SHEET 1 OF 3 SHEETS

NUMBERED LOTS: 5
LETTERED LOTS: 6
GROSS AREA: 2.115 AC.
NET AREA: 2.048 AC.
DATE OF SURVEY: JANUARY, 2015
ALL OF VESTING TENTATIVE TRACT NO. 17848

TRACT NO. 17848

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

BEING A SUBDIVISION OF A PORTION OF LOT 38 IN TRACT NO. 9 AS SHOWN ON A MAP RECORDED IN BOOK 9, PAGE 9, OF MISCELLANEOUS MAPS IN THE COUNTY RECORDER'S OFFICE OF THE COUNTY OF ORANGE.

FOR CONDOMINIUM PURPOSES

JERRY L. USELTON, L.S. 5347 FUSCOE ENGINEERING, INC.

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.

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA AN EASEMENT FOR STREET AND HIGHWAY PURPOSES: HAMILTON STREET.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. THE EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES ONLY, AS SHOWN ON SAID MAP

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA:

1. ALL VEHICULAR ACCESS RIGHTS TO HAMILTON STREET EXCEPT AT APPROVED ACCESS LOCATIONS.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ BY: _____
NAME: 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)
) SS
COUNTY OF _____)

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 HEREBY 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

_____
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY
MY COMMISSION EXPIRES _____

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)
) SS
COUNTY OF _____)

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 HEREBY 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

_____
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY
MY COMMISSION EXPIRES _____

SIGNATURE OMISSIONS:

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

FAIRVIEW FARMS WATER COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 20, 1916 IN BOOK 282, PAGE 86 OF DEEDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 31, 1955 AS INSTRUMENT NO. 107543, IN BOOK 3195, PAGE 145 OF OFFICIAL RECORDS, AND PARTIALLY QUITCLAIMED EASEMENT PER DOCUMENT RECORDED JUNE 8, 2014 AS INSTRUMENT NO. 2014000240250 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 SHEA HOMES, IN JANUARY 2015. 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 365 DAYS OF ACCEPTANCE OF IMPROVEMENTS; AND THAT SUCH 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.

_____
JERRY L. USELTON, L.S. 5347 DATE:

LICENSED LAND SURVEYOR
JERRY L USELTON
LS 5347
STATE OF CALIFORNIA

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, IF REQUIRED, 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, CITY ENGINEER, CITY OF COSTA MESA
R.C.E. NO. 51480
EXPIRATION DATE: 6/30/16

REGISTERED PROFESSIONAL ENGINEER
FARIBA FAZELI
NO 51480
EXP. 6/30/16
CIVIL
STATE OF CALIFORNIA

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 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 PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET PURPOSES OF: HAMILTON STREET.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

1. THE EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES ONLY, AS SHOWN ON SAID MAP
2. ALL VEHICULAR ACCESS RIGHTS TO HAMILTON STREET EXCEPT AT APPROVED LOCATIONS.

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)
) SS
COUNTY OF ORANGE)

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

Attachment 1

SHEET 2 OF 3 SHEETS

NUMBERED LOTS: 5
LETTERED LOTS: 6
GROSS AREA: 2.115 AC.
NET AREA: 2.048 AC.
DATE OF SURVEY: JANUARY, 2015
ALL OF VESTING TENTATIVE TRACT NO. 17848

TRACT NO. 17848

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

FOR CONDOMINIUM PURPOSES

JERRY L. USELTON, L.S. 5347 FUSCOE ENGINEERING, INC.

BOUNDARY ESTABLISHMENT

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6204R1 AND STATION GPS NO. 6197R2 BEING NORTH 63°03'59" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED UPON 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 DISTANCES MULTIPLY GROUND DISTANCES BY 0.99997119
(SCALING POINT OF ORIGIN N=2184736, E=6051463)

RECORD DATA REFERENCES / LEGEND:

R1 INDICATES PARCEL MAP PMB 44/ 44

R2 INDICATES TRACT NO. 9, MM 9 / 9

R3 INDICATES RESOLUTION NO. PC-78-29, APPROVING LOT LINE ADJUSTMENT S-78-27, RECORDED SEPTEMBER 8, 1978 AS INSTRUMENT NO. 10692, IN BOOK 12834, PAGE 1656, OFFICIAL RECORDS.

