

**DEPARTMENT OF PUBLIC WORKS –ENGINEERING SECTION
CONDITIONS OF APPROVAL**

**LLA-007-2014
11235 Bowles Avenue**

1. The applicant shall submit an updated title report along with copies of the recorded instruments listed in the title report.
2. The applicant shall submit copies of the reference maps used to prepare legal description and the plat.

EXHIBIT "A"
 LOT LINE ADJUSTMENT

LLA NO. ~~143m~~ 007-2014 ALL SHOTS
 (LEGAL DESCRIPTION)

OWNERS OF RECORD	EXISTING PARCEL A.P. NO.	PROPOSED PARCEL NO.
XXXXXXXXXXXXXXXXXXXX	132-232-12	PARCEL 1
	132-232-12.01	PARCEL 2

PARCEL 1


BEING A PORTION OF THE LAND DESCRIBED IN DEED BOOK 8648 PAGE 688 OFFICIAL RECORDS AND A PORTION LOT 55 OF TRACT NO. 3037, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 38 & 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF SAID ORANGE COUNTY, **AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 55 AND LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BOWLES AVENUE, AS SHOWN ON SAID MAP; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY, S53°18'11"E A DISTANCE OF 85.45 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S32°09'46"W A DISTANCE OF 45.02 FEET; THENCE S36°41'40"W A DISTANCE OF 65.12 FEET TO THE EASTERLY LINE OF PACIFIC ELECTRIC RIGHT OF WAY AS SHOWN ON SAID MAP; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES, N53°18'20"W A DISTANCE OF 62.04 FEET; THENCE N53°18'11"W A DISTANCE OF 26.97 FEET TO THE MOST SOUTHERLY CORNER OF LOT 35 OF TRACT NO. 2014 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85, PAGES 43 & 44 OF MISCELLANEOUS MAPS; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 35, N36°41'49"E, A DISTANCE OF 110.00 FEET TO THE **POINT OF BEGINNING.**

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY, AND CONTAINING 0.223 ACRES MORE OR LESS.

ALL AS SHOWN ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECTION ON: 08/18/2014


 W. WAYNE WHATLEY, LS 8645
 EXPIRES: 12/31/2015

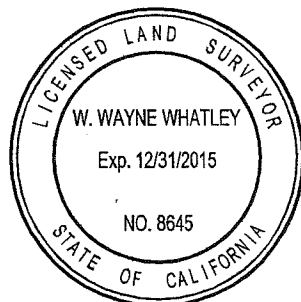


EXHIBIT "A"
 LOT LINE ADJUSTMENT
 LLA NO. 14 - ____
 (LEGAL DESCRIPTION)

OWNERS OF RECORD	EXISTING PARCEL A.P. NO.	PROPOSED PARCEL NO.
XXXXXXXXXXXXXXXXXXXX	132-232-12	PARCEL 1
	132-232-12.01	PARCEL 2

PARCEL 2


BEING A PORTION OF THE LAND DESCRIBED IN DEED BOOK 8648 PAGE 688 OFFICIAL RECORDS AND A PORTION LOT 55 OF TRACT NO. 3037, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 38 & 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF SAID ORANGE COUNTY, **AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 55 AND LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BOWLES AVENUE, AS SHOWN ON SAID MAP; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY S53°18'11"E, A DISTANCE OF 85.45 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S53°18'11"E, A DISTANCE OF 89.30 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHWESTERLY LINES OF LOT 54 OF TRACT 2091 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 15 - 18 OF MISCELLANEOUS MAPS THE FOLLOWING TWO COURSES, N89°57'57"W, A DISTANCE OF 28.35 FEET; THENCE S36°41'40"W, A DISTANCE OF 93.07 FEET TO THE EASTERLY LINE OF PACIFIC ELECTRIC RIGHT OF WAY, AS SHOWN ON TRACT NO 3037; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N53°18'20"W, A DISTANCE OF 63.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, N36°41'40"E, A DISTANCE OF 65.12 FEET; THENCE N32°09'46"E, A DISTANCE OF 45.02 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY, AND CONTAINING 0.165 ACRES MORE OR LESS.

