

Recorded at request of,

91-021387

WHEN RECORDED MAIL TO:

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

ATTN: Escrow Clerk

Recorded at the request of
FIRST AMERICAN TITLE INS. CO.

4:00
P.M. JAN 15 1991

Official Records
Orange County, California
Lee A. Branch Recorder

EXEMPT
C8

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 11927*

By:

[Signature]
GSA/REAL ESTATE DIVISION

A. P. NO. 503-381-14

☒ UNINCORPORATED AREA
☐ INCORPORATED, CITY OF

Project/Parcel No: Y33-172, 172.1, and 172.2

Project: Newport Boulevard

GRANT DEED

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

WALTER TYDON and VIRGINIA TYDON
as trustees of the WALTER TYDON and
VIRGINIA TYDON REVOCABLE TRUST
AGREEMENT DATED MAY 30, 1990.

do(es) hereby GRANT to the COUNTY OF ORANGE, Fee title to Parcel 172; a perpetual
easement and right of way for Slope and Drainage purposes as to Parcel 172.1; a
temporary easement for Construction purposes as to Parcel 172.2, in, on, and over
the real property in the County of Orange, State of California, described as:

(See Page(s) 2 and 3 for legal descriptions)

DESCRIPTION

Newport Boulevard Parcel No. 172, 172.1 & 172.2

PARCEL NO. 172 (Fee) :

That portion of Lot 26 of Tract No. 5646, in the county of Orange, state of California, per map recorded in book 315, pages 29 through 31 of Miscellaneous Maps in the office of the County Recorder of said county, lying northerly and northeasterly of the following described line:

Beginning at a point on that certain curve in the northerly line of said Lot 26 shown as being concave southerly and having a radius of 950.00 feet, a central angle of $15^{\circ}04'46''$ and an arc length of 250.03 feet on said map, said point being distant easterly 50.89 feet along said curve through a central angle of $3^{\circ}04'09''$, a radial line of said curve to said point bears N. $4^{\circ}18'51''$ E.; thence non-tangent to said curve S. $66^{\circ}47'03''$ W., 17.31 feet; thence S. $83^{\circ}37'00''$ E., 31.38 feet to a point on a non-tangent curve concave southerly and having a radius of 941.00 feet, said curve being concentric with and 9.00 feet southerly of the northerly line of said Lot, a radial line of said curve to said point bears N. $5^{\circ}17'19''$ E.; thence Easterly 168.32 feet along said concentric curve through a central angle of $19^{\circ}14'56''$ to the easterly line of said Lot.

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

PARCEL NO. 172.1 (Slope and Drainage Easement) :

That portion of said Lot 26 of Tract No. 5646 lying northerly and northwesterly of the following described line:

Beginning at a point on the northwesterly line of said Lot 26 distant S. $22^{\circ}19'51''$ W., 10.38 feet along said northwesterly line from the northwesterly corner of said Lot; thence leaving said northwesterly line N. $89^{\circ}32'54''$ E., 38.85 feet; thence N. $66^{\circ}47'03''$ E., 17.31 feet to a point on that certain curve in the northerly line of said Lot shown as being concave southerly and having a radius of 950.00 feet, a central angle of $15^{\circ}04'46''$ and an arc length of 250.03 feet on said map, said point being distant easterly 50.89 feet along said certain curve from its westerly terminus, a radial line of said curve to said point bears N. $4^{\circ}18'51''$ E.

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

PARCEL NO. 172.2 (Temporary Construction Easement) :

That portion of said Lot 26 of Tract No. 5646 lying northwesterly, northerly and northeasterly of the following described line:


Beginning at a point on the northwesterly line of said Lot 26, distant S. 22°19'51" W., 12.55 feet along said northwesterly line from the northeasterly corner of said Lot; thence N. 89°32'54" E., 39.69 feet; thence S. 67°28'02" E., 29.06 feet to a point on a non-tangent curve concave southerly and having a radius of 931.00 feet, a radial line of said curve to said point bears N. 5°04'43" E., said curve being concentric with and 19.00 feet southerly of the northerly line of said Lot hereinbefore described in Parcel No. 172; thence Easterly 155.14 feet along said concentric curve through a central angle of 9°32'51" to the easterly line of said Lot.


