

SHEET 1 OF 5 SHEETS
ALL OF TENTATIVE TRACT MAP NO. 19174
1 NUMBERED LOT
GROSS AREA: 5.606 ACRES
NET AREA: 5.597 ACRES

TRACT NO. 19174

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP FILED IN BOOK 32, PAGE 48
OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

DANE P. MCDUGALL
L.S. 9297



DATE OF SURVEY:
AUGUST 2022

ACCEPTED AND FILED
AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY _____
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF HUNTINGTON BEACH AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: EDINGER AVENUE.

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. AN EASEMENT FOR PUBLIC ACCESS PURPOSES AS SHOWN ON SAID MAP.
2. A BLANKET EASEMENT OVER THE PRIVATE DRIVES FOR FIRE DEPARTMENT, POLICE DEPARTMENT, AND WATER QUALITY INSPECTION ACCESS PURPOSES AS SHOWN ON SAID MAP.
3. AN EASEMENT FOR WATER SERVICE AND MAINTENANCE PURPOSES AS SHOWN ON SAID MAP.
4. AN EASEMENT FOR PUBLIC ACCESS AND OPEN SPACE PURPOSES AS SHOWN ON SAID MAP.
5. A BLANKET EASEMENT OVER ALL SIDEWALKS, ACCESSWAYS, AND COMMON AREAS FOR FIRE DEPARTMENT, POLICE DEPARTMENT, AND WATER QUALITY INSPECTION ACCESS PURPOSES.

TPG AG EHC III (LSEA) CA 3, L.P., A DELAWARE LIMITED PARTNERSHIP.

BY: _____
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _____
STEVEN S. BENSON, ITS MANAGER

OPTIONEE

LANDSEA HOMES OF CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY, OPTIONEE UNDER A MEMORANDUM OF OPTION AGREEMENT PER DOCUMENT RECORDED JUNE 11, 2024 AS INSTRUMENT NO. 2024000144576 OF OFFICIAL RECORDS.

BY: _____
DAVID J. MELLO, JR., VICE PRESIDENT

NOTARY 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 ARIZONA }
COUNTY OF _____ } SS

ON _____ BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED STEVEN S. BENSON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ARIZONA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
NAME _____ MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

NOTARY 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, _____

A NOTARY PUBLIC, PERSONALLY APPEARED DAVID J. MELLO, JR., WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY
NAME _____ MY COMMISSION NO. _____
(NAME PRINTED) MY COMMISSION EXPIRES _____

SIGNATURE OMISSIONS

SEE SHEET 2

PLANNING COMMISSION CERTIFICATE

I, JENNIFER VILLASENOR, SECRETARY TO THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED WITH, AMENDED, AND APPROVED BY THE HUNTINGTON BEACH CITY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, _____

JENNIFER VILLASENOR
SECRETARY OF THE PLANNING COMMISSION
CITY OF HUNTINGTON BEACH

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF BRANDYWINE HOMES IN AUGUST 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, _____

DANE P. MCDUGALL
L.S. 9297



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, _____

LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
P.L.S. 8402



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, AS FILED WITH, AMENDED, AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, _____

THOMAS M. HERBEL
CITY ENGINEER, CITY OF HUNTINGTON BEACH
RCE NO. 53300



CITY CLERK'S STATEMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, _____ AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS; THE EASEMENT DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: EDINGER AVENUE.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH:

1. THE EASEMENT FOR PUBLIC ACCESS PURPOSES AS DEDICATED.
2. THE BLANKET EASEMENT OVER THE PRIVATE DRIVES FOR FIRE DEPARTMENT, POLICE DEPARTMENT, AND WATER QUALITY INSPECTION ACCESS PURPOSES AS DEDICATED.
3. THE EASEMENT FOR WATER SERVICE AND MAINTENANCE PURPOSES AS DEDICATED.
4. THE EASEMENT FOR PUBLIC ACCESS AND OPEN SPACE PURPOSES AS DEDICATED.
5. THE BLANKET EASEMENT OVER ALL SIDEWALKS, ACCESSWAYS, AND COMMON AREAS FOR FIRE DEPARTMENT, POLICE DEPARTMENT, AND WATER QUALITY INSPECTION ACCESS PURPOSES AS DEDICATED.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, ALL PUBLIC EASEMENTS WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF HUNTINGTON BEACH, PER DOCUMENTS RECORDED: MARCH 5, 2014 AS INSTRUMENT NO. 201400085042; AUGUST 18, 1987 AS INSTRUMENT NO. 87-468761; AND FEBRUARY 10, 2011 AS INSTRUMENT NO. 2011000077019, ALL OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY CALIFORNIA, NOT SHOWN ON THIS MAP.

