SHEET 1 OF 4
NUMBER OF PARCELS: 2
ACREAGE: 2.013 ACRES GROSS
2.005 ACRES NET
DATE OF SURVEY: MAY 2024
ALL OF TENTATIVE PARCEL MAP
NO. 2024-131

PARCEL MAP NO. 2024-131

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

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 2022-131, AS SHOWN ON THE MAP FILED IN BOOK 413, PAGES 29 THROUGH 32 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

MAY 2024

ACCEPTED AND FILED AT
THE REQUEST OF
CHICAGO TITLE INSURANCE 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.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF LA HABRA:

1. ALL VEHICULAR ACCESS RIGHTS TO LAMBERT ROAD AND BEACH BOULEVARD, EXCEPT AT APPROVED ACCESS LOCATIONS.

OWNER:
IMPERIAL RETAIL INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

M Shenouda

M.W. SHENOUDA
MANAGING MEMBER

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)
) SS
COUNTY OF ORANGE)

ON FEBRUARY 11, 2026 BEFORE ME, BRENDA J. WRIGHT
NOTARY PUBLIC, PERSONALLY APPEARED M.W. SHENOUDA

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 _____

MY PRINCIPAL PLACE OF BUSINESS IS IN
ORANGE COUNTY.

MY COMMISSION EXPIRES: NOV. 1, 2029

BRENDA J. WRIGHT
(NAME PRINTED)

MY COMMISSION NUMBER: 2537622

SEE SHEET 2 FOR SIGNATURE OMISSIONS.

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 PACIFIC RETAIL PARTNERS ON MAY 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 DECEMBER 31, 2026 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

02-04-2026

JEFFREY A. WALDEN
P.L.S 7914

DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY ALLEN WALDEN
No. 7914
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 _____, 2026.

ELIAS N. SAYKALI, R.C.E. 59654
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
CITY OF LA HABRA

REGISTERED PROFESSIONAL ENGINEER
ELIAS N. SAYKALI
NO. 59654
CIVIL
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 _____, 2026.

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

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

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 _____, 2026

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

PROFESSIONAL LAND SURVEYOR
JASON J. STILLER
No. 9271
STATE OF CALIFORNIA

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 _____, 2026, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND ACCEPT ON BEHALF OF THE CITY OF LA HABRA:

1. THE VEHICULAR ACCESS RIGHTS TO BEACH BOULEVARD AND LAMBERT ROAD 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 4
NUMBER OF PARCELS: 2
ACREAGE: 2.013 ACRES GROSS
2.005 ACRES NET
DATE OF SURVEY: MAY 2024
ALL OF TENTATIVE PARCEL MAP
NO. 2024-131

PARCEL MAP NO. 2024-131

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

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

MAY 2024

SIGNATURE OMISSIONS:

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

1. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1961 IN BOOK 5761, PAGE 856 OF OFFICIAL RECORDS.
2. FRONTIER CALIFORNIA, INC, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR FACILITIES OF ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 1961 IN BOOK 5837, PAGE 511 OF OFFICIAL RECORDS.
3. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 30, 1967 IN BOOK 8299, PAGE 860, OF OFFICIAL RECORDS.
4. THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 459, OF OFFICIAL RECORDS.
5. VERMEULEN PROPERTIES #4. LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF AN EASEMENT FOR RECIPROCAL ACCESS PURPOSES, AS RESERVED ON PARCEL MAP NO. 2022-131, P.M.B. 413/29-32.

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

1. EDDY SEE AND STELLA SEE, HUSBAND AND WIFE; MILTON SEE AND IRENE B. SEE, HUSBAND AND WIFE; BENNIE SEE AND BERTHA SEE, HUSBAND AND WIFE; RAY SEE AND FLORENCE LEONG, HOLDERS OF ALL MINERALS, ORES, PRECIOUS AND USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, RECORDED DECEMBER 30, 1959 IN BOOK 5035, PAGE 594, OF OFFICIAL RECORDS.

EASEMENT NOTES:

(A) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1961 IN BOOK 5761, PAGE 856 OF OFFICIAL RECORDS.

(B) INDICATES AN EASEMENT IN FAVOR OF FRONTIER CALIFORNIA, INC, SUCCESSOR IN INTEREST TO GENERAL TELEPHONE COMPANY OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, FOR FACILITIES OF ELECTRICAL SUPPLY, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 1961 IN BOOK 5837, PAGE 511 OF OFFICIAL RECORDS.

