

SHEET 1 OF 2 SHEETS  
TOTAL ACREAGE: 0.510 ACRES (GROSS)  
0.481 ACRES (NET)

# TRACT NO. 17457

ACCEPTED AND FILED AT THE  
REQUEST OF

FIRST AMERICAN TITLE COMPANY

NUMBER OF LOTS:  
1 NUMBERED

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 2394, AS SHOWN ON A MAP  
FILED IN BOOK 71, PAGE 15 OF MISCELLANEOUS MAPS, TOGETHER WITH THE  
SOUTH 120 FEET OF THE WEST 120 FEET OF LOT 702 OF THE NEWPORT MESA  
TRACT, AS SHOWN ON A MAP FILED IN BOOK 5, PAGE 1, OF MISCELLANEOUS  
MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE \_\_\_\_\_

TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_

INSTRUMENT # \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK - RECORDER

(ALL OF VESTING TENTATIVE  
TRACT MAP NO. 17457)  
DATE OF SURVEY: MARCH 2012  
& APRIL 2013

(FOR CONDOMINIUM PURPOSES)

BY \_\_\_\_\_  
DEPUTY

WILSON MIKAMI CORPORATION

RICHARD A. TETREULT L.S. 7418

### OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECLD 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 PLACENTIA AVENUE AND  
CENTER STREET, FOR STREET PURPOSES.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL  
VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PLACENTIA AVENUE AND CENTER  
STREET EXCEPT, AT APPROVED ACCESS LOCATIONS.

SCEL PROPERTIES LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### 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 SCEL PROPERTIES LLC, IN MARCH 2012, AND APRIL  
2013. 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 NINETY DAYS  
AFTER ACCEPTANCE OF IMPROVEMENTS; 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.

RICHARD A. TETREULT, P.L.S. 7418 DATE: \_\_\_\_\_  
LICENSE EXPIRES 12/31/13



### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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 \_\_\_\_\_, 2013

FARIBA FAZELI, RCE NO. 51480  
EXPIRES: 06/30/2014  
INTERIM CITY ENGINEER, CITY OF COSTA MESA

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC  
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) IN 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.

\_\_\_\_\_  
(NAME PRINTED) MY COMMISSION EXPIRES \_\_\_\_\_

### 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 \_\_\_\_\_, 2013

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617, EXPIRATION DATE: 12/31/13

BY: CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR

### CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

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 \_\_\_\_\_  
2013, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED,  
APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS;  
THE DEDICATION FOR STREET PURPOSES OF PLACENTIA AVENUE AND CENTER STREET.

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

1. THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PLACENTIA AVENUE AND CENTER STREET  
AS RELEASED AND RELINQUISHED.

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 \_\_\_\_\_, 2013

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

BRENDA GREEN  
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 \_\_\_\_\_, 2013.

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

### SIGNATURE OMISSIONS

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

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR  
POLE LINE AND INCIDENTAL PURPOSES, RECORDED MAY 12, 1955, IN BOOK 3065, PAGE 246, OF  
OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLE  
LINE AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1955, IN BOOK 3071, PAGE 268, OF  
OFFICIAL RECORDS.

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES,  
RECORDED DECEMBER 08, 1971, IN BOOK 9917, PAGE 740 OF OFFICIAL RECORDS.

TOTAL ACREAGE: 0.510 ACRES (GROSS)  
0.481 ACRES (NET)

NUMBER OF LOTS:  
1 NUMBERED

(ALL OF VESTING TENTATIVE TRACT NO. 17457)  
DATE OF SURVEY: MARCH 2012 & APRIL 2013

# TRACT NO. 17457

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,  
STATE OF CALIFORNIA  
(FOR CONDOMINIUM PURPOSES)  
WILSON MIKAMI CORPORATION RICHARD A. TETREAU, P.L.S. 7418

**MONUMENT NOTES:**

INDICATES FOUND O.C.S. HORIZONTAL CONTROL STATION AS NOTED HEREON PER O.C.S. HORIZONTAL CONTROL DATA SHEET ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

① GPS NO. 1915 - FD 3-3/4" OCS ALUMINUM BENCHMARK DISK, STAMPED "CM-25-77", FLUSH. STATION IS LOCATED ON A CATCH BASIN AT THE NORTHERLY CORNER OF THE INTERSECTION OF EDEN AVENUE AND MONTE VISTA AVENUE. N 2187388.21 E 6060123.79 (2007.00 EPOCH)

② GPS NO. 6124 - FD SPIKE AND WASHER, STAMPED "CA DEPT HWY", DN 0.1'. STATION IS LOCATED AT CENTERLINE EC OF PAULARINO AVE. N 2195845.12 E 6062569.67 (2007.00 EPOCH)

● INDICATES FOUND MONUMENT AS NOTED

1" I.P. OUTSIDE DIAMETER, TAGGED "LS 7418" OR LEAD, TACK & TAG "LS 7418" OR SPIKE & WASHER STAMPED "LS 7418" TO BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

ALL MONUMENTS TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

○ INDICATES SET MONUMENT AS NOTED.

| CURVE TABLE |        |           |        |
|-------------|--------|-----------|--------|
| CURVE       | RADIUS | DELTA     | LENGTH |
| C1          | 17.00' | 90°00'41" | 28.71' |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N89°39'37"W | 30.00'   |
| L2         | N89°39'38"W | 30.00'   |
| L3         | N00°20'33"E | 30.00'   |

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING "N16°07'51"E" BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6124 AND GPS NO. 1915 PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**DATUM STATEMENT:**

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD. (2007.00 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.99997238 (VALUE PER G.P.S. POINT NO. 1915).

