

TRACT NO. 17508
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY

LOTS: 17 NUMBERED, 3 LETTERED
ACREAGE: 75,999 SQ. FT. 1.744 AC. GROSS
61,846 SQ. FT. 1.424 AC. NET
DATE OF SURVEY: APRIL 2012
ALL OF TENTATIVE TRACT MAP NO. 17508

BEING A SUBDIVISION OF PARCEL 1 OF THAT CERTAIN LOT LINE
ADJUSTMENT NO. LL-89-02, IN THE CITY OF COSTA MESA, COUNTY OF
ORANGE, STATE OF CALIFORNIA, RECORDED JUNE 9, 1989 AS INSTRUMENT
NO. 89-305109 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

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

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 1-17, LOTS "A", "B", AND "C" FOR
INGRESS, EGRESS, ROAD, PARKING, UTILITIES, DRAINAGE, LANDSCAPE, FENCING, AND
INCIDENTAL PURPOSES AS SHOWN ON THE MAP.

WE ALSO HEREBY RESERVE THE 5 FOOT WIDE DRAINAGE EASEMENT OVER LOTS 1-4 FOR
THE BENEFIT OF LOTS 1-4, AND WE HEREBY RESERVE THE 5 FOOT WIDE DRAINAGE
EASEMENT OVER LOTS 5-11 FOR THE BENEFIT OF LOTS 5-11, BOTH AS SHOWN ON THE
MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

- 1. A 30.00' WIDE EASEMENT ON VICTORIA STREET FOR STREET AND HIGHWAY PURPOSES.
2. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE
PURPOSES OVER LOT "A", AS SHOWN ON THE MAP.

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

VICTORIA RESIDENTIAL PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP.

PRINT NAME:
PRINT TITLE:

PRINT NAME:
PRINT TITLE:

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS.
COUNTY OF

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

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS.
COUNTY OF

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) 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.
MY COMMISSION EXPIRES:
(NAME PRINTED) 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. CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND
INCIDENTAL PURPOSES, RECORDED APRIL 07, 1965, BOOK 7474, PAGE 835, OFFICIAL
RECORDS.
2. CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND
INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 1965, BOOK 7728, PAGE 9, OFFICIAL
RECORDS.
3. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT
FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 1989, AS
INSTRUMENT NO. 89-054239, 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 PETER ZEHNDER IN APRIL, 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 PARCEL 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, 2014.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617, EXPIRATION DATE 12-13-15

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 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
R.C.E. NO. 51480
EXPIRATION DATE: JUNE 30, 2014
INTERIM 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, 2014 AND THAT THEREUPON SAID COUNCIL DID BY AN ORDER DULY
PASSED AND ENTERED, APPROVE SAID MAP AND DID ALSO ACCEPT ON BEHALF OF THE
PUBLIC AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

- 1. A 30.00' WIDE EASEMENT ON VICTORIA STREET FOR STREET AND HIGHWAY PURPOSES
AS SHOWN ON SAID MAP.
2. THE INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE
PURPOSES OVER LOT "A", AS SHOWN ON SAID MAP.
3. THE RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO VICTORIA STREET,
AS SHOWN ON SAID MAP.

WE ALSO HEREBY ABANDON PURSUANT TO SECTIONS 66499.20.2 AND 66434(g) OF THE
SUBDIVISION MAP, THE EASEMENT FOR PUBLIC STREETS (VICTORIA AVENUE) WITHIN THE
BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF COSTA MESA PER
DOCUMENT RECORDED APRIL 7, 1965, IN BOOK 7474, PAGE 835 OF OFFICIAL RECORDS.
RECORDS OF ORANGE COUNTY, NOT SHOWN ON THIS MAP

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, 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 DEPUTY TREASURER - TAX COLLECTOR
COUNTY TREASURER - TAX COLLECTOR

LOTS: 17 NUMBERED, 3 LETTERED
 ACREAGE: 75,999 SQ. FT. 1.744 AC. GROSS
 61,846 SQ. FT. 1.424 AC. NET
 DATE OF SURVEY: APRIL 2012
 ALL OF TENTATIVE TRACT MAP NO. 17508

