

RECORDING REQUESTED BY  
CITY OF LA HABRA

WHEN RECORDED MAIL TO:  
City Clerk  
City of La Habra  
110 E. La Habra Blvd.  
La Habra, CA 90631

Space above this line for Recorder's use

EXEMPT PURSUANT TO  
GOVERNMENT CODE § 6103

# LOT LINE ADJUSTMENT

## No. 22 - 01

### OWNERSHIP CERTIFICATE:

We hereby certify that we are the owner(s) of all parcels proposed for adjustment by this Lot Line Adjustment. We have knowledge of and consent to the preparation and filing of this application, and that the information submitted herein is true and correct.

Barbara S. Barr, Secretary  
David R. Smith, President

Barbara S. Barr, Secretary  
David R. Smith, President

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS  
Barbara S. Barr, Secretary  
David R. Smith

Barbara S. Barr, Secretary  
David R. Smith

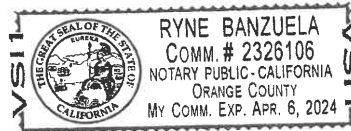
On APRIL 12, 2022 before me, Ryne Banzuela, a Notary Public, personally appeared Barbara S Barr who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 and official seal.

Signature: Ryne Banzuela

(seal)



STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

On APRIL 12, 2022 before me, Ryne Banzuela, a Notary Public, personally appeared David R Smith 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 and official seal.

Signature: Ryne Banzuela

(seal)



CERTIFICATE OF APPROVAL:

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

I hereby certify that this Lot Line Adjustment was presented for approval to the Planning Commission of the City of La Habra at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and that thereupon said Planning Commission did by an order duly passed and entered, approve said map.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Secretary of the Planning Commission, City of La Habra

CITY ENGINEER'S CERTIFICATE:

This lot line adjustment conforms to the requirements of Section 66412 (d) of the Subdivision Map Act and local ordinances.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Christopher Lee Johansen , P.E.  
City Engineer, City of La Habra  
R.C.E. 52407 , Expires 12/31/2022

# EXHIBIT "A"

## LOT LINE ADJUSTMENT

LL \_\_\_\_\_ - \_\_\_\_\_  
**Legal Description**

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
Green Hills Baptist Church	APN: 019-283-15	Parcel 1
Green Hills Baptist Church	APN: 019-283-02	Parcel 2

REAL PROPERTY SITUATED IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THAT PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, SHOWN AS "NOT A PART OF THIS SUBDIVISION" ON THE MAP OF TRACT NO. 4108, FILED IN BOOK 164, PAGES 7-11 INCLUSIVE OF MISCELLANEOUS MAPS, TOGETHER WITH A PORTION OF LOT 83 OF SAID TRACT NO. 4108, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 83 OF TRACT NO. 4106, AS PER MAP FILED IN BOOK 164, PAGES 7 TO 11 INCLUSIVE, MISCELLANEOUS MAPS OF SAID COUNTY; THENCE N00°10'30"E 257.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE 39.27 FEET TO THE POINT OF TANGENCY WITH A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 50.00 FEET, FROM THE NORTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE S89°49'30"E 587 FEET, MORE OR LESS, ALONG SAID PARALLEL LINE TO THE NORTHWESTERLY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT CHANNEL, 120.00 FEET WIDE; THENCE S44°42'01"W ALONG SAID NORTHWESTERLY LINE 530.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 83; THENCE ALONG THE SOUTHERLY LINE OF LOT 83 N80°12'36"W 96.92 FEET; THENCE LEAVING THE SOUTHERLY LINE OF LOT 83 N00°10'30"E 79.76 FEET TO THE NORTH LINE OF LOT 83; THENCE N89°49'30"W 140.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF APPROXIMATELY 145,283 SQUARE FEET (3.335 ACRES).

