SHEET 1 OF 5 SHEETS

LOTS: 5 NUMBERED
ACREAGE: 22,500 SQ. FT. 0.5165 AC.
DATE OF SURVEY: SEPTEMBER 2015
ALL OF TENTATIVE TRACT MAP NO. 17974

TRACT NO. 17974
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE NORTHWESTERLY RECTANGULAR 132 FEET OF THE NORTHEASTERLY RECTANGULAR 300 FEET OF LOT 69 OF TRACT 376, AS PER MAP RECORDED IN BOOK 15, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, EXCEPTING THE NORTHWESTERLY 57 FEET THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RALPH W. GUIDA, IV P.L.S. 7076 SEPTEMBER 2015

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 RESERVE THE VARIABLE WIDTH EASEMENT FOR INGRESS-EGRESS, PARKING AND JOINT MAINTENANCE FOR THE BENEFIT OF LOTS 1 THROUGH 5, AS SHOWN ON THE MAP.

WE ALSO HEREBY RESERVE THE 3 FOOT WIDE PRIVATE DOMESTIC WATER SERVICE MAINTENANCE ACCESS EASEMENT OVER LOTS 1-4 FOR THE BENEFIT OF LOTS 1-5, AS SHOWN ON THE MAP.

WE ALSO HEREBY RESERVE THE 3 FOOT EASEMENT FOR MAINTENANCE ACCESS, LANDSCAPE, AND DRAINAGE OVER LOTS 2-5 FOR THE BENEFIT OF LOTS 1-4 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 DRIVE, EXCEPT AT APPROVED ACCESS LOCATIONS.

HARBINGER HOMES, INC.

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) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. *CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1960, BOOK 4457, PAGE 478, OFFICIAL RECORDS.*
2. *SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR GAS LINES AND APPURTENANCES, RECORDED FEBRUARY 11, 2016, INSTRUMENT NO. 2016000058801, O.R. (NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)*

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 HARBINGER HOMES, INC., IN SEPTEMBER, 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.

_____ *3/22/2016*
RALPH W. GUIDA, IV *DATE*
P.L.S. 7076

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* _____, *2016.*

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617, EXPIRATION DATE 12-13-17

_____
BY: JON C. HORNECKER, DEPUTY COUNTY SURVEYOR
LS 7212

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* _____, *2016.*

_____
BALTAZAR MEJIA
R.C.E. NO. 50330
EXPIRATION DATE: JUNE 30, 2017
ACTING 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* _____, *2016 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 VEHICULAR ACCESS RIGHTS TO MESA DRIVE, 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* _____, *2016.*

