



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
October 1, 2008**

TO: Mayor and City Council

FROM: Tim Tucker, City Engineer

SUBJECT: Accepting Subdivision 9103 "Foxwood Community" improvements and credit Traffic Impact Fees for offsite traffic improvements.

DATE: September 25, 2008

RECOMMENDATION:

Accept Subdivision 9103 "Foxwood Community" improvements and authorizing the release of performance and labor and materials bonds for subdivision improvements and landscaping and credit Traffic Impact Fees for offsite traffic improvements.

BACKGROUND:

Subdivision No. 9103 is located on the east side of Morello Avenue north of the railroad trestle. It consists of eighteen (18) single-family residential lots on a new public road (Silva Court). The City Council approved the final map and easements subject to completion of improvements on October 17, 2007. The City Council authorized the Mayor to sign an agreement assuring completion of the construction of the subdivision improvements by the developer. Construction has been completed in accordance with the approved plans. In addition, storm drain system and other utilities including power, cable, sewer and water have been installed.

The Developer purchased a parcel of land from BNSF Railway Company bounded by the existing right of way of Morello Ave from the east and west just north of the railroad trestle. This parcel is not a part of this Subdivision but it is used for discharge, conveyance and treatment of storm water from this subdivision pursuant to the California Regional Water Quality Control Board (RWQCB) C.3 Provision and requirements. On December 21, 2007, the developer signed a Drainage Release and Restriction Agreement which allows, among other things, the City and the Homeowner Association for this Subdivision access right for operating and maintenance of the storm drainage facilities. This agreement will terminate upon dedicating this parcel as right of way to the City.

FISCAL IMPACT:

The City will maintain an additional 650 linear feet of street improvements and 735 linear feet of storm drain pipes.

The developer requests a credit for the required traffic impact fees in the amount of \$32,448 to offset his cost associated with constructing the off-site traffic improvements along Morello Avenue. The cost of offsite improvements incurred by the Developer is approximately \$340,000 as follows: (1) Property acquisition for the BNSF Railway Company, approximately \$180,000 (unanticipated); (2) Grading, \$80,000; (3) Street frontage improvements and storm drain, \$80,000. Past practice has been to allow Traffic Impact Fee credits for offsite frontage improvements on a case by case basis.

ACTION:

Adopt a resolution accepting the public dedications and improvements for Subdivision No. 9103, Foxwood Community.

ATTACHMENTS:

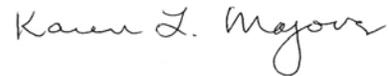
Resolution
Vicinity Map
Final Map

APPROVED BY:



City Manager

APPROVED BY:



Assistant City Manager
Community & Economic Development

RESOLUTION NO. -08

ACCEPTING THE PUBLIC DEDICATIONS AND IMPROVEMENTS
FOR SUBDIVISION 9103, FOXWOOD COMMUNITY

WHEREAS, on October 17, 2007 City Council approved the final map for Subdivision No. 9103 and accepted, subject to construction of improvements, the streets and easements shown as dedicated to public use; and

WHEREAS, the City Engineer has notified the City Council of the completion of the subdivision improvements in accordance with the subdivision agreement between the subdivider and the City; and

WHEREAS, the subdivisder spent in excess of \$180,000 of un-anticipated property acquisition costs to Burlington Northern Southern Pacific Railroad to construct off-site traffic improvements; and

WHEREAS, it has been the practice of the City Council to credit Traffic Impact Fees for off-site improvements on a case by case basis; and

WHEREAS, the City Engineer recommends crediting Traffic Impact fees in the amount of \$32,448 to assist in offsetting the cost of property acquisition cost; and

WHEREAS, the City Engineer recommends the acceptance of certain easements and dedications previously offered by the subdivider on the final map.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Martinez as follows:

1. The improvements in Subdivision No. 9103, including grading, streets, storm drains, and utilities have been completed in accordance with the Subdivision Agreement.
2. The following dedications, set forth in the Owner's Statement on the Final Map, are hereby accepted: Silva Court, the areas designated as Public Utilities Easement or "P.U.E.", Storm Drain Easement or "S.D.E." and relinquishment of abutter's right of access along property lines along Morello Avenue as depicted on the Final Map.
3. All public street and storm drain improvements that have been accepted herein are accepted for maintenance.

