

SHEET 1 OF 9  
SIX NUMBERED LOTS  
TWELVE LETTERED LOTS  
11.467 ACRES GROSS  
10.134 ACRES NET  
DATE OF SURVEY: JANUARY 2014 & JULY 2021  
FINAL UNIT OF TENTATIVE  
TRACT NO. 17702

**TRACT NO. 17702**  
**IN THE CITY OF GARDEN GROVE,**  
**COUNTY OF ORANGE, STATE OF CALIFORNIA**  
**FOR CONDOMINIUM PURPOSES**

BEING A SUBDIVISION OF PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN RANCHO LAS BOLSAS AS SHOWN ON A MAP FILED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

AARON P TILLMANNS L.S. 9584 CANNON  
JANUARY 2014 & JULY 2021

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

EXEMPT FROM RECORDING FEES  
PER SECTION 27383 OF THE GOVERNMENT CODE

**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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: LOT I - BROOKHURST WAY, LOT J - BROOKHURST STREET, LOT K - GARDEN GROVE BOULEVARD AND LOT L - BROOKHURST STREET.

WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, A BLANKET EASEMENT FOR WATER SYSTEMS AND ITS APPURTENANCES OVER LOT B, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO BROOKHURST WAY, BROOKHURST STREET AND GARDEN GROVE BOULEVARD EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY GRANT TO THE CITY OF GARDEN GROVE UNRESTRICTED ACCESS OVER, UNDER AND THROUGH THE PROJECT TO INSPECT AND ACCESS ALL WATER QUALITY DEVICES AND STRUCTURES FOR MONITORING, INSPECTION AND REPORTING PURPOSES.

WE HEREBY RESERVE A RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER LOTS 1 AND 2 IN FAVOR OF LOT 1 AND LOT 2, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE AN EASEMENT FOR UTILITY PURPOSES OVER LOT A IN FAVOR OF LOT 3, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE AN EASEMENT FOR DRAINAGE PURPOSES OVER LOTS A AND B IN FAVOR OF LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, AND LOT 6, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT A IN FAVOR OF LOT 1, LOT 2, LOT 3, AND LOT B, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT 2 IN FAVOR OF LOT 1, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE AN EASEMENT FOR DRAINAGE PURPOSES OVER LOT 6 AND LOT H IN FAVOR OF LOT 1, LOT 2 AND LOT 3, AS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES, AS SHOWN ON SAID MAP AS LOT B.

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT A PUBLIC BODY CORPORATE AND POLITICAL, OWNER.

BY: [Signature]  
PRINT NAME: Scott C. Stiles  
TITLE: EXEC. DIRECTOR

**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 October 25, 2022, BEFORE ME Timothy Eugene Throne  
A NOTARY PUBLIC, PERSONALLY APPEARED Scott Charles Stiles

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 COMMISSION NO. 2318058  
SIGNATURE [Signature] COMMISSION EXPIRES 1/7/24  
PRINT NAME Timothy Eugene Throne

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

**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 NEW AGE BROOKHURST, LLC. ON JANUARY 4, 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Aaron Tillmanns 10-25-2022  
AARON P TILLMANNS  
L.S. NO. 9584



**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 THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

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

BY: 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 SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 28th DAY OF Oct, 2022

[Signature] 10/28/22  
DANIEL J. CANDELARIA  
CITY ENGINEER CITY OF GARDEN GROVE  
R.C.E. NO. 52125



**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 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: BROOKHURST STREET, BROOKHURST WAY & GARDEN GROVE BOULEVARD.

- AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:
1. THE BLANKET EASEMENT FOR WATER SYSTEM AND ITS APPURTENANCES ACROSS LOT B AS DEDICATED ON SAID MAP.
  2. THE UNDERGROUND WATER RIGHTS AS RELEASED AND RELINQUISHED.
  3. THE VEHICULAR ACCESS RIGHTS TO BROOKHURST WAY, BROOKHURST STREET & GARDEN GROVE BOULEVARD AS RELEASED AND RELINQUISHED.
  4. THE UNRESTRICTED ACCESS OVER, UNDER AND THROUGH THE PROJECT TO INSPECT AND ACCESS ALL WATER QUALITY DEVICES AND STRUCTURES FOR MONITORING, INSPECTION AND REPORTING PURPOSES.
  5. THE EMERGENCY VEHICLE ACCESS AS DEDICATED.

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 \_\_\_\_\_, 2022

TERESA POMEROY  
CITY CLERK OF THE 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 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 \_\_\_\_\_, 2022

SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_  
TREASURER-TAX COLLECTOR

SHEET 2 OF 9  
 SIX NUMBERED LOTS  
 TWELVE LETTERED LOTS  
 11.467 ACRES GROSS  
 10.134 ACRES NET  
 DATE OF SURVEY: JANUARY 2014 & JULY 2021  
 FINAL UNIT OF TENTATIVE  
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**TRACT NO. 17702**  
 IN THE CITY OF GARDEN GROVE,  
 COUNTY OF ORANGE, STATE OF CALIFORNIA  
 FOR CONDOMINIUM PURPOSES

AARON P TILLMANNS L.S. 9584 CANNON

**SIGNATURE OMISSIONS**

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

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR ELECTRIC LINES, POLES AND INCIDENTAL PURPOSES, RECORDED JANUARY 6, 1953 IN BOOK 2433, PAGE 227 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1954 IN BOOK 2775, PAGE 190 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1955 IN BOOK 3170, PAGE 318 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 7, 1956 IN BOOK 3501, PAGE 27 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES, RECORDED DECEMBER 18, 1959 IN BOOK 5022, PAGE 34 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1959 IN BOOK 5037, PAGE 153 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1960 IN BOOK 5297, PAGE 468 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1965 IN BOOK 7600, PAGE 389 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF EASEMENT RECORDED OCTOBER 24, 1968 IN BOOK 8766, PAGE 500 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, PER DOCUMENT RECORDED JUNE 5, 1969 IN BOOK 8979, PAGE 779 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1969 IN BOOK 9156, PAGE 125 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1969 IN BOOK 9156, PAGE 129 OF OFFICIAL RECORDS.

THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1969 IN BOOK 9156, PAGE 132 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 2, 1987 AS INSTRUMENT NO. 87-500501 OF OFFICIAL RECORDS.

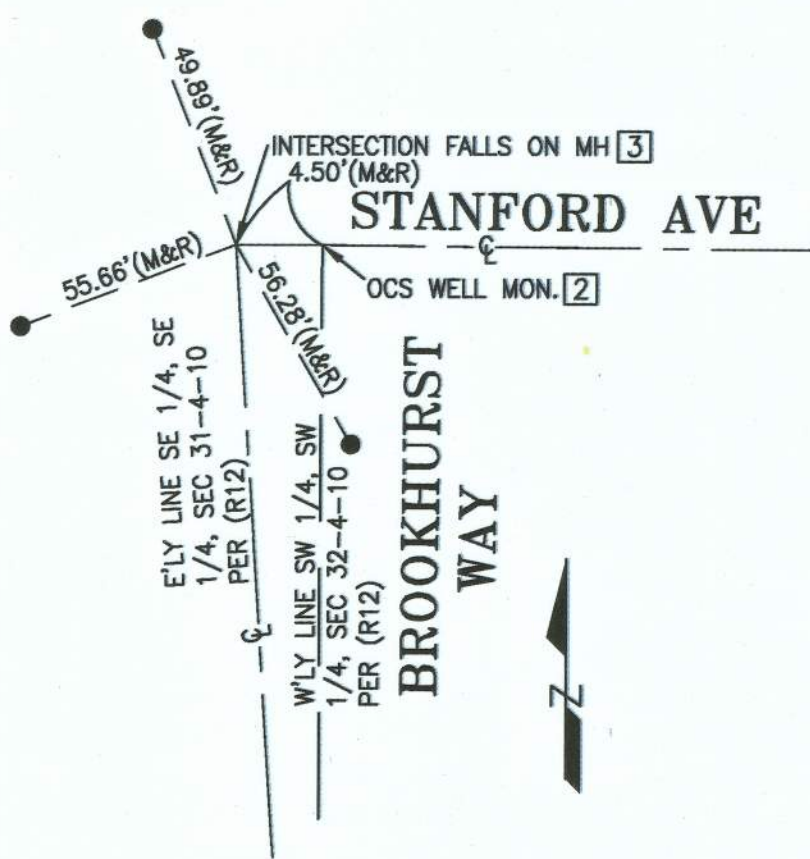
SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF EASEMENT RECORDED OCTOBER 26, 1994 AS INSTRUMENT NO. 94-630484 OF OFFICIAL RECORDS.

