

SHEET 1 OF 3 SHEETS
ALL OF TENTATIVE TRACT NO. 19008
1 NUMBERED LOT
GROSS AREA: 2.891 ACRES
NET AREA: 2.401 ACRES
DATE OF PREPARATION:
NOVEMBER, 2020

TRACT NO. 19008

IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF
SECTION 22, TOWNSHIP 3 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO
SAN JUAN CAJON DE SANTA ANA, AS PER THE MAP FILED IN BOOK 51, PAGE 7 OF
MISCELLANEOUS MAPS, AS DESCRIBED IN INSTRUMENT NO. 2018000262821, RECORDED JULY 18,
2018 IN OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
FOR CONDOMINIUM PURPOSES

EDWARD L. REYNOLDS
L.S. 7725



DATE OF SURVEY:
DECEMBER 2018

ACCEPTED AND FILED
AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY _____
DEPUTY

OWNER'S 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 HEREBY DEDICATE TO THE CITY OF FULLERTON:

1. AN EASEMENT FOR POLICE PATROL, EMERGENCY VEHICLE ACCESS, FIRE PROTECTION AND REFUSE COLLECTION, AS SHOWN ON THIS MAP.
2. AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, AS SHOWN ON THIS MAP.
3. AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES, AS SHOWN ON THIS MAP.

FULLERTON 33, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: Brett Whitehead
BRETT WHITEHEAD
AUTHORIZED PERSON

BENEFICIARY

ZIONS BANCORPORATION, N.A. DBA CALIFORNIA BANK & TRUST, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 31, 2020 AS INSTRUMENT NO. 2020000373633 OF OFFICIAL RECORDS.

BY: Stefanus Junos
NAME: Stefanus Junos
TITLE: Senior Vice President

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 }
COUNTY OF Orange } SS

ON THIS 1st DAY OF December, 2020, BEFORE ME, Sandra L. Zundell, Notary Public
PERSONALLY APPEARED Brett Whitehead

_____, 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 AND OFFICIAL SEAL:

SIGNATURE Sandra L. Zundell
Sandra L. Zundell
(NAME PRINTED)
MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY
MY COMMISSION EXPIRES 3/26/2023

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 }
COUNTY OF Orange } SS

ON THIS 7th DAY OF December, 2020, BEFORE ME, Sandra L. Zundell, Notary Public
PERSONALLY APPEARED Stefanus Junos

_____, 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 AND OFFICIAL SEAL:

SIGNATURE Sandra L. Zundell
Sandra L. Zundell
(NAME PRINTED)
MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION EXPIRES March 26, 2023

ABANDONMENT NOTE

PURSUANT TO SECTION 66434(g) AND SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

AN EASEMENT IN FAVOR OF THE CITY OF FULLERTON FOR RIGHT OF WAY FOR PUBLIC SEWER PURPOSES PER DOCUMENT RECORDED NOVEMBER 12, 1964 AS INSTRUMENT NO. 9177 IN BOOK 7297, PAGE 645 OF OFFICIAL RECORDS.

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 BRANDYWINE ACQUISITION GROUP, LLC IN DECEMBER 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 WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

E. L. Reynolds 11/30/2020
EDWARD L. REYNOLDS DATE
L.S. 7725

COUNTY SURVEYOR'S STATEMENT

THIS MAP IS ACCEPTABLE FOR RECORDATION

THIS _____ DAY OF _____
KEVIN R. HILLS, COUNTY SURVEYOR L.S. 6617

BY: Lily M. N. Sandberg
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 MAP, AS FILED WITH, AMENDED AND APPROVED BY THE FULLERTON CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND THE FULLERTON MUNICIPAL CODE HAVE BEEN COMPLIED WITH.

DATED THIS 4th DAY OF January, 2021.

Yelena S. Voronel
YELENA S. VORONEL, P.E. 57708
CITY ENGINEER / ASSISTANT PUBLIC WORKS DIRECTOR
CITY OF FULLERTON

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 11th DAY OF December, 2020.

