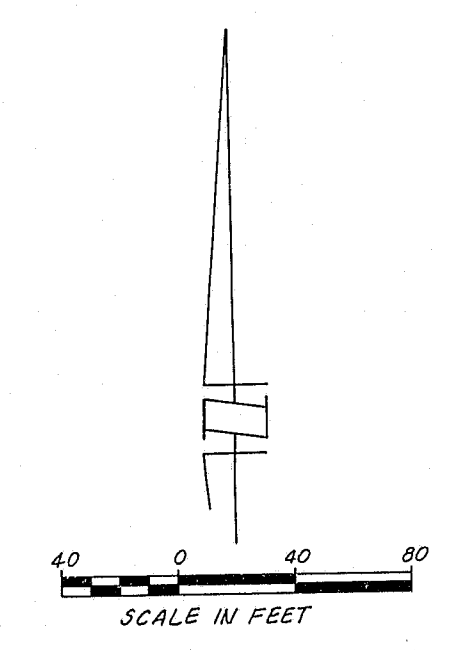
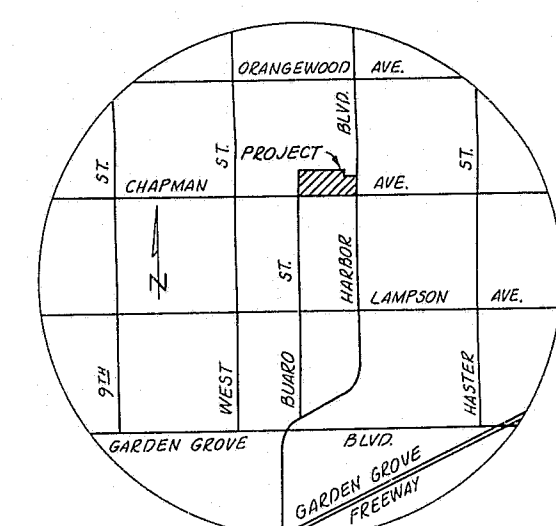
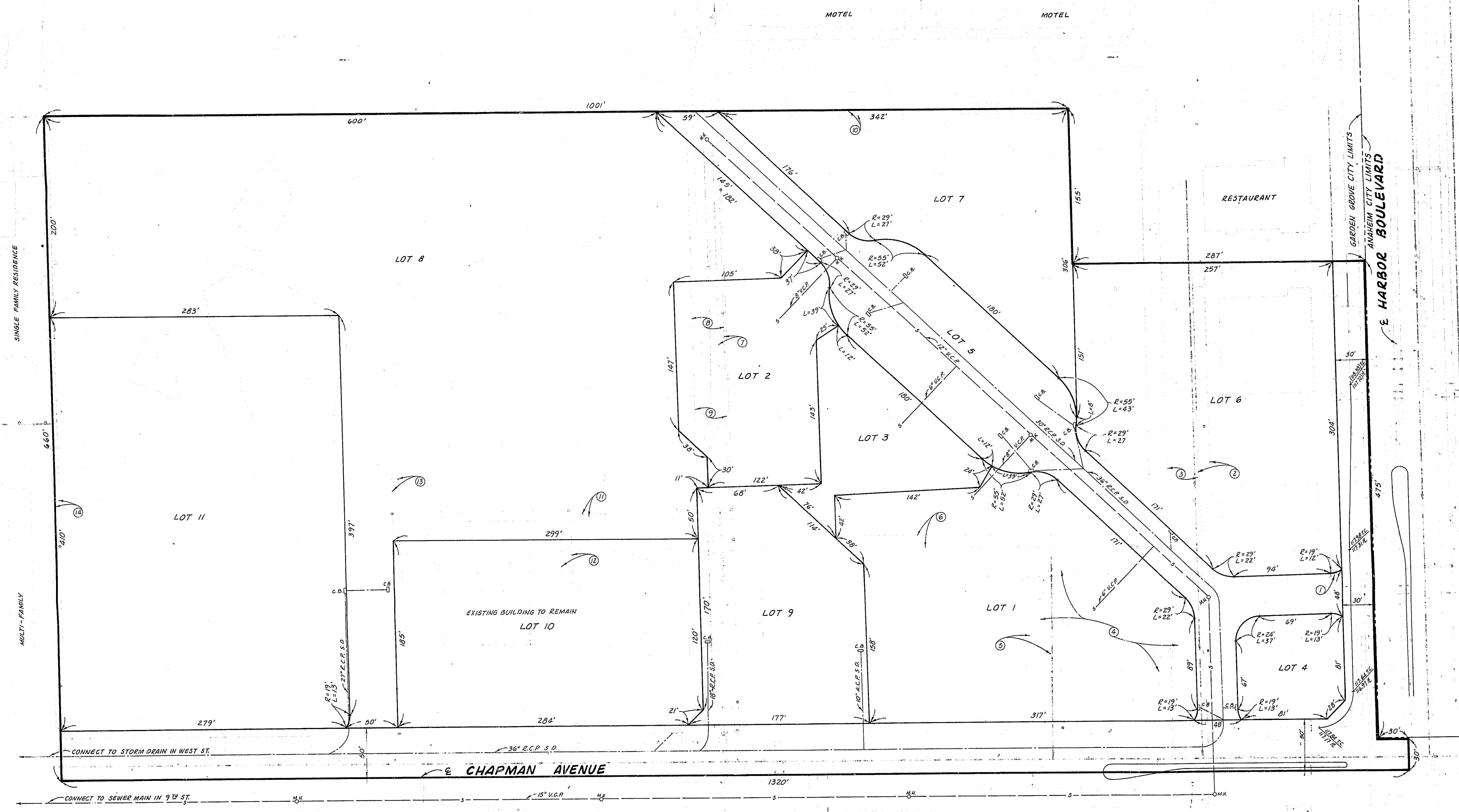


