

SHEET 1 OF 4 SHEETS
ALL OF TENTATIVE PARCEL MAP
NO. 2023-149
NUMBERED PARCELS: 2
GROSS AREA: 2.479 ACRES
NET AREA: 1.275 ACRES

PARCEL MAP NO. 2023-149

IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE
RANCHO LA HABRA, AS PER MAP FILED IN BOOK 51 PAGE 7 OF MISCELLANEOUS
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCE PURPOSES

DANE P. MCDUGALL
L.S. 9297

C&V
CONSULTING, INC.

DATE OF SURVEY:
JULY 2024

ACCEPTED AND FILED
AT THE REQUEST OF
CHICAGO TITLE COMPANY

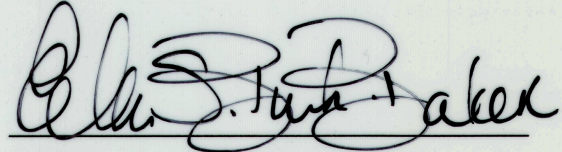
DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY _____
DEPUTY

OWNERSHIP CERTIFICATE

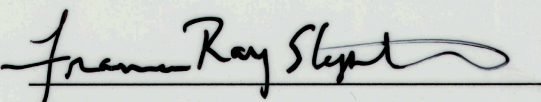
WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

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

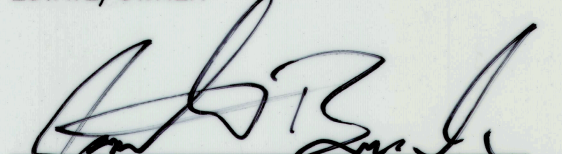
EILEEN S. BURCH-BAKER, AS TO AN UNDIVIDED FIFTEEN PERCENT (15%) INTEREST; FRANCINE RAY STEPHENSON, AS TO AN UNDIVIDED FIFTEEN PERCENT (15%) INTEREST; JONATHAN W. BURCH, AS TO AN UNDIVIDED FIFTEEN PERCENT (15%) INTEREST; WILLIAM M. BURCH, AS TO AN UNDIVIDED FIFTEEN PERCENT (15%) INTEREST; AND CATHERINE BURCH GAGE, AS TO AN UNDIVIDED FORTY PERCENT (40%) INTEREST, RECORD OWNERS.



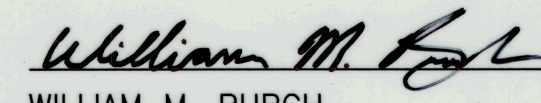
EILEEN S. BURCH-BAKER,
ADMINISTRATOR FOR MARTIN BURCH
ESTATE/OWNER



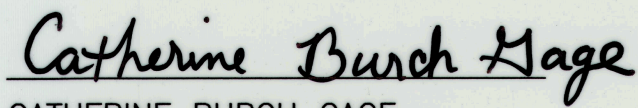
FRANCINE RAY STEPHENSON,
OWNER



JONATHAN W. BURCH,
OWNER



WILLIAM M. BURCH,
OWNER



CATHERINE BURCH GAGE,
TRUSTEE OF J.W. BURCH TRUST/OWNER

NOTARY ACKNOWLEDGMENTS

SEE SHEET 2

SIGNATURE OMISSIONS

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

STEARNS RANCHO COMPANY, HOLDER OF AN EASEMENT FOR ROADS, RAILROADS AND DITCHES; ALSO THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID DESCRIBED TRACT; AND THE RIGHT OF WAY FOR, AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES RESERVED IN DOCUMENT RECORDED SEPTEMBER 5, 1894, AS INSTRUMENT NO. 24680, IN BOOK 87, PAGE 136, DEEDS.

STATE OF CALIFORNIA, HOLDER OF EASEMENTS FOR STATE HIGHWAY RIGHT OF WAY PER DOCUMENTS RECORDED DECEMBER 29, 1913 IN BOOK 244, PAGE 86, DEEDS, AND MARCH 16, 1931 IN BOOK 463, PAGE 304, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR ELECTRIC LINES, CROSS-ARMS, WIRES, AND OTHER FIXTURES AND APPLIANCES, AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED AUGUST 2, 1951 IN BOOK 2212, PAGE 222, OFFICIAL RECORDS.

