

DUPLICATE

409 2

SHEET 2 OF 3 SHEETS

PARCELS: 5 NUMBERED
GROSS AREA: 56.002 ACRES
NET AREA: 54.015 ACRES
DATE OF SURVEY: MARCH 2019 AND MARCH 2021
ALL OF TENTATIVE MAP NO. 2019-153

PARCEL MAP NO. 2019-153

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

BEING A SUBDIVISION OF PARCEL 2 OF THAT CERTAIN CITY OF HUNTINGTON BEACH LOT LINE ADJUSTMENT NO. 18-010, RECORDED MARCH 12, 2019 AS INSTRUMENT NO. 2019000075553 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

STEVEN C. SLOCUM, P.L.S. 9044

Michael Baker
INTERNATIONAL

DATE OF SURVEY: MARCH 2019 AND MARCH 2021

PARCEL 1

LOT LINE ADJ. L.L.A. NO. 18-010

REC. MARCH 12, 2019

INST. NO. 2019000075553 O.R.

EASEMENT NOTES:

- ① EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF HUNTINGTON BEACH, PER DOCUMENT RECORDED FEBRUARY 1, 1996 AS INSTRUMENT NO. 19960048761 OF OFFICIAL RECORDS.
- ② RECIPROCAL EASEMENT FOR ACCESS IN FAVOR OF PARCEL 2 OF PARCEL MAP NO. 97-189, P.M.B. 299/1-2 PER DOCUMENT RECORDED DECEMBER 31, 1997 AS INSTRUMENT NO. 19970672904 OF OFFICIAL RECORDS. (SEE DETAIL B, SHEET 3).
- ③ EASEMENT FOR ENVIRONMENTAL UTILITY FACILITIES IN FAVOR OF THE BOEING COMPANY PER DOCUMENT RECORDED MARCH 27, 2019 AS INSTRUMENT NO. 2019000096892 OF OFFICIAL RECORDS.
- ④ EASEMENT FOR POLE LINES IN FAVOR OF SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED JUNE 18, 2021 AS INSTRUMENT NO. 2021000402190 OF OFFICIAL RECORDS. (SEE DETAIL A, SHEET 3).
- ⑤ EASEMENT FOR ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- ⑥ EASEMENT FOR SANITARY SEWER PIPELINE AND MAINTENANCE ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- ⑦ BOLSA AVENUE DEDICATED HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF HUNTINGTON BEACH.
- ⑧ DELTA LANE DEDICATED HEREON FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES TO THE CITY OF HUNTINGTON BEACH.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. GPS HORIZONTAL CONTROL STATIONS GPS NO. 5131R2 AND GPS NO. 5130 BEING NORTH 89°40'56" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) (EPOCH 2007.00), ZONE VI; BASED LOCALLY UPON THE FOLLOWING CONTROL STATIONS AS PUBLISHED BY THE COUNTY OF ORANGE (OCS):
OCS GPS 5130 N: 2219131.70 E: 6019697.47
OCS GPS 5131R2 N: 2219146.70 E: 6016993.99
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY: 0.99998451.

