

SHEET 1 OF 2 SHEETS
NUMBER OF PARCELS: 1
4.051 GROSS ACRES
4.044 NET ACRES

PARCEL MAP NO. 2022-167

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 85-168, AS PER MAP FILED IN BOOK 218 PAGES 35, 36, AND 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
THIENES ENGINEERING, INC. DATE OF SURVEY: APRIL 2022 BRIAN THIENES P.L.S. NO. 5750

ACCEPTED AND FILED AT THE
REQUEST OF THE
ORANGE COUNTY SURVEYOR

DATE: _____ TIME: _____ FEE: \$ _____
INSTRUMENT NO. _____
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 IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF GARDEN GROVE, A 4-FOOT WIDE SIDEWALK EASEMENT 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 LINCOLN WAY AND WESTERN AVENUE EXCEPT AT APPROVED LOCATIONS.

SCANNELL PROPERTIES #680, LLC, AN INDIANA LIMITED LIABILITY COMPANY, OWNER

BY: [Signature]
PRINT NAME: David S. Duncan
TITLE: Manager

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 INDIANA }
COUNTY OF MARION } SS
ON October 19, 2023 BEFORE ME Coy R. Jackson, A NOTARY PUBLIC,
PERSONALLY APPEARED David S. Duncan

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 ON 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
Coy R. Jackson PRINT NAME
691848 MY COMMISSION NUMBER
11/23/24 MY COMMISSION EXPIRES
MY PRINCIPAL PLACE OF BUSINESS IS IN: Marion COUNTY.

BENEFICIARY:

BMO HARRIS BANK N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 9, 2022 AS INSTRUMENT NO. 2022000272224 OF OFFICIAL RECORDS.

BY: [Signature]
PRINT NAME: Alex Webster
TITLE: 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 Illinois }
COUNTY OF Cook } SS
ON 10/19/2023 BEFORE ME Andrea Wareham, A NOTARY PUBLIC,

PERSONALLY APPEARED Alex Webster, Director
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 ON 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
Andrea Wareham PRINT NAME
659710 MY COMMISSION NUMBER
9/15/2026 MY COMMISSION EXPIRES
MY PRINCIPAL PLACE OF BUSINESS IS IN: Cook COUNTY.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF THE SECTION 66436(o)(3)(A)&(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
IRVINE INDUSTRIAL COMPLEX, A CALIFORNIA CORPORATION, HOLDER OF MINERAL RIGHTS IN DOCUMENT RECORDED FEBRUARY 24, 1945 IN BOOK 1177, PAGE 540 OF OFFICIAL RECORDS.
THE IRVINE COMPANY, A MICHIGAN CORPORATION, HOLDER OF ALL OIL RIGHTS, MINERAL RIGHTS, AND NATURAL GAS RIGHTS AS RESERVED IN DOCUMENT RECORDED AUGUST 15, 1977 IN BOOK 12336, PAGE 195 OF OFFICIAL RECORDS.
GARDEN GROVE SANITARY DISTRICT, HOLDER OF AN EASEMENT FOR SEWER LINE PURPOSES, PER DOCUMENT RECORDED JUNE 9, 1983 AS INSTRUMENT NO. 83-244182 OF OFFICIAL RECORDS.
GLENBOROUGH OPERATING CO. LTD., A CALIFORNIA LIMITED PARTNERSHIP, ITS PERMITTEES AND ALL OTHERS ENTITLED TO USE THE SAME, HOLDERS OF A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND THE PASSAGE OF MOTOR VEHICLES OVER THE DRIVEWAY AREAS OF THIS MAP PER DOCUMENT RECORDED OCTOBER 7, 1988 AS INSTRUMENT NO. 88-514842, OF OFFICIAL RECORDS.

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 SCANNELL PROPERTIES #680, LLC IN APRIL 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 24 MONTHS AFTER MAP RECORDATION; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IN ANY.



SIGNED: [Signature] DATE: 10/10/23
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXPIRES 12/31/23

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 _____, 20 _____

DANIEL J. CANDELARIA, RCE 52125
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 _____, 20 _____

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

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

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 THE _____ DAY OF _____, 20____, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE THE IRREVOCABLE OFFER OF DEDICATION OF THE 4-FOOT WIDE SIDEWALK EASEMENT 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 LINCOLN WAY AND WESTERN AVENUE EXCEPT AT APPROVED LOCATIONS;
AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(o)(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 _____, 20 _____

TERESA POMEROY
CITY CLERK, CITY OF GARDEN GROVE

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
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 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 _____, 20 _____

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

PARCEL MAP NO. 2022-167

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

NUMBER OF PARCELS: 1
4.051 GROSS ACRES
4.044 NET ACRES

DATE OF SURVEY: APRIL 2022
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2022-167

THIENES ENGINEERING, INC.

