

RECORDING REQUESTED BY
ORANGE COUNTY SANITATION DISTRICTS

90-462168

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-2:22 PM AUG 29 '90

WHEN RECORDED MAIL TO
ORANGE COUNTY SANITATION DISTRICTS

EXEMPT
C1

Lee A. Branch RECORDER

POST OFFICE BOX 8127

FOUNTAIN VALLEY, CA 92728-8127

THIS DOCUMENT IS RECORDED FOR THE
BENEFIT OF THE DISTRICT AND IS EXEMPT

SPACE ABOVE THIS LI FROM FEES (GOVERNMENT CODE SECTION 27360)

CONTRACT NO. 7-15

A.P. NOS. 303-383-01
303-711-08

GRANT OF EASEMENT

COUNTY OF ORANGE

THIS INDENTURE, made and entered into this seventh day of August, 1990
by and between Corniche Development Corporation, A California Corporation
and Ben and Julie Chen

Grantor,

and County Sanitation District No. 7, of Orange County, California, a public corporation, Grantee.

WITNESSETH: For a valuable consideration the Grantor does hereby grant unto the Grantee the easement and right of way to establish, construct and maintain for all time a public sewer or sewers and appurtenances in, through, on and along that certain real property situated in the County of Orange, State of California, more particularly described as follows:

See attached exhibit "A" & "B"

Contract No. 7-15

AS MAY be necessary for the initial construction of the sanitary sewer pipeline, Grantee shall have the right to enter upon and use adjoining lands of Grantor. For the purpose of laying, constructing, reconstructing, inspecting, maintaining, repairing, using and operating said sanitary sewer pipeline, Grantee shall have the right to enter upon and pass over and along said easement area to deposit tools, implements and other materials thereon, and to make any and all excavations necessary or convenient.

THIS GRANT reserves unto Grantor only such landscaping, walkway and roadway rights as will not interfere with or prohibit the free and complete use and enjoyment by Grantee, its successors and assigns, of the rights or easements hereby granted.

THIS GRANT is made by the Grantor under the full understanding and condition that the Grantee, by acceptance of this grant, has the right to remove all things thereon that interfere with the purpose for which said easement is granted. Further, it is agreed by the Grantor that any structure placed upon, or tree, plant or shrub planted on, along, or adjacent to said easement which injures the sewer or interferes with the maintenance thereof shall be removed by the Grantor at his/her/its expense when notified in writing to do so by the Grantee. Further, it is understood that connections to such public sewer or sewers constructed on the real property described above may be made only upon strict compliance with such rules and regulations as Grantor shall adopt from time to time and keep on file in the office of its secretary.

TO HAVE AND TO HOLD unto the Grantee forever for the sole object and purpose of constructing and maintaining thereon a public sewer or sewers and appurtenances thereto. Grantee's rights shall include the right to construct and maintain service roads, manholes, air valves, blow offs, pumping wells, pumping stations, storage stations, stand pipe and service connection structures appurtenant to said line or lines of trunk sewer pipe which structures may at any time be above the surface of the ground.

Dated August 7, 1990

STATE OF CALIFORNIA

COUNTY OF ORANGE

(In ORANGE before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ben Chen and Julie Chen, known to me

(or proved to me on the basis of satisfactory evidence) to be the person Ben Chen whose name Ben Chen subscribes to the within instrument and acknowledge that Julie Chen executed the same.

(Notary Seal)

MADEY A. WALKER

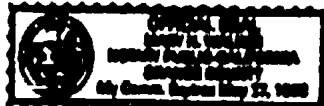
Name (Typed or Printed)

Notary Public in and for said County and State

W. Daniel O'Connor, President
Corniche Development Corporation,
A California Corporation

Ben Chen

Julie Chen



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest conveyed by this instrument from CORNICHE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, AND BEN & JULIE CHEN to County Sanitation District No. 7 of Orange County, California, a political corporation, is hereby accepted pursuant to authority granted to the undersigned by Resolution No. 81-135-7 adopted by the Board of Directors of said District on August 12, 1981, and Grantee consents to the recordation thereof by its duly authorized officer.

