, AND ENTITLED "SUBDIVISION 9025, THE VILLAGE AT ARNOLD", WAS PRESENTED TO SAID CITY COUNCIL AS PROVIDED BY LAW AT THE CITY COUNCIL MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AND THAT SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP AND DID ACCEPT, SUBJECT TO IMPROVEMENT ON BEHALF OF THE PUBLIC, ANY REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

FURTHERMORE, PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT, THE FOLLOWING INTERESTS ARE HEREBY ABANDONED AND NOT SHOWN HEREON: (1) THE STORM DRAIN EASEMENT DESCRIBED AS PARCEL 6 AND THE SLOPE EASEMENT DESCRIBED AS PARCEL 7 IN THE INSTRUMENTS RECORDED JANUARY 23, 1973 IN BOOK 6848 AT PAGE 515 AND JULY 5, 1978 IN BOOK 8908 AT PAGE 973 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY.

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN FINAL MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
RICHARD G. HERNANDEZ  
CITY CLERK OF THE CITY OF MARTINEZ

### GEOTECHNICAL SOILS REPORTS

SOILS REPORT, ENTITLED GEOTECHNICAL EXPLORATION ARNOLD DRIVE DEVELOPMENT, MARTINEZ, CALIFORNIA, WAS PREPARED BY ENGeo, INC. AND DATED AUGUST 13, 2013, A COPY OF WHICH REPORT HAS BEEN FILED WITH THE CITY OF MARTINEZ, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

