

SHEET 1 OF 2 SHEETS
NUMBER OF PARCELS: 2 NUMBERED
GROSS AREA: 18,473 S.F. / 0.424 ACRES
NET AREA: 18,425 S.F. / 0.423 ACRES
DATE OF SURVEY: JUNE 15, 2017
ALL OF TENTATIVE PARCEL MAP NO. 2017-141

PARCEL MAP NO. 2017-141

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

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 2141, AS PER MAP FILED IN BOOK 59, PAGES 17 TO 18 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DAVID T. ROSELL, P.L.S. 6281 ROSELL SURVEYING & MAPPING, INC.

ACCEPTED AND FILED AT THE REQUEST OF

ORANGE COAST TITLE COMPANY

DATE _____

TIME _____ FEE \$ _____

INSTRUMENT NO. _____

BOOK _____ PAGE _____

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY _____
DEPUTY

OWNERSHIP CERTIFICATE:

I, 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.

I ALSO HEREBY DEDICATE TO THE PUBLIC IN FEE FOR STREET PURPOSES: GILBERT STREET AND IMPERIAL AVENUE.

I ALSO HEREBY DEDICATE TO THE PUBLIC AN EASEMENT FOR PUBLIC UTILITY PURPOSES, AS SHOWN ON THIS MAP.

TRAN VO, AN UNMARRIED WOMAN, OWNER

BY: [Signature]
TRAN VO

BENEFICIARY:

STEVEN MINH TRAN, BENEFICIARY UNDER DEED OF TRUST RECORDED SEPTEMBER 16, 2020 AS INSTRUMENT NO. 202000049870 OF OFFICIAL RECORDS.

BY: [Signature]
NAME: STEVEN MINH TRAN
TITLE: BENEFICIARY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

AT&T SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED JULY 15, 1954 IN BOOK 2772, PAGE 202, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED AUGUST 1, 1954 IN BOOK 2790, PAGE 264, OF OFFICIAL RECORDS.

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(B) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

HOLDER (UNKNOWN), OF A PUBLIC UTILITY EASEMENT, AS SHOWN ON TRACT NO. 2141 RECORDED IN BOOK BOOK 59, PAGES 17 THROUGH 18, INCLUSIVE OF MISCELLANEOUS MAPS. THE CIRCUMSTANCES PREVENTING THE PROCUREMENT OF THE SIGNATURE IS IMPOSSIBLE OR IMPRACTICAL TO OBTAIN BECAUSE THE OWNER IS UNKNOWN.

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 Texas)
COUNTY OF Harris) SS
ON 10/29/2020 BEFORE ME, Ivan Diaz
Steven Minh Tran

A NOTARY PUBLIC, PERSONALLY APPEARED Steven Minh Tran 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 [Signature]
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



PRINT NAME Ivan Diaz
PRINCIPAL COUNTY OF BUSINESS: Harris
COMMISSION EXPIRES: 06/26/2022
COMMISSION # OF NOTARY: 131621155

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 _____ (MONTH) (YEAR)

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

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 OF COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY _____, 2020 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS; THE DEDICATION IN FEE FOR STREET PURPOSES OF GILBERT STREET AND IMPERIAL AVENUE.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:

1. THE 3.00' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS DEDICATED.

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 _____ (MONTH) (YEAR)

BY: _____
TERESA POMEROY
CITY CLERK
CITY OF GARDEN GROVE

NOTARY ACKNOWLEDGMENT:

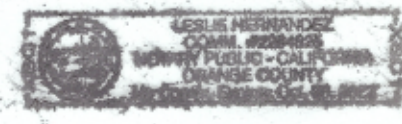
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF orange) SS
ON 10/28/2020 BEFORE ME, Leslie Hernandez
tran vo

A NOTARY PUBLIC, PERSONALLY APPEARED Leslie Hernandez 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 [Signature]
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



PRINT NAME Leslie Hernandez
PRINCIPAL COUNTY OF BUSINESS: Orange
COMMISSION EXPIRES: October 28, 2022
COMMISSION # OF NOTARY: 2264825

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 TRAN VO IN JUNE, 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 365 DAYS AFTER THE 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

[Signature] DATE 10/26/20
DAVID T. ROSELL
P.L.S. 6281
EXP. DATE 9/30/22



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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.

