

(Not approved by the Planning Commission)

IN CONNECTION WITH
AGENDA ITEM No. 7.01

RESOLUTION NO. 3165

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-134-80, A SITE PLAN FOR A PARCEL OF LAND LOCATED ON THE NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET, PARCEL NOS. 089-190-12, 13, 14, 17, 26, 44, 45, 46, 50, 51, AND 52

WHEREAS, in the matter of Site Plan No. SP-134-80, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Clayton, Clayton & Company, as applicant.
2. The applicant requests approval for the construction of fifty (50), three-story one and two-bedroom condominium units located on an approximately 103,308 square foot parcel (2.37 acres) and in the CC-OR (Community Center Office and High Density Residential) zone. The subject property is located on the north side of Stanford Avenue, west of Main Street. The City of Garden Grove is proposing the amending of Precise Plan No. S-113-59 which provided for the extension of a present terminus.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement of an Environmental Impact Report because the proposed project will not have a significant effect on the environment.
4. Subject property is zoned CC-OR and is improved with several older detached single family dwellings. Much of the site is vacant.
5. Existing land use, General Plan designation, and zoning of property in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered, and the report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on November 13, 1980, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of November 13, 1980; and

WHEREAS, facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.9, are as follows:

1. The subject request is consistent with Municipal Code Sections 9219.7 and 9216A.13, for review of site plans and condominiums in that considerations of parking, circulation, pedestrian and vehicular access, emergency vehicle access, aesthetic quality and adherence to the Municipal Code have been complied with in spirit and intent.

WHEREAS, the Planning Commission does conclude:

1. The subject Site Plan does possess characteristics that would indicate justification of the request for approval in accordance with Municipal Code Sections 9219.7 and 9216A.13.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. All lighting structures shall be placed so as to confine direct rays to the subject property.
- B. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- C. Signing for the proposed development shall be in accordance with the provisions of Municipal Code Section 9502.4 and shall be subject to the Zoning Administrator's approval prior to issuance of building permits.
- D. Undergrounded service marbelite street lights shall be installed by the developer before utility release.
- E. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed at the interior northeast corner of the access drive near trash enclosure prior to the start of combustible construction.
- F. The amenities indicated by the Residential Design Supplemental shall apply unless waived by the hearing body.
- G. A reciprocal maintenance agreement or bylaws of a homeowners association providing for permanent maintenance of the grounds, drives, and building exteriors for the condominium project and trash pick-up services shall be submitted to the City Attorney, along with C.C. & R.'s for approval, and shall be recorded.
- H. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- I. All above ground gas metering equipment shall be screened.
- J. All three-story units require installation of a local alarm signaling system.
- K. Direct tie into the City of Garden Grove Sanitary District truck sewer line is required.
- L. Gas vents must comply with Uniform Building Code 1706(a).

- M. Energy requirements per Title 24 of the California Administrative Code shall be required.
- N. Noise requirements per Title 25 of the California Administrative Code shall be required.
- O. Ten (10) foot dedication required on Stanford.
- P. Eight (8) foot quitclaim deed required on Main Street.
- Q. Location of all utility lines (water, sewer, electric, telephone) shall be shown on an approved site utilities plan prior to the acceptance of building plans for checking. Electric and telephone utility easements shall be negotiated with Southern California Edison and Pacific or General Telephone Companies.
- R. Elizabeth Lane must have a street width of thirty-two (32) feet from curb to curb with a forty-five (45) foot right-of-way and no parking on the east side.
- S. Grading plan required prior to issuance of building permits.
- T. Detailed landscape and irrigation plans shall be submitted to the Current Planning Section for review and approval prior to issuance of building permits.
- U. C.C. & R.'s shall specify that no recreational vehicles are to be stored on the subject project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-134-80.

ADOPTED this 13th day of November 1980.

/s/ JOHN GUS MODAFFARI
Chairman

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove held on November 13, 1980, and carried by the following vote, to wit:

AYES: COMMISSIONERS: JESSIE, MARGOLIN, MODAFFARI, TRUJILLO, VALLETTA,
WAGNER
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: SLIMMER
ABSTAIN: COMMISSIONERS: NONE

/s/ PATTIE CUMMING
Secretary

CITY COUNCIL MINUTES

11-25-80

TENTATIVE TRACT NO. 11224 (F:103) ✓

Tentative Tract No. 11224 - Clayton, Clayton & Company - requesting consideration of a one lot subdivision for 50 condominium units, located on the northwest corner of Main Street and Stanford Avenue.

