

SHEET 2 OF 11 SHEETS
ALL OF TENTATIVE TRACT NO. 17747
No. OF LOTS: 89 NUMBERED
11 LETTERED
ACREAGE: 5.706 AC. GROSS & NET
DATE OF SURVEY: DECEMBER 23, 2014

TRACT NO. 17747

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA,
C & V CONSULTING, INC. EDWARD L. REYNOLDS, L.S. 7725

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 6257 AND GPS NO. 6231R2 BEING NORTH 44°40'13" WEST 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 N.A.D. (2007.00 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99996902, (MEAN VALUE).

LEGEND:

- () RECORD OR CALC'D DATA PER R1 UNLESS NOTED OTHERWISE.
- R1 PMB 101/26-27.
- R2 LOT LINE ADJUSTMENT NO. LL-14-01 RECORDED MAY 13, 2014 AS INSTRUMENT NO. 2014000184636, OF OFFICIAL RECORDS.
- R3 RSB 112/26.
- R4 NEWPORT MESA TRACT, MM 5/1.
- R5 PM No. 2009-113, PMB 372/45-47.
- R6 TRACT No. 11547, MM 511/46-47.
- R7 TRACT NO. 7043, MM 272/44-46.
- R8 RS No. 2007-1150, RSB 222/38-39.
- R9 RS NO. 79-1130, RSB 101/13-18.

SYMBOLS & ABBREVIATIONS:

⊕	CENTERLINE
CR	CORNER RECORD
ESTAB.	ESTABLISHED
FD.	FOUND
INT.	INTERSECTION
LT&T	LEAD, TACK & TAG
S&W	SPIKE AND WASHER
SFN	SEARCHED FD. NOTHING
T/O	TANGENT OVER TIES

PROPOSED EASEMENTS:

- 10 INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.
- 11 INDICATES RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS AS RELEASED HEREON TO THE CITY OF COSTA MESA.
- 12 INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.

EASEMENT NOTES:

- 1 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY, RECORDED MAY 14, 1954 IN BOOK 2728, PAGE 488 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 8, 1960 IN BOOK 5278, PAGE 185 OF OFFICIAL RECORDS.
- 3 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 19, 1974 IN BOOK 11224, PAGE 501 OF OFFICIAL RECORDS.
- 4 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JANUARY 11, 1977 AS INSTRUMENT NO. 15005 IN BOOK 12030, PAGE 1278 OF OFFICIAL RECORDS.
- 5 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 7, 1957 AS INSTRUMENT NO. 103401 IN BOOK 3999, PAGE 109 OF OFFICIAL RECORDS.
- 6 AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA, RECORDED FEBRUARY 4, 1960, IN BOOK 5086, PAGE 412 OF OFFICIAL RECORDS. SAID EASEMENT TO BE ABANDONED BY SEPARATE DOCUMENT AT A FUTURE DATE.
- 7 A FLOWAGE EASEMENT FOR OVERFLOW, FLOOD, STORM DRAIN AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF COSTA MESA, RECORDED MAY 9, 1962 IN BOOK 6102, PAGE 658 OF OFFICIAL RECORDS. SAID EASEMENT TO BE ABANDONED BY SEPARATE DOCUMENT AT A FUTURE DATE.

MONUMENT NOTES:

- 1 OCS GPS POINT NO. 6231R2 N 2181871.32 E 6047135.38
FD S & W STAMPED "LS 5411" FLUSH, ACCEPTED AS THE ⊕ INT. 19TH STREET & WHITTIER AVENUE PER CR 2008-1195B & OCS GPS HORIZONTAL CONTROL DATA SHEET.
- 2 OCS GPS POINT NO. 6257 N 2179215.30 E 6049761.00
POINT FALLS ON MH, EST PER CR 2005-0542B - FD. (2) 3.00' T/O MAG NAIL & WASHERS STAMPED "LS 6970", FD. T/O (2) NAIL HOLES, ACCEPTED AS THE ⊕ INT. OF 17TH STREET & PLACENTIA AVENUE PER OCS GPS HORIZONTAL CONTROL DATA SHEET.
- 3 FD. MAG NAIL, NO REF., ⊕ THE INT. OF (4) 4.00' T/O S&W STAMPED "LS 6970" PER CR 2003-1669B, ACCEPTED AS THE ⊕ INT. OF 17TH STREET & WHITTIER AVENUE.
- 4 POINT FALLS ON MH. ESTAB. THE ⊕ INT. OF NEWHALL STREET & MONROVIA AVENUE PER CR 2004-0172B. FD. (2) 3.00' T/O MAG NAIL & WASHERS STAMPED "LS 5411", FD. T/O (2) NAIL HOLES. SET (2) - 3.00' T/O SPK & WASHERS, "LS 7725".
- 5 FD. 1-1/2" IP & TAG, "LS 5037" PER R3, ACCEPTED AS THE NE COR LOT 1111 PER R4, FLUSH.
- 6 FD. 1-1/2" IP & TAG, "LS 5037" PER R3, ACCEPTED AS THE NW COR LOT 1111 PER R4, FLUSH.
- 7 FD. 1-1/2" IP, OPEN, AS SHOWN ON R3, R8 & R9. SEE DETAIL A SHT 3.
- 8 ESTAB. THE ⊕ INT. OF 16TH STREET & MONROVIA AVENUE PER CR 2013-2677. FD. LT&T, "LS 4212" IN TC AT THE NE, SW & NW CURB RETURNS. 2.00' CROSS TIES DESTROYED. SET (4) - 3.00' T/O SPK & WASHERS, "LS 7725". SEE DETAIL B SHT 3.
- 9 FD S & W STAMPED "RCE 23927", PER R6, ACCEPTED AS THE INT. OF THE S'LY PROLONGATION OF THE W. LINE SAID R6 & THE ⊕ INT. 16TH STREET, DN. 0.2'.
- 10 FD. 2" IP, OPEN, NO REF., POSITION SHOWN ON MAP REFLECTS AN ADJUSTMENT MADE TO MEASUREMENT BASED ON MONUMENT LEANING 0.2' WESTERLY, DN. 0.4' UNDER SIDEWALK. ACCEPTED AS THE SW COR PARCEL 2 PER R1. LT&T "LS 7725" IN CONC., 1.0' ALONG THE S'LY PROLONGATION OF THE W. LINE OF SAID PARCEL 2 TO BE SET.
- 11 FD. LT&T IN CONC., "LS 4212 TIE", PER CR 2013-2677. SEE DETAIL B SHT 3.
- 20 SFN - ESTAB. BY PROPORTIONATE MEASUREMENT PER R1.
- 21 SFN - ESTAB. BY RECORD MEASUREMENT (126.00') PER R1 FROM MONUMENT #9.
- 22 SFN - ESTAB. NE COR. LOT 1112 OF R4 BY PROPORTIONATE MEASUREMENT PER R4.
- 23 SFN - ESTAB. BY PROPORTIONATE MEASUREMENT PER R1.
- 24 SFN - ESTAB. BY INTERSECTION.
- 25 SFN - ESTAB. BY RECORD MEASUREMENT (0.75') PER R8 & R9 FROM MONUMENT #7.
- 26 SFN - EST POINT AT RECORD DISTANCE (435.47') R5 ALONG THE W'LY PROLONGATION OF MONUMENT #5 & 9.
- ▲ OCS GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- FD. MONUMENT AS NOTED.
- 2" IP TAGGED "LS 7725", FLUSH; OR 8" S & W STAMPED "LS 7725" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH; OR LEAD, TACK AND TAG "LS 7725" OR NAIL AND TAG "LS 7725" TO BE SET AT ALL TRACT CORNERS UNLESS OTHERWISE INDICATED.
- 1" IP TAGGED "LS 7725", FLUSH; OR 8" S & W STAMPED "LS 7725", FLUSH; OR LEAD, TACK AND TAG "LS 7725" OR NAIL AND TAG "LS 7725" TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

NOTARY ACKNOWLEDGEMENT

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)
)SS
COUNTY OF)

ON THIS ____ DAY OF _____, 2015, 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:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)

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

SHEET 3 OF 11 SHEETS
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IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA,
 C & V CONSULTING, INC. EDWARD L. REYNOLDS, L.S. 7725
 PROCEDURE OF SURVEY

NOTE:
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
 STATEMENT, LEGEND, SYMBOLS & ABBREVIATIONS,
 EASEMENT NOTES & MONUMENT NOTES.

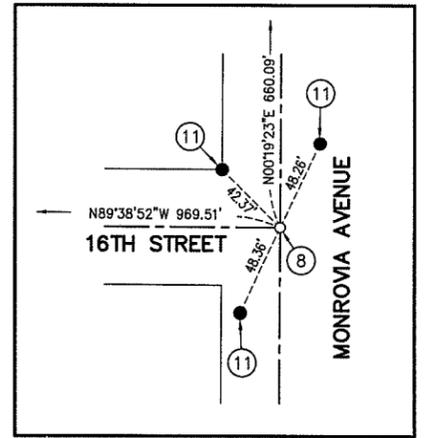
SEE SHEET 4 FOR SHEET INDEX.

SEE SHEET 5-8 FOR LOT DETAILS.

SEE SHEET 9-11 FOR EASEMENT DETAILS.