**EASEMENTS**

- ① AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 1959 IN BOOK 5022, PAGE 34 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF GARDEN GROVE. (PLOTTED HEREON)
- ② AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1969 IN BOOK 9156, PAGE 132 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF GARDEN GROVE. (PLOTTED HEREON)
- ③ AN EASEMENT AND RIGHT OF WAY FOR STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 22, 1960 IN BOOK 5297, PAGE 468 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF GARDEN GROVE. (PLOTTED HEREON)
- ④ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 2, 1987 AS INSTRUMENT NO. 87-500501 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. A PARTIAL QUITCLAIM OF EASEMENT RECORDED JUNE 22, 2015 AS INSTRUMENT NO. 2015-323517 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ⑤ INTENTIONALLY DELETED
- ⑥ INTENTIONALLY DELETED
- ⑦ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1954 IN BOOK 2775, PAGE 190 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. (PLOTTED HEREON)
- ⑧ AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 7, 1956 IN BOOK 3501, PAGE 27 OF OFFICIAL RECORDS. IN FAVOR OF THE CITY OF GARDEN GROVE, SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE. (PLOTTED HEREON)
- ⑨ AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1959 IN BOOK 5037, PAGE 153 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF GARDEN GROVE. (PLOTTED HEREON)
- ⑩ AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1965 IN BOOK 7600, PAGE 389 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. (PLOTTED HEREON)
- ⑪ AN EASEMENT FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 1994 AS INSTRUMENT NO. 94-0630484 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON. (PLOTTED HEREON)
- ⑫ AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1968 IN BOOK 8766, PAGE 500 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF GARDEN GROVE. (PLOTTED HEREON)
- ⑬ AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1969 IN BOOK 9156, PAGE 125 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF GARDEN GROVE. (PLOTTED HEREON)
- ⑭ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 6, 1953 IN BOOK 2433, PAGE 227 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. (PLOTTED HEREON)
- ⑮ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1955 IN BOOK 3170, PAGE 318 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. (PLOTTED HEREON)
- ⑯ INTENTIONALLY DELETED
- ⑰ AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1969 IN BOOK 9156, PAGE 129 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF GARDEN GROVE. (PLOTTED HEREON)
- ⑱ A BLANKET EASEMENT FOR WATER SYSTEMS AND ITS APPURTENANCES DEDICATED HEREON TO THE CITY OF GARDEN GROVE
- ⑲ LOT B - AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF GARDEN GROVE.
- ⑳ INTENTIONALLY DELETED

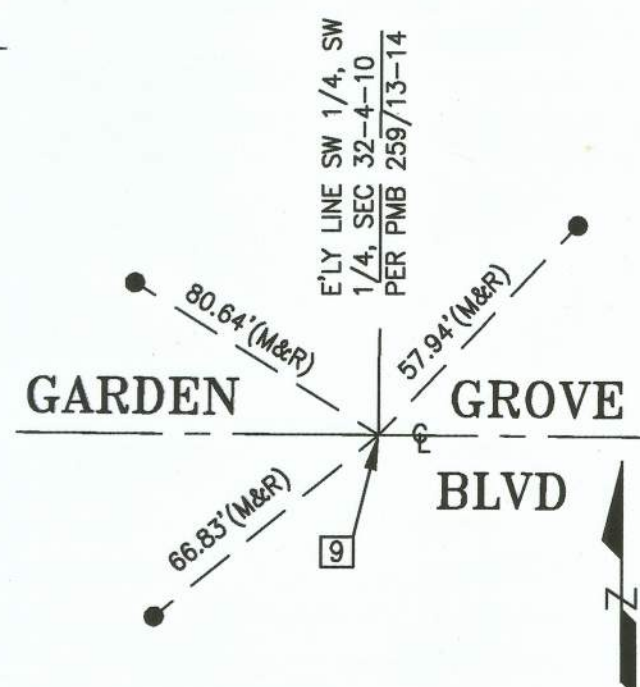
**SURVEYOR'S NOTES**

1. ALL WATER RIGHTS ARE RELEASED AND RELINQUISHED HEREON TO THE CITY OF GARDEN GROVE.
2. ALL VEHICULAR ACCESS RIGHTS TO BROOKHURST WAY, BROOKHURST STREET AND GARDEN GROVE BOULEVARD ARE RELEASED AND RELINQUISHED HEREON TO THE CITY OF GARDEN GROVE.



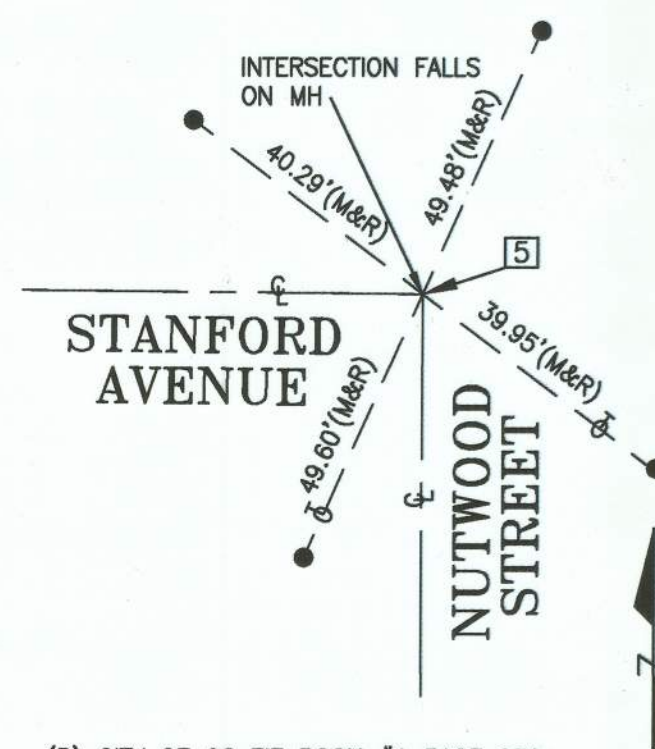
(R) CR 2008-2496  
 ● FD L & TAG STAMPED "GG SURVEY RP" IN TC

**DETAIL A**  
 NO SCALE



(R) CR 2007-2310  
 ● FD L & TAG STAMPED "LS 4743" IN TC

**DETAIL B**  
 NO SCALE



(R) CITY OF GG TIE BOOK #1 PAGE 92A  
 ● FD L & TAG STAMPED "GG SURVEY RP" IN TC

**DETAIL C**  
 NO SCALE

SHEET 3 OF 9  
 SIX NUMBERED LOTS  
 TWELVE LETTERED LOTS  
 11.467 ACRES GROSS  
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IN THE CITY OF GARDEN GROVE,  
 COUNTY OF ORANGE, STATE OF CALIFORNIA  
 FOR CONDOMINIUM PURPOSES  
 AARON P TILLMANN'S L.S. 9584 CANNON  
 GPS CONTROL DIAGRAM

**SECTION CORNER NOTE: (PER ORANGE COUNTY SURVEYOR)**  
 [NOTE PER RECORD OF SURVEY 2014-1190 RSB 278/17-18]

IT IS OF THE OPINION OF THE ORANGE COUNTY SURVEYOR'S OFFICE THAT THE POSITION OF THE OCS WELL MONUMENT SET AT THE INTERSECTION OF STANFORD AVENUE AND BROOKHURST WAY, MARKS THE LOCATION OF THE "OLD STONE" DESCRIBED AS THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, T4S, R10W, RANCHO LOS BOLSAS ON THE MAP OF PETITE RANCH, FILED IN BOOK 8, PAGE 49 OF MISCELLANEOUS MAPS. THIS MONUMENT WAS SET IN 1957 PER ALIGNMENT NOTES A/4-10, PAGES 35-37 AND WE BELIEVE IT TO BE THE ORIGINAL COMMON SECTION CORNER BETWEEN THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 31 AND THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 32, T4S, R10W RANCHO LOS BOLSAS FOR DECADES. MAPS HAVE BEEN FILED THAT USE EITHER THE SEWER MANHOLE OR THE WELL MONUMENT AS THE SECTION CORNER AND THIS HAS CREATED THE AMBIGUITY THAT APPEARS TO HAVE ORIGINATED FROM THE 1934 OC SURVEY TIE NOTES, CSTB 108/6-10.

**REFERENCES:**

MAP OF PETITE RANCH, MM 8/49; CSTB 31/1-2; CSTB 108/6-10; RSB 6/3; CSTB 116/58-59; CSTB 151/46; CSTB 154/07; TRACT NO. 1505, MM 45/13; RSB 24/12; AND ALIGNMENT NOTES A/4-10/35-37.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3011 AND STATION GPS NO. 3031 BEING NORTH 45°19'17" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

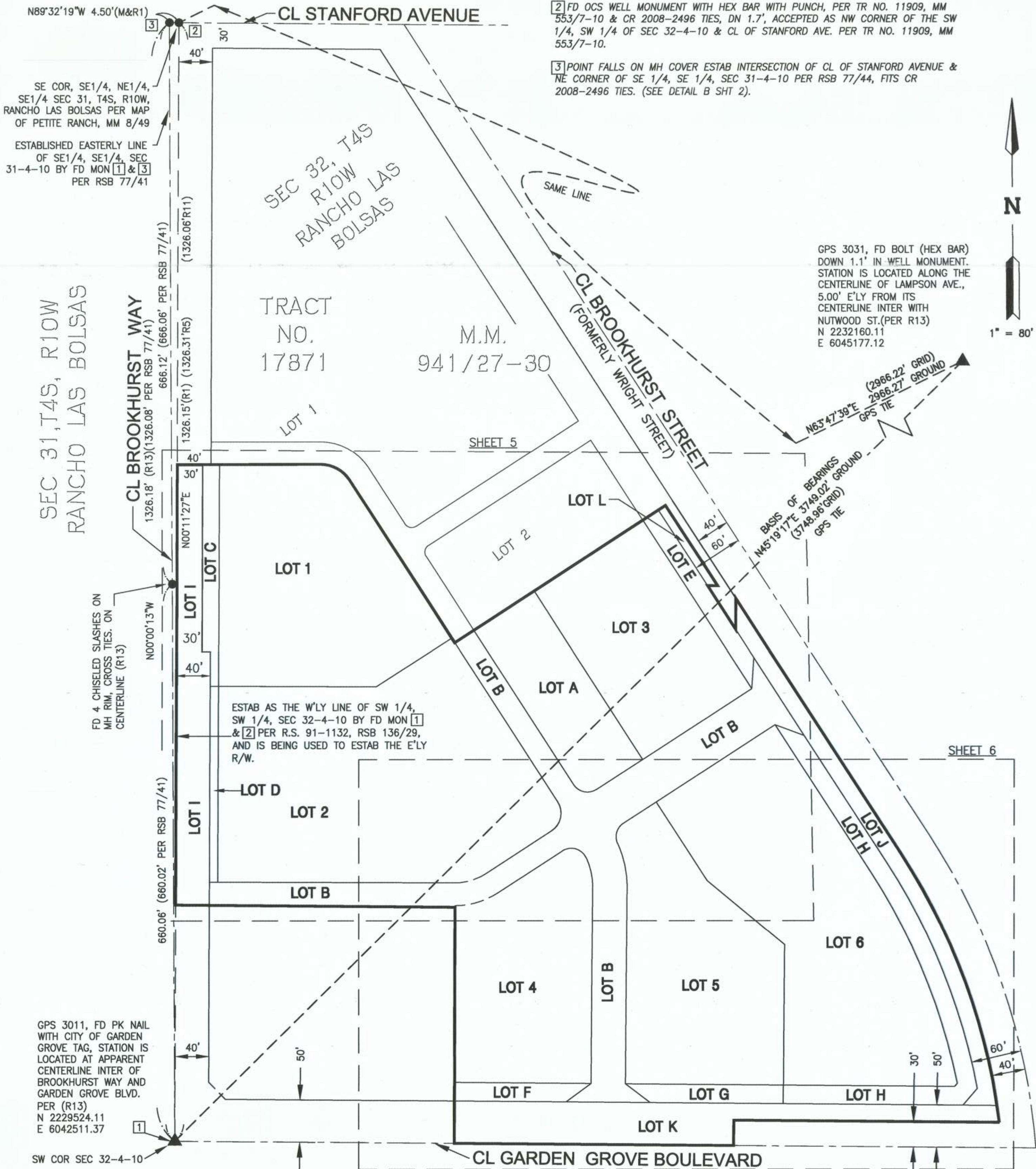
**DATUM STATEMENT**

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2007.00 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99998356, A PROJECT SPECIFIC VALUE.

