

Recording requested by and
After recording return to:
City Clerk
City of San Pablo
1000 Gateway Avenue
San Pablo, CA 94806

[exempt from recording fees pursuant to Government Code section 27383]

LOT LINE ADJUSTMENT

NOTICE IS HEREBY GIVEN that pursuant to Government Code Section 66412(d), and upon application of the undersigned owner(s) of record, the following lot line adjustment of:

Lands of: City of San Pablo
 1000 & 1050 Gateway Avenue, San Pablo, CA 94806
 APNs 417-310-013 & 417-310-012

is hereby approved by the City of San Pablo by its Planning Manager pursuant to Section 16.30.030 of the City of San Pablo Municipal Code.

The Lot Line Adjustment of the City of San Pablo, property owners of the lands identified above is hereby approved as set forth in the following attached documents:

1. Exhibit A –Legal Description of transfer parcel, and resultant lots of the herein described lot line adjustment between APNs 417-310-013 & 417-310-012
2. Exhibit B – Plat of existing parcels, transfer parcel, and resultant lots of the Herein described lot line adjustment between APNs 417-310-013 & 417-310-012.
3. Exhibit C –APNs 417-310-013 & 417-310-012 (Document No. 2018-0185171)
4. Owner's Statement
5. Planning Manger's Certificate
6. City Surveyor's Statement



Exhibit A Legal Description

All that certain real property, situate in the City of San Pablo, County of Contra Costa, State of California, described as follows;

RESULTANT LOT 1

Being all of Lot 1 as described in that certain lot line adjustment recorded under Doc No 2018-0185171, Contra Costa County records.

TOGETHER WITH a portion of Lot 2 as described in that certain lot line adjustment recorded under Doc No 2018-0185171, Contra Costa County records, more particularly described as follows;

Commencing at the northwesterly terminus of the monument line shown within Chattleton Lane, having a bearing of South 46°47'15" East, and a distance of 458.97 feet, as shown on Parcel Map MS 776-16, recorded in Book 212 of Parcel Maps, at Page 1, Contra Costa County Records said monument line being held as the basis of bearings for this legal description;

Thence southerly along said monument line, South 46°47'15" East, 299.04 feet;

Thence leaving said monument line, South 43°12'45" West, 29.56 feet to a point on the northeasterly line of said Lot 2;

Thence along said northeasterly line, North 46°17'46" West, 28.73 feet to the **POINT OF BEGINNING**;

Thence leaving said northeasterly line, South 43°12'45" West for a distance of 500.61 feet;

Thence along a tangent curve to the left with a radius of 33.50 feet and an interior angle of 45°20'17", for a distance of 26.51 feet;

Thence South 02°07'32" East, 18.46 feet;

Thence South 43°25'14" West for a distance of 28.81 feet to the westerly line of said Lot 2;

Thence along said westerly line, North 08°35'08" West, 33.12 feet to the most westerly corner of said Lot 2, said corner being the most southerly corner of said Lot 1;

Thence along the line common to said Lot 1 and said Lot 2, North 43°14'17" East, 545.77 feet to the southwesterly right of way line of Chattleton Lane, as shown on said map (212 PM 1);

Thence South 46°17'46" East, 2.81 feet to the **POINT OF BEGINNING**;

Said Resultant Lot 1 containing 101,056 Square Feet, more or less.

Prepared by:
BKF ENGINEERS



Christopher S. Martin, PLS 9179

Dated: 10/16/2025



Exhibit A Legal Description

All that certain real property, situate in the City of San Pablo, County of Contra Costa, State of California, described as follows;

RESULTANT LOT 2

Being all of Lot 2 as described in that certain lot line adjustment recorded under Doc No 2018-0185171, Contra Costa County records.

