

SHEET 1 OF 6 SHEETS  
ALL OF TENTATIVE TRACT NO. 17800  
No. OF LOTS: 4 NUMBERED  
ACREAGE: 8.977 GROSS  
8.927 AC. NET  
DATE OF SURVEY: OCTOBER 15, 2015

# TRACT NO. 17800

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 509 AND PORTIONS OF LOTS 510 AND 511 OF  
THE NEWPORT MESA MAP ON FILE IN BOOK 5, PAGE 1 OF MISCELLANEOUS  
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

C & V CONSULTING, INC. EDWARD L. REYNOLDS, L.S. 7725

FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE REQUEST  
OF FIRST AMERICAN TITLE COMPANY

DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF COSTA MESA IN FEE FOR PUBLIC STREET AND HIGHWAY PURPOSES: 17TH STREET.

WE HEREBY RESERVE FOR THE OWNERS OF LOTS 1-4 THE EASEMENT FOR INGRESS, EGRESS, ROAD, UTILITIES, DRAINAGE, LANDSCAPE, FENCING, AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA:

1. AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOTS 1 THROUGH 4, INCLUSIVE, AS SHOWN ON THIS MAP.
2. AN EASEMENT FOR STORM DRAIN PURPOSES OVER LOTS 1 THROUGH 4, INCLUSIVE, AS SHOWN ON THIS MAP.
3. AN EASEMENT FOR SIDEWALK PURPOSES OVER LOT 2 AS SHOWN ON THIS MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO SUPERIOR AVENUE, POMONA AVENUE & 17TH STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

OWNER: W-WP WESTSIDE GATEWAY OWNER VII, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: NAME: \_\_\_\_\_ BY: NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

### NOTARY ACKNOWLEDGEMENT

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 )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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 \_\_\_\_\_

### 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 DAVID KELLY ON OCTOBER 10, 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET WITHIN 365 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 CONDITIONALLY APPROVED TENTATIVE MAP.

EDWARD L. REYNOLDS, L.S. 7725 DATE \_\_\_\_\_



### 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, EXP. DATE: 12/31/17



BY: JON C. HORNECKER, DEPUTY COUNTY SURVEYOR  
L.S. 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 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.

FARIBA FAZELI  
RCE No. 51480  
REGISTRATION EXPIRES: 6/30/16  
CITY ENGINEER, 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 PUBLIC THE FEE DEDICATION FOR STREET & HIGHWAY PURPOSES OF 17TH STREET.

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

1. THE EASEMENT FOR STORM DRAIN PURPOSES, AS DEDICATED.
2. THE EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES, AS DEDICATED.
3. THE EASEMENT FOR SIDEWALK PURPOSES, AS DEDICATED.
4. THE RELEASE AND RELINQUISHMENT OF ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO SUPERIOR AVENUE, POMONA AVENUE & 17TH STREET, AS DEDICATED.

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 HERE UNTO 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 )

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

SHEET 2 OF 6 SHEETS  
ALL OF TENTATIVE TRACT NO. 17800  
No. OF LOTS: 4 NUMBERED  
ACREAGE: 8.977 GROSS  
8.927 AC. NET  
DATE OF SURVEY: OCTOBER 15, 2015

**TRACT NO. 17800**  
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
C & V CONSULTING, INC. EDWARD L. REYNOLDS, L.S. 7725  
FOR CONDOMINIUM PURPOSES

