

SHEET 2 OF 5 SHEETS

NUMBERED PARCELS: 4
GROSS AREA: 21.269 ACRES
NET AREA: 19.500 ACRES
DATE OF SURVEY: JUNE 2020
ALL OF TENTATIVE PARCEL MAP NO. 2022-107

PARCEL MAP NO. 2022-107

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 1 OF THAT CERTAIN CITY OF HUNTINGTON BEACH LOT LINE
ADJUSTMENT NO. 19-008, RECORDED MAY 12, 2020 AS INSTRUMENT NO. 2020000212844 OF
OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

STEVEN C. SLOCUM, P.L.S. 8044 **Michael Baker** DATE OF SURVEY: JUNE 2020
INTERNATIONAL

100 50 0 100 200
SCALE: 1"=100'

SURVEYOR'S BOUNDARY NOTE:

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

BASIS OF BEARINGS

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

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN
D.C.S. HORIZONTAL CONTROL STATIONS GPS 513102 AND GPS 514 BEING
NORTH 0°14'36" EAST PER RECORDS ON FILE IN THE OFFICE OF THE
ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

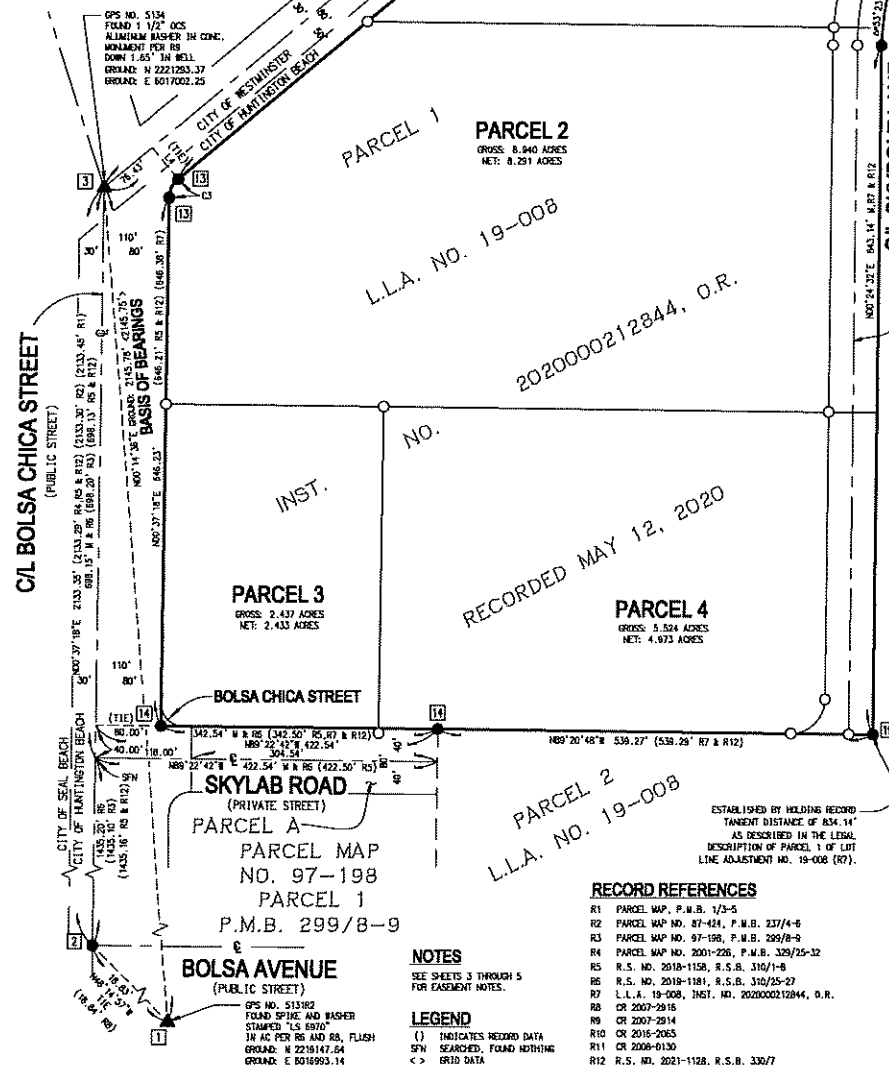
THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE
SYSTEM (CCS) ZONE VI, 1983 AND (2011.50 EPOCH CCS GPS
ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE
NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE
COMBINATION FACTOR OF 0.9999845088 (PROJECT SPECIFIC).

