

SHEET 1 OF 2 SHEETS

ALL OF TENTATIVE TRACT NO. 16945
9 LOTS AND LOT "A" ON ORANGE
AVENUE TOTAL ACREAGE: 0.874

TRACT NO. 16945

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

BEING A SUBDIVISION OF THE SOUTHWESTERLY 184 FEET OF LOT 119 OF TRACT NO. 300, AS PER MAP RECORDED IN BOOK 14, PAGE 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTHEASTERLY 183 FEET OF THE SOUTHWESTERLY 114 FEET OF SAID LAND, ALSO EXCEPT THAT PORTION OF SAID LAND LYING WITHIN ORANGE AVENUE.

LAND DEVELOPMENT CONSULTANTS, INC.
HENRY T. SOAPER L.S. 4933
DATE OF SURVEY: JUNE, 2008

ACCEPTED AND FILED AT THE
REQUEST OF _____
DATE _____
TIME _____ FEE \$ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
TOM DALY
COUNTY CLERK-RECORDER
BY _____ DEPUTY

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 2453 ORANGE AVENUE, LLC ON JUNE 2008. 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 365 DAYS 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.

HENRY SOAPER
L.S. NO. 4933
EXPIRATION 12-31-08



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 ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ OF DAY OF _____ 2007

ERNESTO MUNOZ
R.C.E. NO. 47643
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 _____ 2007 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, AN EASEMENT LOCATED WITHIN ORANGE AVENUE RIGHT OF WAY FOR ROADWAY PURPOSES AS SHOWN ON THIS MAP, AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA, THE INGRESS-EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND SECURITY PURPOSES AS SHOWN ON THIS MAP, THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO THE EASEMENT WITHIN ORANGE AVENUE RIGHT OF WAY AS RELEASED 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 HERETO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.
DATED THIS _____ DAY OF _____ 2007

JULIE FOLCIK
CITY CLERK OF THE CITY COUNCIL
OF THE 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 _____ 2007

RAYMOND L. MATHE
COUNTY SURVEYOR, L.S. 8185
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 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 HEREBY 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 _____ 2007

CHRISS W. STREET
COUNTY TREASURER - TAX COLLECTOR DEPUTY TREASURER - TAX COLLECTOR

SOIL REPORT

A SOILS REPORT PREPARED BY COAST GEOTECHNICAL, INC. DATED JULY 29, 2008 HAS BEEN PREPARED FOR THIS SUBDIVISION. THE REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF COSTA MESA.

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 A FIVE FOOT (5') WIDTH EASEMENT WITHIN THE RIGHT OF WAY OF ORANGE AVENUE FOR PUBLIC ROADWAY PURPOSES AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA AN INGRESS AND EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND SECURITY VEHICLE 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".

WE ALSO HEREBY RESERVE AN EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR STREET LIGHTS, MAIL BOXES, STORM DRAIN AND LANDSCAPE PURPOSES.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO THE FIVE FOOT (5') WIDTH EASEMENT WITHIN THE RIGHT OF WAY OF ORANGE AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS.

2453 ORANGE AVENUE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ BY: _____
PRESIDENT SECRETARY

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____ 2007, 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:
SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS _____
NOTARY PUBLIC IN AND FOR SAID STATE IS IN _____ COUNTY
NAME PRINTED _____ MY COMMISSION EXPIRES _____

BENEFICIARY:

AMERICAN SECURITY BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED DECEMBER 23, 2005, AS INSTRUMENT NO. 2005001027475, OF OFFICIAL RECORDS, RECORD OF THE COUNTY OF ORANGE.

BY: _____ BY: _____
PRINT NAME & TITLE _____ PRINT NAME AND TITLE _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____ 2007, 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:
SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS _____
NOTARY PUBLIC IN AND FOR SAID STATE IS IN _____ COUNTY
NAME PRINTED _____ MY COMMISSION EXPIRES _____

SIGNATURE OMISSIONS:

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

- 1) TITLE GUARANTEE AND TRUST COMPANY, HOLDER OF RIGHTS OF WAY AS RESERVED IN THE DEED RECORDED IN BOOK 655, PAGE 394 OF DEEDS.
- 2.) SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF A RIGHT OF WAY RECORDED JANUARY 31, 1927 IN BOOK 9, PAGE 418 OF OFFICIAL RECORDS;
- 3.) THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED OCTOBER 8, 1931, IN BOOK 513, PAGE 119 OF OFFICIAL RECORDS; AND
- 4.) SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED NOVEMBER 29, 1961, IN BOOK 3927, PAGE 52 OF OFFICIAL RECORDS.

