SHEET 1 OF 3 SHEETS

LOTS: 7 NUMBERED, 1 LETTERED
ACREAGE: 0.77 ACRES
DATE OF SURVEY: DECEMBER, 2006
ALL OF TENTATIVE TRACT MAP NO. 17176

TRACT MAP NO. 17176
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 27 OF TRACT NO. 9 AS SHOWN ON A MAP RECORDED IN BOOK 9, PAGE 9 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 DECEMBER, 2006

ACCEPTED AND FILED AT THE REQUEST OF THE FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: _____
TIME: _____ FEE $_____
INSTRUMENT NO. _____
BOOK _____ PAGE _____

TOM DALY
COUNTY CLERK-RECORDER

BY: _____
DEPUTY

OWNER'S 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:

1. *INGRESS-EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES, AS SHOWN ON SAID MAP.*
2. *ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO BAY STREET EXCEPT AT APPROVED ACCESS LOCATIONS.*

BAYSIDE WEST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

_____ _____
RICHARD N. DICK, MANAGER *GUY W. LEMMON, MANAGER*

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

ON_____BEFORE ME,_____,
PERSONALLY APPEARED_____
_____
WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE_____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN_____COUNTY

_____ MY COMMISSION EXPIRES_____
(NAME PRINTED)

BENEFICIARY:

PACIFIC WESTERN BANK, THE BENEFICIARY OF A DEED OF TRUST RECORDED ON JULY 16, 2009 AS INSTRUMENT NO. 2009000333572 OF OFFICIAL RECORDS.

_____ _____
NAME: *NAME:*
_____ _____
TITLE: *TITLE:*

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

ON_____BEFORE ME,_____,
PERSONALLY APPEARED_____
_____
WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE_____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN_____COUNTY

_____ MY COMMISSION EXPIRES_____
(NAME PRINTED)

SIGNATURE OMISSION NOTE:

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

1. *MESA CONSOLIDATED WATER DISTRICT, PACIFIC BELL TELEPHONE AND SOUTHERN CALIFORNIA EDISON COMPANY, HOLDERS OF AN EASEMENT FOR PIPELINES, DITCHES, AQUEDUCTS, TELEPHONE, TELEGRAPH, LIGHT AND POWER LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 397, PAGE 205 OF OFFICIAL RECORDS. (NOT PLOTTABLE)*
2. *SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED IN BOOK 2854, PAGE 587 OF OFFICIAL RECORDS. (DOES NOT AFFECT SAID PROPERTY)*

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 ORDINANCES AT THE REQUEST OF RICHARD M. DICK IN DECEMBER 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 365 DAYS OF RECORDATION; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

_____
ROBIN B. HAMERS
R.C.E. No. 31720
MY REGISTRATION EXPIRES ON: 12/31/2010

REGISTERED PROFESSIONAL ENGINEER * ROBIN B. HAMERS * NO. RCE 31720 EXP. 12/31/2010 CIVIL * STATE OF CALIFORNIA *

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 _____, 2009.

_____
RAYMOND L. MATHE *COUNTY SURVEYOR*
L.S. 6185
EXPIRATION DATE: 3-31-10

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.

DATED THIS _____ DAY OF _____, 2009.

_____
ERNESTO MUNOZ
R.C.E. NO. 47643
EXPIRATION DATE: DECEMBER 31, 2011
OF THE CITY OF COSTA MESA

REGISTERED PROFESSIONAL ENGINEER * ERNESTO MUNOZ * NO. RCE 47643 EXP. 12/31/2011 CIVIL * STATE OF CALIFORNIA *

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_____, 2008 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

1. *THE INGRESS-EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES, AS SHOWN ON SAID MAP.*
2. *ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO BAY STREET 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.

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

DATED THIS_____ DAY OF_____, 2009.

_____
JULIE FOLCIK, CITY CLERK
OF THE CITY COUNCIL
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 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_____, 2009.

