SHEET 1 OF 4 SHEETS
ALL OF TENTATIVE TRACT NO. 19281
1 NUMBERED LOT
GROSS AREA: 41,212 SQ. FT.
NET AREA: 29,050 SQ. FT.

TRACT NO. 19281

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

BEING A SUBDIVISION OF PARCEL 2 OF A PARCEL MAP FILED IN BOOK 12, PAGE 41 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. 2966078
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:

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR AERIAL OVERHANG AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED AUGUST 2, 1951 IN BOOK 2212, PAGE 222 OF 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.

THOMAS C. WILSON AND SALLY B. WILSON, HUSBAND AND WIFE, HOLDERS OF AN EASEMENT FOR PIPE LINES, SEWERS, AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED APRIL 2, 1956 IN BOOK 3458, PAGE 207 OF OFFICIAL RECORDS.

THE CITY OF LA HABRA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED FEBRUARY 27, 1968 IN BOOK 8527, PAGE 678 OF OFFICIAL RECORDS.

UNION OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, SEWER AND WATER, AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 11, 1969 IN BOOK 8896, PAGE 613 OF 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 18 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 OF 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, 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 _____, _____.

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 THE 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 4 SHEETS
ALL OF TENTATIVE TRACT NO. 19281
1 NUMBERED LOT
GROSS AREA: 41,212 SQ. FT.
NET AREA: 29,050 SQ. FT.

TRACT NO. 19281

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

SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.
SEE SHEET 4 FOR EASEMENT DETAIL.

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. 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 SPIKE AND WASHER STAMPED "MCDOUGALL LS 9297", FLUSH, IN ASPHALT PER R9.

● INDICATES FOUND MONUMENT AS NOTED.

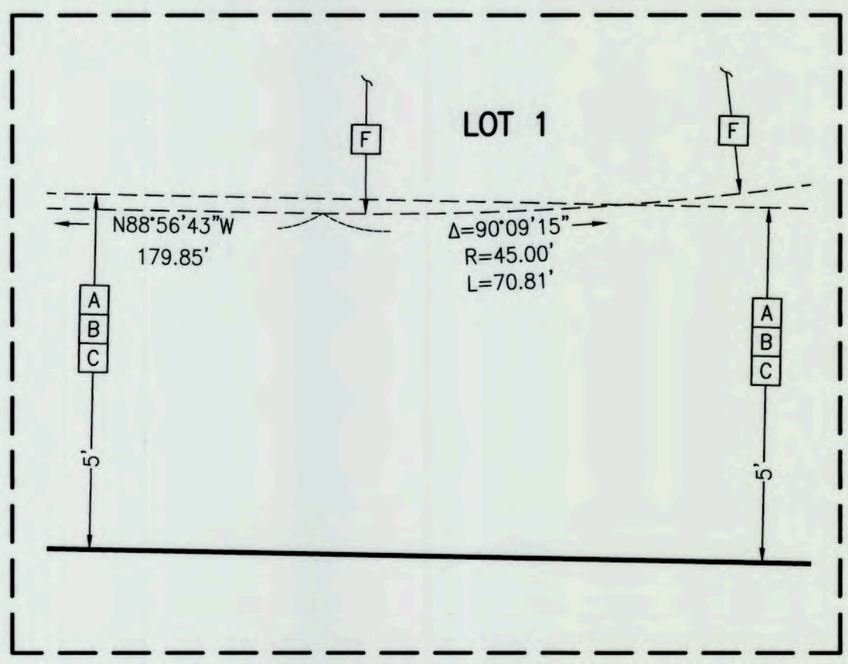
▲ INDICATES OCS CONTINUOUS GPS STATION (CGPS).

○ INDICATES SET 1" IRON PIPE TAGGED "LS 9297", FLUSH; OR LEAD, TACK, AND TAG "LS 9297", FLUSH; OR SPIKE AND WASHER STAMPED "MCDOUGALL LS 9297", FLUSH, IN ASPHALT; OR NAIL AND TAG "LS 9297" ON TOP OF WALL, UNLESS OTHERWISE NOTED.