AND DID ALSO APPROVE THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, _____

ROBIN ESTANISLAU
CITY CLERK OF HUNTINGTON BEACH

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, _____

SHARI L. FREIDENRICH BY: _____
COUNTY TREASURER-TAX COLLECTOR TREASURER - TAX COLLECTOR

SHEET 2 OF 5 SHEETS
ALL OF TENTATIVE TRACT MAP NO. 19174
1 NUMBERED LOT
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FOR CONDOMINIUM PURPOSES

DANE P. MCDUGALL
L.S. 9297



DATE OF SURVEY:
AUGUST 2022

SEE SHEET 3 FOR BOUNDARY
ESTABLISHMENT.
SEE SHEETS 4 AND 5 FOR EASEMENT
DETAILS.

MONUMENT NOTES

- ① FOUND 2" IRON PIPE WITH NAIL AND TAG, STAMPED "RCE 13703" PER PARCEL MAP 84-568, P.M.B. 189/31-32, DOWN 0.5'. ACCEPTED AS THE SOUTH 1/4 CORNER OF SECTION 14.
 - ② FOUND PUNCHED 2-1/2" BRASS DISK, STAMPED "RCE 27743" IN WELL, DOWN 0.65' PER C.R. 2016-1290. ACCEPTED AS THE CENTERLINE INTERSECTION OF GOTHARD STREET AND EDINGER AVENUE.
 - ③ SEARCHED, FOUND NOTHING. INTERSECTION POINT FROM 3 FOUND TIES PER CITY OF HUNTINGTON BEACH TIE #8870, PAGE 67, S89°32'32"E 0.14' FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 14 AS ESTABLISHED PER (G). SEE DETAIL "C" ON SHEET 5.
 - ④ FOUND MAG NAIL AND BRASS WASHER STAMPED "LS 6970" PER C.R. 2007-2469, FLUSH IN ASPHALT. ACCEPTED AS THE CENTERLINE INTERSECTION OF GOLDENWEST STREET AND EDINGER AVENUE, AND THE SOUTHWEST CORNER OF SECTION 14.
 - ⑤ FOUND MAG NAIL AND BRASS WASHER STAMPED "LS 6970" PER C.R. 2007-2473, FLUSH IN ASPHALT. ACCEPTED AS THE CENTERLINE INTERSECTION OF GOLDENWEST STREET AND MCFADDEN AVENUE, AND THE WEST 1/4 CORNER OF SECTION 14.
 - ⑥ FOUND PK NAIL AND BRASS WASHER STAMPED "LS 5411 GPS 5126R1" PER C.R. 2004-1363, FLUSH IN ASPHALT. ACCEPTED AS THE CENTERLINE INTERSECTION OF GOTHARD STREET AND MCFADDEN AVENUE.
 - ⑦ FOUND MAG SPIKE AND BRASS WASHER STAMPED "CITY OF H.B." PER C.R. 2016-2177, FLUSH IN ASPHALT. ACCEPTED AS A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, AS SHOWN ON R1.
 - ⑧ FOUND 2" IRON PIPE, OPEN, DOWN 0.8', NO REFERENCE. CENTER OF PIPE OFF S50°15'56"E 0.09' FROM CORNER AS ESTABLISHED BY (F).
- INDICATES FOUND MONUMENT AS NOTED.
 - ▲ INDICATES OCS CONTINUOUS GLOBAL POSITIONING STATION.
 - INDICATES 2" IRON PIPE WITH NAIL AND TAG "LS 9297", FLUSH; OR LEAD, TACK AND TAG "LS 9297"; OR NAIL AND TAG "LS 9297" OR SPIKE AND WASHER "LS 9297 MCDUGALL", TO BE SET, FLUSH.
 - INDICATES SPIKE AND WASHER "LS 9297 MCDUGALL" TO BE SET, FLUSH IN ASPHALT.
 - INDICATES STANDARD CITY OF HUNTINGTON BEACH WELL MONUMENT WITH 2-1/2" BRASS DISK STAMPED "LS 9297" TO BE SET.

ALL MONUMENTS SET IN THE PUBLIC RIGHT-OF-WAY (EXCEPTING LOT LINE EXTENSIONS) SHALL HAVE A CORNER RECORD FILED WITH THE ORANGE COUNTY SURVEYOR'S OFFICE TO PERPETUATE THE POSITION OF THE SUBJECT POINT OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

