

SHEET 1 OF 4 SHEETS

ALL OF TENTATIVE TRACT NO. 17663  
NUMBERED LOTS: 6  
GROSS ACREAGE: 24,000 FEET =  
0.551 ACRES  
NET ACREAGE: 22,400 FEET =  
0.514 ACRES

# TRACT NO. 17663

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF LOT 33 OF FAIRVIEW FARMS TRACT AS  
SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ADAMS - STREETER CIVIL ENGINEERS, INC. RANDAL L. STREETER, R.C.E. 25083  
DATE OF SURVEY: SEPTEMBER 2013

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.

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

1. THE EASEMENT FOR SIDEWALK PURPOSES AS SHOWN ON SAID MAP.
2. THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO MINER STREET EXCEPT AT APPROVED ACCESS LOCATIONS AS SHOWN ON SAID MAP.

WE HEREBY RESERVE FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS, AN EASEMENT FOR DRAINAGE, UTILITIES AND COMMON DRIVEWAY PURPOSES AS SHOWN HEREON.

MINER PARTNERS, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
PRINT TITLE: \_\_\_\_\_ PRINT TITLE: \_\_\_\_\_

### BENEFICIARIES:

CALIFORNIA BANK & TRUST, A CALIFORNIA BANKING CORPORATION, BENEFICIARY  
UNDER DEED OF TRUST RECORDED MARCH 24, 2014 AS INSTRUMENT NO.  
201400012135 OF OFFICIAL RECORDS.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
PRINT TITLE: \_\_\_\_\_ PRINT TITLE: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

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 IN HIS/HER/THEIR AUTHORIZED  
CAPACITY, AND BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY ON 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 STATE IN \_\_\_\_\_ COUNTY.  
  
\_\_\_\_\_  
(print name) MY COMMISSION EXPIRES \_\_\_\_\_  
MY COMMISSION NO. \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

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 IN HIS/HER/THEIR AUTHORIZED  
CAPACITY, AND BY HIS/HER/THEIR SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY ON 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 STATE IN \_\_\_\_\_ COUNTY.  
  
\_\_\_\_\_  
(print name) MY COMMISSION EXPIRES \_\_\_\_\_  
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:

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES PER DOCUMENT  
RECORDED DECEMBER 19, 1957 IN BOOK 4141, PAGE 575 OF OFFICIAL RECORDS.

THE CITY OF COSTA MESA, HOLDER OF EASEMENTS FOR STREET AND HIGHWAY PURPOSES PER DOCUMENTS  
RECORDED DECEMBER 9, 1957 IN BOOK 4142, PAGE 1 AND RECORDED DECEMBER 19, 1957 IN BOOK 4142,  
PAGE 9, BOTH OF 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 MINER PARTNERS, LLC. IN SEPTEMBER, 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 NINETY 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.

RANDAL L. STREETER R.C.E. 25083 DATE \_\_\_\_\_  
MY REGISTRATION EXPIRES 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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

FARIBA FAZELI, R.C.E. 51480  
CITY ENGINEER, CITY OF COSTA MESA  
REGISTRATION EXPIRES 06/30/2016

### 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 DEDICATION OF MINER STREET AS SHOWN ON THIS MAP.
2. THE EASEMENT FOR SIDEWALK PURPOSES AS DEDICATED.
3. THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO MINER STREET EXCEPT AT APPROVED ACCESS LOCATIONS AS DEDICATED.

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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

