

TRACT No. 17927

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAAS,
AS SHOWN ON A MAP FILED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, TOGETHER WITH A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 35 ACQUIRED BY THE
STATE OF CALIFORNIA BY PARCEL 1 OF FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. 90107, DEED A1353, RECORDED JANUARY 18, 1982 IN BOOK 5980, PAGE
723 OF OFFICIAL RECORDS AND BY FINAL ORDER OF INVERSE CONDEMNATION, SUPERIOR COURT CASE NO. 127970, DEED A1354, RECORDED NOVEMBER 7, 1988 IN BOOK 6781,
PAGE 658 OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SHEET 1 OF 5 SHEETS
NUMBERED LOTS: 70
LETTERED LOTS: 11 (A THRU K)
AREA: 9.745 AC. (GROSS)
9.012 AC. (NET)
DATE OF SURVEY: NOVEMBER 2017
ALL OF TENTATIVE TRACT NO. 17927

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 RECORDED OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDERED LINE STREET (S), AS SHOWN ON THIS MAP.
WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES, SHOWN AS EASEMENT NOTE (C), AS SHOWN ON THIS MAP.
WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE AN EASEMENT FOR PUBLIC UTILITY PURPOSES, SHOWN AS EASEMENT NOTE (D).
WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD AND LEWIS STREET EXCEPT AT APPROVED ACCESS LOCATIONS.
WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD AND LEWIS STREET EXCEPT AT APPROVED ACCESS LOCATIONS.
WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.
WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE A BLANKET EASEMENT FOR INSPECTION AND MONITORING OF WATER QUALITY BEST MANAGEMENT PRACTICES AND STRUCTURAL INSTALLATIONS RELATED TO LOW IMPACT DESIGN IMPROVEMENTS.
SHEA HOMES, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ BEFORE ME, _____, A NOTARY PUBLIC,
PRINT NAME: _____ TITLE: _____
STATE OF _____ } SS
COUNTY OF _____ }
ON _____, 2018.

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT AND THE IDENTITY OF THAT DOCUMENT, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS
COUNTY OF _____ }
ON _____, 2018.

PERSONALLY APPEARED _____, BEFORE ME, _____, A NOTARY PUBLIC,
WHO PRODUCED TO ME THE BASIS OF SUBSTANTIATION EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT HE/SHE/THEY INTEND TO BE BOUND BY THE TERMS AND CONDITIONS OF 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:

NOTARY PUBLIC IN AND FOR SAID STATE _____ COUNTY,
MY COMMISSION EXPIRES: _____
BY COMMISSION NO.: _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT AND THE IDENTITY OF THAT DOCUMENT, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS
COUNTY OF _____ }
ON _____, 2018.

PERSONALLY APPEARED _____, BEFORE ME, _____, A NOTARY PUBLIC,
WHO PRODUCED TO ME THE BASIS OF SUBSTANTIATION EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT HE/SHE/THEY INTEND TO BE BOUND BY THE TERMS AND CONDITIONS OF 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:

NOTARY PUBLIC IN AND FOR SAID STATE _____ COUNTY,
MY COMMISSION EXPIRES: _____
BY COMMISSION NO.: _____

ACCEPTED AND FILED AT THE
REQUEST OF
FIDELITY NATIONAL TITLE INSURANCE CO.
DATE _____ TIME _____
INSTRUMENT # _____ PAGE _____
BOOK _____
MUCH HONOR,
COUNTY CLERK-RECORDER
BY: _____ DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. ALL THE DISTANCE AND AREA MEASUREMENTS SHOWN ON THIS MAP WERE MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY ARE CORRECT. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND KIND DESCRIBED ON THIS MAP 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.

KURT R. TROXELL, L.S. 7854
07/29/2018
DATE



CITY 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 _____, 2018

KEVIN B. HILLS, COUNTY SURVEYOR
L.S. 0071

BY: JULY M. H. SANDERS, DEPUTY COUNTY SURVEYOR
P.L.S. 0146

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, AND APPROVED BY THE CITY PLANNING DEPARTMENT. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____, 2018

JAMES J. CARROLL, PE
CITY ENGINEER OF THE CITY OF GARDEN GROVE
R.C.E. NO. 53725
EXPIRATION DATE: 12/31/2018

SHEA HOMES, COUNTY TREASURER-TAX COLLECTOR

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AND THAT THE CITY COUNCIL HAS PASSED AND ENTERED AN ORDINANCE APPROVING SAID MAP AND THAT THE CITY CLERK HAS FILED SAID MAP WITH THE COUNTY RECORDER OF SAID COUNTY AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE EASEMENT DEDICATION FOR PUBLIC STREET PURPOSES OF: GARDEN GROVE BOULEVARD (C) AND LEWIS STREET (D).
AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:
1. AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES, SHOWN AS EASEMENT NOTE (C).
2. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, SHOWN AS EASEMENT NOTE (D).
3. THE VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD AND LEWIS STREET AS RELEASED AND RELINQUISHED.
4. THE BLANKET EASEMENT FOR INSPECTION AND MONITORING OF WATER QUALITY BEST MANAGEMENT PRACTICES AND STRUCTURAL INSTALLATIONS RELATED TO LOW IMPACT DESIGN IMPROVEMENTS.
5. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.
6. THE BLANKET EASEMENT FOR INSPECTION AND MONITORING OF WATER QUALITY BEST MANAGEMENT PRACTICES AND STRUCTURAL INSTALLATIONS RELATED TO LOW IMPACT DESIGN IMPROVEMENTS.
WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 86434(S) OF THE SUBDIVISION MAP ACT, A PORTION OF THE PUBLIC EASEMENT WITHIN BOOK 487, PAGE 300, RECORDED JUNE 17, 1931 AND ALL OF THE PUBLIC EASEMENT WITHIN BOOK 487, PAGE 300, RECORDED JUNE 17, 1931, BOTH OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.
AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 86436(S)(3)(A) OF THE SUBDIVISION MAP ACT.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF GARDEN GROVE.
DATED THIS _____ DAY OF _____, 2018

BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____, BEFORE ME, _____, A NOTARY PUBLIC,
WHO PRODUCED TO ME THE BASIS OF SUBSTANTIATION EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SHOWN ON THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT HE/SHE/THEY INTEND TO BE BOUND BY THE TERMS AND CONDITIONS OF 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:

NOTARY PUBLIC IN AND FOR SAID STATE _____ COUNTY,
MY COMMISSION EXPIRES: _____
BY COMMISSION NO.: _____

NOTARY PUBLIC IN AND FOR SAID STATE _____ COUNTY,
MY COMMISSION EXPIRES: _____
BY COMMISSION NO.: _____

NOTE:

SEE SHEET 2 FOR SIGNATURE OMISSIONS