SHEET 1 OF 2 SHEETS
ALL OF TENTATIVE TRACT NO. 19280
1 NUMBERED LOT
GROSS AREA:
38,519 SQ. FT.
NET AREA:
29,360 SQ. FT.

TRACT NO. 19280

IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 2023-149 AS PER MAP FILED IN BOOK 420, PAGES 7 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

DANE P. MCDOUGALL
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.

WE HEREBY DEDICATE TO THE CITY OF LA HABRA AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES AND TRASH COLLECTION PURPOSES, AS SHOWN ON SAID MAP.

CITY VENTURES HOMEBUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____
KIM PRIJATEL
EXECUTIVE VICE PRESIDENT OF DEVELOPMENT

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 July 17, 2025, BEFORE ME, Jerusha Belles,
A NOTARY PUBLIC, PERSONALLY APPEARED Kim Prijatel
_____, 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 Jerusha Belles
NAME Jerusha Belles
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION NO. 2466078
MY COMMISSION EXPIRES 10/10/2027

SIGNATURE OMISSIONS

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

STATE OF CALIFORNIA, HOLDER THE PRIVILEGE AND RIGHT TO EXTEND STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF WHITTIER BOULEVARD REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF PER DOCUMENT RECORDED DECEMBER 29, 1913 IN BOOK 244, PAGE 86, DEEDS.

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.

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 AERIAL OVERHANG, AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED NOVEMBER 6, 1953 IN BOOK 2614, PAGE 28, OFFICIAL RECORDS.

CONDOMINIUM NOTE

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM NUMBER OF 22 DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

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 CITY VENTURES HOMEBUILDING, LLC, 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 2026 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

7/16/25
DANE P. MCDOUGALL DATE
L.S. 9297

PROFESSIONAL LAND SURVEYOR
DANE P. MCDOUGALL
L.S. 9297
STATE OF CALIFORNIA

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

PROFESSIONAL LAND SURVEYOR
LILY M. N. SANDBERG
No. 8402
STATE OF CALIFORNIA

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
DEPUTY DIRECTOR OF PUBLIC WORKS/
CITY ENGINEER, CITY OF LA HABRA

REGISTERED PROFESSIONAL ENGINEER
ALBERT MENDOZA
No. 90882
CIVIL
STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA } SS

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 _____, 2025 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 AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES AND TRASH COLLECTION PURPOSES, AS DEDICATED.

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
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER - TAX COLLECTOR

SHEET 2 OF 2 SHEETS
ALL OF TENTATIVE TRACT NO. 19280
1 NUMBERED LOT
GROSS AREA:
38,519 SQ. FT.
NET AREA:
29,360 SQ. FT.

TRACT NO. 19280

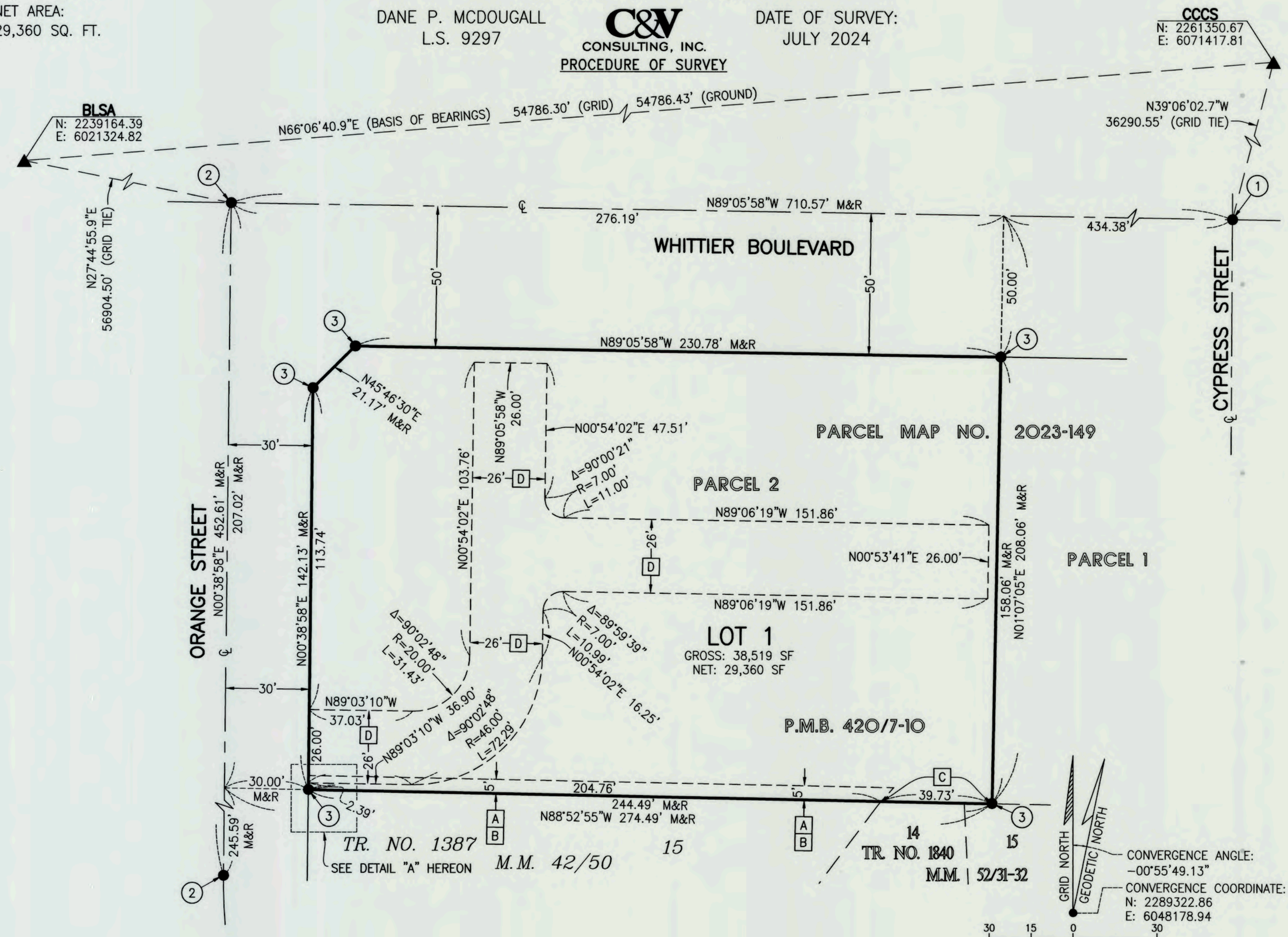
IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

