

SHEET 1 OF 2 SHEETS
ALL OF TENTATIVE TRACT NO. 19155
NUMBER OF LOTS: 1
AREA: 41,754 S.F. (GROSS)
39,989 S.F. (NET)
DATE OF SURVEY: JANUARY, 2020
DATE OF RE-SURVEY: APRIL 24, 2022

TRACT NO. 19155

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

BEING A SUBDIVISION OF A PORTION OF LOT 7 OF THE KEELER ADDITION TO LA HABRA, AS SHOWN ON A MAP FILED IN BOOK 8, PAGE 95 AND A PORTION OF LOTS 1 AND 2, AND ALL OF LOTS 11 AND 12, BLOCK 1 OF RESUBDIVISION OF THE REDFERN ADDITION TO LA HABRA, AS SHOWN ON A MAP FILED IN BOOK 8, PAGE 99, BOTH OF MISCELLANEOUS 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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED, IN FEE, TO CITY OF LA HABRA FOR PUBLIC STREET PURPOSES: ALDRICH STREET AND CYPRESS STREET.

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

CHIH CHUN HUANG (MEMBER)

BENEFICIARY:

FIRST COMMERCIAL BANK (USA), BENEFICIARY, UNDER A DEED OF TRUST RECORDED AUGUST 26, 2022, AS DOCUMENT NO. 202200289848 OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF ORANGE.

PRINT NAME Yen Fong Chang
TITLE VP/Branch Manager

PRINT NAME Ya-Shu Cheng
TITLE SVP/COO

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 Orange) SS

ON Aug 23, 2023 BEFORE ME George Jen, Notary Public PERSONALLY

APPEARED Chih Chun Huang, Yen Fong Chang, 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: George Jen
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION EXPIRES: Nov 12, 2024
MY COMMISSION NO. 2337004

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) SS

ON Sep 8, 2023 BEFORE ME George Jen, Notary Public PERSONALLY

APPEARED Ya-Shu Cheng, 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.

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MY COMMISSION NO. 2337004

SIGNATURE OMISSION NOTES:

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

STEARNS RANCHOS COMPANY, HOLDER OF AN EASEMENT FOR ROAD, RAILROADS AND DITCHES, RESERVED IN A DOCUMENT RECORDED AUGUST 23, 1926, IN BOOK 87, PAGE 135 OF DEEDS.

CITY OF LA HABRA, A MUNICIPAL CORPORATION, SUCCESSORS IN INTEREST TO THE LA HABRA SANITARY DISTRICT, HOLDER OF AN EASEMENT FOR PIPE LINE PURPOSES, PER DOCUMENT RECORDED AUGUST 23, 1926, IN BOOK 644, PAGE 208 OF DEEDS.

LOS ANGELES & SALT LAKE RAILROAD COMPANY, A UTAH CORPORATION, HOLDER OF AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES, AS RESERVED IN A DOCUMENT RECORDED SEPTEMBER 21, 1960, IN BOOK 5425, PAGE 554 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR ELECTRIC LINES, POLES AND OTHER FIXTURES FOR POWER AND TELEPHONE PURPOSES PER DOCUMENT RECORDED FEBRUARY 21, 1961, IN BOOK 5635, PAGE 933 OF OFFICIAL RECORDS.

LOS ANGELES & SALT LAKE RAILROAD COMPANY, A UTAH CORPORATION, HOLDER OF ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER, INCLUDING OIL AND GAS AND RIGHTS THERETO, AS RESERVED IN DOCUMENT RECORDED SEPTEMBER 21, 1960 IN BOOK 5425, PAGE 554 OF OFFICIAL RECORDS.

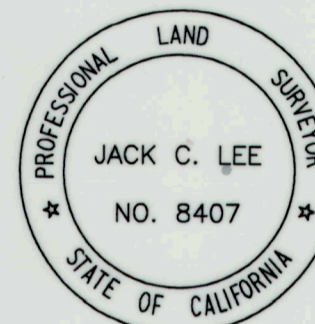
SURVEYOR'S STATEMENT:

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 ORDINANCE AT THE REQUEST OF CHIH CHUN HUANG OF JRS 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
JACK C. LEE, LS 8407
EXPIRES: 6-30-2024

AUGUST 22, 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 _____, 20____

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

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 ACCEPT ON BEHALF OF THE CITY OF LA HABRA THE DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: ALDRICH STREET AND CYPRESS 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 _____, 20____

RHONDA J. 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. 19155
 NUMBER OF LOTS: 1
 AREA: 41,754 S.F. (GROSS)
 39,989 S.F. (NET)
 DATE OF SURVEY: JANUARY, 2020
 DATE OF RE-SURVEY: APRIL 24, 2022

TRACT NO. 19155

IN THE CITY OF LA HABRA
 COUNTY OF ORANGE, STATE OF CALIFORNIA
 JACK C. LEE, PLS 8407 CALLAND ENGINEERING, INC.