ESTABLISHMENT NOTES

(A) SEARCHED, FOUND NOTHING. ESTABLISHED BY HOLDING RECORD DISTANCE OF 200.00' M&R7 WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 16 PER R2 (WEST LINE OF ORANGE AVENUE), PER R7, CITING SENIOR RIGHTS.

(B) SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R4.



DETAIL "A"
SCALE: NONE

EASEMENT NOTES

[A] AN EASEMENT FOR AERIAL OVERHANG AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, PER DOCUMENT RECORDED AUGUST 2, 1951 IN BOOK 2212, PAGE 222 OF OFFICIAL RECORDS.
(DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION AND SHOULD BE REFERENCING BOOK 2 OF RECORDS OF SURVEY, PAGE 23, RECORDS OF ORANGE COUNTY)

[B] AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF TELEPHONE LINES, 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 PIPE LINES, SEWERS, AND INCIDENTAL PURPOSES IN FAVOR OF THOMAS C. WILSON AND SALLY B. WILSON, HUSBAND AND WIFE PER DOCUMENT RECORDED APRIL 2, 1956 IN BOOK 3458, PAGE 207 OF OFFICIAL RECORDS.

[D] AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF LA HABRA, PER DOCUMENT RECORDED FEBRUARY 27, 1968 IN BOOK 8527, PAGE 678 OF OFFICIAL RECORDS.

[E] AN EASEMENT FOR INGRESS AND EGRESS, SEWER AND WATER, AND INCIDENTAL PURPOSES IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA PER DOCUMENT RECORDED MARCH 11, 1969 IN BOOK 8896, PAGE 613 OF OFFICIAL RECORDS.

[F] 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.

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.
- SENIOR RIGHTS WERE DETERMINED AS FOLLOWS:
  1. JASPER W. BURCH AND LEOTA BURCH, HUSBAND AND WIFE, ACQUIRE LANDS NORTH OF R2 PER JOINT TENANCY GRANT DEED RECORDED APRIL 30, 1951 IN BOOK 2182, PAGE 253 OF OFFICIAL RECORDS.
  2. JASPER W. BURCH AND LEOTA BURCH, HUSBAND AND WIFE, GRANT TO THOMAS C. WILTSON AND SALLY B. WILTSON, HUSBAND AND WIFE, A PORTION OF THEIR LANDS PER JOINT TENANCY GRANT DEED RECORDED APRIL 2, 1956, BOOK 3458, PAGE 207 OF OFFICIAL RECORDS (R7).
  3. BURCH CAUSES RECORDATION OF R4, FEBRUARY 2, 1968 FOR THE REMAINING LANDS WEST OF THE WILTSON GRANT. THE WEST LINE OF R7 IS ACCEPTED AS THE EASTERLY LIMITS OF THE LANDS OWNED AND SUBDIVIDED BY BURCH.

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 – GRANT DEED RECORDED APRIL 2, 1956, BOOK 3458, PAGE 207 O.R.

R8 – R.S.B. 6/18.

R9 – PARCEL MAP NO. 2023–149. P.M.B. 420/7–10.

* – INDICATES CALCULATED RECORD DIMENSION PER NOTED REFERENCE.

( ) – INDICATES RECORD OR CALCULATED DATA PER NOTED REFERENCE.

M&R – INDICATES MEASURED AND RECORD DATA PER NOTED REFERENCE.

RLH – INDICATES RANCHO LA HABRA, M.M. 51/7.

SHEET 3 OF 4 SHEETS
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1 NUMBERED LOT
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IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

DANE P. MCDOUGALL
L.S. 9297

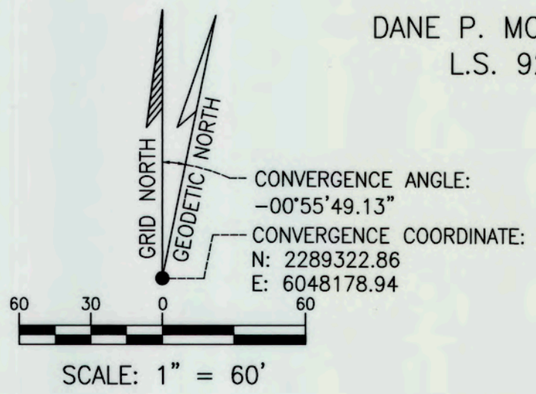
C&V CONSULTING, INC.