**MONUMENT NOTES**

- [1] FD PK NAIL WITH CITY OF GARDEN GROVE TAG, PER RSB 136/29 & DATA SHEET FOR ORANGE COUNTY GPS #3011, FLUSH, ACCEPTED AS SW CORNER SEC 32-4-10 & CL INTERSECTION GARDEN GROVE BLVD. AND BROOKHURST WAY PER RSB 136/29.
- [2] FD OCS WELL MONUMENT WITH HEX BAR WITH PUNCH, PER TR NO. 11909, MM 553/7-10 & CR 2008-2496 TIES, DN 1.7', ACCEPTED AS NW CORNER OF THE SW 1/4, SW 1/4 OF SEC 32-4-10 & CL OF STANFORD AVE. PER TR NO. 11909, MM 553/7-10.
- [3] POINT FALLS ON MH COVER ESTAB INTERSECTION OF CL OF STANFORD AVENUE & NE CORNER OF SE 1/4, SE 1/4, SEC 31-4-10 PER RSB 77/44, FITS CR 2008-2496 TIES. (SEE DETAIL B SHT 2).



GPS 3031, FD BOLT (HEX BAR)  
 DOWN 1.1' IN WELL MONUMENT.  
 STATION IS LOCATED ALONG THE  
 CENTERLINE OF LAMPSON AVE.,  
 5.00' E'LY FROM ITS  
 CENTERLINE INTER WITH  
 NUTWOOD ST. (PER R13)  
 N 2232160.11  
 E 6045177.12

ESTAB AS THE W'LY LINE OF SW 1/4,  
 SW 1/4, SEC 32-4-10 BY FD MON [1]  
 & [2] PER R.S. 91-1132, RSB 136/29,  
 AND IS BEING USED TO ESTAB THE E'LY  
 R/W.

GPS 3011, FD PK NAIL  
 WITH CITY OF GARDEN  
 GROVE TAG, STATION IS  
 LOCATED AT APPARENT  
 CENTERLINE INTER OF  
 BROOKHURST WAY AND  
 GARDEN GROVE BLVD.  
 PER (R13)  
 N 2229524.11  
 E 6042511.37

SHEET 4 OF 9  
 SIX NUMBERED LOTS  
 TWELVE LETTERED LOTS  
 11.467 ACRES GROSS  
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# TRACT NO. 17702

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

### FOR CONDOMINIUM PURPOSES

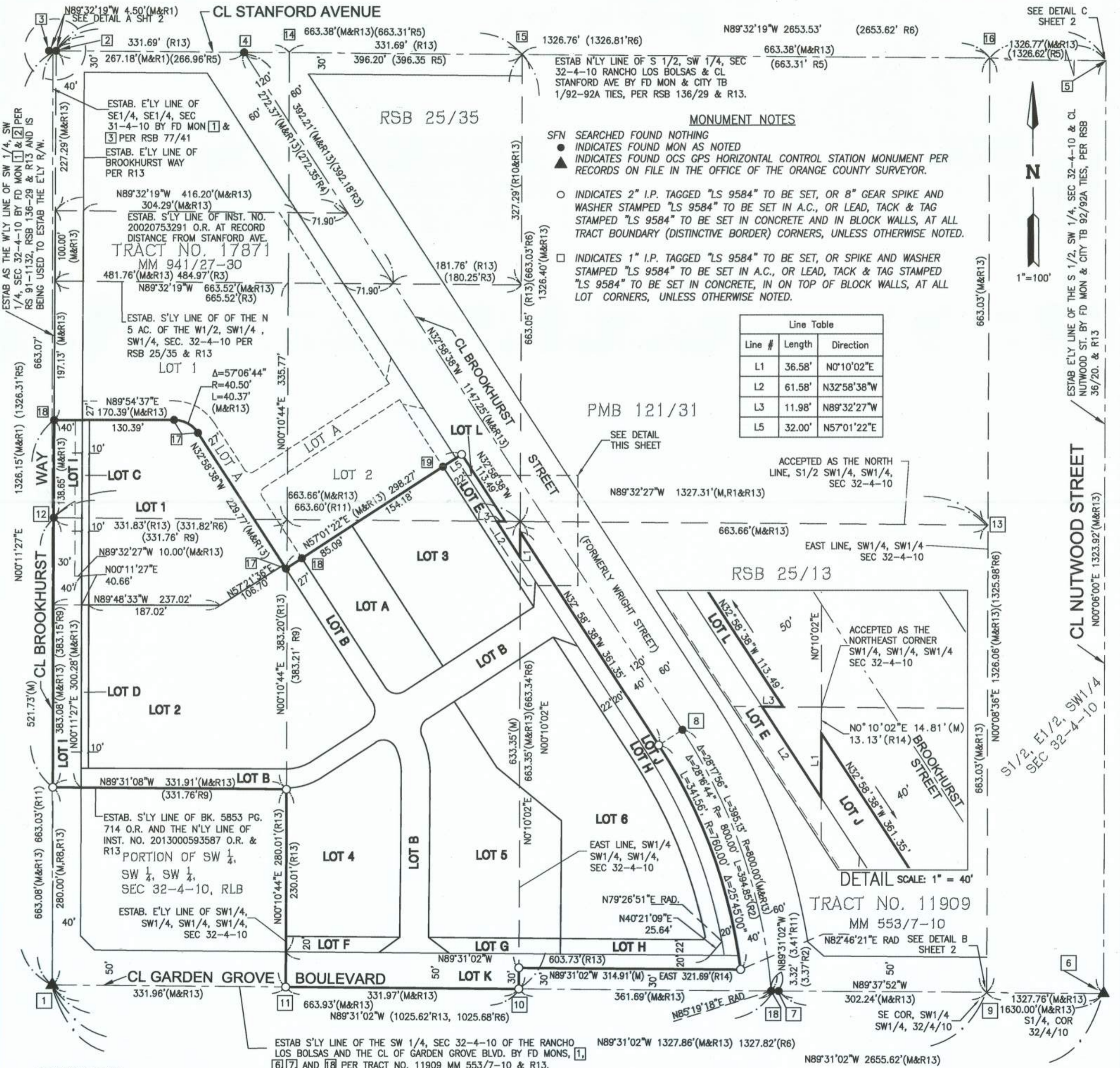
AARON P TILLMANNS      L.S. 9584      CANNON

### BOUNDARY SHEET

**NOTE:**  
 SEE SHEET 2 FOR SIGNATURE OMISSIONS & EASEMENT NOTES & TIE DETAILS  
 SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, SECTION CORNER  
 NOTE AND GPS CONTROL  
 SEE SHEETS 5 & 6 FOR LOT DETAILS  
 SEE SHEETS 7 & 8 & 9 FOR EASEMENT DETAILS

**REFERENCES**

- R1 MEAS & RECORD PER RSB 136/29.
- R2 RECORD PER BK 2095 PG 385, O.R.
- R3 RECORD OR CALC PER RSB 25/35.
- R4 RECORD PER INST NO. 20020753291, O.R.
- R5 RECORD PER RSB 36/20.
- R6 RECORD PER RSB 136/29.
- R7 MEAS & RECORD PER INST NO. 20020753291, O.R.
- R8 MEAS & RECORD PER BK 5853 PG 714, O.R.
- R9 RECORD PER BK 5853 PG 714, O.R.
- R10 MEAS & CALC PER RSB 25/35.
- R11 RECORD PER TR NO 11909, MM 553/7-10
- R12 MEAS & RECORD PER RSB 278/17-18.
- R13 MEAS & RECORD PER TR NO. 17871, MM 941/27-30.
- R14 RECORD PER INST NO. 2009185679, O.R.



