

SHEET 1 OF 3 SHEETS
1 NUMBERED LOT
GROSS AREA: 36,868 S.F.
NET AREA: 27,850 S.F.
(ALL OF TENTATIVE
TRACT NO. 17781)

TRACT NO. 17781

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

BEING A SUBDIVISION OF LOTS 15 AND 16 IN BLOCK "B" OF TRACT NO. 612 AS SHOWN ON
MAP FILED 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

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.

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

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

BY: [Signature]
NAME: LEONARD S. MILLER
TITLE: REGIONAL PRESIDENT

BY: [Signature]
NAME: SONDRA HARRIS
TITLE: VP OF LAND

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 ORANGE } SS
ON 3/24/15 BEFORE ME, RHONDA HERGEN, A NOTARY PUBLIC,
PERSONALLY APPEARED LEONARD S. MILLER AND SONDRA HARRIS

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/HEY
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 [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
RHONDA HERGEN
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.
MY COMMISSION EXPIRES: 5/30/16
MY COMMISSION NO: 1976900

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 _____

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/HEY
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
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY.
MY COMMISSION EXPIRES: _____
MY COMMISSION NO: _____

SIGNATURE OMISSIONS:

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

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL
PURPOSES RECORDED MARCH 22, 1967 AS INSTRUMENT NO. 12811, IN BOOK 8205, PAGE 238, OF
OFFICIAL RECORDS. (LIES WITHIN PALACE AVENUE).

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL
PURPOSES RECORDED OCTOBER 4, 1967 AS INSTRUMENT NO. 2418, IN BOOK 8393, PAGE 367, OF
OFFICIAL RECORDS. (LIES WITHIN PLACENTIA AVENUE).

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL
PURPOSES RECORDED NOVEMBER 8, 1967 AS INSTRUMENT NO. 5906, IN BOOK 8429, PAGE 982, OF
OFFICIAL RECORDS. (LIES WITHIN PLACENTIA AVENUE).

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL
PURPOSES RECORDED DECEMBER 20, 1967 AS INSTRUMENT NO. 14093, IN BOOK 8471, PAGE 965, OF
OFFICIAL RECORDS. (LIES WITHIN PALACE AVENUE).

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL
PURPOSES RECORDED NOVEMBER 19, 1969 AS INSTRUMENT NO. 10687, IN BOOK 9141, PAGE 321, OF
OFFICIAL RECORDS. (LIES WITHIN PALACE AVENUE).

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR UNDERGROUND AND OVERHEAD PUBLIC UTILITIES
AND INCIDENTAL PURPOSES RECORDED DECEMBER 11, 1984 AS INSTRUMENT NO. 84-513163, OF
OFFICIAL RECORDS. (LIES WITHIN LOTS 15 & 16 OF TRACT NO. 612).

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., A MARYLAND CORPORATION
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.

[Signature] 03/20/15
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 ONLY AS SHOWN ON THIS MAP.

