

SHEET 1 OF 4
NUMBER OF LOTS: 1
ACREAGE: 2.105 ACRES GROSS
1.800 ACRES NET
DATE OF SURVEY: JUNE 2020
ALL OF TENTATIVE TRACT NO. 19118

TRACT NO. 19118

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

BEING A SUBDIVISION OF LOTS 1 THROUGH 6 INCLUSIVE, LOTS 8 THROUGH 11 INCLUSIVE, LOT 33, AND
A PORTION OF LOT 7, IN BLOCK "A" OF THE GARFIELD STREET ADDITION TO HUNTINGTON BEACH
AS SHOWN ON THE MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS,
RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
JUNE 2020

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.

WE HEREBY DEDICATE AN EASEMENT TO THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES AS SHOWN HEREON OVER: GARFIELD AVENUE (GARFIELD STREET), HOLLY LANE (HOLLY AVENUE, HOLLY STREET), AND MAIN STREET (TWENTY-THIRD STREET).

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. AN EASEMENT OVER LOT 1 WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS SHOWN ON SAID TRACT.
2. AN EASEMENT FOR ACCESS TO AND INSPECTION OF WATER QUALITY TREATMENT FACILITY AS SHOWN ON SAID TRACT.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF HUNTINGTON BEACH:
ALL VEHICULAR ACCESS RIGHTS TO GARFIELD AVENUE (GARFIELD STREET), HOLLY LANE (HOLLY AVENUE, HOLLY STREET), AND MAIN STREET (TWENTY-THIRD STREET), EXCEPT AT ACCESS LOCATIONS APPROVED BY THE PLANNING COMMISSION.

OWNERS:

BONANNI DEVELOPMENT COMPANY IV LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

WATERFALL BRIDGE CAPITAL, LLC, BENEFICIARY OF A DEED OF TRUST RECORDED FEBRUARY 4, 2022 AS INSTRUMENT NO. 2022000049085 OF OFFICIAL RECORDS.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS.

SIGNATURE OMISSIONS

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

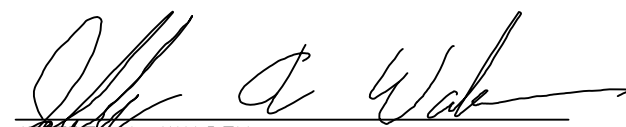
1. STANDARD OIL COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR PIPELINES FOR THE TRANSPORTATION OF OIL, PETROLEUM, WATER AND TELEPHONE LINES AND POLES WITH THE RIGHT OF INGRESS OR EGRESS, RECORDED SEPTEMBER 07, 1920 IN BOOK 377, PAGE 303 OF DEEDS. PORTION OF THE RIGHTS ASSIGNED TO CRIMSON CALIFORNIA PIPELINE, L.P., A CALIFORNIA LIMITED PARTNERSHIP, TO THE EXTENT THAT SUCH INTERESTS RELATE TO THE NORTHAM PIPELINE SYSTEM, RECORDED FEBRUARY 28, 2011 AS INSTRUMENT NO. 2011000107804, OF OFFICIAL RECORDS.
2. HOLLY SUGAR CORPORATION, A NEW YORK CORPORATION, HOLDER OF A PERPETUAL RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SEWER OR DRAIN FROM THE SITE OF ITS SUGAR FACTORY TO THE PACIFIC OCEAN, RECORDED MAY 15, 1926 IN BOOK 652, PAGE 37, OF DEEDS.
3. STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION, ITS SUBSIDIARIES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT FOR PIPELINES FOR THE TRANSPORTATION OF OIL, PETROLEUM, GAS, GASOLINE, WATER OR OTHER SUBSTANCES, WITH THE RIGHT OF INGRESS OR EGRESS, RECORDED APRIL 10, 1935 IN BOOK 746, PAGE 151, OF OFFICIAL RECORDS.
4. THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR STREET PURPOSES AND PUBLIC UTILITIES, RECORDED MAY 22, 1963 IN BOOK 6557, PAGE 241, OF OFFICIAL RECORDS.
5. THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, RECORDED JULY 12, 1972 IN BOOK 10219, PAGE 605, OF OFFICIAL RECORDS.
6. THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 1995 AS INSTRUMENT NO. 95-0107964, OF OFFICIAL RECORDS.
7. PACIFIC COAST HOMES, A CALIFORNIA CORPORATION, HOLDER OF ALL RIGHTS TO WATER WITHIN, UNDERLYING OR PRODUCED FROM THE REAL PROPERTY; AN EXCLUSIVE, PERPETUAL RIGHT AND EASEMENT FOR WELLS AND APPURTENANCES; A NONEXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS WITH RESPECT TO THE WELLS, RECORDED MAY 09, 1996 AS INSTRUMENT NO. 19960234732, OF OFFICIAL RECORDS.
8. THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, HOLDER OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET AND UTILITIES PURPOSES, RECORDED MAY 19, 1997 AS INSTRUMENT NO. 19970231419, OF OFFICIAL RECORDS.

