

SHEET 1 OF 3 SHEETS

LOTS: 5 NUMBERED, 1 LETTERED
GROSS ACREAGE: 0.262 ACRES
NET ACREAGE: 0.249 ACRES
DATE OF SURVEY: JANUARY 2013
ALL OF TENTATIVE TRACT MAP NO. 17450

TRACT NO. 17450

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA
BEING A PORTION OF LOT 23 OF FAIRVIEW FARMS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MERIT CIVIL ENGINEERING, INC. JOE R. BUCKNER, P.L.S. 7206

ACCEPTED AND FILED AT THE REQUEST OF
STEWART TITLE OF CALIFORNIA, INC.
DATE
TIME FEE \$
INSTRUMENT #
BOOK PAGE
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY DEPUTY

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING 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:

- 1. INGRESS-EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES, AS SHOWN ON SAID MAP.
2. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO MEYER PLACE EXCEPT AT APPROVED ACCESS LOCATIONS.

SHINE DEVELOPMENT OF COSTA MESA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
SHINE DEVELOPMENT CORP., MANAGER OF SHINE DEVELOPMENT OF COSTA MESA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

TOM Y. LEE DATE
CEO & SECRETARY OF SHINE DEVELOPMENT CORP.

BLESSED ROCK CORPORATION, MANAGER OF SHINE DEVELOPMENT OF COSTA MESA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

TOM T. LEE DATE
CEO & SECRETARY OF BLESSED ROCK CORPORATION

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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 THE 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
NOTARY PUBLIC IN AND FOR SAID STATE IS IN COUNTY.

(NAME PRINTED) MY COMMISSION EXPIRES:

BENEFICIARY:

AMERICA PLUS BANK, N.A., BENEFICIARY UNDER A DEED OF TRUST RECORDED MARCH 31, 2014 AS INSTRUMENT NO. 2014000118747, OF OFFICIAL RECORDS.

PRINT NAME: PRINT NAME:
PRINT TITLE: PRINT TITLE:

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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 THE 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
NOTARY PUBLIC IN AND FOR SAID STATE IS IN COUNTY.

(NAME PRINTED) MY COMMISSION EXPIRES:

SIGNATURE OMISSIONS:

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

E.P. BRYAN AND GEORGIE H. BRYAN, HIS WIFE; ET AL, HOLDER OF AN EASEMENT FOR PIPELINES, DITCHES AND AQUEDUCTS PURPOSES RECORDED MARCH 19, 1921 IN BOOK 386, PAGE 240 OF DEEDS (BLANKET)

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES RECORDED DECEMBER 4, 1946 IN BOOK 1491, PAGE 458, OF OFFICIAL RECORDS

WILLIAM MOORES, HOLDER OF AN EASEMENT FOR WATER PIPE LINES PURPOSES RECORDED MARCH 1, 1948 IN BOOK 1731, PAGE 138, OF OFFICIAL RECORDS

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES RECORDED FEBRUARY 13, 1958 IN BOOK 4196, PAGE 58, 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 SHINE DEVELOPMENT OF COSTA MESA, LLC ON JANUARY 2013. 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 FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

JOE R. BUCKNER DATE
L.S. 7206
EXPIRATION DATE: 03-31-16



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
R.C.E. NO. 51480
EXPIRATION DATE: JUNE 30, 2016
INTERIM CITY ENGINEER 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 ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

- 1. THE INGRESS-EGRESS EASEMENT OVER LOT "A" FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES, AS SHOWN ON SAID MAP.
2. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO MEYER PLACE 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 HEREUNTO TO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THE DAY OF, 2014

BRENDA GREEN, CITY CLERK
OF THE CITY COUNCIL
OF THE CITY OF COSTA MESA



COUNTY TREASURER - TAX COLLECTOR 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 THE DAY OF, 2014

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

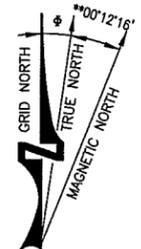
BY: DEPUTY TREASURER-TAX COLLECTOR

TRACT NO. 17450

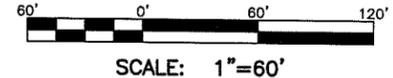
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
STATE OF CALIFORNIA

SCALE: 1"=60'
LOTS: 5 NUMBERED, 1 LETTERED
GROSS ACREAGE: 0.262 ACRES
NET ACREAGE: 0.249 ACRES
DATE OF SURVEY: JANUARY 2013
ALL OF TENTATIVE TRACT MAP NO. 17450