4. Labor and Materials, Landscaping and Irrigation Bonds for the Subdivision improvements shall be released.
5. Performance bond may be reduced 90% for a one-year warranty period (2 years for landscape improvements) at which time it may be released pending repair of any defects, if any as determined by the City Engineer.
6. Cash Deposits shall be returned.
7. Traffic Impacts Fees in the amount of \$32,448 are credited towards off-site traffic improvements.
8. This resolution shall become effective immediately upon its passage and adoption.
9. The City Clerk of the City of Martinez is directed to record a certified copy of this resolution in the Office of the Recorder of Contra Costa County, State of California.

* * * * *

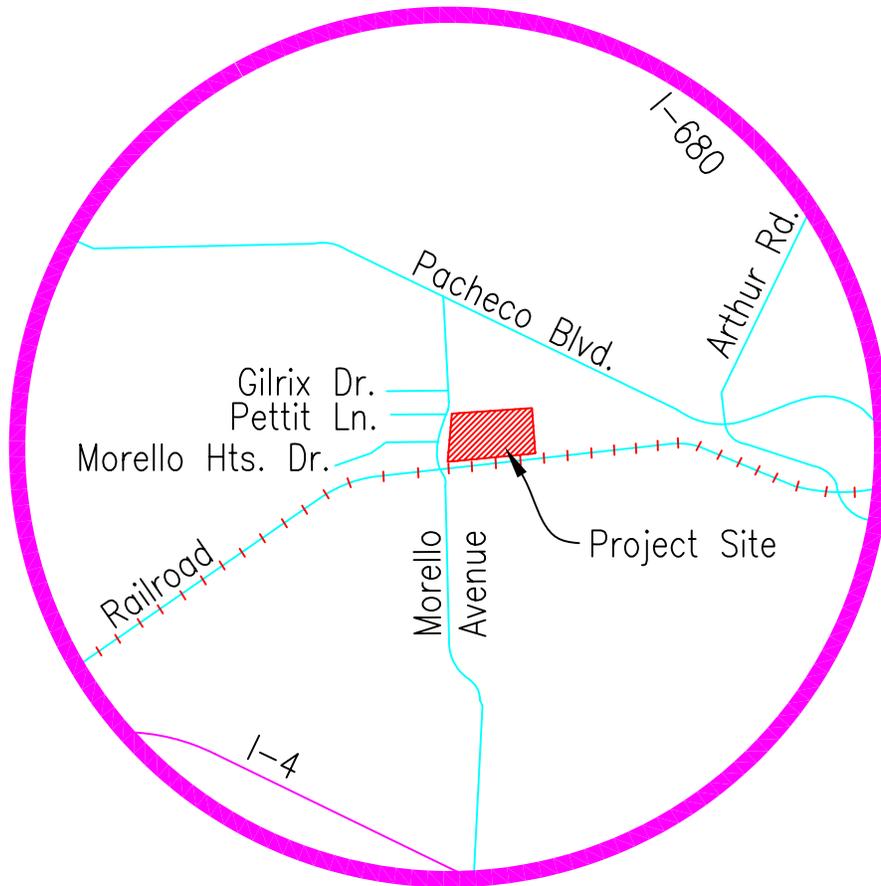
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 1ST day of October, 2008, by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ



VICINITY MAP

NOT TO SCALE

FOXWOOD COMMUNITY

SUBDIVISION 9103

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HOLDING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACKLINES UPON THIS MAP, DOES HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND DOES HEREBY IRREVOCABLY AND IN PERPETUITY OFFER FOR DEDICATION TO THE CITY OF MARTINEZ FOR PUBLIC STREET PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS "SILVA COURT".

THE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" OR "P.U.E." ARE HEREBY OFFERED FOR DEDICATION TO THE PUBLIC FOR USE AS A NON-EXCLUSIVE EASEMENTS FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, USE AND OPERATION OF, BUT NOT LIMITED TO, STORM DRAIN SYSTEM, SANITARY SEWER, WIRES, CONDUITS, WATER MAINS OR SERVICES, GAS MAINS, ELECTRICITY, CABLE TELEVISION, TELEPHONE, AND ANY AND ALL APPURTENANCES THERETO, ON OVER AND UNDER SAID AREAS.