30X

# TENTATIVE TRACT NO. 12084

## Gateway Plaza



- GENERAL NOTES**
- EXISTING LAND USE - COMMERCIAL AND VACANT.
  - PROPOSED LAND USE - HOTEL AND OFFICE SPACE, SUBJECT TO PUD-104-82 AS ADOPTED BY THE CITY OF GARDEN GROVE PER RESOLUTION NO. 6311-82 ON OCTOBER 14, 1982.
  - EXISTING ZONE - PUD (PLANNED UNIT DEVELOPMENT).
  - ADJACENT LAND USE - RESIDENTIAL AND COMMERCIAL.
  - DOMESTIC WATER SERVICE PROVIDED BY CITY OF GARDEN GROVE WATER DEPARTMENT.
  - SANITARY SEWER SERVICES PROVIDED BY GARDEN GROVE SANITARY DISTRICT.
  - ALL ON-SITE UTILITIES SHALL BE UNDERGROUND.  
GAS - SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRICAL - SOUTHERN CALIFORNIA Edison COMPANY  
TELEPHONE - PACIFIC TELEPHONE COMPANY
  - STORM DRAINAGE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE STANDARDS.
  - ALL STRUCTURES WILL BE REMOVED UNLESS OTHERWISE NOTED.
  - EXISTING TOPOGRAPHY IS PER AERIAL PHOTOGRAMMETRIC METHODS. DATE OF FLIGHT, DECEMBER 19, 1981. CONTOUR LINES ARE SHOWN AT 1 FOOT INTERVALS.
  - PURSUANT TO SECTION 66499.20 3/4 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND FILING OF THIS MAP FOR THIS TENTATIVE TRACT SHALL CONSTITUTE THE ABANDONMENT OF DOWNING STREET FOR PUBLIC STREET PURPOSES.

- LEGEND FOR EXISTING EASEMENTS**
- INGRESS AND EGRESS EASEMENT TO GENERAL PETROLEUM CORP.
  - 15' WIDE SO. CALIF. EDISON CO. EASEMENT.
  - 30' WIDE GARDEN GROVE SANITARY SEWER EASEMENT.
  - 100'x135' PARKING EASEMENT.
  - 20' WIDE GARDEN GROVE SANITARY SEWER EASEMENT.
  - 12' WIDE SO. CALIF. EDISON CO. EASEMENT.
  - 6' WIDE SO. CALIF. EDISON CO. EASEMENT.
  - 30' WIDE GARDEN GROVE SANITARY DISTRICT WATER LINE EASEMENT.
  - 30' WIDE PUBLIC ROAD EASEMENT.
  - 6' WIDE GARDEN GROVE SANITARY DISTRICT WATER LINE EASEMENT.
  - 2' WIDE SO. CALIF. EDISON CO. EASEMENT.
  - 10' WIDE SO. CALIF. EDISON CO. EASEMENT.
  - 6' WIDE SO. CALIF. EDISON CO. EASEMENT.
  - 2.5' WIDE PACIFIC TELEPHONE CO. EASEMENT.

