

SHEET 2 OF 2 SHEETS
 ALL OF VESTING TENTATIVE TRACT NO. 18078
 NUMBER OF LOTS : 1 NUMBERED
 TOTAL AREA:
 GROSS/NET= 28,218 SQ. FT.
 DATE OF SURVEY: JULY 2016

TRACT NO. 18078

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
 DMS CONSULTANTS, INC. CHARLES A. TUGGLE L.S. 4025
 BOUNDARY ESTABLISHMENT & GPS CONTROL SCHEME MAP

SURVEYOR'S BOUNDARY NOTE

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

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3033 & STATION GPS NO. 3055 BEING NORTH 89°51'19" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

MONUMENT NOTES

- INDICATES FOUND MONUMENTS AS NOTED
- SET 2" I.P. TAGGED "LS 4025", OR A LEAD & TAG STAMPED "LS 4025" SET IN CONC. OR A NAIL & TAG STAMPED "LS 4025" SET IN CONC. OR A 8" SPIKE & WASHER STAMPED "LS 4025" IN ASPHALT OR A TAG "LS 4025" SECURED WITH EPOXY AT ALL TRACT BOUNDARY/CORNERS.
- SFN SEARCHED, FOUND NOTHING
- ▲ INDICATES OCS GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

MONUMENTS TO BE SET ON/OR BEFORE DECEMBER 15, 2018

RECORD MAPS & DATA NOTES

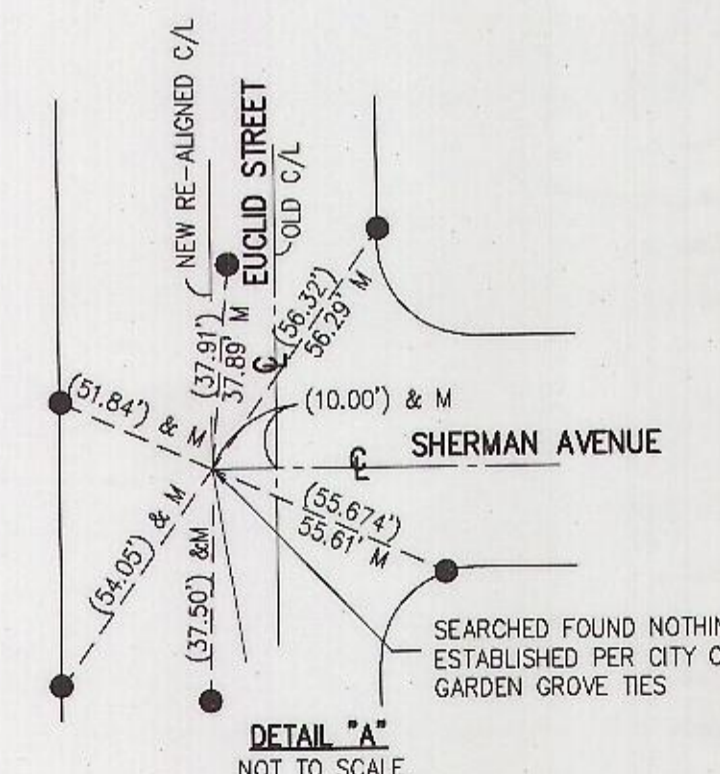
- (R1) INDICATES RECORD DATA PER TRACT NO. 1089, MM 39/13-14.
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY NO. 2014-1124, RSB 274/10.
- (R3) INDICATES RECORD DATA PER TRACT NO. 1231, MM 40/28-29.
- (R4) INDICATES RECORD DATA PER PARCEL MAP NO. 87-310, PMB 227/47-48.
- (R5) INDICATES RECORD DATA PER RSB 15/7.

DATUM STATEMENT

COORDINATES SHOWN HEREON 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 DISTANCE MULTIPLY GROUND DISTANCE BY 0.99998475 (PROJECT SPECIFIC)

EASEMENT NOTES:

- ① EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON TRACT NO. 1089, M.M. 39/13-14.
- ② EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 1755, PAGE 208 OF OFFICIAL RECORDS.
- ③ EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 1757, PAGE 380 OF OFFICIAL RECORDS.
- ④ EASEMENT TO THE CITY OF GARDEN GROVE SANITARY DISTRICT FOR SANITARY SEWERS AND APPURTENANT STRUCTURES, RECORDED APRIL 8, 1969 AS INSTRUMENT NO. 5876 IN BOOK 8921, PAGE 815 OF OFFICIAL RECORDS.
- ⑤ A BLANKET EASEMENT FOR WATER SYSTEM AND APPURTENANCES ACROSS LOT 1, EXCLUDING AREAS BENEATH STRUCTURES, INCLUDING ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY DEDICATED TO THE CITY OF GARDEN GROVE.
- ⑥ A BLANKET EASEMENT FOR INSPECTION AND MONITORING OF WATER QUALITY BEST MANAGEMENT PRACTICES AND STRUCTURAL INSTALLATIONS RELATED TO LOW IMPACT DESIGN IMPROVEMENTS DEDICATED TO THE CITY OF GARDEN GROVE.



LEGEND FOR DETAIL "A" ONLY

- FOUND LEAD & TAG, STAMPED "GG SURVEY" PER CITY TIE BOOK 1, PAGE 14A.
- () RECORD DISTANCE PER CITY OF GARDEN GROVE TIE BOOK 1, PAGE 14A DATED JUNE 21, 1996
- (M) MEASURED DISTANCE

