

SHEET 1 OF 4 SHEETS
ALL OF TENTATIVE TRACT NO. 17639
No. OF LOTS: 1 NUMBERED
ACREAGE: 2.718 AC. GROSS
2.533 AC. NET
DATE OF SURVEY: DECEMBER 29, 2013

TRACT NO. 17639

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF PORTIONS OF LOT 409 OF NEWPORT MESA TRACT,
PER MAP FILED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH
PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL-06-02, RECORDED JANUARY 17, 2007 AS
INSTRUMENT NO. 2007000032197 OF OFFICIAL RECORDS OF SAID COUNTY.
C & V CONSULTING, INC.
EDWARD L. REYNOLDS, L.S. 7725

ACCEPTED AND FILED AT THE REQUEST
OF FIRST AMERICAN TITLE COMPANY

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER

FOR CONDOMINIUM PURPOSES

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF COSTA MESA IN FEE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: 17TH STREET.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. 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 & 17TH STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

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

BY: NAME: _____ BY: NAME: _____
TITLE: _____ TITLE: _____

SURVEYOR'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 YVONNE BENSCHOP ON DECEMBER 29, 2013. 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.

EDWARD L. REYNOLDS, L.S. 7725 DATE _____



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, EXP. DATE: 12-31-15



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 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: 6/30/16
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 FEE DEDICATION FOR STREET & HIGHWAY PURPOSES OF 17TH STREET.

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

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 SUPERIOR AVENUE & 17TH STREET, 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)

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 BY: _____
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER - TAX COLLECTOR

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

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 AND OFFICIAL SEAL.

SIGNATURE _____

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 STREET PURPOSES AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 7, PAGE 16 OF RECORDS OF SURVEY.

SOUTHERN CALIFORNIA EDISON COMPANY HOLDER OF AN EASEMENT FOR POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES, APPLIANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 29, 1960 AS BOOK 5307, PAGE 482 OF OFFICIAL RECORDS.

THE CITY OF COSTA MESA HOLDER OF AN EASEMENT FOR STREET & HIGHWAY PURPOSES, RECORDED AUGUST 21, 1963 BOOK 6684, PAGES 133-135 OF OFFICIAL RECORDS.

JOSEPHINE WHISLER, HOLDER OF ONE-HALF OF ALL MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES RECORDED APRIL 19, 1955 IN BOOK 3035 PAGE 295 OF OFFICIAL RECORDS.

TEXACO REFINING AND MARKETING, INC., A DELAWARE CORPORATION, HOLDER OF ANY OIL, GAS AND OTHER MINERALS RECORDED JULY 30, 1998 AS INSTRUMENT NO. 19980491395 OF OFFICIAL RECORDS.

SHEET 2 OF 4 SHEETS

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FOR CONDOMINIUM PURPOSES

MONUMENT NOTES

- ① OCS GPS POINT NO. 6255 N 2178028.77, E 6054773.74
FOUND PK NAIL & WASHER STAMPED "LS 5411" AT APPARENT
CENTERLINE INT. OF 17TH ST. AND SANTA ANA AVE. PER C.R.
2007-1929B.
 - ② OCS 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 FOUR N/T "LS 6970" AS 3.00'
T/O TIES PER C.R. 2005-0542B.
 - ③ FD. 2-1/4" CAP STAMPED "12-79" IN O.C.S. WELL MON., DN 1.7',
ACCEPTED AS CL INT. SUPERIOR AVENUE & 17TH STREET PER R5.
 - ④ FD. 2-1/4" CAP STAMPED "12-79" IN O.C.S. WELL MON., DN 2.3',
ACCEPTED AS CL INT. POMONA AVENUE & 17TH STREET PER R5.
 - ⑤ FD. S&W, STAMPED "RCE 6579", FLUSH, PER C.C.M. TIE 12-C AT CL.
INT. POMONA AVE & FARAD STREET.
 - ⑥ FD. N&T, STAMPED "RCE 21005" IN ASPHALT, N00°19'58"E
1.00' PER R1. SEE DETAIL C SHT 3.
 - ⑦ POINT FALLS ON MANHOLE. RE-ESTABLISHED POSITION AT CENTERLINE INT.
OF SUPERIOR AVENUE & 16TH STREET. FOUND FOUR S/W STAMPED
"RCE 33520" AS 3.00' T/O TIES, PER TRACT NO. 17501, MM
922/41-45.
 - ⑧ FOUND SPIKE & WASHER, TAGGED "LS 5411", FLUSH, AT CL. INT.
SUPERIOR AVE & 16TH STREET PER C.R. No. 2008-1196.
 - ⑨ FOUND 3/4" I.P., OPEN, FLUSH, IN PAVEMENT PER R8.
- ▲ INDICATES OCS GPS CONTROL STATION MONUMENT AS REFERENCED
HEREON.
- FD. MONUMENT AS NOTED.
- INDICATES 2" IP TAGGED "LS 7725", FLUSH; OR 8" S & W STAMPED "LS
7725" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH; OR
LEAD, TACK AND TAG "LS 7725" OR NAIL AND TAG "LS 7725" TO BE SET
AT ALL TRACT CORNERS UNLESS OTHERWISE INDICATED.
- INDICATES 1" IP TAGGED "LS 7725", FLUSH; OR 8" S & W STAMPED "LS
7725", FLUSH; OR LEAD, TACK AND TAG "LS 7725" OR NAIL AND TAG "LS
7725" TO BE SET UNLESS OTHERWISE INDICATED.
- 1" IP TAGGED "LS 7725", FLUSH; OR 8" S & W STAMPED "LS 7725",
FLUSH; OR LEAD, TACK AND TAG "LS 7725" OR NAIL AND TAG "LS 7725"
TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