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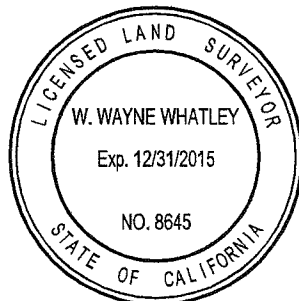


EXHIBIT "B"
 LOT LINE ADJUSTMENT
 LLA NO. 14 - ___
 (MAP)

OWNERS OF RECORD	EXISTING PARCEL A.P. NO.	PROPOSED PARCEL NO.
XXXXXXXXXXXXXXXXXXXX	132-232-12	PARCEL 1
	132-232-12.01	PARCEL 2

NOTE:
 THE INFORMATION SHOWN HEREON IS PER TITLE REPORT ORDER NO: 624091 DATED JULY 21, 2014 BY LANDWOOD TITLE COMPANY. CIRCLED INDEX NUMBERS SHOWN BELOW INDICATE SCHEDULE B ITEMS WHICH BOTH AFFECT THE PROPERTY, AND HAVE SUFFICIENT MATHEMATICAL DATA TO BE SHOWN GRAPHICALLY. THESE ITEMS ARE SHOWN ON SUBSEQUENT SHEETS. ITEMS SHOWN WITHOUT CIRCLES ARE DEEMED TO BE "NOT PLOTTABLE" DUE TO THE LACK OF SUFFICIENT MATHEMATICAL DATA, OR THEY DO NOT DIRECTLY AFFECT THE SUBJECT PROPERTY.

1 THROUGH 4 NOT A SURVEY MATTER/NOT AN EASEMENT

5 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN AND DEDICATED BY THE MAP OF SAID TRACT.
 AFFECTS: A PORTION OF SAID LAND AS SHOWN ON TRACT MAP 3037 BEING PARCEL 1. **(AFFECTS, PLOTTABLE AS SHOWN)**

6 AN EASEMENT OR LESSER RIGHT, FOR THE PURPOSES HEREIN STATED, INCLUDING INCIDENTAL PURPOSES, DISCLOSED BY THE SURVEY, INSPECTION, OR INQUIRY
 FOR: PUBLIC UTILITIES
 AFFECTS: SOUTHWESTERLY 5 FEET OF PARCEL 2 OF SAID LAND.

7 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 26, 1956 AS BOOK 3488, PAGE 427 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. **(AFFECTS, PLOTTABLE AS SHOWN)**

8 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND ANY RIGHTS INCIDENTAL THERETO, AS PROVIDED IN THE LAST ABOVE MENTIONED INSTRUMENT:
 PURPOSES: UTILITY INSTALLATION, MAINTENANCE AND INCIDENTAL PURPOSES
 AFFECTS: THE REAR 6 FEET OF SAID LAND **(AFFECTS, PLOTTABLE AS SHOWN)**

9 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, IN DEED:
 RECORDED: MAY 9, 1956 IN BOOK 3503 PAGE 563, OF OFFICIAL RECORDS
 AFFECTS: THE SOUTHWESTERLY 8 FEET OF SAID LANDS **(AFFECTS PLOTTABLE AS SHOWN)**

10 AN EASEMENT FOR PUBLIC UTILITES AND INCIDENTAL PURPOSES, AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, IN A DEED:
 RECORDED: JUNE 6, 1956, IN BOOK 3536 PAGE 269, OF OFFICIAL RECORDS
 AFFECTS: THE SOUTHELY 5 FEET OF SAID LANDS. **(AFFECTS, PLOTTABLE AS SHOWN)**

11 AND 12 NOT A SURVEY MATTER/ NOT AN EASMENT

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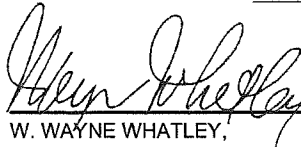

