SHEET 1 OF 6 SHEETS

TRACT NO. 16600

ALL OF TENTATIVE TRACT No. 16600

DATE OF SURVEY: JUNE 2004

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

BEING A SUBDIVISION OF A PORTION OF LOT 88 OF TRACT NO. 300 PER MAP RECORDED IN BOOK 14 PAGES 11 AND 12 OF MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

JUNE 2004 ALAN R. SHORT, R.C.E. 30873

25 NUMBERED LOTS AND LOTS A THROUGH F. 3.108 ACRES

ACCEPTED AND FILED AT THE REQUEST OF _____

DATE _____

TMC _____ FEE _____

INSTRUMENT # _____

BOOK _____ PAGE _____

TOM DALY
COUNTY CLERK-RECORDER

BY: _____
DEPUTY

OWNERSHIP CERTIFICATE:

WE THE UNDERSIGNED, HAVING 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 COSTA MESA:

1) THE EASEMENT FOR STREET AND HIGHWAY PURPOSES ON ORANGE AVENUE AS SHOWN ON SAID MAP.

2) THE INGRESS-EGRESS EASEMENT OVER LOT A FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS SHOWN ON SAID MAP.

3) THE PUBLIC STORM DRAIN EASEMENT SHOWN ON SAID MAP, FOR DRAINAGE, PIPELINE MAINTENANCE AND APPURTENANT PURPOSES.

WE ALSO HEREBY RELINQUISH AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ORANGE AVENUE AND 22ND STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY RESERVE LOTS B THROUGH F, INCLUSIVE, FOR OPEN SPACE PURPOSES AS SHOWN HEREON.

WE ALSO HEREBY RESERVE A PUBLIC UTILITY EASEMENT AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE THE PRIVATE DRAINAGE AND PRIVATE STORM DRAIN EASEMENTS AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE AN EASEMENT FOR THE COSTA MESA SANITARY DISTRICT FOR SEWER AND TRASH COLLECTION PURPOSES, INCLUDING INCIDENTAL POWERS, POWER MAINTENANCE, DUMPING, HEARING, INSPECTION, REGULAR TRUCK COLLECTION, LARGE ITEM COLLECTION, HOUSEHOLD HAZARDOUS WASTE COLLECTION AND ANY OTHER SPECIAL RECYCLING COLLECTION OR PROGRAMS, FOR THE DISTRICT, ITS CONTRACTORS AND AGENTS, OVER LOT A.

OWNER: 3065 HEMET LIMITED PARTNERSHIP,
A CALIFORNIA LIMITED PARTNERSHIP

BY: J. F. KHEA, LLC., A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
JOHN C. DANYSZ
ASSISTANT SECRETARY

BY: _____
MARION P. MARCUM
ASSISTANT SECRETARY

ID SON 332-COSTA MESA 1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BENEFICIARY UNDER DEEDS OF TRUST RECORDED DECEMBER 30, 2004, AS INSTRUMENT NO. 2004001154000 OF OFFICIAL RECORDS.

BY: OLSON URBAN HOUSING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

By: THE OLSON COMPANY, A CALIFORNIA CORPORATION,
ITS MANAGING MEMBER

BY: _____
TODD OLSON, MANAGING DIRECTOR

NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

ON THIS 22nd DAY OF March, 2005,

BEFORE ME, OLIVIA HENDERSIAN, PERSONALLY APPEARED JOHN C. DANYSZ AND MARION P. MARCUM, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

WITNESS MY HAND
Olivia Henderson
(SIGNATURE)

MY COMMISSION EXPIRES: JUNE 8, 2008 NOTARY PUBLIC IN AND FOR SAID STATE

OLIVIA HENDERSIAN

NOTARY ACKNOWLEDGMENTS:

STATE OF CALIFORNIA }
COUNTY OF Orange } ss

ON THIS 22nd DAY OF March, 2005,

BEFORE ME, Andrea Faith Caldwell PERSONALLY APPEARED JOHN OLSON, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

WITNESS MY HAND
(SIGNATURE)

MY COMMISSION EXPIRES: 10-30-2008 NOTARY PUBLIC IN AND FOR SAID STATE

Andrea Faith Caldwell
(PRINT NAME)

ENGINEER'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 THE OLSON COMPANY IN JUNE OF 2004. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS, 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.

