

SHEET 1 OF 3 SHEETS

ALL OF TENTATIVE  
TRACT NO. 17839  
5 NUMBERED LOTS  
GROSS AREA = 20,133 SQ. FT.  
NET AREA = 19,803 SQ. FT.

# TRACT NO. 17839

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 25 OF TRACT NO. 300, AS SHOWN ON A MAP RECORDED IN  
BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

ADAMS-STREETER CIVIL ENGINEERS, INC., RANDAL L. STREETER R.C.E. 25083  
DATE OF SURVEY: NOVEMBER, 2015

ACCEPTED AND FILED AT THE  
REQUEST OF  
ORANGE COAST TITLE INSURANCE 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 DEDICATE TO THE CITY OF COSTA MESA ELDEN AVENUE FOR STREET AND HIGHWAY PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA:

ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ELDEN AVENUE EXCEPT AT STREET INTERSECTIONS AND APPROVED ACCESS LOCATIONS.

WE HEREBY RESERVE FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS, A EASEMENT FOR COMMON DRIVEWAY PURPOSES, DRAINAGE AND UTILITIES AS SHOWN HEREON.

OWNER:

2333 ELDEN PARTNERS, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

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

### 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 2333 ELDEN PARTNERS, LLC, ON NOVEMBER, 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 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 APPROVED TENTATIVE MAP.

*Randal L. Streeter* 04/20/16  
RANDAL L. STREETER, R.C.E. 25083 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, 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, ACTING CITY ENGINEER, CITY OF COSTA MESA  
RCE NO. 50330  
EXPIRATION DATE: 6/30/2017

### 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  
LICENSE EXPIRATION DATE: 12-31-17

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

### 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 ALSO HEREBY ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION FOR STREET AND HIGHWAY PURPOSES: ELDEN AVENUE.

AND DID ALSO HEREBY ACCEPT ON BEHALF OF THE CITY OF COSTA MESA THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ELDEN AVENUE.

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 BY: \_\_\_\_\_  
COUNTY TREASURER-TAX COLLECTOR TREASURER-TAX COLLECTOR

### SIGNATURE OMISSIONS:

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

1. SANTA ANA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPES, DITCHES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 1927 IN BOOK 9, PAGE 416, OF OFFICIAL RECORDS.

THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD.

### 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 \_\_\_\_\_, 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:

NOTARY PUBLIC IN AND FOR SAID STATE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_  
IS IN \_\_\_\_\_ COUNTY \_\_\_\_\_  
(print name) MY COMMISSION EXPIRES \_\_\_\_\_  
MY COMMISSION NO. \_\_\_\_\_

