

SHEET 1 OF 4
ALL OF TENTATIVE TRACT
NO. 17791
LOTS: 5 NUMBERED
AREA = 0.462 AC. (GROSS) / SQ.FT = 20,126
AREA = 0.454 AC. (NET)/ SQ.FT. = 19,796

TRACT No. 17791

IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 48 OF TRACT NO. 376,
AS SHOWN ON A MAP FILED IN BOOK 15, PAGE 29 OF MISCELLANEOUS
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AZIMI PEARSALL & ASSOCIATES, INC. ALI AZIMIJSARAI L.S.7325

DATE OF SURVEY: JANUARY 21, 2015

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 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, AS SHOWN ON SAID MAP.
2. A 5' EASEMENT FOR STREET AND HIGHWAY PURPOSES: ORANGE AVENUE
AS SHOWN HEREON.
3. WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL
VEHICULAR ACCESS RIGHTS TO ORANGE AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.

THE COVE OC, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER.

BY: PREMIER LUXURY HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER.

BY: MKB VENTURES, LP, A CALIFORNIA LIMITED PARTNERSHIP, MANAGER.

BY: MKK INVESTMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
GENERAL PARTNER.

BY: EDWIN LEE KOLL, MANAGER JOANN D. KOLL, MANAGER

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) SS

ON , BEFORE ME, A NOTARY
PUBLIC, PERSONALLY APPEARED
EDWIN LEE KOLL AND JOANN D. KOLL

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

SIGNATURE OMISSION NOTES:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP
ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED. THEIR INTEREST CANNOT RIPEN
INTO FEE TITLE.

THE CITY OF COSTA MESA, A MUNICIPAL CORPORATION, EASEMENT HOLDER
FOR SIDEWALK PURPOSES BY DEED RECORDED JUNE 16, 2009 AS
INSTRUMENT No. 2009000314514 OF OFFICAL RECORDS.

THE IRVINE COMPANY, A CORPORATION, EASEMENT HOLDER FOR DRAINAGE,
ROADS AND HIGHWAYS AND PUBLIC UTILITIES PURPOSES BY DEED RECORDED
IN BOOK 437 PAGE 231 OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.

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 (DAY) (MONTH) (YEAR)

SHARI L. FREIDENRICH BY:
COUNTY TREASURER - TAX COLLECTOR TREASURER - TAX COLLECTOR

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 THE COVE OC, LLC IN JANUARY
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
NINETY 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.

ALI AZIMIJSARAI PLS 7325
LICENSE EXPIRES 12/31/2017

DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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 RCE 50330
EXPIRES: 6/30/2017
INTERIM 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 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 INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE
PURPOSES OVER LOTS 1 THROUGH 4, AS DEDICATED.
2. THE 5' EASEMENT FOR STREET AND HIGHWAY PURPOSES: ORANGE AVENUE
AS DEDICATED.
3. RELEASE AND RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO ORANGE AVENUE
EXCEPT AT APPROVED ACCESS LOCATIONS.
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 HEREON TO 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, EXPIRATION DATE: 12/31/17

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

SHEET 2 OF 4
ALL OF TENTATIVE TRACT
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AZIMI PEARSALL & ASSOCIATES, INC. ALI AZIMIJIRSARAI L.S.7325

DATE OF SURVEY: JANUARY 21, 2015

BENEFICIARIES:

WELLS FARGO BANK, NATIONAL ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST
RECORDED JULY 14, 2015 AS INSTRUMENT NO. 201500036517 OF OFFICIAL RECORDS.