DATE OF SURVEY:
JULY 2024

BOUNDARY ESTABLISHMENT

SEE SHEET 2 FOR MONUMENT NOTES. ESTABLISHMENT NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, SURVEYOR'S NOTES, AND REFERENCES.

SEE SHEET 4 FOR EASEMENT DETAIL.



CCCS
N: 2261350.67
E: 6071417.81

BLSA
N: 2239164.39
E: 6021324.82

N66°06'40.9"E (BASIS OF BEARINGS) 54786.30' (GRID) 54786.43' (GROUND)

N26°53'51.5"E 56485.94' (GRID TIE)

36290.55' (GRID TIE) N39°06'02.7"W

WHITTIER BOULEVARD
N89°05'58"W 1651.13' M&R9
1320.90' M&R9 (1321.20' R1) (1320.88' R3) (1320.26' R8)
610.33' M&R9 (610.47' R1) (610.16' R3) (610.00' R4)

N41°41'31"W 51.98' M&R9 (51.88' R3) (51.93' CTB 78-066/12)

710.57' M&R9 (710.73' R1, R3)

ELM STREET

330.23' M&R5, R9

SFN

140.11' (140.00' R4)

N89°05'58"W 555.28' (555.00' R4) (555.14' R3)

215.17' (215.00' R4)

355.28' (355.00' R4)

200.00' M&R4, R7

P.M.B. 12/41

PARCEL 1

204.70' M&R2, R3, R4, R9

154.79' M&R4

100.00' M&R4

N00°35'24"E

LOT 1
GROSS: 41,212 SQ. FT.
NET: 29,050 SQ. FT.

W'LY OF R7 ACCEPTED AS E'LY LINE OF PARCEL 2, R4

N00°38'58"E 156.14' (156.52' R3) (156.13' R4) (156.08' R7)

FOR NW 1/4, NE 1/4, SE 1/4, SEC 5, T3S, R10W, RLH

POR. PARCEL 1 R.S.B. 2/23

(140.00 R4) N89°05'58"W 140.11'

PARCEL 2

15' 25' 30'

156.90' M&R3 (156.88' R7)

207.02' M&R9 (207.07' R1) (207.01' R3, R4)

30.00' (452.59' R3)

355.14' (355.00 R4)

545.14' (545.00' R2) (545.12' R3)
N88°52'55"W 610.14' (610.00' R2, R4) (610.12' R3)

200.00' M&R4

35.00' M&R2

NORTHERLY LINE OF TRACT NO. 1387 (R2)

38 28 27 16

ALLEY

TR. NO. 1387

M.M. 42/50

ORANGE STREET

MAIN STREET

EUCLID STREET (FORMERLY HIATT STREET)
N00°35'24"E 2641.85' M&R9 (2641.82' R6) (2641.60' R8)
825.34' M&R9* (825.35' R3) (825.52' R8)
620.64' M&R9* (620.65' R3) (620.82' R8*)

PINEHURST AVENUE

N00°38'58"E 402.73' (402.75' R3)
245.83' M&R9 (245.80' R2) (245.85' R3)
N89°21'02"W 30.00' M&R9
N00°38'58"E 452.61' M&R9
245.59' M&R9 (245.52' R2) (245.58' R3)

CYPRESS STREET
N00°34'04"E 2641.52' M&R9 (2641.46' R6) (2641.79' R8)

GREENWOOD AVENUE

1816.51' M&R9 (1816.08' R8)

LA HABRA BOULEVARD
N89°06'52"W 1321.94' M&R9 (1321.85' R6) (1321.54' R8)

T3S R10W
S5 S4
S8 S9
RLH

SFN

SHEET 4 OF 4 SHEETS
ALL OF TENTATIVE TRACT NO. 19281
1 NUMBERED LOT
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IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

