

SHEET 1 OF 2 SHEETS
ALL OF TENTATIVE TRACT NO. 19156
NUMBER OF LOTS: 1
AREA: 27,457 S.F.
DATE OF SURVEY: JANUARY, 2020
DATE OF RE-SURVEY: APRIL 24, 2022

TRACT NO. 19156

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

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 91-154, AS SHOWN ON A MAP FILED IN BOOK 282, PAGES 9 AND 10 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JACK C. LEE, PLS 8407 CALLAND ENGINEERING, INC.
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE
REQUEST OF


STEWART 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.


DE INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)


CHIH CHUN HUANG (MEMBER)

BENEFICIARY:

AMERICAN PLUS BANK, N.A., TRUSTEE AND BENEFICIARY, UNDER A DEED OF TRUST RECORDED MAY 27, 2022, AS DOCUMENT NO. 2022000195912 OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF ORANGE.


PRINT NAME Cheryl Lam
TITLE FVP & Loan Officer


PRINT NAME Andy Lin
TITLE EVP & COO

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 _____) SS

ON _____, BEFORE ME _____, A NOTARY

PUBLIC, PERSONALLY APPEARED _____ 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 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: _____ MY PRINCIPAL PLACE OF BUSINESS IS IN
NOTARY PUBLIC IN AND FOR SAID STATE _____ COUNTY.
PRINT NAME _____ MY COMMISSION EXPIRES: _____
MY COMMISSION NO. _____

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) SS

ON February 9, 2023, BEFORE ME Monica Hsieh, A NOTARY

PUBLIC, PERSONALLY APPEARED *Cheryl Lam and Andy Lin* 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 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:  MY PRINCIPAL PLACE OF BUSINESS IS IN
NOTARY PUBLIC IN AND FOR SAID STATE Los Angeles COUNTY.
PRINT NAME Monica Hsieh MY COMMISSION EXPIRES: Mar 10, 2024
MY COMMISSION NO. 2323762


SIGNATURE OMISSION NOTES:

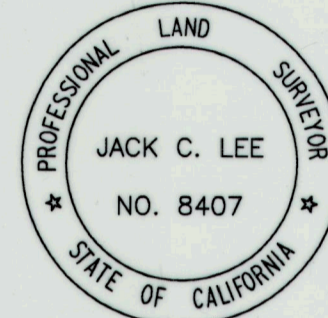
PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

CITY OF LA HABRA, HOLDER OF AN EASEMENT FOR SEWERS AND RIGHTS INCIDENTAL THERETO AS SHOWN ON PARCEL MAP NO. 91-154, IN BOOK 282, PAGES 9 AND 10 OF PARCEL MAPS.

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 CHIH CHUN HUANG OF DE INVESTMENT LLC, IN JANUARY, 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER MAP RECORDATION; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.


JACK C. LEE, LS 8407
EXPIRES: 6-30-2024
DATE: January 16, 2023

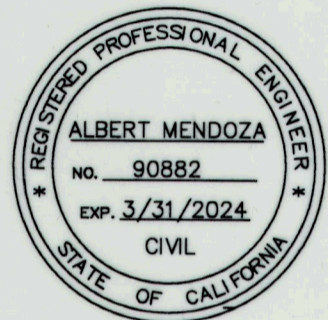


CITY ENGINEER'S STATEMENT:

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 _____, 20____

ALBERT MENDOZA, R.C.E. NO. 90882
DEPUTY DIRECTOR - PW/CITY ENGINEER



CITY CLERK'S CERTIFICATE:

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

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 _____, 20____ 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 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 20____

RHONDA BARONE, CMC
ASSISTANT CITY CLERK - CITY OF LA HABRA

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 _____, 20____

KEVIN R. HILLS, COUNTY SURVEYOR
LS 6617

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 _____, _____

SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR
BY: _____
TREASURER-TAX COLLECTOR

SHEET 2 OF 2 SHEETS
 ALL OF TENTATIVE TRACT NO. 19156
 NUMBER OF LOTS: 1
 AREA: 27,457 S.F.
 DATE OF SURVEY: JANUARY, 2020
 DATE OF RE-SURVEY: APRIL 24, 2022

TRACT NO. 19156

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

JACK C. LEE, PLS 8407 CALLAND ENGINEERING, INC.

