

SHEET 1 OF 3 SHEETS

ALL OF TENTATIVE TRACT NO. 17869  
1 NUMBERED LOT  
AREA: 1.882 AC. (GROSS)  
1.842 AC. (NET)  
DATE OF SURVEY: SEPTEMBER, 2015

# TRACT NO. 17869

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

BEING A SUBDIVISION OF A PORTION OF LOT 710 OF NEWPORT MESA TRACT, AS SHOWN ON A MAP THEREOF FILED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CA ENGINEERING, INC. JERALD E. ANHORN JR., L.S. 7159

FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED  
AT THE REQUEST OF  
CHICAGO 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 ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PLACENTIA AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE EASEMENTS FOR INGRESS AND EGRESS, DRAINAGE AND UTILITY PURPOSES OVER THAT PORTION OF LOT 1 INDICATED AS "RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT", AS SHOWN ON SAID MAP, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN SAID MAP.

CMBOATM 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MELIA HOMES, INC., A CALIFORNIA CORPORATION, MANAGER

BY: BJD  
BERNARD J. DELZER, PRESIDENT

### BENEFICIARY

EVERTRUST BANK, A CALIFORNIA BANKING CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED 3-03-2016 AS INSTRUMENT NO. 2016000089604 OF OFFICIAL RECORDS.

BY: [Signature] BY: \_\_\_\_\_  
PRINT NAME: ROBERT SOTO PRINT NAME: \_\_\_\_\_  
TITLE: ESP/CCO 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 Orange ) SS  
ON April 7, 2016, BEFORE ME, Kathleen M Valdes  
A NOTARY PUBLIC, PERSONALLY APPEARED Bernard J Delzer

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  
Kathleen M Valdes  
NOTARY PUBLIC IN AND FOR SAID STATE  
Kathleen M Valdes  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.  
MY COMMISSION EXPIRES 8/16/19  
COMMISSION NUMBER 2123838

### 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 Orange ) SS  
ON April 8, 2016, BEFORE ME, Kathleen M Valdes, Notary Public  
A NOTARY PUBLIC, PERSONALLY APPEARED Robert M Soto

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  
Kathleen M Valdes  
NOTARY PUBLIC IN AND FOR SAID STATE  
Kathleen M Valdes  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.  
MY COMMISSION EXPIRES 8/16/19  
COMMISSION NUMBER 2123838

### SIGNATURE OMISSIONS:

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

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR ELECTRIC LINES AND INCIDENTAL PURPOSES PER DEEDS RECORDED 11-24-1950 IN BOOK 2106, PAGE 25; AND 01-10-1973 IN BOOK 10508, PAGE 901 BOTH OF OFFICIAL RECORDS AND HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS PER INST. NO. 2016000089602 OF OFFICIAL RECORDS, REC. 3-03-2016.

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES PER DEED RECORDED 12-08-1971 IN BOOK 9917, PAGE 737 OF OFFICIAL RECORDS.

17 WEST PROPERTY OWNERS ASSOCIATION, HOLDER OF AN ACCESS AND MAINTENANCE EASEMENT PER INST. NO. 2016000071453 OF OFFICIAL RECORDS, REC. 2-22-2016.

### 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 MELIA 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 CONDITIONALLY APPROVED TENTATIVE MAP.

JEAL 4-6-16  
JERALD E. ANHORN JR., L.S. 7159 DATE  
LICENSE EXPIRES 12-31-17



### 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 COSTA MESA 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  
REGISTRATION EXPIRES: 6-30-17  
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 ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA:  
THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PLACENTIA AVENUE, AS RELEASED AND RELINQUISHED; THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLES.

