

SHEET 1 OF 4  
NUMBER OF PARCELS 4  
GROSS AREA=39,850 SQ FT.:0.915 AC  
NET AREA=36866 SQ FT.:0.846 AC  
DATE OF SURVEY 5-08-2021  
ALL OF TENTATIVE PARCEL  
MAP NO. 2021-144

PARCEL MAP NO. 2021-144  
IN THE CITY OF SANTA ANA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF TRACT NO. 414  
SCUDDER BLOCKS AS SHOWN ON A MAP RECORDED IN BOOK 17,  
PAGE 17 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY,  
CALIFORNIA.

INDER JIT CHAUHAN R.C.E. 28466 INDER ENGINEERING, INC.

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE COMPANY

DATE

TIME FEE \$

INSTRUMENT NO.

BOOK PAGES

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE PUBLIC AS  
AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES:

CIVIC CENTER DRIVE AND 9TH STREET

1513 CIVIC CENTER LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

SAUL DELGADO (MANAGING MEMBER)

EDUARDO I. LUNA (MANAGING MEMBER)

BENEFICIARY

DOMINION FINANCIAL SERVICES, LLC, A MARYLAND LIMITED LIABILITY COMPANY AS  
BENEFICIARY UNDER A DEED OF TRUST RECORDED ON DECEMBER 21, 2020 AS  
INSTRUMENT NO. 2020-753372, OF OFFICIAL RECORDS.

BY: BY:

NAME: NAME:

TITLE: TITLE:

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 ) SS

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(ES), 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 MY PRINCIPAL PLACE OF BUSINESS  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN COUNTY  
(PRINT NAME) MY COMMISSION EXPIRES

IMPROVEMENT CERTIFICATE

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

- COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF TENTATIVE PARCEL MAP NO.  
2021-144 APPROVED BY THE CITY ZONING ADMINISTRATOR ON JANUARY 12, 2022
- COMPLY WITH THE REQUIREMENTS OF DEVELOPMENT PROCESSING MEMORANDUM  
NO. 2021-7 FROM THE PUBLIC WORKS AGENCY TO THE PLANNING AND BUILDING  
AGENCY DATED MARCH 23, 2021.  
DATED JULY 1, 2021.  
DATED AUGUST 16, 2021.  
DATED SEPTEMBER 20, 2021 AND  
DATED OCTOBER 22, 2021.

SIGNATURE OMISSIONS

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

- CITY OF SANTA ANA HOLDER OF AN EASEMENT FOR STREET AND INCIDENTAL  
PURPOSES RECORDED IN BOOK 7606, PAGE 58 OF OFFICIAL RECORDS,

ENGINEER'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 ORDINANCES  
AT THE REQUEST OF SAUL DELGADO ON MAY 8, 2021. 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 JULY 20, 2023; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE  
THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS  
TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

INDER JIT CHAUHAN, R.C.E. 28466  
EXPIRATION DATE 3-31-2024

DATE

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, 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 , 2022

ZOENEK KEKULA C.E. 66219  
ACTING CITY ENGINEER OF THE CITY OF SANTA ANA.  
MY REGISTRATION EXPIRES 06-30-2022

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 , 2022

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

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

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
CITY OF SANTA ANA ) SS  
COUNTY OF ORANGE

I HEREBY CERTIFY THAT ON THE DAY OF , 2022 THE ACTING CITY  
ENGINEER ON BEHALF OF THE CITY COUNCIL PURSUANT TO SECTION 34-183 OF THE CITY OF  
SANTA ANA MUNICIPAL CODE, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE  
PUBLIC, THE EASEMENT DEDICATION FOR PUBLIC STREET PURPOSES TO SAID CIVIC CENTER  
DRIVE AND 9TH STREET.

