

NOTICE HOW REMOVAL OF THE EXISTING
TURNAROUND IS AN ISSUE.



SUBMITTED AT THE DAIS
Public Hearing Item No. 1
4/19/2021





FIGURE 503.2.5(1) FIRE APPARATUS TURNAROUND STANDARD - PUMPER

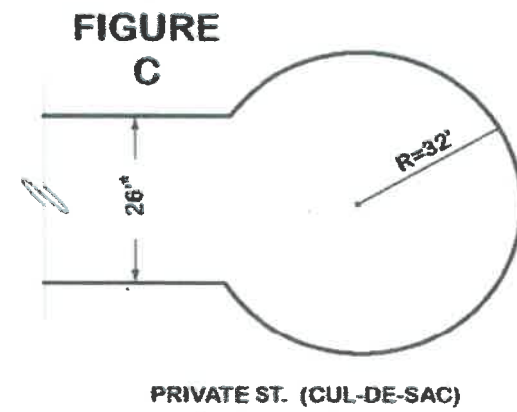
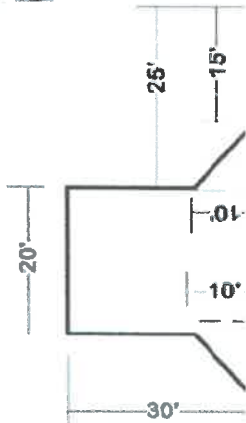
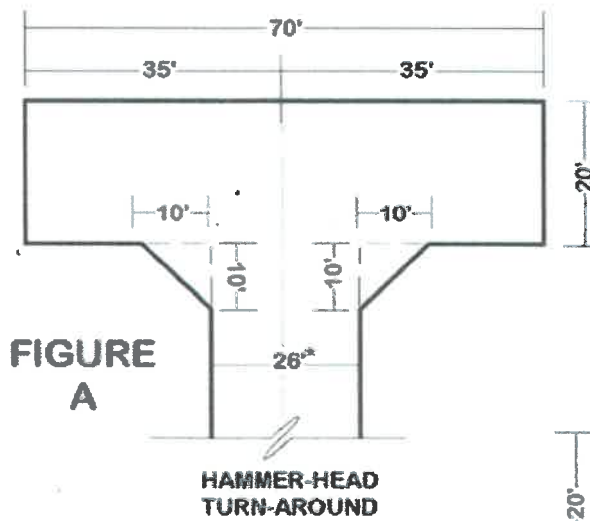


FIGURE B
INTERMEDIATE

★ MAY BE REDUCED TO 20' FOR SINGLE FAMILY RESIDENCES

Approx. Lot boundaries
to show size difference.



SHOWS TURNAROUND
LOCATION
+
DEAD END STREET



purchase price and statutory interest, if any, will be made with full understanding and agreement of the purchaser that the Treasurer Tax Collector has no further liability in the matter.

Possible Cause for Reversal of Tax Deed

If the validity of the Tax Collector's Deed is challenged by judicial proceeding that action must be commenced within one year by the former owner or his/her party of interest, after the recording date of the Tax Collector's Deed. (For this reason a title company generally will not insure title for at least one year). This judicial proceeding can refer to an alleged invalidity or irregularity in the procedures of sale. If litigation by a former owner is successful and a court holds a Tax Deed void, the Court shall determine the correct amount of taxes, penalties and costs that should be paid, and the Court shall order the former owner or other party of interest to pay such amounts within six months. If such amounts are not paid in accordance with such order, the Court will not hold the Tax Deed void. When a court holds a Tax Deed void, the purchaser is entitled to a refund from the County of the amount paid in purchase price for tax, penalties and costs. A claim for refund shall be presented within one year after the judgment becomes final. The right to redeem "Tax-Defaulted Property Subject to Power to Sell" will terminate at 5:01 p.m. on the last business day prior to the first day of the auction.