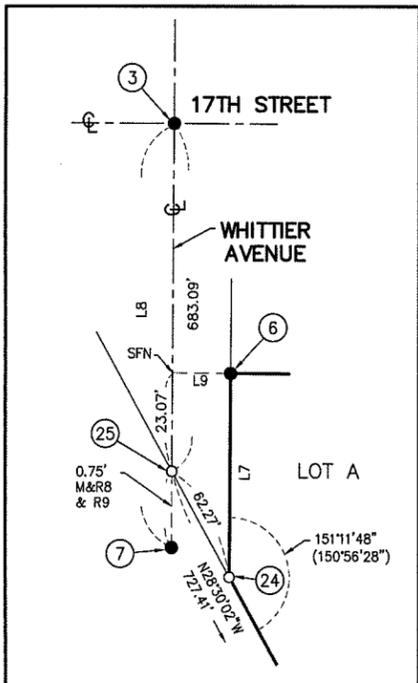
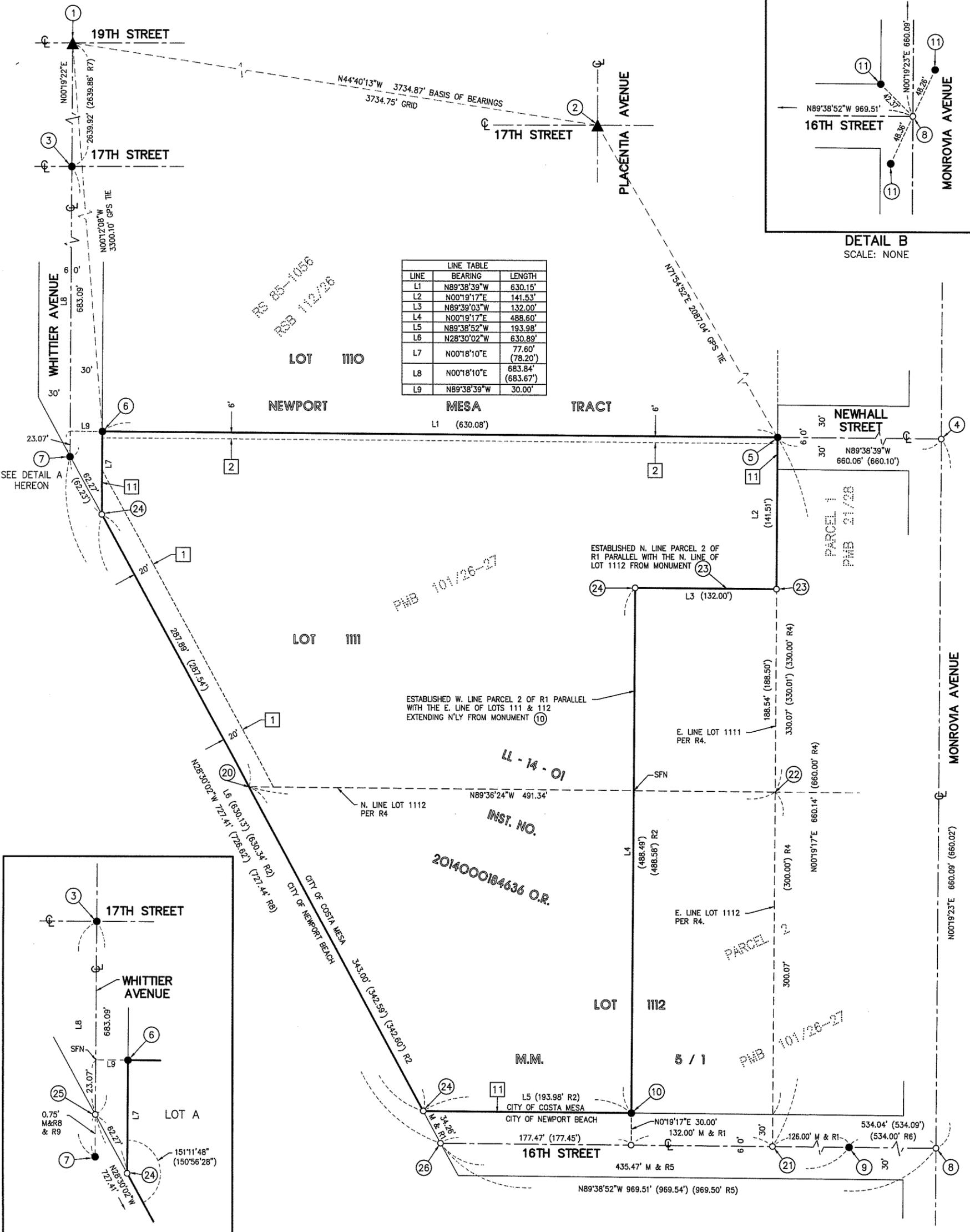


SCALE: 1" = 60'



DETAIL B
 SCALE: NONE

LINE	BEARING	LENGTH
L1	N89°38'39"W	630.15'
L2	N00°19'17"E	141.53'
L3	N89°39'03"W	132.00'
L4	N00°19'17"E	488.60'
L5	N89°38'52"W	193.98'
L6	N28°30'02"W	630.89'
L7	N00°18'10"E	77.60' (78.20')
L8	N00°18'10"E	683.84' (683.67')
L9	N89°38'39"W	30.00'



DETAIL A
 SCALE: NONE

SHEET 4 OF 11 SHEETS
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C & V CONSULTING, INC. EDWARD L. REYNOLDS, L.S. 7725

SHEET INDEX MAP



SCALE: 1" = 50'

NOTE:
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 STATEMENT, LEGEND, SYMBOLS & ABBREVIATIONS,
 EASEMENT NOTES & MONUMENT NOTES.