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

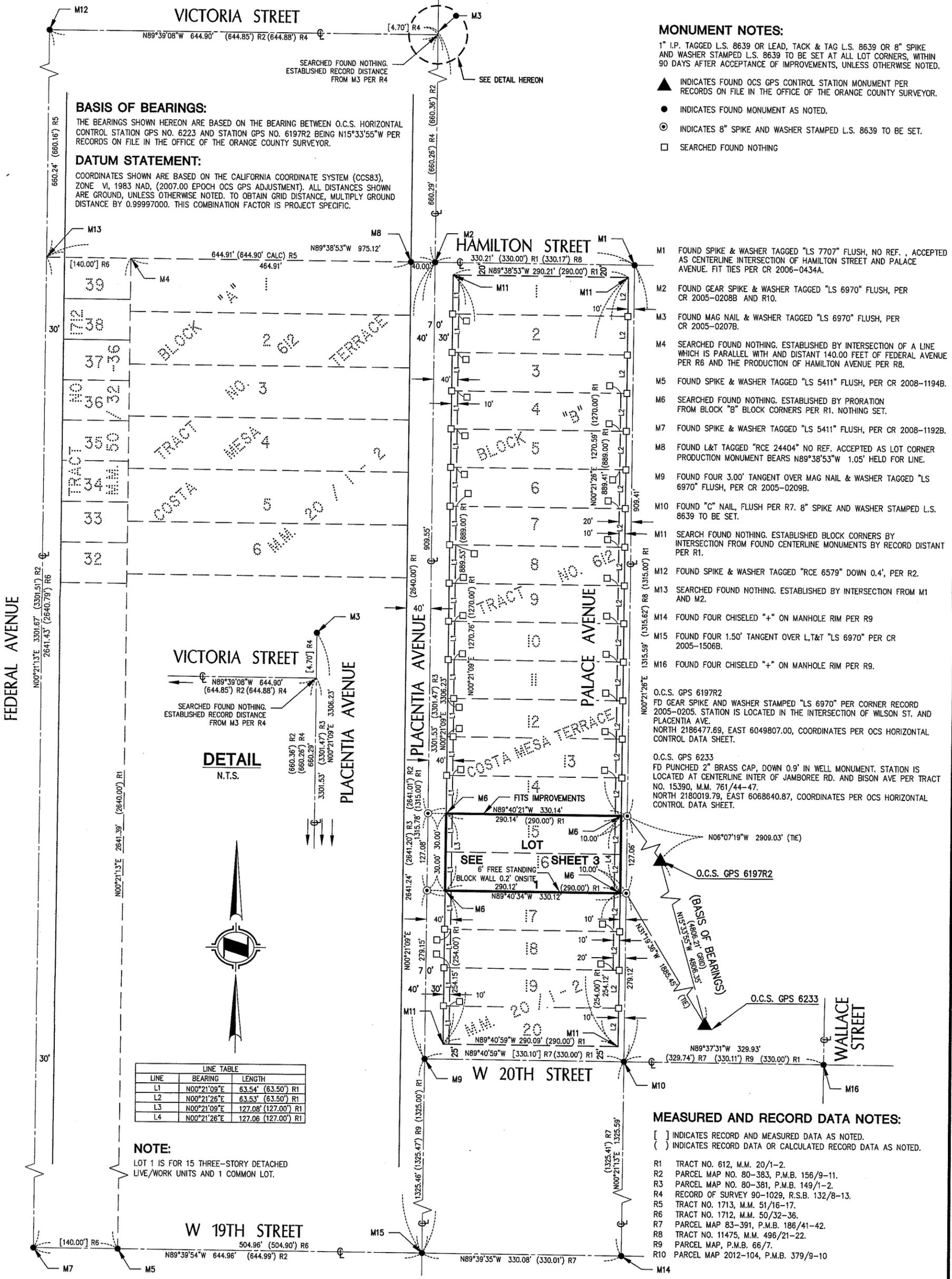
SHEET 2 OF 3 SHEETS
 SCALE: 1" = 100'
 1 NUMBERED LOT
 GROSS AREA: 36,868 S.F.
 NET AREA: 27,850 S.F.
 (ALL OF TENTATIVE
 TRACT NO. 17781)

TRACT NO. 17781

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°33'55"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, (2007.00 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:

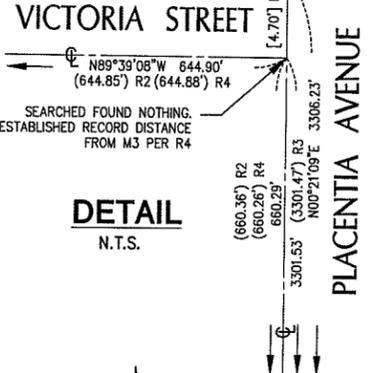
- 1" I.P. TAGGED L.S. 8639 OR LEAD, TACK & TAG L.S. 8639 OR 8" SPIKE AND WASHER STAMPED L.S. 8639 TO BE SET AT ALL LOT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND OCS GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED.
- ⊙ INDICATES 8" SPIKE AND WASHER STAMPED L.S. 8639 TO BE SET.
- 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 GEAR SPIKE & WASHER TAGGED "LS 6970" FLUSH, PER CR 2005-0208B AND R10.
- M3 FOUND MAG NAIL & WASHER TAGGED "LS 6970" FLUSH, 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 PRODUCTION OF HAMILTON AVENUE PER R8.
- M5 FOUND SPIKE & WASHER TAGGED "LS 5411" FLUSH, PER CR 2008-1194B.
- M6 SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATION FROM BLOCK "B" BLOCK CORNERS PER R1. NOTHING SET.
- M7 FOUND SPIKE & WASHER TAGGED "LS 5411" FLUSH, PER CR 2008-1192B.
- M8 FOUND L&T TAGGED "RCE 24404" NO REF. ACCEPTED AS LOT CORNER PRODUCTION MONUMENT BEARS N89°38'53"W 1.05' HELD FOR LINE.
- M9 FOUND FOUR 3.00' TANGENT OVER MAG NAIL & WASHER TAGGED "LS 6970" FLUSH, PER CR 2005-0209B.
- M10 FOUND "C" NAIL, FLUSH PER R7. 8" SPIKE AND WASHER STAMPED L.S. 8639 TO BE SET.
- M11 SEARCHED FOUND NOTHING. ESTABLISHED BLOCK CORNERS BY INTERSECTION FROM FOUND CENTERLINE MONUMENTS BY RECORD DISTANT PER R1.
- M12 FOUND SPIKE & WASHER TAGGED "RCE 6579" DOWN 0.4', PER R2.
- M13 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION FROM M1 AND M2.
- M14 FOUND FOUR CHISELED "+" ON MANHOLE RIM PER R9
- M15 FOUND FOUR 1.50' TANGENT OVER L&T "LS 6970" PER CR 2005-1506B.
- M16 FOUND FOUR CHISELED "+" ON MANHOLE RIM PER R9.

