SHEET 1 OF 9 SHEETS 111 NUMBERED LOTS AND LOTS A, B, C, E THROUGH O, INCLUSIVE, LOTS S, T, X, Y, Z, AA AND BB. GROSS AREA: 44.988 ACRES (FINAL UNIT OF TENTATIVE TRACT NO. 15377)

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

BEING A SUBDIVISION OF A PORTION OF PARCEL A OF THE DEED RECORDED SEPTEMBER 19, 1996 AS INSTRUMENT NO. 19960479182 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

HUNSAKER AND ASSOCIATES IRVINE, INC. PAUL R. HUDDLESTON, JR., LS. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013 ACCEPTED AND FILED AT THE REQUEST OF

FIRST AMERICAN TITLE COMPANY DATE: DECEMBER 24, 2015 TIME: 1:07 PM FEE: \$7200 INSTRUMENT NO. 201500649679

HUGH NGUYEN COUNTY CLERK RECORDER

(DEPUTY

_ PAGE <u>/9-27</u>

_{воок} <u>950</u>

OWNERSHIP STATEMENT:

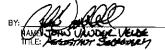
WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

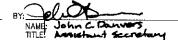
THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: GRAHAM STREET, RIVERCATE DRIVE, COBBLESTONE LANE, JUNIPER LANE, BURROWS LANE, EUCALYPTUS LANE, AND GOLDENROD CIRCLE.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, OUR ASSIGNEES AND OWNERS WITH THIS TRACT:

- 1. AN EASEMENT FOR MAINTENANCE AND ACCESS PURPOSES OVER LOT X
- 2. AN EASEMENT FOR LANDSCAPE MAINTENANCE AND ACCESS PURPOSES OVER LOTS A AND S
- WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:
- THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN ON SAID MAP.
- THE EASEMENT FOR WATER PURPOSES AS SHOWN ON SAID MAP.
- THE EASEMENTS FOR STORM DRAIN PURPOSES OVER LOT N AND A PORTION OF LOTS C AND O AS SHOWN ON SAID MAP.
- THE EASEMENT FOR SEWER LIFT STATION PURPOSES AS SHOWN ON SAID MAP.
- 5. THE EASEMENT FOR EMERGENCY ACCESS PURPOSES AS SHOWN ON SAID MAP.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP; OWNER.





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.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIMISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP IN NOVEMBER 2012. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY MILL 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.

DATED THIS 238 DAY OF_ Duranteel

2015

KEVIN R. HILL'S, COUNTY SURVEYOR LS. 6617, EXPIRATION DATE: 12/31/1

SURVEYOR'S STATEMENT:

DEPUTY SURVEYOR



No. 7083

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA 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 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.

DAY OF DECEMBER 2015.

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.

DATED THIS

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

CITY ENGINEER'S STATEMENT:

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 Drange ss.

ON Sept. 3, 2015 BEFORE ME, Beth A. Hutchinson a notary public, personally appeared on Nance Velde - John C. Danvers
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) by are subscribed to the within instrument and acknowledged to me that my activities executed the same in the party their authorized capacity(es), and that by my arrytheir 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 CAUFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.

MY COMMISSION EXPIRES 3-20-20/8 MY COMMISSION NO. 206/654

CITY CLERK'S CERTIFICATE:

CITY ENGINEER CITY OF HUNTINGTON BEACH R.C.E. 53300 EXPIRATION DATE: 06/30/2013

19 DAY OF NOVEMBER , 2015.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

NOTARY ACKNOWLEDGEMENT:

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

STATE OF COUNTY OF

BEFORE ME.

A NOTARY PUBLIC,

PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SANSFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY 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:

SIGNATUR UBLIC IN AND FOR SAID STATE (NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY. MY COMMISSION EXPIRES: MY COMMISSION NO .:

CITY PLANNING COMMISSION CERTIFICATE:

1, SCOTT HESS, SECRETARY OF 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 14th DAY OF Sept. 2015. SCOTT HESS, DIRECTOR
CITY OF HUNTINGTON BEACH CITY PLANNING COMMISSION

STATE OF CALIFORNIA COUNTY OF ORANGE CITY OF HUNTINGTON BEACH

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 TOWN DAY OF DAY OF

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH, SAID APPROVAL TO THE EFFECT UPON THE APPROVAL OF THE MAP BY THE COUNTY OF GRANGE.

- THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS DEDICATED.
- 2. THE EASEMENT FOR WATER PURPOSES AS DEDICATED.
- 3. THE EASEMENTS FOR STORM DRAIN PURPOSES OVER LOT N AND A PORTION OF LOTS C, O, T, Z AND AA AS DEDICATED.
- THE EASEMENT FOR SEWER LIFT STATION PURPOSES AS DEDICATED.
- 5. THE EASEMENT FOR EMERGENCY ACCESS PURPOSES AS DEDICATED.

THE CITY COUNCIL APPROVED THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(q)(3)(a)&(c) of the subdivision Map act, said approval to the effect upon the approval of the Map by the county of orange.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS THE DAY OF LACOURLY JOAN L. FLYNN CITY CLERK OF THE CITY OF HUNTINGTON BEACH

SEE SHEET 2 FOR SIGNATURE OMISSIONS

SHEET 2 OF 9 SHEETS 111 NUMBERED LOTS AND LOTS A, B, C, E THROUGH O, INCLUSIVE, LOTS S, T, X, Y, Z, AA AND BB. GROSS AREA: 44.988 ACRES (FINAL UNIT OF TENTATIVE TRACT NO. 15377)

TRACT NO. 15377

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
PAUL R. HUDDLESTON, JR., LS. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (B) INDICATES AN EASEMENT FOR EMERGENCY ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (C) INDICATES AN EASEMENT WATER PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- D INDICATES A 15.00' EASEMENT FOR STORM DRAIN, PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF HUNTINGTON BEACH RECORDED NOVEMBER 05, 1982 AS INSTRUMENT NO. 82-390016, O.R.
- INDICATES AN EASEMENT FOR SEWER LIFT STATION PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- (F) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.