Richard C. Maher
RICHARD C. MAHER, P.L.S. 7564
CITY SURVEYOR, CITY OF FULLERTON

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF FULLERTON

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF FULLERTON AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS:

1. AN EASEMENT FOR POLICE PATROL, EMERGENCY VEHICLE ACCESS, FIRE PROTECTION AND REFUSE COLLECTION, AS SHOWN ON THIS MAP.
2. AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, AS SHOWN ON THIS MAP.
3. AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES, AS SHOWN ON THIS MAP.
4. AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66434(g) AND SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FOLLOWING:

1. AN EASEMENT IN FAVOR OF THE CITY OF FULLERTON FOR RIGHT OF WAY FOR PUBLIC SEWER PURPOSES PER DOCUMENT RECORDED NOVEMBER 12, 1964 AS INSTRUMENT NO. 9177 IN BOOK 7297, PAGE 645 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

DATED THIS _____ DAY OF _____.

BY: Lucinda Williams
LUCINDA WILLIAMS
CITY CLERK OF FULLERTON

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 _____ DAY OF _____.

BY: Shari Freidenrich
SHARI FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR TREASURER - TAX COLLECTOR

SHEET 2 OF 3 SHEETS
ALL OF TENTATIVE TRACT NO. 19008
1 NUMBERED LOT
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DATE OF PREPARATION:
NOVEMBER, 2020

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IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

EDWARD L. REYNOLDS
L.S. 7725



DATE OF SURVEY:
DECEMBER 2018

SEE SHEET 3 FOR PROPOSED
EASEMENTS AND DETAILS.

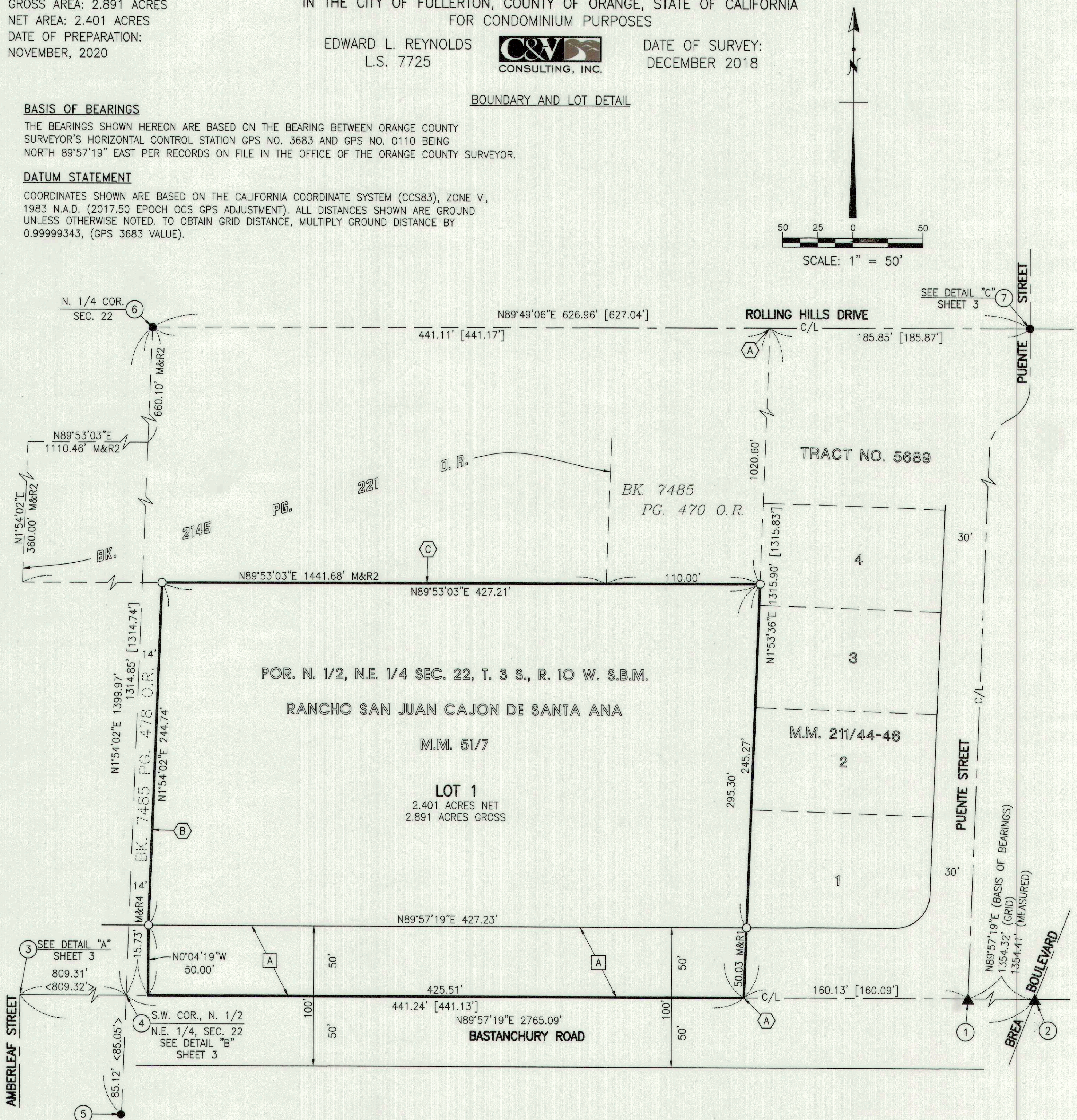
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY
SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 3683 AND GPS NO. 0110 BEING
NORTH 89°57'19" EAST 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 N.A.D. (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND
UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY
0.99999343, (GPS 3683 VALUE).

