SHEET 1 OF 6 SHEETS

TRACT NO. 16937

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

ALL OF TENTATIVE TRACT NO. 16937
10 LOTS AND LOTS A THROUGH E,
AND HARBOR BOULEVARD
TOTAL ACREAGE: 5.471 Ac

BEING A PORTION OF LAND WITHIN LOT "A" OF THE DANNING TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6385 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES.

ADAMS – STREETER CIVIL ENGINEERING, INC. JAN A. ADAMS, R.C.E. 21887
DATE OF SURVEY: APRIL, 2005

RECORDED AND FILED AT THE REQUEST OF

DATE _____
TIME _____ FEE $ _____
INSTRUMENT # _____
BOOK _____ PAGE _____

TOM DAY
COUNTY CLERK-RECORDER

BY _____
DEPUTY

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 RICHMOND AMERICAN HOMES OF CALIFORNIA, INC. A COLORADO CORPORATION ON APRIL 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 90 DAYS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

JAN A. ADAMS, R.C.E. 21887 DATE
EXPIRES: 09/30/07

REGISTERED PROFESSIONAL ENGINEER
No. 21887
JAN A. ADAMS
EXPIRES
Sept. 30, 2007
CIVIL
STATE OF CALIFORNIA

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 AMENDMENTS AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2008

_____
HERMES SANEZ
R.C.E. 47543
REGISTRATION EXPIRES 12-31-07
CITY ENGINEER, CITY OF COSTA MESA

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 _____, 2008 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF COSTA MESA, HARBOR BOULEVARD FOR ROADWAY PURPOSES AS SHOWN ON THIS MAP, THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO HARBOR BOULEVARD, AS RELINQUISHED AND RELEGATED, AND THE ABOVE ACCEPT ON BEHALF OF THE CITY OF COSTA MESA, THE INGRESS EGRESS EASEMENT OVER LOT "A" AND THAT PORTION OF LOT "C" FOR EMERGENCY AND PUBLIC SECURITY PURPOSES AS SHOWN ON THIS MAP, AND THE EASEMENT OVER LOT "C" FOR PEDESTRIAN AND BICYCLE USE PURPOSES AS SHOWN ON THE MAP.

WE ALSO HEREBY WAIVED PURSUANT TO SECTION 66436 (a) AND SECTION 66493 (c) 1/2 OF THE SUBDIVISION MAP ACT, THE EASEMENT FOR SEWER TRAIL AND INCIDENTAL PURPOSES IN FAVOR TO THE CITY OF COSTA MESA RECORDED JULY 15, 1997 AS INSTRUMENT NO. 97-0470027 OF OFFICIAL RECORDS.

AND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) (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 _____, 2008

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

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 THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2008

_____
RICHARD D. MAHR
COUNTY SURVEYOR, L.S. 6185
EXPIRATION DATE: 3-31-08

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 _____ DAY OF _____, 2008

JOHN M.W. MOORLACH
COUNTY TREASURER – TAX COLLECTOR

BY
DEPUTY TREASURER – TAX COLLECTOR

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 RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA: HARBOR BOULEVARD FOR PUBLIC ROADWAY PURPOSES AS SHOWN ON THE MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO HARBOR BOULEVARD EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY GRANT TO THE CITY OF COSTA MESA AN INGRESS AND EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS SHOWN ON THIS MAP.

WE ALSO HEREBY GRANT TO THE CITY OF COSTA MESA AN EASEMENT OVER LOT "C" FOR PEDESTRIAN AND BICYCLE USE PURPOSES AS SHOWN ON THIS MAP.

WE ALSO HEREBY RESERVE AN EASEMENT FOR THE COSTA MESA SANITARY DISTRICT FOR SEWER AND TRASH COLLECTION PURPOSES, INCLUDING INGRESS, EGRESS, SEWER MAINTENANCE, CLEANING, REPAIR, INSPECTION, REGULAR TRASH 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 AND THAT PORTION OF LOT C, AS SHOWN ON THIS MAP.

WE HEREBY RESERVE AN EASEMENT FOR MESA CONSOLIDATED WATER DISTRICT FOR WATER LINE PURPOSES AS SHOWN ON THE MAP.

RICHMOND AMERICAN HOMES OF CALIFORNIA, INC., A COLORADO CORPORATION

BY: _____ BY: _____
DONALD MILLER
PRESIDENT
JEFF HOLMBECK
VP. OF OPERATIONS

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS 10th DAY OF May 2006, BEFORE ME, Mary Rose McCarthy, Notary Public, PERSONALLY APPEARED Leonard A. Miller

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 AND OFFICIAL SEAL.

SIGNATURE Mary R. McCarthy

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON THIS ____ DAY OF _____, 2006, 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 AND OFFICIAL SEAL.