BOUNDARY ESTABLISHMENT NOTES:

- 9 POINT ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R2.
- 10 SEARCHED FOUND NOTHING - ESTABLISHED BY INTERSECTION.
- 11 POINT ESTABLISHED BY RECORD MEASUREMENT PER R1.
- 12 W. LINE OF LOT 409 NEWPORT MESA TRACT, MM 5/1, ESTABLISHED
PARALLEL WITH POMONA AVENUE PER R1 & R2.
- 13 S. LINE OF R3 ESTABLISHED PARALLEL WITH 17TH STREET.
- 14 POSITION ESTABLISHED BY HOLDING THE BEARING OF 17TH STREET
FROM THE ESTABLISHED (PRORATED) POSITION OF THE SOUTHWEST
CORNER OF THIS TRACT.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE
COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 6257 AND GPS
NO. 6255 BEING NORTH 76°40'59" 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 0.999968605, (MEAN VALUE).

LEGEND:

- [] INDICATES RECORD OR CALC'D DATA PER R1 UNLESS NOTED OTHERWISE.
- R1 INDICATES RS No. 2007-1178, RSB 223/47.
- R2 INDICATES RSB 21/42.
- R3 INDICATES INSTRUMENT No. 2004000118041, O.R.
- R4 INDICATES INSTRUMENT No. 2003000574359, O.R. & 2010000173317, O.R.
- R5 INDICATES RSB 101/12-18.
- R6 INDICATES NEWPORT MESA TRACT, MM 5/1.
- R7 INDICATES UNRECORDED FIELD NOTES BY JACK S. RAUB SHOWING SURVEY
OF LOT 409 NEWPORT MESA TRACT, DATED FEBRUARY 10, 1960, JOB No.
6662, ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- R8 INDICATES UNRECORDED FIELD NOTES BY JACK S. RAUB SHOWING SURVEY
OF LOT 409 NEWPORT MESA TRACT, DATED AUGUST 30, 1954, JOB No.
3607, ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- R9 INDICATES PM No. 85-100, PMB 209/35-36.

EASEMENT NOTES

- 1 NOT IN USE
- 2 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLES,
NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES,
APPLIANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 29,
1960 AS BOOK 5307, PAGE 482 OF OFFICIAL RECORDS.
- 3 INDICATES THAT PORTION OF AN EASEMENT IN FAVOR OF THE CITY OF COSTA
MESA FOR STREET & HIGHWAY PURPOSES DESCRIBED IN A DOCUMENT RECORDED
AUGUST 21, 1963 IN BOOK 6684, PAGES 133-135 OF OFFICIAL RECORDS
VACATED BY THE CITY COUNCIL OF THE CITY OF COSTA MESA PER
RESOLUTION NO. 14- _____ RECORDED JULY _____
2014 AS INSTRUMENT NO. _____ OF OFFICIAL
RECORDS.

