SHEET 1 OF 3 SHEETS

ALL OF TENTATIVE TRACT NO. 17649
11 NUMBERED LOTS
AREA: 39,906 S.F. (GROSS)
34,863 S.F. (NET)
DATE OF SURVEY: JANUARY, 2014

TRACT NO. 17649

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

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF LOT 38 OF TRACT NO. 9, AS SHOWN ON A MAP THEREOF FILED IN BOOK 9, PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CA ENGINEERING, INC. JERALD E. ANHORN JR., L.S. 7159

ACCEPTED AND FILED
AT THE REQUEST OF
CHICAGO TITLE COMPANY

DATE _____
TIME _____ FEE $_____
INSTRUMENT NO. _____
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 GRANT TO THE CITY OF COSTA MESA IN FEE SIMPLE: VICTORIA STREET FOR PUBLIC STREET PURPOSES.

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.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES, AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA THE SIDEWALK EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES, AS SHOWN ON THIS MAP.

WE ALSO HEREBY RESERVE EASEMENTS FOR INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES OVER THOSE PORTIONS OF LOTS 1 THROUGH 11, INCLUSIVE, INDICATED AS "RECIPROCAL ACCESS AND UTILITY EASEMENT" AND THE EASEMENTS FOR BIOFILTRATION AND DRAINAGE PURPOSES, BOTH AS SHOWN ON THIS MAP, AND BOTH FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

VICTORIA11M 2014, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MELIA HOMES, INC., A CALIFORNIA CORPORATION, MANAGER

BY: _____
BJ DELZER, PRESIDENT

BENEFICIARY

FIRST BANK, A MISSOURI STATE CHARTERED BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED 04–18–2014 AS INSTRUMENT NO. 2014000147362 OF OFFICIAL RECORDS.

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

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, 2014, 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

_____
NOTARY PUBLIC IN AND FOR SAID STATE

_____
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____.

COMMISSION NUMBER _____.

SIGNATURE OMISSIONS:

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

RALPH E. ESTABROOK, A SINGLE MAN, HOLDER OF RIGHTS TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED 10–16–1946 IN BOOK 1450, PAGE 582 OF OFFICIAL RECORDS.

CHARLES L. SMITH AND MILDRED H. SMITH, HUSBAND AND WIFE, HOLDERS OF RIGHTS TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED 10–16–1946 IN BOOK 1459, PAGE 160 OF OFFICIAL RECORDS.

JAMES H. ROPER AND ELIZABETH A. ROPER, HUSBAND AND WIFE, HOLDERS OF RIGHTS TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED 10–16–1946 IN BOOK 1451, PAGE 437 OF OFFICIAL RECORDS.

DALE COX AND ELVA B. COX, HUSBAND AND WIFE, HOLDERS OF RIGHTS TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED 10–16–1946 IN BOOK 1451, PAGE 437 OF OFFICIAL RECORDS.

ROBERT N. GLASS AND SYLVIA E. GLASS, HUSBAND AND WIFE, HOLDERS OF RIGHTS TO OIL, GAS AND OTHER HYDROCARBON SUBSTANCES PER DEED RECORDED 7–23–1956 IN BOOK 3585, PAGE 580 OF OFFICIAL RECORDS AND AS EXCEPTED IN A DEED TO R. WINGO AND MARGARET E. WINGO, HUSBAND AND WIFE.

FAIRVIEW FARMS WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES, DITCHES AND AQUEDUCTS PER DEED RECORDED 4–20–1916 IN BOOK 282, PAGE 86 OF DEEDS.

E.P. BRYAN AND GEORGIA H. BRYAN, HIS WIFE, L.T. BRADFORD AND H.H. COTTON AND VICTORIA L. COTTON, HIS WIFE, HOLDERS OF AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES, LIGHT AND POWER LINES AND RAILROADS PER DEED RECORDED 4–20–1916 IN BOOK 282, PAGE 86 OF DEEDS.

ROBERT H. MOTTET AND EDNA MOTTET, HUSBAND AND WIFE, HOLDERS OF AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES PER DEED RECORDED 4–14–1949 IN BOOK 1829, PAGE 321 OF OFFICIAL RECORDS.

