

SURVEYOR'S NOTES:

1. THE COORDINATE SYSTEM AND BASIS OF BEARINGS IS BASED ON A RTK GPS ESTABLISHED CONTROL NETWORK ON SITE, USING NAD83 CCS ZONE 3 COORDINATES (EPOCH 2010.00). BASELINE CONTROL POINTS ESTABLISHED ON-SITE ARE LCC CP #1 (N 2,175,829.37, E 6,127,097.96 – GPS COORDINATE HELD HERE), A MAGNETIC NAIL SET IN APPROXIMATELY 6 INCHES IN FROM THE EDGE OF THE PAVEMENT ON THE WEST SIDE OF COWELL RD NEAR THE NORTHEAST CORNER OF THE PARCEL, AS SHOWN, AND LCC CP #122 (N 2,176,024.76, E 6,126,979.67), A MAGNETIC NAIL SET APPROXIMATELY 6 INCHES IN FROM THE EDGE OF THE PAVEMENT ON THE WEST SIDE OF COWELL RD THE NORTHWEST CORNER OF THE PARCEL. DISTANCES AND COORDINATES AS SHOWN ON THIS SURVEY SHOULD BE CONSIDERED AS GROUND DISTANCES AND COORDINATES.

2. ELEVATIONS ARE BASED NAVD88, PER RTK GPS SURVEY ESTABLISHED CONTROL POINTS. SITE BENCHMARK WAS HELD AT LCC CP #1 (SEE ABOVE FOR DESCRIPTION), ELEVATION HELD AS 147.48 FEET, (NAVD88).

3. THIS SURVEY DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY. ALL PROPERTY CORNERS HAVE NOT BEEN SEARCHED FOR OR LOCATED (OTHER THAN THE FOUND STREET MONUMENTS AND SELECT IRON PIPES SHOWN ON THE FOLLOWING RECORD MAPS: SUBD NO 3725 (137 M 11), SUBD 6241 (335 M 8), AND RECORD OF SURVEY (16 LSM 2). NEW CORNERS OR MONUMENTS HAVE NOT BEEN SET DURING THIS SURVEY. THE BOUNDARY (PROPERTY) LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON RECORD MAPS AND DEED INFORMATION ONLY. FURTHER SURVEY AND BOUNDARY ANALYSIS WOULD BE REQUIRED TO DETERMINE PROPERTY LINES WITH GREATER ACCURACY, IF REQUIRED.

4. EASEMENTS SHOWN ARE BASED ON A CONDITION OF TITLE GUARANTEE REPORT BY WFG NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 24-208340, DATED NOVEMBER 15, 2024. NOTE THAT EXCEPTION 9 ON SCHEDULE B, A 1929 EASEMENT TO GREAT WESTERN POWER COMPANY OF CALIFORNIA (198 OR 124), IS NOT LOCATABLE PER THE DESCRIPTION AND THEREFORE IS NOT SHOWN.

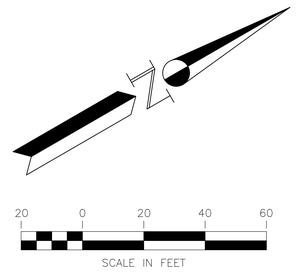
5. UTILITIES SHOWN ARE BASED UPON SURFACE OBSERVATIONS OF STRUCTURES AND USA MARKINGS FOUND IN FIELD IF APPLICABLE. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR LOCATIONS, CAPACITIES OR FUNCTIONALITY OF ALL UTILITIES SHOWN HEREON. SOME UNDERGROUND UTILITIES MAY NOT BE SHOWN.

6. ORTHOPHOTO IMAGE SHOWN IS FROM CONTRA COSTA COUNTY AND IS DATED APPROXIMATELY APRIL 2020.

LEGEND & ABBREVIATIONS

- Property Line
- Easement Line
- Roadway Center Line
- Old Lot Line
- Monument Line
- Survey Tie Line
- Top-Toe Slope
- Fence (As Noted)
- Storm Drain
- Edge of Pavement
- Wall (Size and Type)
- Edge of Vegetation
- Shrub
- Trees (Size and Type)
- Manhole
- Spot Elevation
- Survey Control Point

AC	ASPHALT CONCRETE
CONC	CONCRETE
DWY	DRIVEWAY
EL	ELEVATION
EP	EDGE OF PAVEMENT
FD	FOUND
FL	FLOW LINE
FNC	FENCE
GB	GRADE BREAK
GS	GROUND SHOT
GRD BRK	GRADE BREAK
INV	INVERT
MON	MONUMENT
NL	NAIL
SD	STORM DRAIN
TS	TRAFFIC SIGNAL
WD	WOOD
WV	WATER VALVE
W/	WITH



DATE	MARK	REVISION	INIT.

Designed by:
Drawn by: KPT
Checked by: JL
Reviewed by: CMP
Date (of Survey): 11/07/2024

LICENSED LAND SURVEYOR — EUGENE M. LERNER-PLS — No. 7893 — STATE OF CALIFORNIA

3/05/2025

LCC ENGINEERING & SURVEYING, INC.
930 Estudillo Street
Martinez, California 94553-1620
(925) 228-4218 Fax (925) 228-4638
www.lcc-inc.com

SCALE: 1"=20'

REVIEWED BY:
(if applicable)

Date:

HANSEN PROPERTY

COWELL ROAD

AP No. 130-150-023

Concord, Contra Costa County, California

TOPOGRAHIC AND BOUNDARY SURVEY

File: 2024.054.00

SHEET No. 1 OF 1