DANE P. MCDOUGALL
L.S. 9297

C&V CONSULTING, INC.

DATE OF SURVEY:
JULY 2024

PROCEDURE OF SURVEY



SCALE: 1" = 30'

MONUMENT NOTES

(1) 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.

(2) FOUND BOAT SPIKE AND WASHER STAMPED "MCDOUGALL LS 9297", FLUSH, IN ASPHALT, PER R1

(3) 1" IRON PIPE TAGGED "LS 9297", TO BE SET FLUSH; OR LEAD, TACK, AND TAG STAMPED "LS 9297", TO BE SET FLUSH; OR SPIKE AND WASHER STAMPED "MCDOUGALL LS 9297", TO BE SET FLUSH, IN ASPHALT; OR NAIL AND TAG STAMPED "LS 9297" TO BE SET ON TOP OF WALL, PER R1.

● INDICATES FOUND MONUMENT AS NOTED OR MONUMENT TO BE SET PER R1 AS NOTED.

▲ INDICATES OCS CONTINUOUS GPS STATION (CGPS)

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.

REFERENCE

R1 - PARCEL MAP NO. 2023-149, P.M.B. 420/7-10

M&R - INDICATES MEASURED AND RECORD OR CALCULATED DATA PER R1.

EASEMENT NOTES

[A] 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.

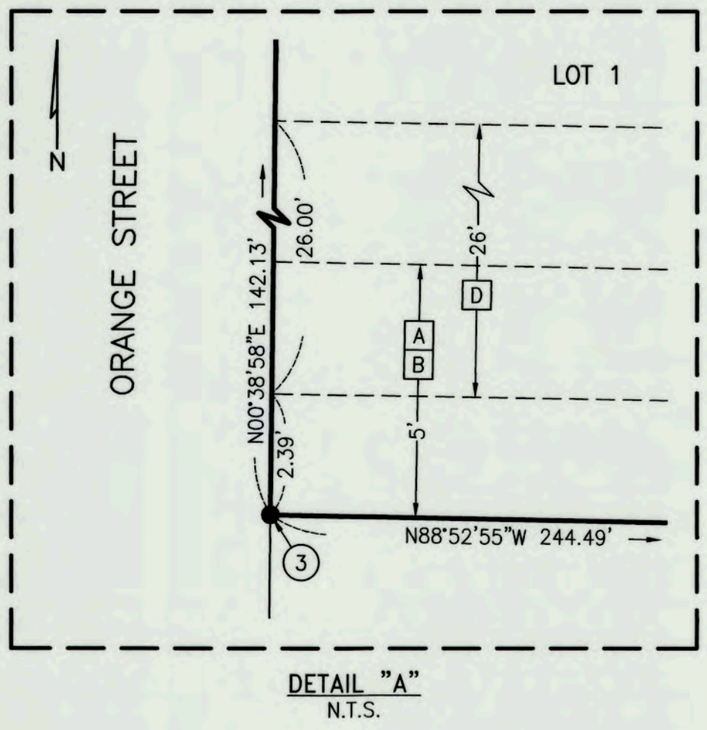
[B] AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF TELEPHONE LINE, AND INCIDENTAL PURPOSES IN FAVOR OF FRONTIER COMMUNICATIONS OF CALIFORNIA, SUCCESSOR IN INTEREST TO ASSOCIATED TELEPHONE COMPANY, LTD., PER DOCUMENT RECORDED NOVEMBER 29, 1951 IN BOOK 2258, PAGE 484, OFFICIAL RECORDS.

[C] AN EASEMENT FOR AERIAL TELEPHONE WIRE OVERHANG 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. (SAID EASEMENT IS OF AN UNDETERMINED WIDTH AND IS PARALLEL WITH AND ADJACENT TO THE NORTHERLY LINES OF LOTS 14 AND 15 OF TRACT 1840, M.M. 52/31-32).

[D] AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES AND TRASH COLLECTION PURPOSES AS DEDICATED HEREON TO THE CITY OF LA HABRA.

- THE RIGHT TO EXTEND STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF WHITTIER BOULEVARD REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF IN FAVOR OF THE STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 29, 1913 IN BOOK 244, PAGE 86, DEEDS (EXACT LOCATION IS INDETERMINATE FROM RECORD).

- 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 IS BLANKET IN NATURE)



DETAIL "A"
N.T.S.