

WHEN RECORDED RETURN TO:

City of Santa Rosa
Department of Planning & Economic Development
Engineering Development Services
100 Santa Rosa Ave, Room 5
Santa Rosa, CA 95404

QUITCLAIM DEED
(PUBLIC CORPORATION)

THE CITY OF SANTA ROSA QUITCLAIMS ALL RIGHT, TITLE AND INTEREST TO:

MONTGOMERY VILLAGE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

All that Real Property situated within the State of California, County of Sonoma, described as follows:

See attached Exhibit A and as depicted on Exhibits B-1 and B-2.

REFERENCE: R-_____

A.P.N. _____ - _____ - _____

Date _____ 20 _____

By: _____

Jason L. Nutt
City Engineer, City of Santa Rosa

By: _____

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 Sonoma)

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
RIGHT-OF-WAY VACATION

Lying within the City of Santa Rosa, County of Sonoma, State of California and being portions of the lands of the City of Santa Rosa, a Municipal Corporation as dedicated on the map of Montgomery Village Subdivision No. 2 filed for record in Book 63 of Maps at Pages 16 and 17, Sonoma County Records, being a portion of the right-of-way of Midway Drive and Magowan Drive as shown on that Record of Survey filed in Book 437 of Maps at Pages 6 through 7, Sonoma County Records, said portions are more particularly described as follows:

PARCEL A

COMMENCING at a brass disk stamped "City of Santa Rosa" in a standard monument well on the centerline of Farmers Lane, said brass disk being near the centerline intersection of Farmers Lane and Sonoma Avenue as shown on said Record of Survey, from which a brass disk stamped "City of Santa Rosa" in a standard monument well on the centerline of Farmers Lane as shown on said Record of Survey bears North 6°47'08" West 754.14 feet; thence along said centerline of Farmers Lane North 6°47'36" West 496.83 feet to the centerline intersection of Farmers Lane and Midway Drive; thence leaving said centerline intersection, along the centerline of Midway Drive North 71°07'10" East 60.72 feet; thence leaving said centerline of Midway Drive North 18°52'50" West 25.00 feet to a point on the northerly right-of-way line of Midway Drive and southerly boundary line of the lands of Montgomery Village Owner LLC as described by Grant Deed recorded under Document Number 2021-067031, Sonoma County Records, said point being at the end of a curve having a radius of 15.00 feet, a central angle of 102°05'14" and a length of 26.73 feet as shown on said Record of Survey, said point also being the POINT OF BEGINNING of the herein described Parcel A; thence along said northerly right-of-way line and southerly boundary line North 71°07'10" East 435.55 feet; thence along a curve to the left having a radius of 25.00 feet, through a central angle of 11°32'13", for a length of 5.03 feet; thence leaving said northerly right-of-way line and southerly boundary line South 18°52'50" East 10.51 feet; thence parallel with said northerly right-of-way line and southerly boundary line South 71°07'10" West 440.55 feet; thence North 18°52'50" West 10.00 feet to the POINT OF BEGINNING of Parcel A.

Containing 4,407 square feet more or less.

PARCEL B

COMMENCING at a brass disk stamped "City of Santa Rosa" in a standard monument well on the centerline of Farmers Lane, said brass disk being near the centerline intersection of Farmers Lane and Sonoma Avenue as shown on said Record of Survey, from which a brass disk stamped "City of Santa Rosa" in a standard monument well on the centerline of Farmers Lane as shown on said Record of Survey bears

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North 6°47'08" West 754.14 feet; thence along said centerline of Farmers Lane North 6°47'36" West 496.83 feet to the centerline intersection of Farmers Lane and Midway Drive; thence leaving said centerline intersection, along the centerline of Midway Drive North 71°07'10" East 43.59 feet; thence leaving said centerline of Midway Drive South 18°52'50" East 25.00 feet to a point on the southerly right-of-way line of Midway Drive and northerly boundary line of said lands of Montgomery Village Owner LLC, said point being at the end of a curve having a radius of 15.00 feet, a central angle of 77°54'46" and a length of 20.40 feet as shown on said Record of Survey, said point also being the POINT OF BEGINNING of the herein described Parcel B; thence along said southerly right-of-way line and northerly boundary line North 71°07'10" East 446.47 feet; thence along a curve to the right having a radius of 25.00 feet, through a central angle of 11°32'13", for a length of 5.03 feet; thence leaving said southerly right-of-way line and northerly boundary line North 18°52'50" West 10.50 feet; thence parallel with said southerly right-of-way line and northerly boundary line South 71°07'10" West 451.47 feet; thence South 18°52'50" East 10.00 feet to the POINT OF BEGINNING of Parcel B.

Containing 4,515 square feet more or less.