BOUNDARY ESTABLISHMENT NARRATIVE

- WESTERLY, NORTHWESTERLY, AND NORTHEASTERLY BOUNDARY LINES OF THE
SUBJECT PARCEL MAP ARE ESTABLISHED FROM FOUND MONUMENTS IN THE
CENTRITIES, AND THE ADJACENT TUBES OF RAY LINES OF PUBLIC
STREETS SURROUNDING THE PARCEL MAP BOUNDARY. SAID BOUNDARY LINES
WERE ALSO VALIDATED WITH THE LEGAL DESCRIPTION OF THE UNDERLYING
PARCEL 1 OF LOT LINE ADJUSTMENT NO. 19-008 (R7).
- NORTHEASTERLY CORNER, EASTERLY BOUNDARY LINE, AND SOUTHEASTERLY
CORNER OF THE SUBJECT PARCEL MAP WERE ESTABLISHED BY HOLDING
RECORD ANGLES, AND DISTANCES FOR THE LEGAL DESCRIPTION OF SAID
PARCEL 1 OF LOT LINE ADJUSTMENT NO. 19-008 (R7).
- AS NOTED HEREON MONUMENT NUMBERS 16, 17, 18, AND 19 WERE FOUND
PER RECORD OF SURVEY NO. 2021-1128 (R12). LOCATION OF EACH OF
THOSE MONUMENTS DID NOT FIT THE ANGLE POINTS AS DESCRIBED IN
SAID LEGAL DESCRIPTION OF PARCEL 1 (R7). THEREFORE, MONUMENT
NUMBERS 16, 17, 18, AND 19 WERE NOT ACCEPTED AS PART OF THE
PROCEDURE OF SURVEY. SAID ANGLE POINTS WILL BE MONUMENTED AT
THEIR RESPECTIVE LOCATIONS PER MONUMENT NOTE NO. 3 AS SHOWN
HEREON.

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	
C1	19°06'15"	500.00'	156.72'	
	(19°05'01")	(500.00')	(156.54')	R4 & R12
C2	14°19'06"	500.00'	124.85'	
	(14°19'50")	(500.00')	(125.06')	R4 & R12
C3	49°52'54"	50.00'	26.12'	
	(49°52'48")	(50.00')	(26.12')	R5 & R12
	(49°52'31")	(50.00')	(26.12')	R7
C4	83°44'28"	27.00'	40.40'	
	(83°43'51")	(27.00')	(40.40')	R4, R7 & R12
C5	14°50'43"	540.00'	136.81'	
	(14°50'18")	(540.00')	(136.85')	R4, R7 & R12
C6	99°30'30"	450.00'	75.34'	R4, R7 & R12

LINE TABLE		
NO.	BEARING	LENGTH
L1	N39°29'48"W	49.89'
L2	N44°16'57"W	15.47'
		(15.40')
L3	N48°33'51"W	86.60'
		(86.53')
L4	N38°29'48"W	50.00'



MONUMENT NOTES

○ DENOTES SET MONUMENT AS NOTED BELOW:

- ALL MONUMENTS TO BE SET, WILL BE SET WITHIN 90 DAYS AFTER
ACCEPTANCE OF IMPROVEMENTS.
- TIES TO CONTROL THE 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.
- 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 ASPHALT PAVEMENT HAVING A THICKNESS
OF 2" OR MORE, UNLESS OTHERWISE NOTED.
- CONTROLLING 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.
- 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.

● DENOTES FOUND MONUMENT AS SHOWN HEREON.

▲ DENOTES FOUND D.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT
PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY
SURVEYOR.

