SHEET 1 OF 6 SHEETS

LOTS: 10 NUMBERED
ACREAGE: 87,121 SQ. FT. 2.000 AC.
DATE OF SURVEY: JUNE 2015
ALL OF TENTATIVE TRACT MAP NO. 17824

TRACT NO. 17824
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON THE MAP FILED IN BOOK 13, PAGE 36, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 JUNE 2015

ACCEPTED AND FILED AT THE REQUEST OF
FIDELITY NATIONAL 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 RESERVE THE VARIABLE WIDTH EASEMENT FOR INGRESS-EGRESS, PARKING, PEDESTRIAN WALKWAY, UTILITIES, WATER QUALITY MEASURES, LANDSCAPING, AND DRAINAGE PURPOSES, AS SHOWN ON THE MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. *THE VARIABLE WIDTH INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY PURPOSES, AS SHOWN ON SAID MAP.*

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR ACCESS RIGHTS TO MESA VERDE DRIVE EAST, EXCEPT AT APPROVED ACCESS LOCATIONS.

MESA VERDE EAST, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PINNACLE MV EAST, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: PINNACLE REAL ESTATE VENTURES, LP,
A CALIFORNIA LIMITED PARTNERSHIP,
ITS MANAGING MEMBER

BY: PREV GP, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
DAVID KINNETT
MANAGING MEMBER

BENEFICIARY:

_____,
RECORDED _____, 20__ AS INSTRUMENT NO. _____, OF OFFICIAL RECORDS.

BY: _____
PRINT NAME:
PRINT 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
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 NO: _____

MY COMMISSION EXPIRES: _____

SIGNATURE OMISSIONS:

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

1. *WALTER R. GAYNER AND MARILYN L. GAYNER, HUSBAND AND WIFE, HOLDER OF AN INTEREST IN MINERAL RIGHTS, RECORDED MARCH 19, 1963 AS INSTRUMENT NO. 14513, IN BOOK 6471, PAGE 391, OF OFFICIAL RECORDS. (BLANKET IN NATURE)*
2. *CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES, AS DEDICATED ON TRACT NO. 3487, PER MAP FILED IN BOOK 122, PAGES 6 THROUGH 16, OF MISCELLANEOUS MAPS.*
3. *SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED JANUARY 14, 1960 AS INSTRUMENT NO. 6540, IN BOOK 5055, PAGE 8, OF OFFICIAL RECORDS.*

NOTE:

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENT

SEE SHEET 3 FOR GPS TIE SHEET, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, LEGEND, AND MONUMENT NOTES.

SEE SHEET 4 FOR BOUNDARY SHEET

SEE SHEET 5 FOR LOT DETAIL SHEET

SEE SHEET 6 FOR EXISTING AND PROPOSED EASEMENT DETAIL AND EASEMENT NOTES

ENGINEER'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 MESA VERDE EAST, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JUNE, 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 90 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

_____ 10/07/2015
ROBIN B. HAMERS *DATE*
R.C.E. 31720
EXP. 12/31/2016

REGISTERED PROFESSIONAL ENGINEER ROBIN B. HAMERS NO. RCE 31720 EXP. 12/31/2016 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 12-13-15

_____
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, 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
R.C.E. NO. 51480
EXPIRATION DATE: JUNE 30, 2016
CITY ENGINEER OF THE CITY OF COSTA MESA

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 CITY OF COSTA MESA:

1. *THE VARIABLE WIDTH INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY PURPOSES, AS SHOWN ON SAID MAP.*
2. *THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR ACCESS RIGHTS TO MESA VERDE DRIVE EAST, EXCEPT AT APPROVED ACCESS 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
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 *BY:* _____
COUNTY TREASURER - TAX COLLECTOR *TREASURER - TAX COLLECTOR*

ATTACHMENT 1

LOTS: 10 NUMBERED
ACREAGE: 87,121 SQ. FT. 2.000 AC.
DATE OF SURVEY: JUNE 2015
ALL OF TENTATIVE TRACT MAP NO. 17824

TRACT NO. 17824
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

ROBIN B. HAMERS R.C.E. 31720 JUNE 2015

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 NO: _____

MY COMMISSION EXPIRES: _____

NOTE:

SEE SHEET 1 FOR SIGNATURE OMISSIONS

SEE SHEET 3 FOR GPS TIE SHEET, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, LEGEND, AND MONUMENT NOTES.

