

SHEET 1 OF 5
NUMBER OF LOTS: 1 NUMBERED
1 LETTERED

AREA:
60,375 SQ FT - 1.386 ACRES GROSS
58,410 SQ FT - 1.341 ACRES NET
DATE OF SURVEY: SEPTEMBER 2024
BEING ALL OF TENTATIVE TRACT NO. 19344

TRACT NO. 19344

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

BEING A SUBDIVISION OF LOTS 25, 26, 27, 28, 29, 30 AND 49 OF TRACT NO. 49, AS SHOWN ON A MAP FILED IN BOOK 9, PAGE 46 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. TOGETHER WITH THOSE PORTIONS OF HAZEL AVENUE, AND SECOND STREET AND THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 25 THROUGH 30, INCLUSIVE, AND LOTS 36 THROUGH 31, INCLUSIVE, OF SAID TRACT NO. 49, ALL AS SHOWN ON SAID MAP, WHICH WERE VACATED AND ABANDONED BY ORDER OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 3, 1920 IN BOOK 15, PAGE 172 OF DEEDS. EXCEPT THEREFROM THAT PORTION THEREOF AS SHOWN IN GRANT OF WAIVER AND CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 23, 1986 AS INSTRUMENT NO. 86-438449, OFFICIAL RECORDS.

FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES
SEPTEMBER 2024

ACCEPTED AND FILED AT
THE REQUEST OF
FIRST AMERICAN 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 BORDERLINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LA HABRA IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES:
LOT "A" (HAZEL STREET).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LA HABRA AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: WALNUT STREET.

WE HEREBY DEDICATE TO THE CITY OF LA HABRA:

1. THE EMERGENCY VEHICLE ACCESS EASEMENT AS SHOWN ON SAID MAP.
2. THE PUBLIC UTILITY EASEMENT AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF LA HABRA:
ALL VEHICULAR ACCESS RIGHTS TO WALNUT STREET EXCEPT AT APPROVED ACCESS LOCATIONS.

OWNER:
CITRUS ROW TOWNHOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Bret Bonanni

NAME: BRET BONANNI
TITLE: MANAGER

BENEFICIARY:
U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 08, 2025 AS INSTRUMENT NO. 2025000247387 OF OFFICIAL RECORDS.

BY: Deborah M. Cootney

NAME: Deborah M. Cootney
TITLE: M.V.P.

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. MERRIT H. ADAMSON, JR., A MARRIED MAN, HOLDER OF ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES, RECORDED NOVEMBER 01, 1968 IN BOOK 8774, PAGE 633 OF OFFICIAL RECORDS.

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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 _____, 20__.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

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 BONANNI DEVELOPMENT, INC. IN SEPTEMBER 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 WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS 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.

Jeffrey A. Walden
JEFFREY A. WALDEN
P.L.S. 7914

09-15-2025
DATE

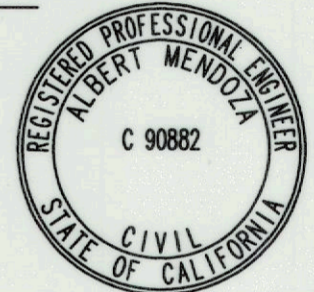


CITY ENGINEER'S STATEMENT

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 _____, 20__.

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 _____ DAY OF _____, 20__.

JASON STILLER, P.L.S. 9271
CONTRACT CITY SURVEYOR
CITY OF LA HABRA



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 _____, 20__.

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



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 _____, 20__, 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 DEDICATION IN FEE, FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF: LOT "A" (HAZEL STREET).

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF LA HABRA, SUBJECT TO IMPROVEMENTS, THE DEDICATION OF THE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF: WALNUT STREET.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF LA HABRA:

1. THE EMERGENCY VEHICLE ACCESS EASEMENT AS DEDICATED.
2. THE PUBLIC UTILITY EASEMENT AS DEDICATED.
3. THE VEHICULAR ACCESS RIGHTS TO WALNUT STREET AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

RHONDA BARONE, CMC
CITY CLERK - CITY OF LA HABRA

SHEET 2 OF 5
NUMBER OF LOTS: 1 NUMBERED
1 LETTERED

AREA:
60,375 SQ FT - 1.386 ACRES GROSS
58,410 SQ FT - 1.341 ACRES NET
DATE OF SURVEY: SEPTEMBER 2024
BEING ALL OF TENTATIVE TRACT NO. 19344

TRACT NO. 19344

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

FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES
SEPTEMBER 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 September 18, 2025 BEFORE ME, Jeannie A. McFall - ^{notary public}
PERSONALLY APPEARED Bret Bonanni

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.

