SHEET 1 OF 5 SHEETS
ALL OF TENTATIVE TRACT NO. 17554
NO OF LOTS: 1 NUMBERED
ACREAGE: 1.105 ACRES GROSS
1.018 NET
DATE OF SURVEY: JUNE 4, 2013

TRACT NO. 17554

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 11 OF NEWPORT HEIGHTS PER MAP FILED IN BOOK 4, PAGE 82 OF MISCELLANEOUS MAPS, DESCRIBED AS INSTRUMENT No. 2013000331922 ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
C & V CONSULTING, INC.
VINCENT W. SCARPATI, R.C.E. 33520
FOR CONDOMINIUM PURPOSES

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 FOR STREET & HIGHWAY PURPOSES: INDUSTRIAL WAY AS SHOWN ON THIS MAP.

1. DEDICATE TO THE CITY OF COSTA MESA AN EASEMENT FOR SIDEWALK PURPOSES OVER LOT 1 AS SHOWN ON THIS MAP.

2. DEDICATE TO THE CITY OF COSTA MESA 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 INDUSTRIAL WAY & FRONTAGE ROAD, (NEWPORT BOULEVARD), EXCEPT AT APPROVED ACCESS LOCATIONS.

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

BY: _____ NAME: Marta Flores TITLE: V.P.

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange))SS

ON THIS 22nd 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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF)SS

ON THIS __ DAY OF _____, 2013, 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) 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE

_____
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION EXPIRES _____

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 PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE LA HABRA VALLEY LAND AND WATER COMPANY PER DEED RECORDED JANUARY 3, 1913, IN BOOK 224, PAGE 328 OF DEEDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE, RECORDED APRIL 26, 1949 IN BOOK 1835, PAGE 68 OF OFFICIAL RECORDS. (PLOTTED).

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED FEBRUARY 26, 1953 AS BOOK 2459, PAGE 514 OF 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 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.

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

REGISTERED PROFESSIONAL ENGINEER VINCENT W. SCARPATI No. 33520 Exp. 6/30/2014 CIVIL STATE OF CALIFORNIA

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: 12/31/15

_____
BY: CRAIG S. WEHRMAN, CHIEF DEPUTY SURVEYOR

PROFESSIONAL LAND SURVEYOR CRAIG S. WEHRMAN LS 6131 STATE OF CALIFORNIA

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 PUBLIC THE DEDICATION FOR STREET & HIGHWAY PURPOSES OF INDUSTRIAL WAY.

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

1. THE EASEMENT FOR SIDEWALK PURPOSES.

2. THE EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES.

3. THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO INDUSTRIAL WAY & NEWPORT BOULEVARD, (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)
)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 _____, 2014.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
DEPUTY TREASURER - TAX COLLECTOR

ATTACHMENT 1

SHEET 2 OF 5 SHEETS
ALL OF TENTATIVE TRACT NO. 17554
NO OF LOTS: 1 NUMBERED
ACREAGE: 1.105 ACRES GROSS
1.018 NET
DATE OF SURVEY: JUNE 4, 2013

TRACT NO. 17554

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 11 OF NEWPORT HEIGHTS PER MAP FILED IN BOOK 4, PAGE 82 OF MISCELLANEOUS MAPS, DESCRIBED AS INSTRUMENT No. 2013000331922 ALL IN THE OFFICE OF THE COUNTY RECORDER 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 2549, PAGE 514, O.R.

R5 INDICATES INSTRUMENT No. 2013000331922, O.R.

R6 INDICATES INSTRUMENT No. 92-014501, O.R.

R7 INDICATES INSTRUMENT No. 2011000199981, O.R.

R8 INDICATES INSTRUMENT No. 94-0454306, O.R.

R9 INDICATES INSTRUMENT No. 2013000331869, 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

(1) AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE, RECORDED APRIL 26, 1949 IN BOOK 1835, PAGE 68 OF OFFICIAL RECORDS.