THE AREA DESIGNATED AS "PRIVATE LANDSCAPE AND OPEN SPACE EASEMENT" OR "PLS & OSE" IS A NON-EXCLUSIVE PRIVATE EASEMENT FOR LANDSCAPING AND OPEN SPACE PURPOSES. THE IMPROVEMENTS WITHIN SAID EASEMENT INCLUDING, BUT NOT LIMITED TO, PLANTING AND IMPROVEMENTS AS APPROVED BY THE CITY WITH THE SUBDIVISION IMPROVEMENT AND LANDSCAPING PLANS, WEED ABATEMENT AS MANDATED BY THE CONTRA COSTA FIRE PROTECTION DISTRICT, SLOPE BANKS, STORM DRAIN FACILITIES, RETAINING WALLS, SOUND WALLS, AND STORM WATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR SUBDIVISION 9103, OR ITS DESIGNEE. SAID EASEMENT PROHIBITS MOTOR VEHICLES, GRADING, THE REMOVAL OF TREES, THE ERECTION OF STRUCTURES, OR THE ERECTION OF FENCING THAT OBSCURE THE VIEW WITHOUT THE CONSENT OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF MARTINEZ. LIMITED GRADING, UNENCLOSED STRUCTURES, GRADING REQUIRED TO ACCOMMODATE MANDATORY ADJUSTMENT TO EXISTING IMPROVEMENTS SUCH AS IS REQUIRED BY THE CITY OF MARTINEZ, THE FIRE DISTRICT OR OTHER AGENCIES MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

THE AREAS DESIGNATED AS "PRIVATE ACCESS EASEMENT" OR "PAE" ARE NON-EXCLUSIVE PRIVATE EASEMENTS FOR USE OF THE HOMEOWNERS ASSOCIATION, OR ITS DESIGNEE, AS INGRESS AND EGRESS TO PARCEL "A" IRRIGATION CORRIDORS AND ACCESS TO THE PRIVATE LANDSCAPE AND OPEN SPACE AREAS OF THE SUBDIVISION.

PARCELS "A" AND "B" ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR SUBDIVISION 9103 FOR LANDSCAPING AND OPEN SPACE PURPOSES. THE HOMEOWNERS ASSOCIATION SHALL SOLELY BE RESPONSIBLE FOR MAINTAINING THE IMPROVEMENTS WITHIN SAID PARCELS INCLUDING, BUT NOT LIMITED TO, PLANTING AND IMPROVEMENTS AS APPROVED BY THE CITY WITH THE SUBDIVISION IMPROVEMENT AND LANDSCAPING PLANS, WEED ABATEMENT AS MANDATED BY THE CONTRA COSTA FIRE PROTECTION DISTRICT, SLOPE BANKS, STORM DRAIN FACILITIES, RETAINING WALLS, SOUND WALLS, AND STORM WATER MANAGEMENT FACILITIES. STORAGE OF MOTOR VEHICLES, GRADING, REMOVAL OF TREES, ERECTION OF STRUCTURES, AND OR THE ERECTION OF FENCING THAT OBSCURES THE VIEW ARE PROHIBITED UNLESS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF MARTINEZ. LIMITED GRADING, UNENCLOSED STRUCTURES, GRADING REQUIRED TO ACCOMMODATE MANDATORY ADJUSTMENT TO EXISTING IMPROVEMENTS SUCH AS IS REQUIRED BY THE CITY OF MARTINEZ, THE FIRE DISTRICT OR OTHER AGENCIES MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

THE AREAS DESIGNATED "PRIVATE STORM DRAIN EASEMENT" OR "P.S.D.E." ARE PRIVATE STORM DRAIN EASEMENTS AND STORM RUNOFF CORRIDORS FOR THE CONSTRUCTION, ACCESS, IMPROVEMENT, REPLACEMENT OF STRUCTURES, WHETHER COVERED OR OPEN, CLEARING OF OBSTRUCTIONS AND VEGETATION, AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES BY THE HOMEOWNERS AND THE HOMEOWNERS ASSOCIATION FOR SUBDIVISION 9103, MORELLO AVENUE, OR HIS DESIGNEE.

THE AREA MARKED "STORM DRAIN EASEMENT" OR "SDE" IS DEDICATED TO THE CITY OF MARTINEZ, OR ITS DESIGNEE, AND TO THE PUBLIC, FOR PUBLIC USE FOR STORM DRAINAGE, INCLUDING CONSTRUCTION, ACCESS OR MAINTENANCE OF WORKS, IMPROVEMENTS AND STRUCTURES WHETHER COVERED OR OPEN, AND THE CLEARING OF OBSTRUCTIONS AND VEGETATION.

