

SHEET 1 OF 4  
NUMBER OF PARCELS: 3  
ACREAGE: 3.524 ACRES GROSS  
3.503 ACRES NET  
DATE OF SURVEY: FEBRUARY 2023  
ALL OF TENTATIVE PARCEL MAP  
NO. 2022-131

# PARCEL MAP NO. 2022-131

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

BEING A SUBDIVISION OF LOT 52 OF TRACT NO. 3786 AS SHOWN ON THE MAP FILED IN  
BOOK 145, PAGES 29 AND 30 OF MISCELLANEOUS MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JEFFREY A. WALDEN, P.L.S. 7914      WALDEN & ASSOCIATES  
FEBRUARY 2023

ACCEPTED AND FILED AT  
THE REQUEST OF  
CHICAGO TITLE INSURANCE 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 BORDERLINE.

WE HEREBY RESERVE UNTO OURSELVES, SUCCESSORS AND ASSIGNS, A RECIPROCAL ACCESS EASEMENT OVER PARCEL 1 IN FAVOR OF PARCEL 2 AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LA HABRA AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: BEACH BOULEVARD

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF LA HABRA:

- ALL VEHICULAR ACCESS RIGHTS TO LAMBERT ROAD AND BEACH BOULEVARD EXCEPT AT APPROVED ACCESS LOCATIONS.

### OWNER:

VERMEULEN PROPERTIES #4, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

### 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 \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
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(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 \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_

(NAME PRINTED)

### 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 \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
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(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.

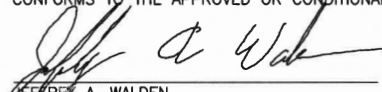
SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_

(NAME PRINTED)

SEE SHEET 2 FOR SIGNATURE OMISSIONS.

### 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 PACIFIC RETAIL PARTNERS ON FEBRUARY 2023. 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 DECEMBER 31, 2023 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.

  
JEFFREY A. WALDEN  
P.L.S. 7914  
EXPIRATION DATE: 12-31-23

05/16/2023  
DATE



### 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 \_\_\_\_\_, 2023.

ALBERT MENDOZA, R.C.E. 90882  
DEPUTY DIRECTOR - PUBLIC WORKS/CITY ENGINEER  
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 \_\_\_\_\_, 2023.

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



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

### 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 \_\_\_\_\_, 2023, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF LA HABRA, SUBJECT TO IMPROVEMENTS THE DEDICATION OF THE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF: BEACH BOULEVARD.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF LA HABRA:

- THE VEHICULAR ACCESS RIGHTS TO BEACH BOULEVARD AND LAMBERT ROAD AS RELEASED AND RELINQUISHED.

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

RHONDA BARONE, CMC  
CITY CLERK - CITY OF LA HABRA

### 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 \_\_\_\_\_, 2023.

SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR

BY: \_\_\_\_\_  
TREASURER-TAX COLLECTOR

SHEET 2 OF 4  
NUMBER OF PARCELS: 3  
ACREAGE: 3.524 ACRES GROSS  
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DATE OF SURVEY: FEBRUARY 2023  
ALL OF TENTATIVE PARCEL MAP  
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IN THE CITY OF LA HABRA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA

