

PROJECT SUMMARY

EXISTING G.P. LC LIGHT COMM./LMR RESID.
 EXISTING ZONE C1/R2
 PROPOSED ZONE R-3
 PROPOSED G.P.A. MDR
 AFFORDABLE UNITS 10% MODERATE (1 INCENTIVE)
 PARKING PROVIDED BY GOVERNMENT
 CODE SECTION 65915

TOTAL UNITS 30 UNITS (38 ALLOWED BY R-3 ZONE)
 SITE AREA 52,987 S.F. / 1.216 AC
 DENSITY 24.6 DU/AC
 LOT COVERAGE 20,630 S.F. / 52,987 S.F. = 38.9%
 BUILDING HEIGHT 35'

DWELLING UNIT SUMMARY

PL 1 14 1,302 SF 2 BD 3 STORY TANDEM
 PL 2 8 1,334 SF 2 BD+DEN 3 STORY
 PL 3 8 1,928 SF 4 BD 3 STORY

PARKING SUMMARY

REQUIRED PARKING (PER STATE OF CA GOV CODE 65915)
 PL 1 - (14) 2BD 1.5 STALL/DU = 21 STALLS
 PL 2 - (8) 2BD 1.5 STALL/DU = 12 STALLS
 PL 3 - (8) 4BD 2.5 STALL/DU = 20 STALLS
 TOTAL STALLS REQUIRED = 53 STALLS (1.76 STALLS/DU)

PROVIDED PARKING

GARAGE STALLS = 60 STALLS(14 TANDEM)
 GUEST STALLS = 4 STALLS
 TOTAL PROVIDED PARKING = 64 STALLS (2.1 STALLS/DU)

LOT COVERAGE

BUILDING A FOOTPRINT = 5,723 S.F. X 2 = 11,446 S.F.
 BUILDING B FOOTPRINT = 4,592 S.F. X 2 = 9,184 S.F.
 BUILDING COVERAGE = 20,630 S.F.
 TRASH ENCLOSURE = 229 S.F.
 OPEN PARKING STALLS = 834 S.F.
 LOT COVERAGE = 21,693 S.F. / 52,987 S.F. = 0.409 OR 40.9%

FRONT SETBACK COVERAGE

FRONT SETBACK (25FT) = 4,387 S.F.
 FRONT SETBACK COVERAGE = 1,568 S.F.
 FRONT SETBACK COVERAGE = .3574 OR 35.7% (50% ALLOWED)

OPEN SPACE SUMMARY

PRIVATE BALCONIES 2,014 S.F. (6' DIM., 60 SF MIN.)
 PRIVATE PATIOS 3,289 S.F.
 ACTIVE COMMON AREAS 4,322 S.F.
 OTHER COMMON 9,578 S.F.
 TOTAL PROVIDED 19,203 S.F. (640.1 S.F./U)
 (EXCLUDES 722 S.F. BIO RETENTION AREA)
 OPEN SPACE REQ'D 300 S.F./UNIT

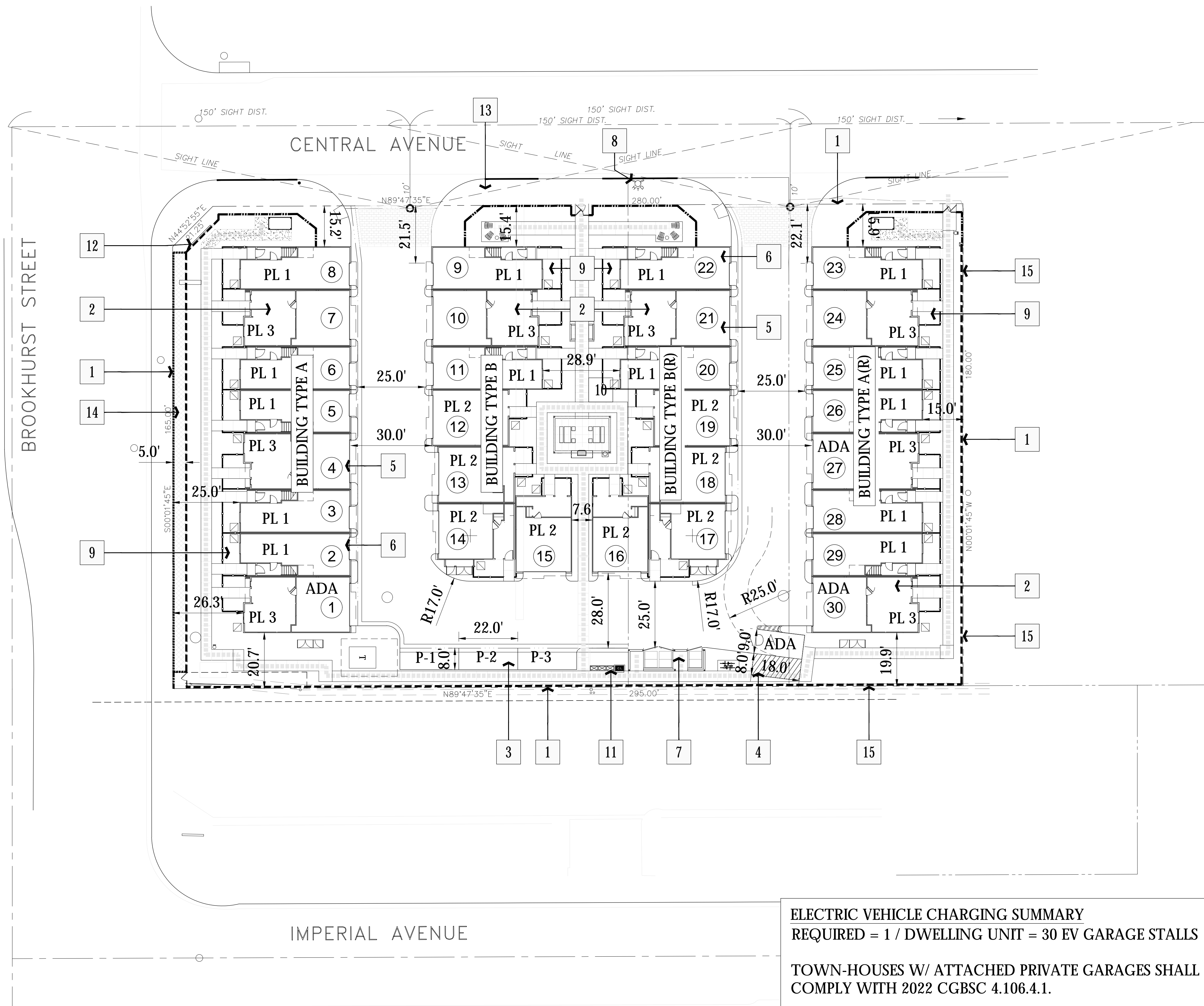
ACCESSIBLE UNIT SUMMARY

REQUIRED = 10% OF MULTISTORY DWELLINGS PER CBC 1102A.3.1
 30 DU X 10% = 3 REQUIRED ACCESSIBLE UNIT

PROVIDED = 3 ACCESSIBLE UNITS (UNITS 1, 27 & 30)

KEYNOTES

- 1 PROPERTY LINE
- 2 3-STORY ROW TOWNHOME
- 3 PARALLEL PARKING STALL - 8' X 22' (TYP.)
- 4 ACCESSIBLE PARKING STALL - 9' X 18' (TYP.)
VAN W/ 8' WIDE STRIPING (PASSENGER SIDE)
- 5 STANDARD 2-CAR GARAGE (20' X 20' MIN.)
- 6 TANDEM 2-CAR GARAGE (10' X 40' MIN.)
- 7 COVERED COMMUNITY TRASH ENCLOSURE
- 8 NEW PUBLIC FIRE HYDRANT
- 9 PRIVATE PATIO
- 10 COMMON OPEN SPACE
- 11 COMMUNITY MAILBOX LOCATION
- 12 PROJECT MONUMENT SIGN WALL SEE LANDSCAPE PLANS
- 13 FOR EXISTING RIGHT OF WAY SEE TTM 19273
- 14 WATER RETENTION - BIO PLANTER
- 15 PRIVACY MEASURE - 12' MIN. HIGH TREES
SEE LANDSCAPE PLAN L-3



ELECTRIC VEHICLE CHARGING SUMMARY
 REQUIRED = 1 / DWELLING UNIT = 30 EV GARAGE STALLS
 TOWN-HOUSES W/ ATTACHED PRIVATE GARAGES SHALL COMPLY WITH 2022 CGBSC 4.106.4.1.

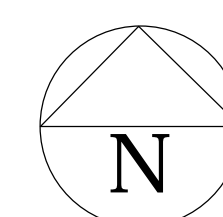
GARDEN GROVE, CA

BROOKHURST TOWNHOMES - BRECKLYN

SITE PLAN

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Scale 0 20 40 60
 MAY 02, 2023