FOUND MONUMENT NOTES

- ① DENOTES FOUND MONUMENT AS SHOWN HEREON.
- ② DENOTES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- ③ FD. O.C.S. GPS. NO. 5131R2, FOUND GEAR SPIKE AND WASHER STAMPED "L.S. 6970", FLUSH, PER CR 2007-2915.
- ④ FD. MAG NAIL AND WASHER STAMPED "L.S. 6970", FLUSH, PER C.R. 2007-2916B, ACCEPTED AS SW. COR. SEC 9, T3S, R11W, S.B.M.
- ⑤ FD. O.C.S. GPS. NO. 5130, FOUND CITY OF HUNTINGTON BEACH TAG IN 2" I.P., STAMPED "RCE 10655", DN. 0.85" IN WELL MONUMENT PER TRACT NO. 9879, M.M. 479/1-2.
- ⑥ FD. GEAR SPIKE AND WASHER IN AC, STAMPED "R.C.E. 23956" PER P.M. NO. 97-189, P.M.B. 299/1-2, FLUSH. 564°28'58"E 0.23" PER R9.
- ⑦ FD. GEAR SPIKE WITH PARTIAL TAG "5649" (L.S. 5649 R4), FLUSH, ACCEPTED AS MON. PER P.M. NO. 97-189, P.M.B. 299/1-2.
- ⑧ FD. GEAR SPIKE AND WASHER STAMPED "CITY OF HUNTINGTON BEACH" PER C.R. 2013-2754, IN A.C., FLUSH, ACCEPTED AS CENTERLINE INTERSECTION SPRINGDALE ST. AND SKYLAB RD.
- ⑨ FD. GEAR SPIKE AND WASHER, ILLEGIBLE. PER P.M. NO. 95-186, P.M.B. 296/3-4, IN AC, FLUSH. ACCEPTED AS CL. INT. OF SKYLAB RD. AND ABLE LANE.
- ⑩ FD. 1" I.P. WITH PLASTIC PLUG STAMPED "L.S. 5649" IN DIRT, DN. 0.7" PER P.M. NO. 95-186, P.M.B. 296/3-4.
- ⑪ FD. GEAR SPIKE AND WASHER STAMPED "R.C.E. 21687" PER P.M. NO. 2001-226, P.M.B. 329/25-32, IN AC, FLUSH.
- ⑫ FD. N&T IN CURB, FLUSH, STAMPED "R.C.E. 21687" PER P.M. NO. 2001-226, P.M.B. 329/25-32.
- ⑬ FD. 2" I.P. WITH NAIL AND TAG "RCE 21687", PER R.S. 2018-1158 R.S.B. 310/1-8, FITS RECORD PER L.L.A. 18-001, INST. NO. 2018000291314 O.R.
- ⑭ FD. SPIKE AND WASHER STAMPED "R.C.E. 12589", FLUSH, PER TRACT NO. 9879, M.M. 479/1-2.
- ⑮ FD. GEAR SPIKE AND WASHER STAMPED "R.C.E. 21687", IN AC, FLUSH, ACCEPTED PER R.S. 2018-1158 R.S.B. 310/1-8.