**TENTATIVE TRACT NO. 12084**  
IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE,  
STATE OF CALIFORNIA.  
BEING A PORTION OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 10 WEST, S. 4 R. 10 W., IN THE RANCHO LAS BOLLAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.  
CONTAINING 18.54 ACRES ± GROSS 11 LOTS

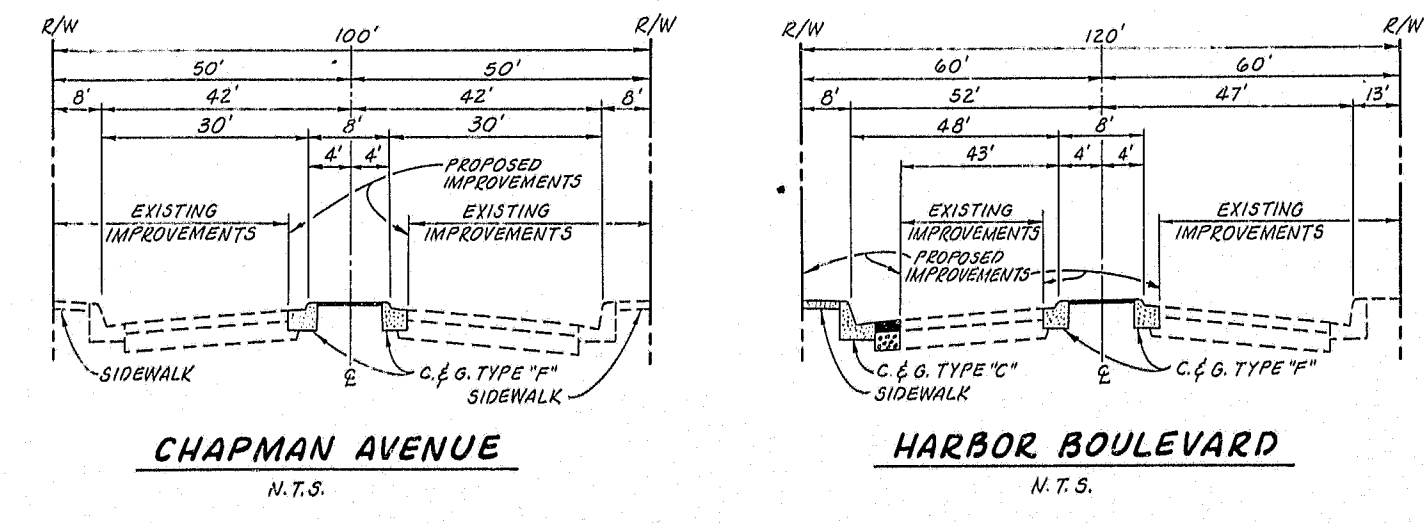
**OWNER/DEVELOPER**  
GATEWAY PROPERTIES  
3737 BIRCH STREET, 3RD FLOOR  
NEWPORT BEACH, CALIFORNIA 92660  
PHONE (714) 857-0700

**COVE**

**RB** Robert Bein, William Frost & Associates  
REGISTERED ENVIRONMENTAL ENGINEERS & PLANNERS  
1001 N. GARDEN GROVE AVENUE, SUITE 200, GARDEN GROVE, CALIFORNIA 92640

OCT. 15, 1983  
OCT. 14, 1983

**BENCH MARK**  
CITY OF GARDEN GROVE B.M. NO. 90-E-0-86 BEING A STANDARD BRASS CAP LOCATED AT THE INTERSECTION OF BOARD STREET AND CHAPMAN AVENUE, 44' SOUTH OF CENTERLINE OF CHAPMAN AVENUE, 35' EAST OF CENTERLINE OF BOARD STREET, 1.5' BEHIND CURB FACE.



**STATEMENT OF OWNERSHIP**  
WE, GATEWAY PROPERTIES, DO HEREBY DEPOSE AND STATE THAT WE ARE THE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.  
DATED THIS 14 DAY OF OCT. 1983.

*[Signature]*

PUD 104-82

**RB** Robert Bein, William Frost & Associates  
REGISTERED ENVIRONMENTAL ENGINEERS & PLANNERS  
1001 N. GARDEN GROVE AVENUE, SUITE 200, GARDEN GROVE, CALIFORNIA 92640