

DUPLICATE

1003

36

SHEET 1 OF 7 SHEETS
NUMBERED LOTS: 85
LETTERED LOTS: 15
GROSS AREA=14.058 ACRES
NET AREA=13.637 ACRES
DATE OF SURVEY: SEPTEMBER 2020
ALL OF TENTATIVE TRACT NO. 19136

TRACT NO. 19136

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

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN
BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC. DATE OF SURVEY: SEPTEMBER 2020

ACCEPTED AND FILED AT THE
REQUEST OF
LENNAR TITLE, INC.

DATE December 30, 2022

TIME 11:43 AM FEE \$ 93.00

INSTRUMENT # 2022000421838

BOOK 1003 PAGE 36-42 M/M

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY [Signature]
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 ALSO HEREBY DEDICATE TO THE PUBLIC IN FEE FOR STREET AND PUBLIC UTILITY PURPOSES: STRATHMOOR LANE AND BLUEFIELD.

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. AN EASEMENT FOR PUBLIC UTILITY AND PUBLIC SIDEWALK PURPOSES AS SHOWN ON SAID MAP.
2. AN EASEMENT OVER ALL OF LOT "B" ("PRIVATE DRIVE") AND LOTS "C", "D", AND "E" (THE "PRIVATE STREETS") FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS SHOWN ON SAID MAP.
3. AN EASEMENT OVER ALL OF LOT "A" AND LOTS "C", "D", AND "E" (THE "PRIVATE STREETS") FOR ACCESS AND INSPECTION OF WATER QUALITY TREATMENT FACILITIES AS SHOWN ON SAID MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, AND OR ASSIGNS; LOT "A" FOR PRIVATE OPEN SPACE; LOT "B" FOR PRIVATE DRIVE; LOTS "C", "D" & "E" FOR PRIVATE STREETS AND LOTS "F", "G", "H", "I", "J", "K", "L", "M", "N" & "O" FOR LANDSCAPE PURPOSES.

AG EHC-II (LEN) CA 2, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: [Signature]
STEVEN S. BENSON, ITS MANAGER

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 Arizona)
COUNTY OF Maricopa) SS

ON October 28, 2022 BEFORE ME, Jaime Marie Adams, A NOTARY PUBLIC, PERSONALLY APPEARED Steven S. Benson, 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]

NAME OF NOTARY: Jaime Marie Adams

COUNTY IN WHICH COMMISSIONED: Maricopa

DATE COMMISSION EXPIRES: 07/01/2025

COMMISSION NUMBER: 607030

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 20th DAY OF December, 2022, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS; THE DEDICATION IN FEE FOR STREET AND PUBLIC UTILITY PURPOSES: STRATHMOOR LANE AND BLUEFIELD DRIVE.

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

1. THE EASEMENT FOR PUBLIC UTILITY AND PUBLIC SIDEWALK PURPOSES AS DEDICATED.
2. THE EASEMENT OVER ALL OF LOT "B" ("PRIVATE DRIVE") AND LOTS "C", "D", AND "E" (THE "PRIVATE STREETS") FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS DEDICATED.
3. THE EASEMENT OVER ALL OF LOT "A" AND LOTS "C", "D", AND "E" (THE "PRIVATE STREETS") FOR ACCESS AND INSPECTION OF WATER QUALITY TREATMENT FACILITIES AS DEDICATED.

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

DATED THIS 22nd DAY OF December, 2022

[Signature]
ROBIN ESTANISLAU
CITY CLERK OF THE CITY OF HUNTINGTON BEACH

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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 29th DAY OF DECEMBER, 2022

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. NO. 6617

[Signature]
BY: LILY M.N. SANDBERG DEPUTY COUNTY SURVEYOR
P.L.S. 8402



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 ALSO 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 28th DAY OF DECEMBER, 2022

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

[Signature]
TREASURER-TAX COLLECTOR

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 HUNTINGTON BEACH CITY SCHOOL DISTRICT OF ORANGE COUNTY, CALIFORNIA IN SEPTEMBER 2020. I HEREBY STATE THAT ALL THE 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] 10/26/2022
KURT R. TROXELL, L.S. 7854 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 3 DAY OF November, 2022

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



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, AMENDED, AND APPROVED BY THE HUNTINGTON BEACH CITY PLANNING COMMISSION.

DATED THIS 2ND DAY OF DECEMBER, 2022

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

SEE SHEET 2 OF 7 FOR SIGNATURE OMISSION

0308-087

DUPLICATE

37
1003
SHEET 2 OF 7 SHEETS
NUMBERED LOTS: 85
LETTERED LOTS: 15
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NET AREA=13.637 ACRES
DATE OF SURVEY: SEPTEMBER 2020
ALL OF TENTATIVE TRACT NO. 19136

TRACT NO. 19136

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TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN
BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC. DATE OF SURVEY: SEPTEMBER 2020

SIGNATURE OMISSION:

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

1. ERNEST H. GISLER, ET AL., HOLDER OF MINERAL RIGHTS AS DISCLOSED IN THE FINAL ORDER
OF CONDEMNATION, A CERTIFIED COPY OF WHICH RECORDED MARCH 9, 1966 IN BOOK 7863,
PAGE 809 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CALIFORNIA
SPATIAL REFERENCE CENTER (CSRC) HORIZONTAL CONTROL CONTINUOUS GPS
STATIONS "ELLY" AND "SACY" BEING NORTH 51°38'39" EAST PER VALUES PUBLISHED
BY THE CSRC.

DATUM STATEMENT:

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

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID
DISTANCES MULTIPLY GROUND DISTANCE BY 0.9999751754. COORDINATES ARE HELD
LOCALLY AT POINT 10009 WITH COORDINATES OF N=2187252.311, E=6040620.955.