EXCEPTING THEREFROM a portion of Lot 2 as described in that certain lot line adjustment recorded under Doc No 2018-0185171, Contra Costa County records, more particularly described as follows;

Commencing at the northwesterly terminus of the monument line shown within Chattleton Lane, having a bearing of South 46°47'15" East, and a distance of 458.97 feet, as shown on Parcel Map MS 776-16, recorded in Book 212 of Parcel Maps, at Page 1, Contra Costa County Records said monument line being held as the basis of bearings for this legal description;

Thence southerly along said monument line, South 46°47'15" East, 299.04 feet;

Thence leaving said monument line, South 43°12'45" West, 29.56 feet to a point on the northeasterly line of said Lot 2;

Thence along said northeasterly line, North 46°17'46" West, 28.73 feet to the **POINT OF BEGINNING**;

Thence leaving said northeasterly line, South 43°12'45" West for a distance of 500.61 feet;

Thence along a tangent curve to the left with a radius of 33.50 feet and an interior angle of 45°20'17", for a distance of 26.51 feet;

Thence South 02°07'32" East, 18.46 feet;

Thence South 43°25'14" West for a distance of 28.81 feet to the westerly line of said Lot 2;

Thence along said westerly line, North 08°35'08" West, 33.12 feet to the most westerly corner of said Lot 2, said corner being the most southerly corner of said Lot 1;

Thence along the line common to said Lot 1 and said Lot 2, North 43°14'17" East, 545.77 feet to the southwesterly right of way line of Chattleton Lane, as shown on said map (212 PM 1);

Thence South 46°17'46" East, 2.81 feet to the **POINT OF BEGINNING**;

Said Resultant Lot 2 containing 114,480 Square Feet, more or less.

Prepared by:
BKF ENGINEERS



Christopher S. Martin, PLS 9179

Dated: 10/16/2025



Exhibit A Legal Description

All that certain real property, situate in the City of San Pablo, County of Contra Costa, State of California, described as follows;

Transfer Parcel

Being a portion of Lot 2 as described in that certain lot line adjustment recorded under Doc No 2018-0185171, Contra Costa County records, more particularly described as follows;

Commencing at the northwesterly terminus of the monument line shown within Chattleton Lane, having a bearing of South $46^{\circ}47'15''$ East, and a distance of 458.97 feet, as shown on Parcel Map MS 776-16, recorded in Book 212 of Parcel Maps, at Page 1, Contra Costa County Records said monument line being held as the basis of bearings for this legal description;

Thence southerly along said monument line, South $46^{\circ}47'15''$ East, 299.04 feet;

Thence leaving said monument line, South $43^{\circ}12'45''$ West, 29.56 feet to a point on the northeasterly line of said Lot 2;

Thence along said northeasterly line, North $46^{\circ}17'46''$ West, 28.73 feet to the **POINT OF BEGINNING**;

Thence leaving said northeasterly line, South $43^{\circ}12'45''$ West for a distance of 500.61 feet;

Thence along a tangent curve to the left with a radius of 33.50 feet and an interior angle of $45^{\circ}20'17''$, for a distance of 26.51 feet;

Thence South $02^{\circ}07'32''$ East, 18.46 feet;

Thence South $43^{\circ}25'14''$ West for a distance of 28.81 feet to the westerly line of said Lot 2;

Thence along said westerly line, North $08^{\circ}35'08''$ West, 33.12 feet to the most westerly corner of said Lot 2, said corner being the most southerly corner of said Lot 1;

Thence along the line common to said Lot 1 and said Lot 2, North $43^{\circ}14'17''$ East, 545.77 feet to the southwesterly right of way line of Chattleton Lane, as shown on said map (212 PM 1);

Thence South $46^{\circ}17'46''$ East, 2.81 feet to the **POINT OF BEGINNING**;

Containing 2,347 Square Feet, more or less.

Prepared by:
BKF ENGINEERS

A handwritten signature in black ink, appearing to read 'Chris Martin', written over a horizontal line.

