

SHEET 1 OF 3 SHEETS  
ALL OF DECLARATIVE TRACT NO. 18117  
I HEREBY CERTIFY THAT THE INFORMATION AND RECORDATION OF THIS MAP, AS SHOWN WITHIN THE CONVEYING INSTRUMENT, IS CORRECT AND ACCURATE.  
DATE OF SURVEY: NOVEMBER 2017

# TRACT NO. 18117

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 15 WEST, IN THE RANCHO LAS BELLAS, AS SHOWN ON A MAP RECORDED IN BOOK 34, PAGE 10 OF MISCELLANEOUS MAPS, RECORDED OF ORANGE COUNTY, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

CHARLES J. MOORE, L.S. 8108

NOVEMBER 2017

ACCEPTED AND FILED AT THE  
REQUEST OF

CHARLES J. MOORE

DATE

TIME

INCLINEMENT AND

BOOK

PAGE

MAP

BY



### OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CERTIFY TO THE INFORMATION AND RECORDATION OF THIS MAP, AS SHOWN WITHIN THE CONVEYING INSTRUMENT, IS CORRECT AND ACCURATE.

- WE ALSO HEREBY WARRANT TO THE CITY OF GARDEN GROVE:
- A 3' WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON AS EASEMENT (A)
  - A VARIABLE WIDTH EASEMENT FOR PUBLIC SERVICE VEHICLE ACCESS AND PUBLIC UTILITIES AS SHOWN HEREON AS EASEMENT (B)

- WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE:
- ALL HEREDITARY INTERESTS AND EGRESS ACCESS RIGHTS TO BLUARD STREET, EXCEPT AT APPROVED LOCATIONS.
  - ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE DRY.
  - UNRESTRICTED ACCESS ACROSS LOT 1 TO INSPECT AND MONITOR WATER QUALITY STRUCTURAL IMPROVEMENTS (BOTH SURFACE AND SUBSURFACE) FOR THE PURPOSE OF MAINTENANCE AND AUSTINE.

BLUARD PARTNERS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: Robert DeCarlo  
NAME: ROBERT DECARLO  
TITLE: MANAGING MEMBER

BENEFICIARY  
20, N.A. DDA CALIFORNIA BANK & TRUST, BENEFICIARY FOR DEED OF TRUST RECORDED DECEMBER 18, 2017, AS INSTRUMENT NO. 2017-00034388 OF OFFICIAL RECORDS.

BY: Stephen J. Lewis  
NAME: STEPHEN J. LEWIS  
TITLE: ATTORNEY AT LAW

### NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETE THE FOLLOWING VERIFICATION ONLY THE SIGNATURE OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT IS NEAR THE OFFICER'S SIGNATURE AND NOT THE INSTRUMENT, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } 2017

ON FEBRUARY 15, 2017, BEFORE ME, Charles J. Moore, NOTARY PUBLIC, PERSONALLY APPEARED Robert DeCarlo, WHO PROMISED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS BEING SUBMITTED TO THE CITY OF GARDEN GROVE AND ACKNOWLEDGED TO ME THAT HE/SH/IT FULLY UNDERSTOOD THE TERMS AND CONDITIONS AUTHORIZED HERETOBY, AND THAT BY HIS/HER/ITS SIGNATURE ON THE INSTRUMENT HE/SH/IT AGREES TO THE CITY OF GARDEN GROVE, WHICH HE/SH/IT HAS SIGNED, 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.

SIGNED BY NAME: Robert DeCarlo MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY, CALIFORNIA. BY COMMISSION EXPIRES March 9, 2019

### NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETE THE FOLLOWING VERIFICATION ONLY THE SIGNATURE OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT IS NEAR THE OFFICER'S SIGNATURE AND NOT THE INSTRUMENT, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } 2017

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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNED BY NAME: Robert DeCarlo MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY, CALIFORNIA. BY COMMISSION EXPIRES March 9, 2019

### SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 94130 (d)(2)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SUBDIVISION CALIFORNIA ESDON COMPANY, MEMBER OF AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1988, IN BOOK 2865, PAGE 238, OFFICIAL RECORDS.

### 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 BY THE OFFICE OF PUBLIC SAFETY, DEPARTMENT OF PUBLIC SAFETY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP, OR THAT THEY WILL BE SET IN SUCH POSITIONS HEREON SO SOON AFTER ACCEPTANCE OF IMPROVEMENTS AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED. I HEREBY STATE THAT THIS FINAL MAP SHALL ANNUALLY CORRECTIVE TO THE CONDITIONALLY APPROVED REFERRED MAP.

