

SHEET 1 OF 4 SHEETS
NUMBERED LOTS: 16
LETTERED LOTS: 3
GROSS AREA = 13.16 ACRES
NET AREA = 12.03 ACRES
DATE OF SURVEY: OCTOBER 01, 2016
ALL OF TENTATIVE TRACT NO. 17801

TRACT NO. 17801

IN THE CITY OF HUNTINGTON BEACH,
COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 8, T6S, R10W IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF
MISCELLANEOUS MAPS, TOGETHER WITH LOT 70 OF TRACT NO. 6003, AS SHOWN ON A MAP RECORDED IN BOOK 220, PAGES 49 AND 50 OF MISCELLANEOUS MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

OCTOBER 01, 2016
HIGH DESERT MAPPING
DAVID B. WARREN, L.S. 8244

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.

LAND USE, BENEFIT, MAINTENANCE AND OPERATION OBLIGATIONS FOR LOT "A" AND EASEMENT "B" WILL BE DEDICATED PER A SEPARATE RECORDED AGREEMENT.

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

- 1) AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES: CYNTHIA DRIVE AND LIGHTBREEZE CIRCLE.
- 2) EASEMENT "A" FOR DRAINAGE PURPOSES.

WE ALSO HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION EASEMENT "A" FOR ACCESS PURPOSES TO LOT "A"

HB HOMES MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

HUNTINGTON BEACH CITY SCHOOL DISTRICT
WHO ACQUIRED TITLE AS HUNTINGTON BEACH SCHOOL DISTRICT
OF ORANGE COUNTY AND HUNTINGTON BEACH SCHOOL DISTRICT
OF ORANGE COUNTY, CALIFORNIA


CHINH MINH NGUYEN, MEMBER


GREGG HAULK, SUPERINTENDENT

CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION

CITY OF HUNTINGTON BEACH, A BODY POLITIC

ERIK PETERSON, CITY MAYOR

ERIK PETERSON, CITY MAYOR

SIGNATURE OMISSIONS

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

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND POWER AND CONTROL CABLES RECORDED DECEMBER 21, 1968 AS INSTRUMENT NO. 16707 IN
BOOK 8826, PAGE 772, OFFICIAL RECORDS OF ORANGE COUNTY.

STEARNS RANCHOS COMPANY, HOLDER OF RIGHTS OF WAY FOR IRRIGATION OR DRAINAGE DITCHES AND INCIDENTAL PURPOSES AS RESERVED IN DEED RECORDED SEPTEMBER 22, 1899 IN
BOOK 30, PAGE 185 OF DEEDS AND IN A DEED RECORDED JULY 8, 1902 IN BOOK 30, PAGE 347 OF DEEDS OF ORANGE COUNTY.

RITA K. LEZINSKY, HOLDER OF AN EASEMENT FOR WATER DITCH AND/OR PIPE LINE AND INCIDENTAL PURPOSES RECORDED NOVEMBER 22, 1948 IN BOOK 1763, PAGE 335, OFFICIAL RECORDS
OF ORANGE COUNTY.

THE IRVINE COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES RECORDED AUGUST 28, 1941 IN BOOK 1107, PAGE 256, OFFICIAL RECORDS OF ORANGE
COUNTY.

THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR UNDERGROUND CABLES AND APPURTENANCES RECORDED JUNE 17, 1949 IN BOOK 1860, PAGE 509, OFFICIAL RECORDS OF
ORANGE COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 10, 1966 AS INSTRUMENT NO. 4212 IN BOOK 8070,
PAGE 986, OFFICIAL RECORDS OF ORANGE COUNTY.

GENERAL TELEPHONE COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR UNDERGROUND CABLES AND APPURTENANCES RECORDED AUGUST 24, 1982 AS INST. NO. 82-297455, O.R.

ADLAI GOLDSCHMIDT AND PAUL GOLDSCHMIDT, HOLDERS OF OIL AND MINERAL RIGHTS RECORDED AUGUST 30, 1962 IN BOOK 6232, PAGE 585, OFFICIAL RECORDS OF ORANGE COUNTY.

THE CITY OF NEWPORT BEACH, HOLDER OF RIGHTS TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES RECORDED FEBRUARY 8, 1960 IN BOOK 5090, PAGE 2, OFFICIAL RECORDS OF
ORANGE COUNTY.

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.

