

SHEET 1 OF 4 SHEETS
1 NUMBERED LOT
NET AREA: 2.277 ACRES
GROSS AREA: 2.411 ACRES
(ALL OF TENTATIVE
TRACT NO. 17709)

TRACT NO. 17709

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 A PORTION OF THE NORTH HALF OF LOT 34 OF FAIRVIEW FARMS, AS PER
MAP FILED IN BOOK 8, PAGE 71 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.

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA:

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

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

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 HARMONY WAY INC., A CALIFORNIA 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.



ROBERT L. WHEELER IV, L.S. 8639 DATE _____

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

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

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

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:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

(NAME PRINTED)

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

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 _____, 2015 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 INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES, AS SHOWN ON THE MAP.
2. THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS ALONG VICTORIA STREET, 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: _____
TREASURER-TAX COLLECTOR

SEE SIGNATURE OMISSIONS ON SHEET 2.

SHEET 2 OF 4 SHEETS
1 NUMBERED LOT
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GROSS AREA: 2.411 ACRES
(ALL OF TENTATIVE
TRACT NO. 17709)

TRACT NO. 17709

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

SIGNATURE OMISSIONS:

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

COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES RECORDED JULY 30, 1958 IN BOOK 4367, PAGE 287, OF OFFICIAL RECORDS.

CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 6, 1958 IN BOOK 4474, PAGE 358, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED MAY 27, 1959 IN BOOK 4731, PAGE 526, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED NOVEMBER 16, 1960 IN BOOK 5513, PAGE 140, OF OFFICIAL RECORDS.

THE PACIFIC TELEGRAPH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND TELEPHONE AND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES RECORDED AUGUST 28, 1963 IN BOOK 6694, PAGE 875, OF OFFICIAL RECORDS.

CITY OF COSTA MESA, A MUNICIPAL CORPORATION, HOLDER OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES RECORDED AUGUST 18, 1989 AS INSTRUMENT NO. 89-439606 AND RECORDED AUGUST 31, 1989 AS INSTRUMENT NO. 89-467354, BOTH OF OFFICIAL RECORDS.

CITY OF COSTA MESA, A MUNICIPAL CORPORATION, HOLDER OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED JANUARY 11, 1990 AS INSTRUMENT NO. 90-019192, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES RECORDED AUGUST 6, 1990 AS INST. NO. 90-413985, OF OFFICIAL RECORDS.

PACIFIC BELL, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 27, 1990 AS INSTRUMENT NO. 90-624248, OF OFFICIAL RECORDS.

W.F. BONNER, JR. AND MARGARET BONNER, HIS WIFE, AND W.F. BONNER AND WELLINGTON F. BONNER TRUSTEE FOR MARTHA S. BONNER, HOLDERS OF OIL, GAS, MINERAL RIGHTS, WATER AND WATER RIGHTS AS RESERVED IN GRANT DEED RECORDED APRIL 6, 1973 IN BOOK 10631, PAGE 930, OF OFFICIAL RECORDS. SHOWN HEREON AS 1

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE, RECORDED JULY 30, 1958 IN BOOK 4367, PAGE 287, OF OFFICIAL RECORDS.
- (B) INDICATES AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA, RECORDED NOVEMBER 6, 1958 IN BOOK 4474, PAGE 358, OF OFFICIAL RECORDS.
- (C) INDICATES AN EASEMENT FOR UNDERGROUND TELEPHONE AND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES IN FAVOR OF THE PACIFIC TELEGRAPH COMPANY, A CORPORATION, RECORDED AUGUST 28, 1963 IN BOOK 6694, PAGE 875, OF OFFICIAL RECORDS.
- (D) INDICATES A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA, A MUNICIPAL CORPORATION, RECORDED AUGUST 18, 1989 AS INSTRUMENT NO. 89-439606, OF OFFICIAL RECORDS.
- (E) INDICATES A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA, A MUNICIPAL CORPORATION, RECORDED AUGUST 31, 1989 AS INSTRUMENT NO. 89-467354 AND RE-RECORDED AUGUST 31, 1989 AS INSTRUMENT NO. 89-685235, BOTH OF OFFICIAL RECORDS.
- (F) INDICATES A PERPETUAL EASEMENT AND RIGHT OF WAY FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA, A MUNICIPAL CORPORATION, RECORDED JANUARY 11, 1990 AS INSTRUMENT NO. 90-019192, OF OFFICIAL RECORDS.
- (G) INDICATES AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 6, 1990 AS INST. NO. 90-413985, OF OFFICIAL RECORDS.
- (H) INDICATES AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL, ITS SUCCESSORS AND ASSIGNS, RECORDED NOVEMBER 27, 1990 AS INSTRUMENT NO. 90-624248, OF OFFICIAL RECORDS.
- (I) INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.
- (J) INDICATES AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED MAY 27, 1959 IN BOOK 4731, PAGE 526, OF OFFICIAL RECORDS.
- (K) INDICATES AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED NOVEMBER 16, 1960 IN BOOK 5513, PAGE 140, OF OFFICIAL RECORDS.

