ACCEPTED AND FILED AT THE

REQUEST OF

CHICAGO TITLE COMPANY

SHEET 1 OF 2 NUMBER OF PARCELS: 2 NUMBERED AREA: 54,584 SF / 1.253 AC DATE OF SURVEY: JULY 2019 ALL OF TENTATIVE PARCEL MAP NO. 2019-162 ON FILE WITH THE CITY OF LAGUNA BEACH

NOTARY ACKNOWLEDGMENT:

CITY CLERK OF THE CITY OF LAGUNA BEACH

PARCEL MAP NO. 2019-162

DUPLICATE

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

BEING A RESUBDIVISION OF PARCEL 1 OF THAT CERTAIN CORRECTED LOT LINE ADJUSTMENT NO. 04-01, RECORDED OCTOBER 5, 2023 AS INSTRUMENT NO. 2023000243481, OF OFFICIAL RECORDS OF SAID COUNTY.

	ER 5, 2023 AS INSTRUMENT NO. 2023000243481, OF OFFICIAL RECORDS OF SAI	D COUNTY. INSTRUMENT NO. 2024000200353
ROSELL S	SURVEYING AND MAPPING, INC. JEFFREY S. FARLESS, PLS 9115 JULY, 20	19 BOOK 417 PAGE 17-18 P/M
	FOR URBAN LOT SPLIT PURPOSES	HUGH NGUYEN COUNTY CLERK—RECORDER
SUBDIVIDER'S CERTIFICATE: WE, THE UNDERSIGNED, BEING THE SUBDIVIDERS OF THE LAND COVERED BY THIS MAP, THE RECORD OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. KIRK MATTHEW SAUNDERS AND MARY KATHERINE SAUNDERS, TRUSTEES OF THE KIRK MATTHEW SAUNDERS AND MARY KATHERINE SAUNDERS REVOCABLE LIVING TRUST. MAME: KIRK MATTHEW SAUNDERS, TRUSTEE SUBDIVIDER REA KIRK SAUNDERS, TRUSTEE SUBDIVIDER SUBDIVIDER REA KIRK SAUNDERS, TRUSTEE SUBDIVIDER	PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED: 1. CITY OF LAGUNA BEACH, HOLDER OF AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 1961 IN BOOK 5855, PAGE 498, OF OFFICIAL RECORDS. THIS METHOD REQUE 1. CITY OF LAGUNA BEACH, HOLDER OF AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 1961 IN BOOK 5855, ENABLE CONFO	VEYOR'S STATEMENT CERTIFICATE: AP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN PRIMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE STOFKIRK AND MARY SAUNDERS ON JULY OF 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF HARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS IN 30 DAYS AFTER THE RECORDATION OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO SET THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY ORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP ON FILE WITH THE CITY OF A BEACH, IF ANY.
BENEFICIARY: UNION BANK, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY, UNDER DEED OF TRUST RECORDED FEBRUARY 28, 2014 AS INSTRUMENT NO. 2014000079306, OF OFFICIAL RECORDS. UNION BANK, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY, UNDER DEED OF TRUST RECORDED MAY 12, 2014 AS INSTRUMENT NO. 2014000183512, OF OFFICIAL RECORDS. RECORD OWNER: KIRK MATTHEW SAUNDERS AND MARY KATHERINE SAUNDERS, TRUSTEES OF THE KIRK MATTHEW SAUNDERS AND MARY KATHERINE SAUNDERS.	URBAN LOT SPLIT NOTE: THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN GOVERNMENT CODE SECTIONS 66411.7 AND 66452.6. UPON RECORDATION OF THIS MAP, NO FURTHER USE OF SECTION 66411.7 SHALL BE PERMITTED ON THE PARCELS CREATED BY THIS MAP. PLS 91 COU	5/30/2024 EY S. FARLESS DATE NO. 9115

MAPPING PROVISIONS OF ID MAP IS TECHNICALLY DATED THIS 25TH DAY OF JULY LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR N.c. 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 APPROVED TENTATIVE MAP, IF REQUIRED, 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. DATED THIS 17 TH DAY OF JUNE RCE NO. 53708 CITY ENGINEER OF THE CITY OF LAGUNA BEACH **COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:** STATE OF CALIFORNIA) AGAINST THE AL OR LOCAL SSMENTS IBDIVISION MAP SPECIAL

ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT. STATE OF CALIFORNIA COUNTY OF A NOTARY PUBLIC, PERSONALLY APPEARED KIRK SAUNDERS AND MARY 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 NOTARY PUBLIC IN AND FOR SAID STATE M.MCKAY PRINT NAME MY PRINCIPAL PLACE OF BUSINESS IS IN RANGE COUNTY COMMISSION EXPIRES: FLB 20 COMMISSION # OF NOTARY: CITY CLERK'S CERTIFICATE: STATE OF CALIFORNIA COUNTY OF ORANGE) SS CITY OF LAGUNA BEACH I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH AT A REGULAR MEETING THEREOF HELD ON THE 12 THE DAY OF 100 THE 12 THE DAY OF 100 THE 12 THE COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP. DAY OF UNE ANN MARIE MCKAY

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

) SS
COUNTY OF ORANGE)
I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPATAXES 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 SU ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.
DATED THIS 3 DAY OF JULY, 2024.
SHARI L. FREIDENRICH COUNTY TREASURER-TAX COLLECTOR TREASURER-TAX COLLECTOR

SHEET 2 OF 2 NUMBER OF PARCELS: 2 NUMBERED AREA: 54,584 SF / 1.253 AC DATE OF SURVEY: JULY 2019 ALL OF TENTATIVE PARCEL MAP NO. 2019-162 ON FILE WITH THE CITY OF LAGUNA BEACH

PARCEL MAP NO. 2019-162

IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA ROSELL SURVEYING AND MAPPING, INC. JEFFREY S. FARLESS, PLS 9115 JULY, 2019

FOR URBAN LOT SPLIT PURPOSES

 $\Delta = 6^{\circ}10'00''$

R=1800.75'

FD 1" IRON PIPE, PIN AND TAG,

74.99'

N 88° 23' 30" W (75.00' D2)

8.03' M&D4

74.99'

(75.00' R4 D2)

DELTA

03° 41' 40"

CURVE TABLE

558.26'

LS 3064, DN 0.6', NO REF.,

FD 1" IRON PIPE. PIN AND TAG.

N 01° 36′ 30″ E

30.00'M&D2

RADIUS | LENGTH | RECORD

36.00'

ACCEPTED AS ANGLE POINT

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS "GPS STATION NO. 7514R1" AND "GPS STATION NO. 7515R1" BEING NORTH 59°15'28" 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 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 0.99994895 (PROJECT SPECIFIC).

LEGEND:

CENTERLINE

ORANGE COUNTY SURVEYOR ocsM&R MEASURED AND RECORD

FD FOUND

REFERENCE NOTES:

- R1 RECORD OF SURVEY NO. 2014-1100, RSB 283/30-31
- R2 RECORD OF SURVEY NO. 2017-1237, RSB 304/26
- R3 RSB 75/10
- R4 TRACT NO. 2531, MM 122/44-45
- R5 TRACT NO. 3359, MM 115/42-44
- R6 RSB 35/37
- R7 RECORD OF SURVEY 2020-1076, RSB 319/15
- D1 LOT LINE ADJUSTMENT NO. 90-07, INSTRUMENT NO. 1990485657, OR D2 - LOT LINE ADJUSTMENT NO. 03-06, INSTRUMENT NO. 2003001235133, OR
- D3 DEED RECORDED AUGUST 5, 1949, IN BOOK 1884, PAGE 367, OR
- D4 LOT LINE ADJUSTMENT NO. 04-01, INSTRUMENT NO. 2023000243481, OR

MONUMENT NOTES:

FOUND MONUMENT AS NOTED

OCS GPS HORIZONTAL CONTROL STATION AS NOTED PER RECORDS ON FILE IN THE OFFICE OF THE **COUNTY SURVEYOR**

SET 2" IRON PIPE WITH TACK AND TAG, PLS 9115, FLUSH, AT ALL

FD SPIKE AND WASHER.

LS 4240, DN 0.3', PER R1

PARCEL BOUNDARY CORNERS SEE ESTABLISHMENT NOTE **UNLESS OTHERWISE NOTED** SET 1" IRON PIPE, PIN AND TAG, PLS 9115, FLUSH, AT CORNER FD DETERIORATED 1" IRON PIPE,

M&(R2,R3,D1) Δ=13°23'00" R=212.29' L=49.59'— (42.85' R3,D1) Δ=8°11'05" R=300.00' L=42.86' 464.88' N 88° 23' 30" W 324.06' 249.06' (249.11'R4) 52.40' N 69° 10′ 11" E 21.92′ (23.63′ R3, D1) (52.53' R4 R5) (815.85) FD 1" IRON PIPE, NO TAG, DN 0.75, S 00° 21' 36" W 0.23' (R1), CFR4 FROM CORNER, ACCEPTED AS 3/4" IRON PIPE AND TAG, LS CFR5) 8682, PER R1, ESTABLISHED CORNER HOLDING RECORD BEARING AND DISTANCE FROM ACCEPTED MONUMENT PER R1