5256 S. MISSION ROAD STE. 404
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SP-A



CENTRAL AVE. PERSPECTIVE



BROOKHURST STREET PERSPECTIVE



INTERIOR ALLEY PERSPECTIVE



INTERIOR COURTYARD PERSPECTIVE



REAR PERSPECTIVE



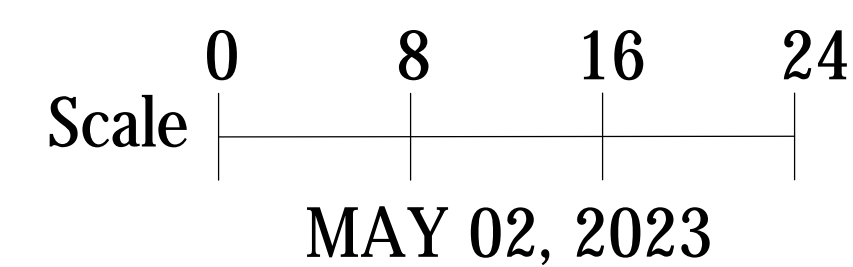
BROOKHURST STREET PERSPECTIVE

GARDEN GROVE, CA

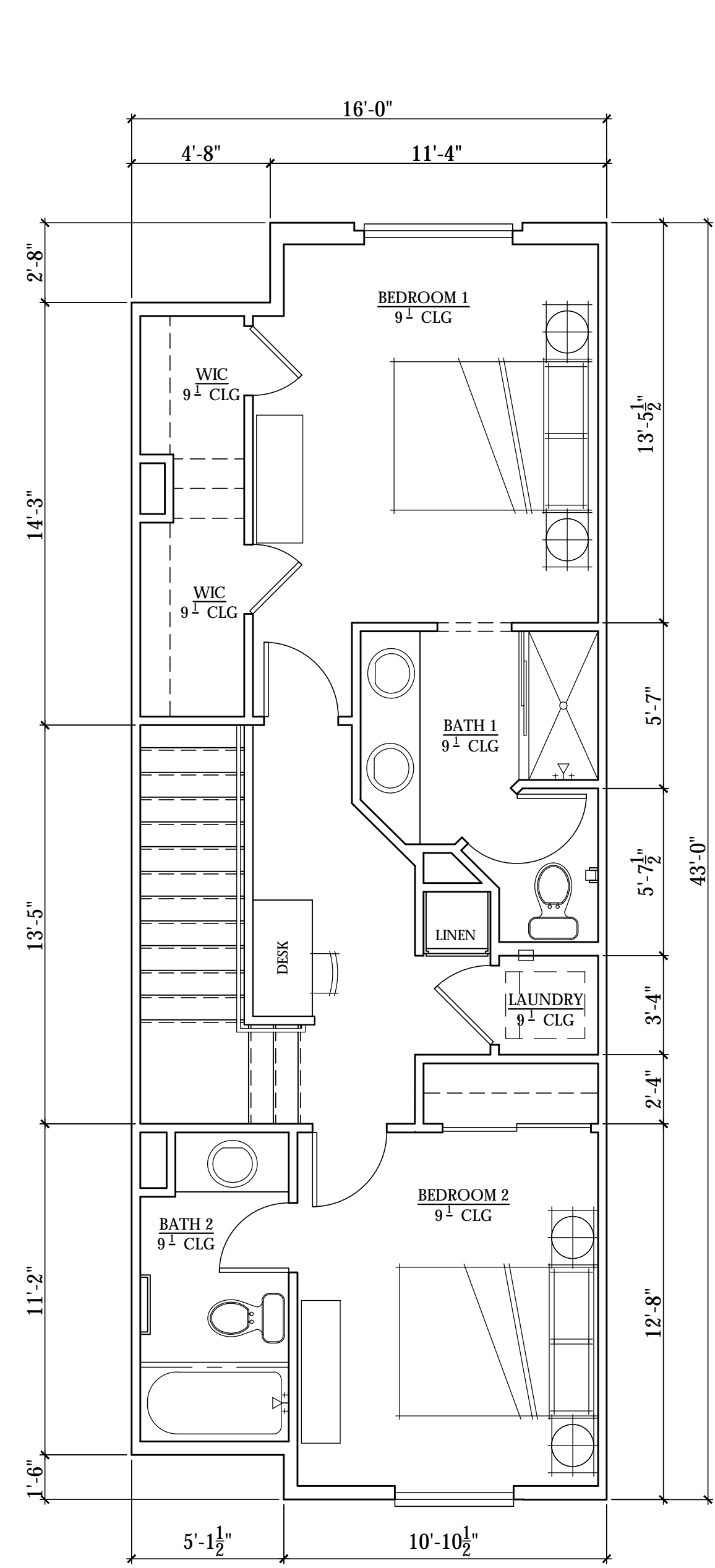
BROOKHURST TOWNHOMES - BRECKYN

PERSPECTIVES

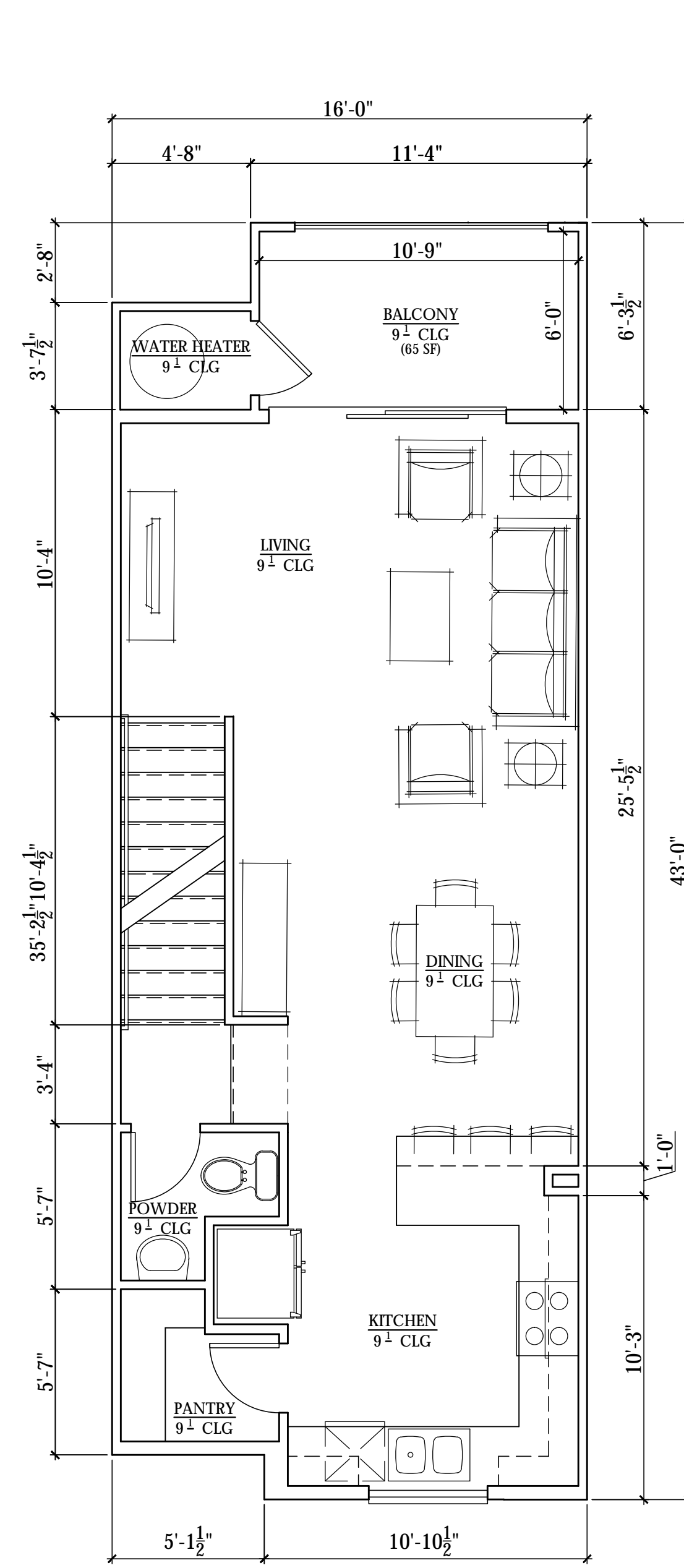
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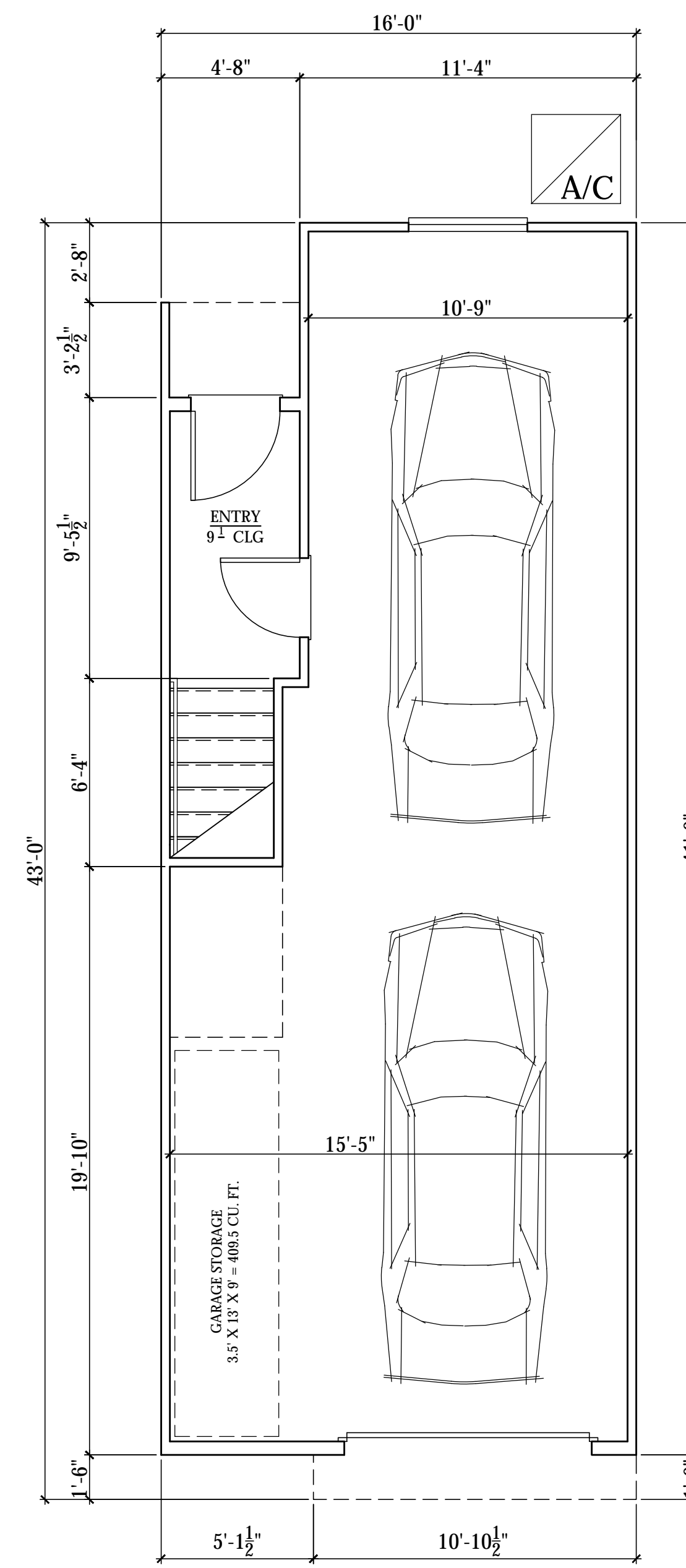
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3RD FLR



2ND FLR



1ST FLR

PLAN 1: 2BD/2.5BA

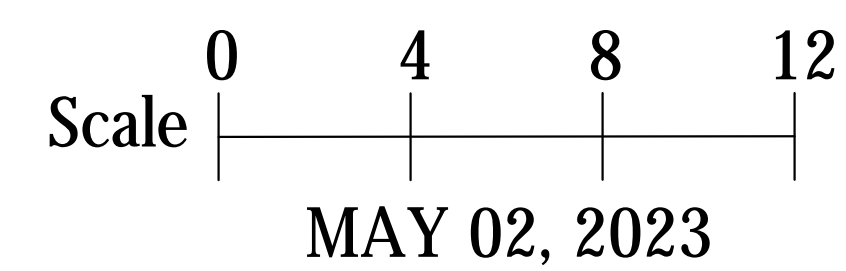
	GROSS LIV.
1ST FLR -	73 S.F.
2ND FLR -	579 S.F.
3RD FLR -	650 S.F.
TOTAL GROSS	1,302 S.F.
BALCONY -	65 S.F.
GARAGE -	563 S.F.

GARDEN GROVE, CA

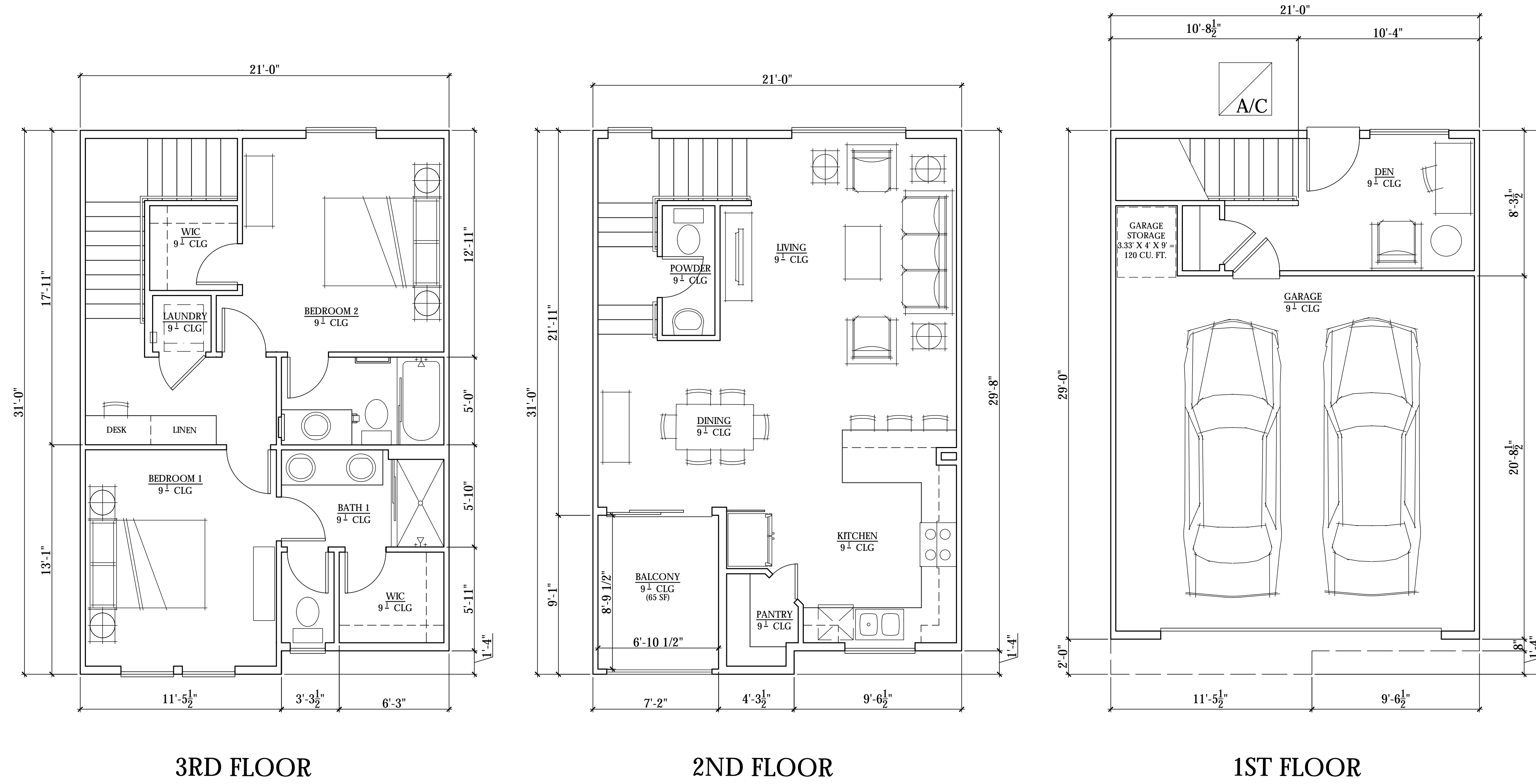
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UNIT PLAN 1

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PLAN 2: 2BD+DEN/2.5BA

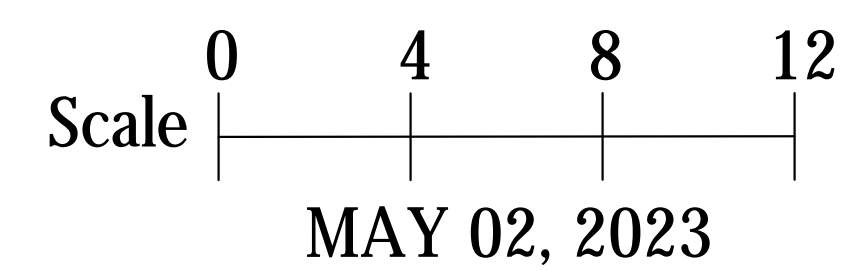
	GROSS LIV.
1ST FLR -	158 S.F.
2ND FLR-	573 S.F.
3RD FLR-	603 S.F.
TOTAL GROSS	1,334 S.F.
BALCONY-	65 S.F.
GARAGE-	451 S.F.