_____ _____
CHRISS STREET *BY:*
COUNTY TREASURER - TAX COLLECTOR *DEPUTY TREASURER - TAX COLLECTOR*

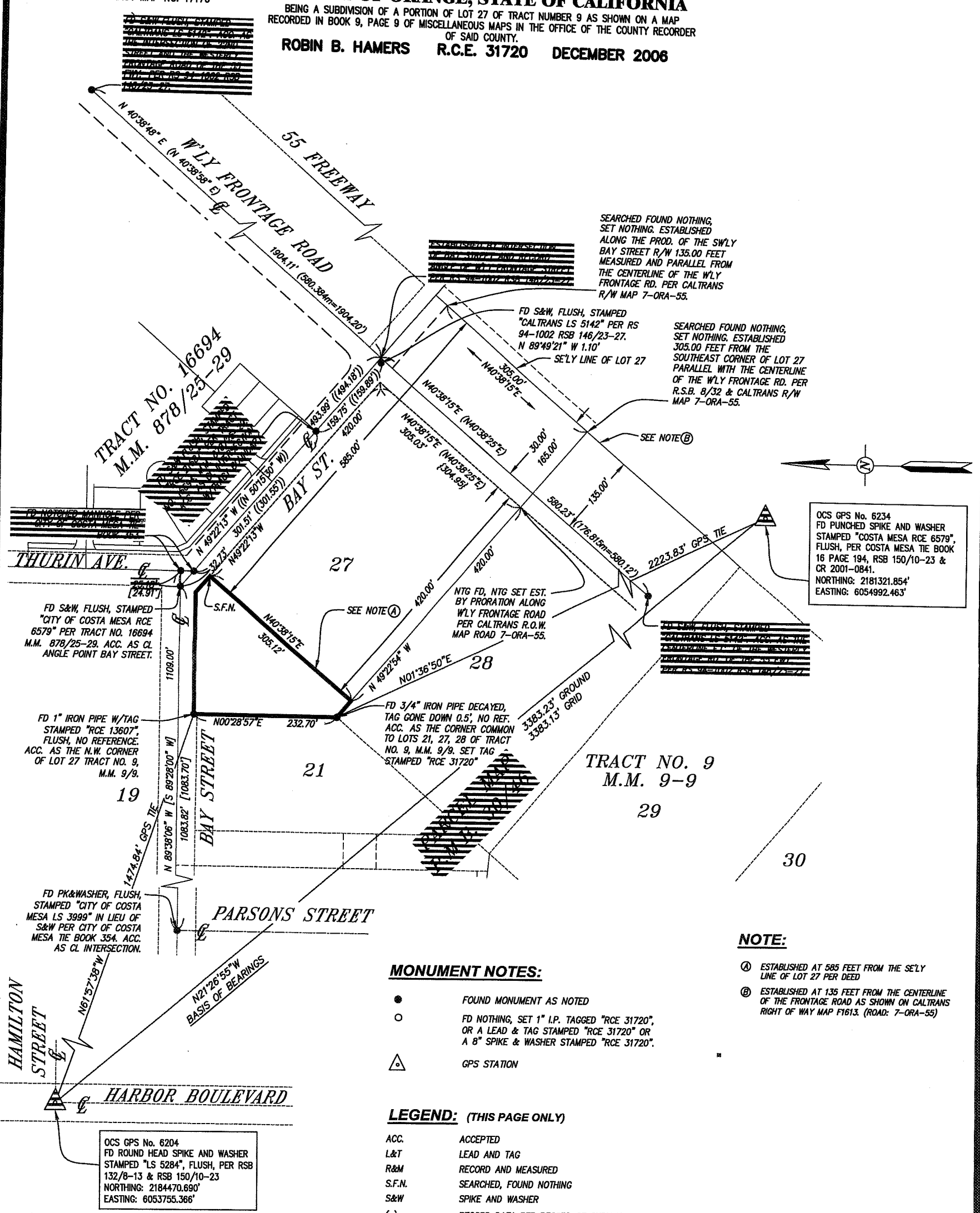
Attachment 1

SHEET 2 OF 3 SHEETS
SCALE: 1"=100'
LOTS: 7 NUMBERED, 1 LETTERED
ACREAGE: 0.77 ACRES
DATE OF SURVEY: DECEMBER, 2006
ALL OF TENTATIVE TRACT MAP NO. 17176

TRACT MAP NO. 17176
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 27 OF TRACT NUMBER 9 AS SHOWN ON A MAP RECORDED IN BOOK 9, PAGE 9 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 DECEMBER 2006



