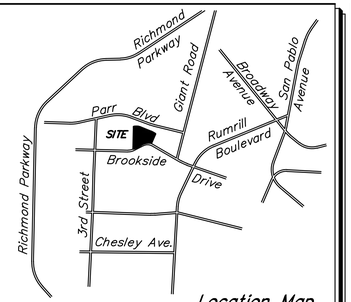
RECEIVED on 04/23/2025 CDMS23-00020
By Contra Costa County
Department of Conservation and Development



Location Map
not to scale

OWNER/APPLICANT/SUBDIVIDER:

Sever Enterprises, LLC
100 Meadoiwcreek Drive, Suite 250
Corte Madera, California 94925
(415) 383-3180
ahmad@nanawall.com

SURVEYOR/ENGINEER:

ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707)541-2300 (phone)
(707)541-2301 (fax)

EXISTING ZONING: P-1 Planned Unit District

General Notes

Property owner information is based upon that "Grant Deed" recorded October 16, 2017 under Document Number 2017-0188888864 of Official Records, Contra Costa County Records. Property lines shown hereon are based upon found monumentation and delineated from that map titled "Record of Survey" recorded December 27, 2017 in Book 155 of LSM at Page 33, Contra Costa County Records. Iron Pipe Monuments shown ● are as shown on said "Record of Survey".

Utilities and features shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

A "Preliminary Arborist Report" was prepared for 611 Brookside Drive, Richmond, CA. by HortScience/Bartlett Consulting, 325 Ray Street, Pleasanton, CA. 94566, dated August 2022. The report deals primarily with the existing trees along the westerly portion of the property.

Contours shown hereon are a 2' (two foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc.

Bench Mark: Contra Costa County Bench Mark No. 3797, a "Contra Cost County fastener and tag on top of curb at northeast corner of Giant Highway bridge over San Pablo Creek, 75 feet +/- south of the intersection of Parr Boulevard asnd Giant Highway. Elev. 33.82

NOTE "A": Quit Claim Deeds under DN 96-228839 & DN 97-083905, Contra Costa County to Brookside Industrial Partners & Parr Properties, reserving "the easement and right, or from time to time, to construct, enlarge, maintain, operate, replace, remove and renew those existing and in place utilities, as of the date of recording this instrument".

Revisions			
No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

PROFESSIONAL LAND SURVEYOR * VINNAI * PAUL M. BROWN PLS 5087 * STATE OF CALIFORNIA

Paul M. Brown, PLS 5087

Tentative Parcel Map

Seaver Enterprises, LLC
Brookside Drive, Contra Costa County
APN 408-201-042,
APN 409-320-037

Scale: 1" = 50'
Date: April 2025
Design by: ____
Drawn by: ____
Checked by: ____

Sheet 1 of 1 sheet
Job No. 14038.01

File: I:\2014 PROJECTS\14038.01\dwg\Adobe-Survey\TENTATIVE PARCEL MAP.dwg Time: Apr 01, 2025 - 8:46am