(C) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR POLE LINES AND CONDUITS TO CONVEY ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED JUNE 30, 1967 IN BOOK 8299, PAGE 860, OF OFFICIAL RECORDS.

(D) INDICATES AN EASEMENT IN FAVOR OF THE CITY OF LA HABRA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 459, OF OFFICIAL RECORDS.

(E) INDICATES A 2.00' EASEMENT IN FAVOR OF THE CITY OF LA HABRA FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES, AS DEDICATED ON PARCEL MAP NO. 2022-131, P.M.B. 413/29-32.

(F) INDICATES A RECIPROCAL ACCESS EASEMENT IN FAVOR OF VERMEULEN PROPERTIES #4. LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, AS RESERVED ON PARCEL MAP NO. 2022-131, P.M.B. 413/29-32.

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 PK NAIL WITH TAG STAMPED "LS 5411" PER PARCEL MAP NO. 2022-131, P.M.B. 413/29-32, FLUSH. POINT IS LOCATED ON THE CENTERLINE OF LAMBERT ROAD 130'± WESTERLY OF THE CENTERLINE OF WALL STREET. ACCEPTED AS WEST 1/4, CORNER OF SECTION 7, T3S, R10W, RANCHO LOS COYOTES, PER (R1, R2, R3 & R4). SAID POINT ACCEPTED AS O.C.S. GPS NUMBER 0461R2, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

[2] FOUND 2 1/2" BRASS DISK STAMPED "CALIF. DEPT. OF TRANSPORTATION" IN WELL MONUMENT, DOWN 0.60', PER PARCEL MAP NO. 2022-131, P.M.B. 413/29-32. POINT IS LOCATED ON CENTERLINE OF IMPERIAL HIGHWAY, 68'± EASTERLY OF THE CENTERLINE OF BEACH BOULEVARD. ACCEPTED AS SOUTH 1/4, CORNER OF SECTION 7, T3S, R10W, RANCHO LOS COYOTES, PER (R2, R3 & R4). SAID POINT ACCEPTED AS O.C.S. GPS NUMBER 3862R1 PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

● INDICATES FOUND MONUMENT AS NOTED BELOW.

[3] FOUND 2 1/2" BRASS DISK STAMPED "STATE OF CALIFORNIA DIVISION OF HWYS" IN WELL MONUMENT, DOWN 1.0', PER CORNER RECORD 2020-3358. ACCEPTED AS CENTER OF SECTION 7, T3S, R10W, RANCHO LOS COYOTES AND INTERSECTION OF CENTERLINE OF LAMBERT ROAD AND EAST LINE SW 1/4, SAID SECTION 7, PER (R1, R2, R3 & R4).

[4] FOUND BOAT SPIKE AND WASHER STAMPED "CALTRANS", PER CORNER RECORD 2020-3358 AND (R4). SAID POINT NOT ACCEPTED AS CENTERLINE INTERSECTION OF LAMBERT ROAD AND BEACH BOULEVARD. POINT NOT ON LINE NOR IN POSITION OF PUBLISHED STATE PLANE COORDINATES FOR O.C.S. GPS NUMBER 3863. SEE DETAIL "A" SHEET 3.

[5] FOUND PK NAIL WITH TAG STAMPED "LS 5411" PER CORNER RECORD 2004-0823, FLUSH. ACCEPTED AS CENTERLINE INTERSECTION LAMBERT ROAD AND MARIPOSA STREET PER (R1, R2 & R4).

[6] FOUND GEAR SPIKE WITH WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2014-2401. ACCEPTED AS CENTERLINE INTERSECTION OF MARIPOSA STREET AND ELMCROFT CIRCLE PER (R1 & R4).

[7] FOUND GEAR SPIKE WITH WASHER STAMPED "LS 5411" FLUSH, PER CORNER RECORD 2014-2400. ACCEPTED AS CENTERLINE OF CUL-DE-SAC ELMCROFT CIRCLE PER (R1 & R4).

[8] FOUND 1" IRON PIPE WITH TAG ILLEGIBLE, DOWN 0.2'. PER (R4). S 48°30'17" E, 0.36' FROM NW CORNER LOT 52.

