

SHEET 1 OF 4 SHEETS
ALL OF TENTATIVE TRACT NO. 17658
NO OF LOTS: 1 NUMBERED
AREA: 1.890 AC. GROSS
1.851 AC. NET
DATE OF SURVEY: JUNE 4, 2013 &
APRIL 17, 2014

TRACT NO. 17658

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE SOUTH HALF OF LOT 11 AND THE NORTH HALF OF LOT 12, ALL IN
BLOCK A OF TRACT NO. 612 PER MAP FILED IN BOOK 20, PAGES 1 AND 2 OF MISCELLANEOUS
MAPS, TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP 80-381, FILED IN BOOK 149, PAGES 1
AND 2 OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
C & V CONSULTING, INC.
EDWARD L. REYNOLDS, L.S. 7725
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE REQUEST
OF FIRST AMERICAN 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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF COSTA MESA AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: PLACENTIA AVENUE.

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 PLACENTIA AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS.

OWNER: CV COSTA MESA 1 INV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 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:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION NO. _____

MY COMMISSION EXPIRES _____

(NAME PRINTED)

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 TAYLOR MORRISON OF CALIFORNIA, LLC ON APRIL 2, 2014 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 _____
EXPIRATION DATE: 12/31/15



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

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 DEDICATION FOR STREET & HIGHWAY PURPOSES OF PLACENTIA AVENUE.

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

1. THE INGRESS & EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES.
2. THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PLACENTIA AVENUE, 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 _____, 2014.

SHARI L. FREIDENRICH BY: _____
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER - TAX COLLECTOR

SIGNATURE OMISSIONS

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

A PERPETUAL EASEMENT FOR THE BENEFIT OF THE CURRENT OWNERS OF THE UNDERLYING PROPERTIES, THEIR HEIRS AND ASSIGNS FOR INGRESS, EGRESS AND UTILITIES PER DOCUMENT RECORDED SEPTEMBER 11, 1959 IN BOOK 4878, PAGES 188 THROUGH 190 OF OFFICIAL RECORDS.

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1967, AS INSTRUMENT NO. 5901, IN BOOK 8429, PAGE 964 OF OFFICIAL RECORDS.

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1967, AS INSTRUMENT NO. 9272, IN BOOK 8465, PAGE 336 OF OFFICIAL RECORDS.

AN EASEMENT FOR PROPOSED INGRESS, EGRESS, UTILITY AND DRAINAGE AND INCIDENTAL PURPOSES SHOWN OR DEDICATED PER PARCEL MAP NO. 80-381, FILED IN BOOK 149, PAGES 1 AND 2, OF PARCEL MAPS.

FRANK L. MCGAVRAN, ET AL, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4, 1980, AS INSTRUMENT NO. 4316, IN BOOK 13729, PAGE 492 OF OFFICIAL RECORDS.

ROSS McNEILL AND BESS H. McNEILL HOLDERS OF MINERAL RIGHTS AND HYDROCARBON SUBSTANCES OF EVERY KIND AND NATURE AS RESERVED IN DEED RECORDED AUGUST 20, 1951, AS INSTRUMENT NO. 42721, IN BOOK 2219, PAGE 60 OF OFFICIAL RECORDS. (BLANKET IN NATURE, NOT PLOTTED)

SHEET 2 OF 4 SHEETS
ALL OF TENTATIVE TRACT NO. 17658
NO OF LOTS: 1 NUMBERED
AREA: 1.890 AC. GROSS
1.851 AC. NET
DATE OF SURVEY: JUNE 4, 2013 &
APRIL 17, 2014

TRACT NO. 17658

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA,
C & V CONSULTING, INC.
EDWARD L. REYNOLDS, L.S. 7725

MONUMENT NOTES:

- ① OCS GPS POINT NO. 6203R2 N 2184488.71' E 6051112.44'
FD. LARGE PK NAIL WITH BRASS WASHER STAMPED "LS 5183", AT THE CL INT. OF
POMONA AVE. AND HAMILTON ST. PER CR 2008-1496, FLUSH
 - ② OCS GPS POINT NO. 6232R1 N 2181863.55 E 6048456.12
FD. SPIKE AND WASHER STAMPED "LS 5411", AT THE CL INT. OF 19TH ST. AND
MONROVIA AVE. PER CR 2008-1193, FLUSH.
 - ③ FD. (4) LT&T TANGENT-OVER TIES, STAMPED "LS 6970" ACCEPTED AS CL INT. OF
19TH STREET & PLACENTIA AVENUE PER C.R. #2005-1506B, FLUSH.
 - ④ FD. S&W, STAMPED "LS 6970". ACCEPTED AS THE CL INT. OF HAMILTON STREET &
PLACENTIA AVENUE PER C.R. #2005-0208B, FLUSH.
 - ⑤ FD. REMAINS OF LT&T, ILLEGIBLE, IN CONCRETE GUTTER PER R1. ACCEPTED AS SE
CORNER PARCEL 2 PER R1. SET LT&T, "LS 7725" IN PLACE, FLUSH.
 - ⑥ FD. LT&T, STAMPED "RCE 11066" IN CONCRETE GUTTER IN LIEU OF 1" IP PER R1.
ACCEPTED AS SW CORNER PARCEL 2 PER R1, FLUSH.
 - ⑦ FD. 2" I.P., W/ N&T STAMPED "RCE 11066" PER R1. TOP OF PIPE BENT. LEANING
0.2' NORTHERLY. TRUE LOCATION IS SHOWN HEREON. SET LT&T, "LS 7725" OFFSET
1.00' EASTERLY OF THE EASTERLY TERMINUS ALONG THE NORTHERLY LINE OF R1,
FLUSH.
 - ⑧ POINT FALLS ON MANHOLE. FD. (3) N&T, STAMPED "LS 6970", TANGENT-OVER TIES
PER C.R. #2005-0209B. ACCEPTED AS CL INT. OF 20TH STREET & PLACENTIA
AVENUE, FLUSH.
 - ⑨ FD. S&W, STAMPED "LS 6970", FLUSH, PER C.R. #2005-0207B. ACCEPTED AS THE
CL INT. OF PLACENTIA AVENUE & VICTORIA STREET, FLUSH.
 - ⑩ FD. LT&T, STAMPED "RCE 24004" IN CONCRETE, NO REF., ACCEPTED AS A POINT ON
THE N. LINE OF LOT 1 OF R2, 9.00' WESTERLY OF THE NE COR. SAID LOT 1,
FLUSH.
 - ⑪ FD. LT&T, STAMPED "RCE 24004" IN CONCRETE, NO REF., ACCEPTED AS A POINT ON
THE S. LINE OF LOT 2 OF R2, 9.00' WESTERLY OF THE SE COR. SAID LOT 2,
FLUSH.
 - ⑫ FD. N&T, STAMPED "RCE 11066" IN TOP LOW BLOCK WALL, NO REF., OFF
S89°38'43"E 1.11', HELD FOR LINE, ACCEPTED AS POINT ON THE N. LINE OF R1,
FLUSH.
 - ⑬ POINT FALLS ON MANHOLE. FD. NOTCHES IN MANHOLE RIM PER C.C.M. TIE SHEET
No. 16-473. ACCEPTED AS CL INT. OF OAK STREET & FEDERAL AVENUE, FLUSH.
 - ⑭ FD. S&W, STAMPED "LS 5411", PER C.R. 2008-1194B. ACCEPTED AS THE INT. OF
THE CL. OF 19TH STREET & THE WEST LINE OF R2, FLUSH.
 - ⑮ FD. S&W, STAMPED "LS 5411", PER C.R. 2008-1192B. ACCEPTED AS THE CL INT.
OF 19TH STREET & FEDERAL AVENUE, FLUSH.
 - ⑯ POINT FALLS ON MANHOLE. FD. NOTCHES IN MANHOLE RIM PER C.C.M. TIE SHEET
No. 16-474. ACCEPTED AS CL INT. OF PINE PLACE & FEDERAL AVENUE.
 - ⑰ ESTABLISHED BY INTERSECTION. BEARING BETWEEN FD. MONUMENTS # 5 & 6
PRODUCED WESTERLY TO THE INT OF THE WEST LINE OF R2.
 - ⑱ SNF, ESTABLISHED BY PROPORTIONATE MEASUREMENT.
 - ⑲ SNF, ESTABLISHED BY INTERSECTION.
 - ⑳ SNF, ESTABLISHED BY RECORD MEASUREMENT PER R3.
- SNF INDICATES SEARCHED, FOUND NOTHING.
- ▲ 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.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE
COUNTY SURVEYOR'S HORIZONTAL CONTROL STATIONS 6203R2 & 6232R1 BEING
NORTH 45°20'17" EAST 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 0.99997000, (MEAN VALUE).