SHEET 3 OF 4 SHEETS
 SCALE: 1" = 100'
 1 NUMBERED LOT
 NET AREA: 2.277 ACRES
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 (ALL OF TENTATIVE
 TRACT NO. 17709)

TRACT NO. 17709

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: MAY, 2014

BOUNDARY ESTABLISHMENT, GPS CONTROL SCHEME AND MONUMENT NOTES

DETAIL "B"
 N.T.S.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN
 O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6203R2 AND STATION GPS
 NO. 6204R1 BEING N89°38'44"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.

- ▲ INDICATES FOUND ORANGE COUNTY SURVEYOR GPS CONTROL MONUMENT AS NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 8" SPIKE AND WASHER STAMPED "L.S. 8639" TO BE SET

O.C.S. GPS 6203R2
 FD LARGE PK NAIL WITH BRASS WASHER STAMPED "LS 5183" FITS
 POSITION OF LEAD AND TACK WITH OCS BRASS WASHER STAMPED "6203R1
 3-01" FLUSH, ORIGINAL MONUMENT BEING CONC. NAIL. MONUMENT WAS
 RESET PER CORNER RECORD # 2001-0837. MONUMENT IS LOCATED NEAR
 THE INTERSECTION OF POMONA AVE. AND HAMILTON ST.
 NORTH 2184488.71, EAST 6051112.44.

