SHEET 1 OF 3 SHEETS

AREA: GROSS = 13.19 ACRES

NET = 12.06 ACRES

NUMBERED LOTS: 16

LETTERED LOTS: 3

BEING ALL OF TENTATIVE TRACT NO. 17801

DATE OF SURVEY: 10/01/2016

TRACT NO. 17801

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

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 8, T6S, R10W IN THE RANCHO LAS BOLSAS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLENEOUS MAPS, TOGETHER WITH A PORTION OF LOT 1 OF J.A. DAY TRACT RECORDED IN BOOK 4, PAGE 50 OF MISCELLENEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

HIGH DESERT MAPPING

SEPTEMBER 18, 2016

DAVID B. WARREN.

L.S. 8244

REQUEST OF			
THE ORANGE COUNTY SURVEYOR			
DATE			
TIME	FEE		
INSTRUMENT NO.			
BOOK	PAGE		

HUGH NGUYEN

COUNTY CLERK/RECORDER

No. 8244

DAY OF

ACCEPTED AND FILED AT THE

BY _______

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL THE 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 HEREBY DEDICATE TO THE PUBLIC AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES OVER AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AS SHOWN ON THIS MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF FUTURE PROPERTY OWNERS, LOT A AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AS SHOWN ON THIS MAP FOR RETENTION BASIN PURPOSES.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE USE AND BENEFIT OF FUTURE PROPERTY OWNERS, THE DRAINAGE EASEMENT OVER LOT 11 AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH FOR LANDSCAPE PURPOSES, LOT B AND LOT C AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AS SHOWN ON THIS MAP.

HB HOMES MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

CHINH MINH NGUYEN, MEMBER CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION	
CITY OF HUNTINGTON BEACH, A BODY POLITIC	
HUNTINGTON BEACH ELEMENTARY SCHOOL DISTRICT OF ORANGE COUNTY, CALIFORNIA	

SIGNATURE OMISSIONS

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

THE AUTHORIZED AGENT OF SOUTHERN CALIFORNIA EDISON COMPANY, THE OWNERS OF AN EASEMENT FOR UNDERGROUND POWER AND CONTROL CABLES RECORDED DECEMBER 21, 1968 IN BOOK 8826, PAGE 772, OFFICIAL RECORDS OF ORANGE COUNTY. (SHOWN ON MAP)

THE AUTHORIZED AGENT OF STEARNS RANCHOS COMPANY, THE OWNERS 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, OFFICIAL RECORDS OF ORANGE COUNTY. (PLOTTED HEREON)

RITA K. LEZINSKY, THE OWNER 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 ORORANGE COUNTY. (NOT PLOTTABLE)

THE AUTHORIZED AGENT OF THE IRVINE COMPANY, THE OWNERS OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES RECORDED AUGUST 28, 1941 IN BOOK 1107, PAGE 256, OFFICIAL RECORDS OF ORANGE COUNTY. (PLOTTED HEREON)

THE AUTHORIZED AGENT OF THE UNITED STATES OF AMERICA, THE OWNERS OF AN EASEMENT FOR UNDERGROUND CABLES AND APPURTENANCES RECORDED JUNE 17, 1949 IN BOOK 1860, PAGE 509, OFFICIAL RECORDS OF ORANGE COUNTY. (PLOTTED HEREON)

THE AUTHORIZED AGENT OF SOUTHERN CALIFORNIA EDISON COMPANY, THE OWNERS 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. (NOT PLOTTABLE)

THE AUTHORIZED AGENT OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, THE OWNERS OF AN EASEMENT FOR UNDERGROUND CABLES AND APPURTENANCES RECORDED AUGUST 24, 1982 AS INST. NO. 82-297455, O.R. (PLOTTED HEREON)

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA SS 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.