BOUNDARY AND LOT DETAIL



MONUMENT NOTES

- O.C.S. GPS POINT NO. 3683 N 2274930.21 E 6056823.09
FOUND PUNCHED SPIKE AND O.C.S. TAG FLUSH AT THE CENTERLINE INTERSECTION OF
BASTANCHURY ROAD AND PUENTE STREET PER R.S.B. 149/21-36.
- O.C.S. GPS POINT NO. 0110 N 2274931.27 E 6058177.41
FOUND PUNCHED DURAL BAR DOWN 0.7' IN O.C.S. WELL MONUMENT LOCATED AT THE
CENTERLINE INTERSECTION OF BASTANCHURY ROAD AND BREA BOULEVARD PER A/3-10/294.
- SFN. - ESTABLISHED CENTERLINE INTERSECTION OF AMBERLEAF STREET AND BASTANCHURY
ROAD BY CITY CENTERLINE TIES. SEE DETAIL "A" ON SHEET 3.
- SFN - ESTABLISHED CENTERLINE INTERSECTION OF BASTANCHURY ROAD AND S.W. COR. OF
THE N. 1/2 OF THE N.E. 1/4, SEC. 22, T. 3 S., R. 10 W. S.B.M. BY CITY CENTERLINE TIES.
SET 1" I.P. & TAG STAMPED "L.S. 7725", DN 1.0'. SEE DETAIL "B" ON SHEET 3.
- FOUND LEAD, TACK, & TAG IN TOP OF WALL, ILLEGIBLE, OFFSET 0.5' W'LY FROM THE NE'LY
CORNER OF LOT 12 OF R3 PER CERTIFICATE OF CORRECTION RECORDED APRIL 3, 2008 AS
INST. NO. 2008000155945 O.R.
- FOUND 2" IRON PIPE, WITH HOLE IN CONC. PLUG, PER TRACT NO. 13909, M.M. 656/30-35,
DOWN 0.3'. ACCEPTED AS THE N. 1/4 COR., SEC. 22, T. 3 S., R. 10 W. S.B.M. AND POINT
OF BEGINNING OF R2.
- FOUND PK NAIL AND TIN, PER C.R. 2017-2278B, FLUSH, FITS TIES, ACCEPTED AS THE
CENTERLINE INTERSECTION OF PUENTE STREET AND ROLLING HILLS DRIVE PER CITY
CENTERLINE TIES. SEE DETAIL "C" ON SHEET 3.
- FOUND MONUMENT AS NOTED.
- FOUND O.C.S. GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE
OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES 2" IRON PIPE TAGGED "LS 7725"; OR LEAD, TACK & TAG "LS 7725"; OR SPIKE &
WASHER STAMPED "LS 7725" TO BE SET.