### 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

\_\_\_\_\_  
COUNTY ADMINISTRATOR  
COUNTY OF CONTRA COSTA  
STATE OF CALIFORNIA

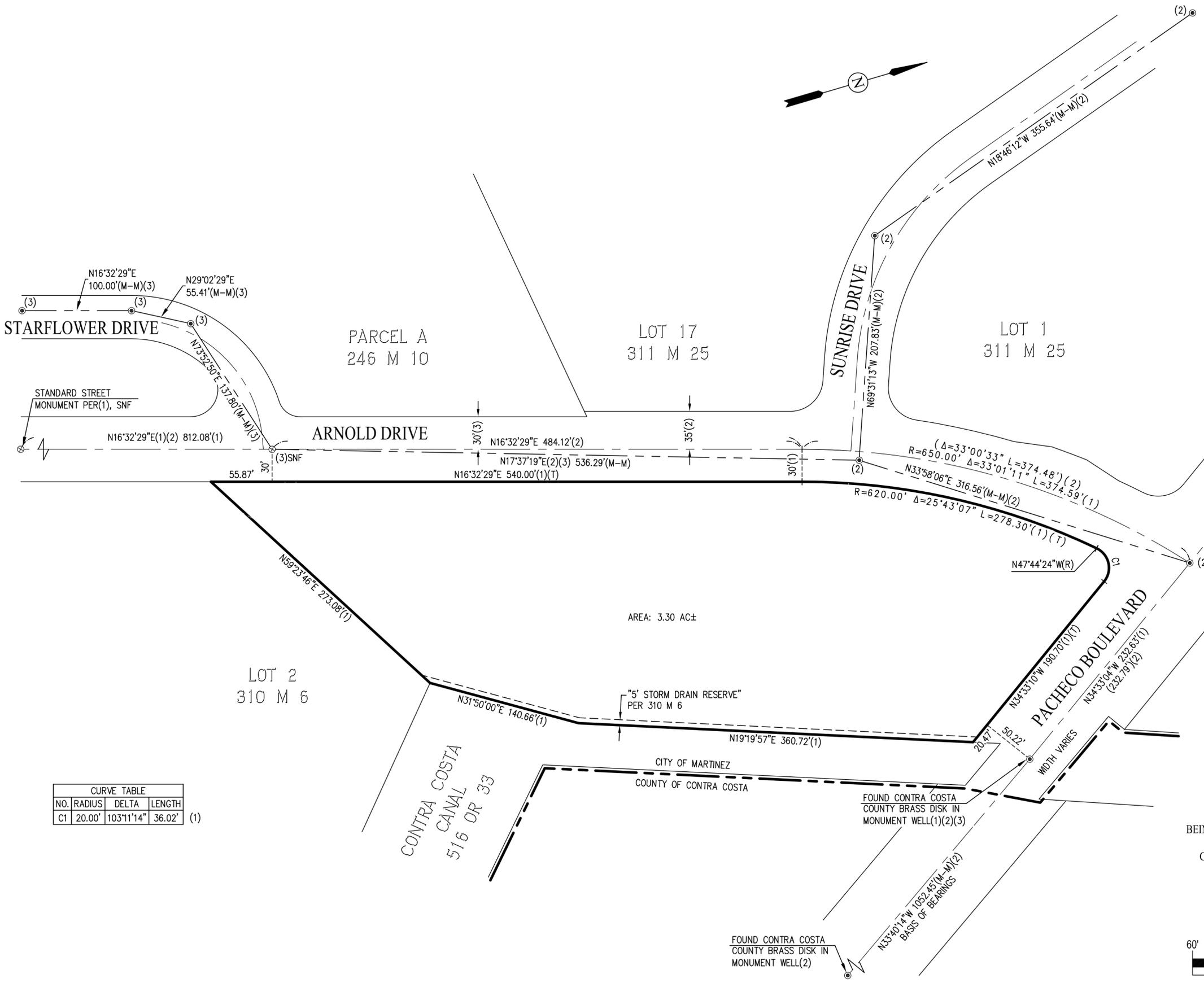
BY: \_\_\_\_\_  
DEPUTY CLERK

### CITY PLANNING STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MARTINEZ HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED AT A REGULAR MEETING HELD ON SEPTEMBER 13, 2006.

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

\_\_\_\_\_  
ALAN SHEAR  
PLANNING DIRECTOR  
CITY OF MARTINEZ



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN PACHECO BOULEVARD AS SHOWN HEREON, THE BEARING BEING N33°40'14"W PER SUBDIVISION 6714 (311 M 25). TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.0000614, PER TRACT 6207 (310 M 6).

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- TIE LINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- ⊙ FOUND STANDARD STREET MONUMENT, RCE 21856 PER (2), (3), OR AS NOTED
- ( ) RECORD DATA AS NOTED
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- PAE PRIVATE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- AC ACRES
- SNF SEARCHED FOR, NOT FOUND
- ////// ABUTTER'S RIGHTS RELINQUISHED

**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 6207 (310 M 6)
- (2) SUBDIVISION 6714 (311 M 25)
- (3) SUBDIVISION 5837 (246 M 10)

**NOTES:**

PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT, THE FOLLOWING INTERESTS ARE HEREBY ABANDONED AND NOT SHOWN HEREON: (1) THE STORM DRAIN EASEMENT DESCRIBED AS PARCEL 6 AND THE SLOPE EASEMENT DESCRIBED AS PARCEL 7 IN THE INSTRUMENTS RECORDED JANUARY 23, 1973 IN BOOK 6848 AT PAGE 515 AND JULY 5, 1978 IN BOOK 8908 AT PAGE 973 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY.

**SUBDIVISION 9025  
THE VILLAGE AT ARNOLD**

A 1 LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF 4 SHEETS  
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**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1" = 60' JUNE 2014



GRAPHIC SCALE

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	103°11'14"	36.02' (1)

