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.

REQUEST OF
ORANGE COAST TITLE COMPANY
DATE
TIME FEE \$
INSTRUMENT NO.
BOOK PAGE
HUGH NGUYEN COUNTY CLERK-RECORDER
BY
DEPUTY

ACCEPTED AND FILED AT THE

<u>own</u>	<u>IERSHI</u>	P CE	RTIF	CA	TE

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: Wally 15	
TRAN VO	
DENEEDOLARY.	

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

BY: Jany Mile han	BY:	
NAME: STEVEN MINH TRAN	NAME:	
TITLE: BONEPICIARY	ΠΤLE:	

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

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

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.

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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			
(DAY)		(MONTH)	(YEAR)	
SHARI L. FREIDENRICH		BY:	n	
COUNTY TREASURER-TAX	COLLECTOR	TREASURER-TA	AX 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 , 2020 AND THAT THEREUPON GROVE AT A REGULAR MEETING THEREOF HELD ON THE____DAY__ 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

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

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF GARDEN GROVE.

DATEL	THIS	DAY OF	(MONTH)	(YEAR)	
BY:	TERESA POMEROY CITY CLERK CITY OF GARDEN GROV	Æ			

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.

Da	7 Rock	1 10	12/10
DAVID T. ROSELL P.L.S. 6281		DATE	7
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

DANIEL J. CANDELARIA,

CITY ENGINEER OF THE CITY OF GARDEN GROVE R.C.E. NO. 52125 EXPIRATION DATE: 12/31/2020



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)				
1 /) SS				
COUNTY OF Harris				1
ON 10/29/2020 BEFORE ME, _	Lvan	1)iaz		
/ /	Steven	Mila	T	
A NOTARY PUBLIC, PERSONALLY APPEARED				WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY	' EVIDENCE TO BE	THE PERSON(S)	WHOSE NAME(S) I	S/ARE SUBSCRIBED TO
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO M	ME THAT HE/SHE/T	THEY EXECUTED	THE SAME IN HIS/	HER/THEIR AUTHORIZEL
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SI	IGNATURE(S) ON TH	HE INSTRUMENT	THE PERSON(S),	OR THE ENTITY UPOI
REHALE OF WHICH THE PERSON(S) ACTED EXECUTE				

BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CFRTIFY LINDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS

TRUE AND CORRECT.	
WITNESS MY HAND	IVAN DIAZ NOTARY PUBLIC
SIGNATURE NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE	ID#131621155 State of Texas Comm. Exp. 06-26-2022
Ivan Diaz	Same and the same of the same
PRINT NAME PRINCIPAL COUNTY OF BUSINESS: Harris	
COMMISSION EXPIRES: 06/26/2022	
COMMISSION # OF NOTARY: 1316 2115 5	

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	Hernan	dez	
A NOTARY PUBLIC, PERSONALLY	APPEARED	Tro	n vo		WHO
PROVED TO ME ON THE BASIS THE WITHIN INSTRUMENT AND AC	OF SATISFACTORY	EVIDENCE TO BE	THE PERSON(\$)	WHOSE NAME(\$)	ISYARE SUBSCRIBED TO
CAPACITY(IES), AND THAT BY	KNOWLEDGED TO M HIS/HER/THEIR SIG	E THAT HE/SHE) SNATURE(S) ON	THEY EXECUTED THE INSTRUMENT	THE SAME IN HIS THE PERSON(S)	, 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 79 PILITAMATIVA
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
Leslie Hernandez
PRINT NAME
PRINCIPAL COUNTY OF BUSINESS: Orange
COMMISSION EXPIRES: OCTOBER 28,2022
COMMISSION # OF NOTARY: 2264825