ADDITIONAL NOTES:

AN IRREVOCABLE OFFER TO DEDICATE LOTS 'A', 'B', 'S', 'X' IN FEE TITLE TO A PUBLIC AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION, INCLUDING THE CITY OF HUNTINGTON BEACH, FOR PUBLIC INFRASTRUCTURE AND PUBLIC ACCESS AND RECREATION PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015000383686 OF OFFICIAL RECORDS.

AN IRREVOCABLE OFFER TO DEDICATE LOT 'Y' IN FEE TITLE TO A PUBLIC AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION, INCLUDING THE COUNTY OF ORANGE FLOOD CONTROL DISTRICT, FOR PUBLIC INFRASTRUCTURE AND PUBLIC ACCESS AND RECREATION PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 20150003836B5 OF OFFICIAL

AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER LOTS 'C', 'N', 'C' AND 'T' TO A PUBLIC AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION, INCLUDING THE CITY OF HUNTINGTON BEACH, FOR PUBLIC ACCESS AND RECREATIONAL USE PURPOSES WAS RECORDED ON JULY 23, 2015 AS INSTRUMENT NO. 2015000383684 OF OFFICIAL RECORDS.

AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER LOTS 'Z', 'AA' AND 'BB' TO A PUBLIC AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION FOR CONSERVATION PURPOSES WAS RECORDED ON JULY 23, 2015 AS INSTRUMENT NO. 2015000363683 OF OFFICIAL RECORDS.

NOTES:

- 1. LOT A IS FOR ACTIVE PARK PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- 2. LOT B IS FOR SEWER LIFT STATION PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOTS C IS FOR PUBLIC SIDEWALK AND LANDSCAPE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOTS E THROUGH M ARE FOR LANDSCAPE PURPOSES AND ARE NOT SEPARATE BUILDING SITES.
- LOT N IS FOR PEDESTRIAN ACCESS AND DRAINAGE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- 6. LOT O IS FOR PASEO PARK PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- 7. LOT'S IS FOR PASSIVE PARK PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- 8. LOT T IS FOR OPEN SPACE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT X IS FOR NATURAL TREATMENT SYSTEM PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOT Y IS FOR VEGETATED FLOOD PROTECTION FEATURE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- 11. LOT Z IS FOR WETLAND AREA PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- 12. LOT AA IS FOR BUFFER AREA PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- 13. LOT BB IS FOR OPEN SPACE PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
- LOTS C, N, O AND T ARE SUBJECT TO PUBLIC TRAILS AND PUBLIC ACCESS PURPOSES PER EASEMENTS DESCRIBED HEREIN.
- LOTS A, B AND S ARE SUBJECT TO PUBLIC ACCESS PURPOSES PER EASEMENTS DESCRIBED HEREIN.
- LOTS D, P, Q, R, U, V AND W AS SHOWN ON THE APPROVED TENTATIVE MAP ARE NO LONGER USED AS ACTIVE LOTS AND ARE NOT SHOWN HEREON.

[THE LANGUAGE *ACTIVE LOTS, *PASEO PARK, *PASSIVE PARK AND *ACTIVE PARK SHOWN HEREON IS SPECIFIED BY THE COASTAL COMMISSION AND CANNOT BE CHANGED.]

SIGNATURE OMISSIONS:

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

THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES AS RESERVED BY STEARNS RANCHOS COMPANY IN DEEDS RECORDED IN BOOK 30, PAGE 163, BOOK 30, PAGE 240 AND IN BOOK 85, PAGE 97 OF DEEDS. (NOT

A OIL AND GAS LEASE EXECUTED BY BOLSA LAND COMPANY AS LESSOR AND SIGNAL OIL AND GAS COMPANY AS LESSEE, RECORDED DECEMBER 12, 1941, IN BOOK 1120, PAGE 435 OF OFFICIAL RECORDS.

UNRECORDED EASEMENTS, GRANTED TO THE CITY OF LONG BEACH AND SIGNAL OIL AND GAS COMPANY BY CONVEYANCES DATED JANUARY 2, 1957 AS DISCLOSED BY RECITALS IN THE DEED TO SECURITY FIRST NATIONAL BANK, RECORDED AUGUST 25, 1960 IN BOOK 5390, PAGE 349, OFFICIAL RECORDS. (NOT PLOTTABLE)

RIGHTS AND INTEREST RESERVED IN VARIOUS DEEDS TO BOLSA-MESA CORPORATION, BOLSA-LOS PATOS CORPORATION, BOLSA-LAGUNA CORPORATION, BOLSA-GRANDE CORPORATION AND BOLSA-FACIFIC CORPORATION, ONE OF WHICH RECORDED JUNE 25, 1964 IN BOOK 7105, PAGE 115 OF OFFICIAL RECORDS. TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BOLSA-SIGNAL CONVEYANCE" RECORDED JANUARY 30, 1970 AS BOOK 9204, PAGE 1 OF OFFICIAL RECORDS.

A COMMUNITY OIL AND GAS LEASE EXECUTED BY THE STATE OF CALIFORNIA AS LESSOR AND SIGNAL OIL AND GAS COMPANY AS LESSEE, RECORDED AUGUST 17, 1973, IN BOOK 10855, PAGE 432 OF OFFICIAL RECORDS.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR STORM DRAIN, PIPELINE AND INCIDENTAL PURPOSES RECORDED NOVEMBER 5, 1982 AS INSTRUMENT NO. 82-390016 OF OFFICIAL RECORDS.

A LICENSE AGREEMENT FOR ACCESS PURPOSES EXECUTED BY AND BETWEEN SIGNAL BOLSA CORPORATION AND SHEA HOMES LIMITED PARTNERSHIP, RECORDED SEPTEMBER 19, 1996 AS INSTRUMENT NO. 96-479183 AND THAT "EXTENSION OF LICENSE AGREEMENT" RECORDED MARCH 02, 2000 AS INSTRUMENT NO. 20000113092, BOTH OF OFFICIAL RECORDS (BLANKET IN NATURE).

