

DUPLICATE

417

17

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

PARCEL MAP NO. 2019-162

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.

ROSELL SURVEYING AND MAPPING, INC. JEFFREY S. FARLESS, PLS 9115 JULY, 2019

FOR URBAN LOT SPLIT PURPOSES

ACCEPTED AND FILED AT THE
REQUEST OF

CHICAGO TITLE COMPANY

DATE August 5th, 2024

TIME 1:05 PM FEE \$ 83-

INSTRUMENT NO. 2024000200353

BOOK 417 PAGE 17-18 P/M

HUGH NGUYEN

COUNTY CLERK-RECORDER

BY Nguyen Baillon
DEPUTY

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.

Kirk Matthew Saunders
NAME: KIRK MATTHEW SAUNDERS, TRUSTEE
SUBDIVIDER Kirk Saunders

Mary Katherine Saunders
NAME: MARY KATHERINE SAUNDERS, TRUSTEE
SUBDIVIDER

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 REVOCABLE LIVING TRUST.

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) SS

ON JUNE 12, 2024 BEFORE ME, A. M. MCKAY

A NOTARY PUBLIC, PERSONALLY APPEARED Kirk Saunders and Mary Katherine Saunders 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 A.M. McKay
SIGNATURE NOTARY PUBLIC IN AND FOR SAID STATE

A.M. McKay
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY

COMMISSION EXPIRES: FEB 20, 2027

COMMISSION # OF NOTARY: 2435840

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 12TH DAY OF JUNE, 2024, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

DATED THIS 12TH DAY OF JUNE, 2024

BY: Ann Marie McKay
ANN MARIE MCKAY
CITY CLERK OF THE CITY OF LAGUNA BEACH

SIGNATURE OMISSIONS:

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.

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.

SURVEYOR'S STATEMENT CERTIFICATE:

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 KIRK AND MARY SAUNDERS ON JULY OF 2019. 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 THE RECORDATION OF THIS MAP; 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 ON FILE WITH THE CITY OF LAGUNA BEACH, IF ANY.

Jeffrey S. Farless
JEFFREY S. FARLESS
PLS 9115
5/30/2024
DATE



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 25TH DAY OF JULY, 2024.

Lily M. N. Sandberg
LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
PLS 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 17TH DAY OF JUNE, 2024.

Mark Trestik
MARK TRESTIK
RCE NO. 53708
CITY ENGINEER OF THE CITY OF LAGUNA BEACH

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 3rd DAY OF JULY, 2024.

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

DUPLICATE

417

17

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

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

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:

CL CENTERLINE
OCS ORANGE COUNTY SURVEYOR
M&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

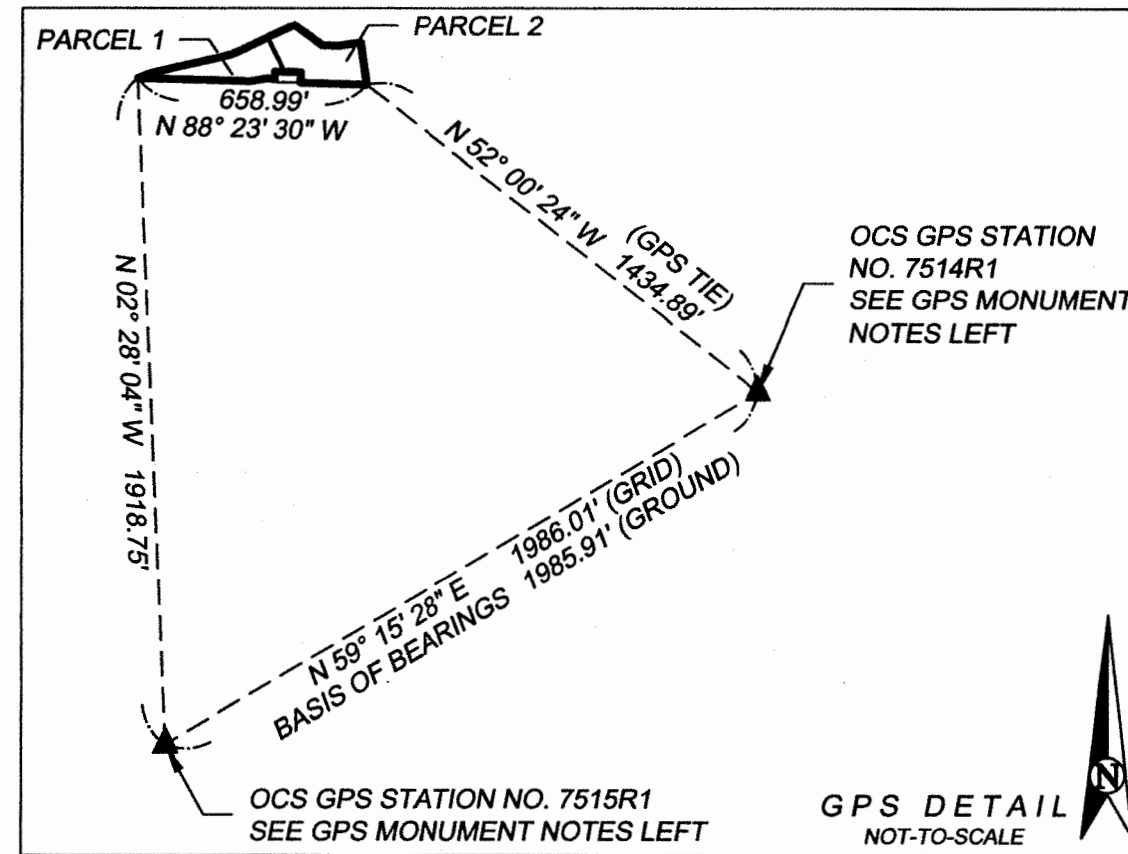
▲ OCS GPS HORIZONTAL CONTROL STATION AS NOTED PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR

○ SET 2" IRON PIPE WITH TACK AND TAG, PLS 9115, FLUSH, AT ALL PARCEL BOUNDARY CORNERS UNLESS OTHERWISE NOTED

GPS MONUMENT NOTES:

OCS GPS STATION NO. 7515R1
FD SPIKE AND WASHER STAMPED "LS 5411",
FLUSH PER CR 2008-1591. STATION IS
LOCATED AT THE CENTERLINE OF
MEADOWLARK DR. AND MEADOWLARK LN.
N: 2142265.71
E: 6099456.50

OCS GPS STATION NO. 7514R1
FD GEAR SPIKE AND WASHER STAMPED "LS
6178" FLUSH, PER RS 2008-1068, RSB
223/19-25. STATION IS LOCATED AT THE
CENTERLINE PRC ALONG BLUEBIRD CANYON
DR., 0.15+/- MILE SOUTHWEST FROM ITS
INTERSECTION WITH REGATTA RD.
N: 2143280.91
E: 6101163.43

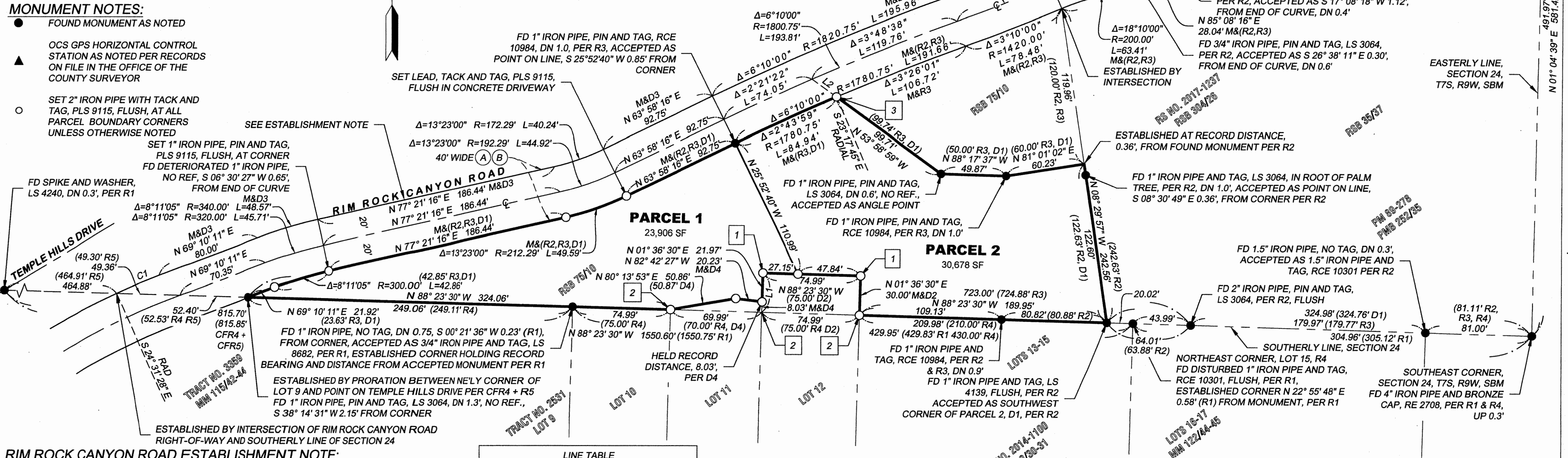


EXISTING EASEMENTS: (X)

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, PAGE 498, O.R.

ESTABLISHMENT NOTES: (#)

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.



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. 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.

LINE TABLE			
LINE #	LENGTH	BEARING	RECORD
L1	30.00'	N 01° 36' 30" E	30.00' D2
L2	23.21'	N 53° 58' 59" W	

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	RECORD
C1	03° 41' 40"	558.26'	36.00'	37.75' D3

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.