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.

FOR CONDOMINIUM PURPOSES

REFERENCE NOTES:

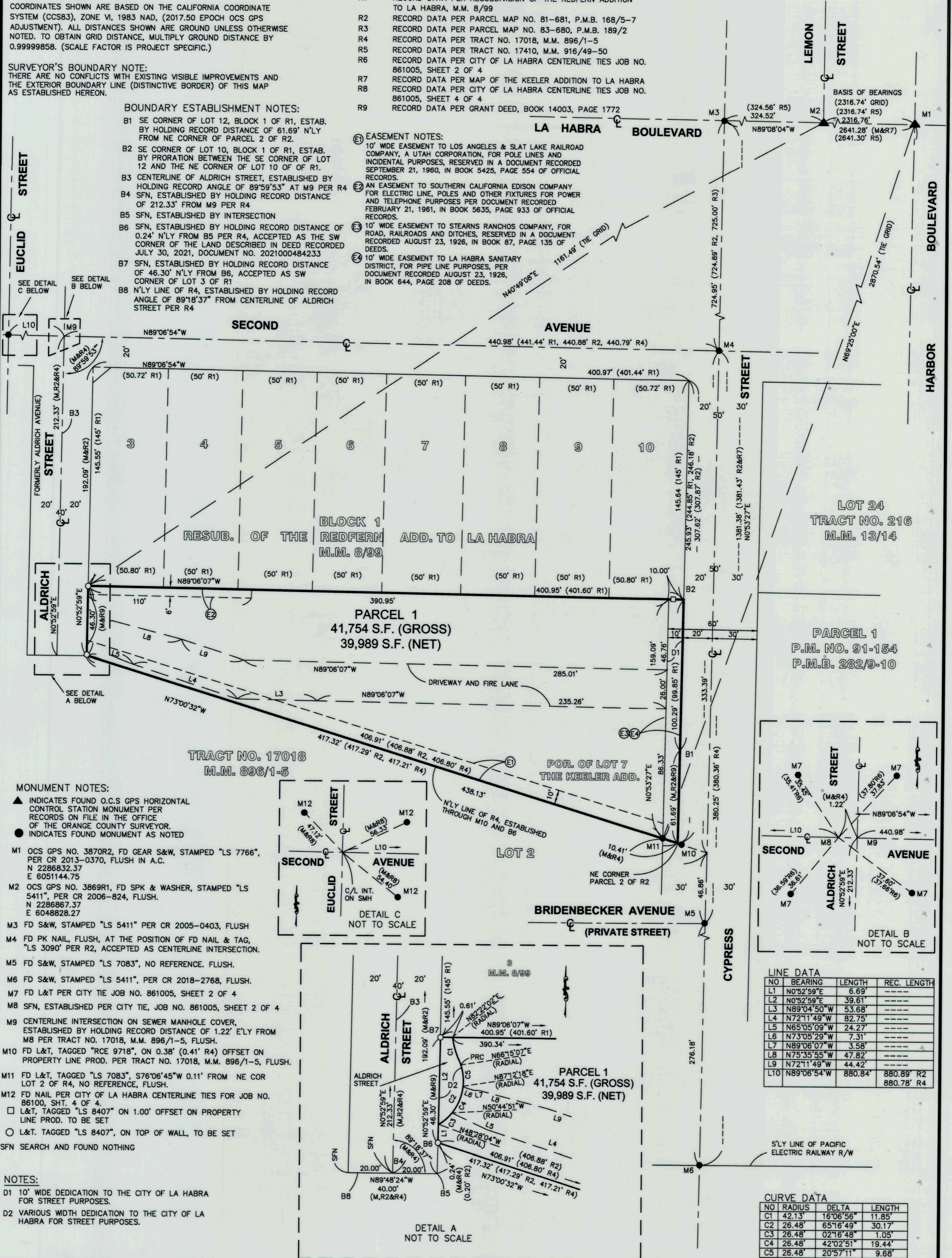
- R1 RECORD DATA PER RESUBDIVISION OF THE REDFERN ADDITION TO LA HABRA, M.M. 8/99
- R2 RECORD DATA PER PARCEL MAP NO. 81-681, P.M.B. 168/5-7
- R3 RECORD DATA PER PARCEL MAP NO. 83-680, P.M.B. 189/2
- R4 RECORD DATA PER TRACT NO. 17018, M.M. 896/1-5
- R5 RECORD DATA PER TRACT NO. 17410, M.M. 916/49-50
- R6 RECORD DATA PER CITY OF LA HABRA CENTERLINE TIES JOB NO. 861005, SHEET 2 OF 4
- R7 RECORD DATA PER MAP OF THE KEELER ADDITION TO LA HABRA
- R8 RECORD DATA PER CITY OF LA HABRA CENTERLINE TIES JOB NO. 861005, SHEET 4 OF 4
- R9 RECORD DATA PER GRANT DEED, BOOK 14003, PAGE 1772