A LICENSE AGREEMENT FOR ACCESS PURPOSES EXECUTED BY AND BETWEEN THE METROPOLITAN WATER DISTRICT AND SHEA HOMES LIMITED PARTNERSHIP, RECORDED SEPTEMBER 19, 1998 AS INSTRUMENT NO. 96—479184 AND THAT "EXTENSION OF LICENSE AGREEMENT" RECORDED MARCH 02, 2000 AS INSTRUMENT NO. 20000113091, BOTH OF OFFICIAL RECORDS (BLANKET IN NATURE).

PEOPLE OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR CONSERVATION PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015000383683 OF OFFICIAL RECORDS.

PEOPLE OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC ACCESS AND RECREATIONAL USE PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015000383684 OF OFFICIAL RECORDS.

PEOPLE OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC INFRASTRUCTURE AND PUBLIC ACCESS AND RECREATION PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO'S. 2015000383685 AND 2015000383686, BOTH OF OFFICIAL RECORDS.

LINE TABLE (CONT'D)
BEARING LE

	LINE IABLE	
LINE	BEARING	LENGTH
Li	N89°49'32"W	4,94"
L2	N58*49"57"E	3.34
L3	N65"00'00"E	2.34
L4	N30°43'39"E	7,91
L5	N26*12'21"E	10.36'
L6	N10*19'46"E	22,22'
L7	N82°01'40"W	4.90'
La	N73°26'17"E	8.29'
L,9	N88°04'02"W	4.69'
L10	N70°26'16"W	12.51'
L11	N78"18'10"W	5.31'
L12	N55°01'15"W	19.22
L13	N40°29'25"W	26.38'
L14	N17°19'41"E	20,90'
L15	N13°36'31"E	13.29*
L16	N69°25'26"W	5,65'
L17	N21°07'00"W	2.49'
L18	N74*07'16"W	1.50
L19	N13°15'15"W	3.08'
L20	N27°08'34"E	22.39
1.21	N07°18'44"E	12.68
L22	N27°34'27"E	21.99'
L23	_N07"43'09"E	12.15
L24	N45°54'39"E	28.78*
L25	N60°01'18"E	60.12
L26	N10"46'52"E	13,96
L27	N39°22'12"E	10.87
L28	N13*34'50"E	24.61

		1.29	N56*04'00"E	11.11
		L30	N12°10'39"E	28.66
		L31	N30°10'29"E	11,43
		L32	N79"15'24"E	10.98
		L33	N63°40'29"E	10.00
		L34	N57°02'22"\	5.37
		L35	N47°40'01"W	34.07
		L36	N52°58'20"W	42.42
		L37	N15°10'08"W	,13.99¹
		L38	N05*39'07"W	33.09'
		L39	N18°13'01"E	36.46
		L40	N78°37'25"E	9.00'
		L41	N16°23'58"E	35.61
	1	L42	N27°34'27"E	29.71
	1	L43	N07*43'09"E	20.40°
		L44	N18"17'11"E	38.07
		L45	_N45°54'39"E	10.54
		L46	N15*58'46"E	8.10'
1		L47	N27°57',05"E	10.65"
		L48	N26"04'23"E	8.91
		L49	N31*19'51"E	3.85'
		L50	N10°46'52"E	10.60
		L51	N39*22'12"E -	8.28
		L52	N13"34'50"E	8.63
]		Ĺ5 3	N56"04'00"E	.10,70
		<u></u> 154	N36"35'53"E	13.37
]	- {	L59	N12"10"39"E	22.26
]	- [L60	N60°01'18"E	26.99*

100	N/1 39 4/ W	9.95
L56	N47°40'01"W	21.01
L67	N57°02'22"W	10,01'
L6B	N52*58'11"W	8.84'
L69	N22°48'18"E	9.96"
L70	N17"57'46"E	12.05'
L71	N11"00'25"E	10.46
L72	N62°35'48"E	26.89
L73	N17°46'40"E	RAD
L74	N31°27'23"E	5.71
L75	N26*19'31"W	5.00'
L76	_N65*26'31"E	24.00' RAD
L77	N65°12'38"E	24.00' RAD
L78	N26°19'31"W	24,79'
L79	NB4"51"50"E	24.00' RAD
L80	N00"24'23"E	5.00'
L81	N64°31'38"E	24.00' RAD
L82	N64"27'30"E	24.00' RAD
L83	N26°19'31"W	27.75'
184	N26*19'31"W	29.22'
L85	N64*18'25"E	24.00' RAD
L86	N64*15*51"E	24.00' RAD
L87	N20*54'23"E	47.65'
LBB	N89*35'37"W	29.18
L89	NO4°26'57"F	48.05"

LINE TABLE (CONT'D)

BEARING LENGTH

N68*31'39"E 9,72'

N30*12'03"E

9.72' 12.78' 11.03'

CORVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
ਰ	123"54"34"	9,00'	19,46
C2	18°04'22"	50,00'	15.77'
03	92°05'10"	11.00'	17.58
C4	6°55′17"	250,00'	30.20
C5	73"48'39"	15,00	19.32
C6	6"36'49"	87.00	10.09
C7	89 24 38	18.00'	28.09
CB	90"37'56"	18,00	28,47
C9	89°12'59"	18.00'	28.03
C10	90°51'09"	18.00*	28,541
C11	88 55 48	18.00*	27.94
C12	91°11'21"	18,00	28.65
C13	88°27'51"	18.00	27.79
C14	91"46'02"	18.00"	28.83*
C15	90,00,00,	25,00"	39.27
C16	90"00'00"	18.00	28.27
C17	64*29'00"	15.00'	18,86
C18	17°26'54"	54,00'	16.44
C19	45 05 27	12.00	9.44
C20	59°04'58"	47,00'	48.47
C21	28"44"19"	78.00	39,12
C22	51°00'00"	10.00'	8,90'
C23	10 31 29	20.00'	3.67'