**MONUMENT NOTES**

- ① OCS GPS POINT NO. 6255R2 N 2178028.77, E 6054773.74  
FD. PK NAIL & WASHER STAMPED "LS 5411" AT APPARENT CENTERLINE  
INT. OF 17TH ST. AND SANTA ANA AVE. PER RS 92-1032, RSB  
150/10-23, FLUSH.
  - ② OCS GPS POINT NO. 6257 N 2179215.30, E 6049761.00  
POINT FALLS ON MANHOLE. RE-ESTABLISHED POSITION AT CENTERLINE  
INT. OF 17TH ST. AND PLACENTIA AVE. FD. FOUR N/T "LS 6970" AS  
3.00' T/O TIES PER RS 92-1032, RSB 150/10-23 & C.R. 2005-0542B.
  - ③ FD. 2-1/4" CAP STAMPED "12-79" IN O.C.S. WELL MON., PER R10,  
DN. 1.7', ACCEPTED AS CL INT. SUPERIOR AVENUE & 17TH STREET.
  - ④ FD. 2-1/4" CAP STAMPED "12-79" IN O.C.S. WELL MON., PER R10,  
ON 2.3', ACCEPTED AS CL INT. POMONA AVENUE & 17TH STREET.
  - ⑤ FD. S&W, STAMPED "RCE 6579", FLUSH, ON DECEMBER 29, 2013 PER R1  
AT THE  $\odot$  INT. POMONA AVE & FARAD STREET. POINT HAS SINCE BEEN  
DESTROYED. SET 1" IP, TAGGED "LS 7725", DN 0.3'.
  - ⑥ FD. S&W, STAMPED "RCE 28328", FLUSH, NO REF., ACCEPTED AS A  
POINT ON THE  $\odot$  OF 16TH STREET.
  - ⑦ FD. 3/4" I.P., TAGGED "LS 3109", PER R6, LEANING 0.3' NE'LY, DN.  
0.3'. POSITION EST. HEREON AT BASE OF SAID PIPE.
  - ⑧ FD. SPIKE & WASHER, TAGGED "LS 5411", FLUSH, AT  $\odot$  INT. SUPERIOR  
AVE & 16TH STREET PER C.R. No. 2008-1196.
  - ⑨ FD. CONC. MONUMENT IN ROCK PILE, NO REF., AS SHOWN ON R5.  
ACCEPTED AS THE MOST SOUTHERLY COR. OF LOT 409 PER R4.
  - ⑩ FD. LT&T IN TOP OF CURB, "RCE 9028" PER R2.
  - ⑪ 1" I.P., TAGGED "LS 7725", FLUSH, TO BE SET PER R1.
  - ⑫ POINT FALLS ON MANHOLE. RE-ESTABLISHED POSITION AT CENTERLINE  
INT. OF SUPERIOR AVENUE & 16TH STREET. FOUND FOUR S/W STAMPED  
"RCE 33520" AS 3.00' T/O TIES, PER TRACT NO. 17501, MM 922/41-45.
- ▲ INDICATES FOUND O.C.S. HORIZONTAL CONTROL STATION MONUMENT PER  
RECORDS PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY  
SURVEYOR.
- FD. MONUMENT AS NOTED.
- INDICATES 2" IP TAGGED "LS 7725", FLUSH; OR 8" S & W STAMPED "LS  
7725" IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH; OR  
LEAD, TACK AND TAG "LS 7725" OR NAIL AND TAG "LS 7725" TO BE  
SET AT ALL TRACT CORNERS UNLESS OTHERWISE INDICATED.
- INDICATES 1" IP TAGGED "LS 7725", FLUSH; OR 8" S & W STAMPED "LS  
7725", FLUSH; OR LEAD, TACK AND TAG "LS 7725" OR NAIL AND TAG  
"LS 7725" TO BE SET UNLESS OTHERWISE INDICATED.
- 1" IP TAGGED "LS 7725", FLUSH; OR 8" S & W STAMPED "LS 7725",  
FLUSH; OR LEAD, TACK AND TAG "LS 7725" OR NAIL AND TAG "LS  
7725" TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

**BOUNDARY ESTABLISHMENT NOTES:**

- ⑨ SFN - NE COR. LOT 510 PER R4 EST. BY PROPORTIONATE MEASUREMENT  
PER R9.
- ⑩ SFN - ESTABLISHED BY INTERSECTION.
- ⑪ S'LY LINE LOT 511 PER R4 EST. BY HOLDING THE RECORD ANGLE PER R2.
- ⑫ N'LY LINE OF R2 EST. 70.00' N'LY OF AND PARALLEL WITH THE S'LY LINE  
OF LOT 511 PER R2.
- ⑬ SNF, ALL TIES DESTROYED -  $\odot$  INT. POMONA AVE & 16TH STREET EST.  
AT THE INT OF THE SOUTHERLY PROLONGATION OF THE LINE BETWEEN  
MONUMENTS 4 & 5.
- ⑭ SENIOR RIGHTS LINE EST. PER RECORD MEASUREMENT PER R7.
- ⑮ SENIOR RIGHTS LINE EST. PER RECORD MEASUREMENT PER R8.
- ⑯ SFN - NE COR. LOT 511 PER R4 EST. BY RECORD MEASUREMENT PER  
R7.
- ⑰ SFN - SW COR LOT 509 PER R4 EST BY PROPORTIONATE MEASUREMENT  
PER R4.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE  
COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 6257 AND GPS  
NO. 6255R2 BEING NORTH 76°40'59" WEST 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 (2007.00 EPOCH OCS GPS ADJUSTMENT). ALL  
DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID  
DISTANCE, MULTIPLY GROUND DISTANCE BY 0.999968605, (MEAN VALUE).

