

SHEET 1 OF 2 SHEETS
PARCELS: 2 NUMBERED
ACREAGE: 30,962 S.F. 0.711 AC GROSS
24,830 S.F. 0.570 AC NET
DATE OF SURVEY: 11/02/2018
ALL OF TENTATIVE PARCEL MAP
NO. 2018-184

PARCEL MAP NO. 2018-184

ACCEPTED AND FILED AT THE
REQUEST OF

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER, SECTION 31, T.4S., R.10W., IN RANCHO LOS ALAMITOS AS
SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

STEWART TITLE OF CALIFORNIA
DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____

ALFRED J. THELWELL, LS 6999, SOCIAL ENGINEERING, NOVEMBER 2018
BY _____ DEPUTY
HUGH NGUYEN
COUNTY CLERK - RECORDER

SUBDIVIDER'S CERTIFICATE

1. THE UNDERSIGNED, BEING THE SUBDIVIDER OF THE LAND COVERED BY THIS MAP, RECORD OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE:
1) ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS OF SURFACE ENTRY;
2) I ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO MAGNOLIA STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

ANNA MY HA, SUBDIVIDER
RECORD OWNER IS ANNA MY HA



ALFRED J. THELWELL
LS 6999, EXP. 9/30/2021

1-25-21
DATED

CITY ENGINEER'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 ANNA MY HA, A SINGLE WOMAN ON OCTOBER 11, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 365 DAYS AFTER RECORDATION OF THIS MAP, 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.

ALFRED J. THELWELL
LS 6999, EXP. 9/30/2021

1-25-21
DATED

CITY ENGINEER'S STATEMENT

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, AS FILED WITH AMENDED AND APPROVED BY THE CITY OF GARDEN GROVE PLANNING COMMISSION; THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT IN ALL ASPECTS NOT STATED TO BY THE COUNTY SURVEYOR.

DATED THIS 16th DAY OF Feb., 2021

DANIEL J. CANDELA
R.C.E. 52425

REGISTRATION EXPIRES 12/31/2021
CITY ENGINEER, CITY OF GARDEN GROVE



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 _____, 20____, 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) ALL RIGHTS TO UNDERGROUND WATER AS DEDICATED;
2) ALL VEHICULAR ACCESS RIGHTS TO MAGNOLIA STREET AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(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 _____, 20____.

TERESA POMEROY
CITY CLERK OF THE CITY COUNCIL
OF THE CITY OF GARDEN GROVE

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 _____, _____.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617

BY: ULY M.N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

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 LENS 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 _____, _____.

SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR
BY: _____ TREASURER - TAX COLLECTOR

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 ORANGE) ss

ON JAN. 30, 2021 BEFORE ME ANDREW CU DINH
A NOTARY PUBLIC, PERSONALLY APPEARED
ANNA MY NU HA

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 CAPACITIES, 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: *Andrew Cu Dinh*

PRINT NAME: ANDREW CU DINH

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY

MY COMMISSION EXPIRES: JULY 15, 2023

MY COMMISSION NUMBER: 2394115



