

3743

FORM R/W-4 (REV. 9-55)

BOOK 6311 PAGE 631

Recording Requested by
DIVISION OF HIGHWAYS
When Recorded Mail to
STATE OF CALIFORNIA
DIVISION OF HIGHWAYS
Box 2204 Terminal Annex
Los Angeles 54, California

FREE

RECORDED AT REQUEST OF
ORANGE COUNTY TITLE CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.

9 AM NOV 6 1962

RUBY McFARLAND, County Recorder

E. of Placentia Ave.
and S. of Tompson

DISTRICT	COUNTY	ROUTE	SECTION
VII	ORA	179	Ora

5-16-61 (Part)
Written by: HG
Checked by: FHP
Compared by: *1/10*

Hindrichs

B7334

Peo. vs. Charles F. Camarasa, et al.
SCC #98716
7A,7B,7C

GRANT DEED (INDIVIDUAL)

HENRY J. SIEVERS AND FERN O. SIEVERS, HUSBAND AND WIFE, AND
LILLIAN A. HINRICHs, A WIDOW,

GRANT to the STATE OF CALIFORNIA all that real property in the City of Orange, County
of Orange, State of California, described as:

That portion of fractional Section 35, T. 4 S., R. 10 W., in the
Rancho Las Bolsas as shown on map recorded in Book 51, page 11 of
Miscellaneous Maps in the office of the County Recorder of Orange County,
and that portion of Lot 28 in the Potts Borden and Sidwell Tract, as shown
on a map recorded in Book 4, page 624 of Miscellaneous Records of Los
Angeles County, described as a whole as follows:

PARCEL 1:

Beginning at the intersection of the center line of Placentia Avenue,
80 feet wide, as described in the deed recorded in Book 2212, page 183
of Official Records of said Orange County, with the southerly line of

Parcel 1 as described in the deed recorded in Book 920, page 55 of Official Records of said Orange County; thence along said southerly line, S. 89° 22' 02" E., 52.04 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2050 feet, a radial line of said curve to said point bears S. 70° 36' 47" E.; thence Northeasterly along said curve through an angle of 4° 45' 42" an arc distance of 170.37 feet; thence S. 88° 50' 38" E., 337.37 feet to the westerly line of the 630.00 foot wide strip of land described in Parcel 2 in the deed recorded in Book 557, page 264 of Official Records of said County; thence along said westerly line N. 23° 22' 10" E., 318.65 feet to a line parallel with and distant Northerly 295.00 feet measured at right angles to the above described course having a distance of 337.37 feet; thence along said parallel line, N. 88° 50' 38" W., 409.58 feet to the intersection with said curve, a radial line of said curve to last said point of intersection bears S. 83° 44' 11" E.; thence Northerly, along said curve through an angle of 3° 08' 36" an arc distance of 112.47 feet to a line parallel with and distant Southerly 248.00 feet measured at right angles to the northerly line of said Lot 28; thence along last said parallel line N. 89° 08' 03" W., to the said center line of Placentia Avenue; thence along said center line of Placentia Avenue Southerly and Southwesterly to the point of beginning.

PARCEL 2:

A slope easement for State Highway purposes and an easement for aerial power utilities including poles, lines, and guy wires over and across that portion of said Section 35 described as follows:

Beginning at the westerly terminus of that course described in Parcel 1 of this deed as "S. 88° 50' 38" E., 337.37 feet;" thence along said course S. 88° 50' 38" E., 34.36 feet to a non-tangent curve concave Westerly having a radius of 2080 feet, last said curve being Easterly 80 feet measured radially and concentric with that certain center line course of Placentia Avenue described in first said deed as being, "concave

Westerly and having a radius of 2000 feet;" thence Southwesterly, along said curve having a radius of 2080 feet to a point on the southerly line of Parcel 1 described in second said deed; thence along said southerly line N. 89° 22' 02" W., 32.89 feet to the southerly terminus of that course described in Parcel 1 of this deed as having an arc distance of 170.37 feet; thence Northeasterly, along last said arc to the point of beginning.