The Zoning Administrator, pursuant to Administrative Action No. 388, recommended approval of Tentative Tract No. 11224 on November 19, 1980. The development plan for the tract was approved as SP-134-80 by the Planning Commission on November 13, 1980.

Councilman Krieger moved, seconded by Councilman Williams, that Tentative Tract No. 11224, be and hereby is approved pursuant to Administrative Action No. 388 of the Zoning Administrator, and Staff is directed to prepare appropriate Council Resolution of approval. Said motion carried by the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, HOLLAND, KRIEGER,
WILLIAMS, CANNON
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (0) NONE

C
CITY COUNCIL MINUTES

12-16-80

Tract 11224

RESOLUTION NO. 6025-80 (F:103) ✓

Councilman Krieger moved, seconded by Councilman Holland, that full reading of Resolution No. 6025-80 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE TRACT NO. 11224 (A ONE LOT SUBDIVISION) LOCATED ON THE NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET; be and hereby is adopted. Upon the following vote:

AYES:	COUNCILMEMBERS: (3)	HOLLAND, KRIEGER, WILLIAMS
NOES:	COUNCILMEMBERS: (1)	DINSEN
ABSENT:	COUNCILMEMBERS: (1)	CANNON

said Resolution No. 6025-80 was declared adopted.

C.C. COUNCIL MINUTES

12-9-80

RESOLUTION NO. 6025-80 (F:103)

Councilman Krieger moved, seconded by Mayor Cannon, that full reading of Resolution No. 6025-80 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE TRACT NO. 11224 (A ONE LOT SUBDIVISION) LOCATED ON THE NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET, be and hereby is adopted. Upon the following vote:

AYES: COUNCILMEMBERS: (2) KRIEGER, CANNON
NOES: COUNCILMEMBERS: (1) DINSEN
ABSENT: COUNCILMEMBERS: (2) HOLLAND, WILLIAMS

the City Attorney announced that a resolution requires three votes either for or against, and that this item would be listed on the next agenda for reconsideration.

CORRECTED COPY

RESOLUTION NO. 6025-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE TRACT NO. 11224 (A ONE LOT SUBDIVISION) LOCATED ON THE NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET

WHEREAS, Tentative Tract No. 11224 proposes to subdivide a 103,308 square foot (2.37 acre) parcel located on the north side of Stanford Avenue, west of Main Street, as set forth in Site Plan No. SP-134-80; and

WHEREAS, pursuant to Administrative Action No. 388, the Zoning Administrator recommended approval of Tentative Tract No. 11224 on November 19, 1980; and

WHEREAS, the City Council gave due and careful consideration to the proposal on November 25, 1980

NOW, THEREFORE, BE IT RESOLVED, that Tentative Tract No. 11224 is hereby approved pursuant to Administrative Action No. 388, a copy of which is attached hereto and incorporated herein with the same force and effect as if set forth in full.

ADOPTED this 16th day of December, 1980.

/s/ J. TILMAN WILLIAMS
VICE MAYOR

ATTEST:

/s/ JERI LOUISE STATELY
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JERI LOUISE STATELY, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 16th day of December, 1980, by the following vote:

AYES: COUNCILMEMBERS: (3) HOLLAND, KRIEGER, WILLIAMS
NOES: COUNCILMEMBERS: (1) DINSEN
ABSENT: COUNCILMEMBERS: (1) CANNON

/s/ JERI LOUISE STATELY
CITY CLERK

GARDEN GROVE ZONING ADMINISTRATOR
ADMINISTRATIVE ACTION NO. 388

APPLICANT: CLAYTON, CLAYTON, AND COMPANY
LOCATION: NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET
ADDRESS: 12681 thru 12741 Main Street (10801 thru 10717 Stanford Avenue)
DATE: NOVEMBER 19, 1980
CASE NUMBER: TENTATIVE TRACT NO. TT-11224

This is a request for approval of a Tentative Tract Map for a one-lot subdivision to create fifty (50) condominium units.

The applicant is requesting approval of a Tentative Tract Map for a one (1) lot air space condominium subdivision to establish ownership of a recently approved condominium project on a parcel of land consisting of approximately 2.37 acres. The proposed one (1) lot subdivision is consistent with Site Plan No. SP-134-80, approved by the Planning Commission on November 13, 1980, and the Garden Grove General Plan. No negative findings have been determined to exist pursuant to the California State Subdivision Map Act. A review of the submitted Tentative Tract map indicates that the request is consistent and in accordance with Municipal Code Section 9100 Subdivisions, as well as the State Subdivision Map Act.

