

SHEET 1 OF 5 SHEETS  
ALL OF TENTATIVE PARCEL MAP NO. 2018-147  
2 NUMBERED PARCELS  
GROSS AREA: 12.772 ACRES  
NET AREA: 10.703 ACRES

# PARCEL MAP NO. 2018-147

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 96-144  
FILED IN BOOK 296 PAGES 15 AND 16 OF PARCEL MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EDWARD L. REYNOLDS  
L.S. 7725



DATE OF SURVEY:  
SEPTEMBER 2018

ACCEPTED AND FILED  
AT THE REQUEST OF  
FIRST AMERICAN TITLE COMPANY

DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
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 GARDEN GROVE, ALL:

1. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SUBSURFACE ENTRY.
2. A BLANKET EASEMENT OVER PARCELS 1 AND 2 FOR PUBLIC UTILITIES, DRAINAGE, TRASH COLLECTION, POLICE, FIRE, SAFETY AND HEALTH PROTECTIONS AND GENERAL WELFARE PURPOSES.
3. A BLANKET EASEMENT OVER PARCELS 1 AND 2 TO ACCESS ALL WATER QUALITY BEST MANAGEMENT PRACTICES FOR INSPECTION, MONITORING, AND REPORTING PURPOSES.

WE ALSO RELEASE AND RELINQUISH ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD, NELSON STREET, ACACIA PARKWAY AND GROVE AVENUE, EXCEPT AS DESIGNATED AT APPROVED ACCESS LOCATIONS.

HOME DEPOT U.S.A. INC, A DELAWARE CORPORATION.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

### SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) & (C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1923 IN BOOK 468, PAGE 90 OF DEEDS.

STEARNS RANCHO COMPANY, HOLDER OF AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1872 IN BOOK 19, PAGE 348 OF DEEDS OF LOS ANGELES COUNTY.

ORANGE COUNTY FLOOD CONTROL DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1935 IN BOOK 726, PAGE 399 OF OFFICIAL RECORDS. FALLS WITH THE RIGHT-OF WAY OF GARDEN GROVE BOULEVARD. NOT SHOWN.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1975 IN BOOK 11330, PAGE 255 OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 17, 1976 IN BOOK 11854, PAGE 1431 OF OFFICIAL RECORDS.

CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES, RECORDED JUNE 13, 1977 IN BOOK 12239, PAGE 1570 OF OFFICIAL RECORDS.

CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR THE OPENING AND IMPROVEMENT OF ACACIA PARKWAY, NELSON STREET AND GROVE AVENUE AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1990 AS INSTRUMENT NO. 90-217089 OF OFFICIAL RECORDS.

CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1989 AS INSTRUMENT NO. 89-618949 OF OFFICIAL RECORDS. FALLS WITHIN THE RIGHT-OF WAY OF NELSON STREET. NOT SHOWN HEREON.

ORANGE COUNTY TRANSIT DISTRICT, A PUBLIC BODY CORPORATE AND POLITIC, HOLDER OF AN EASEMENT TO CONSTRUCT, OPERATE, REPAIR AND MAINTAIN AN AERIAL OR UNDERGROUND TRANSPORTATION IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 12, 1991 AS INSTRUMENT NO. 91-614090 OF OFFICIAL RECORDS.

CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, RECORDED, OCTOBER 26, 1992 AS INSTRUMENT NO. 92-722852 AND 92-722851 OF OFFICIAL RECORDS.

CITY OF GARDEN GROVE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR RIGHTS TO CONSTRUCT, MAINTAIN, OPERATE, AND USE A WATER VAULT FOR FIRE SERVICES, RECORDED NOVEMBER 5, 1997 AS INSTRUMENT NO. 19970562201 OF OFFICIAL RECORDS.

STANDARD OIL COMPANY OF CALIFORNIA, HOLDER OF A SUBSURFACE OIL AND GAS LEASE, RECORDED SEPTEMBER 19, 1969 IN BOOK 9084, PAGE 598 OF OFFICIAL RECORDS.