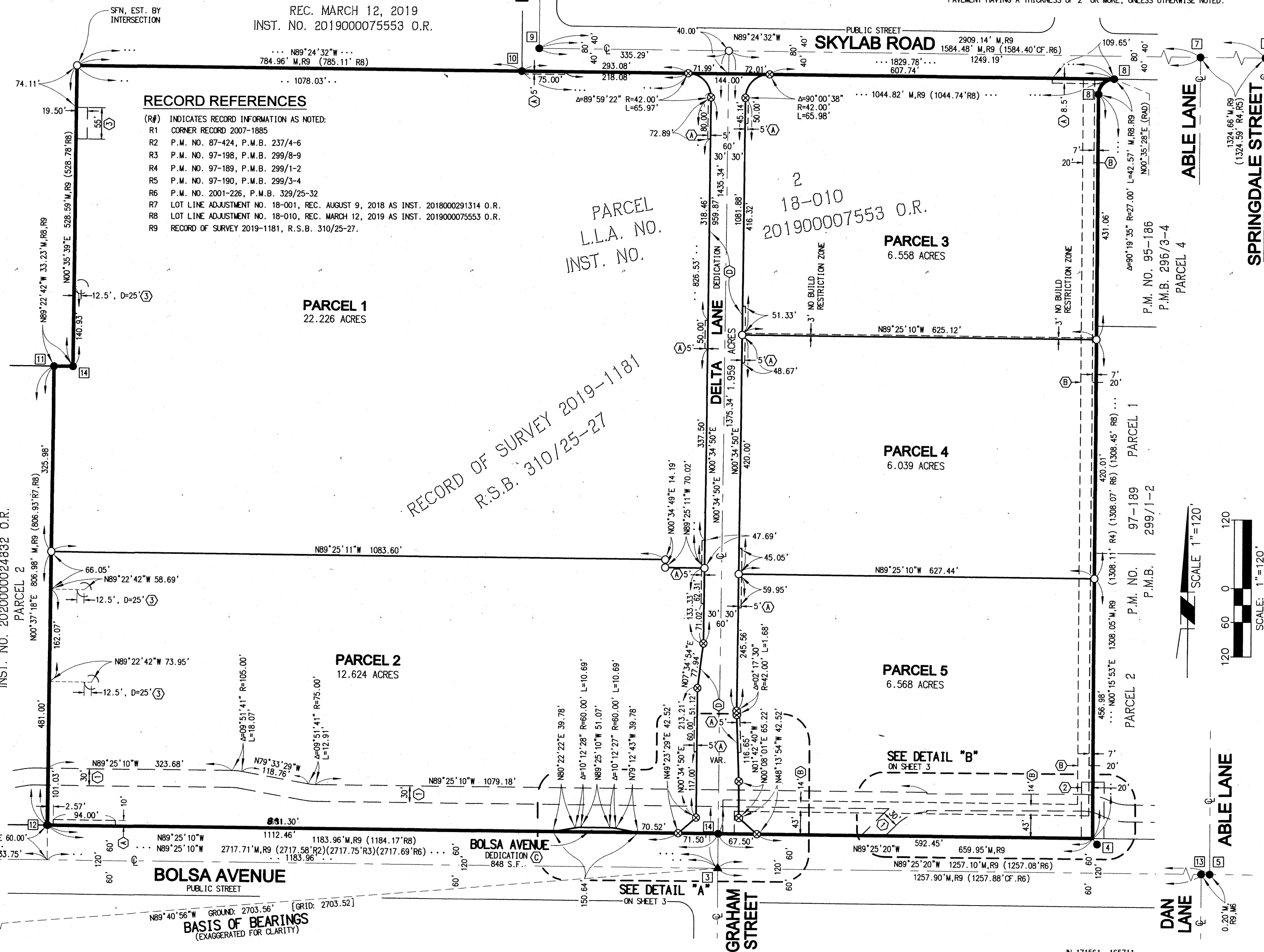
RECORD REFERENCES

(R#) INDICATES RECORD INFORMATION AS NOTED:

- R1 CORNER RECORD 2007-1885
- R2 P.M. NO. 87-424, P.M.B. 237/4-6
- R3 P.M. NO. 97-198, P.M.B. 299/8-9
- R4 P.M. NO. 97-189, P.M.B. 299/1-2
- R5 P.M. NO. 97-190, P.M.B. 299/3-4
- R6 P.M. NO. 2001-226, P.M.B. 329/25-32
- R7 LOT LINE ADJUSTMENT NO. 18-001, REC. AUGUST 9, 2018 AS INST. 2018000291314 O.R.
- R8 LOT LINE ADJUSTMENT NO. 18-010, REC. MARCH 12, 2019 AS INST. 2019000075553 O.R.
- R9 RECORD OF SURVEY 2019-1181, R.S.B. 310/25-27.

MONUMENT NOTES

- DENOTES SET MONUMENT AS NOTED BELOW: ⊗ DENOTES NOTHING TO BE SET.
1. ALL MONUMENTS TO BE SET, WILL BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
2. TIES TO CENTERLINE MONUMENTS WILL BE MADE AND FILED WITH THE CITY OF HUNTINGTON BEACH. SAID TIES WILL BE FILED AS CORNER RECORDS WITH THE COUNTY OF ORANGE.
3. BOUNDARY LINES WILL BE MONUMENTED AT ANGLE POINTS WITH A 2" IRON PIPE & BRASS TAG STAMPED "L.S. 9044", OR NAIL & TAG STAMPED "L.S. 9044" IN CONCRETE, OR AN 8" SPIKE & WASHER STAMPED "L.S. 9044" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.
4. CENTERLINES OF PUBLIC STREETS WILL BE MONUMENTED AT POINTS OF TANGENT INTERSECTION AND ANGLE POINTS WITH AN 8" SPIKE & WASHER STAMPED "L.S. 9044" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, OR NAIL & TAG STAMPED "L.S. 9044" IN CONCRETE, OR A 1" IRON PIPE & BRASS TAG STAMPED "L.S. 9044", UNLESS OTHERWISE NOTED.
5. PARCEL CORNERS WILL BE MONUMENTED AT ANGLE POINTS WITH A 1" IRON PIPE & BRASS TAG STAMPED "L.S. 9044", OR NAIL & TAG STAMPED "L.S. 9044" IN CONCRETE, OR AN 8" SPIKE & WASHER STAMPED "L.S. 9044" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, UNLESS OTHERWISE NOTED.



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