

# *Stewart Title of CA, Inc. L.A.*

*Order: 66*

*Comment:*

*Tuesday, September 08, 2020 10:50 AM*

<i>State</i>	<i>County</i>	<i>Type</i>	<i>Document Information</i>	<i>Print Description</i>
<i>CA</i>	<i>Orange</i>	<i>Document - Year.</i>	<i>1991.238100</i>	<i>Complete 5 Page(s)</i>

Recorded at request of,

91-238100

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INS. CO.

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

-2:15 PM MAY 15 '91

*Lee A. Branch* RECORDER

WHEN RECORDED MAIL TO:

County of Orange  
General Services Agency  
Real Estate Division  
P. O. Box 4106  
Santa Ana, California 92702

EXEMPT  
C8

ATTN: Escrow Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
(same as above)

THIS IS TO CERTIFY THAT THIS DOCUMENT IS  
PRESENTED FOR RECORD BY GSA/REAL ESTATE  
DIVISION UNDER GOVT. CODE 6103 AND IS ALSO  
EXEMPT FROM PAYMENT OF DOCUMENTARY TRANSFER  
TAX.

By: *Ann Kuerste*  
GSA/REAL ESTATE DIVISION

NO TAX DUE PER CODE  
11922

A. P. NO. 393-271-33

☒ UNINCORPORATED AREA  
☐ INCORPORATED, CITY OF 55

Project/Parcel No: Y33-158, 158.1, 158.2

Project: Newport Boulevard

#### GRANT DEED

FOR A VALUE CONSIDERATION, receipt of which is hereby acknowledged,

John E. Duran and Mary Elaine Duran,  
husband and wife as joint tenants

do hereby GRANT to the COUNTY OF ORANGE, Fee title to Parcel 158; a perpetual  
easement and right of way for Slope and Drainage purposes as to Parcel 158.1;  
a temporary easement for Construction purposes as to Parcel 158.2, in, on,  
and over the real property in the County of Orange, State of California,  
described as:

(See Pages 2 & 3 for legal descriptions)

0525q MJH:nd:da 11-15-88  
MB:cb:sf 2356w-1 7-17-90

MAIL TAX STATEMENTS AS DIRECTED ABOVE

A3-7.7

**DESCRIPTION**

Newport Boulevard Parcel No. 158, 158.1 &amp; 158.2

**PARCEL NO. 158 (Fee) :**

That portion of Lot 16 of Tract No. 10570, in the county of Orange, state of California, per map recorded in book 464, pages 32 through 35 of Miscellaneous Maps in the office of the County Recorder of said county, lying within a strip of land, 50.00 feet wide, the southeasterly line of said strip being described as follows:

Beginning at the center line intersection of Foothill Boulevard and Newport Avenue, now known as Newport Boulevard, as said intersection is shown on a map of Tract No. 3556 recorded in book 374, pages 33 and 34 of said Miscellaneous Maps, and also shown on Surveyor's Map S.M. 79-1138 on file in the office of the County Surveyor of said county; thence along the center line of said Newport Boulevard as shown on said Tract Map and said Surveyor's Map N. 35°51'26" E., 1297.66 feet to the intersection with the center line of La Limonar Road as shown on said maps; thence continuing along said center line N. 35°45'19" E., 45.87 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1000.00 feet; thence leaving said center line as shown on said Tract Map and continuing along said center line as shown on said Surveyor's Map the following courses: Northeasterly 118.50 feet along said curve through a central angle of 6°47'23"; tangent to said curve N. 42°32'42" E., 961.53 feet to the beginning of a tangent curve concave northwesterly and having a radius of 1000.00 feet; thence leaving said center line as shown on said Surveyor's Map Northeasterly 255.24 feet along said curve through a central angle of 14°37'27"; thence tangent to said curve N. 27°55'15" E., 200.00 feet.

TOGETHER WITH an easement for slope and drainage purposes described as follows:

**PARCEL NO. 158.1 (Slope and Drainage Easement) :**

That portion of said Lot 16 of Tract No. 10570 included within a strip of land, 10.00 feet wide, the southeasterly line of said strip being the northwesterly line of the land hereinbefore described as Parcel No. 158.