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

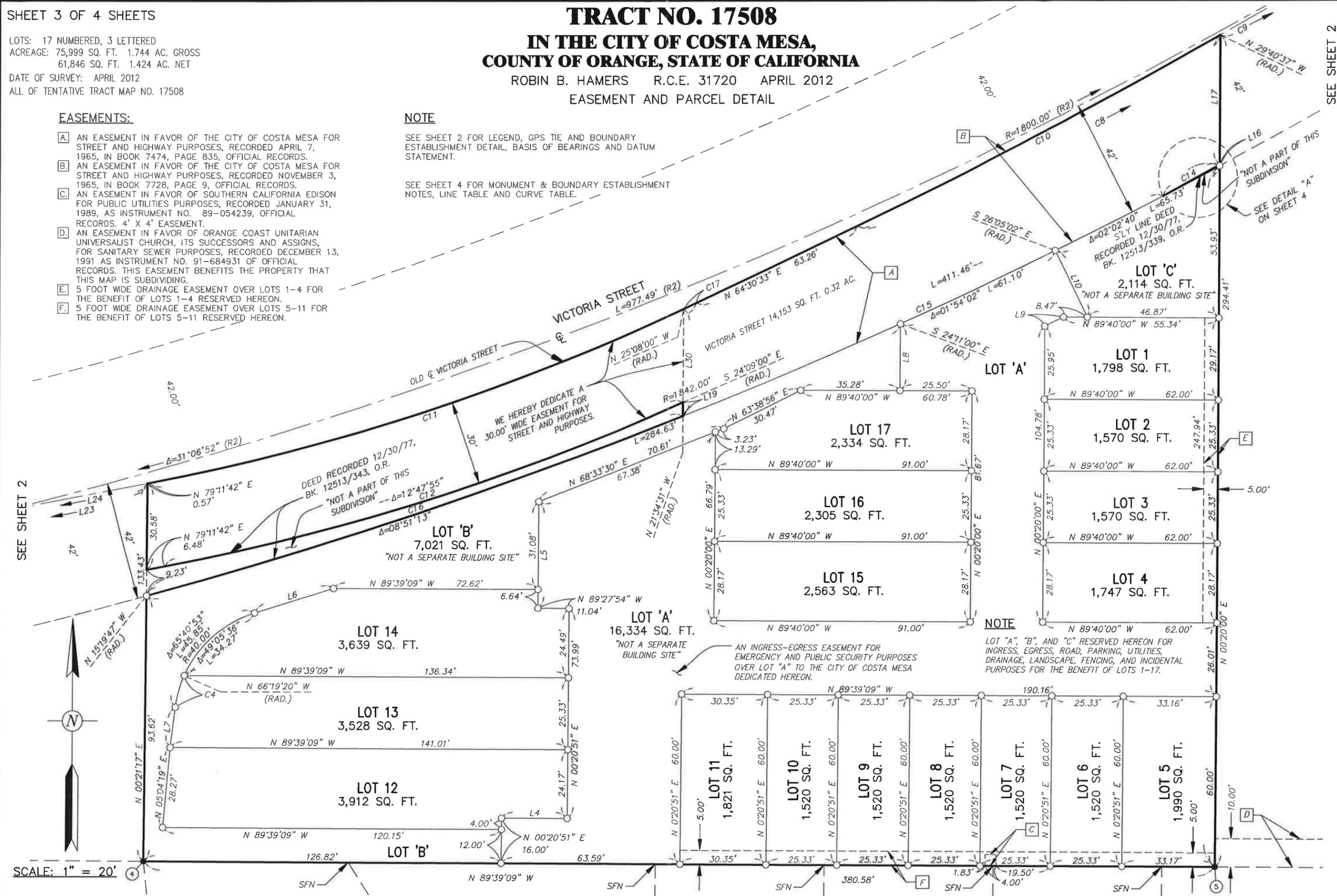
ROBIN B. HAMERS R.C.E. 31720 APRIL 2012
 EASEMENT AND PARCEL DETAIL

EASEMENTS:

- [A] AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES, RECORDED APRIL 7, 1965, IN BOOK 7474, PAGE 835, OFFICIAL RECORDS.
- [B] AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES, RECORDED NOVEMBER 3, 1965, IN BOOK 7728, PAGE 9, OFFICIAL RECORDS.
- [C] AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES PURPOSES, RECORDED JANUARY 31, 1989, AS INSTRUMENT NO. 89-054239, OFFICIAL RECORDS. 4' X 4' EASEMENT.
- [D] AN EASEMENT IN FAVOR OF ORANGE COAST UNITARIAN UNIVERSALIST CHURCH, ITS SUCCESSORS AND ASSIGNS, FOR SANITARY SEWER PURPOSES, RECORDED DECEMBER 13, 1991 AS INSTRUMENT NO. 91-684931 OF OFFICIAL RECORDS. THIS EASEMENT BENEFITS THE PROPERTY THAT THIS MAP IS SUBDIVIDING.
- [E] 5 FOOT WIDE DRAINAGE EASEMENT OVER LOTS 1-4 FOR THE BENEFIT OF LOTS 1-4 RESERVED HEREON.
- [F] 5 FOOT WIDE DRAINAGE EASEMENT OVER LOTS 5-11 FOR THE BENEFIT OF LOTS 5-11 RESERVED HEREON.

NOTE

SEE SHEET 2 FOR LEGEND, GPS TIE AND BOUNDARY ESTABLISHMENT DETAIL, BASIS OF BEARINGS AND DATUM STATEMENT.
 SEE SHEET 4 FOR MONUMENT & BOUNDARY ESTABLISHMENT NOTES, LINE TABLE AND CURVE TABLE.



SCALE: 1" = 20'

SEE SHEET 2

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 ALL OF TENTATIVE TRACT MAP NO. 17508

TRACT NO. 17508

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

ROBIN B. HAMERS R.C.E. 31720 APRIL 2012
 GPS TIE & BOUNDARY ESTABLISHMENT DETAIL

LEGEND

- SFN SEARCHED FOUND NOTHING
- (R1) RECORD DATA PER RS 2012-1094, R.S.B. 263/21.
- (R2) RECORD AND MEASURED OR HELD DATA PER RS 2012-1094, R.S.B. 263/21.
- (R3) RECORD DATA PER RS 96-1093, R.S.B. 169/37-46.
- (R4) RECORD AND MEASURED OR HELD DATA PER RS 96-1093, R.S.B. 169/37-46.
- (R5) RECORD DATA PER TRACT NO. 14368, M.M. 671/49-50.
- (R6) RECORD DATA PER TRACT NO. 653, M.M. 19/42.
- (R7) RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-89-02, RECORDED JUNE 9, 1989, AS INSTRUMENT NO. 89-305109, O.R.
- (R8) RECORD DATA PER RECORD OF SURVEY, R.S.B. 36/29.
- (R9) RECORD DATA PER GRANT DEED RECORD DECEMBER 30, 1977 IN BOOK 12513, PAGE 343, O.R.
- (R10) RECORD DATA PER GRANT DEED RECORD DECEMBER 30, 1977 IN BOOK 12513, PAGE 339, O.R.
- FOUND MONUMENT AS NOTED
- FD NOTHING, SET 2" I.P. TAGGED "R.C.E. 31720", OR A LEAD & TAG STAMPED "R.C.E. 31720" OR A 8" SPIKE & WASHER STAMPED "R.C.E. 31720".

- △ OCS GPS CONTROL MONUMENT
- BOUNDARY
- LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE

NOTE

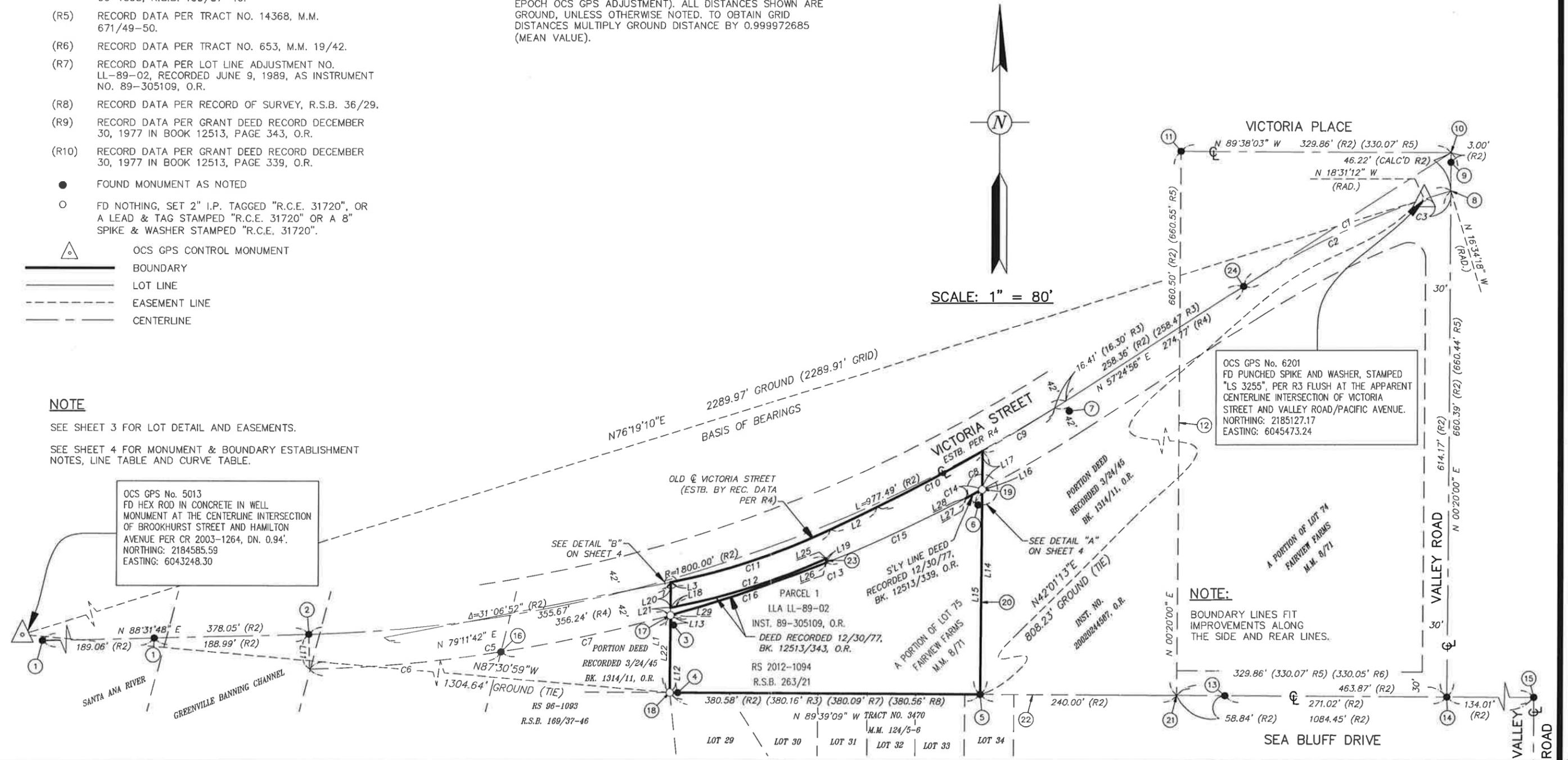
SEE SHEET 3 FOR LOT DETAIL AND EASEMENTS.
 SEE SHEET 4 FOR MONUMENT & BOUNDARY ESTABLISHMENT NOTES, LINE TABLE AND CURVE TABLE.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6201 AND STATION GPS NO. 5013 BEING NORTH 76°19'10" 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, (2007.00 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.999972685 (MEAN VALUE).



OCS GPS No. 5013
 FD HEX ROD IN CONCRETE IN WELL
 MONUMENT AT THE CENTERLINE INTERSECTION
 OF BROOKHURST STREET AND HAMILTON
 AVENUE PER CR 2003-1264, DN. 0.94'.
 NORTHING: 2184585.59
 EASTING: 6043248.30

OCS GPS No. 6201
 FD PUNCHED SPIKE AND WASHER, STAMPED
 "LS 3255", PER R3 FLUSH AT THE APPARENT
 CENTERLINE INTERSECTION OF VICTORIA
 STREET AND VALLEY ROAD/PACIFIC AVENUE.
 NORTHING: 2185127.17
 EASTING: 6045473.24

NOTE:
 BOUNDARY LINES FIT
 IMPROVEMENTS ALONG
 THE SIDE AND REAR LINES.