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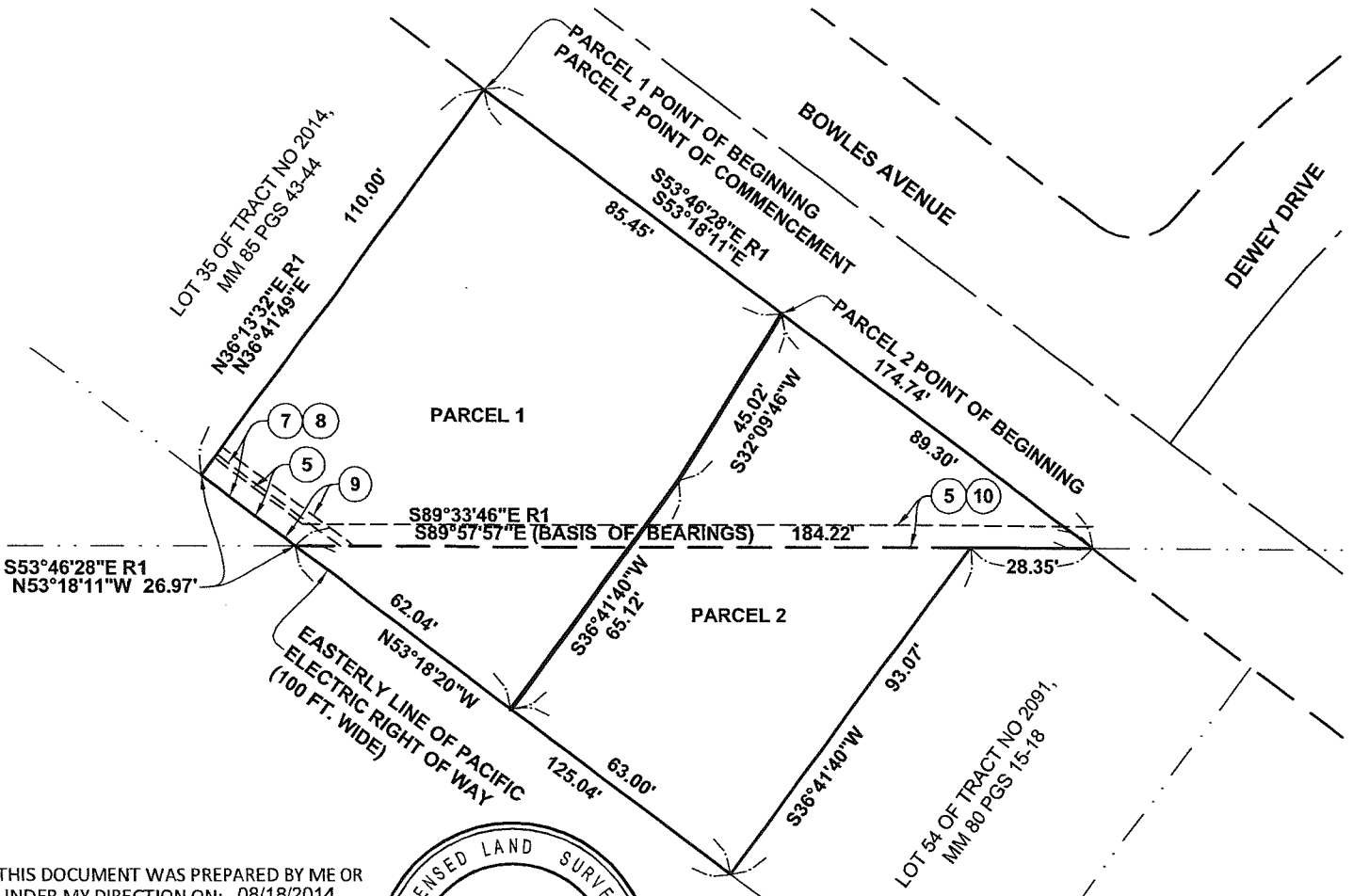
EXHIBIT "B"
LOT LINE ADJUSTMENT
LLA NO. 14 - ___
 (MAP)

OWNERS OF RECORD	EXISTING PARCEL A.P. NO.	PROPOSED PARCEL NO.
XXXXXXXXXXXXXXXXXXXX	132-232-12	PARCEL 1
	132-232-12.01	PARCEL 2

LEGEND	
	PROPOSED LOT LINE
	EXIST. LOT LINE TO REMAIN
	EXIST. LOT LINE TO BE REMOVED
	CENTERLINE
	EASEMENT LINE
R1	INDICATES A DIMENSION PER TRACT NO. 3037 RECORDED IN BK. 88, PGS. 38 & 39 OF M.M.

PARCEL INFORMATION	
PARCEL 1 (UNADJUSTED)	PARCEL 2 (UNADJUSTED)
11,094 SQ. FT.	5,819 SQ. FT.
0.255 ACRES	0.134 ACRES
PARCEL 1 (ADJUSTED)	PARCEL 2 (ADJUSTED)
9,711 SQ. FT.	7,202 SQ. FT.
0.223 ACRES	0.165 ACRES

BASIS OF BEARINGS
 THE BASIS OF BEARINGS BEING THE MOST NORTHERLY TRACT BOUNDARY OF TRACT NO. 2091 WITH A BEARING OF N89°57'57"W AS RECORDED IN BK 80, PGS 15-18 OF M.M.