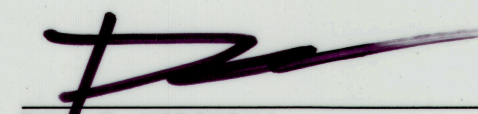
FRONTIER COMMUNICATIONS OF CALIFORNIA, SUCCESSOR IN INTEREST TO ASSOCIATED TELEPHONE COMPANY, LTD., HOLDER OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF TELEPHONE LINES, AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED NOVEMBER 29, 1951 IN BOOK 2258, PAGE 484, OFFICIAL RECORDS.

THE CITY OF LA HABRA, HOLDER OF AN EASEMENT FOR ROADS, HIGHWAYS, SIDEWALKS, PUBLIC UTILITY AND SEWER AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED OCTOBER 9, 1963 IN BOOK 2591, PAGE 218, OFFICIAL RECORDS.

FRONTIER COMMUNICATIONS OF CALIFORNIA, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA HOLDER OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF TELEPHONE LINES, AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED NOVEMBER 6, 1953 IN BOOK 2614, PAGE 28, 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 EILEEN S. BURCH-BAKER, FRANCINE RAY STEPHENSON, JONATHAN W. BURCH, WILLIAM M. BURCH, AND CATHERINE BURCH GAGE IN JULY 2024. 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 JULY 2025 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.


DANE P. MCDUGALL
L.S. 9297

12/3/24
DATE



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 _____, _____

LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
L.S. 8402



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, 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 _____, _____

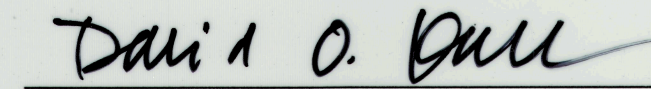
ALBERT MENDOZA, R.C.E. 90882
CITY ENGINEER, CITY OF LA HABRA



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 9th DAY OF DECEMBER, 2024


DAVID O. KNELL, PLS 5301
CONTRACT CITY SURVEYOR, 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 _____, _____ 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 FEE DEDICATION FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES: WHITTIER BOULEVARD, 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 _____, _____

RHONDA J. BARONE, CMC
CITY CLERK OF THE 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 _____, _____

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

SHEET 2 OF 4 SHEETS
ALL OF TENTATIVE PARCEL MAP
NO. 2023-149
NUMBERED PARCELS: 2
GROSS AREA: 2.479 ACRES
NET AREA: 1.275 ACRES

PARCEL MAP NO. 2023-149

IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONVEYANCE PURPOSES

DANE P. MCDUGALL
L.S. 9297



DATE OF SURVEY:
JULY 2024

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 December 4, 2024, BEFORE ME, Michael Annas Lopez,
NOTARY PUBLIC, PERSONALLY APPEARED Eileen S. Burch-Baker

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 [Signature]
NAME Michael Annas Lopez
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION NO. 2503526
MY COMMISSION EXPIRES Oct. 29, 2028

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 Riverside } SS

ON December 4, 2024, BEFORE ME, Holden Watson St John,
NOTARY PUBLIC, PERSONALLY APPEARED Catherine Margaret Gage

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 [Signature]
NAME Holden Watson St John
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Riverside COUNTY
MY COMMISSION NO. 2428440
MY COMMISSION EXPIRES 11/26/2026

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 Los Angeles } SS

ON December 4, 2024, BEFORE ME, D'Shone Swiney,
NOTARY PUBLIC, PERSONALLY APPEARED Francine Ray Stephenson

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 [Signature]
NAME D'Shone Swiney
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION NO. 2366262
MY COMMISSION EXPIRES July 18, 2025

NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF THURSTON } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

JONATHAN WILLIAM BURCH
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED DECEMBER 5, 2024

SIGNATURE [Signature]