_____
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* _____, *2016.*

SHARI L. FREIDENRICH _____ *BY:* _____
COUNTY TREASURER - TAX COLLECTOR *TREASURER - TAX COLLECTOR*

ATTACHMENT 1

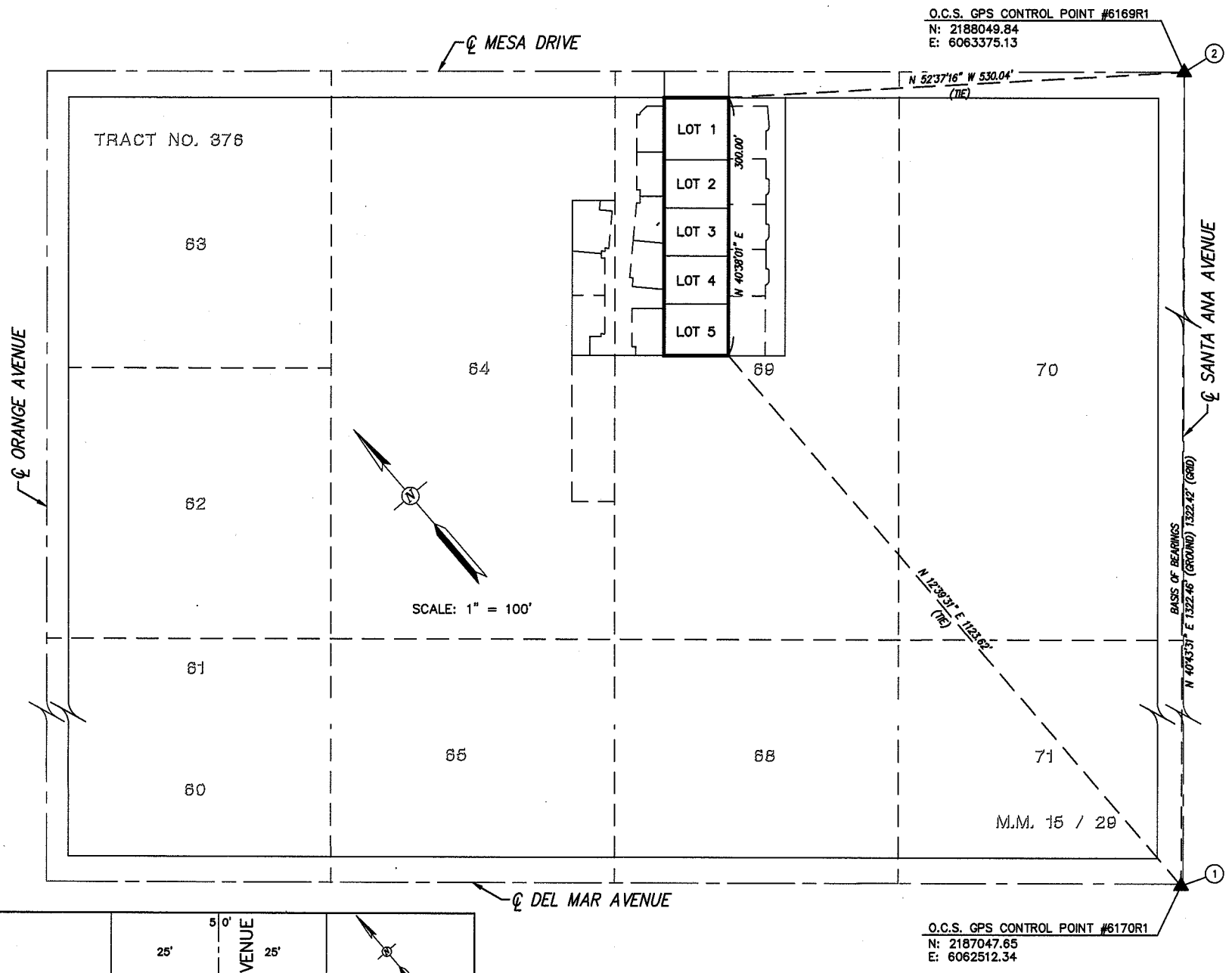
SHEET 2 OF 5 SHEETS

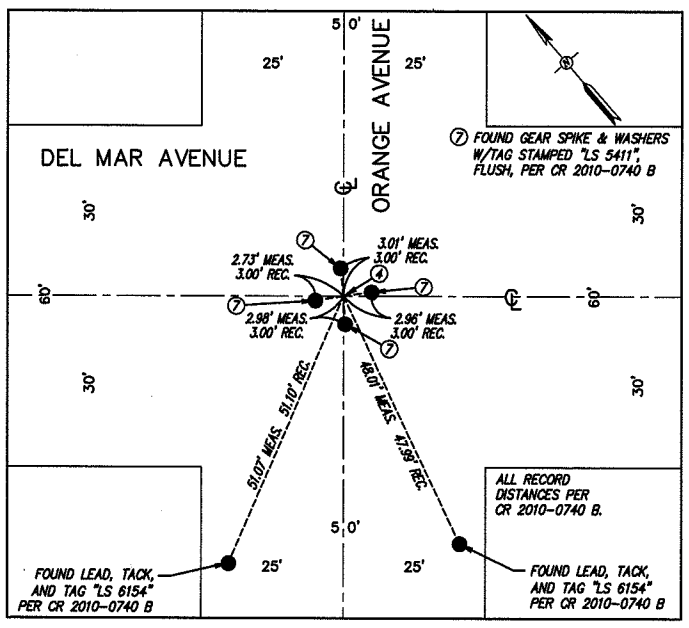
LOTS: 5 NUMBERED
ACREAGE: 22,500 SQ. FT. 0.5165 AC.
DATE OF SURVEY: SEPTEMBER 2015
ALL OF TENTATIVE TRACT MAP NO. 17974

TRACT NO. 17974
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

RALPH W. GUIDA, IV P.L.S. 7076 SEPTEMBER 2015

GPS TIE SHEET





TIE DETAIL
SCALE 1"=20'

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6169R1 AND STATION GPS NO. 6170R1 BEING NORTH 40°43'31" EAST 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, (2007.00 EPOCH). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997266. (A MEAN VALUE).