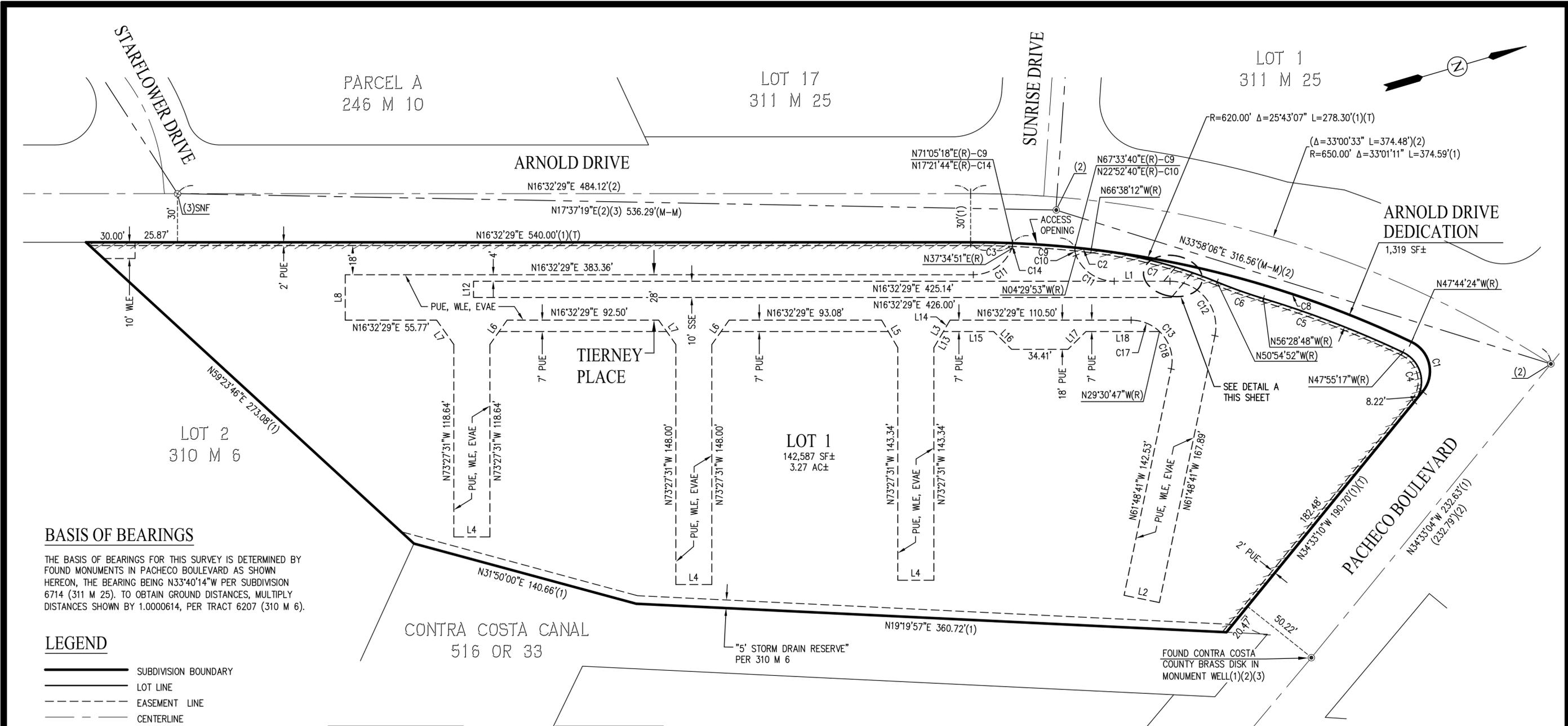
AREA: 3.30 AC±

"5' STORM DRAIN RESERVE"  
PER 310 M 6

CITY OF MARTINEZ  
COUNTY OF CONTRA COSTA

FOUND CONTRA COSTA  
COUNTY BRASS DISK IN  
MONUMENT WELL(1)(2)(3)

FOUND CONTRA COSTA  
COUNTY BRASS DISK IN  
MONUMENT WELL(2)



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN PACHECO BOULEVARD AS SHOWN HEREON, THE BEARING BEING N33°40'14"W PER SUBDIVISION 6714 (311 M 25). TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.0000614, PER TRACT 6207 (310 M 6).