DATED THIS 7th DAY OF September, 2020

[Signature]
DANIEL J. CANDELARIA
CITY ENGINEER OF THE CITY OF GARDEN GROVE
R.C.E. NO. 52125
EXPIRATION DATE: 12/31/2020



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 _____, 2020

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



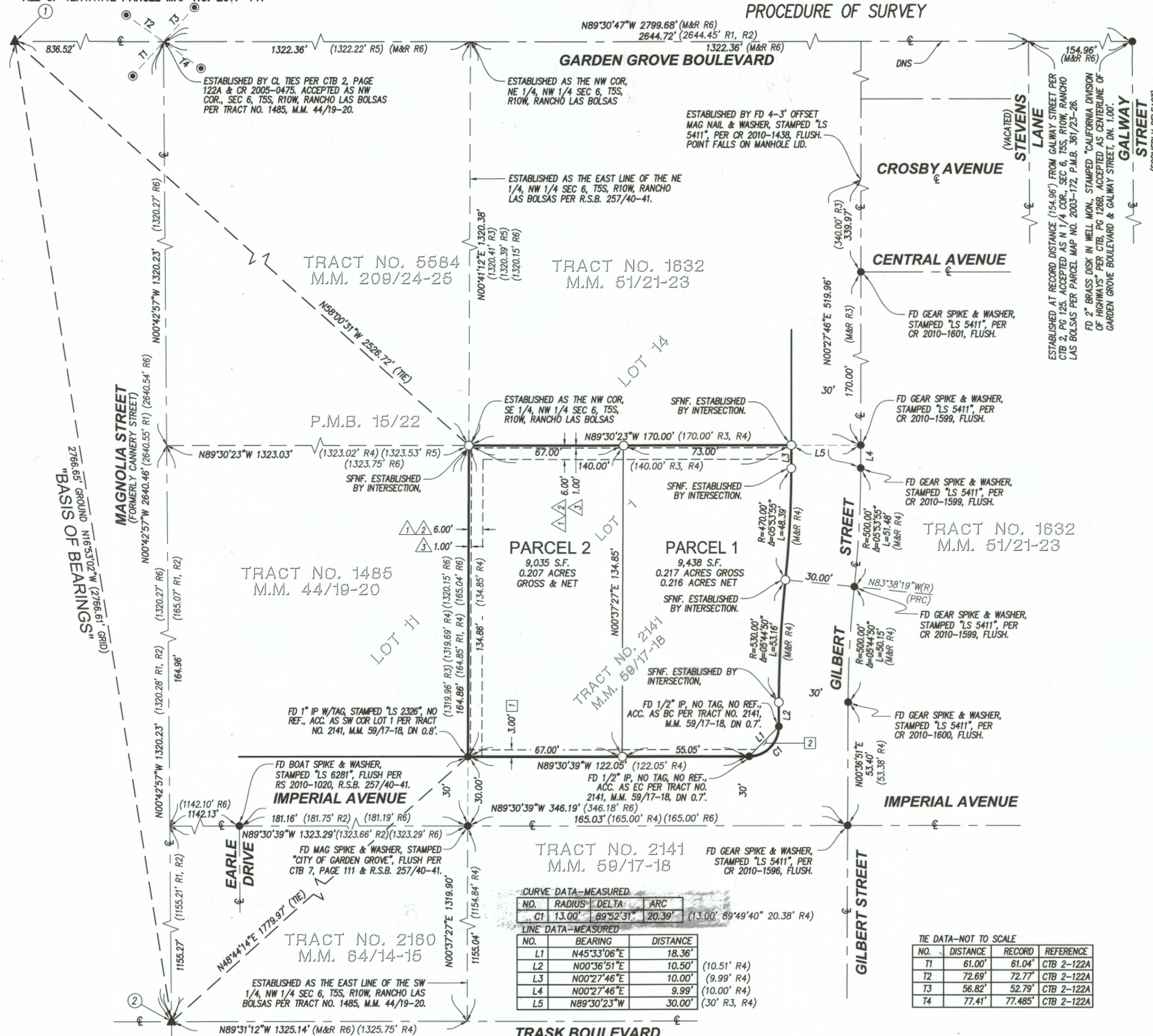
BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

SHEET 2 OF 2 SHEETS
 NUMBER OF PARCELS: 2 NUMBERED
 GROSS AREA: 18,473 S.F. / 0.424 ACRES
 NET AREA: 18,425 S.F. / 0.423 ACRES
 DATE OF SURVEY: JUNE 15, 2017
 ALL OF TENTATIVE PARCEL MAP NO. 2017-141

PARCEL MAP NO. 2017-141

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
 DAVID T. ROSELL, P.L.S. 6281 ROSELL SURVEYING & MAPPING, INC.

PROCEDURE OF SURVEY



MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- ▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT AS NOTED PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES 1" IRON PIPE W/TAG, STAMPED "LS 6281", OR SPIKE W/WASHER, STAMPED "LS 6281" TO BE SET IN AC, OR LEAD, TACK & W/TAG, STAMPED "LS 6281" TO BE SET IN CONCRETE AND IN BLOCK WALLS, AT ALL PARCELS CORNERS, UNLESS OTHERWISE NOTED. FLUSH.
- ⊙ INDICATES FOUND LEAD & "CITY OF GG" TAG PER CTB 2, PAGE 122A, UNLESS OTHERWISE NOTED.