MERIT CIVIL ENGINEERING, INC. JOE R. BUCKNER, P.L.S. 7206

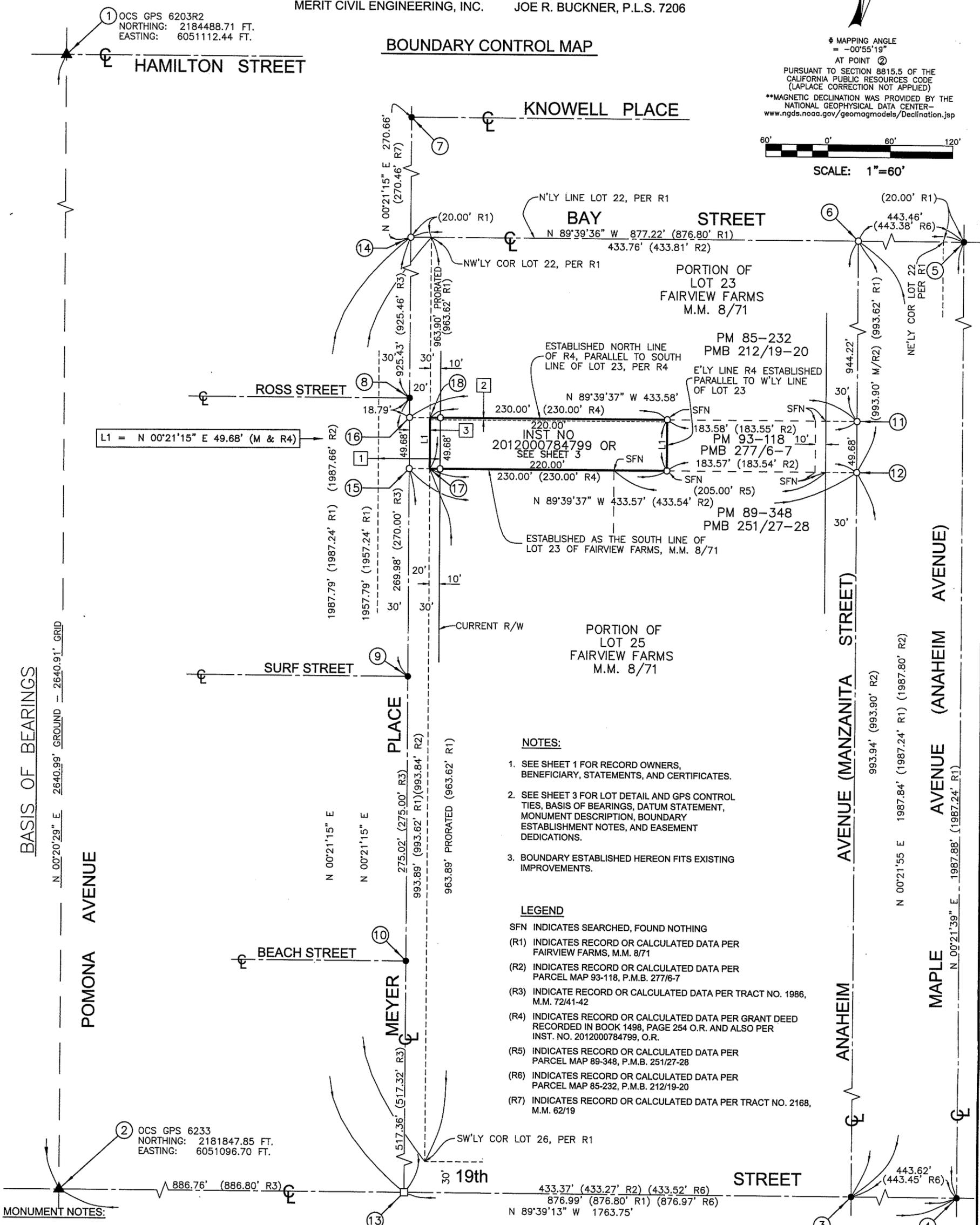


♠ MAPPING ANGLE
= -00°55'19"
AT POINT ②
PURSUANT TO SECTION 8815.5 OF THE
CALIFORNIA PUBLIC RESOURCES CODE
(LAPLACE CORRECTION NOT APPLIED)
**MAGNETIC DECLINATION WAS PROVIDED BY THE
NATIONAL GEOPHYSICAL DATA CENTER—
www.ngds.noaa.gov/geomagmodels/Declination.jsp



SCALE: 1"=60'

BOUNDARY CONTROL MAP



L1 = N 00°21'15" E 49.68' (M & R4)

NOTES:

- SEE SHEET 1 FOR RECORD OWNERS, BENEFICIARY, STATEMENTS, AND CERTIFICATES.
- SEE SHEET 3 FOR LOT DETAIL AND GPS CONTROL TIES, BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT DESCRIPTION, BOUNDARY ESTABLISHMENT NOTES, AND EASEMENT DEDICATIONS.
- BOUNDARY ESTABLISHED HEREON FITS EXISTING IMPROVEMENTS.