R4 INDICATES TRACT NO. 10927, MM 472 / 44-45

R5 INDICATES TRACT NO. 13205, MM 621 / 29-30

R6 INDICATES JACK S. RAUB SURVEY NOTES ON FILE WITH THE ORANGE COUNTY SURVEYOR'S OFFICE (UNRECORDED-DATED NOV. 20, 1957, REV. MAR. 4, 1958-JOB NOS. 5624, 5724)

R7 INDICATES TRACT NO. 17435, MM 920 / 48-4

R8 INDICATES CORNER RECORD 2008-1496

R9 INDICATES CORNER RECORD 2008-2173B

R10 INDICATES MAP OF FAIRVIEW FARMS, MM 8 / 71

CF CALCULATED FROM

NOTE:

SEE SHEET 3 OF 3 FOR EASEMENT NOTES, LAND USE NOTE, LOT DIMENSIONS AND DETAILS "A" AND "B".

MONUMENT NOTES:

▲ – INDICATES FOUND O.C.S. GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

● – FOUND MONUMENT AS NOTED

○ – INDICATES 2" I.P TAGGED "LS 5347", OR SPIKE AND WASHER STAMPED "LS 5347" OR LEAD, TACK AND TAG "LS 5347" TO BE SET AT EXTERIOR PARCEL MAP BOUNDARY CORNERS AS NOTED.

□ – INDICATES 1" I.P. TAGGED "LS 5347", OR SPIKE AND WASHER STAMPED "LS 5347" OR LEAD, TACK AND TAG "LS 5347" TO BE SET AT INTERIOR PARCEL CORNERS AS NOTED.

ALL MONUMENTS TO BE SET WITHIN 365 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS

1 FD. GEAR SPIKE AND WASHER "LS 5411", OCS GPS # 6204R1, PER CR 2008-2174B AND R7, FITS TIES PER CR 2008-2174B, FLUSH. ACCEPTED AS CL INT. HARBOR BLVD./HAMILTON ST. N=2184472.37 E=6053753.97 (2007.0 EPOCH)

2 FD. GEAR SPIKE AND WASHER "LS 6970", OCS GPS # 6197R2, PER CR 2005-0205B, FLUSH N=2186477.69 E=6049807.00 (2007.0 EPOCH)

3 CL INT. POMONA AVE./HAMILTON ST. EST. FROM FD. NOTCHES ON MANHOLE RIM PER CITY OF COSTA MESA TIE BOOK 16-5, R1, R4, R5 AND R6. NOTE: THE LOCATION OF OCS GPS# 6203R2 (NOT FOUND) EST. PER 4-FD. TIES SHOWN ON R8 IS SOUTH 86°32'25" WEST 1.22' FROM CL INT. POMONA/HAMILTON. SEE DETAIL "A" SHEET 3 OF 3.

4 FD. GEAR SPIKE SHANK DOWN 0.3'. NO REFERENCE, ACC. AS CL INT. VICTORIA ST./POMONA AVE. NO TIES FOUND. REPLACED WITH SPIKE & WASHER "LS 5347".

5 SFN, EST. CL INT. VICTORIA ST./HARBOR BLVD. FROM TIES PER CR 2008-2173B AS SHOWN HEREON.

6 FD. 1" I.P. TAGGED "LS 2681" NO REF., DOWN 0.75'. (NOTE: LOT LINE ADJUSTMENT IN R3 PREPARED BY LS 2681).

7 FD. LEAD & TACK & TAG "LS 2681" NO REF., FLUSH. S00°20'10"W 1.14' OF EST. LOT CORNER (NOTE: LOT LINE ADJUSTMENT IN R3 PREPARED BY LS 2681).

8 FD. 3/4" I.P. W/ SHANK, NO TAG. NO REF. FLUSH. S39°03'59"E 0.29' OF EST. LOT CORNER

SFN SEARCHED FOUND NOTHING

BOUNDARY ESTABLISHMENT NOTES:

EST. 1 ESTABLISHED BY PRORATION PER R2 AND R10.

EST. 2 S.E. CORNER LOT 38 OF R2.

EST. 3 ESTABLISHED AT RECORD DISTANCE (169.78') FROM S.E. CORNER LOT 38 OF R2 PER R3.

EST. 4 ESTABLISHED PARALLEL WITH E. LINE OF LOT 38 OF R2 PER R3.

EST. 5 ESTABLISHED PARALLEL WITH S. LINE LOT 38 OF R2 PER R3.

EST. 6 ESTABLISHED AS THE SOUTHERLY PROLONGATION OF THE W. LINE OF THE E. 155.00 FEET OF THE N. HALF OF LOT 38 OF R2 PER R3.

EST. 7 ESTABLISHED N. LINE OF THE S. HALF OF LOT 38 OF R2 BY PRORATION PER R1 AND R3.