SEE SHEET 4 FOR BOUNDARY SHEET

SEE SHEET 5 FOR LOT DETAIL SHEET

SEE SHEET 6 FOR EXISTING AND PROPOSED EASEMENT DETAIL AND EASEMENT NOTES

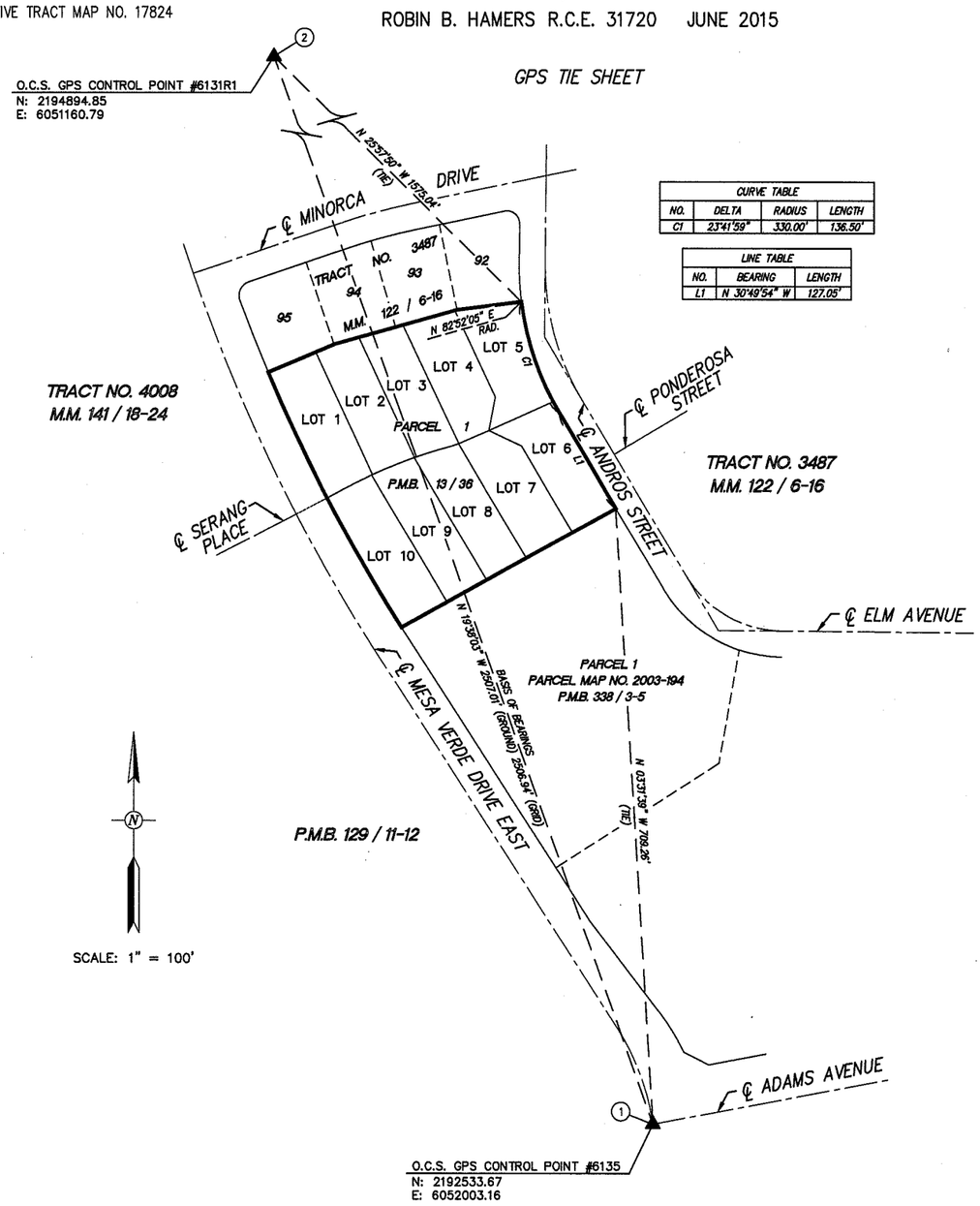
SHEET 3 OF 6 SHEETS

LOTS: 10 NUMBERED
ACREAGE: 87,121 SQ. FT. 2.000 AC.
DATE OF SURVEY: JUNE 2015
ALL OF TENTATIVE TRACT MAP NO. 17824

TRACT NO. 17824
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

ROBIN B. HAMERS R.C.E. 31720 JUNE 2015

GPS TIE SHEET



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	23°41'59"	330.00'	136.50'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 30°49'54" W	127.05'

MONUMENT NOTES:

1. FD. PUNCHED 2" BRASS CAP IN CONCRETE IN WELL MONUMENT (OCS GPS 6135), PER R.S.B. 150/10-23, DN. 1.4', ACCEPTED AS THE CENTERLINE INTERSECTION OF ADAMS AVENUE AND MESA VERDE DRIVE EAST.
2. FD. PUNCHED SPIKE AND WASHER STAMPED "RCE 32140" (OCS GPS 6131R1), PER R.S.B. 150/10-23, FLUSH, LOCATED AT THE APPARENT CENTERLINE INTERSECTION OF MESA VERDE DRIVE EAST AND BAKER STREET.
3. FD. GEAR SPIKE AND WASHER, ILLEGIBLE, NO REF, FLUSH, ACCEPTED AS THE B.C. OF THE CENTERLINE OF MESA VERDE DRIVE EAST.
4. FD. NAIL AND SHINER, NO REF, FLUSH, ACCEPTED AS THE E.C. OF THE CENTERLINE OF MESA VERDE DRIVE EAST. SET SPIKE AND WASHER STAMPED "REC 31720", FLUSH.
