

SHEET 1 OF 6 SHEETS

LOTS: 8 NUMBERED
ACREAGE: 31,535 SQ. FT./0.724 AC.
DATE OF SURVEY: NOVEMBER, 2013
ALL OF TENTATIVE TRACT NO. 17998

TRACT NO. 17998
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 241 OF NEWPORT HEIGHTS, AS PER MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS, R.C.E. 31720 NOVEMBER 2013

ACCEPTED AND FILED AT THE REQUEST OF THE
FIRST AMERICAN TITLE COMPANY

DATE: _____
DATE: _____ 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:

- 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 21ST STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE HEREBY RESERVE THE VARIABLE WIDTH EASEMENT FOR INGRESS-EGRESS, AND UTILITIES FOR THE BENEFIT OF LOTS 1 THROUGH 8, AS SHOWN ON SAID MAP.

OWNER: WHITE-WARMINGTON 21ST STREET ASSOCIATES, L.P.

BY: _____
PRINT NAME:
PRINT TITLE:

BENEFICIARY:

FIRST BANK, A MISSOURI STATE CHARTERED BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 1, 2016 AS INSTRUMENT NO. 2016000245432 OF OFFICIAL RECORDS.

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

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

(NAME PRINTED)

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

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

(NAME PRINTED)

SIGNATURE OMISSIONS:

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

- 1. LA HABRA VALLEY LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES, RECORDED AUGUST 9, 1913 IN BOOK 237, PAGE 326 OF DEEDS. (NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- 2. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED FEBRUARY 8, 1956 IN BOOK 3387, PAGE 490 OF OFFICIAL RECORDS. (PLOTTED HEREON)

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 MATT WHITE, IN NOVEMBER, 2013. 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.

ROBIN B. HAMERS, R.C.E. 31720
EXP. 12-31-16

7/06/2016



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

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
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 DEDICATED.
- 2. THE VEHICULAR ACCESS RIGHTS TO 21ST STREET, 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.

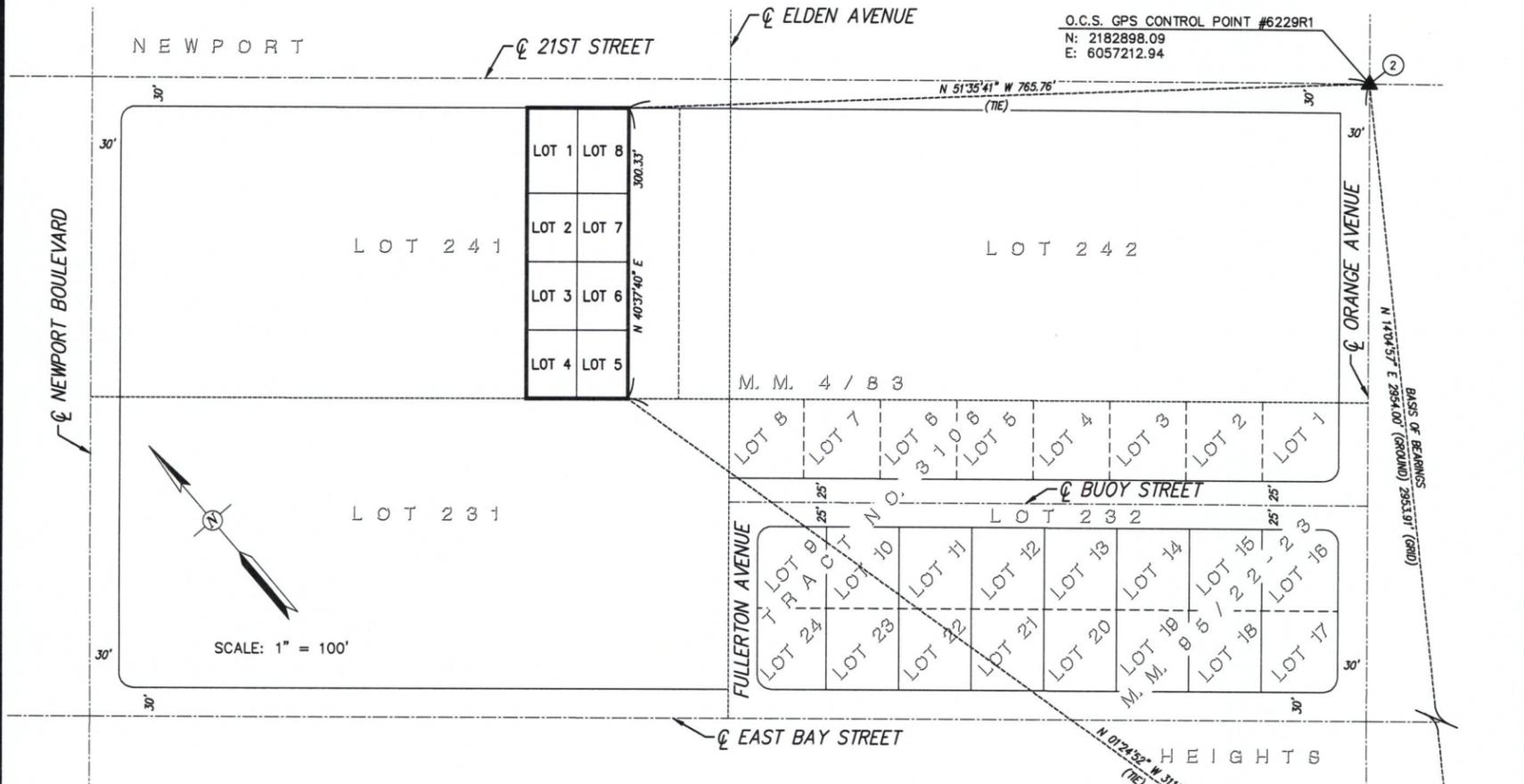
SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR

BY: _____
TREASURER - TAX COLLECTOR

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TRACT NO. 17998
IN THE CITY OF COSTA MESA,
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 ROBIN B. HAMERS, R.C.E. 31720 NOVEMBER 2013

HORIZONTAL CONTROL SCHEME & OCS GPS TIE SHEET



MONUMENT NOTES:

- ① FD. GEAR SPIKE AND WASHER STAMPED "LS 5411" (OCS GPS 6235R2), PER CR 2010-1219, FLUSH.
- ② FD. GEAR SPIKE AND WASHER STAMPED "LS 5411" (OCS GPS 6229R1), FLUSH, PER RECORD OF SURVEY 2012-1050, R.S.B. 260/27, IN LIEU OF PUNCHED SPIKE AND 1-1/2" OCS WASHER STAMPED "6229R1 3-01", PER CR 2001-0840 AND O.C.S. HORIZONTAL CONTROL DATA SHEET, ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE. ACCEPTED AS THE CENTERLINE INTERSECTION.
- ③ SEARCHED FOUND NOTHING, ESTABLISHED INTERSECTION PER 3 FOUND TIES, PER CITY OF COSTA MESA FIELD BOOK CLT#253 (L. CASE "LS 5411") 4-25-1991. ACCEPTED AS CENTERLINE INTERSECTION OF 21ST STREET AND ELDEN AVENUE. SET 8" SPIKE & WASHER STAMPED "R.C.E. 31720."
- ④ FD. 3/4" I.P. W/BRASS NAIL & TAG STAMPED "LS 3109", NO REF., DN. 0.6'. ACCEPTED AS THE EASTERLY CORNER OF LOT 241, M.M. 4/83.
- ⑤ FD. CALTRANS SPIKE AND WASHER STAMPED "LS 5142", PER RS 94-1002, R.S.B. 146/23-27, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF NEWPORT BOULEVARD AND 22ND STREET.
- ⑥ SEARCHED FOUND NOTHING. POINT ESTABLISHED BY INTERSECTION OF THE WESTERLY PROLONGATION OF THE LINE CREATED BY THE FOUND MONUMENT AT ORANGE AVENUE AND 21ST STREET ② AND THE POINT CREATED BY THE CITY CENTERLINE TIES AT ELDEN AVENUE AND 21ST STREET ③ AND THE LINE CREATED BY FOUND MONUMENTS ⑤ AND ⑦ ON NEWPORT BOULEVARD. (POSITION CONFIRMED PER 2 FOUND TIES, PER CALTRANS TIES CT SR 92-084, 0009.) SET 8" SPIKE & WASHER STAMPED "R.C.E. 31720."
- ⑦ FD. CALTRANS SPIKE AND WASHER STAMPED "LS 5142", PER RS 94-1002, R.S.B. 146/23-27, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF EAST BAY STREET AND NEWPORT BOULEVARD.
- ⑧ FD. SPIKE AND WASHER STAMPED "LS 7432", FLUSH, PER CR 2013-2258B.
- ⑨ INTERSECTION FALLS ON MANHOLE. ESTABLISHED PER 3 FOUND TIES, PER CMTB 16-281. ACCEPTED AS THE CENTERLINE INTERSECTION OF EAST BAY STREET AND ORANGE AVENUE.
- ⑩ FD. LEAD & TAG STAMPED "RCE 12311", FLUSH, NO REF.

