

SHEET 1 OF 3 SHEETS  
ALL OF TENTATIVE TRACT NO. 19157  
NUMBER OF LOTS: 1 NUMBERED  
GROSS AREA: 2.431 ACRES  
NET AREA: 2.065 ACRES  
DATE OF SURVEY: JUNE, 2022

# TRACT NO. 19157

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF PARCELS 2, 3, AND 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

ADVANCED CIVIL GROUP, INC.      JEFFERY L. MAYS L.S. 6379      JUNE, 2022  
FOR CONDOMINIUM PURPOSES

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 IN FEE FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES: TALBERT AVENUE AND NEWLAND STREET

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. A BLANKET EASEMENT OVER THE PRIVATE **DRIVES**, SIDEWALK AND ACCESS WAYS FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS.
2. AN EASEMENT FOR PUBLIC STORM DRAIN PURPOSES AS SHOWN ON SAID MAP.

OLSON URBAN V- HUNTINGTON BEACH 4, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: OLSON URBAN COMMUNITIES III, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
SOLE MEMBER

BY: OLSON URBAN VENTURES III, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
SOLE MEMBER

BY: OLSON URBAN HOUSING, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
OPERATING MEMBER

BY: IN TOWN LIVING, INC.  
A DELAWARE CORPORATION  
MANAGING MEMBER

BY: Thomas Moore  
NAME: **THOMAS MOORE**  
TITLE: **SVP, OPERATIONAL PLANNING**

BY: William Holford  
NAME: **WILLIAM HOLFORD**  
TITLE: **SVP; PRESIDENT, OLSON COMMUNITIES**

## BENEFICIARY

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 2, 2022 AS INST. NO. 2022000267191 OF OFFICIAL RECORDS.

BY: Christine Roess  
PRINT NAME: **Christine Roess**  
TITLE: **Vice President**

## NOTARY ACKNOWLEDGEMENT

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 ) SS  
ON November 30, 2022 BEFORE ME, N. Steinkellner, Notary Public,  
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Thomas Moore & William Holford

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.

SIGNATURE: Steinkellner MY PRINCIPAL PLACE OF BUSINESS IS IN orange COUNTY,  
PRINT: **N. STEINKELLNER** MY COMMISSION NUMBER: 23149954 EXPIRES: Mar. 3, 2025

## NOTARY ACKNOWLEDGEMENT

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 ) SS  
ON November 30, 2022 BEFORE ME, N. Steinkellner, Notary Public,  
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Christine Lyn Roess

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.

SIGNATURE: Steinkellner MY PRINCIPAL PLACE OF BUSINESS IS IN orange COUNTY,  
PRINT: **N. STEINKELLNER** MY COMMISSION NUMBER: 23149954 EXPIRES: Mar. 3, 2025

## 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 ORDINANCE AT THE REQUEST OF OLSON URBAN V- HUNTINGTON BEACH 4, LLC ON JUNE 3, 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.

Jeffery L. Mays      11/22/22  
JEFFERY L. MAYS,      DATE  
L.S. 6379



## 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 \_\_\_\_\_, 2022

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617



BY: LILY M. N. SANDBERG, 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, IF REQUIRED, 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 30 DAY OF NOVEMBER, 2022

Thomas M. Herbel  
THOMAS M. HERBEL, R.C.E. 53300  
CITY ENGINEER, CITY OF HUNTINGTON BEACH



## CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

I HEREBY CERTIFY 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 \_\_\_\_\_, 2022 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 FEE DEDICATION FOR PUBLIC HIGHWAY & PUBLIC UTILITY PURPOSES OF TALBERT AVENUE AND NEWLAND STREET

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

1. ~~THE~~ BLANKET EASEMENT OVER THE PRIVATE **DRIVES**, SIDEWALK AND ACCESS WAYS FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS, **AS DEDICATED**.
2. ~~THE~~ EASEMENT FOR PUBLIC STORM DRAIN PURPOSES, **AS DEDICATED**.