ESTABLISHMENT NOTES

- (A) SEARCHED, FOUND NOTHING. ESTABLISHED THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 BY PROPORTIONATE MEASUREMENT BETWEEN (5) AND (6) PER R1.
- (B) SEARCHED, FOUND NOTHING. ESTABLISHED THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 BY PROPORTIONATE MEASUREMENT BETWEEN (4) AND (5) PER R1.
- (C) SEARCHED, FOUND NOTHING. ESTABLISHED THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 BY PROPORTIONATE MEASUREMENT BETWEEN (B) AND (7) PER R1.
- (D) SEARCHED, FOUND NOTHING. ESTABLISHED THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 BY PROPORTIONATE MEASUREMENT BETWEEN (C) AND (2) PER R2.
- (E) SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R2.
- (F) ESTABLISHED THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 PARALLEL WITH THE CENTERLINE OF GOTHARD STREET, PER R2 THROUGH (G) AND BY PROPORTIONATE MEASUREMENT BETWEEN (H) AND THE SOUTHWEST CORNER OF PARCEL 1 OF R2, PER R2.
- (G) SEARCHED, FOUND NOTHING. ESTABLISHED THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 14 BY PROPORTIONATE MEASUREMENT BETWEEN (2) AND (4) PER R2.
- (H) DID NOT SEARCH, POINT LANDS IN BUILDING. ESTABLISHED THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 BY INTERSECTING THE NORTHERLY PROLONGATION OF THE LINE FROM (G) THROUGH (F).

EASEMENT NOTES

- (A) INDICATES AN EASEMENT DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: EDINGER AVENUE. (SEE DETAIL "A" SHEET 5).
 - (B) INDICATES AN EASEMENT DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH FOR PUBLIC ACCESS PURPOSES.
 - (C) INDICATES A BLANKET EASEMENT DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH OVER THE PRIVATE DRIVES FOR FIRE DEPARTMENT, POLICE DEPARTMENT, AND WATER QUALITY INSPECTION ACCESS PURPOSES.
 - (D) INDICATES AN EASEMENT DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH FOR WATER SERVICE AND MAINTENANCE PURPOSES.
 - (E) INDICATES EASEMENT FOR PUBLIC ACCESS AND OPEN SPACE PURPOSES AS SHOWN ON SAID MAP.
 - (F) INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PER DOCUMENT RECORDED MAY 6, 1966 IN BOOK 7924, PAGE 661 OF OFFICIAL RECORDS.
 - (G) INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, PER DOCUMENT RECORDED JUNE 8, 1966 IN BOOK 7954, PAGE 318 OF OFFICIAL RECORDS. (SEE DETAIL "A" SHEET 5)
 - (H) INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PER DOCUMENTS RECORDED RECORDED AUGUST 17, 1987 AS INSTRUMENT NO. 87-466141 AND RE-RECORDED AUGUST 24, 1988 AS INSTRUMENT NO. 88-420031, BOTH OF OFFICIAL RECORDS AND PARTIALLY QUITCLAIMED PER DOCUMENT RECORDED SEPTEMBER ____, 2024 AS INSTRUMENT NO. 2024_____ OF OFFICIAL RECORDS.
- A NON-EXCLUSIVE ACCESS EASEMENT FOR DRIVEWAY PURPOSES AND A NON-EXCLUSIVE RECIPROCAL EASEMENT FOR VEHICULAR, PEDESTRIAN AND BICYCLE INGRESS AND EGRESS PURPOSES IN FAVOR OF GOTHARD EXPRESS PARTNERS, L.P. PER DOCUMENT RECORDED MAY 14, 2015 AS INSTRUMENT NO. 2015000251995 OF OFFICIAL RECORDS.
 - A BLANKET EASEMENT DEDICATED HEREON OVER ALL SIDEWALKS, ACCESSWAYS, AND COMMON AREAS FOR FIRE DEPARTMENT, POLICE DEPARTMENT, AND WATER QUALITY INSPECTION ACCESS PURPOSES.

SURVEYOR'S NOTES

- THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

- ALL REFERENCES TO "SECTION 14" OR "SEC. 14" SHALL REFER TO SECTION 14 OF TOWNSHIP 5 SOUTH, RANGE 11 WEST OF THE RANCHO LA BOLSA CHICA, PER MAP FILED IN BOOK 51, PAGE 13, MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

REFERENCES

R1 - INDICATES PARCEL MAP NO. 81-571, P.M.B. 169/45-46.

R2 - INDICATES PARCEL MAP, P.M.B. 32/48.

R3 - INDICATES PARCEL MAP NO. 2012-113, P.M.B. 385/42-45.

R4 - INDICATES TRACT NO. 17261, M.M. 914/24-27.

() - INDICATES RECORD OR CALCULATED DATA PER NOTED REFERENCE.

*R3- INDICATES R3 RECORD DIMENSION CALCULATED BY SUBTRACTING 0.16', THE DIFFERENCE BETWEEN THE CENTERLINES OF GOTHARD STREET NORTH AND SOUTH OF EDINGER AVENUE.