LEGEND

- SFN INDICATES SEARCHED, FOUND NOTHING
- (R1) INDICATES RECORD OR CALCULATED DATA PER FAIRVIEW FARMS, M.M. 8/71
- (R2) INDICATES RECORD OR CALCULATED DATA PER PARCEL MAP 93-118, P.M.B. 277/6-7
- (R3) INDICATE RECORD OR CALCULATED DATA PER TRACT NO. 1986, M.M. 72/41-42
- (R4) INDICATES RECORD OR CALCULATED DATA PER GRANT DEED RECORDED IN BOOK 1498, PAGE 254 O.R. AND ALSO PER INST. NO. 2012000784799, O.R.
- (R5) INDICATES RECORD OR CALCULATED DATA PER PARCEL MAP 89-348, P.M.B. 251/27-28
- (R6) INDICATES RECORD OR CALCULATED DATA PER PARCEL MAP 85-232, P.M.B. 212/19-20
- (R7) INDICATES RECORD OR CALCULATED DATA PER TRACT NO. 2168, M.M. 62/19

EASEMENT NOTES:

- 60' EASEMENT TO THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES PER DEED RECORDED IN BOOK 4196, PAGE 58 O.R.
- 2' EASEMENT FOR WATER PIPE LINES PER DEED RECORDED IN BOOK 1731, PAGE 138 O.R.
- 20' EASEMENT TO THE COUNTY OF ORANGE FOR HIGHWAY PURPOSES RECORDED IN BOOK 1491, PAGE 458 O.R.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED
 - ▲ INDICATES FOUND ORANGE COUNTY SURVEYOR GPS CONTROL MONUMENT AS NOTED
 - INDICATES MONUMENT TO BE SET (1" I.P. TAGGED "L.S. 7206", OR A LEAD & TAG STAMPED "L.S. 7206", OR AN 8" SPIKE & WASHER STAMPED "L.S. 7206."
 - INDICATES MONUMENT TO BE SET. FOUR TANGENT OVER 3.00', MAG NAIL AND WASHER TAGGED L.S. 7206
- SET (1" I.P. TAGGED "L.S. 7206", OR A LEAD & TAG STAMPED "L.S. 7206", OR AN 8" SPIKE & WASHER STAMPED "L.S. 7206" AT ALL LOT CORNERS
ALL SET MONUMENTS ARE TO BE SET WITHIN 365 DAYS OF RECORDATION

BASIS OF BEARINGS

N 00°20'29" E 2640.99' GROUND - 2640.91' GRID

POMONA AVENUE

BEACH STREET

PLACE

MEYER

19th STREET

AVENUE (MANZANITA STREET)

ANAHEIM

AVENUE (ANAHEIM AVENUE)

MAPLE

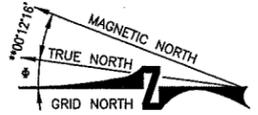
SHEET 3 OF 3 SHEETS

SCALE: 1"=20'
 LOTS: 5 NUMBERED, 1 LETTERED
 GROSS ACREAGE: 0.262 ACRES
 NET ACREAGE: 0.249 ACRES
 DATE OF SURVEY: JANUARY 2013
 ALL OF TENTATIVE TRACT MAP NO. 17450