[9] FOUND LEAD, TACK AND TAG STAMPED "RCE 8858" ON 1.00' OFFSET ON S'LY PROJECTION OF THE W'LY LINE OF LOT 42, PER (R1 & R4), FLUSH. HELD FOR LINE.

[10] FOUND LEAD, TACK AND TAG STAMPED "RCE 8858" ON 1.00' OFFSET ON E'LY PROJECTION OF THE N'LY LINE OF LOT 38, PER (R1 & R4), FLUSH. HELD FOR LINE.

[11] FOUND 1" IRON PIPE WITH ALUMINUM TAG STAMPED "PLS 7914", FLUSH. PER (R4).

[12] FOUND 1" IRON PIPE WITH ALUMINUM TAG STAMPED "PLS 7914", N 45°38'46" E 4.25' FROM PARCEL CORNER FLUSH. PER (R4).

[13] FOUND LEAD, TACK AND BRASS TAG, STAMPED "PLS 7914", FLUSH.

[14] FOUND GEAR SPIKE AND ALUMINUM WASHER STAMPED "PLS 7914", FLUSH.

○ 1" IRON PIPE WITH ALUMINUM TAG STAMPED "PLS 7914", OR LEAD, TACK AND BRASS TAG, STAMPED "PLS 7914" TO BE SET PER THIS PARCEL MAP BEFORE DECEMBER 31, 2026.

SHEET 3 OF 4
NUMBER OF PARCELS: 2
ACREAGE: 2.013 ACRES GROSS
2.005 ACRES NET
DATE OF SURVEY: MAY 2024
ALL OF TENTATIVE PARCEL MAP NO. 2024-131

PARCEL MAP NO. 2024-131

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

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

MAY 2024

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 0461R2 AND STATION GPS NO. 3862R1 BEING NORTH 43°52'52" WEST, 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, NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 1.000000075 (PROJECT SPECIFIC).

SURVEY REFERENCE NOTES:

ALL MEASURED DATA SHOWN HEREON IS RECORD PER (R4), UNLESS OTHERWISE NOTED.

(R1) INDICATES RECORD DATA PER TRACT NO. 3786, M.M. 145/29-30.

(R2) INDICATES RECORD DATA PER PARCEL MAP NO. 2014-102, P.M.B. 385/39-41.

(R3) INDICATES RECORD DATA PER PARCEL MAP NO. 93-155, P.M.B. 285/24-27.

(R4) INDICATES RECORD DATA PER PARCEL MAP NO. 2022-131, P.M.B. 413/29-32.

(A) INDICATES VEHICULAR ACCESS RIGHTS TO BEACH BOULEVARD AND LAMBERT ROAD RELEASED AND RELINQUISHED TO THE CITY OF LA HABRA, EXCEPT AT APPROVED ACCESS LOCATIONS.

GENERAL NOTE:

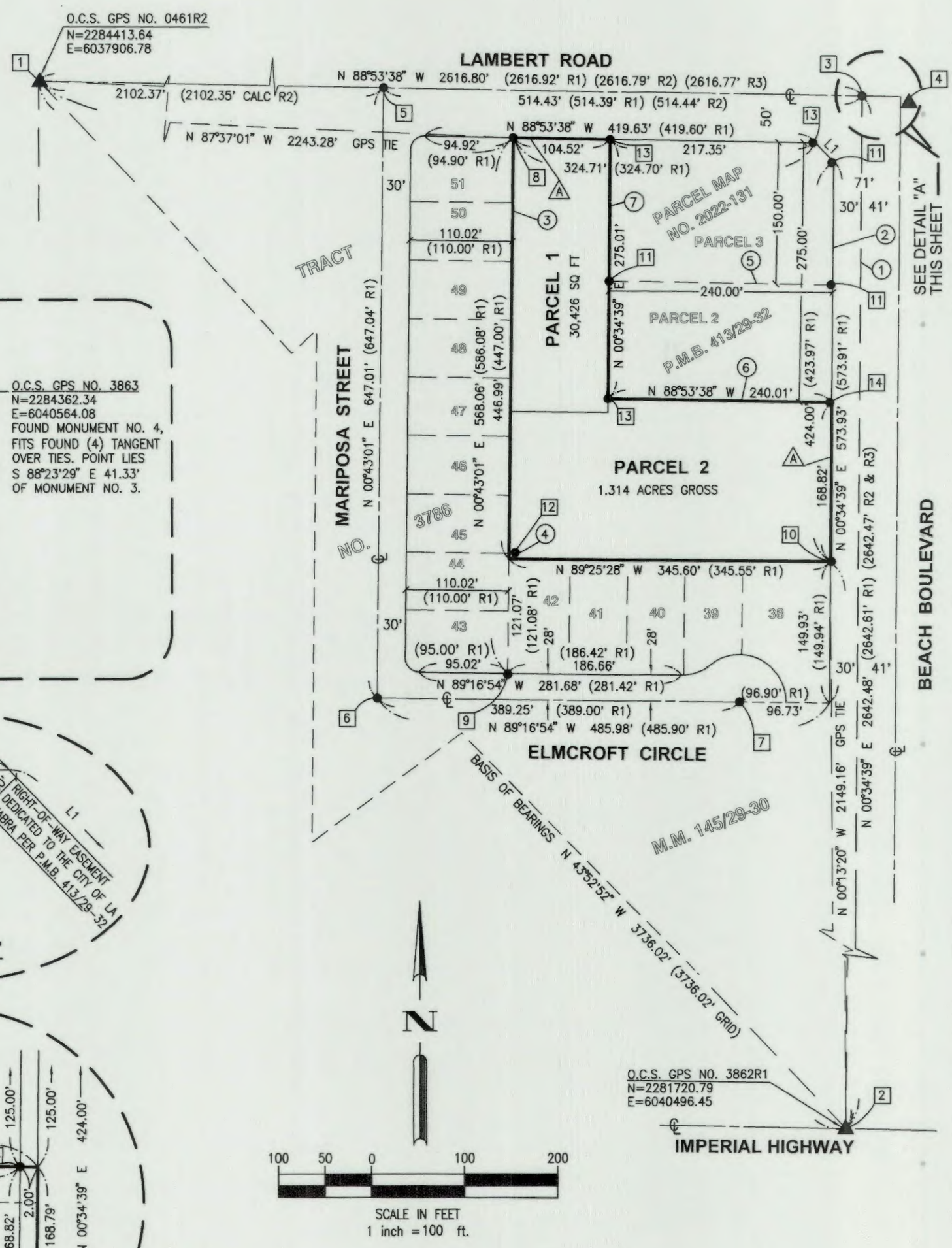
SEE SHEET 2 FOR MONUMENT NOTES AND EASEMENT NOTES.

SEE SHEET 4 FOR BOUNDARY AND PARCEL DETAILS, EASEMENTS, AND LINE TABLE.

SURVEYOR'S BOUNDARY ESTABLISHMENT NOTES:

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

1. ESTABLISHED AS EAST LINE OF THE SW 1/4, SECTION 7, T3S, R10W, RANCHO LOS COYOTES PER (R1, R2, 3 AND R4).
2. ESTABLISHED BY HOLDING PARALLEL WITH AND RECORD DISTANCE 30.00' WESTERLY FROM SECTION LINE PER (R1, R2, R3 AND R4).
3. ESTABLISHED BY HOLDING PARALLEL WITH CENTERLINE OF MARIPOSA STREET PER (R1 & R4) FROM MONUMENT NO. 9.
4. ESTABLISHED BY RECORD BEARING AND DISTANCE FROM MONUMENT 12 PER (R1).
5. ESTABLISHED PARCEL LINE BY HOLDING PARALLEL WITH AND 150.00' SOUTHERLY OF NORTH LINE LOT 52, TRACT NO. 3786, M.M. 145/29-30 PER (R4).
6. ESTABLISHED PARCEL LINE BY HOLDING PARALLEL WITH AND 275.00' SOUTHERLY OF NORTH LINE LOT 52, TRACT NO. 3786, M.M. 145/29-30 PER (R4).
7. ESTABLISHED PARCEL LINE BY HOLDING PARALLEL WITH AND 240.00' WESTERLY OF EAST LINE LOT 52, TRACT NO. 3786, M.M. 145/29-30 PER (R4).



