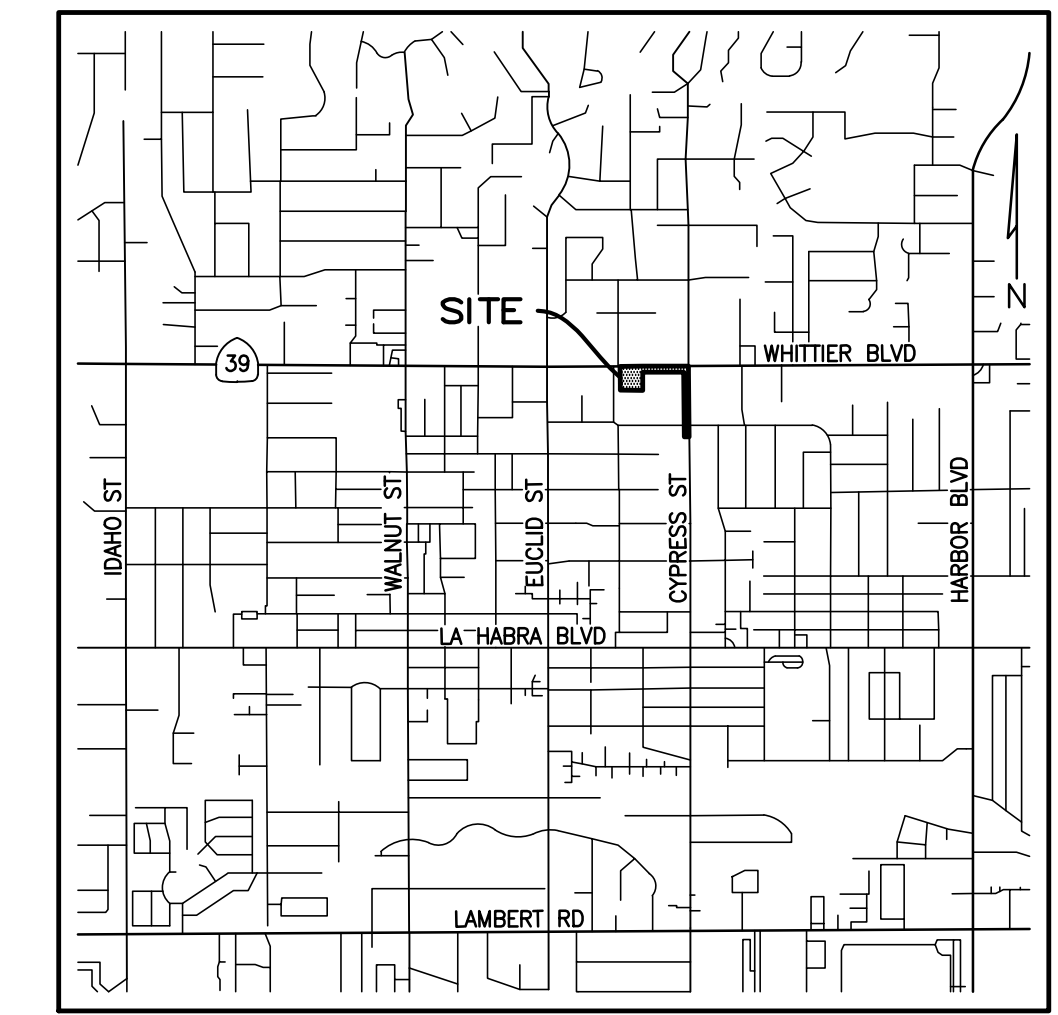
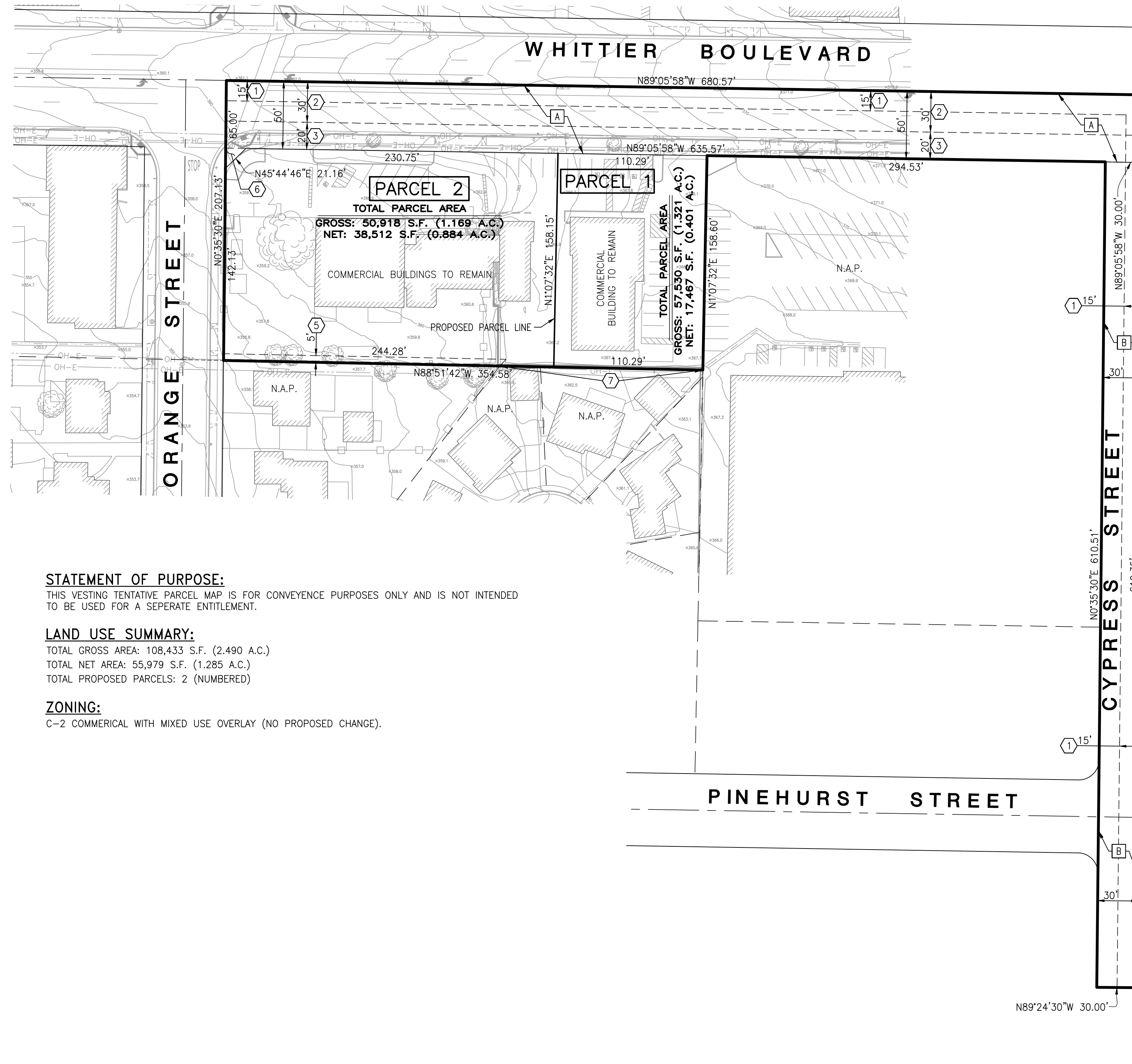
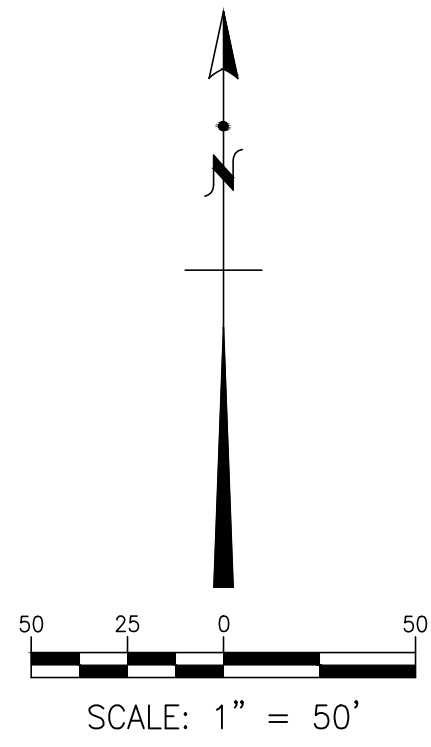