THE UNDERSIGNED FURTHER RELINQUISHES AND DEDICATES TO THE CITY OF MARTINEZ ALL ABUTTER'S RIGHTS OF ACCESS ALONG THE PROPERTY LINES OF LOTS 1, 2 & 3 AND PARCELS "A" & "B" ADJACENT TO MORELLO AVE. AS SHOWN ON THE MAP BY THE SYMBOL //////

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

OWNER: FOXWOOD COMMUNITY, L L C

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

ON THIS ____ DAY OF _____, BEFORE ME _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ AND _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO ME 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 STATEMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

WITNESS MY HAND

PRINTED NAME OF NOTARY _____ SIGNATURE OF NOTARY _____

MY COMMISSION EXPIRES: _____
PRINCIPAL OFFICE OF NOTARY LOCATED IN _____ COUNTY.

TRUSTEE'S STATEMENT

THE UNDERSIGNED COMPANY, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED _____; SERIES NO. _____ OF OFFICIAL RECORDS, CONTRA COSTA COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT AND ALL OFFERS OF DEDICATION SHOWN HEREON.

OLD REPUBLIC TITLE COMPANY

BY: _____ BY: _____

TITLE: _____ TITLE: _____

TRUSTEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

ON THIS ____ DAY OF _____, BEFORE ME _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ AND _____ PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO ME 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 STATEMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE STATEMENT.

WITNESS MY HAND

PRINTED NAME OF NOTARY _____ SIGNATURE OF NOTARY _____

MY COMMISSION EXPIRES: _____
PRINCIPAL OFFICE OF NOTARY LOCATED IN _____ COUNTY.

SURVEYOR'S STATEMENT:

I, PAUL CANUMAY, STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT 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 FOXWOOD COMMUNITY, LLC.; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; AND THAT ALL MONUMENTS DEPICTED ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS ON OR BEFORE MARCH 2008. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED _____
PAUL CANUMAY
L.S. 3272, EXP. 06/30/2008



CITY ENGINEER'S STATEMENT

I, TIMOTHY M. TUCKER, CITY ENGINEER OF THE CITY OF MARTINEZ, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 9103 FOXWOOD COMMUNITY", THAT SAID SUBDIVISION AS SHOWN IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MARTINEZ ON JUNE 27, 2006, AND THAT ALL PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES WHICH GOVERN THE FILING OF SUBDIVISION MAPS AT THE TIME SAID TENTATIVE MAP WAS APPROVED HAVE BEEN COMPLIED WITH.

A SOILS REPORT FOR THIS SUBDIVISION DATED SEPTEMBER 16, 2005 WAS PREPARED BY STEVENS, FERRONE AND BAILEY ENGINEERING COMPANY, INC. THE REPORT IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MARTINEZ.

DATE: _____
TIMOTHY M. TUCKER,
CITY ENGINEER, CITY OF MARTINEZ
CONTRA COSTA COUNTY, STATE OF CALIFORNIA
R.C.E. NO. : 56982
EXPIRATION DATE: 6-30-09

CITY SURVEYOR'S STATEMENT

I, JOSEPH C. ENKE, CITY SURVEYOR OF THE CITY OF MARTINEZ, DO HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 9103, FOXWOOD COMMUNITY" AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____
JOSEPH C. ENKE,
CITY SURVEYOR
LS 7169
EXPIRES 12/31/07

CITY PLANNER'S STATEMENT

I, KAREN MAJORS, ASSISTANT CITY MANAGER, COMMUNITY AND ECONOMIC DEVELOPMENT, OF THE CITY OF MARTINEZ DO HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF MARTINEZ HAS APPROVED THE TENTATIVE MAP FOR SUBDIVISION 9103, AT A REGULAR MEETING ON JUNE 27, 2006.