SIGNATURE _____

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR MONUMENTS CONTROL POINTS "CPS NO. 6154 AND "CPS NO. 6144" BEING NORTH 14°19'E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

SOIL REPORT

A SOILS REPORT PREPARED BY PETRA GEOTECHNICAL, INC. DATED DECEMBER 13, 2005 HAS BEEN PREPARED FOR THIS SUBDIVISION. THE REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF COSTA MESA.

SIGNATURE OMISSIONS:

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

1. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE PER DOCUMENT RECORDED MARCH 11, 1963 IN BOOK 8480, PAGE 747, O.R.
2. AN EASEMENT FOR SANITARY SEWER PIPELINES AND INCIDENTAL PURPOSES IN THE FAVOR OF THE COSTA MESA SANITARY DISTRICT PER DOCUMENT RECORDED IN BOOK 10345, PAGE 520, O.R.
3. AN EASEMENT FOR SANITARY SEWER PIPELINES AND INCIDENTAL PURPOSES IN THE FAVOR OF THE COSTA MESA SANITARY DISTRICT PER DOCUMENT RECORDED SEPTEMBER 29, 1972 IN BOOK 10348, PAGE 183, O.R.
4. AN EASEMENT FOR UNDERGROUND WIRES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL PER INSTRUMENT NO. 85-432997, O.R. (APPROXIMATE LOCATION DUE TO ELECTRIC SWITCH)
5. A NON-EXCLUSIVE EASEMENT FOR UNDERGROUND UTILITY LINES PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA AS RESERVED IN DEED RECORDED FEBRUARY 8, 2006 PER INSTRUMENT NO. 2006000085154 O.R.
6. MINERAL RIGHTS, OIL AND GAS RIGHTS AND OTHER RIGHTS INCLUDING BUT NOT LIMITED TO NON-EXCLUSIVE OIL AND GAS RIGHTS AS RESERVED IN DEED RECORDED FEBRUARY 8, 2006 PER INSTRUMENT NO. 2006000085154 O.R.

