

SHEET 1 OF 3 SHEETS
ALL OF TENTATIVE TRACT NO. 19232
13 NUMBERED LOTS, 4 LETTERED LOTS
1,600 ACRES GROSS
1.097 ACRES NET
DATE OF SURVEY: FEBRUARY, 2022

TRACT NO. 19232

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF ALL OF PARCELS 1 THROUGH 4, INCLUSIVE, AS SHOWN ON A MAP FILED IN BOOK 113,
PAGES 1 AND 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
DARYL J. CHRISTIAN, L.S. 8554 MDS CONSULTING FEBRUARY, 2022

ACCEPTED AND FILED AT THE
REQUEST OF
FIDELITY NATIONAL TITLE COMPANY

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY: _____
DEPUTY

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.

WE HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, AN EASEMENT FOR EMERGENCY AND SERVICE VEHICLES ACCESS PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE LOT "A", FOR PRIVATE STREET AND PUBLIC UTILITY PURPOSES, FOR THE BENEFIT OF ALL LOT OWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE LOTS "B", "C" AND "D" FOR OPEN SPACE PURPOSES, FOR THE BENEFIT OF ALL LOT OWNERS, THEIR SUCCESSORS, HEIRS AND ASSIGNS, 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 LAMPSON AVENUE EXCEPT AT APPROVED LOCATIONS.

PLC GARDEN GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

TITLE: AUTHORIZED SIGNATORY

NAME: DANIEL O'BANNON

BENEFICIARY STATEMENT

BANNER BANK, A WASHINGTON STATE-CHARTERED COMMERCIAL BANK, BENEFICIARY, UNDER A DEED OF TRUST RECORDED JULY 12, 2022, AS INSTRUMENT NO. 2022000255550, OF OFFICIAL RECORDS.

NAME:
TITLE:

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTERESTS CANNOT RIPEN INTO FEE.

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR ELECTRIC LINES, CROSS ARMS, WIRES AND OTHER FIXTURES, RECORDED JULY 6, 1955, IN BOOK 3129, PAGE 213, O.R.

SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR ELECTRIC LINES, CROSS ARMS, WIRES AND OTHER FIXTURES, RECORDED AUGUST 31, 1955, IN BOOK 3195, PAGE 156, O.R.

D.W. WEAVER AND MAUDE WEAVER, HOLDERS OF AN EASEMENT FOR PIPE LINE PURPOSES, AS RESERVED IN A DOCUMENT RECORDED MAY 1, 1946 IN BOOK 1410, PAGE 93, O.R.

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AND FOR SEWER AND WATER LINE PURPOSES RECORDED SEPTEMBER 7, 1979 IN BOOK 13302, PAGE 1744, O.R.

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 _____ }
COUNTY OF _____ } SS

ON _____ 20____, BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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 _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

PRINT NAME _____ MY COMMISSION EXPIRES _____

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 _____ }
COUNTY OF _____ } SS

ON _____ 20____, BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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 _____ MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

PRINT NAME _____ MY COMMISSION EXPIRES _____

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } 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 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 THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 202__

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

CITY CLERK'S CERTIFICATE

STATE OF _____ }
COUNTY OF ORANGE }
CITY OF GARDEN GROVE } SS

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 _____, 202__, 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. THE EASEMENT FOR EMERGENCY AND SERVICE VEHICLES ACCESS PURPOSES AS DEDICATED.

2. THE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DEDICATED.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO LAMPSON AVENUE EXCEPT AT APPROVED LOCATIONS.

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 _____, 202__

TERESA POMEROY
CITY CLERK OF THE CITY OF GARDEN GROVE

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 PLC COMMUNITIES IN FEBRUARY, 2022. 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 ONE (1) YEAR AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

DATE: 9-8-23

Daryl J. Christian
DARYL J. CHRISTIAN L.S. 8554 EXP. 12/31/24



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 THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 202__

KEVIN R. HILLS, COUNTY SURVEYOR, LS 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 _____ DAY OF _____, 202__

DANIEL J. CANDELARIA
CITY ENGINEER OF GARDEN GROVE
R.C.E. NO. 52125

TRACT NO. 19232

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

DARYL J. CHRISTIAN, L.S. 8554 MDS CONSULTING FEBRUARY, 2022

BASIS OF BEARINGS:

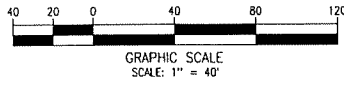
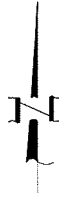
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3502 AND STATION GPS NO. 3501R1 BEING NORTH 07°22'11" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2017.50 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCE BY COMBINATION FACTOR 0.999985995. (THIS COMBINED FACTOR IS PROJECT SPECIFIC)

SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.