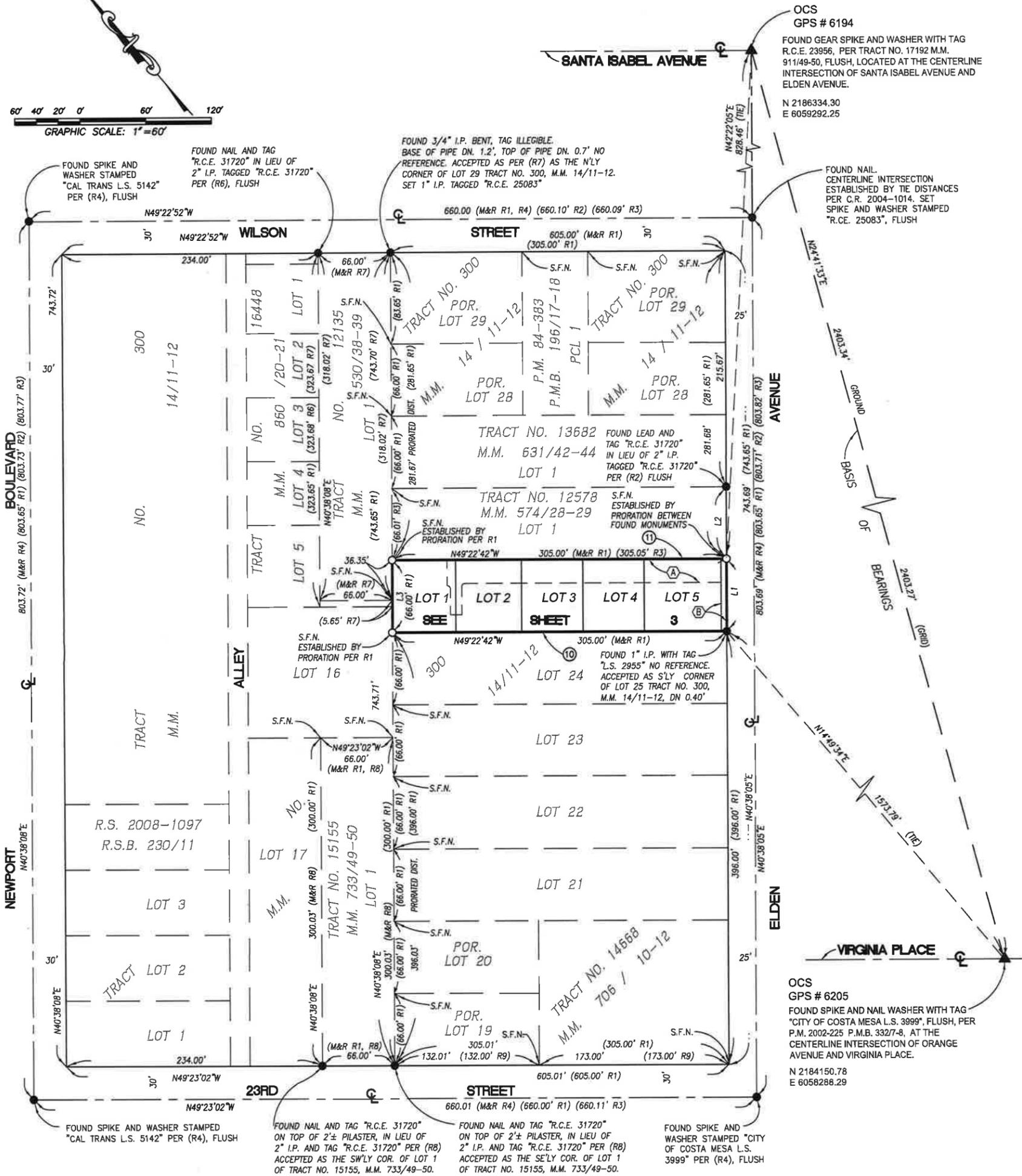
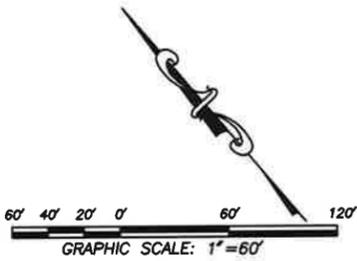
SHEET 2 OF 3 SHEETS

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ADAMS-STREETER CIVIL ENGINEERS, INC., RANDAL L. STREETER R.C.E. 25083  
DATE OF SURVEY: NOVEMBER, 2015



**NOTES:**

- (A) INDICATES VARIABLE WIDTH EASEMENT RESERVED FOR DRAINAGE, UTILITIES AND PRIVATE COMMON DRIVEWAY PURPOSES TO BENEFIT LOTS 1 THROUGH 5.
- (B) INDICATES 5.00' WIDE EASEMENT FOR ROAD PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.

**MONUMENT NOTES:**

- ▲ O.C.S. GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- FOUND AS NOTED.
- SET 2" I.P. TAGGED R.C.E. 25083 AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- SET 1" I.P. TAGGED R.C.E. 25083 AT ALL LOT CORNERS.

**SURVEY NOTES:**

- (R1) INDICATES RECORD DATA PER TRACT NO. 300, M.M. 14/11-12
- (R2) INDICATES RECORD DATA PER TRACT NO. 13682, M.M. 631/42-44
- (R3) INDICATES RECORD DATA PER TRACT NO. 12578, M.M. 574/28-29
- (R4) INDICATES RECORD DATA PER R.S. 2008-1097, R.S.B. 230/11
- (R5) INDICATES RECORD DATA PER P.M. 84-383 P.M.B. 196/17-18
- (R6) INDICATES RECORD DATA PER TRACT NO. 16448, M.M. 860/20-21
- (R7) INDICATES RECORD DATA PER TRACT NO. 12135, M.M. 530/38-39
- (R8) INDICATES RECORD DATA PER TRACT NO. 15155, M.M. 733/49-50
- (R9) INDICATES RECORD DATA PER TRACT NO. 14668, M.M. 706/10-12
- (10) S'LY LINE OF LOT 25 ESTABLISHED BY PRORATION PER R1.
- (11) N'LY LINE OF LOT 25 ESTABLISHED BY PRORATION PER R1.

