

Recorded at the request of:

Return to:  
City of San Pablo  
City Manager  
1000 Gateway Avenue  
San Pablo, CA 94806

Mail Tax Statement to:  
City of San Pablo  
1000 Gateway Avenue  
San Pablo, CA 94806

**EXEMPT FROM RECORDING FEES PURSUANT TO GOV'T. CODE SECTION 27383 AND DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND TAXATION CODE SECTION 11922.**

Assessor's Parcel No.: 417-310-008 (portion of)

## GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged,

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

**GRANTS TO** The City of San Pablo, a California municipal corporation the following described real property in the City of San Pablo, County of Contra Costa, State of California,

**FOR DESCRIPTION AND PLAT MAP SEE EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.**

CONTRA COSTA COUNTY

Dated \_\_\_\_\_

By \_\_\_\_\_  
Diane Burgis  
Chair, Board of Supervisors

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



**ENGINEERS  
SURVEYORS  
PLANNERS**

June 4, 2020  
BKF Job No. 20175135-10

**EXHIBIT "A"  
LEGAL DESCRIPTION**

The land referred to herein is situated in the City of San Pablo, County of Contra Costa, State of California, and is described as follows:

**PARCEL ONE:**

**BEING** a portion of Lot 1 as said lot is shown on the map entitled, "Subdivision 9331," filed October 30, 2014, in Book 521 of Maps at Pages 41 through 47, inclusive, in the Office of the Recorder of Contra Costa County, and the lands described in the Grant Deed to Contra Costa County, recorded October 14, 2010, as Document Number 2010-222240, Contra Costa County Records, and more particularly described as follows:

**BEGINNING** at the most northern corner of said lands of Contra Costa County (2010-222240 O.R.);

**THENCE**, southeasterly along the line common to said Lot 1 (521 M 41) and said lands of Contra Costa County (2010-222240 O.R.), South  $46^{\circ}45'45''$  East 7.00 feet to the northwesterly right of way line of Gateway Avenue (right of way width varies) as said avenue is shown on said map (521 M 41);

**THENCE**, northeasterly along said northwesterly right of way line of Gateway Avenue the following three (3) courses:

- 1) North  $43^{\circ}14'15''$  East 17.62 feet;
- 2) along a curve to the right, having a radius of 60.50 feet, through a central angle of  $24^{\circ}11'07''$ , an arc distance of 25.54 feet;
- 3) along a reverse curve to the left, from which the center of said curve bears South  $22^{\circ}34'38''$  East, having a radius of 99.00 feet, through a central angle of  $24^{\circ}11'07''$ , an arc distance of 41.79 feet to the southwesterly terminus of that certain course delineated as "North  $43^{\circ}14'15''$  East 57.10 feet" on said map (521 M 41);

**THENCE**, leaving said northwesterly right of way line of Gateway Avenue, along the southwesterly prolongation of the last said course, South  $43^{\circ}14'15''$  West 28.18 feet;

**THENCE**, along a curve to the right, having a radius of 40.00 feet, through a central angle of  $32^{\circ}55'07''$ , an arc distance of 22.98 feet;

**THENCE**, along a reverse curve, from which the center of said curve bears North  $13^{\circ}50'38''$  West, having a radius of 27.00 feet, through a central angle of  $61^{\circ}07'13''$ , an arc distance of 28.80 feet;

**THENCE**, South  $15^{\circ}02'09''$  West 35.98 feet;

June 4, 2020  
BKF Job No. 20175135-10  
Exhibit "A"

THENCE, along a curve to the right, having a radius of 29.00 feet, through a central angle of  $36^{\circ}46'32''$ , an arc distance of 18.61 feet;

THENCE, along a reverse curve, from which the center of said curve bears North  $38^{\circ}11'19''$  West, having a radius of 10.00 feet, through a central angle of  $60^{\circ}04'52''$ , an arc distance of 10.49 feet;

THENCE, along a line radial to a 126 foot radius curve as shown on aforesaid map (521 M 41), South  $77^{\circ}15'21''$  West 6.19 feet, more or less, to the aforesaid northwesterly right of way line of Gateway Avenue;

THENCE, northerly along said northwesterly right of way line of Gateway Avenue the following two (2) courses:

- 1) along a non-tangent curve to the left, from which the center of said curve bears North  $77^{\circ}15'21''$  East, having a radius of 126.00 feet, through a central angle of  $01^{\circ}26'20''$ , an arc distance of 3.16 feet;
- 2) along a reverse curve to the right, from which the center of said curve bears South  $75^{\circ}49'01''$  West, having a radius of 67.44 feet, through a central angle of  $57^{\circ}25'19''$ , an arc distance of 67.59 feet to the **POINT OF BEGINNING**.

Containing an area of 1,458 square feet, more or less.

The bearings of this description are based on that certain map entitled, "Subdivision 9331," filed October 30, 2014, in Book 521 of Maps at Pages 41 through 47, inclusive, in the Office of the Recorder of Contra Costa County.