**LEGEND**

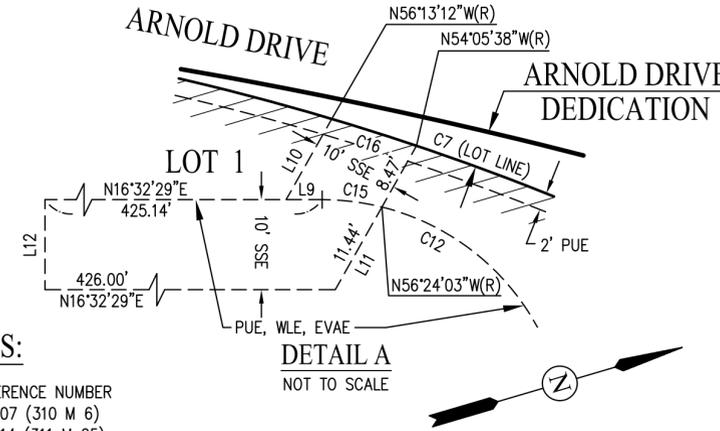
- SUBDIVISION BOUNDARY
- LOT LINE
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- (T) TOTAL
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- ⊙ FOUND STANDARD STREET MONUMENT, RCE 21856 PER (2), (3), OR AS NOTED
- ( ) RECORD DATA AS NOTED
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
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- PAE PRIVATE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- AC ACRES
- SNF SEARCHED FOR, NOT FOUND
- ////// ABUTTER'S RIGHTS RELINQUISHED

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	103°11'14"	36.02'
C2	620.00'	00°55'28"	10.00'
C3	620.00'	02°22'13"	25.65'
C4	20.00'	103°22'07"	36.08'
C5	612.00'	08°33'31"	91.42'
C6	310.00'	05°33'56"	30.11'
C7	290.00'	15°43'20"	79.58'
C8	620.00'	18°53'48"	204.48'
C9	620.00'	03°31'38"	38.17'
C10	10.00'	27°22'33"	4.78'
C12	28.00'	101°38'50"	49.67'
C13	25.00'	101°38'50"	44.35'
C14	10.00'	20°13'07"	3.53'
C15	28.00'	17°03'28"	8.34'
C16	290.00'	02°07'34"	10.76'
C17	25.00'	43°56'44"	19.17'
C18	25.00'	57°42'06"	25.18'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N16°32'29"E	34.06'
L2	N28°11'19"E	22.00'
L3	N43°11'57"W	19.68'
L4	N16°32'29"E	22.00'
L5	N76°16'54"E	19.68'
L6	N38°28'02"W	18.31'
L7	N71°33'03"E	18.31'
L8	N73°27'31"W	28.00'
L9	N16°32'29"E	3.80'
L10	N33°28'47"W	11.27'
L11	N33°28'47"W	19.91'
L12	N73°27'31"W	10.00'
L13	N43°11'57"W	11.58'
L14	N43°11'57"W	8.10'
L15	N16°32'29"E	30.62'
L16	N61°32'29"E	15.56'
L17	N28°27'31"W	15.56'
L18	N16°32'29"E	44.90'

**REFERENCES:**

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 6207 (310 M 6)
- (2) SUBDIVISION 6714 (311 M 25)
- (3) SUBDIVISION 5837 (246 M 10)



**SUBDIVISION 9025  
THE VILLAGE AT ARNOLD**

A 1 LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES CONSISTING OF 4 SHEETS BEING A SUBDIVISION OF LOTS 3 & 4, SUBDIVISION 6207, FILED IN BOOK 310 OF MAPS, AT PAGE 6, CONTRA COSTA COUNTY RECORDS, CITY OF MARTINEZ, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON, CALIFORNIA

SCALE: 1" = 40' JUNE 2014





## VICINITY MAP

THE VILLAGE AT ARNOLD - SUBDIVISION 9025

MARTINEZ, CALIFORNIA

NOT TO SCALE