

RECORDING REQUESTED BY  
DEPARTMENT OF TRANSPORTATION

WHEN RECORDED MAIL TO:  
STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
1750 E. 4<sup>TH</sup> STREET, SUITE 100  
SANTA ANA, CALIFORNIA 92705  
ATTN: EVANGELINA WASHINGTON  
R/W TITLES & ESCROW

This office is exempt from filing fees under Government  
Code 6103 & 27383. No tax due for Revenue & Taxation  
Code 11922.

Written by: YS Checked by: AB EA: 0P680  
R/W Map No.: E120142-05, 13  
APN: 024-150-06, 024-281-14

Space above this line for Recorder's Use

**EASEMENT DEED  
HIGHWAY**

District	County	Route	Postmile	Number
12	ORA	001	24.7	104119-1 104119-2

City of Huntington Beach, a Municipal Corporation,  
a corporation organized and existing under and by virtue of the laws of the State of  
California,

hereinafter called GRANTOR, hereby grants to the State of California, Department of  
Transportation, hereinafter called STATE, an easement for the right of way and incidents  
thereto for a public highway upon, over and across that real property in the City of Newport  
Beach, County of Orange, State of California, described as follows:

See Exhibit A, attached.

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**PARCEL 104119-1: HIGHWAY EASEMENT**

That portion of Parcel A, in the City of Huntington Beach, County of Orange, State of California, as described in a deed to the City of Huntington Beach, recorded September 19, 1990 as Instrument No. 90-498318 of Official Records, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the southeasterly terminus of that certain course shown as " N48°21'35"W 1575.72' " along the southwesterly right of way line of Pacific Coast Highway, as shown on Sheet 22 of Record of Survey No. 2019-1005, filed in Book 315, Pages 4 through 31, inclusive, of Record of Surveys, in the Office of said County Recorder; thence along said southwesterly right of way line, North 48°21'35" West 21.11 feet to the **POINT OF BEGINNING**; thence leaving said southwesterly right of way line, South 41°44'28" West 2.86 feet; thence North 48°09'38" West 1.62 feet; thence North 57°16'46" West 8.23 feet; thence North 48°32'55" West 6.62 feet to the northwesterly line of said Parcel A; thence along said northwesterly line, North 41°36'27" East 4.15 feet to said southwesterly right of way line of Pacific Coast Highway; thence along said southwesterly right of way line, South 48°21'35" East 16.39 feet to the **POINT OF BEGINNING**.

Containing 60 square feet, more or less.

**PARCEL 104119-2: HIGHWAY EASEMENT**

That portion of Parcel A, in the City of Huntington Beach, County of Orange, State of California, as described in a deed to the City of Huntington Beach, recorded September 19, 1990 as Instrument No. 90-498318 of Official Records, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the northwesterly terminus of that certain course shown as " N48°22'08"W 886.76' " along the southwesterly right of way line of Pacific Coast Highway, as shown on Sheet 22 of Record of Survey No. 2019-1005, filed in Book 315, Pages 4 through 31, inclusive, of Record of Surveys, in the Office of said County Recorder; thence along said southwesterly right of way line, South 48°22'08" East 19.90 feet to the **POINT OF BEGINNING**; thence continuing along said southwesterly right of way line South 48°22'08" East 28.46 feet; thence leaving said southwesterly right of way line, South 42°19'21" West 2.59 feet; thence North 48°25'47" West 2.00 feet; thence

North 64°01'18" West 6.81 feet; thence North 48°25'47" West 10.00 feet; thence North 36°08'10" West 8.59 feet; thence North 48°25'47" West 1.50 feet; thence North 42°12'57" East 2.62 feet to the **POINT OF BEGINNING**.

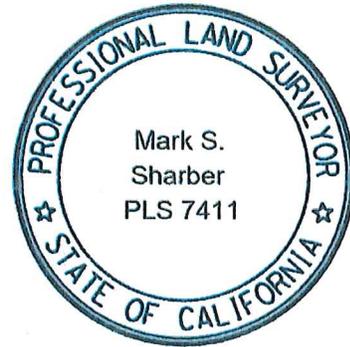
Containing 106 square feet, more or less.

All bearings and distances described herein are based on the California Coordinate System of 1983, Zone VI, North American Datum of 1983 (Epoch 1991.35). The distances shown herein are grid distances. Divide grid distances by a combined factor 0.999972 to obtain ground distances.

This land description has been prepared by me or under my direction in conformance with the Professional Land Surveyor's Act.

Signature: Mark S. Sharber

Date: 09/03/2021



Number
104119-1
104119-2

The GRANTOR hereby further grants to STATE all trees, growths (growing or that may hereinafter grow) and road building materials within the right of way including the right to take water, together with the right to use same in such manner and at such location as the STATE may deem proper, needful or necessary for the construction, reconstruction, improvement or maintenance of the highway.

The GRANTOR, for itself and its successors and assigns, hereby waives any and all claims for damages to GRANTOR's remaining property contiguous to the right of way conveyed by reason of the location, construction, landscaping or maintenance of the highway.

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

CITY OF HUNTINGTON BEACH, a municipal corporation of the State of California

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

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated \_\_\_\_\_  
 \_\_\_\_\_  
*Certificate of Acceptance  
 Required for Easement  
 Deeds*

By \_\_\_\_\_  
 ADETOKUNBO OMISHAKIN  
 Director of Transportation

By \_\_\_\_\_  
 Attorney in Fact  
 Evangelina Washington, Branch Chief  
 R/W Planning & Management,  
 Project Coordination & Acquisition

## 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 \_\_\_\_\_ } ss

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_  
\_\_\_\_\_

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)