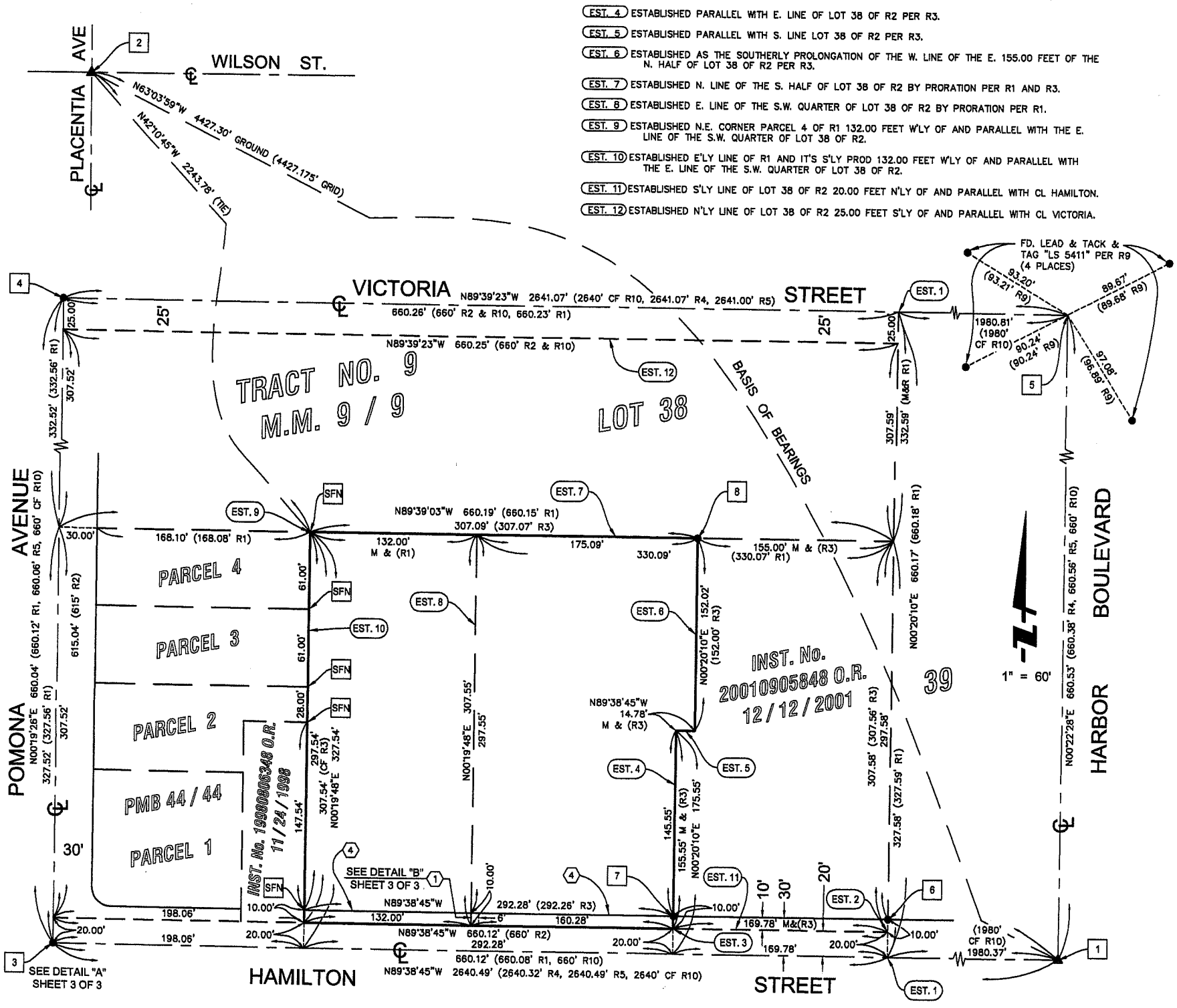
EST. 8 ESTABLISHED E. LINE OF THE S.W. QUARTER OF LOT 38 OF R2 BY PRORATION PER R1.

EST. 9 ESTABLISHED N.E. CORNER PARCEL 4 OF R1 132.00 FEET W'LY OF AND PARALLEL WITH THE E. LINE OF THE S.W. QUARTER OF LOT 38 OF R2.

EST. 10 ESTABLISHED E'LY LINE OF R1 AND IT'S S'LY PROD 132.00 FEET W'LY OF AND PARALLEL WITH THE E. LINE OF THE S.W. QUARTER OF LOT 38 OF R2.

EST. 11 ESTABLISHED S'LY LINE OF LOT 38 OF R2 20.00 FEET N'LY OF AND PARALLEL WITH CL HAMILTON.

