

SHEET 1 OF 3 SHEETS
13 NUMBERED LOTS AND
LOTS A, B AND C
ACREAGE: 4.999 ACRES
(ALL OF TENTATIVE
TRACT No. 15343)

TRACT No. 15343

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

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE Co.
DATE: NOV. 9, 1999
TIME: 11:32 am FEE: \$11.00
INSTRUMENT NO. 19990779603 nm
BOOK 792 PAGE 31-33
GARY L. GRANVILLE
COUNTY CLERK - RECORDER
BY: [Signature]
DEPUTY

BLOCK: 5546
MODULE: 74

BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6
SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS PER MAP RECORDED IN
BOOK 51, PAGE 13,

OF MISCELLANEOUS MAPS,
RECORDS OF ORANGE COUNTY, CALIFORNIA.

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, R.C.E. 23956 DATE OF SURVEY: MARCH, 1998

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 HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. THE EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON SAID MAP.
2. THE WATER SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS TRACT.
3. ACCESS RIGHTS IN, OVER, ACROSS, UPON AND THROUGH THE PRIVATE STREETS WITHIN SAID TRACT FOR
THE PURPOSE OF MAINTAINING, SERVICING, CLEANING, REPAIRING AND REPLACING THE WATER SYSTEM WITHIN SAID TRACT.
4. THE EASEMENTS OVER THE PRIVATE STREETS WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF
HUNTINGTON BEACH AN EASEMENT OVER LOT B FOR LANDSCAPE, PEDESTRIAN ACCESS AND EQUESTRIAN
TRAIL PURPOSES, AND OVER LOT A FOR LANDSCAPE AND EQUESTRIAN TRAIL PURPOSES.
WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF HUNTINGTON BEACH:

ALL VEHICULAR ACCESS RIGHTS TO GARFIELD AVENUE.

HB HAMPTONS PARTNERS L.P., A CALIFORNIA LIMITED PARTNERSHIP.

BY: NUW-HB HAMPTONS L.P.,
A CALIFORNIA LIMITED PARTNERSHIP,
GENERAL PARTNER.

BY: NEW HB DEVELOPMENT, INC.,
A CALIFORNIA CORPORATION,
GENERAL PARTNER.

BY: [Signature]
NAME: STEPHEN GUNTHER
TITLE: PRESIDENT

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS
COUNTY OF ORANGE }

ON 8-27-99 BEFORE ME, CECIL D. UY, NOTARY PUBLIC PERSONALLY
APPEARED STEPHEN GUNTHER AND [Signature] PERSONALLY
KNOWN TO ME (OR ~~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 ENTITY UPON BEHALF OF
WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
CECIL D. UY
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES: OCT. 23, 2002
COMMISSION # 1199344

ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS TRUE AND COMPLETE SURVEY
AS SHOWN MADE IN MARCH, 1998; WAS MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE
CHARACTER AND OCCUPY, (OR WILL OCCUPY) THE POSITIONS INDICATED BY SAID MAP; AND THAT SAID MONUMENTS
ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



[Signature]
TOM R. MCGANNON, R.C.E. NO. 23956
REGISTRATION EXPIRES: 12/31/01

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 RELATIVE TO THE TRACT
MAP BOUNDARY.

DATED THIS 5th DAY OF OCTOBER, 1999.

[Signature]
JOHN CANAS, COUNTY SURVEYOR



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 ALSO 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 2nd DAY OF November, 1999.

JOHN M. W. MOORLACH 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, REVISED AND APPROVED BY THE CITY PLANNING COMMISSION; 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 STATED TO BY THE COUNTY SURVEYOR.

DATED THIS 13th DAY OF September, 1999.