LAND USE SUMMARY:

ALL LETTERED LOTS LISTED HEREON ARE NOT SEPARATE BUILDING SITES:

LOT "A" ——— PRIVATE OPEN SPACE

LOT "B" ——— PRIVATE DRIVE

LOTS "C", "D" AND "E" ——— PRIVATE STREETS

LOTS "F", "G", "H", "I",
"J", "K", "L", "M",
"N" AND "O" ——— LANDSCAPE PURPOSES

DUPLICATE

1003

38

SHEET 3 OF 7 SHEETS
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MONUMENT AND BOUNDARY ESTABLISHMENT NOTES:

▲ INDICATES FOUND CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS REFERENCED IN BASIS OF BEARINGS ON SHEET 2 AND CONTROL POSITIONS SHOWN HEREIN.

● FOUND MONUMENT AS NOTED

SET 2" I.P. TAGGED "L.S. 7854" OR 8" SPIKE & WASHER STAMPED "L.S. 7854" IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE, OR LEAD & TACK TAGGED "L.S. 7854" IN CONCRETE AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.

SET 1" I.P. TAGGED "L.S. 7854" OR 8" SPIKE & WASHER STAMPED "L.S. 7854" IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE OR LEAD & TACK TAGGED "L.S. 7854" IN CONCRETE AT REAR LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.

SPIKE & WASHER STAMPED "L.S. 7854" TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

LEAD & TACK TAGGED "L.S. 7854" TO BE SET IN SIDEWALK AT THE INTERSECTION OF THE PROLONGATION OF THE SIDE LINES AND AN OFFSET LINE PARALLEL AND CONCENTRIC WITH THE STREET RIGHT OF WAY IN LIEU OF FRONT LOT CORNERS. SAID OFFSET LINE SHALL BE TOWARD STREET CENTERLINE AT A DISTANCE OF 1.00 FOOT AND SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.

10009 FOUND GEAR SPIKE & BRASS WASHER STAMPED "LS 5662" PER CR 2008-0178, FLUSH. ACCEPTED AS THE N 1/4 CORNER SECTION 18-T6S-R10W PER R2 & R3.

10010 FOUND "SURVEY MARK" SPIKE & BRASS WASHER STAMPED "ORANGE COUNTY SURVEYOR GPS 5012R1" PER CR 2005-0498, FLUSH. ACCEPTED AS THE CENTER 1/4 CORNER OF SECTION 18-T6S-R10W PER R2 & R3.

10011 FOUND PUNCHED HEX BAR IN WELL PER CR 2003-1264, DOWN 1.1'. ACCEPTED AS E 1/4 CORNER OF SECTION 18-T6S-R10W PER R2 & R3.

10012 FOUND 2" IRON PIPE WITH TAG IN WELL, ILLEGIBLE, PER CR 2003-1263, DOWN 1.3'. ACCEPTED AS THE NE CORNER SECTION 18-T6S-R10W PER R2 & R3.

10013 FOUND PUNCHED RR SPIKE PER CR 2007-2118, DOWN 0.2'.

10014 FOUND GEAR SPIKE AND BRASS WASHER STAMPED "LS 5662" PER CR 2007-3042, DOWN 0.1'. ACCEPTED AS SW CORNER OF NW1/4, NE1/4 SECTION 18-T6S-R10W PER R2 & R3.

10019 FOUND LEAD, TACK & TAG STAMPED "TIE LS8395" PER CR 2019-1871, FLUSH, N00°32'06"E 0.1' FROM ESTABLISHED PARALLEL LINE.

10021 FOUND PUNCHED RAILROAD SPIKE PER TRACT NO. 5841, M.M. 249/48-50 AND CR 2019-1873, DN 0.1'.

10022 FOUND PUNCHED RAILROAD SPIKE PER TRACT NO. 5841, M.M. 249/48-50 AND CR 2019-1873, DN 0.1'.

10023 FOUND MAG NAIL & BRASS WASHER STAMPED "SURVEY MONUMENT PLS 8395" PER CR 2019-1872, FLUSH. ACCEPTED AS SW COR. OF TRACT NO. 5841, M.M. 249/48-50.

10027 FOUND MAG NAIL & BRASS WASHER STAMPED "LS 6970" PER CR 2007-2124, FLUSH.

10207 FOUND CHISELED CROSS ON CONC. WALK PER CITY OF HUNTINGTON BEACH TIE BK 007194, PG 0001. ACCEPTED AS CL INTERSECTION OF STRATHMOOR LANE AND EFFINGHAM DRIVE. SET LEAD & TACK TAGGED "L.S. 7854"

CONTINUOUS GPS STATION (ELLY)
N=2161093.559
E=5989499.695

10034 FOUND GEAR SPIKE & BRASS WASHER STAMPED "LS 4768" PER CR 2021-3396, FLUSH. ACCEPTED AS NW COR. OF NE1/4 OF SECTION 18-T6S-R10W PER R2 & R3.