5. FD. 2" I.P. TAGGED "RCE 32140", NO REF., DN. 0.1', S 35°23'41" E, 0.11' FROM THE ESTABLISHED B.C. OF THE CENTERLINE OF MESA VERDE DRIVE EAST, HELD FOR LINE.
6. FD. SHAFT, NO REF., DN. 0.1', ACCEPTED AS THE CENTERLINE INTERSECTION OF MESA VERDE DRIVE EAST AND SERANG PLACE. SET SPIKE AND WASHER STAMPED "RCE 31720", FLUSH.
7. FD. SPIKE AND WASHER STAMPED "RCE 32140", PER R1, FLUSH, ACCEPTED AS THE CENTERLINE INTERSECTION OF MESA VERDE DRIVE EAST AND MINORCA DRIVE.
8. FD. 2" I.P. TAGGED "LS 6034", PER R1, DN. 0.6', N 70°59'10" E, 0.06' FROM THE ESTABLISHED B.C. IN THE SOUTHWESTERLY LINE OF R1.
9. FD. 2" I.P. TAGGED "LS 6034", PER R1, FLUSH, ACCEPTED AS THE MOST SOUTHERLY CORNER OF R1.
10. FD. LEAD, TACK AND TAG STAMPED "LS 6034" IN CONCRETE GUTTER IN LIEU OF GEAR SPIKE AND WASHER STAMPED "LS 6034", PER R1, FLUSH, ACCEPTED AS THE P.I. OF THE CENTERLINES OF ANDROS STREET AND ELM AVENUE.
11. FD. PK AND WASHER STAMPED "LS 4787" IN LIEU OF SPIKE AND WASHER STAMPED "LS 4787", PER R1, FLUSH, ACCEPTED AS THE CENTERLINE INTERSECTION OF ANDROS STREET AND PONDEROSA STREET.
12. FD. GEAR SPIKE AND WASHER STAMPED "LS 6034", PER R1, FLUSH, N 61°00'48" E, 0.26' FROM THE ESTABLISHED MOST NORTHERLY CORNER OF R1.
13. SET SPIKE AND WASHER STAMPED "RCE 31720", FLUSH.

