

SHEET 1 OF 2 SHEETS  
1 LETTERED LOT  
GROSS & NET AREA: 4.852 ACRES  
(ALL OF TENTATIVE  
TRACT NO. 15419)

# TRACT NO. 15419

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,  
STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF PARCEL A AND ALL OF LOTS B AND C OF THE  
DEED RECORDED SEPTEMBER 19, 1996 AS INSTRUMENT NO. 19960479182  
OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

HUNSAKER AND ASSOCIATES IRVINE, INC.  
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

FOR ENVIRONMENTAL SUBDIVISION PURPOSES

ACCEPTED AND FILED AT THE  
REQUEST OF

FIRST AMERICAN TITLE COMPANY

DATE: DECEMBER 24, 2015

TIME: 12:12 PM FEE: \$ 8.00

INSTRUMENT NO. 2015000649516

BOOK 942 PAGE 49-50 M/M

HUGH NGUYEN  
COUNTY CLERK - RECORDER

BY Paul R. Huddleston, Jr.  
DEPUTY

## OWNERSHIP STATEMENT:

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 BORDER LINE.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP; OWNER.

BY: [Signature]  
NAME: John C. Danvers  
TITLE: Assistant Secretary

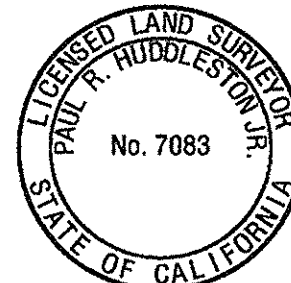
BY: [Signature]  
NAME: John C. Danvers  
TITLE: Assistant Secretary

## 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 SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP ON JUNE 2013. 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 NINETY DAYS AFTER ACCEPTANCE OF  
IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACTED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY  
APPROVED TENTATIVE MAP.

[Signature]  
PAUL R. HUDDLESTON, JR., L.S. NO. 7083

DATE 9/4/15



## 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 23rd DAY OF December, 2015.

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617, EXPIRATION DATE: 12/31/15

[Signature]  
BY: CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR



## NOTARY ACKNOWLEDGEMENT:

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 Sept. 3, 2015 BEFORE ME, Beth A. Hutchinson A NOTARY PUBLIC,  
PERSONALLY APPEARED John Vandervelde & John C. Danvers  
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/HEY  
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 [Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE  
Beth A. Hutchinson  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.  
MY COMMISSION EXPIRES 3-20-2018  
MY COMMISSION NO. 2061654

## NOTARY ACKNOWLEDGEMENT:

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 Sept. 3, 2015 BEFORE ME, Beth A. Hutchinson A NOTARY PUBLIC,  
PERSONALLY APPEARED John Vandervelde & John C. Danvers  
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/HEY  
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 [Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE  
Beth A. Hutchinson  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.  
MY COMMISSION EXPIRES: 3-20-2018  
MY COMMISSION NO.: 2061654

## SIGNATURE OMISSIONS:

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

THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER AND THE RIGHT OF WAY FOR AND  
TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES AS RESERVED BY STEARNS RANCHOS COMPANY IN DEEDS  
RECORDED IN BOOK 30, PAGE 163, BOOK 30, PAGE 240 AND IN BOOK 85, PAGE 97 OF DEEDS (NOT  
PLOTTABLE).

A OIL AND GAS LEASE EXECUTED BY BOLSA LAND COMPANY AS LESSOR AND SIGNAL OIL AND GAS COMPANY  
AS LESSEE, RECORDED DECEMBER 12, 1941, IN BOOK 1120, PAGE 435 OF OFFICIAL RECORDS.

UNRECORDED EASEMENTS, GRANTED TO THE CITY OF LONG BEACH AND SIGNAL OIL AND GAS COMPANY BY  
CONVEYANCES DATED JANUARY 2, 1957 AS DISCLOSED BY RECITALS IN THE DEED TO SECURITY FIRST  
NATIONAL BANK, RECORDED AUGUST 25, 1960 IN BOOK 5390, PAGE 349, OFFICIAL RECORDS (NOT  
PLOTTABLE).

RIGHTS AND INTEREST RESERVED IN VARIOUS DEEDS TO BOLSA-MESA CORPORATION, BOLSA-LOS PATOS  
CORPORATION, BOLSA-LAGUNA CORPORATION, BOLSA-GRANDE CORPORATION AND BOLSA-PACIFIC  
CORPORATION, ONE OF WHICH RECORDED JUNE 25, 1984 IN BOOK 7105, PAGE 115 OF OFFICIAL RECORDS.  
TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED BOLSA-SIGNAL CONVEYANCE RECORDED  
JANUARY 30, 1970 AS BOOK 9204, PAGE 1 OF OFFICIAL RECORDS.