MY PRINCIPAL PLACE OF BUSINESS

SIGNATURE Jeannie A. McFall

IS IN Orange COUNTY.

MY COMMISSION EXPIRES 11-8-25.

Jeannie A. McFall

MY COMMISSION NUMBER 2378415.

(NAME PRINTED)

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, _____
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.

MY PRINCIPAL PLACE OF BUSINESS

SIGNATURE _____

IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____.

(NAME PRINTED)

MY COMMISSION NUMBER _____.

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 September 18, 2025 BEFORE ME, Christine F. Cunningham
PERSONALLY APPEARED Rebonah M. Cooley

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.

MY PRINCIPAL PLACE OF BUSINESS

SIGNATURE Christine F. Cunningham

IS IN Orange COUNTY.

MY COMMISSION EXPIRES 12-10-2025.

Christine F. Cunningham

MY COMMISSION NUMBER 2387610.

(NAME PRINTED)

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, _____
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.

MY PRINCIPAL PLACE OF BUSINESS

SIGNATURE _____

IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____.

(NAME PRINTED)

MY COMMISSION NUMBER _____.

SHEET 3 OF 5
 NUMBER OF LOTS: 1 NUMBERED
 1 LETTERED
 AREA:
 60,375 SQ FT - 1.386 ACRES GROSS
 58,410 SQ FT - 1.341 ACRES NET
 DATE OF SURVEY: SEPTEMBER 2024
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IN THE CITY OF LA HABRA, COUNTY OF ORANGE,
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FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES
 SEPTEMBER 2024

GENERAL NOTES:

SEE SHEET 4 FOR BASIS OF BEARINGS, DATUM STATEMENT AND BOUNDARY ESTABLISHMENT.
 SEE SHEET 5 FOR BOUNDARY AND LOT DETAILS.

LOT "A" IS A NOT A PART OF CONDOMINIUM PLANS AND IS TO BE DEDICATED IN FEE TO THE CITY OF LA HABRA HEREON.

SURVEY REFERENCE NOTES:

- (R1) INDICATES RECORD DATA PER RECORD OF SURVEY R.S.B. 99/15-16.
- (R2) INDICATES RECORD DATA PER TRACT NO. 18168, M.M. 993/3-7.
- (R3) INDICATES RECORD DATA PER TRACT NO. 10181, M.M. 466/28-30.
- (R4) INDICATES RECORD DATA PER TRACT NO. 12914, M.M. 588/49-50.
- (R5) INDICATES RECORD DATA PER TRACT NO. 1042, M.M. 34/38.
- (R6) INDICATES RECORD DATA PER PARCEL MAP NO. 98-199, P.M.B. 317/48-49.
- (R7) INDICATES RECORD DATA PER PARCEL MAP NO. 2013-139, P.M.B. 382/31-32.
- (R8) INDICATES RECORD DATA PER PARCEL MAP NO. 2019-178, P.M.B. 409/19-20.
- (R9) INDICATES RECORD DATA PER RECORD OF SURVEY NO. 2015-1208, R.S.B. 284/22.
- (R10) INDICATES RECORD DATA PER TRACT NO. 49, H.M. LITTLE ADDITION, M.M. 9/46.
- (R11) INDICATES RECORD DATA PER CORNER RECORD 2024-3862.
- (R12) INDICATES RECORD DATA PER CORNER RECORD 2024-3063.
- (R13) INDICATES RECORD DATA PER CORNER RECORD 2006-0813.
- M INDICATES MEASURED DISTANCE.
- C INDICATES CALCULATED DISTANCE FROM RECORD DATA