EASEMENT NOTES:

- E1 10' WIDE EASEMENT TO LOS ANGELES & SLAT LAKE RAILROAD COMPANY, A UTAH CORPORATION, FOR POLE LINES AND INCIDENTAL PURPOSES, RESERVED IN A DOCUMENT RECORDED SEPTEMBER 21, 1960, IN BOOK 5425, PAGE 554 OF OFFICIAL RECORDS.
- E2 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, POLES AND OTHER FIXTURES FOR POWER AND TELEPHONE PURPOSES PER DOCUMENT RECORDED FEBRUARY 21, 1961, IN BOOK 5635, PAGE 933 OF OFFICIAL RECORDS.
- E3 10' WIDE EASEMENT TO STEARNS RANCHOS COMPANY, FOR ROAD, RAILROADS AND DITCHES, RESERVED IN A DOCUMENT RECORDED AUGUST 23, 1926, IN BOOK 87, PAGE 135 OF DEEDS.
- E4 10' WIDE EASEMENT TO LA HABRA SANITARY DISTRICT, FOR PIPE LINE PURPOSES, PER DOCUMENT RECORDED AUGUST 23, 1926, IN BOOK 644, PAGE 208 OF DEEDS.

BOUNDARY ESTABLISHMENT NOTES:

- B1 SE CORNER OF LOT 12, BLOCK 1 OF R1, ESTAB. BY HOLDING RECORD DISTANCE OF 61.69' N'LY FROM NE CORNER OF PARCEL 2 OF R2.
- B2 SE CORNER OF LOT 10, BLOCK 1 OF R1, ESTAB. BY PRORATION BETWEEN THE SE CORNER OF LOT 12 AND THE NE CORNER OF LOT 10 OF OF R1.
- B3 CENTERLINE OF ALDRICH STREET, ESTABLISHED BY HOLDING RECORD ANGLE OF 89°59'53" AT M9 PER R4
- B4 SFN, ESTABLISHED BY HOLDING RECORD DISTANCE OF 212.33' FROM M9 PER R4
- B5 SFN, ESTABLISHED BY INTERSECTION
- B6 SFN, ESTABLISHED BY HOLDING RECORD DISTANCE OF 0.24' N'LY FROM B5 PER R4, ACCEPTED AS THE SW CORNER OF THE LAND DESCRIBED IN DEED RECORDED JULY 30, 2021, DOCUMENT NO. 2021000484233
- B7 SFN, ESTABLISHED BY HOLDING RECORD DISTANCE OF 46.30' N'LY FROM B6, ACCEPTED AS SW CORNER OF LOT 3 OF R1
- B8 N'LY LINE OF R4, ESTABLISHED BY HOLDING RECORD ANGLE OF 89°18'37" FROM CENTERLINE OF ALDRICH STREET PER R4