- MONUMENT NOTES**
- [1] FD. PK NAIL WITH CITY OF GARDEN GROVE TAG, PER RSB 136/29. ORANGE COUNTY GPS #3011, FLUSH, ACCEPTED AS SW CORNER SEC 32-4-10 & CL GARDEN GROVE BLVD. AT BROOKHURST WAY PER RSB 136/29.
  - [2] FD. OCS WELL MONUMENT WITH HEX BAR WITH PUNCH, PER TR NO. 11909, MM 553/7-10 & CR 2008-2496 TIES, DN 1.7', ACCEPTED AS NW CORNER OF THE SW 1/4, SW 1/4 OF SEC 32-4-10 & CL OF STANFORD AVE. PER TR NO. 11909, MM 553/7-10.
  - [3] ESTAB INTERSECTION OF CL OF STANFORD AVENUE & NE CORNER OF SE 1/4, SE 1/4, SEC 31-4-10 PER (R13), FITS CR 2008-2496 TIES, INTERSECTION FALLS ON MH COVER. (SEE TIES FD DETAIL A SHT 2.)
  - [4] FD. BROKEN MAG S&W, STAMPED "LS 4743", FLUSH PER CR 2009-3577 TIES, ACCEPTED AS CL INTER. OF STANFORD AVE & BROOKHURST ST.
  - [5] FD. NOTHING, SET NOTHING, ESTAB. AS NE CORNER OF THE SE 1/4, SW 1/4, SEC 32-4-10 & CL INTER. OF STANFORD AVE & NUTWOOD ST PER CITY OF GARDEN GROVE TB 1/92 & 1/92A TIES, INTERSECTION FALLS ON MANHOLE. (SEE DETAIL C SHT 2).
  - [6] FD. S&W STAMPED "BRUCE HALL LS 4743", FLUSH PER CR 2007-2319 TIES AND ORANGE COUNTY GPS #3032R1, ACCEPTED AS THE SOUTH 1/4 CORNER SEC 32-4-10 & CL INTER OF GARDEN GROVE BLVD. & NUTWOOD AVE. PER TRACT NO. 11909, MM 553/7-10.
  - [7] FD. STATE TYPE B MON W 2" BRASS DISC WITH PUNCH, PER CR 2011-2689 TIES, HELD FOR LINE CL OF GARDEN GROVE AVE, DN 0.8'.
  - [8] FD. S&W STAMPED "LS 8446", PER (R13) FLUSH, ACCEPTED AS BC CL BROOKHURST ST.
  - [9] FD. NOTHING, SET NOTHING, ACCEPTED AS SE CORNER OF THE SW 1/4, SW 1/4, SEC 32-4-10 PER PM 90-310, PMB 259/13-14 & (R13). (SEE DETAIL B SHT 2).

- MONUMENT NOTES CONTINUED**
- [10] FD. NOTHING, ACCEPTED AS THE SE CORNER OF THE W 1/2, SW 1/4, SW 1/4, SEC 32-4-10 PER (R13), ESTABLISHED BY PROPORTION.
  - [11] FD. NOTHING, SET NOTHING, ACCEPTED AS THE SW CORNER OF THE E 1/2, SW 1/4, SW 1/4, SW 1/4, SEC 32-4-10 PER (R13), ESTABLISHED BY PROPORTION.
  - [12] FD. NOTHING, SET NOTHING, ACCEPTED AS THE NW CORNER OF THE SW 1/4, SW 1/4, SEC 32-4-10 PER (R13), ESTABLISHED BY PROPORTION.
  - [13] FD. NOTHING, SET NOTHING, ACCEPTED AS THE NE CORNER OF THE SE 1/4, SW 1/4, SW 1/4, SEC 32-4-10 PER (R13), ESTABLISHED BY PROPORTION.
  - [14] FD. NOTHING, SET NOTHING, ACCEPTED AS THE NW CORNER OF THE E 1/2, NW 1/4, SW 1/4, SW 1/4, SEC 32-4-10 PER (R13), ESTABLISHED BY PROPORTION.
  - [15] FD. NOTHING, SET NOTHING, ACCEPTED AS THE NE CORNER OF THE W 1/2, SW 1/4, SW 1/4, SEC 32-4-10 PER (R13), ESTABLISHED BY PROPORTION & CORNER RECORD CR BK. 2018 PG.128
  - [16] FD. NOTHING, SET NOTHING, ACCEPTED AS THE NE CORNER OF THE SW 1/4, SW 1/4, SEC 32-4-10 PER (R13), ESTABLISHED BY PROPORTION.
  - [17] FD. 2"IP STAMPED "LS 8446" FLUSH PER (R13)
  - [18] FD. S&W STAMPED "LS 8446" FLUSH PER (R13)
  - [19] FD. 1"IP STAMPED "LS 8446" FLUSH PER (R13)

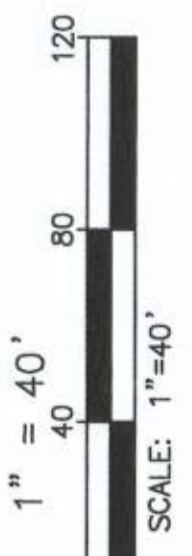
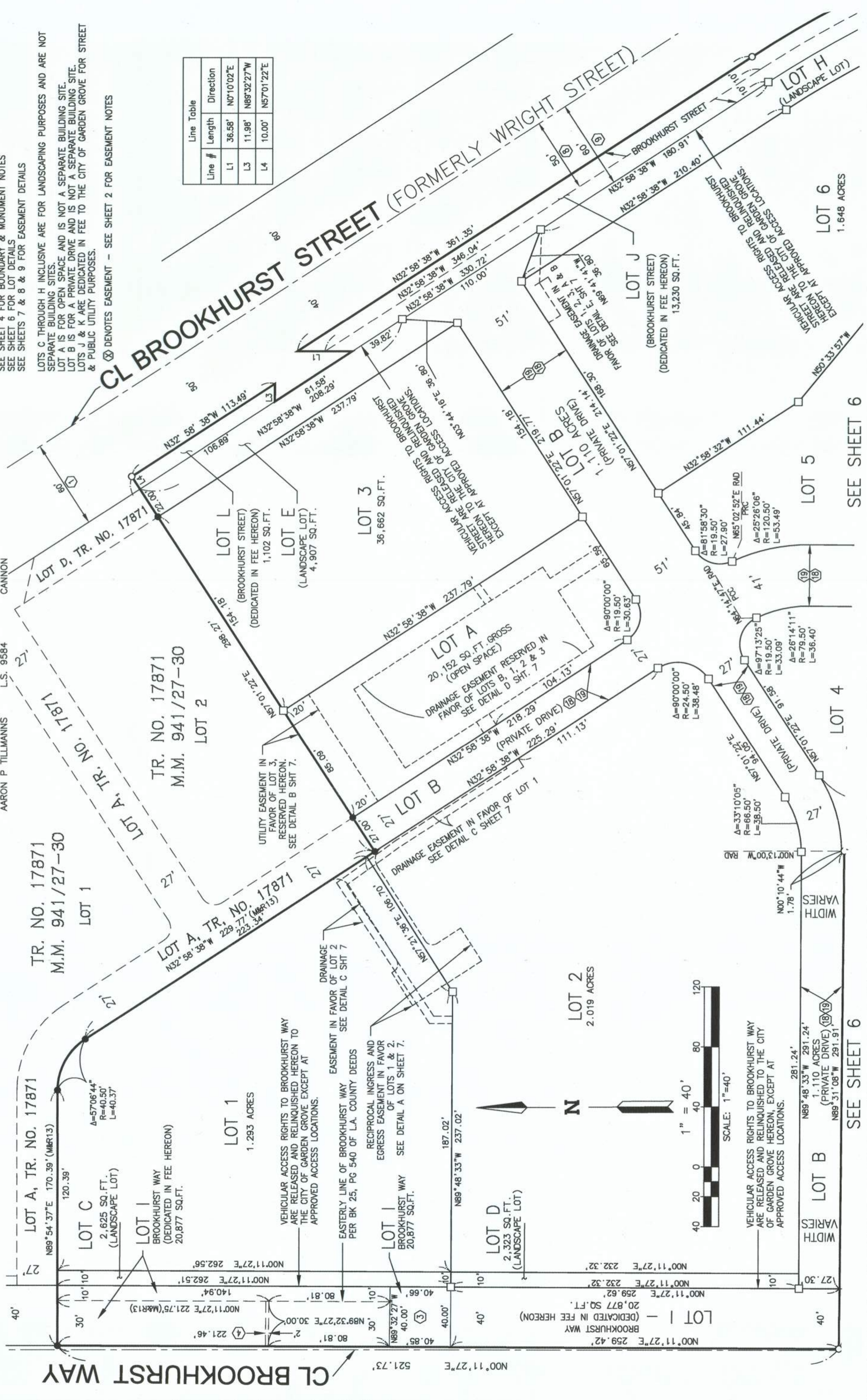
SHEET 5 OF 9  
SIX NUMBERED LOTS  
TWELVE LETTERED LOTS  
11.467 ACRES GROSS  
10.134 ACRES NET  
DATE OF SURVEY: JANUARY 2014 & JULY 2021  
FINAL UNIT OF TENTATIVE  
TRACT NO. 17702

**TRACT NO. 17702**  
IN THE CITY OF GARDEN GROVE,  
COUNTY OF ORANGE, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

AARON P TILLMANN L.S. 9584  
CANNON

**GENERAL NOTES:**  
SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES & TIE DETAILS  
SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT AND GPS CONTROL & SECTION CORNER NOTE AND SHEET INDEX  
SEE SHEET 4 FOR BOUNDARY & MONUMENT NOTES  
SEE SHEET 6 FOR LOT DETAILS  
SEE SHEETS 7 & 8 & 9 FOR EASEMENT DETAILS  
LOTS C THROUGH H INCLUSIVE ARE FOR LANDSCAPING PURPOSES AND ARE NOT SEPARATE BUILDING SITES.  
LOT A IS FOR OPEN SPACE AND IS NOT A SEPARATE BUILDING SITE.  
LOT B IS FOR A PRIVATE DRIVE AND IS NOT A SEPARATE BUILDING SITE.  
LOTS J & K ARE DEDICATED IN FEE TO THE CITY OF GARDEN GROVE FOR STREET & PUBLIC UTILITY PURPOSES.  
⊗ DENOTES EASEMENT - SEE SHEET 2 FOR EASEMENT NOTES

Line #	Length	Direction
L1	36.58'	N0°10'02"E
L3	11.98'	N89°32'27"W
L4	10.00'	N57°01'22"E



VEHICULAR ACCESS RIGHTS TO BROOKHURST WAY ARE RELEASED AND RELINQUISHED TO THE CITY OF GARDEN GROVE HEREON, EXCEPT AT APPROVED ACCESS LOCATIONS.