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

1. HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION, HOLDER OF ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR PRODUCED FROM SAID LAND, RECORDED JUNE 03, 1991 AS INSTRUMENT NO. 91-273901, OF OFFICIAL RECORDS.

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 CHRIS SEGESMAN OF BONANNI DEVELOPMENT IN JUNE 2020. 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.


JEFFREY A. WALDEN
P.L.S. 7914
EXPIRATION DATE: 12-31-23

08/17/2023
DATE



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 _____, 20____

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

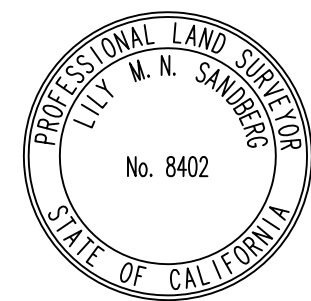


COUNTY SURVEYOR'S STATEMENT

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 _____, 20____

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



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

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 _____ DAY OF _____, 20____

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

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
CITY OF HUNTINGTON BEACH) SS
COUNTY OF ORANGE)

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 _____, 20____, 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 STREET AND PUBLIC UTILITY PURPOSES OF: GARFIELD AVENUE (GARFIELD STREET), HOLLY LANE (HOLLY AVENUE, HOLLY STREET) AND MAIN STREET (TWENTY-THIRD STREET).

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

THE EASEMENT OVER LOT 1 WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS DEDICATED.

THE EASEMENT FOR ACCESS TO AND INSPECTION OF WATER QUALITY TREATMENT FACILITY AS DEDICATED.

THE VEHICULAR ACCESS RIGHTS TO GARFIELD AVENUE, HOLLY STREET AND MAIN STREET AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE 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.

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 _____, 20____

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

SHEET 2 OF 4
NUMBER OF LOTS: 1
ACREAGE: 2.105 ACRES GROSS
1.800 ACRES NET
DATE OF SURVEY: JUNE 2020
ALL OF TENTATIVE TRACT NO. 19118

TRACT NO. 19118

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

BEING A SUBDIVISION OF LOTS 1 THROUGH 6 INCLUSIVE, LOTS 8 THROUGH 11 INCLUSIVE, LOT 33, AND
A PORTION OF LOT 7, IN BLOCK "A" OF THE GARFIELD ADDITION TO HUNTINGTON BEACH
AS SHOWN ON THE MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS,
RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
JUNE 2020

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)
) SS
COUNTY OF _____)
ON _____ BEFORE ME, _____,
NOTARY PUBLIC, 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. MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.
SIGNATURE _____
MY COMMISSION EXPIRES _____.
MY COMMISSION NUMBER _____.

(NAME PRINTED)

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)
) SS
COUNTY OF _____)
ON _____ BEFORE ME, _____,
NOTARY PUBLIC, 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. MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.
SIGNATURE _____
MY COMMISSION EXPIRES _____.
MY COMMISSION NUMBER _____.

(NAME PRINTED)

NOTARY ACKNOWLEDGMENT:

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STATE OF CALIFORNIA)
) SS
COUNTY OF _____)
ON _____ BEFORE ME, _____,
NOTARY PUBLIC, 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. MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.
SIGNATURE _____
MY COMMISSION EXPIRES _____.
MY COMMISSION NUMBER _____.