Caution - Investigate Before You Bid

This is a buyer beware sale. DO NOT attempt to purchase property at the auction unless a thorough investigation has been made as to the exact location, desirability and usefulness of the property. Parcels are sold on an "as is" basis, and the County makes no representation or warranty, real or implied, as to the properties' condition or suitability for any use. The County in no way assumes any responsibility, implied or otherwise, that the properties are in compliance with zoning ordinances, or conform to building codes and permits, or are free from latent or patent defects. An investigation may reveal that the property is in a street or alley, in a flood control channel, landlocked, dedicated to public use for street or other purposes; or improvements which may be shown on the tax sale list no longer exist at the time of auction, or a lien may have been or will be placed on the property. Streets shown on maps offered by the Orange County Assessor's Office may or may not exist, and in some cases may be future streets. All properties should be investigated thoroughly prior to their purchase.

NOTE: Neither the State of California, nor the County of Orange, nor their elected and appointed officials, officers, employees and agents, are liable for loss or damages of any kind sustained by the property purchased at public auction from the time of the sale until the recordation of the Tax Deed transferring the property to purchaser.

Lien(s) on Property

A Tax Deed will cancel all private liens (i.e. Deeds of Trust, Mechanic's Liens, Judgments, etc.) as well as all prior delinquent taxes. Public liens such as Improvement Bonds, Demolition Liens, etc. may not be discharged with a Tax Deed. Pursuant to Section 3712 of the Revenue and Taxation Code, the Tax Deed conveys title to the purchaser free of all encumbrances of any kind existing before the sale, except:

OC Tax Auction 161 LOT WAS SOLD VIA TAX AUCTION.









11

PROPERTY INFORMATION

**SUBMITTED AT THE DAIS
PUBLIC HEARING NO. 1
4/19/2021**

1) Property: 141 W HIDDEN LN, LA HABRA CA 90631-2880 C043
 APN: 017-271-21 Card#: Use: RESIDENTIAL LOT
 County: ORANGE, CA Prop Tax: \$174.34 Total Value: \$15,280
 MapPg/Grid: 708-E4 Old Map: 2-A3 Tax Year: 2004 Delinq: 2003 Land Value: \$15,280
 Census: 14.01 Tract #: Tax Area: 06026 Imprv Value:
 High School: FULLERTON UN Elem School: Taxable Val: \$15,280
 Comm Coll: Exemptions: Assd Year: 2004
 Subdivision: ONTARIO INV CO 02 % Improved:
 Owner: MOMENY LEYLA Phone:
 Owner Vest: SW / /

Mail: 27372 ALISO CREEK RD # 200; ALISO VIEJO CA 92656-5339 C042

Owner Transfer = Rec Dt: 02/10/2003 Price: Doc#: 155621 Type: GRANT DEED
 Sale Dt: 01/15/2003

SALE & FINANCE INFORMATION

	LAST SALE	PRIOR SALE
Recording/Sale Date:	09/24/1986	09/1986
Sale Price/Type:	\$3,000	FULL
Document #:	442334	
Deed Type:	DEED (REG)	
1st Mtg Amt/Type:		
1st Mtg Rt/Type/Trm:	/	/
1st Mtg Lender:		
2nd Mtg Amt/Type:		
2nd Mtg Rt/Type/Trm:	/	/
Title Company:		
Seller:	TAX COL ORANGE	
New Construction:		
Other Last Sale Info =	# Parcels:	Type 2: Pend:

IMPROVEMENTS

Bldg/Liv Area:
 Gross Area:
 Ground Flr:
 Bsmnt Area:
 \$/SqFt:
 Yrbl/Eff:
 # Stories:
 Rooms:
 Bedrooms:
 Full/Half Bath:
 Ttl Baths/Fixt:
 Fireplace:
 Pool:
 Porch Type:
 Patio Type:
 Construct:
 Foundation:
 Ext Wall:
 Roof Shape:
 Roof Type:
 Roof Matl:
 Floor Type:
 Floor Cover:
 Heat Type:
 Heat Fuel:
 Air Cond:
 Quality:
 Condition:
 Style:
 Equipment:
 Other Rms:

SITE INFORMATION

# Res. Units:	County Use: 1	Acres: 0.10
# Comm Units:	Zoning:	Lot Area: 4,400
# Buildings:	Flood Panel:	Lot Width:
Bldg Class:	Panel Date:	Lot Depth:
Parking Sqft:	Flood Zone:	Usable Lot:
Park Spaces:	Sewer Type:	
Garage Cap#:	Water Type:	
Park Type:		
Other Impvs:		
Legal Blk/Bldg:	Site Influence:	
Legal Lot/Unit: 5	Amenities:	
Legal: ONTARIO INV CO SUB # 2 LO T 5 POR		

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name **Blash Momeny**
Street **41 El Prisma**
Address
City & State **Rancho Santa Margarita CA 92688**
Zip

Title Order No.

Escrow No.

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2013000494915 11:11 am 08/21/13

53 Sec2 G02 2

0.00 0.00 0.00 0.00 3.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$ 0 - no consideration - THIS IS A

unincorporated area City of La Habra

Parcel No. 017-271-21

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

BONA FIDE GIFT AND THE GRANTOR RECEIVED

NOTHING IN RETURN

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (R&T CODE

Leyla Momeny

1191.)

hereby GRANT(S) to

Blash Momeny

the following described real property in the The City of La Habra

county of Orange, state of California

Vacant Land: AP# 017-271-21 and per legal description attached.

Dated 8/6/13

STATE OF CALIFORNIA COUNTY OF Santa Clara

On August 06, 2013 before me,

Jayanti M. Patel - Notary Public
(here insert name and title of the officer)

, personally appeared LEYLA MOMENY

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



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

EXHIBIT "A"
LEGAL DESCRIPTION

Real property in the City of La Habra, County of Orange, State of California, described as follows:

Parcel 1:

Those portions of Lots 1 and 5 of Ontario Investment Company's Subdivision No. 2, as shown on a Map recorded in Book 6, pages 43 and 44 of Miscellaneous Maps, records of Orange County, California, described as follows:

Beginning at a point in the Northerly line of said Lot 1 distant thereon South 89°54'00" West 166.64 feet from the Northeast corner of said Lot 1; thence continuing along last mentioned line South 89°54'00" West 182.13 feet; thence South 0°23'00" West 100.00 feet to the Northwesterly corner of said Lot 5; thence South 2°52'30" East 128.93 feet; thence South 33°59'30" West 204.61 feet to the True Point of Beginning; thence South 76°48'00" West 113.12 feet; thence South 0°23'00" West 43.03 feet; thence South 89°37'00" East 109.95 feet to a line that bears South 0°23'00" West and passes through the True Point of Beginning; thence North 0°23'00" East 69.59 feet to the True Point of Beginning.

Parcel 2:

An easement for road and public utility purposes over those portions of Lots 1 and 5 of Ontario Investment Company's Subdivision No. 2, as shown on a Map recorded in Book 6, pages 43 and 44 of Miscellaneous Maps, records of Orange County, California, described as follows:

Beginning at the Southeast corner of Parcel 1 above described; thence North 0°23'00" East 10.00 feet; thence South 89°37'00" East 253.05 feet; thence North 45°23'00" East 21.21 feet; thence North 0°23'00" East 445.09 feet; thence North 89°54'00" East 20.00 feet; thence South 0°23'00" West 480.26 feet; thence North 89°37'00" West 398.00 feet; thence North 0°23'00" East 10.00 feet; thence South 89°37'00" East 109.95 feet to the point of beginning.

Parcel 3:

An easement for public road purposes over the Northerly 30.00 feet of Lot 1 of Ontario Investment Company's Subdivision No. 2, as shown on a Map recorded in Book 6, pages 43 and 44 of Miscellaneous Maps, records of Orange County, California, from the Westerly line of Hiatt Street, 60.00 feet wide, to the Easterly line of Parcel 2 above described.

APN: 017-271-21