

Stewart Title of CA, Inc. L.A.

Order: 66

Comment:

Tuesday, September 08, 2020 10:53 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>1991.670385</i>	<i>Complete 4 Page(s)</i>

Recorded at request of,

91-670385

(241)

RECORDING REQUESTED BY
COMMONWEALTH LAND TITLE CO.

Titles	\$
@\$ EX	\$
Add.	\$
Pg@\$	\$
Lien Nr	\$
@\$	\$
Other	\$
Local	\$
Rec. Fees	\$
011	\$
GOR	\$
ME	\$
DE-11	\$

WHEN RECORDED MAIL TO:

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

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-355 PM DEC 5 '91

Lee A. Branch RECORDER

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: *[Signature]*
GSA/REAL ESTATE DIVISION

A. P. NO. 393-271-32

☒ UNINCORPORATED AREA
☐ INCORPORATED, CITY OF _____

Project/Parcel No: Y33-159, 159.1, 159.2

Project: Newport Boulevard

GRANT DEED

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

Kenneth James Kelly and Barbara Jean Masuda Kelly,
trustees of the Kelly Living Trust, dated September 7, 1984

do(es) hereby GRANT to the COUNTY OF ORANGE, Fee title to Parcel 159; a perpetual
easement and right of way for Slope and Drainage purposes as to Parcel 159.1; a
temporary easement for Construction purposes as to Parcel 159.2, in, on, and over
the real property in the County of Orange, State of California, described as:

(See Pages 2 and 3 for legal descriptions)

0525q MJH:nd:da 11-15-88
MB:cv:nd 2470w-1 10-5-89

MAIL TAX STATEMENTS AS DIRECTED ABOVE

A3-7.7

DESCRIPTION

Newport Boulevard Parcel No. 159, 159.1 & 159.2

PARCEL NO. 159 (Fee) :

That portion of Lot 15 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 to the beginning of a tangent curve concave southeasterly and having a radius of 1000.00 feet, said curve being that certain curve shown as having a radius of 1000.00 feet, a central angle of 89°34'38" and a length of 1563.42 feet on said Surveyors Map; thence Northeasterly, Easterly and Southeasterly 1477.46 feet along said curve through a central angle of 84°39'08".

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

PARCEL NO. 159.1 (Slope and Drainage Easement) :

That portion of said Lot 15 of Tract No. 10570 lying southeasterly of the following described line:

Beginning at a point on the southwesterly line of said Lot, distant N. 66°46'48" W., 12.78 feet along said southwesterly line from the most southerly corner of said Lot; thence leaving said southwesterly line N. 27°55'15" E., 21.78 feet along a line that is parallel with and 10.00 feet northwesterly of the northwesterly line of the hereinbefore described Parcel No. 159; thence N. 39°11'09" E., 37.77 feet to a point on a non-tangent curve concave southeasterly and having a radius of 190.00 feet, a radial line of said curve to said point bears N. 87°55'41" W.; thence Northeasterly 33.52 feet along said curve through a central angle of 10°06'25"; thence tangent to said curve N. 12°10'44" E., 22.75 feet to a point on the northeasterly line of said Lot 15, said point being distant N. 71°30'33" W., 4.21 feet along said northeasterly line from the most easterly corner of said Lot.

EXCEPT therefrom that portion included within the aforescribed Parcel No. 159.

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

PARCEL NO. 159.2 (Temporary Construction Easement) :

That portion of said Lot 15 of Tract No. 10570 lying southeasterly and easterly of the following described line:

Beginning at a point on the southwesterly line of said Lot, distant N. 66°46'48" W., 22.82 feet along said southwesterly line from the most southerly corner of said Lot; thence leaving said southwesterly line N. 27°55'15" E., 23.50 feet; thence N. 38°12'14" E., 36.38 feet to a point on a non-tangent curve concave southeasterly and having a radius of 200.00 feet, a radial line of said curve to said point bears N. 86°39'35" W.; thence Northeasterly 30.85 feet along said curve through a central angle of 8°50'19"; thence tangent to said curve N. 12°10'44" E., 23.86 feet to a point on the northeasterly line of said Lot.

EXCEPT therefrom that portion included within the aforescribed Parcel No. 159 and Parcel No. 159.1.

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.

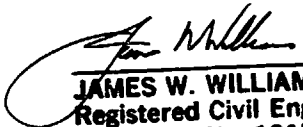
"Said Temporary Construction Easement herein granted shall be for a period of twenty four (24) months from the commencement of construction. Grantor shall be given written notice by County as to the date County requires use of the Property. County's Director of Public Works, is authorized to provide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

APPROVED:

TK:awPND102-13
7187


HAROLD I. SCOTT
Right of Way Engineer

-3-


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

Dated 4-21-91

Signed in the presence of:

Rebecca Johnson-Johnson
Subscribing Witness

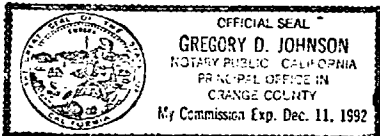
INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF ORANGE : ss:

On APRIL 21, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KENNETH J. JONES, KELLY AND BORECH JENN WILSON KELLY, TRUSTEES.

known to me to be the person S whose name S 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 S whose name S subscribed to the within Instrument, and acknowledged that THEY executed the same.

WITNESS my hand and official seal.



Gregory D. Johnson

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 10/28/91

By Michael S. Howard
Chief, Acquisition Section
GS&R/Real Estate Division

APPROVALS

Approved as to form County Counsel	
By <u>Guthy Paul</u> Date <u>Aug. 6, 1991</u>	
Description Compared	
By _____	

0326q-1 MJH:nd 1-23-89

A3-7.7