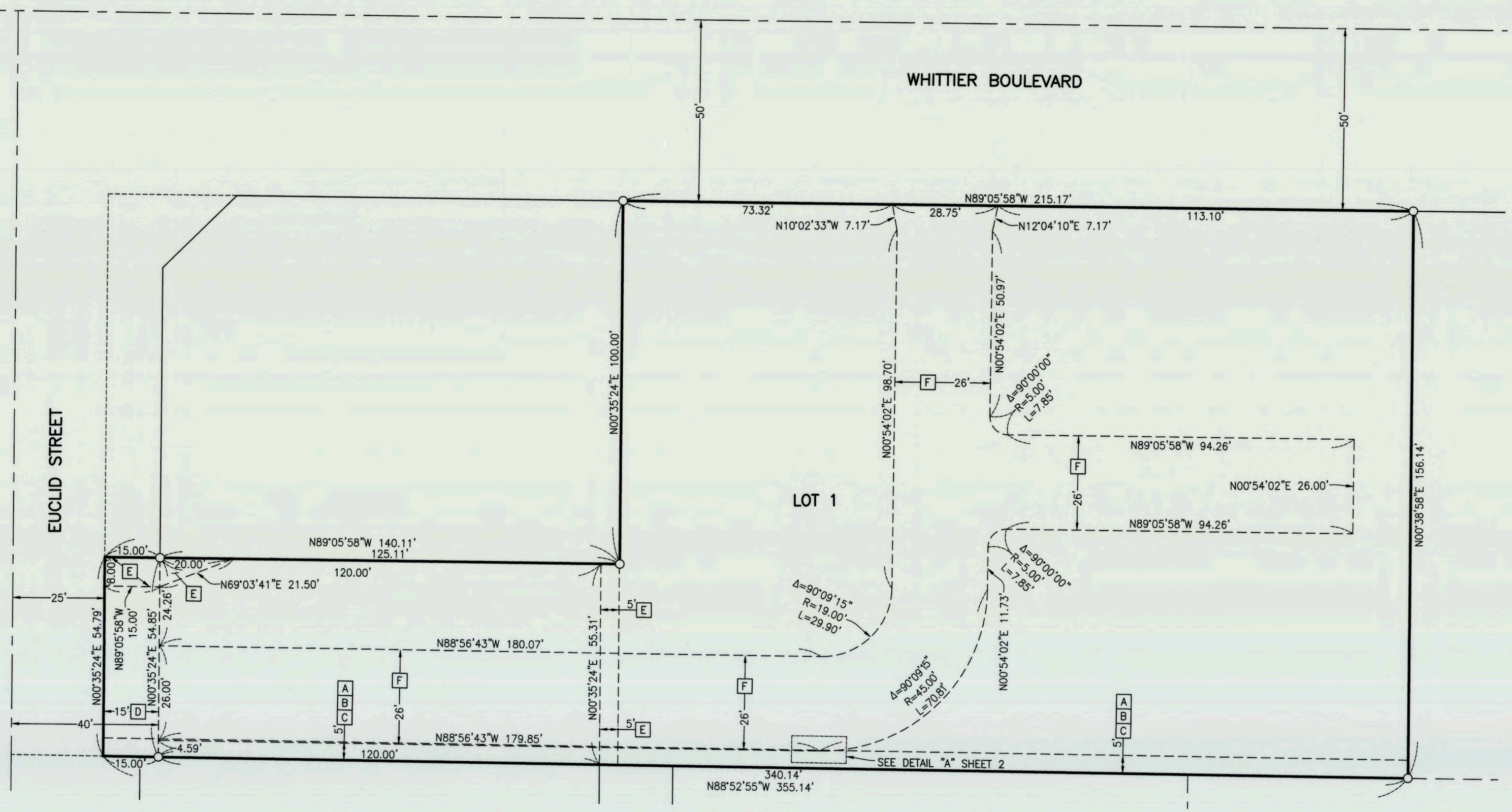
DANE P. MCDOUGALL
L.S. 9297

C&V CONSULTING, INC.

DATE OF SURVEY:
JULY 2024

EASEMENT DETAIL

SEE SHEET 2 FOR MONUMENT NOTES. ESTABLISHMENT NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, SURVEYOR'S NOTES, AND REFERENCES.

SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT.

SCALE: 1" = 20'