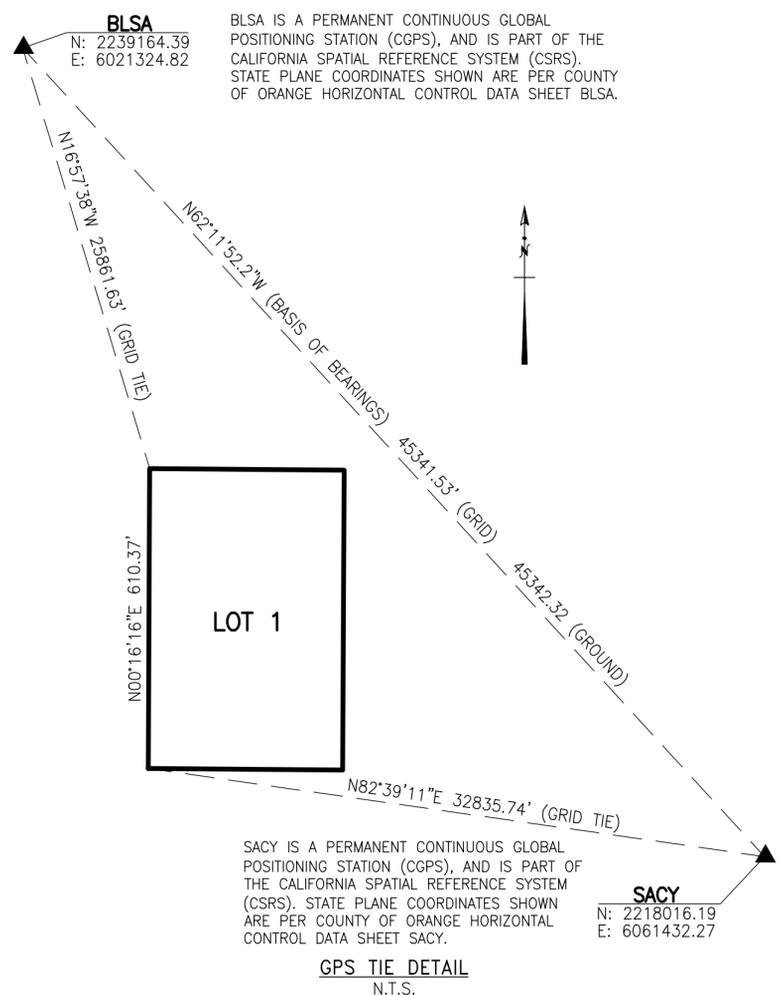
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "SACY" AND "BLSA" BEING NORTH 62°11'52.2" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.999982579. (PROJECT SPECIFIC).



SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (a)(3)(A) AND (C) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

DOROTHY THAYER PECK, CHARLES H. THATCHER AND TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, ALL AS TRUSTEES OF THE TRUST UNDER WRITTEN DECLARATION THEREOF BY CARRIE A. PECK, DATED DECEMBER 18, 1936, AS TO AN UNDIVIDED 25% OF SAID 100% INTEREST AND BY DOROTHY T. PECK, A WIDOW, IN HER INDIVIDUAL CAPACITY, AS TO AN UNDIVIDED 25% OF SAID 100% INTEREST, HOLDERS OF MINERALS, GAS, OIL, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES PER DOCUMENT RECORDED OCTOBER 19, 1960 IN BOOK 5471, PAGE 278 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER DOCUMENTS RECORDED MAY 6, 1966 IN BOOK 7924, PAGE 661; AUGUST 17, 1987 AS INSTRUMENT NO. 87-466141 AND RE-RECORDED AUGUST 24, 1988 AS INSTRUMENT NO. 88-420031, PARTIALLY QUITCLAIMED PER DOCUMENT RECORDED SEPTEMBER ____, 2024 AS INSTRUMENT NO. 2024_____ ALL OF OFFICIAL RECORDS.

THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED JUNE 8, 1966 IN BOOK 7954, PAGE 318 OF OFFICIAL RECORDS.

GOTHARD EXPRESS PARTNERS, L.P. HOLDERS OF A NON-EXCLUSIVE ACCESS EASEMENT FOR DRIVEWAY PURPOSES AND A NON-EXCLUSIVE RECIPROCAL EASEMENT FOR VEHICULAR, PEDESTRIAN AND BICYCLE INGRESS AND EGRESS PURPOSES PER DOCUMENT RECORDED MAY 14, 2015 AS INSTRUMENT NO. 2015000251995 OF OFFICIAL RECORDS.