In consideration of the evidence submitted and after a review of the criteria established for the approval of Tentative Tracts, it is hereby recommended that the City Council approve Tentative Tract No. TT-11224 subject to the following conditions:

1. All applicable conditions of Site Plan No. SP-134-80.
2. Recordation of a final map.
3. All applicable requirements of Municipal Code Section 9100 and the California State Subdivision Map Act.
4. Recordation of C.C. & R.'s for Site Plan No. SP-134-80.

/s/

STEWART O. MILLER
ZONING ADMINISTRATOR

6713D

RESOLUTION NO. 6175-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION ON TENTATIVE TRACT NO. TT-11224, LOCATED ON THE NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET

WHEREAS, subject case, initiated by Clayton, Clayton & Company, proposes to subdivide a 103,308 square foot (2.37 acre) parcel located on the north side of Stanford Avenue, west of Main Street, as set forth in Site Plan No. SP-134-81, was approved pursuant to City Council Resolution No. 6025-80, on December 16, 1980; and

WHEREAS, pursuant to Administrative Action No. 388, the Zoning Administrator recommended approval of TT-11224 on November 19, 1980; and

WHEREAS, the City Council considered the matter on November 16, 1981, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter;

NOW, THEREFORE, BE IT RESOLVED that a one-year extension of time is approved for Tentative Tract no. TT-11224.

The City Clerk is hereby directed to forward a copy of this resolution to the applicants.

Adopted this 7th day of December 1981

/s/ JONATHAN H. CANNON

MAYOR

ATTEST:

/s/ CAROLYN MORRIS

CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS:
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 7th day of December, 1981, by the following vote:

AYES:	COUNCILMEMBERS:	(4)	HOLLAND, KRIEGER, WILLIAMS, CANNON
NOES:	COUNCILMEMBERS:	(1)	DINSEN
ABSENT:	COUNCILMEMBERS:	(0)	NONE

/s/ CAROLYN MORRIS

CITY CLERK

CITY COUNCIL MINUTES

11/16/81

EXTENSION OF TIME ON TENTATIVE TRACT NO. 11224 (F: 103.T11224) ✓

Staff reviewed the request from Clayton, Clayton and Company for an extension of time on Tentative Tract No. 11224 which will allow them to obtain financing for the eventual buyers of the development. Staff advised that Garden Grove Municipal Code Section 9123 allows the City Council to extend any Tentative Tract Map for a period not to exceed one additional year.

Councilman Dinsen indicated, in his opinion, the project has too high of a density and he could not support it.

Councilman Williams moved, seconded by Councilman Krieger, that a one-year extension of time on Tentative Tract No. 11224, located on the north side of Stanford Avenue, west of Main Street, be and hereby is approved; and staff is directed to prepare the appropriate Council Resolution of approval. Said motion carried by the following vote:

AYES: COUNCILMEMBERS: (3) KRIEGER, WILLIAMS, HOLLAND
NOES: COUNCILMEMBERS: (1) DINSEN
ABSENT: COUNCILMEMBERS: (1) CANNON

CITY COUNCIL MINUTES

12/7/81

#103.T11224

RESOLUTION NO. 6175-81 (F: 103.T11224)

Councilman Williams moved, seconded by Councilman Krieger, that full reading of Resolution No. 6175-81 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION ON TENTATIVE TRACT NO. TT-11224, LOCATED ON THE NORTH SIDE OF STANFORD AVENUE, WEST OF MAIN STREET, be and hereby is adopted. Upon the following vote:

AYES: COUNCILMEMBERS: (4) HOLLAND, KRIEGER, WILLIAMS, CANNON
NOES: COUNCILMEMBERS: (1) DINSEN
ABSENT: COUNCILMEMBERS: (0) NONE

said Resolution No. 6175-81 was declared adopted.