JB 05-1513

SHEET 2 OF 8 SHEETS

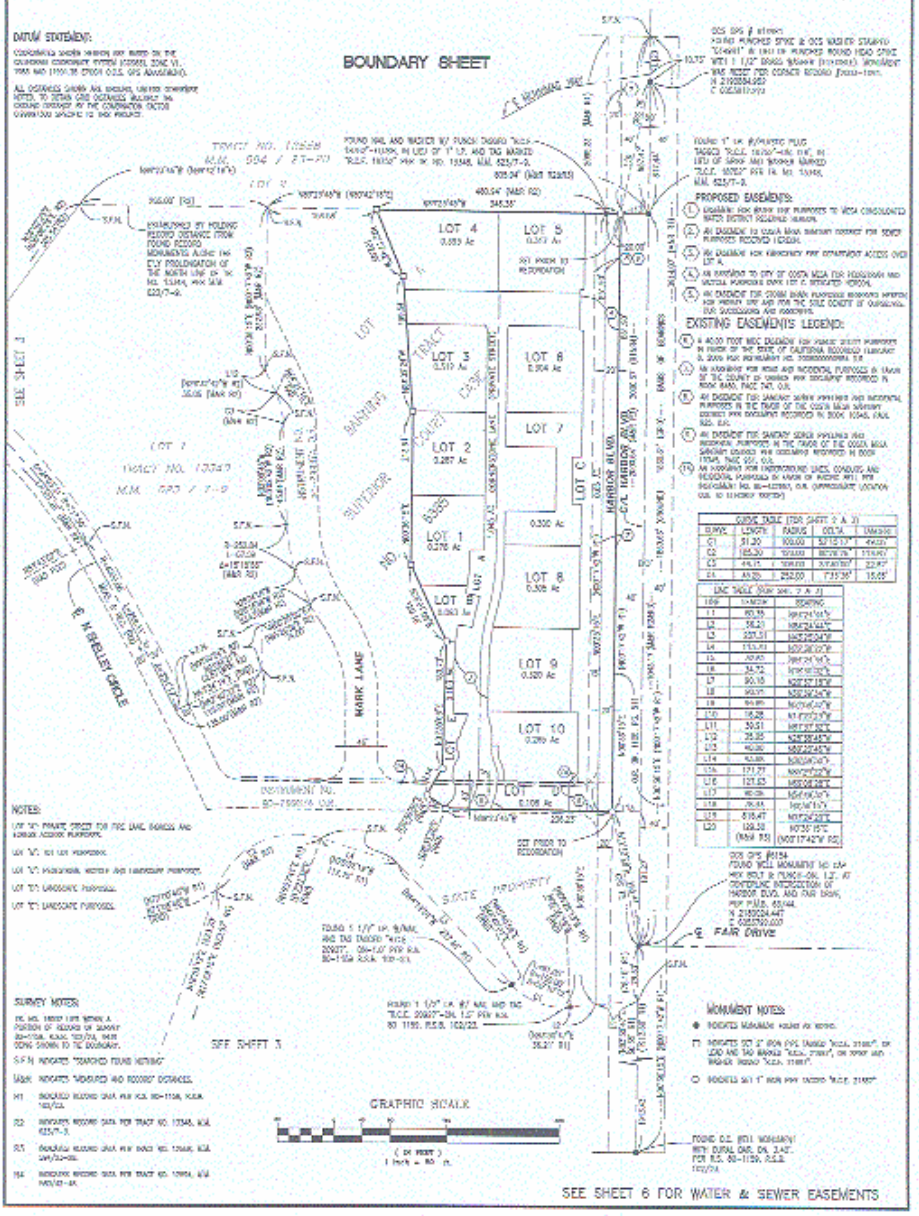
TRACT NO. 16937

ALL OF TENTATIVE TRACT NO. 16937
10 LOTS AND LOTS A THROUGH E, TOTAL
ACREAGE: 5.471 Ac

IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A PORTION OF LAND WITHIN LOT "A" OF THE BANNING TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6360 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES.

ADAMS – STREETER CIVIL ENGINEERING, INC. JAN A. ADAMS, R.C.E. 21887
DATE OF SURVEY: APRIL, 2006

BOUNDARY SHEET



SHEET 3 OF 6 SHEETS

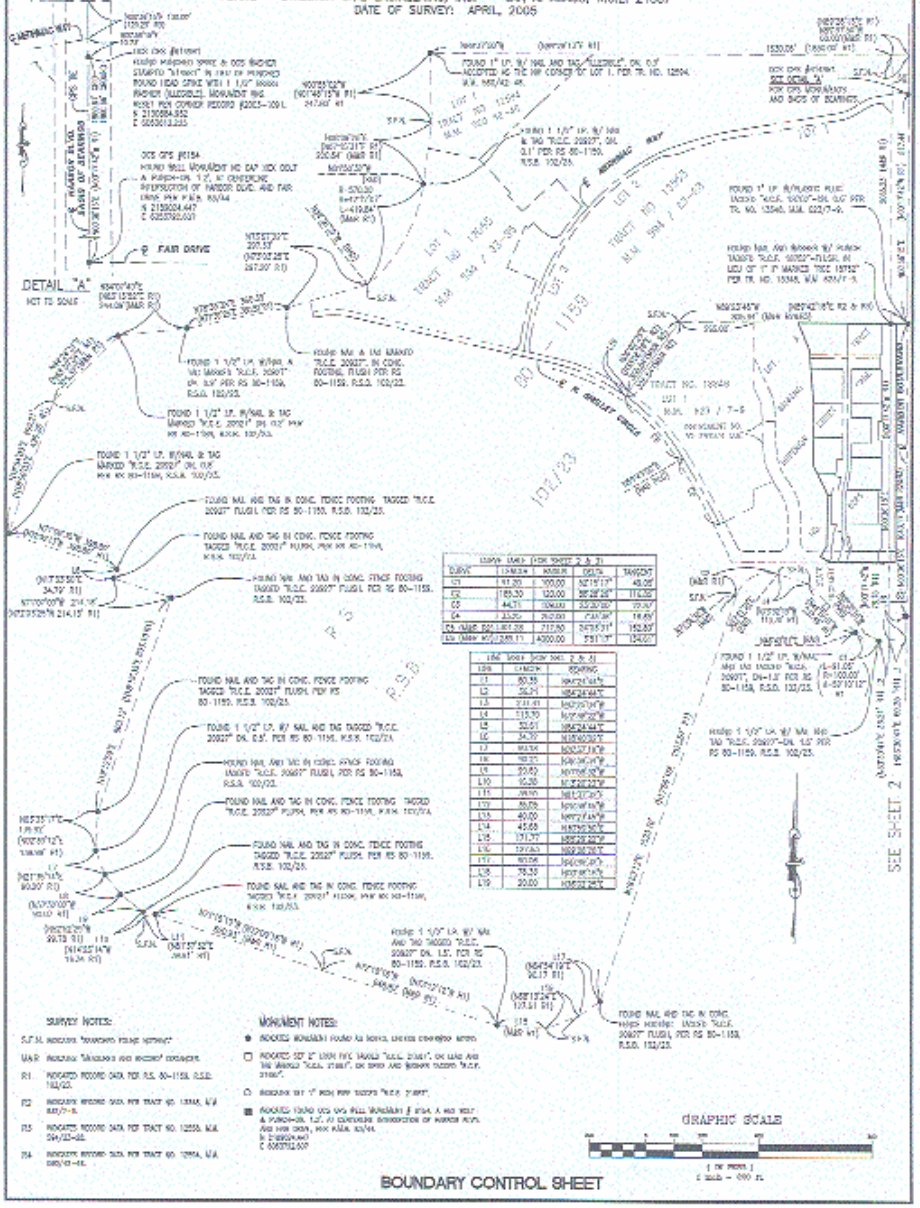
ALL OF TENTATIVE TRACT NO. 16937
10 LOTS AND LOTS A THROUGH F,
AND HARBOR BOULEVARD
TOTAL ACREAGE: 6.471 Ac

TRACT NO. 16937

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

BEING A PORTION OF LAND WITHIN LOT "A" OF THE RAMANO TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6365 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES.