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

DATED THIS DAY OF , 2022

DAISY GOMEZ  
CLERK OF THE CITY OF COUNCIL

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 THE COUNTY OF ORANGE 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 , 2022

SHARI L. FREIDENRICH BY:  
COUNTY TREASURER-TAX COLLECTOR TREASURER-TAX COLLECTOR

- SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGEMENTS.
- SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT, BASIS OF  
BEARINGS AND MONUMENT NOTES.
- SEE SHEET 4 FOR MAP SHEET AND EASEMENT NOTES.

SHEET 2 OF 4

NUMBER OF PARCELS 4  
GROSS AREA=39,850 SQ FT.:0.915 AC  
NET AREA=36866 SQ FT. :0.846 AC  
DATE OF SURVEY 5-08-2021  
ALL OF TENTATIVE PARCEL  
MAP NO. 2021-144

PARCEL MAP NO. 2021-144

IN THE CITY OF SANTA ANA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA

INDER JIT CHAUHAN R.C.E. 28466 INDER ENGINEERING, INC.

NOTARY ACKNOWLEDGEMENT

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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 \_\_\_\_\_ ) SS

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:

SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN \_\_\_\_\_ COUNTY  
(PRINT NAME) MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY ACKNOWLEDGEMENT

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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 \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY  
PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

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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  
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SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN \_\_\_\_\_ COUNTY  
(PRINT NAME) MY COMMISSION EXPIRES \_\_\_\_\_

NUMBER OF PARCELS 4  
GROSS AREA=39,850 SQ FT.:0.915 AC  
NET AREA=36866 SQ FT. :0.846 AC  
DATE OF SURVEY 5-08-2021  
ALL OF TENTATIVE PARCEL  
MAP NO. 2021-144

IN THE CITY OF SANTA ANA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA

BOUNDARY ESTABLISHMENT SHEET

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING  
BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6023R1  
AND STATION GPS NO. 6041 BEING NORTH 66°50'40" EAST  
PER RECORD ON FILE IN THE OFFICE OF THE ORANGE COUNTY  
SURVEYOR.

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE  
SYSTEM (CCS83), ZONE VI, 1983 NAD., (2017.50 EPOCH O.C.S.  
GPS ADJUSTMENT.)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.  
TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY  
0.99998110 WHICH IS A PROJECT SPECIFIC COMBINATION FACTOR.

R1= RECORD DATA PER TRACT NO. 414 M.M. 17/17  
R1CAL= CALCULATED RECORD DATA PER TRACT NO.  
414 M.M. 17/17

R2= RECORD DATA PER TRACT NO. 11179 M.M. 506/11-13  
R3= RECORD DATA PER RECORD OF SURVEY RECORDED IN  
R.S.B. 81/21

R4=RECORD DATA PER TRACT NO. 572 M.M. 18/27  
R5=RECORD DATA PER RECORD OF SURVEY RECORDED  
IN R.S.B. 15/10

R6=RECORD DATA PER DOCUMENT RECORDED IN BOOK 670  
PAGE 167 OF DEEDS

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

● INDICATES FOUND MONUMENT AS NOTED

▲ INDICATES FOUND OCS, GPS HORIZONTAL CONTROL STATION  
MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE  
ORANGE COUNTY SURVEYOR, AS NOTED IN MONUMENT NOTES.