Alan R Short
ALAN R. SHORT, R.C.E. 30873
REGISTRATION EXPIRES 3-31-2006

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 _____, 2005.

RAYMOND J. HATHC, COUNTY SURVEYOR
L.S. 6188, EXPIRES 3/31/06

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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 THE CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS ___ DAY OF _____, 2005.

ERNESTO MUNOZ
CITY ENGINEER OF
THE CITY OF COSTA MESA

R.C.E. 47869
REGISTRATION EXPIRES
12/31/2006

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss
CITY OF COSTA MESA }

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 _____, 2005, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP,

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1) ORANGE AVENUE AS DEDICATED,

2) THE INGRESS-EGRESS EASEMENT SHOWN ON SAID MAP, FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS DESIGNATED,

3) THE PUBLIC STORM DRAIN EASEMENT SHOWN ON SAID MAP, FOR DRAINAGE, PIPELINE MAINTENANCE AND APPURTENANT PURPOSES,

4) ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ORANGE AVENUE AND 22ND STREET AS RELINQUISHED AND RELINQUISHED,

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS _____ DAY OF _____, 2005.

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

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 SECURITY TO ASSURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2005.

JOHN M. W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
DEPUTY TREASURER-TAX COLLECTOR

NOTE: SEE SHEET 2 FOR SIGNATURE OMISSIONS.

ATTACHMENT 1

SHEET 2 OF 6 SHEETS

TRACT NO. 16600

ALL OF TENTATIVE TRACT No. 16600

DATE OF SURVEY: JUNE 2004

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

JUNE 2004 ALAN H. SHORT, R.C.E. 30873

25 NUMBERED LOTS AND LOTS A THROUGH F. 3.108 ACRES

MONUMENT NOTES:

● – INDICATES FOUND MONUMENT AS NOTED.

○ – INDICATES SET MONUMENT AS NOTED. (SEE SHEET 4)

(1) – FND GEAR SPIKE & WASHER, PLS 8370 PER CORNER RECORD 2004-1014 ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

(2) – FND SPIKE & WASHER, ELEC, NO REF, HELD AS A PRODUCTION OF THE NELY LINE OF TRACT NO. 11375, M.M. 450/30 -31. S 49°22'15" E 0.03'

(3) – FND CONC. NAIL, NO KRH, HELD AS A PRODUCTION OF THE SELY LINE OF TRACT NO. 11375, M.M. 450/30-31.

(4) – FND PUNCH & WASHER, STAMPED "CITY OF COSTA MESA L.S. 3999" IN LIEU OF SPIKE & WASHER, L.S. 3999 PER CITY TIE NO. 375.

(5) – FND CONC. NAIL, NO KRH, ACCEPTED AT PROPORTION PER TRACT NO. 300, M.M. 14/71-72, SET SPIKE & WASHER, L.S. 3999 FOR CITY TIE NO. 375.

(6) – FND PUNCH & WASHER, STAMPED "CITY OF COSTA MESA L.S. 3999" IN LIEU OF SPIKE & WASHER, L.S. 3999 PER CITY TIE NO. 375.

(7) – FND GEAR SPIKE & WASHER, PLS 5355 PER MONUM. MAP NO. 00-282, FND 200/13-14.

(8) – FND SPIKE & WASHER, ELEC., NO REFERENCE, ACCEPTED AS NLY CORNER, TRACT NO. 10490, M.M. 450/32-33.

(9) – FND SPIKE & WASHER, ELEC., NO REFERENCE, ACCEPTED AS ELY CORNER, TRACT NO. 10490, M.M. 450/32-33.

(10) – FND SPIKE & WASHER, ELEC, NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION OF WILSON AVE & ORANGE AVE PER CITY TIE NO. 371.

(11) – FND SPIKE & WASHER, ELEC, NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION OF WILSON AVE & PROD OF SELY LINE TRACT NO. 11375, M.M. 450/30 -31.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION CPS NO. 8203 AND STATION CPS NO. 8194 BEING N 24°41'33" 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 CPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99991172.

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISION OF SECTION 66436(A)(3)(A) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. THE IRVINE COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES, TELEPHONE, TELEGRAPH, POWER AND ELECTRIC RAILWAY LINES IN THE STREETS AND ALLEYS PER DOCUMENT RECORDED SEPTEMBER 23, 1920, BOOK 437, PAGE 331, OF DEEDS.

2. SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND OUTLETS PER DOCUMENT RECORDED APRIL 15, 1929, BOOK 484, PAGE 155, OF DEEDS. (BLANKET EXCEPT ROAD DEDICATION)

3. TITLE GUARANTEE AND TRUST COMPANY, HOLDER OF AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES. RECORDED IN BOOK 485, PAGE 184 OF DEEDS.

4. SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND OUTLETS PER DOCUMENT RECORDED IN BOOK 581, PAGE 87, OF DEEDS. (BLANKET EXCEPT FOR ROAD DEDICATION)

5. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES PER DOCUMENT RECORDED OCTOBER 6, 1921 IN BOOK 512, PAGE 118 OF OFFICIAL RECORDS.

6. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES PER DOCUMENT RECORDED MAY 2, 1949 IN BOOK 1837, PAGE 241 OF OFFICIAL RECORDS.

7. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS PER DOCUMENT RECORDED IN BOOK 7939, PAGE 187 OF OFFICIAL RECORDS. (LOCATION NOT POSSIBLE FROM THE RECORD)

8. THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 12, 1960 IN BOOK 5408, PAGE 130 OF OFFICIAL RECORDS.

9. SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES AND CONDUITS PER DOCUMENT RECORDED JULY 3, 1972 IN BOOK 10208, PAGE 888 OF OFFICIAL RECORDS.

10. THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PER DOCUMENT RECORDED DECEMBER 11, 1972 IN BOOK 9980, PAGE 181 OF OFFICIAL RECORDS.

NOTES:

1. MAINTENANCE OF THE PRIVATE DRAINAGE WITHIN FUTURE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FORMED TO CONFORM WITH SECTION 13-41 OF THE CITY OF COSTA MESA MUNICIPAL CODE.

2. LOTS 1 THROUGH 18 INCLUSIVE, AND LOTS 20, "B", "C", "D", AND "E" HEREON SHALL BE SUBJECT TO THE PUBLIC UTILITY EASEMENT AS SHOWN ON THIS MAP, FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNERS OF EACH LOT, WHEN TITLE TO ANY LOT CREATED BY THIS TRACT MAP PASSES. THE PUBLIC UTILITY EASEMENT SHALL BE DEFINED IN THE DOCUMENT.

3. LOTS 2 THROUGH 18, INCLUSIVE, 24, "B", "C", "D" AND "E" HEREON SHALL BE SUBJECT TO A NONEXCLUSIVE PRIVATE RECIPROCAL EASEMENT FOR CROSS LOT DRAINAGE AND PRIVATE STORM DRAIN FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNERS OF EACH LOT AND WHEN TITLE TO ANY OF THESE LOTS PASSES. SAID PRIVATE RECIPROCAL EASEMENT SHALL BE GRANTED AND/OR RESERVED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

4. MAINTENANCE OF EASEMENTS (5), (6), (12), (13), AND (17) SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FORMED TO COMPLY WITH SECTION 13-41 OF THE CITY OF COSTA MESA MUNICIPAL CODE.

SOILS REPORT:

A SOILS REPORT HAS BEEN PREPARED BY ALBUS-DEAN AND ASSOCIATES, INC. AND DATED SEPTEMBER 4, 2003 FOR THIS SUBDIVISION. THIS REPORT AND ANY SUPPLEMENTS ARE ON FILE WITH THE CITY OF COSTA MESA BUILDING SAFETY DIVISION.

NOTE: SEE SHEET 4 FOR SET MONUMENT NOTES, SEE SHEET 5 FOR EXISTING EASEMENT LOCATIONS

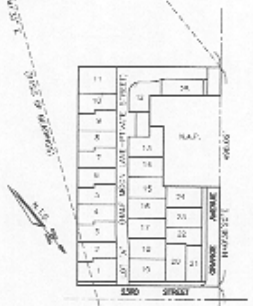
OCS GPS NO. 8194
N 2186338.015
E 6068293.043

SANTA ANA HTS. AVE.

TO GEAR SPIKE AND TAG, PCF 23056 FOR MONUMENT RECORD ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

EUREKA AVE.

OCS GPS BOUNDARY CONTROL MAP
N.T.S.