NOTES:

SEE SHEET 2 FOR: BASIS OF BEARINGS, DATUM STATEMENT AND LAND USE SUMMARY

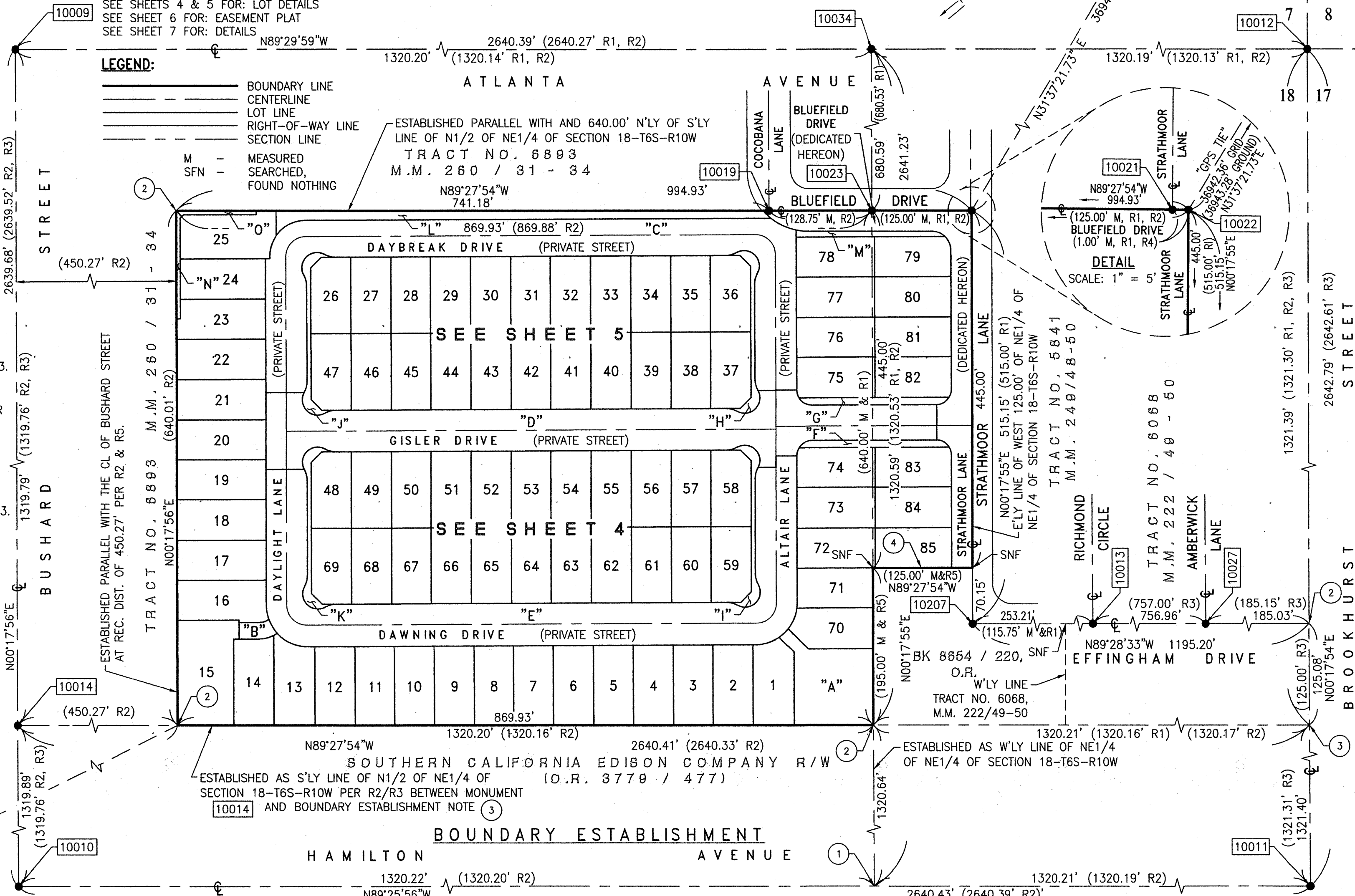
SEE SHEETS 4 & 5 FOR: LOT DETAILS
SEE SHEET 6 FOR: EASEMENT PLAT
SEE SHEET 7 FOR: DETAILS

MONUMENTS AROUND EXTERIOR BOUNDARY PER R2 ARE SFN UNLESS OTHERWISE NOTED.

LEGEND:

BOUNDARY LINE
CENTERLINE
LOT LINE
RIGHT-OF-WAY LINE
SECTION LINE
M - MEASURED
SFN - SEARCHED, FOUND NOTHING

ESTABLISHED PARALLEL WITH AND 640.00' N'LY OF S'LY LINE OF N1/2 OF NE1/4 OF SECTION 18-T6S-R10W
TRACT NO. 6893
M.M. 260 / 31 - 34
N89°27'54"W
741.18'



CONTINUOUS GPS STATION (SACY)
N=2218016.191
E=6061432.265

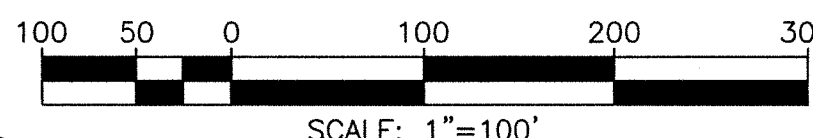
CONVERGENCE ANGLE AT POINT 10009 = -00°56'27.49",
ELEVATION = 1.00000511

BOUNDARY ESTABLISHMENT NOTES:

- 1 SEARCHED FOUND NOTHING, ESTABLISHED BY PROPORTION PER R2
- 2 SEARCHED FOUND NOTHING, ESTABLISHED BY INTERSECTION.
- 3 SEARCHED FOUND NOTHING, ESTABLISHED BY PROPORTION PER R3
- 4 ESTABLISHED PARALLEL WITH AND 195.00' NORTHERLY FROM THE S'LY LINE OF N1/2 OF NE1/4 OF SECTION 18-T6S-R10W PER R5

RECORD DATA REFERENCES:

- R1 - TRACT NO. 5841, M.M. 249/48-50
- R2 - TRACT NO. 6893, M.M. 260/31-34
- R3 - TRACT NO. 6068, M.M. 222/49-50
- R4 - CR 2019-1873
- R5 - GRANT DEED BK 8605, PG 924, O.R.