(NAME PRINTED)

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)
) SS
COUNTY OF _____)
ON _____ BEFORE ME, _____,
NOTARY PUBLIC, 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. MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.
SIGNATURE _____
MY COMMISSION EXPIRES _____.
MY COMMISSION NUMBER _____.

(NAME PRINTED)

SHEET 3 OF 4
NUMBER OF LOTS: 1
ACREAGE: 2.105 ACRES GROSS
1.800 ACRES NET
DATE OF SURVEY: JUNE 2020
ALL OF TENTATIVE TRACT NO. 19118

TRACT NO. 19118

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BEING A SUBDIVISION OF LOTS 1 THROUGH 6 INCLUSIVE, LOTS 8 THROUGH 11 INCLUSIVE, LOT 33, AND
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AS SHOWN ON THE MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS,
RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
JUNE 2020

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5051 AND STATION GPS NO. 5052 BEING NORTH 89°43'02" WEST, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR, SAID LINE ALSO BEING THE CENTERLINE OF GARFIELD AVENUE (GARFIELD STREET).

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.999973025 (PROJECT SPECIFIC).

SURVEYOR'S NOTES:

THE LINES OF OCCUPATION APPEAR TO FIT THE EXTERIOR BOUNDARY (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

(A) INDICATES VEHICULAR ACCESS RIGHTS TO GARFIELD AVENUE (GARFIELD STREET), HOLLY LANE (HOLLY AVENUE, HOLLY STREET), AND MAIN STREET (TWENTY-THIRD STREET) RELEASED AND RELINQUISHED TO THE CITY OF HUNTINGTON BEACH EXCEPT AT LOCATIONS APPROVED BY THE PLANNING COMMISSION.

(R1) INDICATES RECORD DATA PER GARFIELD STREET ADDITION TO HUNTINGTON BEACH, M.M. 7/27-28.

(R2) INDICATES RECORD DATA PER PARCEL MAP NO. 2000-207, P.M.B. 325/35-37, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 10, 2004 AS INSTRUMENT NO. 2004000197305 OF OFFICIAL RECORDS.

(R3) INDICATES RECORD DATA PER TRACT NO. 16497, M.M. 860/25-26.

(R4) INDICATES RECORD DATA PER TRACT NO. 16289, M.M. 837/44-45.

(R5) INDICATES RECORD DATA PER TRACT NO. 18106, M.M. 982/46-48.

C INDICATES CALCULATED FROM REFERENCED RECORD DATA.

EASEMENT NOTES:

(B) INDICATES AN EASEMENT FOR PIPELINES, TELEPHONE LINES AND POLES WITH THE RIGHT OF WAY OF INGRESS OR EGRESS, IN FAVOR OF STANDARD OIL COMPANY, A CORPORATION, RECORDED SEPTEMBER 7, 1920 IN BOOK 377, PAGE 303, AND CRIMSON CALIFORNIA PIPELINE, L.P., A CALIFORNIA LIMITED PARTNERSHIP, RECORDED FEBRUARY 28, 2011 AS INSTRUMENT NO. 2011000107804, BOTH OF OFFICIAL RECORDS.

(C) INDICATES AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES WITH THE RIGHT OF WAY OF INGRESS OR EGRESS, IN FAVOR OF STANDARD OIL COMPANY, A CORPORATION, RECORDED APRIL 10, 1935 IN BOOK 746, PAGE 151 OF DEEDS.

(D) INDICATES AN EASEMENT AND RIGHT-OF-WAY FOR STREET PURPOSES AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MAY 22, 1963, IN BOOK 6557, PAGE 241 OF OFFICIAL RECORDS.

(E) INDICATES AN EASEMENT FOR STREET PURPOSES AND PUBLIC UTILITIES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED JULY 12, 1972, IN BOOK 10219, PAGE 605 OF OFFICIAL RECORDS.