GARDEN GROVE, CA

BROOKHURST TOWNHOMES - BRECKYN

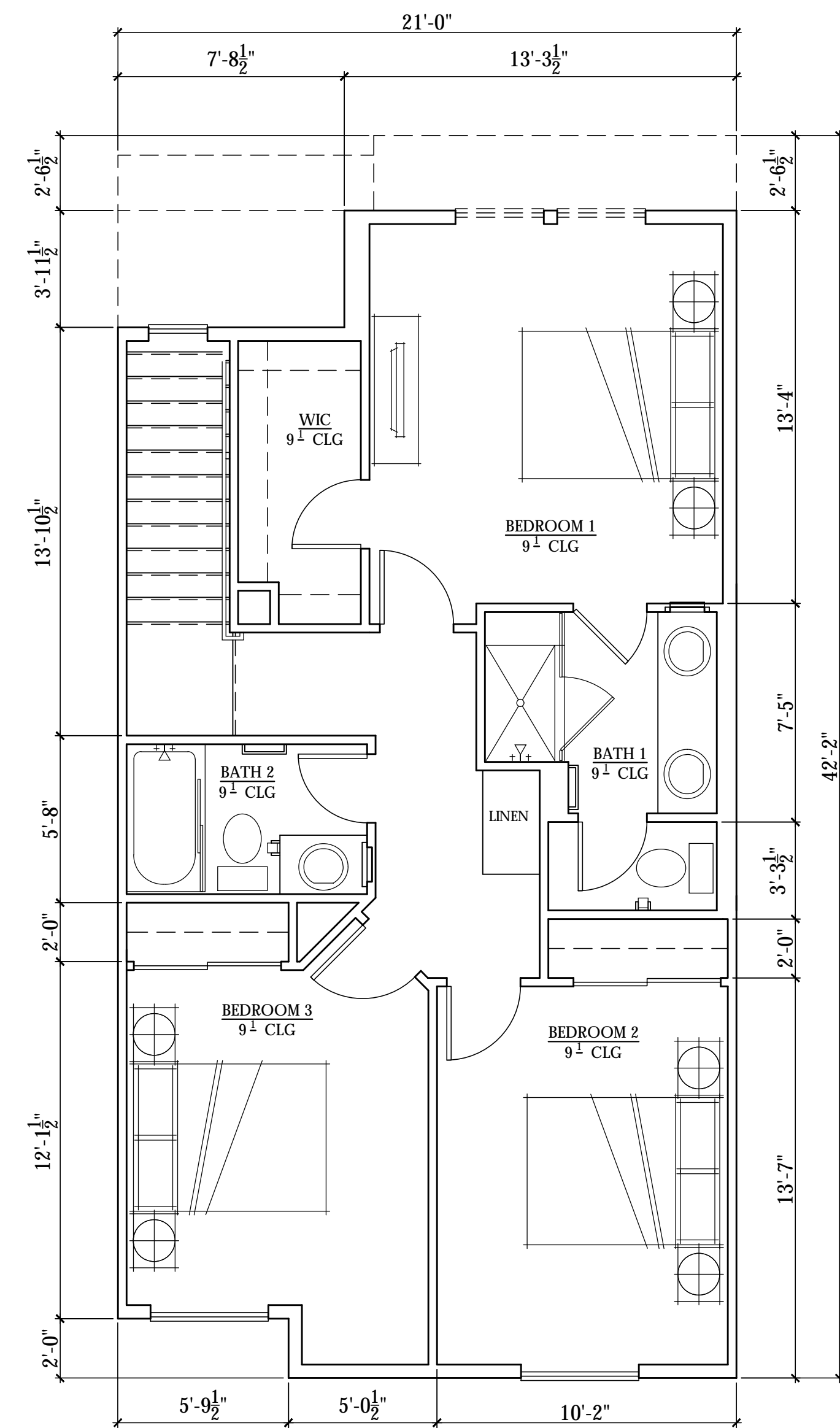
UNIT PLAN 2

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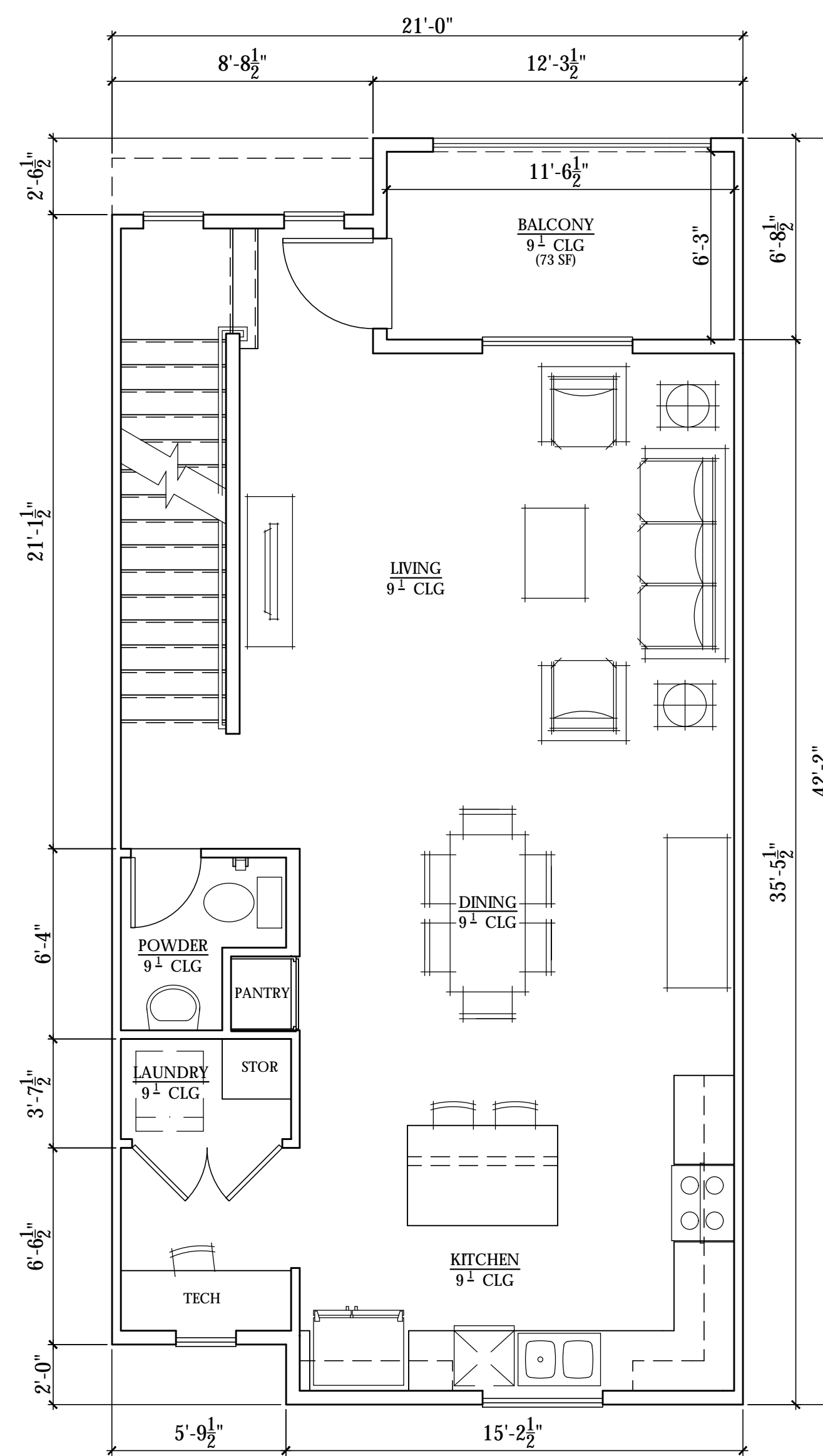


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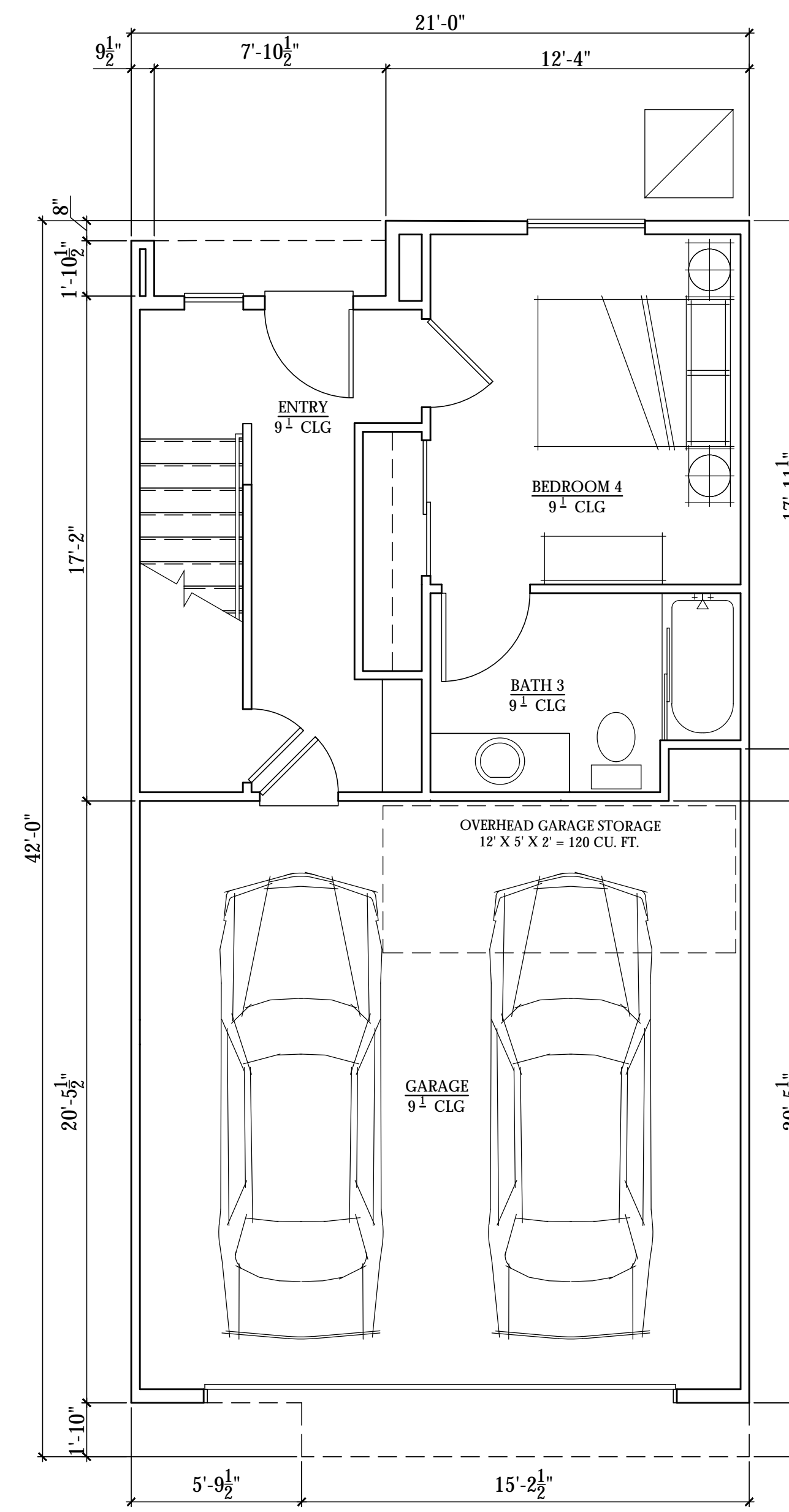
A-3



3RD FLR



2ND FLR



1ST FLR

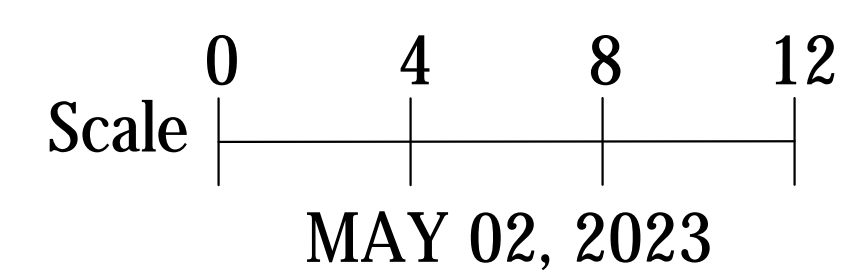
PLAN 3	4BED/3.5BA
1ST FL -	388
2ND FL -	771
3RD FL -	769
TOTAL LIVABLE -	1,928 S.F.
BALCONY -	73 S.F.
GARAGE -	434 S.F.