DATED THIS	DAY OF	, 20

SHARI L. FREIDENRICH COUNTY TREASURER-TAX COLLECTOR

•	
-	DEPUTY TREASURER-TAX COLLECTOR

BY

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 ND ENGINEERING ON SEPTEMBER 18, 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 POSTIONS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

D/	AVID B. WARREN, LS 8244	
E	XPIRES 12/31/2017	

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	, 20
VEVIN BUILD O		
*	OUNTY SURVEYOR PIRATION DATE: 12/31	/17

CITY ENGINEER'S STATEMENT

CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTATIALLY 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 WIL	L TAKE EFFECT UPON THE I	DATE WHIC
DATED THIS	DAY OF	, 20
THOMAN M. HERBEL, EXPIRATION DATE: 6/3 CITY ENGINEER CITY OF HUNTINGTON	30/17	
CITY CLERK	('S CERTIFICATI	<u>E</u>
STATE OF CALIFORNIC		

COUNTY OF ORANGE

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 . 20 . AND THAT THEREUPON SAID COUNCIL DID. BY AN ORDER DULY PASSED AND ENTERED. APPROVE SAID MAP.

I HEREBY ACCEPT THE EASMENT OVER CYNTHIA DRIVE AS SHOWN WITHIN THE DISTINCTIVE BORDER FOR STREET AND PUBLIC UTILITY PURPOSES AS DEDICATED TO THE PUBLIC.

I ALSO ACCEPT THE EASEMENT OVER "A" STREET AS SHOWN WITHIN THE DISTINCTIVE BORDER FOR STREET AND PUBLIC UTILITY PURPOSES AS DEDICATED TO THE PUBLIC SUBJECT TO STREET IMPROVEMENTS CONSTRUCTED IN CONFORMANCE WITH CITY STANDARDS.

I ALSO ACCEPT LOTS B AND C AS SHOWN WITHIN THE DISTINCTIVE BORDER FOR LANDSCAPE PURPOSES.

AND DID APPROVE THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

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

DATED THIS	DAY OF	, 20
JOAN L. FLYNN CITY CLERK OF T	THE CITY OF HUNTING	TON BEACH
BY:		, CITY CLERK

CITY PLANNING COMMISSION CERTIFICATE

I, SCOTT HESS, 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	DAY OF	, 20
SCOTT HESS		
SECRETARY TO	THE PLANNING COMM	ISSION

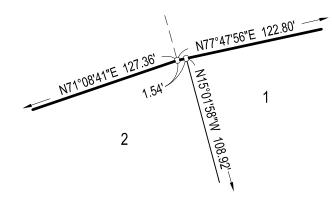
SHEET 2 OF 3 SHEETS AREA: GROSS = 13.19 ACRES **NET = 12.06 ACRES** NUMBERED LOTS: 16 LETTERED LOTS: 3 BEING ALL OF TENTATIVE TRACT NO. 17801 DATE OF SURVEY: 10/01/2016

TRACT NO. 17801

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 8, T6S, R10W IN THE RANCHO LAS BOLSAS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLENEOUS MAPS, TOGETHER WITH A PORTION OF LOT 1 OF J.A. DAY TRACT RECORDED IN BOOK 4, PAGE 50 OF MISCELLENEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA. SEPTEMBER 18, 2016

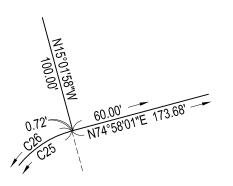
HIGH DESERT MAPPING

NOTARY ACKNOWLEDGEMENT	DAVID B. WARREN,
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.	OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
STATE OF CALIFORNIA)	
COUNTY OF)SS	
ON,	
PERSONALLY APPEARED	
I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE	IE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL	MY PRINCIPAL PLACE OF BUSINESS IS
	IN COUNTY
	IN COUNTY
SIGNATURE	MY COMMISSION NO.
	MY COMMISSION EXPIRES:
NOTARY ACKNOWLEDGEMENT	
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY (ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.	OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
STATE OF CALIFORNIA)	
)SS COUNTY OF)	
ON BEFORE ME, ,	
PERSONALLY APPEARED	
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/H BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.	
I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE	IE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL	MY PRINCIPAL PLACE OF BUSINESS IS
	IN COUNTY
SIGNATURE	MY COMMISSION NO.
SIGNATURE	MY COMMISSION EXPIRES:
NOTARY ACKNOWLEDGEMENT	
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY (ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.	OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
STATE OF CALIFORNIA)	
)SS COUNTY OF)	
ON,	
PERSONALLY APPEARED	
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/H BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.	
I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT TH	IE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL	MY PRINCIPAL PLACE OF BUSINESS IS
	INI COLINEY
	IN COUNTY
SIGNATURE	MY COMMISSION NO.
	MY COMMISSION EXPIRES:



L.S. 8244

DETAIL "A" SCALE: 1"=10'



DETAIL "B" SCALE: 1"=10'

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES FOUND 'ORANGE COUNTY SURVEYOR' G.P.S. CONTROL STATION MONUMENT PER RECORD ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- △ INDICATES SET MAG NAIL & WASHER, LS 8244
- INDICATES SET 1" IRON PIPE, 18" LONG, WITH ORANGE PLASTIC CAP STAMPED LS 8244
- INDICATES SET CONCRETE NAIL & BRASS TAG STAMPED LS 8244 IN TOP OF CONCRETE CURB ON PROLONGATION OF PROPERTY LINE
- (R) INDICATES RADIAL BEARING
- INDICATES TIE POINT

REFERENCE NOTES:

- () INDICATES RECORD DATA PER TRACT NO. 6003, MM 220/49-50
- [] 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.

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 N00°19'20"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED, TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99998490. (SCALE FACTOR IS PROJECT SPECIFIC).

	С	URVE TAB	LE		
URVE	RADIUS	DELTA	LENGTH	TANGENT	LINE
C1	530.00' ((530.00'	21°31'10" 21°31'10"	199.06' 199.06'	100.72' 100.72'))	L1
C2	50.00' ((50.00'	90°00'00" 90°00'00"	78.54' 78.54'))	50.00'	L2
C3	790.00' ((790.00'	21°31'45" 21°31'10"	296.85' 296.71'	150.19' 150.13'))	L3
C4	790.00'	4°09'42"	57.38'	28.70'	L4
C5	790.00'	17°22'03"	239.46'	120.66'	
C6	790.00' ((790.00'	4°15'28" 4°15'28"	58.71' 58.71'))	29.37'	L5
C7	660.00'	21°05'36"	242.98'	122.88'	L6
C8	55.00' (55.00'	103°45'15" 103°45'19"	99.60' 99.60'	70.09' 70.09')	L7
C9	80.00' (80.00'	46°34'03" 46°34'03"	65.02' 65.02')	34.43'	L8
C10	70.00' ((70.00'	75°36'18" 75°37'38"	92.37' 92.39'))	54.30'	L9 L10
C11	40.00' ((40.00'	9°42'08" 9°42'08"	6.77' 6.77'))	3.39'	L11
C12	80.00' ((80.00'	90°00'00" 90°00'00"	125.66' 125.66'))	80.00'	L12
C13	820.00'	20°32'52"	294.07'	148.63'	L14
C14	820.00'	0°50'47"	12.11'	6.06'	L15
C15	820.00'	6°14'44"	89.38'	44.74'	L16
C16	820.00'	7°52'05"	112.60'	56.39'	L17
C17	820.00' [820.00'	5°35'03" 5°35'00"	79.92' 79.91'	39.99' 39.99']	L18
C18	827.00'	8°29'20"	122.53'	61.38'	
C19	15.00'	79°53'21"	20.91'	12.56'	L19
C20	15.00'	57°19'58"	15.01'	8.20'	L20
C21	15.00'	22°33'23"	5.91'	2.99'	
C22	280.00'	12°31'31"	61.21'	30.73'	L21
C23	280.00'	11°05'07"	54.17'	27.17'	L22
C24	280.00'	1°26'23"	7.04'	3.52'	L23
C25	85.00'	74°44'15"	110.88'	64.91'	L24
C26	85.00'	30°37'20"	45.43'	23.27'	L25
C27	85.00'	15°33'47"	23.09'	11.62'	L26
C28	85.00'	27°25'07"	40.68'	20.74'	L27
C29	50.00'	233°07'50"	203.44'	100.00'	
C30	50.00'	34°51'46"	30.42'	15.70'	L28
C31	50.00'	45°24'37"	39.63'	20.92'	1.00
C32	50.00'	34°17'41"	29.93'	15.43'	L29
C33	50.00'	31°44'18"	27.70'	14.21'	L30
C34	50.00'	65°59'08"	57.58'	32.46'	
C35	50.00'	20°50'21"	18.19'	9.19'	L31
C36	50.00'	53°07'48"	46.36'	25.00'	
C37	25.00'	74°44'15"	32.61'	19.09'	
C38	220.00'	9°25'49"	36.21'	18.15'	
C39	15.00'	96°57'37"	25.38'	16.94'	
C40	15.00'	28°37'54"	7.50'	3.83'	
C41	15.00'	68°19'43"	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'))	
0.40	70.00	40705415011	404 701	00.441	