**PARCEL 2:**

LOT 83 IN TRACT NO. 4108, FILED IN BOOK 164, PAGES 7-11 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THE PORTION DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE NORTHEAST CORNER OF LOT 83 IN SAID TRACT NO. 4106; THENCE S44°42'01"W ALONG THE EASTERLY LINE OF LOT 83 134.58 FEET TO THE SOUTHEAST CORNER OF LOT 83; THENCE ALONG THE SOUTHERLY LINE OF LOT 83 N80°12'36"W 96.92 FEET; THENCE LEAVING THE SOUTHERLY LINE OF LOT 83 N00°10'30"E 79.76 FEET TO THE NORTH LINE OF LOT 83; THENCE S89°49'30"E 189.94 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF APPROXIMATELY 9,639 SQ. FT. (0.221 ACRES)

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD, IF ANY.

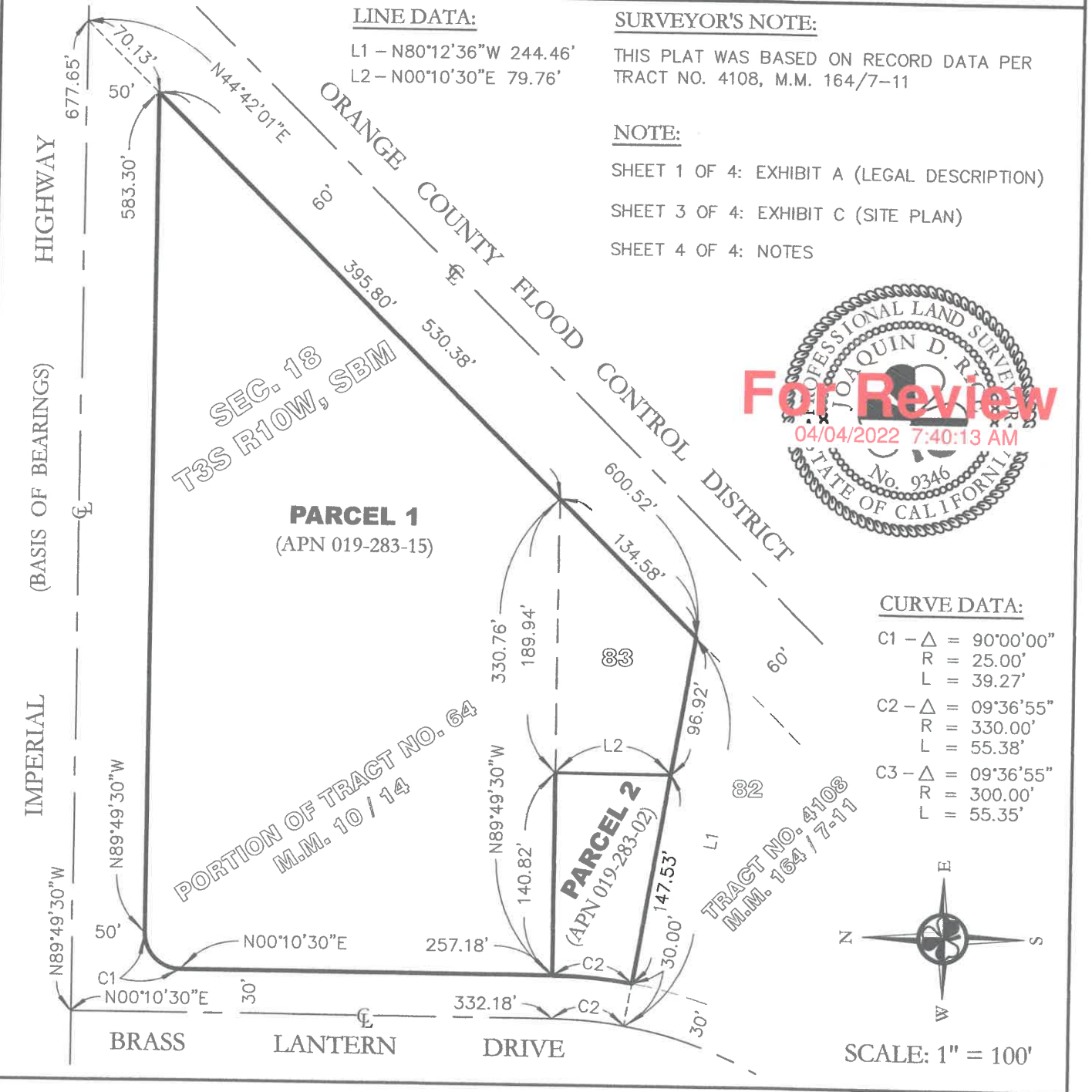


# EXHIBIT "B"

## LOT LINE ADJUSTMENT

LL \_\_\_\_\_ - \_\_\_\_\_  
Map

Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
Green Hills Baptist Church	APN: 019-283-15	Parcel 1
Green Hills Baptist Church	APN: 019-283-02	Parcel 2