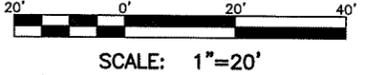
TRACT NO. 17450

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

MERIT CIVIL ENGINEERING, INC. JOE R. BUCKNER, P.L.S. 7206



♦ MAPPING ANGLE
 = -00°55'19"
 AT POINT ②
 PURSUANT TO SECTION 8815.5 OF THE
 CALIFORNIA PUBLIC RESOURCES CODE
 (LAPLACE CORRECTION NOT APPLIED)
 **MAGNETIC DECLINATION WAS PROVIDED BY THE
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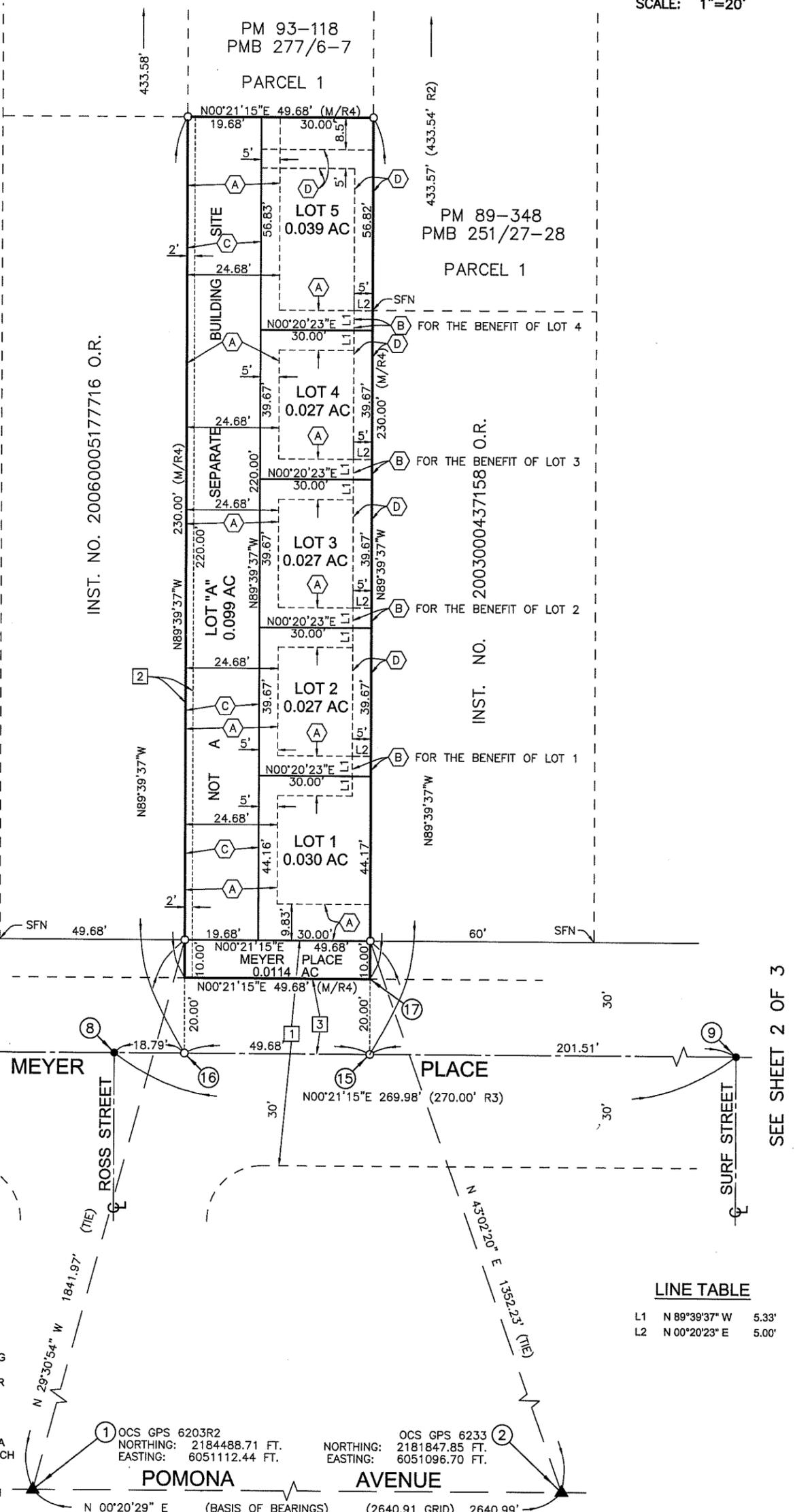


BOUNDARY ESTABLISHMENT & MONUMENTATION NOTES:

- ① FOUND LARGE PK NAIL WITH BRASS WASHER STAMPED "LS 5183" PER CR 2008-1496
- ② FOUND PUNCHED 2" BRASS CAP, DOWN 1.5' IN WELL MONUMENT PER CR 2005-1503
- ③ POINT FALL ON MH, ESTABLISHED INTERSECTION PER CR 2005-1502B
- ④ POINT FALLS ON MH, ESTABLISHED INTERSECTION PER CR 2005-1501B
- ⑤ FOUND PK WITH WASHER TAGGED "L.S. 5411" PER C.M.T.B. 430
- ⑥ FOUND SHANK OF SPIKE, TAG MISSING DOWN 0.4' PER PMB 227/6-7. REPLACED WITH SPIKE & WASHER TAGGED L.S. 7206
- ⑦ FOUND SPIKE & WASHER TAGGED "CITY OF COSTA MESA LS 3999" PER CR 2010-1217B
- ⑧ FOUND NOTCHED MH, FITS TIES PER C.M.T.B. 16-234
- ⑨ FOUND NOTCHED MH, FITS TIES PER C.M.T.B. 221
- ⑩ FOUND NOTCHED MH, FITS TIES PER C.M.T.B. 222
- ⑪ FOUND NAIL, NO REF. ACCEPTED AS THE INTERSECTION OF THE NORTH LINE OF P.M.B. 277/6-7 WITH THE ACCEPTED CENTERLINE OF ANAHEIM AVENUE (MANZANITA STREET). REPLACE WITH SPIKE & WASHER TAGGED L.S. 7206
- ⑫ FOUND NAIL, NO REF. ACCEPTED AS THE INTERSECTION OF THE SOUTH LINE OF LOT 23 OF FAIRVIEW FARMS TRACT AND THE S'LY LINE OF P.M.B. 277/6-7 WITH THE ACCEPTED CENTERLINE OF ANAHEIM AVENUE (MANZANITA STREET). REPLACE WITH SPIKE & WASHER TAGGED L.S. 7206
- ⑬ SEARCHED FOR NOTHING FOUND, ESTABLISHED BY INTERSECTION. POINT FALLS ON MH, SET FOUR TANGENT OVER 3.00' MAG NAIL & WASHER TAGGED L.S. 7206
- ⑭ SEARCHED FOR NOTHING FOUND, ESTABLISHED BY INTERSECTION. SET SPIKE & WASHER TAGGED L.S. 7206
- ⑮ SEARCHED FOR NOTHING FOUND, ESTABLISHED BY PRORATION ALONG CENTERLINE OF MEYER PLACE FROM 19TH STREET TO BAY STREET PER FAIRVIEW FARMS TRACT PER M.M. 8/71. SET SPIKE & WASHER TAGGED L.S. 7206
- ⑯ SEARCHED FOR NOTHING FOUND, ESTABLISHED W'LY PROLONGATION OF THE N'LY LINE OF R4. SET SPIKE & WASHER TAGGED L.S. 7206
- ⑰ ESTABLISHED AS THE SW CORNER OF LOT 23 OF FAIRVIEW FARMS TRACT, BY PROPORTION
- ⑱ ESTABLISHED AS NW'LY CORNER OF R4 BY INTERSECTION

LOT DETAIL & GPS CONTROL NOTES

SEE SHEET 2 OF 3



LOT "A":

THE PURPOSE OF LOT "A" IS FOR:
 A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND DRAINAGE FOR THE BENEFITS OF LOTS 1-5, AND FOR EMERGENCY AND PUBLIC SECURITY VEHICLES.
 NOT A SEPARATE BUILDING SITE.

NOTE:

SEE SHEET 1 FOR RECORD OWNERS, BENEFICIARY, STATEMENTS, AND CERTIFICATES.
 SEE SHEET 2 FOR BOUNDARY CONTROL MAP, EASEMENT NOTES, MONUMENT NOTES, AND LEGEND.

EASEMENT DEDICATIONS:

- (A) INDICATES HOME OWNERS ASSOCIATION MAINTENANCE EASEMENT AREA
- (B) INDICATES EXCLUSIVE USE EASEMENT AREA (FOR REAR YARD PURPOSES)
- (C) INDICATES INGRESS AND EGRESS EASEMENT TO THE CITY OF COSTA MESA FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES DEDICATED HEREON
- (D) INDICATES DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-5

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6233 AND STATION GPS NO. 6203R2 BEING NORTH 00°20'29" EAST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN HEREON 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 0.99997009 (THE COMBINATION FACTOR SHOWN IS THE MEAN VALUE OF GPS STATIONS 6203R2 AND 6233).

LINE TABLE

L1	N 89°39'37" W	5.33'
L2	N 00°20'23" E	5.00'

POMONA AVENUE
 N 00°20'29" E (BASIS OF BEARINGS) (2640.91 GRID) 2640.99'