2" I.P. TAGGED "RCE 31720" OR LEAD, TACK & TAG "RCE 31720" OR SPIKE & WASHER STAMPED "RCE 31720" TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

1" I.P. TAGGED "RCE 31720" OR LEAD, TACK & TAG "RCE 31720" OR SPIKE & WASHER STAMPED "RCE 31720" TO BE SET AT ALL LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6135 AND STATION GPS NO. 6131R1 BEING NORTH 19°38'03" WEST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2007 EPOCH). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997471. (A MEAN VALUE).

REFERENCE NOTES:

(R1) RECORD DATA PER PARCEL MAP NO. 2003-194, P.M.B. 338/3-5
(R2) RECORD DATA PER TRACT NO. 3487, M.M. 122/6-16
(R3) RECORD DATA PER PARCEL MAP, P.M.B. 13/36

LEGEND

● FOUND MONUMENT AS NOTED
▲ FOUND O.C.S. GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
SFN SEARCHED, FOUND NOTHING
BOUNDARY
LOT LINE
CENTERLINE
EASEMENT LINE

NOTE:

SEE SHEET 1 FOR SIGNATURE OMISSIONS
SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENT
SEE SHEET 4 FOR BOUNDARY SHEET
SEE SHEET 5 FOR LOT DETAIL SHEET
SEE SHEET 6 FOR EXISTING AND PROPOSED EASEMENT DETAIL AND EASEMENT NOTES