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

SHEET 2 OF 4 SHEETS

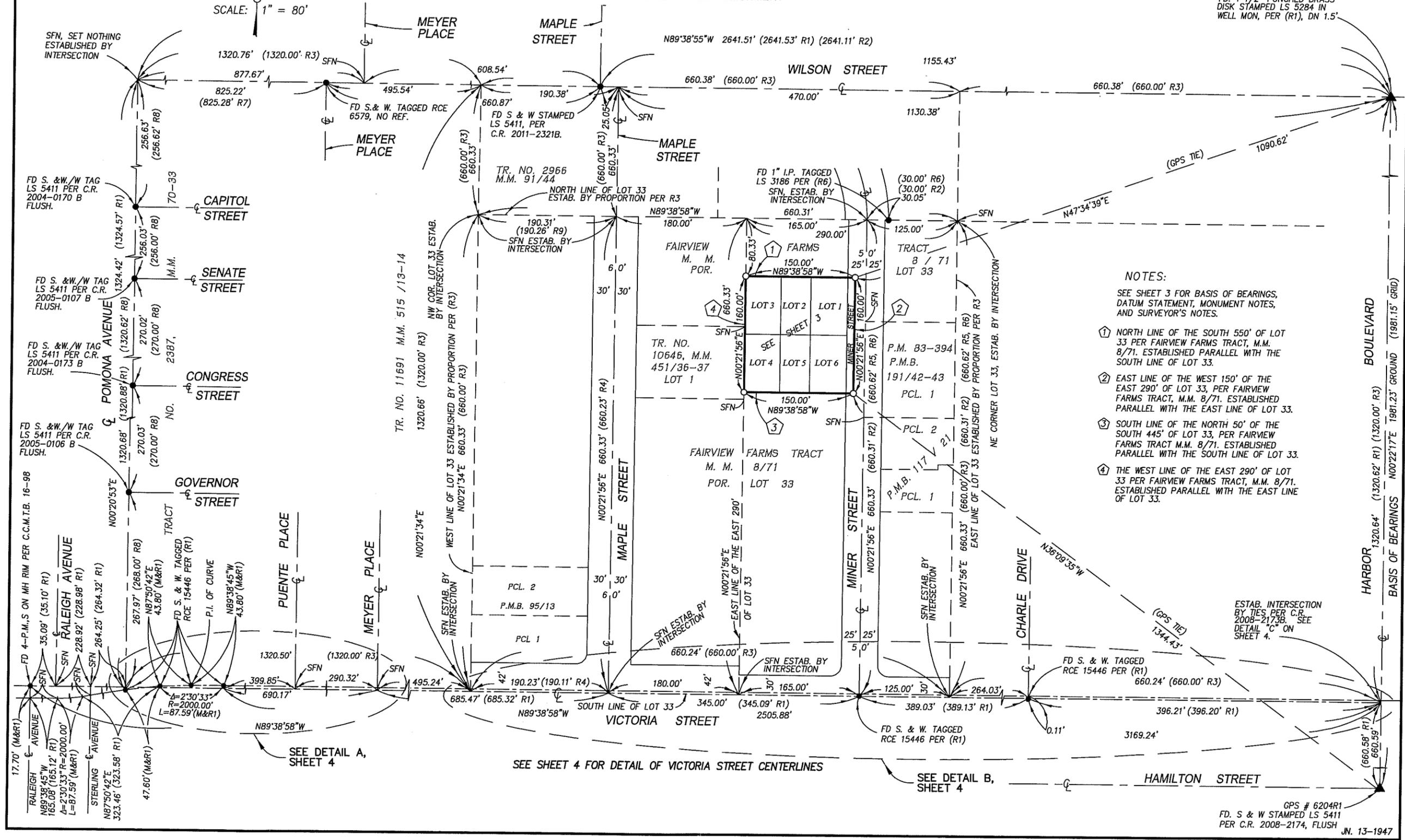
ALL OF TENTATIVE TRACT NO. 17663  
NUMBERED LOTS: 6  
GROSS ACREAGE: 24,000 FEET =  
0.551 ACRES  
NET ACREAGE: 22,4000 FEET =  
0.514 ACRES

# TRACT NO. 17663

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
ADAMS - STREETER CIVIL ENGINEERS, INC. RANDAL L. STREETER R.C.E. 25083  
DATE OF SURVEY: SEPTEMBER, 2013  
BOUNDARY ESTABLISHMENT

SCALE: 1" = 80'

GPS # 6196  
FD. 1 1/2" PUNCHED BRASS  
DISK STAMPED LS 5284 IN  
WELL MON, PER (R1), DN 1.5'



- NOTES:
- SEE SHEET 3 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, AND SURVEYOR'S NOTES.
  - ① NORTH LINE OF THE SOUTH 550' OF LOT 33 PER FAIRVIEW FARMS TRACT, M.M. 8/71. ESTABLISHED PARALLEL WITH THE SOUTH LINE OF LOT 33.
  - ② EAST LINE OF THE WEST 150' OF THE EAST 290' OF LOT 33, PER FAIRVIEW FARMS TRACT, M.M. 8/71. ESTABLISHED PARALLEL WITH THE EAST LINE OF LOT 33.
  - ③ SOUTH LINE OF THE NORTH 50' OF THE SOUTH 445' OF LOT 33, PER FAIRVIEW FARMS TRACT M.M. 8/71. ESTABLISHED PARALLEL WITH THE SOUTH LINE OF LOT 33.
  - ④ THE WEST LINE OF THE EAST 290' OF LOT 33 PER FAIRVIEW FARMS TRACT, M.M. 8/71. ESTABLISHED PARALLEL WITH THE EAST LINE OF LOT 33.

GPS # 6204R1  
FD. S & W STAMPED LS 5411  
PER C.R. 2008-2174, FLUSH  
J.N. 13-1947



