

SHEET 1 OF 3 SHEETS
NUMBER OF PARCELS: 2 NUMBERED
AREA: 18,161 SQ. FT. GROSS
AREA: 18,161 SQ. FT. NET
DATE OF SURVEY
SEPTEMBER 2018
ALL OF TENTATIVE PARCEL MAP NO.
2014-165

PARCEL MAP NO. 2014-165

IN THE CITY OF LA HABRA,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF LOT 1, OF TRACT NO. 804 AS
PER MAP FILED IN BOOK 31, PAGE 13 OF MISCELLANEOUS MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DAVID C. QUEYREL L.S. 7703 ANACAL ENGINEERING CO.
SEPTEMBER 2018

ACCEPTED AND FILED AT THE
REQUEST OF
NORTH AMERICAN TITLE COMPANY

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY _____
DEPUTY

SUBDIVIDER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE SUBDIVIDER OF THE LAND COVERED BY THIS MAP, THE RECORD OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

GERORK SAPONJIAN, A SINGLE MAN

Gerork Saponjian
NAME & TITLE

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 OF CALIFORNIA)
COUNTY OF ORANGE)
ON September 3, 2021

BEFORE ME G. K. Miller NOTARY PUBLIC
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Gerork Saponjian 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(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

SIGNATURE G.K. Miller
NOTARY PUBLIC IN AND FOR SAID STATE
G.K. Miller
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION EXPIRES 3/16/2025



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
CITY OF LA HABRA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF LA HABRA AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2021, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66435 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2021.

LAURIE SHINDALL, CMC, CITY CLERK
CITY OF LA HABRA

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66430(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- STATE OF CALIFORNIA FOR HIGHWAY PURPOSES AND THE RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS THEREOF AND INCIDENTAL PURPOSES RECORDED FEBRUARY 25, 1931 IN BOOK 457, PAGE 426 OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED APRIL 30, 1991 AS INSTRUMENT NO. 91-205903 OF OFFICIAL RECORDS.

SURVEYOR'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 ORDINANCES AT THE REQUEST OF GERORK SAPONJIAN ON SEPTEMBER 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE 05/16/2021; 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.

DATED THIS 19 DAY OF AUGUST, 2021

DAVID C. QUEYREL
L.S. 7703
MY LICENSE EXPIRES 12/31/2021



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 PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2021



ALBERT MENDOZA, CITY ENGINEER, CITY OF LA HABRA
P.C. NO. 90882, MY LICENSE EXPIRES 3/31/2022

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 THIS _____ DAY OF _____, 2021.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 8617

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

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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 THIS _____ DAY OF _____, 2021.

SHARI L. FREIDENRICH

COUNTY TREASURER-TAX COLLECTOR BY: _____
TREASURER-TAX COLLECTOR

SHEET 2 OF 2 SHEETS
 NUMBER OF PARCELS: 2 NUMBERED
 AREA: 15,181 SQ. FT. GROSS
 AREA: 15,181 SQ. FT. NET
 DATE OF SURVEY
 SEPTEMBER 2018
 ALL OF TENTATIVE PARCEL MAP NO.
 2014-165

PARCEL MAP NO. 2014-165

IN THE CITY OF LA HABRA,
 COUNTY OF ORANGE, STATE OF CALIFORNIA.

DAVID C. QUEYREL L.S. 7703 ANACAL ENGINEERING CO.
 SEPTEMBER 2018

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83) ZONE VI, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT) ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99999771 (MEAN VALUE)

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS 3883R2 AND GPS 3884 BEARING N 89°05'47"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYORS.

REFERENCES:

- (R1) - MEASURED & RECORD DATA PER PMB 108/50
- (R2) - MEASURED & RECORD DATA PER TRACT NO. 1310 M.M. 30/50
- (R3) MEASURED & RECORD PER DEED RECORDED 8/29/08 AS INST. NO. 20080004102908
- (R4) MEASURED & RECORD DATA PER R.S.B. 143/15

