

SHEET 3 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.

MONUMENT NOTES:

- ① SEARCHED, FOUND NOTHING, FALLS ON SEWER MANHOLE, ESTABLISHED BY RECORD DISTANCE FROM ② PER CORNER RECORD 2015-0655.
- ② FOUND GEAR SPK & W, STAMPED "LS 5411", FLUSH, PER CORNER RECORD 2015-0655.
- ③ SEARCHED, FOUND NOTHING, ESTABLISHED BY PROPORTION BETWEEN ① AND ④ PER R1.
- ④ SEARCHED, FOUND NOTHING, ESTABLISHED BY TIES PER CORNER RECORD 2008-1506 (SEE DETAIL "A" ON THIS SHEET).
- ⑤ FOUND LEAD, TACK & TAG STAMP "RCE 19442", NO REFERENCE, ACCEPTED AS INTERSECTION OF BEVERLY LANE AND PLEASANT PLACE.
- ⑥ SEARCHED, FOUND NOTHING, ESTABLISHED BY PROPORTION BETWEEN ④ AND ⑧ PER R1.
- ⑦ CENTERLINE OF ENEO PLACE, ESTABLISHED BY LINE PARALLEL WITH AND 30 FEET EASTERLY FROM A LINE BETWEEN ⑪ AND ⑫ .
- ⑧ SEARCHED, FOUND NOTHING, ESTABLISHED BY PROPORTION BETWEEN ④ AND ⑨ PER R1&R2.
- ⑨ FOUND SPK & W, STAMPED "LS 5411" PER CORNER RECORD 2006-0412.
- ⑩ FOUND 1" IP WITH NAIL AND TAG STAMPED "L.S. 2326", DOWN 1.3' PER R1.
- ⑪ FOUND 1" IP WITH NAIL AND TAG STAMPED "L.S. 2326", DOWN 1.3', ACCEPTED AS SW CORNER OF LOT 41 PER R1.
- ⑫ FOUND 1" IP WITH NAIL AND TAG STAMPED "L.S. 2326", DOWN 1.0', ACCEPTED AS NW CORNER OF LOT 41 PER R1.
- ⑬ FOUND 1" IP WITH NAIL AND TAG STAMPED "L.S. 2326", DOWN 1.3', ACCEPTED AS SW CORNER OF LOT 40 PER R1.
- ⑭ FOUND 1" IP WITH NAIL AND TAG STAMPED "L.S. 2326", DOWN 1.3', ACCEPTED AS NW CORNER OF LOT 40 PER R1.
- ⑮ OCS GPS#: 3008. N 2234847.76, E 6039864.84
 FD PUNCHED HEX BOLT, DOWN 0.8' IN WELL MONUMENT PER CORNER RECORD 2008-1753.
- ⑯ OCS GPS#: 3013. N 2234826.17, E 6042503.55
 FD HEX SPIKE, DOWN 1.7' IN WELL MONUMENT PER CORNER RECORD 2015-1162.

EASEMENT NOTES:

- 1 INDICATES EXISTING NORTHERLY 5 FEET EASEMENT FOR PUBLIC UTILITIES TO AT&T SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED DECEMBER 17, 1951 IN BOOK 2265, PAGE 24 O.R.
- 2 INDICATES EXISTING NORTHERLY 10 FEET EASEMENT FOR PUBLIC UTILITIES TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 26, 1951 IN BOOK 2267, PAGE 503 O.R.
- 3 INDICATES EXISTING NORTHERLY 5 FEET EASEMENT FOR PUBLIC UTILITIES TO THE CITY OF GARDEN GROVE PER TRACT MAP NO. 1545 RECORDED NOVEMBER 15, 1951 IN BOOK 45, PAGE 34 O.R.
- 4 INDICATES EXISTING EASEMENT FOR INSTALLATION, USE AND REPAIR OF ALL UTILITIES PURPOSES TO MAX NATHAN KROOPNICK RECORDED JUNE 12, 1953 IN BOOK 2519, PAGE 426 O.R.
- 5 INDICATES DEDICATION OF AN EASEMENT TO THE CITY OF GARDEN GROVE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