SHIRLEY S. BUEHLER, GERALDINE S. WALLICK, GERALDINE S. WALLICK PER FINAL ORDER OF DECREE OF DISTRIBUTION OF THE ESTATE OF GEORGE A. WALLICK, DECEASED AND GERRY R. WALLICK, TRUSTEE AND SUBSEQUENT TRUSTEE OF THE GERRY R. WALLICK TRUST DATED NOVEMBER 17, 1988, HOLDER OF MINERAL RIGHTS, RECORDED SEPTEMBER 26, 1989 AS INSTRUMENT NO. 89-515408 OF OFFICIAL RECORDS

ROBERT A. SIKAFFY AND BARBARA E. SIKAFFY, HUSBAND AND WIFE AS JOINT TENANTS, HOLDER OF MINERAL RIGHTS, RECORDED AUGUST 16, 1989 AS INSTRUMENT NO. 89-435760 OF OFFICIAL RECORDS.

### CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS  
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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND DID ACCEPT ON BEHALF OF THE CITY:

1. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SUBSURFACE ENTRY.
2. A BLANKET EASEMENT OVER PARCELS 1 AND 2 FOR PUBLIC UTILITIES, DRAINAGE, TRASH COLLECTION, POLICE, FIRE, SAFETY AND HEALTH PROTECTIONS AND GENERAL WELFARE PURPOSES.
3. A BLANKET EASEMENT OVER PARCELS 1 AND 2 TO ACCESS ALL WATER QUALITY BEST MANAGEMENT PRACTICES FOR INSPECTION, MONITORING, AND REPORTING PURPOSES.
4. AND VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD, NELSON STREET, ACACIA PARKWAY, AND GROVE AVENUE AS RELEASED AND RELINQUISHED.
5. 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.

\_\_\_\_\_  
KATHLEEN BAILOR  
CITY CLERK, CITY OF GARDEN GROVE

### 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 }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME, \_\_\_\_\_

A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(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  
\_\_\_\_\_  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_  
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 FOUNTAINHEAD DEVELOPMENT, ON MAY, 2017. 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 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

EDWARD L. REYNOLDS  
L.S. 7725  
DATE 11/30/18



### 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 L.S. 6617



LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR  
P.L.S. 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, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY OF GARDEN GROVE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT STATED TO BY THE COUNTY SURVEYOR.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

DANIEL J. CANDELARIA R.C.E. 52125  
CITY ENGINEER, CITY OF GARDEN GROVE

### COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

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 \_\_\_\_\_, 2019.

SHARI L. FREIDENRICH BY: \_\_\_\_\_  
COUNTY TREASURER-TAX COLLECTOR TREASURER - TAX COLLECTOR

SHEET 2 OF 5 SHEETS  
ALL OF TENTATIVE PARCEL MAP NO. 2018-147  
2 NUMBERED PARCELS  
GROSS AREA: 12.772 ACRES  
NET AREA: 10.703 ACRES

# PARCEL MAP NO. 2018-147

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

SEE SHEET 3 FOR BOUNDARY  
ESTABLISHMENT  
SEE SHEET 4 FOR DETAILS  
SEE SHEET 5 FOR PARCEL DETAILS

EDWARD L. REYNOLDS  
L.S. 7725



DATE OF SURVEY:  
SEPTEMBER 2018

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 3032R1 AND GPS NO. 3033 BEING NORTH 89°38'05" WEST 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 N.A.D. (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99998499, (GPS 3033 VALUE).

## LEGEND

R1 - PARCEL MAP NO. 96-144, PMB 296/15-16.  
R2 - RECORD OF SURVEY NO. 91-1127, RSB 138/27.  
R3 - CERTIFICATE OF CORRECTION RECORDED 5/30/97 AS INST. NO. 19970249251 O.R.  
R4 - CORNER RECORD # 2016-2205.  
R5 - CORNER RECORD # 2007-2319B.  
R6 - CORNER RECORD # 2007-2316B.  
R7 - CORNER RECORD # 2006-1203.  
[ ] - INDICATES RECORD OR CALCULATED DATA PER R1 UNLESS NOTED OTHERWISE.  
( ) - INDICATES RECORD OR CALCULATED DATA PER R2.  
< > - INDICATES RECORD OR CALCULATED DATA PER R3.  
{ } - INDICATES CALCULATED DATA PER R1 & R3.  
M & R - INDICATES MEASURED AND RECORD DATA PER R1 UNLESS OTHERWISE NOTED.