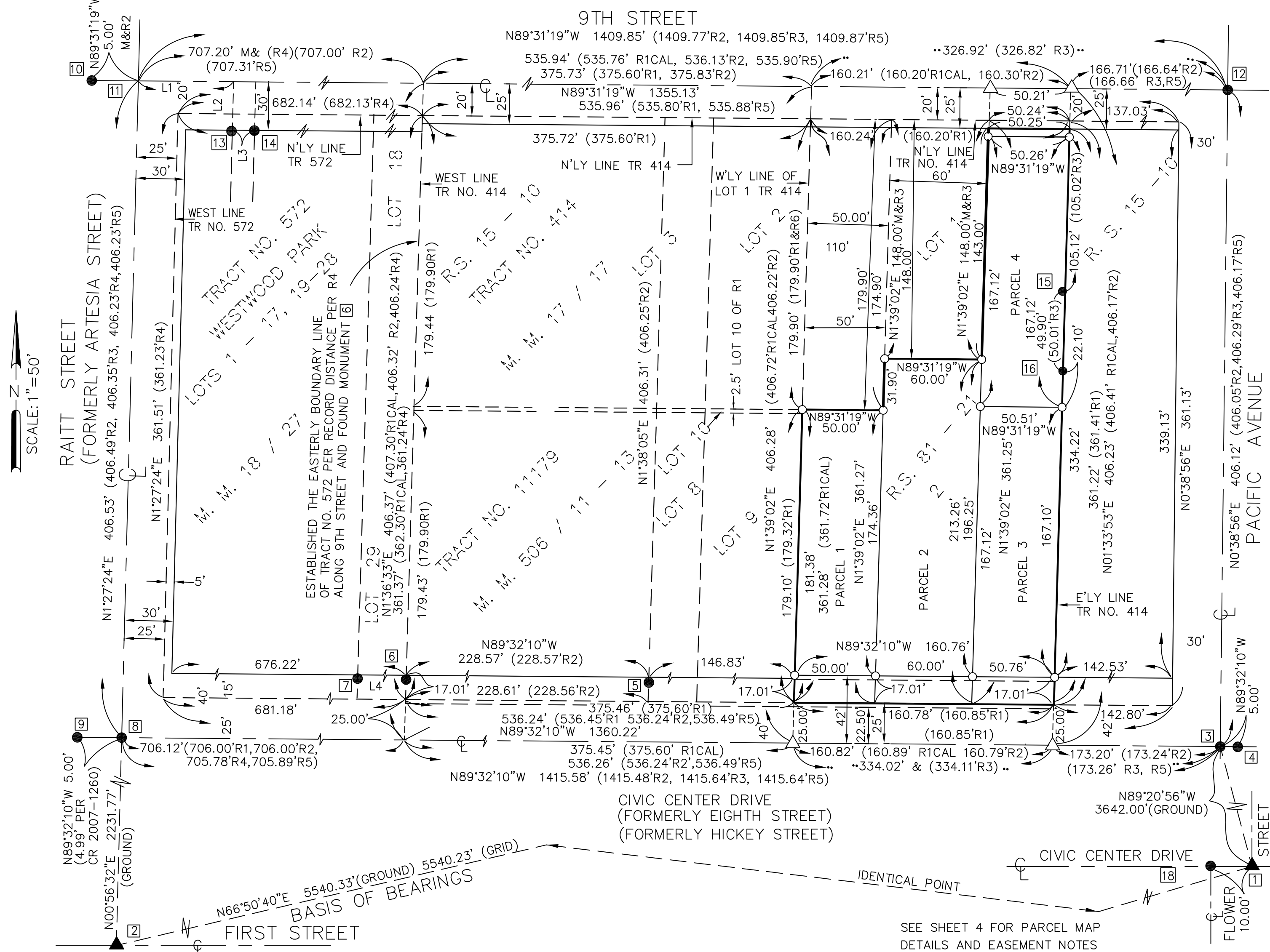
○ INDICATES 2 INCH IRON PIPE TAGGED "R.C.E."

28466" TO BE SET, OR 8 INCH GEAR SPIKE AND WASHER  
STAMPED "R.C.E. 28466" TO BE SET IN A.C. OR LEAD, TACK  
AND TAG STAMPED "R.C.E. 28466" TO BE SET IN CONCRETE  
AND IN BLOCK WALLS FLUSH AT ALL PARCEL MAP BOUNDARY  
CORNERS UNLESS OTHERWISE NOTED BEFORE 7-20-2023.

INDICATES 1 INCH IRON PIPE TAGGED "R.C.E. 28466" TO BE SET OR SPIKE AND WASHER STAMPED "R.C.E. 28466" TO BE SET IN A.C. OR LEAD, TACK AND TAG STAMPED "R.C.E. 28466" TO BE SET IN CONCRETE AND IN BLOCK WALLS , AT ALL PARCEL CORNERS UNLESS OTHERWISE NOTED, BEFORE 7-20-2023.

