

SHEET 1 OF 2 SHEETS
ALL OF TENTATIVE TRACT NO. 17380
1 LOT
TOTAL ACREAGE = 0.43 ACRES

TRACT NO. 17380

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

BEING A SUBDIVISION OF THE NORTHWESTERLY 63 FEET OF THE SOUTHEASTERLY 126 FEET
OF LOT 245, NEWPORT HEIGHTS, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 83 OF
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY

PARDUE, CORNWELL & ASSOCIATES, INC.
JERALD E. ANHORN, L.S. 7159
DATE OF SURVEY: JUNE, 2010

FOR CONDOMINIUM PURPOSES

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

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 ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. AN INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY
PURPOSES OVER LOT 1, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA:

1. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO TWENTY FIRST STREET
EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY RESERVE ON BEHALF OF THE HOMEOWNER OWNERSHIP ASSOCIATION:

1. AN EASEMENT FOR INGRESS, EGRESS,
PUBLIC SECURITY AND UTILITY PURPOSES RESERVED
FOR, AND TO BE MAINTAINED SOLELY BY, THE
HOMEOWNERS ASSOCIATION, AS SHOWN ON SAID MAP.

CM21M 2010, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
PROPERTY OWNER (SIGNATURE)

PROPERTY OWNER (PRINT NAME & TITLE)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS _____ DAY OF _____, 2011, 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 _____ MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY.

SIGNATURE _____ MY COMMISSION EXPIRES
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)

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 _____ ON _____ 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.

JERALD E. ANHORN, JR., P.L.S. 7159
LICENSE EXPIRES 12/31/11



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 _____, 2011.

ERNESTO MUÑOZ
R.C.E. NO. 47643
REGISTRATION EXPIRES 12-31-11
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 _____, 2010
AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND
ENTERED, APPROVED SAID MAP.

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

1. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY
PURPOSES OVER LOT 1, AS DEDICATED.
 2. THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO TWENTY FIRST STREET EXCEPT AT
APPROVED ACCESS LOCATIONS, 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 HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL
SEAL OF THE CITY OF COSTA MESA.

DATED THIS _____ DAY OF _____, 2011

JULIE FOLCK
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 I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2011.

RAYMOND L. MATHE
COUNTY SURVEYOR, L.S. 6185
EXPIRATION DATE: 3-31-12

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 _____, 2011.

SHARI L. FREIDENRICH _____ BY: _____
COUNTY TREASURER - TAX COLLECTOR DEPUTY TREASURER - TAX COLLECTOR

SOILS REPORT

A SOILS REPORT PREPARED BY LGC INLAND: DATED JUNE 30, 2010
HAS BEEN PREPARED FOR THIS SUBDIVISION. THIS REPORT AND ANY SUPPLEMENTS
THERE TO ARE ON FILE WITH THE CITY OF COSTA MESA.

ATTACHMENT 1

TRACT NO. 17380

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

PARDUE, CORNWELL & ASSOCIATES, INC.
 JERALD E. ANHORN, L.S. 7159
 DATE OF SURVEY: JUNE, 2010
 FOR CONDOMINIUM PURPOSES

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS NO. 6228 AND GPS NO. 6235R1, BEING N40°38'31"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 O.C.S. GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCES BY THE COMBINATION FACTOR 0.999970299 SPECIFIC TO THIS PROJECT.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- ▲ INDICATES FOUND GPS MONUMENT AS NOTED.
- 2" I.P. TAGGED L.S. 7159 OR LEAD & TAG L.S. 7159 IN CONCRETE OR A SPIKE AND WASHER STAMPED L.S. 7159 IN ASPHALT TO BE SET AT ALL TRACT BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 7159 OR LEAD & TAG L.S. 7159 IN CONCRETE OR A SPIKE AND WASHER STAMPED L.S. 7159 IN ASPHALT TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

NOTE: ALL MONUMENTS SHOWN AS "SET" WILL BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

- () INDICATES RECORD AND MEASURED PER TR. 15468 M.M. 757/9-11
- < > INDICATES RECORD PER TR. 4439 M.M. 155/34-35
- (()) INDICATES RECORD PER TR. 15991 M.M. 833/1-2
- [] INDICATES RECORD PER MAP OF NEWPORT HEIGHTS M.M. 4/83

EASEMENT NOTES

- 1 INDICATES AN EASEMENT FOR INGRESS, EGRESS, PUBLIC SECURITY AND UTILITY PURPOSES RESERVED FOR, AND TO BE MAINTAINED SOLELY BY, THE HOMEOWNERS ASSOCIATION.
- 2 INDICATES AN EASEMENT TO THE CITY OF COSTA MESA FOR INGRESS, EGRESS FOR EMERGENCY AND PUBLIC SECURITY PURPOSES DEDICATED HEREON.
- 3 THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO TWENTY FIRST STREET ARE RELEASED AND RELINQUISHED TO THE CITY OF COSTA MESA EXCEPT AT APPROVED LOCATIONS.

LINE TABLE

LINE	BEARING	LENGTH
L1	N40°39'06"E	14.89'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	14.00'	8.20'	33°33'26"
C2	16.00'	9.37'	33°33'26"