NAME PRINTED CHEYANNE GARNETT

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN

THURSTON COUNTY

MY APPOINTMENT EXPIRES DEC. 7, 2026

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 _____
NAME _____
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

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 Los Angeles } SS

ON December 4, 2024, BEFORE ME, D'Shone Swiney,
NOTARY PUBLIC, PERSONALLY APPEARED William Martin Burch

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 [Signature]
NAME D'Shone Swiney
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION NO. 2366262
MY COMMISSION EXPIRES July 18, 2025

SHEET 3 OF 4 SHEETS
ALL OF TENTATIVE PARCEL MAP
NO. 2023-149
NUMBERED PARCELS: 2
GROSS AREA: 2.479 ACRES
NET AREA: 1.275 ACRES

PARCEL MAP NO. 2023-149

IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONVEYANCE PURPOSES

DANE P. MCDUGALL
L.S. 9297



DATE OF SURVEY:
JULY 2024

SEE SHEET 4 FOR
PROCEDURE OF SURVEY

MONUMENT NOTES

- ① FOUND PUNCHED BOAT SPIKE AND WASHER STAMPED "CALTRANS", FLUSH, PER C.R. 2020-2740, ACCEPTED AS THE CENTERLINE INTERSECTION OF WHITTIER BOULEVARD AND ELM STREET.
 - ② FOUND PUNCHED BOAT SPIKE AND WASHER STAMPED "CALTRANS", FLUSH, PER C.R. 2020-2739, ACCEPTED AS THE CENTERLINE INTERSECTION OF WHITTIER BOULEVARD AND CYPRESS STREET, AND NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 10 WEST, RANCHO LA HABRA PER R1.
 - ③ FOUND MAG NAIL AND WASHER STAMPED "LS 5411", FLUSH, PER C.R. 2006-0403, ACCEPTED AS THE CENTER LINE INTERSECTION OF LA HABRA BOULEVARD AND CYPRESS STREET, AND SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 10 WEST, RANCHO LA HABRA PER R6.
 - ④ FOUND PUNCHED 2" BRASS DISK DOWN 1.2', STAMPING ILLEGIBLE "---- COUNTY ---- T3S R-- ----" IN MONUMENT WELL, WELL LID PAVED OVER, DOWN 0.3' FROM FINISHED SURFACE. ACCEPTED AS THE CENTERLINE INTERSECTION OF LA HABRA BOULEVARD AND EUCLID STREET, AND SOUTHEAST 1/16 CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 10 WEST, RANCHO LA HABRA PER R6.
 - ⑤ FOUND PUNCHED SPIKE AND WASHER, ILLEGIBLE, DOWN 0.1, NO REFERENCE. ACCEPTED AS THE CENTERLINE INTERSECTION OF EUCLID STREET AND GREENWOOD AVENUE PER R3.
 - ⑥ FOUND 2" IRON PIPE WITH NAIL AND TAG "LS 2210" PER R2, DOWN 1.1'.
 - ⑦ FOUND LEAD, TACK, AND TAG "PLS 7780", FLUSH, PER R3.
 - ⑧ FOUND 2" IRON PIPE WITH NAIL AND TAG "LS 2210" PER R2, DOWN 1.4'.
 - ⑨ FOUND RAMSET NAIL ON TOP OF CURB PER CITY OF LA HABRA TIE 78-066, PAGE 12.
- INDICATES FOUND MONUMENT AS NOTED.
 - ▲ INDICATES OCS CONTINUOUS GPS STATION (CGPS).
 - INDICATES SET 1" IRON PIPE TAGGED "LS 9297", FLUSH; OR LEAD, TACK, AND TAG STAMPED "LS 9297", FLUSH; OR SPIKE AND WASHER STAMPED "MCDUGALL LS 9297", FLUSH, IN ASPHALT; OR NAIL AND TAG STAMPED "LS 9297" ON TOP OF WALL.
 - INDICATES SET BOAT SPIKE AND WASHER STAMPED "MCDUGALL LS 9297", FLUSH, IN ASPHALT

