

SHEET 1 OF 2

NUMBER OF PARCELS=2
GROSS AREA=19,552 S.F.=0.449AC
NET AREA=15552 S.F.=0.357AC
DATE OF SURVEY 6-08-2020
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2020-112

PARCEL MAP NO. 2020-112

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

ACCEPTED AND FILED AT THE
REQUEST OF
CHICAGO TITLE COMPANY

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGES _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY _____ DEPUTY

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS ALAMITOS, AS PER MAP FILED IN BOOK 51, PAGE 11 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

INDER JIT CHAUHAN R.C.E. 28466
INDER ENGINEERING, INC.

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 AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: MAGNOLIA STREET.

WE ALSO HEREBY RELEASE AND RELINQUISH ALL VEHICULAR INGRESS AND EGRESS ACCESS RIGHTS TO MAGNOLIA STREET AND MAC MURRAY STREET EXCEPT AT APPROVED LOCATIONS.

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

ANH MINH THAI AND VIEN NGUYEN THAI, HUSBAND AND WIFE, AS JOINT TENANTS

 ANH MINH THAI, 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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON DECEMBER 21, 2022, BEFORE ME, TERESA TANNER, A NOTARY PUBLIC, PERSONALLY APPEARED VIEN NGUYEN THAI

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/HEY 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  MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN ORANGE COUNTY
MY COMMISSION EXPIRES 08-30-24
TERESA TANNER MY COMMISSION NUMBER 24H 273
(PRINT NAME)



NOTARY ACKNOWLEDGEMENT

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STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

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WITNESS MY HAND:

SIGNATURE  MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN ORANGE COUNTY
MY COMMISSION EXPIRES 08-30-24
TERESA TANNER MY COMMISSION NUMBER 24H 273
(PRINT NAME)



INDER JIT CHAUHAN R.C.E. 28466
INDER ENGINEERING, INC.

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 ORDINANCES AT THE REQUEST OF VIEN NGUYEN THAI ON JUNE 8, 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS, ON OR BEFORE MARCH 15, 2023; 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 PARCEL MAP, IF ANY.

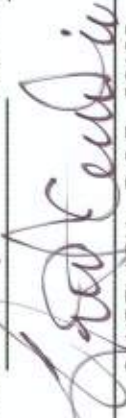
 Jit Chauhan 12-21-2022
INDER JIT CHAUHAN, R.C.E. 28466
EXPIRATION DATE 3-31-2024



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 MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 21st DAY OF January, 2022


DANIEL J. CANDELARIA, R.C.E. 52125
MY REGISTRATION EXPIRES 12-31-2023
CITY ENGINEER, 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 _____, 2022

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

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. NO. 8402

CITY CLERK'S CERTIFICATE

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 _____, 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, THE EASEMENT DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF: MAGNOLIA STREET. AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE :

1. THE RIGHTS TO UNDERGROUND WATER AS DEDICATED.
2. THE VEHICULAR INGRESS AND EGRESS ACCESS RIGHTS TO MAGNOLIA STREET AND MAC MURRAY STREET AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(g)(3)(A) OF THE SUBDIVISION MAP ACT.

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

DATED THIS _____ DAY OF _____, 2022

TERESA POWEROY, OMC
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 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 _____, 2022

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

PARCEL MAP NO. 2020-112

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

NUMBER OF PARCELS=2
GROSS AREA=19,552 S.F.=0.449AC
NET AREA=15,552 S.F.=0.357AC
DATE OF SURVEY 6-08-2020
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2020-112

INDER JIT CHAUHAN R.C.E. 28466 INDER ENGINEERING, INC.

PAVEMENT. STATION IS LOCATED AT VISUAL CENTERLINE INTERSECTION OF CHAPMAN AVENUE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3502 AND STATION GPS NO. 3626R2 BEING NORTH 89°26'50" WEST 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., (2017.50 EPOCH O.C.S. GPS ADJUSTMENT)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.99998761 WHICH IS A PROJECT SPECIFIC COMBINATION FACTOR.

