

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: 090-092-27  
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,  
**UTICA HB, LLC.**

*do(es) hereby GRANT to the CITY OF GARDEN GROVE, a municipal corporation, an easement for public street and highway 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 Feb 26th 2021 before me,

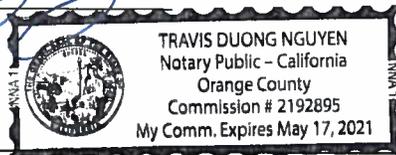
Travis Duong Nguyen Notary Public (insert name and title of the officer) personally appeared

Toan Nguyen, Manager, 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: TOAN N NGUYEN, MANAGER

Its: [Signature]

Date: 2/26/2021

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

# 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"

EASEMENT GRANT DEED FOR ROAD AND PUBLIC UTILITY PURPOSES  
IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

## LEGAL DESCRIPTION

A 40-FOOT EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES ON; OVER AND UNDER ALL THAT REAL PROPERTY SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOW:

THE EAST 40 FEET OF THE NORTH 102.32 FEET OF THE EAST 160 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDAN, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE EASTERLY LINE OF SAID 40-FOOT EASEMENT IS BEING THE CENTERLINE OF 9TH STREET.

CONTAINING 4093 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO AND MADE A PART HEREOF A MAP ENTITLED EXHIBIT "B".

THIS LEGAL DESCRIPTION IS PREPARED BY ME OR UNDER MY SUPERVISION



HUY THAI NGO  
P.L.S. No. 8765  
EXP: 12/31/2022

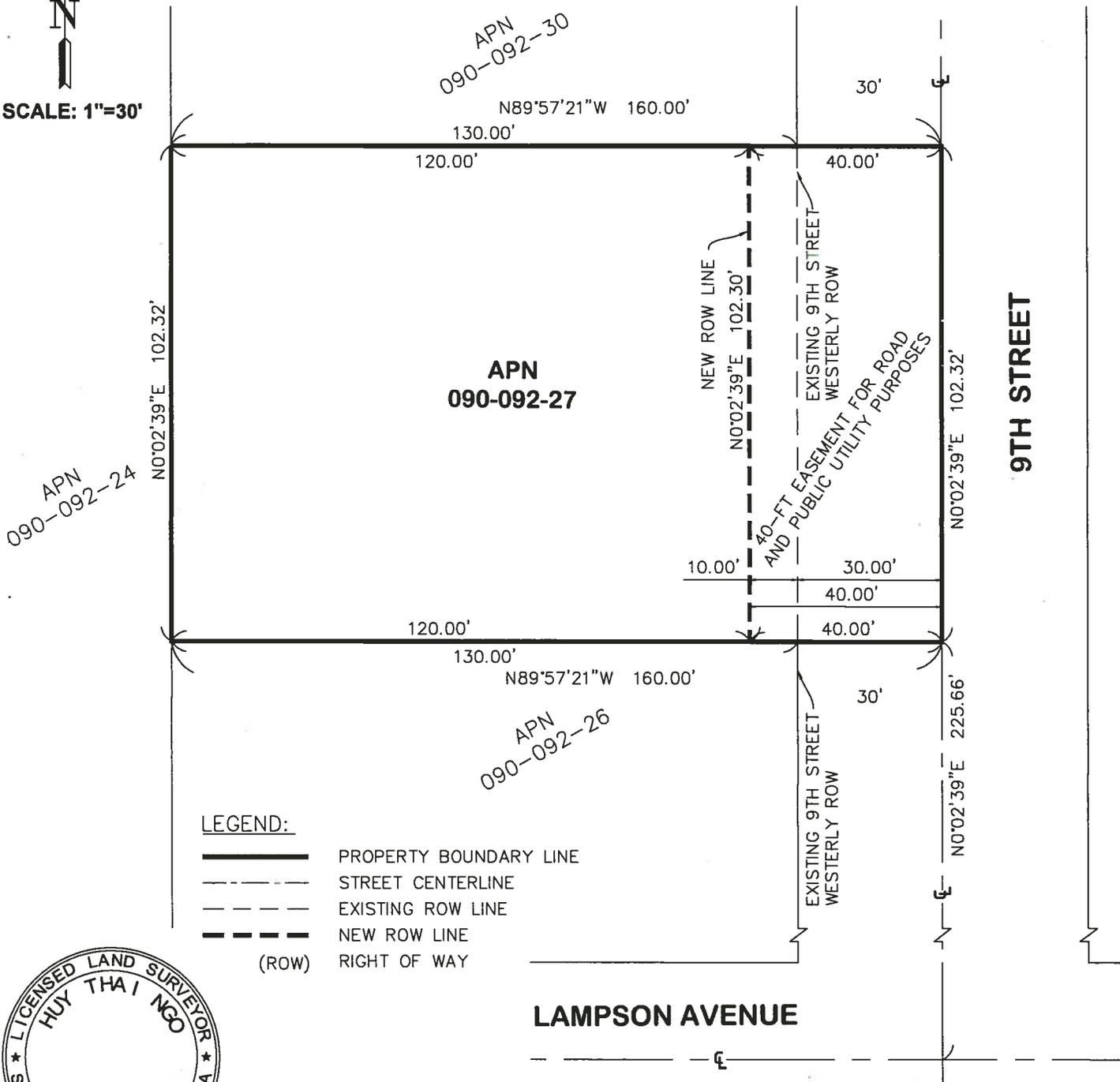


# EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION  
IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA



SCALE: 1"=30'



**LEGEND:**

-  PROPERTY BOUNDARY LINE
-  STREET CENTERLINE
-  EXISTING ROW LINE
-  NEW ROW LINE
-  (ROW) RIGHT OF WAY



THIS DESCRIPTION/ MAP HAS BEEN  
PREPARED BY ME OR UNDER MY DIRECTION

*Huy Thai Ngo*

HUY THAI NGO, L.S. 8765      1/14/2120  
DATE

## LAMPSON AVENUE

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HERE ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS No. 3053 and GPS No. 3054 BEING N0°2'39"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**NOTE:**

THE EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE LEGAL DESCRIPTION IN EXHIBIT "A", AND BY REFERENCE MADE A PART THEREOF.