GARDEN GROVE, CA

BROOKHURST TOWNHOMES - BRECKYN

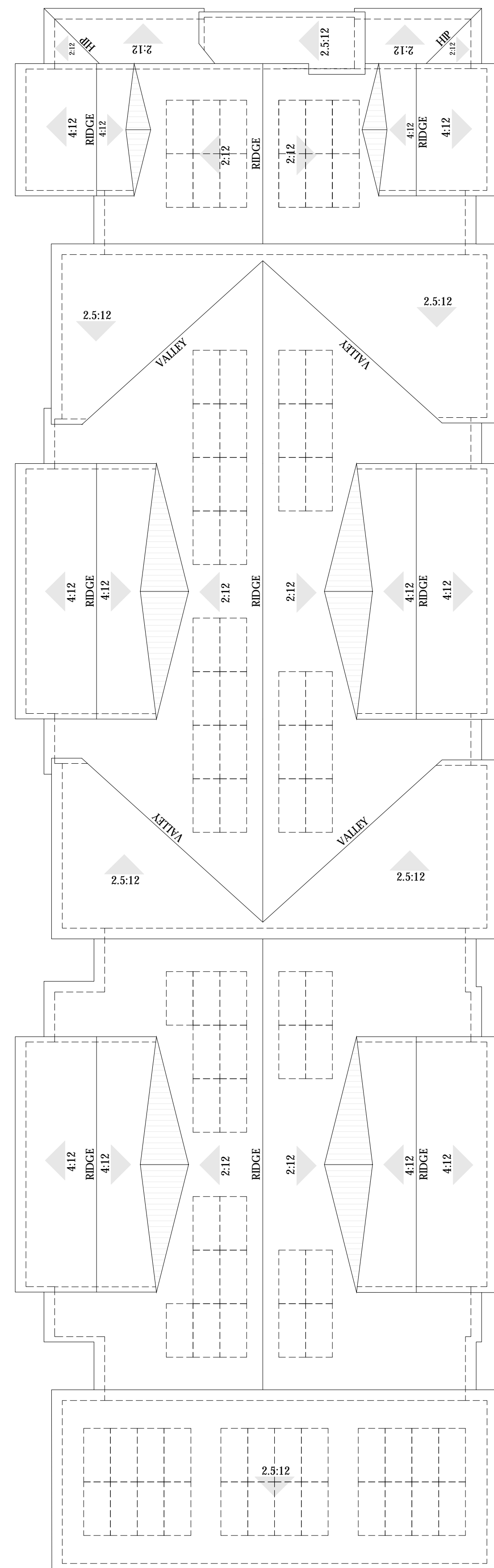
UNIT PLAN 3

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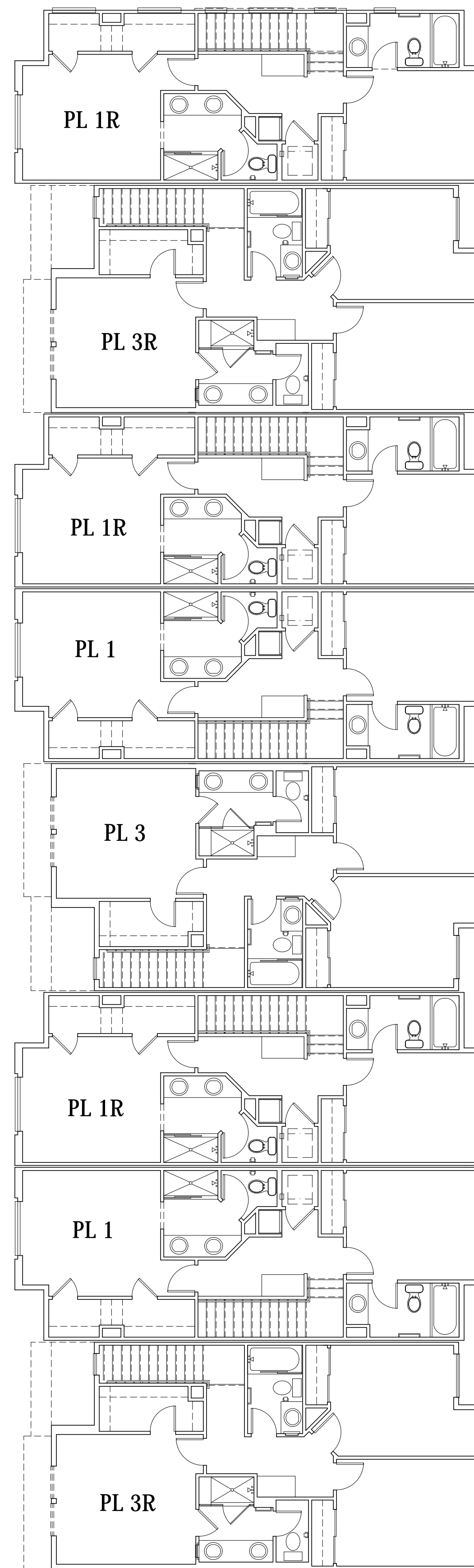


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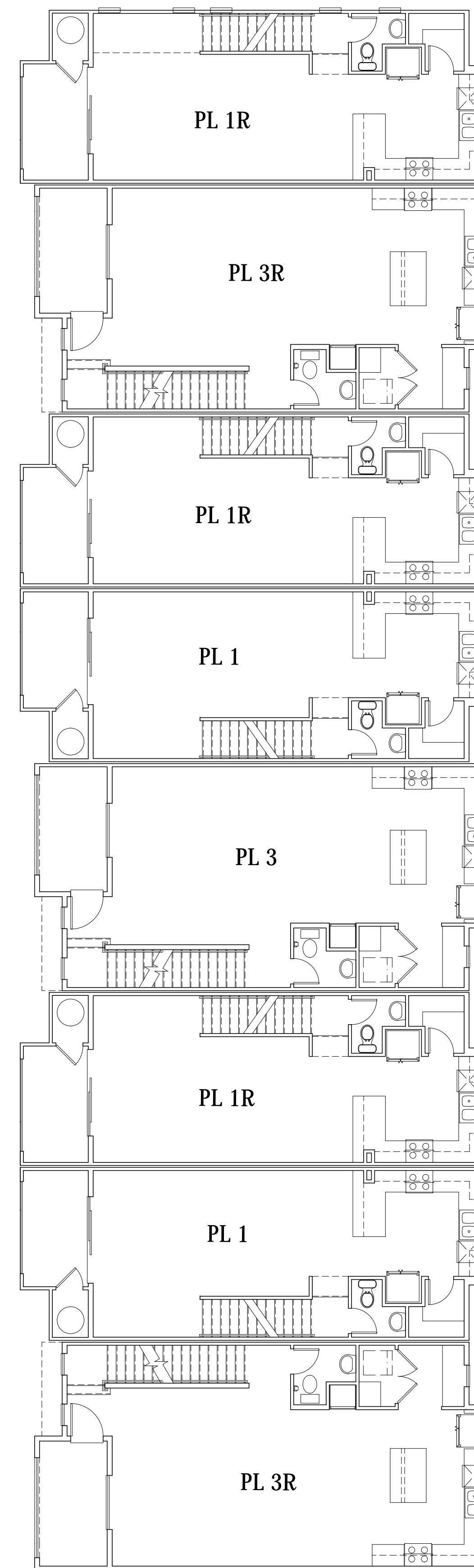
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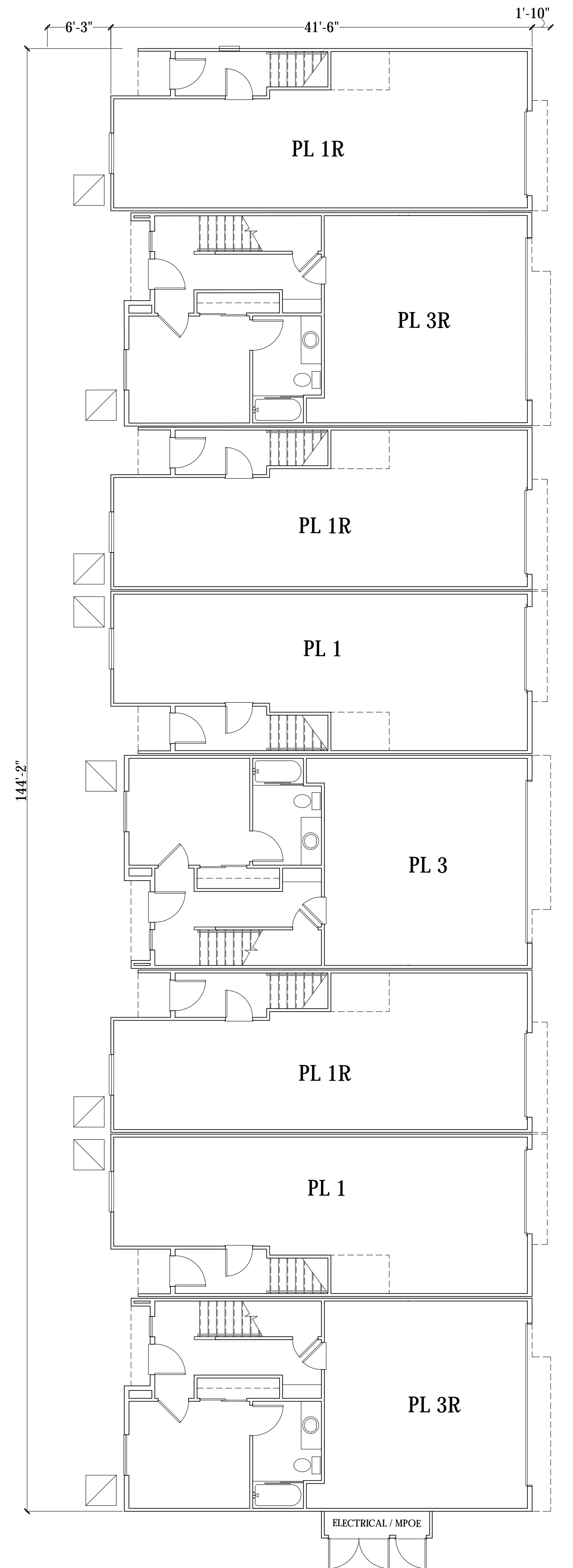
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



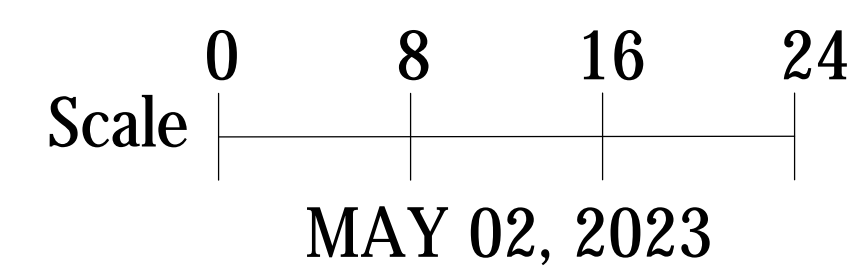
FIRST FLOOR PLAN

GARDEN GROVE, CA

BROOKHURST TOWNHOMES - BRECKYN

BUILDING TYPE A

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A-5

MATERIAL SCHEDULE

1. ROOF - COMPOSITION ASPHALT ROOFING
2. FASCIA - RESAWN WOOD
3. WALL - EXTERIOR 1620 FINISH STUCCO
4. WALL - HORIZONTAL SIDING
5. WALL - STONE VENEER
6. DECORATIVE METAL GUARDRAIL
7. VINYL WINDOW
8. DECORATIVE RESAWN WOOD TRELLIS
9. DECORATIVE STUCCO O/ E.P.S. TRIM
10. STUCCO CONTROL JOINT
11. EXTERIOR LIGHT FIXTURE
12. SECTIONAL GARAGE DOOR W/ TRIM WHERE SHOWN
13. UTILITY CLOSET WITH METAL DOORS
14. STUCCO SOFFIT