CUBVE TABLE

	UA II ZU	10.00	10,00
C26	19*53'39"	68.00	23.61
C27	13*04'35"	113.00	25.79
C28	175*08'08"	10,00	30.57
C29	108*24'03"	10.00	18.92
C30	19*50'11"	100.00'	34.62
031	15°47'37"	67.00	18.47
C32	22"50'05"	100,00	39.85'
C33	83"31"44"	10.00	14.58
C34	83"56'55"	10.00	14.65'
C35	88°35'33"	33,00,	51.04
C36	28°13'09"	80.00	39,40'
C37	69°13'26"	11.00	13.29
C38	116°36'51"	12.00	24.42
C39	70"08'16"	39.00'	47.74
C40	46°28'16"	39.00'	31,63
C41	89"03'17"	21.00	32.64
C42	61°30'01"	39.00*	41.86"
C43	69°49'55"	23.00	28.03
C44	15*11'03"	45.00	12.19
C45	101°04'47"	38.00	67.04
C46	22°50'06"	30,00	11.96

CURVE TABLE (CONT'D)

RADIUS LENGTH

DELTA

CURVE

C51	5°07'17"	225.00	20.11
C52	7"09'35"	10,00	1,25
C53	75"06'25"	46.00	60.30
C54	28"21'15"	70,00'	34,64
C55	1°53'01"	203.00	6,68
C56	41*50'33"	46.00'	33.59
C57	115°33'38"	10.00*	20.17
C58	59"34'30"	10.00	10,40
C59	4*38'02"	233.00	18.84
C60	40°40'49"	42.50	30.16
C61	10"45'30"	42.50	7.96
C62	12"50'26"	110.00	24.65
C63	0"35"22"	1200.00	12,35
C64	0"37'58"	1200.00	13.24
C65	1°46'02"	600.00	18.51
C66	1"32'09"	600.00	16,09
C67	0°51'09"	1000,00	14.88
C68	0°47'02"	1000.001	13.68
C69	9°25'29"	46,00	7.57

CURVE TABLE (CONT'D)

C48 32°33′54″ 27,00′ C49 8°27′07″ 20,00′

CURVE

RADIUS LENGTH

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, RECORD DATA NOTES AND BOUNDARY AND SHEET INDEX MAP.

SHEET 3 OF 9 SHEETS SCALE: 1" = 200' 111 NUMBERED LOTS AND LOTS A, B, C, E THROUGH O, INCLUSIVE, LOTS S, T, X, Y, Z, AA AND BB. **GROSS AREA: 44.988 ACRES** (FINAL UNIT OF TENTATIVE TRACT NO. 15377)

NO. 15377

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

HUNSAKER AND ASSOCIATES IRVINE, INC. PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

BOUNDARY AND SHEET INDEX MAP

(#) indicates sheet number

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS No. 5095 AND STATION GPS No. 5079 BEING NO0*10'50"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCSB3), ZONE VI. 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99998169, (SCALE FACTOR IS PROJECT SPECIFIC).

MONUMENT NOTES:

 $2^{\prime\prime}$ LP. TAGGED L.S. 7083 OR LEAD, TACK & TAG L.S. 7083 OR NAIL & TAG L.S. 7083 OR 8". S&W STAMPED L.S. 7083 TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGCED L.S. 7083 OR LEAD, TACK & TAG L.S. 7083 OR NAIL & TAG L.S. 7083 OR 8" S&W STAMPED L.S. 7083 TO BE SET AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ARE THE INTERSECTION OF SIDE LOT LINES WITH STREET RIGHT OF WAY, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

LEAD, TACK & TAG LS. 7083 TO BE SET IN TOP OF CURB ON ALL SIDE LOT LINES PRODUCED OR CONTINUED, 6.25 FEET FOR LOTS 1 THROUGH 111, INCLUSIVE, FROM THE INTERSECTION WITH STREET RIGHT OF WAY FOR ALL SIDE LOT LINES RADIAL OR PERPENDICULAR TO STREET RIGHT OF WAY, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED, FOR ALL SIDE LOT LINES NON-RADIAL OR NON-PERPENDICULAR TO STREET RIGHT OF WAY, BEARING AND DISTANCE OF PRODUCTION IS AS NOTED

8" S&W STAMPED L.S. 7083 OR LEAD, TACK & TAG L.S. 7083 OR 1" I.P. TAGGED L.S. 7083 TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

NO MONUMENTS WILL BE SET AT STREET LETTERED LOT CORNERS EXCEPT WHERE SAID CORNERS ARE COMMON WITH NUMBERED LOT CORNERS OR TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

INDICATES FOUND MONUMENT AS NOTED OR LOCATION OF MONUMENT TO BE SET AS NOTED.