SEE SHEET 3 FOR PROCEDURE OF SURVEY.

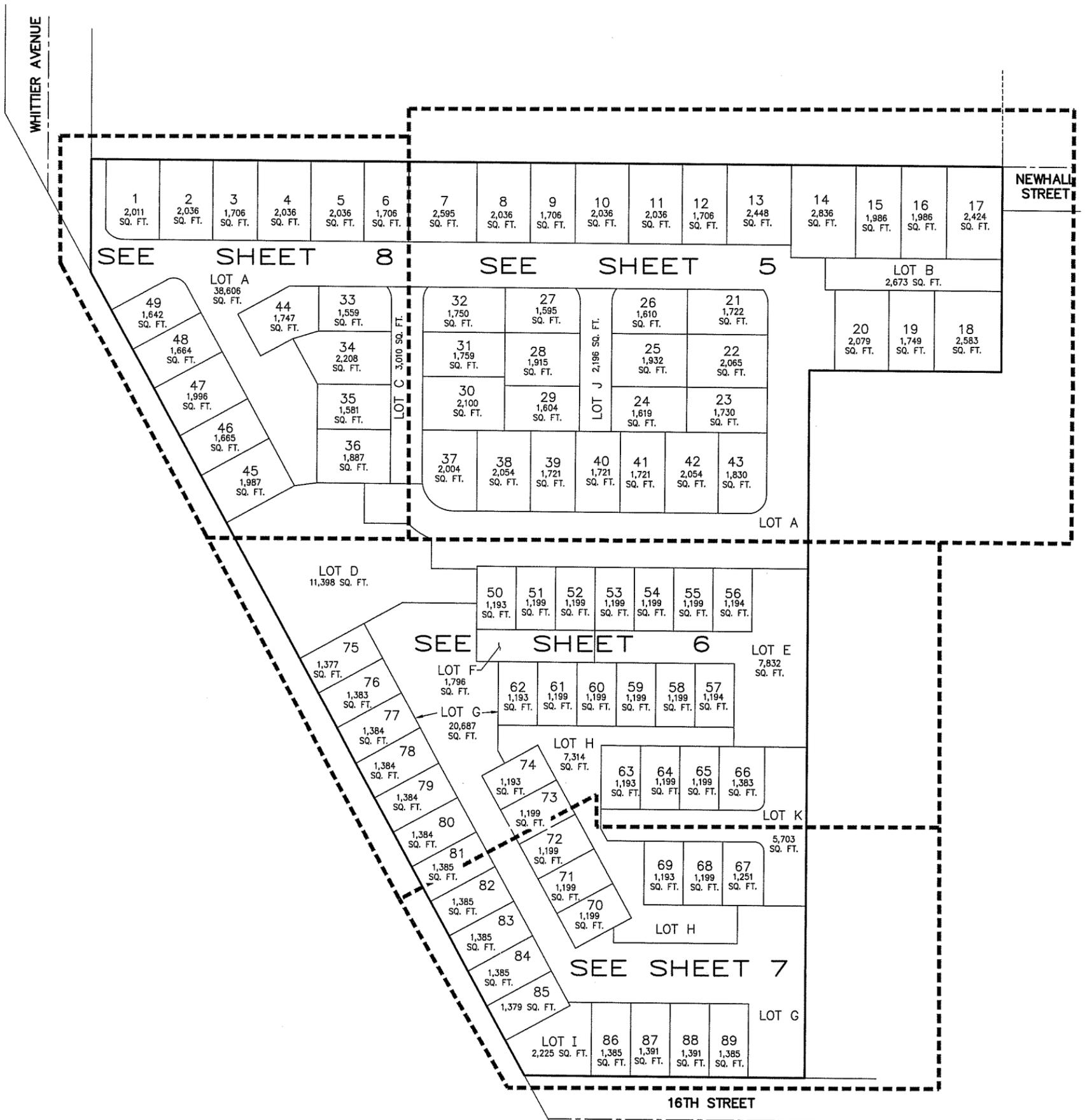
SEE SHEET 5-8 FOR LOT DETAILS.

SEE SHEET 9-11 FOR EASEMENT DETAILS.

NOTE:
 LETTERED LOTS ARE NOT SEPARATE BUILDING
 SITES.

LOTS A, B, C, E, F, G, J & K ARE FOR PRIVATE
 STREET PURPOSES.

LOTS D & H ARE FOR OPEN SPACE PURPOSES.