DATED THIS _____ DAY OF _____, 20____.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE _____

TIME _____ FEE \$ _____

INSTRUMENT NO. _____

BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK/RECORDER

BY _____
DEPUTY

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 HB HOMES MANAGEMENT, LLC IN SEPTEMBER, 2016. 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.


DAVID B. WARREN, L.S. 8244



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 _____, 2019

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

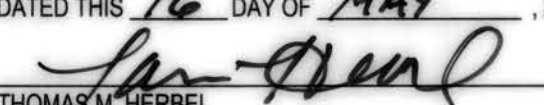
LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
L.S. 8402

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, IF REQUIRED, 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 16 DAY OF MAY, 2019


THOMAS M. HERBEL
CITY ENGINEER
CITY OF HUNTINGTON BEACH
R.C.E. NO. 53300



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
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 _____ DAY OF _____, 20____, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

1. THE EASEMENT DEDICATION FOR STREET AND PUBLIC UTILITY PURPOSES OVER: CYNTHIA DRIVE AND LIGHTBREEZE CIRCLE.
2. EASEMENT "A" FOR DRAINAGE PURPOSES.

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

DATED THIS _____ DAY OF _____, 20____


ROBIN ESTANISLAU
CITY CLERK OF THE CITY OF HUNTINGTON BEACH

BY: _____
DEPUTY

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

DATED THIS 15th DAY OF MAY, 2019


URSULA LUNA-REYNOSA
SECRETARY TO THE PLANNING COMMISSION

BY: _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

SHEET 2 OF 4 SHEETS
NUMBERED LOTS: 16
LETTERED LOTS: 3
GROSS AREA = 13.16 ACRES
NET AREA = 12.03 ACRES
DATE OF SURVEY: OCTOBER 01, 2016
ALL OF TENTATIVE TRACT NO. 17801

TRACT NO. 17801

IN THE CITY OF HUNTINGTON BEACH,
COUNTY OF ORANGE, STATE OF CALIFORNIA
OCTOBER 01, 2016
HIGH DESERT MAPPING
DAVID B. WARREN, L.S. 8244

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 Orange) SS

ON 04-03-19 BEFORE ME, Shawna Pina, Notary

PERSONALLY APPEARED Gregory Havik
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

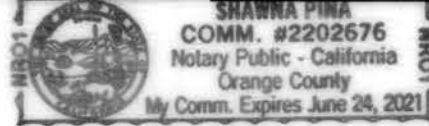
Shawna Pina
(NAME PRINTED)



MY PRINCIPAL PLACE OF BUSINESS IS

IN Orange Co. COUNTY

MY COMMISSION EXPIRES: 6-24-2021



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 Orange) SS

ON 04-03-19 BEFORE ME, Shawna Pina, Notary

PERSONALLY APPEARED Chinh Nguyen
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

Shawna Pina
(NAME PRINTED)



MY PRINCIPAL PLACE OF BUSINESS IS

IN Orange COUNTY

MY COMMISSION EXPIRES: 6-24-2021



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 _____) SS

ON _____ BEFORE ME, _____

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: _____
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS

IN _____ COUNTY

MY COMMISSION EXPIRES: _____

MONUMENT NOTES:

- INDICATES MONUMENT FOUND AS NOTED
- ▲ INDICATES FOUND O.C.S. G.P.S. HORIZONTAL CONTROL STATION MONUMENT PER RECORD ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES MONUMENT FOUND AS NOTED, SET SPIKE & WASHER "LS 8244"
- △ INDICATES SET MAG SPIKE & WASHER, "LS 8244" FLUSH TO FINISHED SURFACE
- INDICATES SET 2" IRON PIPE, 18" LONG, TAGGED WITH BRASS TAG, STAMPED "LS 8244"
- INDICATES SET NAIL & BRASS TAG STAMPED "LS 8244" IN TOP OF CONCRETE CURB AT 9.50' ON PROLONGATION OF PROPERTY LINE

ALL MONUMENTS SET IN THE 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 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

LEGEND:

- (R) INDICATES RADIAL BEARING
SFN INDICATES SEARCHED, NOTHING FOUND
EST INDICATES ESTABLISHED

REFERENCE NOTES:

- () INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 6003, MM 220/49-50, UNLESS OTHERWISE NOTED
[] INDICATES RECORD DATA PER TRACT NO. 5128, MM 211/23-26
(()) INDICATES RECORD DATA PER TRACT NO. 5192, MM 218/41-44
[[]] INDICATES RECORD DATA PER DOC. NO. 2016000455617, O.R., RECORDED SEPTEMBER 21, 2016
{ } INDICATES RECORD DATA PER RS 90-1151, RSB 154/36-47

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5027 AND STATION GPS NO. 5028 BEING NORTH 00°19'20" EAST 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 0.99998490, EPOCH 2007.00 (SCALE FACTOR IS PROJECT SPECIFIC).