BY: Charles J. Moore FEB 15, 2018  
CHARLES J. MOORE, L.S. 8108 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 TECHNICAL MAP ACT, AS FURTHER SET FORTH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY ENGINEER'S REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 15th DAY OF March, 2017

BY: Kevin R. Hill  
KEVIN R. HILL, CITY ENGINEER  
EXPIRES 03/31/2020

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MATTERS PROVIDED FOR IN THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 15th DAY OF March, 2017

BY: Kevin R. Hill  
KEVIN R. HILL, COUNTY SURVEYOR  
L.S. 8017

### CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } 2017  
CITY OF GARDEN GROVE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON February 15, 2017 AT 5:00 PM AND THAT SAID MAP WAS APPROVED BY AN ORDER DAILY PASSED AND ENTERED APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE.

- THE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, BLUARD STREET.
- THE 3' WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON AS EASEMENT (A) AS DESCRIBED.
- THE VARIABLE WIDTH EASEMENT FOR PUBLIC SERVICE VEHICLE ACCESS AND PUBLIC UTILITIES AS SHOWN HEREON AS EASEMENT (B) AS DESCRIBED.
- ALL HEREDITARY INTERESTS AND EGRESS ACCESS RIGHTS TO BLUARD STREET, AS RELEASED AND RELINQUISHED.
- ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE DRY, AS RELEASED AND RELINQUISHED.
- UNRESTRICTED ACCESS ACROSS LOT 1 TO INSPECT AND MONITOR WATER QUALITY STRUCTURAL IMPROVEMENTS (BOTH SURFACE AND SUBSURFACE) FOR THE PURPOSE OF MAINTENANCE AND AUSTINE AS RELEASED AND RELINQUISHED.

AND DO ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 94430 (d)(2)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS 15th DAY OF March, 2017

BY: Bernda Pomeroy  
BERNDA POMEROY  
CITY CLERK OF THE CITY OF GARDEN GROVE

### COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } 2017

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 OF SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

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

DATED THIS 15th DAY OF March, 2017

BY: Kevin R. Hill  
COUNTY TREASURER-TAX COLLECTION BY: Kevin R. Hill TREASURER-TAX COLLECTOR

SHEET 2 OF 3 SHEETS  
 ALL OF REMAINDER TRACT NO. 18117  
 1 NUMBERED LOT  
 TOTAL ACRES  
 UNDEVELOPED LOTS - 167-4387 ACRES  
 DATE OF SURVEY NOVEMBER 2018  
 SCALE: 1" = 40'

# TRACT NO. 18117

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BALLEAS, AS SHOWN ON A MAP RECORDED IN BOOK 10, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA

CHARLES J. MOORE, L.S. 9108

NOVEMBER, 2018

## BOUNDARY ESTABLISHMENT MAP



### MONUMENT NOTES

- 1. MONUMENTS 1" DIA. GALV. PIPE 18" HIGH AT CORNERS AND MIDPOINTS OF ALL LINES, ACCEPTED AS EVIDENCE OF BOUNDARIES.
- 2. MONUMENTS 1" DIA. GALV. PIPE 18" HIGH AT CORNERS AND MIDPOINTS OF ALL LINES, ACCEPTED AS EVIDENCE OF BOUNDARIES.
- 3. MONUMENTS 1" DIA. GALV. PIPE 18" HIGH AT CORNERS AND MIDPOINTS OF ALL LINES, ACCEPTED AS EVIDENCE OF BOUNDARIES.
- 4. MONUMENTS 1" DIA. GALV. PIPE 18" HIGH AT CORNERS AND MIDPOINTS OF ALL LINES, ACCEPTED AS EVIDENCE OF BOUNDARIES.

- 1. FOUND 1/2" DIA. GALV. PIPE 18" HIGH AT CORNER OF LOT 1, AS SHOWN ON PLAT 100-118-1, RECORDED IN BOOK 10, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.
- 2. FOUND 1/2" DIA. GALV. PIPE 18" HIGH AT CORNER OF LOT 1, AS SHOWN ON PLAT 100-118-1, RECORDED IN BOOK 10, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.
- 3. FOUND 1/2" DIA. GALV. PIPE 18" HIGH AT CORNER OF LOT 1, AS SHOWN ON PLAT 100-118-1, RECORDED IN BOOK 10, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.
- 4. FOUND 1/2" DIA. GALV. PIPE 18" HIGH AT CORNER OF LOT 1, AS SHOWN ON PLAT 100-118-1, RECORDED IN BOOK 10, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

### DATUM STATEMENT

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (NAD83) ZONE 10, WITH THE 1983 ADJUSTED SPHEROID (NAD 83) DATUM.