ADAMS – STREETER CIVIL ENGINEERING, INC. JAN A. ADAMS, R.C.E. 21687
DATE OF SURVEY: APRIL, 2005



CURVE TABLE (FOR SHEET 2 & 3)				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	141.30	100.00	80°57'17"	83.06
C2	185.30	120.00	88°28'28"	116.30
C3	44.71	100.00	25°37'00"	22.74
C4	25.26	20.00	72°34'38"	14.69
C5 (MAR. R2)	181.26	217.00	047°51'31"	152.87
C6 (MAR. R3)	1,389.11	4000.00	19°11'07"	124.07

LINE TABLE (FOR SHEET 2 & 3)		
LINE	LENGTH	BEARING
L1	80.16	N84°24'44"E
L2	26.21	N84°24'44"E
L3	214.41	N87°00'00"W
L4	115.70	N87°00'00"W
L5	52.61	N84°24'44"E
L6	34.70	N18°40'00"E
L7	84.54	N00°37'16"E
L8	98.31	N00°00'00"W
L9	20.60	N17°08'00"W
L10	10.00	N18°40'00"E
L11	98.00	N81°17'00"E
L12	56.05	N00°00'00"W
L13	40.00	N00°37'16"W
L14	45.00	N87°00'00"E
L15	171.77	N00°00'00"W
L16	137.63	N00°00'00"E
L17	50.05	N84°24'44"E
L18	78.39	N00°00'00"E
L19	20.00	N00°00'00"W

SURVEY NOTES:

S.F.N. INDICATES "SEARCHED FOUND NOTHING"

MAR INDICATES "MEASURED AND RECORD DISTANCE"

R1 INDICATED RECORD DATA PER R.S. 80-1159, R.S.B. 102/23.

R2 INDICATED RECORD DATA PER TRACT NO. 13348, M.M. 485/7-9.

R3 INDICATED RECORD DATA PER TRACT NO. 12850, M.M. 394/22-25.

R4 INDICATED RECORD DATA PER TRACT NO. 12894, M.M. 395/43-45.

MONUMENT NOTES:

● INDICATED MONUMENT FOUND AS NOTED, UNLESS OTHERWISE NOTED

□ INDICATED 50" X 1" IRON PIPE TAGGED "R.C.E. 21687", ON LINE AND TAG TAGGED "R.C.E. 21687", ON END AND REBAR TAGGED "R.C.E. 21687".

○ INDICATED 1/2" X INCH PIPE TAGGED "R.C.E. 21687".

■ INDICATED FOUND OCS GPS PILLS MONUMENT # 6154, A NAIL HEAD & PUNCH-DIA. 1.5", AT CENTERLINE INTERSECTION OF HARBOR BLVD. AND FAIR DRIVE, MAP AREA. 33/44.
N 2189024.447
E 6063712.607