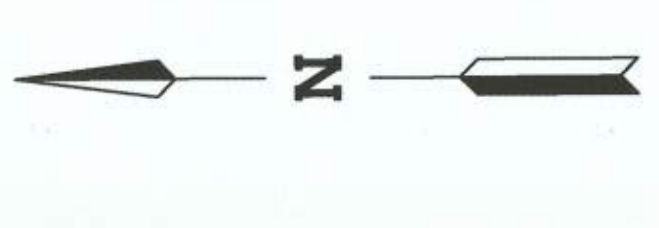
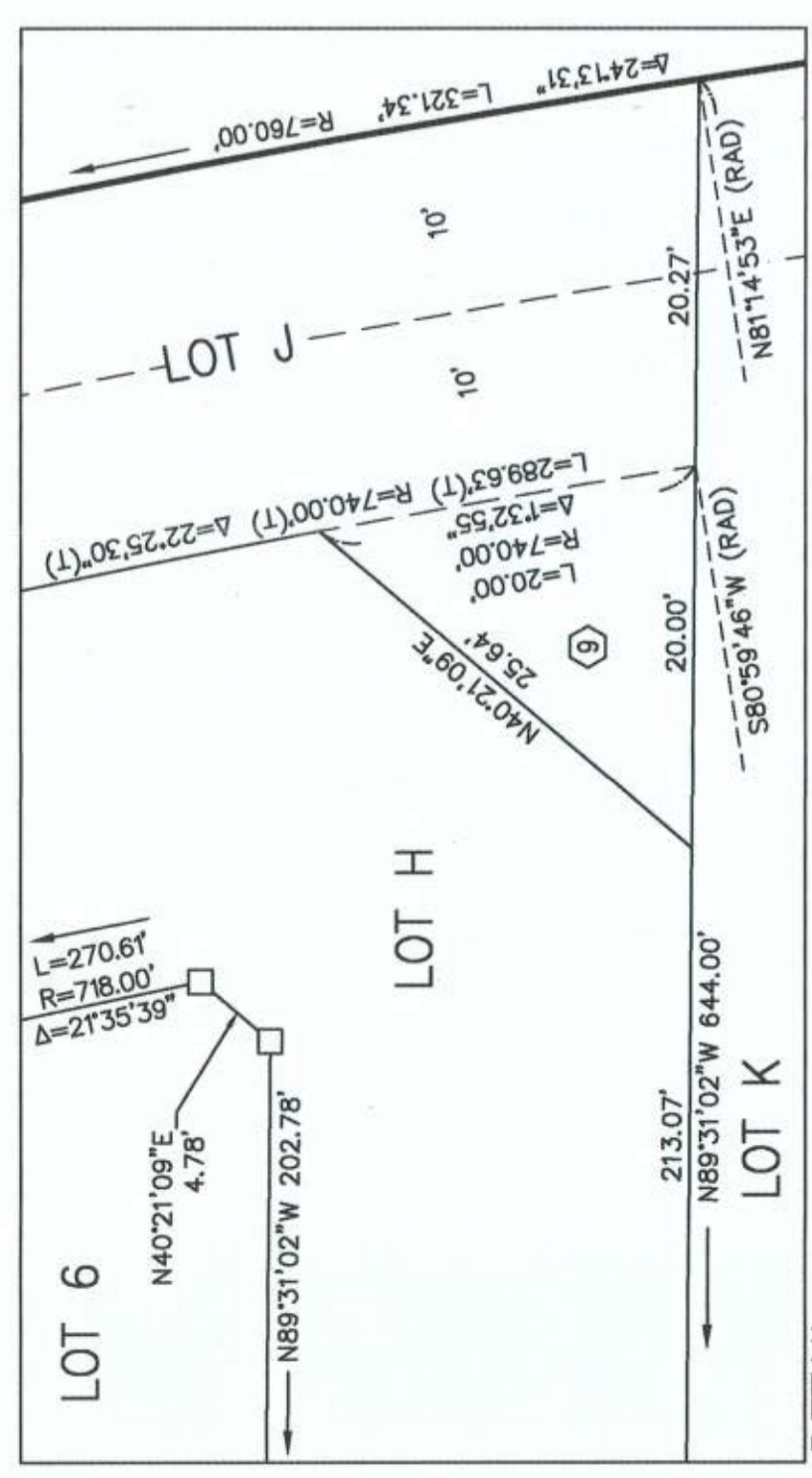
SEE SHEET 6

SEE SHEET 6

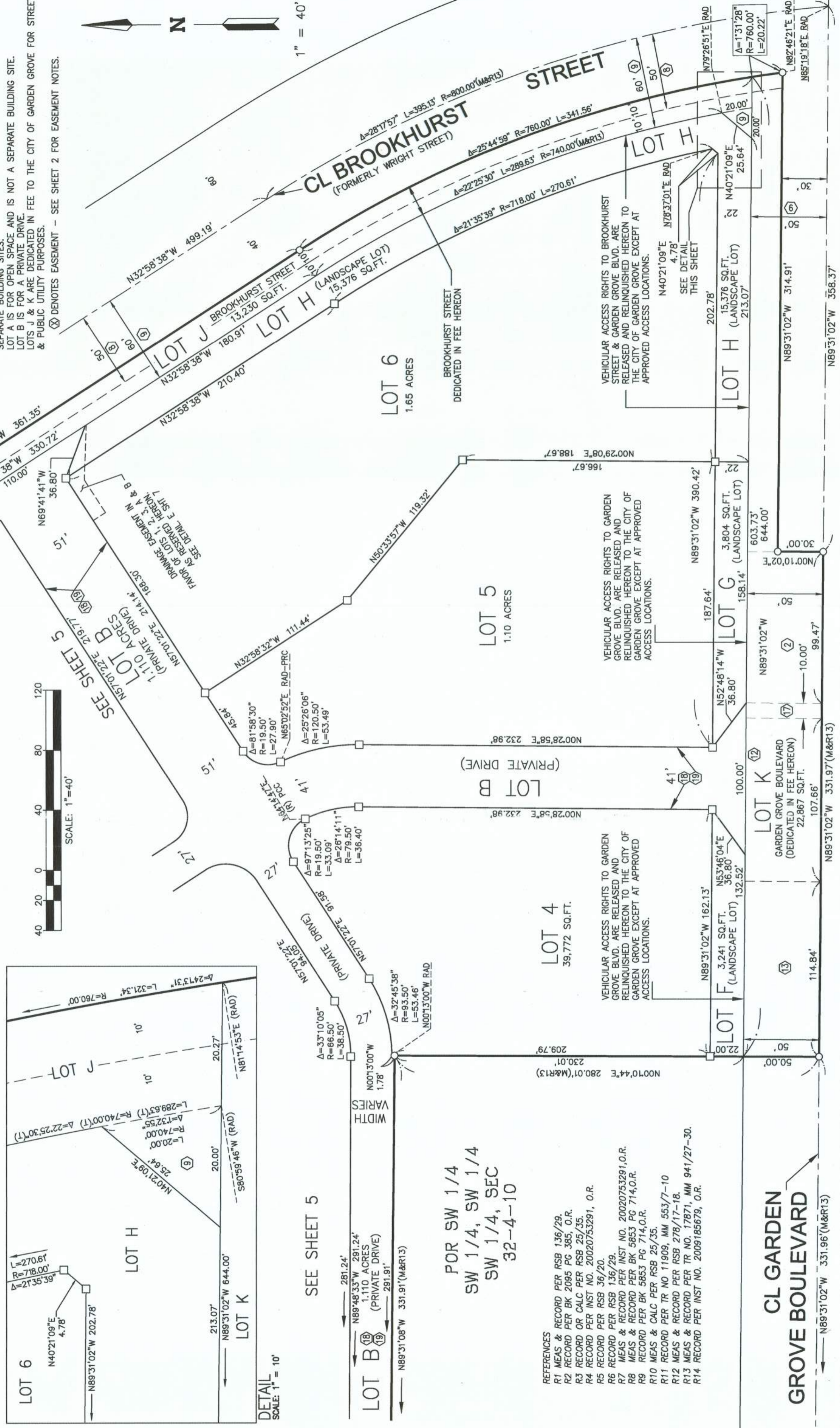
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1" = 40'



SEE SHEET 5

POR SW 1/4  
 SW 1/4, SW 1/4  
 SW 1/4, SEC  
 32-4-10

- REFERENCES**
- R1 MEAS & RECORD PER RSB 136/29.
  - R2 RECORD PER BK 2095 PG 385, O.R.
  - R3 RECORD OR CALC PER RSB 25/35.
  - R4 RECORD PER INST NO. 20020753291, O.R.
  - R5 RECORD PER RSB 36/20.
  - R6 RECORD PER RSB 136/29.
  - R7 MEAS & RECORD PER INST NO. 20020753291, O.R.
  - R8 MEAS & RECORD PER BK 5853 PG 714, O.R.
  - R9 RECORD PER BK 5853 PG 714, O.R.
  - R10 MEAS & CALC PER RSB 25/35.
  - R11 RECORD PER TR NO 11909, MM 553/7-10
  - R12 MEAS & RECORD PER RSB 278/17-18.
  - R13 MEAS & RECORD PER TR NO. 17871, MM 941/27-30.
  - R14 RECORD PER INST NO. 2009185679, O.R.

