

SHEET 1 OF 1 SHEETS
 3 LOTS
 3.52 AC GROSS
 DATES OF SURVEY: 09/06/06,
 11/08/21, & 11/16/21

TENTATIVE PARCEL MAP 2022-131

**CITY OF LA HABRA, COUNTY OF ORANGE
 STATE OF CALIFORNIA**

BEING A SUBDIVISION OF LOT 52 OF TRACT NO. 3786, AS PER MAP RECORDED IN BOOK 145,
 PAGES 29 AND 30, OF MISCELLANEOUS MAPS, RECORDS OF COUNTY OF ORANGE, CALIFORNIA.

GIL ZULUETA MENDOZA ASSOCIATES, INC. SEPTEMBER, 2022

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LAMBERT ROAD (FORMERLY OCEAN AVENUE), BEING N89°51'15"W AS SHOWN ON PM 3786, PMB 145/29-30, ORANGE COUNTY RECORDER.

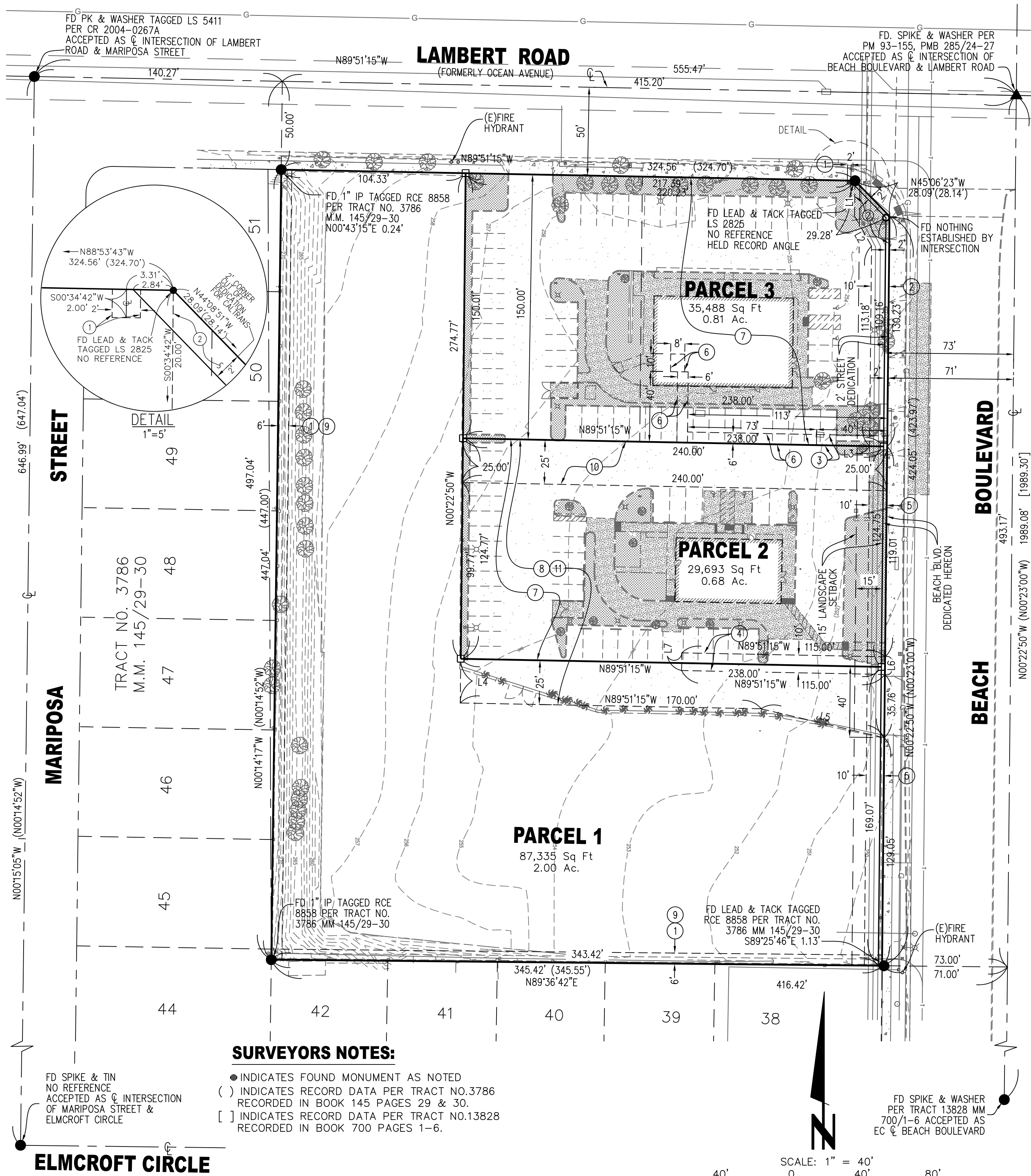
LINE	BEARING	LENGTH
L1	N00°22'50"W	20.00'
L2	N30°22'50"W	19.53'
L3	N89°51'15"W	10.00'
L4	N00°22'50"W	25.00'
L5	N77°46'57"W	71.72'
L6	N00°22'50"W	10.00'
L7	N00°22'50"W	10.00'