C46 70.00' 107°51'58" 131.78' 96.11'

((70.00' | 107°53'25" | 131.81'))

CURVE TABLE					LINE TABLE		
VE	RADIUS	DELTA	LENGTH	TANGENT	LINE	BEARING	LENGTH
	530.00' ((530.00'	21°31'10" 21°31'10"	199.06' 199.06'	100.72' 100.72'))	L1	N89°29'35"W (N89°35'27"E	89.44' 89.45')
)	50.00' ((50.00'	90°00'00" 90°00'00"	78.54' 78.54'))	50.00'	L2	N89°41'12"W [N88°44'50"E	15.00' 15.00']
}	790.00' ((790.00'	21°31'45" 21°31'10"	296.85' 296.71'	150.19' 150.13'))	L3	N89°24'20"E ((N88°48'50"E	53.84' 53.72'))
	790.00'	4°09'42"	57.38'	28.70'	L4	N00°30'39"W ((N01°04'30"W	5.00' 5.00'))
	790.00'	17°22'03"	239.46'	120.66'	L5	N00°22'50"W	54.98'
j	790.00' ((790.00'	4°15'28" 4°15'28"	58.71' 58.71'))	29.37'		((N01°04'30"W	55.00'))
'	660.00'	21°05'36"	242.98'	122.88'	L6	N79°47'13"W	50.00'
}	55.00' (55.00'	103°45'15" 103°45'19"	99.60' 99.60'	70.09' 70.09')	L7	((N81°22'22"W N00°30'39"E	50.00'))
)	80.00' (80.00'	46°34'03" 46°34'03"	65.02' 65.02')	34.43'	L8	((N01°04'30"W N85°19'38"W (RAD)	5.00')) 7.03'
0	70.00'	75°36'18"	92.37'	54.30'	L9	N89°46'14"E	20.00'
U	((70.00'	75°37'38"	92.37	34.30	L10	S46°51'35"E	27.42'
1	40.00'	9°42'08"	6.77'	3.39'	L11	S63°30'12"E	26.52'
	((40.00'	9°42'08"	6.77'))		L12	N55°22'01"E	10.00'
2	80.00'	90°00'00"	125.66'	80.00'	L13	N00°18'37"W	19.73'
	((80.00'	90°00'00"	125.66'))	440.00	L14	N56°04'34"W	10.00'
3	820.00'	20°32'52"	294.07'	148.63'	L15	N00°13'46"E	16.35'
4 5	820.00'	0°50'47" 6°14'44"	12.11'	6.06'	L16	N00°30'39"E	102.35'
5 6	820.00'		89.38'	44.74'	L17	N89°49'53"W	9.16'
o 7	820.00' 820.00'	7°52'05" 5°35'03"	112.60' 79.92'	56.39' 39.99'		[[N88°36'01"W	9.17']]
	[820.00'	5°35'00"	79.91'	39.99']	L18	N71°51'23"E [[N70°17'17"E	68.39' 68.39']]
8	827.00'	8°29'20"	122.53'	61.38'	L19	N49°23'09"E	32.27'
9	15.00'	79°53'21"	20.91'	12.56'		[[N47°49'03"E	32.27']]
0	15.00'	57°19'58"	15.01'	8.20'	L20	N60°21'16"W	12.65'
1	15.00'	22°33'23"	5.91'	2.99'	1.04	[[N61°55'22"W	12.65']]
2	280.00'	12°31'31"	61.21'	30.73'	L21	N43°38'55"E	24.00'
3	280.00'	11°05'07"	54.17'	27.17'	L22	N38°51'25"W	30.00'
4	280.00'	1°26'23"	7.04'	3.52'	L23	N89°41'23"E	44.02'
5	85.00'	74°44'15"	110.88'	64.91'	L24	N24°20'16"W	26.97'
6	85.00'	30°37'20"	45.43'	23.27'	L25	N09°57'25"E	21.02'
7	85.00'	15°33'47"	23.09'	11.62'	L26	N56°56'17"E	44.26'
8	85.00'	27°25'07"	40.68'	20.74'	L27	N49°10'20"E [[S47°36'14"W	10.62' 10.62']]
9	50.00'	233°07'50"	203.44'	100.00'	L28	N00°08'52"W	26.61'
0	50.00'	34°51'46"	30.42'	15.70'	LZU	[[S01°25'14"E	26.61']]
1	50.00'	45°24'37"	39.63'	20.92'	L29	N89°56'48"E	48.67'
2	50.00'	34°17'41"	29.93'	15.43'		[[N88°22'42"E	48.67']]
3	50.00'	31°44'18"	27.70'	14.21'	L30	N55°35'10"W	11.60'
4	50.00'	65°59'08"	57.58'	32.46'		[[S57°09'16"E	11.60']]
5	50.00'	20°50'21"	18.19'	9.19'	L31	N60°57'47"E	10.25'
6 7	50.00'	53°07'48"	46.36'	25.00'		[[N59°23'41"E	10.25']]
	25.00'	74°44'15"	32.61'	19.09'			
8 n	220.00'	9°25'49"	36.21'	18.15'			
9	15.00'	96°57'37"	25.38'	16.94'			