JEFFREY A. WALDEN, P.L.S. 7914      WALDEN & ASSOCIATES  
FEBRUARY 2023

## SIGNATURE OMISSIONS:

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

1. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1961 IN BOOK 5761, PAGE 856 OF OFFICIAL RECORDS.
2. FRONTIER CALIFORNIA, INC, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR FACILITIES OF ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 1961 IN BOOK 5837, PAGE 511 OF OFFICIAL RECORDS.
3. THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED JANUARY 7, 1963 IN BOOK 6384, PAGE 540 OF OFFICIAL RECORDS.
4. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 4, 1963 IN BOOK 6419, PAGE 682, OF OFFICIAL RECORDS.
5. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 30, 1967 IN BOOK 8299, PAGE 860, OF OFFICIAL RECORDS.
6. THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 459, OF OFFICIAL RECORDS.
7. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS TO DISTRIBUTE ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 1972 IN BOOK 10189, PAGE 840, OF OFFICIAL RECORDS.
8. CARL KARCHER ENTERPRISES, INC., A CALIFORNIA CORPORATION, HOLDER OF LEASEHOLD INTEREST WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES PER SHORT FOR LEASE RECORDED APRIL 14, 1972 IN BOOK 10083, PAGE 352 AND AMENDMENT RECORDED JUNE 6, 1977 IN BOOK 12228, PAGE 1729, BOTH OF OFFICIAL RECORDS.
9. CARL KARCHER ENTERPRISES, INC., A CALIFORNIA CORPORATION, HOLDER OF LEASEHOLD INTEREST WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES PER SHORT FORM LEASE RECORDED MAY 19, 1977 IN BOOK 12194, PAGE 911, ASSIGNMENT OF LEASE HOLD TO DTA-II, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED FEBRUARY 24, 1982 AS INSTRUMENT NO. 82-063739, ALL OF OFFICIAL RECORDS.
10. DTA-II, A CALIFORNIA LIMITED PARTNERSHIP, AND CARL KARCHER ENTERPRISES, INC., A CALIFORNIA CORPORATION, HOLDERS OF LEASEHOLD INTEREST WITH RECIPROCAL PARKING AND A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES PER RECIPROCAL PARKING AND MAINTENANCE AGREEMENT RECORDED JANUARY 29, 1982 AS INSTRUMENT NO. 82-035064, OF OFFICIAL RECORDS.
11. OWNERS OF PARCELS 2 AND 3 OF TENTATIVE PARCEL MAP NO. 2000-177. HOLDERS OF RECIPROCAL EASEMENTS FOR SHARED PARKING AND ACCESS BETWEEN SAID PARCELS, PER DECLARATION ESTABLISHING RECIPROCAL EASEMENTS RECORDED JULY 16, 2007 AS INSTRUMENT NO. 2007000444799, OF OFFICIAL RECORDS.

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

1. EDDY SEE AND STELLA SEE, HUSBAND AND WIFE; MILTON SEE AND IRENE B. SEE, HUSBAND AND WIFE; BENNIE SEE AND BERTHA SEE, HUSBAND AND WIFE; RAY SEE AND FLORENCE LEONG, HOLDERS OF ALL MINERALS, ORES, PRECIOUS AND USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, RECORDED DECEMBER 30, 1959 IN BOOK 5035, PAGE 594, OF OFFICIAL RECORDS.

## EASEMENT NOTES:

- (A) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1961 IN BOOK 5761, PAGE 856 OF OFFICIAL RECORDS.
- (B) INDICATES AN EASEMENT IN FAVOR OF FRONTIER CALIFORNIA, INC, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, FOR FACILITIES OF ELECTRICAL SUPPLY, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 1961 IN BOOK 5837, PAGE 511 OF OFFICIAL RECORDS.
- (C) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED JANUARY 7, 1963 IN BOOK 6384, PAGE 540 OF OFFICIAL RECORDS.
- (D) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 4, 1963 IN BOOK 6419, PAGE 682, OF OFFICIAL RECORDS.
- (E) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 30, 1967 IN BOOK 8299, PAGE 860, OF OFFICIAL RECORDS.
- (F) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 459, OF OFFICIAL RECORDS.
- (G) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES AND CONDUITS TO DISTRIBUTE ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 1972 IN BOOK 10189 PAGE 840, OF OFFICIAL RECORDS.
- (H) INDICATES AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF LEASE HOLDER PER DOCUMENT RECORDED APRIL 14, 1972 IN BOOK 10083, PAGE 352, AMENDED OR MODIFIED DOCUMENT RECORDED JUNE 6, 1977 IN BOOK 12228, PAGE 1729, AND AMENDED OR MODIFIED DOCUMENT RECORDED JANUARY 14, 2016 AS INSTRUMENT NO. 2016000016976, ALL OF OFFICIAL RECORDS.
- (I) INDICATES AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF LEASE HOLDER PER DOCUMENT RECORDED MAY 13, 1977 IN BOOK 12194, PAGE 911 AND AMENDED OR MODIFIED DOCUMENT RECORDED FEBRUARY 24, 1982 AS INSTRUMENT NO. 82-063739, BOTH OF OFFICIAL RECORDS.
- (J) INDICATES AN EASEMENT IN FAVOR OF DTA-II, A CALIFORNIA LIMITED PARTNERSHIP, AND CARL KARCHER ENTERPRISES, INC., A CALIFORNIA CORPORATION, FOR RECIPROCAL PARKING AND A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES PER RECIPROCAL PARKING AND MAINTENANCE AGREEMENT RECORDED JANUARY 29, 1982 AS INSTRUMENT NO. 82-035064, OF OFFICIAL RECORDS.
- (K) INDICATES A 2.00' EASEMENT FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES TO BE DEDICATED HEREON TO THE CITY OF LA HABRA.  
  
