

SHEET 1 OF 5 SHEETS  
ALL OF TENTATIVE TRACT NO. 17501  
NO OF LOTS: 1 NUMBERED  
ACREAGE: 1.872 AC. GROSS & NET  
DATE OF SURVEY: JUNE 4, 2013

# TRACT NO. 17501

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
BEING A SUBDIVISION OF THE SOUTHWESTERLY 180.54 FEET OF LOT 21 OF NEWPORT HEIGHTS,  
PER MAP FILED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY,  
EXCEPTING THEREFROM THE NORTHWESTERLY 260.40 OF THE SOUTHWESTERLY 150.00 OF SAID LOT 21, ALSO  
EXCEPTING THE NORTHWESTERLY 50 FEET OF THE NORTHEASTERLY 10.54 FEET OF THE SOUTHWESTERLY 180.54 FEET  
OF SAID LOT 21. ALSO EXCEPTING THAT PORTION OF SAID LOT 21 DESCRIBED IN A DEED TO THE STATE OF  
CALIFORNIA, RECORDED AUGUST 1, 1952 IN BOOK 2364, PAGE 88 OF OFFICIAL RECORDS OF SAID COUNTY.  
C & V CONSULTING, INC.  
VINCENT W. SCARPATI, R.C.E. 33520

ACCEPTED AND FILED AT THE REQUEST  
OF FIRST AMERICAN TITLE COMPANY

DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
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 EASEMENT FOR SIDEWALK PURPOSES OVER LOT 1 AS SHOWN ON THIS MAP.
2. AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT 1 AS SHOWN ON THIS MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO SUPERIOR AVENUE & FRONTAGE ROAD, EXCEPT AT APPROVED ACCESS LOCATIONS.

OWNER: TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: NAME: Martha Flores  
TITLE: V.P.

BY: NAME: Tom Baine  
TITLE: V.P.

### 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 TAYLOR MORRISON OF CALIFORNIA, LLC ON OCTOBER 15, 2012. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET WITHIN 365 DAYS OF RECORDATION 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.

Vincent W. Scarpati 11-20-13  
VINCENT W. SCARPATI, R.C.E. 33520 DATE  
LICENSE EXPIRES 6-30-14



### 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 \_\_\_\_\_, 2014.

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



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 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 \_\_\_\_\_, 2014.

FARIBA FAZELI  
RCE No. 51480  
REGISTRATION EXPIRES: 6/30/14  
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 \_\_\_\_\_, 2014 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

2. THE EASEMENT FOR SIDEWALK PURPOSES.
3. THE EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES.
4. THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO SUPERIOR AVENUE & FRONTAGE ROAD, 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 HERE UNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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 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

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Orange )SS

ON THIS 22 DAY OF November, 2013, BEFORE ME, Rebecca Nall  
A NOTARY PUBLIC, PERSONALLY APPEARED Marta Flores and Tom Baine  
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 Rebecca Nall  
NOTARY PUBLIC IN AND FOR SAID STATE  
Rebecca Nall  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY  
MY COMMISSION EXPIRES 7/11/15

### SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT FOR INGRESS & EGRESS PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF A. SANDY STEINER & MARIE STEINER RECORDED OCTOBER 16, 1946 IN BOOK 1458, PAGE 303 OF OFFICIAL RECORDS. (PLOTTED)

AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED SEPTEMBER 15, 1948 IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS PER BOOK 1701, PAGE 299 OF OFFICIAL RECORDS. (PLOTTED)

AN EASEMENT FOR CABLE TELEVISION AND SERVICE PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COPLEY/COLONY OF COSTA MESA, INC., D/B/A/ CONTINENTAL CABLEVISION RECORDED SEPTEMBER 13, 1996 PER INSTRUMENT No. 96-488577 OF OFFICIAL RECORDS OF OFFICIAL RECORDS. (BLANKET IN NATURE)

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM NEWPORT BOULEVARD HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AUGUST 1, 1952 AS BOOK 2364, PAGE 88 OF OFFICIAL RECORDS.