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 \_\_\_\_\_, 2022

ROBIN ESTANISLAU  
CITY CLERK OF HUNTINGTON BEACH

BY: \_\_\_\_\_  
DEPUTY

## 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 \_\_\_\_\_, 2022

SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_  
TREASURER-TAX COLLECTOR

## CITY PLANNING COMMISSION CERTIFICATE

I, URSULA LUNA-REYNOSA, 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 2 DAY OF DECEMBER, 2022

Ursula Luna-Reynosa  
URSULA LUNA-REYNOSA  
SECRETARY TO THE PLANNING COMMISSION  
CITY OF HUNTINGTON BEACH

## SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) & (C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT **FOR GAS** FACILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 4, 2022, AS INSTRUMENT NO. 2022000354286 OF OFFICIAL RECORDS.

CHARLES F. WARD AND ANNA A. WARD, HUSBAND AND WIFE, HOLDERS OF ONE-HALF OF ALL OIL, GAS AND KINDRED SUBSTANCES, INCLUDING ONE-HALF OF ANY OIL RENTALS OR BONUSES AS RESERVED IN DOCUMENT RECORDED JUNE 24, 1937 IN BOOK 890, PAGE 292 OF OFFICIAL RECORDS.

ALL OF TENTATIVE TRACT NO. 19157  
 NUMBER OF LOTS: 1 NUMBERED  
 GROSS AREA: 2.431 ACRES  
 NET AREA: 2.065 ACRES  
 DATE OF SURVEY: JUNE 2022

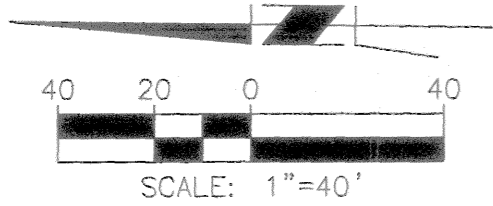
# TRACT NO. 19157

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF PARCELS 2, 3, AND 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