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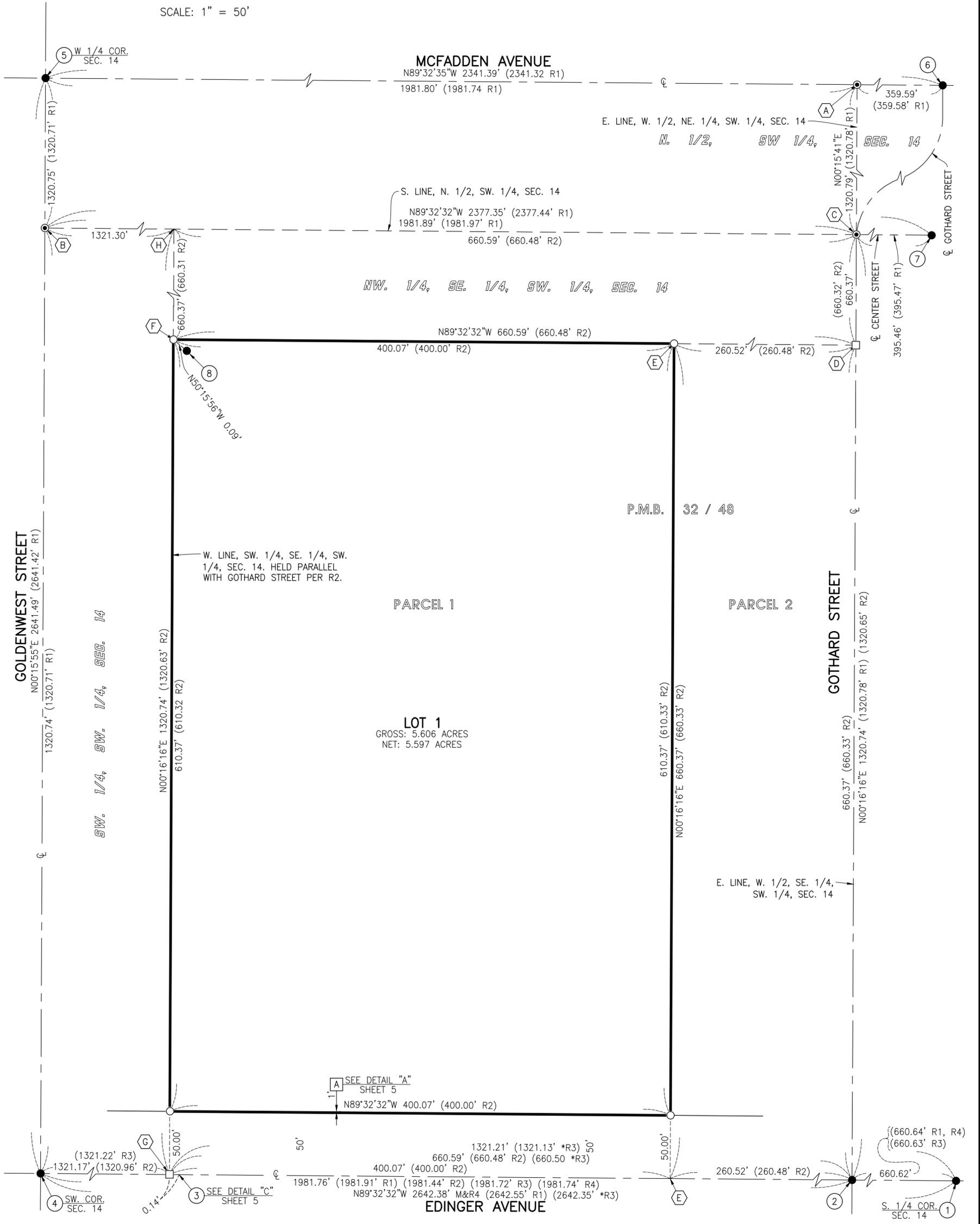
DANE P. MCDUGALL
 L.S. 9297



DATE OF SURVEY:
 AUGUST 2022

SEE SHEET 2 FOR MONUMENT NOTES,
 ESTABLISHMENT NOTES, EASEMENT
 NOTES, SURVEYOR'S NOTES,
 REFERENCES, BASIS OF BEARINGS,
 DATUM STATEMENT, AND GPS TIE DETAIL.
 SEE SHEET 3 FOR BOUNDARY
 ESTABLISHMENT.
 SEE SHEETS 4 AND 5 FOR EASEMENT
 DETAILS.