**LEGEND:**

- [ ] INDICATES RECORD & MEASURED DATA PER R1 UNLESS NOTED OTHERWISE.
- R1 INDICATES TRACT NO. 17639, MM 927/47-50.
- R2 INDICATES PMB 12/1.
- R3 INDICATES TRACT NO. 4157, MM 149/35-36.
- R4 INDICATES NEWPORT MESA TRACT, MM 5/1.
- R5 INDICATES FIELD NOTES BY JACK S. RAUB, SHOWING SURVEY OF LOTS 510  
AND 512 OF THE NEWPORT MESA TR., DATED FEBRUARY 20, 1946, ON FILE  
IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- R6 INDICATES FIELD NOTES BY JACK S. RAUB, SHOWING SURVEY OF A POR. OF  
LOTS 510 & 511, NEWPORT MESA TRACT, DATED NOVEMBER, 2 1967, JOB  
NO. 10164, ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE
- R7 INDICATES DEED RECORDED MARCH 4, 1947 IN BOOK 1495, PAGE 34 OF  
OFFICIAL RECORDS.
- R8 INDICATES DEED RECORDED SEPTEMBER 15, 1949 IN BOOK 1901, PAGE 374  
OF OFFICIAL RECORDS.
- R9 INDICATES RSB 21/42.
- R10 INDICATES RSB 101/12-18.
- SPN SEARCHED FOUND NOTHING

**EASEMENT NOTES**

- ① AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR  
ELECTRICAL LINE PURPOSES, CONSISTING OF POLES, NECESSARY GUYS AND  
ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES RECORDED  
DECEMBER 13, 1951 AS INSTRUMENT NO. 61871 IN BOOK 2264, PAGE 127 OF  
OFFICIAL RECORDS.
- ② AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR  
TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS, RECORDED APRIL 06, 1971 AS  
INSTRUMENT NO. 4031 IN BOOK 9596, PAGE 466 OF OFFICIAL RECORDS.
- ③ INDICATES AN EASEMENT IN FAVOR OF THE CITY OF COSTA MESA FOR STREET &  
HIGHWAY PURPOSES DESCRIBED IN A DOCUMENT RECORDED JUNE 3, 1976, IN  
BOOK 11759, PAGE 1379 AS INSTRUMENT NO. 4875 OF OFFICIAL RECORDS.

**PROPOSED EASEMENTS**

- ④ INDICATES AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND  
PUBLIC SECURITY VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF  
COSTA MESA.
- ⑤ INDICATES RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS  
RIGHTS AS RELEASED HEREON TO THE CITY OF COSTA MESA.
- ⑥ EASEMENT FOR INGRESS, EGRESS, ROAD, UTILITIES, DRAINAGE, LANDSCAPE,  
FENCING AND INCIDENTAL PURPOSES FOR THE BENEFIT OF LOTS 1-4 RESERVED  
HEREON.
- ⑦ INDICATES AN EASEMENT FOR SIDEWALK PURPOSES DEDICATED HEREON TO  
THE CITY OF COSTA MESA.
- ⑧ INDICATES A 10.00' WIDE EASEMENT FOR STORM DRAIN PURPOSES  
DEDICATED HEREON TO THE CITY OF COSTA MESA.

SHEET 3 OF 6 SHEETS  
 ALL OF TENTATIVE TRACT NO. 17800  
 No. OF LOTS: 4 NUMBERED  
 ACREAGE: 8.977 GROSS  
 8.927 AC. NET  
 DATE OF SURVEY: OCTOBER 15, 2015