OCS GPS NO. 8203
N 2184149.151
E 6068708.890

TO 1-1/4X3 PK NAIL AND BRASS WASHER STAMPED "CITY OF COSTA MESA LS 3999" PER MONUMENT RECORD ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

ORANGE AVE.

VIRGINIA PLACE

SHEET 3 OF 6 SHEETS

TRACT NO. 16600

ALL OF TENTATIVE TRACT No. 16600

DATE OF SURVEY: JUNE 2004

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

JUNE 2004 ALAN R. SHORT, R.C.E. 30573

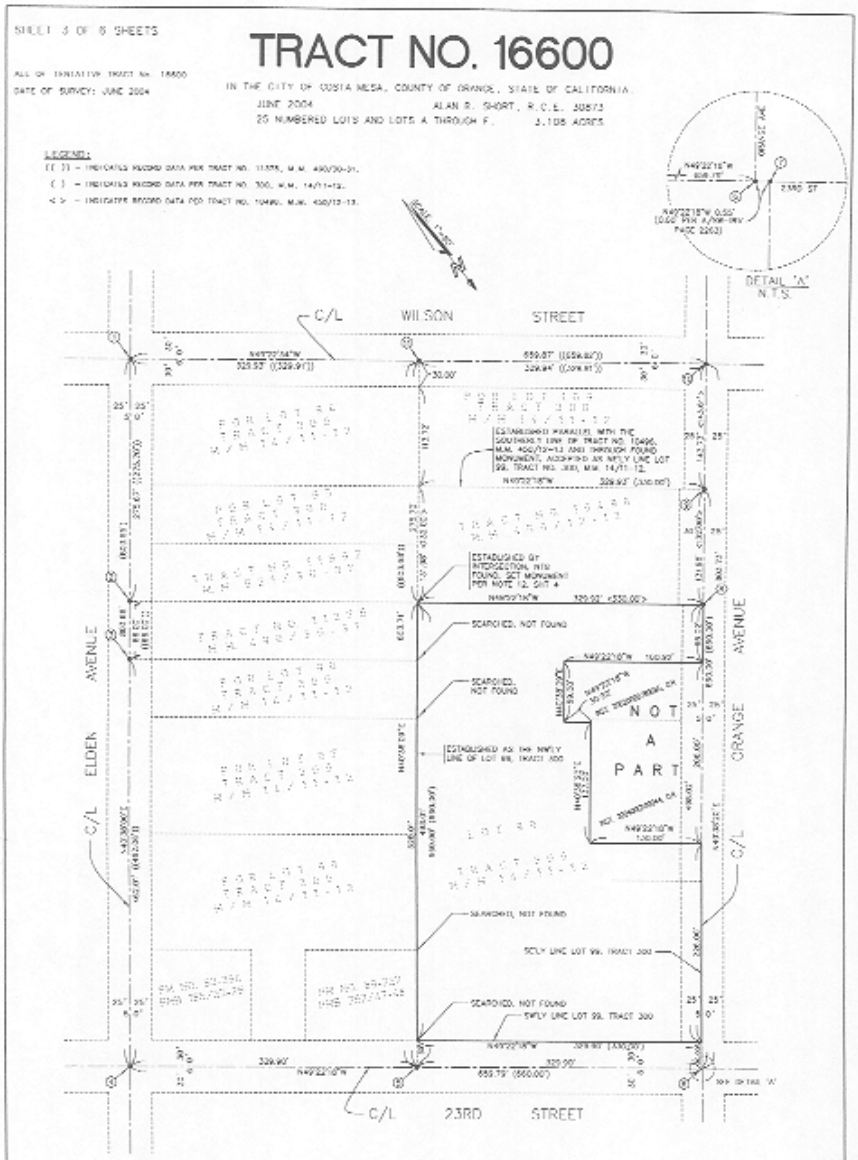
25 NUMBERED LOTS AND LOTS A THROUGH F. 3.105 ACRES

LEGEND:

( ) – INDICATES RECORD DATA PER TRACT NO. 11378, M.M. 490/30-31.

( ) – INDICATES RECORD DATA PER TRACT NO. 300, M.M. 14/11-12.

< > – INDICATES RECORD DATA PER TRACT NO. 10496, M.M. 450/12-13.



NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS, SIGNATURE OMISSIONS, DATUM STATEMENT AND MONUMENT NOTES.
SEE SHEET 4 FOR SET MONUMENT NOTES

(5)

SHEET 4 OF 6 SHEETS

TRACT NO. 16600

ALL OF TENTATIVE TRACT No. 16600

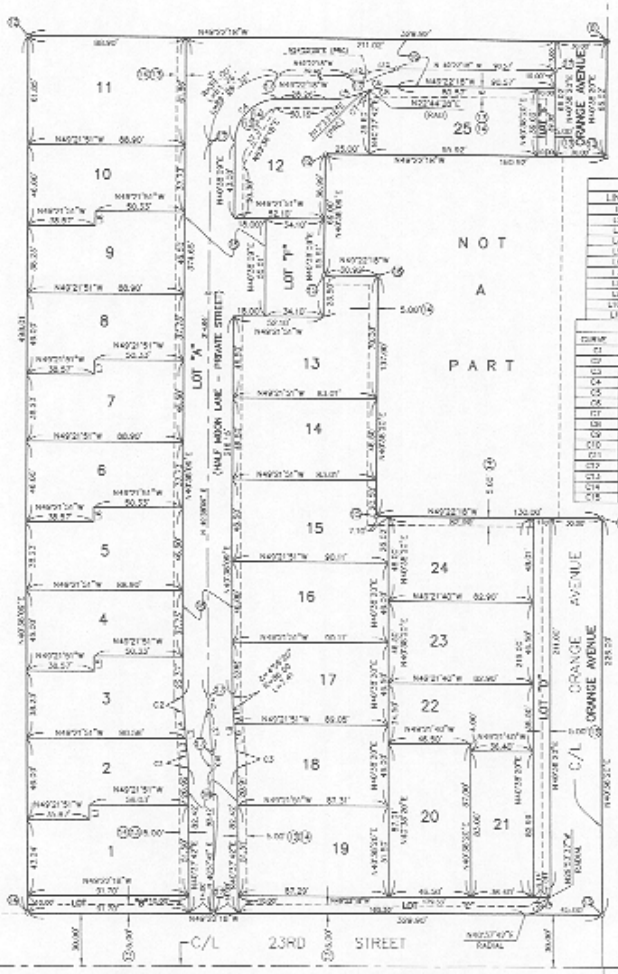
DATE OF SURVEY: JUNE 2004

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

JUNE 2004 ALAN R. SHORT, R.C.E. 30873

25 NUMBERED LOTS AND LOTS A THROUGH F. 3.108 ACRES

NOTE:
MAINTENANCE OF THE PRIVATE DRAINAGE WITHIN FUTURE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FORMED TO COMPLY WITH SECTION 13.62 OF THE CITY OF COSTA MESA MUNICIPAL CODE.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N40°38'09"E	9.97'
L2	N39°41'49"E	23.66'
L3	N39°41'49"E	9.48'
L4	N39°41'49"E	14.37'
L5	N49°21'51"W	8.72'
L6	N49°21'51"W	9.77'
L7	N40°38'09"E	9.97'
L8	N40°38'09"E	8.97'
L9	N39°41'49"E	23.66'
L10	N39°41'49"E	19.54'
L11	N39°41'49"E	9.48'

CURVE TABLE

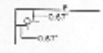
CURVE	DELTA	RADIUS	LENGTH
C1	4°58'33"	50.00'	4.34'
C2	4°58'33"	114.00'	9.90'
C3	4°58'33"	114.00'	9.90'
C4	90°00'00"	20.00'	30.37'
C5	23°04'26"	50.00'	20.14'
C6	23°04'26"	50.00'	20.14'
C7	5°15'13"	50.00'	4.59'
C8	12°30'14"	50.00'	10.91'
C9	90°37'56"	15.00'	23.72'
C10	70°51'10"	15.00'	18.55'
C11	19°26'16"	15.00'	5.09'
C12	19°57'01"	45.00'	17.49'
C13	15°32'41"	45.00'	12.20'
C14	4°58'33"	100.00'	8.68'
C15	4°58'33"	100.00'	8.68'

MONUMENT NOTES:

● - INDICATES FOUND MONUMENT AS NOTED. (SEE SHEET 3)

○ - INDICATES SET MONUMENT AS NOTED.

(1) - SET L.T.&T. PCC 30873 IN TOP OF WALL WITHIN 1 YEAR OF RECORDATION, OFFSET AS SHOWN BELOW.



