

Recording Requested By:
CITY OF GARDEN GROVE
AND WHEN RECORDED MAIL TO
City of Garden Grove
P. O. Box 3070
Garden Grove, CA 92842
Attn: City Clerk Office

Portion of: 099-036-03
ASSESSOR PARCEL NUMBER

This document is exempt from payment of recording fees pursuant to Section 6103 of the Government Code.

City Clerk's No. _____

By: _____

STREET DEED

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

Antoni Nguyen and Vi Lam, husband and wife as community property with right of survivorship

do(es) hereby GRANT to the CITY OF GARDEN GROVE, a municipal corporation, an easement for public street and utility purposes in, on and over the real property in the City of Garden Grove, County of Orange, State of California, described as:

PER LEGAL DESCRIPTION SHOWN ON EXHIBIT "A", AND DELINEATED ON PLOT MAP SHOWN AS EXHIBIT "B" BOTH OF WHICH ARE ATTACHED HERETO, AND MADE A PART HEREOF

It is understood that each undersigned grantor grants only that portion of the above described land in which said grantor has an interest.

ACKNOWLEDGMENT

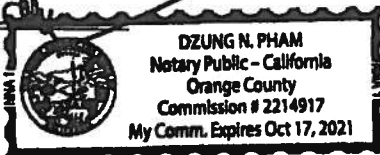
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE
On 6/16/2020 before me
DZUNG N. PHAM, Notary Public (insert name and title of the officer) personally appeared ANTONI NGUYEN and VI LAM, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
(Seal)



By: [Signature]

Its: OWNER

Date: 6-16-2020

By: [Signature]

Its: OWNER

Date: 6-16-2020

Street Deed

City of Garden Grove

APPROVED AS TO FORM OTHER THAN LEGAL DESCRIPTION

By: _____
City Attorney

Dated: _____

APPROVED AS TO EXECUTION AND DESCRIPTION

By: _____
Right of Way Agent

Dated: _____

This is to certify that the interest in real property conveyed by the deed or grant dated _____ from

_____ to the City of Garden Grove, a governmental agency, is hereby accepted by the undersigned officer on behalf of the Garden Grove City Council pursuant to authority conferred by Resolution of the Garden Grove City Council adopted July 17, 1978, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

By: _____
City Clerk

EXHIBIT "A"
Legal Description
(AP NO.: 099-036-03)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 21 OF TRACT NO. 552 VALENCIA GARDENS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 18, PAGE 48, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HOPE STREET AND IMPERIAL AVENUE ALONG THE SAID IMPERIAL AVENUE CENTER LINE NORTH $89^{\circ}21'20''$ EAST, A DISTANCE OF 161.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 21, THEN LEAVING CENTER LINE OF SAID IMPERIAL AVENUE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 21 SOUTH $00^{\circ}27'39''$ EAST, A DISTANCE OF 25 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF SAID IMPERIAL AVENUE NORTH $89^{\circ}21'20''$ EAST, A DISTANCE OF 47.15 FEET;

THEN SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 21 SOUTH $00^{\circ}27'39''$ EAST, A DISTANCE OF 5 FEET;

THEN WESTERLY PARALLEL WITH THE CENTER LINE OF SAID IMPERIAL AVENUE SOUTH $89^{\circ}21'20''$ WEST, A DISTANCE OF 47.15 FEET;

THEN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 21 NORTH $00^{\circ}27'39''$ WEST, A DISTANCE OF 5 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORD IF ANY, AND CONTAINING 235.749 SQUARE FEET MORE OR LESS. ALL AS SHOWN ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This Document has been prepared by me or under my direct supervision.

Felix Ngan Tram
RCE 33642, Expires: 6/30/2020
Address: 15751 Brookhurst Street, #225
Westminster, CA 92683
Telephone: 714-383-2265

Date:



EXHIBIT "B"