PROPOSED EASEMENTS

- 4 INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND
PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF
COSTA MESA. SEE DETAIL A SHT 4.
- 5 INDICATES A PUBLIC UTILITY EASEMENT RESERVED HEREON FOR
PUBLIC UTILITY PURPOSES. SEE DETAIL A SHT 4.
- 6 INDICATES RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS
RIGHTS AS RELEASED HEREON TO THE CITY OF COSTA MESA.

SHEET 3 OF 4 SHEETS
 ALL OF TENTATIVE TRACT NO. 17639
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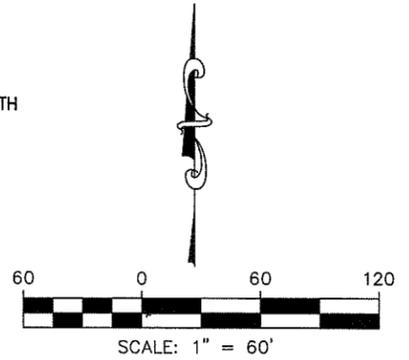
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FOR CONDOMINIUM PURPOSES PROCEDURE OF SURVEY

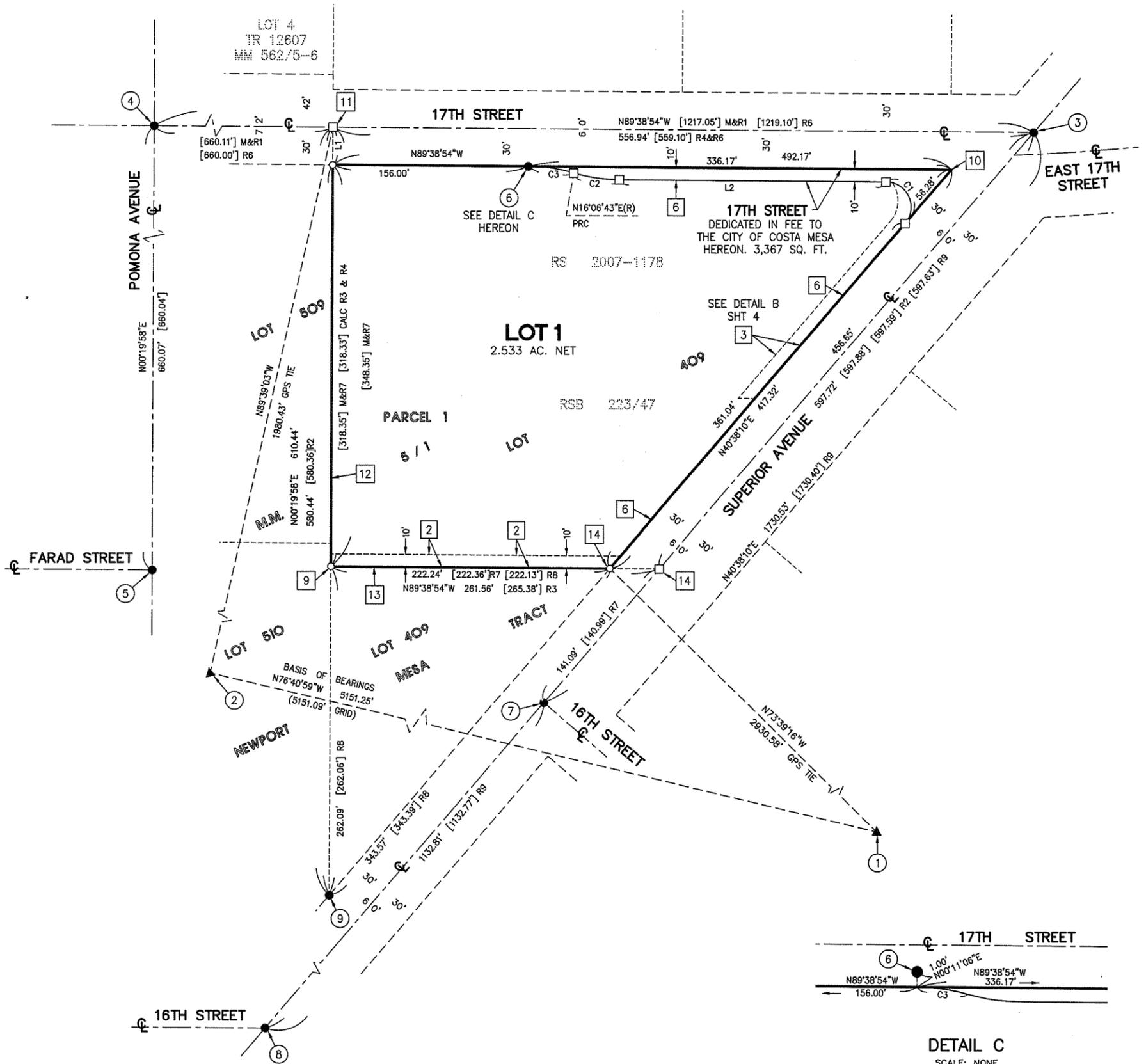
NOTE:
 SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF
 BEARINGS, DATUM STATEMENT, LEGEND, EASEMENT
 NOTES AND BOUNDARY ESTABLISHMENT NOTES.