PURPOSE OF LETTERED LOTS:

LOT "A" DETENTION BASIN

LOT "B" PRIVATE LANDSCAPE PURPOSES

LOT "C" PRIVATE LANDSCAPE PURPOSES

LAND USE, BENEFIT, MAINTENANCE AND OPERATION OBLIGATIONS FOR LOT "A", AND EASEMENTS "A" AND "B" WILL BE DEDICATED PER A SEPARATE RECORDED AGREEMENT

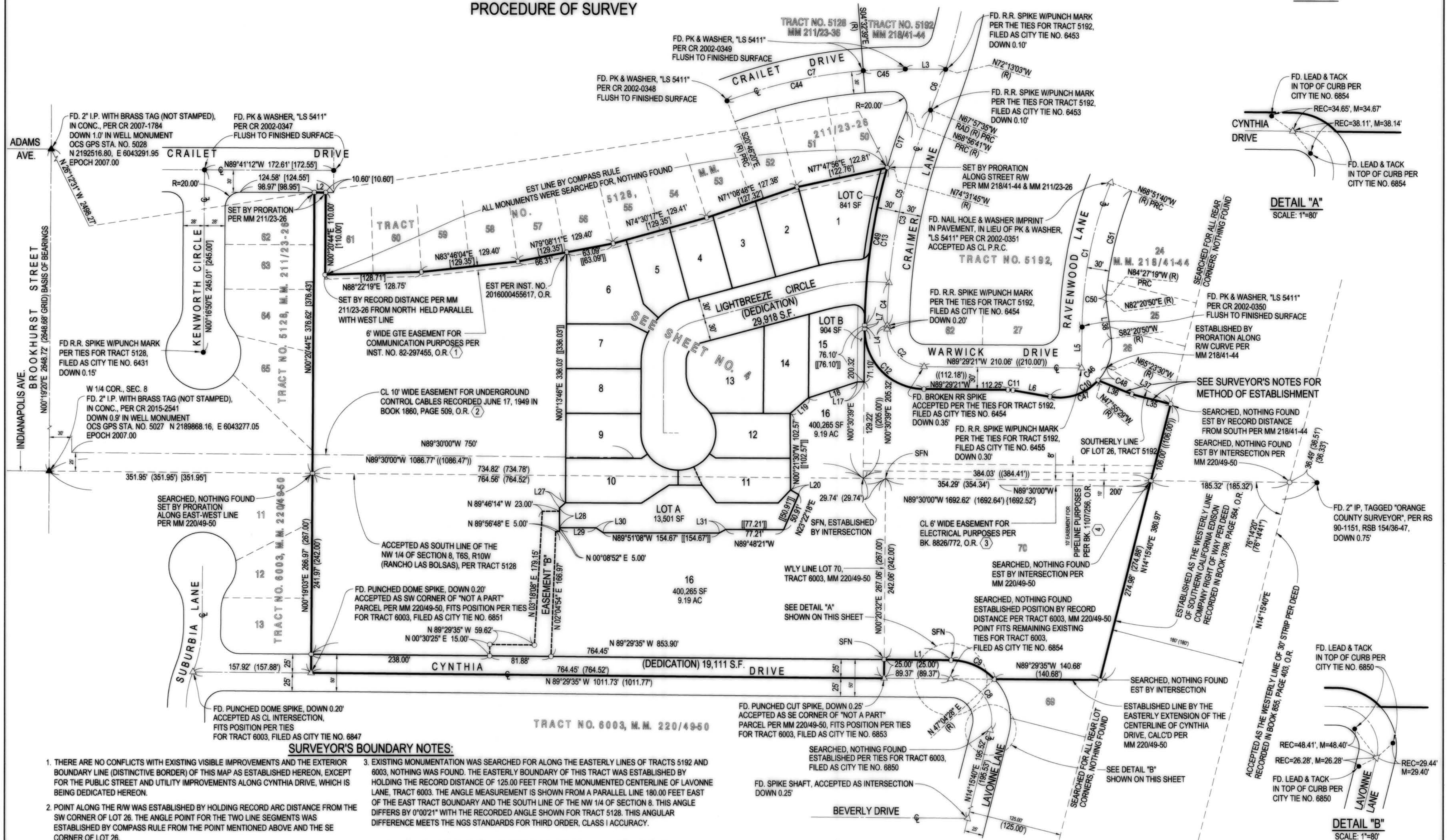
LETTERED LOTS SHOWN HEREON ARE NOT BUILDABLE SITES