BOUNDARY CONTROL SHEET

SHEET 4 OF 6 SHEETS

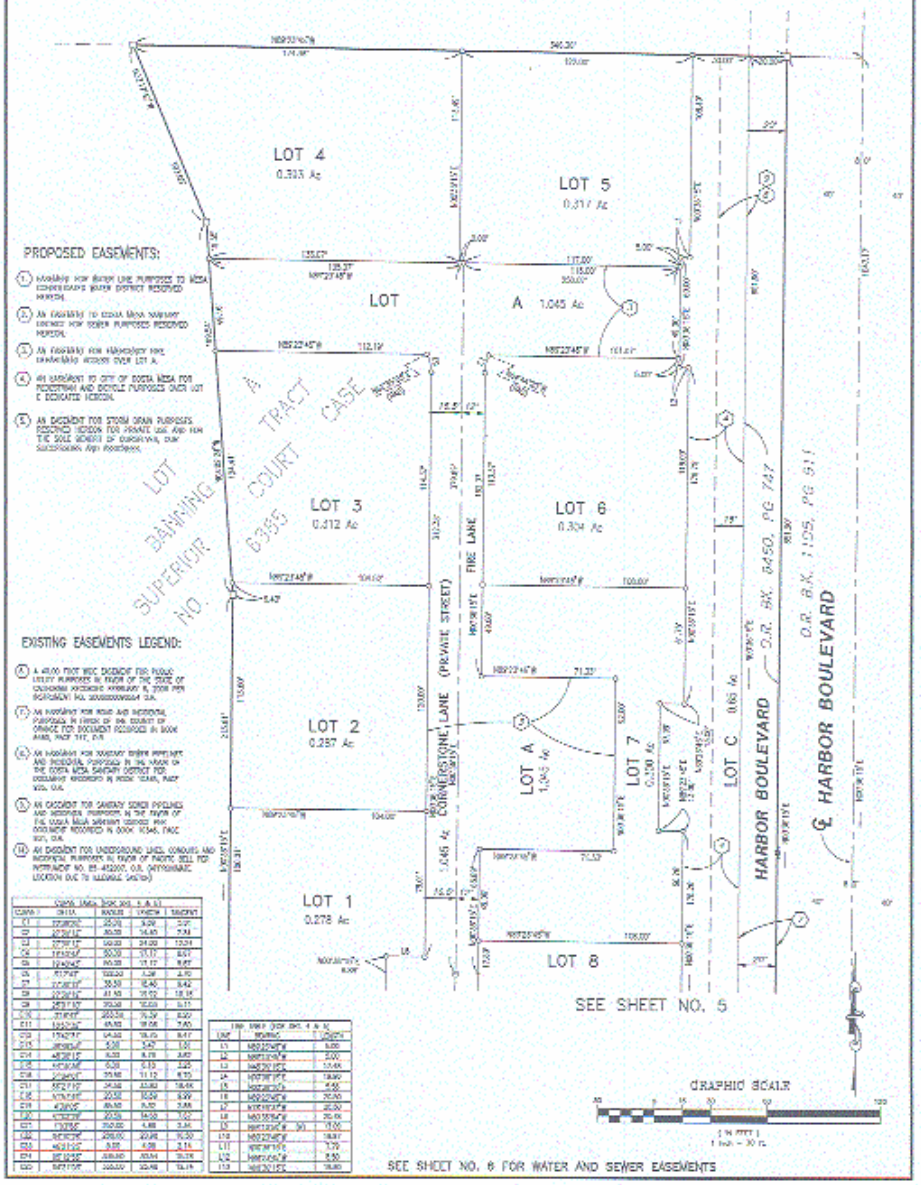
ALL OF TENTATIVE TRACT NO. 16937
10 LOTS AND LOTS A THROUGH F,
TOTAL ACREAGE: 6.471 Ac

TRACT NO. 16937

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

BEING A PORTION OF LAND WITHIN LOT "A" OF THE BANNING TRACT, IN THE RANCHO SANTIAGO OF SANTA ANA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6355 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES.

ADAMS – STRECTER CIVIL ENGINEERING, INC. JAN A. ADAMS, R.C.E. 21887
DATE OF SURVEY: APRIL, 2005



PROPOSED EASEMENTS:

1. EASEMENT FOR WATER LINE PURPOSES TO MESA CONSOLIDATED WATER DISTRICT RESERVED HEREON.
2. AN EASEMENT TO COSTA MESA SANITARY DISTRICT FOR SEWER PURPOSES RESERVED HEREON.
3. AN EASEMENT FOR INGRESS/EGRESS AND DRAINABLE ACCESS OVER LOT A.
4. AN EASEMENT TO CITY OF COSTA MESA FOR PEDESTRIAN AND BICYCLE PURPOSES OVER LOT C DEDICATE HEREON.
5. AN EASEMENT FOR STORM DRAIN PURPOSES RESERVED HEREON FOR PRIVATE USE AND FOR THE SOLE BENEFIT OF OWNERS OF, OVER SUCCESSORS AND ASSIGNEES.

EXISTING EASEMENTS LEGEND:

6. A 40.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA PER DEED RECORDED FEBRUARY 6, 2004 PER DOCUMENT NO. 2004000066664 O.R.
7. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE PER DOCUMENT RECORDED IN BOOK 6450, PAGE 747, O.R.
8. AN EASEMENT FOR SANITARY SEWER PIPELINE AND INCIDENTAL PURPOSES IN THE FAVOR OF THE COSTA MESA SANITARY DISTRICT PER DOCUMENT RECORDED IN BOOK 1125, PAGE 511, O.R.
9. AN EASEMENT FOR SANITARY SEWER PIPELINES AND INCIDENTAL PURPOSES IN THE FAVOR OF THE COSTA MESA SANITARY DISTRICT PER DOCUMENT RECORDED IN BOOK 10346, PAGE 1021, O.R.
10. AN EASEMENT FOR UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL PER INTERLOCK NO. 85-412007, O.R. (APPROXIMATE LOCATION DUE TO ILLEGIBLE DATA)

