

SHEET 1 OF 2
ALL OF TENTATIVE TRACT NO. 17435
7 LOTS - 6 NUMBERED LOTS; 1 LETTERED LOT
AREA: 0.310 AC.(NET); 0.327 AC.(GROSS)
RONALD HALE, R.C.E 17056
DATE OF SURVEY: OCTOBER 1, 2011

TRACT NO. 17435

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

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF THE NORTH 75 FEET OF THE SOUTH 330 FEET OF LOT 20, EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE EAST 10 ACRES OF SAID LOT 20, OF THE FAIRVIEW FARMS TRACT, AS SHOWN ON MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HALE & ASSOCIATES - CIVIL ENGINEERING & LAND SURVEYING

ACCEPTED AND FILED AT THE REQUEST OF
STEWART TITLE OF CALIFORNIA, INC.

DATE _____

TIME _____ FEE \$ _____

INSTRUMENT # _____

BOOK _____ PAGE _____

HUGH NGUYEN
ASSISTANT 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 BORDERLINE.

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA AN INGRESS AND EGRESS EASEMENT AS SHOWN ON THIS MAP AS "LOT A," FOR EMERGENCY AND PUBLIC SECURITY PURPOSES.

WE ALSO HEREBY RELEASE & RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR ACCESS RIGHTS TO MAPLE AVENUE.

WE HEREBY RESERVE A PRIVATE INGRESS AND EGRESS EASEMENT FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, AND THEIR VISITORS AND TENANTS AS SHOWN ON THIS MAP AS "LOT A."

WE ALSO HEREBY RESERVE A PRIVATE INGRESS AND EGRESS EASEMENT FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, SHOWN ON THE HEREIN MAP AND THEIR VISITORS AND TENANTS WITHIN THAT PORTION OF LOTS 1 THROUGH 7, INCLUSIVE, AND AS SHOWN ON THIS MAP AS "VARIABLE WIDTH EASEMENT."

WE ALSO HEREBY RESERVE A PRIVATE PARKING EASEMENT FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, SHOWN ON THE HEREIN MAP AND THEIR VISITORS AND TENANTS WITHIN THAT PORTION OF LOTS 1 THROUGH 7, INCLUSIVE, IN DESIGNATED PARKING AREAS ONLY OF THE "VARIABLE WIDTH EASEMENT" AS SHOWN ON THIS MAP.

WE HEREBY RESERVE A LANDSCAPE MAINTENANCE EASEMENT FOR THE H.O.A., INCLUSIVE, SHOWN ON THE HEREIN MAP WITHIN THAT PORTION OF LOTS 1 THROUGH 7, INCLUSIVE, AND AS SHOWN ON THIS MAP AS "VARIABLE WIDTH EASEMENT."

OWNER:

SHINE DEVELOPMENT OF COSTA MESA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

TOM Y. LEE, PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY KNOWN TO ME OR PERSONALLY APPEARED _____

_____ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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: _____

NAME: _____

MY PRINCIPLE PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

BENEFICIARY

PACIFIC LIBERTY BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED NOVEMBER 9, 2004 AS INSTRUMENT NUMBER 04-1007330 OFFICIAL RECORDS.

BY: _____ BY: _____

(NAME AND POSITION PRINTED)

(NAME AND POSITION PRINTED)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY KNOWN TO ME OR PERSONALLY APPEARED _____

_____ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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: _____

NAME: _____

MY PRINCIPLE PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

AMERICAN PLUS BANK, N.A., BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 2, 2012 AS INSTRUMENT NUMBER 12-443104 OFFICIAL RECORDS.

BY: _____ BY: _____

(NAME AND POSITION PRINTED)

(NAME AND POSITION PRINTED)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY KNOWN TO ME OR PERSONALLY APPEARED _____

_____ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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: _____

NAME: _____

MY PRINCIPLE PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

SOIL REPORT (CITY OF COSTA MESA)

A SOIL REPORT PREPARED BY EEI GEOTECHNICAL, JOB NUMBER LEE-71404.4, DATED JULY 23, 2012 HAS BEEN PREPARED FOR THIS SUBDIVISION. THE REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF COSTA MESA.