# VESTING TENTATIVE PARCEL MAP NO. 2023-149

## FOR CONVEYANCE PURPOSES

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



**VICINITY MAP**  
SCALE: NONE

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA HABRA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO LA HABRA, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, RUNNING THENCE SOUTH 0° 20' 00" EAST ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER, 204.70 FEET TO THE NORTH LINE OF TRACT NO. 1387, AS PER MAP THEREOF RECORDED IN BOOK 42, PAGE 50 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 89° 48' 30" EAST ALONG THE NORTH LINE OF SAID TRACT NO. 1387, A DISTANCE OF 844.77 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 1387, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 36° 25' 00" WEST 146.23 FEET;
- SOUTH 10° 04' 00" WEST 114.47 FEET;
- SOUTH 23° 35' 00" WEST 183.00 FEET;

AND THENCE SOUTH 2° 15' 00" WEST 58.33 FEET TO THE SOUTHERLY LINE OF THE LAND SECONDLY DESCRIBED IN THE DEED TO J. L. MORRIS AND WIFE BY DEED RECORDED JUNE 20, 1919 IN BOOK 337, PAGE 272 OF DEEDS, RECORDS OF SAID ORANGE COUNTY; THENCE NORTH 89° 58' 00" EAST ALONG SAID SOUTHERLY LINE 677 FEET TO THE EASTERLY LINE OF SAID SECTION 5; THENCE NORTH 0° 22' 00" WEST ALONG SAID SOUTHERLY LINE 677 FEET TO THE EASTERLY LINE OF SAID SECTION 5; THENCE NORTH 0° 22' 00" WEST ALONG SAID EASTERLY LINE 660.35 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89° 50' 00" WEST ALONG SAID NORTHERLY LINE 1320.68 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDARY LINES OF TRACT NO. 1840, AS PER MAP THEREOF RECORDED IN BOOK 52, PAGES 31 AND 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARY LINES OF TRACT NO. 1840, AS PER MAP THEREOF RECORDED IN BOOK 52, PAGES 31 AND 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF ORANGE STREET AS DELINEATED ON TRACT NO. 1387, AS PER MAP THEREOF RECORDED IN BOOK 42, PAGE 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO J. W. BURCH AS TRUSTEE OF J. W. BURCH TRUST DATED JUNE 27, 1972 BY DEED RECORDED SEPTEMBER 8, 1972 IN BOOK 10317 PAGE 549, OFFICIAL RECORDS.

APN: 022-503-21

**SITE ADDRESS:**

310 E WHITTIER BLVD, LA HABRA, CA 90631

**VESTED OWNER:**

MARTIN WILLIAM BURCH, AS TO AN UNDIVIDED SIXTY PERCENT (60%) INTEREST AND TO CATHERINE BURCH GAGE, AS TO AN UNDIVIDED FORTY PERCENT (40%) INTEREST IN

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 66°06'41" EAST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "BLSA" AND "CCCS".

**DATUM STATEMENT:**

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCSS83, ZONE VI, NORTH AMERICAN DATUM OF 1983 (NAD83), 2017.50 EPOCH OCS GPS ADJUSTMENT, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.999997592 WAS USED FOR THIS PROJECT AT NORTING 2289322.208, EASTING 6048179.516. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

**BENCHMARK STATEMENT:**

ORANGE COUNTY BENCHMARK NO. 2K-24-99  
ELEV: 376.407 (NAVD88 LEVELED 2005)  
DESCRIBED AS: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2K-24-99" SET IN THE TOP OF THE NORTHWEST CORNER OF A 5.5' X 8.5' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST PART OF THE INTERSECTION OF WHITTIER BOULEVARD AND CYPRESS STREET, 70' NORTH OF THE CENTERLINE OF WHITTIER BOULEVARD AND 20' EAST OF THE CENTERLINE OF CYPRESS STREET.

**FLOOD NOTE:**

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA MAP NO. 06059C0029J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009

**STATEMENT OF PURPOSE:**

THIS VESTING TENTATIVE PARCEL MAP IS FOR CONVEYANCE PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR A SEPERATE ENTITLEMENT.