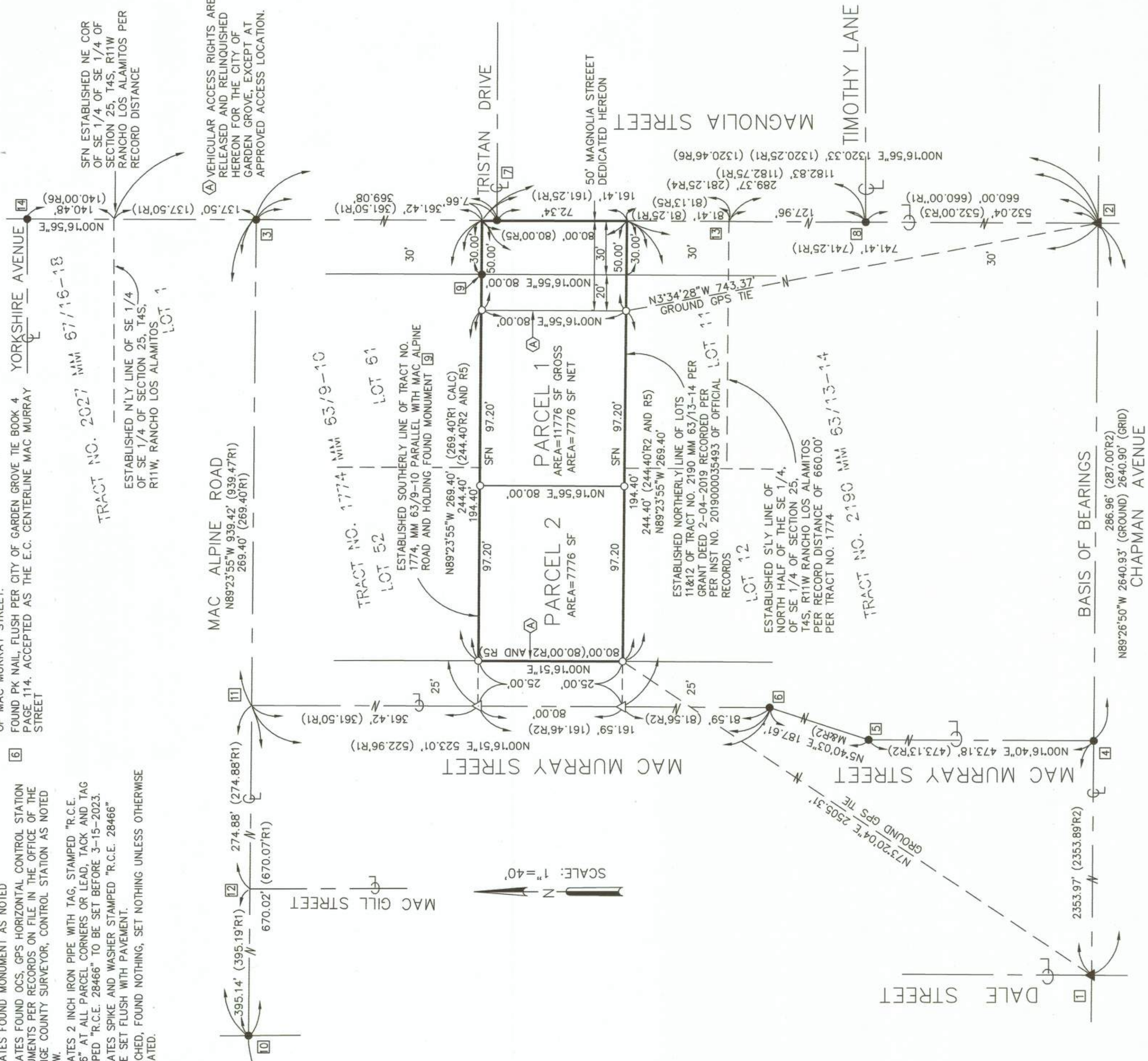
REFERENCE NOTES

- R1=RECORD DATA PER TRACT NO. 1774, MM 63/9-10
- R2=RECORD DATA PER TRACT NO. 2190, MM 63/13-14
- R3=RECORD DATA PER TRACT NO. 1549, MM 47/28-27
- R4=CALCULATED PER RECORD DATA PER TRACT NO. 2190, MM 63/13-14 AND TRACT NO. 2801, MM 81/7-9
- R5=GRANT DEED RECORDED IN INSTRUMENT RECORDED PER INSTRUMENT NO. 2019000035493 ON 2/04/19
- R6=RECORD DATA PER TRACT NO. 2027, MM 67/16-18.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENTS PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR, CONTROL STATION AS NOTED BELOW.
- INDICATES 2 INCH IRON PIPE WITH TAG, STAMPED "R.C.E. 28466" AT ALL PARCEL CORNERS OR LEAD, TACK AND TAG STAMPED "R.C.E. 28466" TO BE SET BEFORE 3-15-2023.
- △ INDICATES SPIKE AND WASHER STAMPED "R.C.E. 28466" TO BE SET FLUSH WITH PAVEMENT.
- SFN SEARCHED, FOUND NOTHING, SET NOTHING UNLESS OTHERWISE INDICATED.

