

SHEET 1 OF 4 SHEETS
NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 40,917 SQ. FT./0.939 ACRES
NET AREA: 39,637 SQ. FT./0.910 ACRES
DATE OF SURVEY: MAY 2021
ALL OF TENTATIVE TRACT NO. 19154

TRACT NO. 19154

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

BEING A SUBDIVISION OF LOT 12 OF TRACT NO. 405, AS PER MAP FILED IN BOOK 16, PAGE 31,
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OFFICE OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

MAY 2021
GGI
MICHAEL NAVARRO LS 7848

ACCEPTED AND FILED AT THE
REQUEST OF
FIDELITY NATIONAL TITLE

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: CAMERON LANE

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. THE EASEMENT OVER PRIVATE STREETS AND SIDEWALKS WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES.
2. AN EASEMENT FOR WATER QUALITY INFILTRATION BASIN AREA ACCESS AND INSPECTION PURPOSES.

S.G.V. PROPERTY FUND, LLC

BY: [Signature]
GEORGE VOIGT, MANAGER

BY: [Signature]
JASEN GROHS, MANAGER

4/18/2022
DATE

4/18/2022
DATE

BENEFICIARY'S STATEMENT

ROYAL BUSINESS BANK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 29, 2021 AS INSTRUMENT NO. 2021000212631 OF OFFICIAL RECORDS.

BY: [Signature]
NAME: DAVIS YUNG
TITLE: Sr. Vice President

BY: [Signature]
NAME: NATALIE NG
TITLE: First Vice President

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 S.G.V. PROPERTY FUND, LLC, IN MAY OF 2021. 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.

[Signature]
MICHAEL NAVARRO, L.S. 7848
LICENSE EXPIRES 12/30/2022

April 14, 2022
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.

DATE THIS 5 DAY OF MAY 2022

BY: [Signature]
THOMAS M. HERBEL, RCE NO 53300
CITY ENGINEER, CITY OF HUNTINGTON BEACH



NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THE CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON April 14th, 2022, BEFORE ME, Jack Leung A NOTARY PUBLIC, PERSONALLY APPEARED Davis Yung & Natalie Ng 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 [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Jack Leung
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES May 19, 2022

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGEMENT CERTIFICATES

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
P.L.S. 6617

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

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 CITY OF HUNTINGTON BEACH, SUBJECT TO IMPROVEMENTS; THE DEDICATION OF THE EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OF: CAMERON LANE

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

1. THE EASEMENT OVER PRIVATE STREETS AND SIDEWALKS WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES, AS DEDICATED.
2. THE EASEMENT FOR WATER QUALITY INFILTRATION BASIN AREA ACCESS AND INSPECTION PURPOSES, AS DEDICATED.

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 UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATE THIS _____ DAY OF _____ 2022

ROBIN ESTANISLAU
CITY CLERK, CITY OF HUNTINGTON BEACH

BY: _____
DEPUTY

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.

DATE THIS 4th DAY OF MAY 2022

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

BY: _____

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.

DATE THIS _____ DAY OF _____ 2022

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

SIGNATURE OMISSIONS:

THE FOLLOWING SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF INTEREST SET FORTH HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66346 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

1. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED OCTOBER 31, 1951 IN BOOK 2248, PAGE 351 OF OFFICIAL RECORDS.

SHEET 2 OF 4 SHEETS
NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 40,917 SQ. FT./0.939 ACRES
NET AREA: 39,837 SQ. FT./0.910 ACRES
DATE OF SURVEY: MAY 2021
ALL OF TENTATIVE TRACT NO. 19154

TRACT NO. 19154

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

BEING A SUBDIVISION OF LOT 12 OF TRACT NO. 405, AS PER MAP FILED IN BOOK 16, PAGE 31,
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OFFICE OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

MAY 2021

GGI

MICHAEL NAVARRO LS 7848

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THE CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON April 18th, 2022, BEFORE ME, Alexis Ostensen A NOTARY PUBLIC, PERSONALLY APPEARED George Voigt 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 Alexis Ostensen MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
NOTARY PUBLIC IN AND FOR SAID STATE

Alexis Ostensen MY COMMISSION EXPIRES 05/29/22
(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 THE CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON _____, 2022, BEFORE ME, _____ A 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.
NOTARY PUBLIC IN AND FOR SAID STATE