TOGETHER WITH a temporary easement for construction purposes described as follows:

**PARCEL NO. 158.2 (Temporary Construction Easement) :**

That portion of said Lot 16 of Tract No. 10570 lying southeasterly of the following described line:

Beginning at a point on the northeasterly line of said Lot, said point being distant N. 66°46'48" W., 22.82 feet along said northeasterly line from the easterly corner of said Lot; thence S. 27°55'15" W., 22.28 feet; thence S. 62°04'45" E., 5.00 feet; thence S. 27°55'15" W., 100.00 feet; to the beginning of a tangent curve concave northwesterly and having a radius of 935.00 feet; thence Southwesterly 4.10 feet along said curve through a central angle of 0°15'04" to the southwesterly line of said Lot.

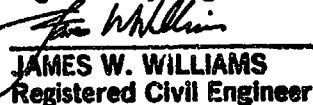
EXCEPT therefrom that portion included within the aforescribed Parcel No. 158 and Parcel No. 158.1.

Together with the right to excavate, fill or regrade said property to make the ground surface compatible with the improvements to be constructed in and over the adjoining property; to enter upon, to pass and repass over and along said land and to deposit tools, implements and other materials thereon by said grantee, its officers, agents and employees and by persons under contract with it and their employees, whenever and wherever necessary for the purposes above set forth.

"Said Temporary Construction Easement herein granted shall be for a period of twenty four (24) months from the commencement of construction. Grantor shall be given written notice by County as to the date County requires use of the Property. County's Director of Public Works, is authorized to provide said notice on behalf of the County."

APPROVED:

  
HAROLD I. SCOTT  
Right of Way Engineer

  
JAMES W. WILLIAMS  
Registered Civil Engineer  
Certificate No. 13154  
Expiration Date: Mar. 31, 1989

TK:awPMD102-12  
7187

-3-

Grantors for themselves, their heirs, successors and assigns, do hereby release grantee, its officers, employees and agents, from any and all liability arising out of the use of said land for the purposes stated or implied herein.

Dated 7/20/90

John E. Duran  
John E. Duran

Signed in the presence of:

Raymond J. Duran  
Subscribing Witness

Mary Elaine Duran  
Mary Elaine Duran

#### INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF ORANGE : ss:

On SEPTEMBER 12, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

known to me to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the within Instrument, and acknowledged personally known to me (or proved to me on the basis of satisfactory evidence) to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the within Instrument, and acknowledged that \_\_\_\_\_ executed the same.

WITNESS my hand and official seal.

#### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the County of Orange, a body corporate and politic, is hereby accepted by the undersigned officer or agent on behalf of the Board of Supervisors of the County of Orange, pursuant to authority conferred by resolution of the said Board of Supervisors adopted on November 4, 1975, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/31/90

By Michael J. Howard

#### APPROVALS

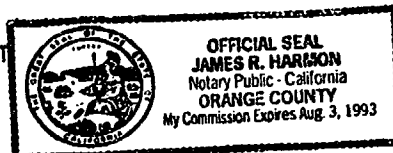
Michael J. Howard  
Chief, Acquisition Section  
GSA/Real Estate Division

Approved as to form County Counsel	
By <u>Gathys Paul</u> Date <u>10/15/90</u>	
Description Compared to EMA Approved Description Dated 7/6/87	
By <u>H. SCOTT</u>	

0326q-1 MJH:nd 1-23-89  
RW:sf:nd 3313w-1 7-20-90

A3-7.7

SUBSCRIBING WITNESS ACKNOWLEDGMENT



STATE OF CALIFORNIA, COUNTY OF ORANGE : ss.

On SEPTEMBER 12, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared RAYMOND WEEMS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, as a Witness thereto, who being by me duly sworn, deposes and says: That HE resides in ORANGE County, and that HE was present and saw JOHN E. DURAN AND MARY ELAINE DURAN personally known to HIM to be the same persons described in and whose names subscribed to the within and annexed Instrument as PARTIES thereto, execute and deliver the same, and THEY acknowledged to said affiant that THEY executed the same; and said affiant subscribed HIS name thereto as a Witness.

WITNESS my hand and official seal.

James R. Harmon