**EASEMENT NOTES:**

A ALL VEHICULAR ACCESS RIGHTS TO CENTER STREET AND PLACENTIA AVENUE, ARE HEREBY RELEASED AND RELINQUISHED TO THE CITY OF COSTA MESA, EXCEPT AT APPROVED ACCESS LOCATIONS.

B AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR PUBLIC UTILITY PURPOSES, RECORDED MAY 12, 1955, IN BOOK 3065, PAGE 246 OF OFFICIAL RECORDS. - 5.00' WIDE

C AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, FOR PUBLIC UTILITY PURPOSES, RECORDED MAY 18, 1955, IN BOOK 3071, PAGE 268 OF OFFICIAL RECORDS. - 6' WIDE

D AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA, FOR STREET AND HIGHWAY PURPOSES, RECORDED DECEMBER 8, 1971, IN BOOK 9917, PAGE 740 OF OFFICIAL RECORDS.

**LEGEND:**

- R1 TRACT NO. 2394, M.M. 71/15
- R2 TRACT NO. 11528, M.M. 515/46-47
- R3 RECORD OF SURVEY 79-1130, R.S.B. 101/12-18
- R4 CR 2005-1504B
- R5 RECORD DATA PER GRANT DEED, INST. NO. 2011000491086, O.R.
- R6 NEWPORT MESA TRACT, M.M. 5/1
- R7 LOT LINE ADJUSTMENT LL-88-01, INST. NO. 88-389693, O.R.

- B.C. BEGINNING OF CURVE
- (M&R#) INDICATES MEASURED & RECORD DATA
- (M&CR#) INDICATES MEASURED & CALCULATED RECORD DATA
- (CR#) INDICATED CALCULATED RECORD DATA
- CR COUNTY OF ORANGE CORNER RECORD
- SFN SEARCHED FOUND NOTHING

ESTABLISHED AT THE INTERSECTION OF 4 - 3.00' TANGENT OVER LEAD, TACK AND TAG STRADDLERS, STAMPED "LS 6970", PER CR 2005-0541B

ESTABLISHED AT THE INTERSECTION OF 4 - 1.50' TANGENT OVER LEAD, TACK AND TAG STRADDLERS, STAMPED "LS 6970", PER CR 2005-1506B

NW COR LOT 702, SEARCHED FOUND NOTHING, ESTABLISHED BY PROPORTIONATE DISTANCE PER NEWPORT MESA TRACT, M.M. 5/1

LOT 701  
NEWPORT MESA TRACT  
M.M. 5/1

NE COR LOT 702, SEARCHED FOUND NOTHING, ESTABLISHED BY PROPORTIONATE DISTANCE PER NEWPORT MESA TRACT, M.M. 5/1

PORTION OF LOT 702  
NEWPORT MESA TRACT  
M.M. 5/1

FOUND 1" I.P., OPEN ACCEPTED AS 1" I.P., TAGGED "RE 6190", PER TRACT NO. 2394, M.M. 71/15, FLUSH SET TAG, "LS 7418".

SEARCHED FOUND NOTHING, ESTABLISHED BY PROPORTIONATE DISTANCE PER TRACT NO. 2394, M.M. 71/15 SET SPIKE AND WASHER, STAMPED "LS 7418".

LOT 11  
0.510 ACRES (GROSS)  
0.481 ACRES (NET)

LOT 705  
NEWPORT MESA TRACT  
M.M. 5/1

SFN ESTABLISHED AT RECORD ANGLE FROM FOUND MONUMENT AND THE INTERSECTION OF THE S'LY BOUNDARY OF TRACT NO. 2394.

SW COR LOT 702, SEARCHED FOUND NOTHING, ESTABLISHED BY PROPORTIONATE DISTANCE PER NEWPORT MESA TRACT, M.M. 5/1

THERE ARE 2 BLOCK WALLS ALONG THIS LINE. ALL REASONABLE EFFORTS HAVE BEEN MADE TO SEARCH FOR MONUMENTS WITHOUT TEARING DOWN THE WALLS.

SE COR LOT 702, SEARCHED FOUND NOTHING, ESTABLISHED BY PROPORTIONATE DISTANCE PER NEWPORT MESA TRACT, M.M. 5/1

FOUND SPIKE AND WASHER, ILLEGIBLE, NO REFERENCE, DN. 0.4', ACCEPTED AS CENTERLINE INTERSECTION IN LIEU OF SPIKE AND WASHER STAMPED "RE 6190", PER TRACT NO. 2394, M.M. 71/15.

"GPS NO. 1915" FD 3-3/4" OCS ALUMINUM DISK, STAMPED "CM-25-77", PER P.M. NO. 2004-173, P.M.B. 339/35-36.

"GPS NO. 6124" FD SPIKE & WASHER, STAMPED "CA DIV HWY", PER TRACT NO. 15211, M.M. 733/33-37.

FOUND BRASS DISK WITH PUNCH MARK, IN WELL MONUMENT, WITH 4 - 1.00' TANGENT OVER LEAD, TACK AND TAG STRADDLERS, STAMPED "LS 6970", PER CR 2005-1503B, DN 1.65'

FOUND 2-1/4" ALUMINUM CAP, STAMPED "12-79", IN WELL MONUMENT, PER RS 79-1130, R.S.B. 101/12-18, DN 1.4'

