TRACT NO. 18078 SHEET 2 OF 2 SHEETS ALL OF VESTING TENTATIVE TRACT NO. 18078 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA NUMBER OF LOTS: 1 NUMBERED TOTAL AREA: DMS CONSULTANTS, INC. CHARLES A. TUGGLE L.S. 4025 GROSS/NET= 28,218 SQ. FT. BOUNDARY ESTABLISHMENT & GPS CONTROL SCHEME MAP DATE OF SURVEY: JULY 2016 FD BOLT (HEX BAR) IN OCS WELL MONUMENT, LOCATED AT CENTERLINE INTERSECTION OF GARDEN GROVE BLVD AND NINTH STREET PER BASIS OF BEARINGS FD PUNCHED BOLT (HEX BAR) IN OCS WELL MONUMENT, LOCATED TRACT NO. 1089, 39/13-14, DN 0.80' AT CENTERLINE INTERSECTION OF GARDEN GROVE BLVD AND MAIN OCS GPS #3055 : N 2229481.35, STREET PER PM 2004-147, PMB 347/8-9, DN 1.0' E 6050472.38 GARDEN GROVE BOULEVARD OCS GPS #3033 : N 2229488.04, E 6047821.56 2650.87' GROUND - 2650.83' GRID BASIS OF BEARINGS N89'51'19"W 10.00' M & (R2) N89*52'21"W 100.41 (1720.50' R5) (1720.36' R1) N89'51'16"W 1720.42 N89'51'26"W 1023.96 (126.40' R1) 301.05 126.40 / 269.01' (269.00' R1) 920.41 (100.45' R3) SFN. ESTABLISHED SFN. ESTABLISHED BY PROPORTION PER BY PROPORTION PER SFN, ESTABLISHED BY HOLDING RECORD - (R1) BETWEEN FOUND MONUMENTS ON (R1) BETWEEN FOUND DISTANCE OF 10.00' PER (R2). ÈUCLID STREET AND NINTH STREET. FOUND SPIKE & WASHER FOUND BOLT (HEX BAR) IN MONUMENTS ON OCS WELL MONUMENT PER STAMPED "LS 4743" PER EUCLID STREET AND CR 2013-0259. ACCEPTED CR 2009-3524. ACCEPTED NINTH STREET. FOUND BOLT (HEX BAR) 1200.50' (TIE) AS THE C/L INTERSECTION AS THE C/L INTERSECTION IN OCS WELL OF EUCLID ST. & GARDEN OF NINA PL & GARDEN MONUMENT PER CR N89'51'16"W 126.36' (126.37' R1 CALC) GROVE BLVD., DN 1.0'. GROVE BLVD, FLUSH. 2008-0602, DN 0.80'. 86.35' (86.36' R1) 40.01' - SFN SFN -(∆= 90'02'43" R=15.00', $1\sqrt{2}\sqrt{3}$ L=23.57' R1) 25' **EASEMENT NOTES:** (1) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON TRACT NO. 1089, M.M. 39/13-14. CENTERLINE OF ABANDONED (101.33' R1) (2) EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELMWOOD STREET HELD PARALLEL WITH CENTERLINE OF EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL EUCILD STREET (FORMERLY PURPOSES RECORDED IN BOOK 1755, PAGE 208 OF OFFICIAL 구작유리 VERANO STREET), ESTABLISHED LOT 1 PER (R1). AREA: 28,218 SQ.FT./0.65 ACRES (3) EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 1757, PAGE 380 OF OFFICIAL RECORDS. 0 (4) EASEMENT TO THE CITY OF GARDEN GROVE SANITARY DISTRICT FOR SANITARY SEWERS AND APPURTENANT STRUCTURES, RECORDED APRIL 8, 1969 AS INSTRUMENT NO. 5876 IN BOOK SFN-(101.29' R1) 8921, PAGE 815 OF OFFICIAL RECORDS. (5) A BLANKET EASEMENT FOR WATER SYSTEM AND APPURTENANCES ACROSS LOT 1, EXCLUDING AREAS BENEATH ELMWOOD STREET ABONDONED STRUCTURES, INCLUDING ALL RIGHTS TO UNDERGROUND WATER PER RESOLUTION NO. 3661-69 WITHOUT THE RIGHT OF SURFACE ENTRY DEDICATED TO THE OF THE CITY COUNCIL OF CITY OF GARDEN GROVE RECORDED CITY OF GARDEN GROVE. APRIL 8, 1969 IN BOOK 8921. (6) A BLANKET EASEMENT FOR INSPECTION AND MONITORING OF PAGE 815 OF OFFICIAL WATER QUALITY BEST MANAGEMENT PRACTICES AND RECORDS. 1\2\3\-STRUCTURAL INSTALLATIONS RELATED TO LOW IMPACT DESIGN IMPROVEMENTS DEDICATED TO THE CITY OF GARDEN GROVE. SFN, ESTABLISHED BY HOLDING RECORD DISTANCE OF 223.35' -10.00' 101.19' (101.25' R1) CALC'D PER (R1). SFN. ESTABLISHED BY HOLDING 25.00 N89'45'00"W 126.19' (126.25' R1) - RECORD DISTANCE OF 273.58' FROM THE CENTERLINE OF 3 N89"45"00"W EASEMENT TO CITY OF GARDEN GARDEN GROVE BLVD PER (R1). - GROVE FOR WATER MAIN AND - SEE DETAIL "A" HEREON APPURTENANCES SHERMAN AVENUE **LEGEND** SFN. ESTABLISHED PER N89'48'19"W 269.01' (269.00' R1) SFN. ESTABLISHED BY HOLDING RECORD TANGENT TIES SHOWN ON ! CITY OF GARDEN GROVE INDICATES ACCESS RIGHTS RELEASED DISTANCE OF 668.60' FROM THE CENTERLINE AND RELINQUISHED HEREON TO THE OF GARDEN GROVE BLVD, PARALLEL WITH TIE BOOK 1 PAGE 14A. CITY OF GARDEN GROVE, EXCEPT AT EUCLID STREET AND ALONG THE CENTERLINE SFN. ESTABLISHED BY HOLDING RECORD 10.00' M & (R2) -APPROVED ACCESS LOCATIONS OF ELMWOOD STREET (ABANDONED) PER (R1) DISTANCE OF 10.00' PER (R2). N89'48'19"W SCALE : 1"=30"