(3) - SET SPK & W. PCC 30873 WITHIN 1 YEAR OF RECORDATION

(4) - SET L.T.&T. PCC 30873 WITHIN 1 YEAR OF RECORDATION IN TOP OF CURB OR SIDEWALK ON A 9.75' OFFSET ON BOTH LOT LINES PRODUCED.

SET L.T.&T. PCC 30873 IN TOP OF WALL WITHIN 1 YEAR OF RECORDATION ON A 0.67' INTERIOR OFFSET ALONG LOT LINES ADJOINING EXTERIOR BOUNDARY.

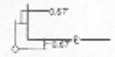
SET L.T.&T. PCC 30873 IN TOP OF CURB WITHIN 1 YEAR OF RECORDATION ON A 0.67' OFFSET ALONG LOT LINES ADJOINING LOT A.

MONUMENT NOTES (CONT):

SET L.T.&T. PCC 30873 IN TOP OF WALL WITHIN 1 YEAR OF RECORDATION ON REAR LOT CORNERS ALONG LOT LINES NOT ADJOINING EXTERIOR BOUNDARY.

SET L.T.&T. ON 1" IP, 12"DEEP, PCC 30873 WITHIN 1 YEAR OF RECORDATION ON PCC LOT ANGLE POINTS FOR LOTS 1 THROUGH 10, INCLUSIVE AND FRONT LOT CORNERS FOR LOTS 20 THROUGH 25, INCLUSIVE.

(2) - SET L. T & T, PCC 30873 IN TOP OF WALL WITHIN 1 YEAR OF RECORDATION, OFFSET AS SHOWN BELOW.



(2) - SET L. T & T, PCC 30873 IN TOP OF WALL WITHIN 1 YEAR OF RECORDATION, OFFSET AS SHOWN BELOW.

(7) - SET L. T & T, PCC 30873, OR NOT FOUND, SPK & W. PCC 30873 ON CENTERLINE OF LOT "A" WITHIN 1 YEAR OF RECORDATION.

LETTERED LOTS AND AREA

A - 0.470 AC.
B - 0.021 AC.
C - 0.040 AC.
D - 0.049 AC.
E - 0.009 AC.
F - 0.043 AC.

NOTE: ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO 23RD STREET AND ORANGE AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS, ARE HEREBY RELINQUISHED AND RELINQUISHED TO THE CITY OF COSTA MESA.

NOTE: SEE SHEET 5 FOR EXISTING EASEMENTS & EASEMENT NOTES. SEE SHEET 6 FOR STORM DRAIN EASEMENT.
NOTE: LOTS A, B, C, D, E AND F ARE NOT SEPARATE BUILDING SITES.
NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS, SIGNATURE OMISSIONS, DATUM STATEMENT AND MONUMENT NOTES.

(5)

SHEET 5 OF 6 SHEETS

TRACT NO. 16600

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA.
JUNE 2004
ALAN H. SHORT, R.C.E. 30873
25 NUMBERED LOTS AND LOTS A THROUGH F. 3.108 ACRES

EXISTING EASEMENT DETAIL

EASEMENT CODES:

1 THE EDISON COMPANY, HOLDER OF AN EASEMENT FOR WIRE LINES, TELEPHONE, TELEGRAPH, POWER AND ELECTRIC RAILWAY LINES IN THE STREETS AND ALLEYS PER DOCUMENT RECORDED SEPTEMBER 25, 1922, BOOK 427, PAGE 331, OF DEEDS.

2 SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND 211963 PER DOCUMENT RECORDED APRIL 14, 1962, BOOK 484, PAGE 19A, OF DEEDS. (BLANKET, EXCEPT FOR ROAD RESERVATION.)

3 TITLE GUARANTEE AND TRUST COMPANY, HOLDER OF AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES AS RESERVED IN A DEED RECORDED APRIL 10, 1925 IN BOOK 440 PAGE 339 OF DEEDS.

4 SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND CISTERNS PER DOCUMENT RECORDED JANUARY 21, 1926 IN BOOK 561, PAGE 91, OF DEEDS. (BLANKET, EXCEPT FOR ROAD RESERVATION)

5 THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES PER DOCUMENT RECORDED OCTOBER 8, 1937 IN BOOK 613, PAGE 119 OF OFFICIAL RECORDS.

6 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES PER DOCUMENT RECORDED MAY 2, 1949 IN BOOK 1837, PAGE 241 OF OFFICIAL RECORDS.

