

NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.286 ACRES
DATE OF SURVEY: AUGUST, 2016
ALL OF TENTATIVE TRACT NO. 18106

TRACT NO. 18106

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF A PORTION OF LOTS 15 AND 16 OF BLOCK B OF GARFIELD STREET ADDITION TO
HUNTINGTON BEACH, AS PER MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES
DATE OF SURVEY: AUGUST, 2016
PASCO LARET SUITER & ASSOCIATES
JOSEPH C. YUHAS, L.S. 5211

ACCEPTED AND FILED AT
THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE _____
TIME _____ FEES \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY-CLERK RECORDER
BY _____
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 HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. THE EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AND FOR MONITORING AND INSPECTING POLLUTANT REMOVAL DEVICES AS DEDICATED.
2. THE EASEMENT FOR WATER PIPELINE PURPOSES AS DEDICATED.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF HUNTINGTON BEACH:

3. THE VEHICULAR ACCESS RIGHTS TO GOTHARD STREET AS RELEASED AND RELINQUISHED.

MERITAGE HOMES OF CALIFORNIA, INC, A CALIFORNIA CORPORATION

BY: [Signature] DATE: 4/12/19

NAME: Elliot Mann TITLE: Division President

BY: [Signature] DATE: 4/12/19

NAME: Lester Tucker TITLE: VP Forward Planning

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 CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON April 15, 2019, BEFORE ME, K.L. Chavez, A NOTARY PUBLIC,

PERSONALLY APPEARED Elliot Mann and Lester Tucker WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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 K.L. Chavez
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY

NAME (PRINTED) K.L. Chavez

MY COMMISSION EXPIRES 04/22/21

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 CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON _____, 2019, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

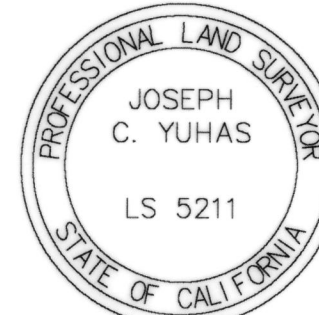
NAME (PRINTED) _____

MY COMMISSION EXPIRES _____

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 MLC HOLDINGS, INC., IN AUGUST 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL 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.

Joseph C. Yuhas 3-27-19
JOSEPH C. YUHAS, LS 5211 DATE



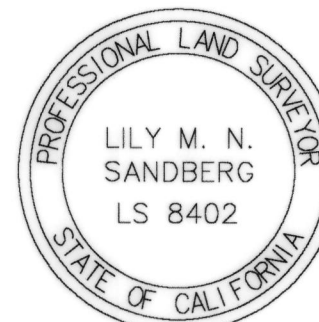
COUNTY SURVEYOR'S STATEMENT

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
LS 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
PLS 8402



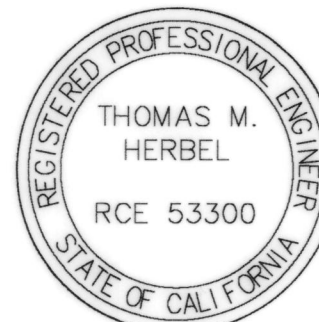
CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, 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 IN WHICH THE COUNTY OF ORANGE APPROVES THIS MAP AS TECHNICALLY CORRECT.

DATED THIS 2 DAY OF MAY, 2019.

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



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 ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2019.

SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR

BY: _____
TREASURER - TAX COLLECTOR

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
) SS
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 _____ DAY OF _____ 2019, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH:

1. THE EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AND FOR MONITORING AND INSPECTING POLLUTANT REMOVAL DEVICES AS DEDICATED.
2. THE VEHICULAR ACCESS RIGHTS TO GOTHARD STREET AS RELEASED AND RELINQUISHED.
3. THE EASEMENT FOR WATER PIPELINE PURPOSES AS DEDICATED.

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

DATED THIS _____ DAY OF _____, 2019.

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 FILED WITH, TOGETHER WITH ANY AMENDMENTS THEREOF AND APPROVED BY THE CITY OF HUNTINGTON BEACH.

DATED THIS 29th DAY OF APRIL, 2019.

