

LOTS: 14 NUMBERED
ACREAGE: 53,998 SQ. FT. 1.239 AC.
DATE OF SURVEY: MAY 1996 & SEPTEMBER 2012
ALL OF TENTATIVE TRACT MAP NO. 17519

TRACT NO. 17519 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE SOUTHWESTERLY HALF OF LOT 276 OF "NEWPORT HEIGHTS", IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 SEPTEMBER 2012

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE: _____
TIME: _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH HUYEN
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 RESERVE FOR THE OWNERS OF LOTS 1-14 THE EASEMENT FOR INGRESS, EGRESS, ROAD, UTILITIES, DRAINAGE, LANDSCAPE, FENCING, AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO TUSTIN AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.
2. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES OVER LOTS 1 THROUGH 14, AS SHOWN ON SAID MAP.

WHITE-WARMINGTON TUSTIN AVENUE ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

PRINT NAME: _____ PRINT NAME: _____
PRINT TITLE: _____ PRINT TITLE: _____

BENEFICIARIES

COMERICA BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 30, 2013 AS INSTRUMENT NO. 2013000607033 OF OFFICIAL RECORDS.

PRINT NAME: _____ PRINT NAME: _____
PRINT TITLE: _____ PRINT TITLE: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS.
COUNTY OF _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ 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.

(NAME PRINTED) MY COMMISSION EXPIRES: _____
MY COMMISSION NO: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS.
COUNTY OF _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ 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.

(NAME PRINTED) MY COMMISSION EXPIRES: _____
MY COMMISSION NO: _____

SIGNATURE OMISSIONS:

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

1. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENTS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 22, 1948, BOOK 1740, PAGE 402, OFFICIAL RECORDS.

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 WHITE-WARMINGTON TUSTIN AVENUE ASSOCIATES, L.P., IN SEPTEMBER, 2012. 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.

ROBIN B. HAMERS _____ DATE _____
R.C.E. 31720
EXP. 12/31/2014



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 12-13-13

BY: CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR

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 _____, 2013.

FARIBA FAZELI _____
R.C.E. NO. 51480
EXPIRATION DATE: JUNE 30, 2014
CITY ENGINEER OF THE CITY OF COSTA MESA

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA } SS.
COUNTY OF ORANGE }
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, APPROVE SAID MAP AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO TUSTIN AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.
2. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES OVER LOTS 1 THROUGH 14, AS SHOWN ON SAID MAP.

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.

BRENDA GREEN _____
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 _____, 2013.

SHARI L. FREIDENRICH _____
COUNTY TREASURER - TAX COLLECTOR

BY: _____
DEPUTY TREASURER - TAX COLLECTOR

TRACT NO. 17519
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA
 ROBIN B. HAMERS R.C.E. 31720 SEPTEMBER 2012

LOTS: 14 NUMBERED
 ACREAGE: 53,998 SQ. FT. 1.239 AC.
 DATE OF SURVEY: MAY 1996 & SEPTEMBER 2012
 ALL OF TENTATIVE TRACT MAP NO. 17519

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6228 AND STATION GPS NO. 6206 BEING NORTH 40°38'38" EAST, 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 0.99997039 (MEAN VALUE).

LINE TABLE

NO.	DIRECTION	LENGTH
L1	N 40°38'29" E	64.37'
L2	N 27°40'59" W	14.01'
L3	N 40°38'22" E	18.05'
L4	N 49°21'38" W	5.00'
L5	N 40°38'22" E	20.56'
L6	N 49°21'38" W	14.56'
L7	N 40°38'22" W	17.95'
L8	N 71°02'17" W	13.75'
L9	N 40°38'29" E	67.47'

LEGEND

- SFN SEARCHED FOUND NOTHING
 - MEAS. MEASURED
 - REC. RECORD
 - (R1) RECORD DATA PER TRACT NO. 15293, M.M. 745/30-31.
 - (R2) RECORD AND MEASURED DATA PER TRACT NO. 15293, M.M. 745/30-31.
 - (R3) RECORD DATA PER NEWPORT HEIGHTS TRACT, M.M. 4/83.
 - FOUND MONUMENT AS NOTED
 - FOUND NOTHING, SET 1" I.P. TAGGED "R.C.E. 31720", OR A LEAD & TAG STAMPED "R.C.E. 31720", OR AN 8" SPIKE & WASHER STAMPED "R.C.E. 31720".
-
- BOUNDARY
 - LOT LINE
 - CITY BOUNDARY LINE
 - R/W
 - CENTERLINE
 - EASEMENTS

MONUMENT NOTES:

- ① FOUND 4-3.00' O/S MAG NAILS & WASHERS STAMPED "LS 5411", FLUSH IN AC, PER CR 2010-1223B, FITS TIES.
- ② FOUND NOTCHES ON M.H. PER CITY OF COSTA MESA TIE BK 16-154, FITS TIES. SET PUNCHED SPIKE & WASHER STAMPED "RCE 31720" SHORT TIES 4-2'00" O.
- ③ FOUND O.C.S. WELL MONUMENT W/PUNCHED ALUMINUM BAR, DN. 1.0', PER CITY OF COSTA MESA TIE BK 325.
- ④ FOUND NOTCHES ON M.H. PER CITY OF COSTA MESA TIE BK 325, FITS TIES.
- ⑤ FOUND 1" I.P. NO TAG, NO REF., N49°21'38"W 0.23'. SET TAG STAMPED "RCE 31720". DN. 0.5'.
- ⑥ FOUND 1" I.P. NO TAG, ACCEPTED AS 1' I.P. STAMPED "LS 2210", PER TRACT NO. 15293 M.M. 745/30-31, S44°57'04"W 0.04'. SET TAG STAMPED "RCE 31720", DN. 0.8'
- ⑦ FOUND LEAD, TACK & TAG STAMPED "RCE 31720" FLUSH ON BLOCK WALL IN LIEU OF 1" I.P. STAMPED "RCE 31720", PER TRACT NO. 15293, M.M. 745/30-31.

LOT AREA:

LOT NO.	GROSS	NET
LOT 1	4,334 sq. ft.	3,196 sq. ft.
LOT 2	3,508 sq. ft.	3,083 sq. ft.
LOT 3	3,508 sq. ft.	3,083 sq. ft.
LOT 4	3,508 sq. ft.	3,083 sq. ft.
LOT 5	3,508 sq. ft.	3,083 sq. ft.
LOT 6	3,508 sq. ft.	3,083 sq. ft.
LOT 7	5,123 sq. ft.	3,852 sq. ft.
LOT 8	5,123 sq. ft.	3,664 sq. ft.
LOT 9	3,508 sq. ft.	2,956 sq. ft.
LOT 10	3,508 sq. ft.	2,956 sq. ft.
LOT 11	3,508 sq. ft.	2,956 sq. ft.
LOT 12	3,508 sq. ft.	2,956 sq. ft.
LOT 13	3,508 sq. ft.	2,956 sq. ft.
LOT 14	4,334 sq. ft.	3,062 sq. ft.