

LOTS: 10 NUMBERED
AREA: 25,087 SQ. FT. 0.576 AC.
DATE OF SURVEY: APRIL 2015
ALL OF TENTATIVE TRACT NO. 17921

TRACT NO. 17921
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 8 AND 9 IN BLOCK B OF TRACT NO. 553, GIBSON HOME ACRES, AS PER MAP FILED IN BOOK 20, PAGE 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH THAT PORTION OF AN UNNAMED ALLEY AS VACATED BY RESOLUTION NO. 99-12 OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, AS SHOWN BY QUITCLAIM DEED RECORDED OCTOBER 25, 1999 AS INSTRUMENT NO. 99-0745806, OFFICIAL RECORDS AND RESOLUTION RECORDED OCTOBER 25, 1999 AS INSTRUMENT NO. 99-0745807, OFFICIAL RECORDS.

ACCEPTED AND FILED AT THE
REQUEST OF
FIDELITY NATIONAL TITLE COMPANY

DATE: _____
TIME: _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH HUYEN
COUNTY CLERK-RECORDER
BY: _____
DEPUTY

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

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 A 25 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES AS SHOWN ON SAID MAP

WE HEREBY DEDICATE TO THE CITY OF COSTA MESA:

- 1. AN EASEMENT FOR INGRESS/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 ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO BERNARD STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

ELEANOR KAPLAN, OR SUCCESSOR TRUSTEE(S), AS TRUSTEE OF THE KAPLAN FAMILY TRUST, DATED MARCH 3, 2009

BY: _____
NAME:
TITLE:

BENEFICIARY:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MERS), SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF NEW YORK, BENEFICIARY OF A DEED OF TRUST RECORDED APRIL 8, 2003 AS INSTRUMENT NO. 2003000386142, OFFICIAL RECORDS.

BY: _____
NAME:
TITLE:

BY: _____
NAME:
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 EXPIRES: _____
MY COMMISSION NO: _____

NOTARY ACKNOWLEDGMENT:

SEE SHEET 2.

SIGNATURE OMISSIONS:

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

- 1. JOSEPH ERTLER, HOLDER OF AN EASEMENT FOR RIGHTS OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF PIPE LINES, DITCHES, AQUEDUCTS, TELEPHONE AND TELEGRAPH, LIGHT AND POWER LINES, RECORDED FEBRUARY 26, 1918, BOOK 318, PAGE 183, OF DEEDS. SAID EASEMENT IS A BLANKET EASEMENT.
- 2. CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY FOR ALL EXISTING UNDERGROUND AND OVERHEAD PUBLIC UTILITIES TOGETHER WITH RIGHT OF INGRESS/EGRESS FOR THE PURPOSE OF MAINTAINING, REPLACING AND UPGRADING SAID EXISTING PUBLIC UTILITIES AS RESERVED IN RESOLUTION NO. 99-12, RECORDED OCTOBER 25, 1999, AS INSTRUMENT NO. 19990745807, OFFICIAL RECORDS AND QUITCLAIM DEED RECORDED OCTOBER 25, 1999, AS INSTRUMENT NO. 19990745806, OFFICIAL RECORDS.
- 3. CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR INGRESS/EGRESS PURPOSES OVER AN UNNAMED ALLEY AS VACATED IN RESOLUTION NO. 99-12, RECORDED OCTOBER 25, 1999, AS INSTRUMENT NO. 19990745807, OFFICIAL RECORDS AND QUITCLAIM DEED RECORDED OCTOBER 25, 1999, AS INSTRUMENT NO. 19990745806, OFFICIAL RECORDS.

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 ORDINANCES AT THE REQUEST OF ELEANOR KAPLAN, IN APRIL 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 OF RECORDATION; 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.

ROBIN B. HAMERS DATE _____
R.C.E. 31720
EXP. 12/31/2016



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 12-31-17

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.

THIS STATEMENT WILL BE EFFECTIVE ON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2016.

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
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 ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:

- 1. AN EASEMENT FOR INGRESS/EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLE PURPOSES ONLY, AS DEDICATED.
- 2. ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO BERNARD STREET AS RELEASED AND RELINQUISHED.