SCALE: 1" = 50'



SHEET 4 OF 5 SHEETS
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TRACT NO. 19174

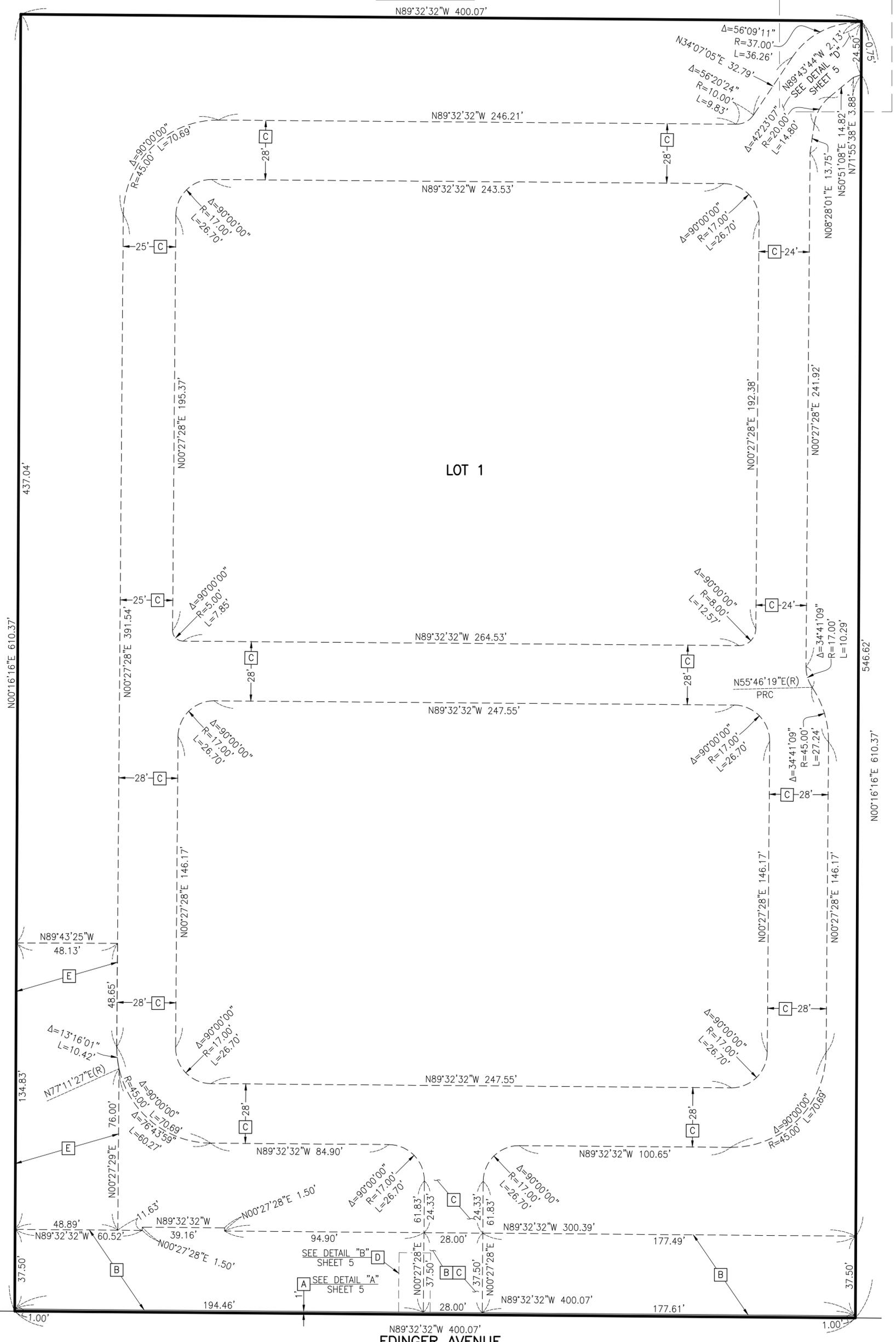
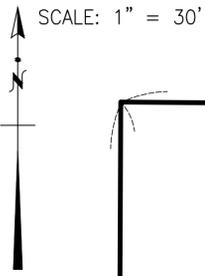
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 NOTES, SURVEYOR'S NOTES,
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 SEE SHEET 3 FOR BOUNDARY
 ESTABLISHMENT.
 SEE SHEET 5 FOR EASEMENT DETAILS.

