

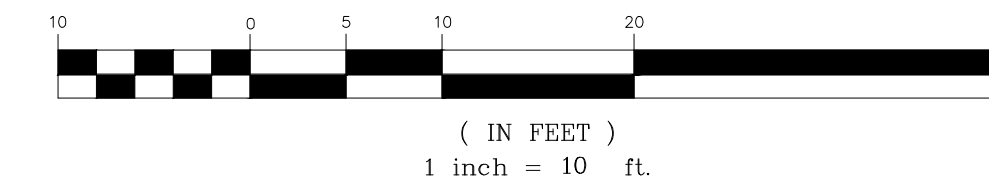
**BEFORE EXCAVATING CALL U.S.A.**

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT 811, 72 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. THIS MAP DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

**BASIS OF BEARINGS:**

THE FOUND RIGHT OF WAY MONUMENTS LOCATED WITHIN MALICOAT AVENUE WAS TAKEN AS NORTH 89°18'00" EAST, AS SHOWN ON SUBDIVISION MAP ENTITLED "MALICOAT SUBDIVISION", (25-MAPS-861), AND SET UPON BOOK 1 PARCEL MAPS AT PAGE 31, WAS USED AS THE BASIS OF BEARINGS OF THIS MAP.

**GRAPHIC SCALE**

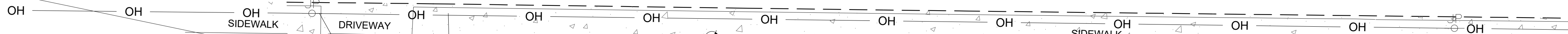


MALICOAT AVENUE (50' R/W)

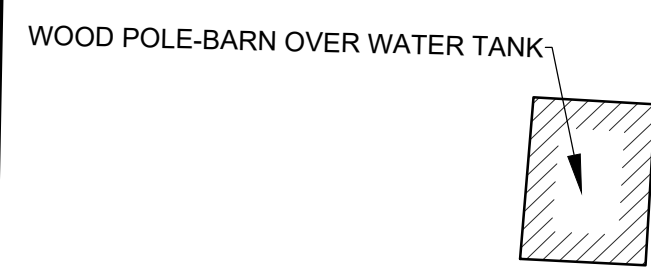
S89°18'00"W  
BASIS OF BEARINGS(R1,R2)

SANITARY SEWER MANHOLE

APPROXIMATE LOCATION OF CLOSEST FIRE HYDRANT (N79°41'55"W 262.00')



S89°18'00"W 165.00'



LANDS OF SANDOVAL  
DOC. 2015-0144415  
APN: 033-052-003  
LOT 12 (R1)

EXISTING ONE-STORY WOOD HOUSE

LANDS OF MARTINEZ  
APN: 033-052-002  
LOT 11 (R1)

**NOTES:**

SUBJECT PARCEL OWNER: FRANCISCA VALERO SANDOVAL  
APN: 033-052-003  
PROJECT ADDRESS: 115 MALICOAT AVENUE, OAKLEY, CA. 94561

FEMA: ZONE "X"

LOT DESCRIPTION: (R1) LOT 12 OF SUBDIVISION MAP ENTITLED "MALICOAT SUBDIVISION", (25-MAPS-861)

CONTACT: FRANCISCO SANDOVAL  
(415)948-7105  
304 FALL CIR., OAKLEY, CA. 94561

SUBDIVISION AREA: 23,149 SQ. FT. +/- (100% OF TOTAL AREA)

EXISTING ZONING: R-6 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
GENERAL PLAN: RESIDENTIAL LOW/MEDIUM (RLM)

PROPOSED THREE (3) LOT SUBDIVISION

BOUNDARY COMPILED FROM RECORD ON A BOUNDARY RETRACEMENT SURVEY PER RECORDED SUBDIVISION MAP ENTITLED "MALICOAT SUBDIVISION", BEING LOT 12, (25-MAPS-861), AND GRANT DEED DOC. 2023-0037902, CONTRA COSTA COUNTY RECORDER

ALL SURFACE UTILITIES WERE LOCATED DURING THE FIELD SURVEY THAT WERE ACCESSIBLE AND VISIBLE. ALL FUTURE UTILITY DESIGN WILL NEED TO BE FIELD INSPECTED BEFORE ANY DESIGN WORK BEGINS.

BENCHMARK(BM) DATA IS BASED UPON AN ASSUMED DATUM

SITE BENCHMARK: MAG.NAIL & SHINER NEXT TO BACK OF SIDEWALK, ELEVATION = 100.00'.