NOTE: ALL ADJACENT PROPERTY CORNERS WERE SEARCHED FOR AND NOTHING WAS FOUND UNLESS
OTHERWISE NOTED.

ESTABLISHMENT NOTES

- SFN. - ESTABLISHED BY PRORATION PER R1.
- ESTABLISHED AS THE E'LY LINE OF LAND AS DESCRIBED IN A CORPORATION GRANT DEED TO
CONTINENTAL MAUSOLEUM COMPANY RECORDED APRIL 16, 1965 IN BOOK 7485, PAGE 478 O.R.
- ESTABLISHED AS THE S'LY LINE OF R2 BY HOLDING RECORD DISTANCES AND ANGLES PER R2
FROM THE N. 1/4 COR., SEC. 22, T. 3 S., R. 10 W. S.B.M.

SURVEYOR'S NOTES

[] INDICATES RECORD OR CALCULATED DATA PER R1.

< > INDICATES RECORD OR CALCULATED DATA PER R3.

R1 INDICATES TRACT NO. 5689, M.M. 211/44-46

R2 INDICATES A GRANT DEED TO CONTINENTAL MAUSOLEUM COMPANY RECORDED FEBRUARY 16,
1951 IN BOOK 2145, PAGE 221 O.R.

R3 INDICATES TRACT NO. 15338, M.M. 829/42-47.

R4 INDICATES A CORPORATION GRANT DEED TO CONTINENTAL MAUSOLEUM COMPANY RECORDED
APRIL 16, 1965 IN BOOK 7485, PAGE 470 O.R.

M&R INDICATES MEASURED AND RECORD DATA AS NOTED.

EXISTING EASEMENT NOTE

- INDICATES AN EASEMENT IN FAVOR OF THE CITY OF FULLERTON FOR RIGHT OF WAY FOR
ROAD, PUBLIC UTILITIES AND SEWER AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED
MAY 4, 1961 AS INST. NO. 3362 IN BOOK 5712, PAGE 90 OF OFFICIAL RECORDS.