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 THE CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON April 18th, 2022, BEFORE ME, Alexis Ostensen A NOTARY PUBLIC, PERSONALLY APPEARED Jason Brooks 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 Alexis Ostensen MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
NOTARY PUBLIC IN AND FOR SAID STATE

Alexis Ostensen MY COMMISSION EXPIRES 05/29/22
(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 THE CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON _____, 2022, BEFORE ME, _____ A 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:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)

MY COMMISSION EXPIRES _____

SHEET 3 OF 4 SHEETS
 NUMBER OF LOTS: 1 NUMBERED
 GROSS AREA: 40,917 SQ. FT./0.939 ACRES
 NET AREA: 39,637 SQ. FT./0.910 ACRES
 DATE OF SURVEY: MAY 2021
 ALL OF TENTATIVE TRACT NO. 19154

TRACT NO. 19154

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

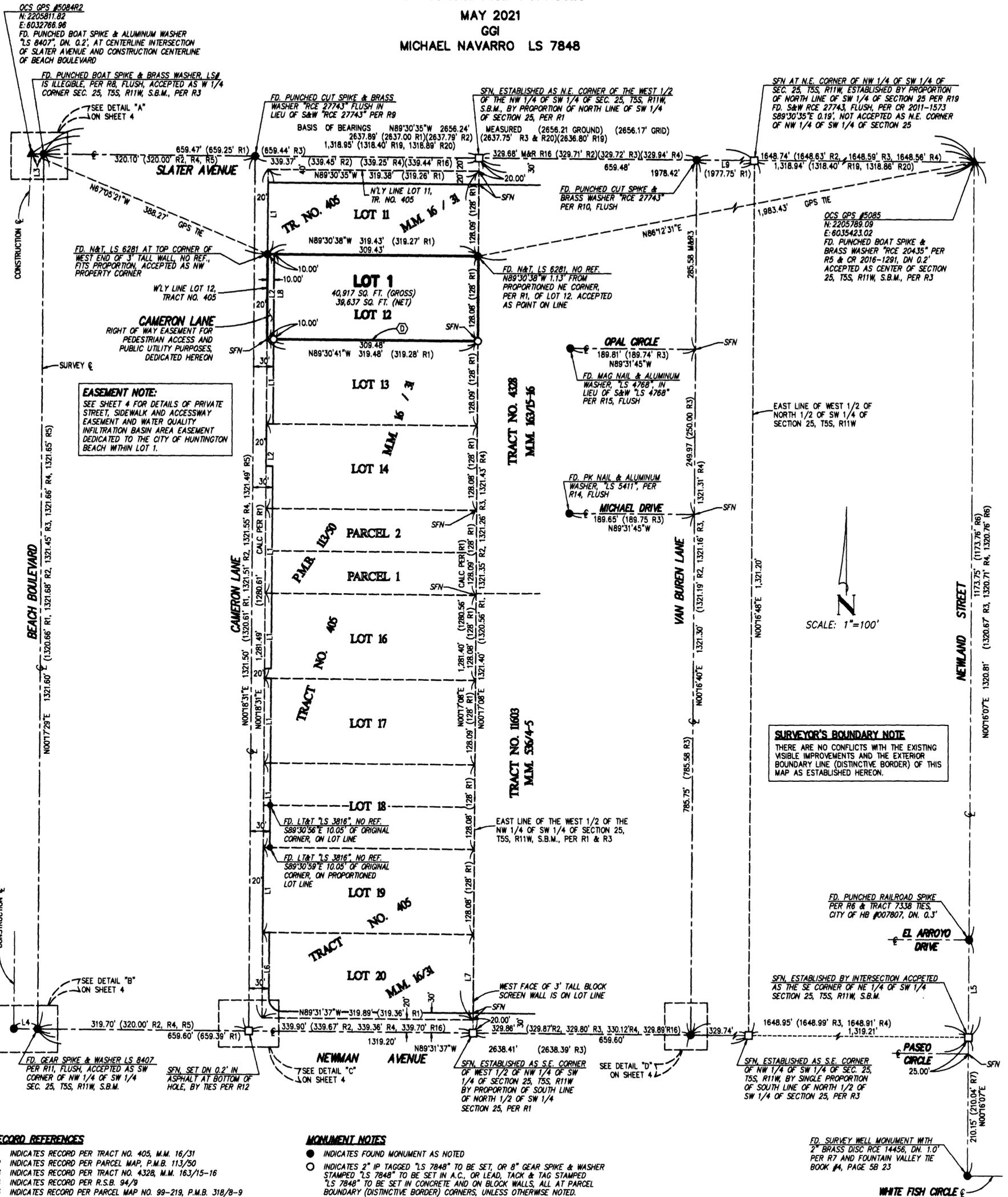
BEING A SUBDIVISION OF LOT 12 OF TRACT NO. 405, AS PER MAP FILED IN BOOK 16, PAGE 31, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OFFICE OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