FOR CONDOMINIUM PURPOSES

SCALE: 1" = 40'

BASIS OF BEARINGS:

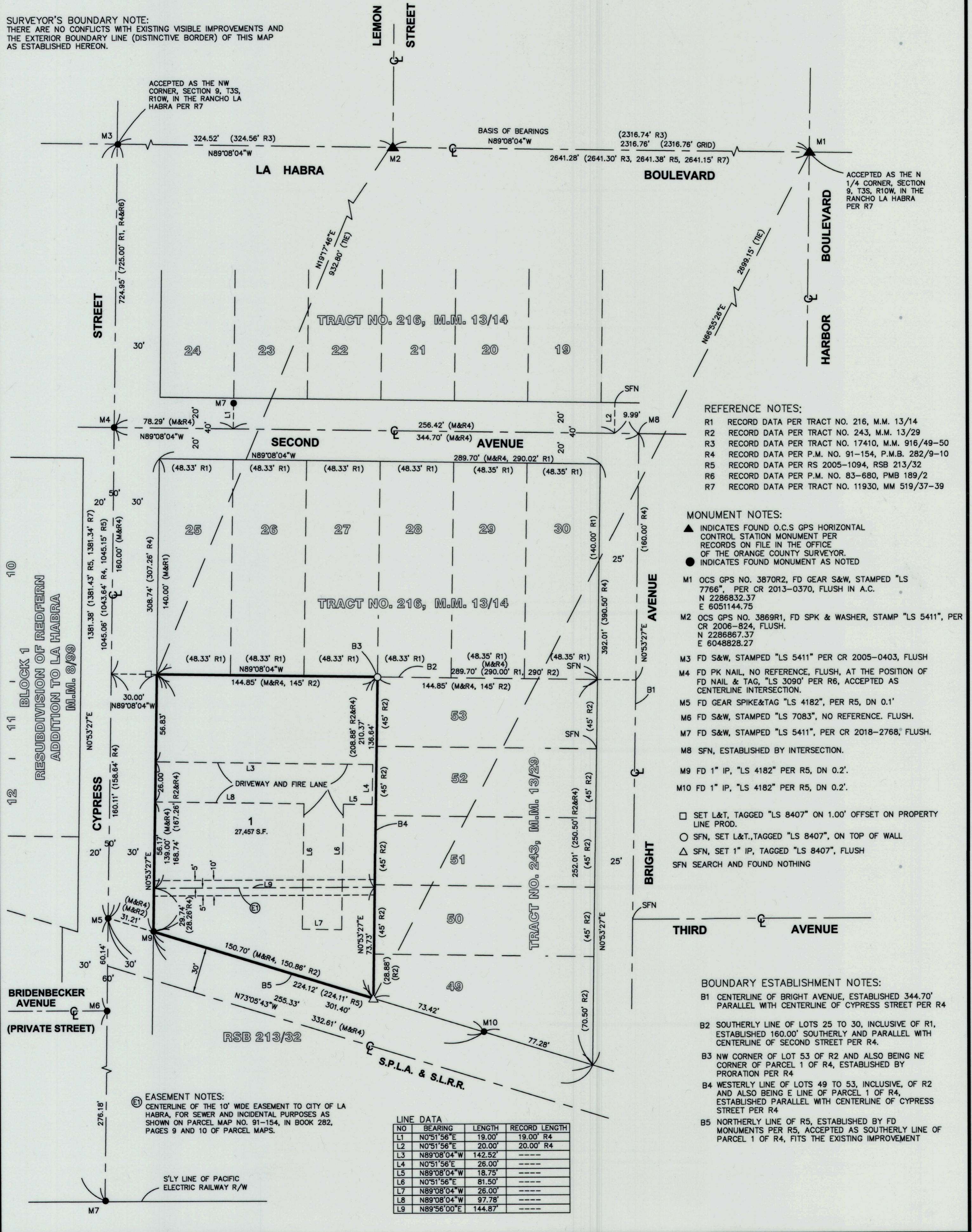
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3869R1 AND STATION GPS NO. 3870R2 BEING NORTH 89°08'04" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

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 DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99999858. (SCALE FACTOR IS PROJECT SPECIFIC.)

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.