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

GARDEN GROVE, CA

BROOKHURST TOWNHOMES - BRECKYN

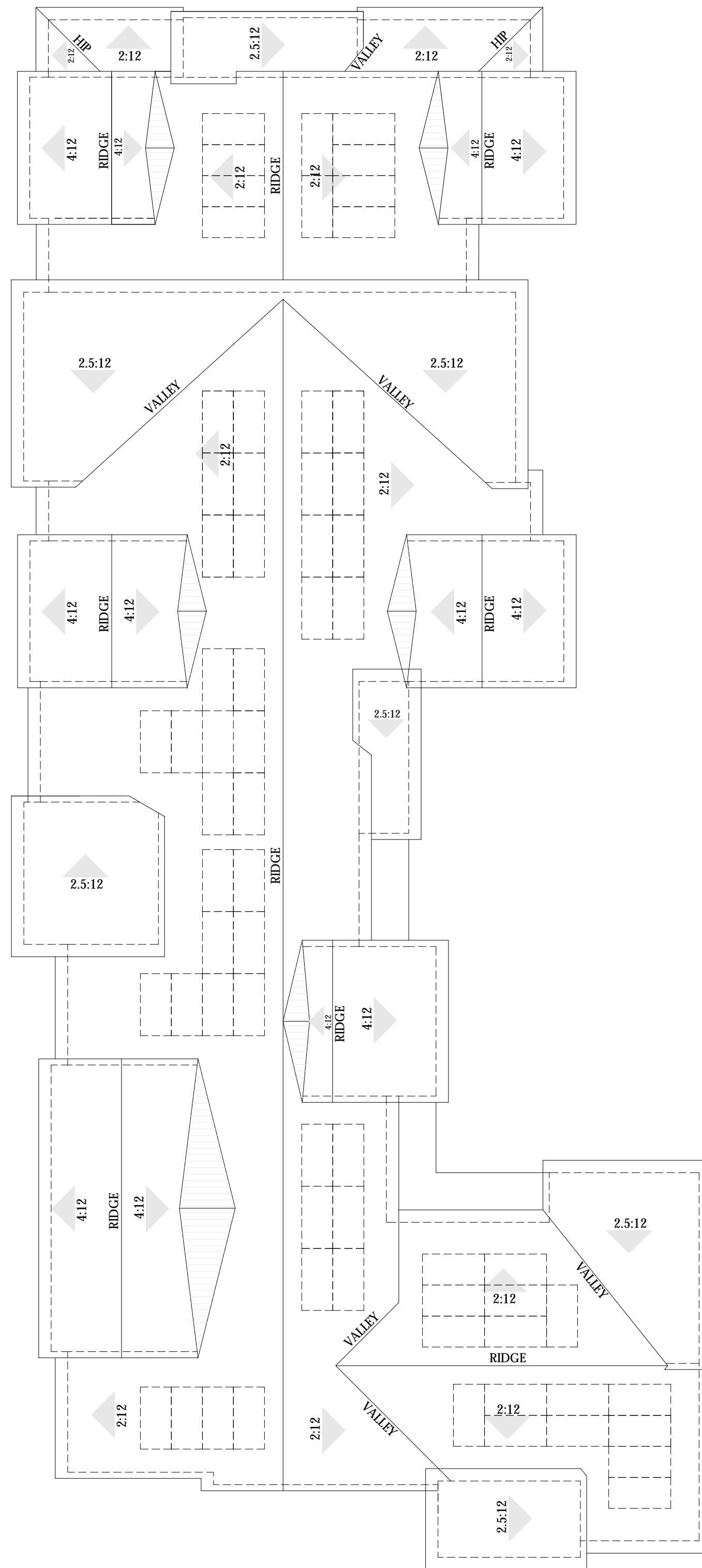
BUILDING TYPE A EXTERIOR ELEVATIONS

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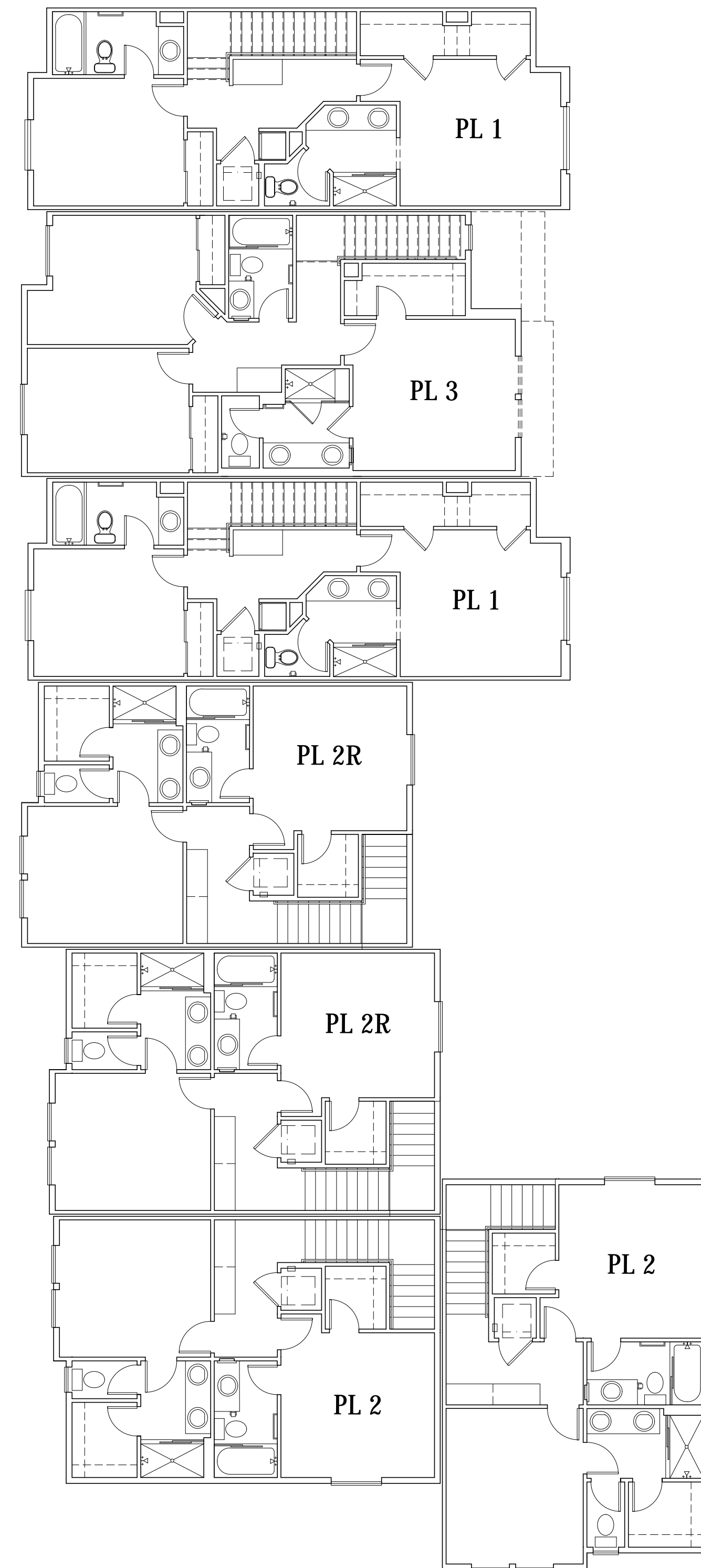
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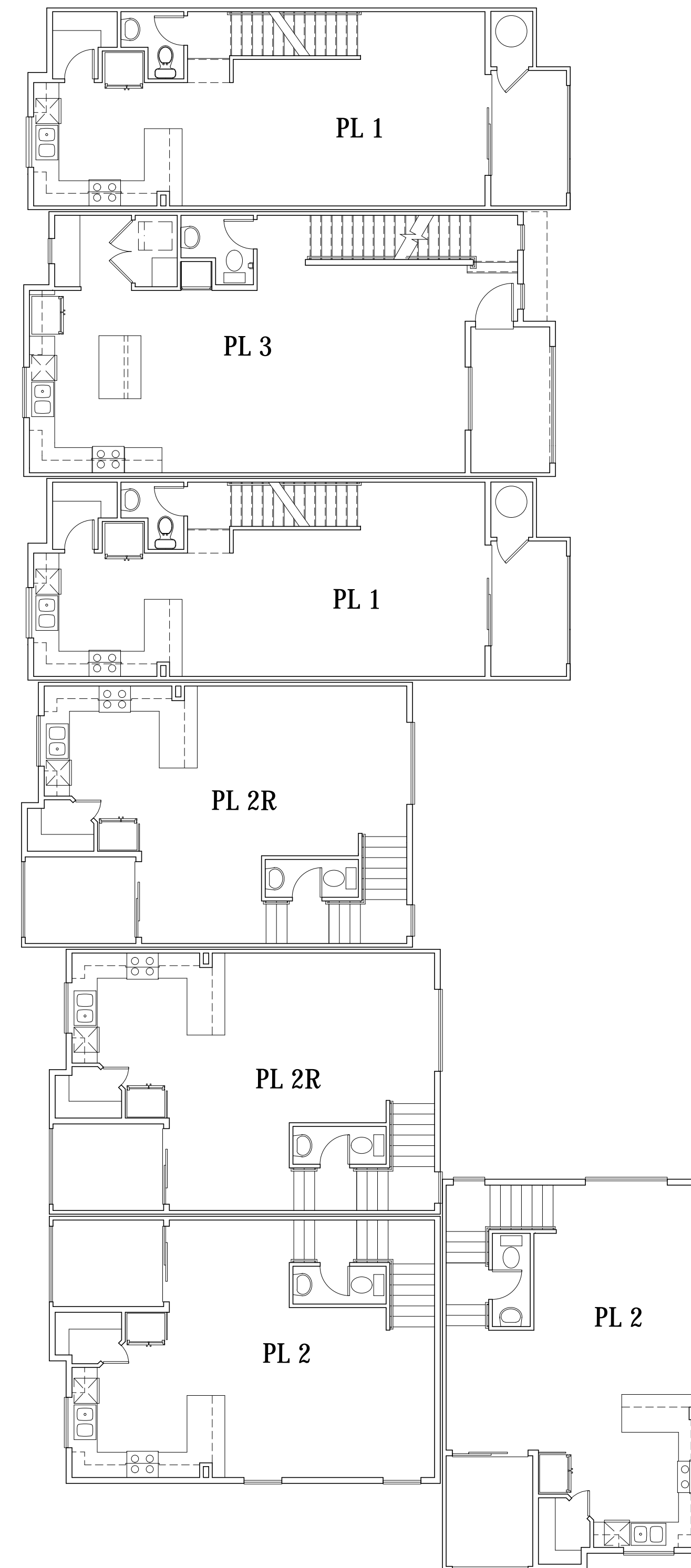
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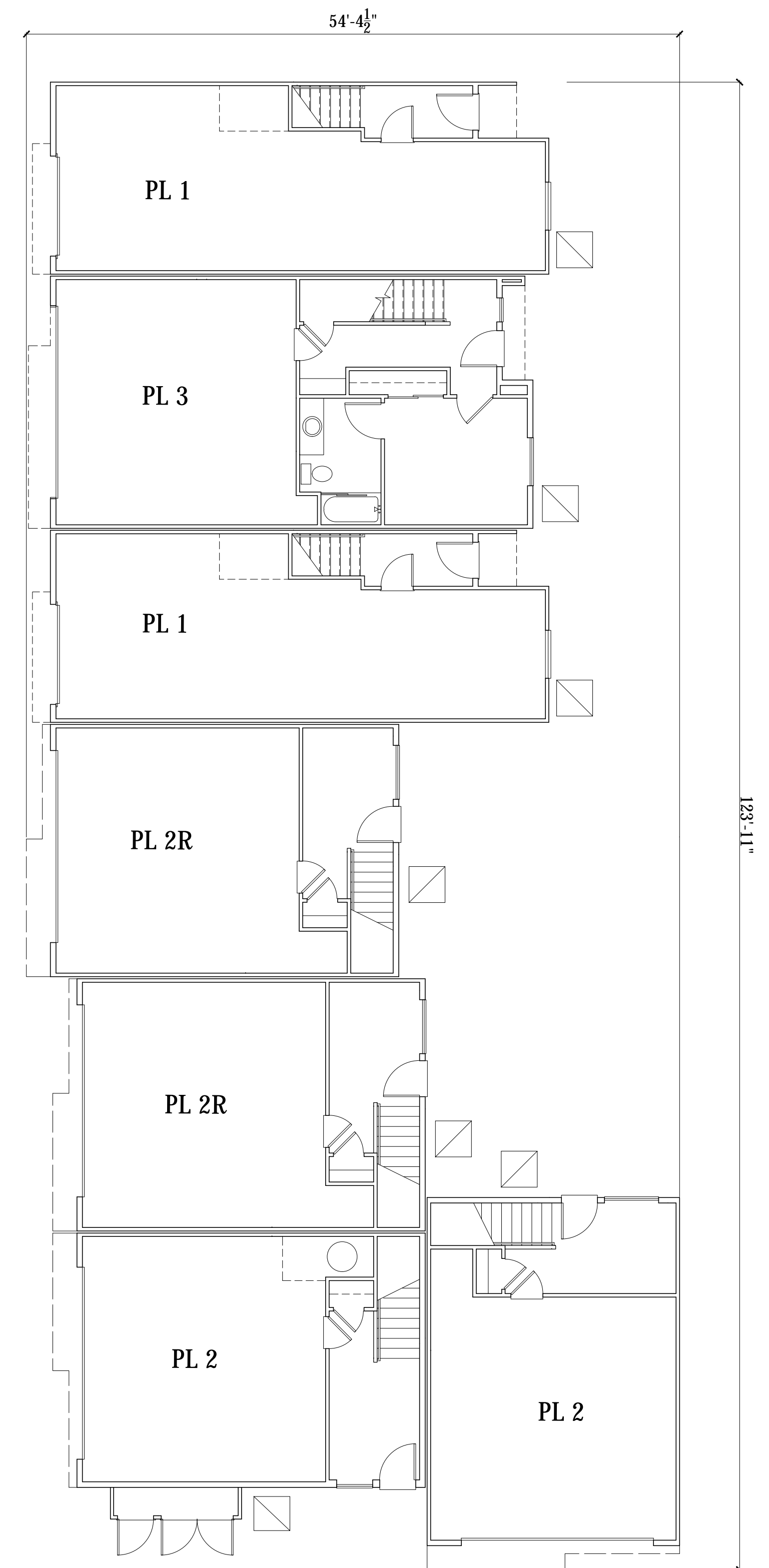
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



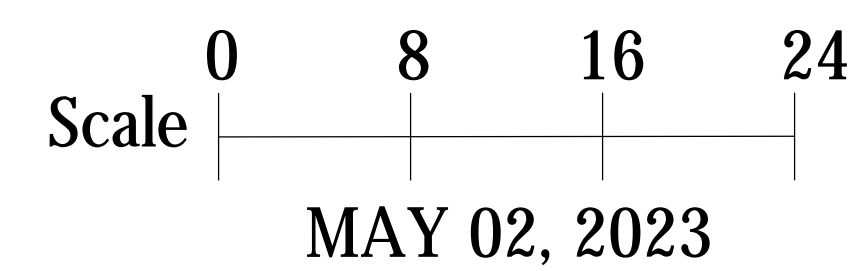
FIRST FLOOR PLAN

GARDEN GROVE, CA

BROOKHURST TOWNHOMES - BRECKYN

BUILDING TYPE B

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A-7

MATERIAL SCHEDULE

1. ROOF - COMPOSITION ASPHALT ROOFING
2. FASCIA - RESAWN WOOD
3. WALL - EXTERIOR 1620 FINISH STUCCO
4. WALL - HORIZONTAL SIDING
5. WALL - STONE VENEER
6. DECORATIVE METAL GUARDRAIL
7. VINYL WINDOW
8. DECORATIVE RESAWN WOOD TRELLIS
9. DECORATIVE STUCCO O/ E.P.S. TRIM
10. STUCCO CONTROL JOINT
11. EXTERIOR LIGHT FIXTURE
12. SECTIONAL GARAGE DOOR W/ TRIM WHERE SHOWN
13. UTILITY CLOSET WITH METAL DOORS
14. STUCCO SOFFIT



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

GARDEN GROVE, CA

BROOKHURST TOWNHOMES - BRECKYN

BUILDING TYPE B EXTERIOR ELEVATIONS

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MAY 02, 2023



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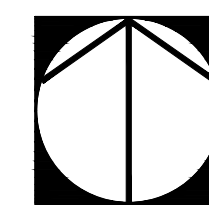
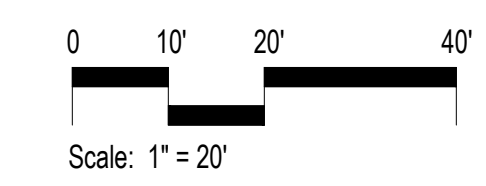


LEGEND

1. Central community gathering area with large wood shade structure, BBQ counter, and ADA picnic table seating.
2. 4'x8' Raised herb garden area with decomposed granite paving (self-watered by residents).
3. Paseo with bench seating and shade trees.
4. Passive open space area / reading nook with adirondack seating.
5. Three community cluster mailboxes, per USPS review and approval.
6. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
7. Enhanced stamped paving at main project entryways.
8. Proposed tree, per Planting Plan.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. Accessible parking stall and striping, per Civil plans.
11. Guest parking stall.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Proposed entry Project monument.
14. Proposed AC units, per Architecture plans.
15. Common area landscape, builder installed and HOA maintained.
16. Community dog bag station (black in color), for pet owners.
17. Property line.
18. Public street R.O.W.
19. Proposed public street sidewalk, per Civil plans.
20. Transformer to be screened with landscape, quantity and final locations to be determined.
21. Short term bike parking (1 bike racks to accommodate 2 bike stalls).
22. Amazon Parcel Locker.
23. Community trash enclosure. See Sheet L-5 (Trash Circulation & Hauler Route Plan).
24. Proposed bio-filtration planter area, per Civil Engineer's plans.
25. Private patio area; homeowner installed and maintained.
26. SCE PME structure by others.