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:

(20) ACCEPTED AS THE NE'LY LINE OF THE SW'LY 160.54' OF LOT 21 PER R1, R9 BY HOLDING FOUND MONUMENTS (7)-(8)

(21) 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)

(22) NW'LY LINE OF DEED TO STATE OF CALIFORNIA PER BOOK 2549, PAGE 514, O.R. ESTABLISHED BY RECORD ANGLES & DISTANCES AS SHOWN PER R1, UNLESS NOTED OTHERWISE.

SHEET 3 OF 5 SHEETS
ALL OF TENTATIVE TRACT NO. 17554
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ACREAGE: 1.105 ACRES GROSS
1.018 NET
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VINCENT W. SCARPATI, R.C.E. 33520

FOR CONDOMINIUM PURPOSES

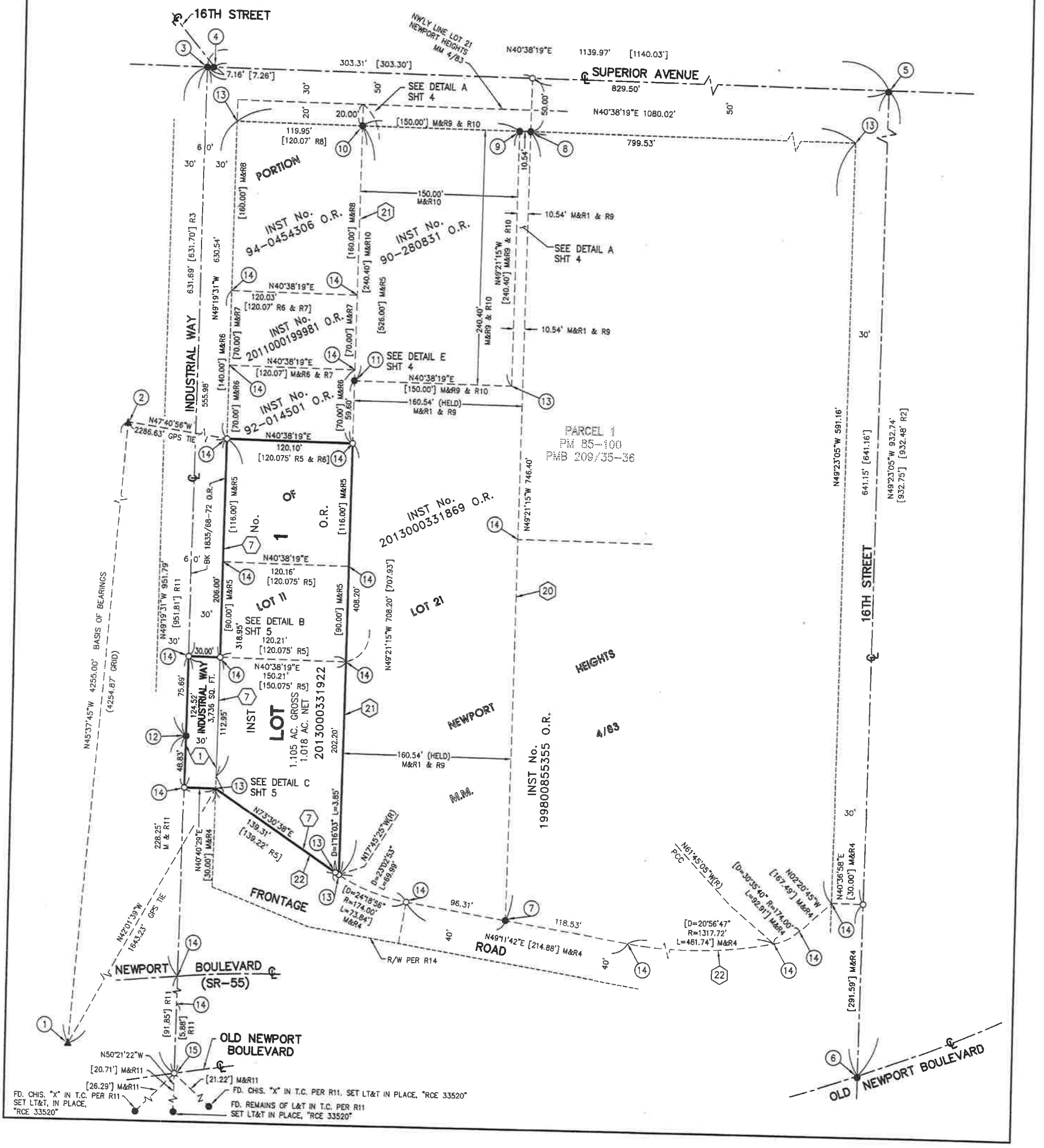
PROCEDURE OF SURVEY

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