1 7. To secure the faithful performance of each
 2 improvement or incidental required under this agreement and to
 3 insure full payment to all persons furnishing or supplying labor
 4 and materials in the prosecution of the work for each improvement
 5 or incidental required under this agreement, Subdivider shall
 6 provide City, prior to the execution of this agreement by City,
 7 with the following bonds and in the following amounts:

<u>Improvement</u>	<u>Type</u>	<u>Amount</u>
Street Improvements	Labor & Materials	\$10,000.00
Street Improvements	Faithful Performance	10,000.00
Water Improvements	Labor & Materials	18,000.00
Water Improvements	Faithful Performance	18,000.00
Street Lighting	Faithful Performance	2,000.00

16 Said bonds shall be executed on City forms by a surety authorized
 17 to transact business in the State of California and shall be
 18 approved by the City Attorney.

19 8. Subdivider shall at its sole cost and expense,
 20 assume all responsibility for and hold City, its officers and
 21 employees, harmless from, all claims or suits for, and damages to,
 22 property and injuries to persons, including accidental death,
 23 which may be caused by any of Subdivider's activities under this
 24 agreement, whether such activities or performance thereof be by
 25 Subdivider or anyone directly or indirectly employed or contracted
 26 with by Subdivider and whether such damage shall accrue or be
 27 discovered before or after termination of this agreement. The
 28 Subdivider shall take out and maintain during the life of this
 29 agreement, a comprehensive liability policy, including contractual
 30 liability, as shall protect Subdivider and City from Claims for
 31 such damages and naming the City as an additional insured under
 32 the policy in the following amounts:

1 Bodily Injury Liability - \$200,000 each person
2 - \$500,000 each accident
3 Property Damage Liability - \$200,000 each occurrence
4 Subdivider shall furnish a notarized certificate of insurance
5 countersigned by an authorized agent of the insurance carrier on a
6 form of the insurance carrier setting forth the general provisions
7 of the insurance coverage. This countersigned certificate shall
8 name the City as an additional insured under the policy. The
9 certificate by the insurance carrier shall contain a statement of
10 obligation on the part of the carrier to notify the City of any
11 material change, cancellation or termination of the coverage at
12 least thirty (30) days in advance of the effective date of any
13 such material change, cancellation or termination. The required
14 certificate shall be furnished by the subdivider prior to
15 execution of the Agreement by the City.

16 9. Subdivider agrees to commence the construction and
17 installation of the improvements described hereinabove within
18 180 days from the date of the City's approval of the final tract
19 map and shall complete said work within 365 days from the
20 date of said approval.

21
22 CLAYTON, CLAYTON & CO.

(Name of Subdivider)

23 By [Signature]
24 Title partner

25 By [Signature]
26 Title partner

27
28 APPROVED AS TO FORM:

29 [Signature]
City Attorney

30 Date: 8-7-83

31 ATTEST:

32 [Signature]
City Clerk of the City of
Garden Grove.

CITY OF GARDEN GROVE, a Municipal
corporation

By [Signature]
Mayor

1/10/79

CITY COUNCIL MINUTES

6/13/83

FINAL MAP, BONDS, AND AGREEMENT - TRACT NO. 11224 (F: 103T11224) ✓

Councilman Littrell inquired whether the site plan in connection with this Final Tract Map is still active. Staff advised that an extension to this site plan was approved by the Planning Commission and it is active until January 4, 1984.

Councilman Krieger moved, seconded by Councilman Williams, that Final Map of Tract No. 11224, initiated by Clayton & Clayton Company, located on the north side of Stanford Avenue, west of Main Street, along with Bonds and Agreement on said Tract, which have been approved as to substance by the Public Works and Development Department and as to form by the City Attorney, be and hereby are approved, and the Mayor and City Clerk authorized to accept the bonds and execute the agreement. Said motion carried by the following vote:

AYES: COUNCILMEMBERS: (4) KRIEGER, LITRELL, WILLIAMS,
CANNON
NOES: COUNCILMEMBERS: (1) DINSEN
ABSENT: COUNCILMEMBERS: (0) NONE

SHEET 1 OF 2 SHEETS
ONE LOT
3.016 ACRES GROSS
MAP RECORDS L.S. 2681
(ALL OF TENTATIVE TRACT NO. 1122A)

TRACT NO. 1122

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

BLOCK	MODULE
5948	05
	06
	10

BRING A PORTION OF THE SOUTH 297.0 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 IN THE RANCHO LAS BOLAS, AS SHOWN ON A MAP RECORDED IN BOOK 31 PAGE 18 OF MISCELLANEOUS MAPS, RECORDS OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

FOR CONDOMINIUM PURPOSES

AUGUST, 1980

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 COLORED BORDER LINES, WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: ELIZABETH LANE, STANFORD AVENUE AND MAIN STREET.

WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE:

1. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.
2. A BLANKET EASEMENT OVER LOT 1 FOR PUBLIC UTILITIES, DRAINAGE, TRASH COLLECTION, POLICE, FIRE, SAFETY AND HEALTH PROTECTION, GENERAL WELFARE PURPOSES, AND TO THE CITY FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE WATER MAIN.

CLAYTON GARDEN GROVE LTD., A LIMITED PARTNERSHIP,
CLAYTON, CLAYTON & COMPANY, A GENERAL PARTNERSHIP.

EARL E. CLAYTON
GENERAL PARTNER

NICK E. CLAYTON
GENERAL PARTNER

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS DAY OF 1980, BEFORE ME
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
EARL E. CLAYTON AND NICK E. CLAYTON KNOWN TO ME TO BE THE
PARTNERS OF CLAYTON, CLAYTON & COMPANY, A GENERAL PARTNERSHIP,
THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC IN AND FOR SAID STATE

I HEREBY CERTIFY THAT I AM LICENSED LAND SURVEYOR NO. 2681 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF TWO SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN AUGUST, 1980, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN NINETY DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Ray McLeod
L.S. 2681

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, APPROVED AND APPROVED BY THE CITY ZONING ADMINISTRATOR; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS DAY OF 1980.

RAYMOND T. HOLLAND
CITY ENGINEER
CITY OF GARDEN GROVE

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE DAY OF 1980 AND THAT THEREUPON SAID COUNCIL DID, BY A UNANIMOUS VOTE, PASSE AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION FOR STREET PURPOSES OF: ELIZABETH LANE, STANFORD AVENUE AND MAIN STREET.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:

1. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.
2. A BLANKET EASEMENT OVER LOT 1, AS DEDICATED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT.

DATED THIS DAY OF 1980.

JUNE LOUISE GARDNER
CITY CLERK
CITY OF GARDEN GROVE

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS DAY OF 1980.

JUNE ALEXANDER
CLERK OF THE BOARD
DEPUTY

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 AS SHOWN ON THIS MAP.

DATED THIS DAY OF 1980.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER
DEPUTY TAX COLLECTOR

I HEREBY CERTIFY 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 RELATIVE TO THE TRACT MAP BOUNDARY.

DATED THIS DAY OF 1980.

C.B. WELSH
COUNTY SURVEYOR
DEPUTY

PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) OF THE SUBDIVISION MAP ACT, A SOILS REPORT BY ACU-TEST SOIL LABORATORY INCORPORATED, DATED NOVEMBER 24, 1980, HAS BEEN PREPARED FOR THIS SUBDIVISION. THIS REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF GARDEN GROVE.

PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 2151, PAGE 265, OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 2159, PAGE 417, OFFICIAL RECORDS.

ELEANOR M. MYERS, HOLDER OF AN EASEMENT RECORDED IN BOOK 2357, PAGE 149, OFFICIAL RECORDS.

ARTHUR M. MCPHERSON AND ELBA A. MCPHERSON, HOLDER OF AN EASEMENT RECORDED IN BOOK 6949, PAGE 253, OFFICIAL RECORDS.

COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3113, PAGE 307, OFFICIAL RECORDS.

CITY OF GARDEN GROVE, HOLDER OF EASEMENT RECORDED IN BOOK 4585, PAGE 788, BOOK 5114, PAGE 289, BOOK 5114, PAGE 193, BOOK 7908, PAGE 927, BOOK 10467, PAGE 616, BOOK 6980, PAGE 211, BOOK 18714, PAGE 320, BOOK 10891, PAGE 890, BOOK 13783, PAGE 131, BOOK 13783, PAGE 133 ALL OF OFFICIAL RECORDS AND BOOK 394, PAGE 194 OF DEEDS OF LOS ANGELES COUNTY.