LEGEND:

- [] INDICATES RECORD OR CALC'D DATA PER R1 UNLESS NOTED OTHERWISE.
- M&R INDICATES MEASURED & RECORD DATA
- R1 INDICATES PM No. 80-381, PMB 149/1-2.
- R2 INDICATES TRACT No. 612, MM 20/1-2.
- R3 INDICATES TRACT No. 1712, MM 50/32-36.
- R4 INDICATES RS No. 90-1029, RSB 132/8-13.
- R5 INDICATES C.S.T.B. No. 112/54-56.
- R6 INDICATES TRACT No. 1713, MM 51/16-17.
- R7 INDICATES PM No. 80-383, PMB 156/9-11.

EASEMENT NOTES:

- ① AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND
HIGHWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1967, AS
INSTRUMENT NO. 5901, IN BOOK 8429, PAGE 964 OF OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET AND
HIGHWAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1967, AS
INSTRUMENT NO. 9272, IN BOOK 8465, PAGE 336 OF OFFICIAL RECORDS.
- ③ AN EASEMENT FOR PROPOSED INGRESS, EGRESS, UTILITY AND DRAINAGE AND
INCIDENTAL PURPOSES. SHOWN OR DEDICATED ON PARCEL MAP NO. 80-381,
FILED IN BOOK 149, PAGES 1 AND 2, OF PARCEL MAPS.
- ④ AN EASEMENT IN FAVOR OF FRANK L. MCGAVRAN, ET AL, FOR INGRESS, EGRESS
AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 4,
1980, AS INSTRUMENT NO. 4316, IN BOOK 13729, PAGE 492 OF OFFICIAL
RECORDS.
- ⑤ A PERPETUAL EASEMENT FOR THE BENEFIT OF THE CURRENT OWNERS OF THE
UNDERLYING PROPERTIES, THEIR HEIRS AND ASSIGNS FOR INGRESS, EGRESS AND
UTILITIES PER DOCUMENT RECORDED SEPTEMBER 11, 1959 IN BOOK 4878,
PAGES 188 THROUGH 190 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS:

- ⑥ INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC
SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.
- ⑦ INDICATES RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS AS
RELEASED HEREON TO THE CITY OF COSTA MESA.
- ⑧ PLACENTIA AVENUE DEDICATED TO THE PUBLIC FOR STREET & HIGHWAY
PURPOSES HEREON.

SYMBOLS & ABBREVIATIONS:

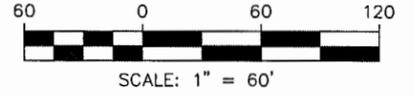
- CR = CORNER RECORD
- C.S.T.B. = COUNTY SURVEYOR TIE BOOK
- LT & T = LEAD, TACK & TAG
- N & T = NAIL & TAG
- S & W = SPIKE & WASHER

SHEET 3 OF 4 SHEETS
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 1.851 AC. NET
 DATE OF SURVEY: JUNE 4, 2013 &
 APRIL 17, 2014

TRACT NO. 17658

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 C & V CONSULTING, INC.
 EDWARD L. REYNOLDS, L.S. 7725