O.C.S. GPS CONTROL POINT #6235R2
 N: 2180032.96
 E: 6056494.20

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6235R2 AND STATION GPS NO. 6229R1 BEING NORTH 14°04'57" 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, OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.99997037. (GPS# 6229R1).

REFERENCE NOTES:

- (R1) RECORD DATA PER TRACT NO. 3106, M.M. 95/22-23.
- (R2) RECORD AND MEASURED DATA PER TRACT NO. 3106, M.M. 95/22-23.
- (R3) RECORD DATA PER NEWPORT HEIGHTS, M.M. 4/83.
- (R4) RECORD AND MEASURED DATA PER QUITCLAIM DEED RECORDED JANUARY 19, 1999, INSTRUMENT NO. 19990036948, O.R.
- (R5) RECORD AND MEASURED DATA PER QUITCLAIM DEED RECORDED JANUARY 19, 1999, INSTRUMENT NO. 19990036949, O.R.

LEGEND

- TO BE SET: AT ALL TRACT BOUNDARY CORNERS A 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" AND AT ALL LOT CORNERS A 1" I.P. OR LEAD, TACK & TAG STAMPED "R.C.E. 31720" OR AN 8" SPIKE & WASHER STAMPED "R.C.E. 31720".
- FOUND MONUMENT AS NOTED
- ▲ FOUND O.C.S. GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- CLT CENTERLINE TIE
- CMTB CITY OF COSTA MESA TIE BOOK
- CT CALTRANS NOTES
- SFN SEARCHED, FOUND NOTHING
- BOUNDARY
- - - - - LOT LINE
- - - - - CENTERLINE
- - - - - EASEMENT LINE

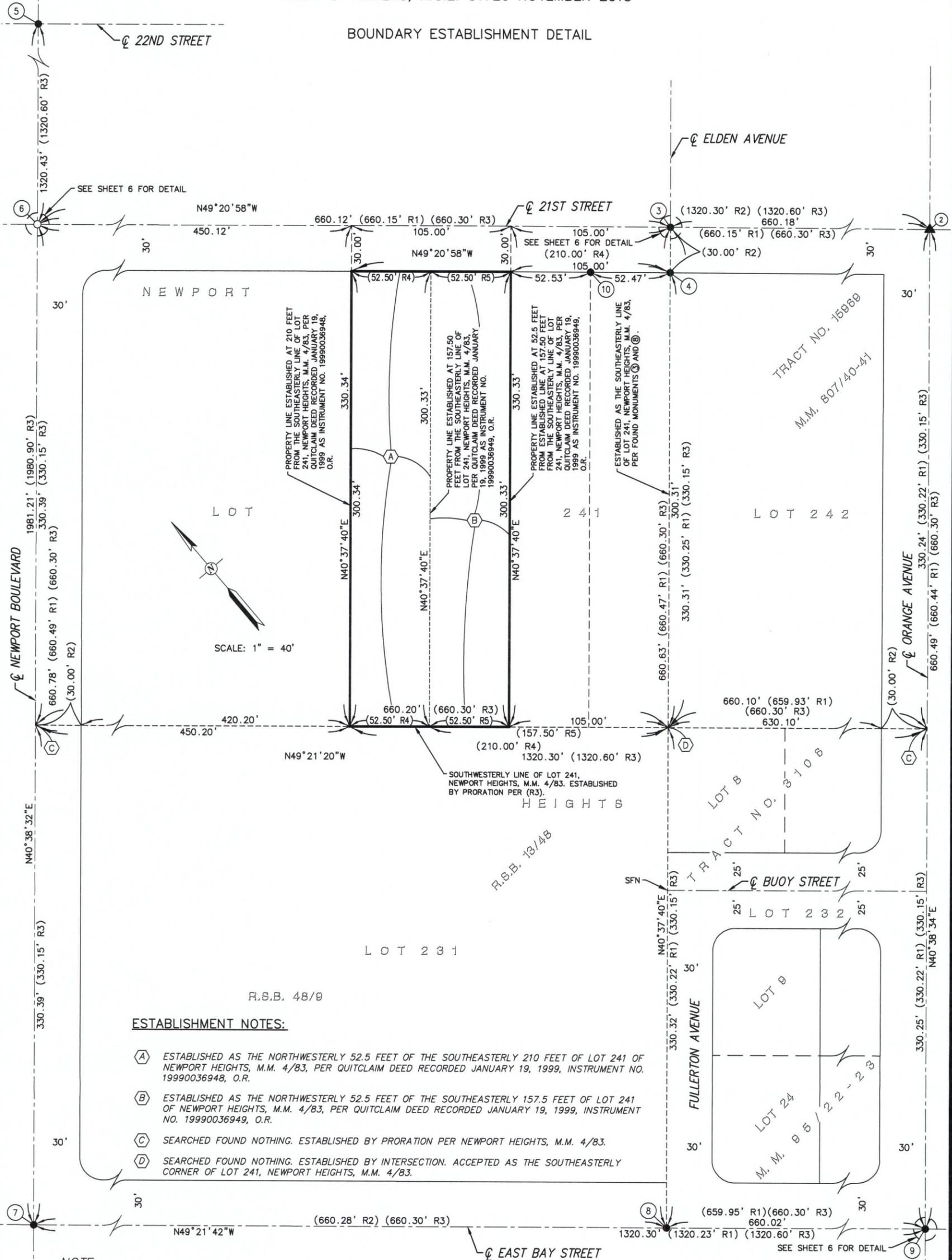
NOTE:

SEE SHEET 3 FOR BOUNDARY ESTABLISHMENT DETAIL & ESTABLISHMENT NOTES.
 SEE SHEET 4 FOR LOT DETAIL.
 SEE SHEET 5 FOR EXISTING AND PROPOSED EASEMENT, AND DEDICATION NOTES.
 SEE SHEET 6 FOR CENTERLINE INTERSECTION MONUMENT TIE DETAILS.

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BOUNDARY ESTABLISHMENT DETAIL



ESTABLISHMENT NOTES:

- (A) ESTABLISHED AS THE NORTHWESTERLY 52.5 FEET OF THE SOUTHEASTERLY 210 FEET OF LOT 241 OF NEWPORT HEIGHTS, M.M. 4/83, PER QUITCLAIM DEED RECORDED JANUARY 19, 1999, INSTRUMENT NO. 19990036948, O.R.
- (B) ESTABLISHED AS THE NORTHWESTERLY 52.5 FEET OF THE SOUTHEASTERLY 157.5 FEET OF LOT 241 OF NEWPORT HEIGHTS, M.M. 4/83, PER QUITCLAIM DEED RECORDED JANUARY 19, 1999, INSTRUMENT NO. 19990036949, O.R.
- (C) SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATION PER NEWPORT HEIGHTS, M.M. 4/83.
- (D) SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION. ACCEPTED AS THE SOUTHEASTERLY CORNER OF LOT 241, NEWPORT HEIGHTS, M.M. 4/83.

NOTE:

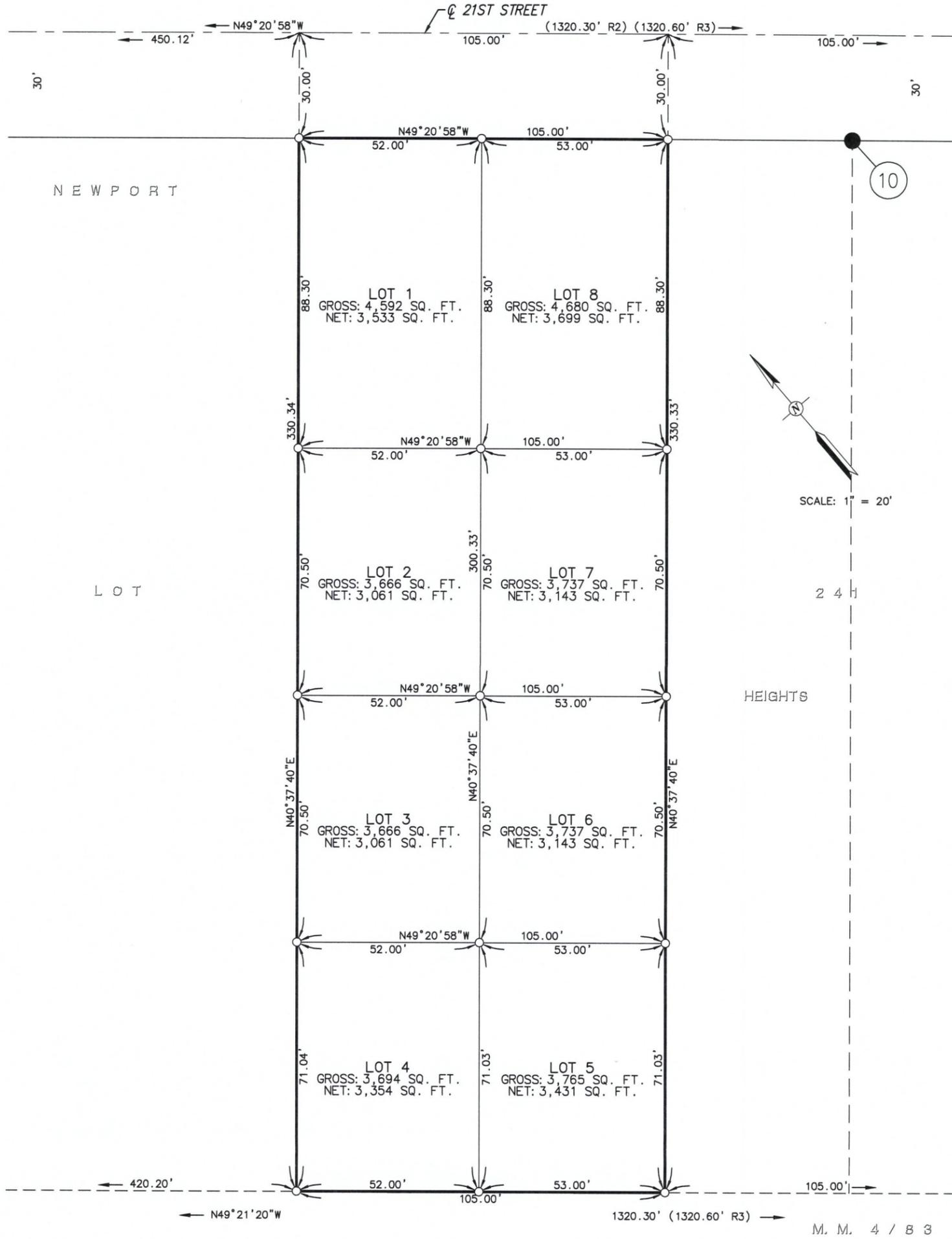
SEE SHEET 2 FOR HORIZONTAL CONTROL SCHEME, OCS GPS TIES, MONUMENT NOTES BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES AND LEGEND.
 SEE SHEET 4 FOR LOT DETAIL.
 SEE SHEET 5 FOR EXISTING AND PROPOSED EASEMENT, AND DEDICATION NOTES.
 SEE SHEET 6 FOR CENTERLINE INTERSECTION MONUMENT TIE DETAILS.