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 PARCEL MAP NO. 2017-141 NUMBER OF PARCELS: 2 NUMBERED **MONUMENT NOTES:** GROSS AREA: 18,473 S.F. / 0.424 ACRES INDICATES FOUND MONUMENT AS NOTED. NET AREA: 18,425 S.F. / 0.423 ACRES IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA ▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT AS NOTED PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. DATE OF SURVEY: JUNE 15, 2017 DAVID T. ROSELL, P.L.S. 6281 ROSELL SURVEYING & MAPPING, INC. ALL OF TENTATIVE PARCEL MAP NO. 2017-141 O INDICATES 1" IRON PIPE W/TAG, STAMPED "LS 6281", OR SPIKE W/WASHER, STAMPED "LS 6281" PROCEDURE OF SURVEY TO BE SET IN AC, OR LEAD, TACK & W/TAG, STAMPED "LS 6821" TO BE SET IN CONCRETE AND IN BLOCK WALLS, AT ALL PARCELS CORNERS, UNLESS OTHERWISE NOTED. FLUSH. N89°30'47"W 2799.68' (M&R R6) 2644.72' (2644.45' R1, R2) INDICATES FOUND LEAD & "CITY OF GG" TAG PER CTB 2, PAGE 122A, UNLESS OTHERWISE NOTED. 1322.36' (M&R R6) (1322.22' R5) (M&R R6) 836.52 1322.36 GARDEN GROVE BOULEVARD REFERENCE NOTES: ESTABLISHED BY CL TIES PER CTB 2, PAGE ESTABLISHED AS THE NW COR, (R1) INDICATES RECORD DATA PER TRACT NO. 1481, M.M. 43/15-16. NE 1/4, NW 1/4 SEC 6, T5S, R1OW, RANCHO LAS BOLSAS 122A & CR 2005-0475. ACCEPTED AS NW COR., SEC 6, T5S, R10W, RANCHO LAS BOLSAS INDICATES RECORD DATA PER TRACT NO. 1485, M.M. 44/19-20. PER TRACT NO. 1485, M.M. 44/19-20. ESTABLISHED BY FD 4-3' OFFSET INDICATES RECORD DATA PER TRACT NO. 1632, M.M. 51/21-23. MAG NAIL & WASHER, STAMPED "LS 5411", PER CR 2010-1438, FLUSH.— POINT FALLS ON MANHOLE LID. GAL STR INDICATES RECORD DATA PER TRACT NO. 2141, M.M. 59/17-18. INDICATES RECORD DATA PER TRACT NO. 5584, M.M. 209/24-25. CROSBY AVENUE INDICATES RECORD DATA PER RS 2010-1020, R.S.B. 257/40-41. ESTABLISHED AS THE EAST LINE OF THE NE 1/4, NW 1/4 SEC 6, T5S, R10W, RANCHO RECORD DATA SHOWN HEREON IS RECORD OR CALCULATED PER NOTED REFERENCE. LAS BOLSAS PER R.S.B. 257/40-41. LEGEND: CENTERLINE ACCEPTED ACC. CTB CITY OF GARDEN GROVE TIE BOOK CENTRAL AVENUE TRACT NO. 5584 TRACT NO. 1632 CORNER RECORD CR M.M. 209/24-25 M.M. 51/21-23 DID NOT SEARCH FOR DNS FD FOUND FD GEAR SPIKE & WASHER, STAMPED "LS 5411", PER CR 2010-1601, FLUSH. M&R MEASURED & RECORD PER NOTED REFERENCE 588 ORANGE COUNTY SURVEYOR SEARCHED FOR, NOTHING FOUND DATUM STATEMENT: COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM REET) ESTABLISHED AS THE NW COR. FD GEAR SPIKE & WASHER, SFNF. ESTABLISHED (CCS83), ZONE VI, 1983 NAD. (2007.00 EPOCH O.C.S. GPS ADJUSTMENT). STAMPED "LS 5411", PER CR 2010-1599, FLUSH. SE 1/4, NW 1/4 SEC 6, T5S, R10W, RANCHO LAS BOLSAS BY INTERSECTION. P.M.B. 15/22 ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99998517. BASED LOCALLY N89*30'23"W 170.00' (170.00' R3, R4) S AT O.C.S GPS STATION NO. 4220. V (1323.02' R4) (1323.53' R5) - L5 (N89*30'23"W 1323.03' (1323.75' R6) MAGNOLI (FORMERLY CAI 37"W 2640.46" 140.00' (140.00' R3, R4) BASIS OF BEARINGS: "BASIS SFNF. ESTABLISHED -FD GEAR SPIKE & WASHER, THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. SFNF. ESTABLISHED STAMPED "LS 5411", PER BY INTERSECTION. HORIZONTAL CONTROL GPS STATION NO. 3500 AND STATION NO. 4220 BEING CR 2010-1599, FLUSH. <n< NORTH 16*53'02" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR. OH N16. 