

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

Ella K. Gower
MILLER STARR REGALIA
1331 N. California Blvd., Suite 600
Walnut Creek, CA 94596

(Space Above This Line Reserved For Recorder's Use)

APN: (not currently assessed – portion of Lot B of MB 144-54 and Bel Aire Road)

The undersigned Grantor declares:

- ☐ This transfer is exempt from the documentary transfer tax
☐ The documentary transfer tax is \$_____, the City documentary tax
is \$_____ and is computed on:
☐ the full value of the interest in the property conveyed
☐ the full value less the value of liens of encumbrances remaining at the
time of sale

The property is located in an ☒ unincorporated area of the County of San Mateo, State of California.

QUITCLAIM DEED

FOR THE AMOUNT OF FIVE HUNDRED DOLLARS (\$500) AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged THE COUNTY OF SAN MATEO, a political subdivision of the state of California ("**Grantor**") does hereby REMISE, RELEASE and forever QUITCLAIM to BEL AIRE HEIGHTS OWNERS ASSOCIATION, a California nonprofit mutual benefit corporation ("**Grantee**"), the following real property rights located in the unincorporated area of the County of San Mateo, State of California:

Grantor hereby quitclaims, releases, relinquishes and abandons the abutter's rights and prohibitions specifically dedicated to the County of San Mateo by the document referenced as "Relinquishment of Rights of Ingress and Egress To/From Ascension Drive and Bel Aire Road (53 Maps 9)" located adjacent to Lot B on the subdivision map entitled "Tract No. 946" recorded on November 9, 2022, in Book 144 of Maps, at Pages 54 through 56 in the records of the County of San Mateo, State of California. It being the intent of this Quitclaim Deed to terminate the aforesaid Relinquishment as to said Lot B and to provide, permit and authorize vehicular and pedestrian ingress and egress to and from Lot B on the subdivision map entitled "Tract No. 946" recorded on November 9, 2022, in Book 144 of Maps, at Pages 54 through 56 in the records of the County of San Mateo, State of California onto the publicly dedicated street known as Bel Aire Road at the proposed intersection of said Lot B and Bel Aire Road depicted on the map entitled "Tract No. 946". Nothing about this conveyance shall be interpreted to alter or limit the County's authority to manage or condition access to the public rights-of-way in a statutory or regulatory capacity.

GRANTOR:

COUNTY OF SAN MATEO,
a political subdivision of the state of California

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENT

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 _____)

On _____, before me, _____, a Notary Public, 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 _____

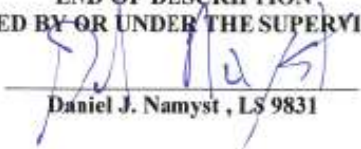
EXHIBIT "A"
LEGAL DESCRIPTION FOR
ABUTTERS RIGHTS ABANDONMENT
TRACT 941, BEL AIRE ROAD ,
SAN MATEO COUNTY, CALIFORNIA

AN ABANDONMENT OF ABUTTERS RIGHTS SITUATE IN THE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, OVER A PORTION OF THAT CERTAIN PRIVATE ROAD SHOWN ON TRACT 941, RECORDED ON NOVEMBER 9, 2022 IN BOOK 144 OF MAPS AT PAGES 54-56, INCLUSIVE, SAID ABANDONMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LOT "C" AS SHOWN ON SAID MAP, THENCE SOUTH 19°00'00" EAST 39.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 250.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°30'04" AN ARC LENGTH OF 15.28 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'17" AN ARC LENGTH OF 43.73 FEET TO THE **POINT OF TERMINATION**.