SEE SHEET 4 FOR EASEMENT DETAILS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°19'58"E(R)	30.00'
L2	N89°38'54"W	212.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	130°17'04"	20.00'	45.48'
C2	15°45'37"	133.00'	36.58'
C3	15°45'37"	133.00'	36.58'

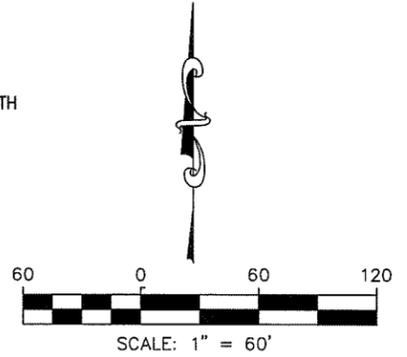


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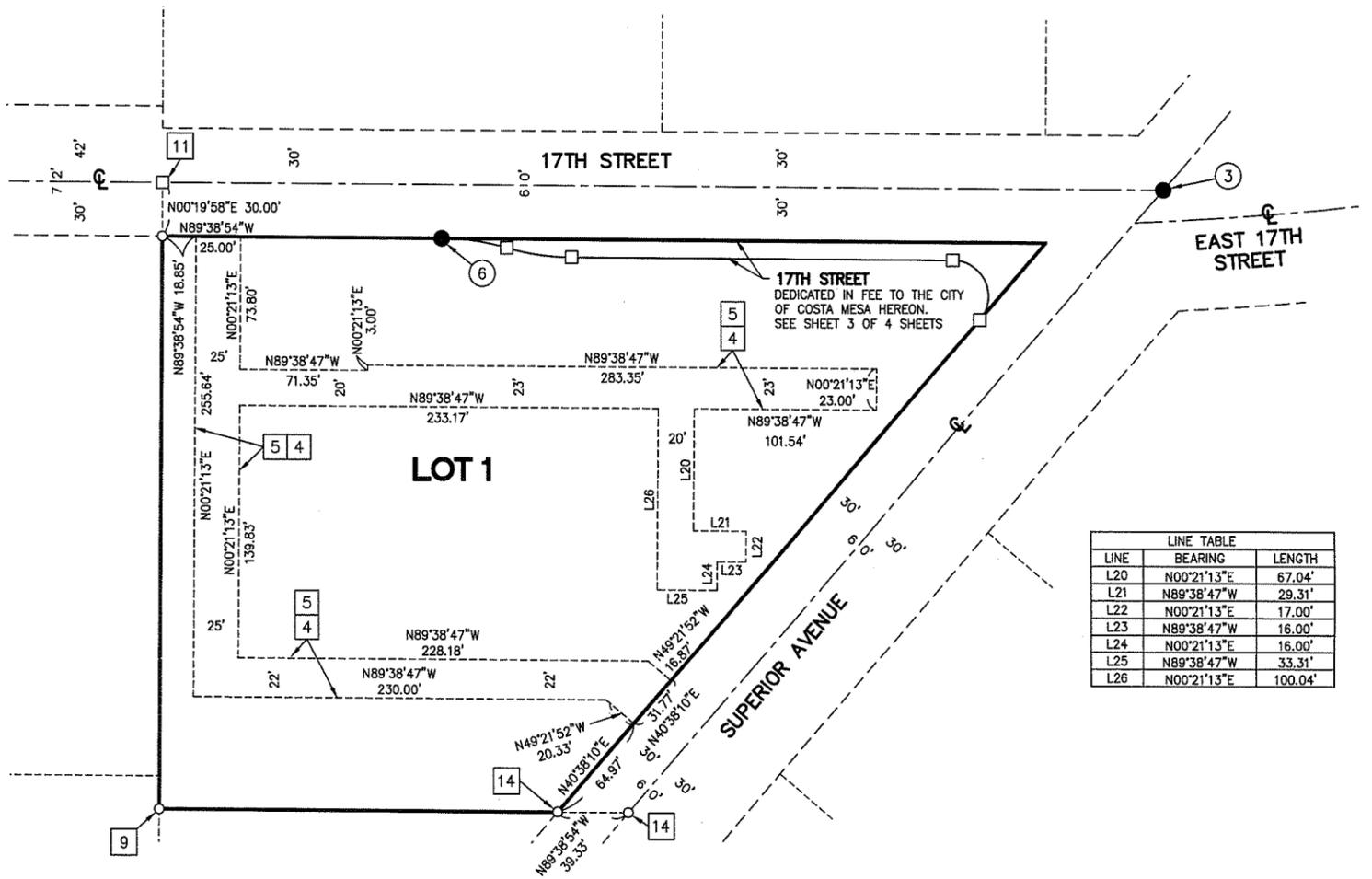
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FOR CONDOMINIUM PURPOSES EASEMENT DETAIL SHEET