(F) INDICATES AN EASEMENT FOR STREET PURPOSES AND PUBLIC UTILITIES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MARCH 17, 1995, AS INSTRUMENT NO. 1995-0107964 OF OFFICIAL RECORDS.

(G) INDICATES AN EXCLUSIVE, PERPETUAL RIGHT AND EASEMENT TO DRILL; A NONEXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS WITH RESPECT TO THE FACILITIES AND APPURTANCES ABOVE, RESERVED BY PACIFIC COAST HOMES, A CALIFORNIA CORPORATION, RECORDED MAY 09, 1996 AS INSTRUMENT NO. 19960234732 OF OFFICIAL RECORDS.

(H) INDICATES A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET AND UTILITIES PURPOSES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MAY 19, 1997 AS INSTRUMENT NO. 19970231419 OF OFFICIAL RECORDS.

(I) INDICATES AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.

(J) INDICATES A 24.00' WIDE EASEMENT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.

(K) INDICATES AN EASEMENT FOR ACCESS TO AND INSPECTION OF WATER QUALITY TREATMENT FACILITY DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.

A PERPETUAL RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SEWER OR DRAIN IN FAVOR OF HOLLY SUGAR CORPORATION, A NEW YORK CORPORATION, RECORDED MAY 15, 1926 IN BOOK 652, PAGE 37, OF DEEDS. (SAID EASEMENT IS FROM THE SITE OF ITS SUGAR FACTORY TO THE PACIFIC OCEAN AND NOT PLOTTABLE FROM RECORD DOCUMENT, NOT SHOWN HEREON)

MONUMENT NOTES:

▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

[1] FOUND 2" IRON PIPE WITH BRASS TAG STAMPED "RCE 12589" IN WELL MONUMENT PER (R2, R3, & R4), DOWN 0.8'. POINT IS LOCATED AT CENTERLINE OF GARFIELD AVENUE AND GOLDENWEST STREET. SAID POINT BEING O.C.S. GPS NUMBER 5052, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

[2] FOUND PUNCHED 3" BRASS DISK STAMPED "HB CITY SURVEYORS 'S' " IN STANDARD WELL MONUMENT, PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2014-0638 AND (R2, R3 & R4), DOWN 0.9'. POINT IS LOCATED AT CENTERLINE OF MAIN STREET (SOUTH) AND GARFIELD AVENUE. SAID POINT BEING O.C.S. GPS NUMBER 5051, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

● INDICATES FOUND MONUMENT AS NOTED BELOW.

[3] FOUND PUNCHED 3" BRASS DISK STAMPED "HB CITY SURVEYORS 'N' " IN STANDARD WELL MONUMENT, PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2014-0639, DOWN 0.9'. POINT IS LOCATED AT CENTERLINE OF MAIN STREET (NORTH) AND GARFIELD AVENUE.

[4] FOUND 2" IRON PIPE WITH TAG STAMPED "LS 3347" PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2003-1921 & 2014-0637 AND (R3), DOWN 1.1'.

[5] FOUND 2" IRON PIPE WITH TAG STAMPED "LS 3347" PER PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2003-1921 & 2014-0637 AND (R3), DOWN 1.1'.

[6] FOUND BOAT SPIKE (RAILROAD SPIKE) AND ALUMINUM WASHER STAMPED "LS 3347" PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2003-1921 AND (R3), FLUSH. ACCEPTED AS P.I. OF CURVE ALONG CENTERLINE OF MAIN STREET PER (R2) AND CR NO. 2003-1921.

[7] FOUND GEAR SPIKE (COTTON SPINDLE, SPOKE) AND BRASS WASHER STAMPED "LS 7707" PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2014-0636, FLUSH.

[8] FOUND 2" IRON PIPE WITH TAG, NO NUMBER, IN WELL MONUMENT PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2004-0505, DOWN 1.2'.

[9] SEARCHED, FOUND NOTHING.

○ INDICATES A 2" IRON PIPE WITH TAG STAMPED "PLS 7914" OR LEAD AND TAG STAMPED "PLS 7914" OR SPIKE AND WASHER STAMPED "PLS 7914" TO BE SET AT TRACT AND LOT CORNERS AS SHOWN, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