EXISTING EASEMENTS (PLOTTED):

- ① 6' WIDE GENERAL TELEPHONE EASEMENT FOR COMMUNICATION PURPOSES PER INST. NO. 82-297455, O.R.
② 10' WIDE UNITED STATES OF AMERICA EASEMENT FOR UNDERGROUND CONTROL CABLES RECORDED JUNE 17, 1949 IN BOOK 1860, PAGE 509, O.R.
③ 6' WIDE SOUTHERN CALIFORNIA EDISON EASEMENT FOR ELECTRICAL PURPOSES PER BOOK 8826/772, O.R.
④ 10' WIDE EASEMENT TO THE IRVINE COMPANY FOR PIPELINE PURPOSES PER BOOK 1107, PAGE 256, O.R.

CURVE TABLE					LINE TABLE		
CURVE	RADIUS	DELTA	LENGTH	TANGENT	LINE	BEARING	LENGTH
C1	530.00' ((530.00'))	21°31'10" 21°31'10"	199.06' 199.06'	100.72' 100.72')	L1	N89°29'35"W	89.44' (89.45')
C2	50.00' ((50.00'))	90°00'00" 90°00'00"	78.54' 78.54')	50.00'	L2	N89°41'12"W	15.00' [15.00']
C3	790.00' ((790.00'))	21°31'45" 21°31'10"	296.85' 296.71'	150.19' 150.13')	L3	N89°24'20"W	53.84' (53.72')
C4	790.00'	4°09'42"	57.38'	28.70'	L4	N00°30'39"E	5.00' ((5.00'))
C5	790.00'	17°22'03"	239.46'	120.66'	L5	N00°22'50"W	54.98' (55.00')
C6	790.00' ((790.00'))	4°15'28" 4°15'28"	58.71' 58.71')	29.37'	L6	N79°47'13"W	50.00' (50.00')
C7	660.00'	21°05'36"	242.98'	122.88'	L7	N00°30'39"E	5.00' ((5.00'))
C8	55.00' ((55.00'))	103°45'15" 103°45'19"	99.60' 99.60'	70.09' 70.09')	L8	N85°19'39"W (RAD)	7.03'
C9	80.00' ((80.00'))	46°34'03" 46°34'03"	65.02' 65.02')	34.43'	L9	N89°46'14"E	20.00'
C10	70.00' ((70.00'))	75°36'18" 75°37'38"	92.37' 92.39')	54.30'	L10	N46°51'35"W	27.42'
C11	40.00' ((40.00'))	9°42'08" 9°42'08"	6.77' 6.77')	3.39'	L11	N63°30'12"W	26.49'
C12	80.00' ((80.00'))	90°00'00" 90°00'00"	125.66' 125.66')	80.00'	L12	N55°21'20"E	10.00'
C13	820.00' ((820.00'))	20°32'40" 20°32'32"	294.02' 293.99'	148.61' 148.59')	L13	N00°18'37"W	19.73'
C14	820.00'	0°50'48"	12.11'	6.06'	L14	N56°03'37"W	10.00'
C15	820.00'	6°14'44"	89.38'	44.74'	L15	N00°13'46"E	16.35'
C16	820.00'	7°52'05"	112.60'	56.39'	L16	N00°30'39"E	102.35'
C17	820.00'	5°35'03" 5°35'00"	79.92' 79.91'	39.99' 39.99')	L17	N89°49'53"W	9.17' [9.17']
C18	827.00'	8°29'20"	122.53'	61.38'	L18	N71°51'37"E	68.43' [68.36']