NOTE:

(A) ESTABLISHED AT 585 FEET FROM THE SE'LY LINE OF LOT 27 PER DEED

(B) ESTABLISHED AT 135 FEET FROM THE CENTERLINE OF THE FRONTAGE ROAD AS SHOWN ON CALTRANS RIGHT OF WAY MAP F1613. (ROAD: 7-ORA-55)

MONUMENT NOTES:

●	FOUND MONUMENT AS NOTED
○	FD NOTHING, SET 1" I.P. TAGGED "RCE 31720", OR A LEAD & TAG STAMPED "RCE 31720" OR A 8" SPIKE & WASHER STAMPED "RCE 31720".
△	GPS STATION

LEGEND: (THIS PAGE ONLY)

ACC.	ACCEPTED
L&T	LEAD AND TAG
R&M	RECORD AND MEASURED
S.F.N.	SEARCHED, FOUND NOTHING
S&W	SPIKE AND WASHER
( )	RECORD DATA PER RECORD OF SURVEY 94-1002 RSB 146/23-27. METRIC DISTANCES SHOWN ALSO CONVERTED TO FEET BY MULTIPLYING BY 3.280833333... AND CONVERTED TO GROUND BY MILTIPLYING BY 1.000028 PER RECORD DATUM STATEMENT.
(( ))	RECORD DATA PER TRACT NO. 16694 M.M. 878/25-29
{ }	CALCULATED DATA PER CALTRANS RIGHT OF WAY ROAD MAP 7-ORA-55.
[ ]	RECORD DATA PER PARCEL MAP P.M.B. 30/46
———	BOUNDARY
———————	CENTERLINE
———————	GPS TIE LINE
- - - - - - -	LOT LINE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6234 AND STATION GPS NO. 6204 BEING NORTH 21°26'55" WEST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

DATUM STATEMENT

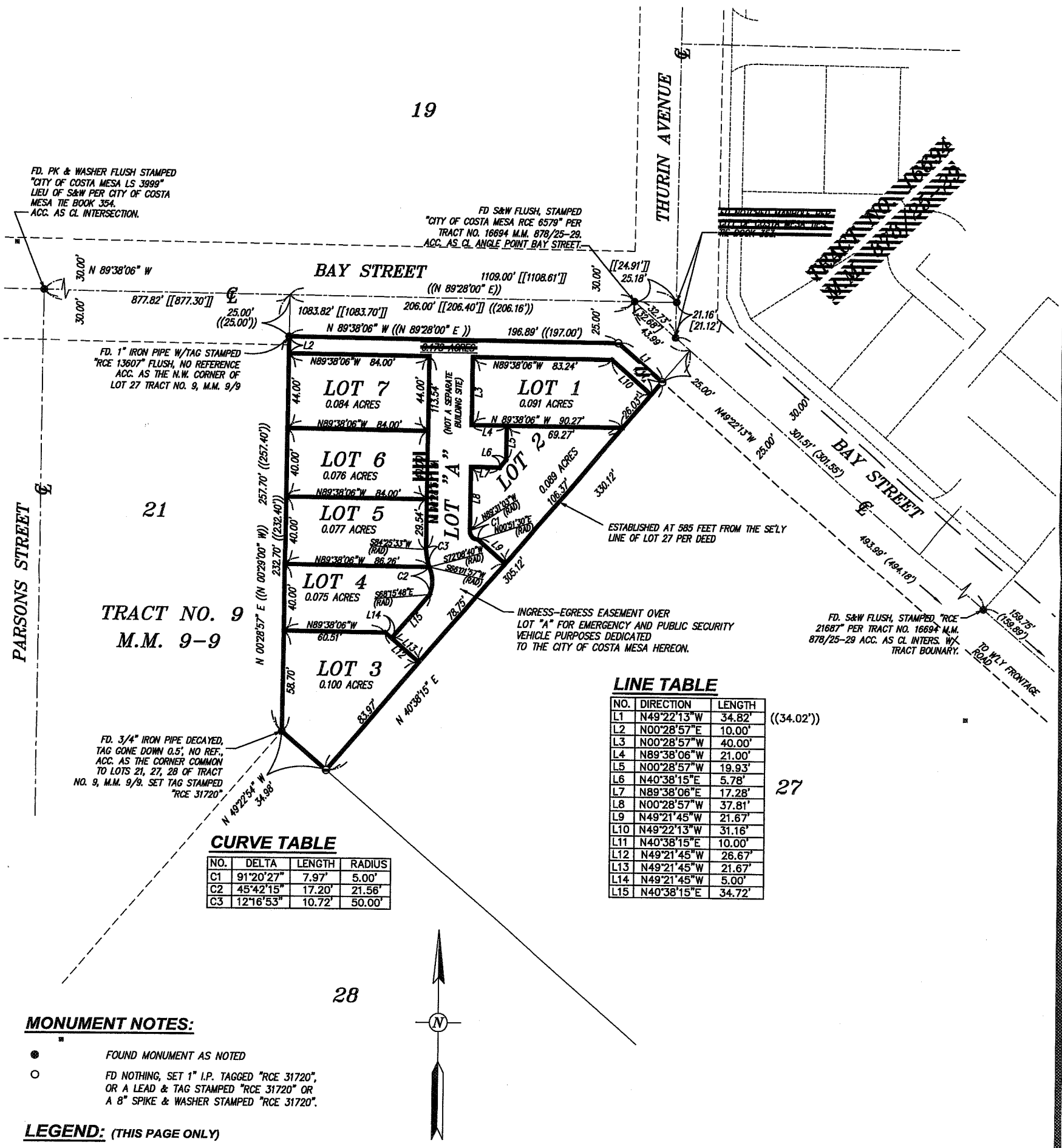
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997025.