NAME: _____ 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)
) SS
COUNTY OF _____)

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 _____

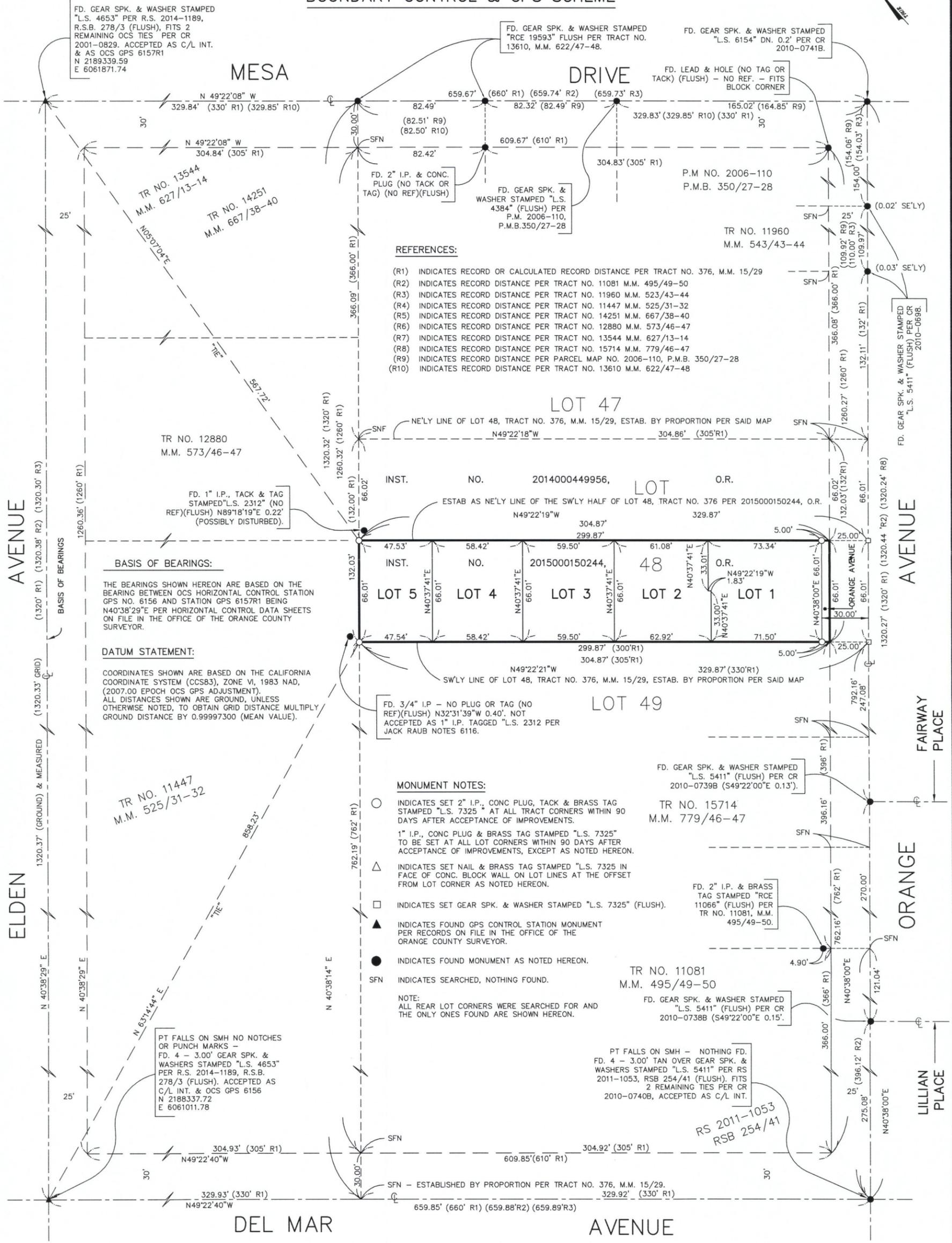
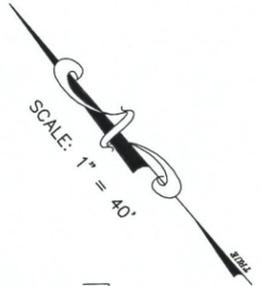
TRACT No. 17791