[Signature]
ROBERT E. EICHLATT, R.C.E. 20921 (REGIS. EXPIRES: 09/30/01)
CITY ENGINEER, CITY OF HUNTINGTON BEACH



CITY CLERK'S CERTIFICATE:

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

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF HUNTINGTON
BEACH AT REGULAR MEETING THEREOF HELD ON THE 20th DAY OF September,
1999. AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH:

1. THE EASEMENT FOR PUBLIC UTILITY PURPOSES AS DEDICATED.
2. THE WATER SYSTEM AND APPURTENANCES AS DEDICATED.
3. THE ACCESS RIGHTS IN, OVER, ACROSS, UPON AND THROUGH THE PRIVATE STREETS WITHIN SAID TRACT FOR THE
PURPOSE OF MAINTAINING, SERVICING, CLEANING, REPAIRING AND REPLACING THE WATER SYSTEM WITHIN SAID TRACT
AS DEDICATED.
4. THE EASEMENT OVER THE PRIVATE STREETS FOR POLICE AND FIRE DEPARTMENT ACCESS AS DEDICATED.
5. THE VEHICULAR ACCESS RIGHTS TO GARFIELD AVENUE, AS RELEASED AND RELINQUISHED.

AND DID NOT ACCEPT THE OFFER OF DEDICATION OF AN EASEMENT OVER LOT B FOR LANDSCAPE, PEDESTRIAN ACCESS
AND EQUESTRIAN TRAIL PURPOSES, AND AN EASEMENT OVER LOT A FOR LANDSCAPE
AND EQUESTRIAN TRAIL PURPOSES.

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

DATED THIS 27th DAY OF October, 1999.

CONNIE BROCKWAY, CITY CLERK, CITY OF HUNTINGTON BEACH
BY: [Signature] DEPUTY

SIGNATURE OMISSION:

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

STEARNS RANCHOS COMPANY, HOLDER OF AN EASEMENT DRAINAGE AND THE RIGHT OF WAY TO CONSTRUCT IRRIGATION
AND DRAINAGE DEVICES PER DEED RECORDED JULY 19, 1905 IN BOOK 91, PAGE 134 OF DEEDS. (WITHIN GARFIELD
AVENUE)

STANDARD OIL COMPANY, HOLDER OF AN EASEMENT RECORDED MAY 7, 1924, IN BOOK 524, PAGE 140 OF DEEDS.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR PUBLIC STREETS, UTILITIES AND INCIDENTAL PURPOSES
PER DEED RECORDED JULY 1, 1993, AS INST. NO. 93-0441693, OF OFFICIAL RECORDS. (EASEMENT IS WITHIN GARFIELD
AVENUE)

FLORENCE D. BROWN, DOROTHY S. FORBES AND RUTH DENNIS OSGOOD, HOLDER OF MINERAL RIGHTS, PER DEED RECORDED
IN BOOK 10220, PAGE 46 OF OFFICIAL RECORDS.

CITY PLANNING COMMISSION CERTIFICATE:

I, HOWARD ZELEFSKY, 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 28 DAY OF SEPTEMBER, 1999.

[Signature]
HOWARD ZELEFSKY, SECRETARY
HUNTINGTON BEACH CITY PLANNING COMMISSION

SHEET 2 OF 3 SHEETS
 SCALE: 1" = 100'
 13 NUMBERED LOTS AND
 LOTS A, B AND C
 ACREAGE: 4.999 ACRES
 (ALL OF TENTATIVE
 TRACT No. 15343)

TRACT No. 15343

IN THE CITY OF HUNTINGTON BEACH,
 COUNTY OF ORANGE, STATE OF CALIFORNIA.
 HUNSAKER AND ASSOCIATES IRVINE, INC.
 TOM R. MCGANNON, R.C.E. 23956 DATE OF SURVEY: MARCH, 1998



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.

1" 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 LOT CORNERS EXCEPT LOT CORNERS THAT ARE THE INTERSECTION OF SIDE LOT LINES WITH STREET RIGHT OF WAY, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

LEAD, TACK & TAG R.C.E. 23956 TO BE SET IN TOP OF CURB ON ALL SIDE LOT LINES PRODUCED OR CONTINUED, 0.75 FEET FROM INTERSECTION WITH STREET RIGHT OF WAY FOR ALL SIDE LOT LINES RADIAL OR PERPENDICULAR TO STREET RIGHT OF WAY, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED. FOR ALL SIDE LOT LINES NON-RADIAL OR NON-PERPENDICULAR TO STREET RIGHT OF WAY, BEARING AND DISTANCE OF PRODUCTION IS AS NOTED HEREON.