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 2186477.69, EAST 6049807.00, COORDINATES PER OCS HORIZONTAL CONTROL DATA SHEET.

O.C.S. GPS 6233
 FD PUNCHED 2" BRASS CAP, DOWN 0.9' IN WELL MONUMENT. STATION IS LOCATED AT CENTERLINE INTER OF JAMBOREE RD. AND BISON AVE PER TRACT NO. 15390, M.M. 761/44-47.
 NORTH 2180019.79, EAST 6068840.87, COORDINATES PER OCS HORIZONTAL CONTROL DATA SHEET.

DETAIL
 N.T.S.



LINE	BEARING	LENGTH
L1	N00°21'09"E	63.54' (63.50') R1
L2	N00°21'26"E	63.53' (63.50') R1
L3	N00°21'09"E	127.08' (127.00') R1
L4	N00°21'26"E	127.06' (127.00') R1

NOTE:
 LOT 1 IS FOR 15 THREE-STORY DETACHED LIVE/WORK UNITS AND 1 COMMON LOT.

MEASURED AND RECORD DATA NOTES:

- [] INDICATES RECORD AND MEASURED DATA AS NOTED.
- () INDICATES RECORD DATA OR CALCULATED 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, P.M.B. 186/41-42.
- R8 TRACT NO. 11475, M.M. 496/21-22.
- R9 PARCEL MAP, P.M.B. 66/7.
- R10 PARCEL MAP 2012-104, P.M.B. 379/9-10

SHEET 3 OF 3 SHEETS
 SCALE: 1" = 20'
 1 NUMBERED LOT
 GROSS AREA: 36,868 S.F.
 NET AREA: 27,850 S.F.
 (ALL OF TENTATIVE
 TRACT NO. 17781)

