

ALL OF TENTATIVE PARCEL MAP NO. 2019-178
TOTAL ACREAGE: 9,159 SQ. FEET
NUMBER OF PARCELS: 3 NUMBERED, 1 LETTERED
DATE OF SURVEY: JULY, 2019

PARCEL MAP NO. 2019-178

IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 2003-107 AS PER MAP FILED IN BOOK 344, PAGES 12-13 OF
PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY

STANDARD LAND SURVEYING, CO. CARLOS AMADOR, PLS 9365

ACCEPTED AND FILED AT THE
REQUEST OF
THE FIDELITY NATIONAL TITLE
COMPANY

DATE: _____

TIME: _____ FEE: _____

INSTRUMENT NO. _____

BOOK _____ PAGE _____

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY: _____
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF LA HABRA ALL VEHICULAR ACCESS RIGHTS TO WALNUT STREET EXCEPT AT APPROVED ACCESS LOCATIONS.

COYOTE CREEK HOMES LLC

BY: Ajit Soma
NAME: AJIT SOMA
TITLE: MEMBER

NOTARY ACKNOWLEDGMENT

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 Los Angeles)
ON Jan. 21 2022 BEFORE ME Denise mentz A NOTARY PUBLIC, PERSONALLY APPEARED Ajit Soma

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(IES), 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 Denise mentz

PRINTED NAME Denise mentz

MY COMMISSION EXPIRES: 2-12-2023

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(a)(3)(A)(C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

THE GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, HOLDERS OF AN EASEMENT FOR COMMUNICATION, LIGHT, HEAT, POWER AND/OR OTHER PURPOSES, RECORDED AS INSTRUMENT NO. 10354, IN BOOK 6393, PAGE 400, OF OFFICIAL RECORDS.

THE CITY OF LA HABRA, HOLDER OF AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, RECORDED JULY 24, 1970 AS INSTRUMENT NO. 16594, IN BOOK 9355, PAGE 772, OF OFFICIAL RECORDS.

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 _____, 2022

SHARI FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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 _____, 2022 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ALSO ACCEPT THE RELINQUISHMENT OF ACCESS RIGHTS ALONG WALNUT STREET.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2022

Laurie Swindell, CMC
CITY CLERK OF THE CITY OF LA HABRA

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 ORDINANCE AT THE REQUEST OF COYOTE CREEK HOMES, LLC ON JUNE 3, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE MARCH, 2022, AND THAT SUCH 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.

Cl ee
Lic. No. 9365 Date: 1/20/22



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 OF LA HABRA PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2022

ALBERT MENDOZA
CITY ENGINEER, CITY OF LA HABRA
R.C.E. 90882 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 _____, 2022

KEVIN R. HILLS, COUNTY SURVEYOR
L.S.L 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
LS 8402

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

STANDARD LAND SURVEYING, CO. CARLOS AMADOR, PLS 9365

MONUMENT NOTES:

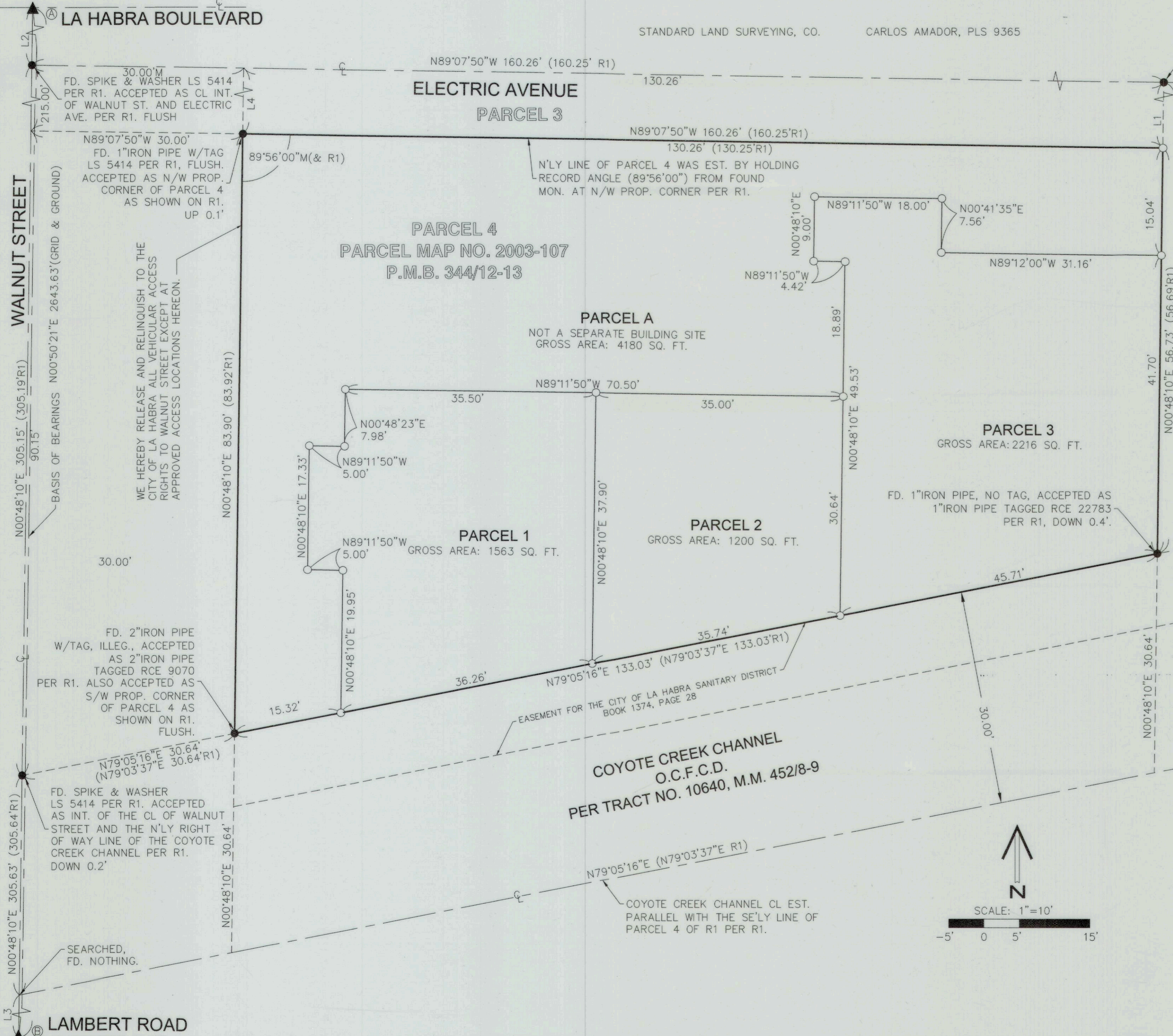
A SEARCH FOR ALL MONUMENTS SHOWN ON PARCEL MAP NO. 2003-107 WAS PERFORMED TO AID IN THE ESTABLISHMENT OF THIS BOUNDARY. ALL FOUND MONUMENTS ARE SHOWN HEREON.