A plat showing the above described parcel is attached hereto and made a part hereof as Exhibit "B".

This description was prepared by me or under my direction for BKF Engineers and is based on record information. This legal description shall not be used in violation of the Subdivision Map Act or local ordinance.

By: Paul Kittredge  
Paul A. Kittredge, P.L.S. No. 5790

Dated: August 5, 2020



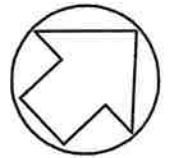
K:\2017\175135-wch\DOCS\08-Survey\I-Plats\_and\_Legal\_Desc  
\WCHC-RW-DESC.docx

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON SUBDIVISION 9331, FILED OCTOBER 30, 2014, IN BOOK 521 OF MAPS, PAGE 41, CONTRA COSTA COUNTY RECORDS.

CHATTLETON LANE  
RIGHT OF WAY VARIES

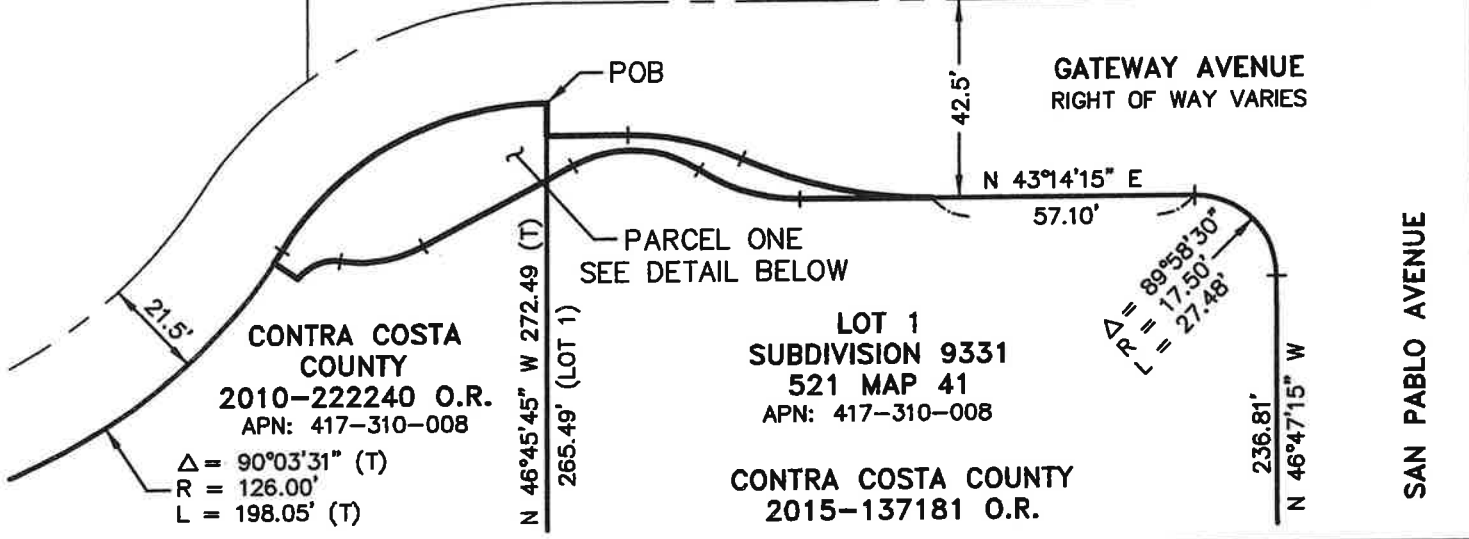
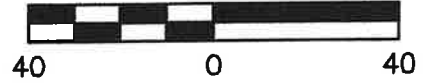
LOT 2  
SUBDIVISION 9331  
521 MAP 41



**LINE LEGEND:**

- SUBJECT PROPERTY LINE
- PARCEL ONE LINE
- RIGHT OF WAY LINE
- CENTER LINE

SCALE: 1" = 40'



CONTRA COSTA COUNTY  
2010-222240 O.R.  
APN: 417-310-008

LOT 1  
SUBDIVISION 9331  
521 MAP 41  
APN: 417-310-008

CONTRA COSTA COUNTY  
2015-137181 O.R.

$\Delta = 90^{\circ}03'31''$  (T)  
R = 126.00'  
L = 198.05' (T)