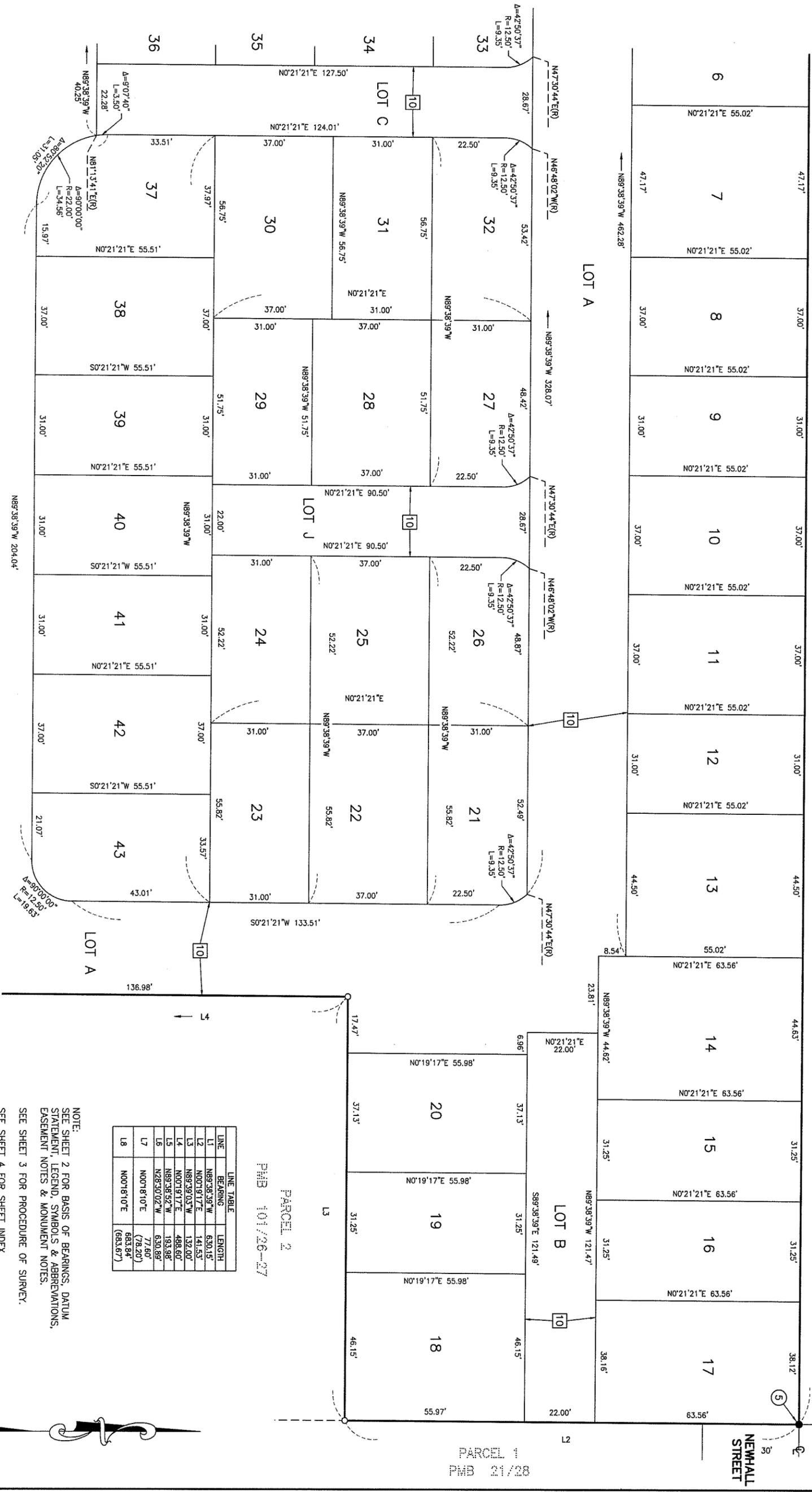


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LOT IIIIO
 NEWPORT MESA TRACT M.M.M. 5 / 1
 LOT DETAILS



SEE SHEET 8

SEE SHEET 6

LINE	BEARING	LENGTH
L1	N89°38'39\"W	630.15'
L2	N00°19'17\"E	141.53'
L3	N89°39'03\"W	132.00'
L4	N00°19'17\"E	488.60'
L5	N89°38'52\"W	193.98'
L6	N28°30'02\"W	630.89'
L7	N00°18'10\"E	77.60' (78.20')
L8	N00°18'10\"E	683.84' (683.67')

PARCEL 2
 PMS 101/26-27

PARCEL 1
 PMS 21/28

NOTE:
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 EASEMENT NOTES & MONUMENT NOTES.
 SEE SHEET 3 FOR PROCEDURE OF SURVEY.
 SEE SHEET 4 FOR SHEET INDEX.
 SEE SHEET 6-8 FOR LOT DETAILS.
 SEE SHEET 9-11 FOR EASEMENT DETAILS.

SCALE: 1" = 20'

SHEET 6 OF 11 SHEETS
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SEE SHEET 8

SEE SHEET 5

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LINE	BEARING	LENGTH
L1	N89°38'39"W	630.15'
L2	N00°19'17"E	141.53'
L3	N89°39'03"W	132.00'
L4	N00°19'17"E	488.60'
L5	N89°38'52"W	193.98'
L6	N28°30'02"W	630.89'
L7	N00°18'10"E	77.60' (78.20')
L8	N00°18'10"E	683.84' (683.67')

NOTE:
 SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM
 STATEMENT, LEGEND, SYMBOLS & ABBREVIATIONS,
 EASEMENT NOTES & MONUMENT NOTES.
 SEE SHEET 3 FOR PROCEDURE OF SURVEY.
 SEE SHEET 4 FOR SHEET INDEX.
 SEE SHEET 5, 7-8 FOR LOT DETAILS.
 SEE SHEET 9-11 FOR EASEMENT DETAILS.