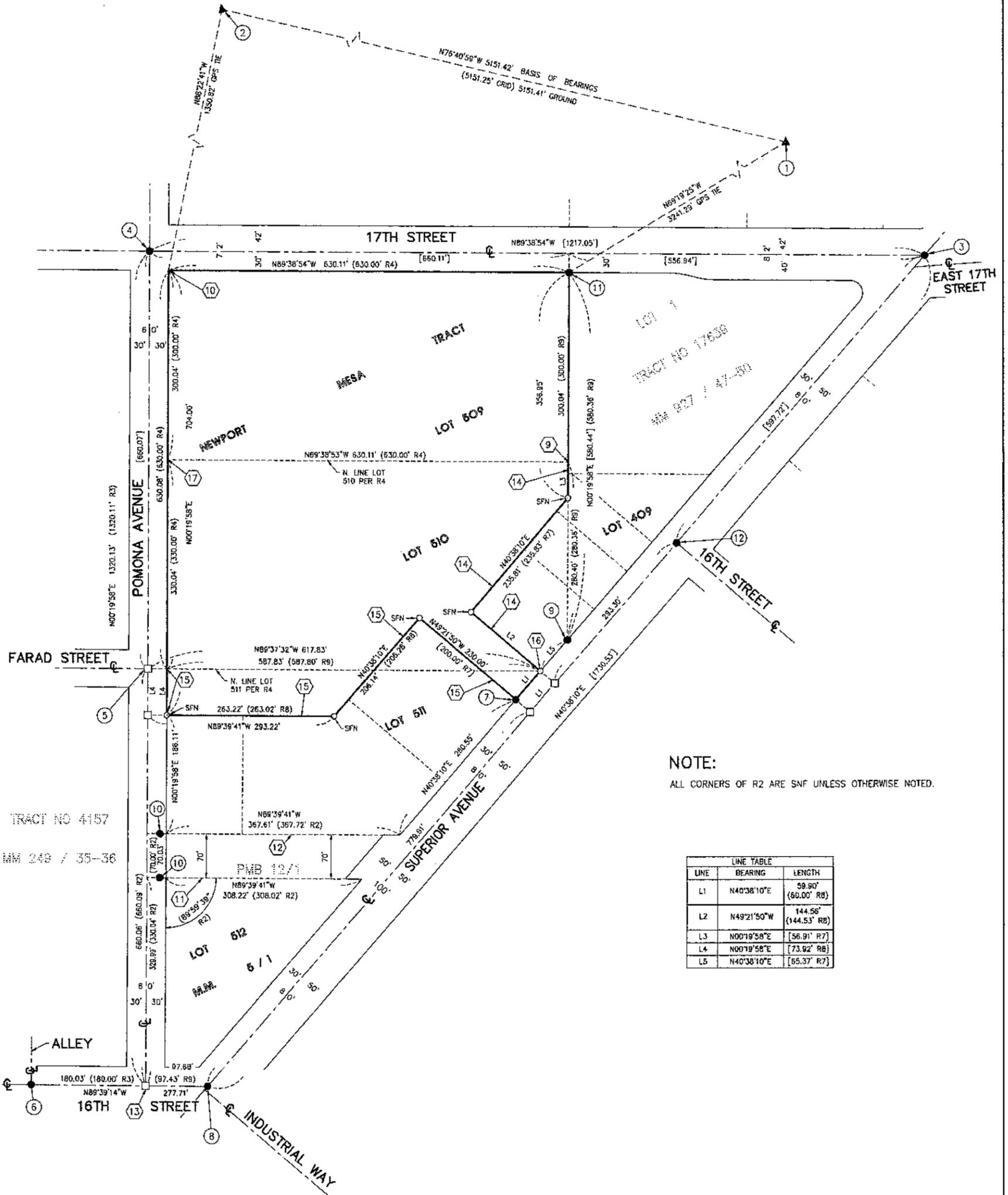
# TRACT NO. 17800

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
 C & V CONSULTING, INC. EDWARD L. REYNOLDS, L.S. 7725  
 FOR CONDOMINIUM PURPOSES  
 PROCEDURE OF SURVEY



SCALE: 1" = 100'

NOTE:  
 SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, LEGEND, EASEMENT NOTES, BOUNDARY ESTABLISHMENT NOTES.  
 SEE SHEET 4 FOR LOT DETAILS.  
 SEE SHEET 5 & 6 FOR EASEMENT DETAILS.