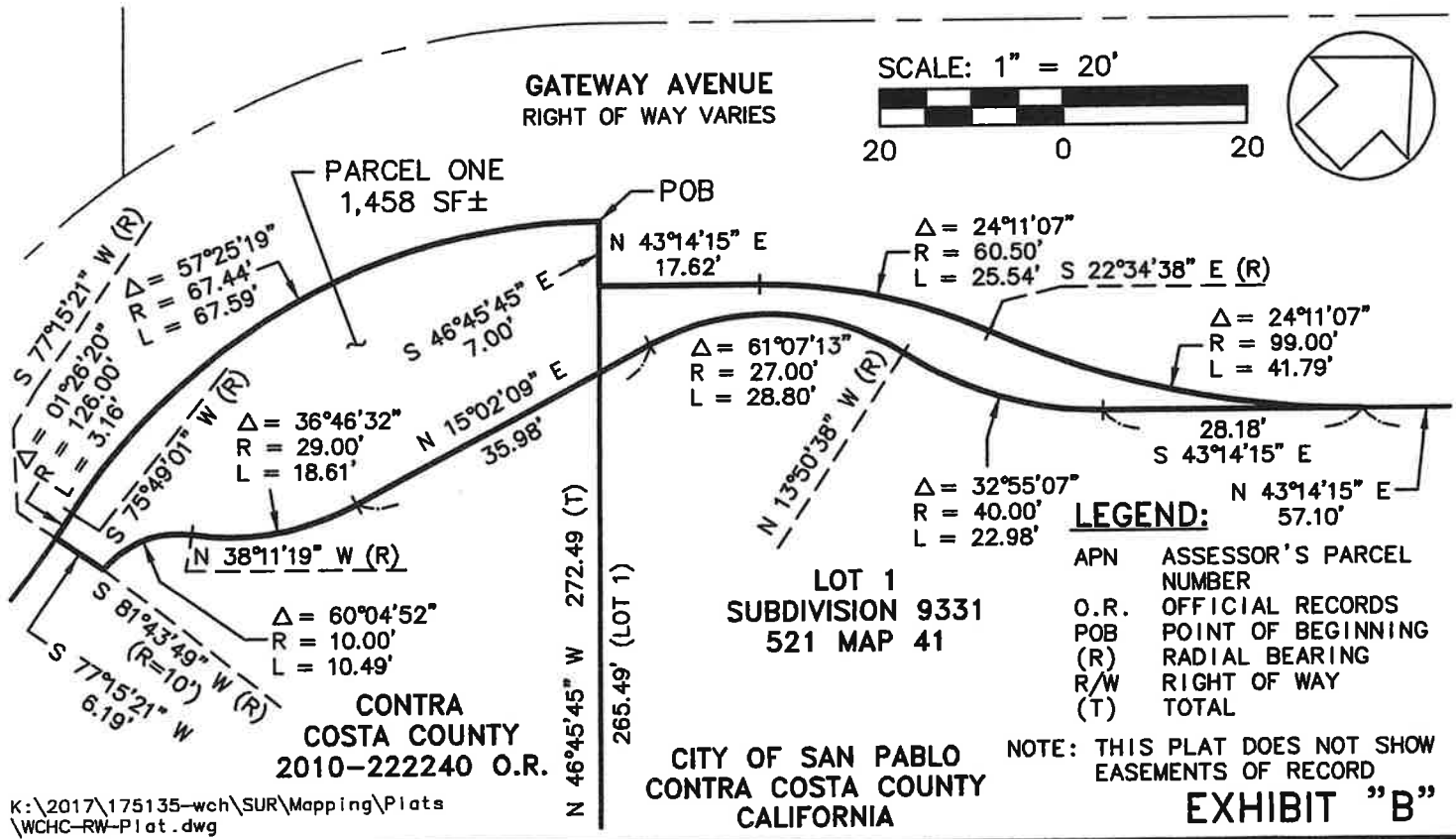
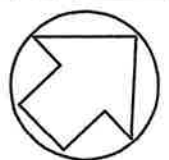
N  $46^{\circ}45'45''$  W 272.49 (T)  
265.49' (LOT 1)

GATEWAY AVENUE  
RIGHT OF WAY VARIES

SAN PABLO AVENUE

**GATEWAY AVENUE**  
RIGHT OF WAY VARIES

SCALE: 1" = 20'



PARCEL ONE  
1,458 SF±

LOT 1  
SUBDIVISION 9331  
521 MAP 41

CITY OF SAN PABLO  
CONTRA COSTA COUNTY  
CALIFORNIA

$\Delta = 24^{\circ}11'07''$   
R = 60.50'  
L = 25.54'

$\Delta = 24^{\circ}11'07''$   
R = 99.00'  
L = 41.79'

$\Delta = 61^{\circ}07'13''$   
R = 27.00'  
L = 28.80'

$\Delta = 32^{\circ}55'07''$   
R = 40.00'  
L = 22.98'

**LEGEND:**

- APN ASSESSOR'S PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- POB POINT OF BEGINNING
- (R) RADIAL BEARING
- R/W RIGHT OF WAY
- (T) TOTAL

NOTE: THIS PLAT DOES NOT SHOW EASEMENTS OF RECORD

**EXHIBIT "B"**

K:\2017\175135-wch\SUR\Mapping\Plats\WCHC-RW-Plat.dwg



1646 N. CALIFORNIA BLVD  
SUITE 400  
WALNUT CREEK, CA 94596  
925-940-2200  
925-940-2299 (FAX)

Subject	PLAT TO ACCOMPANY
	DESCRIPTION
Job No.	20175135
By	MLH
Date	06/04/20
Chkd.	PAK
SHEET	1 OF 1