DANE P. MCDUGALL
 L.S. 9297



DATE OF SURVEY:
 AUGUST 2022



EDINGER AVENUE

SHEET 5 OF 5 SHEETS
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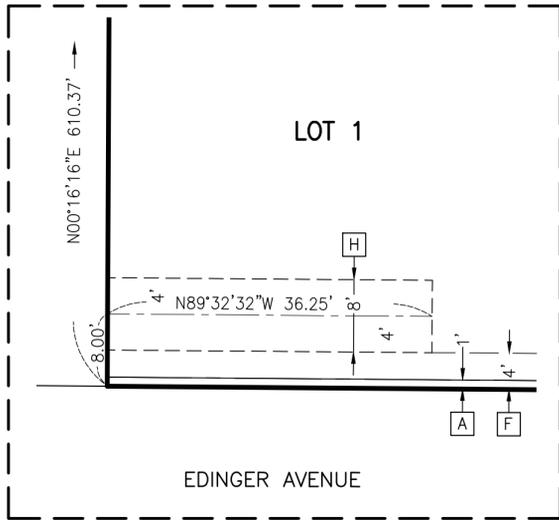
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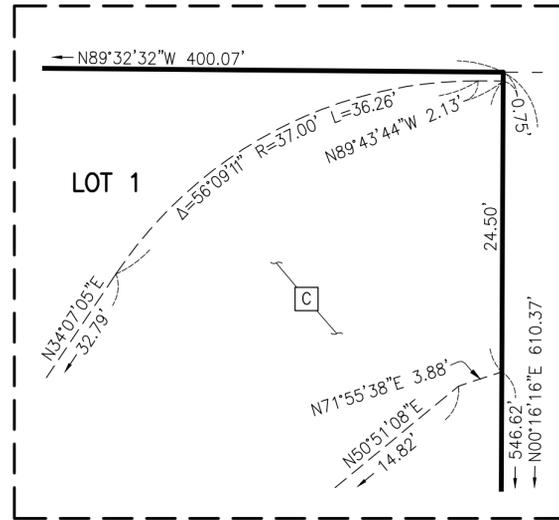


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 NOTES, SURVEYOR'S NOTES,
 REFERENCES, BASIS OF BEARINGS,
 DATUM STATEMENT, AND GPS TIE DETAIL.
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 ESTABLISHMENT.
 SEE SHEET 4 FOR EASEMENT DETAILS.



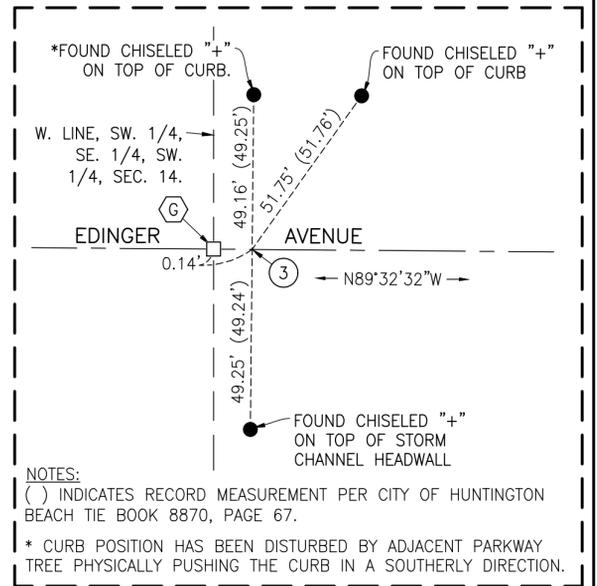
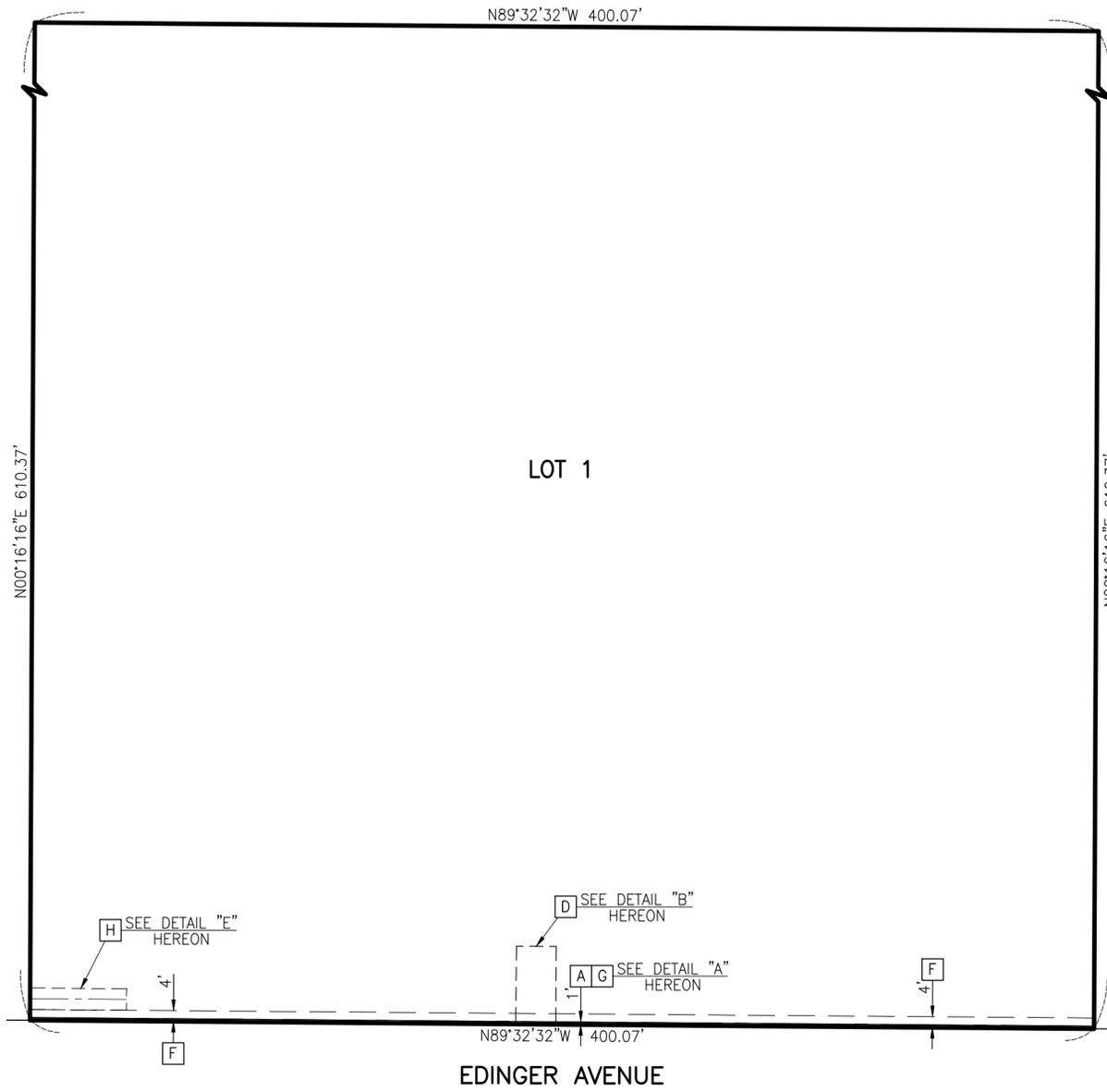
DETAIL "E"
 N.T.S.