WE ALSO HEREBY ABANDON PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP, THE NORTHERLY 5 FEET OF A PORTION OF A 15 FOOT EASEMENT FOR PUBLIC UTILITY FOR ALL EXISTING UNDERGROUND AND OVERHEAD PUBLIC UTILITIES TOGETHER WITH RIGHT OF INGRESS/EGRESS FOR THE PURPOSE OF MAINTAINING, REPLACING AND UPGRADING SAID EXISTING PUBLIC UTILITIES WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF COSTA MESA, AS RESERVED IN RESOLUTION NO. 99-12, RECORDED OCTOBER 25, 1999, AS INSTRUMENT NO. 19990745807, OFFICIAL RECORDS AND QUITCLAIM DEED RECORDED OCTOBER 25, 1999, AS INSTRUMENT NO. 19990745806, OFFICIAL RECORDS. RECORDS OF ORANGE COUNTY, NOT SHOWN ON THIS MAP

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

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
COUNTY TREASURER - TAX COLLECTOR

BY: _____
TREASURER - TAX COLLECTOR

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

NOTARY ACKNOWLEDGMENT:

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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

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

(NAME PRINTED)

MY COMMISSION NO: _____

NOTARY ACKNOWLEDGMENT:

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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.

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(NAME PRINTED)

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LEGEND

- (R1) RECORD DATA OR CALCULATED RECORD DATA PER FAIRVIEW FARMS, M.M. 8/71.
- (R2) RECORD & MEASURED DATA PER FAIRVIEW FARMS, M.M. 8/71.
- (R3) RECORD DATA OR CALCULATED RECORD DATA PER TRACT NO. 553, M.M. 20/4.
- (R4) RECORD & MEASURED DATA PER TRACT NO. 553, M.M. 20/4.
- (R5) RECORD DATA OR CALCULATED DATA PER TRACT NO. 16897, M.M. 889/36-38.
- (R6) RECORD DATA PER PARCEL MAP NO. 2008-113, P.M.B. 366/46-47.
- FOUND MONUMENT AS NOTED
- ▲ INDICATES O.C.S. GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- SET 2" I.P. TAGGED "R.C.E. 31720", OR LEAD, TACK & TAG STAMPED "R.C.E. 31720", OR AN 8" SPIKE & WASHER STAMPED "R.C.E. 31720".
- ALL MONUMENTS TO BE SET WITHIN 90 DAYS OF MAP RECORDATION.