TRUNK & SIZE

NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE NOT TRUE IN SIZE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN AUGUST 2023 AND THAT THIS TENTATIVE PARCEL MAP IS BASED ON A BOUNDARY RETRACEMENT SURVEY PER LOT 12 OF SUBDIVISION MAP ENTITLED "MALICOAT SUBDIVISION", (25-MAPS-861), AND GRANT DEED DOC. 2015-0144415, CONTRA COSTA COUNTY RECORDER, THIS MAP DOES INCLUDE EASEMENTS PER SAID RECORD MAP & PER SAID DOCUMENT ONLY.

IF UNDERGROUND UTILITIES, ZONE, SETBACK, AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM SAID RECORD MAPS. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. ALL UTILITIES MUST BE FIELD VERIFIED

Justin Scroggins  
JUSTIN SCROGGINS  
L.S. # 9229

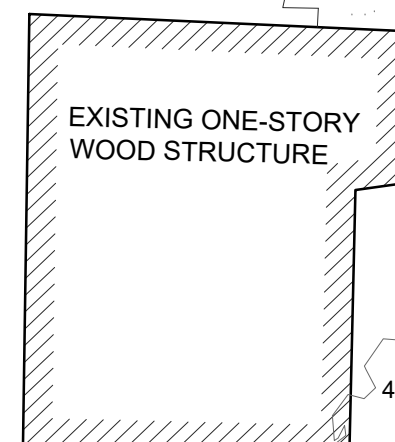


**LEGEND:**

- FOUND MONUMENT
- SS SANITARY SEWER LINE
- EDGE OF PAVEMENT
- BOUNDARY LINE
- - - PROPOSED NEW BOUNDARY LINE
- WOOD FENCE
- CHAINLINK/WIRE FENCE
- ADJACENT LOT LINES
- - - CENTERLINE
- - - EASEMENT LINE AS NOTED
- OH OVERHEAD UTILITY LINES
- CONCRETE
- BUILDING/STRUCTURE
- CONCRETE WALL
- JP JOINT/POWER POLE
- G GAS METER
- E ELECTRIC METER (NOT FOUND)
- FH FIRE HYDRANT
- WM WATER METER
- APN ASSESSORS PARCEL #
- R1 MALICOAT SUBDIVISION (25-MAPS-861)
- JP JOINT POLE/POWER POLE
- CONCRETE

LANDS OF WORDEN TR.  
APN: 033-052-004  
POR. LOT 13 (R1)

N0°16'00"W 140.30'



45' DIA. TREE

13' DIA. TREE

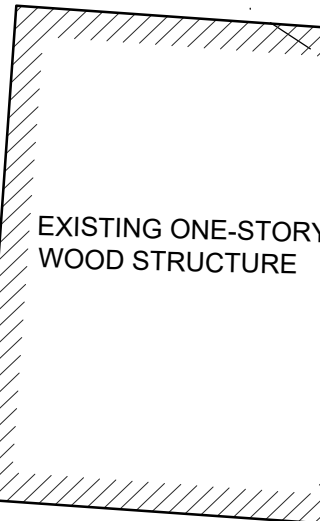
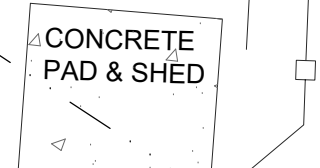
12' DIA. TREE

PROPOSED PARCEL "A"  
AREA = 7,716 SQ. FT. +/-

PROPOSED LOT LINE



PROPOSED PARCEL "B"  
AREA = 7,716 SQ. FT. +/-



N89°18'00"E 165.00'

LANDS OF LEELAND  
APN: 033-052-018

PROPOSED PARCEL "C"  
(VACANT LOT)  
AREA = 7,716 SQ. FT. +/-

N0°16'00"W 140.30'

LANDS OF TROY & DAVIS  
APN: 033-052-019

TENTATIVE PARCEL MAP  
115 MALICOAT AVENUE, OAKLEY, CA. 94561  
CONTRA COSTA COUNTY

SCROGGINS LAND SURVEYING  
ANTIOCH, CA  
(559) 417-9910  
SCROGGINSLANDSURVEYING@GMAIL.COM  
PREPARED FOR: FRANCISCA SANDOVAL

DATE	10-30-2023
SCALE	1"=10'
DRAWN	JAS-RAM
JOB NO.	23-003
DWG.	115 MALICOAT AVE.
SHEET	1