

SHEET 1 OF 2 SHEETS
TENTATIVE MAP NUMBER: 2017-157
GROSS: 135,259 S.F.
NET: 125,527 S.F.
SURVEY DATE: SEPTEMBER 2021

PARCEL MAP NO. 2017-157

CITY OF SANTA ANA COUNTY OF ORANGE STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT
NO. LL 98-001, PER DOCUMENT RECORDED APRIL 9, 1998 AS INSTRUMENT
NO. 19980210009 OF OFFICIAL RECORDS OF ORANGE COUNTY

ACCEPTED AND FILED AT THE
REQUEST OF

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 BORDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA ANA FOUR (4) WATER EASEMENTS FOR INGRESS/EGRESS AND INSPECTION PURPOSES DEDICATED PER THIS MAP.

OWNER: LEGADO AT THE MET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
KI Y. RYU-VICE PRESIDENT DEVELOPMENT

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 _____)

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, 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:
NOTARY'S SIGNATURE: _____
PRINTED NOTARY'S NAME: _____
NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY'S COMMISSION NUMBER: _____
EXPIRATION OF NOTARY'S COMMISSION: _____

SIGNATURE OMISSIONS NOTE

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

1. PACIFIC BELL (AT&T SUCCESSOR), HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PER INSTRUMENT NO. 1990-272005, RECORDED MAY 22, 1990, OF OFFICIAL RECORDS DEEDS.

2. CITY OF SANTA ANA, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY, AND UTILITY PURPOSES PER INSTRUMENT NO. 1998-0210002, RECORDED APRIL 9, 1998, OF OFFICIAL RECORDS DEEDS.

3. CITY OF SANTA ANA, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY, AND UTILITY PURPOSES PER INSTRUMENT NO. 1998-0210003, RECORDED APRIL 9, 1998, OF OFFICIAL RECORDS DEEDS.

4. CITY OF SANTA ANA, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY, AND UTILITY PURPOSES PER INSTRUMENT NO. 1998-0210004, RECORDED APRIL 9, 1998, OF OFFICIAL RECORDS DEEDS.

IMPROVEMENT CERTIFICATE:

PURSUANT TO THE PROVISION OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT PUBLIC IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED OR SECURITY POSTED AS A GUARANTEE FOR SAID IMPROVEMENTS IN ACCORDANCE WITH THE FOLLOWING:

1. COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF TENTATIVE PARCEL MAP NO. 2017-157, APPROVED BY THE ZONING ADMINISTRATOR ON JANUARY 16, 2019.

2. COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT PROCESSING MEMORANDUM NO. 2016-017RR DATED JULY 28, 2017 AND 2017-027RR DATED AUGUST 29, 2018 FROM THE PUBLIC WORKS AGENCY TO THE PLANNING AND BUILDING AGENCY DATED JULY 28, 2017.

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 LEGADO AT THE MET LLC IN MAY 2018.

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 15, 2023; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS PARCEL MAP 2017-157 SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND IS TRUE AND COMPLETE AS SHOWN.

BY: _____ DATE: 7/20/2022
DAVIS THRESH, P.L.S. NO. 6868
EXPIRES 9/30/2022



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 _____, 20____.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617

BY: _____
LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
L.S. 8402

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 PARCEL MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY ZONING ADMINISTRATOR; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
TAIG HIGGINS
R.C.E. 43987
INTERIM CITY ENGINEER OF THE CITY OF SANTA ANA
REGISTRATION EXPIRES: 6/30/2023

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT ON _____ DAY OF _____, 2022, THE INTERIM CITY ENGINEER ON BEHALF OF THE CITY COUNCIL PURSUANT TO SECTION 34-183 OF THE SANTA ANA MUNICIPAL CODE APPROVED SAID MAP.

AND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(A)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
DAISY GOMEZ, MMC
CITY CLERK OF THE CITY OF SANTA ANA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

SATE 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.