LOT 9 AND POINT ON TEMPLE HILLS DRIVE PER CFR4 + R5 FD 1" IRON PIPE, PIN AND TAG, LS 3064, DN 1.3', NO REF., S 38° 14' 31" W 2.15' FROM CORNER ESTABLISHED BY INTERSECTION OF RIM ROCK CANYON ROAD RIGHT-OF-WAY AND SOUTHERLY LINE OF SECTION 24

RIM ROCK CANYON ROAD ESTABLISHMENT NOTE:

THE MONUMENTS FOUND ALONG RIM ROCK CANYON ROAD APPEAR TO BE MOVING SOUTHERLY, DOWNSLOPE, FROM THE RECORD LOCATION OF THE ROAD.

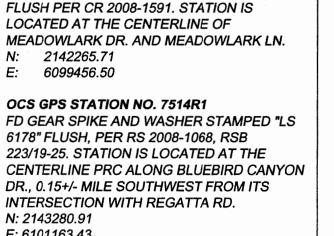
NO REF, S 06° 30' 27" W 0.65',

Δ=8°11'05" R=340.00' L=48.57'

Δ=8°11'05" R=320.00' L=45.71'-

FROM END OF CURVE

THE RIGHT-OF-WAY LINES OF RIM ROCK CANYON ROAD WAS ESTABLISHED BY HOLDING THE RECORD LOCATION OF THE FOUND MONUMENT AT ITS INTERSECTION WITH THE EASTERLY LINE OF SECTION 24, THENCE HOLDING RECORD ANGLES AND DISTANCES TO THE INTERSECTION OF THE NORTHERLY LINE OF RIM ROCK CANYON ROAD WITH THE SOUTHERLY LINE OF SECTION 24, AS ESTABLISHED HEREON.



SET LEAD, TACK AND TAG, PLS 9115,

FLUSH IN CONCRETE DRIVEWAY

Δ=13°23'00" R=172.29' L=40.24'-

Δ=13°23'00" R=192.29' L=44.92'-

40' WIDE(A)(B)

RIM ROCKICANYON ROAD

ESTABLISHED BY PRORATION BETWEEN NE'LY CORNER OF

N 77° 21' 16" E 186.44'

FD 1" IRON PIPE, PIN AND TAG, RCE

10984. DN 1.0. PER R3. ACCEPTED AS

PARCEL 1

N 01° 36' 30" E 21.97'

N 82° 42′ 27″ W 20.23′ M&D4

(50.87' D4)

HELD RECORD

PER D4

DISTANCE, 8.03',

RECORD

30.00' D2

461 N 80° 13' 53" E 50.86'

(75.00' R4)

LINE TABLE

BEARING

N 01° 36' 30" E

N 53° 58' 59" W

LENGTH

30.00'

23.21'

LINE#

L1

L2

N 88° 23' 30" W 1550.60' (1550.75' R1)

POINT ON LINE, S 25°52'40" W 0.85' FROM

GPS MONUMENT NOTES:

FD SPIKE AND WASHER STAMPED "LS 5411".

OCS GPS STATION NO. 7515R1

OCS GPS STATION NO. 7514R1

N: 2142265.71

N: 2143280.91 E: 6101163.43

6099456.50

- PARCEL 2 PARCEL 1 -658.99' N 88° 23' 30" W OCS GPS STATION NO. 7514R1 SEE GPS MONUMENT **NOTES LEFT** OCS GPS STATION NO. 7515R1 GPS DETAIL SEE GPS MONUMENT NOTES LEFT NOT-TO-SCALE

EXISTING EASEMENTS: (X) A - AN APPURTENANT EASEMENT FOR ROAD PURPOSES AS DESCRIBED IN THE DEED RECORDED AUGUST 5, 1949 IN BOOK 1884, PAGE 367, O.R. B - EASEMENT FOR SEWER LINE PURPOSES IN FAVOR OF THE CITY OF LAGUNA BEACH, AS DESCRIBED IN GRANT OF EASEMENT RECORDED SEPTEMBER 20, 1961 IN BOOK 5855.

ESTABLISHMENT NOTES:

PAGE 498, O.R.