8" S&W STAMPED R.C.E. 23956 OR LEAD, TACK & TAG R.C.E. 23956 OR 1" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

NO MONUMENTS WILL BE SET AT PRIVATE STREET LETTERED LOT CORNERS EXCEPT WHERE SAID CORNERS ARE COMMON WITH NUMBERED LOT CORNERS OR TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

● INDICATES FOUND MONUMENT AS NOTED OR LOCATION OF MONUMENT TO BE SET AS NOTED.

■ INDICATES NOTHING TO BE SET.

P# INDICATES BEARING AND DISTANCE OF LOT LINE PRODUCTION FROM LOT CORNER TO MONUMENT.

1 INDICATES FD. 2" I.P. TAGGED R.C.E. 29861, S89°41'42"E, 0.14' PER TRACT NO. 13714, M.M. 666/21-25.

2 FD. NAIL AND TAG ON TOP OF WALL PER TRACT NO. 14892, M.M. 713/25-30.

3 FD. S. & W. STAMPED R.C.E. 23956 PER TRACT NO. 14892, M.M. 713/25-30.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5052 AND STATION GPS NO. 5059 BEING N00°16'45"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 DISTANCE MULTIPLY GROUND DISTANCE BY 0.9999758.

EASEMENT NOTES:

(A) INDICATES AN EASEMENT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES OVER THE PRIVATE STREET DEDICATED TO THE CITY OF HUNTINGTON BEACH HEREON.

(B) INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED TO THE CITY OF HUNTINGTON BEACH HEREON.

(C) INDICATES AN EASEMENT FOR LANDSCAPE, PEDESTRIAN ACCESS AND EQUESTRIAN TRAIL PURPOSES OFFERED TO THE CITY OF HUNTINGTON BEACH HEREON AND RESERVED HEREON FOR GRANT BY SEPARATE DOCUMENT TO THE FUTURE HOMEOWNERS ASSOCIATION.

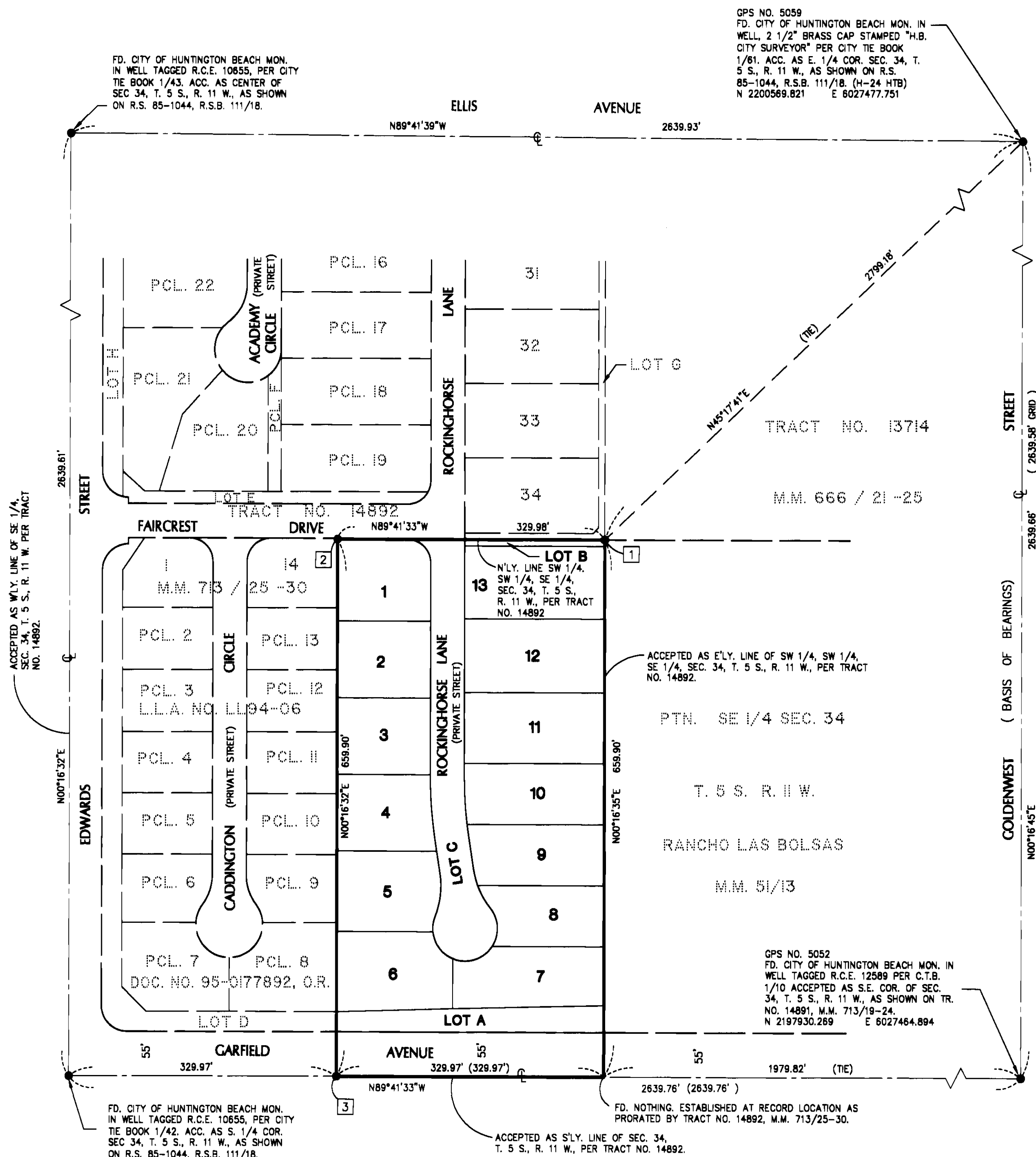
(D) INDICATES AN EASEMENT FOR LANDSCAPE AND EQUESTRIAN TRAIL PURPOSES OFFERED TO THE CITY OF HUNTINGTON BEACH HEREON AND RESERVED HEREON FOR GRANT BY SEPARATE DOCUMENT TO THE FUTURE HOMEOWNERS ASSOCIATION.

