

SHEET 1 OF 3 SHEETS  
1 NUMBERED LOT AND  
1 LETTERED LOT  
AREA: GROSS AREA: 41,178 SQ. FT.  
NET AREA: 27,478 SQ. FT.  
(ALL OF TENTATIVE TRACT NO. 17708)

# TRACT NO. 17708

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

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE COMPANY

BEING A SUBDIVISION OF LOT 4 IN BLOCK "A" OF TRACT NO. 612, COSTA MESA TERRACE  
AS SHOWN ON MAP RECORDED IN BOOK 20, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN  
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
HUNSAKER AND ASSOCIATES IRVINE, INC.  
ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: AUGUST, 2014

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_ FEE: \$ \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK - RECORDER  
BY \_\_\_\_\_ DEPUTY

## FOR CONDOMINIUM PURPOSES

### 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 PURPOSES:

1. THE INGRESS AND EGRESS EASEMENTS FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE PURPOSES, AS SHOWN ON THIS MAP.
2. THE EASEMENT FOR SIDEWALK PURPOSES, AS SHOWN ON THIS MAP.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS ALONG PLACENTIA AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS AND STREET INTERSECTIONS.

RICHMOND AMERICAN HOMES OF MARYLAND, INC., A MARYLAND CORPORATION

BY: \_\_\_\_\_ NAME: \_\_\_\_\_  
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 TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) SS  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC,  
PERSONALLY APPEARED \_\_\_\_\_

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 \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS IS  
NOTARY PUBLIC IN AND FOR SAID STATE IN \_\_\_\_\_ COUNTY.  
(NAME PRINTED) MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NO: \_\_\_\_\_

### SIGNATURE OMISSIONS:

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

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 27, 1948 IN BOOK 1730, PAGE 54, OF OFFICIAL RECORDS.

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES RECORDED OCTOBER 4, 1967 AS INSTRUMENT NO. 2420 IN BOOK 8393, PAGE 373, OF OFFICIAL RECORDS.

K. PAUL JOHNSTONE AND MARY JANE JOHNSTONE, HUSBAND AND WIFE, HOLDER OF OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN GRANT DEED RECORDED JUNE 20, 1969 AS INSTRUMENT NO. 14945 IN BOOK 8995, PAGE 839, OF OFFICIAL RECORDS.  
(NOT PLOTTED, BLANKET IN NATURE)

### 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 RICHMOND AMERICAN HOMES OF MARYLAND, INC., IN AUGUST, 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 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.

ROBERT L. WHEELER IV, L.S. 8639 DATE \_\_\_\_\_



### 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  
INTERIM 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 \_\_\_\_\_, 2015 AND THAT THEREUPON SAID COUNCIL DID BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES, AS DEDICATED.
2. THE EASEMENT FOR SIDEWALK PURPOSES, AS DEDICATED.
3. THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS ALONG PLACENTIA AVENUE, AS RELEASED AND RELINQUISHED.

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  
COUNTY TREASURER-TAX COLLECTOR BY: \_\_\_\_\_ DEPUTY TREASURER-TAX COLLECTOR