SEE SHEET 4 FOR DETAILS.

SEE SHEET 5 FOR EASEMENTS.

60 0 30 60
SCALE: 1" = 60'



SHEET 4 OF 5 SHEETS
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DETAIL SHEET

NOTE:
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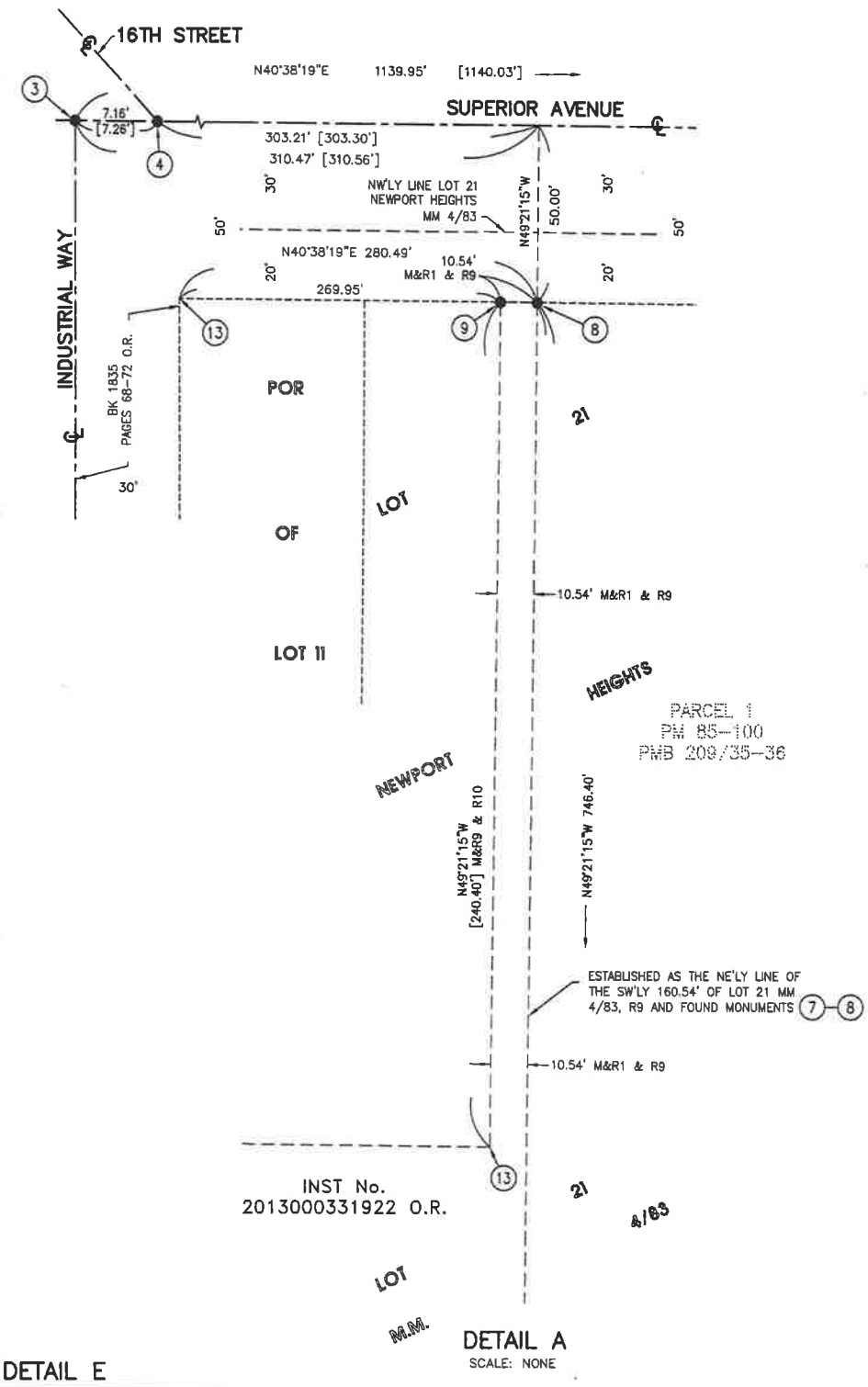
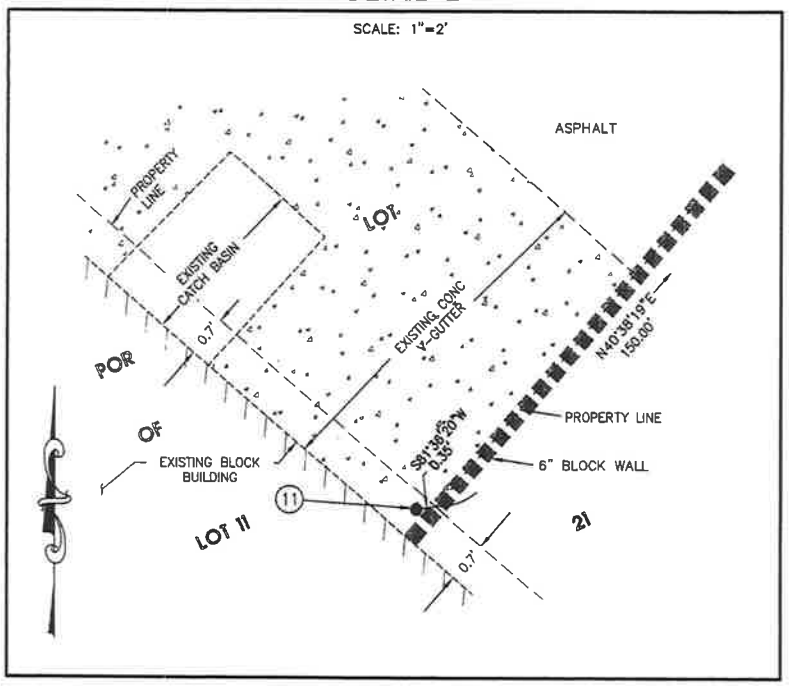
SEE SHEET 3 FOR PROCEDURE OF SURVEY.

