

SHEET 1 OF 6 SHEETS  
ALL OF TENTATIVE PARCEL MAP NO. 2017-187  
TOTAL ACREAGE: 10.181 AC. GROSS/9.101 AC. NET  
DATE OF SURVEY: DECEMBER 2017  
NUMBER OF PARCELS: 0 NUMBERED  
1 LETTERED

# PARCEL MAP NO. 2017-187

IN THE CITIES OF STANTON AND GARDEN GROVE,  
COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LLA 2017-06  
RECORDED JUNE 20, 2016 AS INSTRUMENT NO. 201600228508 OF OFFICIAL  
RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DECEMBER 2017

DAVID R. GRAY P.L.S. NO. 8239

ACCEPTED AND FILED AT THE REQUEST OF  
TICOR TITLE COMPANY OF CALIFORNIA

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_ FEE: \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK-RECORDER  
BY: \_\_\_\_\_  
DEPUTY

### OWNERSHIP STATEMENT:

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:  
1. AN EASEMENT FOR WATER SYSTEM AND ITS APPURTENANCES AS SHOWN ON THE MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE:  
1. ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD AND VILLAGE CENTER DRIVE, EXCEPT AT APPROVED ACCESS LOCATIONS.  
2. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF STANTON:  
1. ALL VEHICULAR ACCESS RIGHTS TO VILLAGE CENTER DRIVE, EXCEPT AT APPROVED ACCESS LOCATIONS.

FRONTIER VILLAGE CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

Dan M. Almqvist  
DAN M. ALMQVIST, MANAGER

### NOTARY ACKNOWLEDGEMENT:

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

ON JANUARY 9, 2019, BEFORE ME, MARY W. CARMES, Notary Public, PERSONALLY APPEARED DAN M. ALMQVIST, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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: Mary W. Carmes MY PRINCIPAL PLACE OF BUSINESS  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN LOS ANGELES COUNTY

MARY W. CARMES MY COMMISSION EXPIRES 12/18/2023  
NAME PRINTED

### BENEFICIARY:

PACIFIC WESTERN BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 16, 2018 AS INSTRUMENT NO. 201800228508 OF OFFICIAL RECORDS.

John NAME (PRINTED): JOHN WILSON TITLE: OWNER  
Jennifer NAME (PRINTED): JENNIFER RIDGEMAN TITLE: OWNER

### NOTARY ACKNOWLEDGEMENT:

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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF Orange ) SS

ON JANUARY 9, 2019, BEFORE ME, Charlene Meadows, Notary Public PERSONALLY APPEARED Lisa Nelson AND Jennifer Ridgeman 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 HIS/HER/THEY EXECUTED THE SAME IN 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: Charlene Meadows MY PRINCIPAL PLACE OF BUSINESS  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN Orange COUNTY

Charlene Meadows MY COMMISSION EXPIRES 12/01/2020  
NAME PRINTED

### 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 THE COUNTY OF ORANGE 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.

Shawn L. Frensch BY: \_\_\_\_\_  
COUNTY TREASURER-TAX COLLECTOR TREASURER-TAX COLLECTOR

### 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 FRONTIER VILLAGE CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY OR OTHERWISE. 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 RE-TRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DAVID R. GRAY, P.L.S. 8239  
EXPIRATION DATE: 06-30-2019



### 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. 6917

BY: Lily M. H. Sandberg, DEPUTY COUNTY SURVEYOR, P.L.S. 6917

### CITY ENGINEER'S STATEMENT: CITY OF STANTON

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 SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 29th DAY OF January, 2019.

Harold Allan Rood  
PUBLIC WORKS DIRECTOR / CITY ENGINEER OF THE CITY OF STANTON  
R.C.E. NO. 4962



### CITY CLERK'S CERTIFICATE: CITY OF STANTON

STATE OF CALIFORNIA )  
CITY OF STANTON ) SS  
COUNTY OF ORANGE )

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF STANTON 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 STANTON:  
1. THE VEHICULAR ACCESS RIGHTS TO VILLAGE CENTER DRIVE, AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66439(a)(2)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS 29th DAY OF January, 2019.

Patricia A. ...  
CITY CLERK OF THE CITY OF STANTON

### CITY ENGINEER'S STATEMENT: CITY OF GARDEN GROVE

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 SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 25th DAY OF January, 2019.

Daniel J. ...  
CITY ENGINEER OF THE CITY OF GARDEN GROVE  
R.C.E. NO. 52128 EXPIRATION DATE: 12/31/20...



### CITY CLERK'S CERTIFICATE: CITY OF GARDEN GROVE

STATE OF CALIFORNIA )  
CITY OF GARDEN GROVE ) SS  
COUNTY OF ORANGE )

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 \_\_\_\_\_, 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 GARDEN GROVE:  
1. AN EASEMENT FOR WATER SYSTEM AND ITS APPURTENANCES, AS DEDICATED.  
2. THE VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD AND VILLAGE CENTER DRIVE, AS RELEASED AND RELINQUISHED.  
3. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66439(a)(2)(A) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND AFFIXED THE SEAL OF CITY OF GARDEN GROVE

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

TERESA POMEROY, CITY CLERK OF THE CITY OF GARDEN GROVE