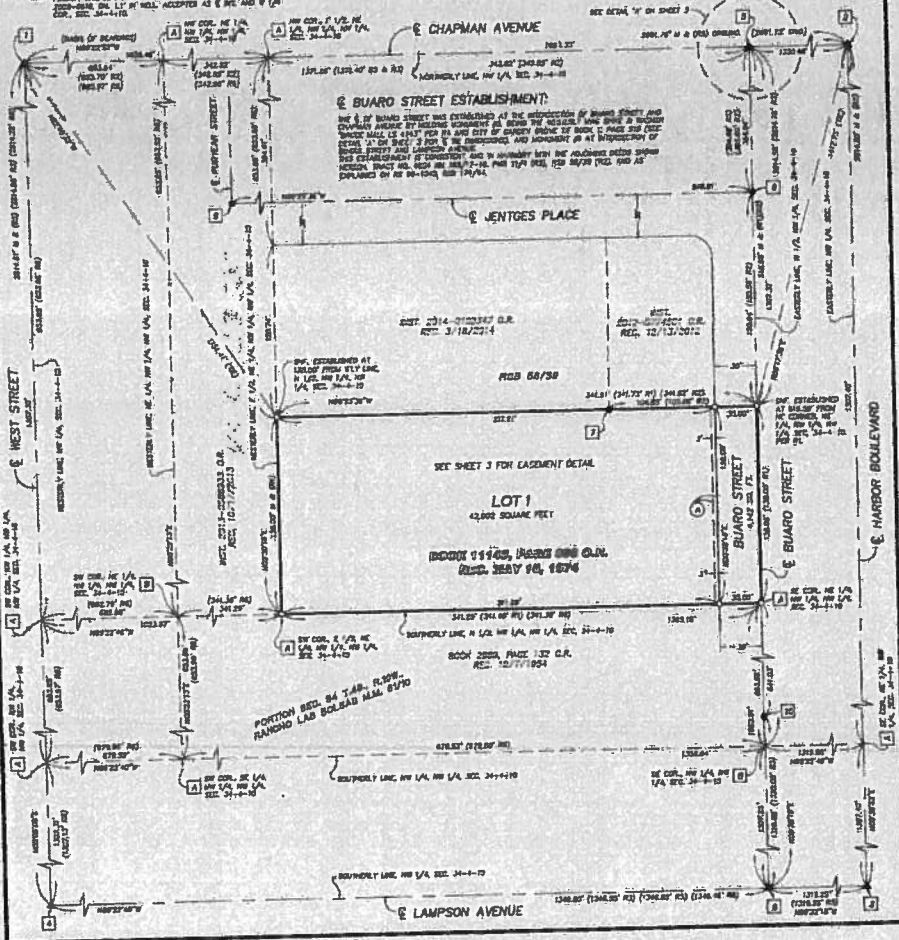
ALL BEARINGS SHOWN ARE CORRECT UNLESS OTHERWISE NOTED. TO OBTAIN TRUE BEARINGS, ADD OR SUBTRACT THE MAGNETIC DECLINATION (TRUE CORRECTED FACTOR IS PRESENT SPECIFY).