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES 2" IRON PIPE W/TAG "LS 9365", TO BE SET FLUSH ON OR BEFORE MARCH, 2022, UNLESS OTHERWISE NOTED.
- Ⓐ O.C.S. GPS STATION 3864R1
N 2286913.24, E 6045860.40
CF=1.00000015,
FD. SPIKE & WASHER, "LS 5411", FLUSH PER R4.
- Ⓑ O.C.S. GPS STATION 3865R2
N 2284269.91, E 6045821.69
CF=0.99999959,
FD. PK NAIL & WASHER, "LS 8133", NO REF. ACCEPTED AS PUNCHED PK NAIL & WASHER "LS 5411" PER R3.
DN. 0.1', FITS TIES PER R3.

▲ FOUND O.C.S. HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

- ### REFERENCE NOTES
- R1 PARCEL MAP NO. 2003-107, P.M.B. 344/12-13
 - R2 RECORD DATA PER CR 2006-0821
 - R3 RECORD DATA PER CR 2005-0722
 - R4 RECORD DATA PER TRACT NO. 17823, MM 951/49-50

NOTE:
PARCEL A SHOWN HEREON SHALL BE USED AS COMMON AREA FOR PARCELS 1, 2 AND 3.



FD. SPIKE & WASHER LS 5414 PER R1, FLUSH. ACCEPTED AS THE INT. OF THE CL OF ELECTRIC AVE. AND THE E'LY LINE OF PARCELS 2, 3 & 4 PER R1.

LINE DATA

- L1 N00°48'10"E 215.00' & (R1)
- L2 N00°51'40"E 1706.08' (1706.03' R1)
- L3 N00°47'58"E 601.77' (601.75'R1)
- L4 N00°48'10"E 215.00' & (R1)

INST. NO. 2020000607678, O.R. REC. 10/27/2020

POR LOTS 12 AND 13, BLOCK 1, LA HABRA HOME ACRES, MM 10/42

EASEMENT NOTES

EASEMENT FOR COMMUNICATION, LIGHT, HEAT, POWER AND OTHER PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA RECORDED IN BOOK 6393, PAGE 400 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE LAND SHOWN HEREON).

EASEMENT FOR STREET AND PUBLIC UTILITIES PURPOSES IN FAVOR OF CITY OF LA HABRA RECORDED IN BOOK 9355, PAGE 722 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE LAND SHOWN HEREON).

EASEMENT FOR SEWER LINE PURPOSES IN FAVOR OF CITY OF LA HABRA SANITARY DISTRICT RECORDED IN BOOK 1374, PAGE 28 OF OFFICIAL RECORDS.

SURVEYOR'S NOTE

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

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 3865R1 & STATION G.P.S. NO. 3864R2, BEING N00°50'21"E PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

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 DISTANCES, MULTIPLY GROUND DISTANCE BY 0.99999987 BASED ON AVERAGE COMBINATION FACTOR BETWEEN FOUND O.C.S. GPS CONTROL.