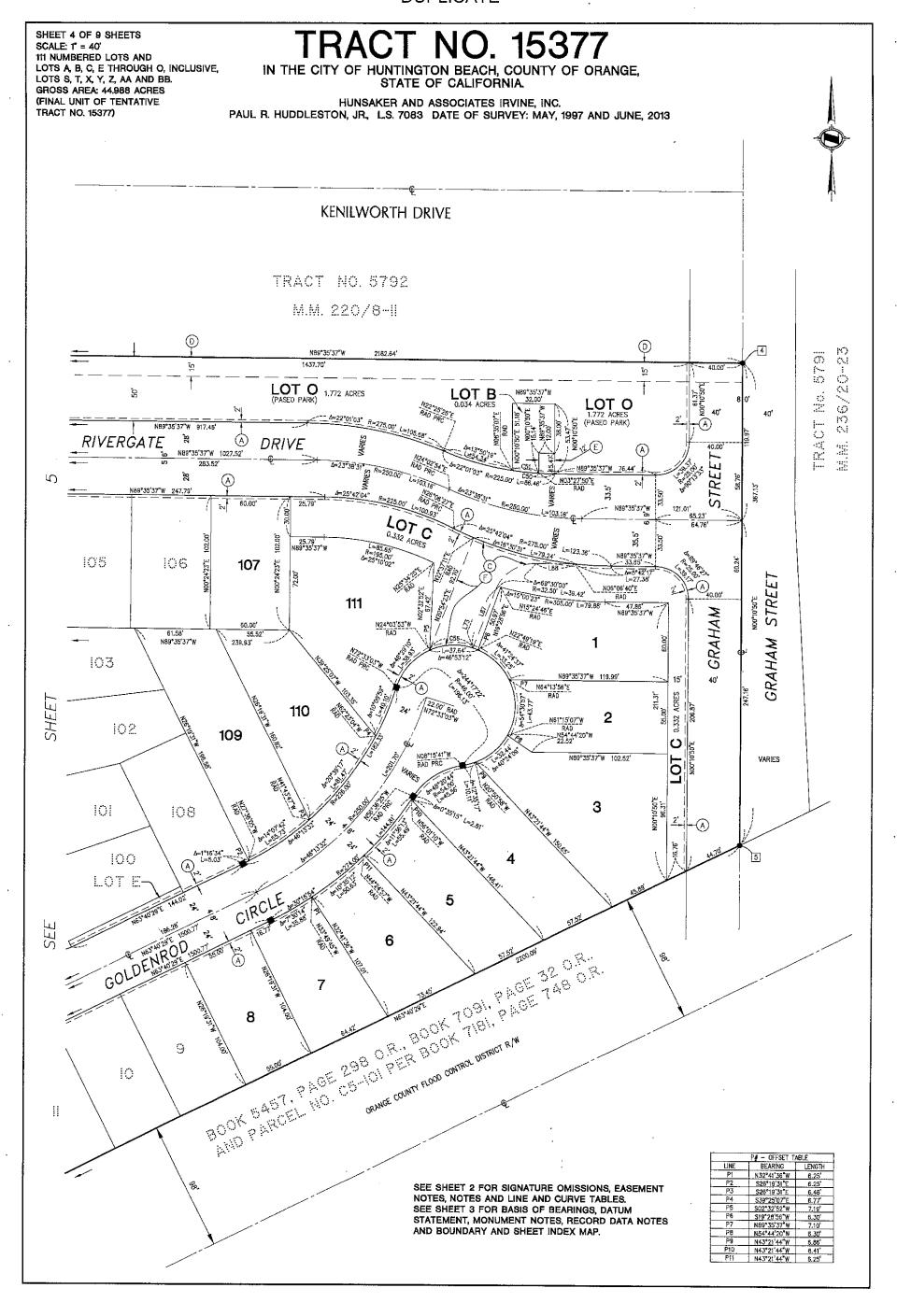
MONUMENT NOTES (CONT'D):

0.19"), FLUSH. ESTABLISHED BY INTERSECTION

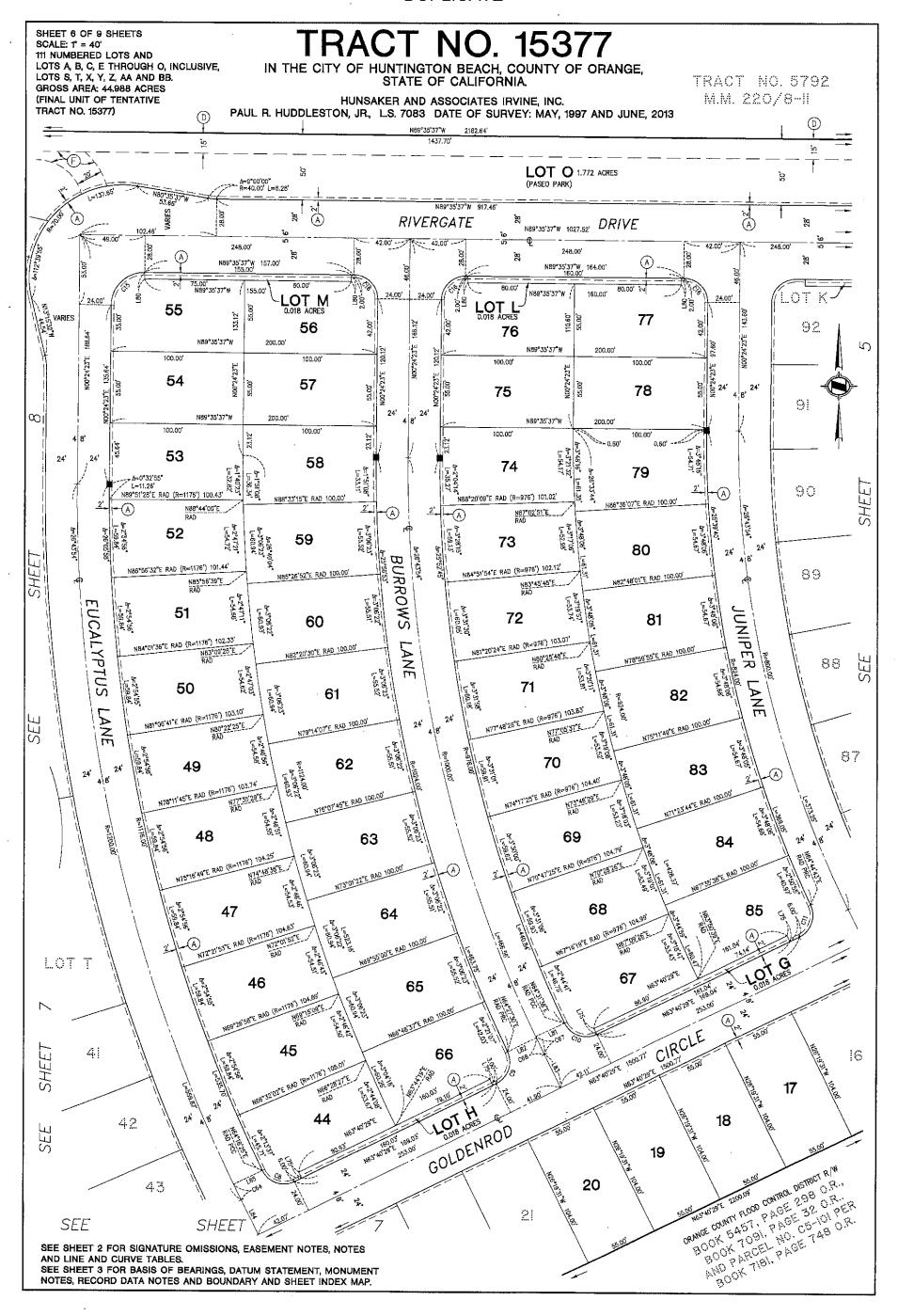
P# INDICATES BEARING AND DISTANCE OF LOT LINE PROJECTION FROM FRONT LOT CORNER TO MONUMENT, UNLESS OTHERWISE NOTED.