## SYMBOLS & ABBREVIATIONS

B.C. BEGINNING OF CURVE  
CL CENTERLINE  
C.R. CORNER RECORD  
DN. DOWN  
E.C. END OF CURVE  
EST. ESTABLISHED  
FD. FOUND  
INT. INTERSECTION  
LT&T LEAD, TACK & TAG  
NTBS NOTHING TO BE SET  
P.I. POINT OF INTERSECTION  
S&W SPIKE AND WASHER  
SFN. SEARCHED, FOUND NOTHING

## MONUMENT NOTES

- ① OCS GPS POINT NO. 3032R2 N 2229505.91 E 6045166.03 SFN, EST. PER C.R. 2016-2205. SET S&W STAMPED "LS 7725". SEE DETAIL E SHT 5.
- ② OCS GPS POINT NO. 3033 N 2229488.98 E 6047820.71 FD. HEX BAR W/ PUNCHMARK PER CITY OF GARDEN GROVE TIE BOOK 2 PG 137A, DN. 1.0'.
- ③ FD. S&W STAMPED "LS 5411" PER C.R. 2007-1422B.
- ④ FD. PK NAIL & WASHER STAMPED "CITY OF GARDEN GROVE" PER CITY TIE BOOK 9 PG 76.
- ⑤ FD. MAG S&W STAMPED "LS 4743" PER C.R. 2010-0050B.
- ⑥ FD. MAG S&W STAMPED "LS 4743" PER C.R. 2010-0049B.
- ⑦ FD. LT&T STAMPED "LS 4142" S89°56'01"E 4.00' PER R1.
- ⑧ FD. 2" IP & TAG "RCE 15446" PER TR.10667, MM 467/25-26, ACCEPTED AS THE SW COR. OF SAID TRACT, DN.0.3'.
- ⑨ FD. LT&T STAMPED "LS 4142", N00°04'30"E 1.00' PER R1.
- ⑩ FD. BRASS CAP IN WELL MON. PER CITY TIE BOOK 5 PG 123, DN. 1.0'.
- ⑪ FD. BRASS CAP IN WELL MON. PER CITY TIE BOOK 5 PG 124A, DN. 0.9'.
- ⑫ EST. BY TIES PER C.R. 2006-1203 & C.R. 2007-2316B. SEE DETAIL D SHT 4.
- ⑬ FD. PK NAIL & WASHER STAMPED "CITY OF GARDEN GROVE" PER CITY TIE BOOK 9 PG 79.
- ⑭ POINT LANDS ON MANHOLE. EST. BY 4 STRADS PER CITY TIE BOOK 1 PAGE 93B.
- ⑮ FD. S&W STAMPED "LS 4743" PER C.R. 2007-2344B. ACCEPTED AS B.C.
- ⑯ EST. BY TIES PER CITY TIE BOOK 9 PG 72. SEE DETAIL A SHT 4.

NOTE: ALL MONUMENTS LISTED ABOVE WERE FOUND FLUSH, UNLESS NOTED OTHERWISE.

- FD. MONUMENT AS NOTED
- ▲ O.C.S. HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- 2" IRON PIPE TAGGED "LS 7725" OR 8" S&W STAMPED "LS 7725" OR LT&T "LS 7725" TO BE SET AT ALL PARCEL 1 BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 1" IRON PIPE TAGGED "LS 7725" OR 8" S&W STAMPED "LS 7725" OR LT&T "LS 7725" TO BE SET AT ALL INTERIOR PARCEL 2 CORNERS, UNLESS OTHERWISE NOTED.