Ursula Luna-Reynosa
URSULA LUNA-REYNOSA
SECRETARY TO THE PLANNING COMMISSION
CITY OF HUNTINGTON BEACH

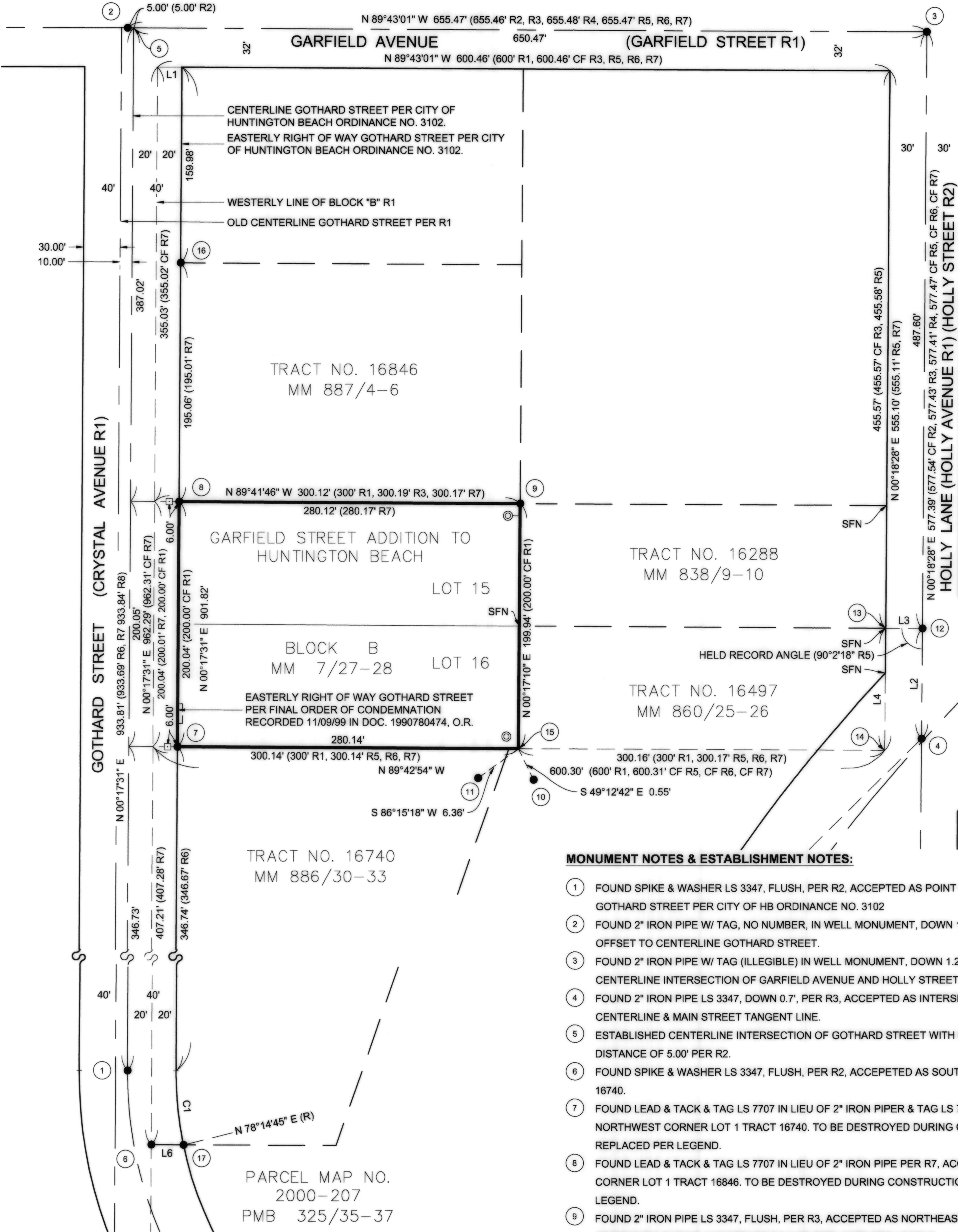
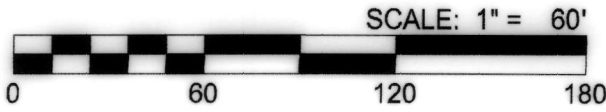
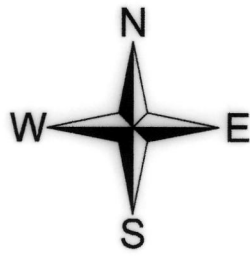
NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.286 ACRES
DATE OF SURVEY: AUGUST, 2016
ALL OF TENTATIVE TRACT NO. 18106