7 SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS PER DOCUMENT RECORDED IN BOOK 1958, PAGE 187 OF OFFICIAL RECORDS. (LOCATION NOT PLOTTABLE FROM THE RECORD)

8 THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 16, 1960 IN BOOK 6458, PAGE 130 OF OFFICIAL RECORDS.

9 SOUTHERN CALIFORNIA EDISON, HOLDER OF AN EASEMENT FOR UTILITY ON BOTH POLE LINES AND CONDUITS PER DOCUMENT RECORDED JULY 8, 1972 IN BOOK 10200, PAGE 888 OF OFFICIAL RECORDS.

10 THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PER DOCUMENT RECORDED DECEMBER 11, 1972 IN BOOK 9486, PAGE 451 OF OFFICIAL RECORDS.

11 EASEMENT FOR STORM DRAIN PURPOSES PER DOCUMENT ENTITLED "AGREEMENT" BY AND BETWEEN RICHARD F. ORR AND SHIRLEY P. ORR AS JOINT TENANTS AND CENTRAL BIBLE CHURCH RECORDED IN BOOK 13747, PAGE 1808, O.R.

12 EASEMENT FOR PARKING PURPOSES PER DOCUMENT ENTITLED "AGREEMENT" BY AND BETWEEN RICHARD F. ORR AND SHIRLEY P. ORR AS JOINT TENANTS AND CENTRAL BIBLE CHURCH RECORDED IN BOOK 13747, PAGE 1808, O.R.

13 PUBLIC UTILITY EASEMENT RESERVED HEREON FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNERS OF EACH LOT. (SEE SHEET NO. 4)

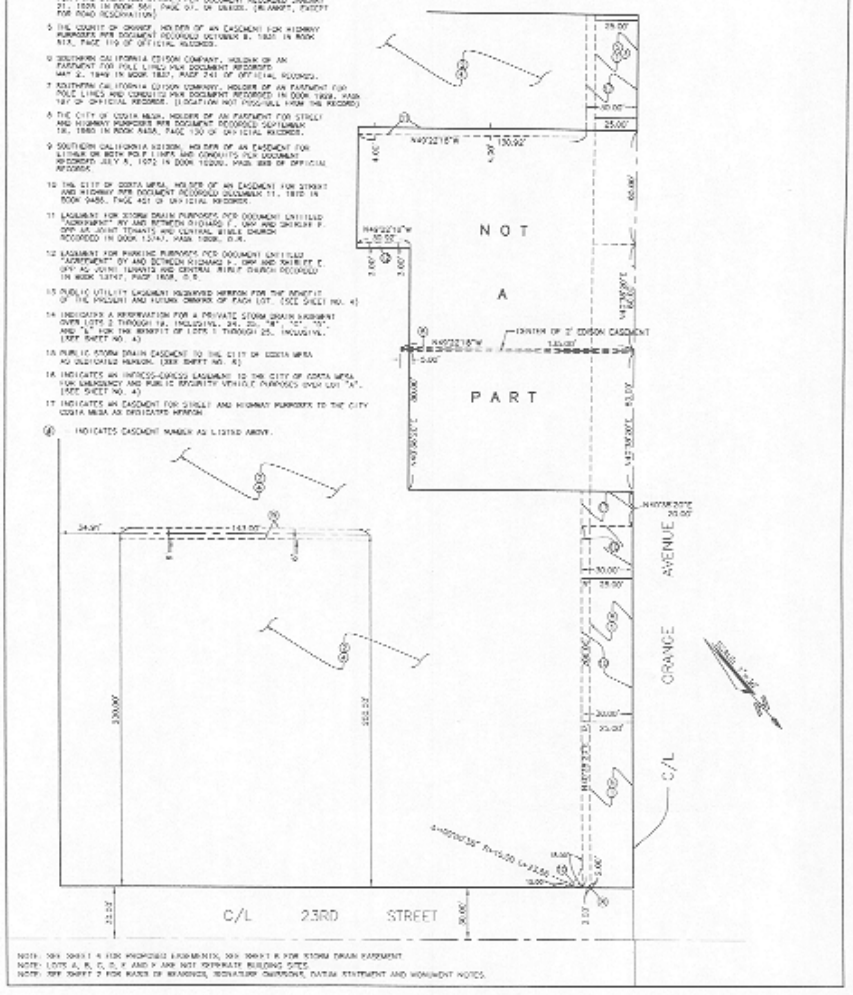
14 INDICATES A RESERVATION FOR A PRIVATE STORM DRAIN EASEMENT OVER LOTS 2 THROUGH 14, INCLUSIVE, 24, 25, "B", "C", "D", AND "E" FOR THE BENEFIT OF LOTS 1 THROUGH 25, INCLUSIVE. (SEE SHEET NO. 4)