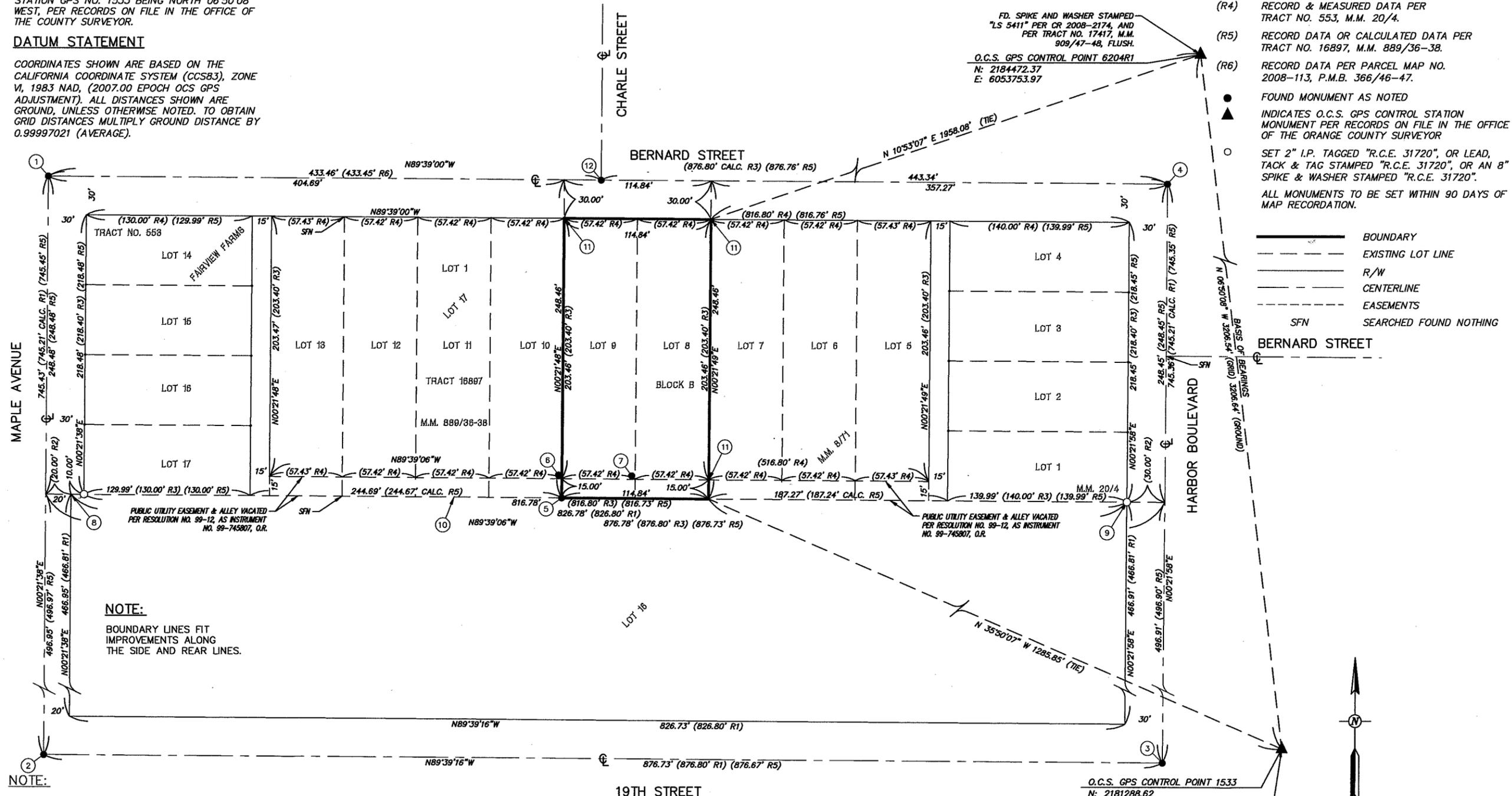
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6204R1 AND STATION GPS NO. 1533 BEING NORTH 06°50'08" 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, (2007.00 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997021 (AVERAGE).

BOUNDARY ESTABLISHMENT & OCS GPS CONTROL



NOTE:

BOUNDARY LINES FIT IMPROVEMENTS ALONG THE SIDE AND REAR LINES.

NOTE:

SEE SHEET 4 FOR MONUMENT & BOUNDARY ESTABLISHMENT NOTES AND LOT DETAILS
 SEE SHEET 5 FOR EASEMENT DETAILS
 SEE SHEET 6 FOR MONUMENT TIE DETAILS

O.C.S. GPS CONTROL POINT 1533
 N: 2181288.62
 E: 6054135.62

FD. 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-100-74" PER OCS FILE# OC96/71-5, FLUSH, PER TRACT NO. 16897, M.M. 889/36-38.

SCALE: 1" = 50'