COUNTY SANITATION DISTRICT NO. 7
OF ORANGE COUNTY

By Rita J. Brown
Rita J. Brown
Board Secretary

Date: August 28, 1990

STATE OF CALIFORNIA
COUNTY OF Orange

August 8, 1990

before me the undersigned, a Notary Public in and for said State, personally appeared W. Daniel O'Connor and

personally known to me (or proved to me on the

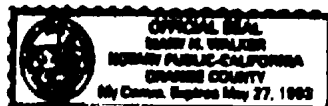
basis of satisfactory evidence) to be the persons who executed the within instrument as

President and n/a Secretary, on behalf of
Corniche Development Corporation

the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by laws or a resolution of its board of directors.

Witness my hand and official seal

Mary H. Walker
Mary H. Walker



(The area for official notarial seal)

TERMS, DESCRIPTION AND MAP APPROVED:

BY

James M. Jones
Engineering Department

APPROVED AS TO TERMS, FORM AND LEGALITY:

BY

Charles E. He
General Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

COUNTY SANITATION DISTRICTS OF ORANGE COUNTY

DISTRICT NO. 7

THOSE PORTIONS OF PARCEL 1 OF A PARCEL MAP, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 98, PAGE 11 OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

PARCEL A:

LOT "A" OF TRACT NO. 8489 NOT YET RECORDED DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF ROCKHURST AVENUE, AS SHOWN ON THE MAP OF TRACT NO. 1917 RECORDED IN BOOK 54, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, WITH THE WESTERLY PROPERTY LINE OF SAID TRACT NO. 1917; THENCE, S 31°57'02" W ALONG SAID WESTERLY PROPERTY LINE 5.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 92.00 FEET, A RADIAL TO SAID POINT BEARS N 35°30'14" E; THENCE NORTHWESTERLY AND WESTERLY 38.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'54" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET, A RADIAL LINE TO SAID POINT OF REVERSE CURVE BEARS S 11°32'28" W; THENCE WESTERLY AND NORTHWESTERLY 37.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°57'07" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 17.00 FEET, A RADIAL LINE TO THE LATTER MENTIONED REVERSE CURVE BEARS N 67°29'27" E; THENCE NORTHWESTERLY 14.02 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 47°14'49" TO A POINT OF TANGENCY; THENCE N 69°45'22" W, 36.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 62.00 FEET; THENCE NORTHWESTERLY 47.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°17'26" TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING ALONG SAID CURVE 78.62 FEET THROUGH A CENTRAL ANGLE OF 65°15'44" TO A POINT OF TANGENCY; THENCE N 39°47'49" E, 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 42.00 FEET; THENCE NORTHEASTERLY 7.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°46'35" TO A POINT OF TANGENCY; THENCE N 30°01'13" E, 115.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 92.00 FEET; THENCE NORTHERLY 58.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°13'56" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.00 FEET, A RADIAL LINE TO SAID POINT OF REVERSE CURVATURE BEARS N 88°47'17" E; THENCE NORTHERLY, EASTERLY AND SOUTHWESTERLY 194.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 242°27'52" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 92.00 FEET, A RADIAL LINE TO SAID POINT OF REVERSE CURVATURE BEARS N 28°44'51" W; THENCE SOUTHWESTERLY 50.15 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 31°13'56" TO A POINT OF TANGENCY; THENCE S 38°01'13" W, 157.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY 39.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 59°58'47" E, 26.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17.00 FEET; THENCE 16.41 FEET EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°05'49" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 38.00 FEET, A RADIAL LINE TO SAID POINT OF REVERSE CURVATURE BEARS N 5°04'36" E; THENCE EASTERLY AND SOUTHEASTERLY 38.54 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 58°06'46" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 92.00 FEET, A RADIAL LINE TO SAID POINT OF REVERSE CURVATURE BEARS N 53°02'10" E; THENCE SOUTHEASTERLY 27.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'23" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID POINT OF COMPOUND CURVE BEARS S 35°51'47" W;