CURVE TABLE BASIS OF BEARINGS: N. A. D. 83				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	52°00'00"	35.00	31.00	16.67
C2	90°00'00"	30.00	47.12	30.00
C3	37°59'15"	60.00	39.77	20.74
C4	37°59'15"	30.00	19.88	10.37
C5	52°00'00"	30.00	27.23	14.72
C6	90°00'00"	30.00	47.12	30.00
C7	90°00'00"	30.00	47.12	30.00
C8	90°00'00"	30.00	47.12	30.00
C9	90°00'00"	30.00	47.12	30.00
C10	90°00'00"	30.00	47.12	30.00
C11	90°00'00"	30.00	47.12	30.00
C12	90°00'00"	30.00	47.12	30.00
C13	90°00'00"	30.00	47.12	30.00
C14	90°00'00"	30.00	47.12	30.00
C15	90°00'00"	30.00	47.12	30.00
C16	90°00'00"	30.00	47.12	30.00
C17	90°00'00"	30.00	47.12	30.00
C18	90°00'00"	30.00	47.12	30.00
C19	90°00'00"	30.00	47.12	30.00
C20	90°00'00"	30.00	47.12	30.00
C21	90°00'00"	30.00	47.12	30.00
C22	90°00'00"	30.00	47.12	30.00
C23	90°00'00"	30.00	47.12	30.00
C24	90°00'00"	30.00	47.12	30.00
C25	90°00'00"	30.00	47.12	30.00

LINE TABLE BASIS OF BEARINGS: N. A. D. 83		
LINE	BEARING	LENGTH
L1	N89°22'45"W	5.00
L2	N89°22'45"W	5.00
L3	N89°22'45"W	13.48
L4	N89°22'45"W	19.00
L5	N89°22'45"W	4.00
L6	N89°22'45"W	20.00
L7	N89°22'45"W	20.00
L8	N89°22'45"W	20.00
L9	N89°22'45"W (R)	19.00
L10	N89°22'45"W	19.00
L11	N89°22'45"W	3.79
L12	N89°22'45"W	8.50
L13	N89°22'45"W	19.00

SEE SHEET NO. 6 FOR WATER AND SEWER EASEMENTS

SHEET 5 OF 8 SHEETS

ALL OF TENTATIVE TRACT NO. 16937
10 LOTS AND LOTS A THROUGH E,
TOTAL ACREAGE: 5.471 Ac

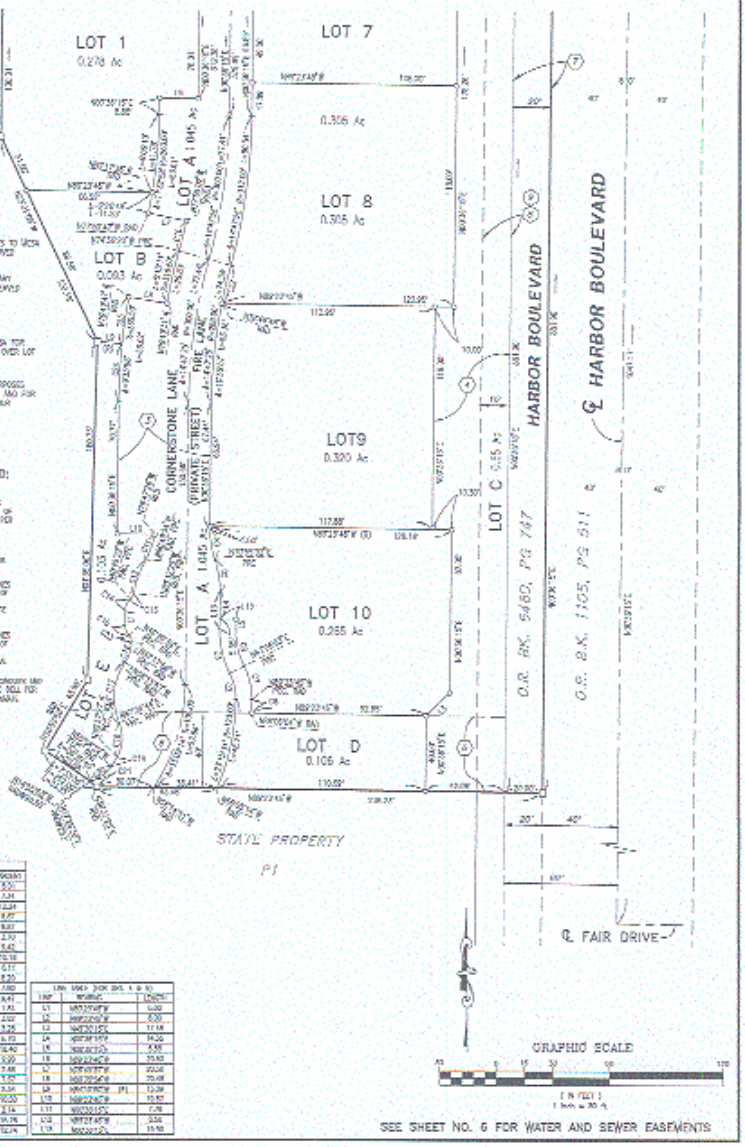
TRACT NO. 16937

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

BEING A PORTION OF LAND WITHIN LOT "A" OF THE BANNING TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6555 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES.