SEE SHEET 7



SCALE: 1" = 20'

PARCEL 2
 101/26-27

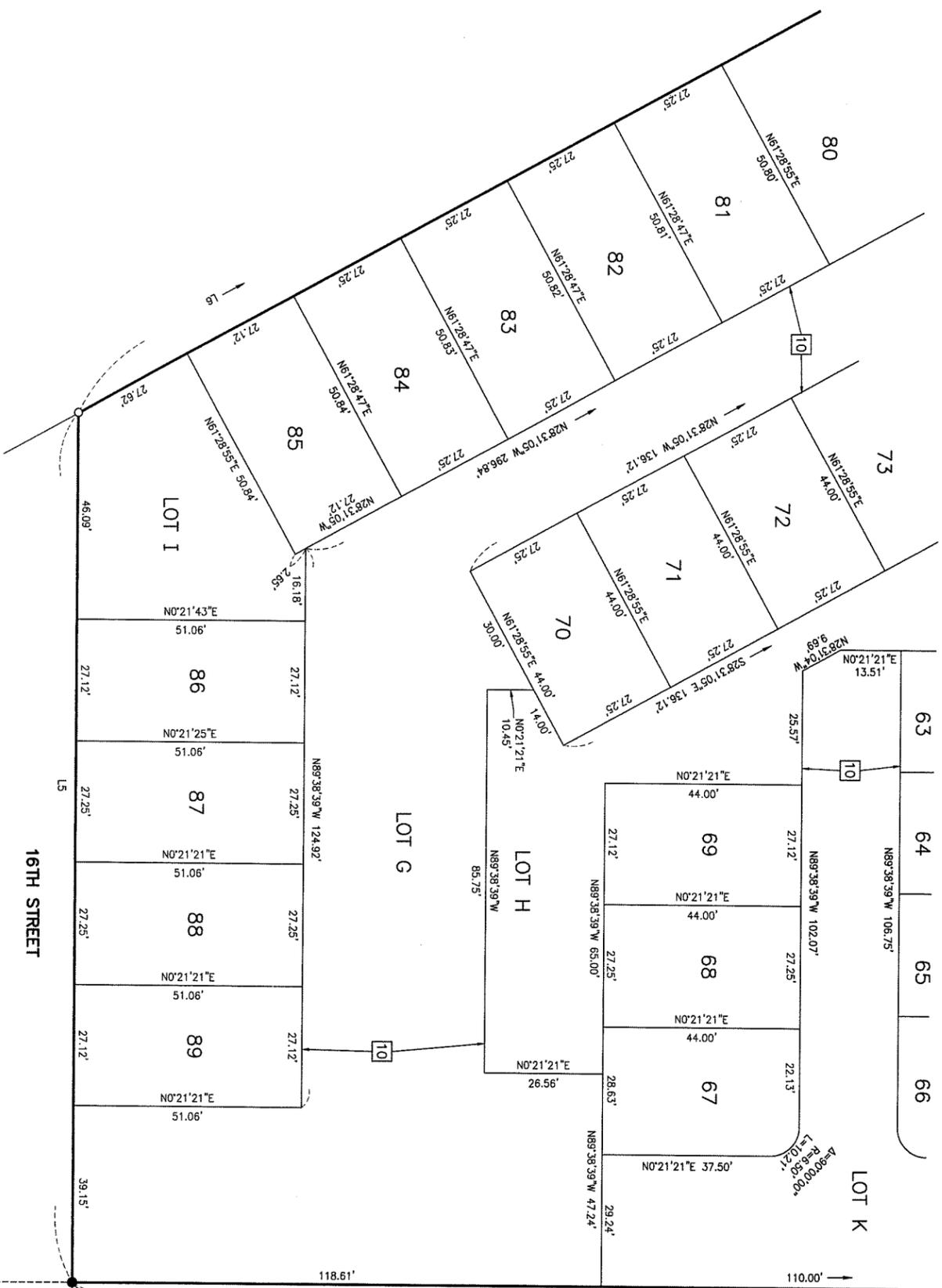
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 LOT DETAILS

NOTE:
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 EASEMENT NOTES & MONUMENT NOTES.
 SEE SHEET 3 FOR PROCEDURE OF SURVEY.
 SEE SHEET 4 FOR SHEET INDEX.
 SEE SHEET 5-6 & 8 FOR LOT DETAILS.
 SEE SHEET 9-11 FOR EASEMENT DETAILS.

