

Stewart Title of CA, Inc. L.A.

Order: 44

Comment:

Friday, February 26, 2021 11:17 AM

State	County	Type	Document Information	Print Description
CA	Orange	Document - Year.	1984.497550	Complete 4 Page(s)

DEDICATES SW
COR OF YORBA
AND
FAIRHAVEN

84-497550

RECORDING REQUESTED
BY AND MAIL TO

EXEMPT
C8

FILED

NOV 29 1984

LEE A. BRANCH, County Clerk

By Lee Deputy

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

Exempt from recording
fee by Court code 6103

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COUNTY OF ORANGE

-1135 AM NOV 29'84

Lee A. Branch COUNTY
RECORDER

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF ORANGE

COUNTY OF ORANGE, etc.,)	No. 39-88-08
Plaintiff,)	FINAL ORDER OF CONDEMNATION
vs.)	
WILLIAM M. BRUCE, et al.,)	Parcels 226-148 and 148.1
Defendants.)	

Plaintiff COUNTY OF ORANGE having paid to Defendants WILLIAM M. BRUCE and BEVERLY BRUCE the total sum of thirty-eight thousand dollars (\$38,000.00), (twenty-four thousand dollars (\$24,000.00) having been previously deposited by Plaintiff into Court and having been withdrawn by said Defendants and the sum of fourteen thousand dollars (\$14,000.00) having been paid by Plaintiff directly to said Defendants), being the total amount of just compensation awarded by the Court pursuant to a Judgment in Condemnation Pursuant to Stipulation, heretofore entered by this Court for the acquisition of the fee simple absolute estate in Parcel 226-148, as described herein, and the taking of a temporary easement for construction purposes (which easement has now terminated) in, on and

1.

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over Parcel Z26-148.1, as described in Plaintiff's Complaint, and for all costs and damages of every kind and nature suffered by said Defendants by reason of the taking of said interest in said real property, together with any and all improvements located thereon, for street and highway purposes, to wit: the construction and improvement to the intersection of Fairhaven Avenue and Yorba Street.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the fee simple estate, including any and all improvements located thereon, in and to the following described real property situated in the County of Orange, State of California, be condemned to Plaintiff for the uses and purposes set forth in Plaintiff's Complaint, to wit: for street and highway purposes, i.e., the construction and improvement to the intersection of Fairhaven Avenue and Yorba Street:

PARCEL Z26-148 (as shown on map attached hereto as Exhibit "A")

That portion of Lot 3 of Block "B" of the A. B. Chapman Tract, in the county of Orange, state of California, per map recorded in book 102, page 15 of Miscellaneous Maps in the office of the County Recorder of said County as described in a deed to William M. Bruce, et ux., recorded April 5, 1978 in book 12622, page 1912 of Official Records in the office of said County Recorder, lying northerly, northeasterly and easterly of the following described line:

Beginning at the intersection of the westerly line of the land described in said deed with a line that is parallel with and 40.00 feet southerly from the northerly line of said land, said northerly line also being the center line of Fairhaven Avenue as said center line is shown on a map of Tract No. 1816, recorded book 51, page 48 of said Miscellaneous Maps; thence S. 89°56'00" E., 93.00 feet along said parallel line; thence S. 45°04'00" E., 38.27 feet to a line which is parallel with and westerly 40.00 feet from the east line of the land described in said deed; thence S. 0°12'00" E., 70.50 feet along said last-mentioned parallel line to the southerly line of the land described in said deed.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a certified copy of this Order be recorded in the Office of the Recorder of the County of

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Orange, State of California, and thereupon the fee simple title in and to said Parcel Z26-148 shall vest in Plaintiff COUNTY OF ORANGE and the interest of Defendants WILLIAM M. BRUCE, BEVERLY BRUCE, VERDUGO SERVICE CORPORATION, a California corporation, and GLENDALE FEDERAL SAVINGS AND LOAN ASSOCIATION, a national banking association, as Trustee and Beneficiary, respectively, under Deed of Trust recorded in Book 12622, Page 1913 of Official Records of Orange County, EQUITABLE DEED COMPANY, a California corporation (formerly Equitable Trust Company) and SECURITY PACIFIC NATIONAL BANK, a national banking association, as Trustee and Beneficiary, respectively, under Deed of Trust recorded in Book 14244, Page 993 of Official Records of Orange County, in and to Parcel Z26-148 shall be extinguished.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon the vesting of the fee simple absolute title in and to Parcel Z26-148 in Plaintiff, all liens, leaseholds and encumbrances be discharged and extinguished forever as to said parcel, and the taxes thereon are hereby cancelled as to that portion arising on and after the date on which Plaintiff was authorized to enter into actual possession of said property, to wit: April 23, 1983, pursuant to Revenue and Taxation Code Section 5083.

DATED: 11/29/84

[Signature]
Judge of the Superior Court

THIS INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE
NOV 29 1984

ATTEST:

LEE A. BRANCH

County Clerk and Clerk of the
Superior Court of the State of California
in and for the County of Orange

[Signature]
K. CULLEN

DEPUTY



84-497550

SCALE: 1"=40'

Block "B" of A.B. Chapman Tract

TRACT NO. 6000
221 / 49-50
CITY
M.M. OF
ORANGE

FAIRHAVEN AVENUE

WILLIAM BRUCE et ux
AP 395-191-51 FA.1311981

Area Pcl. 148 = 3939 sf.
Area Pcl. 148.1 = 388 sf.

ROBERT PADBURY et ux.
AP 395-191-41 FA.1311980

TRACT NO. 1816

Area Parcel 147 = 1492 sf.
Area Pcl. 147.1 = 702 sf.

G' Esm't. for Public Utilities per Tr. 1816

M.M. 51 / 48

FAIRHAVEN

EXHIBIT A

Basis of Bearings: The center line of Fairhaven Avenue (N. 89° 56' W.) per map of Tract No. 1816 recorded in book 51 page 48 of Miscellaneous Maps, Records of Orange County, Calif.

Revised 02-18-82.

ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY — RIGHT OF WAY ENGINEERING
RIGHT OF WAY MAP — COMPILED FROM PUBLIC RECORDS

PROJECT: Z26 FAIRHAVEN AVENUE	LD. NO. F 77 - 80	E.O. NO.
REP. BY: M.N.L. CWD. BY: E.L.H.	DATE: 01-27-81	EST.
	REC. DATE:	O.R.