15 PUBLIC STORM DRAIN EASEMENT TO THE CITY OF COSTA MESA AS DESCRIBED HEREON. (SEE SHEET NO. 4)

16 INDICATES AN INGRESS-EGRESS EASEMENT TO THE CITY OF COSTA MESA FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT "A". (SEE SHEET NO. 4)

17 INDICATES AN EASEMENT FOR STREET AND HIGHWAY PURPOSES TO THE CITY COSTA MESA AS DEDICATED HEREON.

(#) INDICATES EASEMENT NUMBER AS LISTED ABOVE.



NOTE: SEE SHEET 6 FOR MONUMENT INFORMATION, SEE SHEET 6 FOR STORM DRAIN EASEMENT.
NOTE: LOTS A, B, C, D, E AND F ARE NOT DEVELOPABLE BUILDING SITES.
NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS, SIGNATURE OMISSIONS, DATUM STATEMENT AND MONUMENT NOTES.

SHEET 6 OF 6 SHEETS

TRACT NO. 16600

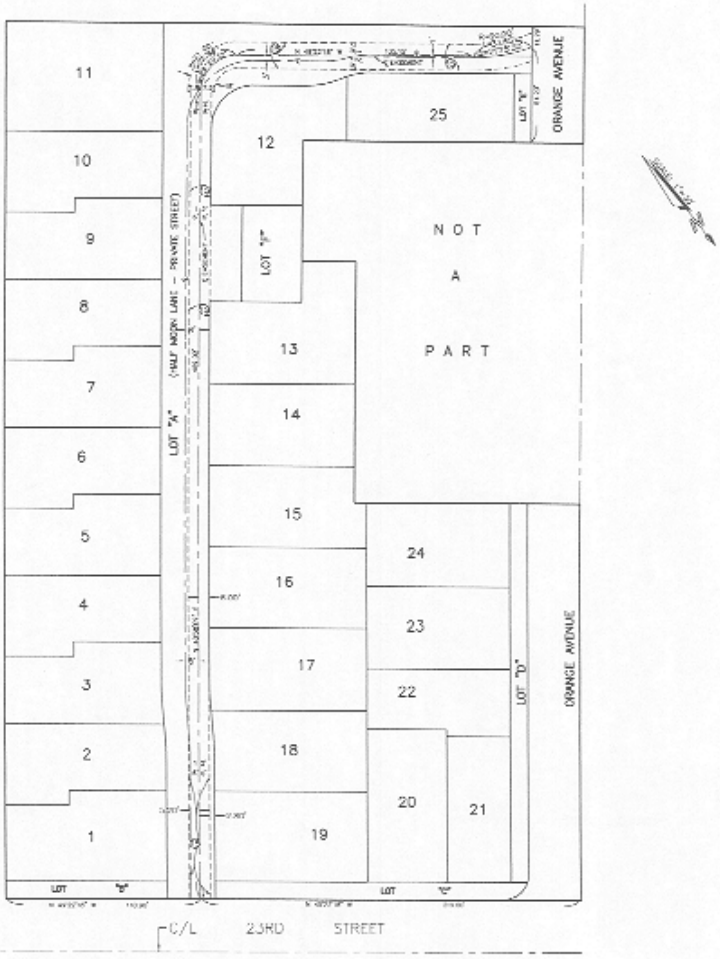
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

ALL OF TENTATIVE TRACT No. 16600

DATE OF SURVEY: JUNE 2004

JUNE 2004 ALAN R. SHORT, R.C.E. 30873

25 NUMBERED LOTS AND LOTS A THROUGH F 3.108 ACRES

STORM DRAIN EASEMENT DETAIL

NOTE:
MAINTENANCE OF THE PUBLIC STORM DRAIN EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FORMED TO COMPLY WITH SECTION 13-41 OF THE CITY OF COSTA MESA MUNICIPAL CODE.