REFERENCE NOTES:

(R1) RECORD DATA PER TRACT NO. 376, M.M. 15/29

(R2) RECORD DATA PER PARCEL MAP NO. 2000-179, P.M.B. 322/36-37

MONUMENT NOTES:

(1) FD. SPIKE AND WASHER STAMPED "LS 5023" (OCS GPS 6170R1), PER PARCEL MAP NO. 2000-179, P.M.B. 322/36-37, FLUSH. S83°35'12W 3.01' FROM MONUMENT (5), N84°27'31"E 2.98' PER PARCEL MAP NO. 2000-179, P.M.B. 322/36-37.

(2) FD. LEAD, TACK AND TAG STAMPED "RCE 27743" (OCS GPS 6169R1), PER CR 2001-0831, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF MESA DRIVE AND SANTA ANA AVENUE.

(3) FD. GEAR SPIKE AND WASHER STAMPED "LS 6154 EADSON & ASSOCIATES", PER CR 2009-2939 A, DN. 0.25'. ACCEPTED AS THE CENTERLINE INTERSECTION OF MESA DRIVE & ORANGE AVENUE.

(4) CENTERLINE INTERSECTION FALLS ON MANHOLE LID, ESTABLISHED PER CR 2010-0740 B. ACCEPTED AS THE CENTERLINE INTERSECTION OF DEL MAR AVENUE AND ORANGE AVENUE, (TIE DETAIL HEREON.)

(5) FD. 4 PUNCH MARKS ON MANHOLE, PER PARCEL MAP NO. 2000-179, P.M.B. 322/36-37, ACCEPTED AS THE CENTERLINE INTERSECTION OF DEL MAR AVENUE AND SANTA ANA AVENUE.

(6) 2" I.P. TAGGED "PLS 7076" OR LEAD, TACK & TAG "PLS 7076" OR SPIKE & WASHER STAMPED "PLS 7076" TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
1" I.P. TAGGED "PLS 7076" OR LEAD, TACK & TAG "PLS 7076" OR SPIKE & WASHER STAMPED "PLS 7076" TO BE SET AT ALL LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

(7) FOUND GEAR SPIKE & WASHERS W/TAG STAMPED "LS 5411", FLUSH, PER CR 2010-0740 B.

LEGEND

○	SET MONUMENT AS NOTED
●	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 3 FOR BOUNDARY SHEET