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.

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3033 & STATION GPS NO. 3055 BEING NORTH 89'51'19" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

MONUMENT NOTES

- INDICATES FOUND MONUMENTS AS NOTED
- O SET 2" I.P. TAGGED "LS 4025", OR A LEAD & TAG STAMPED "LS 4025" SET IN CONC. OR A NAIL & TAG STAMPED "LS 4025" SET IN CONC. OR A 8" SPIKE & WASHER STAMPED "LS 4025" IN ASPHALT OR A TAG "LS 4025" SECURED WITH EPOXY AT ALL TRACT BOUNDARY/CORNERS.
- SFN SEARCHED, FOUND NOTHING
- INDICATES OCS GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

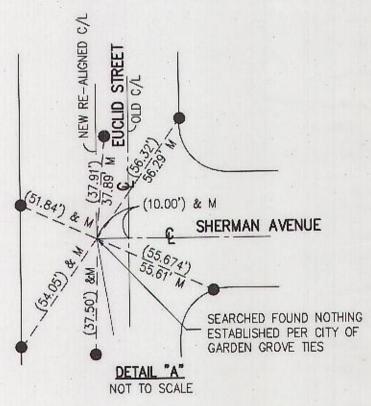
MONUMENTS TO BE SET ON/OR BEFORE DECEMBER 15, 2018

RECORD MAPS & DATA NOTES

- (R1) INDICATES RECORD DATA PER TRACT NO. 1089, MM 39/13-14.
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY NO. 2014-1124, RSB 274/10.
- (R3) INDICATES RECORD DATA PER TRACT NO. 1231, MM 40/28-29.
- (R4) INDICATES RECORD DATA PER PARCEL MAP NO. 87-310, PMB 227/47-48.
- (R5) INDICATES RECORD DATA PER RSB 15/7.

DATUM STATEMENT

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2007.00 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED, TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99998475 (PROJECT SPECIFIC)



LEGEND FOR DETAIL "A" ONLY

- FOUND LEAD & TAG, STAMPED "GG SURVEY" PER CITY TIE BOOK 1, PAGE 14A.
- () RECORD DISTANCE PER CITY OF GARDEN GROVE TIE BOOK 1, PAGE 14A DATED JUNE 21,
- (M) MEASURED DISTANCE