EASEMENT NOTES:

- ① AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED SEPTEMBER 5, 1961 IN BK 5837, PG 511 O.R.
- ② AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED JANUARY 7, 1963 IN BK 6384, PG 540 O.R.
- ③ AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED FEBRUARY 4, 1963 IN BK 6419, PG 682 O.R.
- ④ AN EASEMENT FOR AERIAL AND UNDERGROUND ELECTRIC LINES AND COMMUNICATION LINES, AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED JUNE 30, 1967 IN BK 8299, PG 860 O.R.
- ⑤ AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED OCTOBER 27, 1967 IN BK 8418, PG 459 O.R.
- ⑥ AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED JUNE 23, 1972 IN BK 10189, PG 840 O.R.
- ⑦ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION ESTABLISHING RECIPROCAL EASEMENTS" RECORDED JANUARY 23, 2006 AS INSTR. NO. 2007-00044799 O.R.

EASEMENT NOTES (Cont'd):

- ⑧ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL PARKING AND MAINTENANCE AGREEMENT" RECORDED JANUARY 29, 1982 AS INSTR. NO. 82-035064 O.R.
- ⑨ AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED JUNE 21, 1961 IN BK 5761, PG 856 O.R.
- ⑩ A LEASE DATED MARCH 31, 1972 EXECUTED BY CHARLES I. VERMEULEN AND IRENE E. VERMEULEN, HUSBAND AND WIFE, AS LESSOR AND CARL KARCHER ENTERPRISES, INC., A CALIFORNIA CORPORATION, AS LESSEE, RECORDED APRIL 14, 1972 IN BK 10083, PG 352 O.R. DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED JUNE 6, 1977 IN BK 12228, PG 1729 O.R.
- ⑪ A LEASE DATED MAY 6, 1977 EXECUTED BY CHARLES I. VERMEULEN, HUSBAND AND WIFE, AS LESSOR AND CARL KARCHER ENTERPRISES, INC., A CALIFORNIA CORPORATION, AS LESSEE, RECORDED MAY 13, 1977 IN BK 12194, PG 911 O.R. ASSIGNMENT OF LESSOR'S INTEREST UNDER SAID LEASE RECORDED FEBRUARY 24, 1982 AS DOCUMENT NO. 82-063739 O.R.



SURVEYORS NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- () INDICATES RECORD DATA PER TRACT NO. 3786 RECORDED IN BOOK 145 PAGES 29 & 30.
- [] INDICATES RECORD DATA PER TRACT NO. 13828 RECORDED IN BOOK 700 PAGES 1-6.