*Conceptual images (provided herein are conceptual and subject to change)



Melia Homes

Schematic Landscape Plan

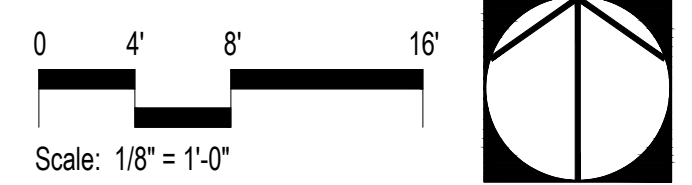


LEGEND

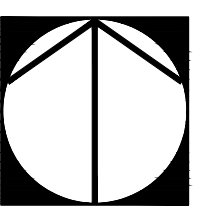
1. Central community gathering area with large wood shade structure and BBQ counter and ADA picnic table seating. Picnic table by Dumor.
2. Trash Receptacle by Dumor.
3. Paseo with bench seating and shade trees. Bench by Dumor.
4. Passive open space area / reading nook with adirondack seating. Adirondack chair by Landscapeforms.
5. Proposed tree, per Planting Plan.
6. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
7. Common area landscape, builder installed and HOA maintained.
8. Private patio area; homeowner installed and maintained.
9. Proposed AC units, Architecture plans.
10. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Enlargement Plan - Central Community Open Space



Melia Homes

2nd City Submittal | Project No.: MH16-D
Date: May 04, 2023

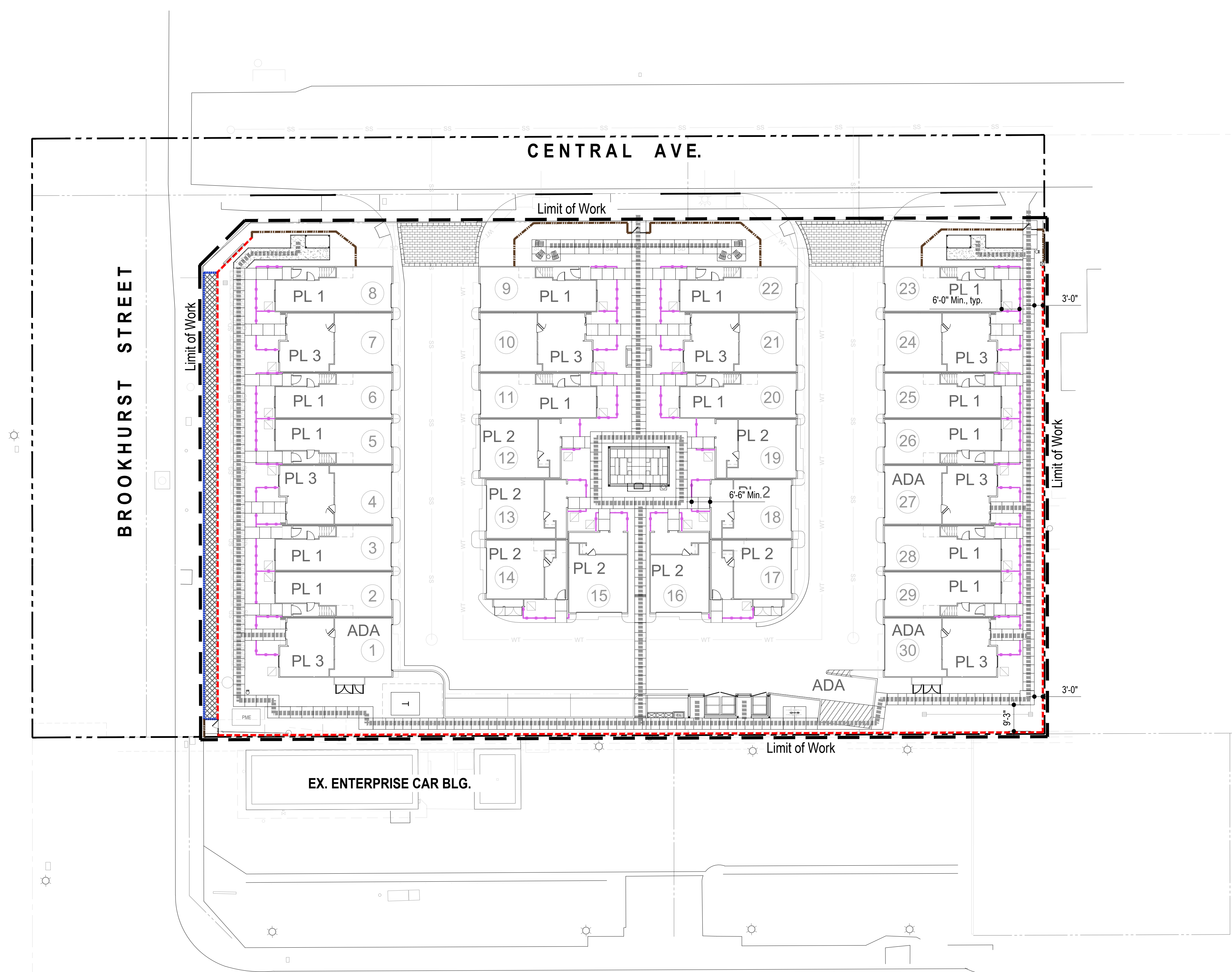
L-2



BRECKYN

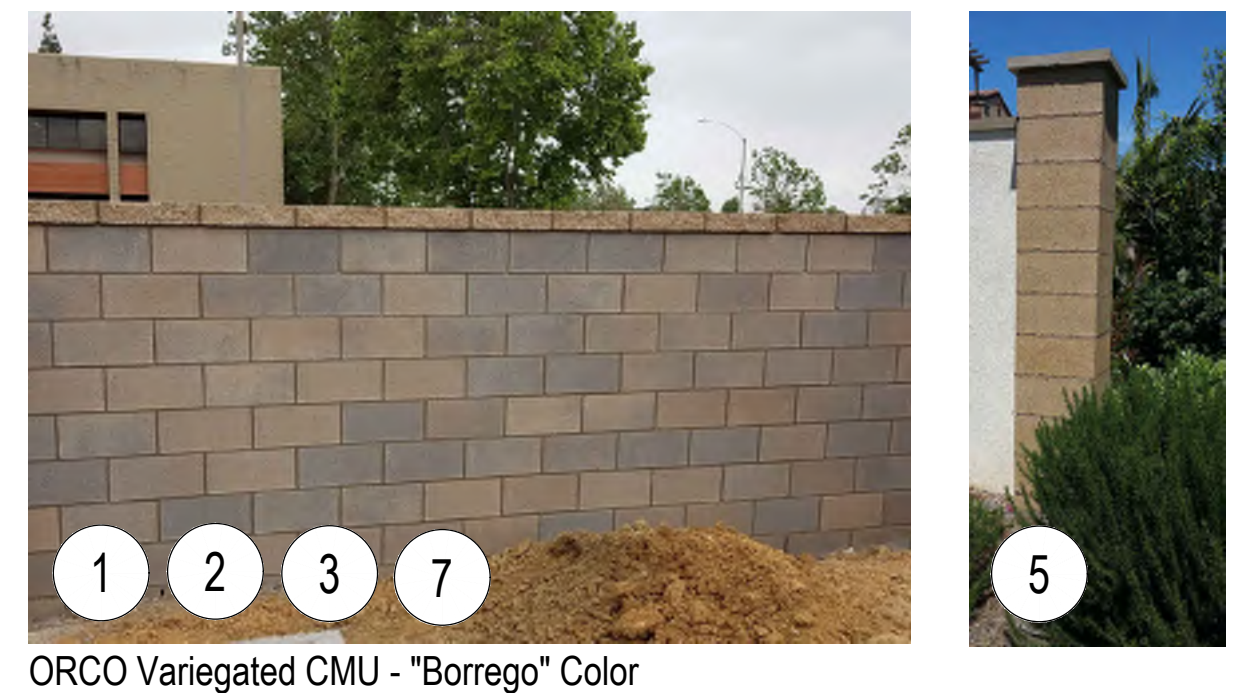
Brookhurst Townhomes- Garden Grove, Ca



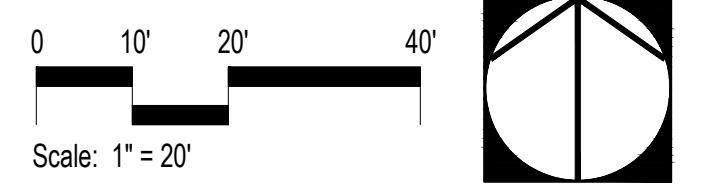


WALL LEGEND

- 1 - 6'-0" High precision CMU wall, with 2" high precision cap (Borrego color; to match architecture).
 - 2 - 3'-6" High precision CMU frontage wall, with 2" high precision cap (Borrego color; to match architecture).
 - 3 - 3'-6" High precision CMU retaining bio-planter wall, with 2" high precision cap (Borrego color; to match architecture).
 - 4 - 3'-6" High vinyl horiz. design patio fence (tan or cream color).
 - 5 - 6'-6" High (16" sq.) precision CMU pilaster, with 2" high precision cap (Borrego color; to match architecture).
 - 6 - 3'-6" High (at Central) & 5'-6" High (at Brookhurst) metal pedestrian (ADA accessible) gate, (black paint color).
 - 7 - Monument signage feature (black pin-mounted lettering on proposed 6'-0" high precision CMU wall)
- ADA Path of Travel



*Signage wall concept enlargement shown for reference only; subject to change.



*Conceptual images (provided herein are conceptual and subject to change)

Schematic Wall & Fence Plan

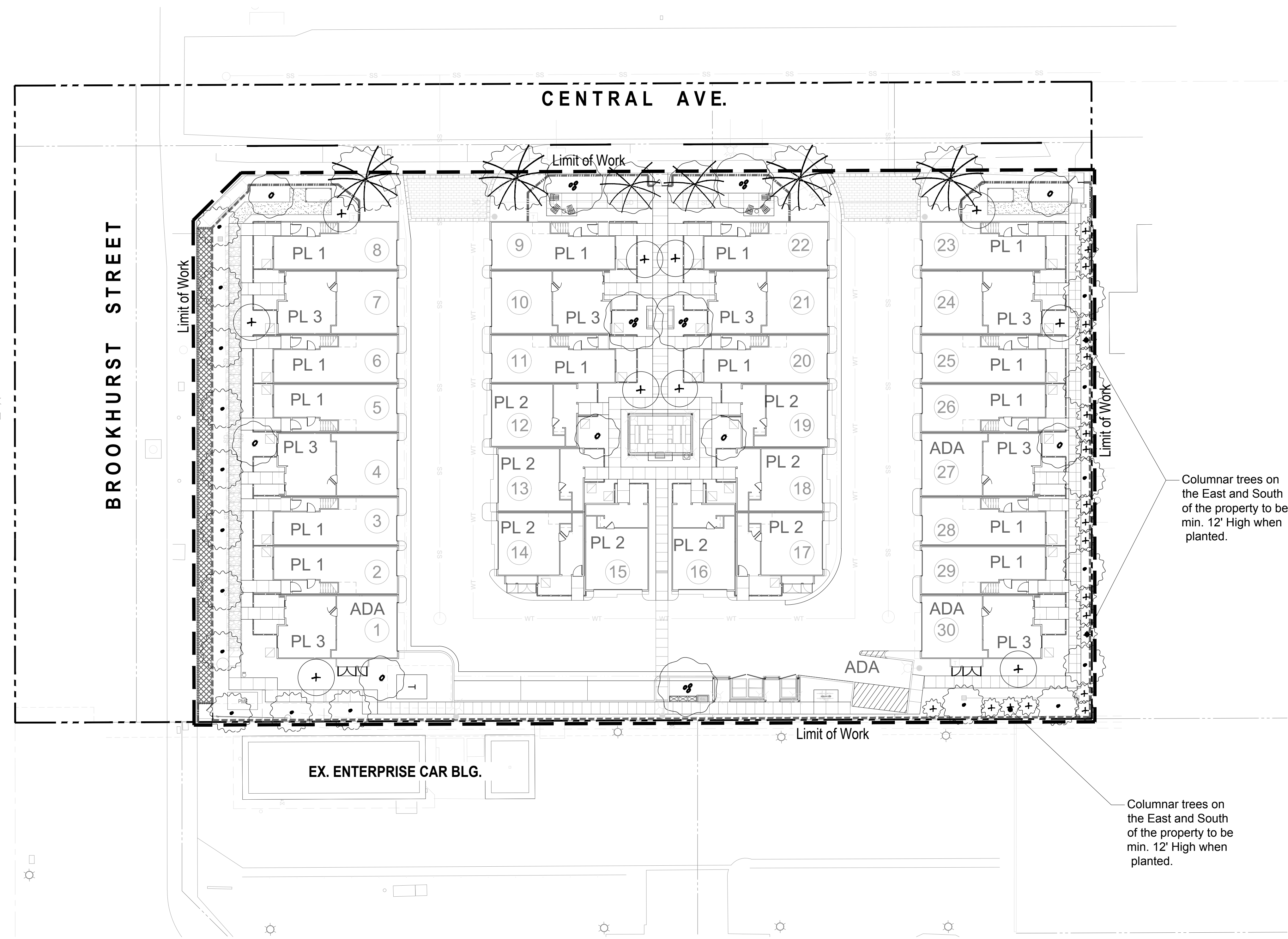
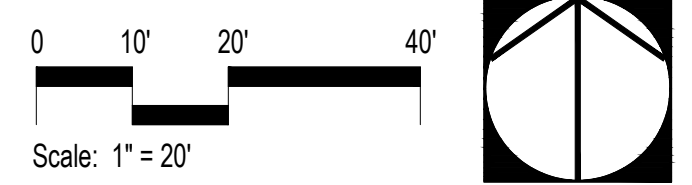
Melia Homes

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.
Botanical Name (Common Name)						
TREES						
	Specimen	Olive olea 'Wilsonii' (Wilsonii Olive)	Multi	36" Box	Low	4
	Focal	Magnolia g. 'Little Gem' (L. Gem Magnolia)	Single	36" Box	Medium	2
	Canopy Deciduous	Platanus racemosa (California Sycamore)	Single	24" Box	Medium	5
	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	7
	Deciduous Flowering	Lagerstroemia i.x.f. 'Natchez' (Crape Myrtle)	Single	15 Gal	Medium	10
	Vertical Buffer	Melaleuca quinquenervia (Paperbark Melaleuca)	Multi	15 Gal	Low	18
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus macrophyllus (Yew Pine)	Single	15 Gal	Low Medium	21
						TOTAL = 67

SHRUBS and GROUND COVER		WUCOLS (R3)
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasyliirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Salvia sp.	Sage	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

VINES & ESPALIERS		WUCOLS (R3)
Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low



Columnar trees on the East and South of the property to be min. 12' High when planted.