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 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

BY: JON C. HORNECKER, DEPUTY COUNTY SURVEYOR  
L.S. 7212

### 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 THE 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

ALL OF TENTATIVE TRACT NO. 17869  
 1 NUMBERED LOT  
 AREA: 1.882 AC. (GROSS)  
 1.842 AC. (NET)  
 DATE OF SURVEY: SEPTEMBER, 2015

# TRACT NO. 17869

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
 CA ENGINEERING, INC. JERALD E. ANHORN JR., L.S. 7159  
 FOR CONDOMINIUM PURPOSES

**MONUMENT NOTES:**

- INDICATES MONUMENT FOUND AS NOTED.
- ▲ INDICATES FOUND O.C.S. G.P.S. CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- [1] N 2181847.85  
E 6051098.70  
O.C.S. G.P.S. POINT NO. 6233  
FD. PUNCHED 2" BRASS CAP, DOWN 1.5' IN WELL MONUMENT PER PARCEL MAP NO. 2006-286, P.M.B. 357/37-39. ACCEPTED AS CENTERLINE INTERSECTION OF 16TH STREET AND POMONA AVENUE.
- [2] N 2179215.30  
E 6049761.00  
O.C.S. G.P.S. POINT NO. 6257  
FD. PUNCH MARK ON SEWER MANHOLE WITH FOUR 3" TANGENT-OVER TIES PER PARCEL MAP NO. 2006-286, P.M.B. 357/37-39. ACCEPTED AS CENTERLINE INTERSECTION OF 17TH STREET AND PLACENTIA AVENUE.
- [3] FD. FOUR NAIL & WASHERS, "LS 6970", 3" TANGENT-OVER TIES PER COR. REC. 2013-2679, FLUSH, FOR ESTABLISHMENT OF CENTERLINE INTERSECTION OF 16TH STREET AND PLACENTIA AVENUE ON MANHOLE COVER.
- [4] FD. PK NAIL & WASHER, "LS 6970", PER COR. REC. NO. 2004-0983 B, FLUSH. ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF 17TH STREET AND N'LY PROLONGATION OF E'LY LINE OF LOT 710, M.M. 5/1.
- [5] FD. O.C.S. WELL MONUMENT WITH 2-1/4" ALUM. CAP STAMPED "ORANGE COUNTY SURVEYOR 12-79" PER PARCEL MAP NO. 2006-286, P.M.B. 357/37-39, DOWN 2.1'. ACCEPTED AS CENTERLINE INTERSECTION OF 17TH STREET AND POMONA AVENUE.
- [6] FD. FOUR L.&T., "LS 5411", TIES PER COR. REC. NO. 2008-1196 B, FLUSH, FOR ESTABLISHMENT OF THE CENTERLINE INTERSECTION OF SUPERIOR AVENUE AND 16TH STREET.
- [7] SEARCHED; FOUND NOTHING. ESTABLISHED AS THE CENTERLINE INTERSECTION OF POMONA AVENUE AND 16TH STREET PER BY PRORATION AND HOLDING RECORD ANGLE PER RECORD OF SURVEY NO. 79-1130, R.S.B. 101/12-18.
- [8] FD. RUSTY NAIL NO REF. NOT ACCEPTED.
- INDICATES 2" I.P. AND TAG, "LS 7159", FLUSH, OR 8" SPIKE AND WASHER, "LS 7159", IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, FLUSH, OR LEAD, TACK AND TAG, "LS 7159", OR NAIL AND TAG, "LS 7159", TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS NO. 6233 AND GPS NO. 6257, BEING N26°54'08"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**DATUM STATEMENT**

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (OCS83), ZONE VI, 1983 NAD (2007.00 EPOCH O.C.S. GPS ADJUSTMENT).