UNLESS OTHERWISE NOTED, BEFORE 7-10-2020.  
SFN SEARCHED, FOUND NOTHING, SET NOTHING UNLESS  
OTHERWISE INDICATED.

LINE	BEARINGS	DISTANCE
L1	N89°31'19"W	200.97'
L2	N1°27'24"E	30.00'
L3	N89°31'19"W	51.03' (51.00' R5)
L4	N89°32'10"W	49.88' (49.88' R5) (49.88' R4)

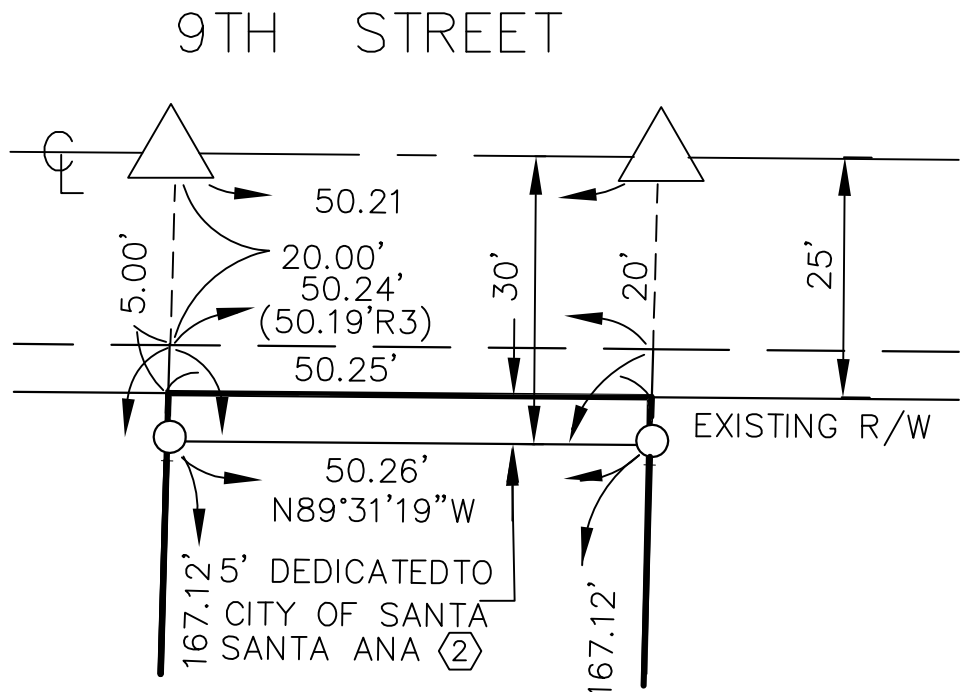


SHEET 4 OF 4  
NUMBER OF PARCELS 4  
GROSS AREA=39850 SQ FT. :0.915 AC  
NET AREA=36866 SQ FT. :0.846 AC  
DATE OF SURVEY 5-08-2021  
ALL OF TENTATIVE PARCEL  
MAP NO. 2021-144