SHEET 2 OF 5 SHEETS

ALL OF TENTATIVE TRACT NO. 17501

NO OF LOTS: 1 NUMBERED

ACREAGE: 1.872 AC. GROSS & NET

DATE OF SURVEY: JUNE 4, 2013

# TRACT NO. 17501

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BEING A SUBDIVISION OF THE SOUTHWESTERLY 160.54 FEET OF LOT 21 OF NEWPORT HEIGHTS,  
PER MAP FILED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY,  
EXCEPTING THEREFROM THE NORTHWESTERLY 260.40 OF THE SOUTHWESTERLY 150.00 OF SAID LOT 21, ALSO  
EXCEPTING THE NORTHWESTERLY 50 FEET OF THE NORTHEASTERLY 10.54 FEET OF THE SOUTHWESTERLY 160.54 FEET  
OF SAID LOT 21. ALSO EXCEPTING THAT PORTION OF SAID LOT 21 DESCRIBED IN A DEED TO THE STATE OF  
CALIFORNIA, RECORDED AUGUST 1, 1952 IN BOOK 2364, PAGE 88 OF OFFICIAL RECORDS OF SAID COUNTY.  
C & V CONSULTING, INC.  
VINCENT W. SCARPATI, R.C.E. 33520  
**FOR CONDOMINIUM PURPOSES**

## MONUMENT NOTES

- ① GPS POINT NO. 6263R1 N 2176239.78, E 6052802.59  
FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411" AT CENTERLINE  
INT. OF CATALINA DR. AND 15TH ST PER C.R. 2012-4046B.
  - ② GPS POINT NO. 6257 N 279215.30, E 6049761.00  
POINT FALLS ON MANHOLE. RE-ESTABLISHED POSITION AT CENTERLINE  
INT. OF 17th ST. AND PLACENTIA AVE. FOUND 4-LT&T, "LS 6970" IN  
TOP OF CURB PER C.R. 2005-0542B.
  - ③ POINT FALLS ON MANHOLE. ESTABLISHED CL INT. SUPERIOR AVE &  
INDUSTRIAL WAY FROM (4)-3' T/O SPIKE & WASHERS, TAGGED "LS  
7766" PER R2.
  - ④ FOUND SPIKE & WASHER, TAGGED "LS 5411", FLUSH, AT CL. INT.  
SUPERIOR AVE & 16TH STREET PER C.R. No. 2008-1196.
  - ⑤ ESTABLISHED CL INT. SUPERIOR AVE & 16TH, PER C.C.M. TIE SHEET  
136B. POINT FALLS ON MANHOLE. SET (4) - 3.00' T/O SPK &  
WASHERS, "RCE 33520".
  - ⑥ FOUND PUNCHED SQUARE SPIKE, FLUSH PER C.R. No. 2009-3541B  
& CSTB 149/37 & R1. ACCEPTED AS CL INT. 16TH STREET AND  
NEWPORT BLVD.
  - ⑦ FOUND 1" I.P. & TAG, ILLEGIBLE. DN. 0.2', ACCEPTED AS 1" I.P.,  
TAGGED "LS 2312", PER R12 & MOST EASTERLY CORNER OF R9.
  - ⑧ FOUND SPIKE & WASHER, TAGGED "RCE 31720", PER R1, FLUSH,  
ACCEPTED AS MOST WESTERLY CORNER OF PARCEL 1 OF R1.
  - ⑨ FOUND 1" I.P. & TAG, ILLEGIBLE. DN 0.2', ACCEPTED AS 1" I.P.,  
TAGGED "LS 2312", PER R13, AT INTERSECTION OF SOUTHEASTERLY  
RIGHT-WAY LINE SUPERIOR AVE AND NE'LY LINE OF R10.
  - ⑩ FOUND 3/4" I.P. & TAG, "RCE 28466", UP 0.2', NO REF., AT  
INTERSECTION OF SOUTHEASTERLY RIGHT-WAY LINE SUPERIOR AVE  
AND NW'LY LINE OF R10.
  - ⑪ FOUND 1" I.P. & TAG, "RCE 11066", UP 0.2', NO REF., AS SHOWN  
PER R12, S81°36'20"W 0.35', NOT ACCEPTED, SEE DETAIL E SHT 4.
  - ⑫ FOUND SPIKE & WASHER, TAGGED "STATE OF CALIFORNIA DIV. OF  
HIGHWAYS", FLUSH, ACCEPTED AS POINT ON LINE OF INDUSTRIAL WAY  
PER C.C.M. TIE BOOK SR 73-380-0008.
  - ⑬ SEARCHED FOUND NOTHING - ESTABLISHED BY INTERSECTION.
  - ⑭ SEARCHED FOUND NOTHING.
  - ⑮ ESTABLISHED CENTERLINE INDUSTRIAL WAY & OLD NEWPORT BLVD.  
PER PER C.C.M. TIE BOOK SR 73-380-0014.  
SET SPIKE & WASHER, "RCE 33520", FLUSH.
- ▲ INDICATES OCS GPS CONTROL STATION MONUMENT AS REFERENCED HEREON.
- FD. MONUMENT AS NOTED.
- INDICATES 2" IP TAGGED "RCE 33520", FLUSH; OR 8" S & W STAMPED  
"RCE 33520" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH;  
OR LEAD, TACK AND TAG "RCE 33520" OR NAIL AND TAG "RCE 33520" TO  
BE SET AT ALL TRACT CORNERS UNLESS OTHERWISE INDICATED.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE  
COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 6263R1 AND GPS  
NO. 6257 BEING NORTH 45°37'45" WEST 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 (2007.00 EPOCH OCS GPS ADJUSTMENT). ALL  
DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID  
DISTANCE, MULTIPLY GROUND DISTANCE BY 0.999968340, (MEAN VALUE).

