

SHEET 1 OF 3

TRACT NO. 18105

NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.931 ACRES
NET AREA: 1.930 ACRES (MINUS CLAY AVENUE, HOLLY LANE DEDICATION)
DATE OF SURVEY: AUGUST, 2016
ALL OF TENTATIVE TRACT NO. 18105

IN THE CITY OF HUNTINGTON BEACH,
COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 22, 23 AND 24 OF BLOCK A OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS PER MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
DATE OF SURVEY: AUGUST, 2016
PASCO LARET SUITER & ASSOCIATES
JOSEPH C. YUHAS, L.S. 5211

ACCEPTED AND FILED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY
DATE August 13, 2019
TIME 11:29 AM FEES \$ 85.00
INSTRUMENT NO. 2019000297619
BOOK 984 PAGE 12-14 M/M
HUG NGUYEN
COUNTY-CLERK RECORDER
BY Anna Hutchison
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 TO THE CITY OF HUNTINGTON BEACH:

- 1. AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES: CLAY AVENUE AND HOLLY LANE AS DEDICATED.
2. AN EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AND FOR MONITORING AND INSPECTING POLLUTANT REMOVAL DEVICES AS DEDICATED.
3. AN EASEMENT FOR WATER PIPELINE PURPOSES AS DEDICATED.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF HUNTINGTON BEACH:

- 4. THE VEHICULAR ACCESS RIGHTS TO CLAY AVENUE AND HOLLY LANE AS RELEASED AND RELINQUISHED.

MERITAGE HOMES OF CALIFORNIA, INC, A CALIFORNIA CORPORATION

BY: [Signature] DATE: 4/5/19
NAME: Elliot Mann TITLE: Division President
BY: [Signature] DATE: VP Forward Planning
NAME: Lester Tucker TITLE: 4/5/19

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 ORANGE)

ON 4-5-2019, BEFORE ME, K.L. Chavez, A NOTARY PUBLIC,

PERSONALLY APPEARED Elliot Mann and Lester Tucker WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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 [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
NAME (PRINTED) K.L. Chavez

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION EXPIRES 04/22/21

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 ORANGE)

ON _____, 2019, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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 _____
NOTARY PUBLIC IN AND FOR SAID STATE
NAME (PRINTED) _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION EXPIRES _____

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 MLC HOLDINGS, INC., IN AUGUST 2016. 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 NINETY 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.

[Signature] 3-27-19
JOSEPH C. YUHAS, LS 5211 DATE



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 8th DAY OF July, 2019.

KEVIN R. HILLS, COUNTY SURVEYOR
LS 6617

BY: Lily M. N. Sandberg, DEPUTY COUNTY SURVEYOR
PLS 8402



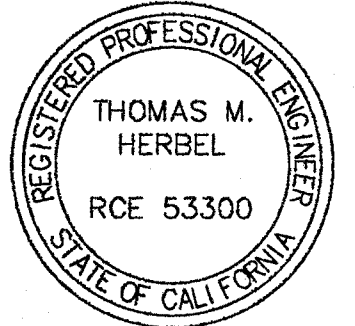
CITY ENGINEER'S STATEMENT

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 IN WHICH THE COUNTY OF ORANGE APPROVES THIS MAP AS TECHNICALLY CORRECT.

DATED THIS 2 DAY OF MAY, 2019.

[Signature]
THOMAS M. HERBEL
R.C.E. NO. 53300
CITY ENGINEER, CITY OF HUNTINGTON BEACH



COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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

DATED THIS 2nd DAY OF August, 2019.

SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR

BY: [Signature]
TREASURER - TAX COLLECTOR

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
) 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 1st DAY OF July, 2019, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH:

- 1. AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES: CLAY AVENUE AND HOLLY LANE AS DEDICATED.
2. THE EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AND FOR MONITORING AND INSPECTING POLLUTANT REMOVAL DEVICES AS DEDICATED.
3. THE EASEMENT FOR WATER PIPELINE PURPOSES AS DEDICATED.
4. THE VEHICULAR ACCESS RIGHTS TO CLAY AVENUE AND HOLLY LANE 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.