HAZEL K. LAWS, HOLDER OF AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES PER DEED RECORDED 12–18–1953 IN BOOK 2636, PAGE 398 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR ELECTRIC LINES AND INCIDENTAL PURPOSES PER DEEDS RECORDED 5–15–1957 IN BOOK 3910, PAGE 84, 9–13–1949 IN BOOK 1900, PAGE 478 AND 2–21–1961 IN BOOK 5635, PAGE 954, ALL OF OFFICIAL RECORDS.

CITY OF COSTA MESA, HOLDER OF EASEMENTS FOR STREET, PUBLIC ROAD AND HIGHWAY PURPOSES PER DEEDS RECORDED 2–05–1958 IN BOOK 4187, PAGE 277, 5–12–1989 AS INST. NO. 89–254646 AND 8–25–1989 AS INST. NO. 89–454803, ALL OF OFFICIAL RECORDS.

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 CM VICTORIAM 2012, LLC, IN JANUARY, 2014. 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 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS 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.

_____
JERALD E. ANHORN JR., L.S. 7159 DATE
LICENSE EXPIRES 12–31–15

LICENSED LAND SURVEYOR
JERALD E. ANHORN JR.
EXP.DEC. 31, 2015
NO. 7159
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, R.C.E. 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 CITY OF COSTA MESA THE GRANT IN FEE SIMPLE OF: VICTORIA STREET FOR PUBLIC STREET PURPOSES.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO VICTORIA STREET, EXCEPT AT APPROVED ACCESS LOCATIONS, THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES AND THE SIDEWALK EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES.

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 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

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 THE 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

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, 2014, 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

_____
NOTARY PUBLIC IN AND FOR SAID STATE

_____
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____.

COMMISSION NUMBER _____.

ATTACHMENT 1

SHEET 2 OF 3 SHEETS

ALL OF TENTATIVE TRACT NO. 17649
11 NUMBERED LOTS
AREA: 39,906 S.F. (GROSS)
34,863 S.F. (NET)
DATE OF SURVEY: JANUARY, 2014

TRACT NO. 17649

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

CA ENGINEERING, INC. JERALD E. ANHORN JR., L.S. 7159

EASEMENT NOTES:

1. INDICATES AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES IN FAVOR OF ROBERT H. MOTTET AND EDNA MOTTET, HUSBAND AND WIFE, PER BOOK 1829, PAGE 321, REC. 4-14-1949, O.R.
2. INDICATES AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES IN FAVOR OF HAZEL K. LAWS PER BOOK 2636, PAGE 398, REC. 12-18-1953, O.R.
3. INDICATES AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER BOOK 3910, PAGE 84, REC. 5-15-1957, O.R.
4. INDICATES AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER BOOK 1900, PAGE 478, REC. 9-13-1949, O.R.
5. INDICATES AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER BOOK 5635, PAGE 954, REC. 2-21-1961, O.R.
6. INDICATES AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA PER BOOK 4187, PAGE 277, REC. 2-05-1958, O.R.
7. INDICATES AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA PER INST. NO. 89-254646, REC. 5-12-1989, O.R.
8. INDICATES AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA PER INST. NO. 89-454803, REC. 8-25-1989, O.R.

AN EASEMENT FOR PIPE LINES, DITCHES AND AQUEDUCTS IN FAVOR OF FAIRVIEW FARMS WATER COMPANY PER BOOK 282, PAGE 86, REC. 4-20-1916, DEEDS. BLANKET IN NATURE.

AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES, LIGHT AND POWER LINES AND RAILROADS IN FAVOR OF E.P. BRYAN AND GEORGIA H. BRYAN, HIS WIFE, L.T. BRADFORD AND H.H. COTTON AND VICTORIA L. COTTON, HIS WIFE, PER BOOK 282, PAGE 86, REC. 4-20-1916, DEEDS. BLANKET IN NATURE.

(1) INDICATES AN RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT OVER LOTS 1 THROUGH 11, INCLUSIVE, RESERVED HEREON FOR PRIVATE USE.

(2) INDICATES AN INGRESS AND EGRESS EASEMENT TO THE CITY OF COSTA MESA FOR EMERGENCY AND PUBLIC SECURITY VEHICLES, DEDICATED HEREON.

(3) INDICATES AN EASEMENT FOR BIOFILTRATION AND DRAINAGE PURPOSES RESERVED HEREON.

