

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: 099-022-12
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,

PHUC DANG NGUYEN AND LOAN AI NGUYEN, AS TRUSTEES OF THE VAN AN FAMILY TRUST

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.

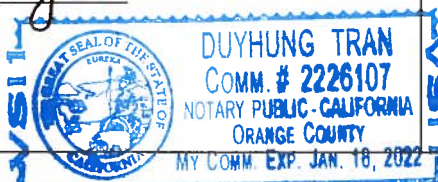
State of California
County of ORANGE
On AUG. 13, 2021 before me,
DUYHUNG TRAN, NOTARY PUBLIC (insert
name and title of the officer) personally appeared PHUC DANG NGUYEN
and LOAN AI NGUYEN, who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the 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)

Duy Hung Tran



By: x PHUC DANG NGUYEN

Its: Phuc Dang Nguyen

Date: 8/13/2021

By: x LOAN AI NGUYEN

Its: [Signature]

Date: 8/13/21

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 10-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 SOUTH 10 FEET OF LOT 14 AND THE EAST 20 FEET OF LOT 15, OF BLOCK E, TRACT NO. 424, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 24 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE SOUTHERLY LINE OF SAID 10-FOOT EASEMENT IS BEING THE NORTHERLY LINE OF CROSBY AVENUE.
CONTAINING 700 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



APN 099-022-12

EXHIBIT "B"

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

N89°37'04"W 440.02' (440.00' R1)

LARSON AVENUE

400.02' (400.00' R1)

SCALE: 1"=30'

APN
099-022-13

APN
099-022-12

9969 SQ. FT.

M.M. 18/24

TRACT NO. 424

BLOCK E

LOT 16

LOT 15

LOT 14

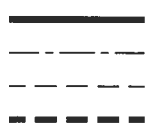
LOT 13

NEW ROW LINE

CROSBY AVENUE

N89°38'03"W 440.00' (M & R1)

LEGEND:



- | | | |
|------------------------|-------|------------------------------------|
| PROPERTY BOUNDARY LINE | (R1) | RECORD DISTANCE PER TRACT NO. 424 |
| STREET CENTERLINE | (R2) | RECORD DISTANCE PER DOCUMENT |
| EXISTING ROW LINE | | NO. 2020000467245, OFFICIAL RECORD |
| NEW ROW LINE | (ROW) | RIGHT OF WAY |

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF GARDEN GROVE BLVD CL, BETWEEN HORIZONTAL CONTROL GPS STATIONS NO. 3011 AND NO. 3032R3, BEING N89°35'13"W, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY OF ORANGE 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.



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

Huy Thai Ngo

8/11/2021

HUY THAI NGO, L.S. 8765

DATE

(FOR REFERENCE ONLY)

SHEET 1 OF 1