## LEGEND:

- [ ] INDICATES RECORD OR CALC'D DATA PER R1 UNLESS NOTED OTHERWISE.
- R1 INDICATES PM NO. 85-100, PMB 209/35-36.
- R2 INDICATES RS No. 2007-1129, RSB 222/6.
- R3 INDICATES RS No. 2009-1045, RSB 255/32.
- R4 INDICATES BOOK 2364, PAGE 88, INST No.
- R5 INDICATES INSTRUMENT No. 2013000331922, O.R.
- R6 INDICATES INSTRUMENT No. 92-014501, O.R.
- R7 INDICATES INSTRUMENT No. 2011000199869, O.R.
- R8 INDICATES INSTRUMENT No. 94-0454306, O.R.
- R9 INDICATES INSTRUMENT No. 2013000331922, O.R.
- R10 INDICATES INSTRUMENT No. 90-280831, O.R.
- R11 INDICATES STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION TIE  
BOOK SR73-380, SHEETS 0007-0014.
- R12 INDICATES UNRECORDED FIELD NOTES BY JACK S. RAUB SHOWING A  
PORTION OF LOT 21 NEWPORT HEIGHTS, DATED MAY 25, 1953, JOB No.  
2761, ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- R13 INDICATES UNRECORDED FIELD NOTES BY JACK S. RAUB SHOWING SURVEY  
OF LOT 21 NEWPORT HEIGHTS, DATED SEPTEMBER 12, 1946, JOB No.  
8766, ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- R14 INDICATES R/W PER CALIFORNIA DEPT. OF TRANSPORTATION PER R/W MAP  
#9633 ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE

## EASEMENT NOTES

- ② AN EASEMENT FOR INGRESS & EGRESS PURPOSES AND RIGHTS INCIDENTAL  
THEREO IN FAVOR OF A. SANDY STEINER & MARIE STEINER RECORDED  
OCTOBER 16, 1946 IN BOOK 1458, PAGE 303 OF OFFICIAL RECORDS.
- ③ AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL  
THEREO RECORDED SEPTEMBER 15, 1948 IN FAVOR OF SOUTHERN  
CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND  
ASSIGNS PER BOOK 1701, PAGE 299 OF OFFICIAL RECORDS.
- ④ AN EASEMENT FOR CABLE TELEVISION AND SERVICE PURPOSES AND RIGHTS  
INCIDENTAL THERETO IN FAVOR OF COPLEY/COLONY OF COSTA MESA, INC.,  
D/B/A/ CONTINENTAL CABLEVISION RECORDED SEPTEMBER 13, 1996 PER  
INSTRUMENT No. 96-468577 OF OFFICIAL RECORDS.  
BLANKET IN NATURE.

## PROPOSED EASEMENTS

- ⑤ INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND  
PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF  
COSTA MESA.
- ⑥ INDICATES A PUBLIC UTILITY EASEMENT RESERVED HEREON FOR  
PUBLIC UTILITY PURPOSES.
- ⑦ INDICATES RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS  
RIGHTS AS RELEASED HEREON TO THE CITY OF COSTA MESA.
- ⑧ INDICATES AN EASEMENT FOR SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY  
OF COSTA MESA.