DATED THIS 9th DAY OF July, 2019.

ROBIN ESTANISLAU
CITY CLERK OF THE CITY OF HUNTINGTON BEACH

BY: [Signature]
DEPUTY City Clerk

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 FILED WITH, TOGETHER WITH ANY AMENDMENTS THEREOF AND APPROVED BY THE CITY OF HUNTINGTON BEACH.

DATED THIS 29th DAY OF APRIL, 2019.

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

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SHEET 2 OF 3

TRACT NO. 18105

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

BEING A SUBDIVISION OF LOTS 22, 23 AND 24 OF BLOCK A OF GARFIELD STREET ADDITION TO
HUNTINGTON BEACH, AS PER MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS,

IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

FOR CONDOMINIUM PURPOSES

DATE OF SURVEY: AUGUST, 2016

PASCO LARET SUITER & ASSOCIATES

JOSEPH C. YUHAS, L.S. 5211

BOUNDARY CONTROL MAP

NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.931 ACRES
NET AREA: 1.930 ACRES (MINUS CLAY AVENUE,
HOLLY LANE DEDICATION)
DATE OF SURVEY: AUGUST, 2016
ALL OF TENTATIVE TRACT NO. 18105

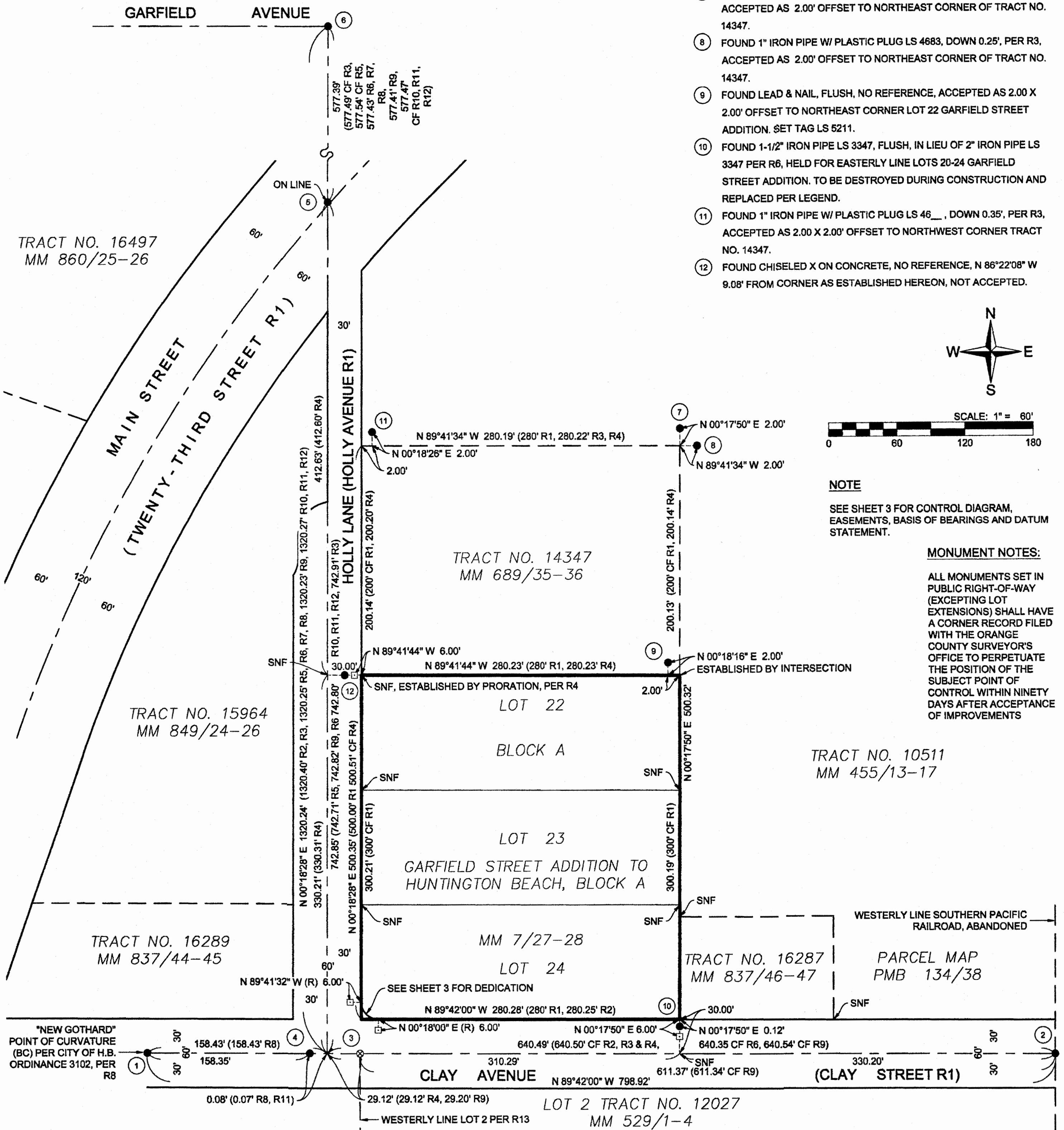
- LEGEND**
- ▲ FOUND OCS GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
 - FOUND MONUMENT AS INDICATED
 - () RECORD BOUNDARY DATA AS INDICATED
 - ⊗ SET GIN SPIKE AND WASHER LS 5211
 - ⊠ SET LEAD PLUG AND BRASS TAG LS 5211 AT OFFSET NOTED
 - SNF SEARCHED, NOT FOUND
 - CF CALCULATED FROM
 - (R) RADIAL
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CENTER LINE
 - - - ADJOINING PROPERTY LINE
 - - - TIE LINE / REFERENCE LINE
 - - - EASEMENT LINE
 - RELINQUISHMENT OF ACCESS RIGHTS