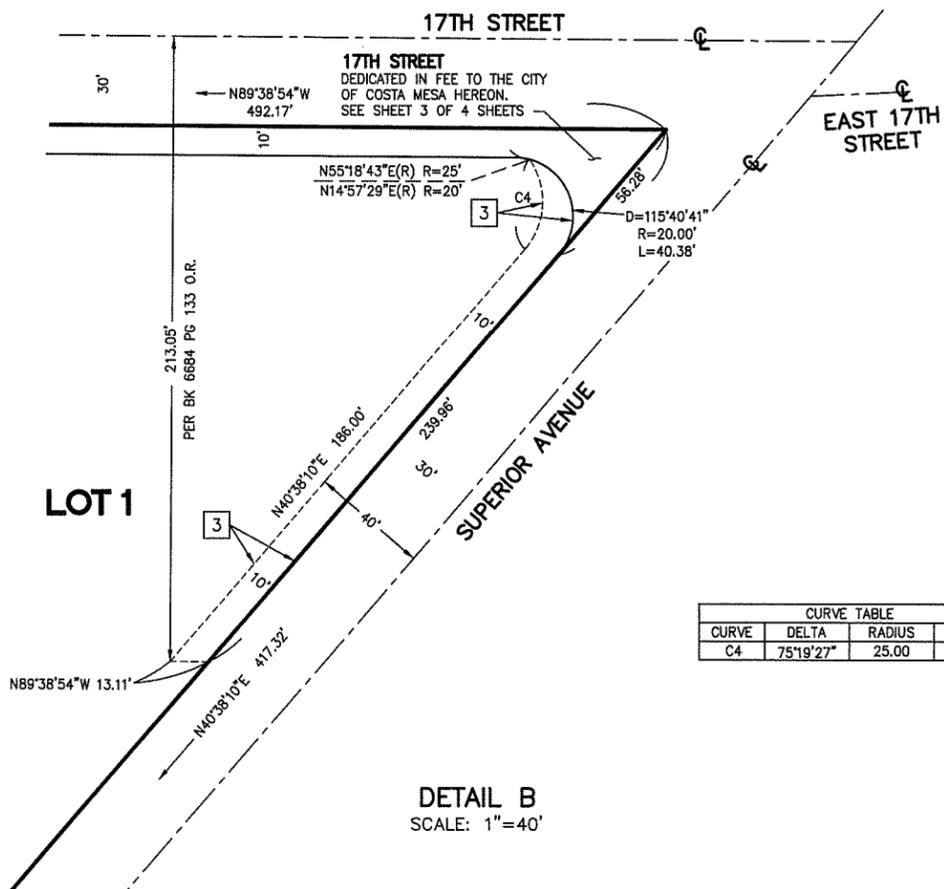
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 NOTES, BOUNDARY ESTABLISHMENT NOTES.

SEE SHEET 3 FOR PROCEDURE OF SURVEY.



LINE TABLE		
LINE	BEARING	LENGTH
L20	N00°21'13"E	67.04'
L21	N89°38'47"W	29.31'
L22	N00°21'13"E	17.00'
L23	N89°38'47"W	16.00'
L24	N00°21'13"E	16.00'
L25	N89°38'47"W	33.31'
L26	N00°21'13"E	100.04'

DETAIL A
 SCALE: 1"=60'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	75°19'27"	25.00	32.87

DETAIL B
 SCALE: 1"=40'