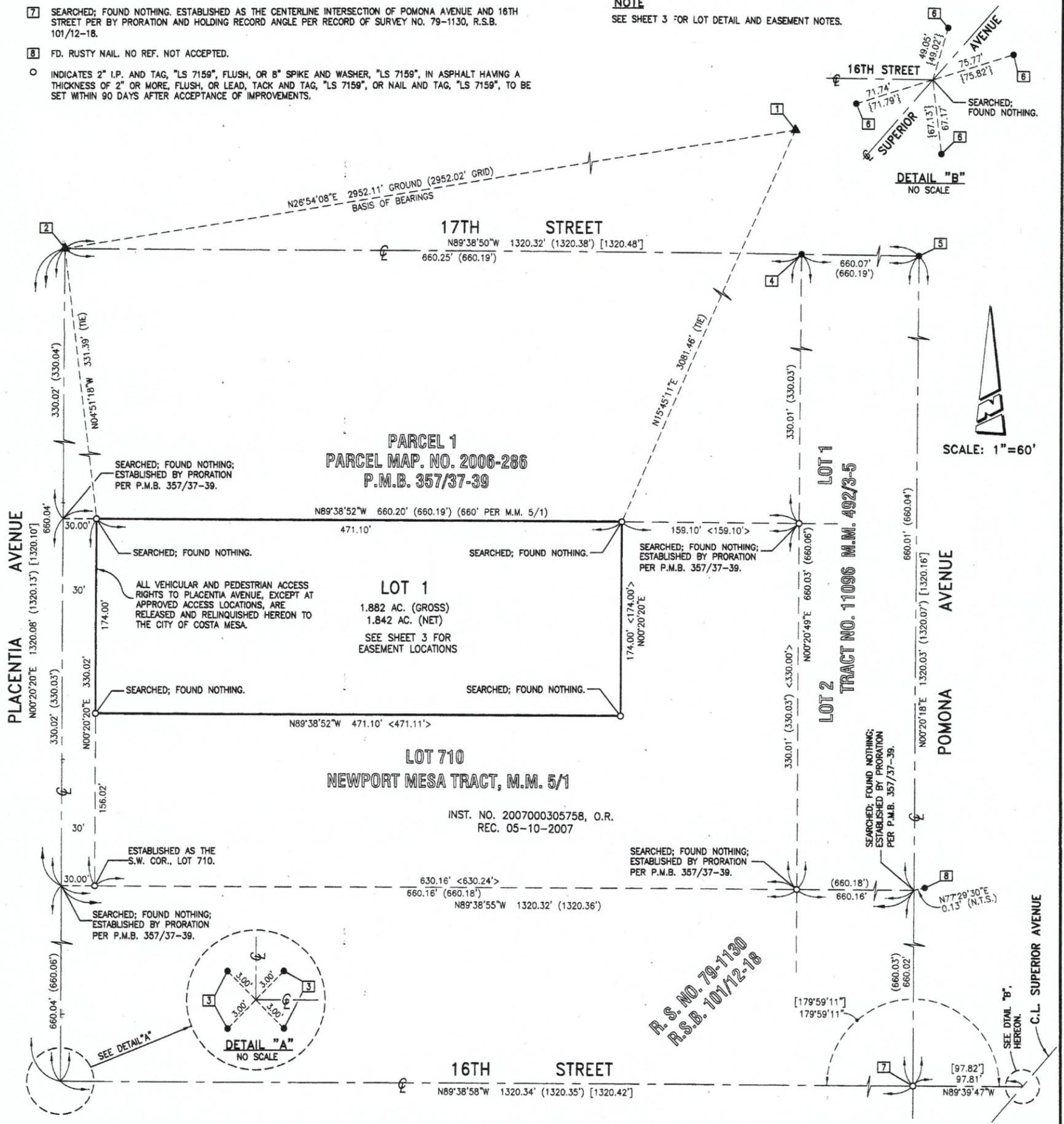
ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY A MEAN COMBINATION FACTOR OF 0.99996905.

**RECORD REFERENCES:**

- (....) INDICATES RECORD DATA PER PARCEL MAP NO. 2006-286, P.M.B. 357/37-39, UNLESS OTHERWISE NOTED.
- [....] INDICATES RECORD DATA PER R.S. NO. 79-1130, R.S.B. 101/12-18.
- <...> INDICATES RECORD DATA PER INST. NO. 2007000305758, O.R., REC. 05-10-2007.
- {....} INDICATES RECORD DATA PER COR. REC. NO. 2008-1196 B

**NOTE**

SEE SHEET 3 FOR LOT DETAIL AND EASEMENT NOTES.