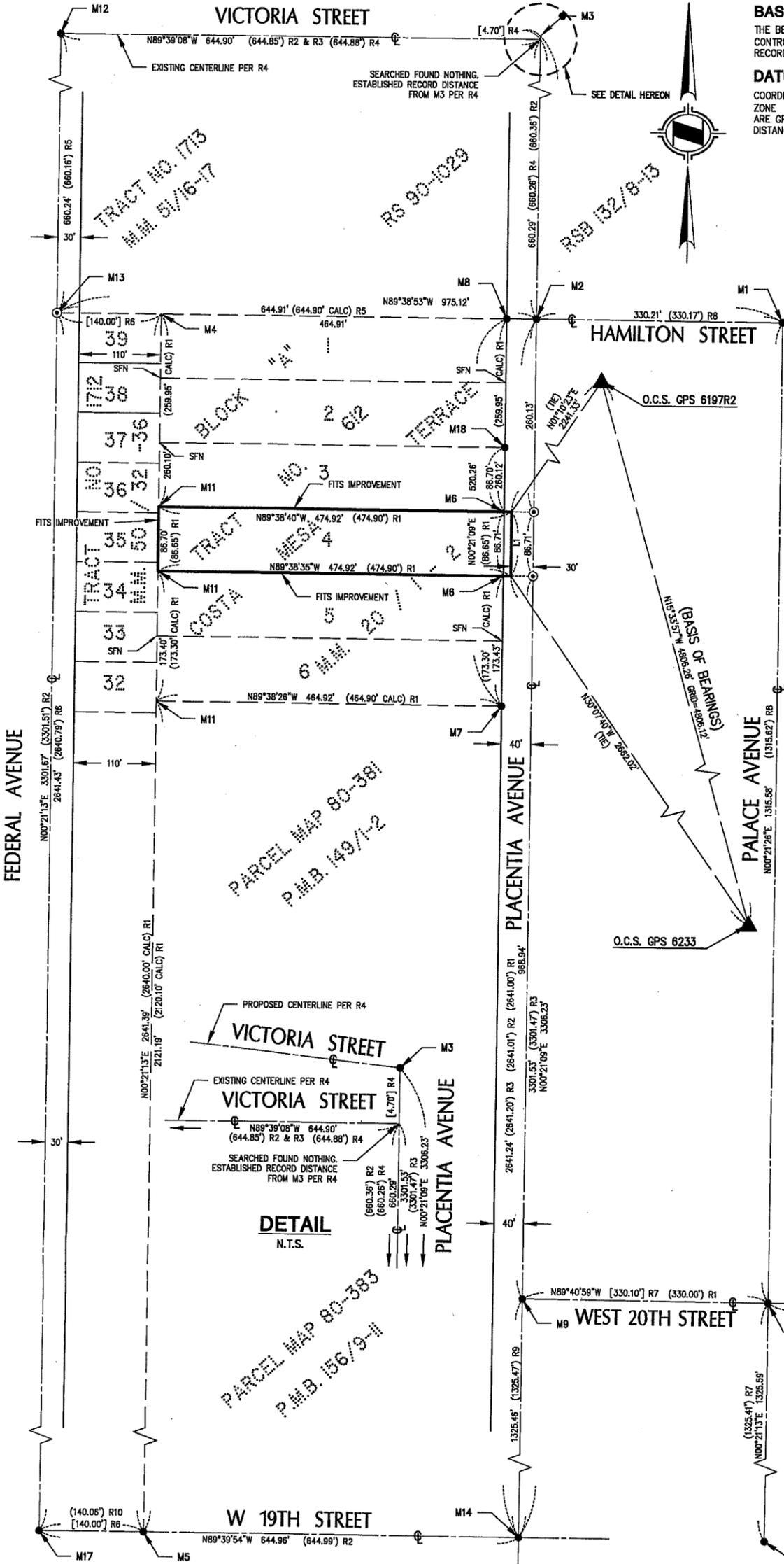
SHEET 2 OF 3 SHEETS  
 SCALE: 1" = 100'  
 1 NUMBERED LOT AND  
 1 LETTERED LOT  
 AREA: GROSS AREA: 41,178 SQ. FT.  
 NET AREA: 27,478 SQ. FT.  
 (ALL OF TENTATIVE TRACT NO. 17708)

# TRACT NO. 17708

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

HUNSAKER AND ASSOCIATES IRVINE, INC.  
 ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: AUGUST, 2014

## BOUNDARY ESTABLISHMENT, GPS CONTROL SCHEME AND MONUMENT NOTES



### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6223 AND STATION GPS NO. 6197R2 BEING N15°33'57"W 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, (2007.0 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99997000. THIS COMBINATION FACTOR IS PROJECT SPECIFIC.

### MONUMENT NOTES:

2" I.P. TAGGED L.S. 8639 OR LEAD, TACK & TAG L.S. 8639 OR 8" SPIKE AND WASHER STAMPED L.S. 8639 TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED L.S. 8639 OR LEAD, TACK & TAG L.S. 8639 OR 8" SPIKE AND WASHER STAMPED L.S. 8639 TO BE SET AT ALL LOT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

▲ INDICATES FOUND ORANGE COUNTY SURVEYOR GPS CONTROL MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

● INDICATES FOUND MONUMENT AS NOTED.

⊙ INDICATES 8" SPIKE AND WASHER STAMPED L.S. 8639 TO BE SET.

SFN SEARCHED FOUND NOTHING

M1 FOUND SPIKE & WASHER TAGGED "LS 7707" FLUSH, NO REF., ACCEPTED AS CENTERLINE INTERSECTION OF HAMILTON STREET AND PALACE AVENUE. FIT TIES PER CR 2006-0434A.