SURVEYOR'S NOTES:

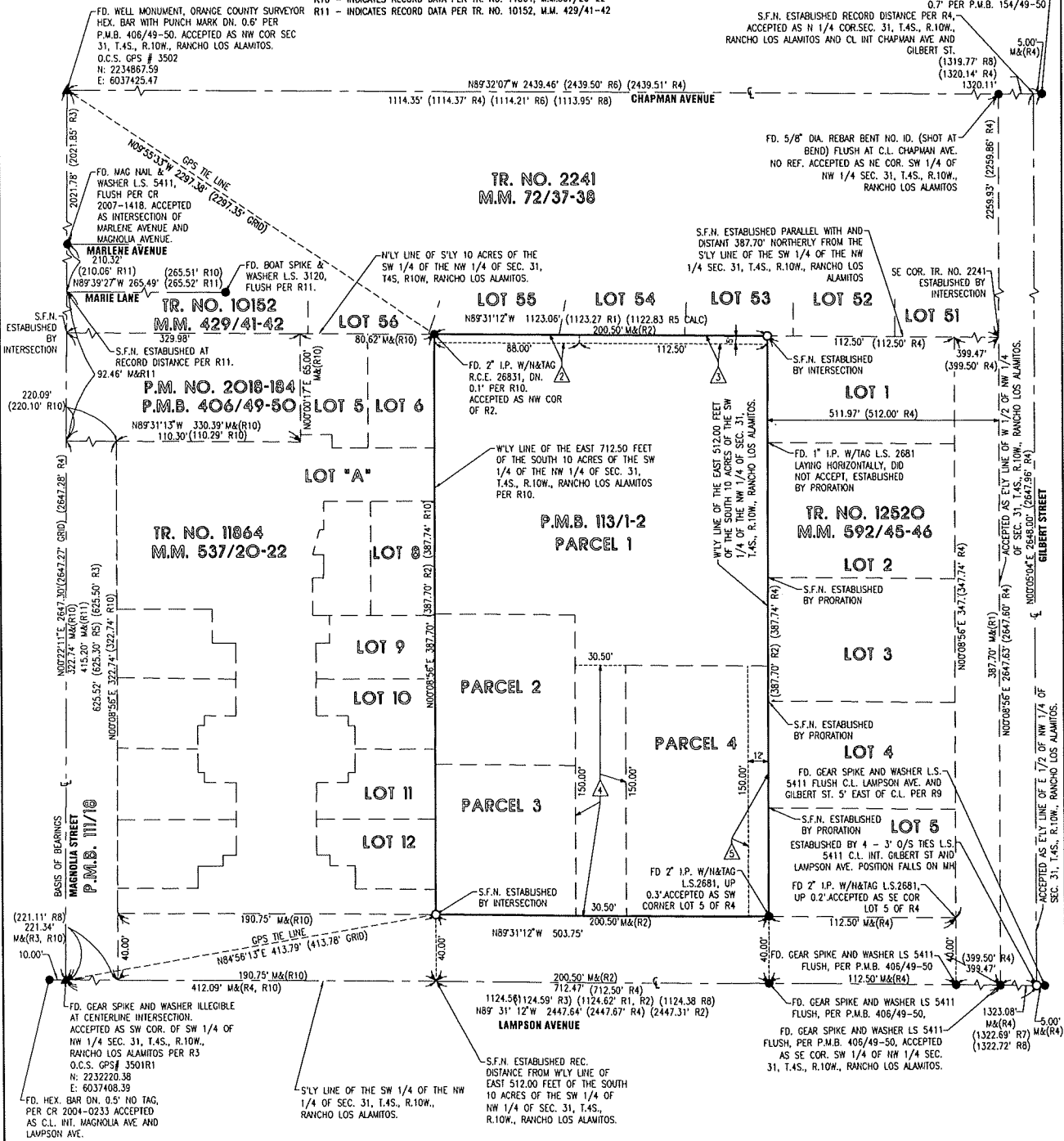
- — INDICATES FOUND MONUMENT AS NOTED HEREON.
- — INDICATES 2" I.P. TAGGED L.S. 8554 TO BE SET, OR 8" GEAR SPIKE AND WASHER TAGGED L.S. 8554 TO BE SET IN A.C., OR LEAD, TACK AND TAG STAMPED L.S. 8554 TO BE SET IN CONCRETE AND ON BLOCK WALLS AT ALL TRACT BOUNDARY (DISTINCTIVE BORDER) CORNERS, UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 8554 TO BE SET, OR SPIKE AND WASHER TAGGED L.S. 8554 TO BE SET IN A.C., OR LEAD, TACK AND TAG STAMPED L.S. 8554 TO BE SET IN CONCRETE AND ON BLOCK WALLS AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- ▲ — INDICATES FOUND O.C.S. G.P.S. HORIZONTAL CONTROL STATION MONUMENTS PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