A RECIPROCAL EASEMENT IN FAVOR OF OWNERS OF PARCELS 2 AND 3 OF TENTATIVE PARCEL MAP NO. 2000-177, FOR SHARED PARKING AND ACCESS BETWEEN SAID PARCELS, PER DECLARATION ESTABLISHING RECIPROCAL EASEMENTS RECORDED JULY 16, 2007 AS INSTRUMENT NO. 2007000444799, OF OFFICIAL RECORDS. EASEMENT LOCATION IS NOT DEFINED IN RECORD DOCUMENT. TENTATIVE PARCEL MAP NOT RECORDED, NO RECORD OF FINAL PARCEL MAP. SAID EASEMENT IS NOT SHOWN HEREON.
- (L) INDICATES RESERVATION OF A RECIPROCAL ACCESS EASEMENT IN FAVOR OF PARCEL 2 OF THIS MAP, TO BE RECORDED BY SEPARATE DOCUMENT.

SHEET 3 OF 4  
 NUMBER OF PARCELS: 3  
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 ALL OF TENTATIVE PARCEL MAP  
 NO. 2022-131

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

JEFFREY A. WALDEN, P.L.S. 7914      WALDEN & ASSOCIATES  
 FEBRUARY 2023

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 0461R2 AND STATION GPS NO. 3862R1 BEING NORTH 43°52'52" 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 1.000000075 (PROJECT SPECIFIC).

**GENERAL NOTES:**

SEE SHEET 3 FOR BOUNDARY AND PARCEL DETAILS, EASEMENTS, AND LINE TABLE.  
 SEE SHEET 2 FOR EASEMENT LEGEND.

**SURVEY NOTES:**

- (R1) INDICATES RECORD DATA PER TRACT NO. 3786, M.M. 145/29-30.
- (R2) INDICATES RECORD DATA PER PARCEL MAP NO. 2014-102, P.M.B. 385/39-41.
- (R3) INDICATES RECORD DATA PER PARCEL MAP NO. 93-155, P.M.B. 285/24-27.
- ▲ INDICATES VEHICULAR ACCESS RIGHTS TO BEACH BOULEVARD AND LAMBERT ROAD RELEASED AND RELINQUISHED TO THE CITY OF LA HABRA, EXCEPT AT APPROVED ACCESS LOCATIONS.

