

**CITY OF GARDEN GROVE  
INTER-DEPARTMENT MEMORANDUM**

To: Matthew J. Fertal  
From: William E. Murray  
Dept: City Manager  
Dept: Public Works  
Subject: ACCEPTANCE OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES FOR THE PROPERTY LOCATED AT 12011 NINTH STREET, GARDEN GROVE  
Date: August 12, 2014

OBJECTIVE

To request City Council approval of the acceptance of an easement for public street and highway purposes in accordance with Precise Grading Plan G-1295 (the "Project"), for a portion of the real property located at 12011 Ninth Street, Garden Grove, owned by Yen Hoang Tran and Ai Quoc Ngoc Tran ("Owner").

BACKGROUND/DISCUSSION

On April 14, 2014, the Owner submitted grading plans for the construction of a new two-story single family home on a vacant lot located at 12011 Ninth Street, Garden Grove and dedication of a right-of-way along Ninth Street and corner cut-off to the City of Garden Grove for future public street improvements.

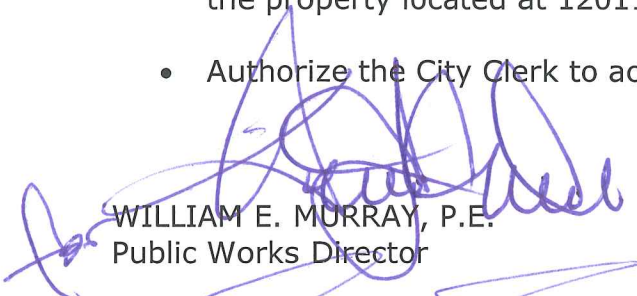
FINANCIAL IMPACT

There is no impact.

RECOMMENDATION

It is recommended that the City Council:

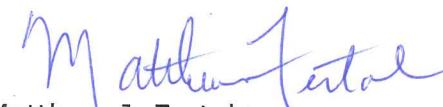
- Accept the easement for public street and highway purposes for a portion of the property located at 12011 Ninth Street, Garden Grove; and
- Authorize the City Clerk to accept the Street Deed on behalf of the City.

  
WILLIAM E. MURRAY, P.E.  
Public Works Director

By: Kamyar Dibaj  
Associate Engineer

Attachment: Street Deed

Recommended for Approval

  
Matthew J. Fertal  
City Manager

Recording Requested By:  
CITY OF GARDEN GROVE  
AND WHEN RECORDED MAIL TO  
City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840  
Attn: Real Property Office

(Parcel --)

Portion of -  
ASSESSOR PARCEL NUMBER

This is to certify that this document covers City Business within the meaning of Section 6103 of the Government Code.

City Clerk's No. \_\_\_\_\_

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

### STREET DEED

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

*Yen Hoang Tran and Ai Quoc Ngoc Tran, Wife and Husband as Joint Tenants*

*do We 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 AS 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.*

Dated June 5, 2014

STATE OF CALIFORNIA }  
COUNTY OF Orange } S.S.

On June 5th, 2014 before me,

Michelle Hoang  
a Notary Public in and for said County and State, personally appeared

Yen Hoang Tran and Ai Quoc Ngoc Tran

personally known to me (or 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.

WITNESS my hand and official seal

Signature Michelle Hoang

*Yen Hoang Tran* YEN TRAN  
*Ai Quoc Ngoc Tran* Ai Tran



FOR NOTARY SEAL OR STAMP

# Street Deed

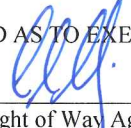
City of Garden Grove

APPROVED AS TO FORM OTHER THAN LEGAL DESCRIPTION

By: \_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_

APPROVED AS TO EXECUTION AND DESCRIPTION

By:  \_\_\_\_\_  
Right of Way Agent

Dated: 7/18/2014

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"  
RIGHT-OF-WAY DEDICATION  
APN: 090-272-25  
LEGAL DESCRIPTION

LOT "A"

SAID LOT "A" BEING A PORTION OF THE EAST 129.71 FEET OF THE NORTH 170 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS THE NORTHWEST QUARTER OF SAID SECTION IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, CALIFORNIA AS INDICATED ON A MAP FILED IN BOOK 20, PAGE 20 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CHAPMAN AVENUE AND NINTH STREET, THENCE SOUTH 89°22'50" WEST, 65.56 FEET ALONG THE CENTERLINE OF CHAPMAN AVENUE; THENCE SOUTH 00°37'10" EAST, 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°22'50" EAST, 19.94 FEET;  
THENCE SOUTH 45°47'05" EAST, 21.15 FEET;  
THENCE SOUTH 00°57'00" EAST, 105.09 FEET;  
THENCE SOUTH 89°22'50" WEST, 10.00 FEET;  
THENCE NORTH 00°57'00" WEST, 95.14 FEET;  
THENCE NORTH 45°47'05" WEST, 35.25 FEET;  
TO THE TRUE POINT OF BEGINNING.