MAY 2021

GGI

MICHAEL NAVARRO LS 7848



EASEMENT NOTE:
 SEE SHEET 4 FOR DETAILS OF PRIVATE STREET, SIDEWALK AND ACCESSWAY EASEMENT AND WATER QUALITY INFILTRATION BASIN AREA EASEMENT DEDICATED TO THE CITY OF HUNTINGTON BEACH WITHIN LOT 1.

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

RECORD REFERENCES

- R1 INDICATES RECORD PER TRACT NO. 405, M.M. 16/31
- R2 INDICATES RECORD PER PARCEL MAP, P.M.B. 113/50
- R3 INDICATES RECORD PER TRACT NO. 4328, M.M. 163/15-16
- R4 INDICATES RECORD PER R.S.B. 94/9
- R5 INDICATES RECORD PER PARCEL MAP NO. 99-219, P.M.B. 318/8-9
- R6 INDICATES RECORD PER TRACT NO. 7338, M.M. 288/1-15
- R7 INDICATES RECORD PER TRACT NO. 8383, M.M. 351/37-38
- R8 INDICATES RECORD PER CR 2018-0490
- R9 INDICATES RECORD PER CR 2011-1574
- R10 INDICATES RECORD PER CR 2011-1572
- R11 INDICATES RECORD PER CR 2018-0491
- R12 INDICATES RECORD PER CR 2020-2656
- R13 INDICATES RECORD PER CR 2006-1485
- R14 INDICATES RECORD PER CR 2005-0313
- R15 INDICATES RECORD PER CR 2020-2657
- R16 INDICATES RECORD PER TRACT NO. 11603, M.M. 536/4-5
- R17 INDICATES RECORD PER MONUMENT RECORD DOC. NO. 5084
- R18 INDICATES RECORD PER CR 2017-0637
- R19 INDICATES RECORD PER TRACT NO. 439, M.M. 16/35
- R20 INDICATES RECORD PER P.M.B. 6/37
- R21 INDICATES RECORD PER TRACT NO. 10213, M.M. 434/38-39
- R22 INDICATES RECORD PER TRACT NO. 14494, M.M. 695/25-26

SURVEYOR'S LEGEND

- N&T INDICATES "NAIL AND TAG"
- LT&T INDICATES "LEAD, TACK AND TAG"
- SFN INDICATES "SEARCHED, FOUND NOTHING"
- S&W INDICATES "SPIKE & WASHER"
- M&R INDICATES "MEASURED & RECORD"
- CALC INDICATES "CALCULATED FROM RECORD"

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 2" IP TAGGED "LS 7848" TO BE SET, OR 8" GEAR SPIKE & WASHER STAMPED "LS 7848" TO BE SET IN A.C. OR LEAD, TACK & TAG STAMPED "LS 7848" TO BE SET IN CONCRETE AND ON BLOCK WALLS, ALL AT PARCEL BOUNDARY (DISTINCTIVE BORDER) CORNERS, UNLESS OTHERWISE NOTED.
- INDICATES 1" IP TAGGED "LS 7848" TO BE SET, OR SPIKE & WASHER STAMPED "LS 7848" TO BE SET IN A.C. OR LEAD, TACK & TAG STAMPED "LS 7848" TO BE SET IN CONCRETE AND ON BLOCK WALLS, ALL AT PARCEL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ▲ INDICATES O.C.S. HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

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

LINE DATA

LINE	BEARING	DISTANCE	RECORD
L1	N00°18'31"E	128.09' (128' R1)	
L2	N00°18'31"E	128.08' (128' R1)	
L3	N89°30'35"W	18.35' (18.36' R5&R8)	
L4	N89°31'37"W	36.15' (36.00' R5&R11)	
L5	N00°18'07"E	147.06' (147.00' R6&R7)	
L6	N00°18'31"E	128.70' (128.61' R1)	
L7	N00°17'08"E	128.64' (128.56' R1)	
L8	N00°18'31"E	128.08'	
L9	N89°30'35"W	329.80' (329.80' R19, 329.72' R20) (330.02' R21, 329.89' R22)	

EASEMENT NOTES

- Ⓧ INDICATES EXISTING EASEMENT - SEE SHEET 4 FOR EASEMENT DETAILS AND LIST OF EXISTING AND DEDICATED EASEMENTS.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS 5085 AND GPS 50842 BEING NORTH 89°30'35" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD (2017.50 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.99997879 (MEAN).