**LAND USE SUMMARY:**

TOTAL GROSS AREA: 108,433 S.F. (2.490 A.C.)  
TOTAL NET AREA: 55,979 S.F. (1.285 A.C.)  
TOTAL PROPOSED PARCELS: 2 (NUMBERED)

**ZONING:**

C-2 COMMERCIAL WITH MIXED USE OVERLAY (NO PROPOSED CHANGE).

**SURVEYOR'S STATEMENT:**

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON JUNE 17, 2024.

DANE P. MCDUGALL, L.S. 9297

**SUBDIVIDERS:**

MARTIN BURCH & CATHERINE GAGE  
201 N. HARBOR BLVD  
LA HABRA, CA 90631

**ENGINEER:**

C&V CONSULTING, INC.  
9830 IRVINE CENTER DRIVE  
IRVINE, CA 92618  
(949)916-3800

**EXISTING EASEMENTS:**

- ① INDICATES 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, SEPTEMBER 5, 1894 IN BOOK 87, PAGE 136, DEEDS
- ② INDICATES AN EASEMENT FOR STATE HIGHWAY IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED DECEMBER 29, 1913 IN BOOK 244, PAGE 86, DEEDS.
- ③ INDICATES AN EASEMENT FOR STATE HIGHWAY, IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED MAY 16, 1931 IN BOOK 463, PAGE 304, OFFICIAL RECORDS.
- ④ INDICATES AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 2, 1951 IN BOOK 2212, PAGE 222, OFFICIAL RECORDS. (THE LOCATION OF SAID EASEMENT CANNOT BE RETRACED DUE TO AN ERRONEOUS LEGAL DESCRIPTION)
- ⑤ INDICATES AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF ASSOCIATED TELEPHONE COMPANY, LTD., RECORDED NOVEMBER 29, 1951 IN BOOK 2258, PAGE 484, OFFICIAL RECORDS.
- ⑥ INDICATES AN EASEMENT FOR ROADS, HIGHWAYS, SIDEWALKS, PUBLIC UTILITY AND SEWER, IN FAVOR OF THE CITY OF LA HABRA, RECORDED OCTOBER 9, 1963 IN BOOK 2591, PAGE 218, OFFICIAL RECORDS
- ⑦ INDICATES AN EASEMENT FOR PUBLIC UTILITIES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 6, 1953 IN BOOK 2614, PAGE 28, OFFICIAL RECORDS. (SAID EASEMENT HAS NO DEFINED WIDTH)

**PROPOSED FEE DEDICATION:**

- [A] INDICATES A FEE DEDICATION OF WHITTIER BOULEVARD TO THE CITY OF LA HABRA FOR PUBLIC STREET, UTILITY, AND HIGHWAY PURPOSES.
- [B] INDICATES A FEE DEDICATION OF CYPRESS STREET TO THE CITY OF LA HABRA, FOR PUBLIC STREET, UTILITY, AND HIGHWAY PURPOSES.

**LEGEND:**

- CENTERLINE
- SUBDIVISION BOUNDARY
- - - - - EASEMENT
- PROP. LOT LINE
- - - - - EX. LOT LINE
- EX. R/W

PREPARED BY:  <b>CONSULTING, INC.</b> CIVIL ENGINEERING LAND PLANNING & SURVEYING	9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET		<p style="text-align: center;"><b>CITY OF LA HABRA</b> PLANNING DIVISION</p> <p style="text-align: center;"><b>VESTING TENTATIVE PARCEL MAP NO. 2023-149</b></p> <p style="text-align: center;">310 EAST WHITTIER BOULEVARD WHITTIER, CALIFORNIA</p> <p style="text-align: center;"><b>TITLE SHEET AND PARCEL LAYOUT</b></p>	PROJECT NO. <b>CVEN-162 EAST</b>  SHEET <p style="text-align: center; font-size: 24pt;"><b>1</b></p> OF <p style="text-align: center; font-size: 24pt;"><b>1</b></p>
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PLAN SET: 05/17/2023 BY: ANGE, CLARENCE  
 DATE: 05/17/2023