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 ORDINANCE AT THE REQUEST OF TOM Y. LEE, ON OCTOBER 1, 2011. 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 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.

RONALD HALE DATE
R.C.E. 17056

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY 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 MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2013.

FARIBA FAZELI
R.C.E 51480
REGISTRATION EXPIRES: 6/30/14
INTERIM 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 _____, 2013, 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 AND EGRESS EASEMENT AS SHOWN ON THIS MAP AS "LOT A," FOR EMERGENCY AND PUBLIC SECURITY PURPOSES.
2. THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR ACCESS RIGHTS TO MAPLE AVENUE.

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 HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS _____ DAY OF _____, 2013.

BRENDA GREEN
INTERIM 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 _____, 2013.

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

BY: CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR

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 _____, 2013.

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

SIGNATURE OMISSIONS:

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)(C) OF THE SUBDIVISION MAP ACT. THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

1. EASEMENT FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF COSTA MESA, RECORDED JANUARY 8, 1958 IN BOOK 4158, PAGE 257 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 6204R1(RESET IN 2008) AND GPS NO. 6203R1(RESET IN 2008), BEING N89°38'45"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (OCS 83), ZONE VI, NAD 1983 (1991.35 EPOCH, O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY A MEAN COMBINATION FACTOR OF 0.99997076.

SURVEYOR'S NOTE:

THE BOUNDARY ESTABLISHED HEREON DOES FIT EXISTING IMPROVEMENTS. A COMPLETE AND DILIGENT SEARCH FOR EXISTING MONUMENTS WAS CONDUCTED AT ALL APPARENT CORNERS OF SUBJECT PROPERTY AS WELL AS FRONT CORNERS OF ADJOINERS ALONG MAPLE AVENUE. AN ADDITIONAL SEARCH WAS ALSO CONDUCTED TO LOCATE MONUMENTS PER JACK RAUB SURVEY NOTES FOR LOT 20 OF THE FAIRVIEW FARMS TRACT, ON FILE AT THE ORANGE COUNTY SURVEYOR'S OFFICE.

ALL OF TENTATIVE TRACT NO. 17435
 7 LOTS - 6 NUMBERED LOTS; 1 LETTERED LOT
 AREA: 0.310 AC.(NET); 0.327 AC.(GROSS)
 RONALD HALE, R.C.E 17056
 DATE OF SURVEY: APRIL 20, 2013
 SCALE: 1"=15'

TRACT NO. 17435

SHEET 2 OF 2 SHEETS

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

SEE SHEET 1 FOR:
 BASIS OF BEARINGS, SURVEYOR'S NOTE AND DATUM STATEMENT.

FOR CONDOMINIUM PURPOSES
 HALE & ASSOCIATES - CIVIL ENGINEERING & LAND SURVEYING

ESTABLISHMENT NOTE:
 THE WEST LINE OF THE EASTERLY 10 ACRES OF LOT 20 WAS ESTABLISHED PARALLEL AND COMPUTED FROM THE CENTERLINE OF HARBOR BLVD PER R.