SEE SHEET 6



LINE	BEARING	LENGTH
L1	N89°38'39"W	630.15'
L2	N00°18'17"E	141.53'
L3	N89°39'03"W	132.00'
L4	N00°19'17"E	488.60'
L5	N89°38'52"W	193.98'
L6	N28°30'02"W	630.89'
L7	N00°18'10"E	77.60' (78.20')
L8	N00°18'10"E	683.84' (683.67')

PHB 101726-27

SCALE: 1" = 20'



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 LOT DETAILS



SEE SHEET 6

SEE SHEET 5

NOTE:
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 STATEMENT, LEGEND, SYMBOLS & ABBREVIATIONS,
 EASEMENT NOTES & MONUMENT NOTES.
 SEE SHEET 3 FOR PROCEDURE OF SURVEY.
 SEE SHEET 4 FOR SHEET INDEX.
 SEE SHEET 5-7 FOR LOT DETAILS.
 SEE SHEET 9-11 FOR EASEMENT DETAILS.

LINE	BEARING	LENGTH
L1	N89°38'39"W	630.15'
L2	N00°19'17"E	141.53'
L3	N89°39'03"W	132.00'
L4	N00°19'17"E	488.60'
L5	N89°38'52"W	193.99'
L6	N28°30'02"W	630.89'
L7	N00°18'10"E	77.60' (78.20')
L8	N00°18'10"E	683.84' (683.67')



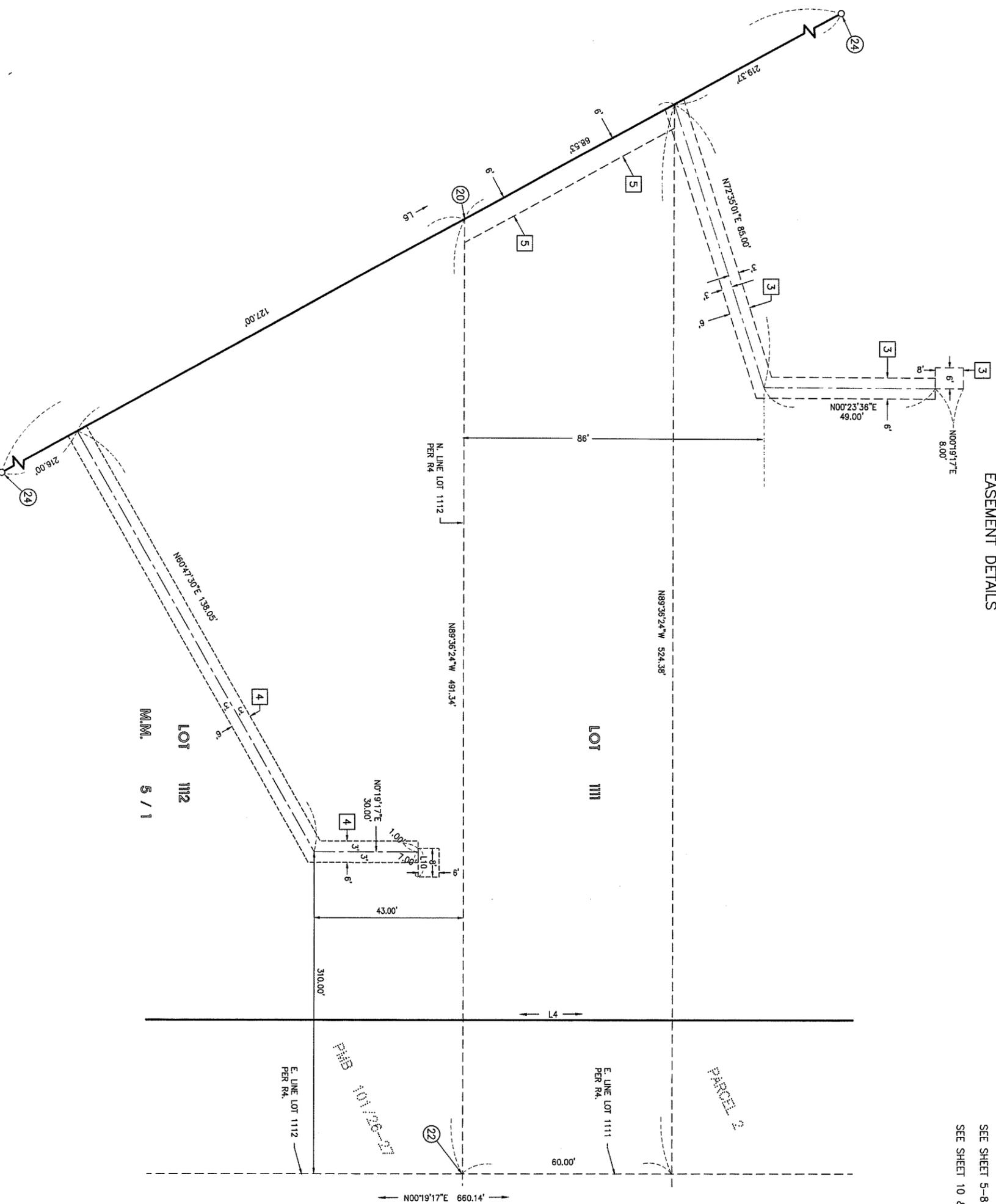
SCALE: 1" = 20'

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 SEE SHEET 5-8 FOR LOT DETAILS.
 SEE SHEET 10 & 11 FOR EASEMENT DETAILS.