REFERENCE NOTES:

- (R1) INDICATES RECORD DATA PER TRACT NO. 1481, M.M. 43/15-16.
 - (R2) INDICATES RECORD DATA PER TRACT NO. 1485, M.M. 44/19-20.
 - (R3) INDICATES RECORD DATA PER TRACT NO. 1632, M.M. 51/21-23.
 - (R4) INDICATES RECORD DATA PER TRACT NO. 2141, M.M. 59/17-18.
 - (R5) INDICATES RECORD DATA PER TRACT NO. 5584, M.M. 209/24-25.
 - (R6) INDICATES RECORD DATA PER RS 2010-1020, R.S.B. 257/40-41.
- RECORD DATA SHOWN HEREON IS RECORD OR CALCULATED PER NOTED REFERENCE.

LEGEND:

- ⊕ CENTERLINE
- ACC. ACCEPTED
- CTB CITY OF GARDEN GROVE TIE BOOK
- CR CORNER RECORD
- DNS DID NOT SEARCH FOR
- FD FOUND
- M&R MEASURED & RECORD PER NOTED REFERENCE
- O.C.S. ORANGE COUNTY SURVEYOR
- SFNF SEARCHED FOR, NOTHING FOUND

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD. (2007.00 EPOCH O.C.S. GPS ADJUSTMENT).
 ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99998517. BASED LOCALLY AT O.C.S. GPS STATION NO. 4220.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL GPS STATION NO. 3500 AND STATION NO. 4220 BEING NORTH 16°53'02" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

SURVEYOR'S NOTES:

MONUMENT SEARCH WAS PERFORMED AT TRACT LINES AND REAR LOT CORNERS.
 THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

EXISTING EASEMENT NOTES:

- 1 A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF GARDEN GROVE, AS SHOWN ON TRACT NO. 2141 FILED IN BOOK 59, PAGES 17 AND 18, OF MISCELLANEOUS MAPS.
- 2 AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED JULY 15, 1954 IN BOOK 2772, PAGE 202, OF OFFICIAL RECORDS.
- 3 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED AUGUST 1, 1954 IN BOOK 2790, PAGE 264, OF OFFICIAL RECORDS.

EASEMENT NOTES:

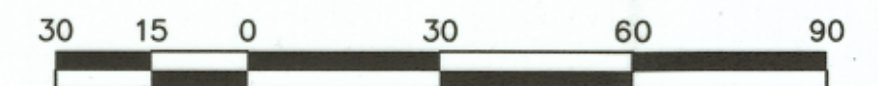
- 1 INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON.
- 2 INDICATES AN EASEMENT FOR PUBLIC STREET PURPOSES, GILBERT STREET AND IMPERIAL AVENUE DEDICATED IN FEE HEREON.

- 1 O.C.S. GPS STATION NO. 3500
 FD 2" BRASS CALIFORNIA DIVISION OF HWY'S CAP DOWN 0.7" IN WELL MONUMENT. STATION IS LOCATED AT APPARENT CENTERLINE INTERSECTION OF GARDEN GROVE BLVD. AND MAGNOLIA ST. PER PM 2003-127, PMB 348/49-50.

N: 2,229,567.53
 E: 6,037,402.07

- 2 O.C.S. GPS STATION NO. 4220
 FD 2" BRASS C.D.H. DISK, DOWN 0.8" IN O.C.S. WELL MONUMENT. STATION IS LOCATED AT CENTERLINE INTERSECTION OF TRASK AVE. AND MAGNOLIA ST. PER TRACT NO. 10758, M.M. 501/48-50.

N: 2,226,920.17
 E: 6,038,205.58



SCALE IN FEET
 GRAPHIC SCALE
 1"=30'

CURVE DATA-MEASURED

NO.	RADIUS	DELTA	ARC
C1	13.00'	89°52'31"	20.39'

(13.00', 89°49'40" 20.38' R4)

LINE DATA-MEASURED

NO.	BEARING	DISTANCE
L1	N45°33'06"E	18.36'
L2	N00°36'51"E	10.50'
L3	N00°27'46"E	10.00'
L4	N00°27'46"E	9.99'
L5	N89°30'23"W	30.00'

(10.51' R4)
 (9.99' R4)
 (10.00' R4)
 (30' R3, R4)

THE DATA-NOT TO SCALE

NO.	DISTANCE	RECORD	REFERENCE
T1	61.00'	61.04'	CTB 2-122A
T2	72.69'	72.77'	CTB 2-122A
T3	56.82'	52.79'	CTB 2-122A
T4	77.41'	77.485'	CTB 2-122A