EST. 12 ESTABLISHED N'LY LINE OF LOT 38 OF R2 25.00 FEET S'LY OF AND PARALLEL WITH CL VICTORIA.



SHEET 3 OF 3 SHEETS

NUMBERED LOTS: 5
LETTERED LOTS: 6
GROSS AREA: 2.115 AC.
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DATE OF SURVEY: JANUARY, 2015
ALL OF VESTING TENTATIVE TRACT NO. 17848

TRACT NO. 17848

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

FOR CONDOMINIUM PURPOSES

JERRY L. USELTON, L.S. 5347 FUSCOE ENGINEERING, INC.

MONUMENT NOTES:

▲ – INDICATES FOUND O.C.S. GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

● – FOUND MONUMENT AS NOTED

○ – INDICATES 2" I.P TAGGED "LS 5347", OR SPIKE AND WASHER STAMPED "LS 5347" OR LEAD, TACK AND TAG "LS 5347" TO BE SET AT EXTERIOR PARCEL MAP BOUNDARY CORNERS AS NOTED.

□ – INDICATES 1" I.P. TAGGED "LS 5347", OR SPIKE AND WASHER STAMPED "LS 5347" OR LEAD, TACK AND TAG "LS 5347" TO BE SET AT INTERIOR PARCEL CORNERS AS NOTED.

ALL MONUMENTS TO BE SET WITHIN 365 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS

NOTE:

SEE SHEET 2 OF 3 FOR BOUNDARY ESTABLISHMENT, MONUMENT AND ESTABLISHMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT AND RECORD DATA REFERENCES.

EASEMENT NOTES:

(1) INDICATES A 6.00 FOOT WIDE EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED AUGUST 31, 1955 IN BOOK 3195 PAGE 145, AND PARTIALLY QUITCLAIMED PER DOCUMENT RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 2014000240250, BOTH OF OFFICIAL RECORDS.

(2) INDICATES EASEMENT TO CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES AS DEDICATED HEREON.

(3) INDICATES EASEMENT TO CITY OF COSTA MESA FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES ONLY AS DEDICATED HEREON.

(4) INDICATES ALL VEHICULAR ACCESS RIGHTS TO HAMILTON STREET EXCEPT AT APPROVED ACCESS LOCATIONS AS RELEASED AND RELINQUISHED TO THE CITY OF COSTA MESA HEREON

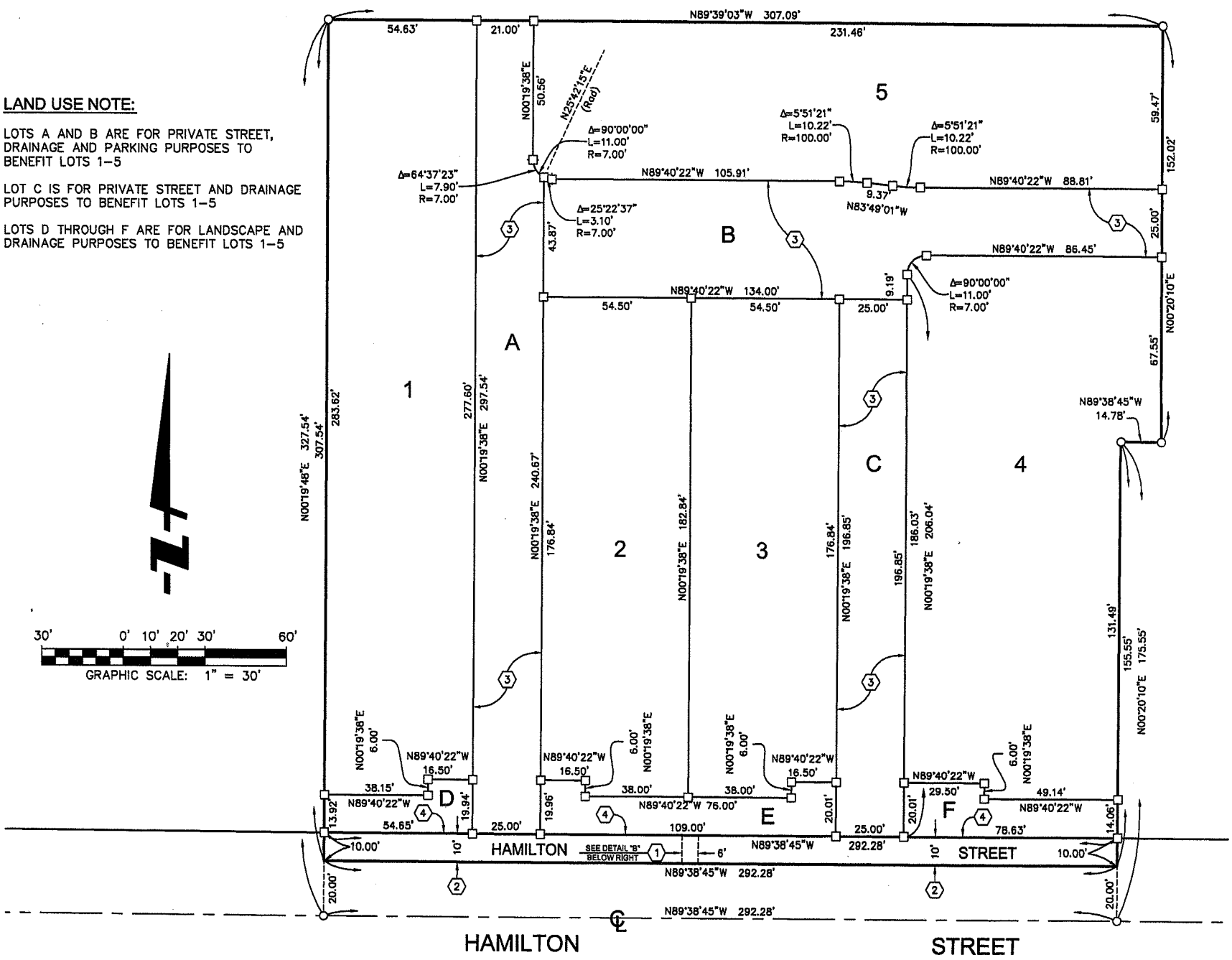
THE LOCATION OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF FAIRVIEW FARMS WATER COMPANY, RECORDED APRIL 20, 1916, IN BOOK 282, PAGE 86, OF DEEDS, CANNOT BE DETERMINED FROM THE RECORD INFORMATION.