Columnar trees on the East and South of the property to be min. 12' High when planted.

NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 5' of hardscape to be installed with deep root barriers.
- 3" mulch depth, to be planted at shrubs and groundcover areas. Mulch Type: Forest Floor (2" minus).
- All the planting in narrow north facing area will be shade tolerant.
- Specimen Olive trees, Magnolia, and Crape myrtle 'Muskogee' are required to be tagged at nursery yard by landscape architect.

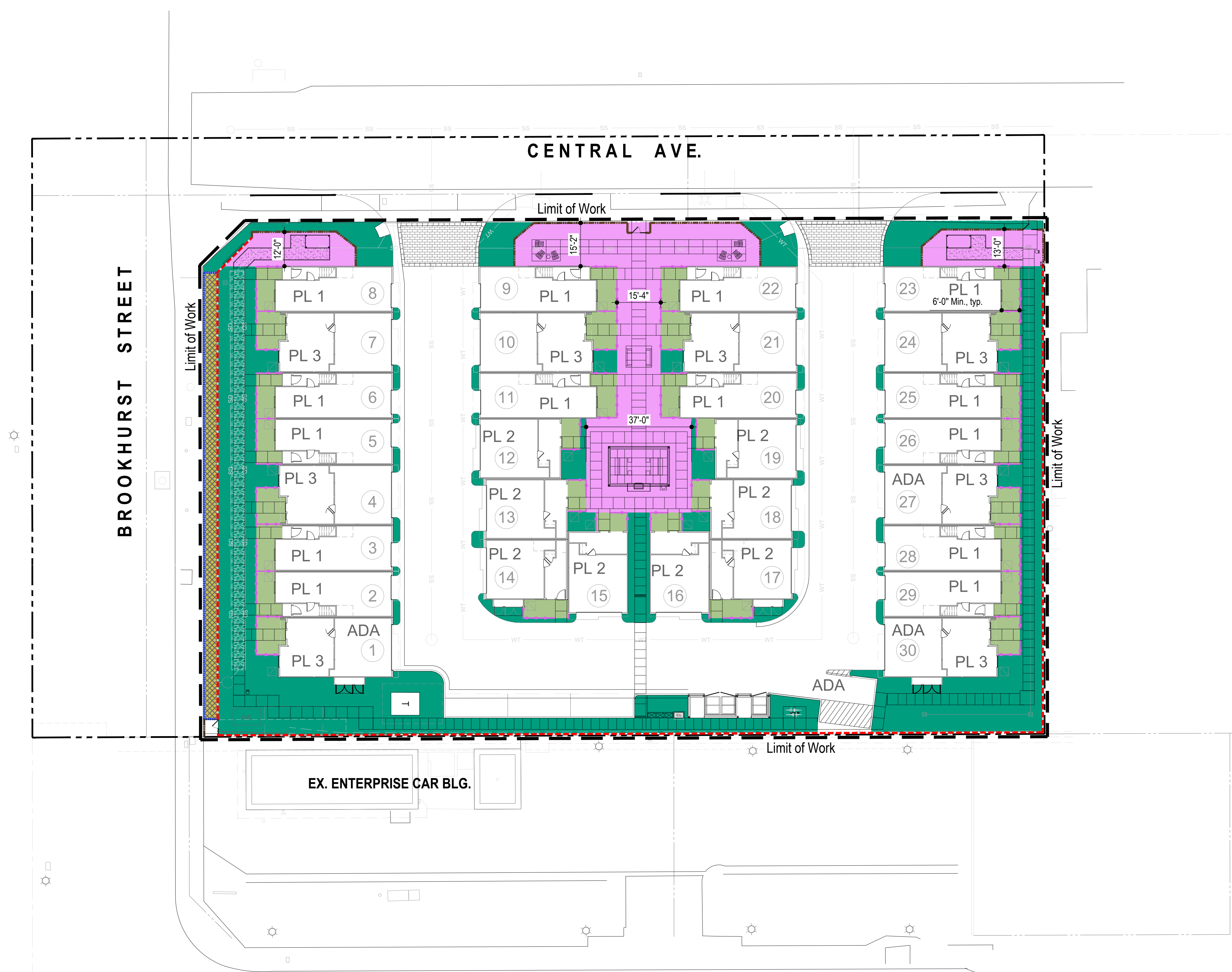
BIO-PLANTER NOTES:

- Plant materials should be tolerant of summer drought, ponding fluctuations, and saturated soil conditions for 48 to 96 hours.
- It is recommended that a minimum of three types of tree, shrub, and/or herbaceous groundcover species be incorporated to protect against facility failure due to disease and insect infestations of a single species.
- Native plant species and/or hardy cultivars that are not invasive and do not require chemical inputs should be used to the maximum extent feasible.

BIO-PLANTER AREAS

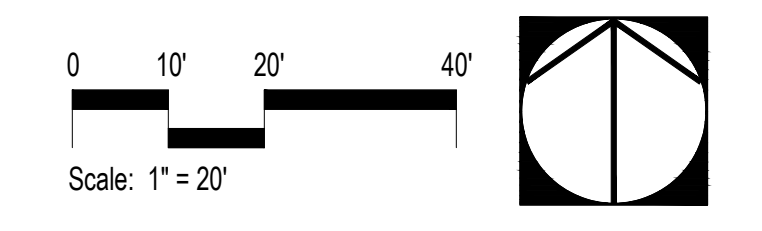
Carex divulsa	Berkeley Sedge	Low
Muhlenbergia rigens	Deer Grass	Low
Salvia sp.	Sage	Low
Yucca gloriosa	Spanish Dagger	Low

Schematic Planting Plan



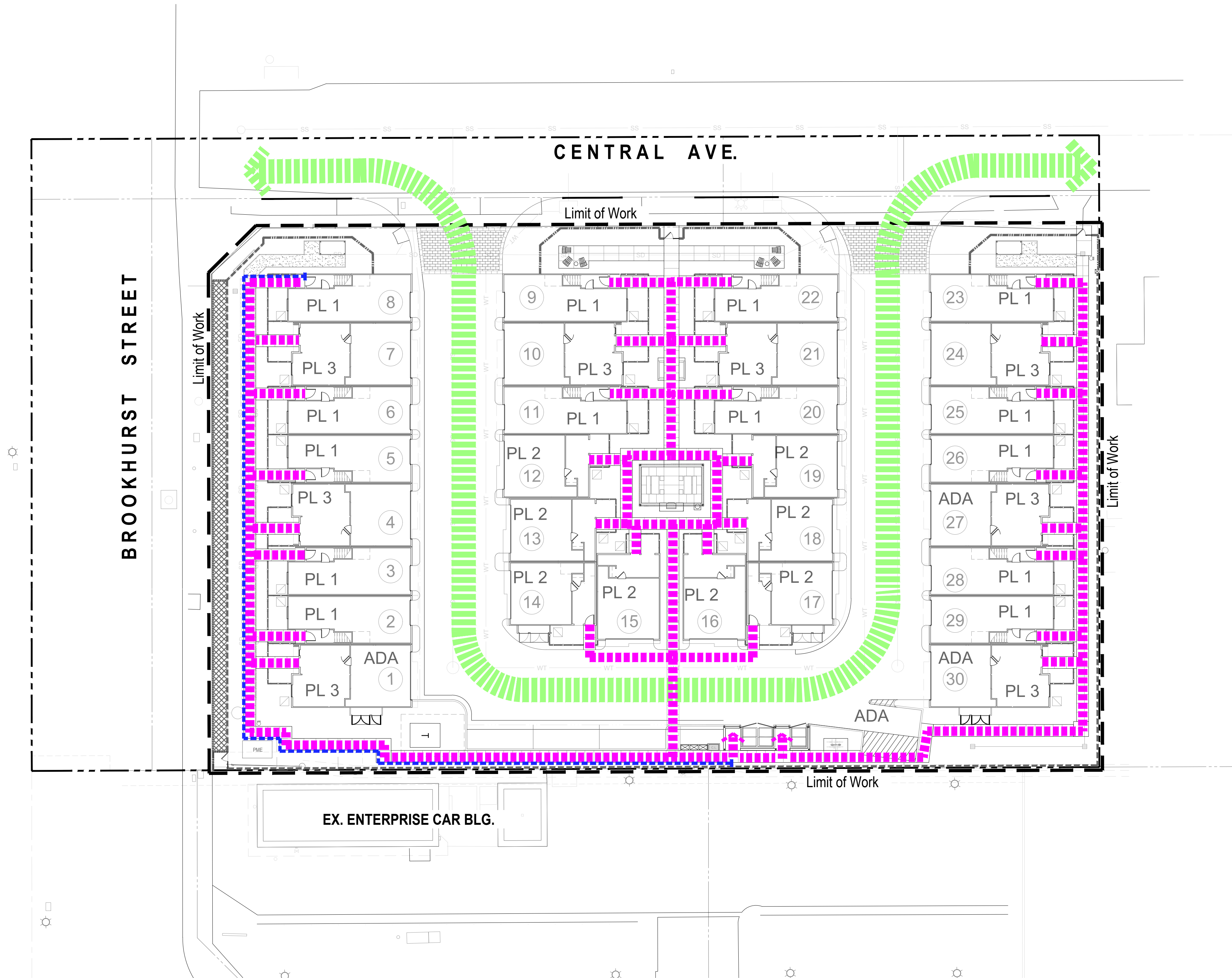
OPEN SPACE LEGEND

SYMBOL	NOTES	QTY
	ACTIVE COMMON O.S. Builder installed, HOA maintained.	4,322 sf
	OTHER COMMON O.S. Builder installed, HOA maintained.	9,578 sf
	GROUND -LEVEL PRIVATE O.S. (Min. 6' dimension). Homeowner installed & maintained landscape.	3,289 sf
	PRIVATE BALCONY AREAS (Per Architecture Plans)	2,014 sf
		TOTAL O.S. = 19,925 sf
	RAISED BIO-RETENTION PLANTER Builder installed & HOA maintained.	722 sf



