

Stewart Title of CA, Inc. L.A.

Order: 66

Comment:

Tuesday, September 08, 2020 10:52 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>1991.86186</i>	<i>Complete 4 Page(s)</i>

Recorded at request of,

91-086186

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INS. CO.

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

-325 PM FEB 26 '91

EXEMPT
C19

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.

NO TAX DUE PER CODE
11922

By:

Chm Kuestle
GSA/REAL ESTATE DIVISION

A. P. NO. 393-271-36

X UNINCORPORATED AREA
INCORPORATED, CITY OF _____

Project/Parcel No: Y33-155, 155.1, 155.2

Project: Newport Boulevard

GRANT DEED

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

Robert A. Gross and Elizabeth Gross
Trustees of the Gross Family Trust, UTD August 8, 1989

do hereby GRANT to the COUNTY OF ORANGE, Fee title to Parcel 155; a perpetual
easement and right of way for Slope and Drainage purposes as to Parcel 155.1; a
temporary easement for Construction purposes as to Parcel 155.2, 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:sa 2355w-1 7-30-90

MAIL TAX STATEMENTS AS DIRECTED ABOVE

A3-7.7

DESCRIPTION

Newport Boulevard Parcel No. 155, 155.1 & 155.2

PARCEL NO. 155 (Fee) :

That portion of Lot 19 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. 155.1 (Slope and Drainage Easement) :

That portion of said Lot 19 of Tract No. 10570 lying southeasterly of the following described line:

Beginning at a point on the northeasterly line of said Lot distant N. $54^{\circ}07'25''$ E., 10.28 feet along said northeasterly line from the easterly corner of said Lot, said point also being a point on a non-tangent curve concave northwesterly and having a radius of 940.00 feet, said curve being concentric with and 60.00 feet northwesterly from that certain curve cited as being concave northwesterly, having a radius of 1000.00 feet, an arc length of 255.24 feet and

a central angle of $14^{\circ}37'27''$ in the southeasterly line of that certain 50.00 foot strip hereinbefore described in Parcel No. 155, a radial line of said curve to said point bears S. $48^{\circ}40'08''$ E.; thence Southwesterly 19.92 feet along said curve through a central angle of $1^{\circ}12'50''$; thence non-tangent to said curve S. $36^{\circ}10'46''$ W., 90.20 feet to the southerly corner of said Lot.

EXCEPT therefrom that portion included within the aforescribed Parcel No. 155.

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

PARCEL NO. 155.2 (Temporary Construction Easement) :

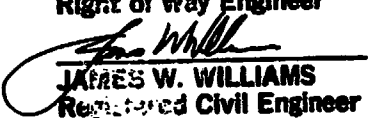
That portion of said Lot 19 of Tract No. 10570 lying within a strip of land, 5.00 feet wide, the southeasterly line of said strip being the northwesterly line of the land hereinbefore described as Parcel No. 155.1.

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

TK:awPWD102-10
7187

-3-

Gross Family Trust, UTD August 8, 1989

Dated AUGUST 1, 1990

Robert A. Gross
Robert A. Gross, Trustee of the Gross
Family Trust

Elizabeth Gross
Elizabeth Gross, Trustee of the Gross
Family Trust

Signed in the presence of:

Subscribing Witness

INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES : ss:

On AUGUST 1, 1990, before me, the undersigned, a Notary
Public in and for said County and State, personally appeared ROBERT A. GROSS
AND ELIZABETH GROSS

known to me to be the person OR PERSONS whose name OR NAMES 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 OR PERSONS
whose name OR NAMES subscribed to the within instrument, and
acknowledged that THEY executed the same.

WITNESS my hand and official seal.



Kathleen J. Pedregon
KATHLEEN J. PEDREGON

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>Kathy Paul</u> Date <u>10/15/90</u>	
Description Compared to EMA approved description dated 7/6/87.	
By <u>H. SCOTT</u>	

0326q-1 MJH:nd 1-23-89
RW:sa 3320w-1 7-31-90

A3-7.7