DUPLICATE

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39

SHEET 4 OF 7 SHEETS
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KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC. DATE OF SURVEY: SEPTEMBER 2020

LOT DETAILS

NOTES:
SEE SHEET 2 FOR: BASIS OF BEARINGS, DATUM STATEMENT
AND LAND USE SUMMARY
SEE SHEET 3 FOR: LEGEND, MONUMENTATION AND BOUNDARY
ESTABLISHMENT NOTES, RECORD DATA REFERENCES
SEE SHEET 6 FOR: EASEMENT PLAT
SEE SHEET 7 FOR: DETAILS

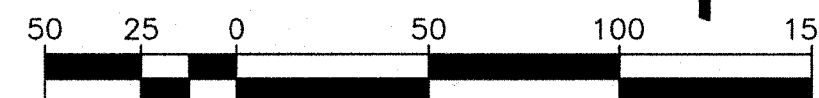
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	51.00'	80.11'
C2	34°07'33"	51.00'	30.38'
C3	16°55'41"	51.00'	15.07'
C4	31°32'19"	51.00'	28.07'
C5	07°24'27"	51.00'	6.59'
C6	90°00'00"	51.00'	80.11'
C7	20°13'21"	51.00'	18.00'
C8	22°36'56"	51.00'	20.13'
C9	47°09'43"	51.00'	41.98'
C10	31°31'49"	40.00'	22.01'
C11	26°24'14"	40.00'	18.43'
C12	05°07'35"	40.00'	3.58'
C13	31°31'49"	20.00'	11.01'
C14	28°21'27"	31.00'	15.34'
C15	146°42'54"	19.00'	48.65'
C16	28°21'27"	31.00'	15.34'
C17	28°21'27"	31.00'	15.34'
C18	146°42'54"	19.00'	48.65'
C19	28°21'27"	31.00'	15.34'
C20	28°21'27"	31.00'	15.34'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C21	146°42'54"	19.00'	48.65'
C22	28°21'27"	31.00'	15.34'
C23	28°21'27"	31.00'	15.34'
C24	146°42'54"	19.00'	48.65'
C25	28°21'27"	31.00'	15.34'
C26	90°00'00"	19.00'	29.84'
C27	31°45'25"	19.00'	10.53'
C28	58°14'35"	19.00'	19.31'
C29	90°00'00"	19.00'	29.84'
C30	58°14'35"	19.00'	19.31'
C31	31°45'25"	19.00'	10.53'
C60	90°00'00"	25.00'	39.27'
C61	90°00'00"	25.00'	39.27'

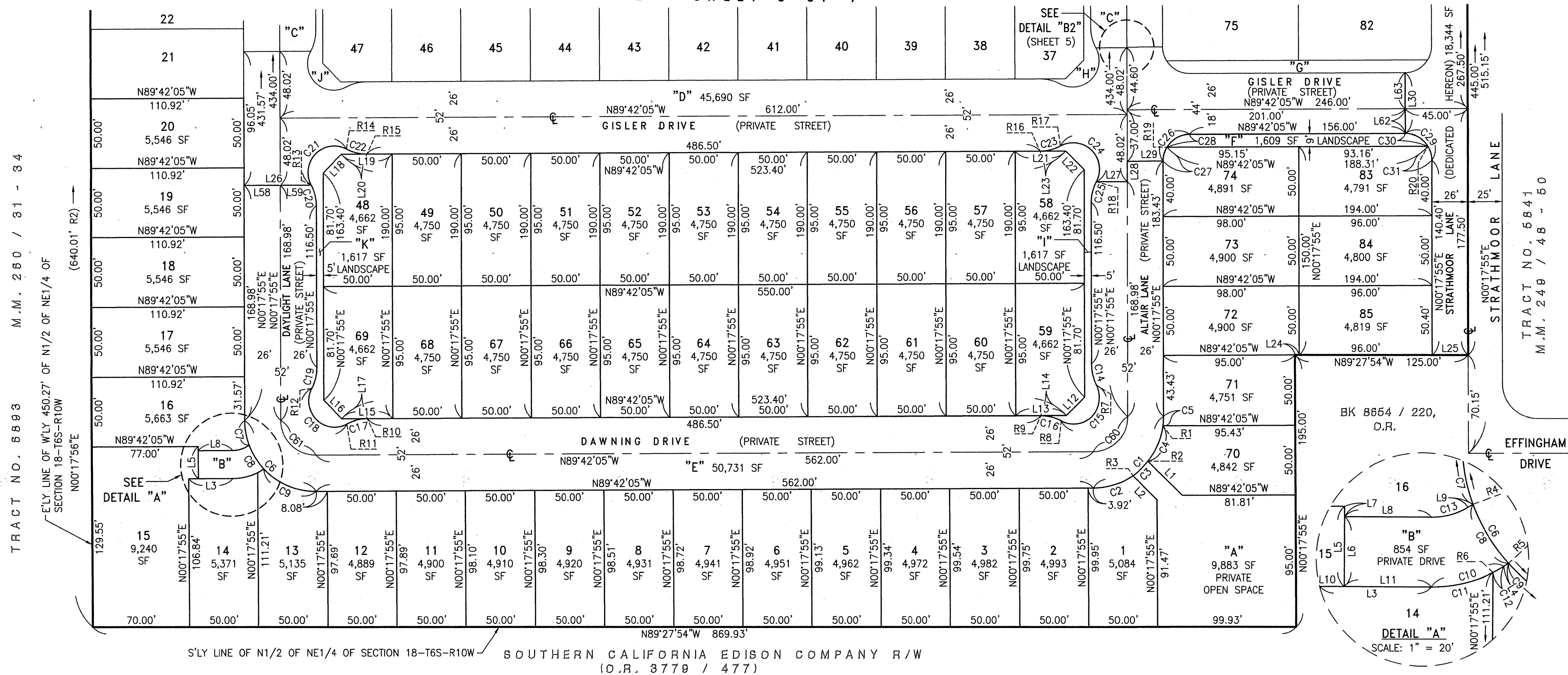
RADIAL TABLE	
NO.	BEARING
R1	N82°17'38"W
R2	N50°45'19"W
R3	N33°49'38"W
R4	N70°04'34"E
R5	N47°27'38"E
R6	N26°06'19"W
R7	N61°56'28"E
R8	N28°39'22"E
R9	N00°17'55"E
R10	N00°17'55"E
R11	N28°03'32"W
R12	N61°20'38"W
R13	N61°56'28"E
R14	N28°39'22"E
R15	N00°17'55"E
R16	N00°17'55"E
R17	N28°03'32"W
R18	N61°20'38"W
R19	N57°56'40"W
R20	N58°32'30"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°42'05"W	34.68'
L2	N44°42'05"W	24.70'
L3	N89°42'05"W	32.21'
L4	N58°46'06"E	1.63'
L5	N00°17'55"E	23.00'
L6	N00°17'55"E	20.00'
L7	N00°17'55"E	3.00'
L8	N89°42'05"W	25.21'
L9	N58°46'06"E	1.63'
L10	N89°42'05"W	7.00'
L11	N89°42'05"W	25.21'
L12	N45°17'55"E	18.82'
L13	N89°42'05"W	36.70'
L14	N89°42'05"W	18.45'
L15	N89°42'05"W	36.70'
L16	N44°42'05"W	18.82'
L17	N89°42'05"W	18.45'
L18	N45°17'55"E	18.82'
L19	N89°42'05"W	36.70'
L20	N89°42'05"W	18.45'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N89°42'05"W	36.70'
L22	N44°42'05"W	18.82'
L23	N89°42'05"W	18.45'
L24	N89°27'54"W	3.00'
L25	N89°27'54"W	26.00'
L26	N89°42'05"W	48.28'
L27	N89°42'05"W	22.28'
L28	N00°17'55"E	14.44'
L29	N89°42'05"W	26.00'
L30	N00°17'55"E	44.00'
L58	N89°42'05"W	26.00'
L59	N89°42'05"W	22.28'
L62	N00°17'55"E	18.00'
L63	N00°17'55"E	26.00'