DATE: _____
BY: KAREN L. MAJORS
ASSISTANT CITY MANAGER
COMMUNITY AND ECONOMIC DEVELOPMENT

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

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 CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

DATED: _____
JOHN CULLEN
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR OF
CONTRA COSTA COUNTY, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

SUBDIVISION 9103

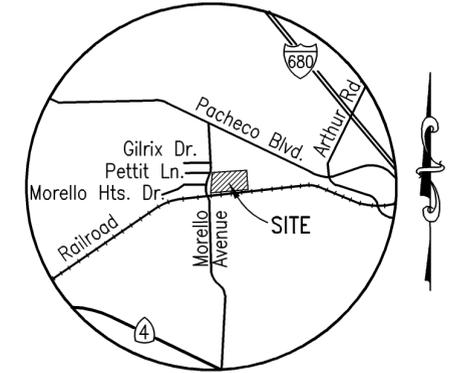
Foxwood Community

A SUBDIVISION OF PORTIONS OF RANCHO LAS JUNTAS.
ASSESSOR'S PARCEL NUMBERS 161-201-001 AND 161-201-002

CITY OF MARTINEZ
CONTRA COSTA COUNTY - CALIFORNIA



CIVIL ENGINEERING • PLANNING • SURVEYING
WALNUT CREEK CALIFORNIA
AUGUST, 2007



VICINITY MAP
N.T.S.

CITY CLERK'S STATEMENT

I, RICHARD G. HERNANDEZ, CITY CLERK AND EX-OFFICIO 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 THREE (3) SHEETS, ENTITLED "SUBDIVISION 9103, FOXWOOD COMMUNITY" WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW, AT AN ADJOURNED REGULAR MEETING THEREOF HELD ON THE ____ DAY OF _____, 200__, AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP AND DID ACCEPT, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, PORTIONS OF SAID LAND DESIGNATED ON SAID MAP AS AREA OFFERED FOR DEDICATION TO THE CITY OF MARTINEZ AS "PUBLIC UTILITY EASEMENT", AS "ABUTTERS RIGHTS", AS "EMERGENCY VEHICLE ACCESS", AS "SANITARY SEWER EASEMENT", AS "AREA DEDICATED TO THE CITY OF MARTINEZ FOR RIGHT OF WAY PURPOSES" AND "SILVA COURT" SHOWN UPON THIS MAP AS DEDICATED TO PUBLIC USE.

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 HAND THIS ____ DAY OF _____, 200__

RICHARD G. HERNANDEZ
CITY CLERK AND CLERK OF THE COUNCIL OF THE
CITY OF MARTINEZ, CONTRA COSTA COUNTY,
STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT:

THE MAP ENTITLED SUBDIVISION 9103, FOXWOOD COMMUNITY, IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE MADE BY OLD REPUBLIC TITLE COMPANY, DATED THE ____ DAY OF _____, 200__, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID FINAL MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

FILED AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY AT ____ .M. ON THE ____ DAY OF _____, 200__, IN BOOK _____ OF MAPS AT PAGE _____, SERIES NO. _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