SEE SHEET 4 FOR LOT DETAIL SHEET

SEE SHEET 5 FOR EXISTING AND PROPOSED EASEMENT DETAIL AND EASEMENT NOTES

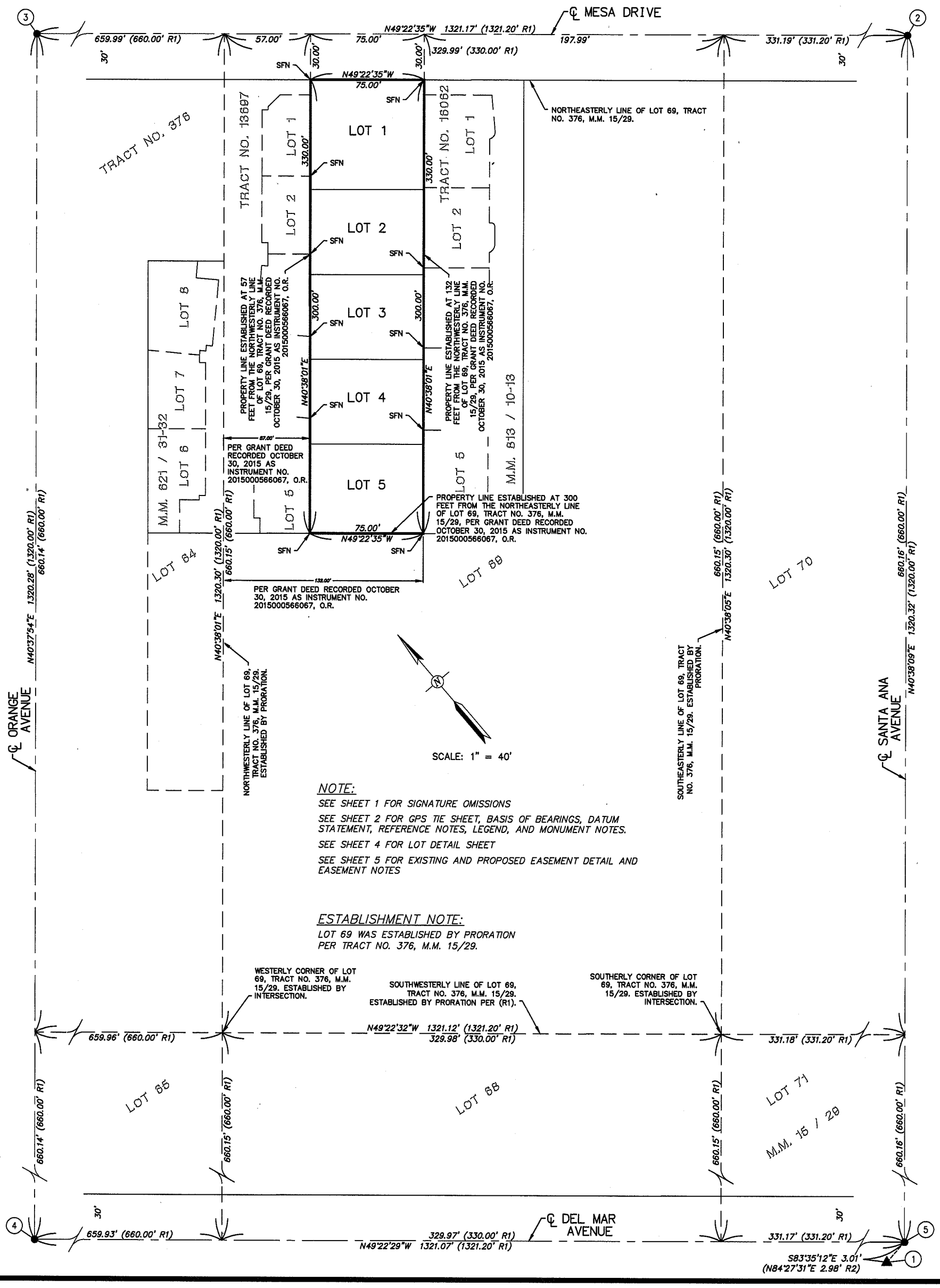
SHEET 3 OF 5 SHEETS

LOTS: 5 NUMBERED
ACREAGE: 22,500 SQ. FT. 0.5165 AC.
DATE OF SURVEY: SEPTEMBER 2015
ALL OF TENTATIVE TRACT MAP NO. 17974

TRACT NO. 17974
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

RALPH W. GUIDA, IV P.L.S. 7076 SEPTEMBER 2015

BOUNDARY SHEET



NOTE:

SEE SHEET 1 FOR SIGNATURE OMISSIONS

SEE SHEET 2 FOR GPS TIE SHEET, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, LEGEND, AND MONUMENT NOTES.

SEE SHEET 4 FOR LOT DETAIL SHEET

SEE SHEET 5 FOR EXISTING AND PROPOSED EASEMENT DETAIL AND EASEMENT NOTES

ESTABLISHMENT NOTE:

LOT 69 WAS ESTABLISHED BY PRORATION PER TRACT NO. 376, M.M. 15/29.