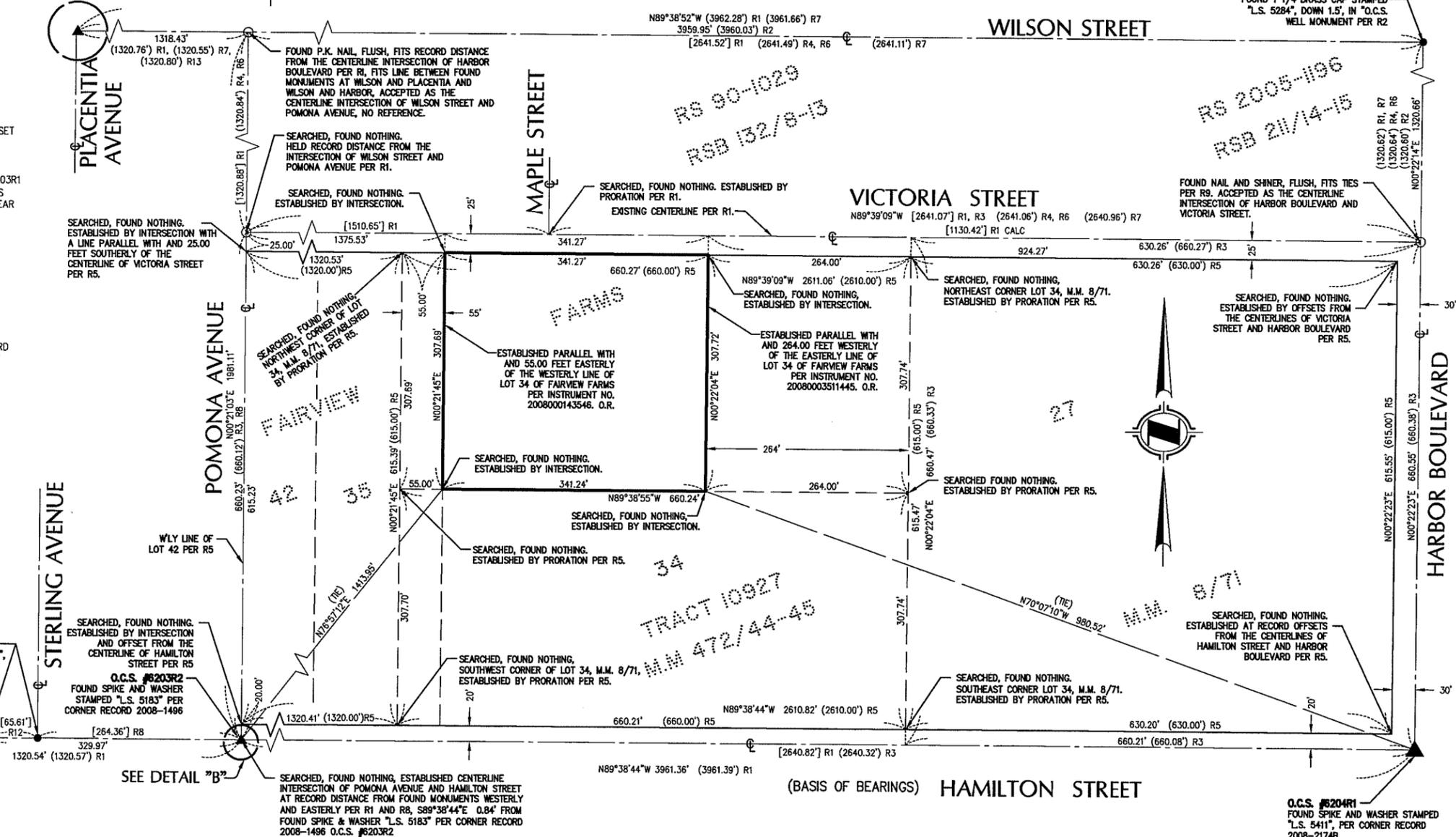
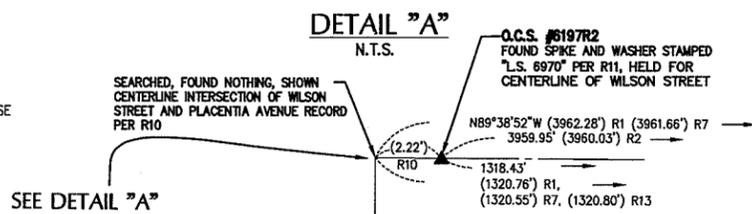
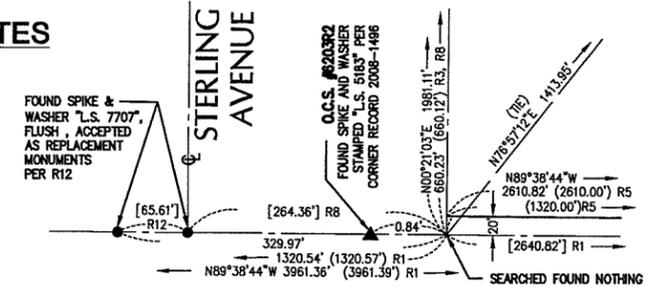
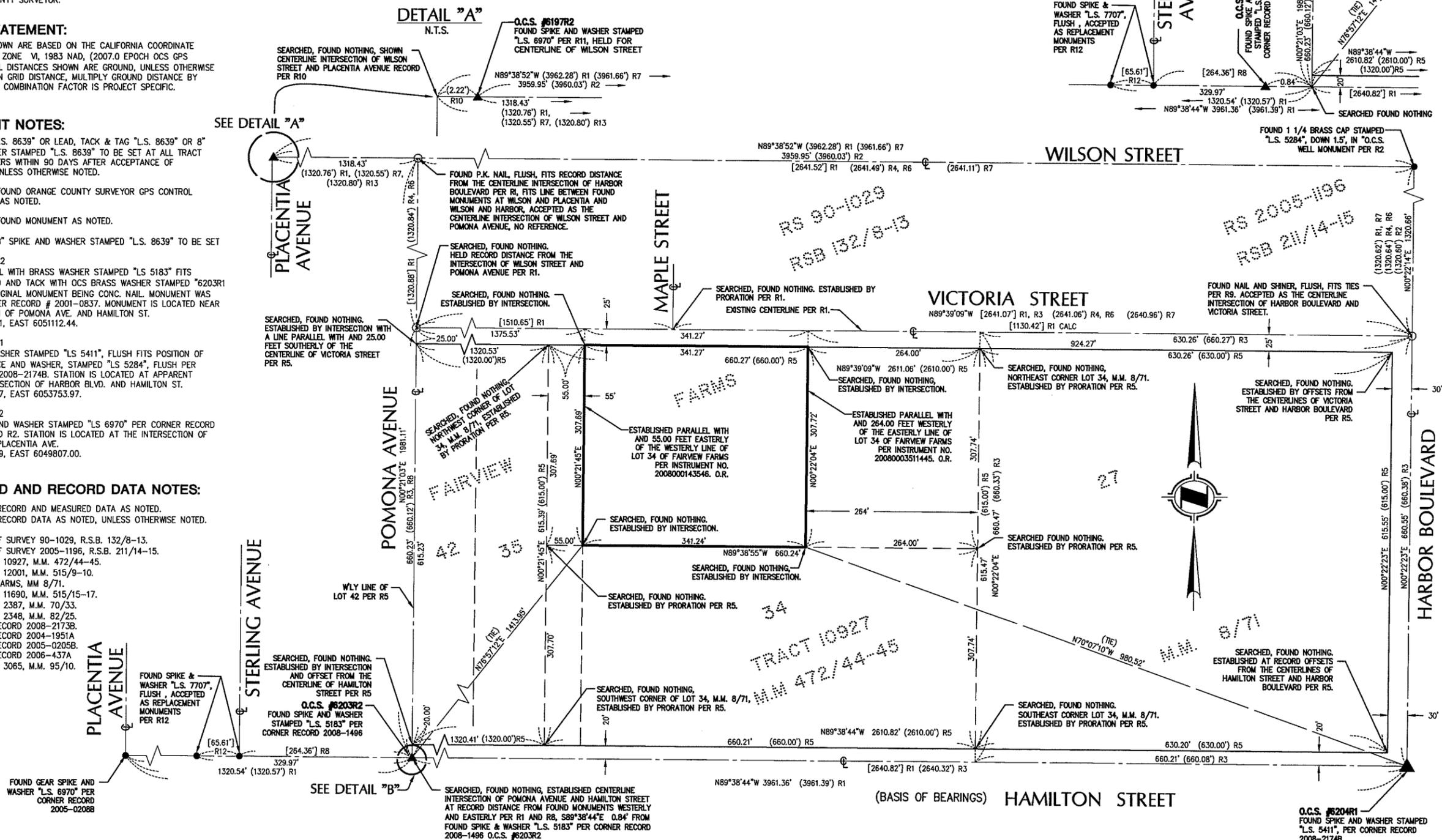
O.C.S. GPS 6204R1
 FD SPIKE AND WASHER STAMPED "LS 5411", FLUSH FITS POSITION OF
 ROUND HEAD SPIKE AND WASHER, STAMPED "LS 5284", FLUSH PER
 CORNER RECORD 2008-2174B. STATION IS LOCATED AT APPARENT
 CENTERLINE INTERSECTION OF HARBOR BLVD. AND HAMILTON ST.
 NORTH 2184472.37, EAST 6053753.97.