ADVANCED CIVIL GROUP, INC.      JEFFERY L. MAYS L.S. 6379      JUNE, 2022

## FOR CONDOMINIUM PURPOSES BOUNDARY AND LOT DETAILS

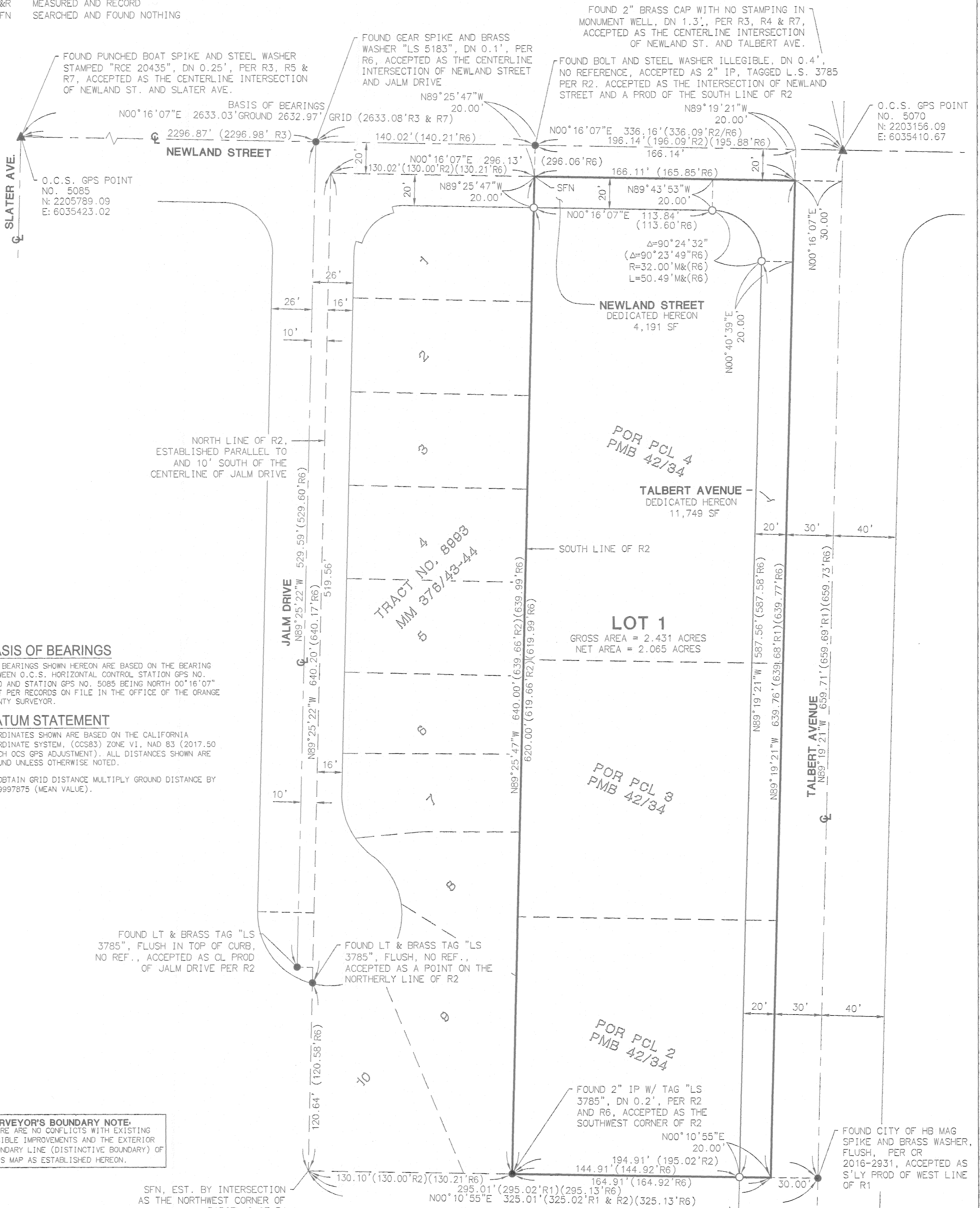


### MONUMENT NOTES

- ▲ FOUND O.C.S. HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 2" IRON PIPE TAGGED "P.L.S. 6379" TO BE SET, OR 8" GEAR SPIKE AND WASHER STAMPED "P.L.S. 6379" TO BE SET IN CONCRETE AND/OR IN BLOCK WALLS.
- ( ) INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER RECORDS NOTED IN MAP REFERENCE LEGEND
- M&R MEASURED AND RECORD
- SFN SEARCHED AND FOUND NOTHING

### MAP REFERENCE LEGEND

- R1 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER PMB 42/34
- R2 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER TR. 8993, MM 376/43-44
- R3 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER TR 14742, MM 848/39-43
- R4 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER CR 2021-0771
- R5 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER CR 2016-1291
- R6 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER RS 2019-1158, RSB 314/15
- R7 INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER TR 17930, MM 956/48-50



### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5070 AND STATION GPS NO. 5085 BEING NORTH 00°16'07" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

### DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83) ZONE VI, NAD 83 (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED.

TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99997875 (MEAN VALUE).

**SURVEYOR'S BOUNDARY NOTE:**  
 THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BOUNDARY) OF THIS MAP AS ESTABLISHED HEREON.