EXCEPT therefrom that portion included within the aforescribed Parcel No. 172 and Parcel No. 172.1.

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 15 Nov. 1990

Walter Tydon
WALTER TYDON

Signed in the presence of:

Virginia Tydon
VIRGINIA TYDON

Subscribing Witness

as trustees of the WALTER TYDON
AND VIRGINIA TYDON revocable trust
Agreement dated May 30, 1990.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF _____ : ss:

On _____, 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 11-13-90

By [Signature]
Charles W. West, Manager
GSA/Real Estate Division
County of Orange

APPROVALS

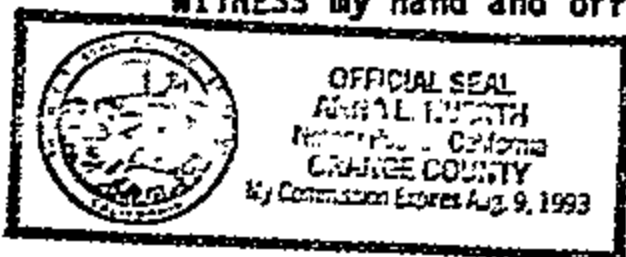
Approved as to form County Counsel	
By <u>[Signature]</u> Date <u>Sept. 18, 1990</u>	
Description Compared	
By <u>[Signature]</u>	

SUBSCRIBING WITNESS ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF Orange : ss.

On November 8, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Douglas Or 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 Walter T. Gordon and Virginia T. Gordon personally known to him to be the same person as described in and whose name as 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.



Anna L. Kueth

CORPORATE ACKNOWLEDGMENT

GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY ANNA L. KUETH
DATE COMMISSION EXPIRES AUGUST 9, 1993
COUNTY WHERE BOND IS FILED ORANGE COUNTY

PLACE OF EXECUTION Santa Ana DATE 1-11-1991

GERALD DOMOND
First American Title Insurance Co

before me, a Notary Public

(satisfactory evidence) to be

(satisfactory evidence) to be

in that executed the within
acknowledged the within Instrument
directors.

STATE OF CALIFORNIA, COUNTY OF _____ : ss:

On this _____ day of _____, 19____, before me, a Notary Public in and for said County and State, personally appeared _____,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the partner(s) of the partnership that executed the within Instrument, and acknowledged to me that such partnership executed the same.

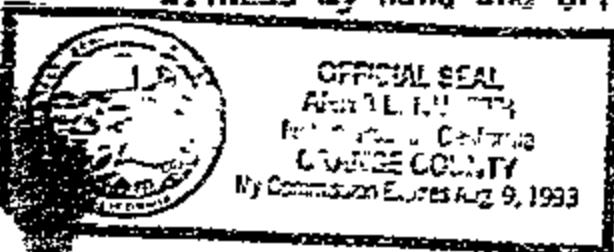
WITNESS my hand and official seal.

SUBSCRIBING WITNESS ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF Orange : ss.

On November 8, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Douglas Or 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 Walter Tilton and Virginia Tilton personally known to him to be the same person described in and whose name are subscribed to the within and annexed Instrument as Witness thereto, execute and deliver the same, and they acknowledged to said affiant that these executed the same; and said affiant subscribed his name thereto as a Witness.

WITNESS my hand and official seal.



Armed L. Kuester

CORPORATE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF _____ : ss:

On this _____ day of _____, 19____, before me, a Notary Public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the _____ President and _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the _____ Secretary of the Corporation that executed the within Instrument 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.

PARTNERSHIP ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF _____ : ss:

On this _____ day of _____, 19____, before me, a Notary Public in and for said County and State, personally appeared _____,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the partner(s) of the partnership that executed the within Instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.