SHEET 4 OF 4
NUMBER OF PARCELS: 2
ACREAGE: 2.013 ACRES GROSS
2.005 ACRES NET
DATE OF SURVEY: MAY 2024
ALL OF TENTATIVE PARCEL MAP
NO. 2024-131

PARCEL MAP NO. 2024-131

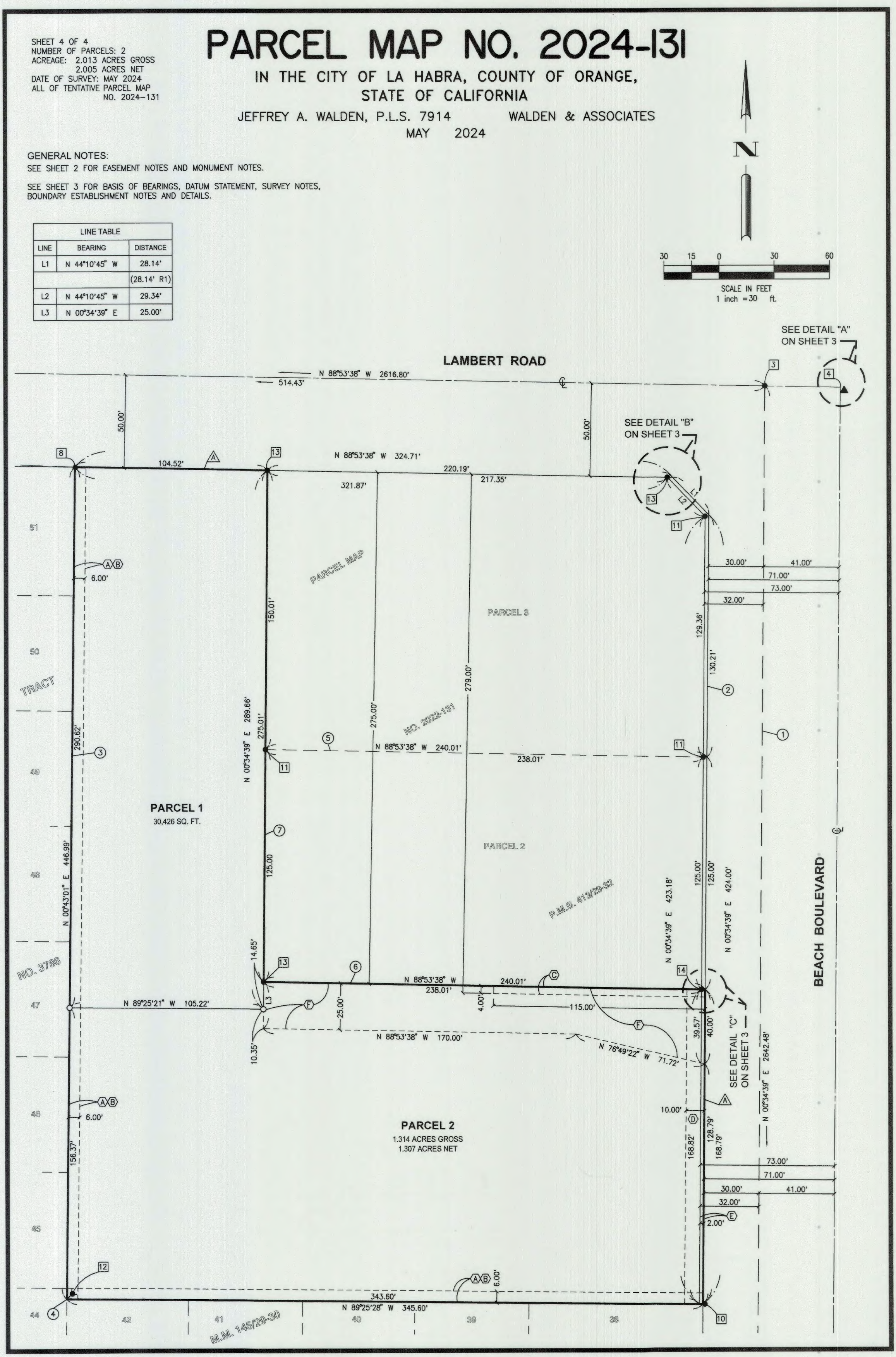
IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA

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

MAY 2024

GENERAL NOTES:

SEE SHEET 2 FOR EASEMENT NOTES AND MONUMENT NOTES.

SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, SURVEY NOTES, BOUNDARY ESTABLISHMENT NOTES AND DETAILS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°10'45" W	28.14'
		(28.14' R1)
L2	N 44°10'45" W	29.34'
L3	N 00°34'39" E	25.00'