SHEET 1 OF 3 SHEETS NUMBER OF PARCELS = 2GROSS AREA = 17,232 SQ. FT. NET AREA = 17,185 SQ. FT. DATE OF SURVEY: AUGUST 23, 2022 ALL OF TENTATIVE PARCEL MAP NO. 2021-112

# **PARCEL MAP NO. 2021-112**

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

BEING A SUBDIVISION OF LOT 40 AND A PORTION OF LOT 41 OF TRACT NO. 1545, AS SHOWN ON A MAP RECORDED IN BOOK 45, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY CALIFORNIA

		REC	UES.	T	OF	
	LAWYE	RS	TITLE		COMPANY	
DATE_				-		-
TIME_			FEE	4		
INSTRU	JMENT	NO.				
BOOK_			PAG	E		
	- H	IUG	H NO	U	YEN	
C	OUNTY	CLI	ERK	_	RECORDER	

DEPUTY

ACCEPTED AND FILED AT THE

#### **OWNERSHIP CERTIFICATE:**

LAN N. PHAM R.C.E 29595.

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 PUBLIC STREET AND PUBLIC UTILITY PURPOSES: BEVERLY LANE AND ENEO PLACE.

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 BEVERLY LANE AND ENEO PLACE, EXCEPT AT APPROVED ACCESS LOCATIONS.

HENMER CORPORATION, A CALIFORNIA CORPORATION, SUBDIVIDER, OWNER.

BY:	ALBO	elanza
NAME:	HENRY	BALANZA.
TITLE:	PRESIDE	INT.

BY: M. palany NAME: MERIDA BALANZA.

TITLE: CHIEF FINANCIAL OFFICER.

### **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 C	F CALIFORNIA	)	
	^		SS
COUNTY	OF Orange	_ )	
4			1

PERSONALLY APPEARED HENRY PAGINZON 4 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

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

SIGN	ATURE	14	1-1		
	NOTARY	PUBLIC	IN AND	FOR SAID	STAT
	1	,	<u> </u>		

\_\_ MY COMMISSION NO.: 2459655

Sdam Joseph Ferry	
PRINT NAME	

MY COMMISSION EXPIRES: August 17, 2027 MY PRINCIPAL PLACE OF BUSINESS - IS IN Orange COUNTY. California

STATE OF CALIFORNIA	)	
COUNTY OF ORANGE	)	SS
	1	

WITNESS MY HAND:

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 THISDAY OF	, 2023.
SHARI L. FREIDENRICH	BY:
COUNTY TREASURER-TAX COLLECTOR	TREASURER-TAX COLLECTOR

**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 ORDINANCE AT THE REQUEST OF HENRY BALANZA IN AUGUST, 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 NINETY DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; 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.

LAN N. PHAM R.C.E. 29595

L.S. 6617

EXPIRATION DATE 3-31-2025

#### **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 HAVE BEEN COMPLIED WITH.

DATED THIS DAY OF Jan , 2028.
and Cumly
DANIEL J. CANDELARIA, R.C.E. 52125
CITY ENGINEER OF THE CITY OF GARDEN GROVE
EXPIRATION DATE: 12/31/2023



#### 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	TH	IIS	D	AY OF	,	2023.
KEVIN	R.	HILL,	COUNTY	SURVEYOR		

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

## CITY CLERK'S CERTIFICATE:

STATE O	F CALIFORNIA	)
CITY OF	GARDEN GROVE	) 53
COUNTY	OF ORANGE	)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE 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, SUBJECT TO IMPROVEMENTS: THE DEDICATION OF THE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF: BEVERLY LANE AND ENEO PACE.

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

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO BEVERLY LANE AND ENEO PLACE AS RELEASED AND RELINQUISHED.

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	, 2023.
TERESA POMERO	Y, CMC	
CITY CLERK OF	THE CITY OF GARDEN	GROVE

# **SIGNATURE OMISSIONS:**

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

- 1. AT&T SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED DECEMBER 17, 1951 IN BOOK 2265, PAGE 24 OF OFFICIAL RECORDS.
- 2. THE SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED DECEMBER 26, 1951 IN BOOK 2267, PAGE 503 OF OFFICIAL RECORDS.
- 3. THE CITY OF GARDEN GROVE, HOLDER OF NORTHERLY 5 FEET AN EASEMENT ALONG FOR PUBLIC UTILITIES PURPOSES PER TRACT MAP NO. 1545 RECORDED NOVEMBER 15, 1951 IN BOOK 45, PAGE 34 OF OFFICIAL RECORDS.
- 4. MAX NATHAN KROOPNICK, HOLDER OF AN EASEMENT OVER THE REAR 6 FEET OF LOT 40 FOR THE INSTALLATION, USE AND REPAIR OF ALL UTILITIES PURPOSES PER DOCUMENT RECORDED JUNE 12, 1953 IN BOOK 2519, PAGE 426 OF OFFICIAL RECORDS.