- 1 OCS GPS # 3626R2
FOUND GEAR SPIKE AND WASHER STAMPED "LS 7707" PER TRACT NO. 11023 RECORDED IN MM 495/34-35 FLUSH WITH PAVEMENT. STATION IS LOCATED AT VISUAL CENTERLINE INTERSECTION OF CHAPMAN AVENUE AND DALE STREET. ACCEPTED AS THE S 1/4 COR SECTION 25, T4S, R10W, RANCHO LOS ALAMITOS
- 2 OCS GPS #3502
FOUND PUNCHED HEX BAR, DOWN 0.8" IN WELL MONUMENT PER PM 90-365, PMB 266/35-36. ACCEPTED AS THE SE COR OF SECTION 25, T4S, R10W, RANCHO LOS ALAMITOS STATION IS LOCATED AT CENTERLINE INTERSECTION OF MAGNOLIA ST AND CHAPMAN AVENUE.
- 3 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER CR 2007-0109 AT CENTERLINE INTERSECTION OF MAC ALPINE ROAD AND MAGNOLIA AVENUE. FLUSH WITH PAVEMENT
- 4 FOUND MAG SPIKE AND WASHER, ILLEGIBLE, DOWN 0.6". ACCEPTED AS SPIKE AND WASHER STAMPED LS 4743 PER CR 2009-3592.
- 5 FOUND SPIKE AND WASHER DOWN 0.1", NO REFERENCE ACCEPTED AS LOCATION OF PK NAIL PER CITY OF GARDEN GROVE TIE BOOK 4, PAGE 114. ACCEPTED AS BC CENTERLINE OF MAC MURRAY STREET.
- 6 FOUND PK NAIL, FLUSH PER CITY OF GARDEN GROVE TIE BOOK 4, PAGE 114. ACCEPTED AS THE E.C. CENTERLINE MAC MURRAY STREET
- 7 FOUND PK AND WASHER STAMPED "LS 5411" FLUSH AT INTERSECTION OF MAGNOLIA AVENUE AND TRISTAN DRIVE. PER CR 2003-0955.
- 8 FOUND PK AND WASHER STAMPED "LS 5411" FLUSH AT INTERSECTION OF MAGNOLIA AVENUE AND TIMOTHY LANE. PER CR 2003-0956
- 9 FOUND 2 INCH IRON PIPE AND NAIL. NO TAG DOWN 0.3". ACCEPTED AS THE SOUTHEAST CORNER OF LOT 61.
- 10 FOUND PK NAIL DOWN 0.05" NO REFERENCE AT MAC ALPINE ROAD BC IS WEST OF MAC NAB STREET.
- 11 FOUND PUNCH MARKS ON MANHOLE RIM. DID NOT FIT. ESTABLISHED POINT PER RECORD DISTANCE PER R1
- 12 FOUND PUNCH MARKS ON MANHOLE RIM. DID NOT FIT. CENTERLINE OF MAC ALPINE ROAD. ESTABLISHED PER MON NOS 3 AND 10
- 13 FOUND NOTHING SET NOTHING, ESTABLISHED PER RECORD DISTANCE PER TRACT NO. 1774. ACCEPTED AS THE SE COR OF THE N 1/2, OF THE SE 1/4, OF THE SE 1/4, SECTION 25, T4S, R11W, RANCHO LOS ALAMITOS
- 14 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER CR 2006-0416 AND CR 2003-0953 AT CENTERLINE INTERSECTION OF YORKSHIRE AVENUE AND MAGNOLIA AVENUE. FLUSH WITH PAVEMENT.



BASIS OF BEARINGS
286.96° (287.00°R2)
N89°28'50"W 2640.93' (GROUND) 2640.90' (GRID)
CHAPMAN AVENUE