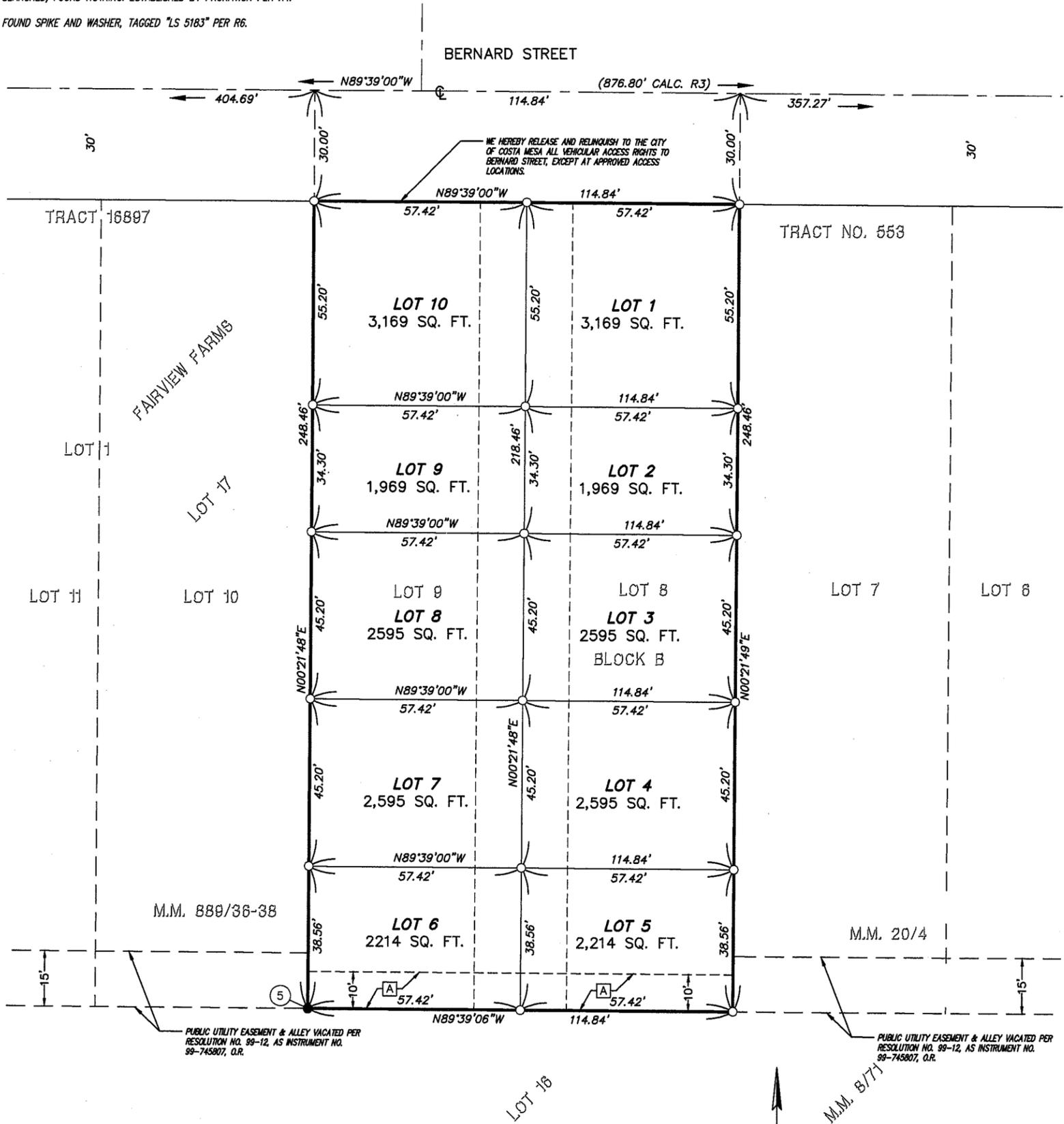
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LOT DETAILS

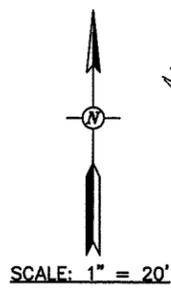
MONUMENT & BOUNDARY ESTABLISHMENT NOTES:

- ① FOUND MANHOLE. ESTABLISHED CENTERLINE INTERSECTION PER TIES, PER CR 2004-0155B, FLUSH.
- ② FOUND MANHOLE. ESTABLISHED CENTERLINE INTERSECTION PER TIES, PER CR 2005-1501B, FLUSH.
- ③ FOUND CHISELED "+" PER PARCEL MAP 90-303, P.M.B. 264/44-45. HELD FOR CENTERLINE INTERSECTION OF 19TH STREET AND HARBOR BOULEVARD.
- ④ FOUND SPIKE AND WASHER STAMPED "L.S. 5411", PER CR 2008-2171B, FLUSH.
- ⑤ FOUND 2" I.P. W/TAG "R.C.E. 31720", PER TRACT MAP NO. 16897, M.M. 889/36-38, DN. 0.3'.
- ⑥ FOUND 3/4" I.P. W/TAG STAMPED "L.S. 2312", PER JACK RAUB NOTES DATED 8/18/52 JOB NO. 1915R ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR, DN. 0.4'. N55°51'17"W 0.21'.
- ⑦ FOUND 3/4" I.P. W/TAG STAMPED "L.S. 2312", PER JACK RAUB NOTES DATED 8/18/52 JOB NO. 1915R ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR, DN. 0.6'. N59°11'28"W 0.17'.
- ⑧ NORTHWEST CORNER LOT 16 FAIRVIEW FARMS ESTABLISHED BY PRORATION PER R1.
- ⑨ NORTHEAST CORNER LOT 16 FAIRVIEW FARMS ESTABLISHED BY PRORATION PER R1.
- ⑩ NORTHERLY LINE LOT 16 OF FAIRVIEW FARMS BY PRORATION PER R1.
- ⑪ SEARCHED, FOUND NOTHING. ESTABLISHED BY PRORATION PER R4.
- ⑫ FOUND SPIKE AND WASHER, TAGGED "LS 5183" PER R6.