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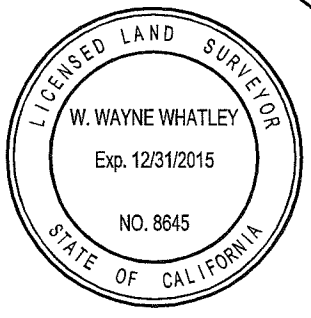


EXHIBIT "B"
LOT LINE ADJUSTMENT
LLA NO. 14 - _____
 (MAP)

OWNERS OF RECORD	EXISTING PARCEL A.P. NO.	PROPOSED PARCEL NO.
XXXXXXXXXXXXXXXXXXXX	132-232-12	PARCEL 1
	132-232-12.01	PARCEL 2

LEGEND

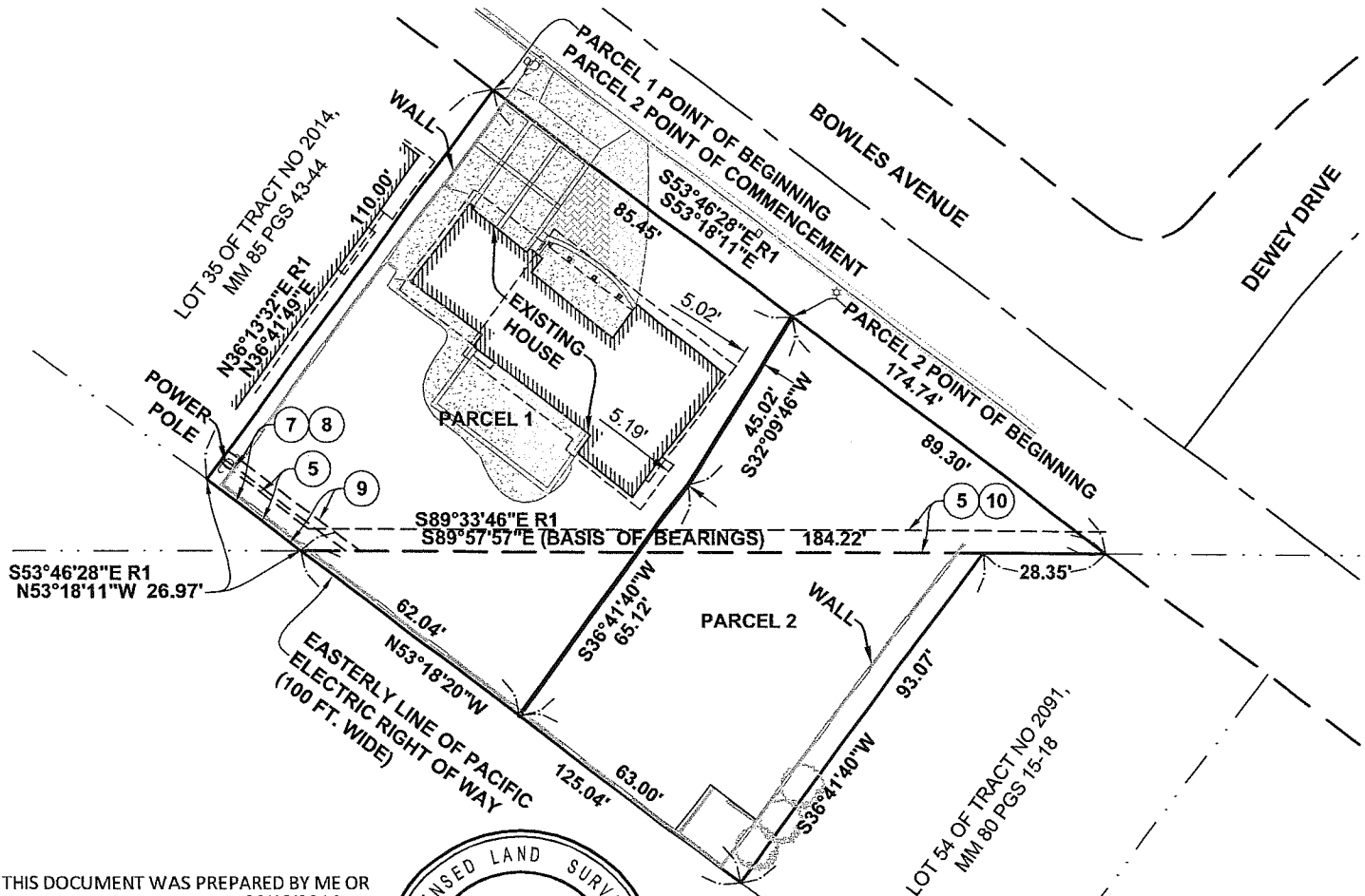
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- EXIST. LOT LINE TO REMAIN
- EXIST. LOT LINE TO BE REMOVED
- CENTERLINE
- EASEMENT LINE
- R1 INDICATES A DIMENSION PER TRACT NO. 3037 RECORDED IN BK. 88, PGS. 38 & 39 OF M.M.

PARCEL INFORMATION

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BASIS OF BEARINGS

THE BASIS OF BEARINGS BEING THE MOST NORTHERLY TRACT BOUNDARY OF TRACT NO. 2091 WITH A BEARING OF N89°57'57"W AS RECORDED IN BK 80, PGS 15-18 OF M.M.



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