SURVEYOR'S BOUNDARY NOTE:

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

SURVEYOR NOTE:

SEE SHEET 4 FOR DETAILS AND DEDICATED EASEMENT DETAILS

SHEET 4 OF 4 SHEETS
 NUMBER OF LOTS: 1 NUMBERED
 GROSS AREA: 40,917 SQ. FT./0.939 ACRES
 NET AREA: 39,637 SQ. FT./0.910 ACRES
 DATE OF SURVEY: MAY 2021
 ALL OF TENTATIVE TRACT NO. 19154

TRACT NO. 19154

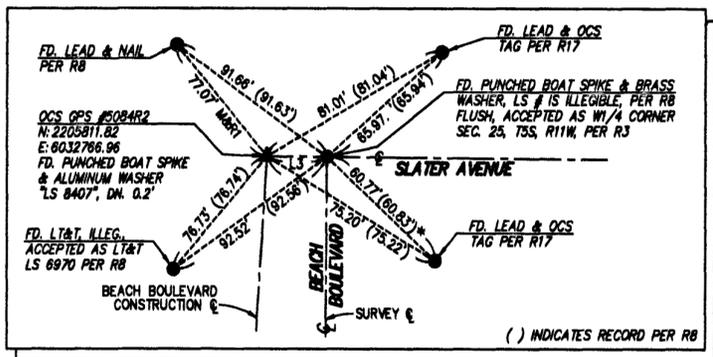
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOT 12 OF TRACT NO. 405, AS PER MAP FILED IN BOOK 16, PAGE 31,
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FOR CONDOMINIUM PURPOSES

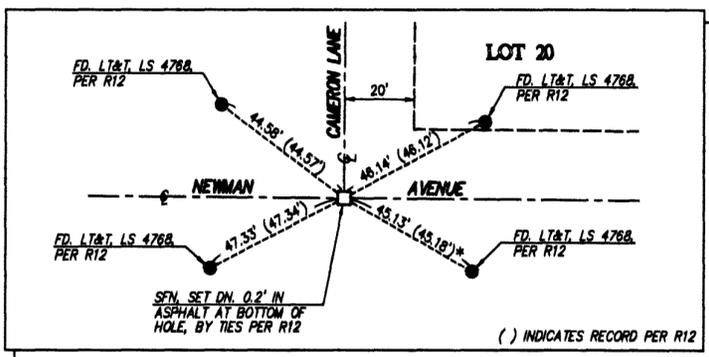
MAY 2021

GGI

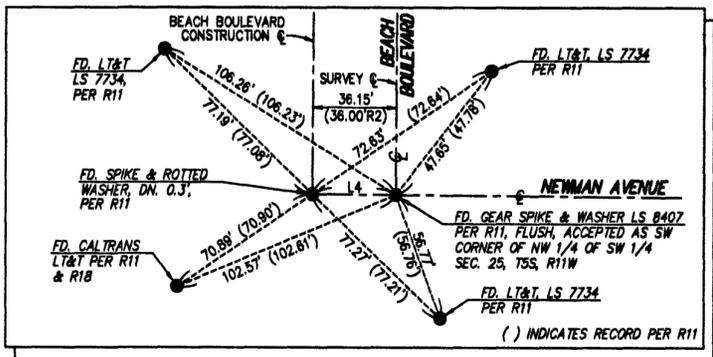
MICHAEL NAVARRO LS 7848



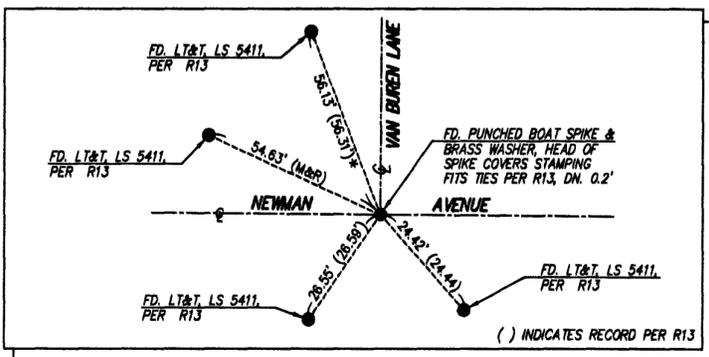
DETAIL "A"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