**BASIS OF BEARINGS NOTE**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6205 AND STATION GPS NO. 6194, BEING NORTH 24°41'33" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**DATUM STATEMENT**

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (C.C.S. 83) ZONE VI, 1983 NAD (2007.00 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCE BY THE COMBINATION FACTOR OF 0.99996961. (PROJECT SPECIFIC)

LINE TABLE			
LINE	BEARING	LENGTH	REC DATA
L1	N40°38'05"E	66.01'	(66.00' R1)
L2	N40°38'05"E	66.01'	(66.02' R3)
L3	N40°38'08"E	66.01'	(66.00' R1)

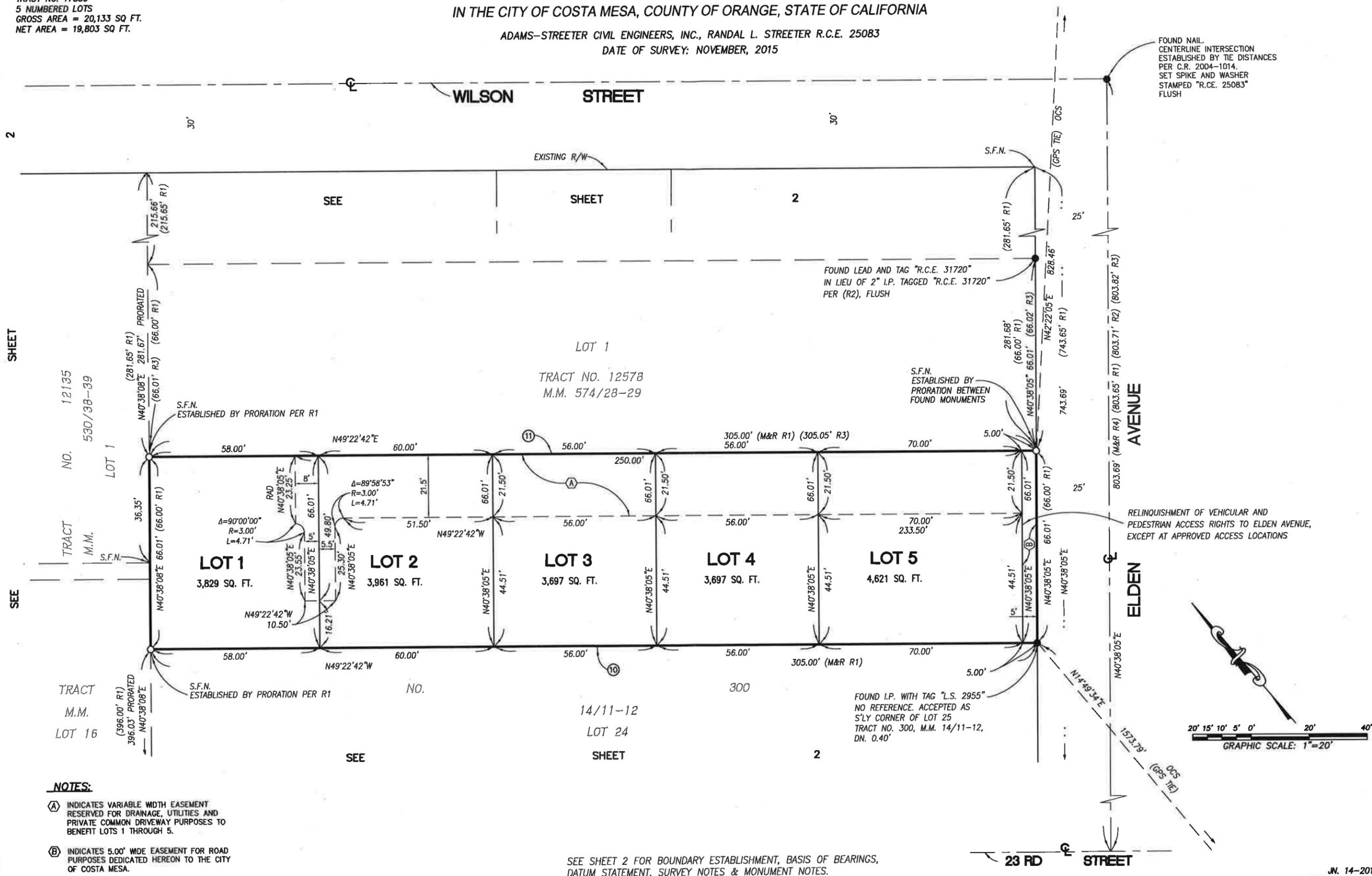
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  - (B) INDICATES 5.00' WIDE EASEMENT FOR ROAD PURPOSES DEDICATED HEREON TO THE CITY OF COSTA MESA.

SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT, BASIS OF BEARINGS, DATUM STATEMENT, SURVEY NOTES & MONUMENT NOTES.