1 2 6.00' -TRACT NO. 1632 M.M. 51/21-23 3 1.00 **PARCEL** PARCEL 1 SURVEYOR'S NOTES: 3'53'02"W (2766.61' GRI BEARINGS" MONUMENT SEARCH WAS PERFORMED AT TRACT LINES AND REAR LOT CORNERS 9,035 S.F. 9,438 S.F. 0.207 ACRES TRACT NO. 1485 0.217 ACRES GROSS 30.00 THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY N83*38'19"W(R) 0.216 ACRES NET GROSS & NET M.M. 44/19-20 LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON. SFNF. ESTABLISHED BY INTERSECTION. EXISTING EASEMENT NOTES: FD GEAR SPIKE & WASHER, STAMPED "LS 5411", PER 1 A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF GARDEN GROVE, AS SHOWN ON TRACT CR 2010-1599, FLUSH. NO. 2141 FILED IN BOOK 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 SFNF. ESTABLISHED BY 2772, PAGE 202, OF OFFICIAL RECORDS. INTERSECTION, 3 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY FD 1/2" IP, NO TAG, NO REF., ACC. AS BC PER TRACT NO. 2141, PURPOSES, RECORDED AUGUST 1, 1954 IN BOOK 2790, PAGE 264, OF OFFICIAL RECORDS. FD 1" IP W/TAG, STAMPED "LS 2326", NO FD GEAR SPIKE & WASHER. REF., ACC. AS SW COR LOT 1 PER TRACT M.M. 59/17-18, DN 0.7°. STAMPED "LS 5411", PER EASEMENT NOTES: NO. 2141, M.M. 59/17-18, DN 0.8'. CR 2010-1600, FLUSH. 1 INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON. 2 INDICATES AN EASEMENT FOR PUBLIC STREET PURPOSES, GILBERT STREET AND IMPERIAL AVENUE FD BOAT SPIKE & WASHER, N89'30'39"W 122.05' (122.05' R4) DEDICATED IN FEE HEREON. STAMPED "LS 6281", FLUSH PER FD 1/2" IP, NO TAG, NO REF., ACC. AS EC PER TRACT NO. RS 2010-1020, R.S.B. 257/40-41. (1) O.C.S. GPS STATION NO. 3500 IMPERIAL AVENUE 2141, M.M. 59/17-18, DN 0.7'. IMPERIAL AVENUE (1142.10' R6) FD 2" BRASS CALIFORNIA DIVISION OF HWY'S CAP N89'30'39"W 346.19' (346.18' R6) -1142.13' 181.16' (181.75' R2) A (181.19' R6) 165.03' (165.00' R4) (165.00' R6) DOWN 0.7' IN WELL MONUMENT. STATION IS LOCATED AT APPARENT CENTERLINE INTERSECTION N89°30'39"W 1323.29'(1323.66' R2)(1323.29' R6) OF GARDEN GROVE BLVD. AND MAGNOLIA ST. PER FD MAG SPIKE & WASHER, STAMPED TRACT NO. 2141 FD GEAR SPIKE & WASHER, PM 2003-127, PMB 348/49-50. "CITY OF GARDEN GROVE", FLUSH PER CTB 7, PAGE 111 & R.S.B. 257/40-41. STAMPED "LS 5411", PER CR 2010-1596, FLUSH. M.M. 59/17-18 STRE N: 2,229,567.53 E: 6,037,402.07 CURVE DATA-MEASURED NO. RADIUS DELTA ARC (2) O.C.S. GPS STATION NO. 4220 FD 2" BRASS C.D.H. DISK, DOWN 0.8' IN O.C.S. WELL C1 13.00' 89'52'31" 20.39' (13.00' 89'49'40" 20.38' R4) MONUMENT. STATION IS LOCATED AT CENTERLINE LINE DATA-MEASURED TIE DATA-NOT TO SCALE INTERSECTION OF TRASK AVE. AND MAGNOLIA ST. PER TRACT NO. 2160 9 NO. BEARING DISTANCE TRACT NO. 10758, M.M. 501/48-50 NO. DISTANCE RECORD REFERENCE N45°33'06"E 18.36 L1 M.M. 64/14-15 61.00' 61.04' CTB 2-122A L2 N00°36'51"E 10.50' (10.51' R4) N: 2,226,920.17 72.69' 72.77' CTB 2-122A 30 15 0 30 90 10.00' (9.99' R4) L3 N00°27'46"E E: 6,038,205.58 ESTABLISHED AS THE EAST LINE OF THE SW T3 56.82' 52.79' CTB 2-122A 9.99' (10.00' R4) 1/4, NW 1/4 SEC 6, T5S, R10W, RANCHO LAS L4 N00°27'46"E T4 77.41' 77.485' CTB 2-122A 30.00' (30' R3, R4) BOLSAS PÉR TRACT NO. 1485, M.M. 44/19-20. L5 N89°30'23"W SCALE IN FEET GRAPHIC SCALE N89'31'12"W 1325.14' (M&R R6) (1325.75' R4) 1"=30' TRASK BOULEVARD