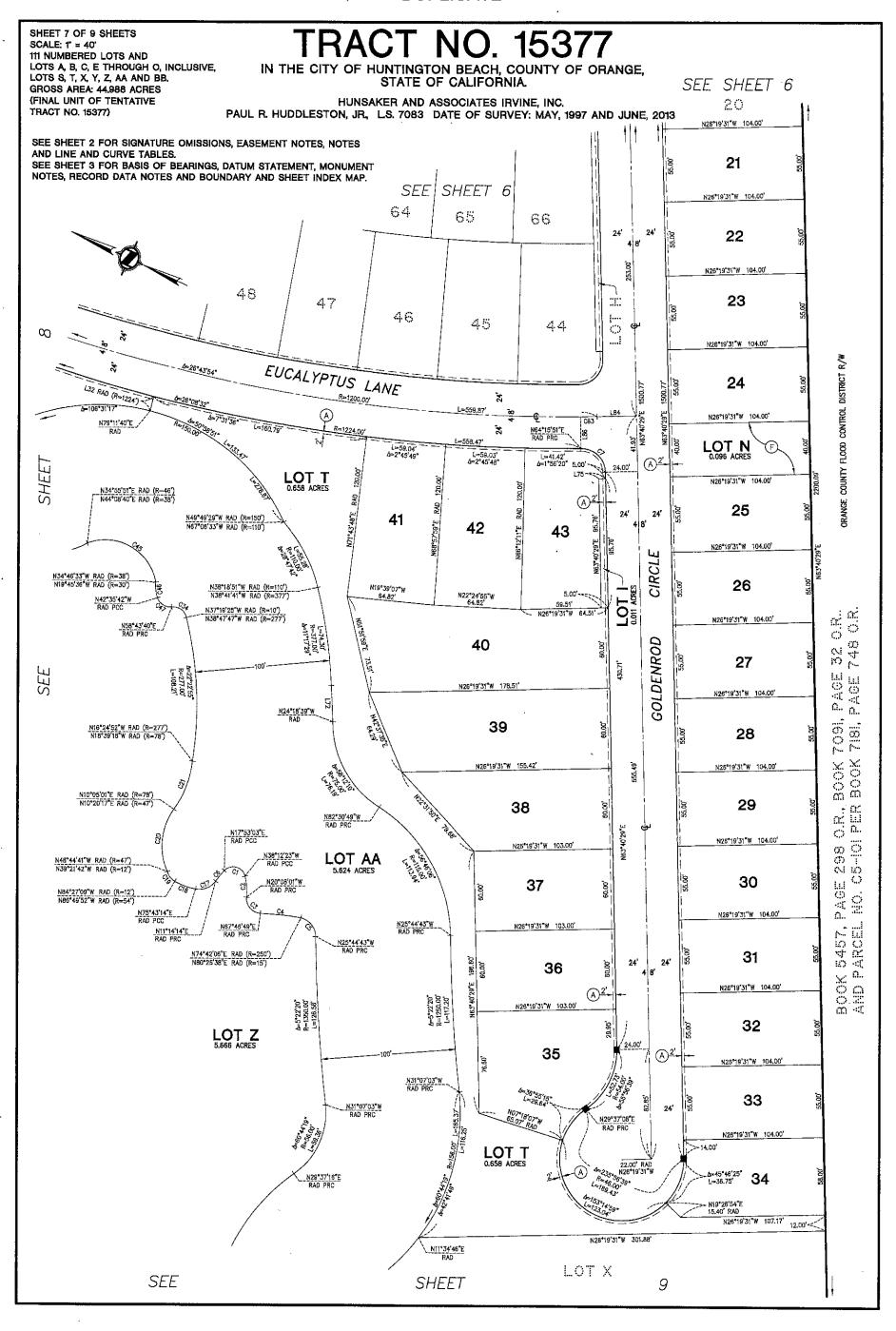
- FOUND PUNCHED RAILROAD SPIKE AT THE STREET CENTERLINE INTERSECTION PER TRACT NO. 5792, M.M. 220/B-11, FLUSH, OCS GPS STA. NO. 5095 N 2,208,111.407 E 6,019,589.027
- FOUND WELL MONUMENT WITH 2 1/2" ALUMINIUM DISK (ILLEGBLE) DN. 1.5' AT THE STREET CENTERLINE INTERSECTION, ACCEPTED AS THE MONUMENT PER TRACT No. 8630, M.M. 382/7-10, OCS QPS STA. NO. 5079 N 2,205,926.897 E 6,019,582.147
- FOUND PUNCHED RAILROAD SPIKE AT THE STREET CENTERLINE INTERSECTION PER TRACT NO. 5792, M.M. 220/8-11, DN. 0.05'.
- FOUND 2" IRON PIPE, WITH NAIL, NO TAG, NO REFERENCE (\$30°40'28"E, 0.18") ESTABLISHED CORNER BY CITY TIES, (BOOK NUMBER 007162, SHEET 4-13) PER TRACT NO. 5792, M.M. 220/8-11, DN. 0.65".
- FOUND CONCRETE NAIL AT CORNER, NO TAG, NO REFERENCE, FLUSH. ESTABLISHED CORNER ON THE CENTERLINE OF GRAHAM STREET AT RECORD DISTANCE PER R.S.B. 92/19-28 FROM THE CENTERLINE INTERSECTION OF SLATER AVENUE AND GRAHAM STREET.
- FOUND RAILROAD SPIKE (NO PUNCH MARK) AND WASHER. (NO STAMPING), NO REFERENCE (\$31°59'35"E,
- FOUND 2" IRON PIPE WITH BRASS CAP (1 3/8") STAMPED "OCFCD-R/W" AT B.C., PER R.S.B. 92/19-28, DN. 2.0'.
- FOUND WELL MON. WITH 2 1/2" BRASS CAP STAMPED "H.B. CITY" PER RECORD SURVEY 104/16, & TRACT NO. 10853, MM. 513/14-15, DN. 0.61'. ACCEPTED AS NW. CORNER OF S. 1/2 OF NW. 1/4 OF SECTION 2B, T.5S., R.11 W.
- FOUND SPIKE AND WASHER STAMPED R.C.E. 18752 PER TRACT NO. 10853, M.M. 513/14-15, FLUSH.
- FOUND WELL MONUMENT WITH 2 1/2" BRASS CAP STAMPED "H.B. CITY" PER R.S.B. 104/16, PARCEL MAP No. 169/39-40 AND TRACT NO. 10853, M.M. 513/14-15, DN. 0.7', ACCEPTED AS N.W. CORNER SECTION 28, T.5S., R.11 W.