# PARCEL MAP NO. 2021-144

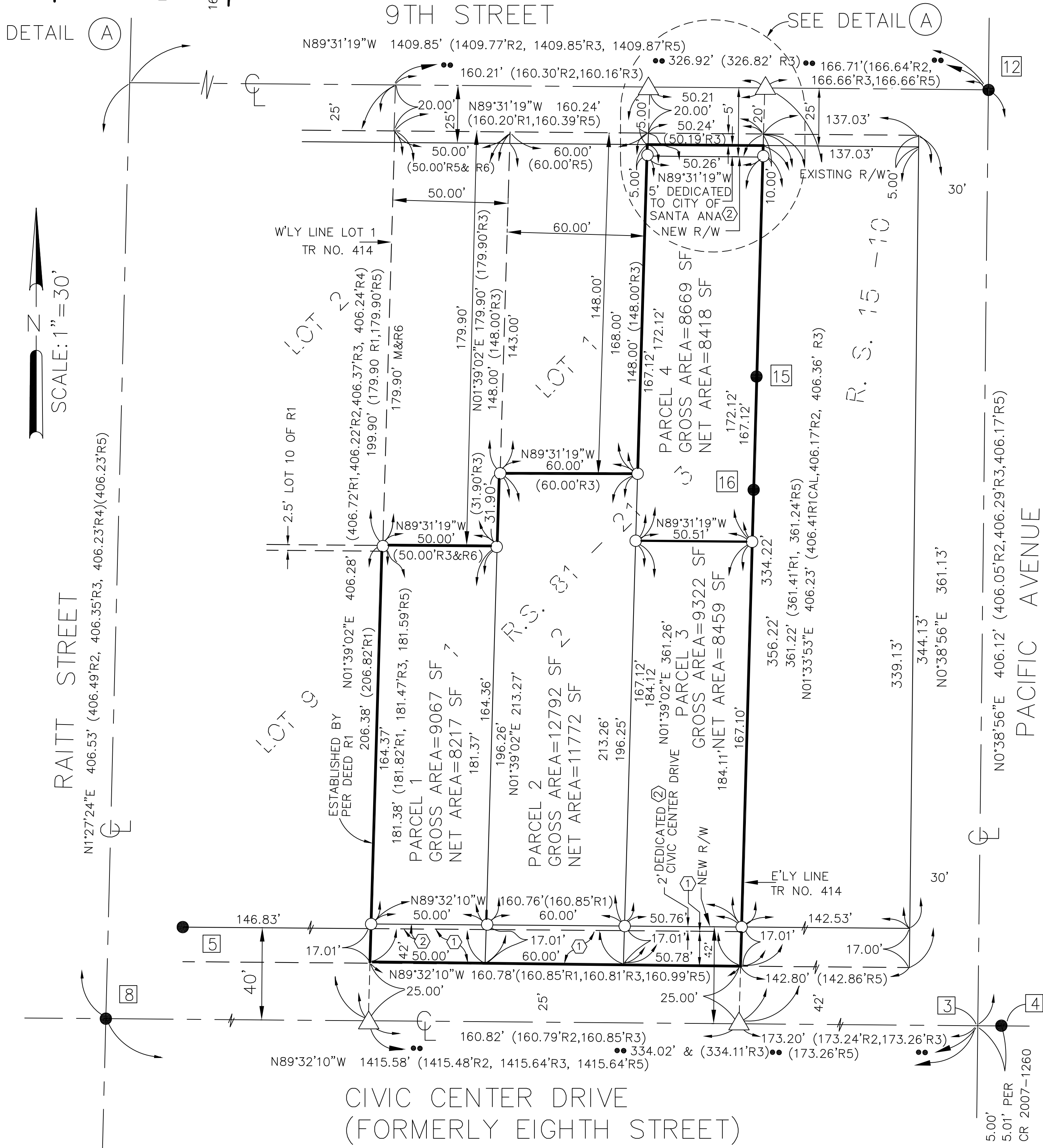
IN THE CITY OF SANTA ANA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA  
FOR SINGLE FAMILY HOMES

INDER JIT CHAUHAN R.C.E. 28466 INDER ENGINEERING, INC.  
MAP SHEET



## EASEMENT NOTES

- ① CITY OF SANTA ANA HOLDER OF AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES RECORDED IN BOOK 7606, PAGE 58 OF OFFICIAL RECORDS,
- ② AN EASEMENT FOR PUBLIC STREET PURPOSES DEDICATED HEREON TO THE CITY OF SANTA ANA.



SEE SHEET 3 FOR BOUNDARY ESTABLISHED  
BASIS OF BEARINGS AND MONUMENT NOTES