

Stewart Title of CA, Inc. L.A.

Order: 7

Comment:

Thursday, April 02, 2020 09:25 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 - Book</i>	<i>5629.45</i>	<i>Complete 4 Page(s)</i>

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ORIGINAL

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Recorded at request of, and return to:
Orange County Right of Way Dept.,
801-D No. Broadway, Santa Ana, Calif.

RECORDED AT REQUEST OF
TITLE INS. & TRUST CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.

9 AM FEB 15 1961

RUBY McFARLAND, County Recorder

FREE

Project No. 81
Project: Santa Ana-
Delhi Channel
Parcel No. 103

GRANT DEED

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

MARJORIE CONNELL WILSON, BERTHA M. HALDERMAN and MARY CONNELL
BURROUGHS, Trustees of the MARY CONNELL BURROUGHS TRUST

do hereby GRANT to the ORANGE COUNTY FLOOD CONTROL DISTRICT, a body
corporate and politic, the real property in the County of Orange, State of California, described as:

256 feet of lot 152 of Tract No. 706
That portion of lot 152 in block 31 of
Irvine's Subdivision in the city of
Newport Beach, county of Orange, state
of California, as per map recorded in
book 1 page 88 of Miscellaneous Maps,
in the office of the county recorder of
said county, including portions of lots
104 to 115 inclusive and of lots 120
and 121 and of Birch Street and Bayview
Drive as shown on a map of Tract No. 706
recorded in book 21 page 25 of Miscel-
laneous Maps, in the office of the county
recorder of said county, described as
follows:

Beginning at the intersection of the
center lines of Mesa Drive and Cypress
Street as shown on said map of Tract
No. 706; thence
North 50° 11' 45" West 310.62 feet along
the center line of said Mesa Drive;
thence South 36° 13' 05" West 250.06 feet
to the most southerly corner of the land
described in Parcel 1 of the deed to
Roland H. Gapp and wife, recorded January

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11, 1952, in book 2273 page 175 of Official Records; thence North 50° 11' 45" West 324.24 feet along the southwesterly line of said land of Roland H. Gapp, to the true point of beginning; thence South 36° 13' 05" West 705.18 feet to a point on a curve on the southerly line of the land described in the deed to James L. Rubel and wife, recorded July 23, 1951 in book 2207 page 198, Official Records, concave northeasterly having a radius of 800.00 feet, a radial line through said point bears South 15° 21' 53" West; thence northwesterly along said curve through a central angle of 24° 34' 40", an arc distance of 343.17 feet to a line tangent; thence North 50° 03' 27" West 52.06 feet to a point on a curve concave northwesterly having a radius of 2080.00 feet, the radial line of which bears North 43° 07' 17" West, said point also being the most westerly corner of the land described in said deed to Rubel and wife; thence northeasterly along said curve and the westerly line of the land described in said deed to Rubel and wife, through a central angle of 0° 32' 25", an arc distance of 19.61 feet to a line tangent; thence continuing along said westerly line North 46° 20' 18" East 244.34 feet to the beginning of a curve concave southeasterly having a radius of 500.00 feet; thence northeasterly along said curve through a central angle of 10° 15' 20", an arc distance of 89.50 feet to a line tangent; thence North 56° 35' 38" East 418.18 feet along said line tangent to the beginning of a curve concave northwesterly having a radius of 500.00 feet; thence northeasterly along said curve through a central angle of 2° 58' 43", an arc distance of 25.99 feet to the most westerly corner of the land described in the hereinbefore mentioned deed to Roland H. Gapp and wife; thence South 50° 11' 45" East 165.09 feet along the southerly property line of Roland H. Gapp hereinbefore mentioned to the true point of beginning.

That lies northwesterly of a line that is 40.00 feet southeasterly of and concentric with the southeasterly line of

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the 60.00 feet wide strip of land described as Parcel 6 in the Agreement by and between The Irvine Company, The Delhi Drainage District and The Orange County Flood Control District recorded February 21, 1949 in Book 1804 page 432 of Official Records of said Orange County.

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DATED: Jan. 11, 1961

TRUSTEES OF THE 5629 PAGE 48
MARY CONNELL BURROUGHS TRUST

Signed in the presence of:

Eleanor Steinert
Subscribing Witness

Mary Connell Burroughs
Mary Connell Burroughs, Trustee
Marjorie Connell Wilson
Marjorie Connell Wilson, Trustee
Bertha M. Halderman
Bertha M. Halderman, Trustee

INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF Los Angeles: ss.
On January 11, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Connell Burroughs, Marjorie Connell Wilson and Bertha M. Halderman known to me to be the trustees under that certain trust dated February 27, 1950, and acknowledge that they executed the foregoing instrument in that capacity and that they are known to me to be the person^s whose name^s are subscribed to the within Instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.

Alice C. Rich
My Commission Expires May 12, 1961

SUBSCRIBING WITNESS ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF Los Angeles: ss.
On January 11, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eleanor Steinert, personally known to me 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 she resides in Los Angeles County, and that she was present and saw Mary Connell Burroughs, Marjorie Connell Wilson and Bertha M. Halderman

personally known to her to be the same person^s described in and whose name^s she subscribed to the within and annexed instrument as stators thereto, execute and deliver the same, and she acknowledged to said affiant that she executed the same; and that said affiant subscribed her name thereto as a Witness.

WITNESS my hand and official seal.

Alice C. Rich
My Commission Expires May 12, 1961

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the Orange County Flood Control District, a body corporate and politic, is hereby accepted under authority of a resolution adopted by the Board of Supervisors of said District on May 29, 1959, a certified copy of which is recorded in Book 4736, Page 350 of Official Records, and the Grantee consents to the recordation thereof by its duly authorized agent.

Dated February 3, 1961

By [Signature]
Asst. Chief Right of Way Agent

APPROVALS

Approved as to form by County Counsel on October 1, 1959	
Description compared: By <u>Arthur R. Lyman</u>	