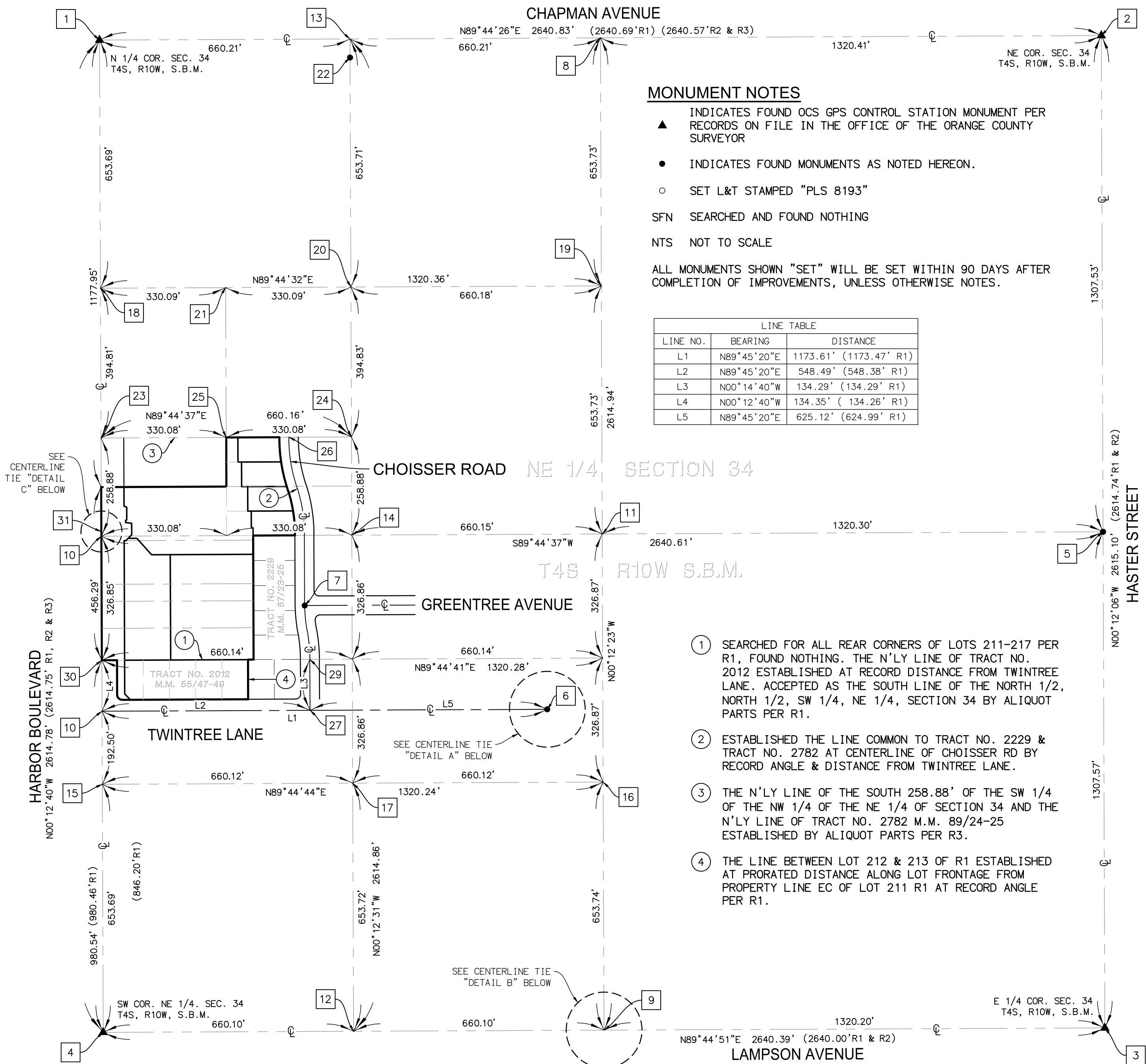
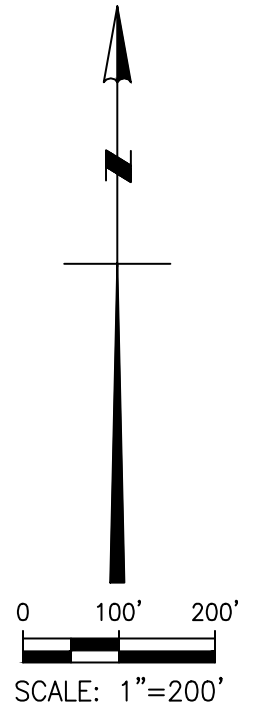


SHEET 4 OF 6 SHEETS
 8 NUMBERED LOTS
 1 LETTERED LOT-NONBUILDABLE
 5.757 ACRES GROSS
 5.054 ACRES NET
 DATE OF SURVEY: APRIL 2020
 ALL OF TENTATIVE TRACT MAP NO. 17455

TRACT NO. 17455

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

FOR SUBDIVISION AND CONDOMINIUM PURPOSES



MONUMENT NOTES

- ▲ INDICATES FOUND OCS GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- INDICATES FOUND MONUMENTS AS NOTED HEREON.
- SET L&T STAMPED "PLS 8193"
- SFN SEARCHED AND FOUND NOTHING
- NTS NOT TO SCALE

ALL MONUMENTS SHOWN "SET" WILL BE SET WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS, UNLESS OTHERWISE NOTES.