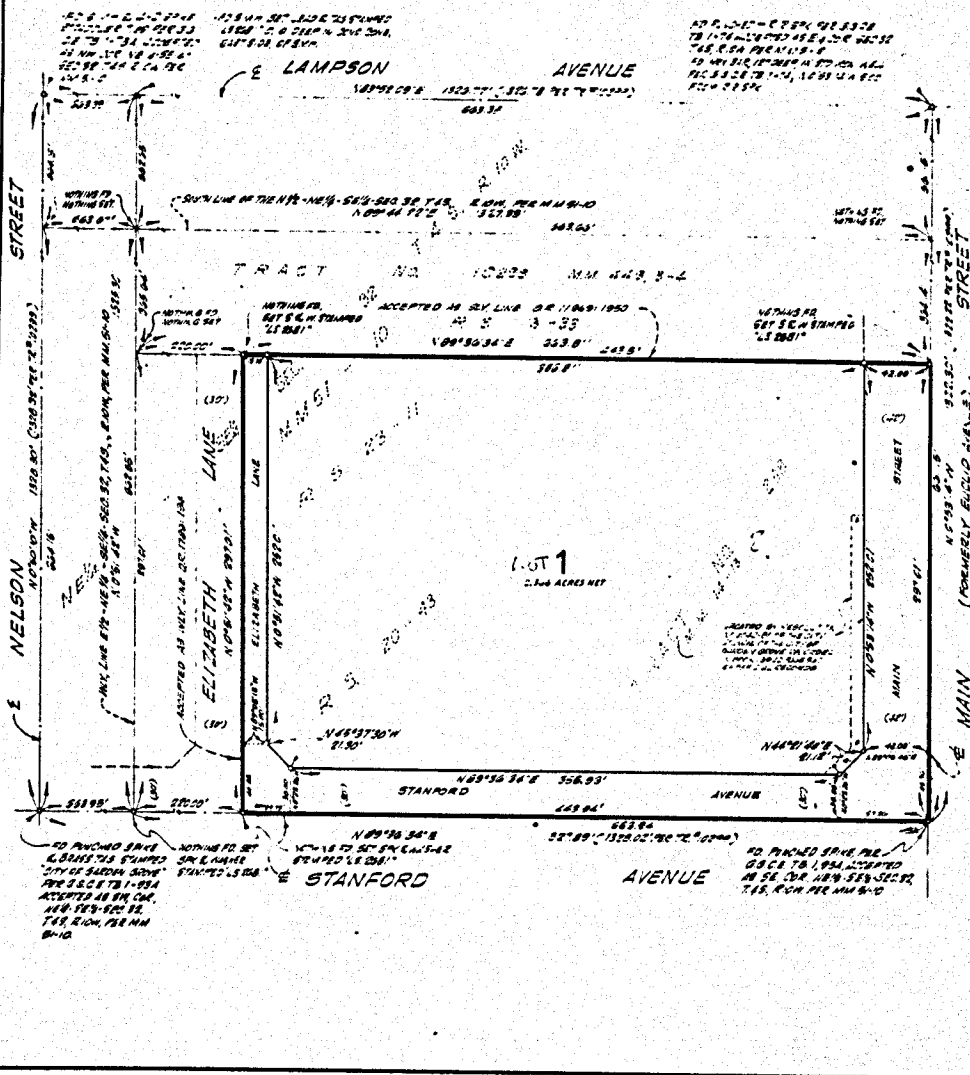
SHEET 2 OF 2 SHEETS
 SCALE: 1"=40'
 ONE LOT
 3.026 ACRES GROSS
 ALL OF TRACTIVE TRACT NO. 1122
 CITY AND COUNTY OF GARDEN GROVE, CALIF.