LINE DATA

L3	N89°30'35"W	18.35'	(18.36' R5&R8)
L4	N89°31'37"W	36.15'	(36.00' R5&R11)
L10	N00°29'33"E	4.00'	
L11	N00°29'33"E	1.00'	
L12	N00°29'46"E	11.03'	
L13	N00°29'33"E	4.48'	

CURVE DATA

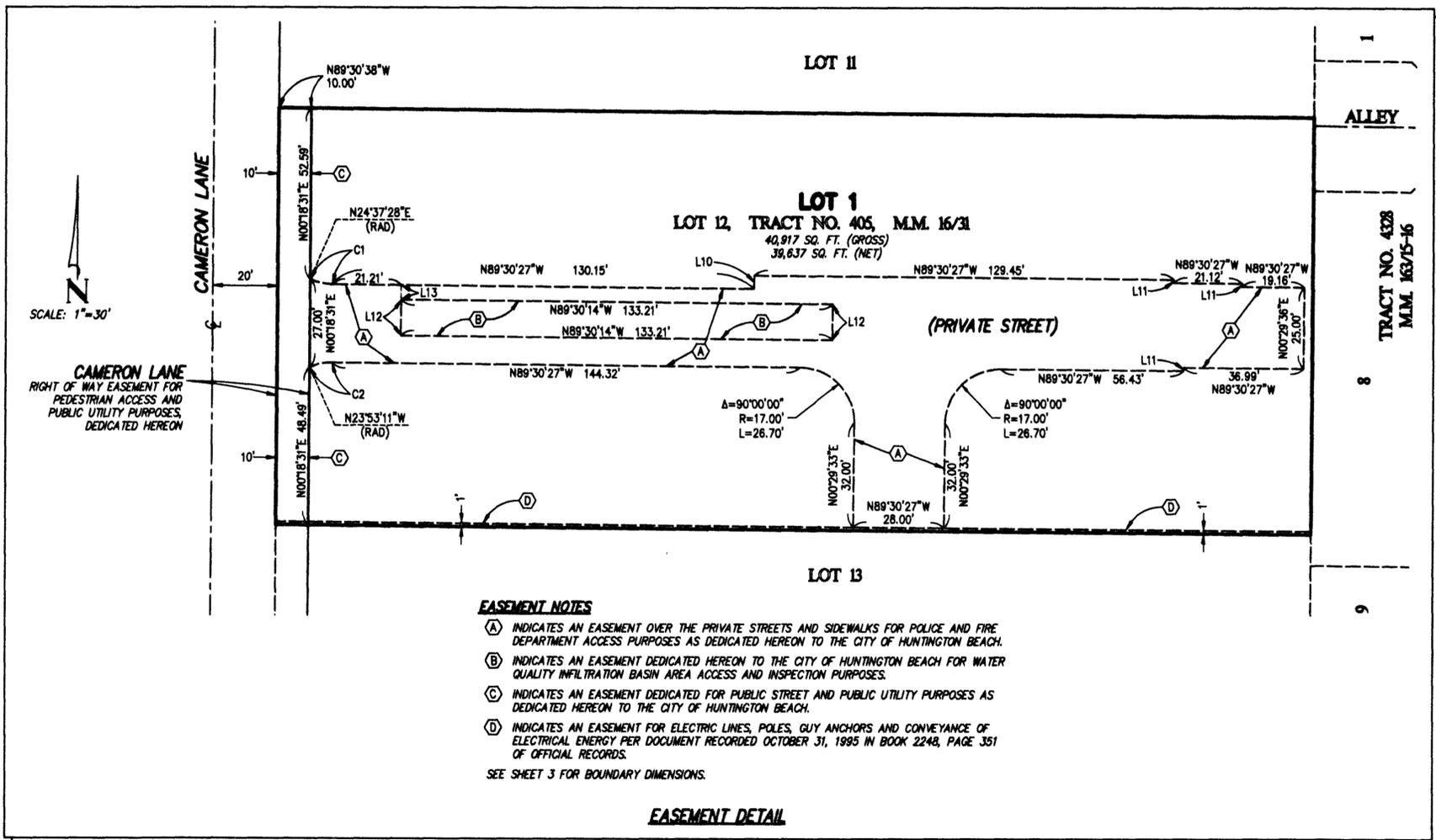
C1	Δ=24°07'55"
	R=17.00'
	L=7.16'
C2	Δ=24°22'43"
	R=17.00'
	L=7.24'