M. M. 4 / 8 3

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LOT DETAIL SHEET



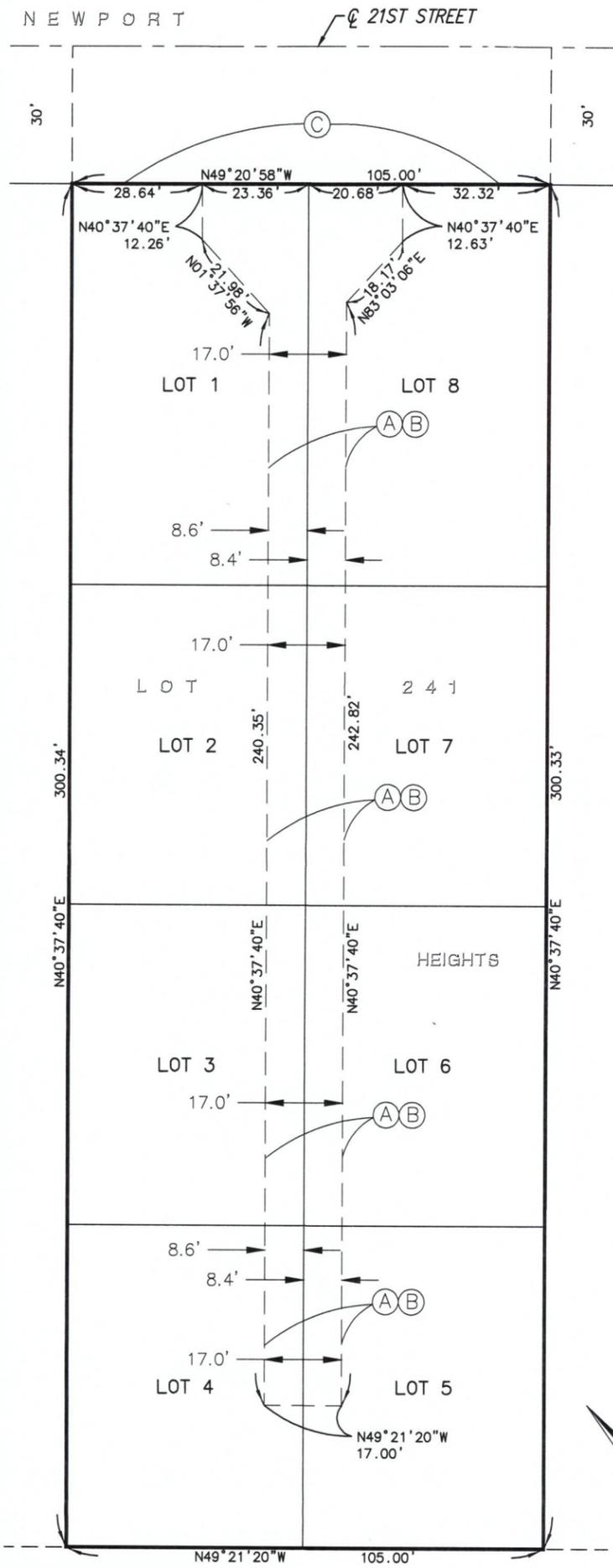
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EXISTING AND PROPOSED EASEMENT DETAIL



PROPOSED EASEMENTS:

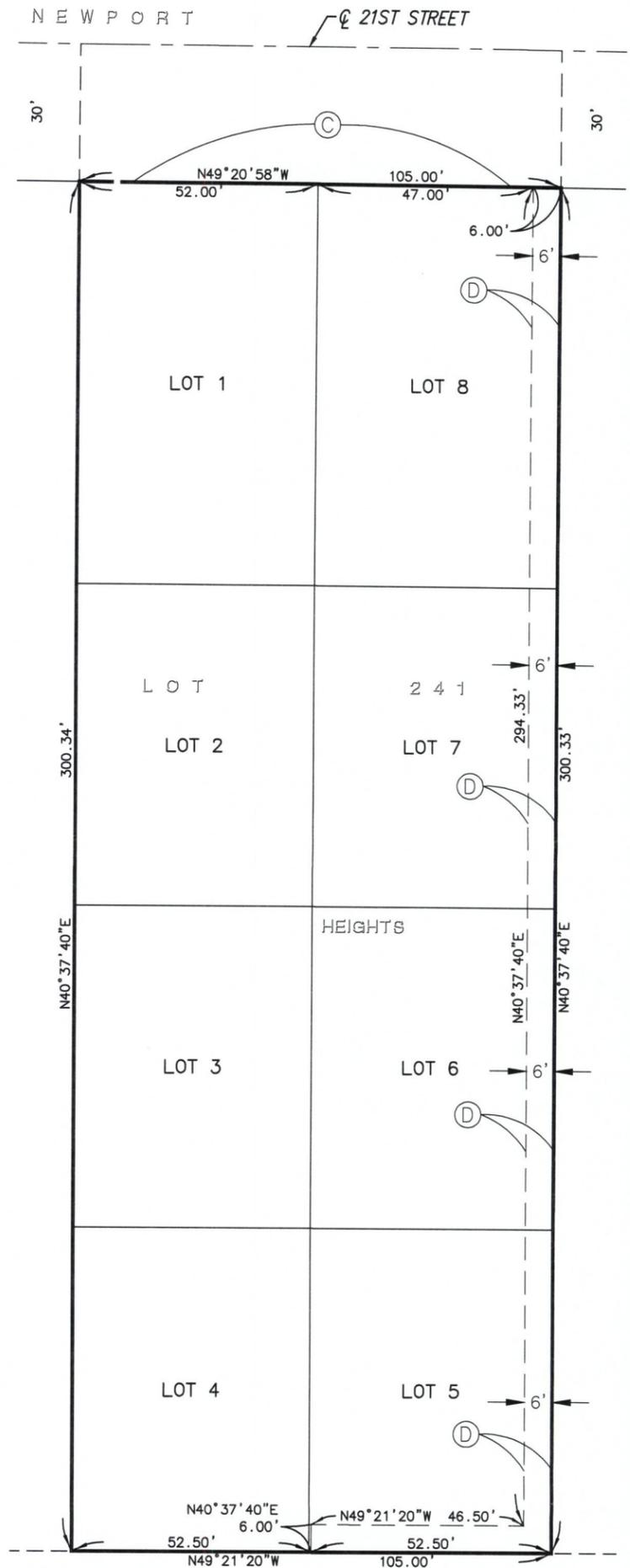
M. M. 4 / 8 3

SCALE: 1" = 20'

- (A) A VARIABLE WIDTH EASEMENT RESERVED HEREON FOR INGRESS-EGRESS AND UTILITIES FOR THE BENEFIT OF LOTS 1-8.
- (B) A VARIABLE WIDTH INGRESS-EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY PURPOSES TO THE CITY OF COSTA MESA DEDICATED HEREON.

DEDICATION NOTE:

- (C) ALL VEHICULAR ACCESS RIGHTS TO 21ST STREET ARE RELEASED AND RELINQUISHED HEREON, EXCEPT AT APPROVED ACCESS LOCATIONS.



EXISTING EASEMENTS:

M. M. 4 / 8 3

- (D) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT FOR PUBLIC UTILITIES, RECORDED FEBRUARY 8, 1956 IN BOOK 3387, PAGE 490, O.R.