STEPHEN L. WEIR
COUNTY RECORDER IN AND FOR THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

SUBDIVISION 9103

Foxwood Community

A SUBDIVISION OF PORTIONS OF RANCHO LAS JUNTAS.
ASSESSOR'S PARCEL NUMBERS 161-201-001 AND 161-201-002

CITY OF MARTINEZ
CONTRA COSTA COUNTY - CALIFORNIA



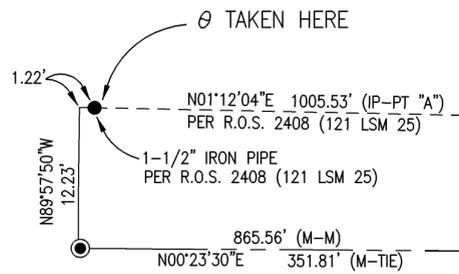
CIVIL ENGINEERING • PLANNING • SURVEYING
WALNUT CREEK CALIFORNIA
AUGUST, 2007

BASIS OF BEARINGS

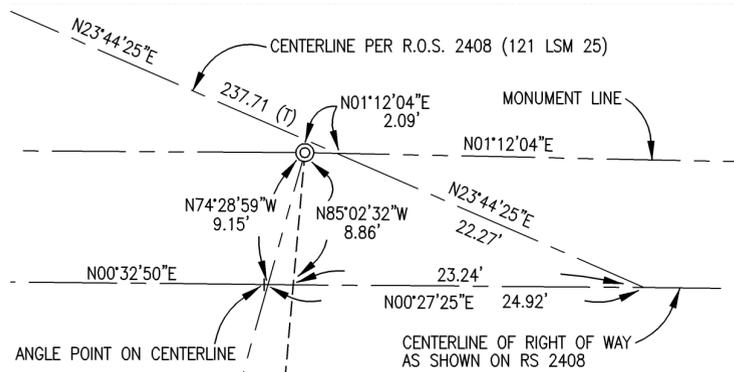
THE BEARINGS SHOWN HEREON ARE BASED UPON THE FOUND MONUMENTS ON MORELLO AVENUE MR-2A AND MR-3R AS SHOWN ON CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT MAP FOR MORELLO AVENUE, FILE NO. PA3571-62, ROAD NO. 3571. THE BEARING BEING N 00°27'25" E CALIFORNIA COORDINATE SYSTEM (CCS27).

LEGEND

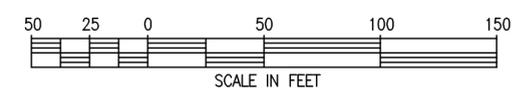
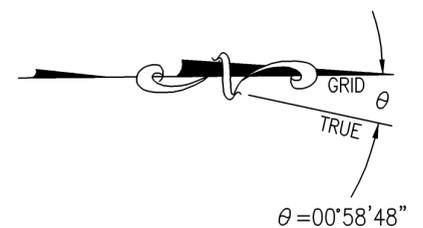
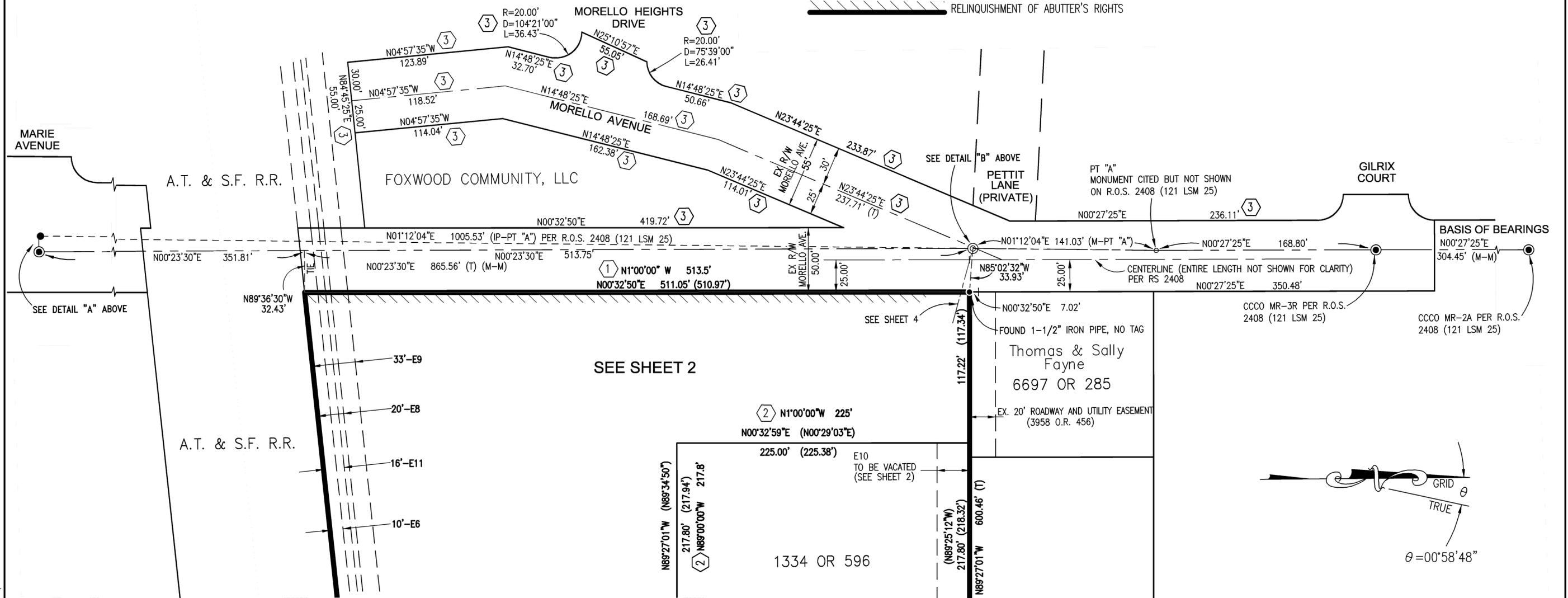
- FOUND STREET MONUMENT, AS NOTED
- SET STANDARD STREET MONUMENT
- FOUND IRON PIPE/BOLT, AS NOTED
- SET 5/8" REBAR & CAP, L.S. 3272
- M-M MONUMENT TO MONUMENT
- (T) TOTAL
- IP IRON PIPE
- L.S. LAND SURVEYOR
- P/L PROPERTY LINE
- () RECORDING INFORMATION PER 107 LSM 48
- ① RECORDING INFORMATION PER 884 OR 33
- ② RECORDING INFORMATION PER 884 OR 33
- ③ RECORDING INFORMATION PER R.O.S. 2408 (121 LSM 25)
- BOUNDARY LINE
- - - MONUMENT LINE
- CENTERLINE
- - - TIE LINE PER R.O.S. 2408 (121 LSM 25)
- - - EASEMENT LINE
- - - COUNTY BOUNDARY
- RELINQUISHMENT OF ABUTTER'S RIGHTS