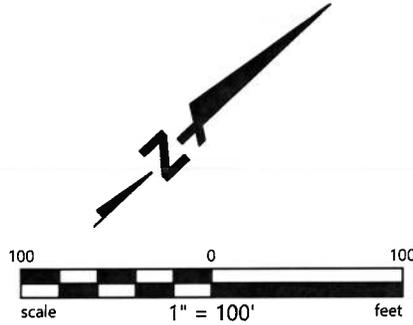
Christopher S. Martin, PLS 9179

Dated: 10/16/2025

EXHIBIT B

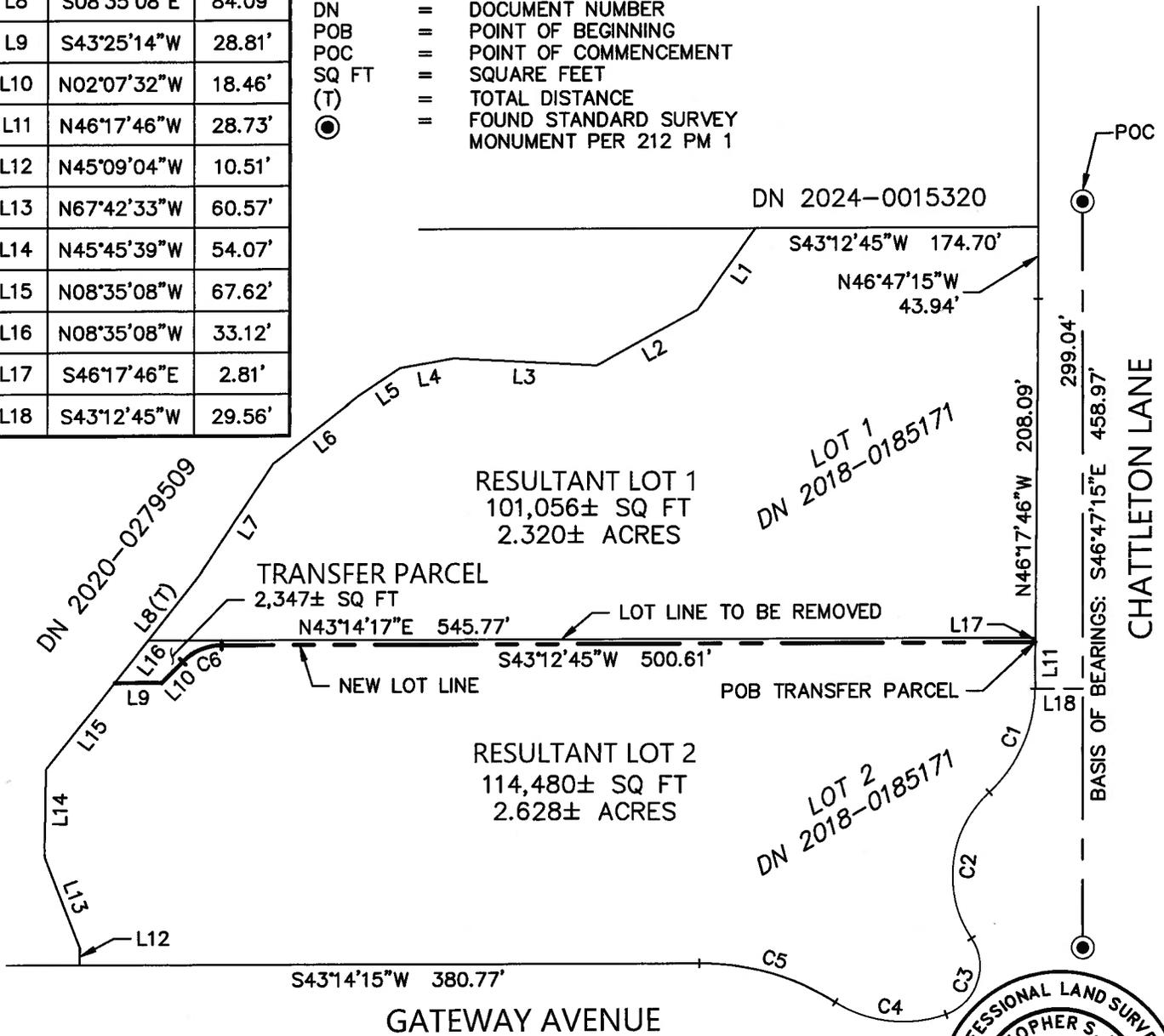
PARCEL LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S11°28'03"E	60.79'
L2	S14°14'08"W	70.93'
L3	S46°18'13"W	88.33'
L4	S33°18'26"W	33.55'
L5	S09°20'42"W	29.99'
L6	S04°57'57"W	67.62'
L7	S13°26'17"E	81.63'
L8	S08°35'08"E	84.09'
L9	S43°25'14"W	28.81'
L10	N02°07'32"W	18.46'
L11	N46°17'46"W	28.73'
L12	N45°09'04"W	10.51'
L13	N67°42'33"W	60.57'
L14	N45°45'39"W	54.07'
L15	N08°35'08"W	67.62'
L16	N08°35'08"W	33.12'
L17	S46°17'46"E	2.81'
L18	S43°12'45"W	29.56'

