

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. A-4447C-2025B

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), more particularly described as follows:

Commencing 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, 171.70 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), also being a point on the 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 from said **Point of Commencement**, leaving said westerly line of Parcel One (2761 OR 461) and said centerline of Miranda Avenue (35 D 325), along said prolongation of the northerly line of said Caton parcel (4537 OR 576), South 83° 13' 41" East, 13.35 feet to the **Point of Beginning**; thence from said **Point of Beginning**, continuing along said prolongation of the northerly line of said Caton parcel (4537 OR 576), South 83° 13' 41" East, 15.47 feet to a point on the southeasterly right of way line of said Miranda Avenue (35 D 325), being the northerly corner of said Caton parcel (4537 OR 576); thence leaving said prolongation of the northerly line of said Caton parcel (4537 OR 576), along said southeasterly right of way line of Miranda Avenue (35 D 325), being the northwesterly line of said Caton parcel (4537 OR 576), South 36° 36' 32" West, 53.74 feet, to a point of cusp with a non-tangent curve, concave to the west, a radial to said point bears South 64° 32' 52" 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, as shown on said map of Subdivision 7601 (374 M 8); thence leaving said southeasterly right of way line of Miranda Avenue (35 D 325) and said northwesterly line of said Caton parcel (4537 OR 576), northerly 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 the **Point of Beginning**.

Containing an area of 327 square feet (0.007 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. A-4447C-2025B) 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

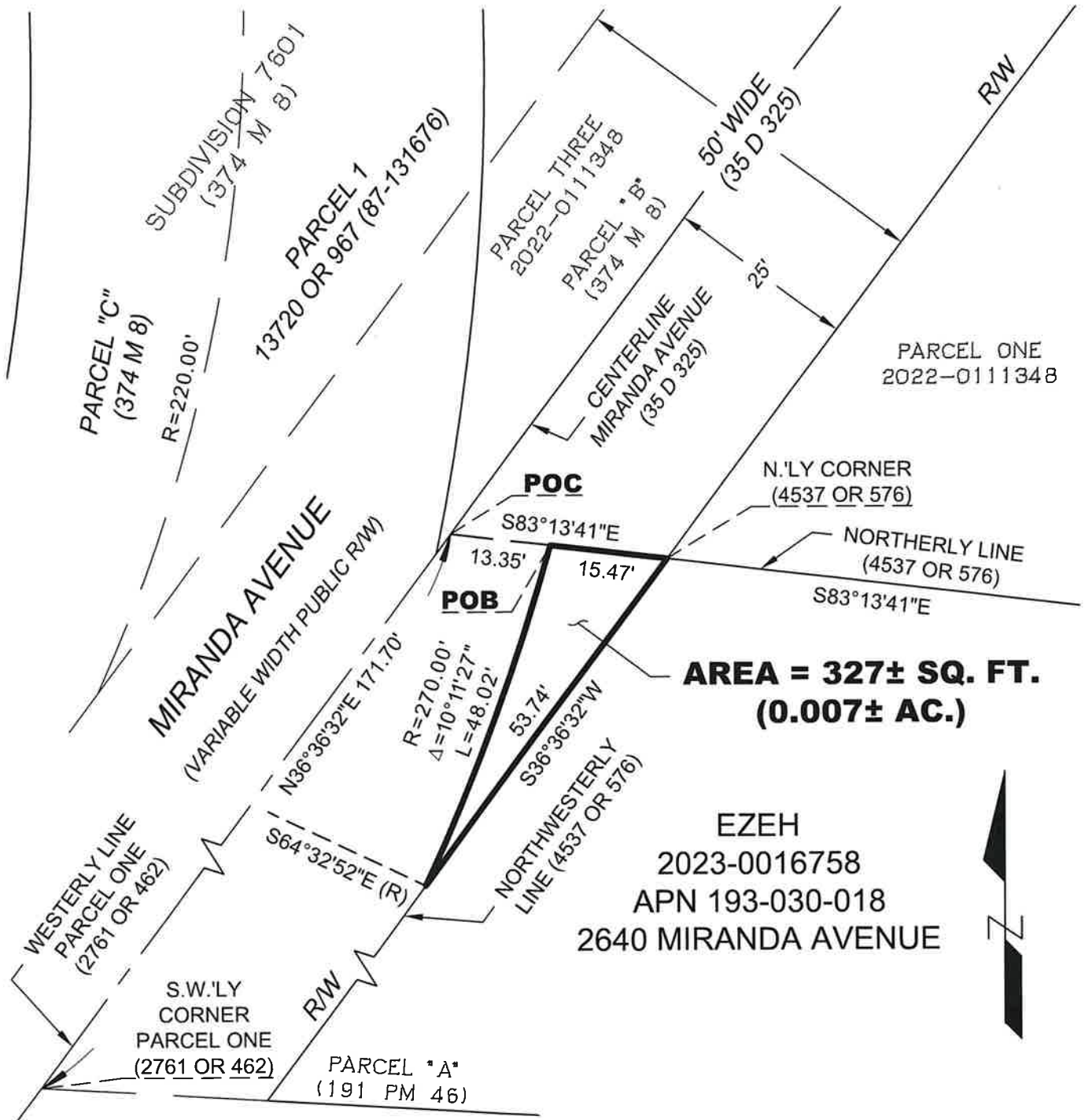
Date:

March 26, 2025



EXHIBIT "B"

PLAT TO ACCOMPANY EXHIBIT "A"



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: 02/05/2025

DRAWN BY:

DCF

DRAWING NO.

A-4447C-2025B

CHECKED BY:

DMT