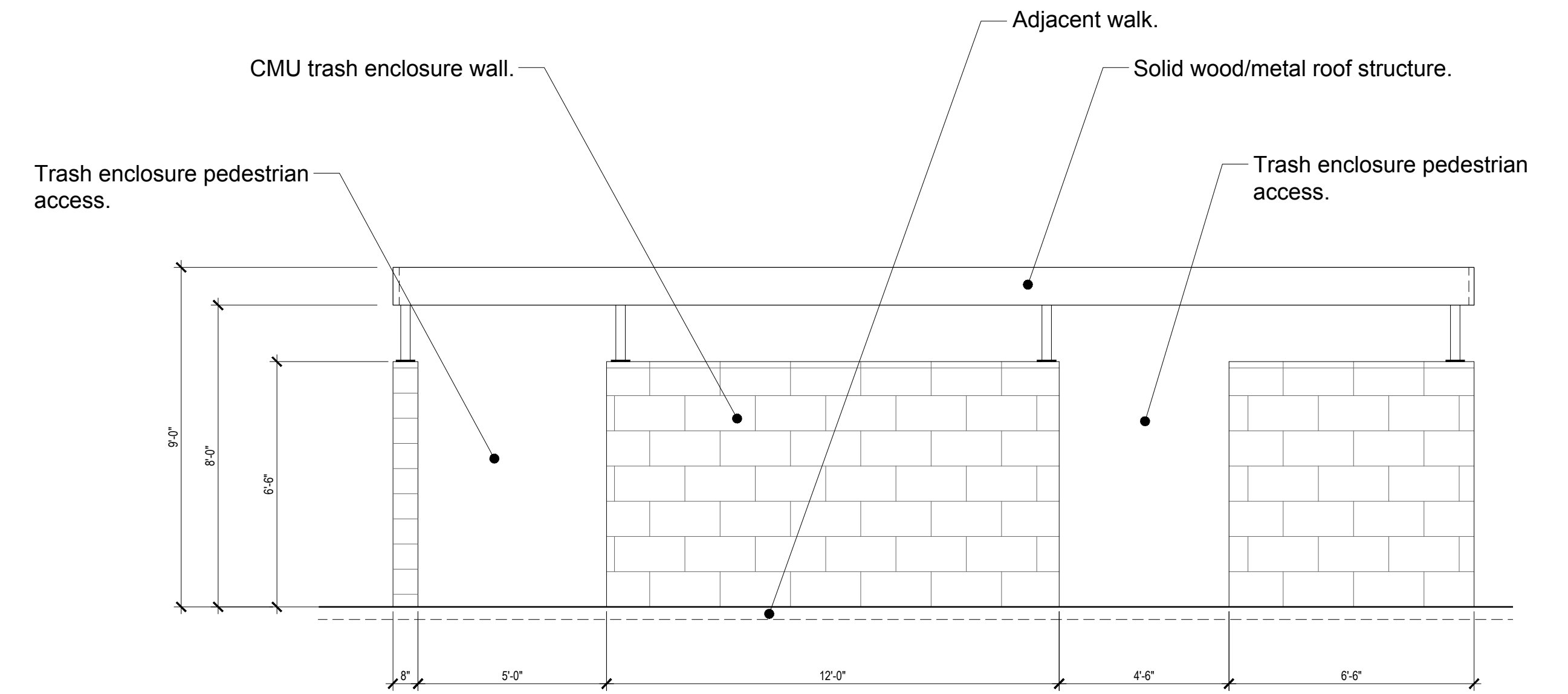
Schematic Open Space Plan

Melia Homes

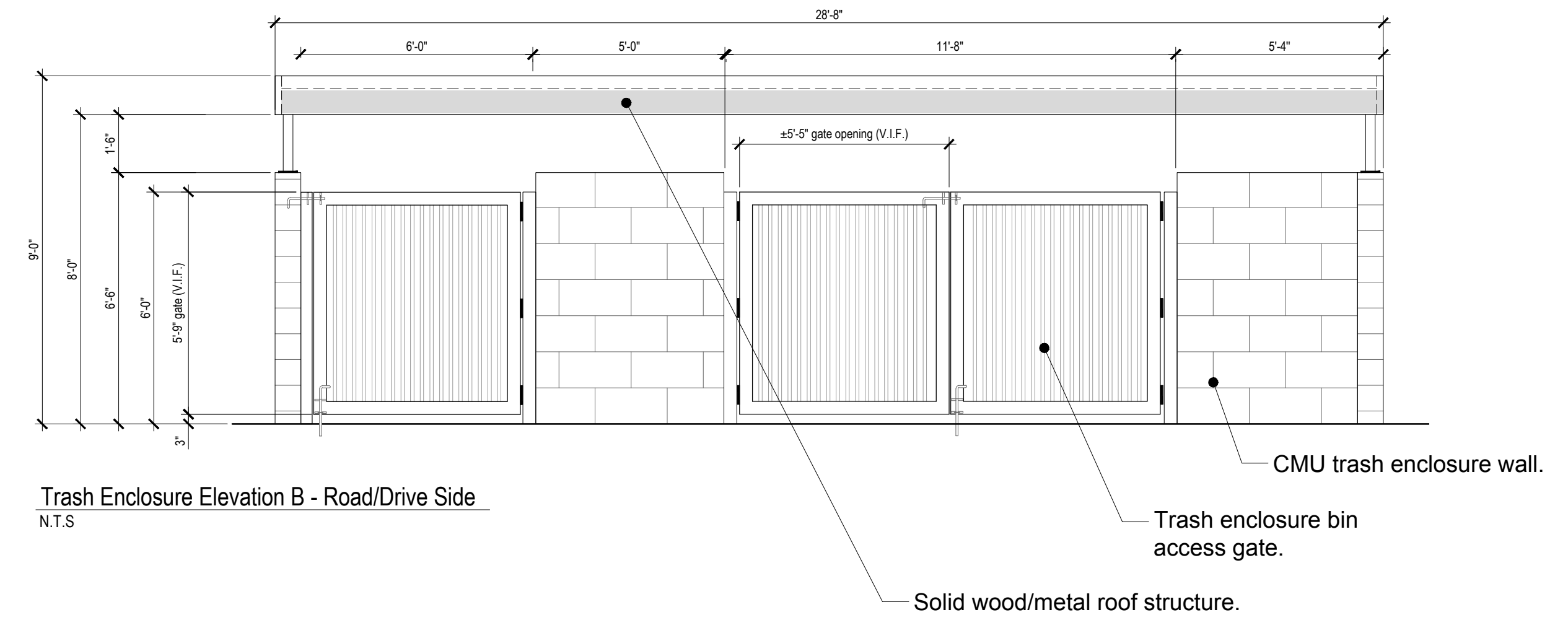


LEGEND

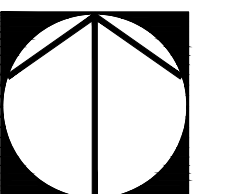
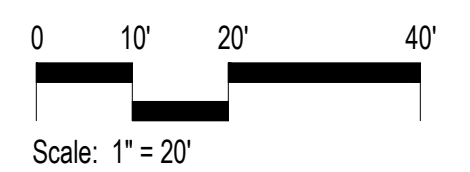
- Homeowner trash circulation path.
- (Unit 8 to Trash Enclosure Entry path of travel = 302 LF)
- Trash hauler path of travel.



Trash Enclosure Elevation A - Pedestrian Access Side
N.T.S.



Trash Enclosure Elevation B - Road/Drive Side
N.T.S.



Melia Homes

Schematic Trash Circulation & Hauler Route Plan

BRECKYN

Brookhurst Townhomes- Garden Grove, Ca



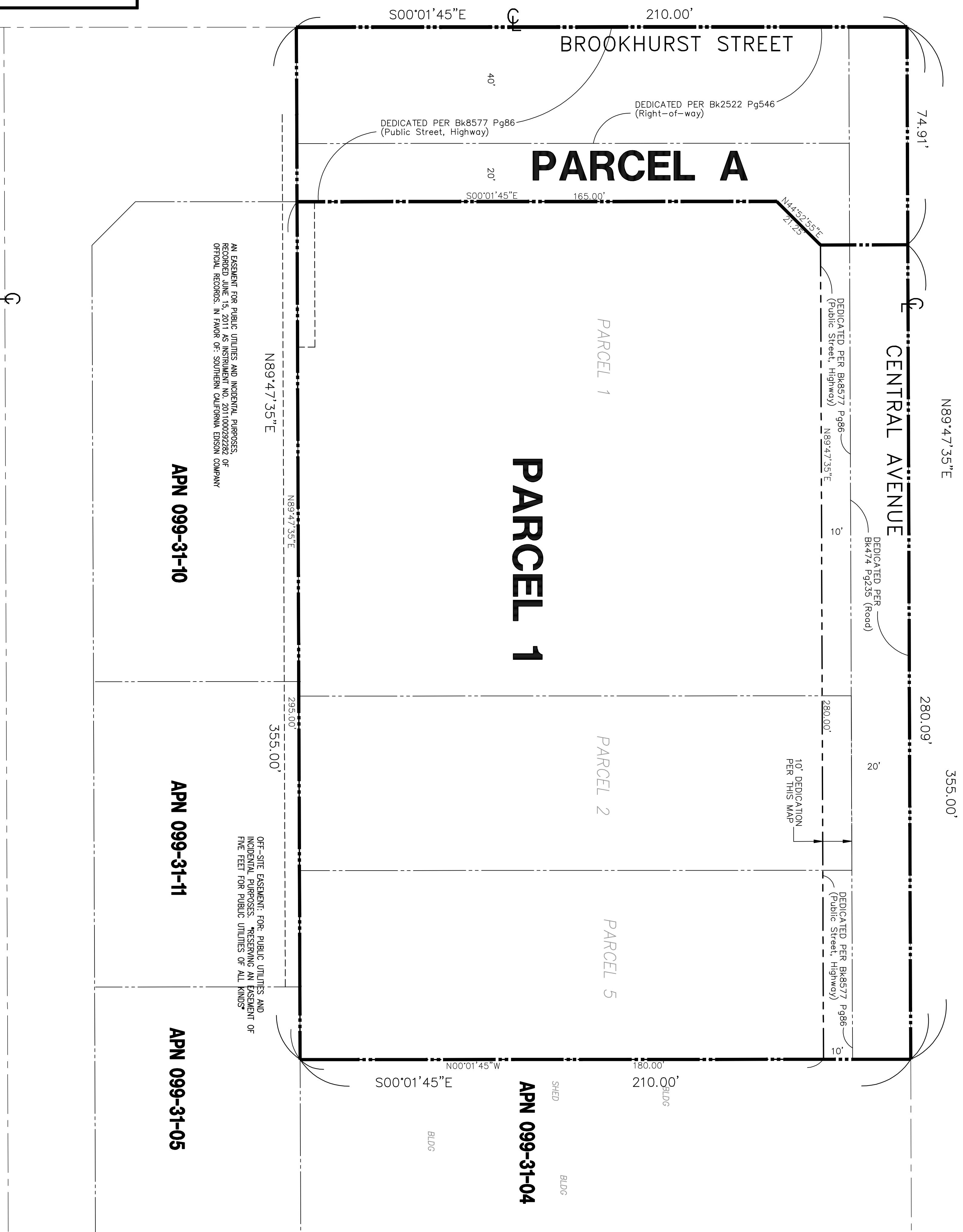
2nd City Submittal | Project No.: MH16-D
Date: May 04, 2023

L-6



TENTATIVE TRACT MAP NO. 19273

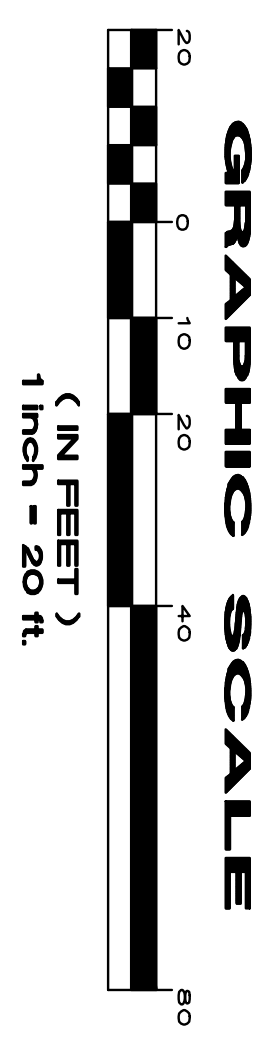
FOR PLANNED CONDOMINIUM DEVELOPMENT PURPOSES
BOUNDARY INFORMATION



PARCEL TABULATION

PARCEL	AREA	USE
1	1.41 AC	RESIDENTIAL
A	0.30 AC	STREET*

* STREET SHALL BE DEDICATED IN FEE TO THE CITY OF GARDEN GROVE



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CENTRAL AVENUE BEING N 89°47'35" E PER TRACT NO. 781, RECORDED IN BOOK 23, PAGE 27; RECORDS OF ORANGE COUNTY, CALIFORNIA.

PROPERTY DESCRIPTION

REAL PROPERTY IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

(APN: 099-03-01) THE WEST 230 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN THE GARDEN LAS BRUNAS, AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 5, DISTANT 110 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, 945 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, 210 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 89°47'35" WEST 165 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5, THENCE WEST ALONG SAID NORTH LINE 60 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVERTED TO PORTER, THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 210 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVERTED TO PORTER, THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 190 FEET TO THE POINT OF BEGINNING.

(APN: 099-03-02) THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN THE GARDEN LAS BRUNAS, AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE SOUTH LINE OF THE TRACT OF LAND CONVERTED TO JENSEN, L. PORTER AND HANSON BY DEED RECORDED IN BOOK 51, PAGE 238 OF OFFICIAL RECORDS, THENCE NORTH ALONG SAID SOUTH LINE WITH THE CENTER LINE OF FLOWER STREET, AS CONVERTED TO THE COUNTY OF ORANGE BY DEED RECORDED NOVEMBER 24, 1941 IN BOOK 1120, PAGE 238 OF OFFICIAL RECORDS, THENCE NORTH ALONG THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5, THENCE WEST ALONG SAID NORTH LINE 60 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVERTED TO PORTER, THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 210 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVERTED TO PORTER, THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 190 FEET TO THE POINT OF BEGINNING.

(APN: 099-03-08 AND 099-03-109) PARCEL 1, AS SHOWN ON EXHIBIT A, ATTACHED TO SET LINE ADJUSTMENT NO. UL-4-072-2019 RECORDED JANUARY 14, 2020 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT WHERE THE CENTERLINE OF FLOWER STREET AS CONVERTED TO THE COUNTY OF ORANGE BY DEED RECORDED NOVEMBER 24, 1941 IN BOOK 1120, PAGE 238 OF OFFICIAL RECORDS, THENCE NORTH ALONG SAID SOUTH LINE WITH THE CENTERLINE OF FLOWER STREET, AS CONVERTED TO THE COUNTY OF ORANGE BY DEED RECORDED NOVEMBER 24, 1941 IN BOOK 1120, PAGE 238 OF OFFICIAL RECORDS, THEN WEST ALONG THE SOUTH LINE SOUTH 89°47'35" WEST A DISTANCE OF 95 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE COMMENCING WEST ALONG SAID SOUTH LINE SOUTH 89°47'35" WEST A DISTANCE OF 63 FEET TO THE POINT OF BEGINNING OF THE NORTHWEST QUARTER OF SAID SECTION 5, THENCE WEST ALONG SAID NORTH LINE 60 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVERTED TO PORTER, THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 210 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVERTED TO PORTER, THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 190 FEET TO THE POINT OF BEGINNING.

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A.P.N. 099-031-01, -02, -08, -09

REVISIONS

NO.	DATE	DESCRIPTION

APN 099-31-10

APN 099-31-11

APN 099-31-05

APN 099-31-04

STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNERS OF RECORDED HAVE KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

FRED CORNWELL RCE 45591

May 31 2023 DATE

May 31 2023

431-19

SHEET NO. 2

OF 2 SHTS.