TRACT NO. 17781

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

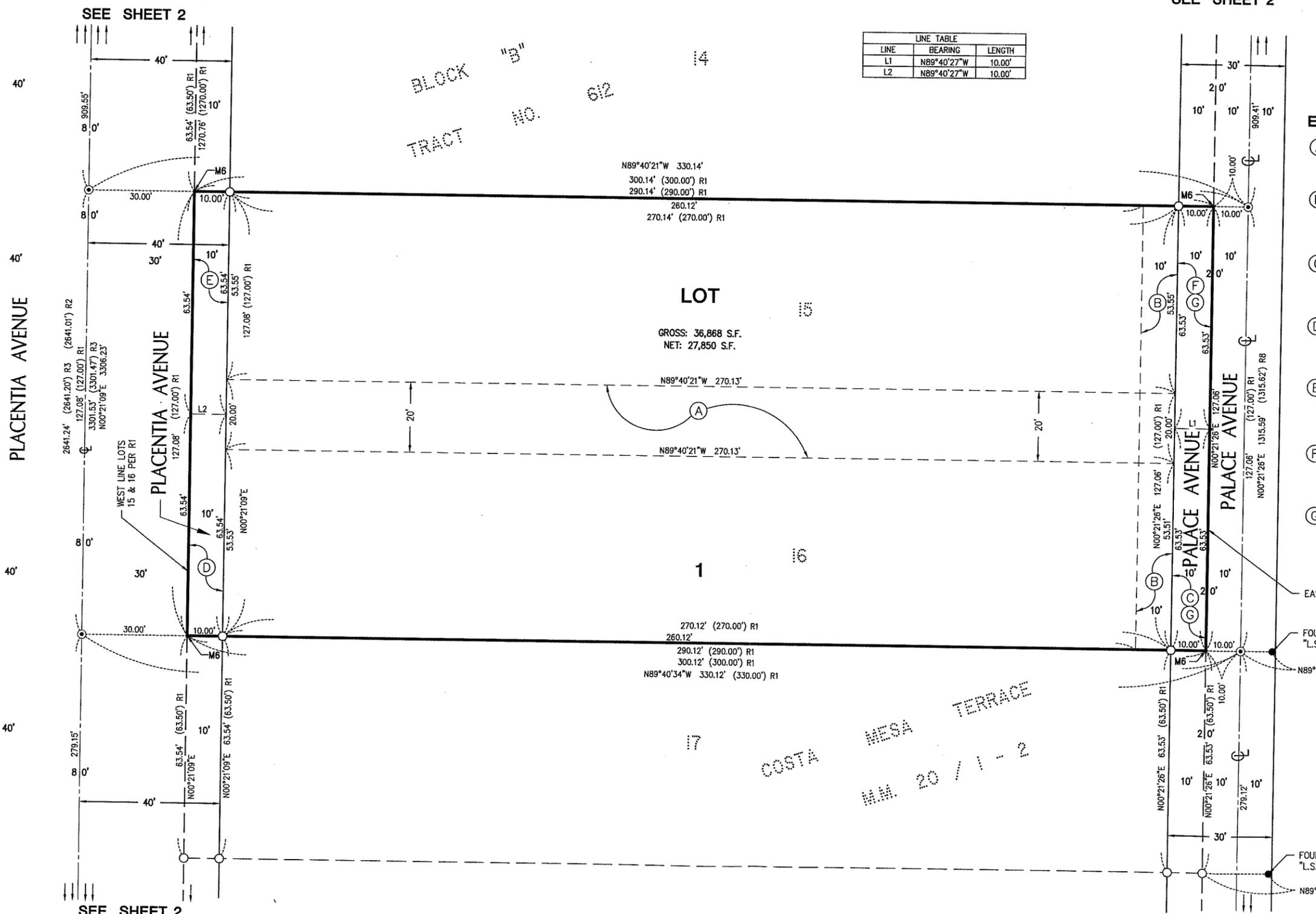
HUNSAKER AND ASSOCIATES IRVINE, INC.
 ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: AUGUST, 2014

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

SEE SHEET 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°40'27"W	10.00'
L2	N89°40'27"W	10.00'



EASEMENT NOTES:

- (A) INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.
- (B) INDICATES AN EASEMENT FOR ALL EXISTING UNDERGROUND AND OVERHEAD PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED DECEMBER 11, 1984 AS INSTRUMENT NO. 84-513163, OF OFFICIAL RECORDS.
- (C) INDICATES AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED MARCH 22, 1967 AS INSTRUMENT NO. 12811, IN BOOK 8205, PAGE 238, OF OFFICIAL RECORDS.
- (D) INDICATES AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED OCTOBER 4, 1967 AS INSTRUMENT NO. 2418, IN BOOK 8393, PAGE 367, OF OFFICIAL RECORDS.
- (E) INDICATES AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED NOVEMBER 8, 1967 AS INSTRUMENT NO. 5906, IN BOOK 8429, PAGE 982, OF OFFICIAL RECORDS.
- (F) INDICATES AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED DECEMBER 20, 1967 AS INSTRUMENT NO. 14093, IN BOOK 8471, PAGE 965, OF OFFICIAL RECORDS.
- (G) INDICATES AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED NOVEMBER 19, 1969 AS INSTRUMENT NO. 10687, IN BOOK 9141, PAGE 321, OF OFFICIAL RECORDS.

FOUND C-NAIL WITH BRASS TAG STAMPED "L.S. 4653" FLUSH IN CONC. ALLEY, NO REF.

FOUND C-NAIL WITH BRASS TAG STAMPED "L.S. 4653" FLUSH IN CONC. ALLEY, NO REF.

SEE SHEET 2

SEE SHEET 2

BLOCK "B"
 TRACT NO. 612

COSTA MESA TERRACE
 M.M. 20 / 1 - 2