M2 FOUND SPIKE & WASHER TAGGED "LS 6970" PER CR 2005-0208B.

M3 FOUND MAG NAIL & WASHER TAGGED "LS 6970" PER CR 2005-0207B.

M4 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT 140.00 FEET OF FEDERAL AVENUE PER R6 AND THE W'LY PROLONGATION OF HAMILTON AVENUE PER R8.

M5 FOUND SPIKE & WASHER TAGGED "LS 5411" PER CR 2008-1194B.

M6 SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATION FROM M7 AND M8 PER R1.

M7 ESTABLISHED BY INTERSECTION OF W'LY LINE OF PLACENTIA AVE AND A LINE BETWEEN M11 AND A FOUND L&T TAGGED "LS 413." NO REF. WHICH BEARS N89°38'26"W 1.13'. ACCEPTED AS LOT CORNER PRODUCTION OF S'LY LINE OF LOT 6 OF R1.

M8 ESTABLISHED BY INTERSECTION OF W'LY LINE OF PLACENTIA AVE AND A LINE BETWEEN M4 AND A FOUND L&T TAGGED "RCE 24404" NO REF. WHICH BEARS N89°38'53"W 1.05'. ACCEPTED AS LOT CORNER PRODUCTION OF N'LY LINE OF LOT 1 OF R1.

M9 FOUND 4 TANGENT OVER 3.0 FEET MAG NAIL & WASHER TAGGED "LS 6970" PER CR 2005-0209B. CENTERLINE FALLS ON MANHOLE.

M10 FOUND "C" NAIL PER R7.

M11 SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATION FROM M4 AND M5 PER R1.

M12 FOUND SPIKE & WASHER TAGGED "RCE 6579" PER R2.

M13 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION FROM M1 AND M2 W'LY PROLONGATION AND M12 AND M17.

M14 FOUND 4 CHISELED "X" ON MANHOLE RIM PER R9

M15 FOUND 4 TANGENT OVER 1.50 FEET L&T "LS. 6940" PER CR 2005-1506B.

M16 FOUND 4 CHISELED "X" ON MANHOLE RIM PER R9.

M17 FOUND SPIKE & WASHER TAGGED "LS 5411" PER CR 2008-1192B.

M18 FOUND L&T TAGGED "RCE 24404" NO REF. ACCEPTED AS LOT CORNER PRODUCTION MONUMENT BEARS N89°38'51"W 1.01'.

O.C.S. GPS 6197R2

FD GEAR SPIKE AND WASHER STAMPED "LS 6970" PER CORNER RECORD # 2005-0205. STATION IS LOCATED IN THE INTERSECTION OF WILSON ST. AND PLACENTIA AVE. NORTH 2186477.89, EAST 6049807.00.

O.C.S. GPS 6233

FD PUNCHED 2" BRASS CAP, DOWN 1.5" IN WELL MONUMENT PER CR 2005-1503B. STATION IS LOCATED AT CENTERLINE INTER OF 19TH ST. AND POMONA AVE. NORTH 2181847.85, EAST 6051096.70.

### MEASURED AND RECORD DATA NOTES:

[ ] INDICATES RECORD AND MEASURED DATA AS NOTED.

( ) INDICATES RECORD DATA AS NOTED.

R1 TRACT NO. 612, M.M. 20/1-2.

R2 PARCEL MAP NO. 80-383, P.M.B. 156/9-11.

R3 PARCEL MAP NO. 80-381, P.M.B. 149/1-2.

R4 RECORD OF SURVEY 90-1029, R.S.B. 132/8-13.

R5 TRACT NO. 1713, M.M. 51/16-17.

R6 TRACT NO. 1712, M.M. 50/32-36.

R7 PARCEL MAP 83-391, M.B. 186/41-42.

R8 TRACT NO. 11475, M.M. 496/21-22.

R9 PARCEL MAP, P.M.B. 66/7.

R10 CR 2008-1194B

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'09"E	86.71'

### NOTES:

LOT A IS FOR PRIVATE PARK PURPOSES AND NOT A SEPARATE BUILDING SITE.  
 LOT 1 IS FOR 14 THREE-STORY DETACHED LIVE/WORK UNITS.

