

SHEET 2 OF 3 SHEETS
 NUMBER OF PARCELS = 2
 GROSS 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

LAN N. PHAM R.C.E 29595.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 3008 AND GPS NO. 3013, BEING NORTH 89°31'52" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

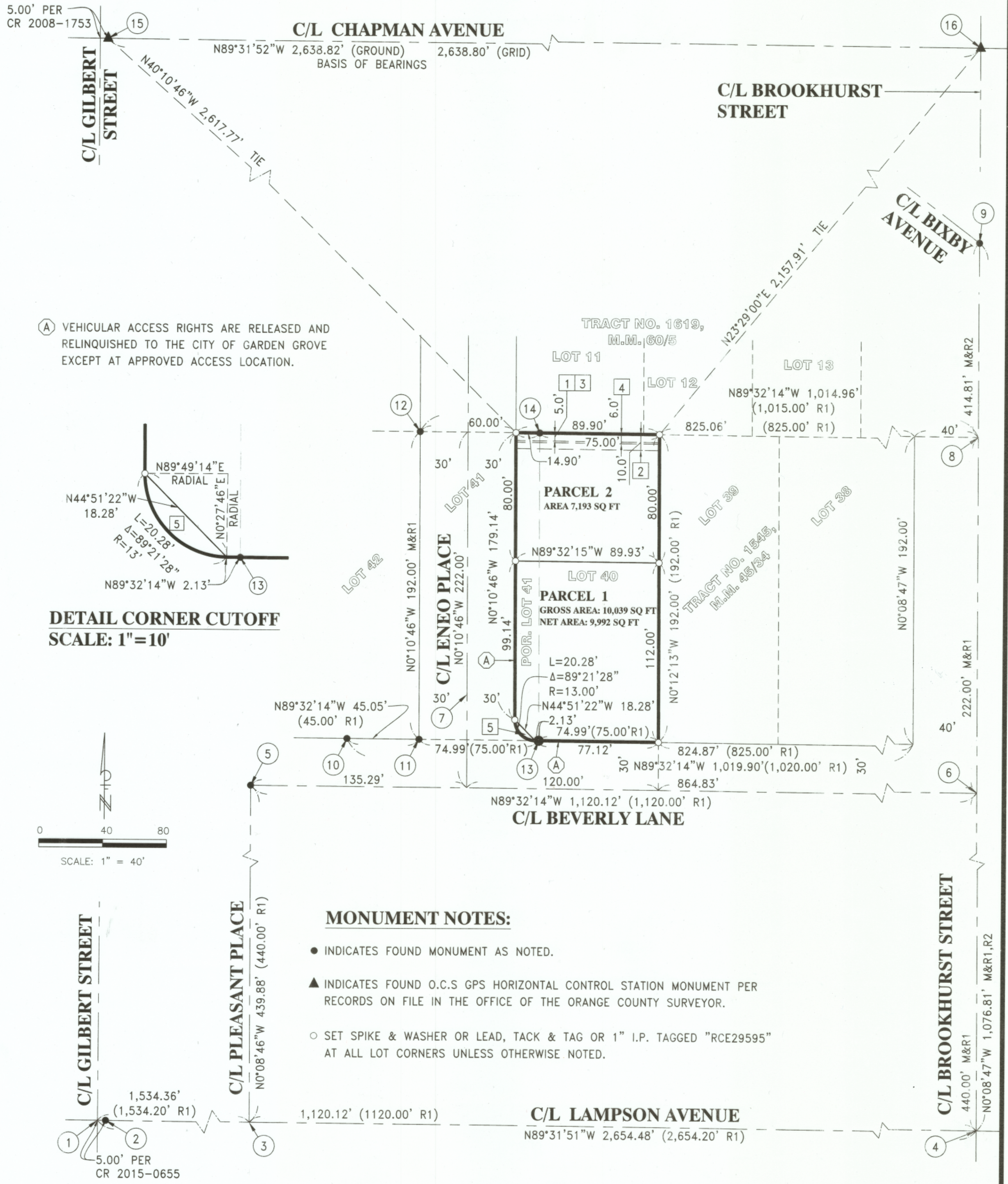
THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 1983 (2017.50 EPOCH, O.C.S. G.P.S. ADJUSTMENT). ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99998701, MEAN VALUE OF COMBINATION FACTOR.

REFERENCE NOTES:

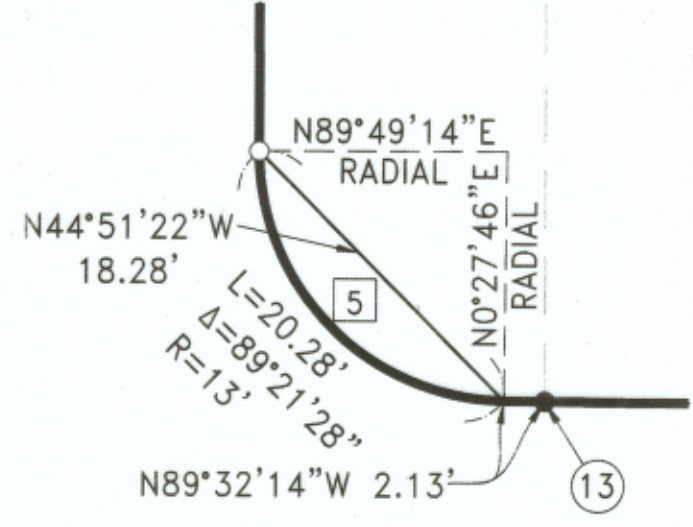
R1 OR () - INDICATES RECORD OR CALC'D FROM RECORD DATA PER TRACT NO. 1545, M.M. 45/34.
 R2 - INDICATES RECORD OR CALC'D FROM RECORD DATA PER TRACT NO. 1619, M.M. 60/5.
 R3 - INDICATES RECORD DATA PER CORNER RECORD 2008-1506.

SURVEYOR'S BOUNDARY NOTES:

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



(A) VEHICULAR ACCESS RIGHTS ARE RELEASED AND RELINQUISHED TO THE CITY OF GARDEN GROVE EXCEPT AT APPROVED ACCESS LOCATION.



MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- ▲ INDICATES FOUND O.C.S GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- SET SPIKE & WASHER OR LEAD, TACK & TAG OR 1" I.P. TAGGED "RCE29595" AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.