A COMMUNITY OIL AND GAS LEASE EXECUTED BY THE STATE OF CALIFORNIA AS LESSOR AND SIGNAL OIL  
AND GAS COMPANY AS LESSEE, RECORDED AUGUST 17, 1973, IN BOOK 10855, PAGE 432 OF OFFICIAL  
RECORDS.

A LICENSE AGREEMENT FOR ACCESS PURPOSES EXECUTED BY AND BETWEEN SIGNAL BOLSA CORPORATION  
AND SHEA HOMES LIMITED PARTNERSHIP, RECORDED SEPTEMBER 19, 1996 AS INSTRUMENT NO. 96-479183  
AND THAT "EXTENSION OF LICENSE AGREEMENT" RECORDED MARCH 02, 2000 AS INSTRUMENT NO.  
20000113092, BOTH OF OFFICIAL RECORDS (BLANKET IN NATURE).

A LICENSE AGREEMENT FOR ACCESS PURPOSES EXECUTED BY AND BETWEEN THE METROPOLITAN WATER  
DISTRICT AND SHEA HOMES LIMITED PARTNERSHIP, RECORDED SEPTEMBER 19, 1996 AS INSTRUMENT NO.  
96-479184 AND THAT "EXTENSION OF LICENSE AGREEMENT" RECORDED MARCH 02, 2000 AS INSTRUMENT NO.  
20000113091, BOTH OF OFFICIAL RECORDS (BLANKET IN NATURE).

## COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

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 15th DAY OF DECEMBER, 2015.

SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]  
DEPUTY TREASURER-TAX COLLECTOR

## 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.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE UPON WHICH THE COUNTY OF ORANGE  
APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS 19 DAY OF NOVEMBER, 2015.

[Signature]  
TOM HERBEL  
CITY ENGINEER  
CITY OF HUNTINGTON BEACH  
R.C.E. 53300 EXPIRATION DATE: 06/30/2017



## CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }  
CITY OF HUNTINGTON BEACH } SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF  
HUNTINGTON BEACH AT A REGULAR MEETING THEREOF HELD ON THE 7th DAY OF DEC., 2015,  
AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

THE CITY COUNCIL APPROVED THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)  
OF THE SUBDIVISION MAP ACT, SAID APPROVAL TO TAKE EFFECT UPON THE APPROVAL OF THE MAP BY THE  
COUNTY OF ORANGE.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE  
MAP AS TECHNICALLY CORRECT.

DATED THIS 9th DAY OF December, 2015.

JOAN L. FLYNN  
CITY CLERK OF THE CITY OF HUNTINGTON BEACH

BY: [Signature] City Clerk

## CITY PLANNING COMMISSION CERTIFICATE:

I, SCOTT HESS, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON  
BEACH, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND  
IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED WITH, AMENDED AND  
APPROVED BY THE HUNTINGTON BEACH CITY PLANNING COMMISSION.

DATED THIS 14th DAY OF Sept., 2015.

[Signature]  
SCOTT HESS, DIRECTOR  
CITY OF HUNTINGTON BEACH CITY PLANNING COMMISSION

SEE SHEET 2 FOR ADDITIONAL SIGNATURE OMISSIONS

SHEET 2 OF 2 SHEETS  
SCALE: 1" = 200'  
1 LETTERED LOT  
GROSS & NET AREA: 4.852 ACRES  
(ALL OF TENTATIVE  
TRACT NO. 15419)

# TRACT NO. 15419

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,  
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.  
PAUL R. HUDDLESTON, JR., L.S. 7083 DATE OF SURVEY: MAY, 1997 AND JUNE, 2013