## BOUNDARY ESTABLISHMENT NOTES:

- ⑩ ACCEPTED AS THE NE'LY LINE OF THE SW'LY 160.54' OF LOT 21 PER  
R1, R9 BY HOLDING FOUND MONUMENTS ⑦-⑧
- ⑪ NE'LY LINE LOT 11 NEWPORT HEIGHTS, MM 4/83, ESTABLISHED  
PARALLEL & AT RECORD DISTANCE OF 160.54' PER R1 & R9.  
FITS LOCATION OF MONUMENT ⑩
- ⑫ NW'LY LINE OF DEED TO STATE OF CALIFORNIA PER BOOK 2364, PAGE  
88, O.R. ESTABLISHED BY RECORD ANGLES & DISTANCES AS SHOWN  
PER R1, UNLESS NOTED OTHERWISE.



SHEET 4 OF 5 SHEETS  
 ALL OF TENTATIVE TRACT NO. 17501  
 NO OF LOTS: 1 NUMBERED  
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# TRACT NO. 17501

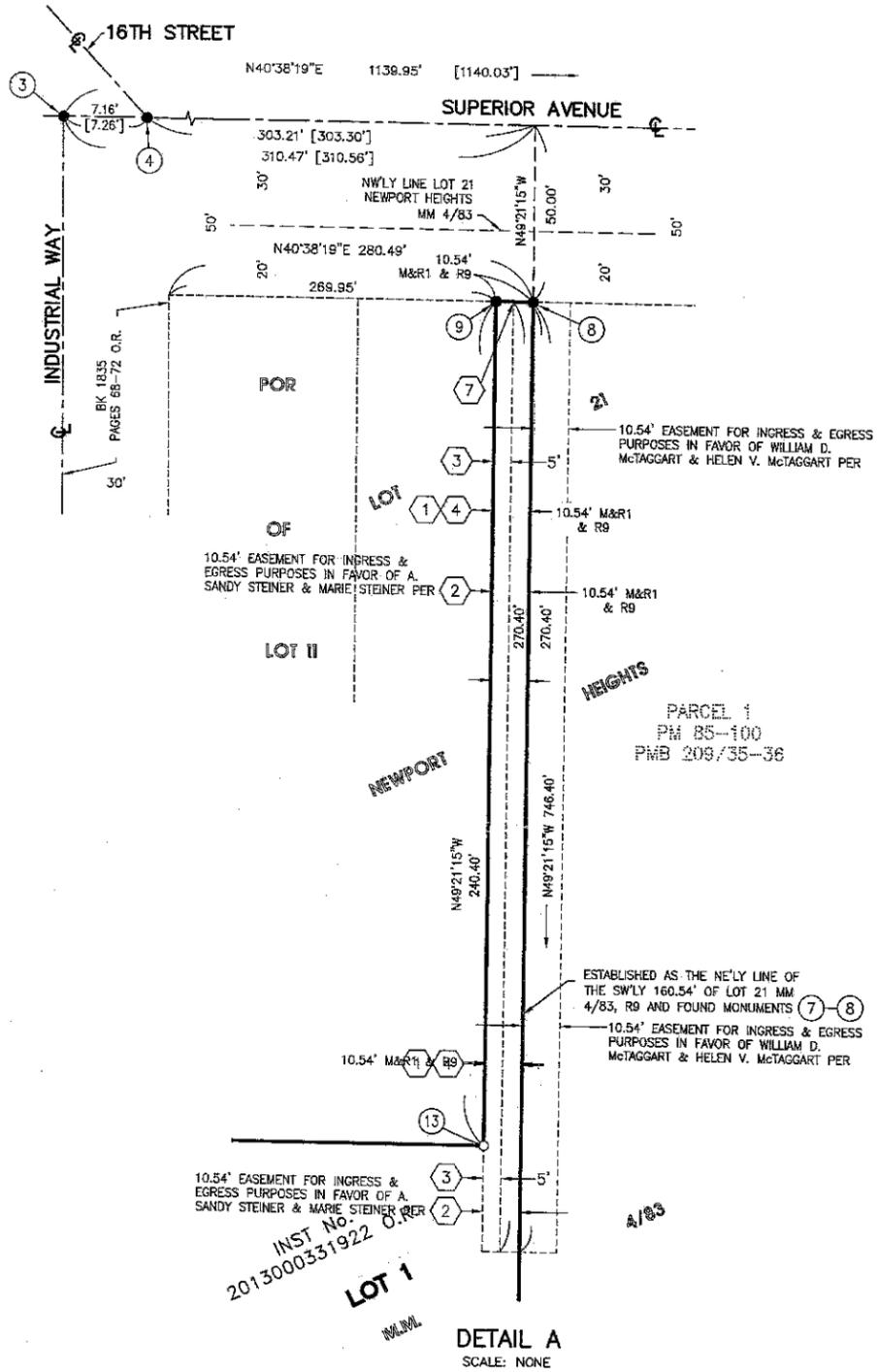
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 C & V CONSULTING, INC.