NOTE:

SEE SHEET 3 FOR OCS GPS CONTROL, BASIS OF BEARINGS, DATUM STATEMENT, LEGEND AND BOUNDARY ESTABLISHMENT
 SEE SHEET 5 FOR EASEMENT DETAILS
 SEE SHEET 6 FOR MONUMENT TIE DETAILS



SEE SHEET 3

SEE SHEET 3

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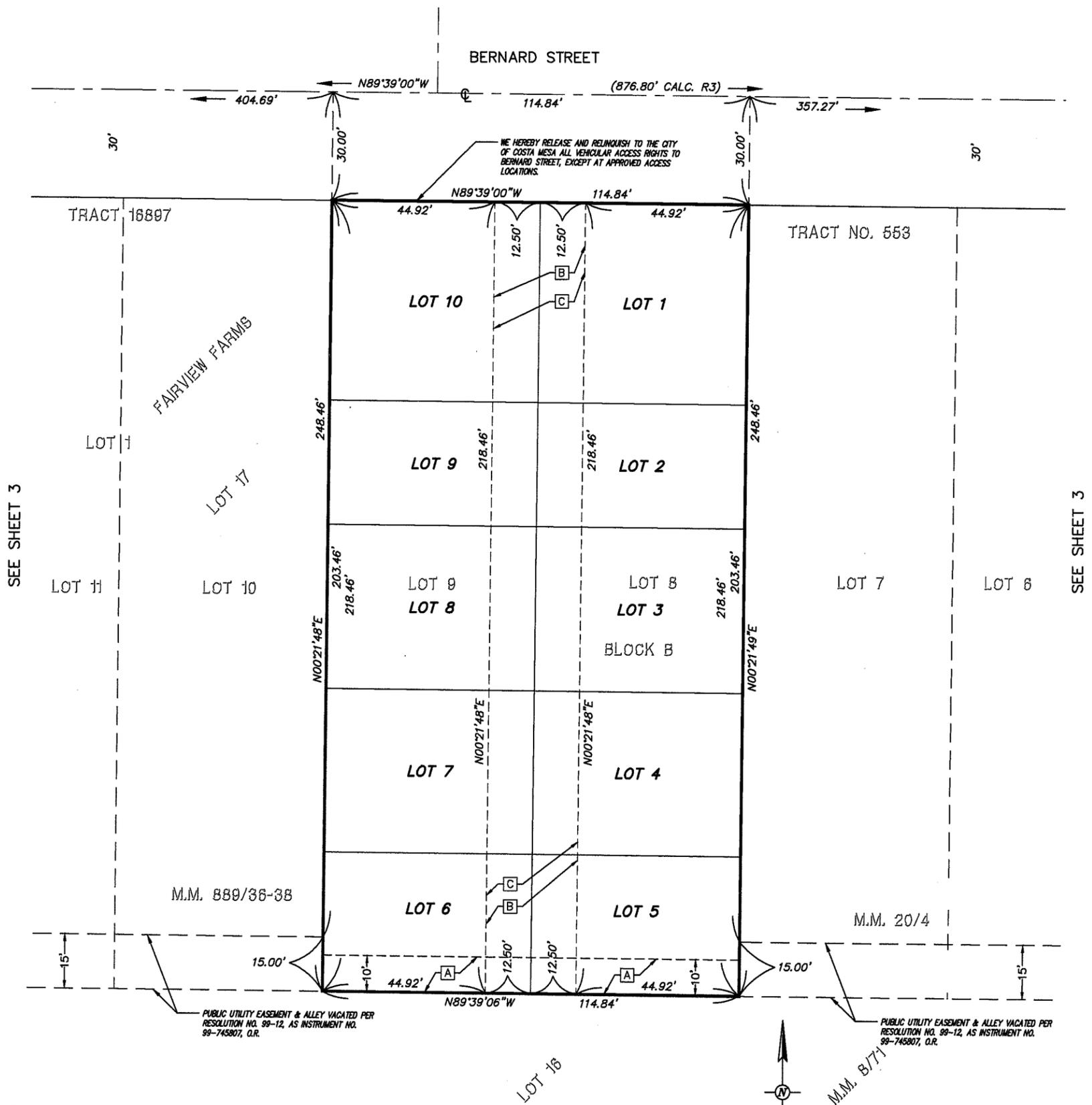
EASEMENT DETAILS

