SHEET 1 OF 3
9 LOTS AND LOT A
ACRES – 11.11
DATE OF SURVEY
OCTOBER 16, 2002
ALL OF TENTATIVE
TRACT MAP NO. 16476

TRACT NO. 16476

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 72, TRACT NO. 376 AS SHOWN ON A MAP RECORDED IN BOOK 15, PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY

ACCEPTED AND FILED AT THE REQUEST OF

DATE _____
TIME _____ FEE $ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
TIM RILEY
COUNTY CLERK RECORDER
BY _____
DEPUTY

C. J. QUEYREL L.S. 2988 ANACAL ENGINEERING CO.

OCTOBER 2002

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 PRESENTATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. THE INGRESS – EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES ONLY AS SHOWN ON THE MAP.

2. WE ALSO HEREBY RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO SANTA ANA AVENUE EXCEPT AT APPROVED LOCATIONS.

3. WE ALSO GRANT BY DEDICATION TO THE IRVINE RANCH WATER DISTRICT THOSE PIPELINE EASEMENTS FOR PUBLIC UTILITY PURPOSES SHOWN ON THIS MAP, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED FEBRUARY 14, 1991, AS INSTRUMENT NO. 91-0700115, OFFICIAL RECORDS OF ORANGE COUNTY, AND AN AGREED CONDITION THAT NO TREES SHALL BE PLANTED IN SAID PIPELINE EASEMENT WITHOUT WRITTEN CONSENT FROM THE IRVINE RANCH WATER DISTRICT.

ENCORE BUILDERS, L.L.C.

_____
BY:
TITLE:

BENEFICIARY

FARMERS AND MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION BENEFICIARY UNDER DEED OF TRUST RECORDED AS INSTRUMENT NO. 2004000110788 DATED FEBRUARY 16, 2004, OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY.

_____ _____
NO: BY:
TITLE: TITLE:

IRVINE RANCH WATER DISTRICT'S CERTIFICATE OF ACCEPTANCE

I, LESLIE DONKOWSKI, SECRETARY OF THE BOARD OF DIRECTORS OF IRVINE RANCH WATER DISTRICT DO HEREBY CERTIFY THAT THE INTERESTS IN REAL PROPERTY CONVEYED BY DEDICATION ON THIS SUBDIVISION MAP ARE HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER ON BEHALF OF THE BOARD OF DIRECTORS OF IRVINE RANCH WATER DISTRICT PURSUANT TO THE AUTHORITY CONFERRED BY RESOLUTION NO. 1976-111 OF THE BOARD OF DIRECTORS, ADOPTED ON NOVEMBER 16, 1976.

_____
LESLIE DONKOWSKI
SECRETARY OF IRVINE RANCH WATER DISTRICT
AND THE BOARD OF DIRECTORS THEREOF

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) (1-10) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SANTA ANA HEIGHTS WATER CO. HOLDER OF AN EASEMENT FOR PIPELINE PURPOSES RECORDED JANUARY 31, 1927 IN BOOK 11, PAGE 418, OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO THE SUBMARINE & TRUST RECORDED IN BOOK 437, PAGE 131, OF DEEDS OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED IN BOOK 1334, PAGE 500, OFFICIAL RECORDS.

SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA HOLDER OF AN EASEMENT FOR MAINS AND GAS LINE RECORDED SEPTEMBER 21, 1949 IN BOOK 1904, PAGE 201 OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC UTILITY PURPOSES, BETWEEN TITLE GUARANTEE AND TRUST COMPANY RECORDED IN BOOK 118, PAGE 343, OF DEEDS OFFICIAL RECORDS.

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

JOINT PETROLEUM HOLDER OF INTEREST IN OR RIGHTS TO, UNKNOWN WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO: OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED AUGUST 31, 1937 IN BOOK 904, PAGE 293 OFFICIAL RECORDS

SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED BY COAST PETROGEOTECHNICAL DATED NOV. 7, 2002. THE REPORT AND ANY SUPPLEMENT THERETO ARE ON FILE WITH THE CITY OF COSTA MESA BUILDING AND SAFETY DIVISION.

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 NICK ZAVALLIS ON OCTOBER, 2002. 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 ONE YEAR OF RECORDATION, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

_____
C. J. QUEYREL
L.S. NO. 2988
EXPIRATION DATE 06/30/04

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 CITY PLANNING COMMISSION, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____ 200A.