Line #	Length	Direction
L1	25.00'	N00°21'33"E
L2	20.58'	N89°38'51"W
L3	1.92'	S00°21'33"W
L4	19.44'	N89°38'51"W
L5	23.08'	S00°21'33"W
L6	19.50'	N89°38'51"W
L7	23.08'	N00°21'33"E
L8	19.39'	N89°38'51"W
L9	1.92'	N00°21'33"E
L10	20.58'	N89°38'51"W
L11	20.00'	S00°21'33"W
L12	6.00'	S89°38'51"E
L13	5.00'	S00°21'33"W
L14	26.00'	N89°38'51"W
L15	27.50'	N00°21'33"E
L16	149.83'	S89°38'51"E
L17	20.00'	N00°22'11"E
L18	149.83'	N89°38'51"W
L19	27.50'	N00°21'33"E
L20	26.00'	S89°38'51"E
L21	5.00'	S00°21'33"W
L22	6.00'	N89°38'51"W
L23	20.00'	S00°21'33"W
L24	20.58'	S89°38'51"E
L25	1.92'	N00°21'33"E
L26	19.39'	S89°38'51"E
L27	23.08'	N00°21'33"E
L28	19.50'	S89°38'51"E
L29	23.08'	S00°21'33"W
L30	19.44'	S89°38'51"E
L31	1.92'	S00°21'33"W
L32	20.58'	S89°38'51"E
L33	25.00'	N00°21'33"E
L34	10.50'	S89°38'51"E
L35	25.00'	S00°21'33"W
L36	20.58'	S89°38'51"E
L37	1.92'	N00°21'33"E
L38	19.26'	S89°38'51"E
L39	5.00'	N00°22'11"E
L40	10.00'	S89°38'51"E
L41	38.84'	S00°22'11"W
L42	10.00'	N89°38'51"W
L43	5.00'	N00°22'11"E
L44	19.26'	N89°38'51"W
L45	1.92'	N00°21'33"E
L46	20.58'	N89°38'51"W
L47	25.00'	S00°21'33"W
L48	10.50'	N89°38'27"W

LEGEND:

- D = INDICATES RECORD DATA PER GRANT DEED INST. # 2012000443103, O.R.
- D1 = INDICATES RECORD DATA PER EASEMENT DEED BK 4158, PG 257, O.R.
- M = INDICATES MEASURED DISTANCE
- C = DISTANCE CALCULATED BY PRO-RATION
- R = RECORD OR CALCULATED DISTANCE PER FAIRVIEW FARMS TRACT, M.M. 8/71
- R1 = RECORD DISTANCE & DATA PER P.M. 2008-113, P.M.B. 366/46 - 47
- ESTAB = ESTABLISHED
- EBP = ESTABLISHED BY PRO-RATION
- SFN = SEARCHED AND NOTHING FOUND.
- CL = CENTER LINE
- INT = INTERSECTION
- MH = MANHOLE
- FD = FOUND
- S&W = SPIKE AND WASHER
- = FD MONUMENT AS NOTED
- = INDICATES 1" IP OR S&W OR L&T
- = ALL STAMPED "RCE 17056" AND TO BE SET FLUSH.
- ▲ = GPS CONTROL MONUMENT AS NOTED

- ### EASEMENT NOTES
- 1 PRIVATE VARIABLE WIDTH INGRESS AND EGRESS EASEMENT FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, AND THEIR VISITORS AND TENANTS WITHIN THAT PORTION OF LOTS 1 THROUGH 7, INCLUSIVE HEREON.
 - 2 PRIVATE VARIABLE WIDTH PARKING EASEMENT FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, AND THEIR VISITORS AND TENANTS WITHIN THAT PORTION OF LOTS 1 THROUGH 7, INCLUSIVE, IN DESIGNATED PARKING AREAS ONLY WITHIN THE VARIABLE WIDTH EASEMENT HEREON.
 - 3 VARIABLE WIDTH LANDSCAPE AND COMMON AREA MAINTENANCE EASEMENT FOR THE H.O.A., INCLUSIVE, WITHIN THAT PORTION OF LOTS 1 THROUGH 7, INCLUSIVE HEREON.
 - 4 EXISTING EASEMENT FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF COSTA MESA, RECORDED JANUARY 8, 1958 IN BOOK 4158, PAGE 257 OF OFFICIAL RECORDS.
 - 5 INGRESS AND EGRESS EASEMENT WITHIN "LOT A" DEDICATED TO THE CITY OF COSTA MESA FOR EMERGENCY AND PUBLIC SECURITY PURPOSES HEREON.
 - 6 PRIVATE INGRESS AND EGRESS EASEMENT WITHIN "LOT A" FOR THE OWNERS OF LOTS 1 THROUGH 7, INCLUSIVE, AND THEIR VISITORS AND TENANTS HEREON.