SEE SHEET 5 OF 7



DUPLICATE

DUPLICATE

1003

40

SHEET 5 OF 7 SHEETS
NUMBERED LOTS: 85
LETTERED LOTS: 15
GROSS AREA=14.058 ACRES
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COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN
BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

KURT R. TROXELL, L.S. 7854

FUSCOE ENGINEERING, INC.

DATE OF SURVEY: SEPTEMBER 2020

LOT DETAILS

NOTES:

- SEE SHEET 2 FOR: BASIS OF BEARINGS, DATUM STATEMENT AND LAND USE SUMMARY
- SEE SHEET 3 FOR: LEGEND, MONUMENTATION AND BOUNDARY ESTABLISHMENT NOTES, RECORD DATA REFERENCES
- SEE SHEET 6 FOR: EASEMENT PLAT
- SEE SHEET 7 FOR: DETAILS

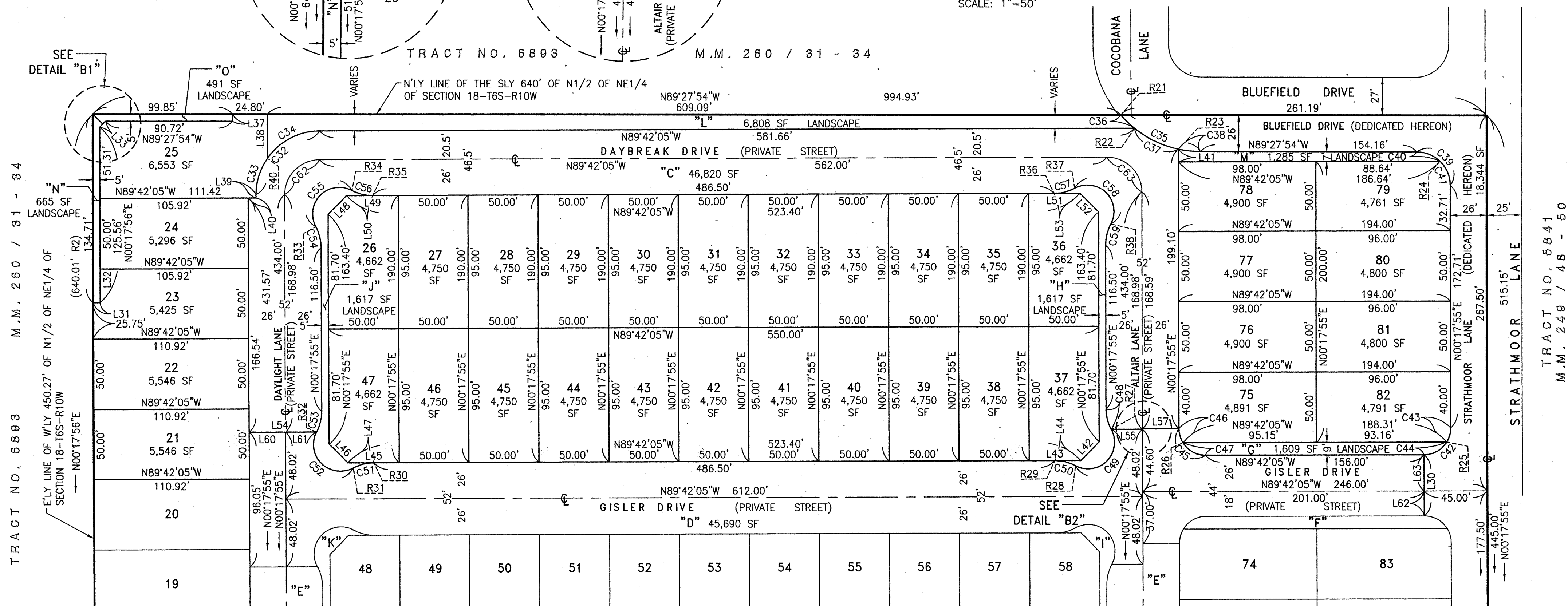
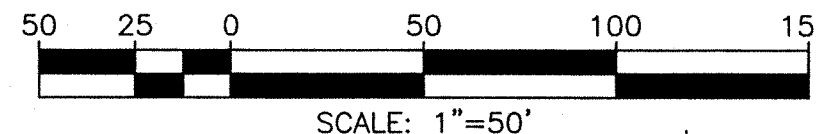
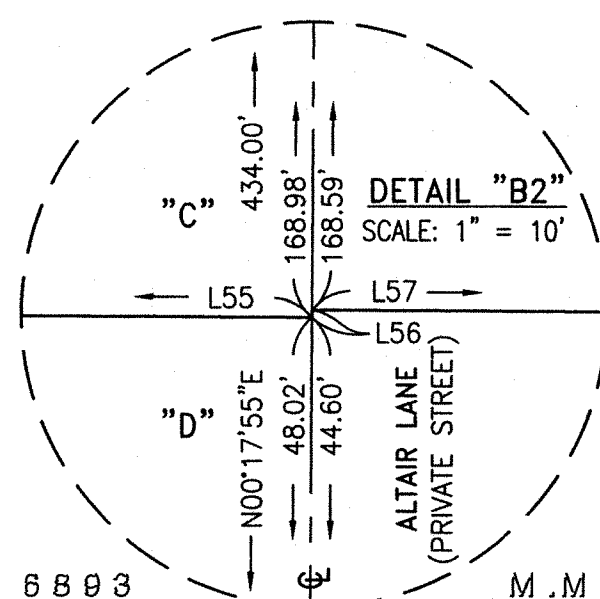
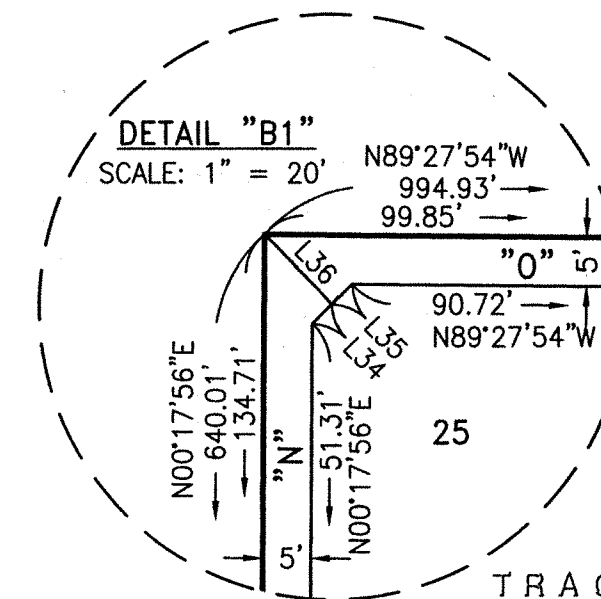
RADIAL TABLE	
NO.	BEARING
R21	N49°23'44"E
R22	N39°03'52"E
R23	N12°38'41"E
R24	N44°11'49"E
R25	N57°56'40"W
R26	N58°32'30"E
R27	N61°56'28"E
R28	N28°39'22"E
R29	N00°17'55"E
R30	N00°17'55"E
R31	N28°03'32"W
R32	N61°20'38"W
R33	N61°56'28"E
R34	N28°39'22"E
R35	N00°17'55"E
R36	N00°17'55"E
R37	N28°03'32"W
R38	N61°20'38"W
R40	N54°43'12"W

LINE TABLE		
NO.	BEARING	LENGTH
L29	N89°42'05"W	26.00'
L30	N00°17'55"E	44.00'
L31	N89°42'04"W	5.00'
L32	N00°17'56"E	24.25'
L33	N45°17'56"E	5.80'
L34	N45°17'56"E	2.90'
L35	N45°17'56"E	2.90'
L36	N44°35'00"W	10.00'
L37	N00°32'06"E	5.00'
L38	N00°17'55"E	31.42'
L39	N00°17'55"E	2.44'
L40	N89°42'05"W	5.50'
L41	N00°17'55"E	9.10'
