

NUMBER OF LOTS: 1
ACREAGE: 0.33 NET, 0.37 GROSS
DATE OF SURVEY: FEBRUARY, 2007
BEING ALL OF TENTATIVE
TRACT NO. 17147

TRACT NO. 17147

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

BEING A SUBDIVISION OF A PORTION OF LOT 75 OF NEWPORT
HEIGHTS TRACT, AS PER MAP RECORDED IN BOOK 4, PAGE 83
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF ORANGE COUNTY

FOR CONDOMINIUM PURPOSES

ROSELL SURVEYING & MAPPING DAVID T. ROSELL PLS 6281
AUGUST 2007

ACCEPTED AND FILED AT THE
REQUEST OF _____

DATE _____

TIME _____ FEE \$ _____

INSTRUMENT # _____

BOOK _____ PAGE _____

TOM DALY
COUNTY-CLERK RECORDER

BY _____
DEPUTY

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 PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES OGLE STREET AND ALLEY AS SHOWN ON SAID MAP

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA A 22' WIDE EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES AS SHOWN ON SAID MAP

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO OGLE STREET AND ADJACENT PUBLIC ALLEY, EXCEPT AT APPROVED ACCESS LOCATIONS

OWNER:
322 OGLE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____,
MANAGING MEMBER

ROBERT R. BOYD, TRUSTEE OF THE RED CHARITABLE REMAINDER TRUST, DATED JANUARY 10, 2006, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 24, 2006 AS INSTRUMENT NO. 2006000717813, OF OFFICIAL RECORDS

ROBERT R. BOYD, AS TRUSTEE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS.

ON THIS _____, BEFORE ME, _____, A NOTARY PUBLIC, 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } SS.

ON THIS _____, BEFORE ME, _____, A NOTARY PUBLIC, 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i)-(iii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED: COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES, BY DEED RECORDED IN BOOK 1591, PAGE 190, OFFICIAL RECORDS. (SAID EASEMENT IS OGLE STREET)

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR ALLEY PURPOSES, BY DEED RECORDED MARCH 23, 1962 IN BOOK 8049, PAGE 223, OFFICIAL RECORDS.

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 SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 322 OGLE LLC ON NOVEMBER 8, 2006. 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 90 DAYS OF RECORDING; 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.

DAVID T. ROSELL
L.S. NO. 6281
EXPIRATION DATE: 09/30/08



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 _____, 200__.

RAYMOND L. MATHE, COUNTY SURVEYOR
L.S. 6185 EXPIRATION DATE: 03/31/08

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, IF REQUIRED, 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.

AND PURSUANT TO THE PROVISIONS OF SECTION 66491(a) OF THE SUBDIVISION MAP ACT, I HEREBY WAIVE THE PRELIMINARY SOILS REPORT FOR THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 200__.

ERNESTO MUNOZ, R.C.E. NO. 47643
EXPIRATION DATE: 12/31/09
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 _____, 200__ 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:

1. THE DEDICATION TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES OGLE STREET AND ALLEY SHOWN ON THIS MAP
2. THE 22' WIDE EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES AS SHOWN ON THIS MAP
3. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO OGLE STREET AND ADJACENT PUBLIC ALLEY EXCEPT AT APPROVED ACCESS LOCATIONS

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

DATED THIS _____ DAY OF _____, 200__.

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

JULIE FOLCIK
CITY CLERK OF THE CITY COUNCIL
OF THE 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 DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 200__.

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

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 ACREAGE: 0.33 NET, 0.37 GROSS
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IN THE CITY OF COSTA MESA
 COUNTY OF ORANGE, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES
 ROSELL SURVEYING & MAPPING DAVID T. ROSELL PLS 6281

MONUMENT NOTES:

- FOUND MONUMENT AS NOTED
- SEARCHED FOR, NOTHING FOUND
- SET LEAD AND TAG, LS 6281, UNLESS OTHERWISE NOTED

REFERENCE NOTES:

- (.) RECORD PER TRACT NO.10863, M.M. 467/35-36

REFERENCE NOTES:

- (A) 30' WIDE EASEMENT TO COUNTY OF ORANGE FOR ROAD PURPOSES REC. IN BK 1591 PG 190, O.R.
- (B) 30' WIDE OGLE STREET DEDICATED HEREON TO THE CITY OF COSTA MESA
- (C) 10' WIDE EASEMENT TO CITY OF COSTA MESA FOR ALLEY PURPOSES REC. IN BK 6049 PG 223, O.R.
- (D) 10' WIDE ALLEY DEDICATED HEREON TO THE CITY OF COSTA MESA
- (E) 22' WIDE EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES, DEDICATED HEREON TO THE CITY OF COSTA MESA

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD 1991.35 EPOCH OCS GPS ADJUSTMENT.

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997241

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6171 AND STATION GPS NO. 6170R1 BEING NORTH 48°38'47" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

