

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: 619-090-13

Chula Vista CIP File No. _____

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Paul N. Arredondo** ("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 25th day of September, 2019

Paul N. Arredondo
Paul N. Arredondo

(Notary Acknowledgment required for each signatory.)

EXHIBIT "A"
LEGAL DESCRIPTION

QUITCLAIM AREA

THAT PORTION OF ALPINE AVENUE, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DEDICATED TO PUBLIC USE PER 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID MAP NO. 3488, BEING A POINT ON THE CENTERLINE OF NAPLES STREET, 80.00 FEET WIDE, AS SHOWN ON SAID MAP NO. 3488; THENCE ALONG THE EASTERLY LINE OF SAID MAP NO. 3488, NORTH 17°47'23" WEST (RECORD NORTH 18°31' WEST PER MAP NO. 3488), 40.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NAPLES STREET, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 17°47'23" WEST 50.71 FEET;

THENCE AT A RIGHT ANGLE TO SAID EASTERLY LINE SOUTH 72°12'37" WEST 30.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 64 OF SAID MAP NO. 3488, BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF SAID ALPINE AVENUE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 17°47'23" EAST 35.77 FEET TO THE BEGINNING OF A TANGENT 15.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 23.54 FEET THROUGH A CENTRAL ANGLE OF 89°55'27" TO A POINT OF CUSP WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID NAPLES STREET, A RADIAL TO WHICH BEARS SOUTH 17°51'56" EAST;

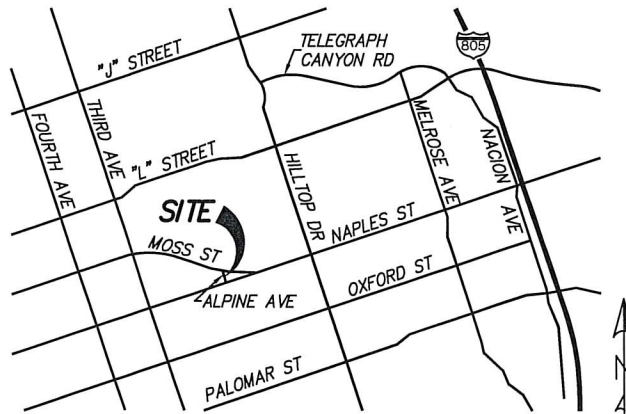
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 72°08'04" EAST 44.98 FEET TO THE EASTERLY LINE OF SAID MAP NO. 3488 AND THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,570 SQUARE FEET, MORE OR LESS.

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

 08/23/2019
GREGORY E. TSCHERCH, P.L.S. 8814 DATE



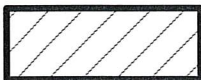

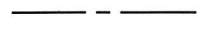



VICINITY MAP
NOT TO SCALE


EXISTING EASEMENT LEGEND

- 1 INDICATES PORTION OF ALPINE AVENUE DEDICATED TO PUBLIC USE PER MAP NO. 3488
- 2 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.
- 3 INDICATES PORTION OF NAPLES STREET DEDICATED TO PUBLIC USE PER MAP NO. 3488

LEGEND

-  QUITCLAIM AREA
(±1,570 SQUARE FEET)
-  EXISTING LOT LINE / RIGHT-OF-WAY LINE
-  EXISTING STREET CENTERLINE
-  EXISTING EASEMENT LINE
- P.O.C.** INDICATES POINT OF COMMENCEMENT
- T.P.O.B.** INDICATES TRUE POINT OF BEGINNING
- () INDICATES RECORD DATA PER MAP NO. 3488



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


GREGORY E. TSCHERCH, P.L.S. 8814

08/23/2019
DATE
FILE NO. GG230

MOSS

STREET

8

8

LOT 65

3

4

8

M

A

P

LOT 64

APN: 619-100-23
CITY OF CHULA VISTA

ALPINE AVENUE

2

1

T.P.O.B.

E'LY LINE MAP NO. 3488

$\Delta=89^{\circ}55'27''$
 $R=15.00'$ $L=23.54'$

S17°51'56"E(R)

N72°08'04"E 44.98'

N17°47'23"W 50.71'
N17°47'23"W 40.00'
(N18°31'W)

NAPLES STREET

P.O.C.

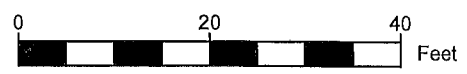
SE'LY COR. MAP NO. 3488

40'

3



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



SCALE: 1" = 20'



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 San Diego }

On Sept. 25, 2019 before me, Lisa DeGange Pippen, Notary Public,
personally appeared, Paul N. Arredondo

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.

Lisa DeGange Pippen
Lisa DeGange Pippen, Notary Public
My Commission Expires Oct. 3, 2021



Description of Any Attached Document

Title or Type of Document: Quit Claim Deed
APN 619-090-13
Document Date: Sept. 25, 2019 Number of Pages: 4
Signer(s) Other Than Named Above: None