O.C.S. GPS 6197R2
 FD GEAR SPIKE AND WASHER STAMPED "LS 6970" PER CORNER RECORD
 # 2005-0205 AND R2. STATION IS LOCATED AT THE INTERSECTION OF
 WILSON ST. AND PLACENTIA AVE.
 NORTH 2186477.69, EAST 6049807.00.

MEASURED AND RECORD DATA NOTES:

- [] INDICATES RECORD AND MEASURED DATA AS NOTED.
- () INDICATES RECORD DATA AS NOTED, UNLESS OTHERWISE NOTED.

- R1 RECORD OF SURVEY 90-1029, R.S.B. 132/8-13.
- R2 RECORD OF SURVEY 2005-1196, R.S.B. 211/14-15.
- R3 TRACT NO. 10927, M.M. 472/44-45.
- R4 TRACT NO. 12001, M.M. 515/9-10.
- R5 FAIRVIEW FARMS, M.M. 8/7/1.
- R6 TRACT NO. 11690, M.M. 515/15-17.
- R7 TRACT NO. 2387, M.M. 70/33.
- R8 TRACT NO. 2348, M.M. 82/25.
- R9 CORNER RECORD 2008-2173B.
- R10 CORNER RECORD 2004-1951A.
- R11 CORNER RECORD 2005-0205B.
- R12 CORNER RECORD 2006-437A.
- R13 TRACT NO. 3065, M.M. 95/10.