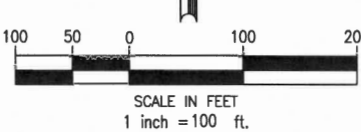
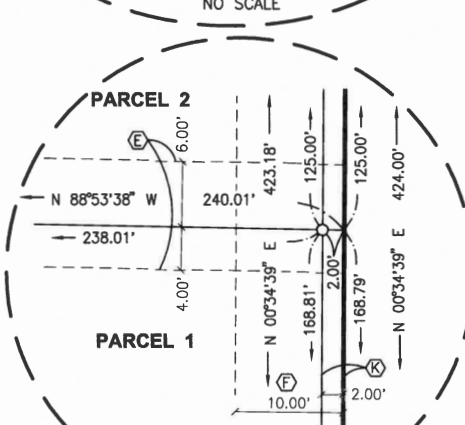
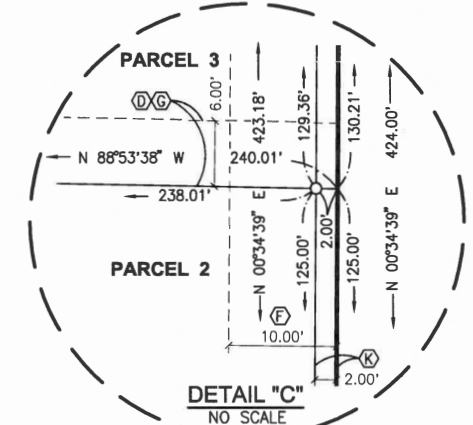
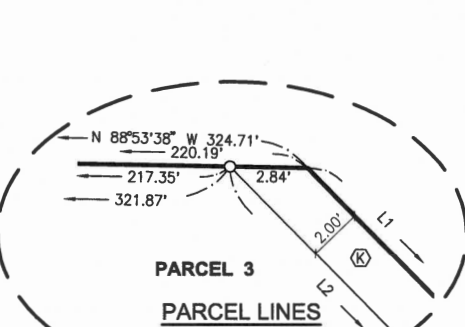
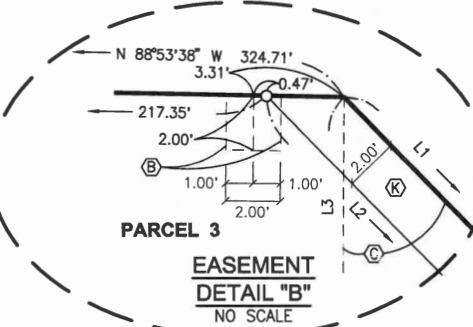
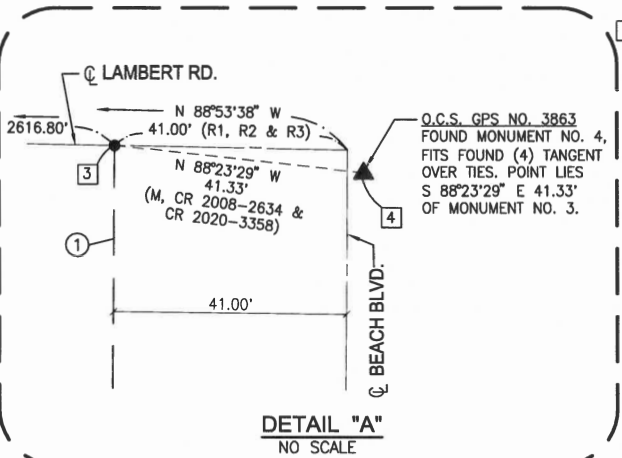
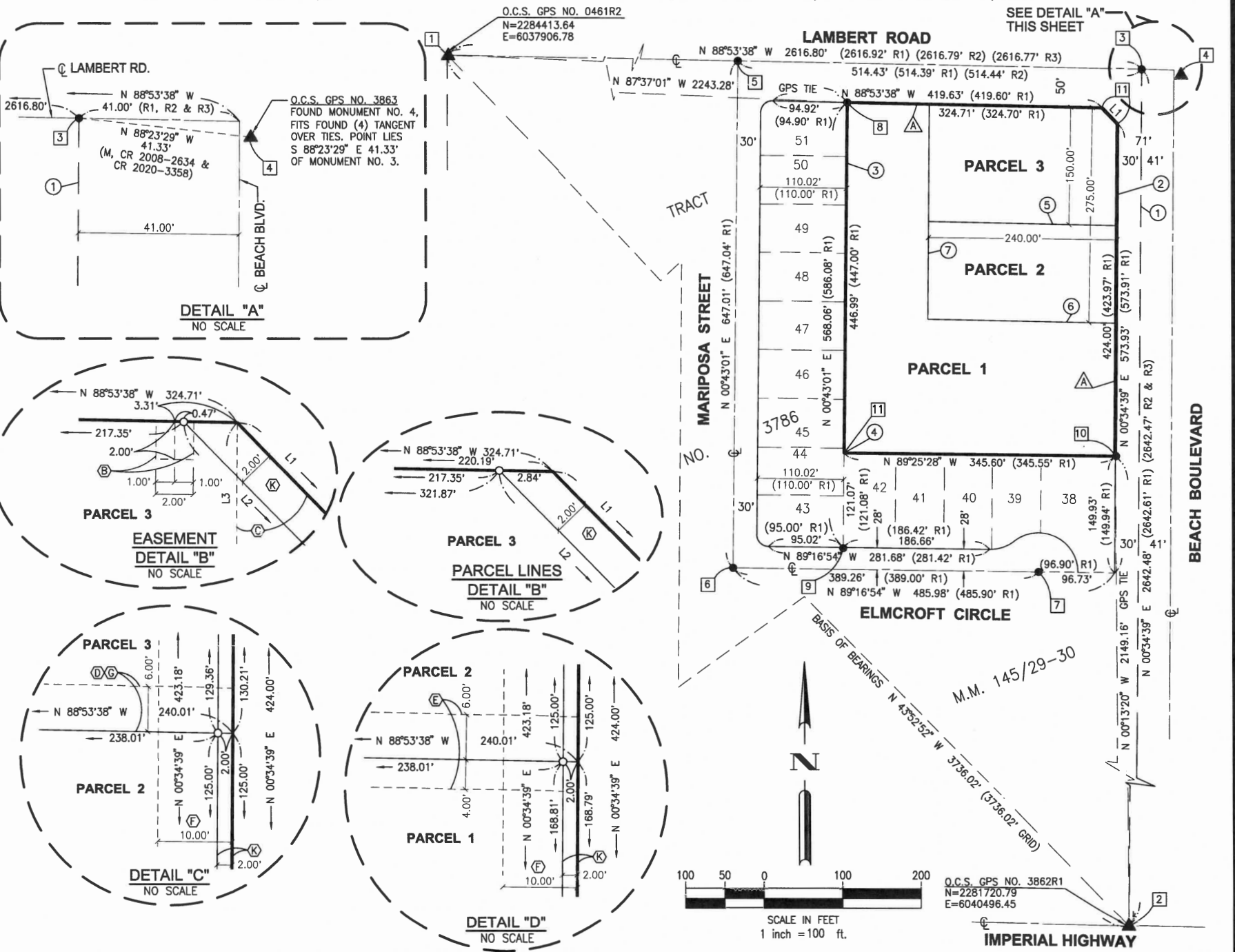
**SURVEYOR'S BOUNDARY ESTABLISHMENT NOTES:**