MAP REFERENCE LEGEND

- R1 - GARFIELD STREET ADDITION TO HUNTINGTON BEACH MM 7 / 27-28
- R2 - PMB 134 / 38
- R3 - TRACT NO. 10511 MM 455 / 13-17
- R4 - TRACT NO. 14347 MM 689 / 35-36
- R5 - PARCEL MAP NO. 2000-207 PMB 325 / 35-37
- R6 - TRACT NO. 16287 MM 837 / 46-47
- R7 - TRACT NO. 16288 MM 838 / 9-10
- R8 - TRACT NO. 16289 MM 837 / 44-45
- R9 - TRACT NO. 15964 MM 849 / 24-26
- R10 - TRACT NO. 16497 MM 860 / 25-26
- R11 - TRACT NO. 16740 MM 886 / 30-33
- R12 - TRACT NO. 16846 MM 887 / 4-6
- R13 - TRACT NO. 12027 MM 529 / 1-4
- R14 - CR 2004-0603

MONUMENT NOTES & ESTABLISHMENT NOTES:

- ① FOUND SPIKE & WASHER LS 3347, FLUSH, PER R8, ACCEPTED AS POINT ON CENTERLINE OF CLAY AVENUE AND "NEW GOTHARD" POINT OF CURVATURE (BC) PER CITY OF H.B. ORDINANCE 3102, PER R8
- ② FOUND SPIKE & WASHER RCE 19402, FLUSH, PER R13, R14, ACCEPTED AS POINT ON CENTERLINE OF CLAY AVENUE.
- ③ FOUND SPIKE & WASHER, ILLEGIBLE, FLUSH, ACCEPTED AS NORTHWESTERLY CORNER OF LOT 2 TRACT 12027, MM 529/1-4 TO BE RESET PER LEGEND AND CORNER RECORD FILED.
- ④ FOUND 1" IRON PIPE LS 7707, FLUSH, PER R11, ACCEPTED AS POINT ON CENTERLINE OF CLAY AVENUE.
- ⑤ FOUND 2" IRON PIPE LS 3347, DOWN 0.7', PER R10, ACCEPTED AS INTERSECTION OF HOLLY LANE CENTERLINE & MAIN STREET TANGENT LINE.
- ⑥ FOUND 2" IRON PIPE W/ TAG, ILLEGIBLE, IN WELL MONUMENT, DOWN 1.2', PER R5, ACCEPTED AS CENTERLINE INTERSECTION OF GARFIELD AVENUE AND HOLLY STREET.
- ⑦ FOUND 1" IRON PIPE W/ PLASTIC PLUG LS 4683, DOWN 0.25', PER R3, ACCEPTED AS 2.00' OFFSET TO NORTHEAST CORNER OF TRACT NO. 14347.
- ⑧ FOUND 1" IRON PIPE W/ PLASTIC PLUG LS 4683, DOWN 0.25', PER R3, ACCEPTED AS 2.00' OFFSET TO NORTHEAST CORNER OF TRACT NO. 14347.
- ⑨ FOUND LEAD & NAIL, FLUSH, NO REFERENCE, ACCEPTED AS 2.00 X 2.00' OFFSET TO NORTHEAST CORNER LOT 22 GARFIELD STREET ADDITION. SET TAG LS 5211.
- ⑩ FOUND 1-1/2" IRON PIPE LS 3347, FLUSH, IN LIEU OF 2" IRON PIPE LS 3347 PER R6, HELD FOR EASTERLY LINE LOTS 20-24 GARFIELD STREET ADDITION. TO BE DESTROYED DURING CONSTRUCTION AND REPLACED PER LEGEND.
- ⑪ FOUND 1" IRON PIPE W/ PLASTIC PLUG LS 46___, DOWN 0.35', PER R3, ACCEPTED AS 2.00 X 2.00' OFFSET TO NORTHWEST CORNER TRACT NO. 14347.
- ⑫ FOUND CHISELED X ON CONCRETE, NO REFERENCE, N 86°22'08" W 9.08' FROM CORNER AS ESTABLISHED HEREON, NOT ACCEPTED.



NOTE
SEE SHEET 3 FOR CONTROL DIAGRAM,
EASEMENTS, BASIS OF BEARINGS AND DATUM
STATEMENT.

MONUMENT NOTES:
ALL MONUMENTS SET IN
PUBLIC RIGHT-OF-WAY
(EXCEPTING LOT
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 NINETY
DAYS AFTER ACCEPTANCE
OF IMPROVEMENTS

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SHEET 3 OF 3

TRACT NO. 18105

NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.931 ACRES
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DATE OF SURVEY: AUGUST, 2016
PASCO LARET SUITER & ASSOCIATES
JOSEPH C. YUHAS, L.S. 5211

EASEMENT MAP

NOTE

FOR LEGEND, REFERENCES AND
MONUMENT NOTES SEE SHEET 2 OF 3.

PROPOSED EASEMENTS

- 1 INDICATES A PIPELINE EASEMENT FOR WATER PIPELINE PURPOSES, DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- 2 INDICATES AN EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AND FOR MONITORING AND INSPECTING POLLUTANT REMOVAL DEVICES, DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- 3 INDICATES AN AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- 4 INDICATES A RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO AND FROM HOLLY LANE AND CLAY AVENUE, RELINQUISHED HEREON TO THE CITY OF HUNTINGTON BEACH.