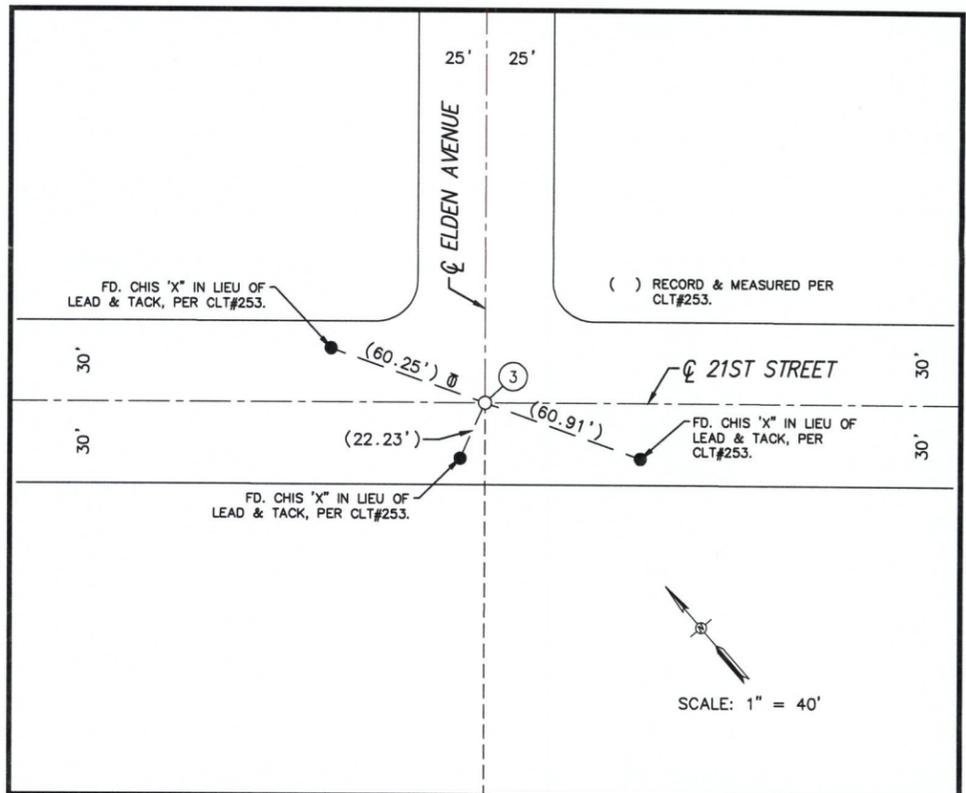
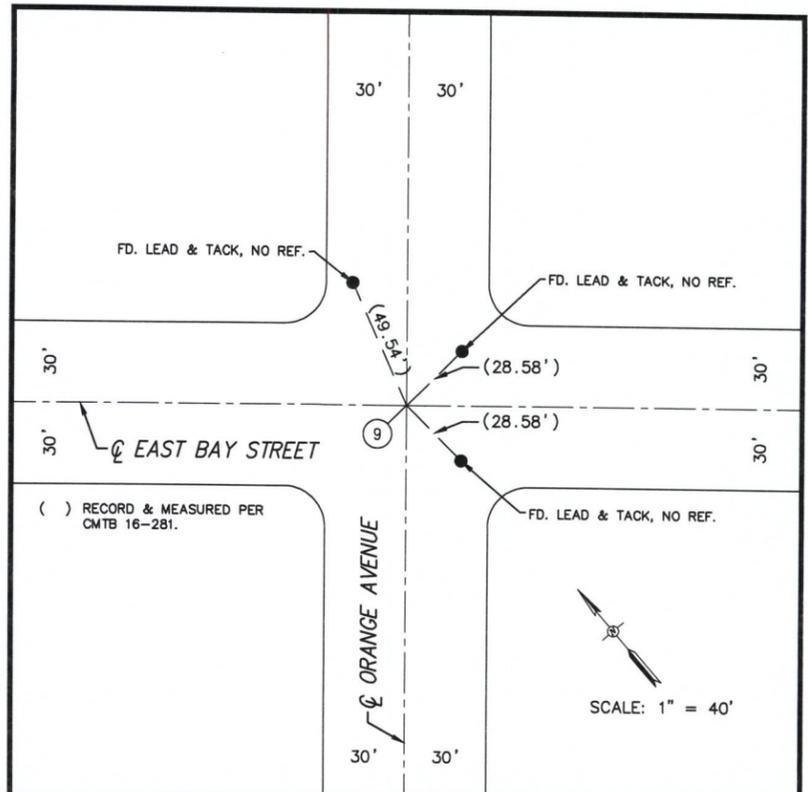
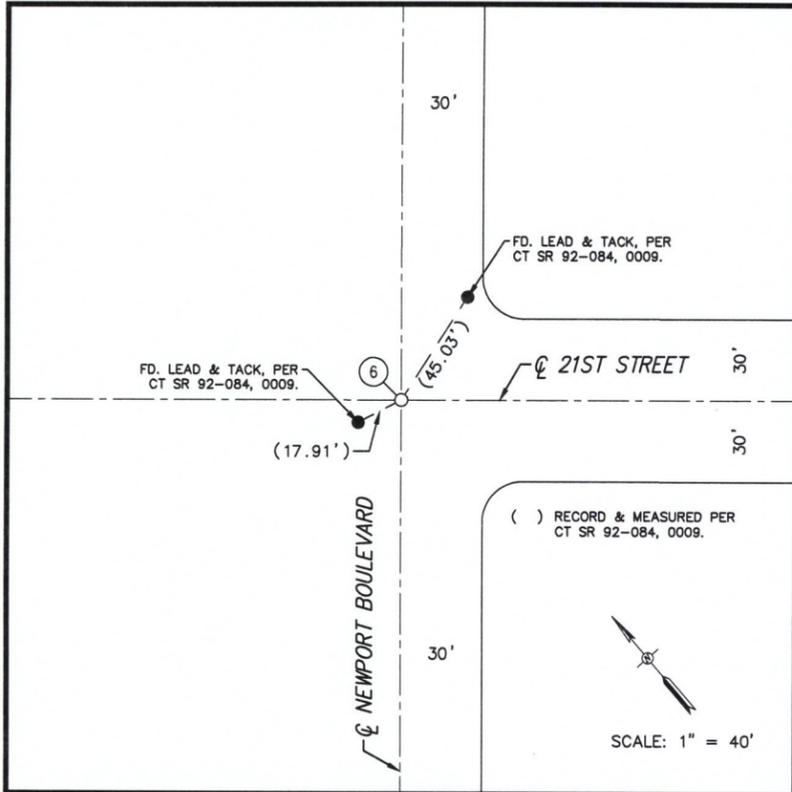
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CENTERLINE INTERSECTION MONUMENT TIE DETAILS



NOTE:

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