P.M.B. 66/7

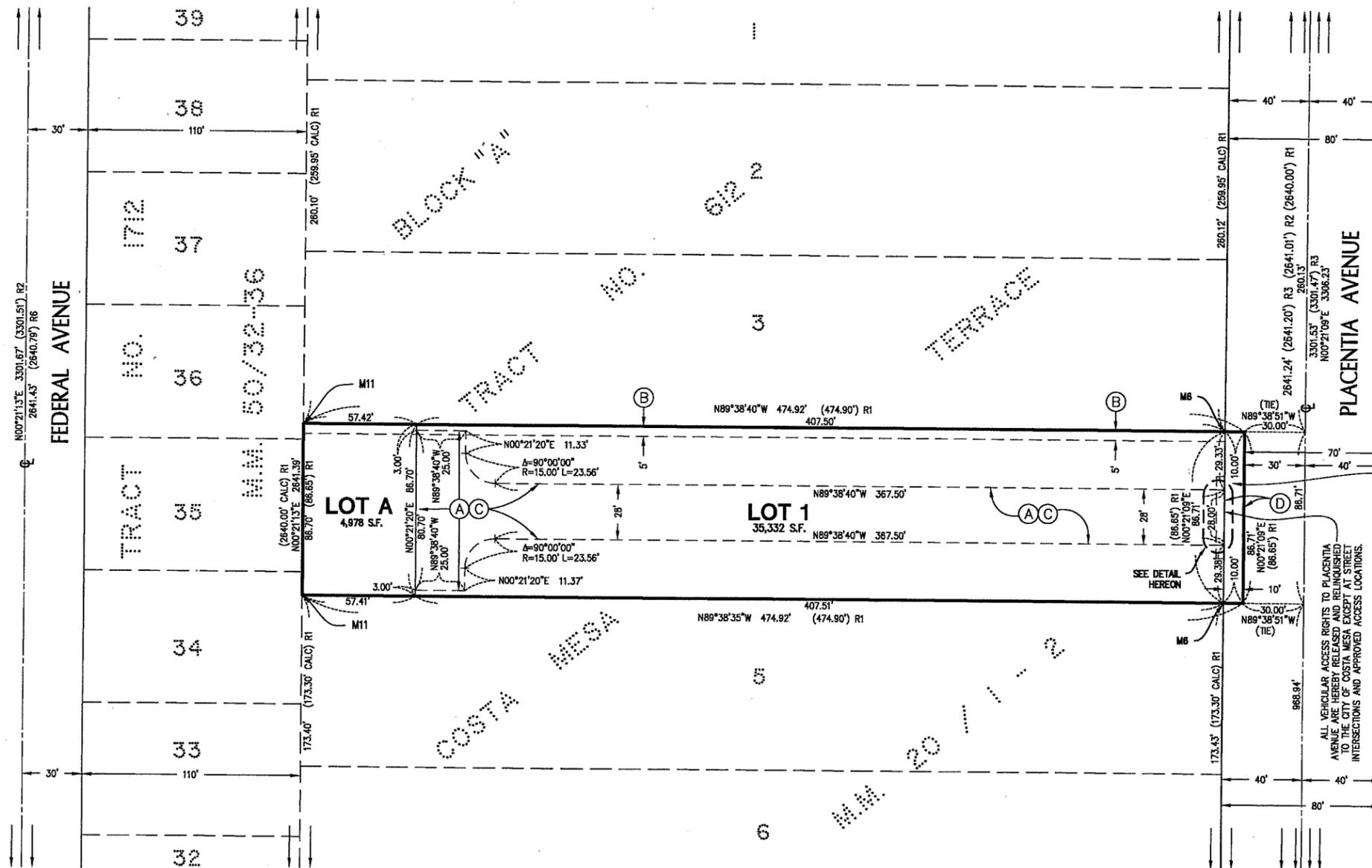
SHEET 3 OF 3 SHEETS  
 1 NUMBERED LOT AND  
 1 LETTERED LOT  
 AREA: GROSS AREA: 41,178 SQ. FT.  
 NET AREA: 27,478 SQ. FT.  
 (ALL OF TENTATIVE TRACT NO. 17708)

# TRACT NO. 17708

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

HUNSAKER AND ASSOCIATES IRVINE, INC.  
 ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: AUGUST, 2014

1/27/2015



SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT,  
 GPS CONTROL SCHEME, BASIS OF BEARINGS,  
 DATUM STATEMENT, MONUMENT NOTES, NOTES,  
 MEASURED AND RECORD DATA NOTES