_____
KENNETH MUNOZ
R.C.E. NO. 47843
EXP. 12-31-2005
CITY ENGINEER OF THE
CITY OF COSTA MESA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA }
} SS
COUNTY OF ORANGE }

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 THOSE ON SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT PROVISION 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 _____ DAY OF _____ 200A

JOHN M. W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY
DEPUTY TREASURER-TAX COLLECTOR

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 _____ DAY OF _____, 2004

_____
ANTHONY L. WATTS, COUNTY SURVEYOR
L.S. 6185 EXPIRATION DATE 3/31/04

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
} SS
COUNTY OF ORANGE }

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF COSTA MESA AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 200A AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY MADE AND ENTERED, APPROVE SAID MAP, AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE PROPERTY – EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES ONLY AS SHOWN ON THE MAP.
2. THE RELEASE AND RELINQUISH OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO SANTA ANA AVENUE AS SHOWN ON THE MAP.

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

DATED THIS _____ DAY OF _____, 200A.

BY: _____

_____
JULIE FOLCIK
DEPUTY CITY CLERK AND EX OFFICIO CLERK
OF SAID COUNCIL, CITY OF COSTA MESA

ATTACHMENT 1

TRACT NO. 16476

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

C. J. QUEYREL L.S. 2888 ANACAL ENGINEERING CO.

OCTOBER 2002

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

ON THIS _____ BEFORE ME, _____
PERSONALLY APPEARED _____

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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

_____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

_____ MY COMMISSION EXPIRES _____
NAME:

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

ON THIS _____ BEFORE ME, _____
PERSONALLY APPEARED _____

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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

_____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

_____ MY COMMISSION EXPIRES _____
NAME:

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

ON THIS _____ BEFORE ME, _____
PERSONALLY APPEARED _____

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:

_____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID IN STATE _____ COUNTY.

_____ MY COMMISSION EXPIRES _____
NAME:

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

ON THIS _____ BEFORE ME, _____
PERSONALLY APPEARED _____

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:

_____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID IN STATE _____ COUNTY.

_____ MY COMMISSION EXPIRES _____
NAME:

SHEET 3 OF 3
9 LOTS AND LOT A
ACRES - 10.874
DATE OF SURVEY
OCTOBER 14, 2002
ALL OF TRACT
TRACT MAP NO. 16476

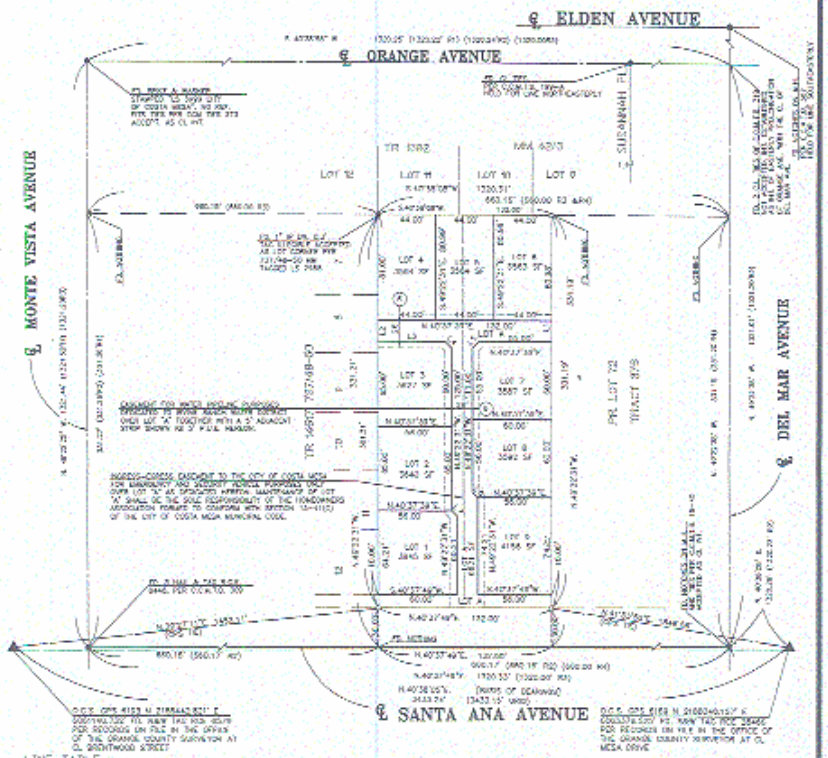
TRACT NO. 16476

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

C. J. CUFYREL L.S. 2988 ANACAL ENGINEERING CO.

OCTOBER 2002

GRAPHIC SCALE



LINE TABLE

LINE	LENGTH	BEARING
L1	19.00	N 40°37'31" W
L2	19.00	N 40°22'31" W
L3	51.00	S 40°37'29" W
L4	7.07	S 85°37'29" W
L5	7.07	N 04°22'29" W
L6	5.66	S 40°37'29" W
L7	5.66	N 40°37'29" W

NOTES:

(R1) RECORD DATA PER TRACT NO. 15322 BOOK 779, PAGE 39 & 40 MISCELLANEOUS MAPS

(R2) RECORD DATA PER TRACT NO. 14617 BOOK 737, PAGE 45-50 MISCELLANEOUS MAPS

(R3) RECORD DATA PER TRACT NO. 9362 BOOK 42, PAGE 2 MISCELLANEOUS MAPS

(R4) RECORD DATA PER TRACT NO. 9607 BOOK 76, PAGE 29 MISCELLANEOUS MAPS

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION NO. 6133 AND O.C.S. STATION NO. 6169. [illegible] ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN AND BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD. (1991.35 EPOCH CCS (ZRC ADJUSTMENT)
ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99997266

MONUMENTATION:

● INDICATES MONUMENT FOUND AS NOTED.

▲ INDICATES FOUND O.C.S. MONUMENT CONTROL STATION AS NOTED.

○ INDICATES SET 2" BRASS PIPE "TRACTOR CONSTRUCTION" INSTALLED L.S. 2988 AT ALL DISTINCTIVE MONUMENT CORNERS, SET 1" I.P. OR ABV. FLUSH L.S. 2988 AT ALL CORNERS WITHIN 90 DAYS OF PROJECT COMPLETION.

EASEMENT NOTES

(1) AN EASEMENT TO SAVER AND HUNTER WATER CO. FOR PIPELINE PURPOSES RECORDED JANUARY 27, 1927 IN BOOK 6, PAGE 472, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND EXACT LOCATION CANNOT BE DETERMINED BY RECORDS.

(2) AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO TITLE GUARANTEE AND TRUST COMPANY, RECORDED IN BOOK 1.5, PAGE 194, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS IMPLOTTABLE BECAUSE THE EXACT LOCATION CANNOT BE DETERMINED BY RECORDS.

(3) AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO TITLE GUARANTEE AND TRUST, RECORDED IN BOOK 4211, PAGE 221, OF OLDER OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS IMPLOTTABLE BECAUSE THE EXACT LOCATION CANNOT BE DETERMINED BY RECORDS.

(4) AN EASEMENT FOR PUBLIC UTILITY PURPOSES SOUTHERN CALIFORNIA EDISON COMPANY RECORDED IN BOOK 14634, PAGE 1600, OFFICIAL RECORDS. EASEMENT AFFECTS SUBJECT PROPERTY AND IS IMPLOTTABLE BECAUSE THE EXACT LOCATION CANNOT BE DETERMINED OF RECORD.

(5) AN AGREEMENT FOR GAS SERVICE WITH SOUTHERN COUNTIES GAS COMPANY RECORDED IN BOOK 1806, PAGE 201, OFFICIAL RECORDS. AGREEMENT AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED, BUT IS ALWAYS IN PLACE.

(6) INDICATES A RESERVATION FOR A NON-EXCLUSIVE PRIVATE MECHANICAL EASEMENT FOR DRY UTILITIES, PRIVATE SEWER LINES AND PUBLIC UTILITIES FOR THE USE AND BENEFIT OF EACH PARCEL. HIGH TITLE TO ANY PARCEL CREATED BY THIS FINAL MAP PURPOSE, THEN SAID EASEMENTS SHALL BE GRANTED 1/ OR REFERRED IN THE CONVEYANCE, CONVEYANCE AND REFERENCE AND STATE APPURTENANCE WITH LOT "A" SHALL BE LIMITED TO UNDERGROUND ONLY