SFN, EST. BY INTERSECTION AS THE NORTHWEST CORNER OF PARCEL 2 OF R1

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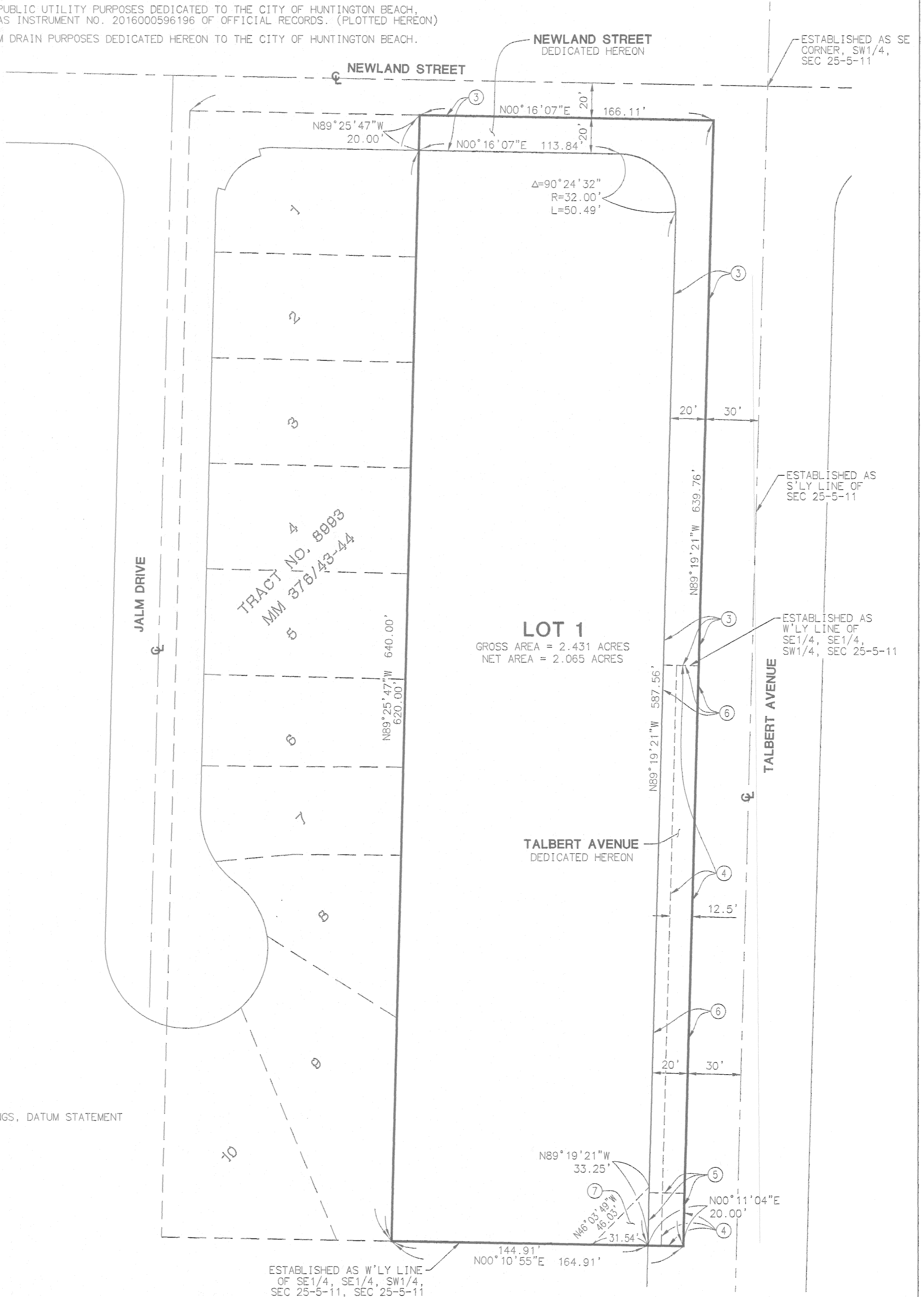
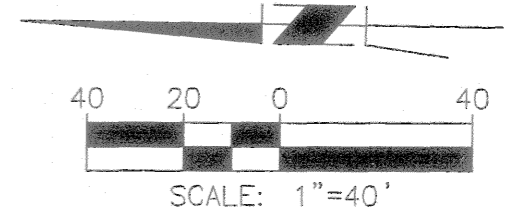
ADVANCED CIVIL GROUP, INC.      JEFFERY L. MAYS L.S. 6379      JUNE, 2022

FOR CONDOMINIUM PURPOSES

## EASEMENT NOTES

### EASEMENT NOTES

- ① A BLANKET EASEMENT OVER THE PRIVATE DRIVES, SIDEWALK AND ACCESS WAYS FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH. (NOT PLOTTED)
- ② SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 4, 2022, AS INSTRUMENT NO. 2022000354286 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- ③ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH, RECORDED DECEMBER 17, 1975 IN BOOK 11597, PAGE 1670 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ④ AN EASEMENT FOR STREET AND UTILITY PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH, RECORDED DECEMBER 26, 1978 IN BOOK 12976, PAGE 1013 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ⑤ AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH, RECORDED DECEMBER 26, 1978 IN BOOK 12976, PAGE 1018 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ⑥ AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH, RECORDED NOVEMBER 28, 2016 AS INSTRUMENT NO. 2016000596196 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ⑦ AN EASEMENT FOR PUBLIC STORM DRAIN PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.



### NOTE

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT AND BOUNDARY AND LOT DETAILS.