VINCENT W. SCARPATI, R.C.E. 33520  
**FOR CONDOMINIUM PURPOSES**  
**DETAIL SHEET**

NOTE:  
 SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF  
 BEARINGS, DATUM STATEMENT, EASEMENT NOTES,  
 BOUNDARY ESTABLISHMENT NOTES & LEGEND.

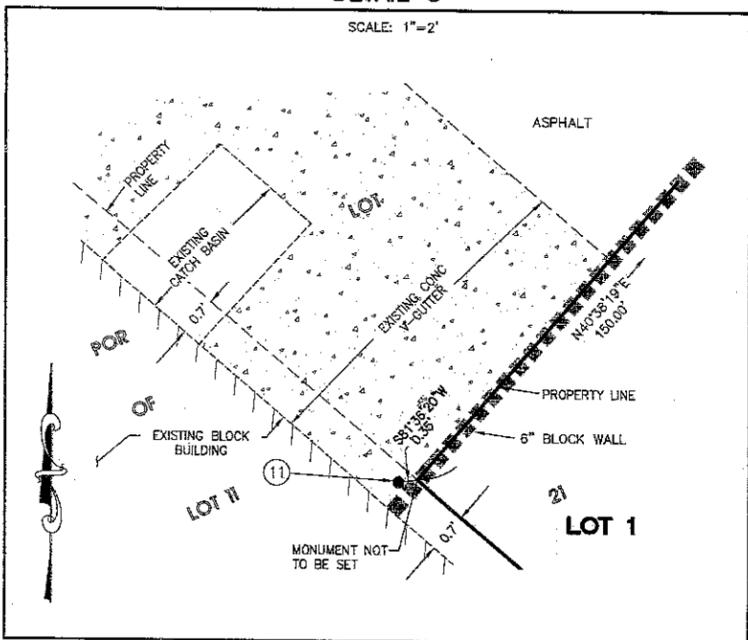
SEE SHEET 3 FOR PROCEDURE OF SURVEY.

SEE SHEET 5 FOR EASEMENTS.



DETAIL C

SCALE: 1"=2'



SHEET 5 OF 5 SHEETS  
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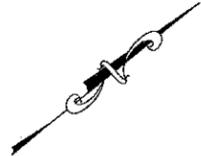
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 EASEMENT DETAIL SHEET**

NOTE:  
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 BEARINGS, DATUM STATEMENT, EASEMENT NOTES,  
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SEE SHEET 3 FOR PROCEDURE OF SURVEY.

SEE SHEET 4 FOR DETAILS.