FOR ENVIRONMENTAL SUBDIVISION PURPOSES

## BOUNDARY ESTABLISHMENT MAP

### MONUMENT NOTES:

- 2" I.P. TAGGED R.C.E. 23956 OR LEAD, TACK & TAG R.C.E. 23956 OR NAIL & TAG R.C.E. 23956  
OR 8" S&W STAMPED R.C.E. 23956 TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90  
DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT AS NOTED OR LOCATION OF MONUMENT TO BE SET AS NOTED.
  - ▲ INDICATES FOUND 'ORANGE COUNTY SURVEYOR' G.P.S. CONTROL STATION MONUMENT PER RECORD ON  
FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- 1 FOUND PUNCHED RAILROAD SPIKE AT THE STREET CENTERLINE INTERSECTION PER TRACT NO. 5792,  
M.M. 220/8-11, FLUSH, OCS GPS STA. NO. 5095 N 2,208,111.407 E 6,019,589.027
  - 2 FOUND WELL MONUMENT WITH 2 1/2" ALUMINIUM DISK (ILLEGIBLE) DN. 1.5' AT THE STREET CENTERLINE  
INTERSECTION, ACCEPTED AS THE MONUMENT PER TRACT NO. 8630, M.M. 382/7-10, OCS GPS STA.  
NO. 5079 N 2,205,926.897 E 6,019,582.147
  - 3 FOUND PUNCHED RAILROAD SPIKE AT THE STREET CENTERLINE INTERSECTION PER TRACT NO. 5792,  
M.M. 220/8-11, DN. 0.05'.
  - 4 FOUND 2" IRON PIPE, WITH NAIL, NO TAG, NO REFERENCE (S30°40'28"E, 0.18')  
ESTABLISHED CORNER BY CITY TIES, (BOOK NUMBER 007162, SHEET 4-13) PER TRACT NO. 5792, M.M.  
220/8-11, DN. 0.65'.

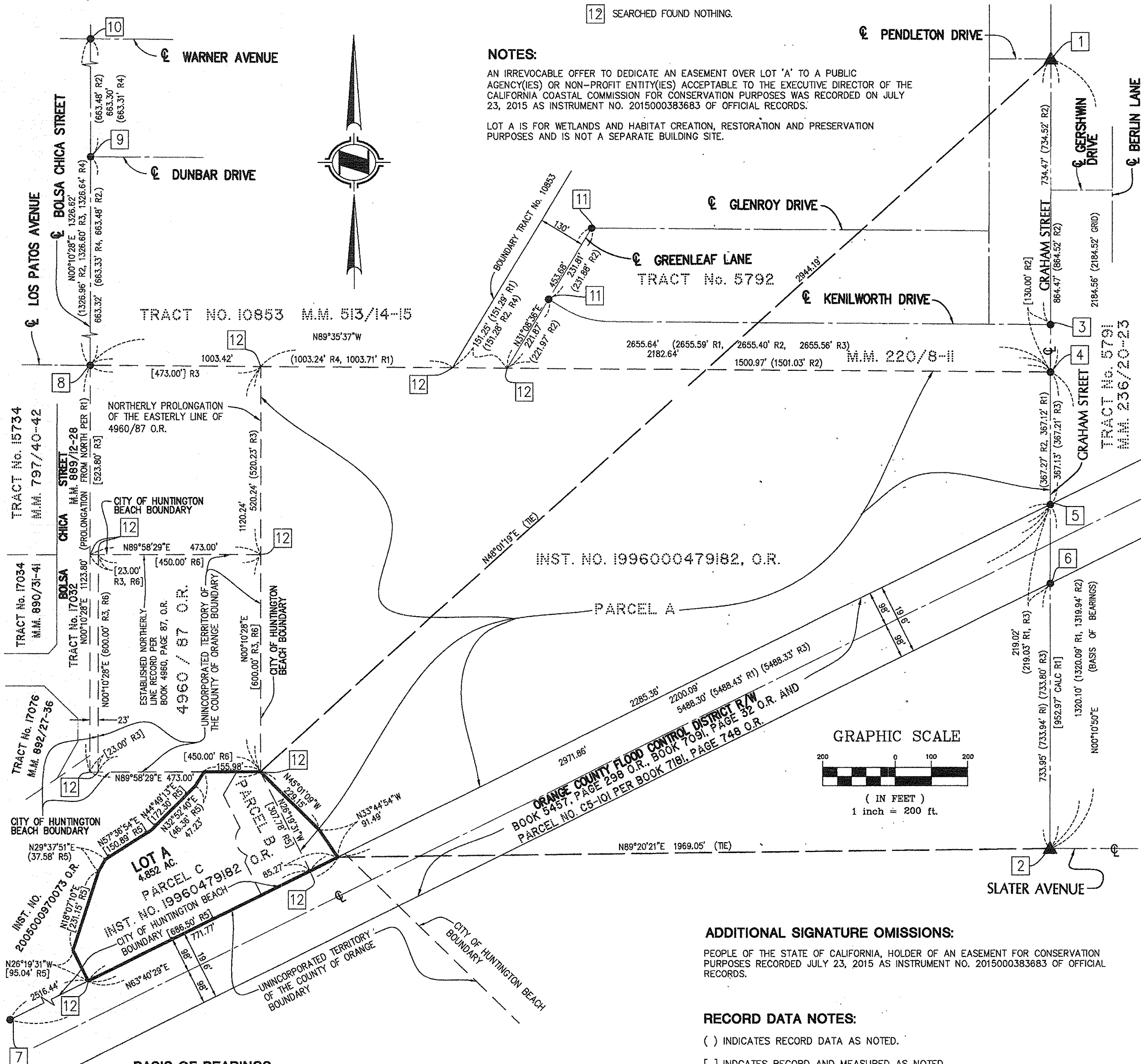
### MONUMENT NOTES (CONT.):