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



MORELLO AVENUE DETAIL
SCALE: 1"=50'

APN 161-201-001 AND 002

SHEET 3 OF 4

M:\JOBS\05-13-01\FM\FM-3.DWG

SUBDIVISION 9103

Foxwood Community

A SUBDIVISION OF PORTIONS OF RANCHO LAS JUNTAS. ASSESSOR'S PARCEL NUMBERS 161-201-001 AND 161-201-002

CITY OF MARTINEZ CONTRA COSTA COUNTY - CALIFORNIA



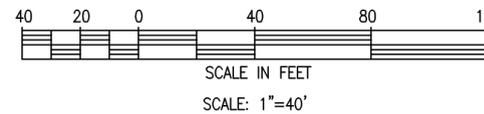
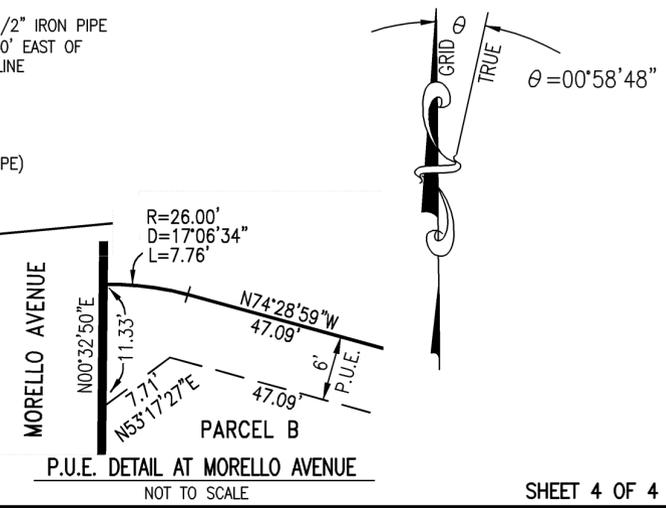
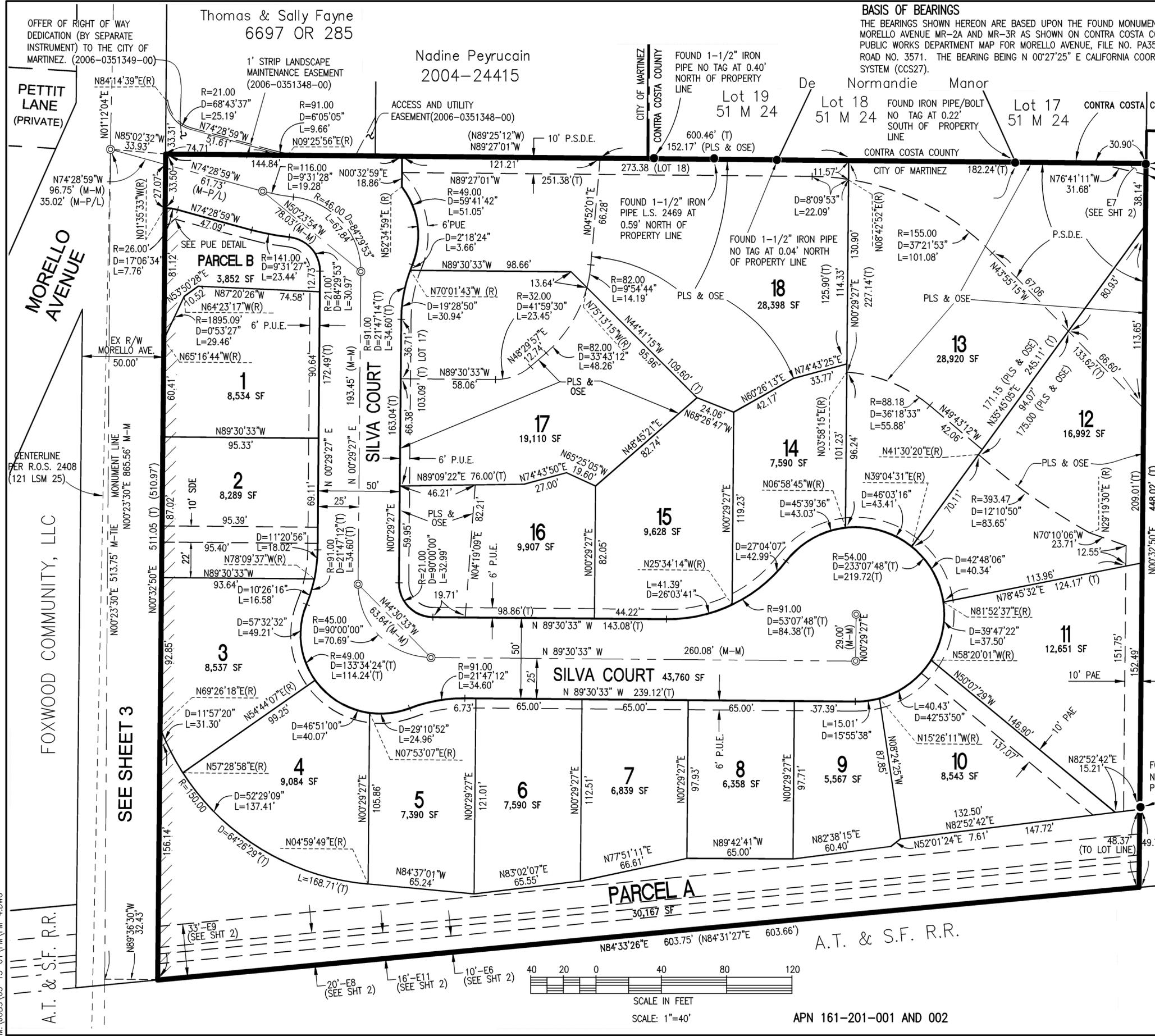
CIVIL ENGINEERING • PLANNING • SURVEYING WALNUT CREEK CALIFORNIA AUGUST, 2007

