

Recording requested by and
Please return to:

City of Chula Vista
City Clerk
276 Fourth Avenue
Chula Vista, CA 91910

(This space for Recorder's use, only)

Assessor's Parcel Number: 619-100-22

Chula Vista CIP File No. _____

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **San Diego Country Club, Inc. a California Non-Profit Benefit Corporation** ("Transferor") does hereby remise, convey, and forever quitclaim to the **City of Chula Vista**, a municipal corporation ("Transferee") **all right, title, and interest Transferor has in** the following real property situated in the City of Chula Vista, County of San Diego, State of California and more particularly described as follows:

See Legal Description designated as Exhibit "A" attached hereto and by reference made a part hereof.

As more particularly shown on a Map designated as Exhibit "B" attached hereto and by reference made a part hereof.

It is agreed to and understood by the parties that this deed is being made for the purpose of having the herein described land and appurtenances being maintained in public use . If said land ceases to be utilized for public use the herein quitclaimed right, title, and interest shall revert to the Transferor, Transferor's heirs, successors or assigns.

Signed this _____ day of _____, 2019

President

Secretary

(Notary Acknowledgment required for each signatory.)

EXHIBIT "A"
LEGAL DESCRIPTION

QUITCLAIM AREA

THAT PORTION OF LOTS 14 AND 15 OF QUARTER SECTION 120 OF CHULA VISTA, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 505, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DEDICATED TO PUBLIC USE FOR PUBLIC HIGHWAY AS MOSS STREET PER DOCUMENT RECORDED JANUARY 12, 1956 IN BOOK 5937, PAGE 312, OF OFFICIAL RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF ROBINHOOD NO. 2, ACCORDING TO MAP NO. 3488, FILED AUGUST 9, 1956 AS FILE NO. 110683 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A POINT ON THE CENTERLINE OF MOSS STREET, 80.00 FEET WIDE, AND THE SOUTHERLY LINE OF THAT PORTION OF MOSS STREET DEDICATED PER SAID BOOK 5937, PAGE 312, BEING ALSO A POINT ON A 2,740.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL TO WHICH BEARS SOUTH 05°33'16" WEST;

THENCE WESTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 32.20 FEET THROUGH A CENTRAL ANGLE OF 00°40'24";

THENCE RADIAL TO SAID CENTERLINE AND CURVE NORTH 06°13'39" EAST 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MOSS STREET PER SAID BOOK 5937, PAGE 312, BEING A POINT ON A 2,700.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL TO WHICH BEARS SOUTH 06°13'39" WEST;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 615.71 FEET THROUGH A CENTRAL ANGLE OF 13°03'57" TO A POINT OF CUSP WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NAPLES STREET, 80.00 FEET WIDE, AS SHOWN ON SAID MAP NO. 505, A RADIAL TO WHICH BEARS SOUTH 06°50'17" EAST;

THENCE ALONG LAST SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 72°08'04" WEST 179.48 FEET TO THE CENTERLINE OF SAID MOSS STREET, BEING THE BEGINNING OF A 2,740.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL TO WHICH BEARS SOUTH 03°09'07" EAST;

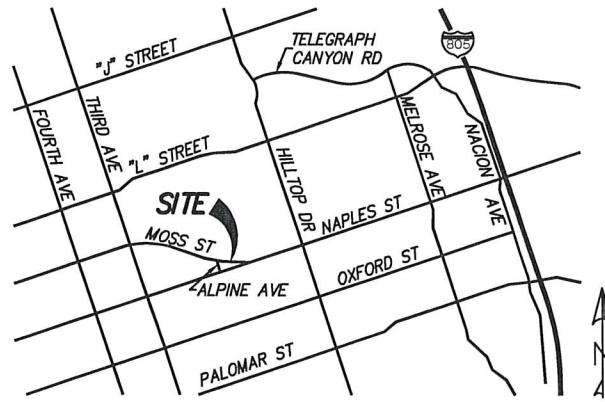
THENCE WESTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 416.34 FEET THROUGH A CENTRAL ANGLE OF 08°42'22" TO THE NORTHEASTERLY CORNER OF SAID MAP NO. 3488 AND THE **POINT OF BEGINNING**.

CONTAINING 0.485 ACRES / 21,121 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO FOR REFERENCE ONLY.

 10/10/2019
GREGORY E. TSCHERCH, P.L.S. 8814 DATE




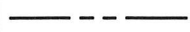




VICINITY MAP
NOT TO SCALE


EXISTING EASEMENT LEGEND

- 1 INDICATES EXISTING EASEMENT FOR PUBLIC ROAD IN FAVOR OF THE COUNTY OF SAN DIEGO, PER DOCUMENT RECORDED JANUARY 12, 1956 IN BOOK 5937, PAGE 312, O.R.
- 2 INDICATES PORTION OF ALPINE AVENUE AND MOSS STREET DEDICATED TO PUBLIC USE PER MAP NO. 3488.
- 3 INDICATES PORTION OF ALPINE AVENUE DEDICATED TO PUBLIC USE FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF CHULA VISTA PER DOCUMENT NO. 117331 RECORDED AUGUST 22, 1956 IN BOOK 6230, PAGE 283, O.R.
- 4 INDICATES EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF CHULA VISTA PER DOCUMENT NO. 40990, RECORDED MARCH 13, 1958 IN BOOK 6992, PAGE 349, O.R.
- 5 INDICATES PORTION OF NAPLES STREET PER MAP NO. 505

LEGEND

-  QUITCLAIM AREA
(±0.485 AC / ±21,121 SQUARE FEET)
-  EXISTING LOT LINE / RIGHT-OF-WAY LINE
-  EXISTING STREET CENTERLINE
-  EXISTING EASEMENT LINE
- P.O.B.** INDICATES TRUE POINT OF BEGINNING



 CITY OF CHULA VISTA
DEPARTMENT OF ENGINEERING & CAPITAL PROJECTS
276 FOURTH AVENUE
CHULA VISTA, CA 91910


GREGORY E. TSCHERCH, P.L.S. 8814 10/10/2019 DATE

POR. LOT 14

S6°50'17"E(R)

FIRST AVENUE

QUARTER SECTION 120
MAP NO. 505

POR. LOT 15

MOSS STREET

STREET

S72°08'04"W
179.48

S3°09'07"E(R)

R=2700.00' L=615.71' Δ=13°03'57"

R=2740.00' L=448.55' Δ=9°22'46"
L=416.34' Δ=8°42'22"

APN: 619-100-23
CITY OF CHULA VISTA

S5°33'16"W(R)
P.O.B.
NE'LY COR.
MAP NO. 3488

N6°13'39"E(R)
40.00

L=32.20' Δ=0°40'24"

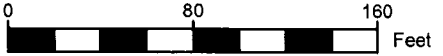
LOT 64 LOT 65

MAP 3488

ALPINE AVENUE

NAPLES STREET

ALPINE AVENUE



SCALE: 1" = 80'



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