SHEET 3 OF 3 SHEETS

ALL OF TENTATIVE TRACT NO. 17869  
 1 NUMBERED LOT  
 AREA: 1.882 AC. (GROSS)  
 1.842 AC. (NET)  
 DATE OF SURVEY: SEPTEMBER, 2015

# TRACT NO. 17869

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

CA ENGINEERING, INC. JERALD E. ANHORN JR., L.S. 7159

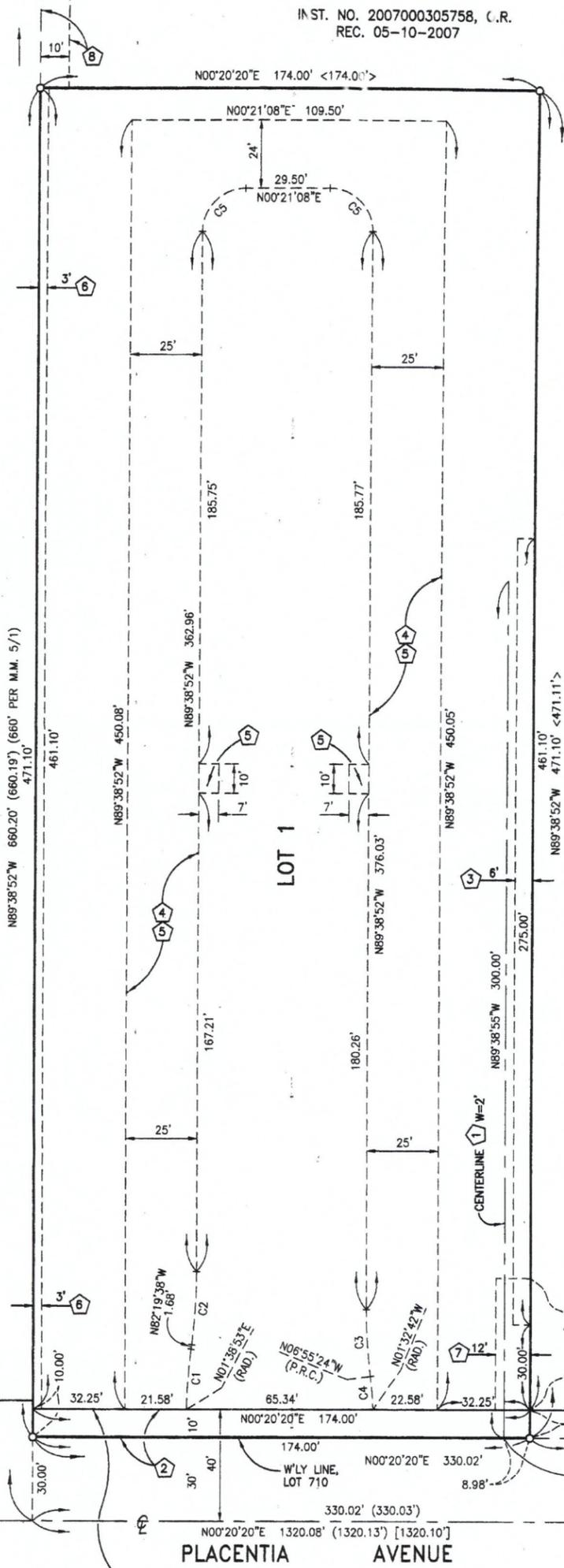
FOR CONDOMINIUM PURPOSES



SCALE: 1"=30'

