

91-105258

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FIRST AMER. TITLE INS. CO.

WHEN RECORDED MAIL TO:

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

EXEMPT
C1

8:00 MAR 8 1991
A.M. Official Records
Orange County, California
Lee A. Branch Recorder

ATTN: Escrow Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

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. *Per Code 11922*

By: *[Signature]*
GSA/REAL ESTATE DIVISION

1430781-03.
A. P. NO. 393-271-35

☒ UNINCORPORATED AREA
☐ INCORPORATED, CITY OF _____

Project/Parcel No: Y33-156, 156.1, 156.2

Project: Newport Boulevard

GRANT DEED

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

Robert J. Miranda and Ann M. Miranda
co-trustees of the Miranda family trust dated August 5, 1988

do hereby GRANT to the COUNTY OF ORANGE, Fee title to Parcel 156; a perpetual easement
and right of way for Slope and Drainage purposes as to Parcel 156.1; a temporary
easement for Construction purposes as to Parcel 156.2, in, on, and over the real
property in the County of Orange, State of California, described as:

(See Page 2 & 3 for legal descriptions)

0525q MJH:nd 11-7-88
RW:sa 3385u-i 11-6-90

MAIL TAX STATEMENTS AS DIRECTED ABOVE

A3-7.7

DESCRIPTION

Newport Boulevard Parcel No. 156, 156.1 & 156.2

PARCEL NO. 156 (Fee) :

That portion of Lot 18 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. $35^{\circ}51'26''$ 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. $35^{\circ}45'19''$ 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 $6^{\circ}47'23''$; tangent to said curve N. $42^{\circ}32'42''$ 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 $14^{\circ}37'27''$.

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

PARCEL NO. 156.1 (Slope and Drainage Easement) :

That portion of said Lot 18 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. 156.

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

PARCEL NO. 156.2 (Temporary Construction Easement) :


That portion of said Lot 18 of Tract No. 10570 included within a strip of land, 5.00 feet wide, the southeasterly line of said strip being the northwesterly line of the land hereinbefore described as Parcel No. 156.1.

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

Dated October 2, 1990

Signed in the presence of:

Laurel A. Quenzler

Subscribing Witness

Miranda Family Trust, Dated
August 5, 1988

Robert Miranda

Robert J. Miranda, Co-Trustee

Ann M. Miranda

Ann M. Miranda, Co-Trustee

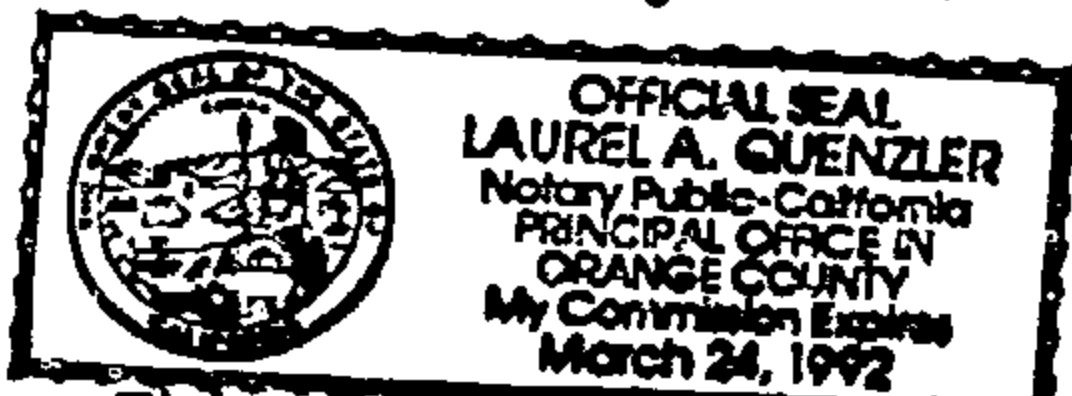
INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF Orange : ss:

On October 2, 1990, before me, the undersigned, a Notary
Public in and for said County and State, personally appeared
Robert J. Miranda and Ann M. Miranda

known to me to be the persons whose names are 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 names are subscribed to the within instrument, and
acknowledged that they executed the same.

WITNESS my hand and official seal.



Laurel A. Quenzler

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

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

APPROVALS

Approved as to form County Counsel	
By <u>Guthy Paul</u> Date <u>11/13/90</u>	
Description Compared to <u>EAH approved</u> <u>Description, July 6, 1987</u>	
By <u>Raymond Gillman</u>	