SHEET 4 OF 5 SHEETS

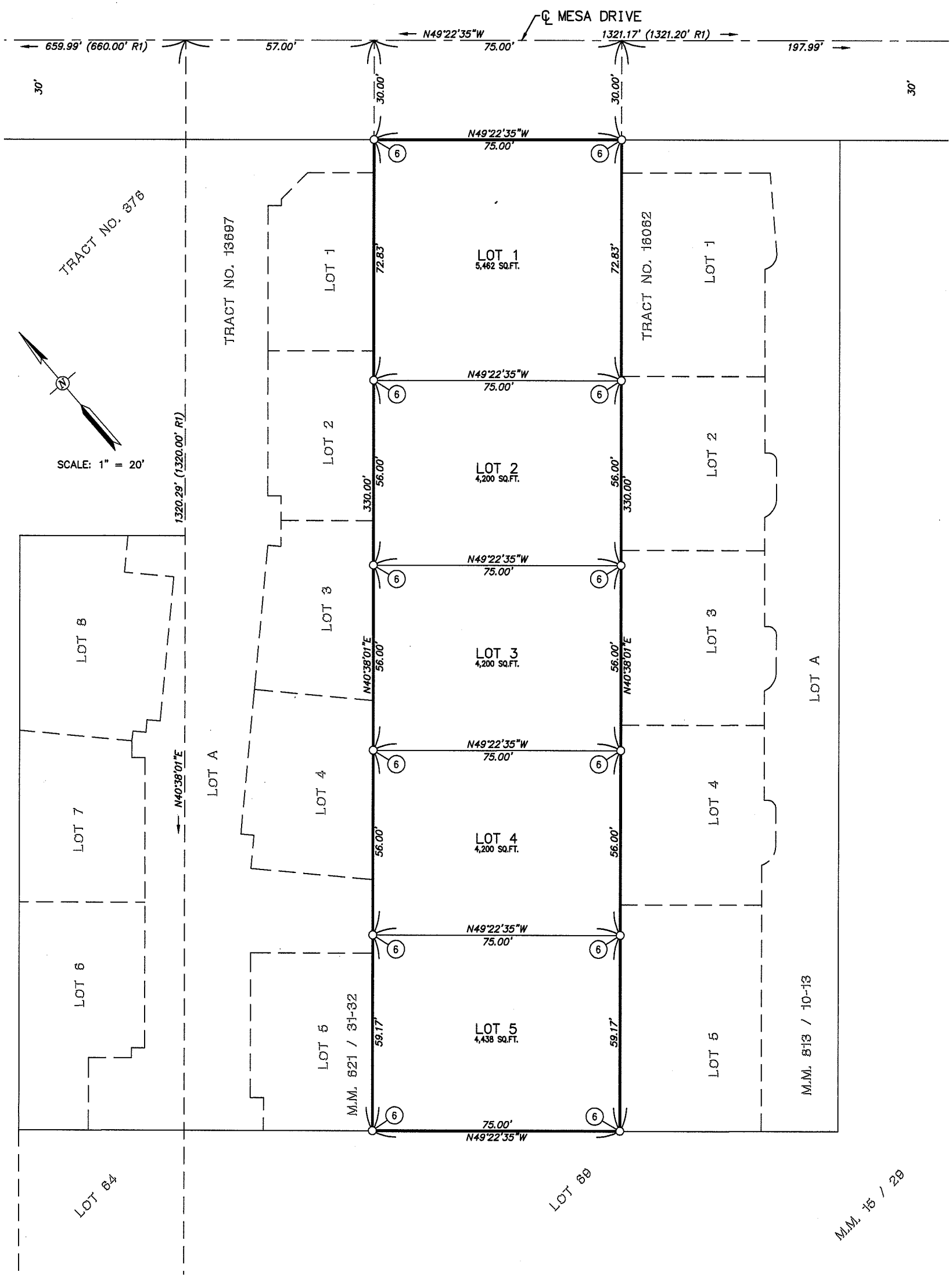
LOTS: 5 NUMBERED
ACREAGE: 22,500 SQ. FT. 0.5165 AC.
DATE OF SURVEY: SEPTEMBER 2015
ALL OF TENTATIVE TRACT MAP NO. 17974

TRACT NO. 17974

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

RALPH W. GUIDA, IV P.L.S. 7076 SEPTEMBER 2015

LOT DETAIL SHEET



NOTE:

SEE SHEET 1 FOR SIGNATURE OMISSIONS

SEE SHEET 2 FOR GPS TIE SHEET, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, LEGEND, AND MONUMENT NOTES.