EXISTING EASEMENTS:

[A] CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR INGRESS/EGRESS PURPOSES OVER AN UNNAMED ALLEY AS VACATED IN RESOLUTION NO. 99-12, RECORDED OCTOBER 25, 1999, AS INSTRUMENT NO. 19990745807, OFFICIAL RECORDS AND QUITCLAIM DEED RECORDED OCTOBER 25, 1999, AS INSTRUMENT NO. 19990745806, OFFICIAL RECORDS.

NEW EASEMENTS:

[B] A 25 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES FOR THE BENEFIT OF LOTS 1-10.
 [C] AN EASEMENT FOR INGRESS/EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES ONLY.



NOTE:

SEE SHEET 3 FOR OCS GPS CONTROL, BASIS OF BEARINGS, DATUM STATEMENT, LEGEND AND BOUNDARY ESTABLISHMENT
 SEE SHEET 4 FOR MONUMENT AND BOUNDARY ESTABLISHMENT NOTES AND LOT DETAILS
 SEE SHEET 6 FOR MONUMENT TIE DETAILS

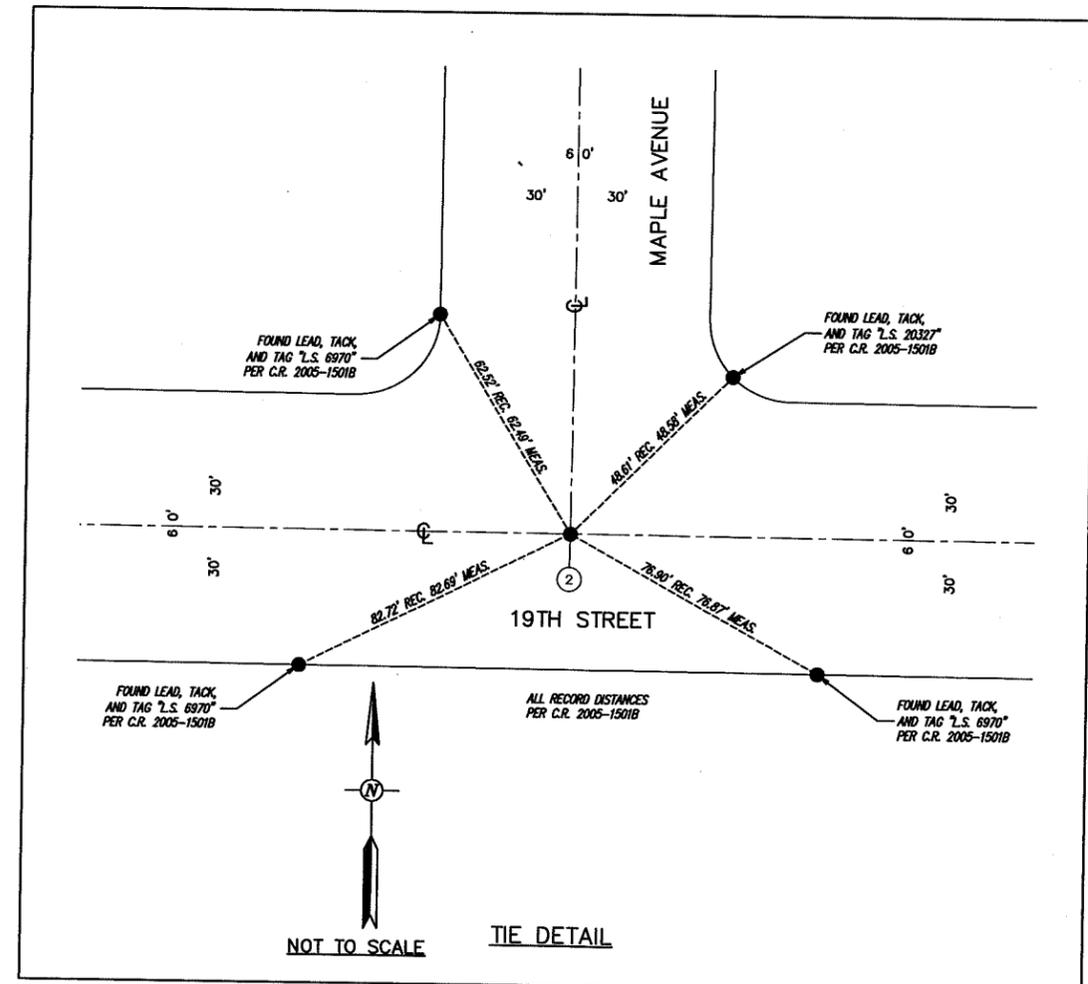
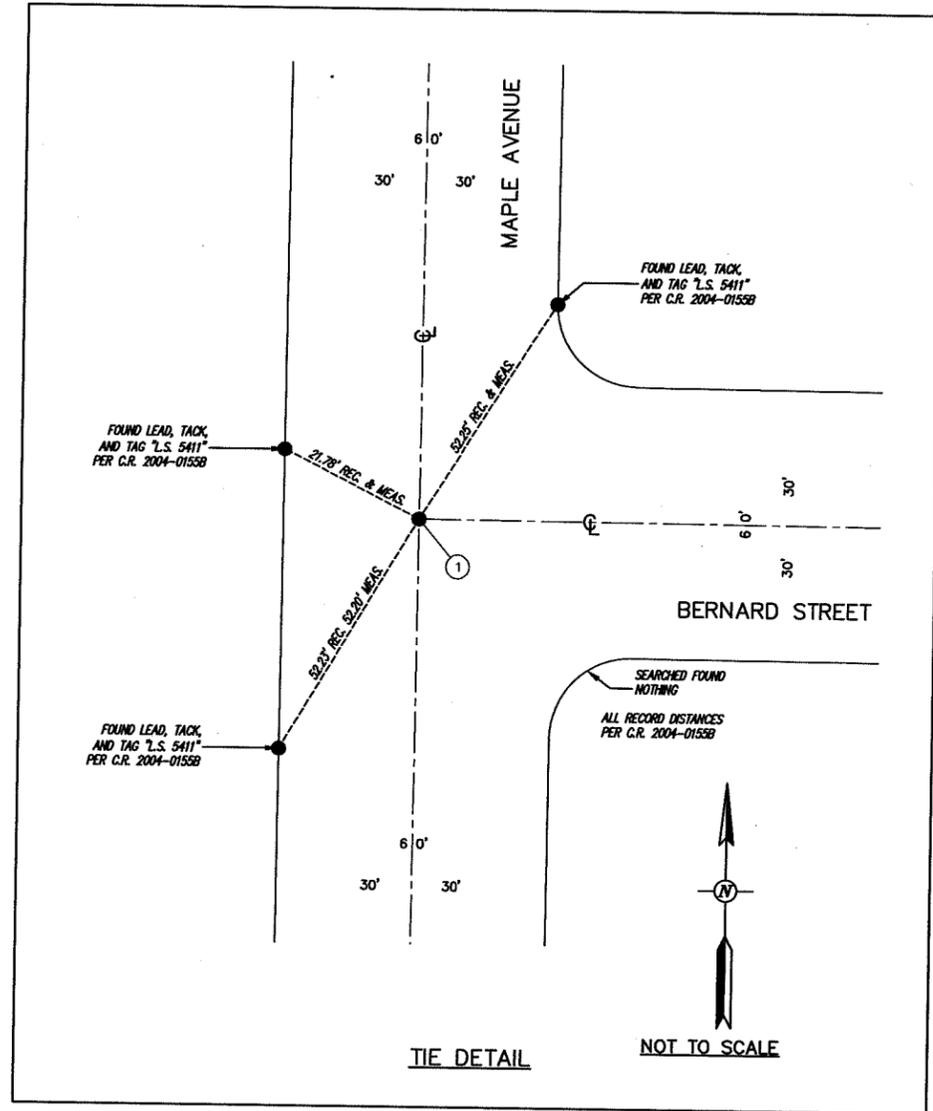
SCALE: 1" = 20'

SHEET 6 OF 6 SHEETS

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MONUMENT TIE DETAILS



NOTE:

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