

Recorded at the request of:
Contra Costa County

After recording return to:
Uchechukwu Ezech
2640 Miranda Ave.
Alamo, CA 94507

Mail Tax Statement to:
Uchechukwu Ezech
2640 Miranda Ave.
Alamo, CA 94507

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$_____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged,

CONTRA COSTA COUNTY, a political subdivision of the State of California,

Does hereby remise, release, and forever quitclaim to Uchechukwu Ezech, the following described real property in the unincorporated area of Alamo, the County of Contra Costa, State of California,

FOR DESCRIPTION SEE EXHIBIT A AND B ATTACHED HERETO AND MADE A PART HEREOF.

CONTRA COSTA COUNTY

Date: _____

By _____
Warren Lai
Public Works Director

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 _____ before me, _____ Clerk of the Board of Supervisors, Contra Costa County, 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: _____
Deputy Clerk

Quitclaim
From Contra Costa County to Ezech
Portion of Miranda Avenue
Road No. 4447C
Adjoining APN 193-030-018
Drawing No. A4447C-2025D

EXHIBIT "A"

Real property situate in an unincorporated area of the County of Contra Costa, State of California, being a portion of the North One-Half of the North One-Half of Section 7, Township 1 South, Range 1 West, Mount Diablo Meridian, described as follows:

Being a portion of Miranda Avenue, a public road fifty (50) feet in width, as described in that certain Deed from August Bowers et al. to Contra Costa County, dated August 12, 1878, recorded September 10, 1878, in Book 35 of Deeds at Page 325, Contra Costa County Records (35 D 325), and also being a portion of Parcel Two described in that certain Grant Deed from Thomas E. Morris to Contra Costa County, a political subdivision of the State of California, recorded September 17, 1991, in Book 16872 of Official Records at Page 993, Recorder No. 91-188575, Contra Costa County Records (16872 OR 993), more particularly described as follows:

Beginning at a point on the westerly line of Parcel One as described in that certain Grant Deed to W. J. Murphy et ux., recorded May 08, 1956, in Book 2761 of Official Records at Page 462, Contra Costa County Records (2761 OR 462), being on the centerline of said Miranda Avenue (35 D 325), distant thereon North 36° 36' 32" East, 168.50 feet (the bearing of North 36° 36' 32" East being taken for the purpose of this description per the map of Subdivision 7601, filed July 13, 1994, in Book 374 of Maps at Page 8, Contra Costa County Records [374 M 8]) from the southwesterly corner of said Parcel One (2761 OR 462); thence from said **Point of Beginning**, continuing along said westerly line of Parcel One (2761 OR 461), continuing along said centerline of Miranda Avenue (35 D 325), North 36° 36' 32" East, 3.20 feet to a point on the westerly prolongation of the northerly line of that certain parcel of land described in the Grant Deed from W. J. Murphy et ux. to Leroy James Caton et ux. recorded January 22, 1964, in Book 4537 of Official Records at Page 576, Contra Costa County Records (4537 OR 576); thence leaving said westerly line of Parcel One (2761 OR 461), leaving said centerline of Miranda Avenue (35 D 325), along said westerly prolongation of the northerly line of said Caton parcel (4537 OR 576), South 83° 13' 41" East, 13.35 feet to a point on the northwesterly line of Vacation No. V2009G, recorded December 08, 1988, in Book 14761 of Official Records at Page 440, Series No. 88-227941, Contra Costa County Records (14761 OR 440), being a point on a non-tangent curve concave to the west, a radial to said point bears South 74° 44' 19" East, said non-tangent curve being concentric with that certain curve having a radius of 220.00 feet described in Parcel 1 of that certain Offer of Dedication – Road Purposes to Contra Costa County, a political subdivision of the State of California, recorded June 19, 1987, in Book 13720 of Official Records at Page 967, Series No. 87-131676, Contra Costa County Records (13720 OR 967), as

shown on said map of Subdivision 7601 (374 M 8); thence leaving said westerly prolongation of the northerly line of said Caton parcel (4537 OR 576), along said northwesterly line of Vacation No. V2009G (14761 OR 440), southerly along the arc of said non-tangent curve, having a radius of 270.00 feet, through a central angle of 10° 11' 27", an arc length of 48.02 feet, to a point on the southeasterly right of way line of said Miranda Avenue (35 D 325); thence leaving said northwesterly line of Vacation No. V2009G (14761 OR 440), along said southeasterly right of way line of Miranda Avenue (35 D 325), South 36° 36' 32" West, 29.96 feet to the northerly corner of said Parcel Two (16872 OR 993); thence leaving said southeasterly right of way line of Miranda Avenue (35 D 325), along the southeasterly line of said Parcel Two (16872 OR 993), South 33° 36' 52" West, 27.15 feet to a point on a non-tangent curve, concave to the northwest, a radial to said point bears South 60° 12' 31" East, said non-tangent curve being concentric with that certain curve having a radius of 250.00 feet on the boundary of Parcel "C" as shown on said map of Subdivision 7601 (374 M 8); thence leaving said southeasterly line of said Parcel Two (16872 OR 993), northeasterly along the arc of said non-tangent curve, having a radius of 310.00 feet, through a central angle of 17° 59' 31", an arc length of 97.35 feet, to the **Point of Beginning**.

Containing an area of 805 square feet (0.018 acres) of land, more or less.

RESERVING THEREFROM:

Pursuant to the provisions of Section 8340 of the Streets and Highways Code, the easement and right at any time, or from time to time, to construct, maintain, operate, replace, remove, renew, and enlarge those existing and in-place utilities, as of the date of recording this instrument, in, upon, over, and across any street, highway, or part thereof proposed to be vacated, including access to protect these works from all hazards in, upon, and over the area herein before described to be vacated.

END OF DESCRIPTION

Exhibit "B" (Drawing No. A4447C-2025D) is attached hereto and by this reference made a part hereof.

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: Dana M. Trezise

Licensed Land Surveyor
Contra Costa County Public Works Department

Date: September 29th, 2025



EXHIBIT "B"

PLAT TO ACCOMPANY
EXHIBIT "A"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N36°36'37"E	3.20'
L2	S83°13'41"E	13.35'

**AREA =
805± SQ. FT.
(0.018± AC.)**

EZEH
2023-0016758
APN 193-030-018
2640 MIRANDA AVENUE

CONTRA COSTA COUNTY
PARCEL TWO (16872 OR 993 / 91-188575)

PARCEL "A"
(191 PM 46)

UNINCORPORATED CONTRA COSTA COUNTY, CALIFORNIA

QUITCLAIM Portion of Miranda Avenue, Alamo

Instr _____ Recorded _____
Document No. _____



Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

SCALE: 1" = 20'

DATE: 09/29/2025

DRAWN BY: DCF

DRAWING NO.

CHECKED BY: DMT

A4447C-2025D