LEGAL DESCRIPTION (CONTINUED)

COUNTY SANITATION DISTRICTS
OF
ORANGE COUNTY

DISTRICT NO. 7

THENCE SOUTHEASTERLY 12.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ}27'54''$ TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 1917, A RADIAL LINE TO SAID POINT BEARS $S 7^{\circ}24'43'' W$; THENCE $S 35^{\circ}05'54'' W$, 28.03 FEET ALONG SAID BOUNDARY LINE TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID BOUNDARY LINE $S 31^{\circ}57'02'' W$, 28.17 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF LOT 2 OF TRACT NO. 8489 NOT YET RECORDED DESCRIBED AS FOLLOWS:

AN EASEMENT 20.00 FEET WIDE THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "A" AS DESCRIBED IN PARCEL A ABOVE; THENCE $S 41^{\circ}49'24'' W$, 176.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ}53'44''$ AN ARC DISTANCE OF 53.92 FEET; THENCE $S 72^{\circ}43'08'' W$, 103.58 FEET TERMINATING IN A LINE PARALLEL WITH AND DISTANT 40 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE CENTERLINE OF CRAWFORD CANYON ROAD. THE SIDELINES AT THE BEGINNING OF SAID EASEMENT SHALL BE EXTENDED OR SHORTENED TO MEET THE SOUTHWESTERLY LINE OF PARCEL A DESCRIBED ABOVE.

ATTACHED HERETO AND MADE A PART HEREOF IS A MAP LABELED 'EXHIBIT 'B'

PREPARED UNDER THE SUPERVISION OF:

Delbert D. Boyer 8-7-93
DELBERT D. BOYER R.C.E. 13542



EXHIBIT 'B'

CURVE DATA

NO.	DISTANCES	LENGTH
L1	N 63° 45' 22" W	36.92'
L2	N 97° 58' 47" E	26.24'
L3	N 33° 47' 48" E	50.00'
L4	N 17° 15' 31" W	71.67'
L5	N 87° 18' 13" W	45.87'

NO.	A	R	L	T
C1	23° 57' 44"	32.20'	38.48'	
C2	60° 57' 07"	36.00'	37.14'	
C3	67° 14' 05"	17.00'	14.00'	
C4	103° 17' 00"	52.00'	10.00'	
C5	44° 17' 05"	52.00'	47.55'	
C6	23° 17' 47"	62.00'	21.00'	
C7	65° 18' 44"	72.00'	10.00'	
C8	3° 46' 30"	42.00'	7.17'	
C9	31° 13' 06"	32.00'	10.00'	
C10	242° 27' 00"	40.00'	134.00'	
C11	30° 00' 00"	25.00'	30.57'	
C12	36° 00' 45"	17.00'	18.41'	
C13	50° 00' 45"	30.00'	30.54'	
C14	17° 00' 00"	30.00'	27.00'	
C15	10° 27' 00"	25.00'	12.41'	
C16	30° 13' 44"	100.00'	53.92'	27.63'

SCALE: 1" = 100'

TRACT NO. 11497

M.M. 537/34-39

PARCEL 1
P.M.B. 98/1

PROPOSED
TRACT NO. 8489

PARCEL 'A'
PROP. LOT 'A'

PARCEL 'B'
PROP. LOT 'B'

PARCEL 'B'

ROCKHURST AVE. 1917

TRACT NO. 54/42-43

M.M. 54/42-43



PREPARED UNDER THE SUPERVISION OF

Delbert D. Boyer
DELBERT D. BOYER R.C.E. 13842

8-7-93
DATE

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