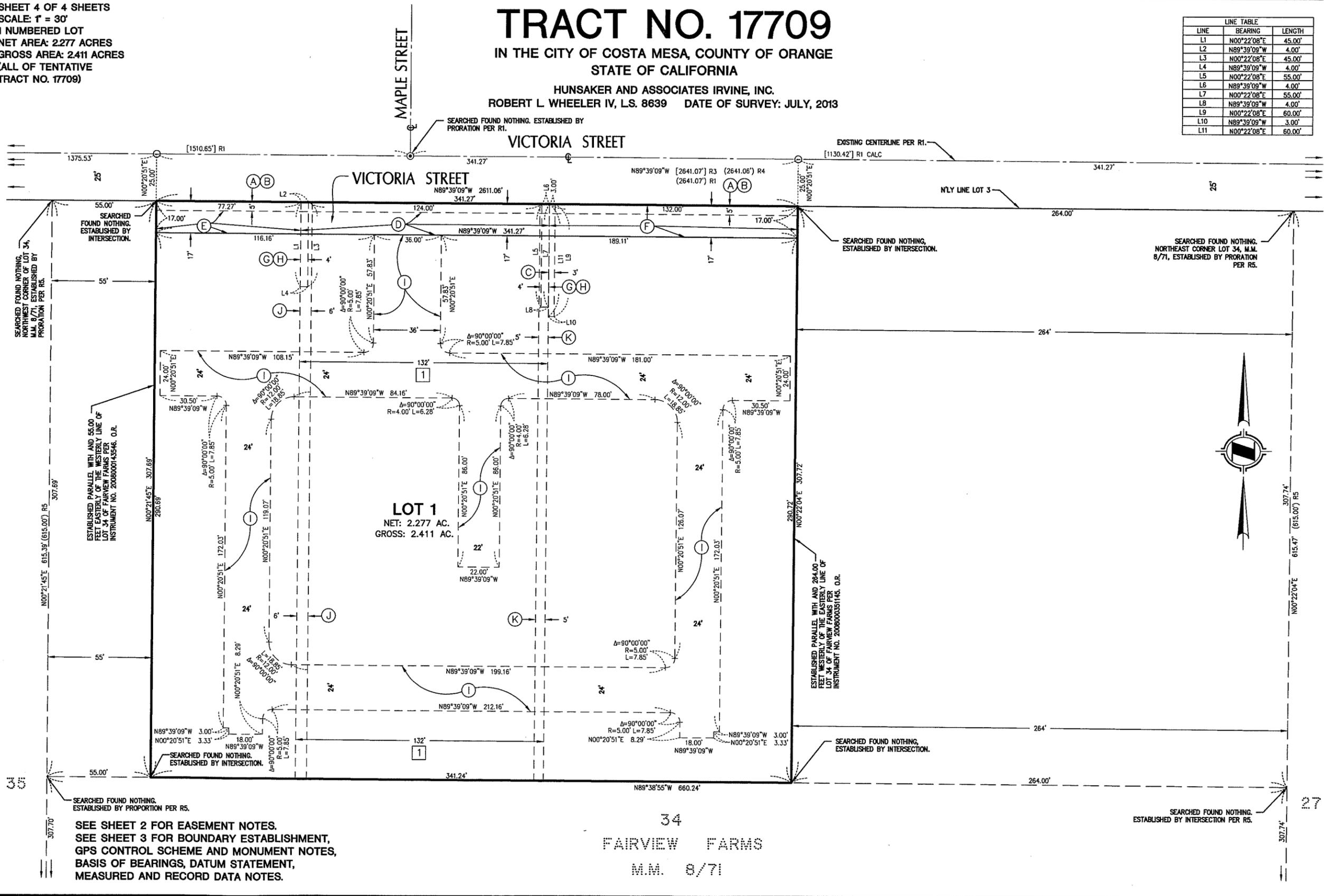
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IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
 STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
 ROBERT L. WHEELER IV, L.S. 8639 DATE OF SURVEY: JULY, 2013

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°22'08"E	45.00'
L2	N89°39'09"W	4.00'
L3	N00°22'08"E	45.00'
L4	N89°39'09"W	4.00'
L5	N00°22'08"E	55.00'
L6	N89°39'09"W	4.00'
L7	N00°22'08"E	55.00'
L8	N89°39'09"W	4.00'
L9	N00°22'08"E	60.00'
L10	N89°39'09"W	3.00'
L11	N00°22'08"E	60.00'



SEE SHEET 2 FOR EASEMENT NOTES.
 SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT,
 GPS CONTROL SCHEME AND MONUMENT NOTES,
 BASIS OF BEARINGS, DATUM STATEMENT,
 MEASURED AND RECORD DATA NOTES.

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 FAIRVIEW FARMS
 M.M. 8/71