LEGEND

- R1 - INDICATES RECORD DATA PER R.S.B. 24/11
- R2 - INDICATES RECORD DATA PER P.M.B. 113/1-2
- R3 - INDICATES RECORD DATA PER P.M. 2018-184, P.M.B. 406/49-50
- R4 - INDICATES RECORD DATA PER TRACT NO. 12520, M.M. 592/45-46
- R5 - INDICATES RECORD DATA PER TRACT NO. 2241, M.M. 72/37-38
- R6 - INDICATES RECORD DATA PER P.M. 79-510, P.M.B. 154/49-50
- R7 - INDICATES RECORD DATA PER TRACT NO. 1158, M.M. 36/26
- R8 - INDICATES RECORD DATA PER P.M. 111/18
- R9 - INDICATES RECORD DATA PER CR 2015-0555
- R10 - INDICATES RECORD DATA PER TR. NO. 11864, M.M.537/20-22
- R11 - INDICATES RECORD DATA PER TR. NO. 10152, M.M.429/41-42

EASEMENT NOTES:

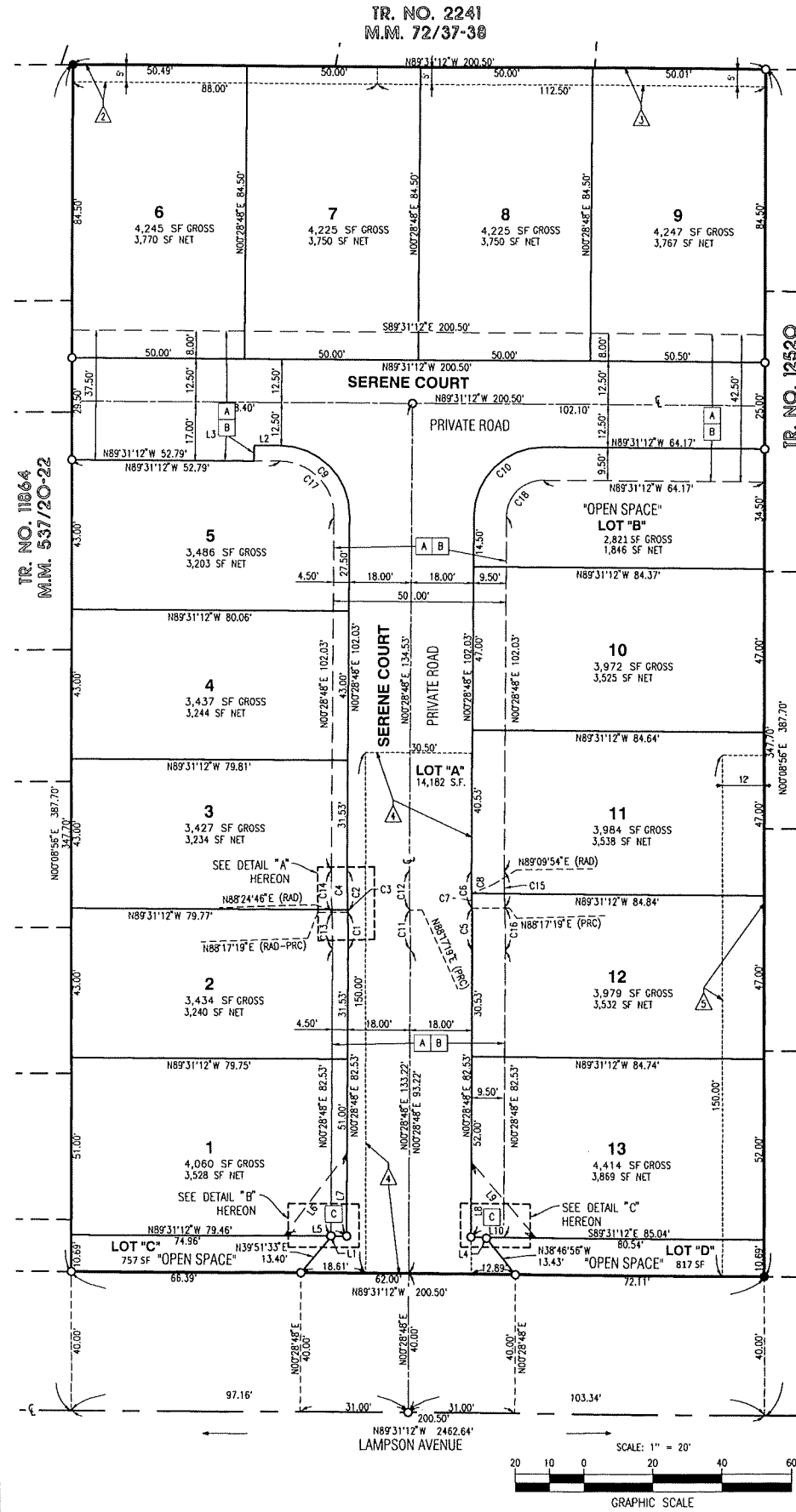
- 1 AN EASEMENT FOR PIPE LINES IN FAVOR OF D.W. WEAVER AND MAUDE WEAVER AS RESERVED IN A DOCUMENT RECORDED MAY 1, 1946 IN BOOK 1410, PAGE 93, O.R. (CANNOT BE PLOTTED FROM RECORD)
- ▲ AN EASEMENT FOR ELECTRIC LINES, CROSS ARMS, WIRES AND OTHER FIXTURES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED JULY 6, 1955 IN BOOK 3129, PAGE 213, O.R.
- ▲ AN EASEMENT FOR ELECTRIC LINES, CROSS ARMS, WIRES AND OTHER FIXTURES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED AUGUST 31, 1955 IN BOOK 3195, PAGE 156, O.R.
- ▲ AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS 1, 2 AND 4 OF P.M.B. 113/1-2, PER DOCUMENT RECORDED SEPTEMBER 7, 1979 IN BOOK 13302, PAGE 1744, O.R.
- ▲ AN EASEMENT FOR SEWER AND WATER LINE PURPOSES IN FAVOR OF PARCEL 1 OF P.M.B. 113/1-2, PER DOCUMENT RECORDED SEPTEMBER 7, 1979 IN BOOK 13302, PAGE 1744, O.R.
- A INDICATES AN EASEMENT FOR EMERGENCY AND SERVICE VEHICLES ACCESS PURPOSES, DEDICATED HEREON TO THE CITY OF GARDEN GROVE.
- B INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, DEDICATED HEREON TO THE CITY OF GARDEN GROVE.
- C INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, HEIRS AND ASSIGNS, AS SHOWN HEREON.