**CL GARDEN GROVE BOULEVARD**

SHEET 7 OF 9  
 SIX NUMBERED LOTS  
 TWELVE LETTERED LOTS  
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 10.134 ACRES NET  
 DATE OF SURVEY: JANUARY 2014 & JULY 2021  
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# TRACT NO. 17702

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

### FOR CONDOMINIUM PURPOSES

AARON P. TILLMANNS    L.S. 9584    CANNON

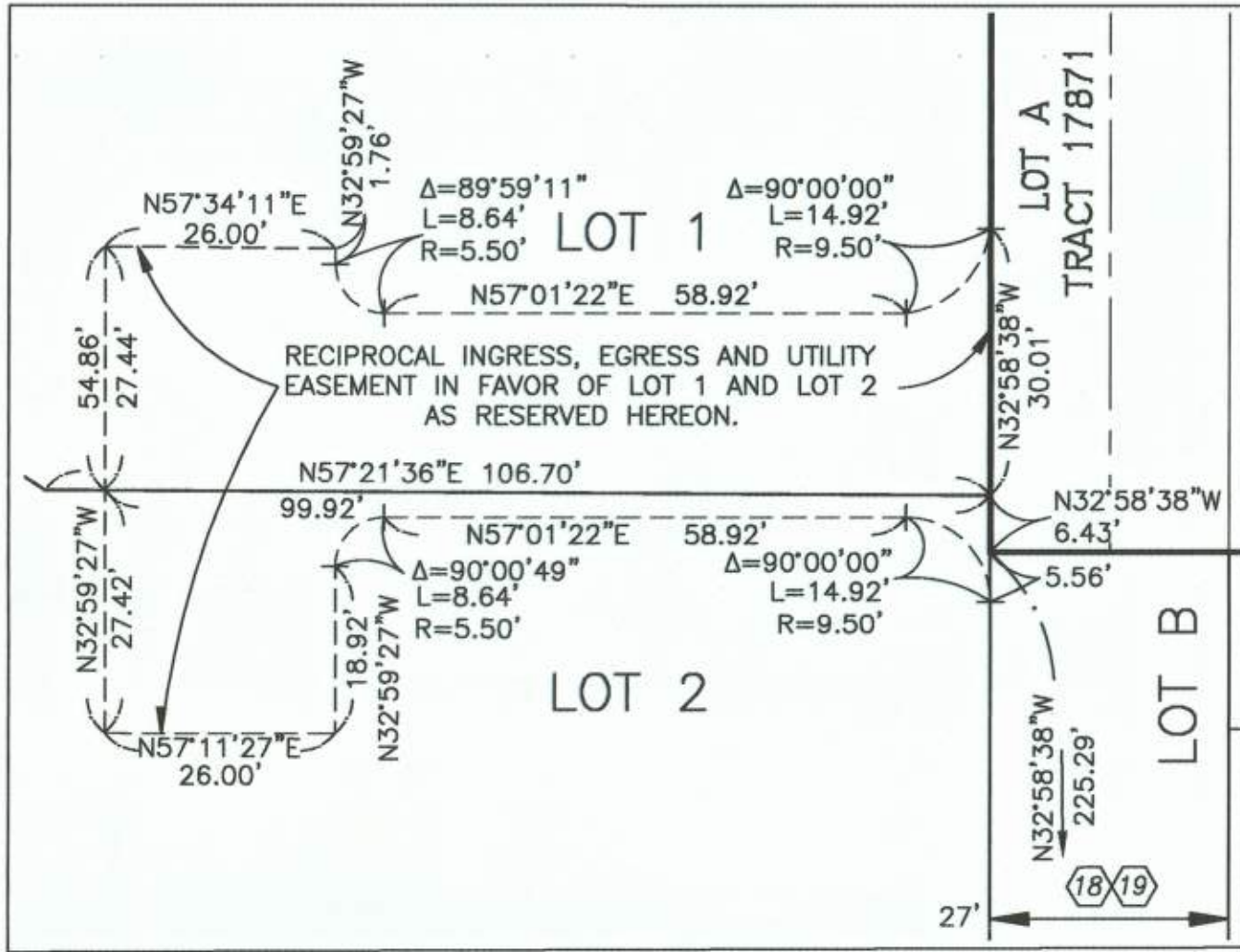
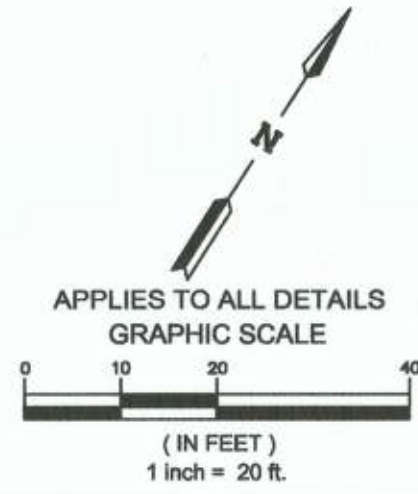
## PROPOSED EASEMENTS

**GENERAL NOTES:**

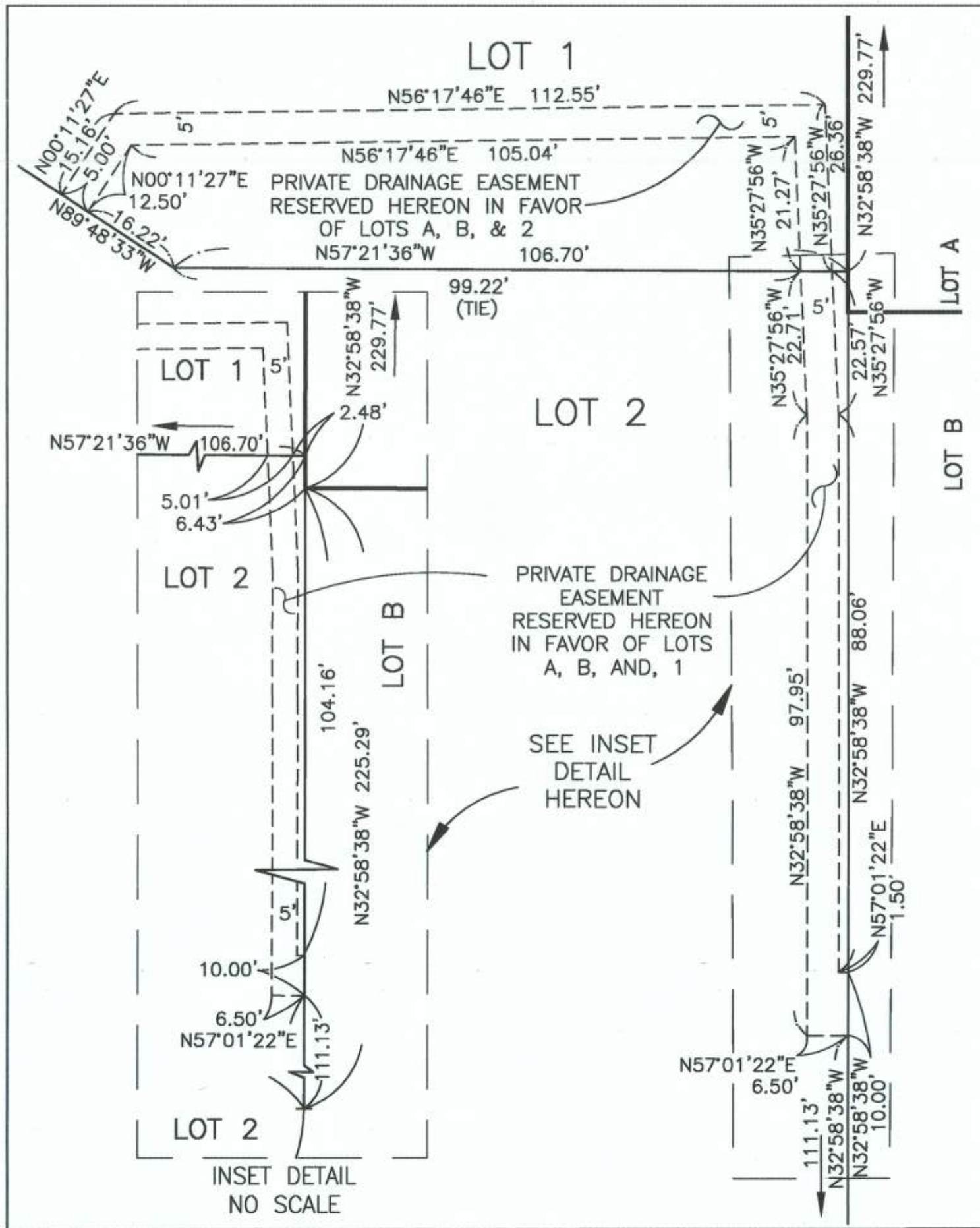
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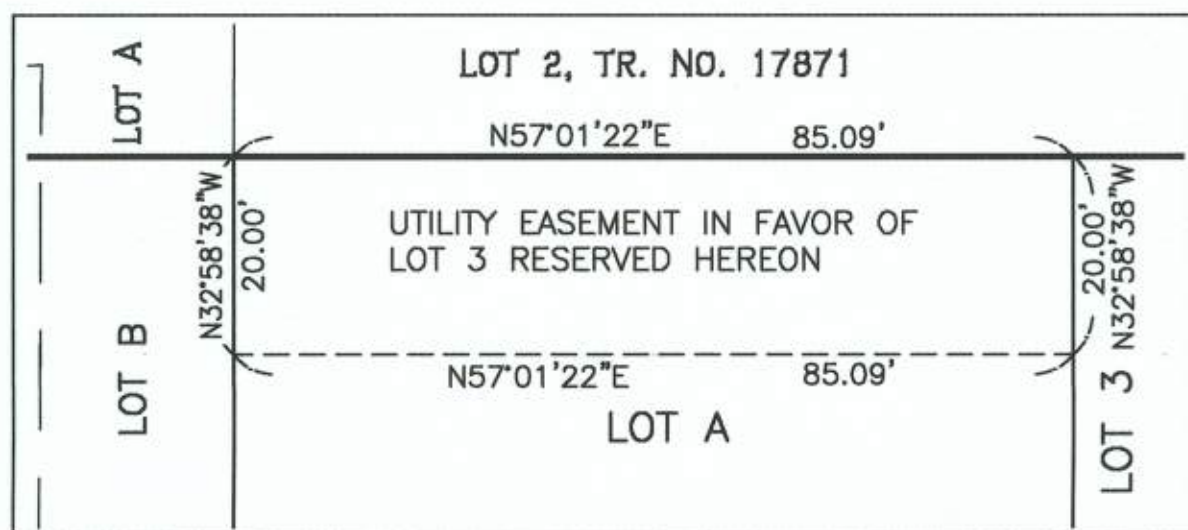
⊗ DENOTES EASEMENT - SEE SHEET 2 FOR EASEMENT NOTES.