NOTE:  
 ALL CORNERS OF R2 ARE SNF UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°38'10"E	59.90' (60.00' R8)
L2	N49°21'50"W	144.56' (144.53' R8)
L3	N00°19'58"E	56.91' R7
L4	N00°19'58"E	73.92' R8
L5	N40°38'10"E	65.37' R7

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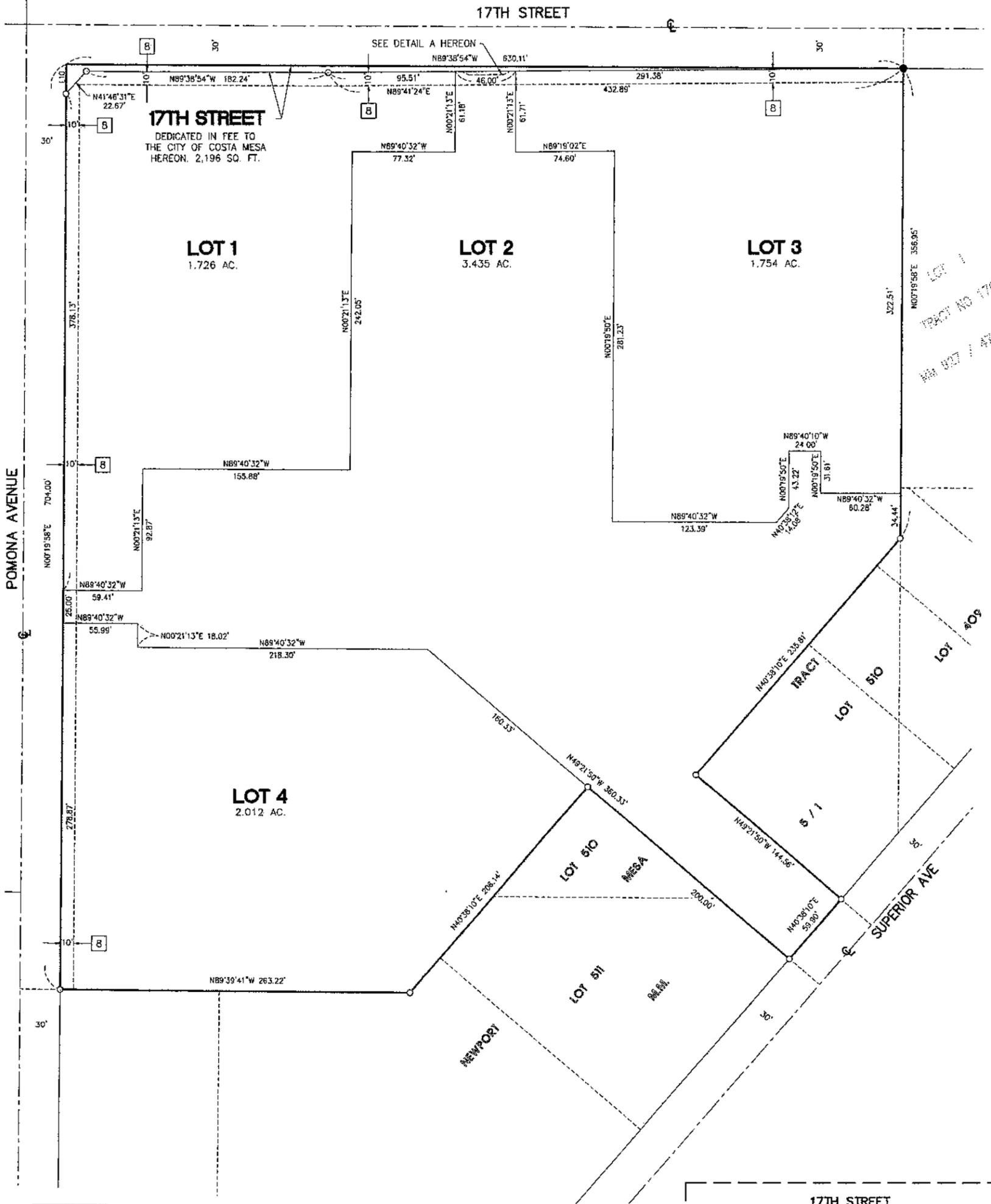
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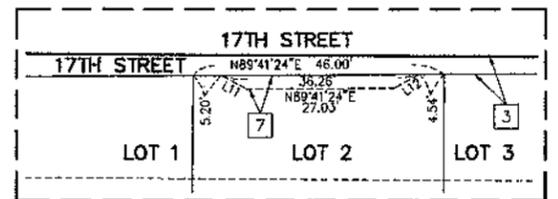
LOT DETAIL SHEET

NOTE:  
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SCALE: 1" = 50'



LINE TABLE		
LINE	BEARING	LENGTH
L10	N00°19'58"E	22.00'
L11	N81°42'43"W	5.22'
L12	N61°25'24"E	5.28'