ADAMS – STREETER CIVIL ENGINEERING, INC. JAN A. ADAMS, R.C.E. 21887
DATE OF SURVEY: APRIL, 2005

SEE SHEET NO. 4



PROPOSED EASEMENTS:

(1.) EASEMENT FOR SEWER LINE PURPOSES TO MESA CONSOLIDATED WATER DISTRICT RESERVED HEREIN.

(2.) AN EASEMENT TO COSTA MESA SANITARY DISTRICT FOR SEWER PURPOSES RESERVED HEREIN.

(3.) AN EASEMENT FOR EMERGENCY FIRE DEPARTMENT ACCESS OVER LOT A.

(4.) AN EASEMENT TO CITY OF COSTA MESA FOR PEDESTRIAN AND BICYCLE PURPOSES OVER LOT C DEDICATED HEREON.

(5.) AN EASEMENT FOR STORM DRAIN PURPOSES RESERVED HEREIN FOR PRIVATE USE AND FOR THE SOLE BENEFIT OF GRANTING, OUR SUCCESSORS AND ASSIGNS.

EXISTING EASEMENTS LEGEND:

(6.) A 40.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED FEBRUARY 8, 2002 PER INSTRUMENT NO. 2002000080994, O.R.

(7.) AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE PER DOCUMENT RECORDED IN BOOK 5460, PAGE 147, O.R.

(8.) AN EASEMENT FOR SANITARY SEWER PIPELINES AND INCIDENTAL PURPOSES IN THE FAVOR OF THE COSTA MESA SANITARY DISTRICT PER DOCUMENT RECORDED IN BOOK 1105, PAGE 511, O.R.

(9.) AN EASEMENT FOR SANITARY SEWER PIPELINES AND INCIDENTAL PURPOSES IN THE FAVOR OF THE COSTA MESA SANITARY DISTRICT PER DOCUMENT RECORDED IN BOOK 10340, PAGE 601, O.R.

(10.) AN EASEMENT FOR UNDERGROUND CABLE CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL PER INSTRUMENT NO. 85-452007, O.R. (APPROXIMATE LOCATION DUE TO ILLEGIBLE SKETCH)

CURVE TABLE (FOR C.F. & B.V.)				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	15.00	23.56	15.00
C2	27°57'17"	30.00	14.63	7.46
C3	57°30'11"	50.00	24.00	13.24
C4	34°00'42"	50.00	29.67	15.27
C5	179°07'47"	50.00	156.31	50.00
C6	31°24'00"	125.00	68.50	35.19
C7	22°30'15"	35.00	13.75	6.95
C8	27°57'17"	41.00	19.99	10.18
C9	26°31'17"	20.00	9.26	4.71
C10	31°24'00"	300.00	164.40	84.10
C11	15°37'32"	40.00	10.91	5.50
C12	14°52'11"	64.00	16.75	8.47
C13	10°46'16"	6.00	2.47	1.24
C14	48°38'15"	6.00	5.09	2.69
C15	44°12'42"	5.00	4.18	2.26
C16	57°30'07"	10.00	11.17	6.19
C17	98°27'13"	34.00	58.42	38.40
C18	101°17'07"	20.00	35.33	23.97
C19	47°09'05"	60.00	49.37	26.28
C20	47°09'05"	20.00	16.45	8.76
C21	7°00'00"	350.00	42.78	21.41
C22	94°41'13"	200.00	330.44	218.00
C23	16°03'12"	5.00	4.19	2.14
C24	98°12'42"	200.00	342.64	224.79
C25	94°21'55"	200.00	329.45	217.74

LINE TABLE (FOR B.V.)		
LINE	BEARING	LENGTH
L1	N87°22'45"W	6.00
L2	N87°22'45"W	5.00
L3	N87°37'15"E	17.48
L4	N87°37'15"E	14.00
L5	N87°37'15"E	3.58
L6	N87°37'15"E	33.83
L7	N87°37'15"E	20.00
L8	N87°37'15"E	20.48
L9	N87°37'15"E (P1)	12.38
L10	N87°37'15"E	33.83
L11	N87°37'15"E	7.78
L12	N87°37'15"E	3.58
L13	N87°37'15"E	15.58