(4) INDICATES A THE SIDEWALK EASEMENT TO THE CITY OF COSTA MESA FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES, DEDICATED HEREON.

RECORD REFERENCES:

(....) INDICATES RECORD OR CALCULATED DATA PER R.S. 90-1029, R.S.B. 132/8-13, UNLESS OTHERWISE NOTED.

[....] INDICATES RECORD DATA PER P.M.B. 44/44.

<...> INDICATES RECORD DATA PER P.M. NO. 2009-132, P.M.B. 373/39-41.

((..)) INDICATES RECORD DATA PER TR. NO. 17435, M.M. 920/48-49.

[[..]] INDICATES RECORD DATA PER TR. NO. 16990, M.M. 918/38-42.

<<..>> INDICATES RECORD DISTANCES PER CENTERLINE TIES PER CORNER RECORD NO. 2008-2173.

{...} INDICATES CALCULATED RECORD DATA PER M.M. 9/9.

MONUMENT NOTES:

- ● INDICATES MONUMENT FOUND AS NOTED.
- ▲ INDICATES FOUND ORANGE COUNTY G.P.S. CONTROL MONUMENT AS NOTED.
- ■ INDICATES FOUND LEAD, TACK AND TAG, "LS 5411", FLUSH, PER CORNER RECORD NO. 2008-2173.

[1] N 2184472.37
E 6053753.97
O.C.S. G.P.S. POINT NO. 6204R1
FD. SPIKE & WASHER, "LS 5411", FLUSH, PER CORNER RECORD NO. 2008-2174. ACCEPTED AS THE CENTERLINE INTERSECTION OF HARBOR BLVD. AND HAMILTON ST.

[2] N 2184488.71
E 6051112.44
O.C.S. G.P.S. POINT NO. 6203R2
FD. LARGE P.K. NAIL & WASHER, "LS 5183", FLUSH, PER CORNER RECORD NO. 2008-1496. ACCEPTED AS THE INTERSECTION OF HAMILTON ST. & POMONA AVE.

[3] FD. SPIKE & WASHER, "RCE 15446", FLUSH, PER R.S.B. 132/8-13 & R.S.B. 193/45. ACCEPTED AS THE CENTERLINE INTERSECTION OF VICTORIA ST. & POMONA AVE.

[4] FD. SPIKE & WASHER, "RCE 15446", FLUSH, PER R.S. 90-1029, R.S.B. 132/8-13 & P.M.B. 373/39-41. ACCEPTED AS THE CENTERLINE INTERSECTION OF VICTORIA ST. & CHARLE DR.

[5] SEARCHED, FOUND NOTHING, ESTABLISHED PER CENTERLINE TIES PER CORNER RECORD NO. 2008-2173.