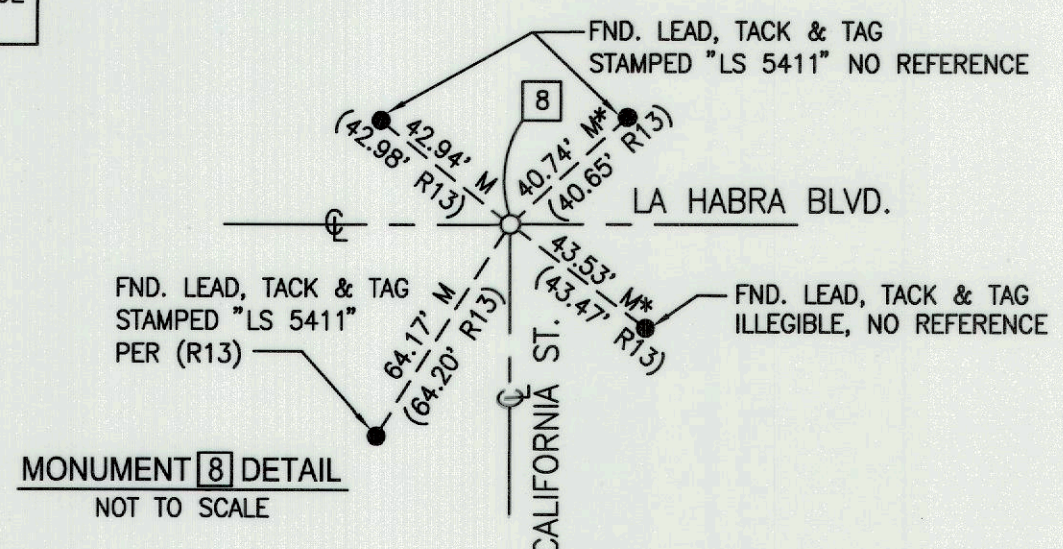
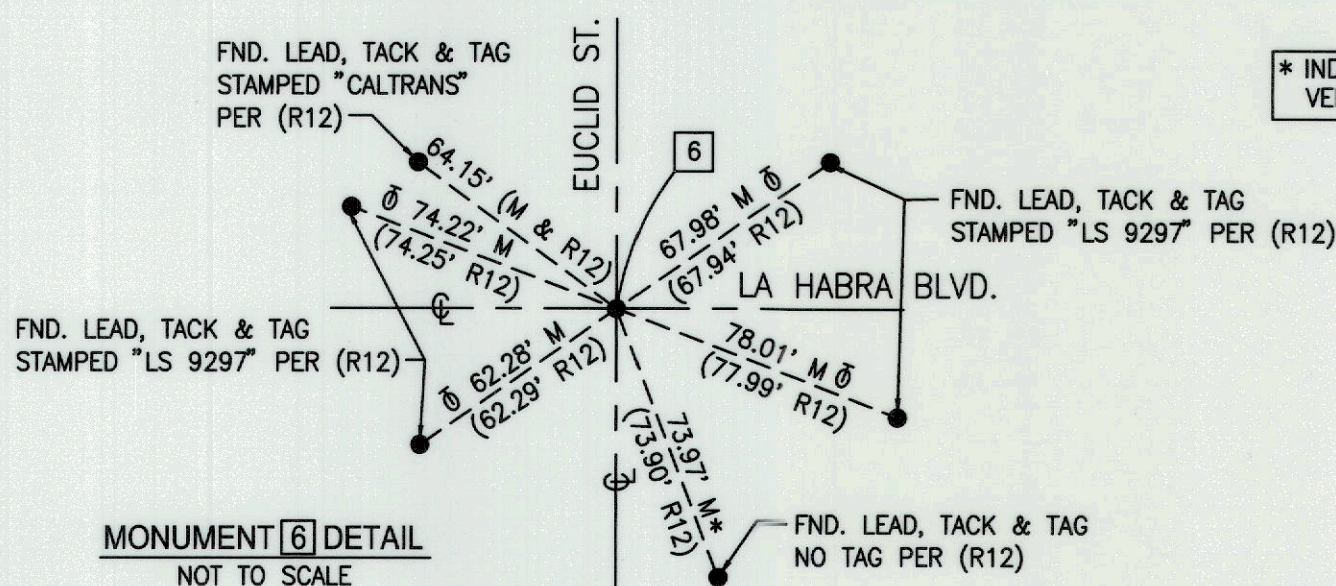
BOUNDARY ESTABLISHMENT NOTES