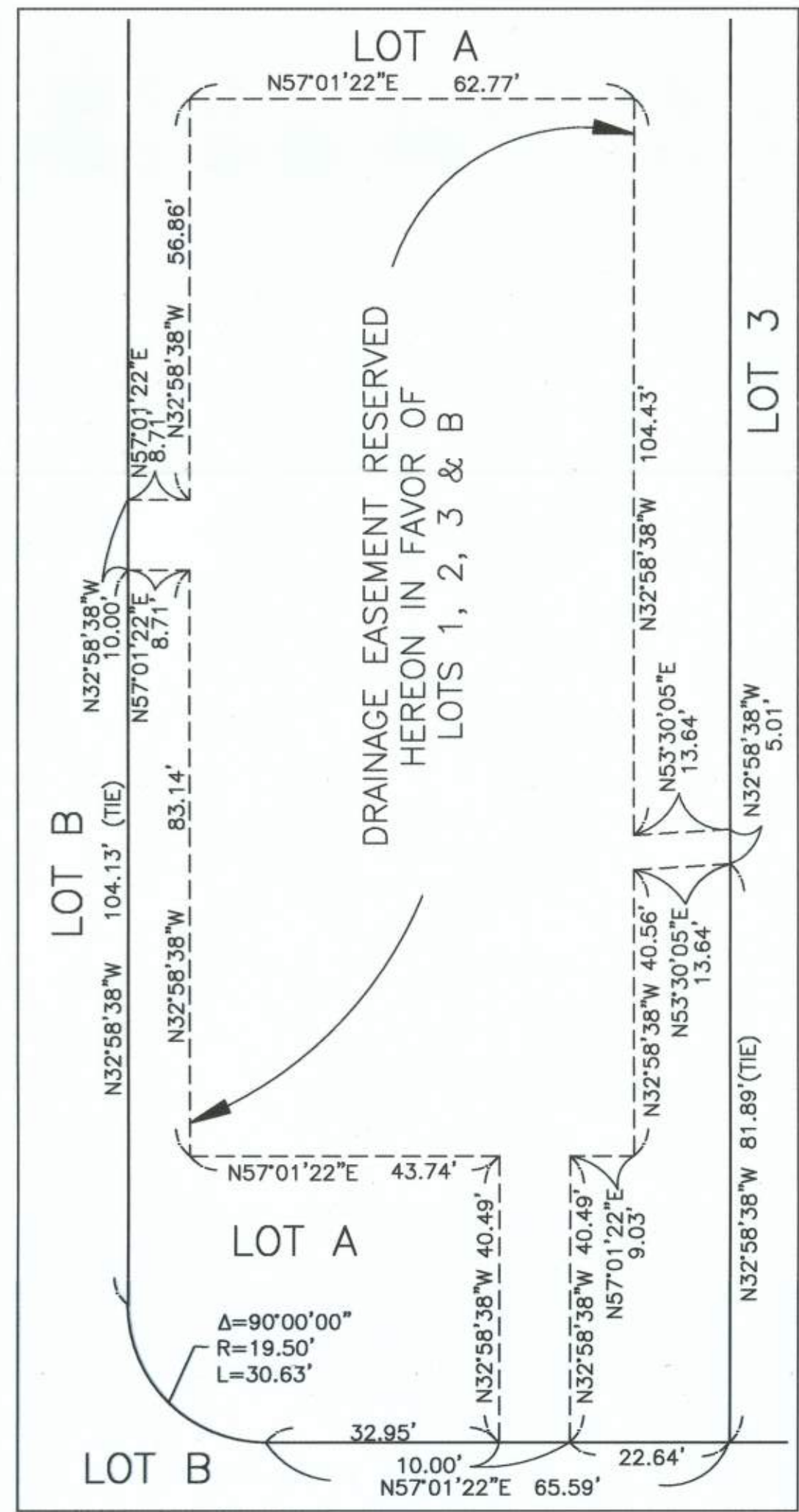
**DETAIL "A"**  
 SCALE 1"=20'



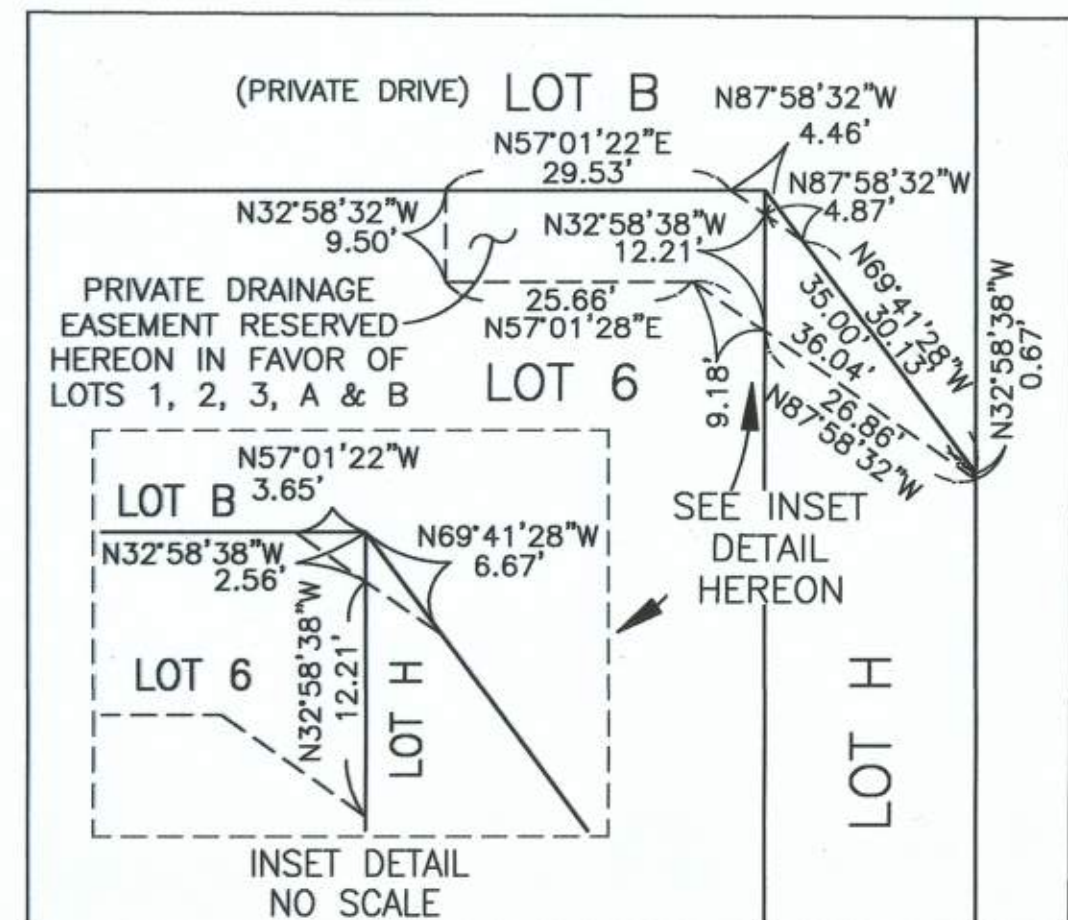
**DETAIL "C"**  
 SCALE 1"=20'



**DETAIL "B"**  
 SCALE 1"=20'



**DETAIL "D"**  
 SCALE 1"=20'



**DETAIL "E"**  
 SCALE 1"=20'

SHEET 8 OF 9  
 SIX NUMBERED LOTS  
 TWELVE LETTERED LOTS  
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 10.134 ACRES NET  
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IN THE CITY OF GARDEN GROVE,  
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 FOR CONDOMINIUM PURPOSES

AARON P. TILLMANNS L.S. 9584 CANNON

### EASEMENTS

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⊗ DENOTES EASEMENT - SEE SHEET 2 FOR EASEMENT NOTES

THE SOUTH LINE OF THE  
 LAND SHOWN ON RSB  
 36/20

LOT 2  
 TR 17871

TIE LINE FOR EASEMENTS  
 (7)(15)