- FOUND GEAR SPIKE AND BRASS WASHER STAMPED "L.S. 6970" IN AC,
FLUSH PER RS AND RS.
- FOUND NAIL AND BRASS WASHER "L.S. 6970" NEXT TO MANHOLE PER
RE. ACCEPTED AS SH. CORNER SEC. 9, 13S, 21E, S.B.M.
- FOUND 1 1/2" ALUMINUM WASHER IN CONC. PER RS, DOWN 1.7" IN WELL
MONUMENT.
- FOUND NAIL AND BRASS WASHER STAMPED "L.S. 6970" IN AC, FLUSH
PER R10. S38°29'48"E 0.13". HELD FOR LINE FOR CENTERLINE OF
ASTRONAUTICS DRIVE.
- FOUND PUNCHED DOME SPIKE WITH NO WASHER, DOWN 0.3" IN AC PER
R4. FITS LINE FOR CENTERLINE OF RANCHO ROAD.
- FOUND GEAR SPIKE AND ALUMINUM WASHER STAMPED "L.S. 6970" IN AC,
FLUSH PER R10.
- FOUND GEAR SPIKE AND BRASS WASHER STAMPED "R.C.E. 21687" IN AC,
FLUSH PER R4. S39°29'48"E 0.22" FROM THE RC.
- FOUND GEAR SPIKE AND BRASS WASHER STAMPED "R.C.E. 21687" IN AC,
FLUSH PER R4.
- FOUND GEAR SPIKE AND BRASS WASHER IN AC, STAMPED "R.C.E. 21687"
FLUSH PER R4. S44°18'57"E 0.99" FROM THE RC, HELD FOR LINE.
- FOUND SPIKE SHANK, NO TAG PER RS.
- FOUND 1" I.P. WITH TAG STAMPED "R.C.E. 21687" IN LIOU OF 2" I.P.
IN DIRT, FLUSH PER R4.
- FOUND SPIKE AND SHANK PER RS. S37°14'28"E 0.15".
- FOUND 2" I.P. WITH TAG STAMPED "R.C.E. 21687" PER RS, FLUSH.
- FOUND GEAR SPIKE AND BRASS WASHER STAMPED "R.C.E. 21687" IN AC,
FLUSH PER RS.
- FOUND 2" I.P. WITH NAIL AND TAG STAMPED "R.C.E. 21687" PER RS,
IN DIRT, DN. 0.8".
- FOUND 2" I.P. WITH NAIL AND TAG STAMPED "R.C.E. 25083" PER R12,
IN DIRT, DN. 0.3". N48°50'51"W 0.30". NOT ACCEPTED. TO BE SET
AT CORRECT LOCATION PER MONUMENT NOTE NO. 3.
- FOUND SPIKE AND WASHER, STAMPED "R.C.E. 25083" IN ASPHALT,
FLUSH PER R12. N48°57'18"W 0.36". NOT ACCEPTED. TO BE SET AT
CORRECT LOCATION PER MONUMENT NOTE NO. 3.
- FOUND 2" I.P. WITH NAIL AND TAG STAMPED "R.C.E. 25083" PER R12,
IN DIRT, DN. 0.3". N48°50'14"W 0.31". NOT ACCEPTED. TO BE SET
AT CORRECT LOCATION PER MONUMENT NOTE NO. 3.
- FOUND NAIL AND TAG STAMPED "R.C.E. 25083" CONCRETE BUTTER,
FLUSH PER R12. N48°42'51"E 0.32". NOT ACCEPTED. TO BE SET AT
CORRECT LOCATION PER MONUMENT NOTE NO. 3.

RECORD REFERENCES

- PARCEL MAP, P.W.B. 1/2-5
- PARCEL MAP NO. 87-424, P.W.B. 237/4-6
- PARCEL MAP NO. 97-198, P.W.B. 299/8-9
- PARCEL MAP NO. 2001-226, P.W.B. 329/25-32
- R.S. NO. 2018-1158, R.S.B. 310/1-8
- R.S. NO. 2018-1181, R.S.B. 310/25-27
- L.L.A. 19-008, INST. NO. 2020000212844, O.R.
- OR 2007-2918
- OR 2016-2065
- OR 2006-0130
- R.S. NO. 2021-1128, R.S.B. 330/7

NOTES

SEE SHEETS 3 THROUGH 5
FOR EXEMPTION NOTES.

LEGEND

- () INDICATES MONUMENT DATA
- SNY SEARCHED, FOUND NOTHING
- <> GRID DATA

178920/185711