SEE AT RIGHT, BELOW

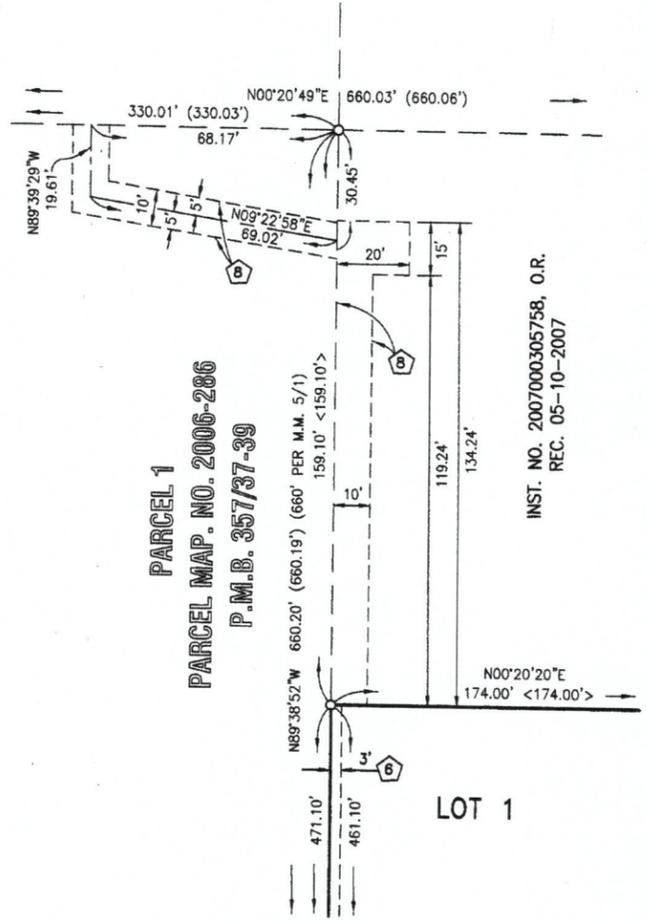
PARCEL 1  
 PARCEL MAP NO. 2006-286, P.M.B. 35737-39



ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PLACENTIA AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS, ARE RELEASED AND RELINQUISHED HEREON TO THE CITY OF COSTA MESA.

LOT 710  
 NEWPORT MESA TRACT, M.M. 5/1

INST. NO. 2007000305758, O.R.  
 REC. 05-10-2007



PARCEL 1  
 PARCEL MAP NO. 2006-286  
 P.M.B. 35737-39

INST. NO. 2007000305758, O.R.  
 REC. 05-10-2007

SEE AT LEFT, ABOVE

**EASEMENT NOTES:**

- 1 INDICATES AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DEED RECORDED 11-24-1950 IN BOOK 2106, PAGE 25 OF OFFICIAL RECORDS.
- 2 INDICATES AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA PER DEED RECORDED 12-08-1971 IN BOOK 9917, PAGE 737 OF OFFICIAL RECORDS.
- 3 INDICATES AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DEED RECORDED 01-10-1973 IN BOOK 10508, PAGE 901 OF OFFICIAL RECORDS.
- 4 INDICATES AN INGRESS AND EGRESS EASEMENT TO THE CITY OF COSTA MESA FOR EMERGENCY AND PUBLIC SECURITY VEHICLES, DEDICATED HEREON.
- 5 INDICATES AN RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT OVER LOT 1, RESERVED HEREON FOR PRIVATE USE.
- 6 INDICATES AN ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF 17 WEST PROPERTY OWNERS ASSOCIATION PER INST. NO. 2016000071453 OF OFFICIAL RECORDS, REC. 2-22-2016.
- 7 INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS AND EGRESS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INST. NO. 2016000089602 OF OFFICIAL RECORDS, REC. 3-03-2016.
- 8 INDICATES A DRAINAGE EASEMENT IN FAVOR OF CMBOATM 2015, LLC, PER INST. NO. 2016000089603 OF OFFICIAL RECORDS, REC. 3-03-2016.

**CURVE DATA**

NO.	RADIUS	DELTA	ARC
C1	200.00'	06°01'29"	21.03'
C2	200.00'	07°19'14"	25.55'
C3	185.00'	07°16'32"	23.49'
C4	124.00'	05°22'42"	11.64'
C5	15.00'	90°00'00"	23.56'

**NOTE:**

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