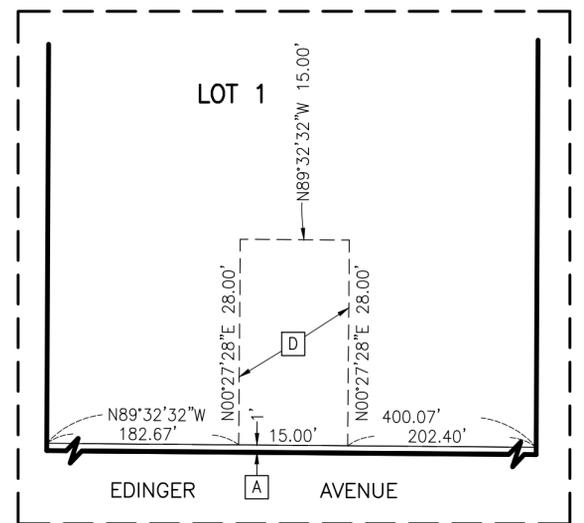
DETAIL "D"
 N.T.S.



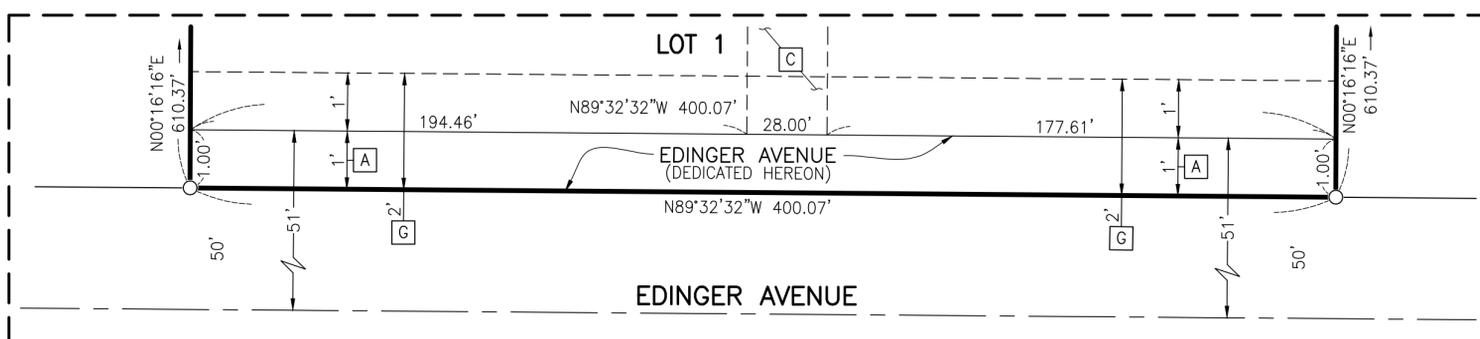
SCALE: 1" = 40'



DETAIL "C"
 N.T.S.



DETAIL "B"
 N.T.S.



DETAIL "A"
 N.T.S.