## EASEMENT NOTES

- [A] SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1975 IN BOOK 11330, PAGE 255 OFFICIAL RECORDS.
- [B] SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 17, 1976 IN BOOK 11854, PAGE 1431 OF OFFICIAL RECORDS.
- [C] ORANGE COUNTY TRANSIT DISTRICT, A PUBLIC BODY CORPORATE AND POLITIC, HOLDER OF AN EASEMENT TO CONSTRUCT, OPERATE, REPAIR AND MAINTAIN AN AERIAL OR UNDERGROUND TRANSPORTATION IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 12, 1991 AS INSTRUMENT NO. 91-614090 OF OFFICIAL RECORDS.
- [D] CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, RECORDED, OCTOBER 26, 1992 AS INSTRUMENT NO. 92-722852 OF OFFICIAL RECORDS.
- [E] CITY OF GARDEN GROVE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, AND USE A WATER VAULT FOR FIRE SERVICES, RECORDED NOVEMBER 5, 1997 AS INSTRUMENT NO. 19970562201 OF OFFICIAL RECORDS.
- COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1923 IN BOOK 468, PAGE 90 OF DEEDS. FALLS WITHIN THE EXISTING RIGHT-OF-WAY OF ACACIA PARKWAY. NOT SHOWN HEREON. BLANKET IN NATURE.
- STEARNS RANCHO COMPANY, HOLDER OF AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1872 AS BOOK 19, PAGE 348 OF DEEDS OF LOS ANGELES COUNTY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- ORANGE COUNTY FLOOD CONTROL DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1935 AS BOOK 726, PAGE 399 OF OFFICIAL RECORDS. FALLS WITH THE RIGHT-OF WAY OF GARDEN GROVE BOULEVARD. NOT SHOWN HEREON. BLANKET IN NATURE.
- CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES, RECORDED JUNE 13, 1977 IN BOOK 12239, PAGE 1570 OF OFFICIAL RECORDS. FALLS WITH THE RIGHT-OF WAY OF GARDEN GROVE BOULEVARD. NOT SHOWN HEREON. BLANKET IN NATURE.
- CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR THE OPENING AND IMPROVEMENT OF ACACIA PARKWAY, NELSON STREET AND GROVE AVENUE AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1990 AS INSTRUMENT NO. 90-217089 OF OFFICIAL RECORDS. FALLS WITH THE RIGHT-OF WAY OF ACACIA PARKWAY. NOT SHOWN HEREON. BLANKET IN NATURE.
- CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1989 AS INSTRUMENT NO. 89-618949 OF OFFICIAL RECORDS. FALLS WITHIN THE RIGHT-OF WAY OF NELSON STREET. NOT SHOWN HEREON. BLANKET IN NATURE.

## ESTABLISHMENT NOTES

- [A] CORNER CUT-BACK EST. PER RECORD DISTANCE TIE-OUTS AS SHOWN ON R2.
- [B] NW COR. OF THE S 1/2, SE 1/4, SE 1/4, SEC. 32, T4S, R10W, SBM, EST PER RECORD DISTANCE [5.40'] PER R1.
- [C] N'LY LINE OF THE S 1/2, SE 1/4, SE 1/4, SEC. 32, T4S, R10W, SBM, EST. BETWEEN [B] & [6] PER R1.
- [D] E. LINE OF [D] (NELSON STREET) EST. PER R1.



SHEET 4 OF 5 SHEETS  
 ALL OF TENTATIVE PARCEL MAP NO. 2018-147  
 2 NUMBERED PARCELS  
 GROSS AREA: 12.772 ACRES  
 NET AREA: 10.703 ACRES