NOTES:

LOTS A AND B ARE LANDSCAPE LOTS TO BE GRANTED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND ARE NOT SEPARATE BUILDING SITES.

LOT C IS A PRIVATE STREET.

() INDICATES RECORD DATA PER TRACT NO. 14892, M.M. 713/25-30.



GPS NO. 5059
 FD. CITY OF HUNTINGTON BEACH MON. IN
 WELL, 2 1/2" BRASS CAP STAMPED "H.B.
 CITY SURVEYOR" PER CITY TIE BOOK
 1/81, ACC. AS E. 1/4 COR. SEC. 34, T.
 5 S., R. 11 W., AS SHOWN ON R.S.
 85-1044, R.S.B. 111/18. (H-24 HTB)
 N 2200569.021 E 6027477.751

FD. CITY OF HUNTINGTON BEACH MON.
 IN WELL TAGGED R.C.E. 10655, PER CITY
 TIE BOOK 1/43, ACC. AS CENTER OF
 SEC. 34, T. 5 S., R. 11 W., AS SHOWN
 ON R.S. 85-1044, R.S.B. 111/18.

ACCEPTED AS E'LY. LINE OF SW 1/4, SW 1/4,
 SE 1/4, SEC. 34, T. 5 S., R. 11 W., PER TRACT
 NO. 14892.

GPS NO. 5052
 FD. CITY OF HUNTINGTON BEACH MON. IN
 WELL TAGGED R.C.E. 12589 PER C.T.B.
 1/10, ACCEPTED AS S.E. COR. OF SEC.
 34, T. 5 S., R. 11 W., AS SHOWN ON TR.
 NO. 14891, M.M. 713/19-24.
 N 2197930.269 E 6027464.894

FD. CITY OF HUNTINGTON BEACH MON.
 IN WELL TAGGED R.C.E. 10655, PER CITY
 TIE BOOK 1/42, ACC. AS S. 1/4 COR.
 SEC. 34, T. 5 S., R. 11 W., AS SHOWN
 ON R.S. 85-1044, R.S.B. 111/18.

ACCEPTED AS S'LY. LINE OF SEC. 34,
 T. 5 S., R. 11 W., PER TRACT NO. 14892.

FD. NOTHING ESTABLISHED AT RECORD LOCATION AS
 PRORATED BY TRACT NO. 14892, M.M. 713/25-30.