L42	N45°17'55"E	18.82'
L43	N89°42'05"W	36.70'
L44	N89°42'05"W	18.45'
L45	N89°42'05"W	36.70'
L46	N44°42'05"W	18.82'
L47	N89°42'05"W	18.45'
L48	N45°17'55"E	18.82'

LINE TABLE		
NO.	BEARING	LENGTH
L49	N89°42'05"W	36.70'
L50	N89°42'05"W	18.45'
L51	N89°42'05"W	36.70'
L52	N44°42'05"W	18.82'
L53	N89°42'05"W	18.45'
L54	N89°42'05"W	48.28'
L55	N89°42'05"W	22.28'
L56	N00°17'55"E	0.39'
L57	N89°42'05"W	26.00'
L60	N89°42'05"W	26.00'
L61	N89°42'05"W	22.28'
L62	N00°17'55"E	18.00'
L63	N00°17'55"E	26.00'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C32	90°00'00"	45.50'	71.47'
C33	34°58'53"	45.50'	27.78'
C34	55°01'07"	45.50'	43.69'
C35	48°51'38"	76.00'	64.81'
C36	10°19'52"	76.00'	13.70'
C37	26°25'11"	76.00'	35.05'
C38	12°06'35"	76.00'	16.06'
C39	89°45'49"	24.00'	37.60'
C40	43°39'43"	24.00'	18.29'
C41	46°06'06"	24.00'	19.31'
C42	90°00'00"	19.00'	29.85'
C43	31°45'25"	19.00'	10.53'
C44	58°14'35"	19.00'	19.31'
C45	90°00'00"	19.00'	29.84'
C46	31°45'25"	19.00'	10.53'
C47	58°14'35"	19.00'	19.31'
C48	28°21'27"	31.00'	15.34'
C49	146°42'54"	19.00'	48.65'
C50	28°21'27"	31.00'	15.34'
C51	28°21'27"	31.00'	15.34'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C52	146°42'54"	19.00'	48.65'
C53	28°21'27"	31.00'	15.34'
C54	28°21'27"	31.00'	15.34'
C55	146°42'54"	19.00'	48.65'
C56	28°21'27"	31.00'	15.34'
C57	28°21'27"	31.00'	15.34'
C58	146°42'54"	19.00'	48.65'
C59	28°21'27"	31.00'	15.34'
C62	90°00'00"	25.00'	39.27'
C63	90°00'00"	25.00'	39.27'