- REFERENCE NOTES:**
- R1 RECORD DATA PER TRACT NO. 216, M.M. 13/14
 - R2 RECORD DATA PER TRACT NO. 243, M.M. 13/29
 - R3 RECORD DATA PER TRACT NO. 17410, M.M. 916/49-50
 - R4 RECORD DATA PER P.M. NO. 91-154, P.M.B. 282/9-10
 - R5 RECORD DATA PER RS 2005-1094, RSB 213/32
 - R6 RECORD DATA PER P.M. NO. 83-680, PMB 189/2
 - R7 RECORD DATA PER TRACT NO. 11930, MM 519/37-39

- MONUMENT NOTES:**
- ▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
 - INDICATES FOUND MONUMENT AS NOTED
- M1 OCS GPS NO. 3870R2, FD GEAR S&W, STAMPED "LS 7766", PER CR 2013-0370, FLUSH IN A.C. N 2286832.37 E 6051144.75
 - M2 OCS GPS NO. 3869R1, FD SPK & WASHER, STAMP "LS 5411", PER CR 2006-824, FLUSH. N 2286867.37 E 6048828.27
 - M3 FD S&W, STAMPED "LS 5411" PER CR 2005-0403, FLUSH
 - M4 FD PK NAIL, NO REFERENCE, FLUSH, AT THE POSITION OF FD NAIL & TAG, "LS 3090" PER R6, ACCEPTED AS CENTERLINE INTERSECTION.
 - M5 FD GEAR SPIKE&TAG "LS 4182", PER R5, DN 0.1'
 - M6 FD S&W, STAMPED "LS 7083", NO REFERENCE. FLUSH.
 - M7 FD S&W, STAMPED "LS 5411", PER CR 2018-2768, FLUSH.
 - M8 SFN, ESTABLISHED BY INTERSECTION.
 - M9 FD 1" IP, "LS 4182" PER R5, DN 0.2'.
 - M10 FD 1" IP, "LS 4182" PER R5, DN 0.2'.
- SET L&T, TAGGED "LS 8407" ON 1.00' OFFSET ON PROPERTY LINE PROD.
 - SFN, SET L&T, TAGGED "LS 8407", ON TOP OF WALL
 - △ SFN, SET 1" IP, TAGGED "LS 8407", FLUSH
 - SFN SEARCH AND FOUND NOTHING

- BOUNDARY ESTABLISHMENT NOTES:**
- B1 CENTERLINE OF BRIGHT AVENUE, ESTABLISHED 344.70' PARALLEL WITH CENTERLINE OF CYPRESS STREET PER R4
 - B2 SOUTHERLY LINE OF LOTS 25 TO 30, INCLUSIVE OF R1, ESTABLISHED 160.00' SOUTHERLY AND PARALLEL WITH CENTERLINE OF SECOND STREET PER R4.
 - B3 NW CORNER OF LOT 53 OF R2 AND ALSO BEING NE CORNER OF PARCEL 1 OF R4, ESTABLISHED BY PRORATION PER R4
 - B4 WESTERLY LINE OF LOTS 49 TO 53, INCLUSIVE, OF R2 AND ALSO BEING E LINE OF PARCEL 1 OF R4, ESTABLISHED PARALLEL WITH CENTERLINE OF CYPRESS STREET PER R4
 - B5 NORTHERLY LINE OF R5, ESTABLISHED BY FD MONUMENTS PER R5, ACCEPTED AS SOUTHERLY LINE OF PARCEL 1 OF R4, FITS THE EXISTING IMPROVEMENT

EASEMENT NOTES:
 CENTERLINE OF THE 10' WIDE EASEMENT TO CITY OF LA HABRA, FOR SEWER AND INCIDENTAL PURPOSES AS SHOWN ON PARCEL MAP NO. 91-154, IN BOOK 282, PAGES 9 AND 10 OF PARCEL MAPS.

LINE DATA

NO	BEARING	LENGTH	RECORD LENGTH
L1	N0°51'56"E	19.00'	19.00' R4
L2	N0°51'56"E	20.00'	20.00' R4
L3	N89°08'04"W	142.52'	----
L4	N0°51'56"E	26.00'	----
L5	N89°08'04"W	18.75'	----
L6	N0°51'56"E	81.50'	----
L7	N89°08'04"W	26.00'	----
L8	N89°08'04"W	97.78'	----
L9	N89°56'00"E	144.87'	----