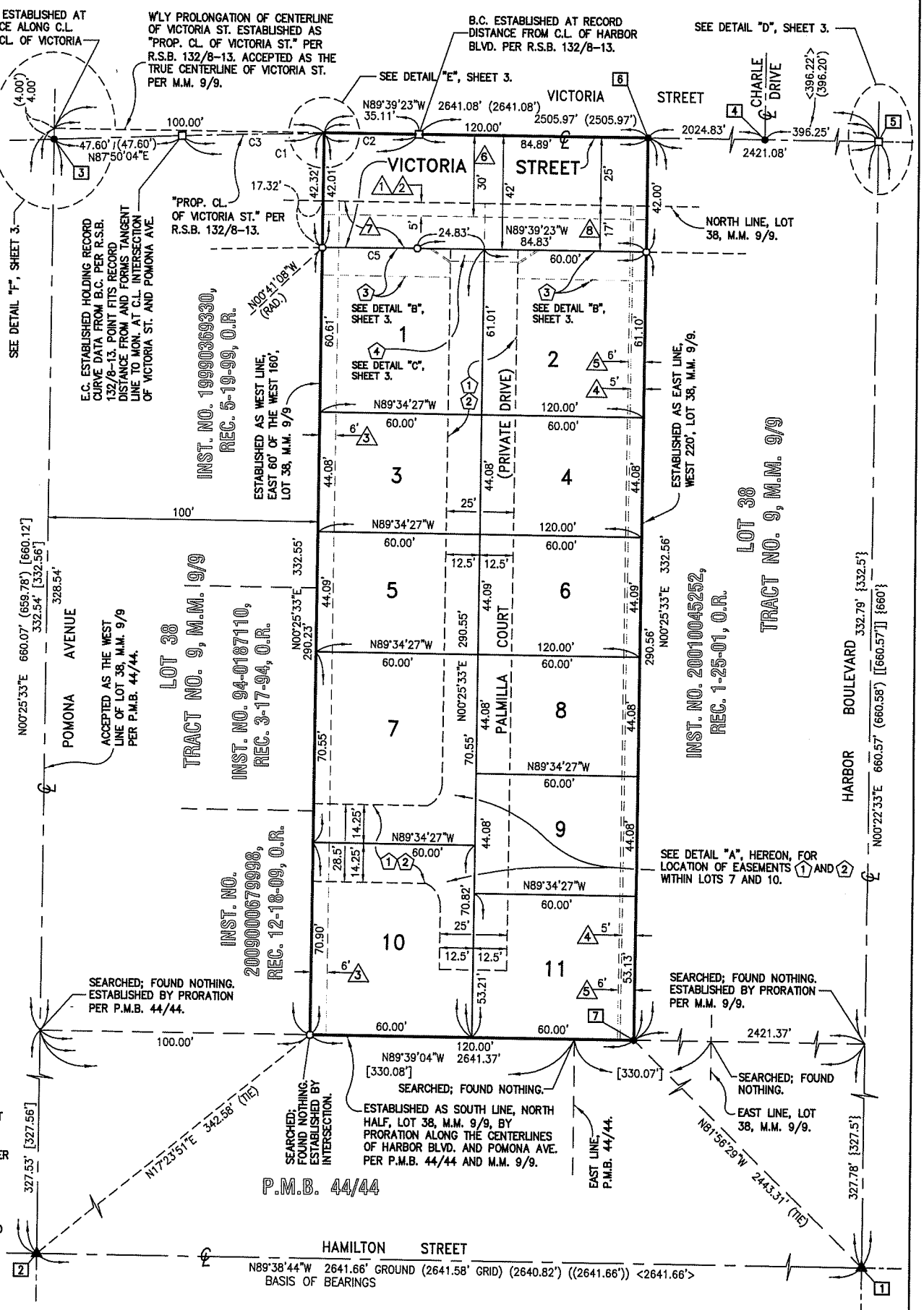
[6] FOUND NAIL AND TAG, "RCE 31693", FLUSH. NO REF. ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF VICTORIA ST. PER R.S. 90-1029, R.S.B. 132/8-13 AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 220 FEET OF LOT 38, M.M. 9/9.

[7] FOUND BASE OF 2"X2" HUB AND TAG, RCE 31693", UP 0.5', LEANING. ACCEPTED AS THE SOUTHEAST CORNER OF THE WEST 220 FEET OF THE NORTH HALF OF LOT 38, M.M. 9/9. REPLACED WITH 2" I.P. AND TAG, "LS 7159", FLUSH.

○ INDICATES 2" I.P. AND TAG, "LS 7159", FLUSH, OR 8" SPIKE AND WASHER, "LS 7159", IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH, OR LEAD, TACK AND TAG, "LS 7159", OR NAIL AND TAG, "LS 7159", TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

□ INDICATES SET SPIKE AND WASHER STAMPED "LS 7159", FLUSH.

INTERIOR LOT CORNERS WILL BE MONUMENTED WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS WITH 1" I.P. AND TAG, "LS 7159", FLUSH, OR 8" SPIKE AND WASHER, "LS 7159", IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH, OR LEAD, TACK AND TAG, "LS 7159", OR NAIL AND TAG, "LS 7159", UNLESS OTHERWISE NOTED.



