

Recorded at the request of:

After recording return to:

Dr. Hossein Abar
2530 Caballo Ranchero
Diablo, CA 94528

Portion of APN 195-351-045-8

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 **HOSSEIN ABAR AND FARZANEH JABBARI**, husband and wife as community property with right of survivorship the following described real property in the unincorporated area of the County of Contra Costa, State of California,

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

Date: _____

By _____
Chair, Board of Supervisors

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

:AMB
G:\realprop\Bell\MS 06-0026 2530 Caballo Ranchero\DE.04 Quitclaim
Deed.doc

EXHIBIT "A"
QUITCLAIM
A PORTION
OF RESTRICTED DEVELOPMENT AREA
As shown within
Parcel B, Subdivision Map MS 06-0026
Book 202 of Parcel Maps, Page 8
Contra Costa County Records
Contra Costa County, California



(See Exhibit "B", Plat of Description, Drawing No. 11023-1 attached hereto and made a part hereof)

All that certain real property located in the County of Contra Costa, State of California described as follows:

A portion of that certain restricted development area as shown within Parcel B on the map of subdivision MS 06-0026 filed March 18, 2008, in Book 202 of Parcel Maps, at Page 8, and conveyed to Contra Costa in the Grant Deed recorded 3/18/2008 as document number 2008-0057804-00;

Commencing at the most northerly corner of said Parcel B;

Thence, South 61°11'20" East, 141.70 feet to the TRUE POINT OF BEGINNING;

Thence, South 47°13'07" East, 42.13 feet;

Thence, South 61°11'20" East, 65.52 feet;

Thence, South 21°17'51" East, 36.66 feet to the boundary line of the existing restricted development area line shown on said Parcel B;

Thence, along said existing restricted development area line shown on said map, North 54°52'18" West, 65.59 feet;

Thence, along a tangent curvet to the left with a radius of 250.00 feet, an arc length of 170.28 feet through a central angle of 39°01'29";

Thence, South 86°06'13" West, 48.46 feet to the westerly boundary of said Parcel B;

Thence, leaving said boundary, North 70°08'39" East, 32.55 feet;

Thence, North 75°47'56" East, 51.71 feet;

Thence, North 87°58'34" East, 44.47 feet;

Thence, South 73°56'01" East, 37.46 feet to the TRUE POINT OF BEGINNING and containing 5,000 Square feet, more or less.

TRUE POINT
OF BEGINNING

S61°11'20"E 330.00

S61°11'20"E 141.70

RESTRICTED

DEVELOPMENT

AREA

L6 188.30

R.D.A TO
REMAIN

R.D.A TO
REMAIN

91.10

PORTION OF RESTRICTED
DEVELOPMENT AREA TO BE QUITCLAIMED
5,000±SF

174.13
N23°58'48"E

DEED DOC. 2010-0139553-00

APN195-351-045

MS 06-0026

BK 202 PM 8

PARCEL "B"

FILED MARCH 18, 2008

LINE NO.	BEARING	DISTANCE
L1	N70°08'39"E	32.55'
L2	N75°47'56"E	51.71'
L3	N87°58'34"E	44.47'
L4	S73°56'01"E	37.46'
L5	S47°13'07"E	42.13'
L6	S61°11'20"E	65.52'
L7	S21°17'51"E	36.66'

159.68
S66°14'48"E

45.78
N11°30'37"E



N78°29'23"W
150.98

39.37

158.25

S28°16'17"W

EXISTING RESTRICTED DEVELOPMENT AREA
S21°25'26"W 137.40' (137.41)

Scale 1"=40'
EXHIBIT "B"
PLAT OF QUITCLAIM OF A PORTION
OF RESTRICTED DEVELOPMENT AREA

NOTES
() RECORD DATA

PAGE 1 OF 1

BAYLAND
CONSULTING

BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
2005 DE LA CRUZ BLVD., SUITE 230
SANTA CLARA, CA 95050
Ph: (408) 296-6000 FAX: (408) 404-5579

SCALE: 1"=40'
DATE: 11/2/12
DWN: SH/YC
DWG NO. 11023-1
JOB NO. 11023