AREA CONTAINING APPROXIMATELY 1,398 SQUARE FEET.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

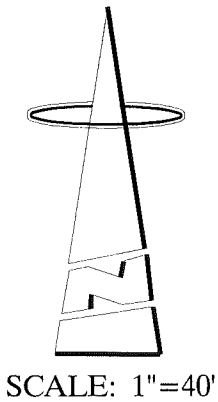
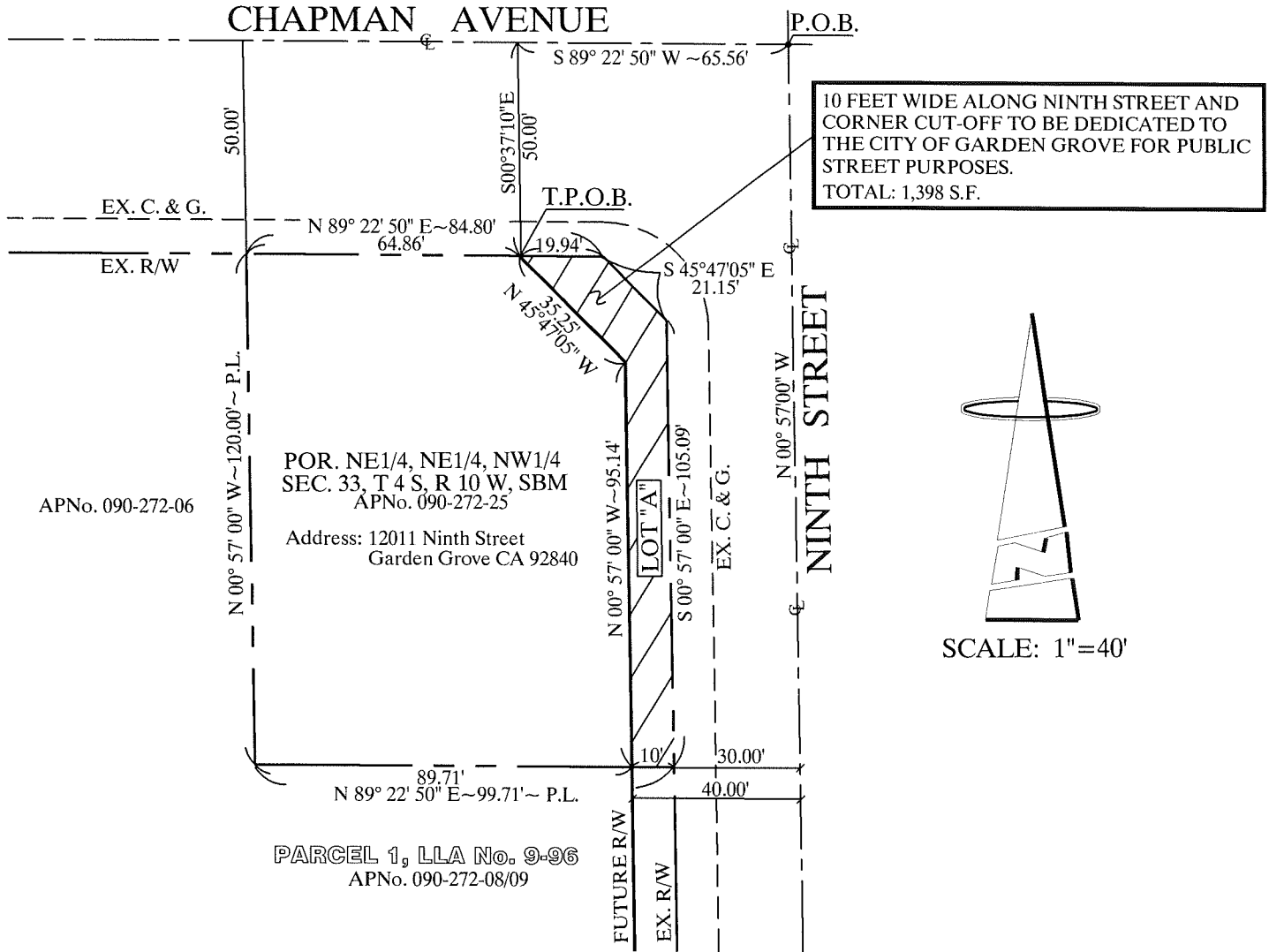
THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION



LAN N. PHAM, P.E.  
R.C.E. No. 29595, Expires: 03/31/2015  
Company Name: LAN & ASSOCIATES  
Address: 13139 Harbor Boulevard  
Garden Grove, CA 92843  
Telephone: (714) 414-9215



# EXHIBIT "B" RIGHT-OF-WAY DEDICATION APN: 090-272-25 PLOT MAP



**BASIS OF BEARINGS:**  
 THE CENTERLINE OF NINTH STREET BEING N 00° 57' 00" W  
 IN SURVEY MAP (M.M. 20/20) IS USED FOR BASIS OF BEARINGS.

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION

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