

SHEET 1 OF 2 SHEETS

ALL OF TENTATIVE TRACT NO. 17647
11 NUMBERED LOTS
AREA: 1.057 AC. (GROSS)
0.917 AC. (NET)
DATE OF SURVEY: SEPTEMBER, 2014

TRACT NO. 17647

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

BEING A SUBDIVISION OF A PORTION OF LOT 66 OF NEWPORT HEIGHTS, AS SHOWN ON A MAP THEREOF FILED IN BOOK 4, PAGE 83 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 HEREBY DEDICATE AN EASEMENT TO THE CITY OF COSTA MESA FOR STREET PURPOSES OGLE STREET, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO TUSTIN AVENUE AND OGLE 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 RESERVE EASEMENTS FOR INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES OVER THOSE PORTIONS OF LOTS 1 THROUGH 11, INCLUSIVE, INDICATED AS "RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT", EASEMENTS FOR VEHICULAR PARKING PURPOSES, AND AN EASEMENT FOR DRAINAGE PURPOSES, ALL AS SHOWN ON THIS MAP, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

TUSTIN11M 2014, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

BY: _____
BJ DELZER, PRESIDENT

TRUSTEE

COMMONWEALTH LAND TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED 10-22-2014 AS INSTRUMENT NO. 2014000428532 OF OFFICIAL RECORDS.

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

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____) 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 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 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.
MY COMMISSION EXPIRES _____
(PRINTED NAME) COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____) 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 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 MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.
MY COMMISSION EXPIRES _____
(PRINTED NAME) COMMISSION NUMBER _____

SIGNATURE OMISSIONS:

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

THE IRVINE COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES PER DEED RECORDED 01-03-1913 IN BOOK 224, PAGE 328 OF DEEDS. (SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.)

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES PER DEED RECORDED 11-12-1947 IN BOOK 1011, PAGE 97 AS INST. NO. 47551 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR AN ELECTRIC LINE AND INCIDENTAL PURPOSES PER DEED RECORDED 4-24-1963 IN BOOK 6522, PAGE 201 AS INST. NO. 22049 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 TUSTINM 2012, LLC, IN SEPTEMBER, 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 RECORDATION OF THIS MAP 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



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. 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 _____, 2015, 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 DEDICATION OF THE EASEMENT FOR STREET PURPOSES OF OGLE STREET, AS SHOWN ON THIS MAP.

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

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 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

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 _____, 2015.

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

ATTACHMENT 1

ALL OF TENTATIVE TRACT NO. 17647
 11 NUMBERED LOTS
 AREA: 1.057 AC. (GROSS)
 0.917 AC. (NET)
 DATE OF SURVEY: SEPTEMBER, 2014

TRACT NO. 17647

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

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

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS NO. 6254 AND GPS NO. 6255R2, BEING N49°21'07"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 0.99996859.

EASEMENT NOTES:

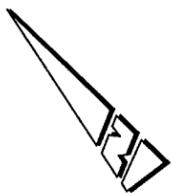
- 1 INDICATES AN INGRESS AND EGRESS EASEMENT TO THE CITY OF COSTA MESA FOR EMERGENCY AND PUBLIC SECURITY VEHICLES, DEDICATED HEREON.
- 2 INDICATES AN RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT OVER LOTS 1 THROUGH 11, INCLUSIVE, RESERVED HEREON FOR PRIVATE USE.
- 3 INDICATES A VEHICULAR PARKING EASEMENT RESERVED HEREON FOR PRIVATE USE.
- 4 INDICATES A DRAINAGE EASEMENT RESERVED HEREON FOR PRIVATE USE.
- 5 INDICATES AN EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF THE COUNTY OF ORANGE PER DEED RECORDED 11-12-1947 IN BOOK 1011, PAGE 97 AS INST. NO. 47551 OF OFFICIAL RECORDS.
- 6 INDICATES AN EASEMENT FOR AN ELECTRIC LINE AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DEED RECORDED 4-24-1963 IN BOOK 6522, PAGE 201 AS INST. NO. 22049 OF OFFICIAL RECORDS.

AN EASEMENT FOR PIPELINES IN FAVOR OF THE IRVINE COMPANY PER DEED RECORDED 01-03-1913 IN BOOK 224, PAGE 328 OF DEEDS. (SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.)

MONUMENT NOTES:

- INDICATES MONUMENT FOUND AS NOTED.
- ▲ INDICATES FOUND O.C.S. G.P.S. CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- 1 N 2178028.77
E 6054773.74
O.C.S. G.P.S. POINT NO. 6255R2
FD. SPIKE & WASHER, "LS 5411", FLUSH, PER P.M. NO. 2012-103, P.M.B. 375/9-10. ACCEPTED AS THE CENTERLINE INTERSECTION OF 17TH ST. AND SANTA ANA AVE.
- 2 N 2176288.90
E 6056800.24
O.C.S. G.P.S. POINT NO. 6254
FD. PUNCHED 2" BRASS DISK, DN. 0.9', IN STD. CITY WELL MONUMENT PER R.S. NO. 2012-1123, R.S.B. 264/38.
- 3 FD. SPIKE & WASHER, "LS 5411", FLUSH, PER CORNER RECORD 2011-3902. ACCEPTED AS THE CENTERLINE INTERSECTION OF TUSTIN AVE. & OGLE ST.
- 4 FD. SPIKE & WASHER, "LS 5411", FLUSH, PER R.S. NO. 2014-1025, R.S.B. 270/19. ACCEPTED AS THE CENTERLINE INTERSECTION OF TUSTIN AVE. & 16TH PLACE.
- 5 FD. SPIKE & WASHER, "LS 7432", FLUSH, PER R.S. NO. 2014-1025, R.S.B. 270/19. ACCEPTED AS THE CENTERLINE INTERSECTION OF SANTA ANA AVE. & 16TH PLACE.
- 6 FD. SPIKE & WASHER, "RCE 22388", FLUSH, PER TR. NO. 17147, M.M. 894/49-50. ACCEPTED AS THE CENTERLINE INTERSECTION OF SANTA ANA AVE. & OGLE ST.
- 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.

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.



SCALE: 1"=30'