PARCEL CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	46°56'24"	87.50'	71.69'
C2	81°01'11"	70.00'	98.98'
C3	104°08'50"	31.50'	57.26'
C4	52°06'15"	78.00'	70.93'
C5	32°38'17"	155.00'	88.29'
C6	45°20'17"	33.50'	26.51'



LEGEND

- DN = DOCUMENT NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SQ FT = SQUARE FEET
- (T) = TOTAL DISTANCE
- ⊙ = FOUND STANDARD SURVEY MONUMENT PER 212 PM 1



BKF ENGINEERS
 980 9TH STREET
 SUITE 2300
 SACRAMENTO, CA 95814
 (916) 556-5800
 www.bkf.com



Exhibit C Legal Description

All that certain real property, situate in the City of San Pablo, County of Contra Costa, State of California, described as follows;

EXISTING LOT 1

Being all of Lot 1 as described in that certain lot line adjustment recorded under Doc No 2018-0185171, Contra Costa County records.

CONTAINING 98,700 Square Feet, more or less

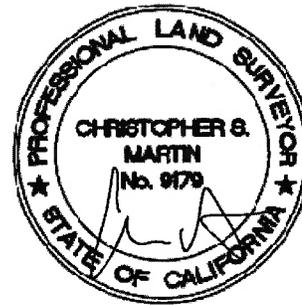




Exhibit C Legal Description

All that certain real property, situate in the City of San Pablo, County of Contra Costa, State of California, described as follows;

EXISTING LOT 2

Being all of Lot 2 as described in that certain lot line adjustment recorded under Doc No 2018-0185171, Contra Costa County records.

CONTAINING 116,836 Square Feet, more or less



OWNER'S STATEMENT

We hereby state that we are the Owners of, or have some right, title or interest in and to the real property affected by the Lot Line Adjustment described in this document, and that we are the only persons whose consent is necessary to pass clear title to said property, and we hereby consent to the making and recording of said Lot Line Adjustment.

AS OWNERS: City of San Pablo

(signature)
Print Name: _____
Its: _____

Date
(Notarization Required)

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____

On _____ before me, _____
(insert name and title of the officer)

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 and official seal.

Signature _____ (Seal)

PLANNING MANAGER'S CERTIFICATE

The lot line adjustment requested by the subject owner of record is hereby approved pursuant to San Pablo Municipal Code Title 16, Chapter 16.30, Section 16.30.040.

[Signature]
Sandra Castaneda Marquez
Planning Manager

01/20/2026
Date
(Notarization Required)

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On January 20, 2026 before me, Sarah J. Maroof, Notary Public
(insert name and title of the officer)

personally appeared Sandra Castaneda Marquez,
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 and official seal.

Signature [Signature]

(Seal)



CITY SURVEYOR'S STATEMENT

I hereby state that I have examined the land descriptions and plats contained in this lot line adjustment document and found them technically correct.

Christine Leptien-Parks
Christine Leptien-Parks
Acting City Surveyor

1/9/2026
Date
(Notarization Required)

SURVEYOR'S SEAL:



ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On January 9, 2026 before me, L. Lingenfelter, Notary Public
(insert name and title of the officer)

personally appeared Christine Leptien-Parks,
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 and official seal.

Signature L. Lingenfelter (Seal)



1507/0/1

1507/0/1



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