TRACT NO. 17801 SHEET 3 OF 3 SHEETS AREA: GROSS = 13.19 ACRES **NET = 12.06 ACRES** NUMBERED LOTS: 16 LETTERED LOTS: 3 BEING ALL OF TENTATIVE TRACT NO. 17801 BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 8, T6S, R10W IN THE RANCHO LAS BOLSAS, AS SHOWN ON MAP DATE OF SURVEY: 10/01/2016 RECORDED IN BOOK 51, PAGE 14 OF MISCELLENEOUS MAPS, TOGETHER WITH A PORTION OF LOT 1 OF J.A. DAY TRACT RECORDED IN BOOK 4, PAGE 50 OF MISCELLENEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA. HIGH DESERT MAPPING **SEPTEMBER 18, 2016** L.S. 8244 DAVID B. WARREN. PROCEDURE OF SURVEY FD. PK & WASHER, LS 5411-PER CR 2002-349 DRIVE NOTE: FD. R.R. SPIKE W/PUNCH MARK CRAILET SEE SHEET 2 FOR NOTES, DETAILS AND LINE & CURVE DATA TABLES PER CITY TIE NO. 6453 C45 FD. PK & WASHER, LS 5411-PER CR 2002-348 R=20.00'--FD. 2" I.P. WITH BRASS TAG (NOT STAMPED) FD. R.R. SPIKE W/PUNCH MARK IN CONC., DOWN 1.0' IN WELL MONUMENT FD. PK & WASHER, LS 5411 PER CITY TIE 6453 PER CR 2007-1784 PER CR 2002-347 -SEE DETAIL "A", OCS GPS STA. NO. 5028 SHEET 2 OF 3 N 2192516.80, E 6043291.95 CRAILET DRIVE N89°41'12"W 172.61' [N88°44'50"E 172.55'] SET BY PRORATION ALONG STREET R/W SET LINE BY COMPASS RULE 124.58' [124.55'] **—**10.60' [10.60'] 98.97' [98.95'] — CIRCL| -FD. PK & WASHER, LS 5411 SET BY PRORATION LANE PER CR 2002-351 62 T H [No1°15'10"] 000 ш 👸 63 TR (2648. WOR . AVENW TRACT NO. 5192, MB 218/41-44 N88°22'15"E 128.75 SET PER DOC. SEE DETAIL "B",-"STREET (DEDICATION) 2016000455617, O.R. SHEET 2 OF 3 E N 7 SET BY RECORD ANGLE AND DISTANCE L10 (R) FROM NORTH -FD. PK & WASHER, LS 5411 -FD. R.R. SPIKE W/PUNCH MARK 64 🚆 BROOKHURST 3°19'20"E 2648.72' [N01°1 C39^{-/-} N89°46'14"W マーた PER CR 2002-350 PER CITY TIE NO. 6454 6' WIDE GTE EASEMENT FOR COMMUNICATION PURPOSES PER WARWICK INST. NO. 82-297455, O.R. DRIVE 10.65'-- SET BY PRORATION N89°29'21"W 210.06' ((N89°55'30"E 210.00')) 14 N89°46'14"W LOT B-ALONG R/W CURVE 65 5 FD R.R. SPIKE W/PUNCH MARK - CL 10' WIDE EASEMENT FOR UNDERGROUND PER CITY TIE NO. 6431 CONTROL CABLES RECORDED