C19	15.00'	79°53'21"	20.91'	12.56'	L19	N49°23'09"E	32.27' [32.27']
C20	15.00'	57°19'56"	15.01'	8.20'	L20	N60°21'16"W	12.65' [12.65']
C21	15.00'	22°33'24"	5.91'	2.99'	L21	N43°29'52"E	23.93'
C22	280.00'	12°31'32"	61.21'	30.73'	L22	N38°51'25"W	30.00'
C23	280.00'	11°05'08"	54.17'	27.17'	L23	N89°41'23"E	44.02'
C24	280.00'	1°26'23"	7.04'	3.52'	L24	N24°20'16"W	26.97'
C25	85.00'	74°44'15"	110.88'	64.91'	L25	N00°13'46"E	20.00'
C26	85.00'	31°49'36"	47.22'	24.23'	L26	N56°56'17"E	44.28'
C27	85.00'	16°38'37"	24.69'	12.43'	L27	N49°10'20"E	10.62' [10.62']
C28	85.00'	26°16'02"	38.97'	19.83'	L28	S00°08'52"W	26.61' [26.61']
C29	50.00'	233°07'48"	203.44'	100.00'	L29	N89°56'48"E	48.67' [48.67']
C30	50.00'	34°52'26"	30.43'	15.70'	L30	N55°35'10"W	11.60' [11.60']
C31	50.00'	55°07'34"	48.11'	26.10'	L31	N60°57'47"E	10.25' [10.25']
C32	50.00'	24°34'02"	21.44'	10.89'	L32	N89°46'14"W	12.00'
C33	50.00'	31°43'21"	27.68'	14.21'	L33	N89°46'14"W	32.00'
C34	50.00'	65°59'17"	57.59'	32.46'	L34	N89°46'14"W	44.00'
C35	50.00'	20°51'09"	18.20'	9.20'	L35	N75°36'29"W	53.37'
C36	50.00'	53°07'47"	46.36'	25.00'	L36	N67°37'17"W	48.46'
C37	25.00'	74°44'15"	32.61'	19.09'	L37	N59°44'44"W	98.19' (98.44')
C38	220.00'	9°25'48"	36.21'	18.15'	L38	N07°39'10"W	50.00' (50.00')
C39	15.00'	96°57'38"	25.38'	16.94'			
C40	15.00'	28°36'30"	7.49'	3.82'			
C41	15.00'	68°21'01"	17.89'	10.18'			
C42	250.00'	19°42'21"	85.98'	43.42'			
C43	55.00'	74°44'15"	71.74'	42.00'			
C44	660.00' [660.00']	16°13'40" 16°13'49"	186.93' 186.96'	94.10' 94.11'			
C45	660.00' ((660.00'))	4°51'56" 4°51'50"	56.05' 56.03'	28.04' 28.03')			
C46	70.00' ((70.00'))	107°51'58" 107°53'25"	131.78' 131.81')	96.11'			
C47	70.00'	58°08'16"	71.03'	38.91'			
C48	70.00'	17°28'01"	21.34'	10.75'			
C49	820.00' [820.00']	14°57'36" 14°57'32"	214.10' 214.09'	107.66'			
C50	40.00' ((40.00'))	13°11'51" 13°11'47"	9.21' 9.21')	4.63'			
C51	500.00' ((500.00'))	16°30'35" 16°30'40"	144.08' 144.09')	72.54'			
C52	50.00'	56°17'23"	49.12'	26.75'			
C53	250.00'	5°16'14"	23.00'	11.51'			
C54	250.00'	14°28'06"	62.99'	31.66'			