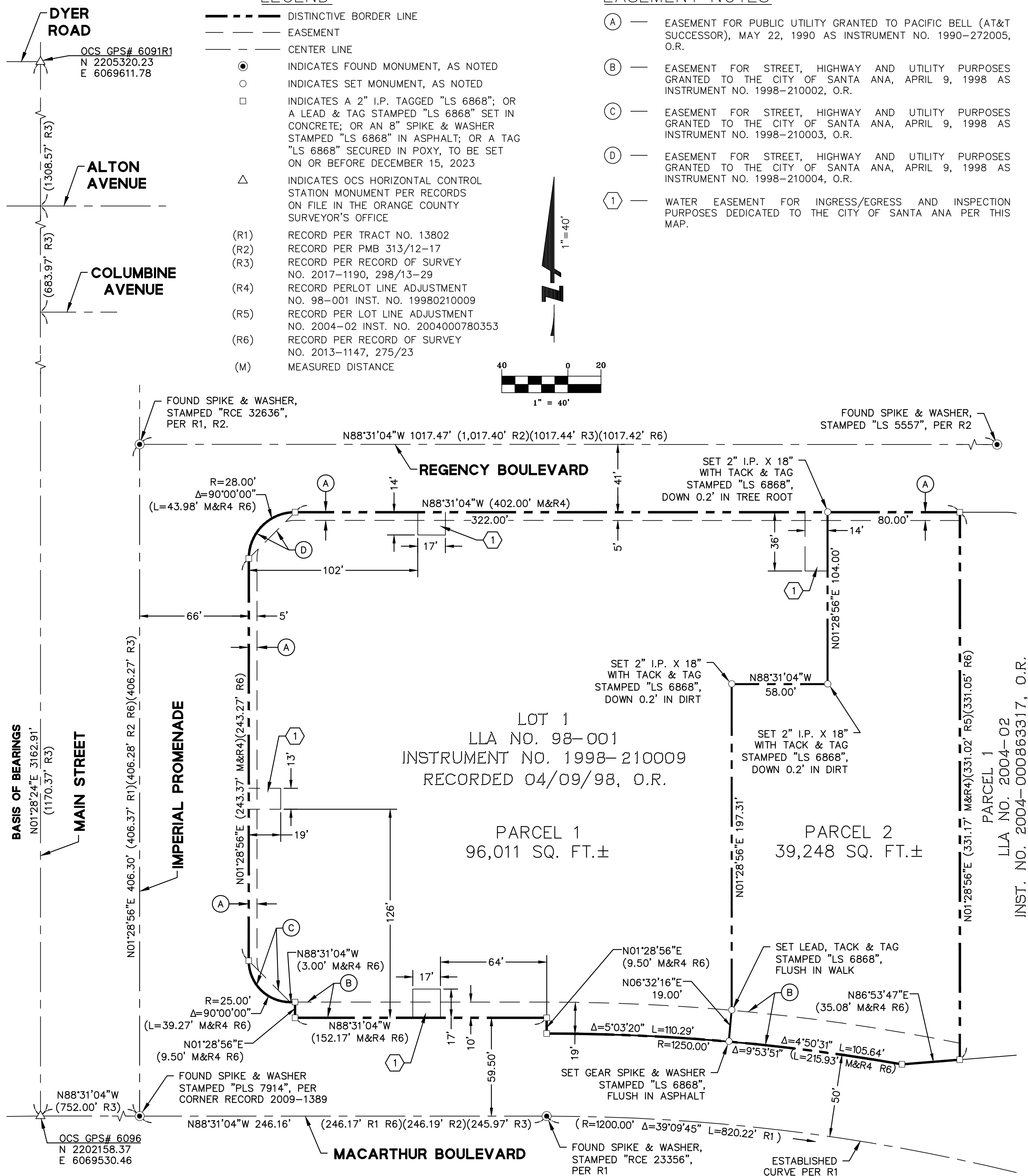
AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
SHARI L. FREIDINRICH
COUNTY TREASURER-TAX COLLECTOR

EASEMENT NOTES

- (A) — EASEMENT FOR PUBLIC UTILITY GRANTED TO PACIFIC BELL (AT&T SUCCESSOR), MAY 22, 1990 AS INSTRUMENT NO. 1990-272005, O.R.
- (B) — EASEMENT FOR STREET, HIGHWAY AND UTILITY PURPOSES GRANTED TO THE CITY OF SANTA ANA, APRIL 9, 1998 AS INSTRUMENT NO. 1998-210002, O.R.
- (C) — EASEMENT FOR STREET, HIGHWAY AND UTILITY PURPOSES GRANTED TO THE CITY OF SANTA ANA, APRIL 9, 1998 AS INSTRUMENT NO. 1998-210003, O.R.
- (D) — EASEMENT FOR STREET, HIGHWAY AND UTILITY PURPOSES GRANTED TO THE CITY OF SANTA ANA, APRIL 9, 1998 AS INSTRUMENT NO. 1998-210004, O.R.
- (1) — WATER EASEMENT FOR INGRESS/EGRESS AND INSPECTION PURPOSES DEDICATED TO THE CITY OF SANTA ANA PER THIS MAP.



SURVEYOR'S BOUNDARY NOTE

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

DATUM	STATEMENT
1	1. The first step in the process of creating a new product is to identify a market need.
2	2. The second step is to develop a prototype of the product.
3	3. The third step is to conduct market research to determine if there is a demand for the product.
4	4. The fourth step is to create a business plan for the product.
5	5. The fifth step is to secure funding for the product.
6	6. The sixth step is to manufacture the product.
7	7. The seventh step is to distribute the product to the market.
8	8. The eighth step is to monitor the product's performance in the market.
9	9. The ninth step is to make adjustments to the product as needed.
10	10. The tenth step is to continue to market the product and expand its reach.

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT). DISTANCES SHOWN HEREON ARE GROUND. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.99997850 (MEAN VALUE).