# PARCEL MAP NO. 2018-147

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

EDWARD L. REYNOLDS  
 L.S. 7725

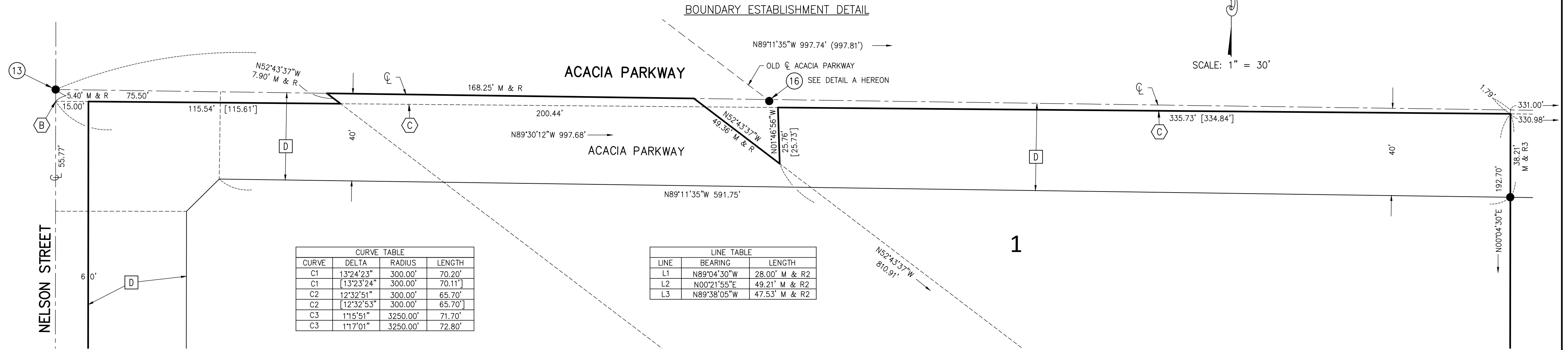


DATE OF SURVEY:  
 SEPTEMBER 2018

SEE SHEET 2 FOR BASIS OF BEARINGS,  
 DATUM STATEMENT, MONUMENT NOTES,  
 & EASEMENT NOTES.