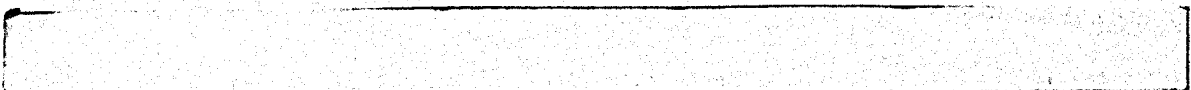
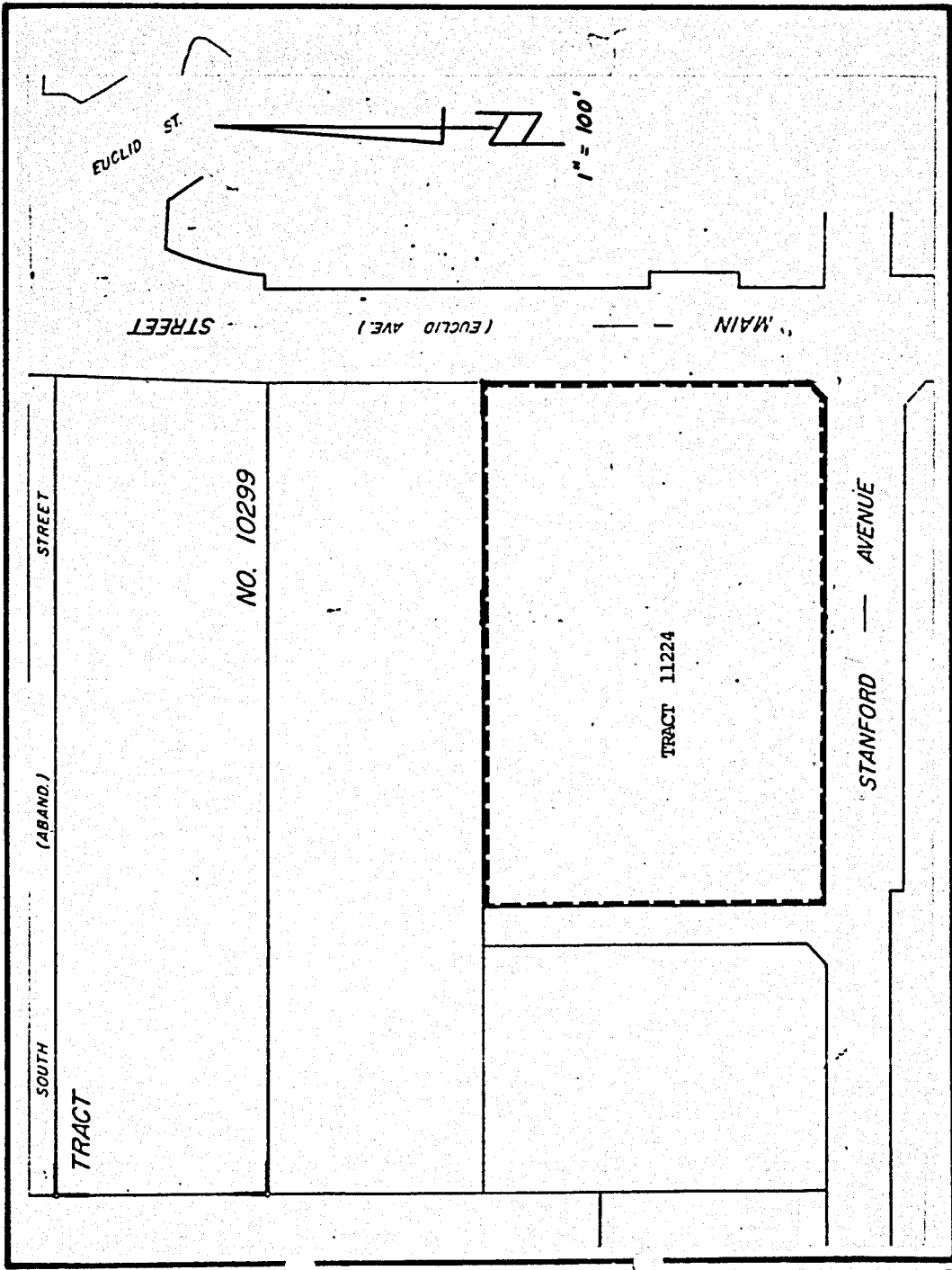
TRACT NO. 1122
 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE
 STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

MONUMENT NOTE:
 SET 6" IRON PIPE AND BRASS TAG STAMPED
 L.S. 550, 1" DIA. AT ALL POINTS SHOWN
 THEREON, UNLESS OTHERWISE NOTED, OR
 WITHIN THIRTY DAYS AFTER ACCEPTANCE
 OF IMPROVEMENTS.

BASIS OF BEARINGS:
 THE BEARING OF N. 87° 10' 11" W. FOR THE CENTERLINE
 OF NELSON STREET PER TRACT NO. 232, AS SHOWN
 ON A MAP RECORDED IN BOOK 62, PAGES 27 AND
 28 OF MISCELLANEOUS MAPS, RECORDS OF THE
 COUNTY OF ORANGE, STATE OF CALIFORNIA.





D Q CITY COUNCIL MINUTES

2/13/64

103.T11224

EXONERATION OF SURETY BONDS - TRACT NO. 11224 (F: 103.T11224)

It was moved by Councilman Krieger, seconded by Councilman Williams, and carried by unanimous vote, that Surety Bond Nos. 105595, 105597 and 105596 in the amounts of \$10,000, \$2,000, and \$18,000, posted by Clayton & Clayton Co. for street lighting and water improvements in Tract No. 11224 be and hereby is exonerated and said improvements be accepted for City maintenance.