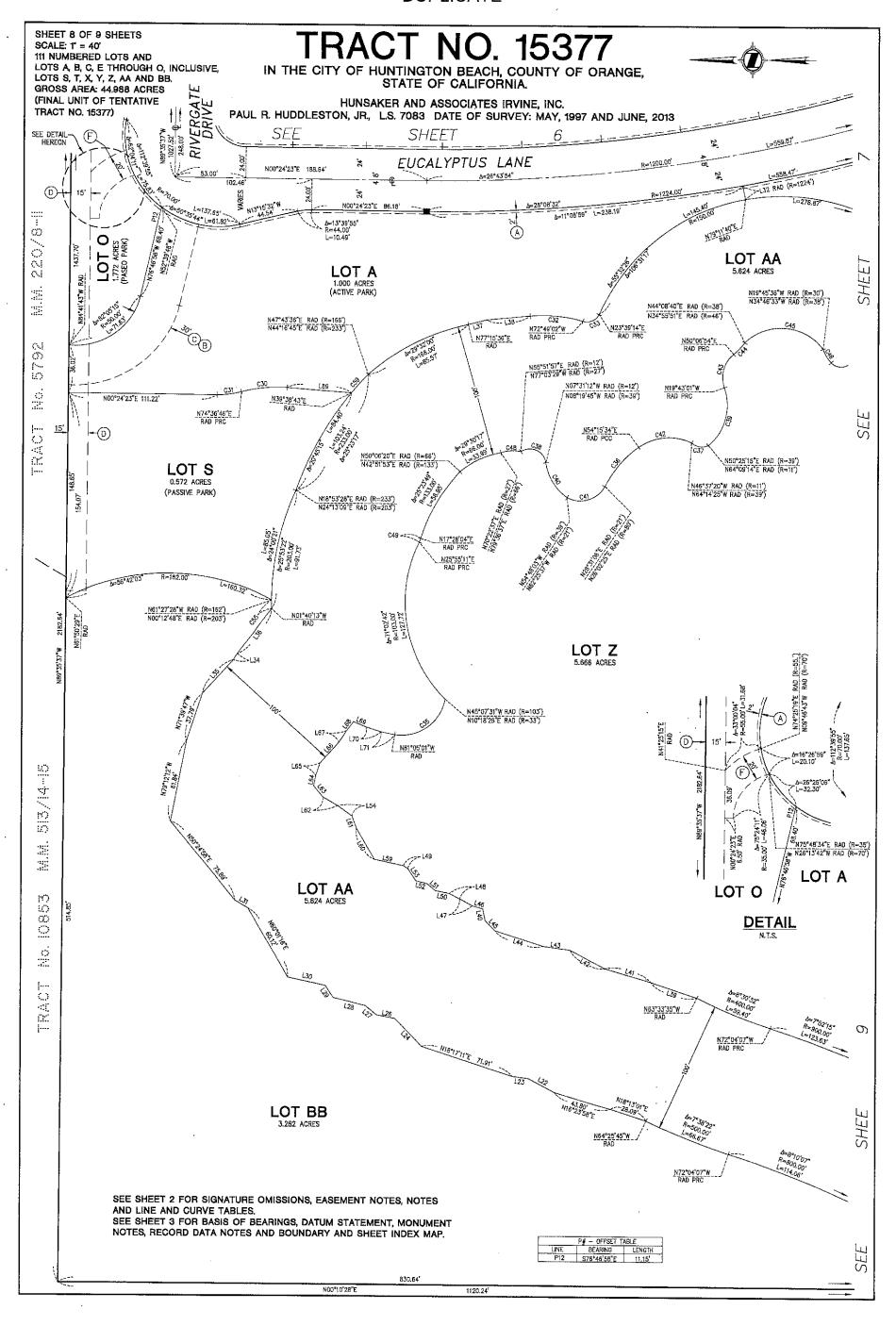
FOUND RAILROAD SPIKE (NO PUNCH MARK) FITS CITY TIES (BOOK NUMBER 007168, SHEET 10-13 AND BOOK 007169, SHEET 11-13) PER TRACT NO. 5792, M.M. 220/8-11, DN. 0.05'. INDICATES NOTHING TO BE SET. INDICATES FOUND 'ORANGE COUNTY SURVEYOR' G.P.S. CONTROL STATION MONUMENT PER RECORD ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. SEARCHED FOUND NOTHING. ž **RECORD DATA NOTES:** C GERSHWIN DRIVE () INDICATES RECORD DATA AS NOTED. 2 **WARNER** SELVE CREATE [] INDICATES RECORD AND MEASURED DATA AS NOTED. **AVENUE** STREET 3.31 R1 INDICATES R.S.B. 92/19-28. PENDLETON 734.47 R2 INDICATES TRACT NO. 5792, M.M. 220/8-11. 663.30' (CHICA 1326.62' 7' R3, 1326 R3 INDICATES R.S. 97-1000, R.S.B. 169/25-36 R4 INDICATES TRACT NO. 10853, M.M. 513/14-15. (GE) 28 E 1326,f BOLSA R5 INDICATES INST. NO. 19960479182, O.R. € DUNBAR (2184,52" GLENROY DRIVE € GREENLEAF LANE R6 INDICATES BOOK 4960, PAGE 87, O.R. 25.00 22 A S TRACT No. 5792 [130.00' ဗ M.M. 220/8-II **TRACT NO. 10853** & KENILWORTH DRIVE ₹0 80 M.M. 513/14-15 \$ 12 N89°35'37"W 11 2655.64' (2655.59' R1, 2655.40' R2, 2655.56' R3) क ल 2182.64 4 1003.42 (1003.24' R4, 1003.71 [473,00'] R3 PASSIVE PARK LOT 0 8 LOT O PASEO PARK Mo. 1 6/2(12 LOT B-RIVERGATE -LOT O DRIVE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT M LOT L LOT BB -GRAHAM S TRACT N M.M. 236 BOUNDARY LOT S 797/40-42 55 76 66 ACTIVE 77 92 93 4960/87 O.R. 104 105 106 107 PARK LOT A 72-2 NOR'H 54 57 75 78 LOT AA 91 94 111 STREE 889/ FROM N [523.80 AP NO. 110-016-35 53 58 74 79 103 95 90 2 62 73<u>(6)</u> 102 58 96 80 (PROLONGATION 4 HUNTINGTON 89 E E LOT Z 51 101 CITY OF HUNTINGTON BEACH BOUNDARY 81 60 72 88 5 100 **(8**) 50 71 LOT AA 81 82 98 12 87 48 62 70 NB9°58'29"E 83 99 473.00 8 6 86 [450.00' R6] 48 63 89 84 17034 /31-4i 47 64 13\12 Q GOLDENROD. F No. 1 R3, R6] 65 (Z) NORTHERLY PER PAGE 87, 0. PORATED TERRITORY TY OF ORANGE BOJ i.).. 66 ं 1319.94 7 BEAR [660.00' 20 19 LOT Z 60 42 219. (219.03 ሄ R3 21 돧 23' 'n ש 733.95' (733.94' RI) (733. LOT AA 1320,10" (1320 35 OT Y 12 LOT X N89°20'21"E 1969.05' (TIE) 19960479182 O.R. 2 ELANDER, 1988 20, 821 SLATER AVENUE SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES AND LINE AND CURVE TABLES.