TRACT NO. 18106
IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF A PORTION OF LOTS 15 AND 16 OF BLOCK B OF GARFIELD STREET ADDITION TO
HUNTINGTON BEACH, AS PER MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES

DATE OF SURVEY: AUGUST, 2016
PASCO LARET SUITER & ASSOCIATES
JOSEPH C. YUHAS, L.S. 5211
BOUNDARY CONTROL MAP

MAP REFERENCE LEGEND

R1 - GARFIELD STREET ADDITION TO HUNTINGTON BEACH MM 7 / 27-28
R2 - PARCEL MAP NO. 2000-207 PMB 325 / 35-37
R3 - TRACT NO. 16288 MM 838 / 9-10
R4 - TRACT NO. 15964 MM 849 / 24-26
R5 - TRACT NO. 16497 MM 860 / 25-26
R6 - TRACT NO. 16740 MM 886 / 30-33
R7 - TRACT NO. 16846 MM 887 / 4-6
R8 - PARCEL MAP NO. 2008-175 PMB 385 / 1-3



LINE TABLE

L1 = N 89°43'01" W 20.00'
L2 = N 00°18'28" E 89.79'
(89.85' CR 2014-0636A)
L3 = N 89°39'14" W 30.00'
(30.00' R5)
L4 = N 00°18'28" E 99.53'
(99.53' CF R5)
L6 = N 89°36'16" W 26.39'
(26.41' R6)

CURVE TABLE

C1 = L60.97' R290.00'
D12°02'46" (L61.07' R290.00'
D12°03'58" R6)

NOTE

SEE SHEET 3 FOR
CONTROL DIAGRAM,
EASEMENTS, BASIS OF
BEARINGS AND DATUM
STATEMENT.

MONUMENT NOTES & ESTABLISHMENT NOTES:

- FOUND SPIKE & WASHER LS 3347, FLUSH, PER R2, ACCEPTED AS POINT OF CURVATURE (BC) OF "NEW" GOTHARD STREET PER CITY OF HB ORDINANCE NO. 3102
- FOUND 2" IRON PIPE W/ TAG, NO NUMBER, IN WELL MONUMENT, DOWN 1.3', PER R2, ACCEPTED AS 5.00' OFFSET TO CENTERLINE GOTHARD STREET.
- FOUND 2" IRON PIPE W/ TAG (ILLEGIBLE) IN WELL MONUMENT, DOWN 1.2', PER R2, ACCEPTED AS CENTERLINE INTERSECTION OF GARFIELD AVENUE AND HOLLY STREET.
- FOUND 2" IRON PIPE LS 3347, DOWN 0.7', PER R3, ACCEPTED AS INTERSECTION OF HOLLY LANE CENTERLINE & MAIN STREET TANGENT LINE.
- ESTABLISHED CENTERLINE INTERSECTION OF GOTHARD STREET WITH GARFIELD AVENUE AT RECORD DISTANCE OF 5.00' PER R2.
- FOUND SPIKE & WASHER LS 3347, FLUSH, PER R2, ACCEPTED AS SOUTHWEST CORNER LOT 1 TRACT 16740.
- FOUND LEAD & TACK & TAG LS 7707 IN LIEU OF 2" IRON PIPE & TAG LS 7707 PER R6, ACCEPTED AS NORTHWEST CORNER LOT 1 TRACT 16740. TO BE DESTROYED DURING CONSTRUCTION AND REPLACED PER LEGEND.
- FOUND LEAD & TACK & TAG LS 7707 IN LIEU OF 2" IRON PIPE PER R7, ACCEPTED AS SOUTHWEST CORNER LOT 1 TRACT 16846. TO BE DESTROYED DURING CONSTRUCTION AND REPLACED PER LEGEND.
- FOUND 2" IRON PIPE LS 3347, FLUSH, PER R3, ACCEPTED AS NORTHEAST CORNER LOT 15. TO BE DESTROYED DURING CONSTRUCTION AND REPLACED PER LEGEND.
- FOUND LEAD & TACK & TAG LS 7707 IN LIEU OF 2" IRON PIPE LS 7707 PER R5, S 49°12'42" E 0.55' OF SOUTHEAST CORNER OF LOT 16 AS ESTABLISHED HEREON.
- FOUND LEAD & TACK & TAG LS 7707 IN LIEU OF 2" IRON PIPE LS 7707 PER R5, S 86°15'18" W 6.36' OF SOUTHEAST CORNER OF LOT 16 AS ESTABLISHED HEREON.
- FOUND GIN SPIKE AND WASHER LS 7707, FLUSH, PER R5, ACCEPTED AS POINT ON CENTERLINE OF HOLLY AVENUE.
- ESTABLISHED NORTHEAST CORNER LOT 1 OF TRACT 16947 BY RECORD ANGLE AND DISTANCE FROM MONUMENT NO. 12 HEREON PER R5.
- ESTABLISHED AT RECORD DISTANCE OF 99.53' PER R5, FROM ESTABLISHED NO. 13 HEREON.
- ESTABLISHED AT RECORD DISTANCE OF 300.14' PER R5, FROM MONUMENT NO. 7 HEREON.
- FOUND 1" IRON PIPE, OPEN, DOWN 0.1', NO REFERENCE, ACCEPTED AS NORTHWEST CORNER OF LOT 1 OF TRACT NO. 16846, SET TAG LS 5211.
- FOUND LEAD & TACK & TAG LS 7707, FLUSH IN LIEU OF 2" IRON PIPE TAGGED LS 7707 PER R6.