# EXHIBIT "C"

## LOT LINE ADJUSTMENT

LL \_\_\_\_\_ - \_\_\_\_\_

### Site Plan

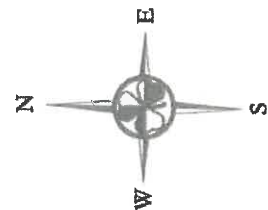
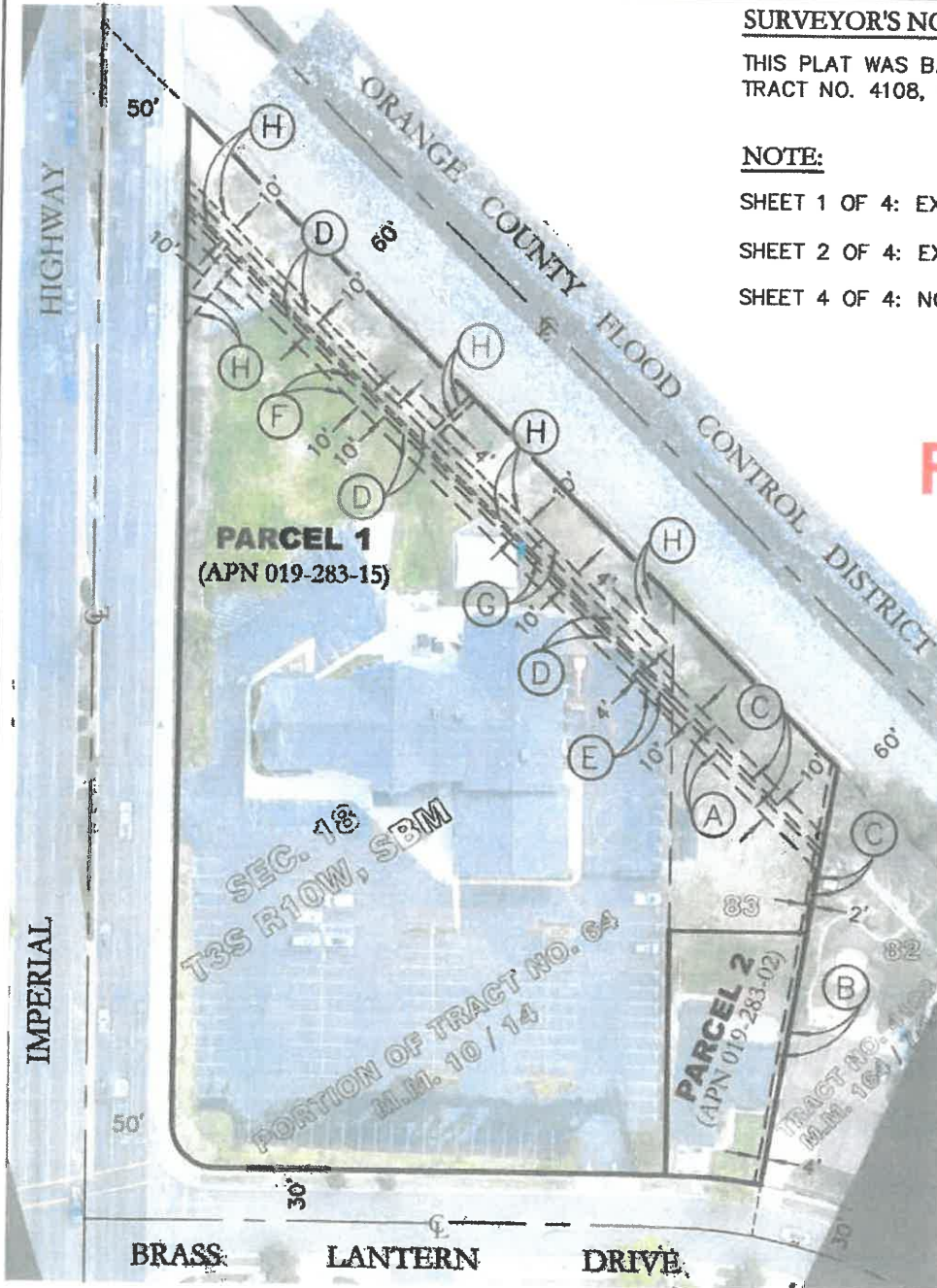
Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
Green Hills Baptist Church	APN: 019-283-15	Parcel 1
Green Hills Baptist Church	APN: 019-283-02	Parcel 2

