

Recorded at the request of:
Contra Costa County

Return to:

Gursharnjeet Cheema
16 Sky Terrace
Danville, CA 94556

Portion of Assessor's Parcel No.:068-132-049

GRANT DEED

For valuable consideration, receipt of which is hereby acknowledged,

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

Grants to GURSHAMJEET CHEEMA, a married man, as his sole and separate property the following described real property in the City of Antioch, of County of Contra Costa, State of California,

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

CONTRA COSTA COUNTY;

Dated 6/11/19

By 

John Gioia
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 June 11, 2019 before me, Stacey M. Boyd Clerk of the Board of Supervisors, Contra Costa County, personally appeared John Gioia, 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

JE:

G:\realprop\SR4 (E) Widening - Somersville Rd to Route 160\SEGMENT 3A\Sunset Drive extensiton\DE.03 Grant Deed Cheema.doc

EXHIBIT A
TRANSFER AREA – COUNTY TO CHEEMA

Land Description of real property situate in the City of Antioch, County of Contra Costa, State of California and being a portion of Lot 13, Block 3 as said lot is shown on that certain map entitled Sunset Gardens, Unit No. 2 filed March 21, 1951 as Book 43 of Maps at Page 20, Records of Contra Costa County and more particularly described as follows:

Beginning at the northwest corner of said Lot 13; thence along the north line of Lot 13, South 89° 11' 39" East 8.20 feet; thence crossing through Lot 13 for the following three (3) courses: (1) South 12° 51' 40" East 85.86 feet for the beginning of a curve to the right, (2) in a southwesterly direction 23.40 feet along the arc of said curve to the right, having a radius of 21.00 feet and through a central angle of 63° 50' 19" for the point of compound curvature, and (3) continuing in a southwesterly direction 14.66 feet along the arc of said curve to the right, having a radius of 202.00 feet and through a central angle of 04° 09' 27" to a point on the south curving line of Lot 13, being a curve to the right from which the center bears North 04° 45' 35" East; thence with said curving south line in a northwesterly direction 10.04 feet along the arc of said curve to the right, having a radius of 75.00 feet and through a central angle of 07° 40' 12" to the southwest corner of Lot 13; thence along the west line of Lot 13, North 00° 48' 21" West 112.13 feet to the **Point of Beginning**.

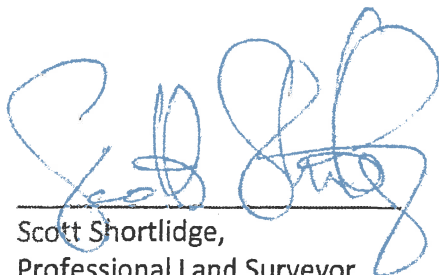
Containing 2,242 square feet of land area, more or less.

See Exhibit B – Plat to Accompany Legal Description which is attached hereto and made a part hereof.

The **BASIS OF BEARINGS** for this project is the California Coordinate System of 1983, Zone III (Epoch 2000.86) as determined locally by GPS survey measurements and a least squares adjustment holding NGS control stations LAKE ALHAMBRA – PID JS4835, HPGN D CA 04 HK – PID AA3821, GPS CONTROL POINT 41 – PID DE8498, GPS CONTROL POINT 59 – PID DE8508, and GPS CONTROL POINT 60 – PID DE8505 fixed per geodetic values published by the State of California Record of Survey No. 3151 and recorded in 136 LSM 3 thru 6. The projects combined scale factor is 0.99993878. Multiply grid distances by 1.0000612 to obtain ground distances.

END OF DESCRIPTION

This description and its accompanying plat were prepared by or under the direction of:



Scott Shortlidge,
Professional Land Surveyor
California No. 6441

11-22-2017

Date

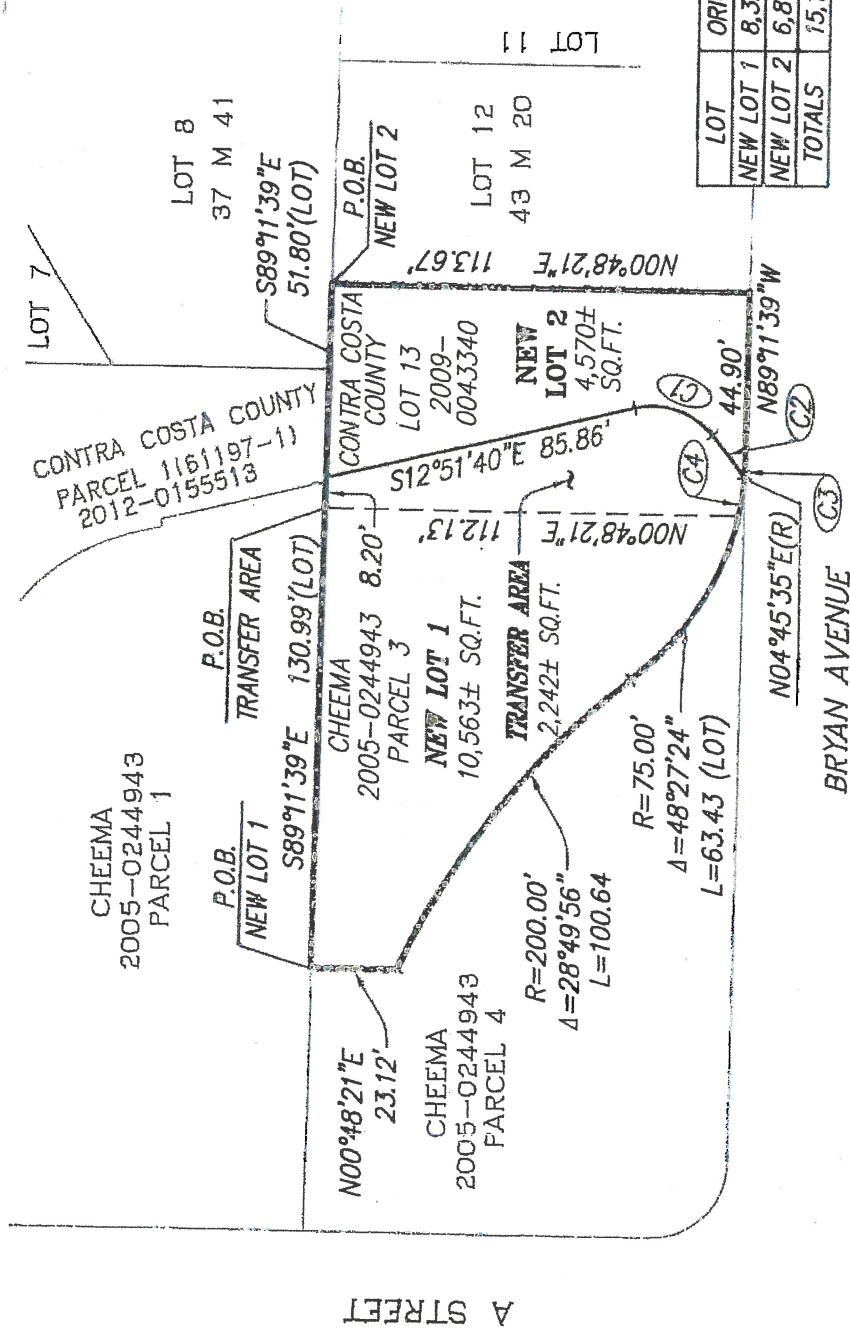
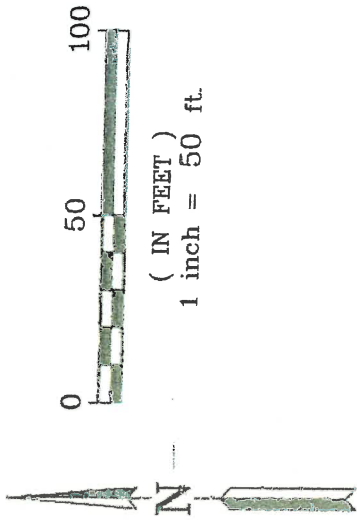


LEGEND

- LOT LINE ADJUSTMENT BOUNDARY
- NEW LOT LINE
- - - LOT LINE TO BE REMOVED
- P.O.B. POINT OF BEGINNING
- SQ.FT. SQUARE FEET

NOTE

BEARINGS AND DISTANCES ARE BASED ON STATE OF CALIFORNIA RECORD OF SURVEY No. 3151 (136 LSM 3). ALL DISTANCES SHOWN OR DERIVED FROM THIS DRAWING ARE GRID. TO OBTAIN GROUND LEVEL DISTANCES MULTIPLY BY 1.0000612



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	21.00'	63°50'19"	23.40'
C2	202.00'	4°09'27"	14.66'
C3	75.00'	3°56'43"	5.16'
C4	75.00'	7°40'12"	10.04'

AREA SUMMARY

LOT	ORIGINAL AREA	TRANSFER AREA	NEW AREA
NEW LOT 1	8,321± SQ.FT.	+2,242± SQ.FT.	10,563± SQ.FT.
NEW LOT 2	6,812± SQ.FT.	-2,242± SQ.FT.	4,570± SQ.FT.
TOTALS	15,133± SQ.FT.	0	15,133± SQ.FT.

EXHIBIT B

LOT LINE ADJUSTMENT
QUITCLAIM DEED (2005-0244943)

LOT 13, BLOCK 3 (43 M 20) (2009-00433640)

CITY OF ANTOCH, CONTRA COSTA COUNTY, CALIFORNIA



RUGGERI-JENSEN-AZAR
ENGINEERS & PLANNERS & SURVEYORS
4650 CHASEOT DRIVE, SUITE 200, PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: 11-22-2017 JOB NO.: 121068