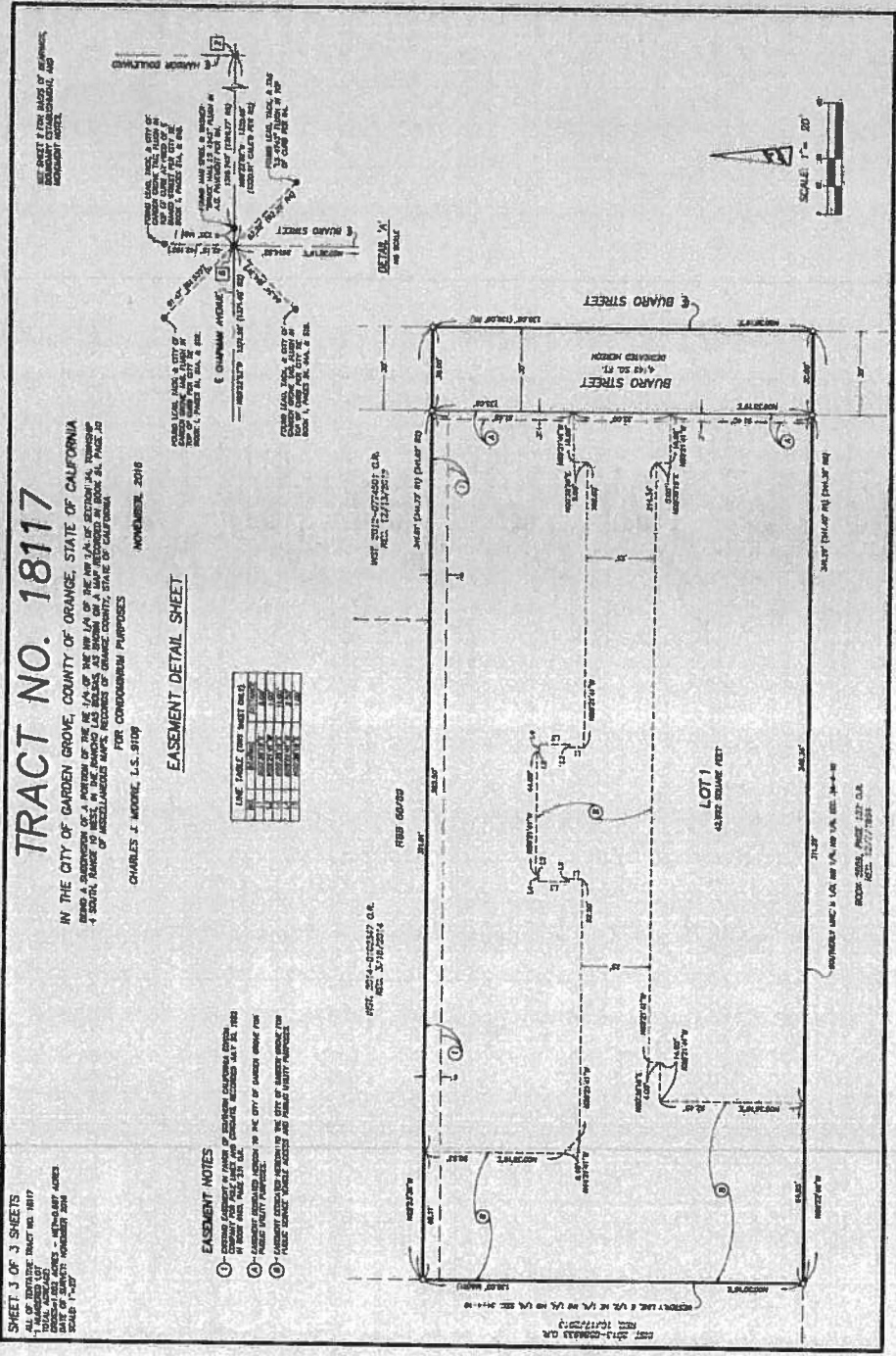
### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE 1983 ADJUSTED SPHEROID (NAD 83) DATUM. TO OBTAIN TRUE BEARINGS, ADD OR SUBTRACT THE MAGNETIC DECLINATION (TRUE CORRECTED FACTOR IS PRESENT SPECIFY).

### RECORD REFERENCES

- 10 - GRANT DEED RECORDED MAY 10, 1974 IN BOOK 1046, PAGE 203-204
- 11 - DEED RECORDED MAY 10, 1974 IN BOOK 1046, PAGE 203-204
- 12 - DEED RECORDED MAY 10, 1974 IN BOOK 1046, PAGE 203-204
- 13 - DEED RECORDED MAY 10, 1974 IN BOOK 1046, PAGE 203-204
- 14 - DEED RECORDED MAY 10, 1974 IN BOOK 1046, PAGE 203-204
- 15 - DEED RECORDED MAY 10, 1974 IN BOOK 1046, PAGE 203-204
- 16 - DEED RECORDED MAY 10, 1974 IN BOOK 1046, PAGE 203-204
- 17 - DEED RECORDED MAY 10, 1974 IN BOOK 1046, PAGE 203-204





**TRACT NO. 18117**

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

CHARLES J. MOORE, L.S. 5109

NOVEMBER, 2018

**EASEMENT DETAIL SHEET**

LINE	TABLE	TRACT SHEET	RECORD
1	1	18117	18117
2	2	18117	18117
3	3	18117	18117
4	4	18117	18117
5	5	18117	18117
6	6	18117	18117
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99	99	18117	18117
100	100	18117	18117

- EASEMENT NOTES**
1. EASEMENT AREA IS SHOWN BY DASHED LINE.
  2. EASEMENT AREA IS SHOWN BY DASHED LINE.
  3. EASEMENT AREA IS SHOWN BY DASHED LINE.

SHEET 3 OF 3 SHEETS

ALL OF TRACT NO. 18117

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

SCALE: 1" = 200'