**SURVEYOR'S NOTE:**

THIS PLAT WAS BASED ON RECORD DATA PER TRACT NO. 4108, M.M. 164/7-11

**NOTE:**

- SHEET 1 OF 4: EXHIBIT A (LEGAL DESCRIPTION)
- SHEET 2 OF 4: EXHIBIT B (MAP)
- SHEET 4 OF 4: NOTES



SCALE: 1" = 100'

# EXHIBIT "B"

## LOT LINE ADJUSTMENT

LL \_\_\_\_\_ - \_\_\_\_\_

### Notes

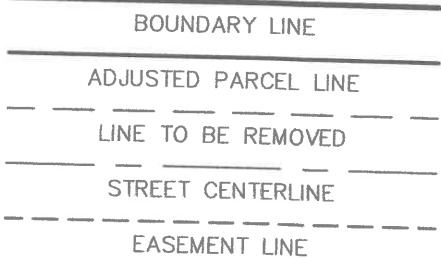
Owners	Existing Parcels AP Numbers	Proposed Parcels Reference Numbers
Green Hills Baptist Church	APN: 019-283-15	Parcel 1
Green Hills Baptist Church	APN: 019-283-02	Parcel 2

**EASEMENT NOTES:**

- (A) - AN EASEMENT FOR SANITARY SEWER AS DEDICATED ON TRACT MAP NO. 4108, M.M. 164/7-11.
- (B) - AN EASEMENT FOR POLE LINES AND CONDUITS, RECORDED IN BOOK 6231, PAGE 890, OFFICIAL RECORDS
- (C) - AN EASEMENT FOR POLE LINES AND CONDUITS, RECORDED IN BOOK 6232, PAGE 271, OFFICIAL RECORDS
- (D) - AN EASEMENT FOR SANITARY SEWER, RECORDED APRIL 10, 1962 IN BOOK 6071, PAGE 50, OFFICIAL RECORDS; AND SEPTEMBER 19, 1963 IN BOOK 6724, PAGE 8, OFFICIAL RECORDS
- (E) - AN EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 6226, PAGE 224, OFFICIAL RECORDS
- (F) - AN EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 6232, PAGE 270, OFFICIAL RECORDS
- (G) - AN EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 6661, PAGE 638, OFFICIAL RECORDS
- (H) - AN EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 6764, PAGE 606, OFFICIAL RECORDS

**LEGEND:**

- APN - ASSESSOR'S PARCEL NUMBER
- E - EAST
- M.M. - MISCELLANEOUS MAPS
- N - NORTH
- NO. - NUMBER
- R10W - RANGE 10 WEST
- S - SOUTH
- SEC. - SECTION
- SBM - SAN BERNARDINO MERIDIAN
- T3S - TOWNSHIP 3 SOUTH
- W - WEST
- CL - CENTERLINE



**EXISTING LAND AREA:**

- PARCEL 1: 132,359 SQUARE FEET  
3.038 ACRES
- PARCEL 2: 22,563 SQUARE FEET  
0.518 ACRES

**PROPOSED LAND AREA:**

- PARCEL 1: 145,283 SQUARE FEET  
3.335 ACRES
- PARCEL 2: 9,639 SQUARE FEET  
0.221 ACRES

**NOTE:**

- SHEET 1 OF 4: EXHIBIT A (LEGAL DESCRIPTION)
- SHEET 2 OF 4: EXHIBIT B (MAP)
- SHEET 3 OF 4: EXHIBIT C (SITE PLAN)