SHEET 3 OF 3 SHEETS
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1 NUMBERED LOT
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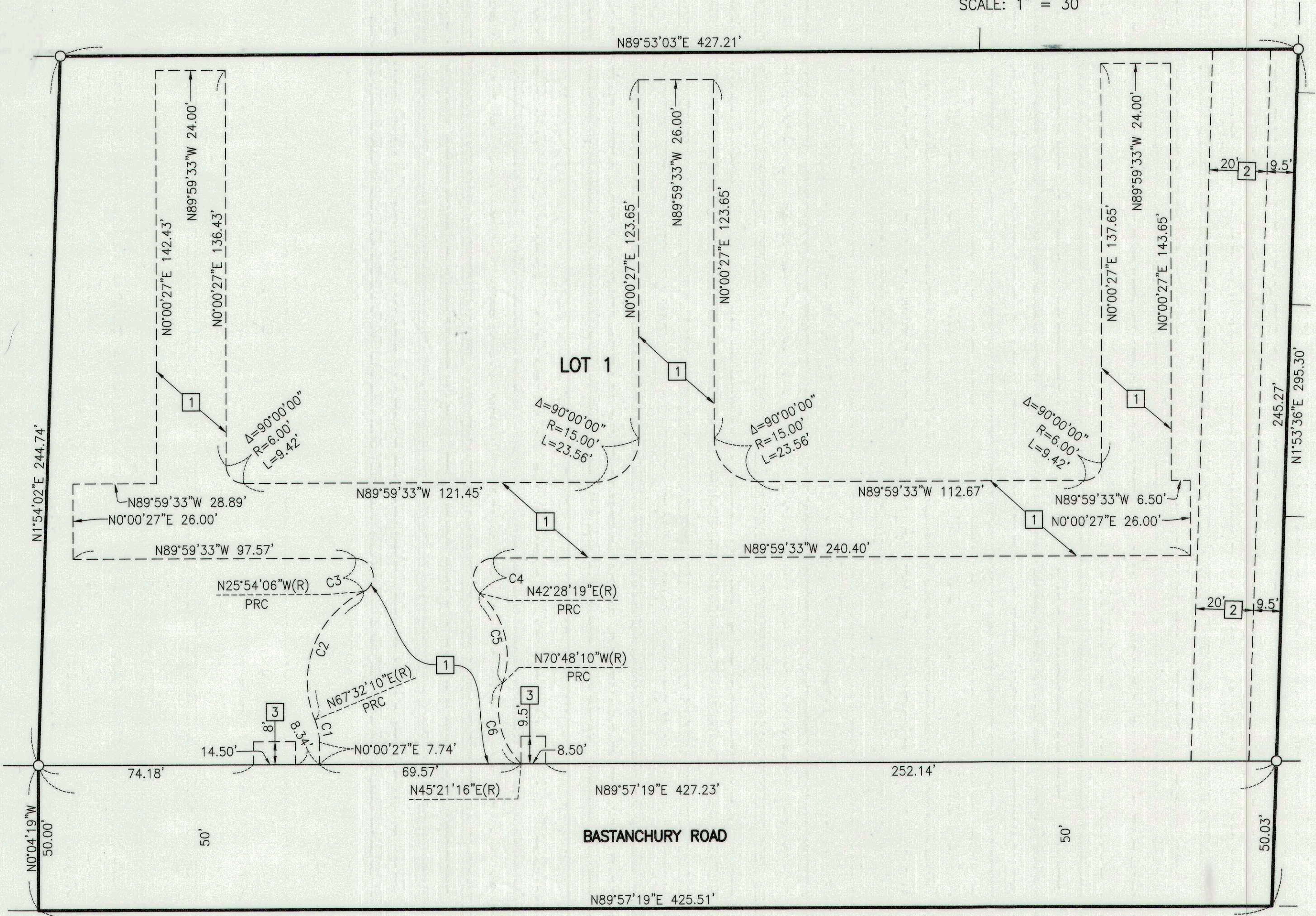
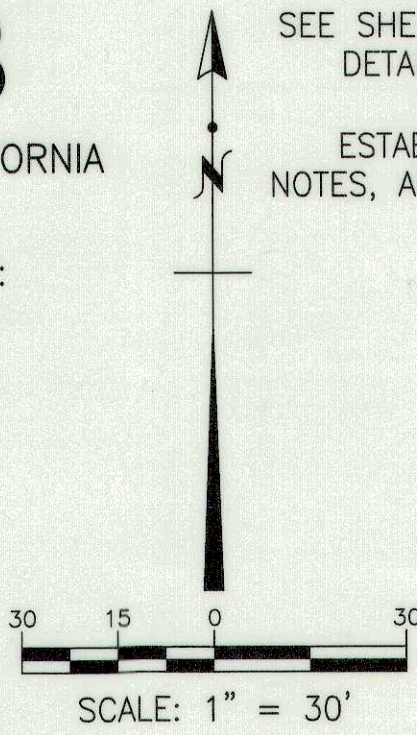
EDWARD L. REYNOLDS
L.S. 7725