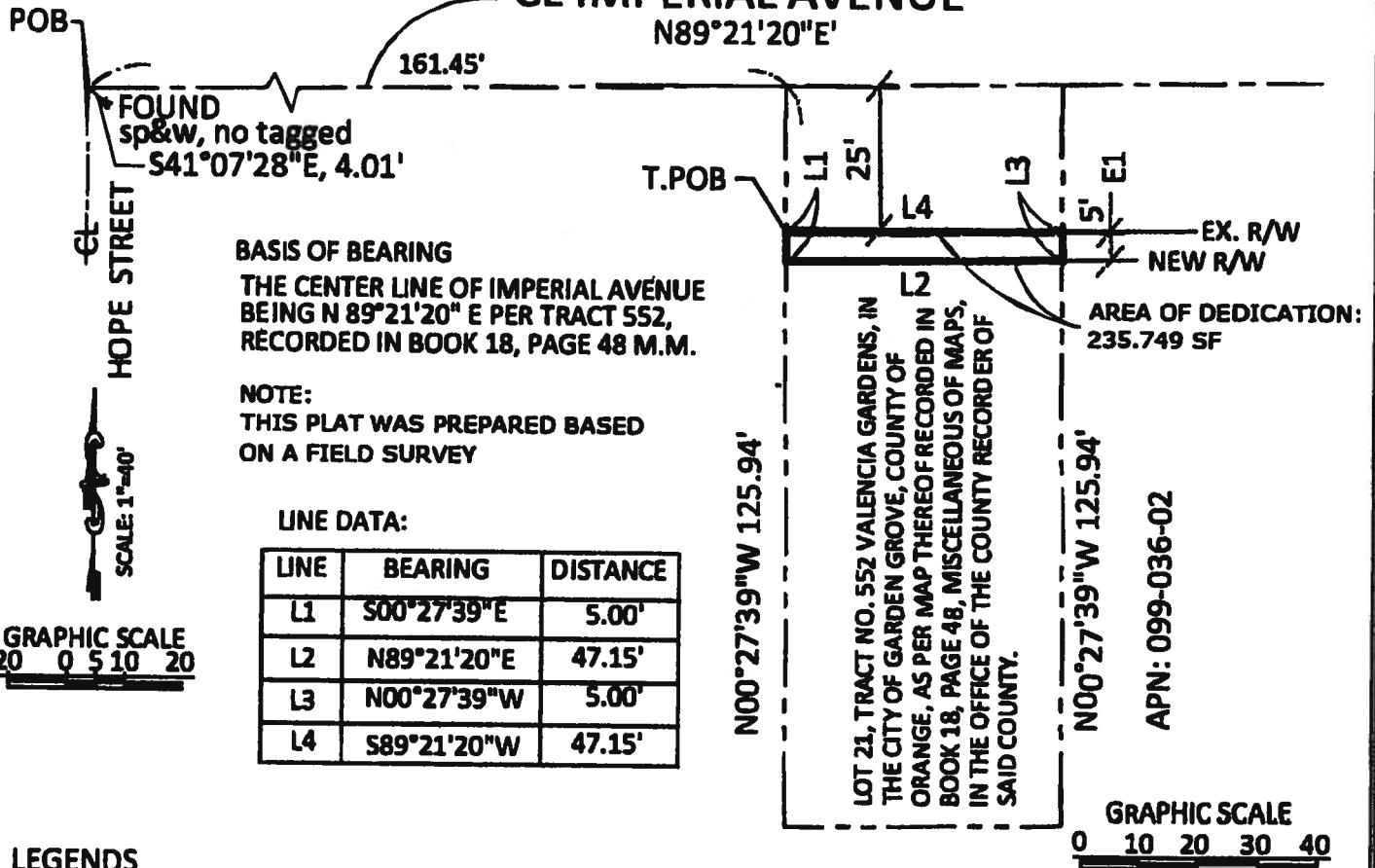
PLOT MAP

APN: 099-036-03

PORTION OF LOT OF LOT 21, TRACT NO. 552 VALENCIA GARDENS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, AS PER MAP THEREOF RECORDED IN BOOK 18, PAGE 48, MISCELLANEOUS OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CL IMPERIAL AVENUE

N89°21'20"E'



BASIS OF BEARING
THE CENTER LINE OF IMPERIAL AVENUE BEING N 89°21'20" E PER TRACT 552, RECORDED IN BOOK 18, PAGE 48 M.M.

NOTE:
THIS PLAT WAS PREPARED BASED ON A FIELD SURVEY

LINE DATA:

LINE	BEARING	DISTANCE
L1	S00°27'39"E	5.00'
L2	N89°21'20"E	47.15'
L3	N00°27'39"W	5.00'
L4	S89°21'20"W	47.15'



LEGENDS

- E1 PROPOSED 5 FT RIGHT-OF-WAY DEDICATION
- R/W DEDICATION BOUNDARY
- PROPERTY LINE
- CENTER LINE

THIS DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION



FELIX NGAN TRAM DATE
RCE 33642, EXP: 6/30/2020

ADDRESS: 15751 BROOKHURST ST., #225
WESTMINSTER, CA 92683
TELEPHONE: 714-383-2265

CLOSURE TRAVERSE

Mapcheck 1: DEDICATION

Closure Summary

Precision, 1 part in: 104300000.000'
Error distance: 0.000'
Error direction: N00° 00' 00.00"E
Area: 235.75 Sq. Ft.
Square area: 235.749
Perimeter: 104.300'

Point of Beginning

Easting: -4972.2779'
Northing: -2336.5050'

Side 1: Line

Direction: N89° 21' 20.00"E
Angle: [-090.6444 (d)]
Deflection angle: [089.3556 (d)]
Distance: 47.150'
Easting: -4925.1309'
Northing: -2335.9747'

Side 2: Line

Direction: S00° 27' 39.00"E
Angle: [-089.8164 (d)]
Deflection angle: [090.1836 (d)]
Distance: 5.000'
Easting: -4925.0907'
Northing: -2340.9746'

Side 3: Line

Direction: S89° 21' 20.00"W
Angle: [-090.1836 (d)]
Deflection angle: [089.8164 (d)]
Distance: 47.150'
Easting: -4972.2377'
Northing: -2341.5049'

Side 4: Line

Direction: N00° 27' 39.00"W
Angle: [-089.8164 (d)]
Deflection angle: [090.1836 (d)]
Distance: 5.000'
Easting: -4972.2779'
Northing: -2336.5050'