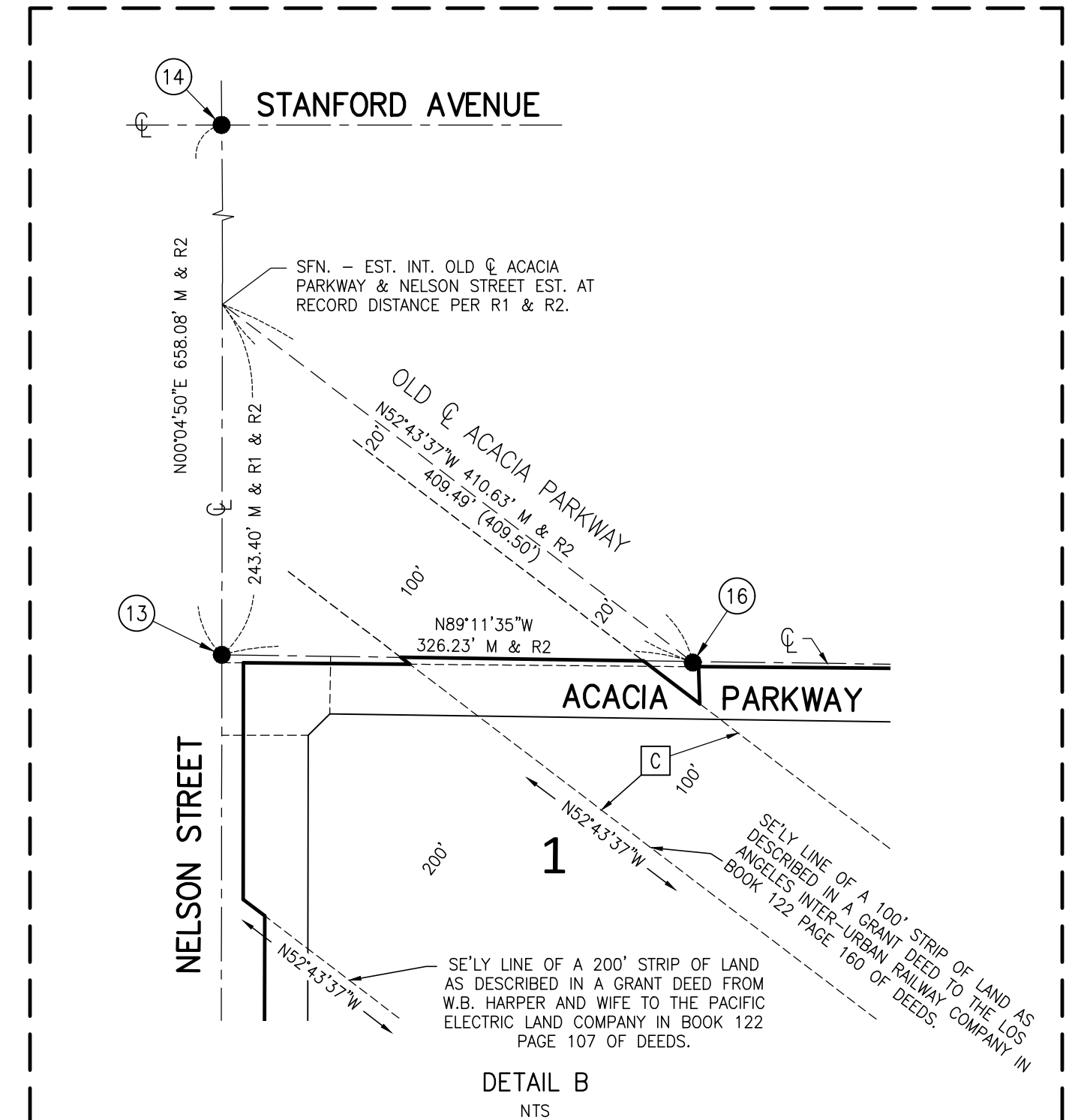
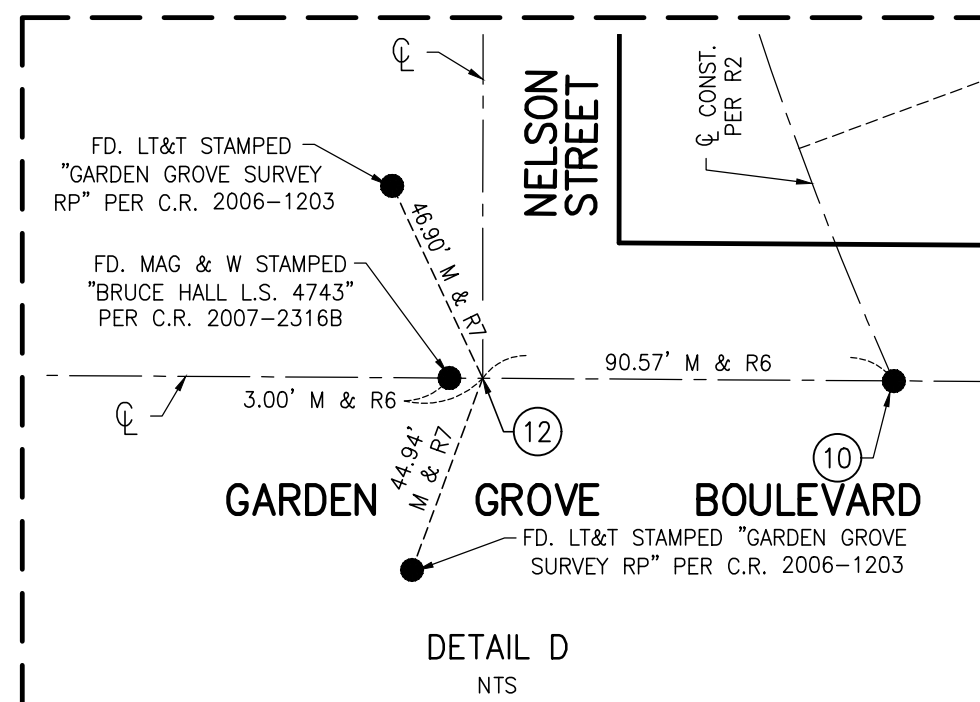
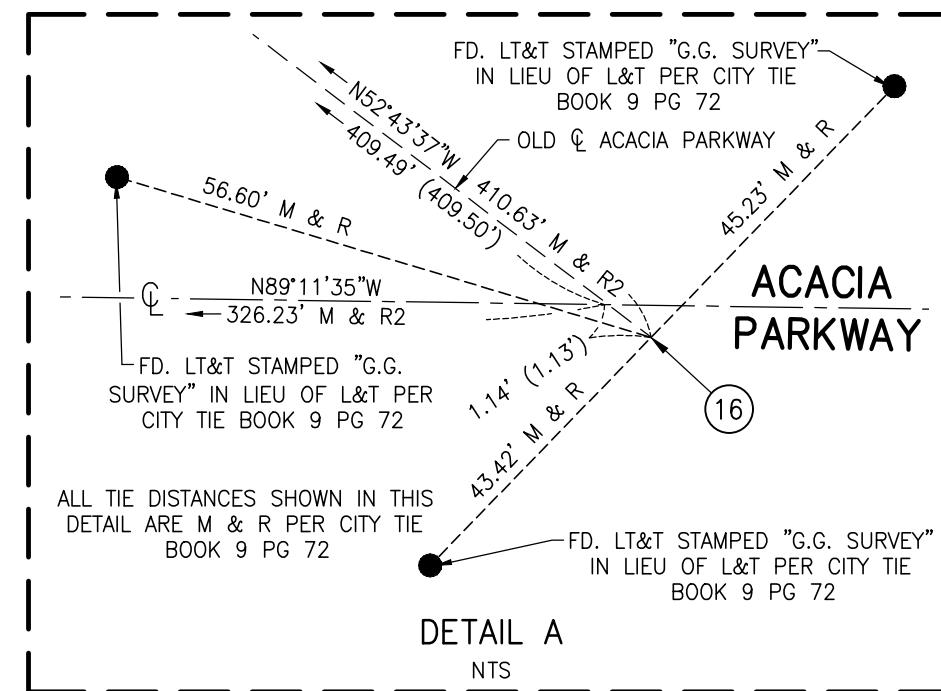
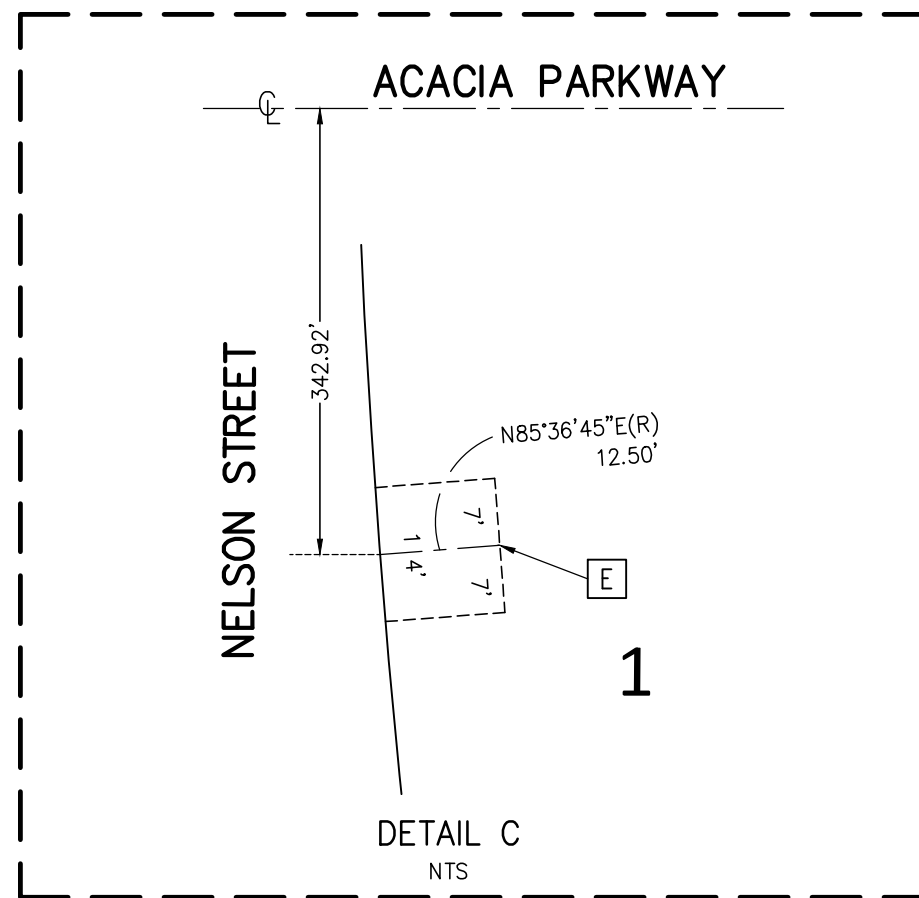
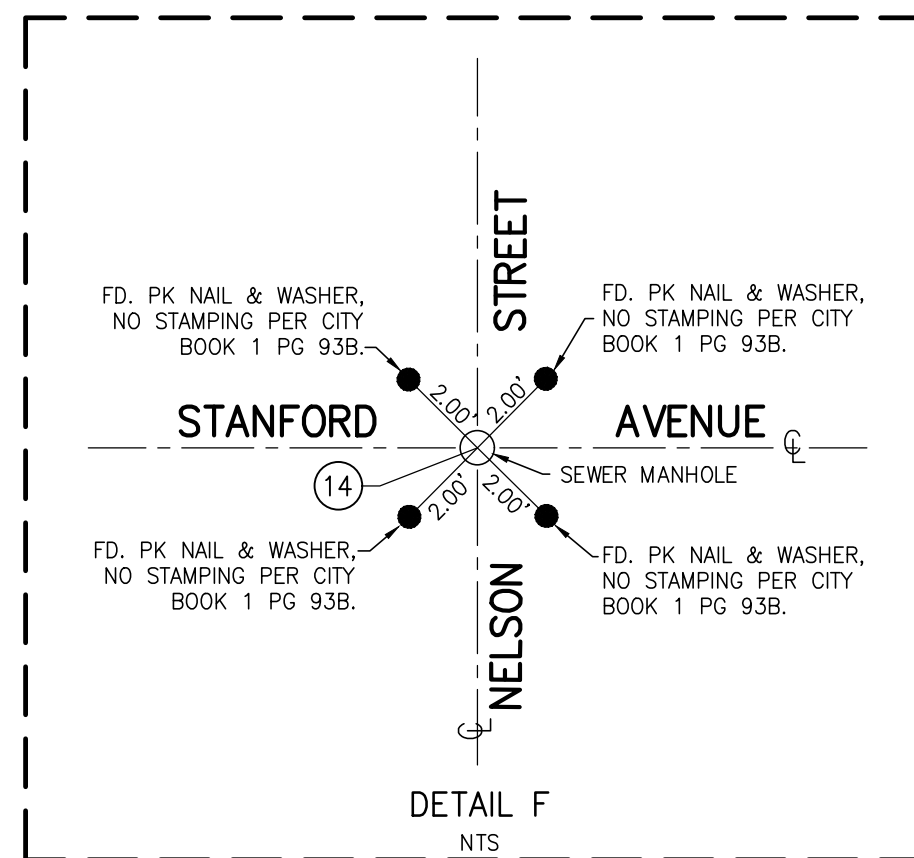
SEE SHEET 3 FOR BOUNDARY  
 ESTABLISHMENT

SEE SHEETS 5 FOR PARCEL DETAILS



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°24'23"	300.00'	70.20'
C1	[13°23'24"]	300.00'	70.11'
C2	12°32'51"	300.00'	65.70'
C2	[12°32'53"]	300.00'	65.70'
C3	1°15'51"	3250.00'	71.70'
C3	1°17'01"	3250.00'	72.80'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°04'30"W	28.00' M & R2
L2	N00°21'55"E	49.21' M & R2
L3	N89°38'05"W	47.53' M & R2



SHEET 5 OF 5 SHEETS  
 ALL OF TENTATIVE PARCEL MAP NO. 2018-147  
 2 NUMBERED PARCELS  
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# PARCEL MAP NO. 2018-147

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

EDWARD L. REYNOLDS  
 L.S. 7725



DATE OF SURVEY:  
 SEPTEMBER 2018

PARCEL DETAILS

SEE SHEET 2 FOR BASIS OF BEARINGS,  
 DATUM STATEMENT, MONUMENT NOTES,  
 & EASEMENT NOTES

SEE SHEET 3 FOR BOUNDARY  
 ESTABLISHMENT

SEE SHEET 4 FOR DETAILS