DATE OF SURVEY:
DECEMBER 2018



PROPOSED EASEMENTS AND DETAILS

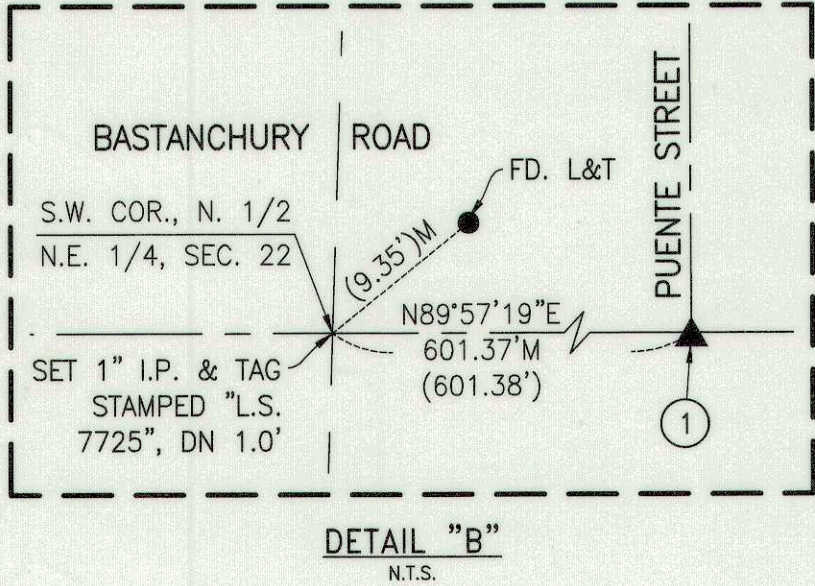
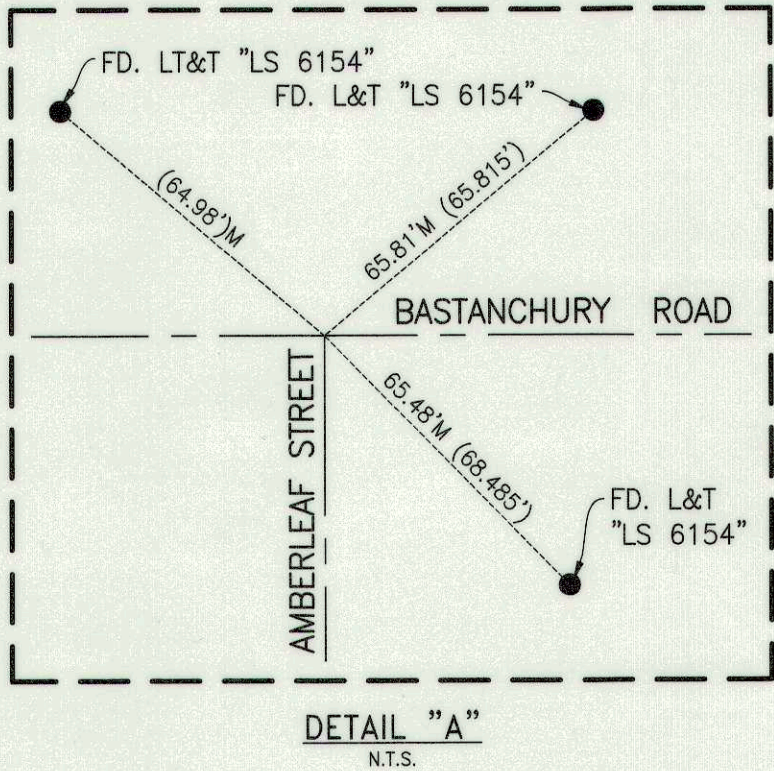
SEE SHEET 2 FOR BOUNDARY AND LOT
DETAIL, BASIS OF BEARINGS, DATUM
STATEMENT, MONUMENT NOTES,
ESTABLISHMENT NOTES, SURVEYOR'S
NOTES, AND EXISTING EASEMENT NOTES.



PROPOSED EASEMENT NOTES

- INDICATES AN EASEMENT FOR POLICE PATROL, EMERGENCY VEHICLE ACCESS, FIRE PROTECTION AND REFUSE COLLECTION, DEDICATED TO THE CITY OF FULLERTON HEREON.
- INDICATES AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES DEDICATED TO THE CITY OF FULLERTON HEREON.
- INDICATES AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES DEDICATED TO THE CITY OF FULLERTON HEREON.

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	22°28'17"	20.00'	7.84'
C2	86°33'44"	34.50'	52.12'
C3	154°05'27"	6.00'	16.14'
C4	137°32'08"	7.00'	16.80'
C5	66°43'31"	29.00'	33.77'
C6	63°50'34"	27.00'	30.09'



DETAILS NOTES

- () INDICATES RECORD DIMENSION PER CITY TIE SHEET.
M INDICATES MEASURED DISTANCE.
FD. - INDICATES FOUND MONUMENT AS NOTED.
L&T - INDICATES LEAD AND TACK.
LT&T - INDICATES LEAD, TACK, AND TAG.
CHIS "X" - INDICATES CHISELED CROSS IN TOP OF CURB.