JUNE 17, 1949 IN SEARCHED, NOTHING FOUND 71.78 N89°46'14"W ___35.00'_ FD. PK & WASHER, LS 5411 - FD. 2" I.P. WITH BRASS TAG (NOT STAMPED), BOOK 1860, PAGE 509, O.R. SEARCHED, NOTHING FOUND SET BY RECORD DISTANCE NO REFERENCE, FITS TIES IN CONC., DOWN 0.9' IN WELL MONUMENT `N89°46'14"W 1ั06.78' ESTABLISHED PER TIE NO. 6454 FROM SOUTH PER MM 218/41-44 PER CR 2015-2541 PER TIE NO. 6455 OCS GPS STA, NO. 5027 N 2189868,16, E 6043277,05 SEARCHED, NOTHING FOUND 750' N89°46'14"W N89°46'14"W 99.75' SET BY PRORATION 734.82' (734.78') L12 (R) [∠] - 384.01' ((N88°55'30"E ↓384.41')) 351.95' (351.95') [351.95'] 764.56' (764.52') 354.28' (354.34') 185.32' (185.32') N89°46'14"W N89°46'14"W SEARCHED, NOTHING FOUND N89°30'00"W 1692.62' (N89°35'27"E | 1692.64') SET BY PRORATION ALONG EAST-WEST LINE - FD. 2" IP, TAG ILLEGIBLE IN LIEU OF AXLE, BENT NORTH CL 6' WIDE EASEMENT FOR N89°48'21"W ELECTRICAL PURPOSES PER PER MM 220/49-50, INST. NO. 16707, O.R. NO REFERENCE, ACCEPTED N89°51'08"W 154.67' POSITION AS BEING ON THE [[N88°34'46"E 154.67']] SOUTH LINE OF THE NW 1/4 ACCEPTED AS SOUTH LINE OF THE SEARCHED, NOTHING FOUND OF SECTION 8, T6S, R10W SET BY PRORATION N N SEARCHED, NOTHING FOUND ESTABLISHED POSITION BY RECORD DISTANCE PER MM 220/49-50 SUBURBIA 13 POINT FITS REMAINING EXISTING TIES PER CITY TIE NO. 6854 180° L1 >25.00' (25.00') N89°29'35"W 140.72' (N89°35'27"E 140.68') 157.92' (157.88') 764.45' (764.52') - 89.37' (89.37') -- SEARCHED, NOTHING FOUND N 89°29'35" W 1011.73' (N 89°35'27" E 1011.77') CYNTHIA DRIVE 3 SET BY INTERSECTION FD. 5/8" REBAR, NO CAP, DOWN 0.2' 69 FD. SPIKE & TIN PER FOUND R.R. SPIKE W/PUNCH MARK IN LIEU OF SPIKE & TIN PER CITY TIE NO. 6853, DOWN 0.2', IN LIEU OF SPIKE & TIN PER CITY TIE NO. 6851, ACCEPTED AS TRACT NO. 6003, MB 220/49-50 ACCEPTED AS SE CORNER OF "NOT A PART" CITY TIE NO. 6847, FITS TIES SW CORNER OF "NOT A PART" PARCEL PER MM 220/49-50 PARCEL PER MM 220/49-50, FITS TIES SEARCHED, NOTHING FOUND -195. 195. ESTABLISHED PER CITY TIE NO. 6850 FD. SPIKE & TIN PER CITY TIE NO. 6739 -