E'LY LINE OF THE SW 1/4  
 OF THE SW 1/4 OF THE  
 SW 1/4, SEC 32

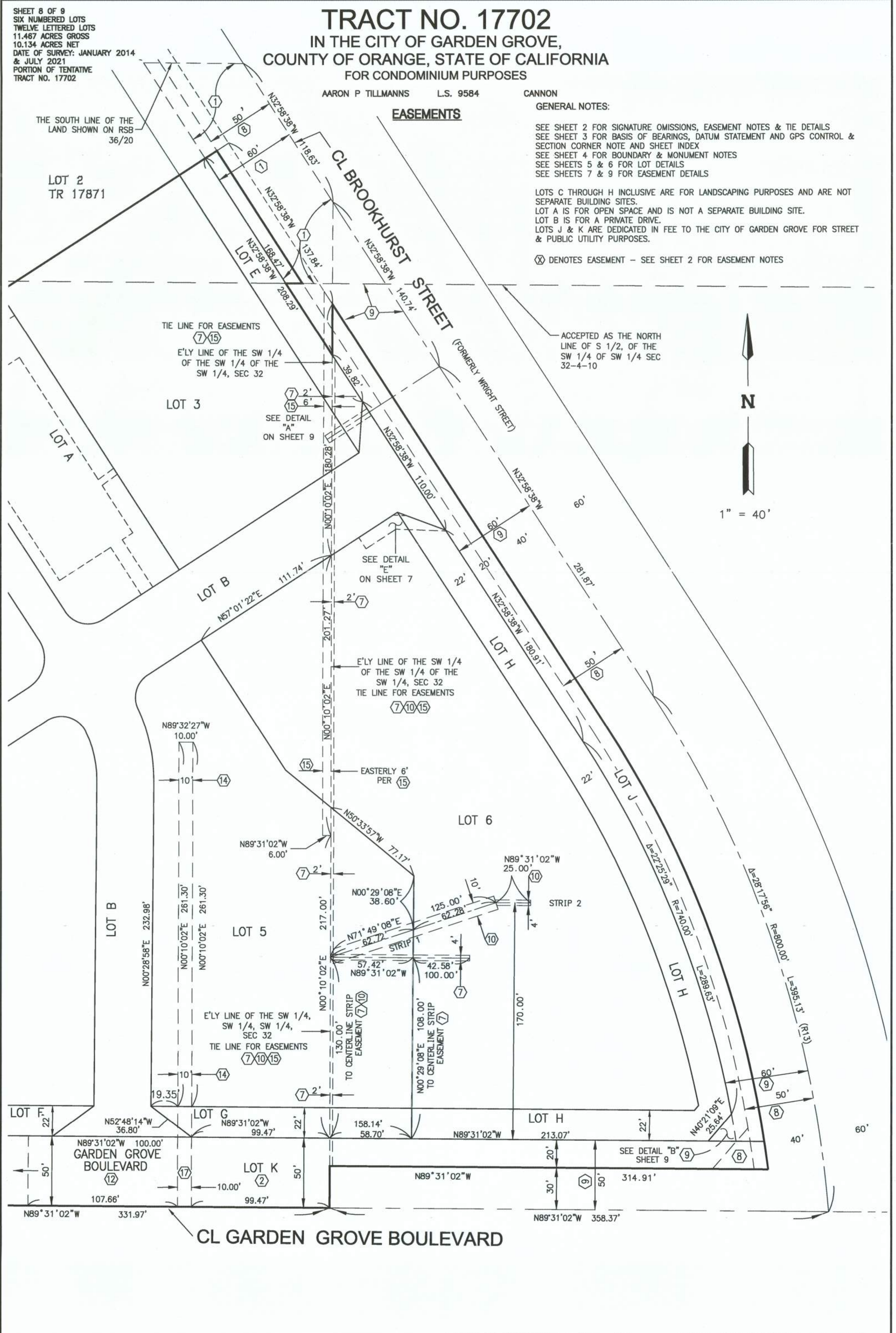
LOT 3

SEE DETAIL  
 "A"  
 ON SHEET 9

ACCEPTED AS THE NORTH  
 LINE OF S 1/2, OF THE  
 SW 1/4 OF SW 1/4 SEC  
 32-4-10



1" = 40'





SHEET 9 OF 9  
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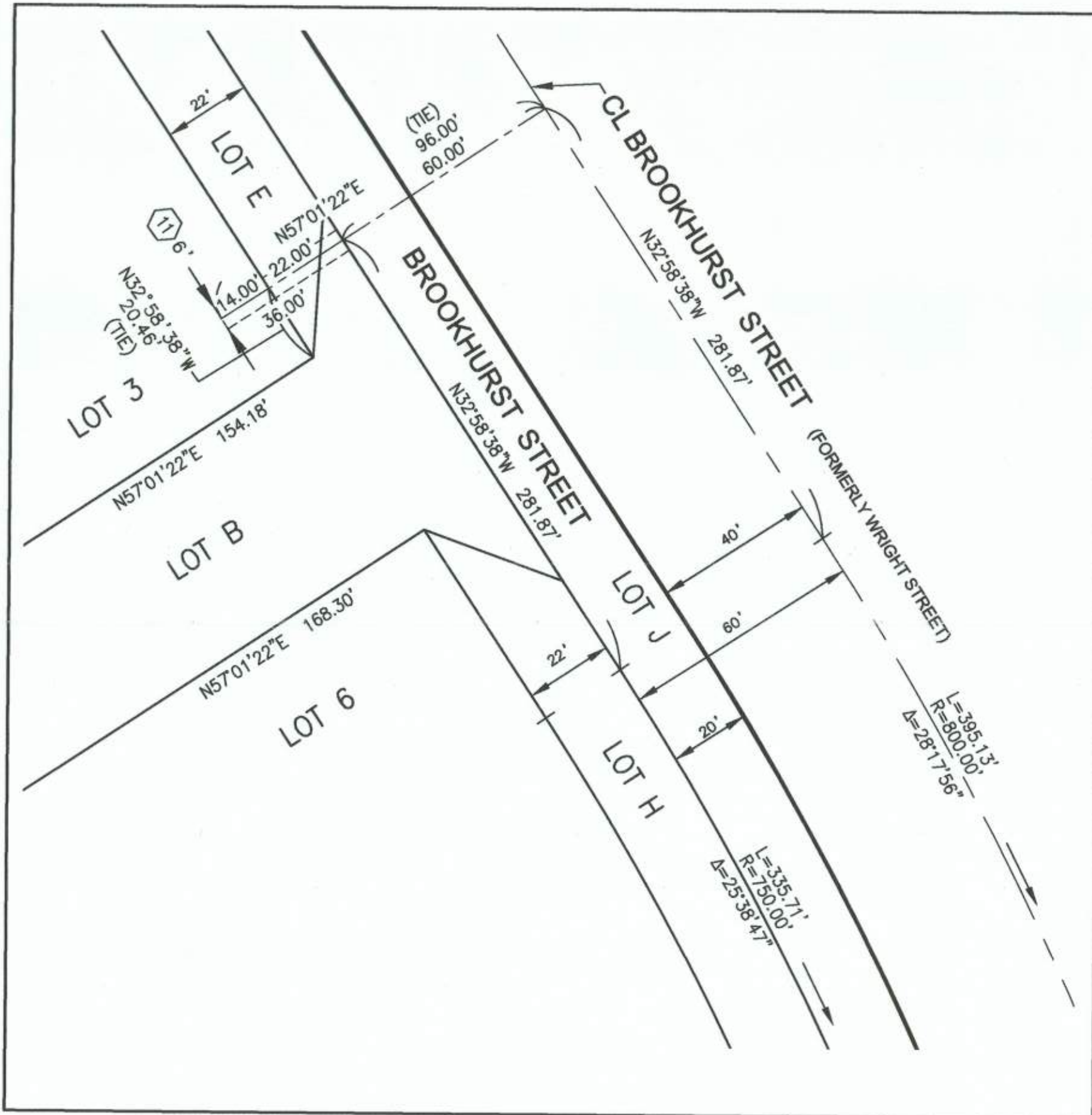
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**GENERAL NOTES:**

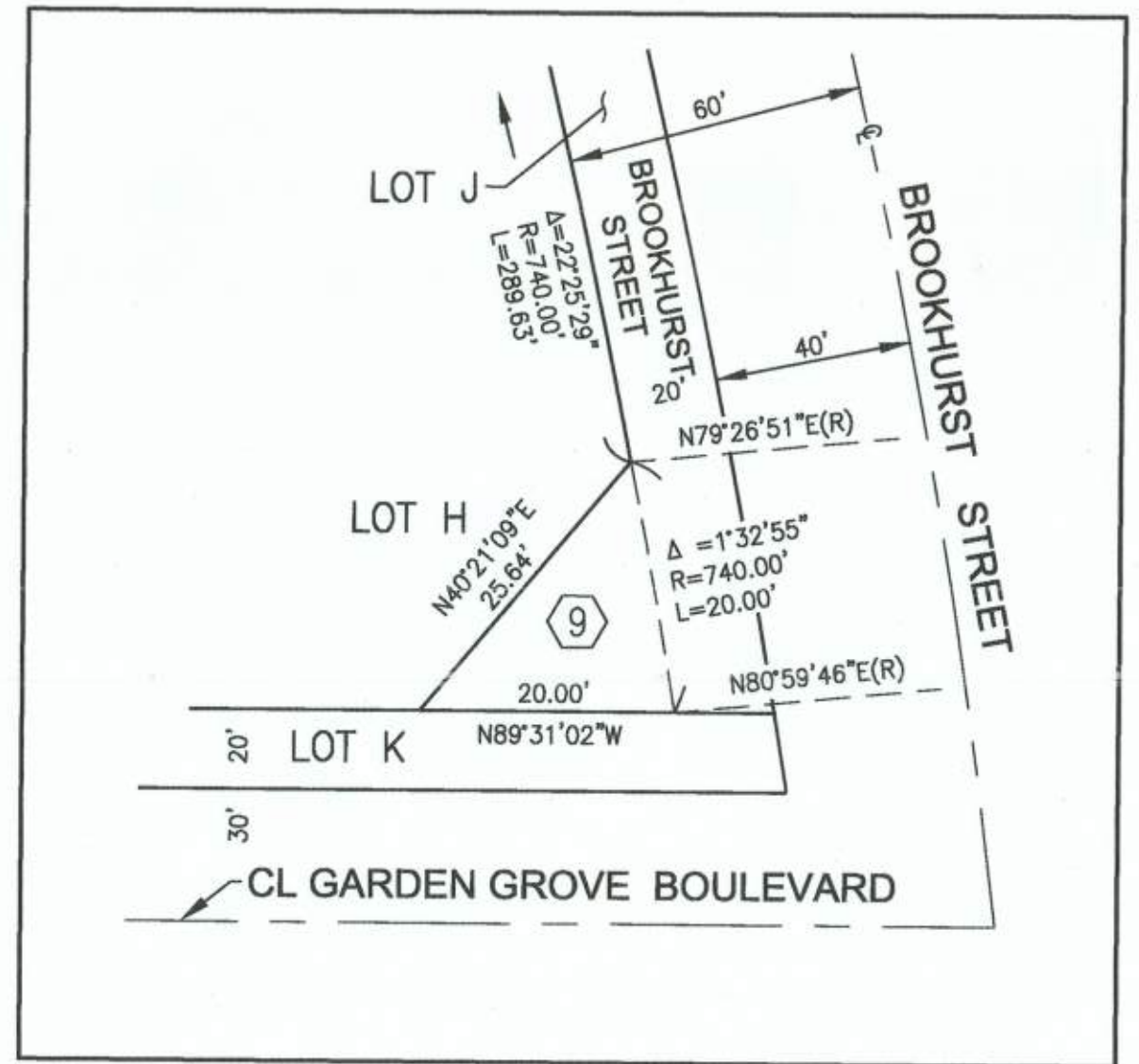
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**DETAIL A**  
 NOT TO SCALE



**DETAIL B**  
 NOT TO SCALE