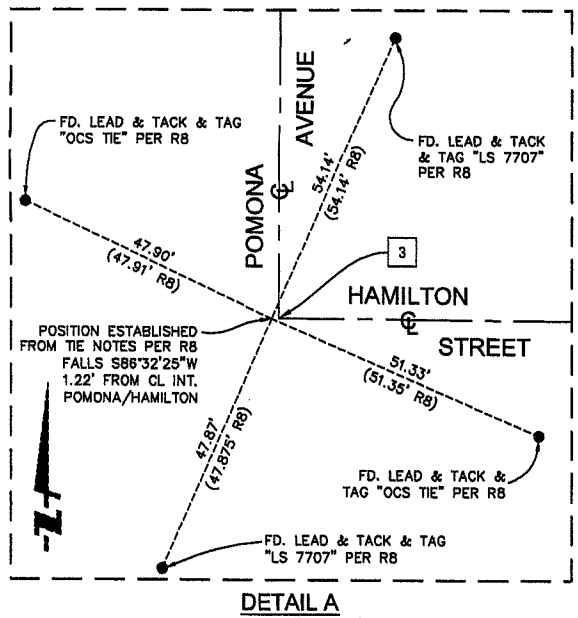
LAND USE NOTE:

LOTS A AND B ARE FOR PRIVATE STREET, DRAINAGE AND PARKING PURPOSES TO BENEFIT LOTS 1–5

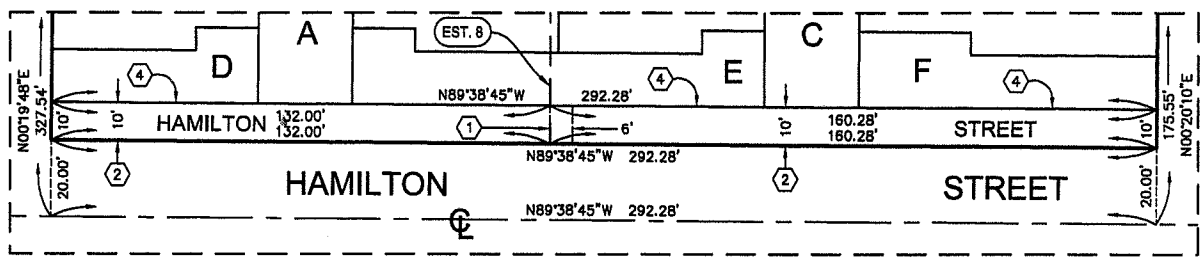
LOT C IS FOR PRIVATE STREET AND DRAINAGE PURPOSES TO BENEFIT LOTS 1–5

LOTS D THROUGH F ARE FOR LANDSCAPE AND DRAINAGE PURPOSES TO BENEFIT LOTS 1–5





DETAIL A
SCALE 1" = 20'



DETAIL B
SCALE 1" = 30'