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more
info

PARCEL 3:

A slope easement for State highway purposes and an easement for aerial power utilities, including poles, lines, and guy wires over and across that portion of said Lot 28 described as follows:

Beginning at the westerly terminus of that course described in Parcel 1 of this deed as "N. 88° 50' 38" W., 409.58 feet;" thence along said course S. 88° 50' 38" E., 49.71 feet; thence N. 12° 17' 44" W., 115.48 feet to a line parallel with and distant Southerly 248.00 feet measured at right angles to the northerly line of said Lot 28; thence Westerly along said parallel line N. 89° 08' 03" W., 15.92 feet to the northerly terminus of that course described in Parcel 1 of this deed as having an "arc distance of 112.47 feet;" thence Southerly, along last said arc to the point of beginning.

plotted

EXCEPTING from above described Parcel 1 of this deed all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and

beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

This conveyance as to above described Parcel 1 is made for the purposes of a freeway and the grantors hereby release and relinquish to the grantee any and all abutter's rights of access, appurtenant to grantors' remaining property, in and to said freeway over and across the courses described in Parcel 1 of this deed as having distances of 409.58 feet and 337.37 feet; also releases and relinquishes any and all other abutter's rights other than access appurtenant to said remaining property in and to said freeway.

As to above described Parcels 2 and 3 the grantor hereby grants to grantee all trees, growths (growing or that may hereinafter grow) and road building materials within said right of way including the right to take water together with the right to use same in such manner and at such location as said grantee may deem proper, needful or necessary for the construction, reconstruction, improvement or maintenance of said highway.

The grantor, for himself, his successors and assigns hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way to be conveyed by reason of the location, construction, landscaping or maintenance of said highway.

Dated this 2nd day of July, 1962

Signed and delivered in the presence of

Henry J. Sievers
Fern O. Sievers

Lillian A. Hinrichs

6311 41635

ACKNOWLEDGMENT OF GRANTOR

STATE OF CALIFORNIA, COUNTY OF Los Angeles
On this 2nd day of July, in the year one thousand nine hundred and 1962
before me, FRANCIS H. O'NEILL, a Notary Public in and for said County and State,
residing therein, duly commissioned and sworn, personally appeared HENRY J. SIEVERS and
FERN O. SIEVERS

known to me to be the person or persons described in and whose names
subscribed to the within instrument, and they acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Francis H. O'Neill
Notary Public in and for the

My commission expires July 31, 1964

Los Angeles County of
State of California

ACKNOWLEDGMENT OF SUBSCRIBING WITNESS

(Individual)
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.
On July 9, 1962 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared LILLIAN A. HINRICHS

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.
WITNESS my hand and official seal

Ernest C. Mack
Notary Public in and for said County and State

BY OF
be year one thousand nine hundred and
a Notary Public in and for said County and State,
served.
be within instrument as a subscribing witness thereto, who,
be County
for that he was present and saw

who executed the said within instrument in person
and there, at the request of said person, subscribed his
fixed my official seal the day and year in this certificate first

Notary Public in and for the County of
State of California.

Execution Approved A

ACKNOWLEDGMENT OF GRANTOR

DATE	COUNTY	FILE	SEC.	IN.

Station _____
C. O. Schedule No. _____

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS

GRANT DEED
(INDIVIDUAL)

TO _____

STATE OF CALIFORNIA

Recorded at request of _____

min. part _____
in Vol. _____
of _____

County records _____

When recorded return to _____

By _____

EST. 2448. NET 6.75 JOH. © STATE PRINTING OFFICE

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

THIS IS TO CERTIFY THAT the State of California, grantor, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes this and proposed, on certain streets, conveyed by the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand, this 17th day of October, 1962

ROBERT B. BRADFORD

By Robert Pollock
ROBERT POLLOCK
Right of Way Agent and Attorney in Fact
Division of Highways