LEGEND

- | | |
|---|---|
| ▲ FOUND OCS GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR | SFN SEARCHED, FOUND NOTHING |
| ● FOUND MONUMENT AS INDICATED | CF CALCULATED FROM |
| () RECORD BOUNDARY DATA AS INDICATED | (R) RADIAL |
| ⊙ SET 2" X 24" IRON PIPE AND TAG LS 5211 ON A 2.00' BY 2.00' OFFSET PERPENDICULAR TO PROPERTY LINE | — — — — — PROPERTY LINE |
| □ SET LEAD PLUG AND BRASS TAG LS 5211 ON A OFFSET AS NOTED | — — — — — RIGHT-OF-WAY LINE |
| | — — — — — CENTER LINE |
| | - - - - - ADJOINING PROPERTY LINE |
| | - - - - - TIE LINE / REFERENCE LINE |
| | - - - - - EASEMENT LINE |
| | - RELINQUISHMENT OF ACCESS RIGHTS |

NUMBER OF LOTS: 1 NUMBERED
GROSS AREA: 1.286 ACRES
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PASCO LARET SUITER & ASSOCIATES
JOSEPH C. YUHAS, L.S. 5211
EASEMENT MAP

NOTE
FOR LEGEND, REFERENCES AND
MONUMENT NOTES SEE SHEET 2 OF 3.

EASEMENTS DEDICATED HEREON:

- 1 INDICATES AN EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES AND FOR MONITORING AND INSPECTING POLLUTANT REMOVAL DEVICES, DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.
- 2 INDICATES A RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO AND FROM GOTHARD STREET, RELINQUISHED HEREON TO THE CITY OF HUNTINGTON BEACH.
- 3 INDICATES A PIPELINE EASEMENT FOR WATER PIPELINE PURPOSES, DEDICATED HEREON TO THE CITY OF HUNTINGTON BEACH.