SHEET 5 OF 9 SHEETS NO. 15377 SCALE: 1" = 40' 111 NUMBERED LOTS AND LOTS A, B, C, E THROUGH O, INCLUSIVE, LOTS S, T, X, Y, Z, AA AND BB.
GROSS AREA: 44.988 ACRES
(FINAL UNIT OF TENTATIVE TRACT NO. 15377) IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA. HUNSAKER AND ASSOCIATES IRVINE, INC. PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013 SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES AND LINE AND CURVE TABLES. SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, RECORD DATA NOTES AND BOUNDARY AND SHEET INDEX MAP. TRACT NO. 5792 M.M. 220/8-8 NB9°35'37"W 1437.70 20 LOT O 1.772 ACRES (PASEO PARK) N89°35'37"W 917.46 (A) √2√ (A) 28 RIVERGATE 28 DRIVE 42.00 42.00 42.00' 248.00 28 28, N89°35'37"W 164.00' 155.00' N89°35'37"W 247.79 80.00' LOT K-0.018 ACRES N89°35'37"W 88.08 77 92 93 105 106 107 N89°35'37"W 100.00 ∆=0°53'42" R=571.00' ′ L=8.92' 24 24' 78 94 91 122.83 N89°35'37"W 239.93 N88°27'21"E RAD 100.00 N89°31'09"E RAD - N89°25'09"E RAD (R=776") 100.71" N87°42'09"E (RAD) 103 79 95 9 24 N83°06'21"E RAD 142.6 90 N83°33'46"E RAD 100.00" 109 N84°13'59"E RAD (R=776') 102.35' 102 80 N82*52'10"E (RAD) 96 N76°49'39"E RAD 99.82' N78°40'10"E RAD 100.00 89 JUNIPER N79°02'48"E RAD (R=776') 103.61' 108 101 81 97 MT0°37'56"E RAD 108.96 N73°46'34"E RAD 100.00 88 LANE 51'38"E RAD (R=775') 104.47' 82 98 NT3"14"02"E. (RAD) SHEET 87 99 83 LOT F 8 CIRCLE SEE 9 84 10 11 85 GOLDENROD SEE BOX 5457, P. OF CONTROL OF CHIMAN A CAN PARTON DECEMBER OF THE RESIDENCE OF THE PROPERTY OF TH LOT G 12 (A) 17 16







SHEET 9 OF 9 SHEETS SCALE: 1" = 40' 111 NUMBERED LOTS AND TRACT NO. 15377
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA LOTS A, B, C, E THROUGH O, INCLUSIVE, LOTS S, T, X, Y, Z, AA AND BB. GROSS AREA: 44.988 ACRES (FINAL UNIT OF TENTATIVE HUNSAKER AND ASSOCIATES IRVINE, INC. TRACT NO. 15377) PAUL R. HUDDLESTON, JR, L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013 SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, NOTES AND LINE AND CURVE TABLES. SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT SEE SHEET 8 NOTES, RECORD DATA NOTES AND BOUNDARY AND SHEET INDEX MAP. N72°04'07"W RAD PRC SEE SHEET N24"18'39"W RAD PRC *b*=7"52'15" R≕900.00' L=123.63' <u>DETAIL</u> N78°46'45"E RAD (R=172') N55°41'02"W RAD (R=20') N67*46'49"E RAD PRC N82°30'49"W LOT BB § N63°54'00"W RAD (R=800') N69°01'32"W RAD (R=1665') N74°42'06"E RAD (R=250') N80°26'38"E RAD (R=15') N64°11'52"W RAD (R=900') N69°10'55"W RAD (R=1565') N45"09'33"W RAD (R=20') N76"00'00"W RAD (R=10') 3.282 N25°44'43"W RAD PRO BB LOT Y LOT AA LOT 5.624 ACRES LOT Z LOT AA 5.624 ACRES N79°21'22"E RAD (R=76') N86°42'36"W RAD (R=72') N50°07'05"E RAD (R=72') N53°32'32"E RAD (R=31') 36 35 LOT T 0.658 ACRES L=49.12' ∆=18"02"30" N29°37'16"E RAD PRC LOT AA 5.624 ACRES 34 LOT X N22"03'06"E RAD *(*'') 31.95' N79°12'29"W 4..j., LOT Y 1.494 ACRES 12 Sand Control of the C 160 / ^^_^ ^ ? .