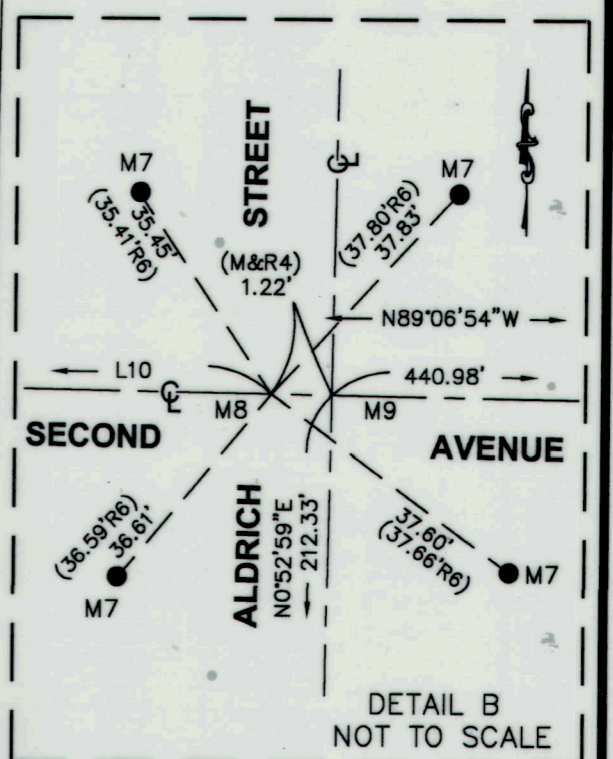
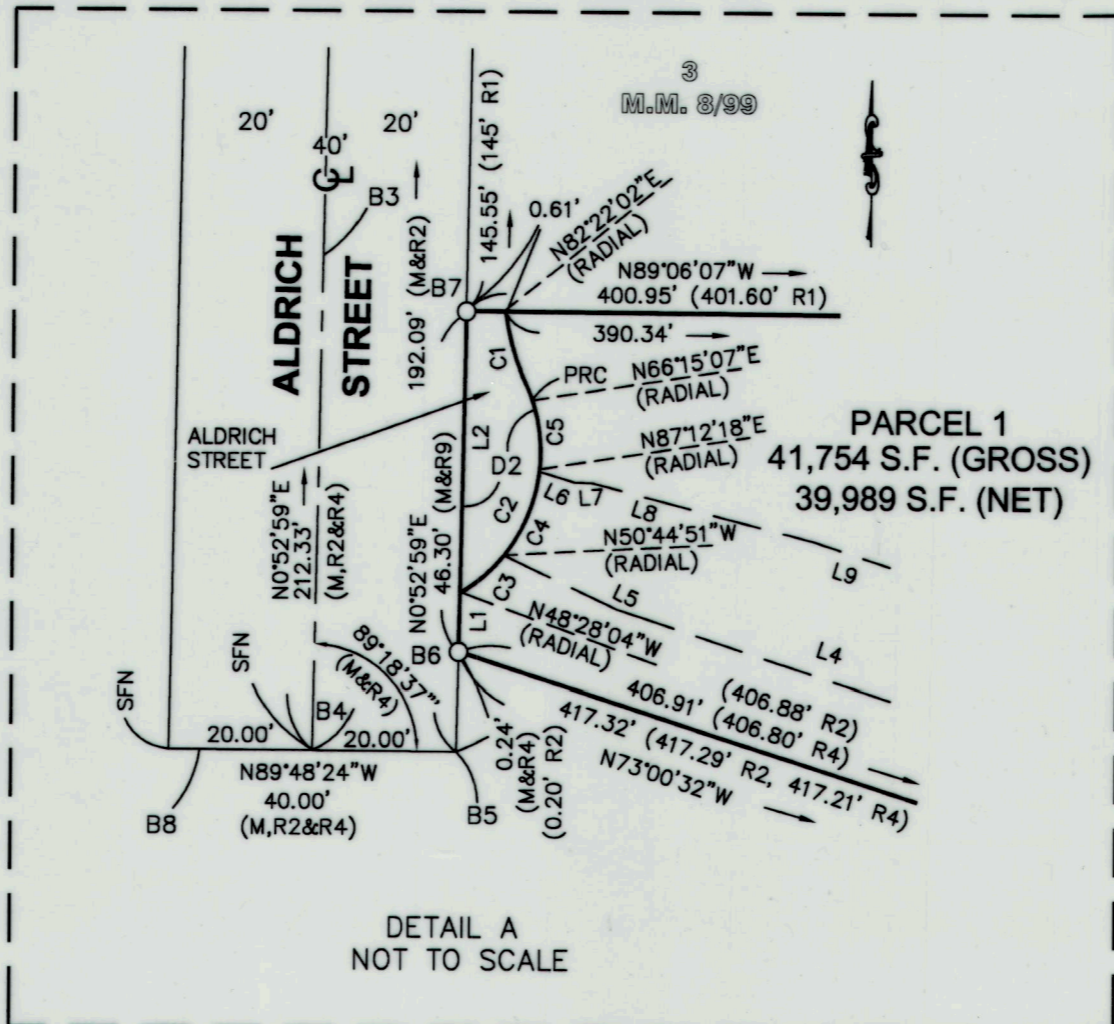
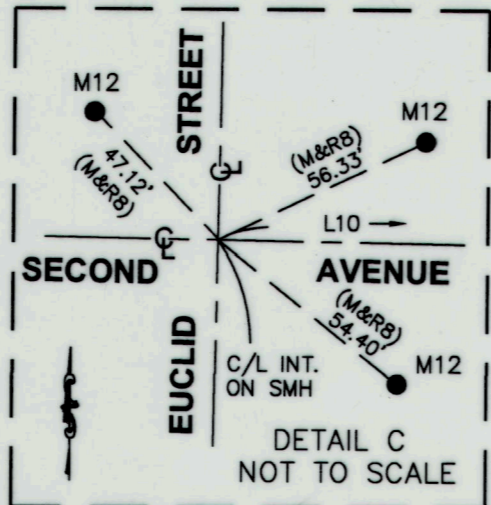
MONUMENT NOTES:

- ▲ 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, STAMPED "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, FLUSH, AT THE POSITION OF FD NAIL & TAG, "LS 3090" PER R2, ACCEPTED AS CENTERLINE INTERSECTION.
- M5 FD S&W, STAMPED "LS 7083", NO REFERENCE. FLUSH.
- M6 FD S&W, STAMPED "LS 5411", PER CR 2018-2768, FLUSH.
- M7 FD L&T PER CITY TIE JOB NO. 861005, SHEET 2 OF 4
- M8 SFN, ESTABLISHED PER CITY TIE, JOB NO. 861005, SHEET 2 OF 4
- M9 CENTERLINE INTERSECTION ON SEWER MANHOLE COVER, ESTABLISHED BY HOLDING RECORD DISTANCE OF 1.22' E'LY FROM M8 PER TRACT NO. 17018, M.M. 896/1-5, FLUSH.
- M10 FD L&T, TAGGED "RCE 9718", ON 0.38' (0.41' R4) OFFSET ON PROPERTY LINE PROD. PER TRACT NO. 17018, M.M. 896/1-5, FLUSH.
- M11 FD L&T, TAGGED "LS 7083", S76°06'45"W 0.11' FROM NE COR LOT 2 OF R4, NO REFERENCE, FLUSH.
- M12 FD NAIL PER CITY OF LA HABRA CENTERLINE TIES FOR JOB NO. 86100, SHT. 4 OF 4.
 - L&T, TAGGED "LS 8407" ON 1.00' OFFSET ON PROPERTY LINE PROD. TO BE SET
 - L&T, TAGGED "LS 8407", ON TOP OF WALL, TO BE SET

NOTES:

- D1 10' WIDE DEDICATION TO THE CITY OF LA HABRA FOR STREET PURPOSES.
- D2 VARIOUS WIDTH DEDICATION TO THE CITY OF LA HABRA FOR STREET PURPOSES.



LINE DATA

NO	BEARING	LENGTH	REC. LENGTH
L1	N0°52'59"E	6.69'	---
L2	N0°52'59"E	39.61'	---
L3	N89°04'50"W	53.68'	---
L4	N72°11'49"W	82.75'	---
L5	N65°05'09"W	24.27'	---
L6	N73°05'29"W	7.31'	---
L7	N89°06'07"W	3.58'	---
L8	N75°35'55"W	47.82'	---
L9	N72°11'49"W	44.42'	---
L10	N89°06'54"W	880.84'	880.89' R2 880.78' R4

CURVE DATA

NO	RADIUS	DELTA	LENGTH
C1	42.13'	16°06'56"	11.85'
C2	26.48'	65°16'49"	30.17'
C3	26.48'	02°16'48"	1.05'
C4	26.48'	42°02'51"	19.44'
C5	26.48'	20°57'11"	9.68'