

CITY OF GARDEN GROVE

INTER-DEPARTMENT MEMORANDUM

To: Allan L. Roeder
From: William E. Murray
Dept: Interim City Manager
Dept: Public Works
Subject: ACCEPTANCE OF A STREET DEED AND AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES FOR A PORTION OF THE PROPERTY LOCATED AT 13976 ANITA PLACE, GARDEN GROVE
Date: February 10, 2015

OBJECTIVE

To request City Council approval for the acceptance of a street deed and an easement for public street and highway purposes in accordance with Precise Grading Plan G-1275 (the "Project"), for a portion of the real property located at 13976 Anita Place, Garden Grove, owned by David Dai Nguyen ("Owner").

BACKGROUND/DISCUSSION

On July 6, 2013, the Owner submitted grading plans for the construction of a new two-story, single family home on a vacant lot located at 13976 Anita Place, Garden Grove, and to dedicate ten (10) feet of right-of-way along Westminster Avenue and a 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 13976 Anita Place, 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, MS
Associate Engineer

Attachment: Street Deed

Recommended for Approval


Allan L. Roeder
Interim City Manager

Recording Requested By:

Attachment

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: 100-152-36
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,

Heritage Homes Management, a limited liability company

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 January 28, 2015, before me,
Allison Mills, Notary Public (insert name and title of the officer) personally appeared
David Dai 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 Allison Mills
(Seal)

By: [Signature]

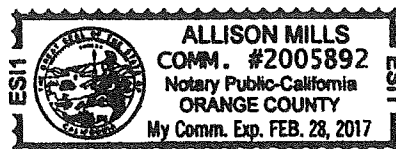
Its: OWNER

Date: 01-28-2015

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

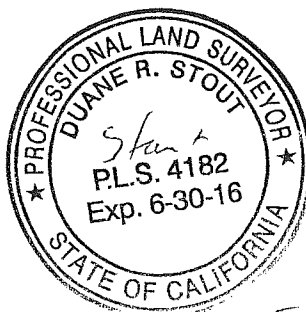
EXHIBIT A

Being a portion of Lot 2 of Lot Line Adjustment NO. 12-13, in the City of Garden Grove, County of Orange, State of California, recorded March 31, 2014 as Instrument No. 2014000119600, of Official records of said County of Orange.

Beginning at the centerline intersection of Westminster Avenue and Anita Place; thence along the centerline of Westminster Avenue N 89°21' 45" E, 107.18 feet; thence N 0°46' 30" W 50.00 feet to the Southeast corner of Lot 2 of said Lot Line Adjustment No. 12-13 and the TRUE POINT OF BEGINNING; thence along the South line of said Lot 2, S 89°21' 45" W a distance of 60.18 feet; thence N 45°42' 23" W, a distance of 24.07 feet to a point on the West line of said Lot 2; thence along the West line of said Lot 2, N 0°46' 30" E, 3.60 feet to a point; thence S 45°42' 23"E, 15.00 feet to a point on a line parallel with the said South line of said Lot 2 and 10.00 feet North thence along said parallel line N 89° 21' 45" E 66.58 feet to a point on the East line of said Lot 2; thence along the East line of said Lot 2, S 0° 46' 40" W a distance of 10.00 feet to the TRUE POINT OF BEGINNING.

Prepared by:
STOUT SURVEYING SERVICE
1316 Candlewood Street
Anaheim, CA. 92805

Duane R. Stout
Duane R. Stout P.L.S. 4182
Lic. Expires June 30, 2015



T.G. 828-G1
A.P.N. 100-151-36

EXHIBIT B

PLAT FOR STREET WIDENING

LEGEND

(xxx.xx) shown hereon are Record bearings and distances as shown on LOT LINE ADJUSTMENT 12-13, recorded March 31, 2014, as Instrument No. 2014000119600 of Official Records.

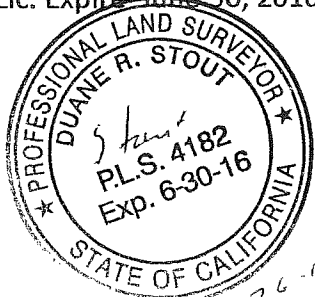
Existing Lot Line

New Lot Line

New dedication

Prepared by:
STOUT SURVEYING SERVICE
 1316 Candlewood Street
 Anaheim, CA. 92805
 Ph. 714-774-8336

Duane R. Stout
 Duane R. Stout P.L.S. 4182
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