PARCEL C

COMMENCING at a brass disk stamped "City of Santa Rosa" in a standard monument well on the centerline of Farmers Lane, said brass disk being near the centerline intersection of Farmers Lane and Sonoma Avenue as shown on said Record of Survey, from which a brass disk stamped "City of Santa Rosa" in a standard monument well on the centerline of Farmers Lane as shown on said Record of Survey bears North 6°47'08" West 754.14 feet; thence along said centerline of Farmers Lane North 6°47'36" West 251.69 feet to the centerline intersection of Farmers Lane and Magowan Drive; thence leaving said centerline intersection, along the centerline of Magowan Drive North 71°07'10" East 60.72 feet; thence leaving said centerline of Magowan Drive North 18°52'50" West 25.00 feet to a point on the northerly right-of-way line of Magowan Drive and southerly boundary line of said lands of Montgomery Village Owner LLC, said point being at the end of a curve having a radius of 15.00 feet, a central angle of 102°05'14" and a length of 26.73 feet as shown on said Record of Survey; thence along said northerly right-of-way line and southerly boundary line North 71°07'10" East 8.00 feet to the POINT OF BEGINNING of the herein described Parcel C; thence continuing along said northerly right-of-way line and southerly boundary line North 71°07'10" East 463.99 feet; thence along a curve to the left having a radius of 25.00 feet, through a central angle of 4°35'19", for a length of 2.00 feet; thence leaving said southerly right-of-way line and northerly boundary line South 18°52'50" East 10.08 feet; thence parallel with said northerly right-of-way line and southerly boundary line South 71°07'10" West 465.99 feet; thence North 18°52'50" West 10.00 feet to the POINT OF BEGINNING of Parcel C.

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Containing 4,660 square feet more or less.

PARCEL D

COMMENCING at a brass disk stamped "City of Santa Rosa" in a standard monument well on the centerline of Farmers Lane, said brass disk being near the centerline intersection of Farmers Lane and Sonoma Avenue as shown on said Record of Survey, from which a brass disk stamped "City of Santa Rosa" in a standard monument well on the centerline of Farmers Lane as shown on said Record of Survey bears North 6°47'08" West 754.14 feet; thence along said centerline of Farmers Lane North 6°47'36" West 251.69 feet to the centerline intersection of Farmers Lane and Magowan Drive; thence leaving said centerline intersection, along the centerline of Magowan Drive North 71°07'10" East 43.59 feet; thence leaving said centerline of Magowan Drive South 18°52'50" East 25.00 feet to a point on the southerly right-of-way line of Magowan Drive and northerly boundary line of said lands of Montgomery Village Owner LLC, said point being at the end of a curve having a radius of 15.00 feet, a central angle of 77°54'46" and a length of 20.40 feet as shown on said Record of Survey; thence along said southerly right-of-way line and northerly boundary line North 71°07'10" East 5.00 feet to the POINT OF BEGINNING of the herein described Parcel D; thence continuing along said southerly right-of-way line and northerly boundary line North 71°07'10" East 477.91 feet; thence along a curve to the right having a radius of 25.00 feet, through a central angle of 11°32'13", for a length of 5.03 feet; thence leaving said southerly right-of-way line and northerly boundary line North 18°52'50" West 10.50 feet; thence parallel with said southerly right-of-way line and northerly boundary line South 71°07'10" West 482.91 feet; thence South 18°52'50" East 10.00 feet to the POINT OF BEGINNING of Parcel D.

Containing 4,830 square feet more or less.

Being portions of Midway Drive and Magowan Drive.

Excepting and reserving from said vacation pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of public access and all utilities lying within this described area, the permanent easement and the right at any time, or from time to time, to construct, maintain, operate, replace, remove, renew and enlarge sanitary sewers, storm drains, appurtenant structures in, upon, over, and across this street proposed to be vacated and, pursuant to any existing franchise or renewals thereof, or otherwise, to construct, maintain, operate, replace, remove, renew, and enlarge lines of pipe, conduits, cables, wires, poles and other convenient structures, equipment, and fixtures for the operation of gas pipelines, telephone and telegraph lines and other communication facilities, railroad lines, or for the transportation and distribution of electric energy, petroleum and its products, ammonia, and water, and for incidental purposes, including access to protect these works from all hazards in, upon, and over the street proposed to be vacated.

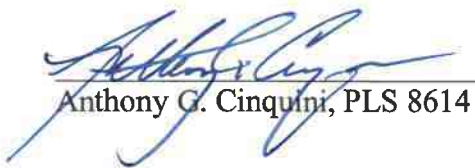
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R-Sheet No.: _____

Basis of bearings: Being North 6°47'08" West calculated between two found brass disks stamped "City of Santa Rosa" in standard monument wells in the centerline of Farmers Lane as shown on that Record of Survey filed in Book 437 of Maps at Pages 6 through 7, Sonoma County Records.

END OF DESCRIPTION

Prepared by Cinquini & Passarino, Inc.


Anthony G. Cinquini, PLS 8614



11/30/2023
Date