SEE SHEET 3 FOR BOUNDARY SHEET

SEE SHEET 5 FOR EXISTING AND PROPOSED EASEMENT DETAIL AND EASEMENT NOTES

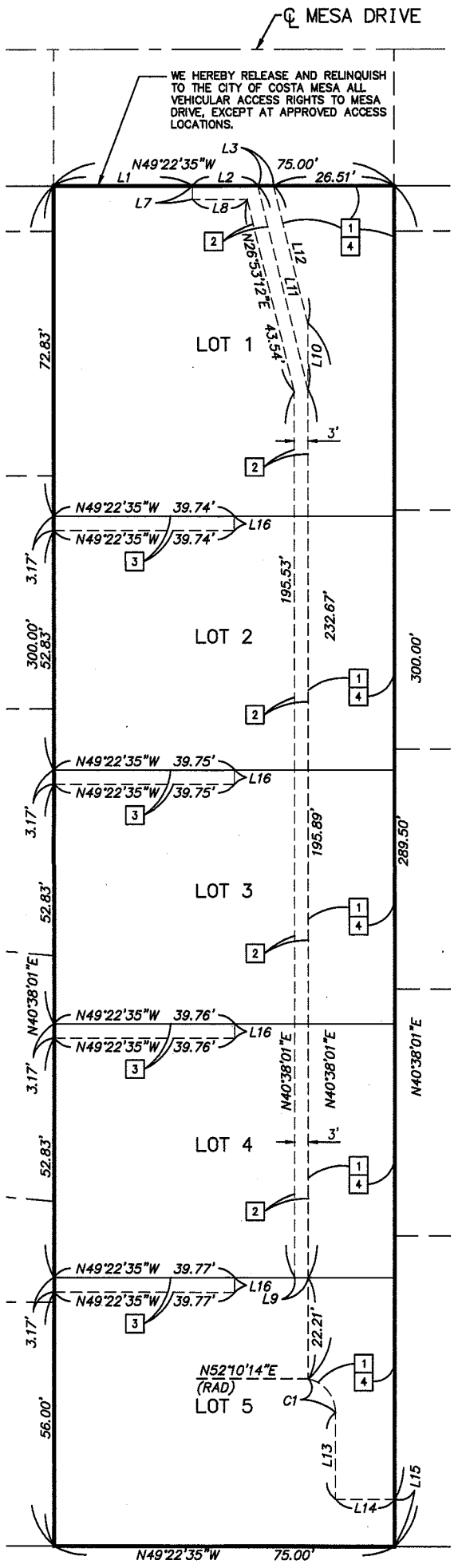
SHEET 5 OF 5 SHEETS

LOTS: 5 NUMBERED
ACREAGE: 22,500 SQ. FT. 0.5165 AC.
DATE OF SURVEY: SEPTEMBER 2015
ALL OF TENTATIVE TRACT MAP NO. 17974

TRACT NO. 17974
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

RALPH W. GUIDA, IV P.L.S. 7076 SEPTEMBER 2015

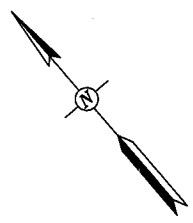
EXISTING AND PROPOSED EASEMENT DETAIL



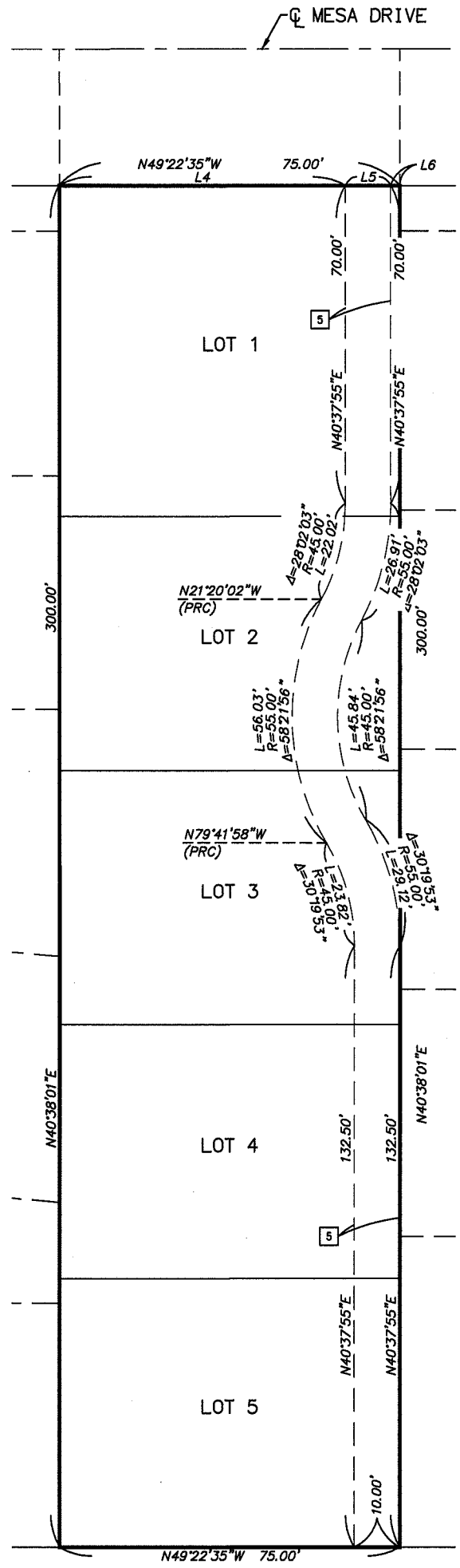
PROPOSED EASEMENT DETAIL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 49°22'35" W	30.56'
L2	N 49°22'35" W	14.45'
L3	N 49°22'35" W	3.48'
L4	N 49°22'35" W	63.00'
L5	N 49°22'35" W	10.00'
L6	N 49°22'35" W	2.00'
L7	N 40°38'01" E	3.00'
L8	N 49°22'35" E	12.09'
L9	N 49°22'35" E	3.00'
L10	N 40°38'01" E	14.57'
L11	N 26°53'12" E	46.26'
L12	N 26°44'11" E	31.28'
L13	N 40°38'01" E	19.11'
L14	N 49°22'35" W	13.00'
L15	N 40°38'01" E	10.50'