LINE DATA

NO.	BEARING	DISTANCE
L1	N89°34'27"W	12.50'
L2	N00°25'33"E	14.25'

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	2000.00' (2000.00'	02°30'33" 02°30'33"	87.59' 87.59')
C2	2000.00'	01°00'21"	35.11'
C3	2000.00'	01°30'12"	52.48'
C4	9.00'	66°26'37"	10.44'
C5	1958.00'	01°01'45"	35.17'

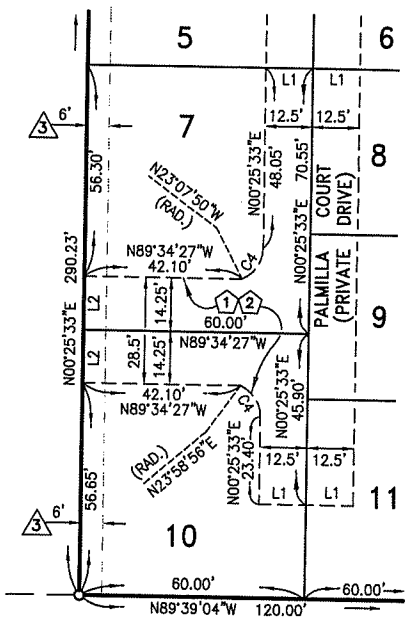
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS NO. 6203R2 AND GPS NO. 6204R1, BEING N89°38'44"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (OCS83), ZONE VI, 1983 NAD (2007.00 EPOCH O.C.S. GPS ADJUSTMENT).

ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY A MEAN COMBINATION FACTOR OF 0.99997077.



DETAIL "A"
SCALE: 1"=30'

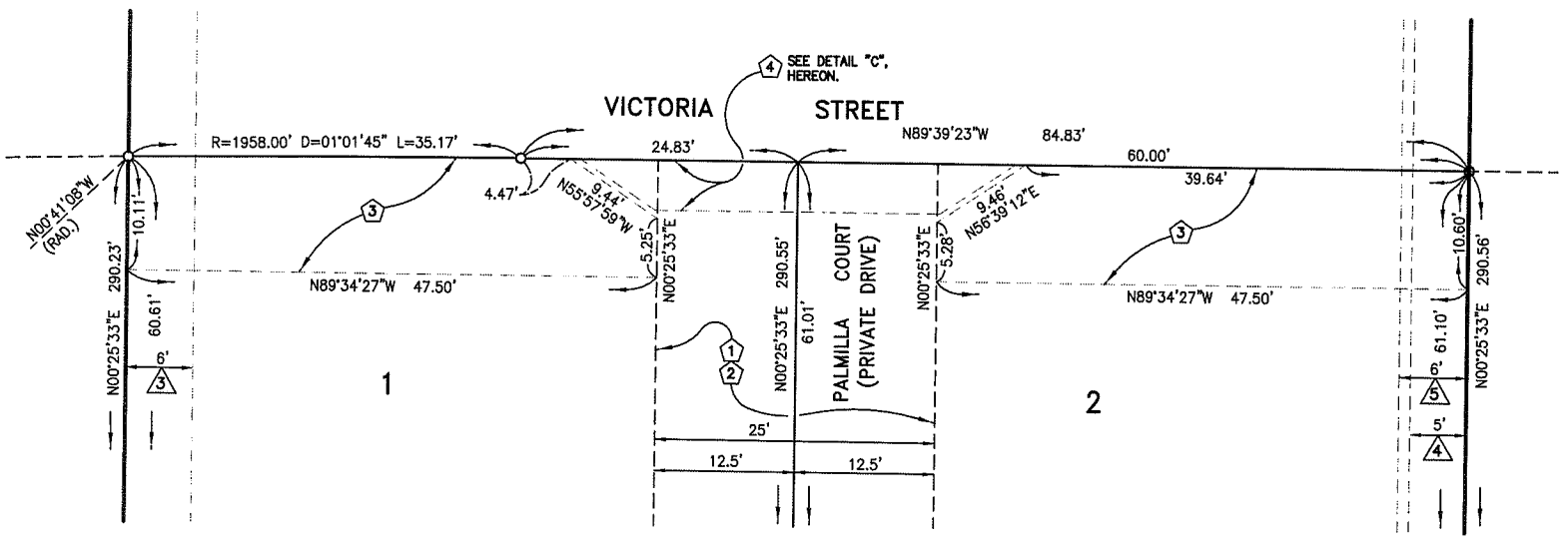
SHEET 3 OF 3 SHEETS

ALL OF TENTATIVE TRACT NO. 17649
11 NUMBERED LOTS
AREA: 39,906 S.F. (GROSS)
34,863 S.F. (NET)
DATE OF SURVEY: JANUARY, 2014