LINE	BEARING	LENGTH
L1	N89°36'24"W	630.15'
L2	N00°19'17"E	141.53'
L3	N89°39'03"W	132.00'
L4	N00°19'17"E	488.60'
L5	N89°38'52"W	193.98'
L6	N28°30'02"W	630.89'
L7	N00°18'10"E	77.60'
L8	N00°18'10"E	683.84'
L10	N89°36'24"W	8100'

SCALE: 1" = 20'

SHEET 10 OF 11 SHEETS
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 EASEMENT DETAILS



SCALE: 1" = 40'

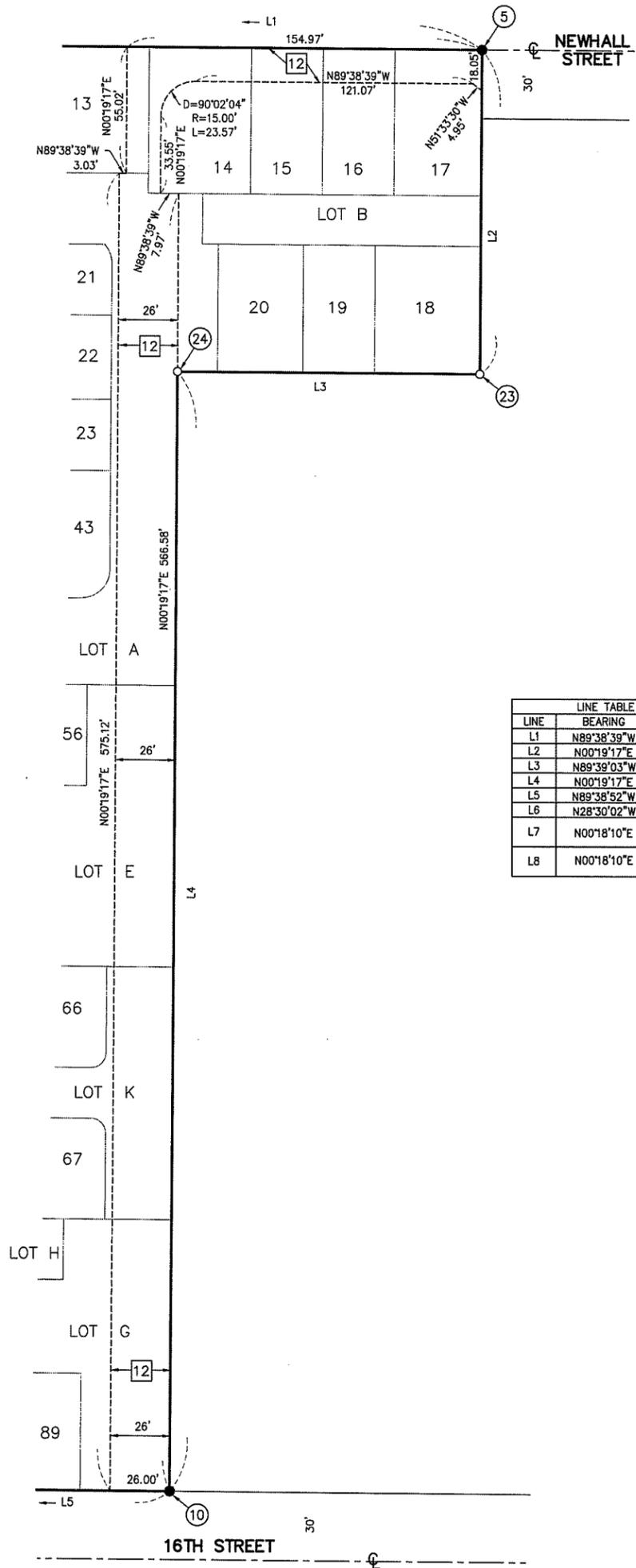
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SEE SHEET 3 FOR PROCEDURE OF SURVEY.

SEE SHEET 4 FOR SHEET INDEX.

SEE SHEET 5-8 FOR LOT DETAILS.

SEE SHEET 9 & 11 FOR EASEMENT DETAILS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°38'39\"W	630.15'
L2	N00°19'17\"E	141.53'
L3	N89°39'03\"W	132.00'
L4	N00°19'17\"E	488.60'
L5	N89°38'52\"W	193.98'
L6	N28°30'02\"W	630.89'
L7	N00°18'10\"E	77.60' (78.20')
L8	N00°18'10\"E	683.84' (683.67')

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 SEE SHEET 9 & 10 FOR EASEMENT DETAILS.



SCALE: 1" = 60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°38'39"W	630.15'
L3	N89°39'03"W	132.00'
L4	N00°19'17"E	488.60'
L20	N89°36'27"W	50.00'
L21	N89°38'52"W	45.01'
L22	N00°19'17"E	206.38'
L23	N89°36'24"W	118.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°50'07"	300.00	77.68
C2	14°52'16"	300.00	77.87
C3	14°52'26"	325.00	84.37
C4	14°50'07"	275.00	71.20