BASIS OF BEARINGS THE BEARINGS SHOWN HEREON ARE BASED UPON THE FOUND MONUMENTS ON MORELLO AVENUE MR-2A AND MR-3R AS SHOWN ON CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT MAP FOR MORELLO AVENUE, FILE NO. PA3571-62, ROAD NO. 3571. THE BEARING BEING N 00°27'25" E CALIFORNIA COORDINATE SYSTEM (CCS27).

LEGEND

- FOUND STREET MONUMENT, AS NOTED
SET STANDARD STREET MONUMENT
FOUND IRON PIPE/BOLT, AS NOTED
SET 5/8" REBAR & CAP, L.S. 3272
NOTE: REBAR & CAP STAMPED LS 3272 TO BE SET AT ALL PROPERTY LINE CORNERS AND ANGLE POINTS
M-M MONUMENT TO MONUMENT
(T) TOTAL
SF SQUARE FEET
(R) RADIAL
R RADIUS
D DELTA
L ARC LENGTH
L.S. LAND SURVEYOR
PAE PRIVATE ACCESS EASEMENT
P/L PROPERTY LINE
PLS & OSE PRIVATE LANDSCAPE AND OPEN SPACE EASEMENT
P.S.D.E. PRIVATE STORM DRAIN EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
() RECORDING INFORMATION PER 107 LSM 48
BOUNDARY LINE
LOT LINE/RIGHT OF WAY
CENTERLINE- MONUMENT LINE
EASEMENT LINE
PARCEL/RIGHT OF WAY LINE
RELINQUISHMENT OF ABUTTER'S RIGHTS

Kenneth & Billie Wisdom 00-206351



APN 161-201-001 AND 002