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES 2" IP TAGGED "LS 7848" TO BE SET, OR 8" GEAR SPIKE & WASHER STAMPED "LS 7848" TO BE SET IN A.C., OR LEAD, TACK & TAG STAMPED "LS 7848" TO BE SET IN CONCRETE AND IN BLOCK WALLS, ALL AT PARCEL BOUNDARY (DISTINCTIVE BORDER) CORNERS, UNLESS OTHERWISE NOTED.
 - INDICATES 1" IP TAGGED "LS 7848" TO BE SET, OR SPIKE & WASHER STAMPED "LS 7848" TO BE SET IN A.C., OR LEAD, TACK & TAG STAMPED "LS 7848" TO BE SET IN CONCRETE AND IN BLOCK WALLS, ALL AT PARCEL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - ▲ INDICATES O.C.S HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- ALL MONUMENTS SET IN PUBLIC RIGHT-OF-WAY (EXCEPTING LOT LINES EXTENSIONS) SHALL HAVE A CORNER RECORD FILED WITH ORANGE COUNTY SURVEYOR'S OFFICE TO PERPETUATE THE POSITION OF THE SUBJECT POINT OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- * INDICATES MEASURED TIE DISTANCE IS CORRECT AND HAS BEEN VERIFIED BY MEANS OF EDM MEASUREMENT.

RECORD REFERENCES

- R1 INDICATES RECORD PER TRACT NO. 405, M.M. 16/31
- R2 INDICATES RECORD PER PARCEL MAP, P.M.B. 113/50
- R3 INDICATES RECORD PER TRACT NO. 4328, M.M. 163/15-16
- R4 INDICATES RECORD PER R.S.B. 94/9
- R5 INDICATES RECORD PER PARCEL MAP NO. 99-219, P.M.B. 318/8-9
- R6 INDICATES RECORD PER TRACT NO. 7338, M.M. 288/1-15
- R7 INDICATES RECORD PER TRACT NO. 8383, M.M. 351/37-38
- R8 INDICATES RECORD PER CR 2018-0490
- R9 INDICATES RECORD PER CR 2011-1574
- R10 INDICATES RECORD PER CR 2011-1572
- R11 INDICATES RECORD PER CR 2018-0491
- R12 INDICATES RECORD PER CR 2020-2656
- R13 INDICATES RECORD PER CR 2008-1485
- R14 INDICATES RECORD PER CR 2005-0313
- R15 INDICATES RECORD PER CR 2020-2657
- R16 INDICATES RECORD PER TRACT NO. 11603, M.M. 536/4-5
- R17 INDICATES RECORD PER MONUMENT RECORD DOC. NO. 5084
- R18 INDICATES RECORD PER CR 2017-0637
- R19 INDICATES RECORD PER TRACT NO. 439, M.M. 16/35
- R20 INDICATES RECORD PER P.M.B. 6/37
- R21 INDICATES RECORD PER TRACT NO. 10213, M.M. 434/38-39
- R22 INDICATES RECORD PER TRACT NO. 14494, M.M. 695/25-26



EASEMENT NOTES

- (A) INDICATES AN EASEMENT OVER THE PRIVATE STREETS AND SIDEWALKS FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (B) INDICATES AN EASEMENT DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH FOR WATER QUALITY INFILTRATION BASIN AREA ACCESS AND INSPECTION PURPOSES.
- (C) INDICATES AN EASEMENT DEDICATED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AS DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (D) INDICATES AN EASEMENT FOR ELECTRIC LINES, POLES, GUY ANCHORS AND CONVEYANCE OF ELECTRICAL ENERGY PER DOCUMENT RECORDED OCTOBER 31, 1995 IN BOOK 2248, PAGE 351 OF OFFICIAL RECORDS.

SEE SHEET 3 FOR BOUNDARY DIMENSIONS.

EASEMENT DETAIL