SHEET 2 OF 2 SHEETS
 ALL OF TENTATIVE TRACT NO. 16945
 9 LOTS AND LOT "A" ON ORANGE
 AVENUE
 TOTAL ACREAGE: 0.874

TRACT NO. 16945

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

BEING A SUBDIVISION OF THE SOUTHWESTERLY 184 FEET OF LOT 119 OF TRACT NO. 300, AS PER MAP RECORDED IN BOOK 74, PAGE 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAO COUNTY, EXCEPT THE SOUTHWESTERLY 183 FEET OF THE SOUTHWESTERLY 114 FEET OF SAID LAND, ALSO EXCEPT THAT PORTION OF SAID LAND LYING WITHIN ORANGE AVENUE.

LAND DEVELOPMENT CONSULTANTS, INC.
 HENRY T. SOAPER, L.S. 4033
 DATE OF SURVEY: JUNE, 2006

EASEMENT LEGEND:

- EXISTING EASEMENT FOR ELECTRIC LIGHT, POWER AND TELEPHONE LINES AND RIGHTS OF WAY PURPOSES RESERVED BY THE GUARANTEE AND TRUST COMPANY TO JOHN F. GONSTOCK AND WIFE AS RESERVED IN BOOK 655, PAGE 394, OF RECORDS, NOT PLOTTABLE.
- EXISTING EASEMENT GRANTED TO SANTA ANA HEIGHTS WATER COMPANY, FOR INSTALLING, MAINTAINING, REPLACING AND REPAIRING WATER PIPE LINES, DITCHES OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER PURPOSES RECORDED ON JANUARY 31, 1927, BOOK 8, PAGE 416, OF OFFICIAL RECORDS, BLANKET IN NATURE, NOT PLOTTABLE.
- EXISTING EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR ROADWAY PURPOSES RECORDED ON OCTOBER 8, 1921 IN BOOK 513 PAGE 119 OF OFFICIAL RECORDS (LOCATED WITHIN ORANGE AVENUE RIGHT OF WAY).
- EXISTING EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES PURPOSES RECORDED ON NOVEMBER 29, 1981 IN BOOK 3527 PAGE 52 OF OFFICIAL RECORDS.
- EASEMENT FOR ROADWAY PURPOSES DEDICATED TO THE CITY OF COSTA MESA AS SHOWN HEREON ON THIS MAP.
- EASEMENT FOR PUBLIC UTILITY AND EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED TO THE CITY OF COSTA MESA, AS SHOWN HEREON ON THIS MAP.
- EASEMENT TO MESA SANITARY DISTRICT FOR SEWER PURPOSES OVER LOT "A" RESERVED HEREON.
- EASEMENT FOR WATER LINE PURPOSES TO IRVINE MOUND WATER DISTRICT RESERVED HEREON.
- EASEMENT TO HOMEOWNERS ASSOCIATION FOR STREET LIGHTS PURPOSES RESERVED HEREON.
- EASEMENT TO HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES RESERVED HEREON.
- RECIPROCAL EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR LOT 7 AND LOT 8.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 10, 1983 NAD (1983.35 EPOCH U.S.C.S. GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCES BY THE COMBINATION FACTOR 0.99997024 SPECIFIC TO THIS PROJECT.

NOTES:

- LETTERED LOTS ARE NOT SEPARATE BUILDING SITES.
- LOT A IS TO THE HOMEOWNERS ASSOCIATION AS PRIVATE STREETS, LANDSCAPE AREAS, STORM DRAIN, SYSTEM AND LIGHTING SYSTEM.
- VEHICLE AND PEDESTRIAN ACCESS RIGHTS TO THE WEST EASEMENT WITHIN THE RIGHT OF WAY OF ORANGE AVENUE ARE HEREBY RELEASED AND REINVESTED TO THE CITY OF COSTA MESA EXCEPT AT APPROVED ACCESS LOCATIONS.

LINE DATA
 L1=849°22'16"W 4.87'
 L2=849°22'16"W 4.87'
 L3=849°22'16"W 4.87'
 L4=87°49'34"E 23.70'
 L5=87°49'34"E 23.70'

CURVE	BEGINNING	TANGENT	LENGTH	DELTA
C1	23.00'	8.87'	12.85'	282°27'40"
C2	23.00'	8.87'	12.85'	282°27'40"
C3	23.00'	8.87'	12.85'	282°27'40"
C4	23.00'	8.87'	12.85'	282°27'40"

THIS GPS POINT FOUND UNDER PER PER AND BRASS WASHER, STAMPED "CITY OF COSTA MESA 12-2005" PLUS A CENTERLINE INTERSECTION OF SANTA ANA AVENUE AND VIRGINIA PLACE
 811848.123
 5865208.483
 PER CITY RECORD 19/228
 331.22' (84)

