

Stewart Title of CA, Inc. L.A.

Order: 7

Comment:

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<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>11382.1909</i>	<i>Complete 6 Page(s)</i>

Deputy Attorney General
600 T. J. Sullivan Building
1500 Wilshire Blvd.
Los Angeles, Calif. 90010

ORANGE COUNTY, CALIF.
8:00 AM APR 22 1975
J. WILKINSON My Recorder

(State of California Official Publications)
(Document Entitled to Prior Recession)
Paragraph 10 Government Code Section 6103)

W. H. Taylor, Deputy Attorney General

The undersigned declares that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Orange, California, and that the same is a true and correct copy of the original as the same appears in the records of the County of Orange, California, and that the same is a true and correct copy of the original as the same appears in the records of the County of Orange, California.

A.P. NO.

State of California, County of Orange, California

GRANT OF EASE

THE HAVEN ESTATE, a real estate corporation, hereby
grants to the State of California, non-exclusive, relocatable
easement for use of the State for the purpose of ingress and egress
purposes over all lands situated in the City of Newport Beach,
County of Orange, State of California, described in Exhibit "A"
attached hereto and by and through the agent hereof.

SUBJECT TO:

- (1) Covenants, conditions, restrictions, reservations
and easements and rights of way of record; and
- (2) Relocation at any time by Grantor, its successors
and assigns upon thirty (30) days notice in writing to Grantee
provided only that Grantor upon such relocation shall grant to
Grantee like and similar easements giving Grantee reasonably
comparable access to the real property described in that certain
Grant Deed from the County of Orange, to the State of California
recorded in Book 11382, page 1898 of Official
Records.

PROVIDED TO GRANTOR, its successors and assigns, the
right to use said land for any purpose and to use as shall not
interfere with the use of the land by the Grantee, its successors and
assigns but not limited to the right to construct, use and

MAN YACHTING, 10101 BAYVIEW AVENUE, SUITE 100, BAYVIEW, CALIF. 90262

repair and maintain pipelines or other facilities for utilities on, in, over, under and along said land.

Grantee shall be obligated to maintain said easements. Neither Grantor nor Grantee shall be obligated to make any improvements on said easements, but either may do so at its own expense. If Grantee makes any such expenditures and Grantor subsequently exercises its right to relocate the easements, Grantor agrees to reimburse Grantee for such expenditures.

These easements shall terminate and be of no further force and effect upon the improvement of a public roadway from the present extension of Red Mt. Avenue from East of Irving Avenue to Redwood Boulevard currently referred to as "University Drive", provided that said roadway provides a suitable similar access to the land described in the deed referred to hereinabove.

Grantor agrees to indemnify Grantor against, and to hold Grantor harmless, from any loss or damage to any property or injury or death of any persons whatsoever, proximately caused in whole or in part by any negligence of the Grantee, or its employees or agents or by any act or omission for which Grantee, or its employees or agents, are liable without fault, in the exercise of the rights herein granted, save and except in those instances where such loss or damage or injury or death is proximately caused in whole or in part by the negligence of the Grantor, its successors or assigns, or their employees or agents, or by any act or omission for which Grantor, its successors or assigns, or their employees or agents, are liable without fault.

DATED: April 16, 1975.

THE LIVING COMPANY

Raymond H. Klotz
President

By: C. M. Klotz
Secretary

STATE OF CALIFORNIA
COUNTY OF ORANGE

On April 21, 1975, before me, the undersigned, a
Notary Public in and for said State, personally appeared Raymond J. Watson
known to me to be the President, and J. H. Smith known
to me to be the Secretary of the corporation that executed
the within instrument, and known to me to be the persons who executed
the within instrument on behalf of the corporation, the said persons and
acknowledged to me that such corporation executed the within instrument
pursuant to its charter or a resolution of its Board of Directors.

WITNESS my hand and official seal.



E. J. Jones

COMMISSION EXPIRES
COUNTY OF ORANGE
STATE OF CALIFORNIA

This is to certify that the above interest in land was
conveyed by the Grant of Lease dated April 16, 1975
from THE BUREAU OF RESEARCH TO THE STATE OF CALIFORNIA and was
through the DEPARTMENT OF FISH AND GAME, a governmental agency,
is hereby accepted effective April 22, 1975 by the undersigned
officer or agent on behalf of the DEPARTMENT OF FISH AND GAME
pursuant to authority conferred by resolution of the FISH AND GAME
COMMISSION of the State of California adopted on December 12, 1974
and the granted consent to record by the duly authorized
officer.

DATED April 21, 1975

E. J. Jones

City of Newport Beach, all in the County of Orange, State of California, as per map filed in Book 1, page 88, Miscellaneous Record Maps, Records of said County, described as follows:

PARCEL A

An easement for ingress and egress 30.00 feet wide, the North westerly line of which is also described as follows:

Beginning at the most northerly corner of the land described in a deed to Be Roy Greentree, Jr., recorded in Book 2, page 196, Miscellaneous Record Maps, Records of said County, thence along the North westerly boundary of said land the following described course:

1. South $40^{\circ} 37' 14''$ West 150.21 feet;
2. Southwesterly 116.52 feet along a 500.00 foot radius curve that is concave Southwesterly through an angle of $16^{\circ} 47' 25''$;
3. South $57^{\circ} 24' 37''$ West 418.18 feet;
4. Southwesterly 89.50 feet along a 500.00 foot radius curve that is concave Southeasterly through an angle of $40^{\circ} 15' 20''$;
5. South $47^{\circ} 09' 17''$ West 244.34 feet;
6. Southwesterly 17.61 feet along a 500.00 foot radius curve that is concave Northeasterly through an angle of $40^{\circ} 32' 25''$ to the most westerly corner of said land and Point A hereinafter referred to;

including that portion lying within 100 feet as shown on a map of tracts No. 88, filed in Book 1, page 88, Miscellaneous Record Maps, Records of said County.

EXHIBIT

PARCEL

an easement for ingress and egress, 30.00 feet wide, the
northerly line of which is described as follows:

Beginning at point "A" described in Parcel 1 above; thence
southwesterly 100.28 feet along a 1000.00 foot radius curve
that its center is northwesterly through the angle 18° 51' 30"
said curve being the continuation of the curve described in
Course No. 1 described in Parcel 1 above.

The southwesterly line of said easement is to be prolonged and
then extended south to terminate northwesterly in the southwesterly
boundary of said land of Brown; and southwesterly in a
line that bears with 10° 15' 00" East from the southwesterly
terminus of the northerly line of said easement.

That portion of Block 51, Irvine's Subdivision, partly in the City of Newport Beach, and in the County of Orange, State of California, as per map filed in Book T, page 88, Miscellaneous Record Maps, records of said County, be and is described as follows:

An easement for ingress and egress, 30.00 feet wide, the Southwesterly and Westerly line being described as follows:

Commencing at the southeasterly corner of the land described in a deed in which Case is dated on April 20, 1939, page 213, Official Records of said County, thence

1. North 40° 22' 30" West 25.00 feet along the original line of said land, thence
2. South 40° 37' 14" West 50.00 feet to the corner of the lot 1136; thence
3. South 19° 22' 46" East 55.00 feet to an angle point in the boundary of said lot; thence South 19° 35' 38" East 622.05 feet along the historic boundary of said lot and its southerly prolongation.

The southerly terminus of said easement shall terminate in the following described line:

Beginning at the southerly terminus of the easement line of said easement; thence South 19° 35' 38" East 1135.00 feet; thence South 20° 10' 37" East

END OF RECORDED DOCUMENT