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

- ① ESTABLISHED AS EAST LINE OF THE SW 1/4, SECTION 7, T3S, R10W, RANCHO LOS COYOTES PER (R1, R2 AND R3).
- ② ESTABLISHED BY HOLDING PARALLEL WITH AND RECORD DISTANCE 30.00' WESTERLY FROM SECTION LINE PER (R1, R2 AND R3).
- ③ ESTABLISHED BY HOLDING PARALLEL WITH CENTERLINE OF MARIPOSA STREET PER (R1) FROM MONUMENT NO. 9.
- ④ ESTABLISHED BY PRORATION PER (R1).
- ⑤ ESTABLISHED PARCEL LINE BY HOLDING PARALLEL WITH AND 150.00' SOUTHERLY OF NORTH LINE LOT 52, TRACT NO. 3786, M.M. 145/29-30.
- ⑥ ESTABLISHED PARCEL LINE BY HOLDING PARALLEL WITH AND 275.00' SOUTHERLY OF NORTH LINE LOT 52, TRACT NO. 3786, M.M. 145/29-30.
- ⑦ ESTABLISHED PARCEL LINE BY HOLDING PARALLEL WITH AND 240.00' WESTERLY OF EAST LINE LOT 52, TRACT NO. 3786, M.M. 145/29-30.