SCALE: 1"=80'



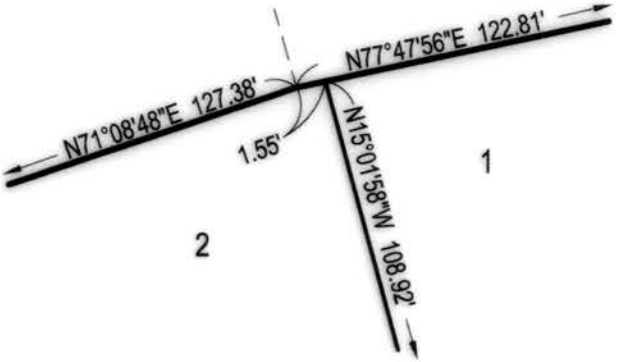
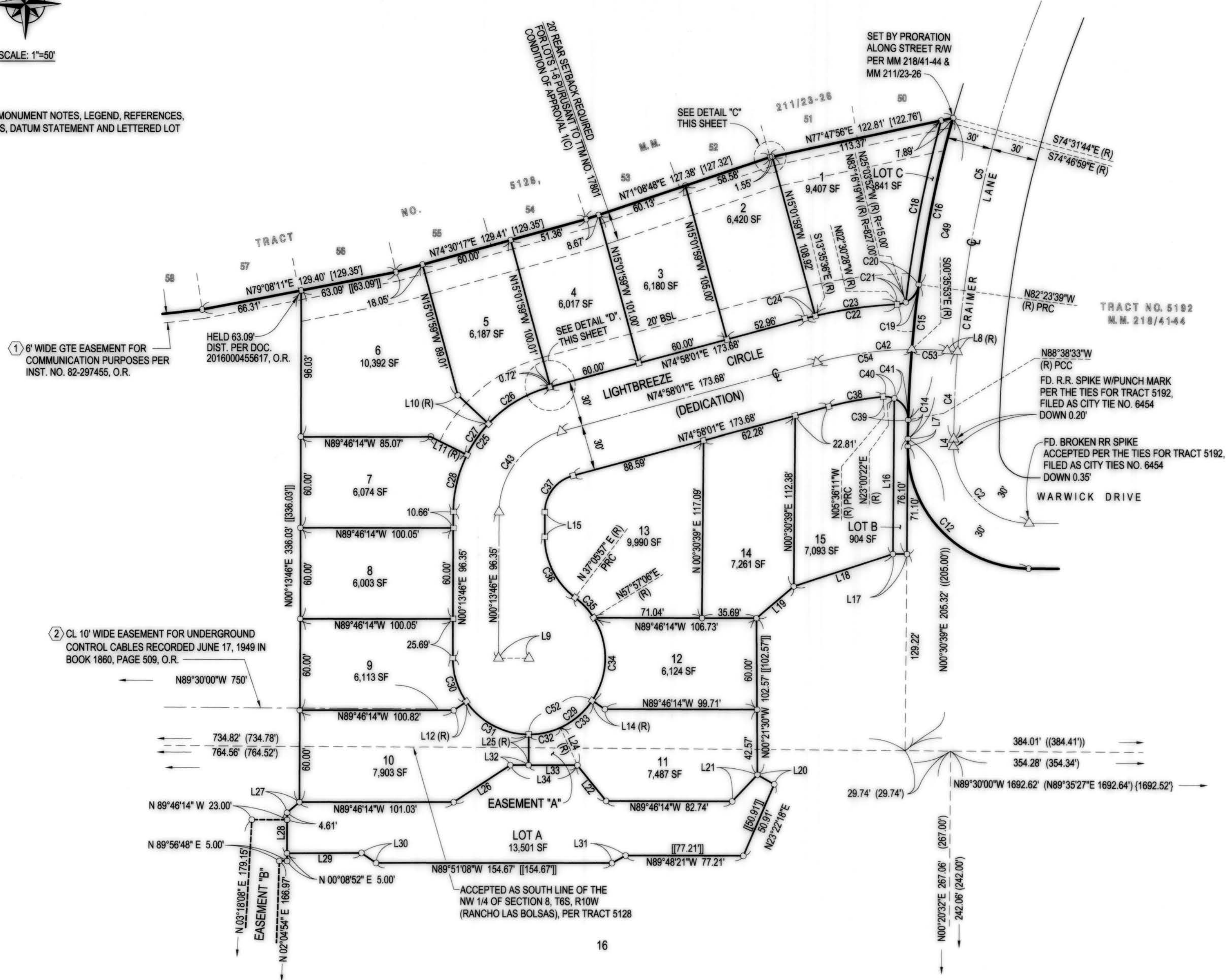
SHEET 4 OF 4 SHEETS
NUMBERED LOTS: 16
LETTERED LOTS: 3
GROSS AREA = 13.16 ACRES
NET AREA = 12.03 ACRES
DATE OF SURVEY: OCTOBER 01, 2016
ALL OF TENTATIVE TRACT NO. 17801



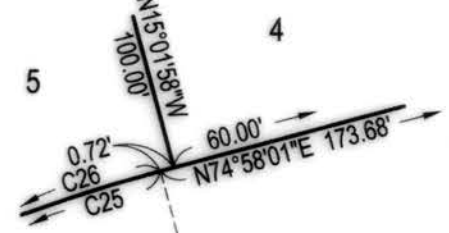
NOTE:
SEE SHEET 2 FOR MONUMENT NOTES, LEGEND, REFERENCES,
BASIS OF BEARINGS, DATUM STATEMENT AND LETTERED LOT
USAGE

TRACT NO. 17801

IN THE CITY OF HUNTINGTON BEACH,
COUNTY OF ORANGE, STATE OF CALIFORNIA
OCTOBER 01, 2016
HIGH DESERT MAPPING
DAVID B. WARREN, L.S. 8244
LOT DETAIL



DETAIL "C"
SCALE: 1"=10'



DETAIL "D"
SCALE: 1"=10'