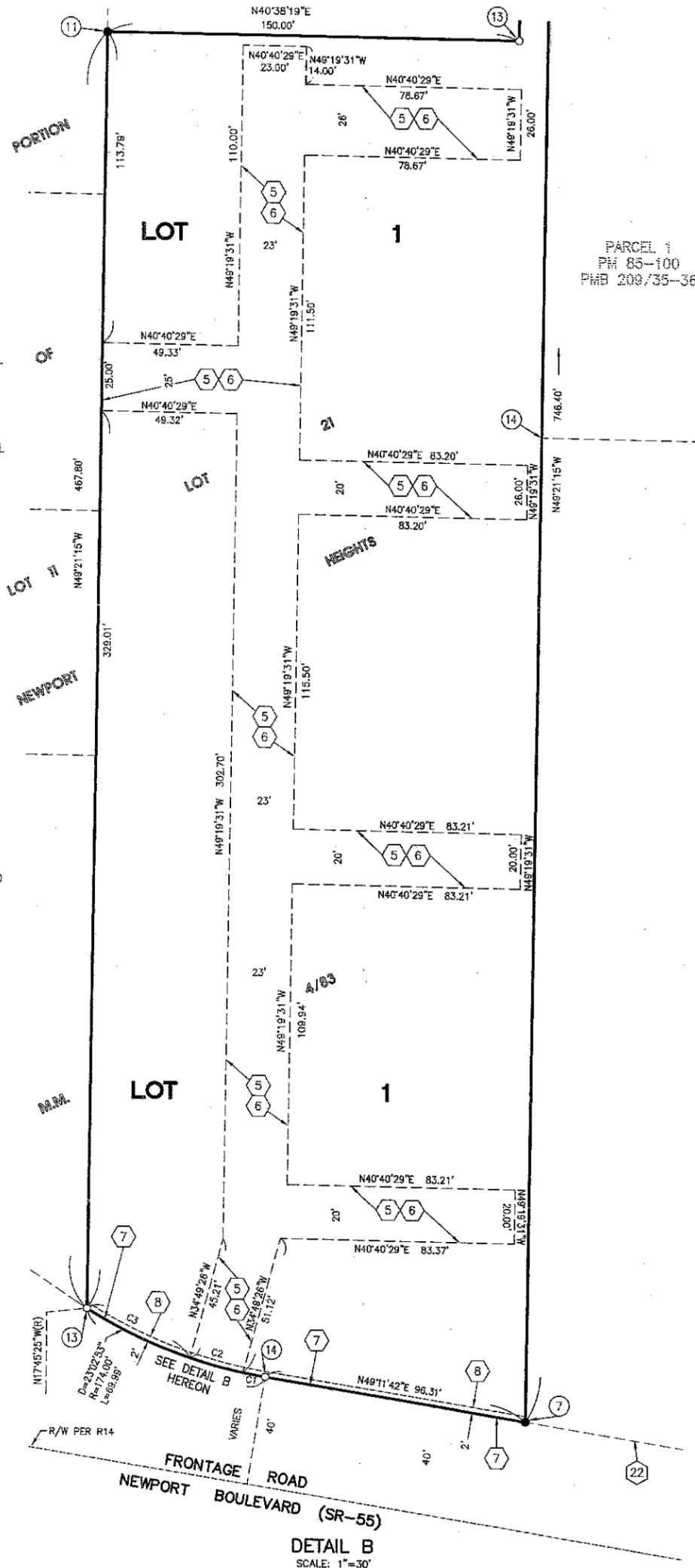
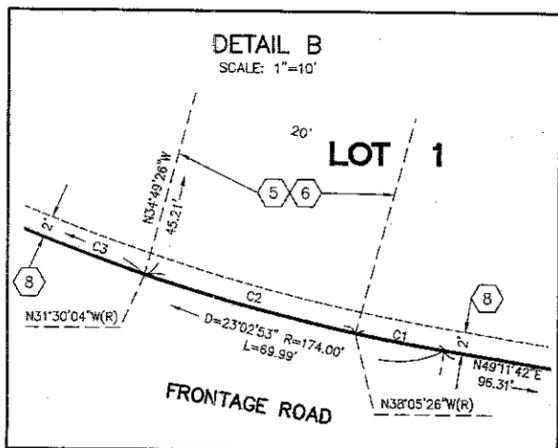
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- ② AN EASEMENT FOR INGRESS & EGRESS PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF A. SANDY STEINER & MARIE STEINER RECORDED OCTOBER 16, 1946 IN BOOK 1458, PAGE 303 OF OFFICIAL RECORDS.
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### PROPOSED EASEMENTS

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- ⑥ INDICATES A PUBLIC UTILITY EASEMENT RESERVED HEREON FOR PUBLIC UTILITY PURPOSES.
- ⑦ INDICATES RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS AS RELEASED HEREON TO THE CITY OF COSTA MESA.
- ⑧ INDICATES AN EASEMENT FOR SIDEWALK PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.

CURVE	DELTA	RADIUS	LENGTH
C1	2°42'53"	174.00'	8.24'
C2	6°35'22"	174.00'	20.01'
C3	13°44'38"	174.00'	41.74'



PARCEL 1  
 PM 85-100  
 PWB 208/35-36