SEE SHEET 5 FOR EASEMENTS.



DETAIL A
SCALE: NONE

DETAIL E
SCALE: 1"=2'



SHEET 5 OF 5 SHEETS
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EASEMENT DETAIL SHEET

NOTE:
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SEE SHEET 3 FOR PROCEDURE OF SURVEY.

SEE SHEET 4 FOR DETAILS.

EASEMENT NOTES

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PROPOSED EASEMENTS

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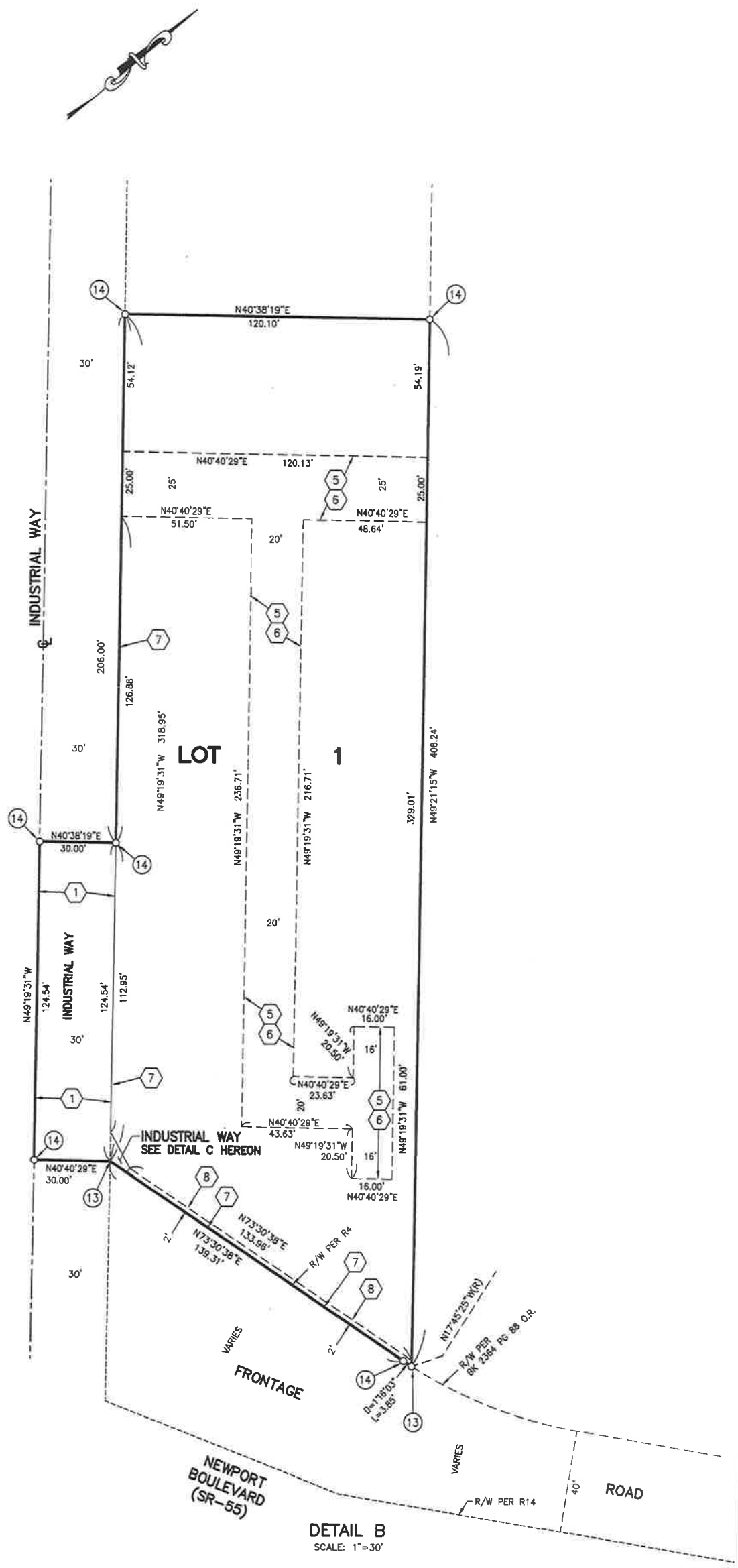
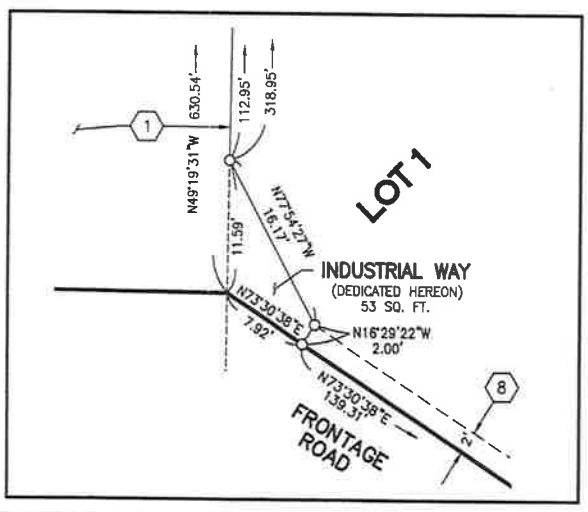


DETAIL B
SCALE: 1"=30'

DETAIL C
SCALE: 1"=10'