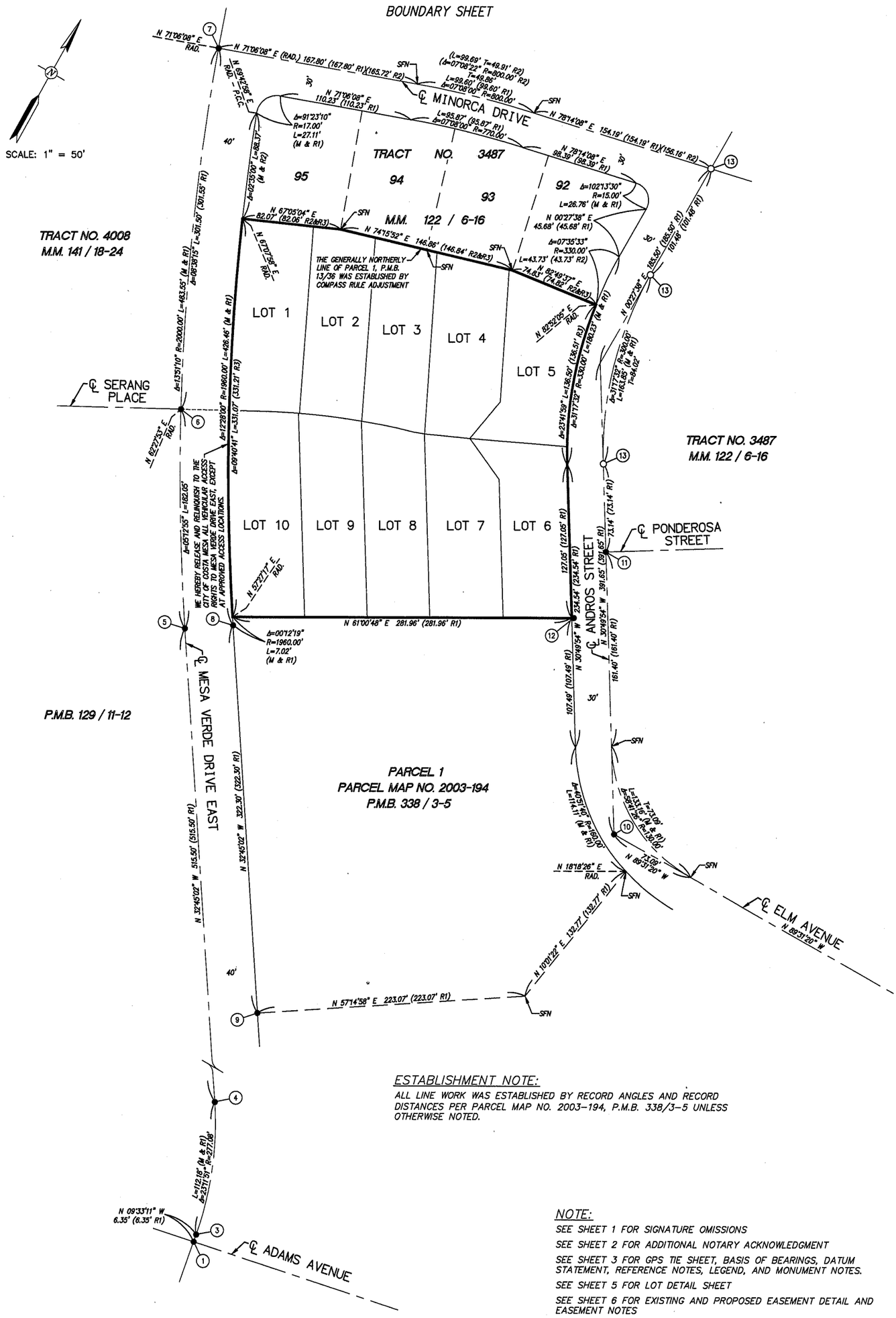
SHEET 4 OF 6 SHEETS

LOTS: 10 NUMBERED
ACREAGE: 87,121 SQ. FT. 2.000 AC.
DATE OF SURVEY: JUNE 2015
ALL OF TENTATIVE TRACT MAP NO. 17824

TRACT NO. 17824
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

ROBIN B. HAMERS R.C.E. 31720 JUNE 2015

BOUNDARY SHEET



ESTABLISHMENT NOTE:

ALL LINE WORK WAS ESTABLISHED BY RECORD ANGLES AND RECORD DISTANCES PER PARCEL MAP NO. 2003-194, P.M.B. 338/3-5 UNLESS OTHERWISE NOTED.

NOTE:

SEE SHEET 1 FOR SIGNATURE OMISSIONS

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENT

SEE SHEET 3 FOR GPS TIE SHEET, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, LEGEND, AND MONUMENT NOTES.

SEE SHEET 5 FOR LOT DETAIL SHEET

SEE SHEET 6 FOR EXISTING AND PROPOSED EASEMENT DETAIL AND EASEMENT NOTES

SHEET 5 OF 6 SHEETS

LOTS: 10 NUMBERED
ACREAGE: 87,121 SQ. FT. 2.000 AC.
DATE OF SURVEY: JUNE 2015
ALL OF TENTATIVE TRACT MAP NO. 17824

TRACT NO. 17824
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ROBIN B. HAMERS R.C.E. 31720 JUNE 2015

NOTE:

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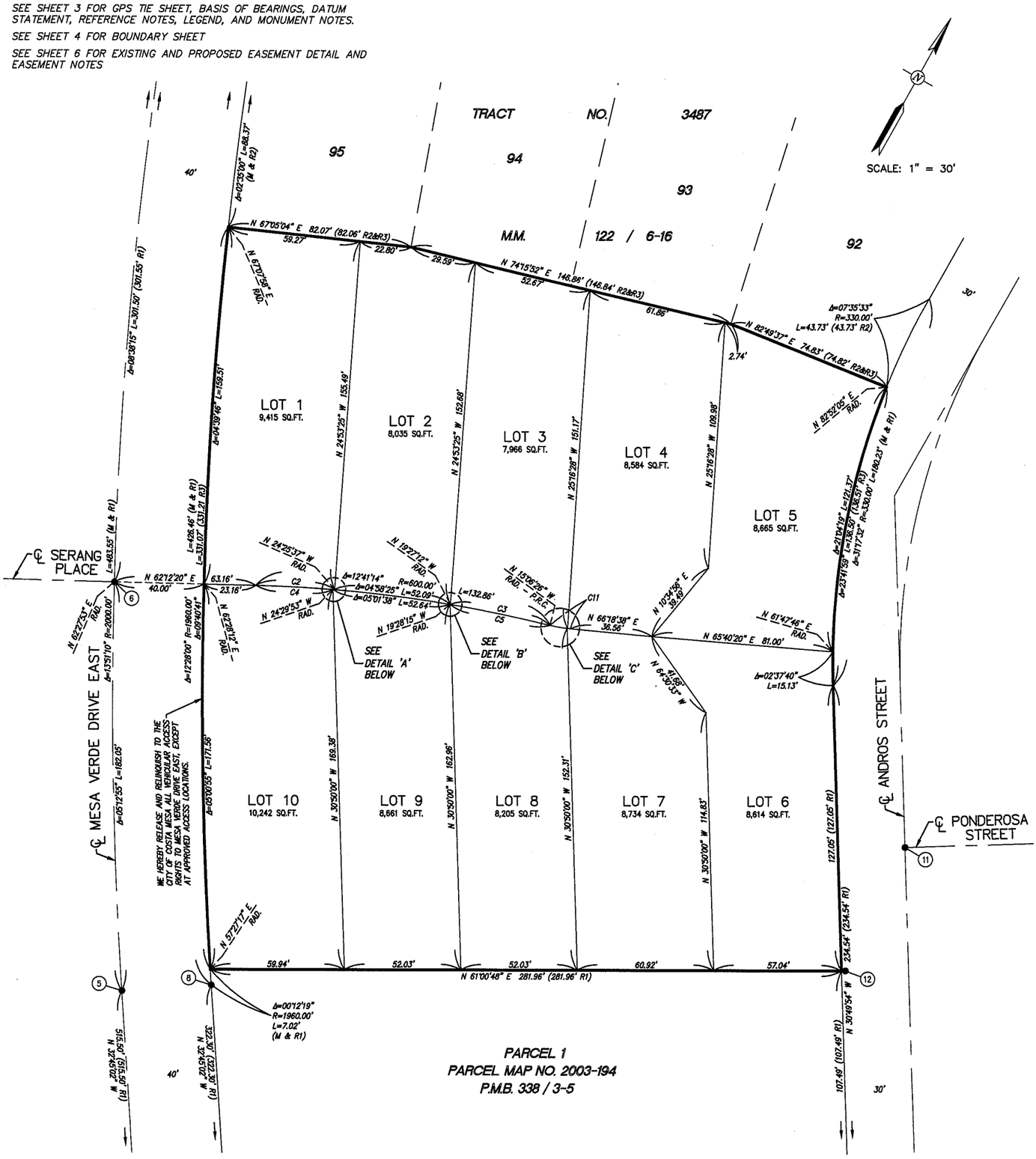
SEE SHEET 3 FOR GPS TIE SHEET, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, LEGEND, AND MONUMENT NOTES.