SHEET 3 OF 3 SHEETS
SCALE: 1"=40'
7 NUMBERED LOTS AND
1 LETTERED LOT
39,578 SQ. FT. 0.91 ACRES (GROSS)
33,566 SQ. FT. 0.77 ACRES (NET)
DATE OF SURVEY: DECEMBER, 2006
ALL OF TENTATIVE TRACT MAP NO. 17176

TRACT MAP NO. 17176
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 27 OF TRACT NUMBER 9 AS SHOWN ON A MAP RECORDED IN BOOK 9, PAGE 9 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 DECEMBER 2006



LINE TABLE

NO.	DIRECTION	LENGTH
L1	N49°22'13"W	34.82' ((34.02'))
L2	N00°28'57"E	10.00'
L3	N00°28'57"W	40.00'
L4	N89°38'06"W	21.00'
L5	N00°28'57"W	19.93'
L6	N40°38'15"E	5.78'
L7	N89°38'06"E	17.28'
L8	N00°28'57"W	37.81'
L9	N49°21'45"W	21.67'
L10	N49°22'13"W	31.16'
L11	N40°38'15"E	10.00'
L12	N49°21'45"W	26.67'
L13	N49°21'45"W	21.67'
L14	N49°21'45"W	5.00'
L15	N40°38'15"E	34.72'

CURVE TABLE

NO.	DELTA	LENGTH	RADIUS
C1	91°20'27"	7.97'	5.00'
C2	45°42'15"	17.20'	21.56'
C3	12°16'53"	10.72'	50.00'

MONUMENT NOTES:

- ● FOUND MONUMENT AS NOTED
- ○ FD NOTHING, SET 1" I.P. TAGGED "RCE 31720", OR A LEAD & TAG STAMPED "RCE 31720" OR A 8" SPIKE & WASHER STAMPED "RCE 31720".

LEGEND: (THIS PAGE ONLY)

ACC.	ACCEPTED
L&T	LEAD AND TAG
R&M	RECORD AND MEASURED
S&W	SPIKE AND WASHER
( )	RECORD DATA PER TRACT NO. 16694 M.M. 878/25-29
(( ))	RECORD DATA PER R.S.B. 8/32
[ ]	RECORD DATA PER CITY OF COSTA MESA TIES, TIE BOOK 353
[[ ]]	RECORD DATA PER PARCEL MAP P.M.B. 30/46

BOUNDARY
CENTERLINE
LOT LINE

L:\LandDesk3\CLIENTS\RH\0106523\dwg\0106523 TM 17176 2009-11-10.dwg 6/02/10 13:03