SHEET 3 OF 3 SHEETS
 ALL OF TENTATIVE TRACT NO. 19232
 13 NUMBERED LOTS, 4 LETTERED LOTS
 1.600 ACRES GROSS
 1.097 ACRES NET
 DATE OF SURVEY: FEBRUARY, 2022

TRACT NO. 19232

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
 DARYL J. CHRISTIAN, L.S. 8554 MDS CONSULTING FEBRUARY, 2022



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 028°48' E	0.34'
L2	N 89°31'12" W	7.52'
L3	N 028°48' E	4.50'
L4	N 028°48' E	0.30'
L5	N 89°31'12" W	17.90'
L6	N 37°06'38" E	30.00'
L7	S 028°48' W	24.08'
L8	N 028°48' E	21.55'
L9	S 41°00'50" E	28.77'
L10	N 89°31'12" W	19.06'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	Z 11°28'	282.00'	10.78'	5.39'
C2	Z 11°28'	318.00'	12.16'	6.08'
C3	0°07'27"	318.00'	0.69'	0.34'
C4	2°04'02"	318.00'	11.47'	5.74'
C5	Z 11°28'	318.00'	12.16'	6.08'
C6	Z 11°28'	282.00'	10.78'	5.39'
C7	0°52'35"	282.00'	4.31'	2.16'
C8	1°18'53"	282.00'	6.47'	3.24'
C9	9°00'00"	20.00'	31.42'	20.00'
C10	9°00'00"	20.00'	31.42'	20.00'
C11	Z 11°28'	300.00'	11.47'	5.74'
C12	Z 11°28'	300.00'	11.47'	5.74'
C13	Z 11°29'	277.50'	10.61'	5.31'
C14	Z 11°28'	322.50'	12.33'	6.17'
C15	Z 11°28'	272.50'	10.42'	5.21'
C16	Z 11°28'	327.50'	12.52'	6.26'
C17	9°00'00"	15.50'	24.35'	15.50'
C18	9°00'00"	10.50'	16.49'	10.50'