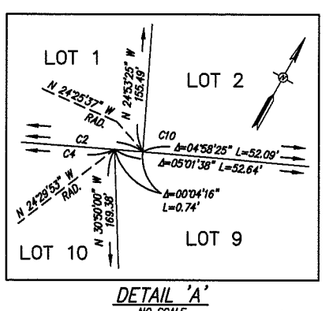
SEE SHEET 4 FOR BOUNDARY SHEET

SEE SHEET 6 FOR EXISTING AND PROPOSED EASEMENT DETAIL AND EASEMENT NOTES

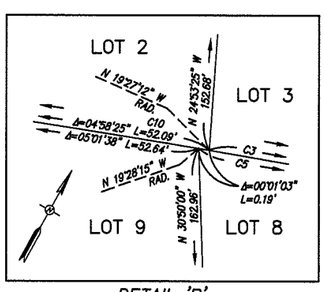
LOT DETAIL SHEET



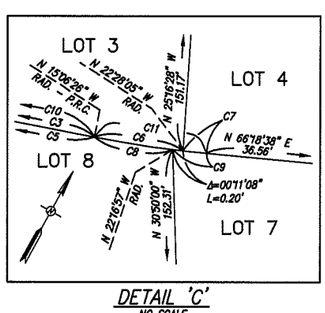
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C2	03°22'03"	600.00'	35.26'
C3	04°20'46"	600.00'	45.51'
C4	03°17'47"	600.00'	34.52'
C5	04°21'49"	600.00'	45.70'
C6	07°21'39"	62.00'	7.97'
C7	01°13'17"	62.00'	1.32'
C8	07°10'31"	62.00'	7.77'
C9	01°24'25"	62.00'	1.52'
C10	12°41'14"	600.00'	132.86'
C11	08°34'56"	62.00'	9.29'



DETAIL 'A'
NO SCALE



DETAIL 'B'
NO SCALE



DETAIL 'C'
NO SCALE

SHEET 6 OF 6 SHEETS

LOTS: 10 NUMBERED
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ROBIN B. HAMERS R.C.E. 31720 JUNE 2015

NOTE:

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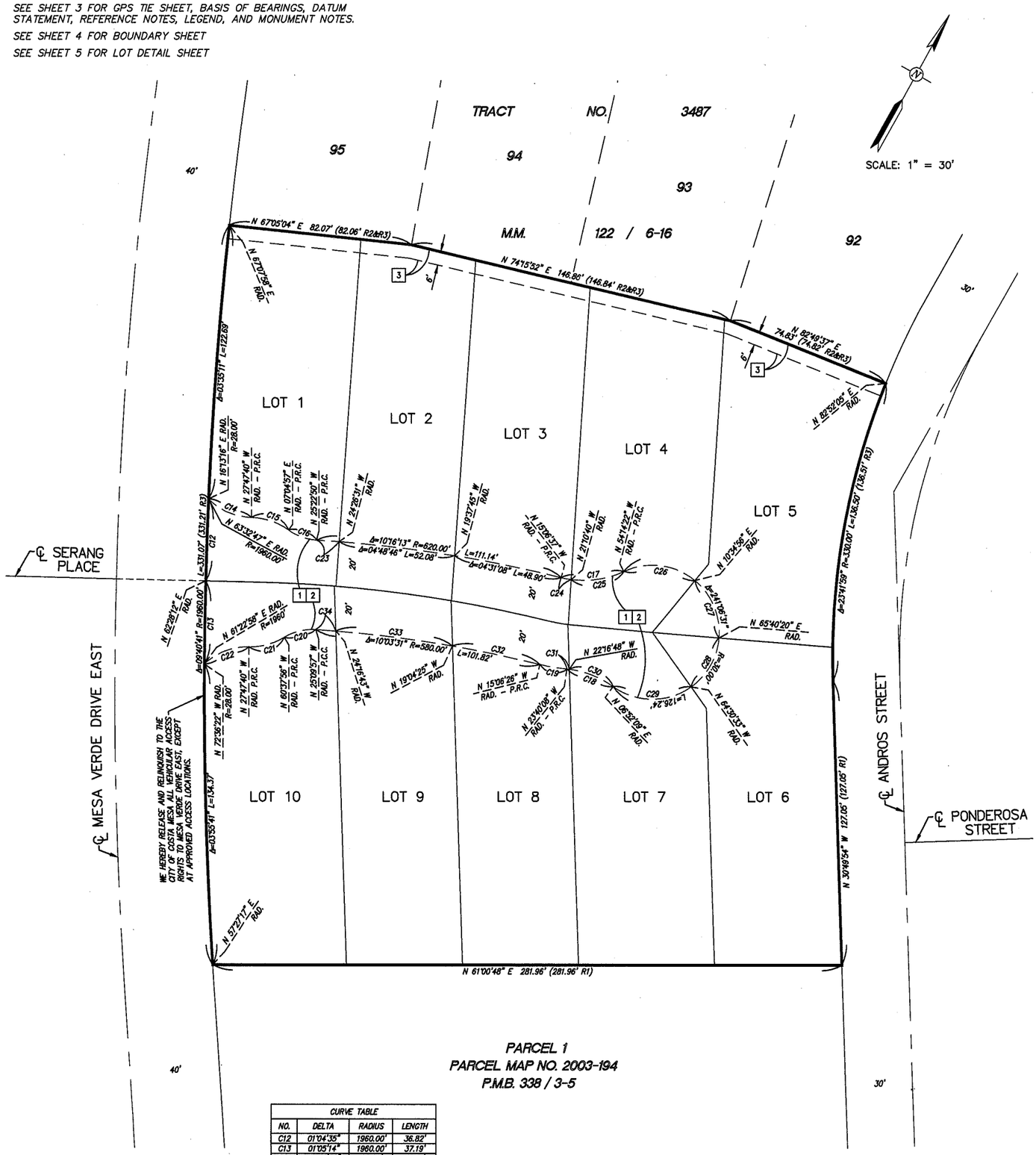
SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENT

SEE SHEET 3 FOR GPS TIE SHEET, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, LEGEND, AND MONUMENT NOTES.

SEE SHEET 4 FOR BOUNDARY SHEET

SEE SHEET 5 FOR LOT DETAIL SHEET

EXISTING AND PROPOSED EASEMENT DETAIL



PARCEL 1
PARCEL MAP NO. 2003-194
P.M.B. 338 / 3-5

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C12	01°04'35"	1960.00'	36.82'
C13	01°05'14"	1960.00'	37.19'
C14	44°00'56"	28.00'	21.51'
C15	34°52'37"	29.00'	17.65'
C16	32°27'47"	24.00'	13.60'
C17	39°07'45"	42.00'	28.68'
C18	30°32'17"	42.00'	22.39'
C19	08°33'42"	82.00'	12.25'
C20	35°27'59"	24.00'	14.86'
C21	32°50'16"	29.00'	16.62'
C22	44°48'42"	28.00'	21.90'
C23	00°56'19"	620.00'	10.16'
C24	06°04'03"	42.00'	4.45'
C25	33°03'42"	42.00'	24.24'
C26	64°49'18"	30.00'	33.94'
C27	55°05'24"	30.00'	28.85'
C28	49°49'07"	30.00'	26.08'
C29	71°22'42"	30.00'	37.37'
C30	29°08'57"	42.00'	21.37'
C31	01°23'20"	42.00'	1.02'
C32	03°57'59"	580.00'	40.15'
C33	05°12'18"	580.00'	52.69'
C34	00°53'14"	580.00'	8.98'

PROPOSED EASEMENT NOTES:

1 *VARIABLE WIDTH EASEMENT TO THE CITY OF COSTA MESA FOR INGRESS-EGRESS AND EMERGENCY AND PUBLIC SECURITY PURPOSES DEDICATED HEREON.*

2 *VARIABLE WIDTH EASEMENT FOR INGRESS-EGRESS, PARKING, PEDESTRIAN WALKWAY, UTILITIES, WATER QUALITY MEASURES, LANDSCAPING, AND DRAINAGE PURPOSES TO BE RESERVED HEREON.*

EXISTING EASEMENT NOTES:

3 *6' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED JANUARY 14, 1960 AS INSTRUMENT NO. 6540, IN BOOK 5055, PAGE 8, OF OFFICIAL RECORDS.*