ESTABLISHMENT NOTES

- A SEARCHED, FOUND NOTHING. ESTABLISHED THE CENTERLINE INTERSECTION OF WHITTIER BOULEVARD AND EUCLID STREET BY HOLDING RECORD DISTANCE OF 330.23' FROM ELM STREET PER R5. THIS ESTABLISHMENT REJECTS THE ANGLE POINT IN WHITTIER BOULEVARD SHOWN ON R3 AT THIS INTERSECTION. CALTRANS ALIGNMENT NOTES, CALTRANS RIGHT OF WAY MAPS, AND C.S.T.B. 112/26-29 SHOW A CONTINUOUS BEARING FOR THE CENTERLINE OF WHITTIER BOULEVARD THROUGH SAID INTERSECTION.
- B SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R1.
- C SEARCHED, FOUND NOTHING. ESTABLISHED 30.00' EASTERLY OF AND PERPENDICULAR TO THE ESTABLISHED WESTERLY RIGHT OF WAY OF ORANGE STREET FROM ⑧.
- D SEARCHED, FOUND NOTHING. ESTABLISHED THE INTERSECTION OF THE SOUTHERLY LINE OF R2 AND THE CENTERLINE OF EUCLID STREET BY HOLDING RECORD DISTANCE OF 445.43' M&R2 FROM THE INTERSECTION OF THE NORTHERLY LINE OF R2, AND EUCLID STREET.
- E SEARCHED, FOUND NOTHING. ESTABLISHED THE INTERSECTION OF THE SOUTHERLY LINE OF R1 AND THE CENTERLINE OF CYPRESS STREET BY HOLDING RECORD DISTANCE OF 660.42' M&R1 FROM ②, PER R1. (SEE *NOTE ON SHEET 4).
- F SEARCHED, FOUND NOTHING. ESTABLISHED ANGLE POINT IN NORTH LINE OF R7 BY COMPASS RULE ADJUSTMENT FROM ④ TO ⑤.
- G SEARCHED, FOUND NOTHING. ESTABLISHED THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF R1 BY HOLDING RECORD DISTANCE OF 395.42' FROM ②, PER R1.
- H SEARCHED, FOUND NOTHING. ESTABLISHED BY CRANDALL ADJUSTMENT FROM ⑦ TO ⑥.
- I SEARCHED, FOUND NOTHING. ESTABLISHED BY HOLDING RECORD DISTANCE OF 300.00' M&R9 FROM THE INTERSECTION OF THE SOUTH LINE OF WHITTIER BOULEVARD AND THE WEST LINE OF CYPRESS AVENUE, PER R9.

EASEMENT NOTES

- A AN EASEMENT FOR ROADS, RAILROADS AND DITCHES; ALSO THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO, OR BY SAID DESCRIBED TRACT; AND THE RIGHT OF WAY FOR, AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES IN FAVOR OF THE STERNS RANCHO COMPANY PER DOCUMENT RECORDED SEPTEMBER 5, 1894 AS INSTRUMENT NO. 24680, IN BOOK 87, PAGE 136, BOOK OF DEEDS.
- B AN EASEMENT FOR STATE HIGHWAY IN FAVOR OF THE STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 29, 1913 IN BOOK 244, PAGE 86, BOOK OF DEEDS.
- C AN EASEMENT FOR STATE HIGHWAY IN FAVOR OF THE STATE OF CALIFORNIA PER DOCUMENT RECORDED MAY 16, 1931 IN BOOK 463, PAGE 304, OF OFFICIAL RECORDS.
- D AN EASEMENT FOR ELECTRIC LINES, CROSS ARMS, WIRES OR OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PER DOCUMENT RECORDED AUGUST 2, 1951 IN BOOK 2212, PAGE 222, OFFICIAL RECORDS.
- E AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF TELEPHONE LINE, AND INCIDENTAL PURPOSES IN FAVOR OF FRONTIER COMMUNICATIONS OF CALIFORNIA, SUCCESSOR IN INTEREST TO ASSOCIATED TELEPHONE COMPANY, LTD., PER DOCUMENT RECORDED NOVEMBER 29, 1951 IN BOOK 2258, PAGE 484, OFFICIAL RECORDS.
- F AN EASEMENT FOR ROADS, HIGHWAYS, SIDEWALKS, PUBLIC UTILITY AND SEWER AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF LA HABRA, PER DOCUMENT RECORDED OCTOBER 9, 1963 IN BOOK 2591, PAGE 218, OFFICIAL RECORDS.
- G AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF TELEPHONE LINE, AND INCIDENTAL PURPOSES IN FAVOR OF FRONTIER COMMUNICATIONS OF CALIFORNIA, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, PER DOCUMENT RECORDED NOVEMBER 6, 1953 IN BOOK 2614, PAGE 28, OFFICIAL RECORDS. (EASEMENT HAS NO DEFINED WIDTH).

BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "BLSA" AND "CCCS" BEING NORTH 66°06'40.9" EAST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99999759 AT NORTHING: 2289322.86, EASTING: 6048178.94 (PROJECT SPECIFIC).

SURVEYOR'S NOTES

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

REFERENCES

- R1 - TRACT NO. 1840, M.M. 52/31-32.
 - R2 - TRACT NO. 1387, M.M. 42/50.
 - R3 - RECORD OF SURVEY NO. 2022-1018, R.S.B. 329/2.
 - R4 - P.M.B. 12/41
 - R5 - PARCEL MAP NO. 86-122, P.M.B. 231/37-39.
 - R6 - R.S.B. 99/15-16.
 - R7 - TRACT NO. 2165, M.M. 58/39.
 - R8 - R.S.B. 6/18.
 - R9 - GRANT DEED RECORDED SEP. 8, 1972, BOOK 10317, PAGE 549 O.R.
- () - INDICATES RECORD OR CALCULATED DATA PER NOTED REFERENCE.
M&R - INDICATES MEASURED AND RECORD DATA PER NOTED REFERENCE.
RLH - INDICATES THE RANCHO LA HABRA, M.M. 51/7.

SHEET 4 OF 4 SHEETS
 ALL OF TENTATIVE PARCEL MAP
 NO. 2023-149
 NUMBERED PARCELS: 2
 GROSS AREA: 2.479 ACRES
 NET AREA: 1.275 ACRES

PARCEL MAP NO. 2023-149

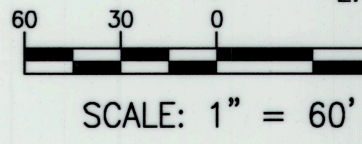
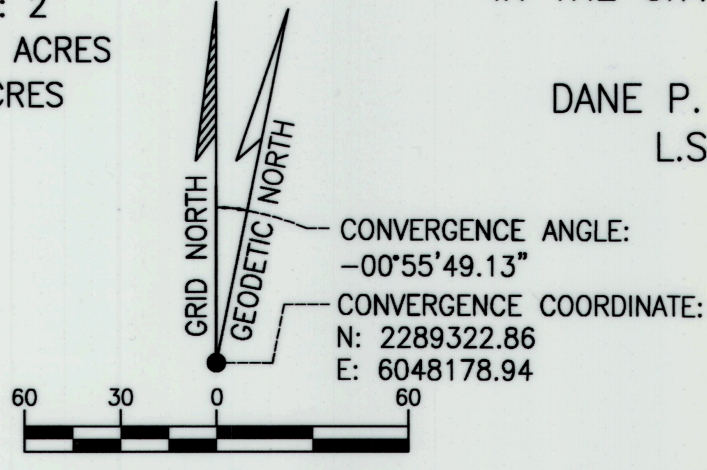
IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
 FOR CONVEYANCE PURPOSES

DANE P. MCDUGALL
 L.S. 9297

C&V
 CONSULTING, INC.
 PROCEDURE OF SURVEY

DATE OF SURVEY:
 JULY 2024

SEE SHEET 3 FOR MONUMENT NOTES,
 ESTABLISHMENT NOTES, EASEMENT
 NOTES, BASIS OF BEARINGS, DATUM
 STATEMENT, SURVEYOR'S NOTE AND
 REFERENCES.



CCCS
 N: 2261350.67
 E: 6071417.81