SEE SHEET 4 OF 7

DUPLICATE

SHEET 6 OF 7 SHEETS
NUMBERED LOTS: 85
LETTERED LOTS: 15
GROSS AREA=14.058 ACRES
NET AREA=13.637 ACRES
DATE OF SURVEY: SEPTEMBER 2020
ALL OF TENTATIVE TRACT NO. 19136

TRACT NO. 19136

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

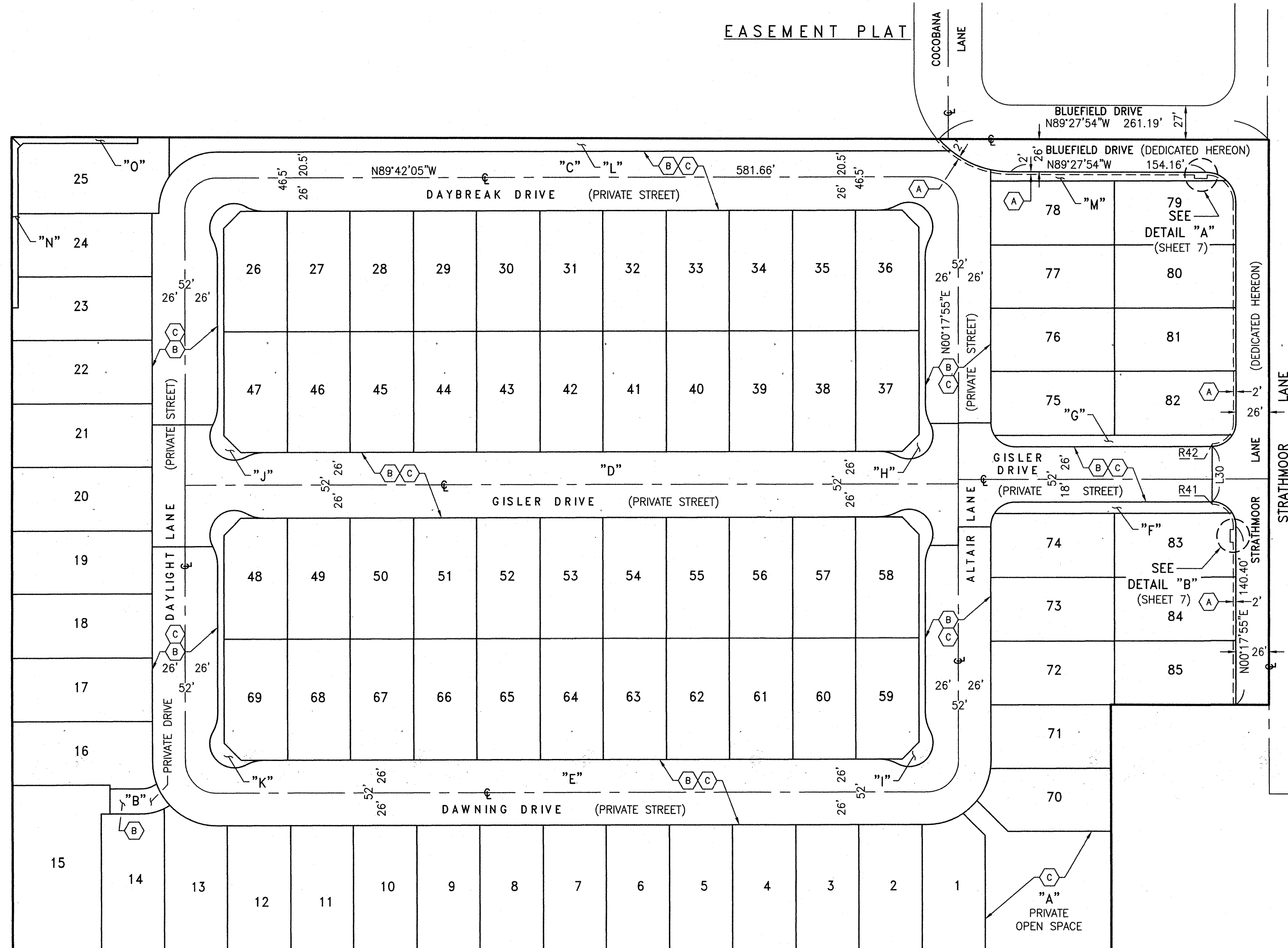
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KURT R. TROXELL, L.S. 7854

FUSCOE ENGINEERING, INC.