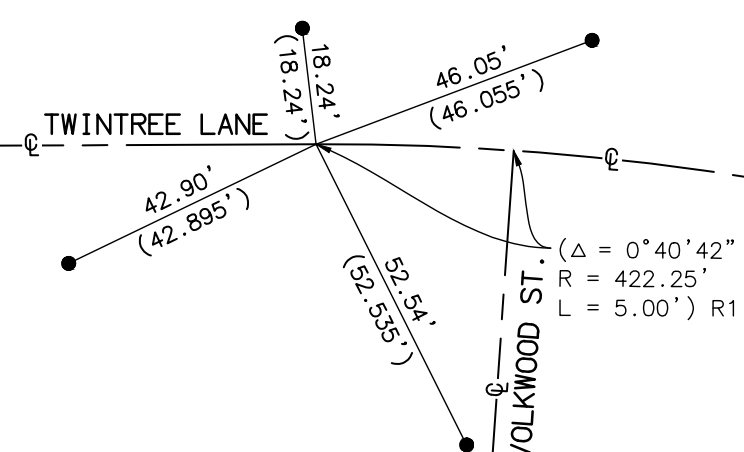
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°45'20"E	1173.61' (1173.47' R1)
L2	N89°45'20"E	548.49' (548.38' R1)
L3	N00°14'40"W	134.29' (134.29' R1)
L4	N00°12'40"W	134.35' (134.26' R1)
L5	N89°45'20"E	625.12' (624.99' R1)

- ① SEARCHED FOR ALL REAR CORNERS OF LOTS 211-217 PER R1, FOUND NOTHING. THE N'LY LINE OF TRACT NO. 2012 ESTABLISHED AT RECORD DISTANCE FROM TWINTREE LANE. ACCEPTED AS THE SOUTH LINE OF THE NORTH 1/2, NORTH 1/2, SW 1/4, NE 1/4, SECTION 34 BY ALIQUOT PARTS PER R1.
- ② ESTABLISHED THE LINE COMMON TO TRACT NO. 2229 & TRACT NO. 2782 AT CENTERLINE OF CHOISSER RD BY RECORD ANGLE & DISTANCE FROM TWINTREE LANE.
- ③ THE N'LY LINE OF THE SOUTH 258.88' OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34 AND THE N'LY LINE OF TRACT NO. 2782 M.M. 89/24-25 ESTABLISHED BY ALIQUOT PARTS PER R3.
- ④ THE LINE BETWEEN LOT 212 & 213 OF R1 ESTABLISHED AT PRORATED DISTANCE ALONG LOT FRONTAGE FROM PROPERTY LINE EC OF LOT 211 R1 AT RECORD ANGLE PER R1.

CENTERLINE TIE DETAIL A

NOT TO SCALE

- () = RECORD PER CITY OF GARDEN GROVE TIE BOOK 4, PAGE 28.
- FD. LEAD & TAG STAMPED "GG SURVEY RP" FLUSH ON T.C. PER CITY OF GARDEN GROVE TIE BOOK 4, PAGE 28.

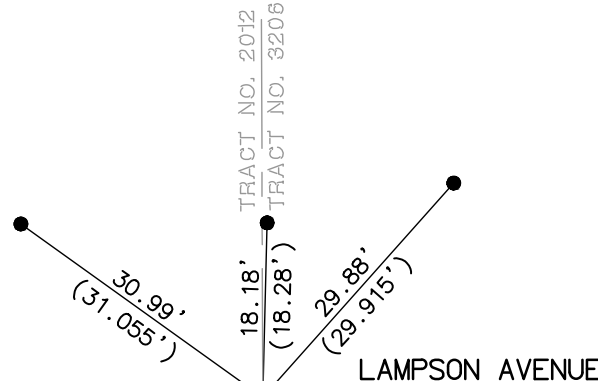


CENTERLINE B.C. POINT OF TWINTREE LANE. ESTABLISHED AT CENTROID OF RECORD TIE DISTANCES. MEASURED DISTANCES ARE TO ESTABLISHED POINT.

CENTERLINE TIE DETAIL B

NOT TO SCALE

- () = RECORD PER CITY OF GARDEN GROVE TIE BOOK 4, PAGE 56.
- FD. RAMSET NAIL IN T.C. IN LIEU OF L & T PER CITY OF GARDEN GROVE TRACT TIE BOOK 4, PAGE 56. NOTE: CITY OF GARDEN GROVE C.L. TIE NOTES FOR TRACT NO. 3206 DESCRIBE "SET SPIKE IN CURB".

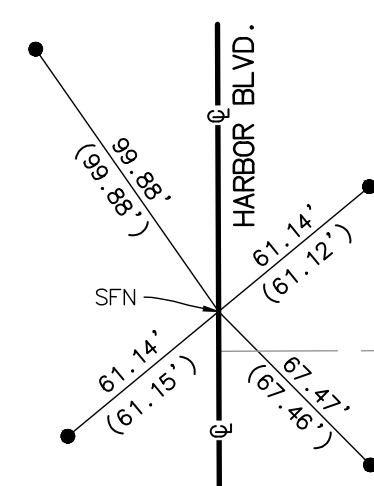


POINT ESTABLISHED AT CENTROID OF RECORD TIE DISTANCES. MEASURED DISTANCES ARE TO ESTABLISHED POINT.

CENTERLINE TIE DETAIL C

NOT TO SCALE

- () = RECORD PER CORNER RECORD DOCUMENT NO. 2012-1526B.
- FD. L&T "LS 5411" IN T.C. PER CORNER RECORD DOCUMENT NO. 2012-1526B.



POINT ESTABLISHED AT CENTROID OF RECORD TIE DISTANCES. MEASURED DISTANCES ARE TO ESTABLISHED POINT.