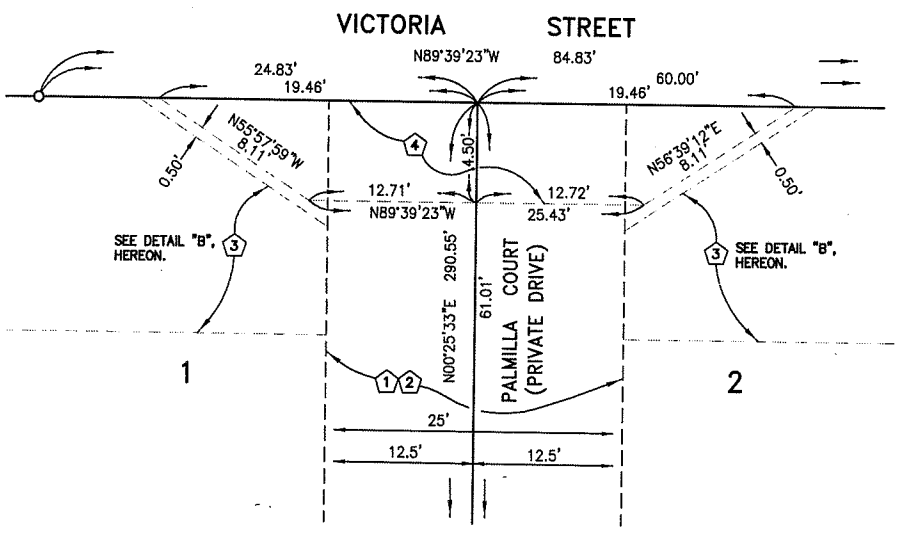
TRACT NO. 17649

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

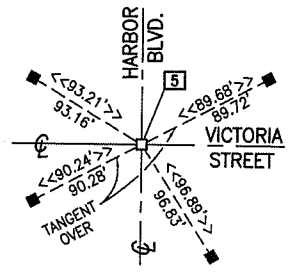
CA ENGINEERING, INC. JERALD E. ANHORN JR., L.S. 7159



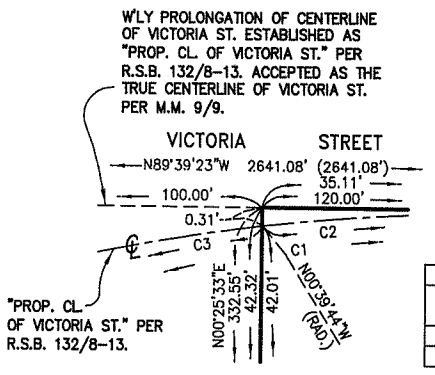
DETAIL "B"
SCALE: 1"=10'



DETAIL "C"
NO SCALE

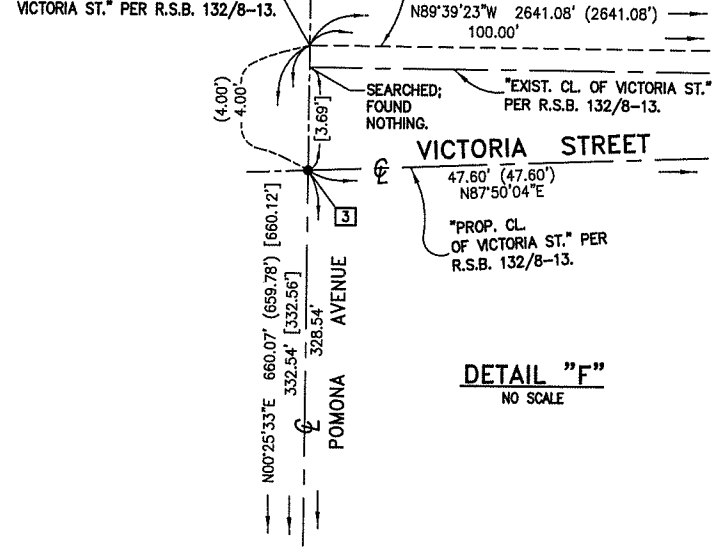


DETAIL "D"
NOT TO SCALE



CURVE DATA			
NO.	RADIUS	DELTA	ARC
C1	2000.00' (2000.00'	02°30'33" 02°30'33"	87.59' 87.59')
C2	2000.00'	01°00'21"	35.11'
C3	2000.00'	01°30'12"	52.48'

DETAIL "E"
NOT TO SCALE



DETAIL "F"
NO SCALE