- 5 FOUND CONCRETE NAIL AT CORNER, NO TAG, NO REFERENCE, FLUSH.  
ESTABLISHED CORNER ON THE CENTERLINE OF GRAHAM STREET AT RECORD DISTANCE PER R.S.B.  
92/19-28 FROM THE CENTERLINE INTERSECTION OF SLATER AVENUE AND GRAHAM STREET.
- 6 FOUND RAILROAD SPIKE (NO PUNCH MARK) AND WASHER (NO STAMPING), NO REFERENCE (S31°59'35"E,  
0.19'), FLUSH, ESTABLISHED BY INTERSECTION.
- 7 FOUND 2" IRON PIPE WITH BRASS CAP (1 3/8") STAMPED "OOFD-R/W" AT B.C., PER R.S.B.  
92/19-28, DN. 2.0'.
- 8 FOUND WELL MON. WITH 2 1/2" BRASS CAP STAMPED "H.B. CITY" PER RECORD SURVEY 104/16, &  
TRACT NO. 10853, M.M. 513/14-15, DN. 0.61'. ACCEPTED AS NW. CORNER OF S. 1/2 OF NW. 1/4 OF  
SECTION 28, T.5S., R.11 W.
- 9 FOUND SPIKE AND WASHER STAMPED R.C.E. 18752 PER TRACT NO. 10853, M.M. 513/14-15, FLUSH.
- 10 FOUND WELL MONUMENT WITH 2 1/2" BRASS CAP STAMPED "H.B. CITY" PER R.S.B. 104/16, PARCEL  
MAP NO. 169/39-40 AND TRACT NO. 10853, M.M. 513/14-15, DN. 0.7'. ACCEPTED AS N.W. CORNER  
SECTION 28, T.5S., R.11 W.
- 11 FOUND RAILROAD SPIKE (NO PUNCH MARK) FITS CITY TIES (BOOK NUMBER 007168, SHEET 10-13 AND  
BOOK 007169, SHEET 11-13) PER TRACT NO. 5792, M.M. 220/8-11, DN. 0.05'
- 12 SEARCHED FOUND NOTHING.

### NOTES:

AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER LOT 'A' TO A PUBLIC  
AGENCY(IES) OR NON-PROFIT ENTITY(IES) ACCEPTABLE TO THE EXECUTIVE DIRECTOR OF THE  
CALIFORNIA COASTAL COMMISSION FOR CONSERVATION PURPOSES WAS RECORDED ON JULY  
23, 2015 AS INSTRUMENT NO. 2015000383683 OF OFFICIAL RECORDS.

LOT A IS FOR WETLANDS AND HABITAT CREATION, RESTORATION AND PRESERVATION  
PURPOSES AND IS NOT A SEPARATE BUILDING SITE.



### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL  
CONTROL STATION GPS No. 5095 AND STATION GPS No. 5079 BEING N00°10'50"E 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, (1991.35 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES  
MULTIPLY GROUND DISTANCE BY 0.99998169. (SCALE FACTOR IS PROJECT SPECIFIC).

### ADDITIONAL SIGNATURE OMISSIONS:

PEOPLE OF THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR CONSERVATION  
PURPOSES RECORDED JULY 23, 2015 AS INSTRUMENT NO. 2015000383683 OF OFFICIAL  
RECORDS.

### RECORD DATA NOTES:

- ( ) INDICATES RECORD DATA AS NOTED.
- [ ] INDICATES RECORD AND MEASURED AS NOTED.
- R1 INDICATES R.S.B. 92/19-28.
- R2 INDICATES TRACT NO. 5792, M.M. 220/8-11.
- R3 INDICATES R.S. 97-1000, R.S.B. 169/25-36.
- R4 INDICATES TRACT NO. 10853, M.M. 513/14-15.
- R5 INDICATES INST. NO. 19960479182 O.R.
- R6 INDICATES BOOK 4960, PAGE 87 O.R.