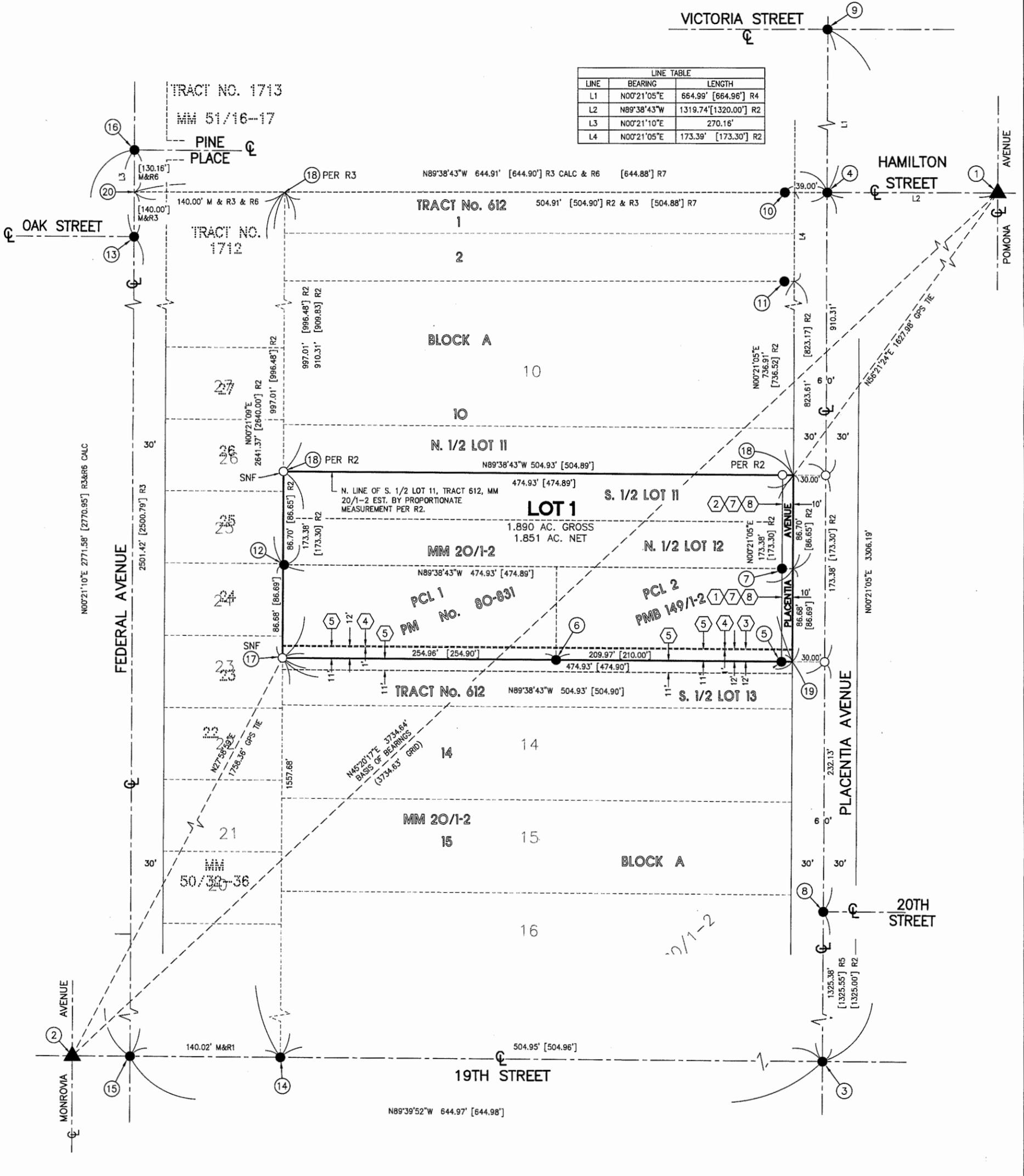
FOR CONDOMINIUM PURPOSES
 PROCEDURE OF SURVEY



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

SEE SHEET 4 FOR DETAILS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'05"E	664.99' [664.96'] R4
L2	N89°38'43"W	1319.74' [1320.00'] R2
L3	N00°21'10"E	270.16'
L4	N00°21'05"E	173.39' [173.30'] R2

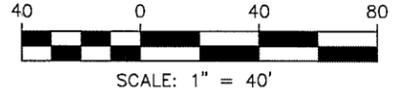


SHEET 4 OF 4 SHEETS
 ALL OF TENTATIVE TRACT NO. 17658
 NO OF LOTS: 1 NUMBERED
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TRACT NO. 17658

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
 C & V CONSULTING, INC.
 EDWARD L. REYNOLDS, L.S. 7725
 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.

TRACT No. 612
 NORTH 1/2 LOT 11 BLOCK A
 MM 20/1-2