SEE SHEET NO. 6 FOR WATER AND SEWER EASEMENTS

SHEET 6 OF 6 SHEETS

ALL OF TENTATIVE TRACT NO. 16937
10 LOTS AND LOTS A THROUGH E.
TOTAL ACREAGE: 6.471 Ac

TRACT NO. 16937

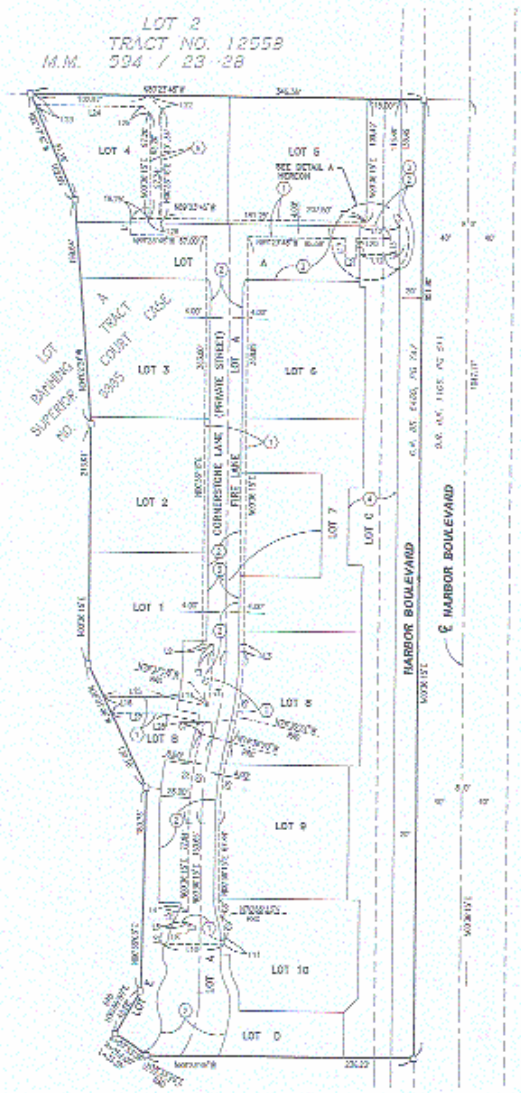
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A PORTION OF LAND WITHIN LOT "A" OF THE BANNING TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6385 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES.

ADAMS – STREETER CIVIL ENGINEERING, INC. JAN A. ADAMS, R.C.E. 21687
DATE OF SURVEY: APRIL, 2005

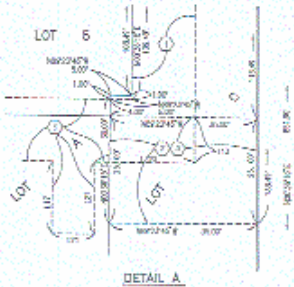
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



PROPOSED EASEMENTS:

1. EASEMENT FOR WATER LINE PURPOSES TO MESA CONSOLIDATED WATER DISTRICT RESERVED HEREON.
2. AN EASEMENT TO COSTA MESA SANITARY DISTRICT FOR SEWER PURPOSES RESERVED HEREON.
3. AN EASEMENT FOR EMERGENCY FIRE DEPARTMENT ACCESS OVER LOT A.
4. AN EASEMENT TO CITY OF COSTA MESA FOR PEDESTRIAN AND MOTOR PURPOSES OVER LOT C DEDICATED HEREON.
5. AN EASEMENT FOR STORM DRAIN PURPOSES RESERVED HEREON FOR PRIVATE USE AND FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.



DETAIL A
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N00°35'15"E
L2	9.50	N00°35'15"W
L3	5.09	N00°35'15"E
L4	13.10	N00°35'15"W
L5	13.00	N00°35'15"E
L6	13.10	N00°35'15"W
L7	3.95	N00°35'15"E
L8	22.91	N00°35'15"W
L9	13.00	N00°35'15"E
L10	55.75	N00°35'15"W
L11	5.79	N00°35'15"E
L12	35.00	N00°35'15"W
L13	11.00	N00°35'15"E
L14	33.92	N75°05'45"W
L15	54.45	N00°35'15"W
L16	16.04	N00°35'15"W
L17	17.00	N00°35'15"E
L18	17.00	N00°35'15"E
L19	23.44	N00°35'15"W
L20	13.00	N00°35'15"W
L21	17.17	N44°25'45"W
L22	13.88	N00°35'15"W
L23	34.80	N00°35'15"W
L24	8.80	N44°25'45"W
L25	13.00	N00°35'15"W
L26	49.78	N00°35'15"W
L27	58.44	N75°05'45"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	49.74'	289.00'	09°45'47"	24.88'
C2	95.25'	511.00'	14°47'25"	40.27'
C3	73.44'	300.00'	14°47'25"	30.94'
C4	77.44'	300.00'	14°47'25"	30.94'
C5	81.67'	316.00'	14°47'25"	41.01'
C6	23.51'	284.00'	14°47'25"	20.88'
C7	10.30'	298.00'	02°05'11"	5.14'
C8	15.90'	48.00'	19°40'42"	7.98'
C9	18.88'	54.00'	19°40'42"	9.27'

SEE SHEET NO. 4 AND 5 FOR LOT INFORMATION

WATER, SEWER, STORM DRAIN AND EMERGENCY ACCESS EASEMENT SHEET