A PLAT ENTITLED EXHIBIT "B" IS ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

END OF DESCRIPTION
PREPARED BY OR UNDER THE SUPERVISION OF:



Daniel J. Namyst, LS 9831



5-15-2025

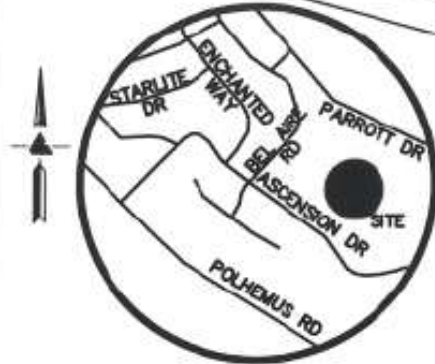
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	03°30'04"	250.00'	15.28'
C2	10°01'17"	250.00'	43.73'

LINE TABLE

LINE	BEARING	LENGTH
L1	S19°00'00"E	39.96'

PARROTT DRIVE (56')

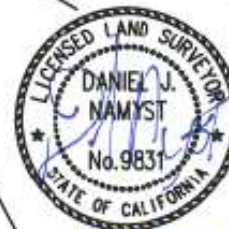
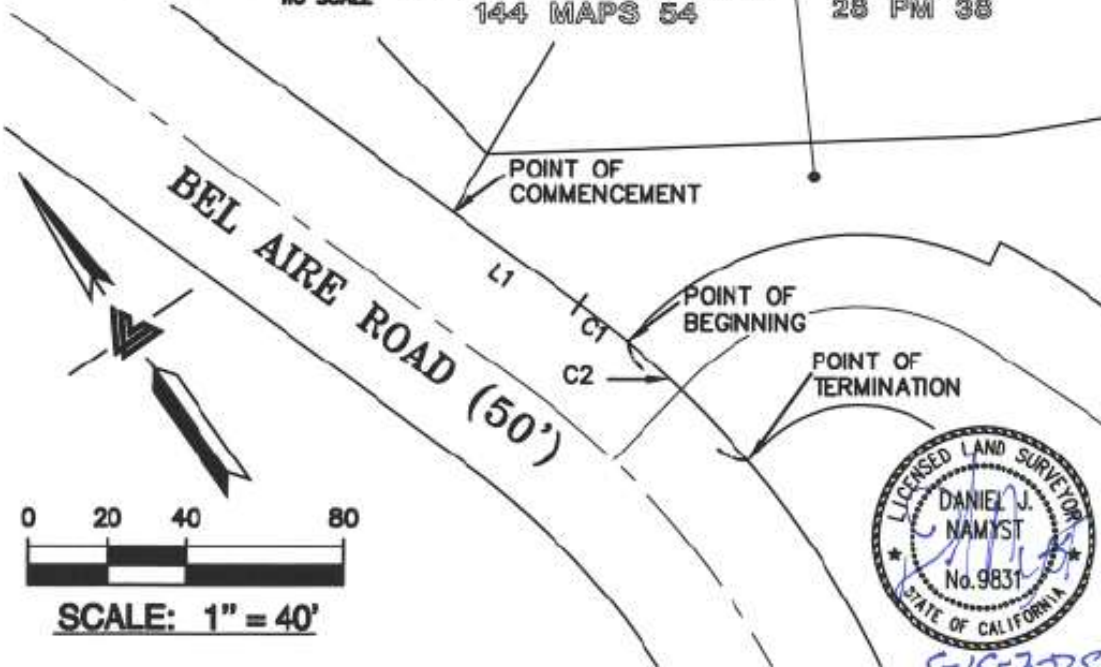


LOT 3
BLOCK 7
TRACT 850
34 M 24

LANDS OF
MATHON
DOC.
2013-111853
PARCEL A
28 PM 38

VICINITY MAP NO SCALE

LOT C COMMON AREA
144 MAPS 54



LEA & BRAZE ENGINEERING, INC.

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EXHIBIT 'B'

PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR ABUTTERS RIGHTS ABANDONMENT
TRACT 946, BEL AIRE ROAD,
SAN MATEO COUNTY, CALIFORNIA

JOB NO 2161284

SCALE: 1" = 40'

DRAWN BY: DN

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MAY 2025