THE LINES OF OCCUPATION APPEAR TO FIT THE EXTERIOR BOUNDARY LINES (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

- ① ESTABLISHED AS NE CORNER OF THE W 1/2, NW 1/4, NE 1/4, SECTION 8, T3S, R10W, RANCHO LA HABRA AND AS CENTERLINE INTERSECTION OF LA HABRA BOULEVARD & CALIFORNIA STREET BY PRORATION BETWEEN CENTERLINE EUCLID STREET AND CENTERLINE WALNUT STREET PER (R3) DUE TO FOUND NON-REFERENCED TIES.
- ② ESTABLISHED BY PRORATION BETWEEN CENTERLINE EUCLID STREET AND CENTERLINE WALNUT STREET PER (R3) DUE TO FOUND MONUMENT OFF.
- ③ ESTABLISHED BY INTERSECTION OF THE E'LY BOUNDARY OF (R3) AND THE N'LY LINE OF SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY. ACCEPTED AS SE CORNER OF THE W 1/2, NW 1/4, NE 1/4, SECTION 8, T3S, R10W, RANCHO LA HABRA PER (R3).
- ④ ESTABLISHED AS CENTERLINE OF VACATED SECOND STREET OF TRACT NO. 49, M.M. 9/46 PER (R4 & R6).
- ⑤ ESTABLISHED AS W'LY EXTENSION OF THE CENTERLINE OF VACATED SECOND STREET OF TRACT NO. 49, M.M. 9/46, SAID CENTERLINE ESTABLISHED ABOVE.
- ⑥ ESTABLISHED BY PRORATION BETWEEN MONUMENT 17 AND ESTABLISHED POINT 3 PER (R10).
- ⑦ ESTABLISHED AS N'LY LINE OF (R3) BY HOLDING RECORD DISTANCE 104.65' PER (R3) AND RECORD ANGLE 89°58'59" FROM THE CENTERLINE OF WALNUT STREET AT MONUMENT 10 PER (R3 & R4).
- ⑧ ESTABLISHED AS N'LY LINE OF (R3) AND S'LY LINE OF (R4), ALSO BEING THE CENTERLINE OF VACATED 20' ALLEY OF TRACT NO. 49, M.M. 9/46, BY HOLDING N'LY LINE OF (R3) AT RECORD ANGLE TO WALNUT STREET AND THROUGH ESTABLISHED POINT 6.
- ⑨ ESTABLISHED BY INTERSECTION. ACCEPTED AS CENTERLINE INTERSECTION OF VACATED 20' ALLEY AND VACATED HAZEL STREET OF TRACT NO. 49, M.M. 9/46 PER (R4).
- ⑩ ESTABLISHED AS W'LY LINE OF LOT 1 OF (R4) BY HOLDING PARALLEL WITH AND RECORD DISTANCE 30.00' FROM CENTERLINE HAZEL STREET.
- ⑪ SEARCHED, FOUND NOTHING ALONG N'LY LINE OF (R3).

MONUMENT NOTES:

- ▲ INDICATES FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- 1 FOUND SPIKE AND WASHER STAMPED "LS 5411", FLUSH, PER CORNER RECORD 2006-0821. POINT IS LOCATED AT CENTERLINE INTERSECTION OF WALNUT STREET AND LA HABRA BOULEVARD PER (R3 AND R6). SAID POINT ACCEPTED AS O.C.S. GPS NUMBER 3865R1, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
- 2 FOUND MAG NAIL AND WASHER STAMPED "ON POINT LS 8133", FLUSH, PER (R2). VERIFIED, FITS REMAINING TIES PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2005-0722. ADDITIONAL TIES FIT UNFILED COUNTY OF ORANGE CORNER RECORD PREPARED BY ANTHONY D. SMITH, ON POINT LAND SURVEYING, INCORPORATED. POINT IS LOCATED AT CENTERLINE INTERSECTION OF LAMBERT ROAD AND WALNUT STREET. SAID POINT ACCEPTED AS O.C.S. GPS NUMBER 3865R2, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED BELOW.
- 3 FOUND HEX BOLT IN WELL MONUMENT, PER COUNTY OF ORANGE CORNER RECORD 2020-2073. ACCEPTED AS CENTERLINE INTERSECTION OF LAMBERT ROAD AND EUCLID STREET PER (R2). DOWN 1.65'.
- 4 FOUND SPIKE AND TIN PER (R1 & R2). ACCEPTED AS CENTERLINE INTERSECTION OF EUCLID STREET AND ELECTRIC AVENUE. DOWN 0.15'.
- 5 FOUND SPIKE AND WASHER STAMPED "PLS 7914" PER (R2), FLUSH. ACCEPTED AS CENTERLINE INTERSECTION OF EUCLID STREET AND SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY.
- 6 FOUND PAVED SHUT WELL MONUMENT COVER. ESTABLISHED BY FOUND SIX LEAD, TACK AND TAG TIES PER UNFILED CORNER RECORD 2024-3063, FLUSH. ACCEPTED AS CENTERLINE INTERSECTION OF LA HABRA BOULEVARD AND EUCLID STREET PER (R1, R3, R4 & R6)
- 7 FOUND 60D SPIKE AND WASHER STAMPED "LS 5411" PER CORNER RECORD 2006-0817, FLUSH. ACCEPTED AS CENTERLINE LA HABRA BOULEVARD AND LOIS STREET PER (R9).
- 8 SEARCHED, FOUND NOTHING. FOUND THREE LEAD, TACK AND TAG TIES STAMPED "LS 5411" AND ONE ILLEGIBLE LEAD, TACK AND TAG TIE, NO REFERENCE, FLUSH. ESTABLISHED AS CENTERLINE INTERSECTION OF LA HABRA BOULEVARD AND CALIFORNIA STREET PER (R3, R4 & R6).
- 9 FOUND MAG NAIL AND WASHER STAMPED "LS 5411" PER CORNER RECORD 2006-0820, FLUSH. OFF S 76°57'28" E 0.58' FROM CENTERLINE INTERSECTION OF LA HABRA BOULEVARD AND HAZEL STREET PER (R3, R4 & R6).
- 10 FOUND 60D SPIKE, NO WASHER, NO REFERENCE, DOWN 0.3'. ACCEPTED AS CENTERLINE INTERSECTION OF WALNUT STREET AND PORTOLA AVENUE PER (R3).
- 11 FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411" PER CORNER RECORD 2014-2334, FLUSH. ACCEPTED AS E.C. OF PORTOLA AVENUE PER (R3).
- 12 FOUND GEAR SPIKE AND WASHER STAMPED "LS 8231" PER UNFILED CORNER RECORD 2024-3861, FLUSH. ACCEPTED AS CENTERLINE INTERSECTION OF WALNUT STREET AND LOMA VERDE AVENUE PER (R3).
- 13 FOUND SPIKE, NO WASHER, NO REFERENCE. DOWN 0.3'. FITS TIES PER CORNER RECORD 2014-2331, FLUSH. ACCEPTED AS B.C. OF ACACIA AVENUE PER (R3).
- 14 FOUND GEAR SPIKE AND WASHER STAMPED "RCE 18713" PER (R7), DOWN 0.25'. ACCEPTED AS CENTERLINE INTERSECTION OF WALNUT STREET AND SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY PER (R3 & R7).
- 15 FOUND GEAR SPIKE AND WASHER STAMPED "LS 7229" PER (R7), DOWN 0.20'. ACCEPTED AS POINT ON CENTERLINE OF WALNUT STREET BEING 60.00' (60.03' M) SOUTH OF SW CORNER OF NW 1/4, NE 1/4, SEC. 8, PER (R7).
- 16 FOUND GEAR SPIKE AND WASHER STAMPED "LS 8231", PER UNFILED CORNER RECORD 2024-3862, FLUSH. ACCEPTED AS CENTERLINE INTERSECTION OF WALNUT STREET AND ELECTRIC AVENUE PER (R3 & R8).
- 17 FOUND 1" IRON PIPE WITH PLASTIC CAP STAMPED "LS 4970" PER (R6), FLUSH. ACCEPTED AS POINT ON CENTERLINE OF SECOND STREET (ABANDONED). HELD FOR LINE.
- 18 FOUND LEAD, TACK AND TAG STAMPED "RCE 18752" PER (R6), FLUSH. OFF S 39°28'58" E 3.41' FROM INTERSECTION OF E'LY HAZEL STREET RIGHT-OF-WAY AND S'LY SECOND AVENUE RIGHT-OF-WAY (VACATED).
- 19 FOUND SPIKE AND WASHER STAMPED "LS 4970" PER (R6), FLUSH. ACCEPTED AS CENTERLINE INTERSECTION SECOND STREET (ABANDONED) AND HAZEL STREET (PORTION ABANDONED). HELD FOR LINE.
- 20 FOUND LEAD, TACK AND TAG STAMPED "RCE 18_52" ON N 89°02'15" W 1.01' OFFSET FROM SW CORNER LOT 19, TRACT NO. 49, M.M. 9/46, ACCEPTED AS LEAD, TACK AND TAG STAMPED "RCE 18752" ON 0.91' OFFSET PER (R6), FLUSH.
- 21 FOUND MAG NAIL AND WASHER STAMPED "LS 7707", NO REFERENCE, FLUSH. OFF N 89°06'13" W 0.23' FROM CENTERLINE INTERSECTION HAZEL STREET AND FIRST STREET PER (R5 & R6).
- 22 FOUND 2" IRON PIPE WITH TAG STAMPED "RCE 22015" PER (R3), DOWN 0.10'. OFF S 41°30'26" W 0.33'.
- 23 FOUND 1" IRON PIPE WITH TAG STAMPED "RCE 23056" PER (R3), FLUSH. ACCEPTED AS NW CORNER LOT 19 OF (R3).
- 24 FOUND GEAR SPIKE AND WASHER WITH TAG STAMPED "LS 5411" PER CORNER RECORD 2014-2333, FLUSH.
- 25 FOUND GEAR SPIKE AND WASHER WITH TAG STAMPED "LS 5411" PER CORNER RECORD 2014-2332, FLUSH.
- 26 SEARCHED, FOUND NOTHING.
- INDICATES 2" IRON PIPE, OR LEAD AND TACK, OR SPIKE AND WASHER, WITH TAG STAMPED "PLS 7914", TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.