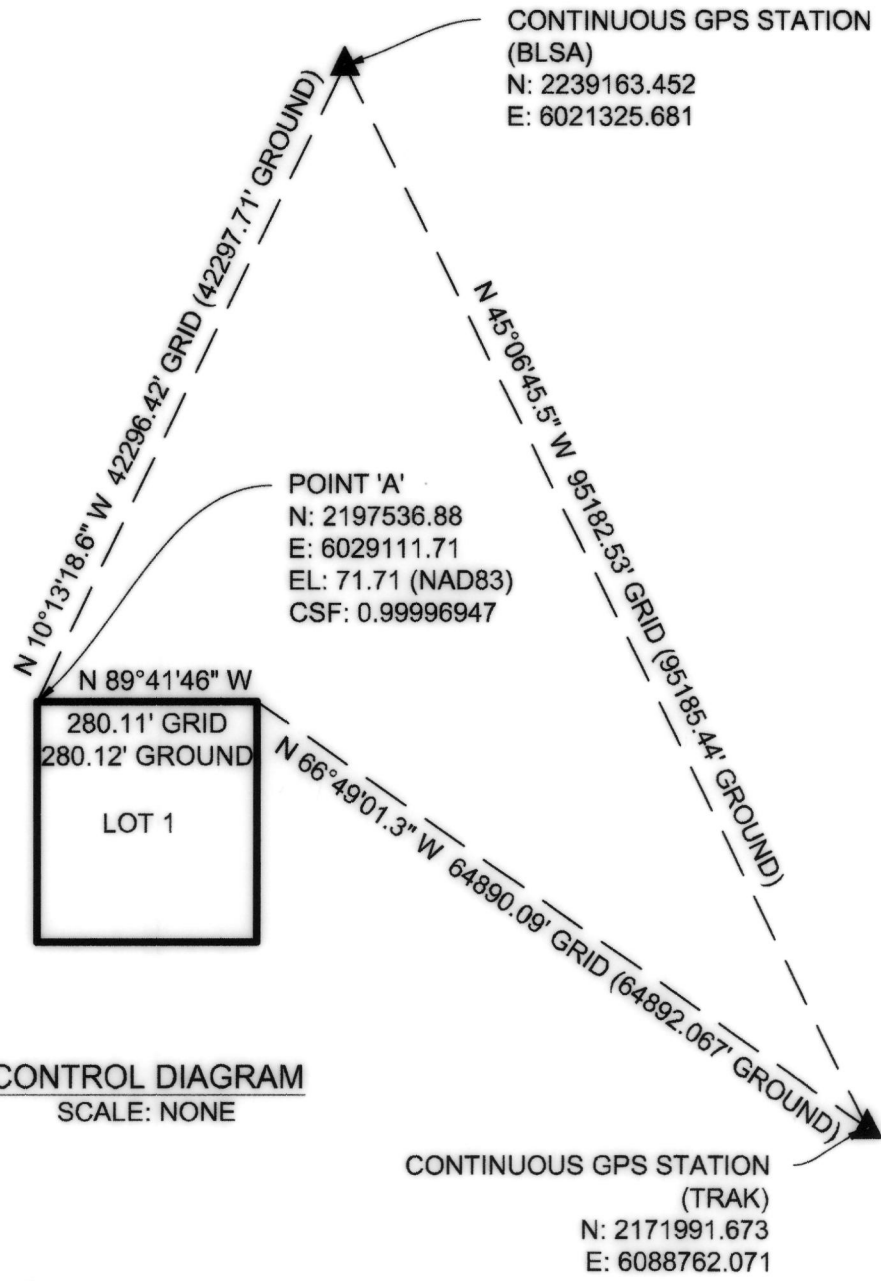
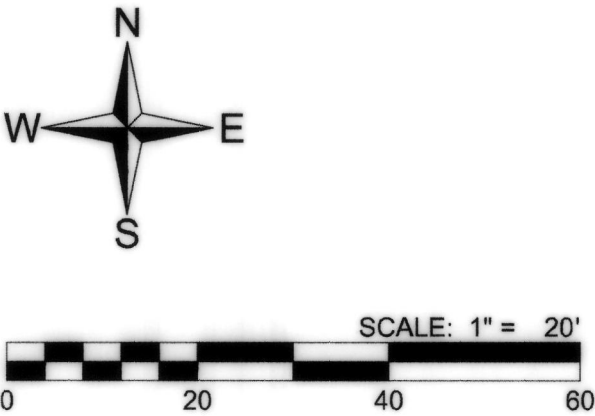
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO BLSA AND STATION GPS NO TRAK BEING N 45°06'45" W 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 0.99996945 (COMBINED SCALE FACTOR SHOWN HEREON AT POINT A, PROJECT SPECIFIC)



LINE TABLE

- L1 = N 00°17'10" E 2.97'
- L2 = N 89°42'50" W 14.00'
- L3 = N 89°42'50" W 17.00'
- L4 = N 89°42'50" W 17.00'
- L5 = N 89°42'50" W 14.00'
- L6 = N 00°17'10" E 1.00'
- L7 = N 89°42'29" W 4.00'
- L8 = N 00°17'31" E 16.00'
- L9 = N 89°42'29" W 4.00'