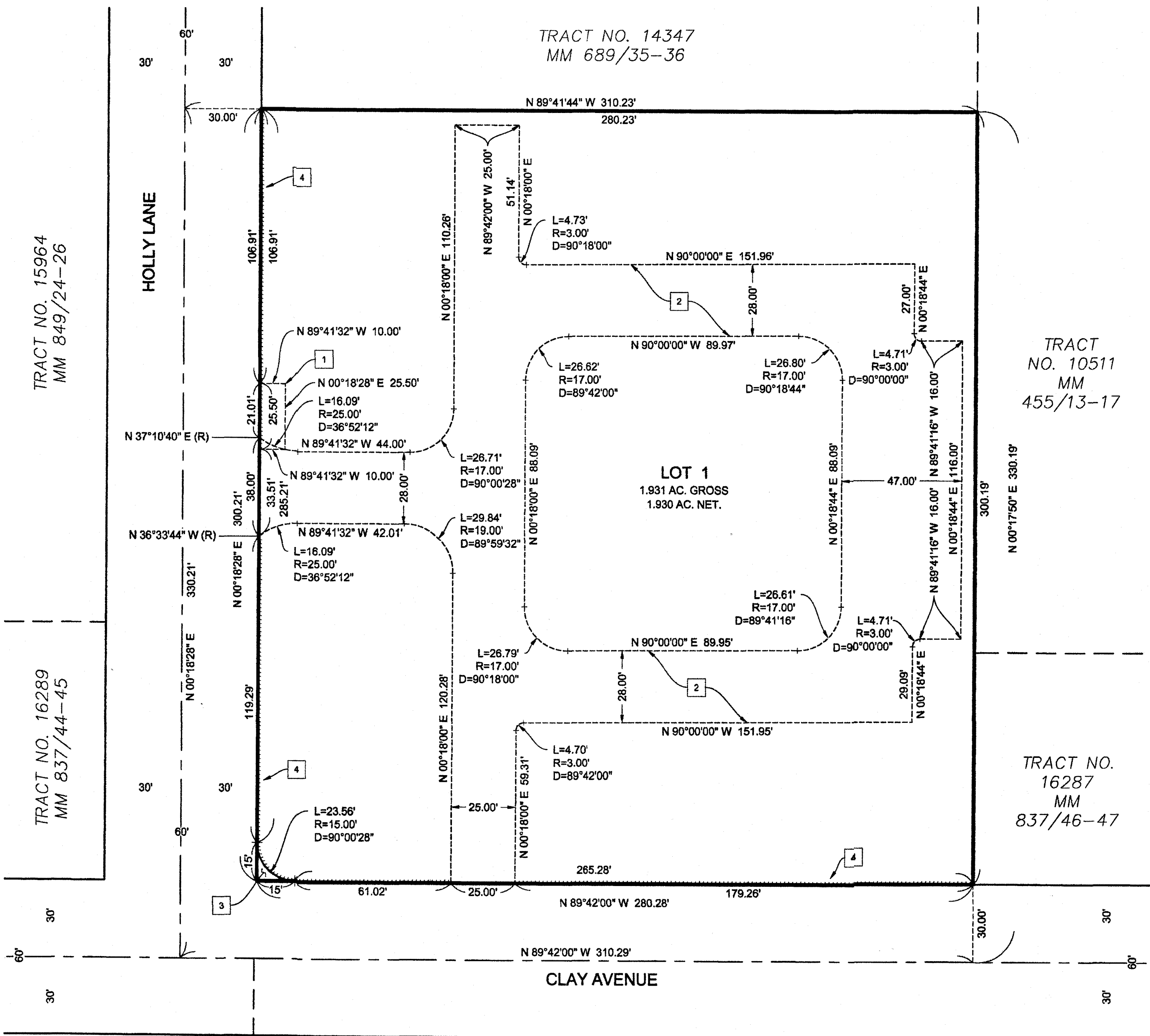
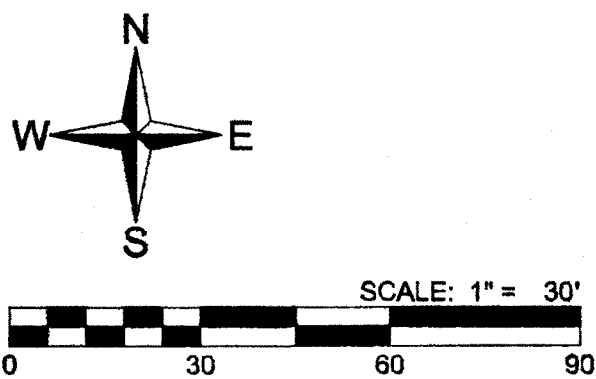
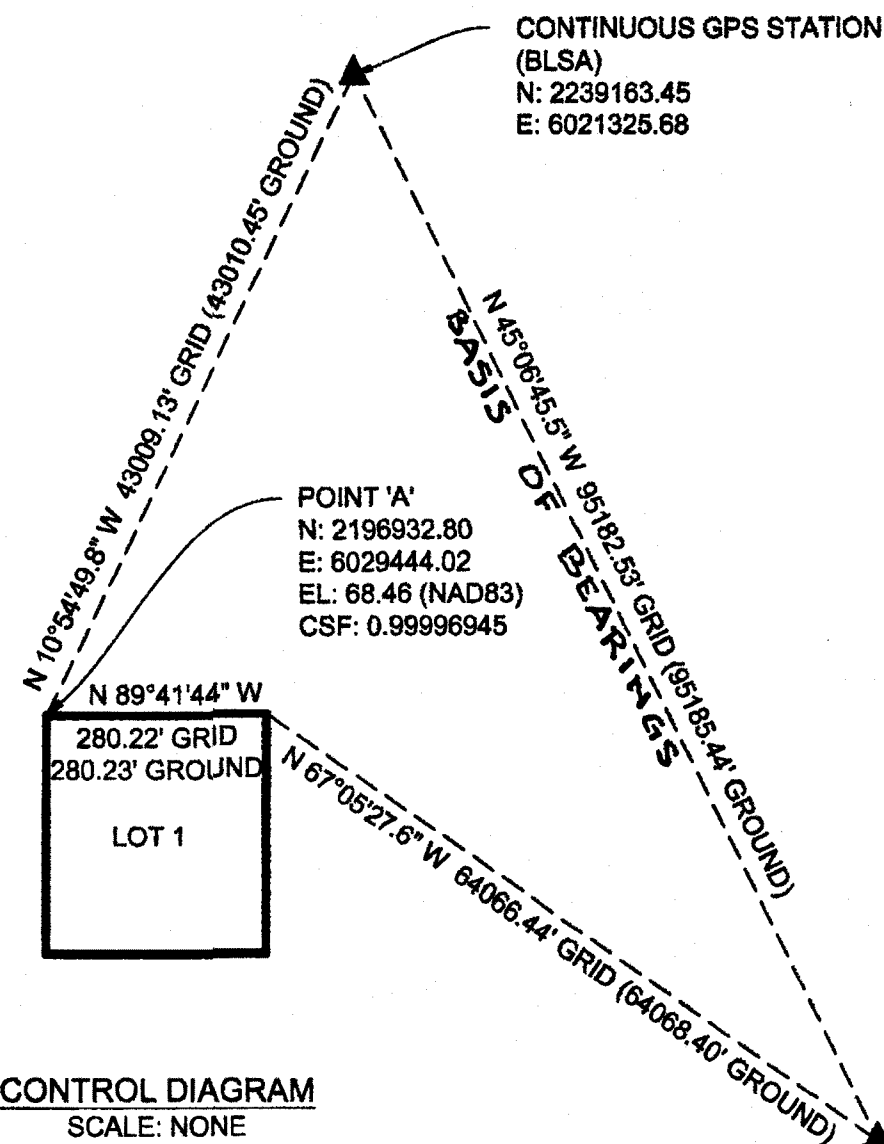
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO BLSA AND STATION GPS NO TRAK BEING N 45°06'45" W 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, 1983 NAD, (2007.00 EPOCH OCS GPS ADJUSTMENT)

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99996945, (COMBINED SCALE FACTOR SHOWN HEREON AT POINT A, PROJECT SPECIFIC)



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