**DETAIL A**  
 SCALE: 1" = 20'

LOT 1  
 TRACT NO. 17800  
 MAP 027 / 47-50

SHEET 5 OF 6 SHEETS  
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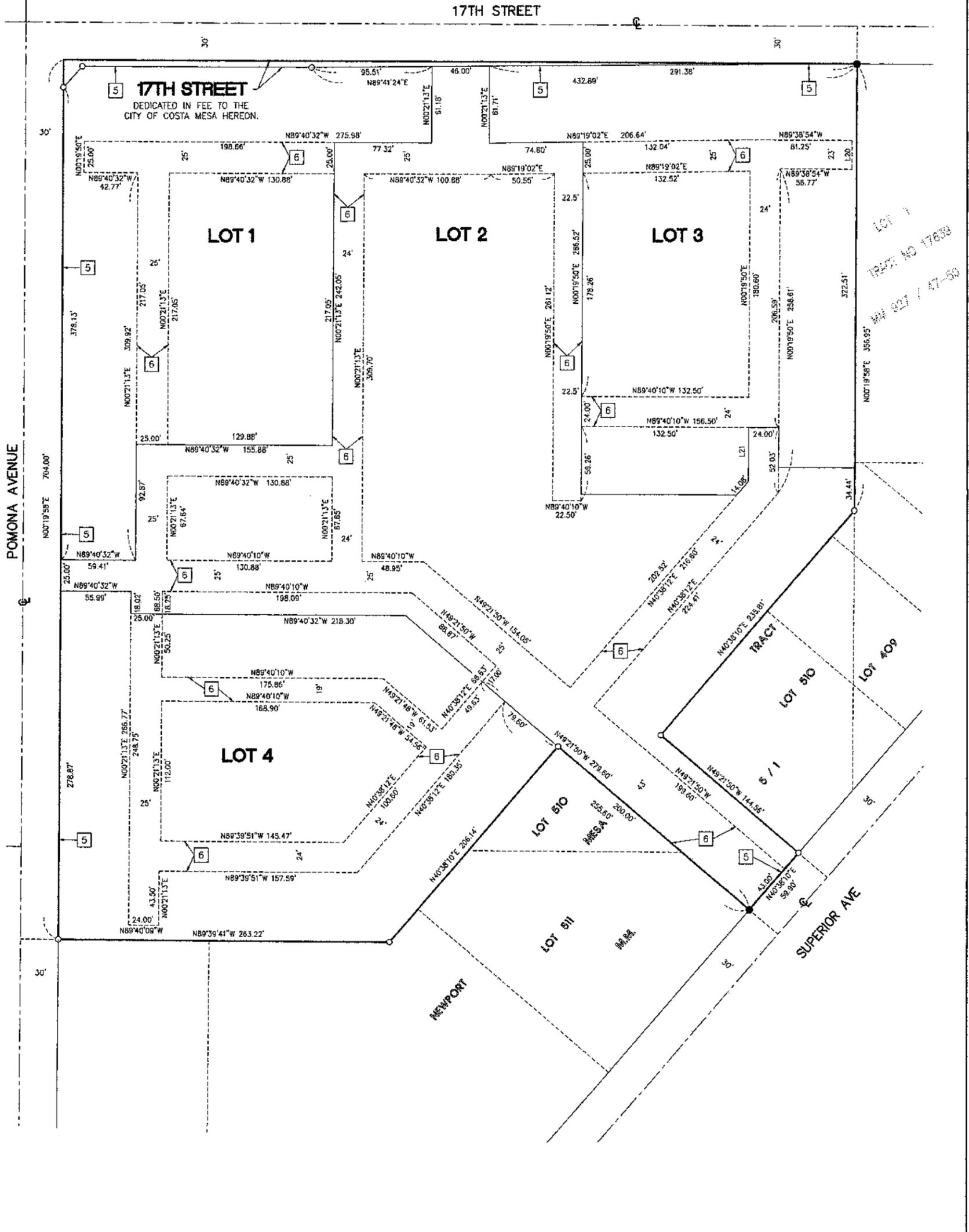
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 FOR CONDOMINIUM PURPOSES  
 EASEMENT DETAIL SHEET



SCALE: 1" = 50'