L16	N 40°38'01" E	3.17'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	78°27'47"	7.50'	10.27'



SCALE: 1" = 20'



EXISTING EASEMENT DETAIL

PROPOSED EASEMENT NOTES:

1. *VARIABLE WIDTH EASEMENT FOR INGRESS-EGRESS, PARKING AND JOINT MAINTENANCE FOR THE BENEFIT OF LOTS 1 THROUGH 5.*
2. *A 3 FOOT WIDE PRIVATE DOMESTIC WATER SERVICE MAINTENANCE ACCESS EASEMENT OVER LOTS 1-4 FOR THE BENEFIT OF LOTS 1-5.*
3. *A 3 FOOT WIDE EASEMENT FOR MAINTENANCE ACCESS, LANDSCAPE, AND DRAINAGE FOR THE BENEFIT OF THE ADJOINING LOT.*
4. *VARIABLE WIDTH EASEMENT TO THE CITY OF COSTA MESA FOR INGRESS-EGRESS AND EMERGENCY AND PUBLIC SECURITY PURPOSES DEDICATED HEREON.*

EXISTING EASEMENT NOTES:

5. *A 10 FOOT WIDE EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1960, BOOK 4457, PAGE 478, OFFICIAL RECORDS.*

NOTE:

SEE SHEET 1 FOR SIGNATURE OMISSIONS

SEE SHEET 2 FOR GPS TIE SHEET, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, LEGEND, AND MONUMENT NOTES.

SEE SHEET 3 FOR BOUNDARY SHEET

SEE SHEET 4 FOR LOT DETAIL SHEET