DATE OF SURVEY: APRIL 2022

BRIAN THIENES P.L.S. NO. 5750

MONUMENT & ESTABLISHMENT NOTES:

- 1 FOUND SPIKE AND WASHER, ILLEGIBLE, DOWN 0.2'; ACCEPTED AS BEING THE SAME SPIKE AND WASHER TAGGED "LS 3246" PER R1, AND BEING THE CENTER OF CUL DE SAC AT LINCOLN WAY PER R1.
- 2 FOUND SPIKE AND WASHER TAG ILLEGIBLE, DOWN 0.2'; ACCEPTED AS BEING THE SAME SPIKE AND WASHER TAGGED "LS 3246" PER R1, AND BEING AN ANGLE POINT ON THE WESTERLY LINE PARCEL 2 OF R1.
- 3 FOUND SPIKE NO WASHER, FLUSH; ACCEPTED AS BEING THE SAME SPIKE AND WASHER TAGGED "LS 3246" PER R1, AND BEING AN ANGLE POINT ON THE WESTERLY LINE PARCEL 2 OF R1.
- 4 FOUND 2" IRON PIPE WITH SPIKE AND WASHER, ILLEGIBLE, DOWN 0.5'; ACCEPTED AS BEING THE SAME 2" IRON PIPE WITH SPIKE AND WASHER TAGGED "LS 3246" PER R1, AND BEING THE NORTHWEST CORNER OF PARCEL 2 OF R1.
- 5 FOUND 2" IRON PIPE TAGGED "LS 3246", DOWN 1.2' PER R1; ACCEPTED AS ANGLE POINT IN THE NORTHEASTERLY LINE OF PARCEL 2 OF R1.
- 6 FOUND 2" IRON PIPE TAGGED "LS 3246", FLUSH PER R1; ACCEPTED AS ANGLE POINT IN THE NORTHEASTERLY LINE OF PARCEL 2 OF R1.
- 7 FOUND 1" IRON PIPE WITH PUNCH, DOWN 0.2'; NO REF.; ACCEPTED AS BEING IN THE SAME POSITION AS SPIKE AND WASHER STAMPED "LS 3246" PER R1, BEING THE CENTERLINE INTERSECTION OF LINCOLN WAY AND WESTERN AVENUE.
- 8 FOUND O.C.S. WELL MONUMENT WITH SPIKE TAGGED "RCE 12971", DOWN 1.8' PER R1; ACCEPTED AS THE CENTERLINE INTERSECTION OF ORANGEWOOD AVENUE AND WESTERN AVENUE, SAID MONUMENT ALSO BEING OCS GPS HORIZONTAL CONTROL POINT NO. 3615.
- 9 INTERSECTION OF THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF R1 AND THE CENTERLINE OF WESTERN AVENUE.
- 10 FOUND 2" IRON PIPE TAGGED "LS 4189", DOWN 0.9' PER R2; ACCEPTED AS THE NORTHWEST CORNER OF PARCEL 1 OF R2.
- 11 FOUND 2" IRON PIPE TAGGED "LS 3246", DOWN 0.2' PER R1; ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 2 OF R1.
- 12 FOUND SPIKE AND WASHER TAGGED "LS 3246", FLUSH PER R1; ACCEPTED AS ANGLE POINT ON THE WESTERLY LINE PARCEL 2 OF R1.
- 13 ANGLE POINT IN THE WESTERLY LINE OF PARCEL 2 OF R1; ESTABLISHED BY INTERSECTING LINES PERPENDICULAR TO LINE [2] - [2] AND LINE [0] - [7] PASSING THROUGH POINTS [1] AND [2] PER R1.
- 14 FOUND O.C.S. WELL MONUMENT WITH PUNCHED HEX BAR, DOWN 1.3', PER OR 2020-0500; ACCEPTED AS THE CENTERLINE INTERSECTION OF ORANGEWOOD AVENUE AND KNOTT STREET, SAID MONUMENT ALSO BEING OCS GPS HORIZONTAL CONTROL POINT NO. 3616.

MAP REFERENCES:

- R1 PARCEL MAP NO. 85-168 P.M.B. 218/35-37
- R2 PARCEL MAP NO. 92-196 P.M.B. 276/9-10

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.

LEGEND:

- () INDICATES RECORD PER MAP REFERENCE.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 2" IRON PIPE, TAGGED "LS 5750", FLUSH.

NOTE:

IN THE EVENT THE ABOVE TYPE OF MONUMENT CANNOT BE SET DUE TO UNFORESEEN CIRCUMSTANCES, A LEAD & TACK, TAGGED "L.S. 5750" WILL BE SET FLUSH IN CONCRETE.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3615 AND STATION GPS NO. 3616 BEING NORTH 88°47'43" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY A "PROJECT SPECIFIC" COMBINATION FACTOR OF 0.999998938.

EXISTING EASEMENTS:

- ① AN EASEMENT IN FAVOR OF GARDEN GROVE SANITARY DISTRICT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 09, 1983 AS INSTRUMENT NO. 83-244182 OF OFFICIAL RECORDS.

A NON-EXCLUSIVE EASEMENT IN FAVOR OF GLENBOROUGH OPERATING CO. LTD., A CALIFORNIA LIMITED PARTNERSHIP, FOR ITS USE AND FOR THE USE OF ITS PERMITTEES, IN COMMON WITH ALL OTHERS ENTITLED TO USE THE SAME, FOR INGRESS, EGRESS, AND THE PASSAGE OF MOTOR VEHICLES OVER THE DRIVEWAY AREAS OF THIS MAP PER DOCUMENT RECORDED OCTOBER 7, 1988 AS INSTRUMENT NO. 88-514842, OF OFFICIAL RECORDS. EASEMENT CANNOT BE PLOTTED FROM THE RECORD.

DEDICATED EASEMENTS:

- ① AN EASEMENT FOR SIDEWALK PURPOSES, DEDICATED TO THE CITY OF GARDEN GROVE HEREON.

SURVEYOR'S NOTE:

▲ ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM WESTERN AVENUE HAVE BEEN RELEASED AND RELINQUISHED, EXCEPT AT DRIVEWAY LOCATIONS AS SHOWN ON PARCEL MAP NO. 82-511, P.M.B. 177, PAGES 21-23, INCLUSIVE.