THIS GPS POINT FOUND IN AND BRASS, STAMPED "CITY OF COSTA MESA 12-2005" PLUS A CENTERLINE INTERSECTION OF SANTA ANA AVENUE AND VIRGINIA PLACE
 811848.123
 5865208.483
 PER CITY RECORD 19/228
 331.22' (84)

SURVEYOR NOTES:

- R1=INDICATES RECORD DATA PER 18 10885 RECORDED IN 800 506/48-88
- R2=INDICATES RECORD DATA PER 18 14233 RECORDED IN 800 576/14-77
- R3=INDICATES RECORD DATA PER PW 05-714 PW 2827-2
- R4=INDICATES RECORD DATA PER 18 16444 RECORDED IN 800 586/78-00
- R5=INDICATES RECORD DATA PER PW 2003-243
- R6=INDICATES RECORD DATA PER PW 03-1-30
- R7=INDICATES RECORD DATA PER PW 11480 RECORDED IN 800 478/76-27
- R8=INDICATES RECORD DATA PER 18 19887 RECORDED IN 800 478/76-27
- R9=INDICATES RECORD DATA PER 85 87748

- R10=INDICATES RECORD DATA PER 18 18443 RECORDED IN 800 145/73-14
- R11=INDICATES RECORD DATA PER 18 11983 RECORDED IN 800 151/71-11
- R12=INDICATES RECORD DATA PER 18 4246 RECORDED IN 800 151/71-12
- R13=INDICATES RECORD DATA PER 18 11442 RECORDED IN 800 48/2-1
- R14=INDICATES RECORD DATA PER 18 5243 RECORDED IN 800 151/71-12
- R15=INDICATES RECORD DATA PER 18 303 RECORDED IN 800 151/71-12
- R16=INDICATES RECORD DATA PER 18 200005/147627 C&I

LEGEND:

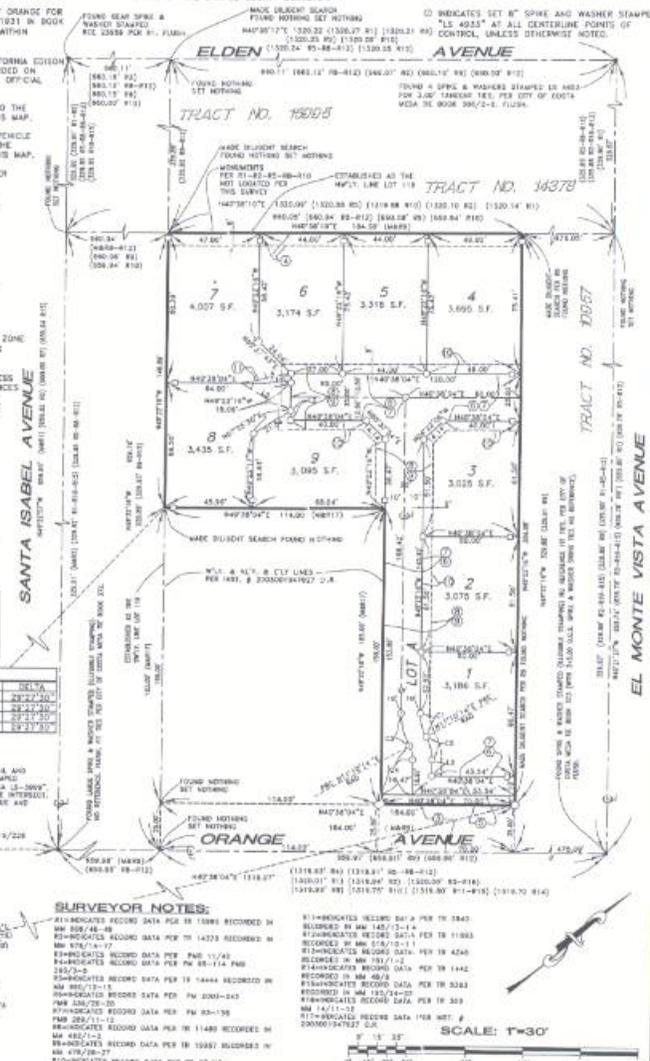
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION "CHS" NO. 8200 AND CONTROL STATION "CPS" NO. 8205, AS BEING 848°21'54"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE, TAGGED "LS 4033", OR SPIKE AND WASHER, STAMPED "LS 4033", OR LEAD, TACK AND TAG "LS 4033" AT ALL LOT CORNERS.
- INDICATES IRON WITH TAG "LS 4033" AT A 0.25' OFFSET ON TOP OF WALL ALONG LOT SIDE LINES AND BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- INDICATES SET 8" SPIKE AND WASHER STAMPED "LS 4033" AT ALL CENTERLINE POINTS OF CONTROL UNLESS OTHERWISE NOTED.



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