

Recorded at request of,

DOC # 94-0389373
09-JUN-1994 01:32 PM

COMMONWEALTH LAND TITLE

Recorded in Official Records
of Orange County, California
Lee A. Branch, County Recorder
Page 1 of 4 Fees: \$ 0.00
Tax: \$ 0.00

WHEN RECORDED MAIL TO:

County of Orange
General Services Agency
Real Estate
14 Civic Center Plaza, 3rd Floor
Santa Ana, California 92701

ATTN: Escrow Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

By: Benny L. Phillips
GSA/REAL ESTATE

A. P. No. 503-382-04

☒ This deed is in satisfaction of the
Eminent Domain Action Case No. 64-59-37,
as evidenced by Lis Pendens recorded
as Instrument No. 91-002931 Official
Records.

☒ Unincorporated Area
☐ Incorporated, City of _____

Project/Parcel No: Y33-161, 161.1

Project: Newport Boulevard

EASEMENT DEED

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

JACK G. MANN, a married man, who acquired
title as JACK G. MANN, an individual, and
RYOKO NAKAYAMA MANN, wife of grantor herein,

do hereby GRANT to the COUNTY OF ORANGE, a perpetual easement and right-of-way
for slope and drainage purposes as to Parcel 161; a temporary easement for
construction purposes as to Parcel 161.1, in, on, and over the real property
in the County of Orange, State of California, described as:

(See page 2 for legal description
attached hereto and made a part hereof.)

JUL 10 1991

DESCRIPTION

Newport Boulevard Parcel No. 161 & 161.1

PARCEL NO. 161 : (Slope and Drainage Easement)

That portion of Lot 8 of Tract No. 732, in the county of Orange, state of California, per map recorded in book 31, pages 37 and 38 of Miscellaneous Maps in the office of the County Recorder of said county, shown as Parcel 4 on a map recorded in book 132, pages 46 through 49 of Parcel Maps in the office of said County Recorder, bounded as follows:

On the South and Southwest by the southerly and southwesterly line of said Lot 8; on the East by the westerly and southwesterly line of the land described as Parcel No. 102.11 in a deed to the County of Orange recorded January 31, 1980 in book 13486, page 1458 of Official Records in the office of said County Recorder; and on the North by the following described line:

Beginning at a point on that certain curve shown as having a radius of 50.00 feet and an arc length of 117.15 feet in the southwesterly line of said Lot 8, said point being distant westerly 5.89 feet along said curve from its easterly terminus, a radial line of said curve to said point bears S. 2°21'23" W.; thence leaving said curve N. 48°46'00" E., 54.56 feet; thence N. 55°34'00" E., 58.50 feet; thence N. 63°30'00" E., 103.35 feet; thence N. 61°27'00" E., 105.35 feet; thence N. 71°21'00" E., 108.50 feet; thence N. 67°26'00" E., 32.00 feet; thence N. 24°44'06" E., 15.38 feet to a point on that certain course cited as having a bearing of S. 5°15'55" E. and a length of 101.98 feet in the westerly line of the land described in said Parcel No. 102.11, said point being distant N. 5°15'55" W., 21.12 feet along said certain course from its southerly terminus.

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the illegible portion of this document to which this statement is attached reads as follows:

Certificate NO 13154
Expiration Date Mar

Place of Execution

Santa Ana

Date

6-9-94

[Signature]
SIGNATURE

JUL 10 1981

DESCRIPTION

Newport Boulevard Parcel No. 161 & 161.1

PARCEL NO. 161 : (Slope and Drainage Easement)

That portion of Lot 8 of Tract No. 732, in the county of Orange, state of California, per map recorded in book 31, pages 37 and 38 of Miscellaneous Maps in the office of the County Recorder of said county, shown as Parcel 4 on a map recorded in book 132, pages 46 through 49 of Parcel Maps in the office of said County Recorder, bounded as follows:

On the South and Southwest by the southeirly and southwesterly line of said Lot 8; on the East by the westerly and southwesterly line of the land described as Parcel No. 102.11 in a deed to the County of Orange recorded January 31, 1980 in book 13486, page 1458 of Official Records in the office of said County Recorder; and on the North by the following described line:

Beginning at a point on that certain curve shown as having a radius of 50.00 feet and an arc length of 117.15 feet in the southwesterly line of said Lot 8, said point being distant westerly 5.89 feet along said curve from its easterly terminus, a radial line of said curve to said point bears S. 2°21'23" W.; thence leaving said curve N. 48°46'00" E., 54.56 feet; thence N. 55°34'00" E., 58.50 feet; thence N. 63°30'00" E., 103.35 feet; thence N. 61°27'00" E., 105.35 feet; thence N. 71°21'00" E., 108.50 feet; thence N. 67°26'00" E., 32.00 feet; thence N. 24°44'06" E., 15.38 feet to a point on that certain course cited as having a bearing of S. 5°15'55" E. and a length of 101.98 feet in the westerly line of the land described in said Parcel No. 102.11, said point being distant N. 5°15'55" W., 21.12 feet along said certain course from its southerly terminus.

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

PARCEL NO. 161.1: (Temporary Construction Easement)

That portion of said Lot 8 of Tract No. 732 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. 161.

The side lines of said strip shall be prolonged or shortened as to terminate on the southwesterly line of said Lot 8 and on the westerly line of the land described in said Parcel No. 102.11 of said deed to the county of Orange.

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."

TK:awpWD102-15
7187

Harold F. Scott
HAROLD F. SCOTT
Right of Way Engineer

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

GRANTORS for themselves, their heirs, successors and assigns, do hereby release GRANTEE, its successors and assigns, 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 11/11/93

Signed in the presence of:

Subscribing Witness

By [Signature]
Jack G. Mann

By [Signature]
Ryoko Nakayama Mann

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss:

On November 11, 1993, before me BARBARA ANNE LARSON
a Notary Public in and for said State, personally appeared JACK G. MANN
AND RYOKO NAKAYAMA MANN

personally known to me (or 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.

WITNESS my hand and official seal.



Signature [Signature]

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 Orange County, 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 6/9/94

By [Signature]

APPROVALS

Approved as to form County Counsel	
By <u>[Signature]</u> Date <u>11/18/93</u>	
Description Compared to EMA approved description.	
By _____	