SHEET 4 OF 5
 NUMBER OF LOTS: 1 NUMBERED
 1 LETTERED

AREA:
 60,375 SQ FT - 1.386 ACRES GROSS
 58,410 SQ FT - 1.341 ACRES NET
 DATE OF SURVEY: SEPTEMBER 2024
 BEING ALL OF TENTATIVE TRACT NO. 19344

TRACT NO. 19344

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

FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES
 SEPTEMBER 2024

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3864R1 AND STATION GPS NO. 3865R2 BEING NORTH 00°50'20" EAST, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

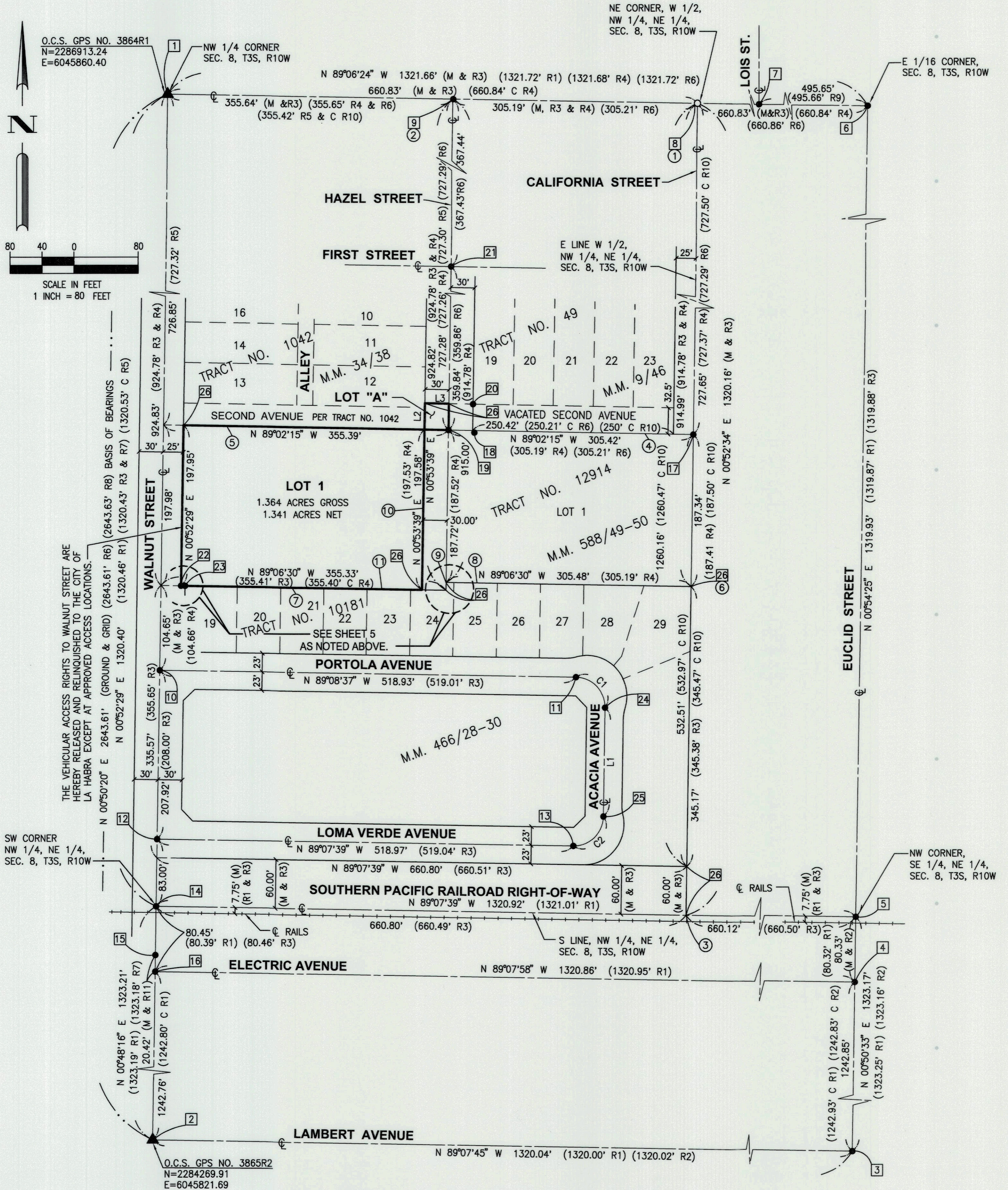
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 1.00000782 (PROJECT SPECIFIC).