NOTE:  
 SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, LEGEND, EASEMENT NOTES, BOUNDARY ESTABLISHMENT NOTES.  
 SEE SHEET 3 FOR PROCEDURE OF SURVEY.  
 SEE SHEET 4 FOR LOT DETAILS.  
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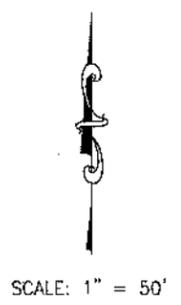
LINE TABLE		
LINE	BEARING	LENGTH
L20	N00°19'50"E	23.00'
L21	N00°19'50"E	43.22'



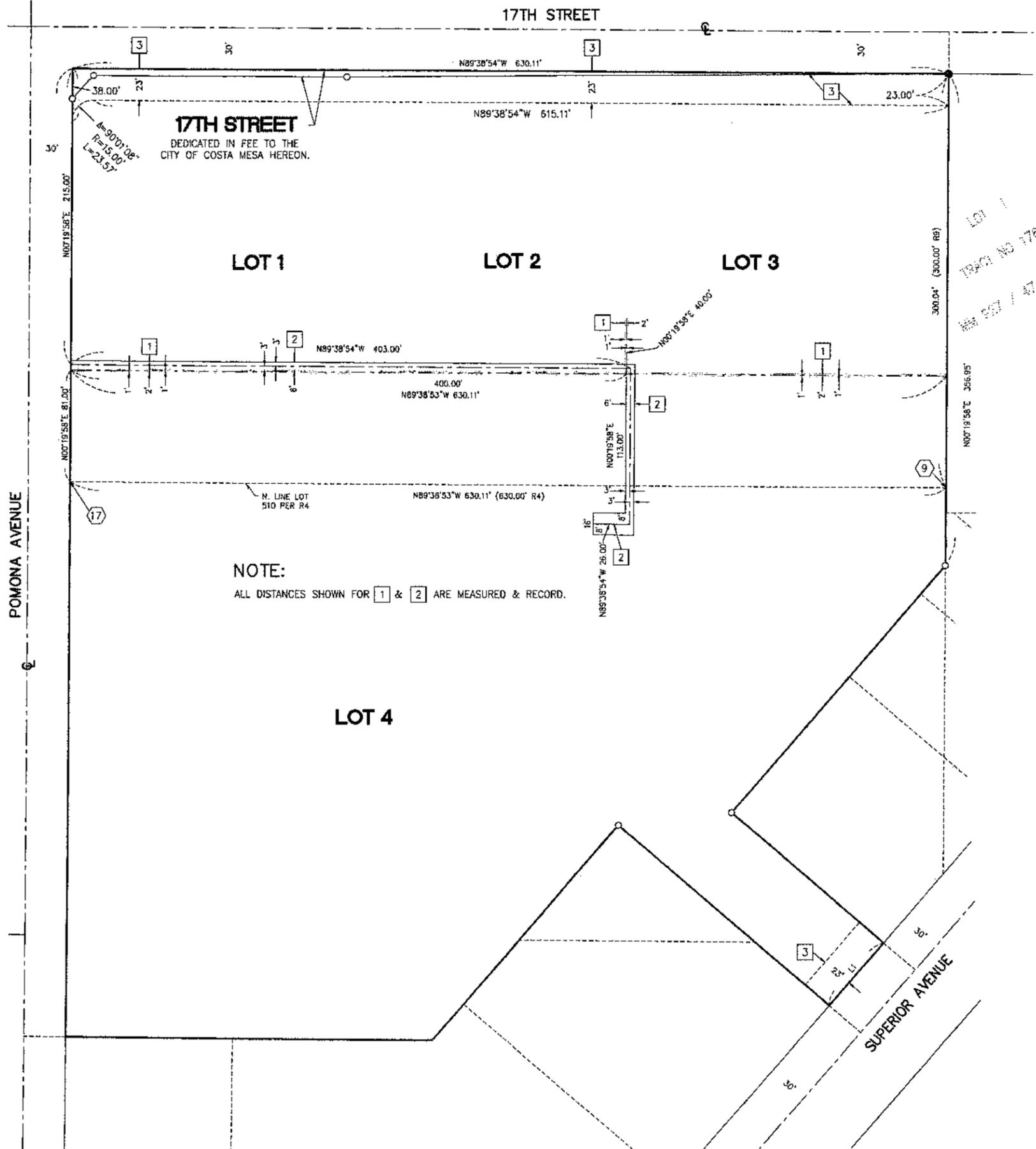
SHEET 6 OF 6 SHEETS  
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 EASEMENT DETAIL SHEET



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LINE TABLE		
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L1	N40°38'10"E	59.90'