**MONUMENT NOTES:**

- ▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- ① FOUND PK NAIL WITH TAG STAMPED "LS 5411" PER CORNER RECORD 2004-0824 AND (R2), FLUSH. POINT IS LOCATED ON THE CENTERLINE OF LAMBERT ROAD 130± WESTERLY OF THE CENTERLINE OF WALL STREET. ACCEPTED AS WEST 1/4, CORNER OF SECTION 7, T3S, R10W, RANCHO LOS COYOTES, PER (R1, R2 & R3). SAID POINT ACCEPTED AS O.C.S. GPS NUMBER 0461R2, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- ② FOUND 2 1/2" BRASS DISK STAMPED "CALIF. DEPT. OF TRANSPORTATION" IN WELL MONUMENT, DOWN 0.60', PER CORNER RECORD 2003-1050. POINT IS LOCATED ON CENTERLINE OF IMPERIAL HIGHWAY, 68± EASTERLY OF THE CENTERLINE OF BEACH BOULEVARD. ACCEPTED AS SOUTH 1/4, CORNER OF SECTION 7, T3S, R10W, RANCHO LOS COYOTES, PER (R2 & R3). SAID POINT ACCEPTED AS O.C.S. GPS NUMBER 3862R1 PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED BELOW.
- ③ FOUND 2 1/2" BRASS DISK STAMPED "STATE OF CALIFORNIA DIVISION OF HWYS" IN WELL MONUMENT, DOWN 1.0', PER CORNER RECORD 2020-3358. ACCEPTED AS CENTER OF SECTION 7, T3S, R10W, RANCHO LOS COYOTES AND INTERSECTION OF CENTERLINE OF LAMBERT ROAD AND EAST LINE SW 1/4, SAID SECTION 7, PER (R1, R2 & R3).
- ④ FOUND BOAT SPIKE AND WASHER STAMPED "CALTRANS", PER CORNER RECORD 2020-3358. SAID POINT NOT ACCEPTED AS CENTERLINE INTERSECTION OF LAMBERT ROAD AND BEACH BOULEVARD. POINT NOT ON LINE NOR IN POSITION OF PUBLISHED STATE PLANE COORDINATES FOR O.C.S. GPS NUMBER 3863. SEE DETAIL "A" THIS SHEET.
- ⑤ FOUND PK NAIL WITH TAG STAMPED "LS 5411" PER CORNER RECORD 2004-0823, FLUSH. ACCEPTED AS CENTERLINE INTERSECTION LAMBERT ROAD AND MARIPOSA STREET PER (R1 & R2).
- ⑥ FOUND GEAR SPIKE WITH WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2014-2401. ACCEPTED AS CENTERLINE INTERSECTION OF MARIPOSA STREET AND ELMCROFT CIRCLE PER (R1).
- ⑦ FOUND GEAR SPIKE WITH WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2014-2400. ACCEPTED AS CENTERLINE CUL-DE-SAC ELMCROFT CIRCLE PER (R1).
- ⑧ FOUND 1" IRON PIPE WITH TAG ILLEGIBLE, DOWN 0.2'. NO REFERENCE. S 48°30'17" E, 0.36' FROM NW CORNER LOT 52.
- ⑨ FOUND LEAD, TACK AND TAG STAMPED "RCE 8858" ON 1.00' OFFSET OF SW CORNER LOT 42, PER (R1), FLUSH. HELD FOR LINE.
- ⑩ FOUND LEAD, TACK AND TAG STAMPED "RCE 8858" ON 1.00' OFFSET OF SE CORNER LOT 52, PER (R1), FLUSH. HELD FOR LINE.
- ⑪ SEARCH FOR, FOUND NOTHING.
- INDICATES 2" IRON PIPE, OR LEAD, TACK AND TAG, OR SPIKE AND WASHER, STAMPED "PLS 7914" TO BE SET ON BOUNDARY CORNERS AS NOTED, ON OR BEFORE DECEMBER 31, 2023.
- INDICATES 1" IRON PIPE, OR LEAD, TACK AND TAG, OR SPIKE AND WASHER, STAMPED "PLS 7914" TO BE SET ON PARCEL CORNERS AS NOTED, ON OR BEFORE DECEMBER 31, 2023.



O.C.S. GPS NO. 3862R1  
 N=2281720.79  
 E=6040496.45

SHEET 4 OF 4  
 NUMBER OF PARCELS: 3  
 ACREAGE: 3,524 ACRES GROSS  
 3,503 ACRES NET  
 DATE OF SURVEY: FEBRUARY 2023  
 ALL OF TENTATIVE PARCEL MAP  
 NO. 2022-131

# PARCEL MAP NO. 2022-131

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

JEFFREY A. WALDEN, P.L.S. 7914      WALDEN & ASSOCIATES  
 FEBRUARY 2023

**GENERAL NOTES:**  
 SEE SHEET 2 FOR EASEMENT NOTES.

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, SURVEY NOTES,  
 BOUNDARY ESTABLISHMENT NOTES, MONUMENT NOTES AND DETAILS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°10'45" W	28.14'
		(28.14' R1)
L2	N 44°10'45" W	29.34'
L3	N 00°32'39" E	20.00'
L4	N 29°27'21" W	19.58'
L5	N 00°34'39" E	25.00'