DATE OF SURVEY: SEPTEMBER 2020

EASEMENT PLAT

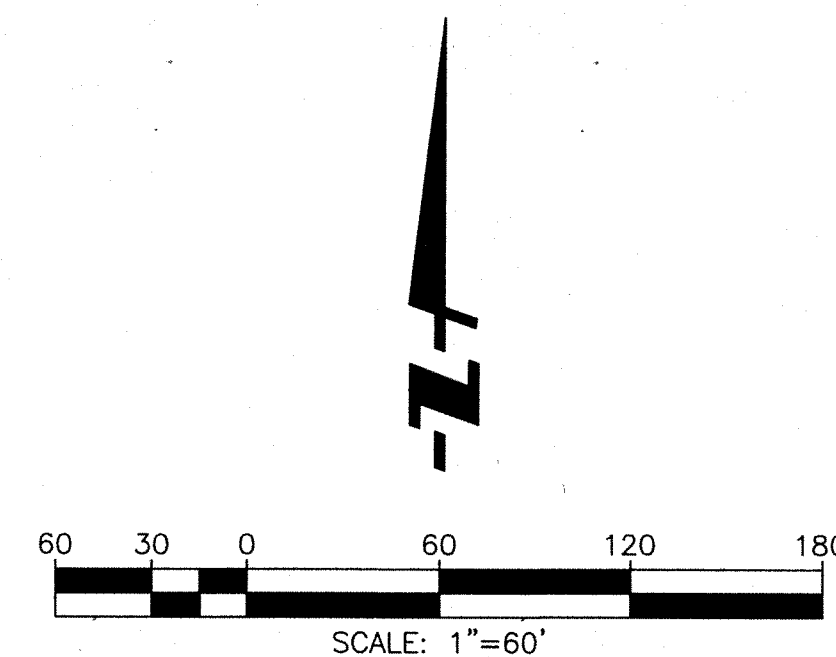


EASEMENTS:

1. EASEMENT (A) FOR PUBLIC UTILITY AND PUBLIC SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
2. EASEMENT (B) FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
3. EASEMENT (C) FOR ACCESS AND INSPECTION OF WATER QUALITY TREATMENT FACILITIES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.

NOTES:

- SEE SHEET 2 FOR: BASIS OF BEARINGS, DATUM STATEMENT AND LAND USE SUMMARY
SEE SHEET 3 FOR: LEGEND, MONUMENTATION AND BOUNDARY ESTABLISHMENT NOTES, RECORD DATA REFERENCES
SEE SHEETS 4 & 5 FOR: LOT DETAILS
SEE SHEET 7 FOR: DETAILS



RADIAL TABLE	
NO.	BEARING
R41	N00°17'55"E
R42	N00°17'55"E

LINE TABLE		
NO.	BEARING	LENGTH
L30	N00°17'55"E	44.00'

DUPLICATE

1003

42

42
SHEET 7 OF 7 SHEETS
NUMBERED LOTS: 85
LETTERED LOTS: 15
GROSS AREA=14.058 ACRES
NET AREA=13.637 ACRES
DATE OF SURVEY: SEPTEMBER 2020
ALL OF TENTATIVE TRACT NO. 19136

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

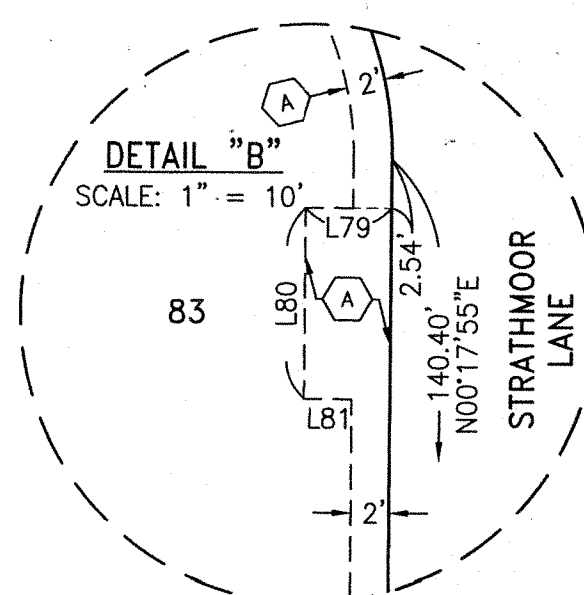
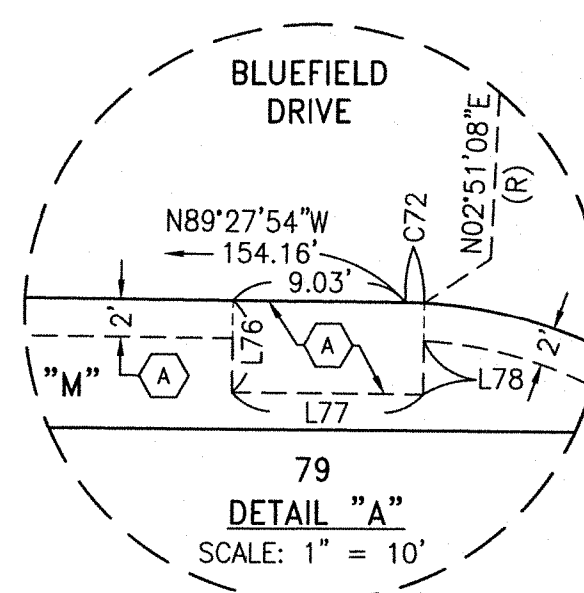
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FUSCOE ENGINEERING, INC.

DATE OF SURVEY: SEPTEMBER 2020

DETAILS



EASEMENTS:

1. EASEMENT (A) FOR PUBLIC UTILITY AND PUBLIC SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C72	02°19'02"	24.00'	0.97'

LINE TABLE		
NO.	BEARING	LENGTH
L76	N00°32'06"E	4.82'
L77	N89°27'54"W	10.00'
L78	N00°32'06"E	2.79'
L79	N89°42'05"W	4.50'
L80	N00°17'55"E	10.00'
L81	N89°42'05"W	2.50'

DUPLICATE