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AND WHEN RECORDED MAIL TO

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By: \_\_\_\_\_

## STREET DEED

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**UTICA HB, LLC.**

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### ACKNOWLEDGMENT

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State of California

County of Orange

On March 04th 2021 before me,

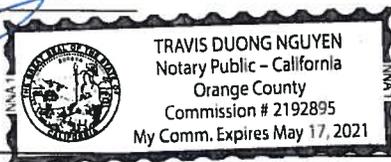
Travis Duong Nguyen Notary Public (insert name and title of the officer) personally appeared Toan Bao Nguyen

, 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: TOAN NGUYEN

Its: \_\_\_\_\_

Date: 3/4/2021

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

# 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

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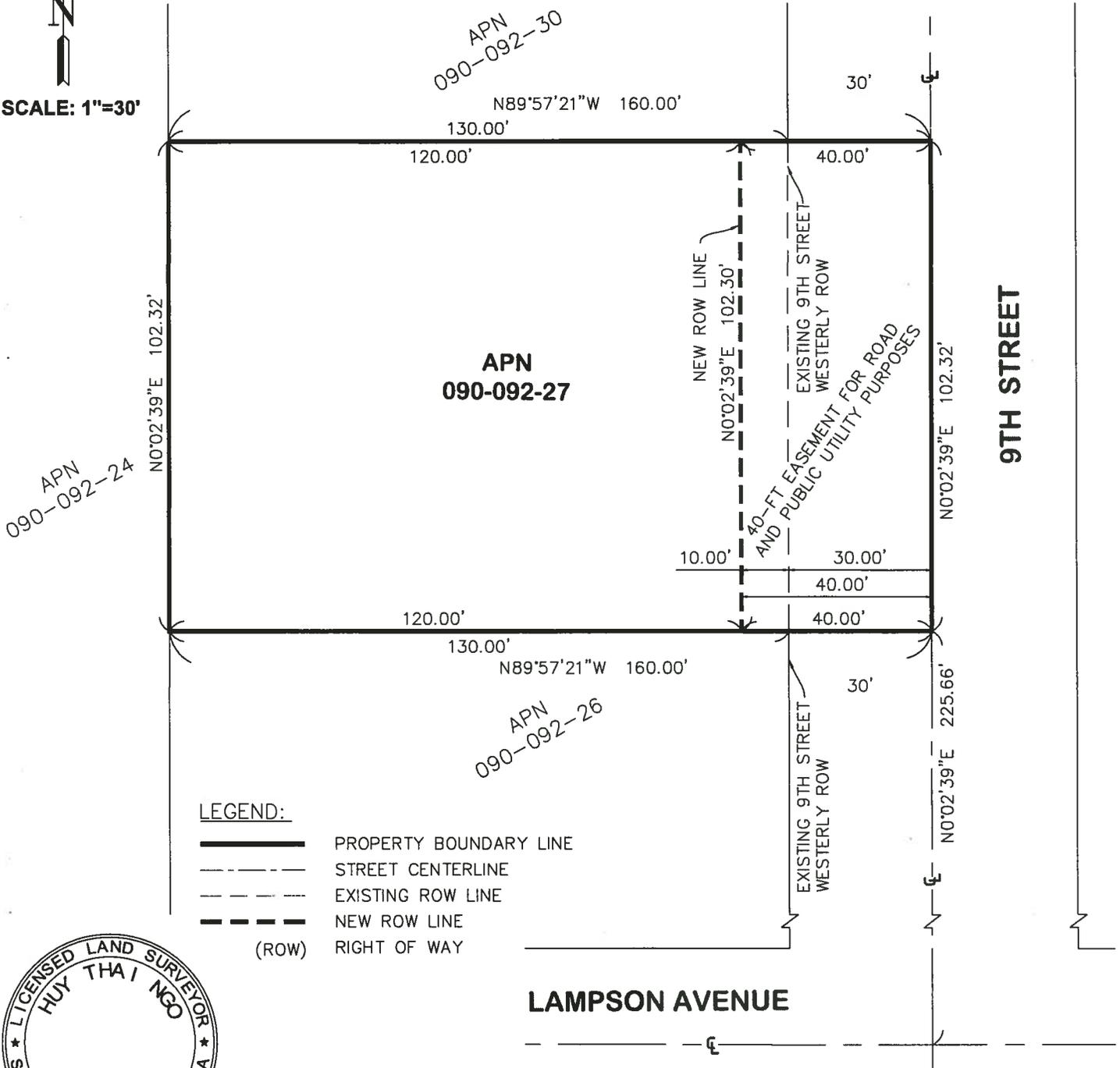


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*Huy Thai Ngo*

1/14/2120

HUY THAI NGO, L.S. 8765

DATE

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