GENERAL NOTES:

SEE SHEET 3 FOR SURVEY NOTES, BOUNDARY ESTABLISHMENT NOTES, AND MONUMENT NOTES.
 SEE SHEET 5 FOR LINE & CURVE TABLES AND BOUNDARY DETAIL.

LOT "A" IS A NOT A PART OF CONDOMINIUM PLANS AND IS TO BE DEDICATED IN FEE TO THE CITY OF LA HABRA HEREON.



SHEET 5 OF 5
 NUMBER OF LOTS: 1 NUMBERED
 1 LETTERED

AREA:
 60,375 SQ FT - 1.386 ACRES GROSS
 58,410 SQ FT - 1.341 ACRES NET
 DATE OF SURVEY: SEPTEMBER 2024
 BEING ALL OF TENTATIVE TRACT NO. 19344

TRACT NO. 19344

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

FOR CONDOMINIUM PURPOSES

JEFFREY A. WALDEN, P.L.S. 7914 WALDEN & ASSOCIATES
 SEPTEMBER 2024

GENERAL NOTES:

SEE SHEET 3 FOR SURVEY NOTES, BOUNDARY ESTABLISHMENT NOTES, AND MONUMENT NOTES.

SEE SHEET 4 FOR BASIS OF BEARINGS, DATUM STATEMENT AND BOUNDARY ESTABLISHMENT.