Δ=3°10'00"

R=1380.00'-

Δ=3°10'00"

R=1400.00'-

L=77.38'

(50.00' R3, D1) (60.00' R3, D1) N 88° 17' 37" W N 81° 01' 02" E

723.00' (724.88' R3)

- 80.82'(80.88' R2)-

N 88° 23' 30" W 189.95'

FD 1" IRON PIPE AND TAG, LS

ACCEPTED AS SOUTHWEST

CORNER OF PARCEL 2, D1, PER R2

4139, FLUSH, PER R2

- 49.87'

PARCEL 2

30,678 SF

209.98' (210.00' R4)

& R3, DN 0.9'

429.95' (429.83' R1 430.00' R4)

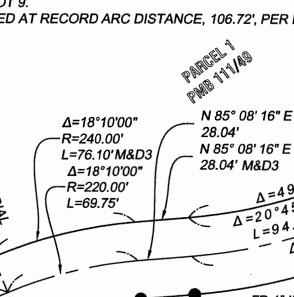
FD 1" IRON PIPE AND

TAG, RCE 10984, PER R2 --

37.75' D3

M&D3 L=76.27'

- 1 ESTABLISHED AT RECORD ANGLE AND DISTANCE, FROM NORTHERLY LINE OF R4, PER D2.
- 2 ESTABLISHED BY PRORATION PER R4, BETWEEN ESTABLISHED NORTHEASTERLY CORNER, LOT 15 AND NORTHEASTERLY CORNER. LOT 9.
- 3 ESTABLISHED AT RECORD ARC DISTANCE, 106.72', PER R3.



Δ=18°10'00"

-R=200.00'

M&(R2,R3)

ESTABLISHED BY

-20.02'

- 43.99'

L=63.41'

FD 1" IRON PIPE, NAIL AND TAG. ILLEGIBLE, NO REF., DN 0.4', ACCEPTED AS S 25° 36' 46" E (RADIAL) 0.25' FROM RIGHT-OF-WAY LINE

FD 3/4" IRON PIPE, PIN AND TAG. LS 2383.

RECORD BEARING AND DISTANCE PER R7

S 42° 39' 18" E 0.83', PER R7. DN 0.7'

EASTERLY LINE OF SECTION 24, BY

N 27° 38' 22" E

N 27° 38' 22" E

N 27° 38' 22" E

(25.76' R6) 25.63'

Δ=7°34'08"

R=500.00'-

Δ=7°34'08"

R=520.00'

L=68.69'

M&(R7,D3) L=66.05'

N 35° 12' 29" E

M&(R7,D3) 18.32'

N 35° 12' 29" E

18.32'

65.63'

20,

N 35° 12' 29" E

M&(R7,D3)105.64'

ESTABLISHED THE INTERSECTION OF NORTHWESTERLY RIGHT-OF-WAY WITH

FD 1" IRON PIPE, PIN AND TAG, CE 3374,

PER R2, ACCEPTED AS S 17° 08' 18" W 1.12', FROM END OF CURVE, DN 0.4' N 85° 08' 16" E 28.04' M&(R2,R3)

FD 3/4" IRON PIPE, PIN AND TAG, LS 3064, PER R2, ACCEPTED AS S 26° 38' 11" E 0.30'. EASTERLY LINE, FROM END OF CURVE, DN 0.6' SECTION 24,

INTERSECTION T7S, R9W, SBM ESTABLISHED AT RECORD DISTANCE.

FD 1" IRON PIPE AND TAG, LS 3064, IN ROOT OF PALM TREE, PER R2, DN 1.0', ACCEPTED AS POINT ON LINE. S 08° 30' 49" E 0.36', FROM CORNER PER R2

0.36'. FROM FOUND MONUMENT PER R2

FD 1.5" IRON PIPE, NO TAG, DN 0.3', ACCEPTED AS 1.5" IRON PIPE AND TAG, RCE 10301 PER R2

FD 2" IRON PIPE, PIN AND TAG. LS 3064, PER R2, FLUSH 324.98' (324.76' D1) 179.97' (179.77' R3) 304.96' (305.12' R1

SOUTHERLY LINE, SECTION 24 (63.88' R2) NORTHEAST CORNER, LOT 15, R4 FD DISTURBED 1" IRON PIPE AND TAG. RCE 10301, FLUSH, PER R1, ESTABLISHED CORNER N 22° 55' 48" E

SOUTHEAST CORNER, SECTION 24, T7S, R9W, SBM FD 4" IRON PIPE AND BRONZE 0.58' (R1) FROM MONUMENT, PER R1 CAP, RE 2708, PER R1 & R4,

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.

DUPLICATE

CURVE#

C1

(70.00' R4, D4)

(81.11' R2.

R3, R4)

81.00