

Recorded at the request of: Clerk of the Board

Return To: Public Works Dept

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 06-10-2025 by the following vote:

AYE:

5

NO:

0

ABSENT:

0

ABSTAIN:

0

RECUSE:

0

Resolution No. 2025-184

IN THE MATTER OF: Adopting a Resolution to summarily vacate excess right-of-way of a street or road on Miranda Avenue, Alamo area, District 2. Project No.: 0676-6Q1832.

WHEREAS, Contra Costa County (County) no longer requires the area on Miranda Avenue, Alamo area. The street or road is more particularly described in the property description and parcel map that is attached hereto as Exhibit A and depicted as Exhibit B, which are incorporated herein by reference.

WHEREAS, this termination of excess right-of-way is made pursuant to Streets and Highways Code Section 8334(a) on the basis that the right-of-way is not required for street or highway purposes.

WHEREAS, Public Works Department staff have concluded that it can be seen with certainty that there is no possibility that vacating the subject area may have a significant adverse effect on the environment.

NOW, THEREFORE, BE IT RESOLVED:

The area described in Exhibit A and depicted in Exhibit B, is hereby summarily VACATED, pursuant to Division 9, Chapter 4 of the Streets and Highways Code and that this vacation request is for an excess right-of-way of a street or highway not required for County road purposes or street or highway purposes pursuant to Streets and Highway Code, Section 8334(a).

The Board FINDS that the County has not expended County funds to maintain or improve the excess right-of-way of a street or highway, and it is in the best interest of the County and the public that the excess right-of-way of a street or highway be vacated.

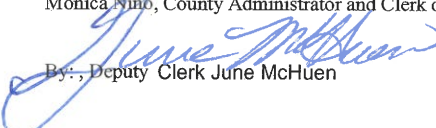
The Board DECLARES that the hereinabove described vacation area is VACATED subject to any reservation and exception described in attached Exhibit A. From and after the date that this resolution is recorded, the area vacated no longer constitutes a public roadway.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact:

ATTESTED: 06-10-2025

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By:  Deputy Clerk June McHuen

Cc:

Vacation
Portion of Miranda Avenue
Road No. 4447C
Adjoining APN 193-030-018
Drawing No. A-4447C-2025A

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-2025A) 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



SUBDIVISION 7601
 (374 M 8)
 PARCEL "C"
 (374 M 8)
 R=220.00'
 PARCEL 1
 13720 OR 967 (87-131676)
 PARCEL THREE
 2022-0111348
 PARCEL "B"
 (374 M 8)
 50' WIDE
 (35 D 325)
 25'
 CENTERLINE
 MIRANDA AVENUE
 (35 D 325)
 PARCEL ONE
 2022-0111348
 N.'LY CORNER
 (4537 OR 576)
 NORTHERLY LINE
 (4537 OR 576)
 S83°13'41"E
 15.47'
 13.35'
 POC
 POB
 R=270.00'
 Δ=10°11'27"
 L=48.02'
 53.74'
 S36°36'32"W
 NORTHWESTERLY
 LINE (4537 OR 576)
 S64°32'52"E (R)
 S.W.'LY
 CORNER
 PARCEL ONE
 (2761 OR 462)
 WESTERLY LINE
 PARCEL ONE
 (2761 OR 462)
 MIRANDA AVENUE
 (VARIABLE WIDTH PUBLIC RW)
 RW
 PARCEL "A"
 (191 PM 46)
**AREA = 327± SQ. FT.
 (0.007± AC.)**
 EZEH
 2023-0016758
 APN 193-030-018
 2640 MIRANDA AVENUE

VACATION
Portion of Miranda Avenue, Alamo

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