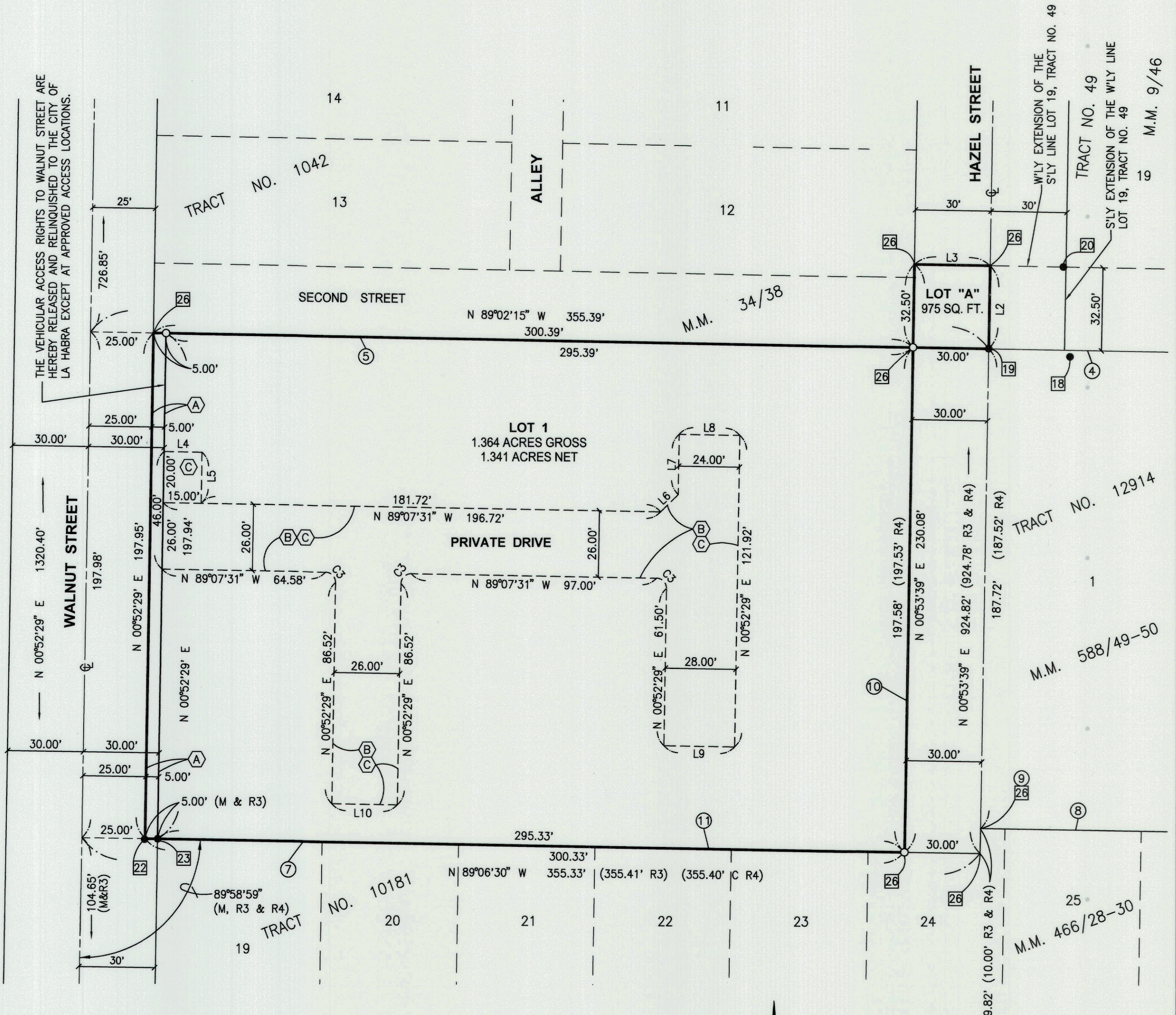
LOT "A" IS A NOT A PART OF CONDOMINIUM PLANS AND IS TO BE DEDICATED IN FEE TO THE CITY OF LA HABRA HEREON.

EASEMENT NOTES:

(A) INDICATES THE 5.00' EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE CITY OF LA HABRA.

(B) INDICATES THE EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES DEDICATED HEREON TO THE CITY OF LA HABRA.

(C) INDICATES THE EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE CITY OF LA HABRA.



LINE	BEARING	DISTANCE
L1	N 00°51'47" E	134.07'
(L1 R3)		(134.00' R3)
L2	N 00°58'39" E	32.50'
(L2 R10)		(32.50' R10)
L3	N 89°02'15" W	30.00'
(L3 R10)		(30.00' R10)
L4	N 89°07'31" E	15.00'
L5	N 00°52'29" E	20.00'
L6	N 45°52'29" E	9.70'
L7	N 00°52'29" E	23.56'
L8	N 89°07'31" W	24.00'
L9	N 89°07'31" W	28.00'
L10	N 89°07'31" W	26.00'

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'24"	37.00'	58.12'
(C1 R3)	(90°00'00" R3)	(37.00' R3)	(58.12' R3)
C2	90°00'34"	37.00'	58.13'
(C2 R3)	(90°00'00" R3)	(37.00' R3)	(58.12' R3)
C3	90°00'00"	4.00'	6.28'