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

AZIMI PEARSALL & ASSOCIATES INC. ALI AZIMIJIRSAI L.S. 7325

DATE OF SURVEY: JANUARY 21, 2015

BOUNDARY CONTROL & GPS SCHEME



REFERENCES:

- (R1) INDICATES RECORD OR CALCULATED RECORD DISTANCE PER TRACT NO. 376, M.M. 15/29
- (R2) INDICATES RECORD DISTANCE PER TRACT NO. 11081 M.M. 495/49-50
- (R3) INDICATES RECORD DISTANCE PER TRACT NO. 11960 M.M. 523/43-44
- (R4) INDICATES RECORD DISTANCE PER TRACT NO. 11447 M.M. 525/31-32
- (R5) INDICATES RECORD DISTANCE PER TRACT NO. 14251 M.M. 667/38-40
- (R6) INDICATES RECORD DISTANCE PER TRACT NO. 12880 M.M. 573/46-47
- (R7) INDICATES RECORD DISTANCE PER TRACT NO. 13544 M.M. 627/13-14
- (R8) INDICATES RECORD DISTANCE PER TRACT NO. 15714 M.M. 779/46-47
- (R9) INDICATES RECORD DISTANCE PER PARCEL MAP NO. 2006-110, P.M.B. 350/27-28
- (R10) INDICATES RECORD DISTANCE PER TRACT NO. 13610 M.M. 622/47-48

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO. 6156 AND STATION GPS 6157R1 BEING N40°38'29"E PER HORIZONTAL CONTROL DATA SHEETS 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 0.99997300 (MEAN VALUE).

MONUMENT NOTES:

- INDICATES SET 2" I.P., CONC PLUG, TACK & BRASS TAG STAMPED "L.S. 7325" AT ALL TRACT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
 - △ 1" I.P., CONC PLUG & BRASS TAG STAMPED "L.S. 7325" TO BE SET AT ALL LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.
 - INDICATES SET NAIL & BRASS TAG STAMPED "L.S. 7325" IN FACE OF CONC. BLOCK WALL ON LOT LINES AT THE OFFSET FROM LOT CORNER AS NOTED HEREON.
 - ▲ INDICATES SET GEAR SPK. & WASHER STAMPED "L.S. 7325" (FLUSH).
 - INDICATES FOUND GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
 - INDICATES FOUND MONUMENT AS NOTED HEREON.
 - SFN INDICATES SEARCHED, NOTHING FOUND.
- NOTE:
ALL REAR LOT CORNERS WERE SEARCHED FOR AND THE ONLY ONES FOUND ARE SHOWN HEREON.

TR NO. 11447
M.M. 525/31-32

PT FALLS ON SMH NO NOTCHES OR PUNCH MARKS -
FD. 4 - 3.00' GEAR SPK. & WASHERS STAMPED "L.S. 4653" PER R.S. 2014-1189, R.S.B. 278/3 (FLUSH), ACCEPTED AS C/L INT. & OCS GPS 6156
N 2188337.72
E 6061011.78

TR NO. 11081
M.M. 495/49-50
FD. GEAR SPK. & WASHER STAMPED "L.S. 5411" (FLUSH) PER CR 2010-0738B (S49°22'00"E 0.15').

PT FALLS ON SMH - NOTHING FD.
FD. 4 - 3.00' TAN OVER GEAR SPK. & WASHERS STAMPED "L.S. 5411" PER RS 2011-1053, RSB 254/41 (FLUSH). FITS 2 REMAINING TIES PER CR 2010-0740B, ACCEPTED AS C/L INT.

RS 2011-1053
RSB 254/41

SHEET 4 OF 4

ALL OF TENTATIVE TRACT

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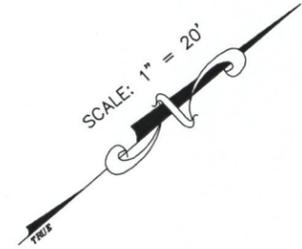
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA

AZIMI PEARSALL & ASSOCIATES INC. ALI AZIMIJIRISARAI L.S. 7325

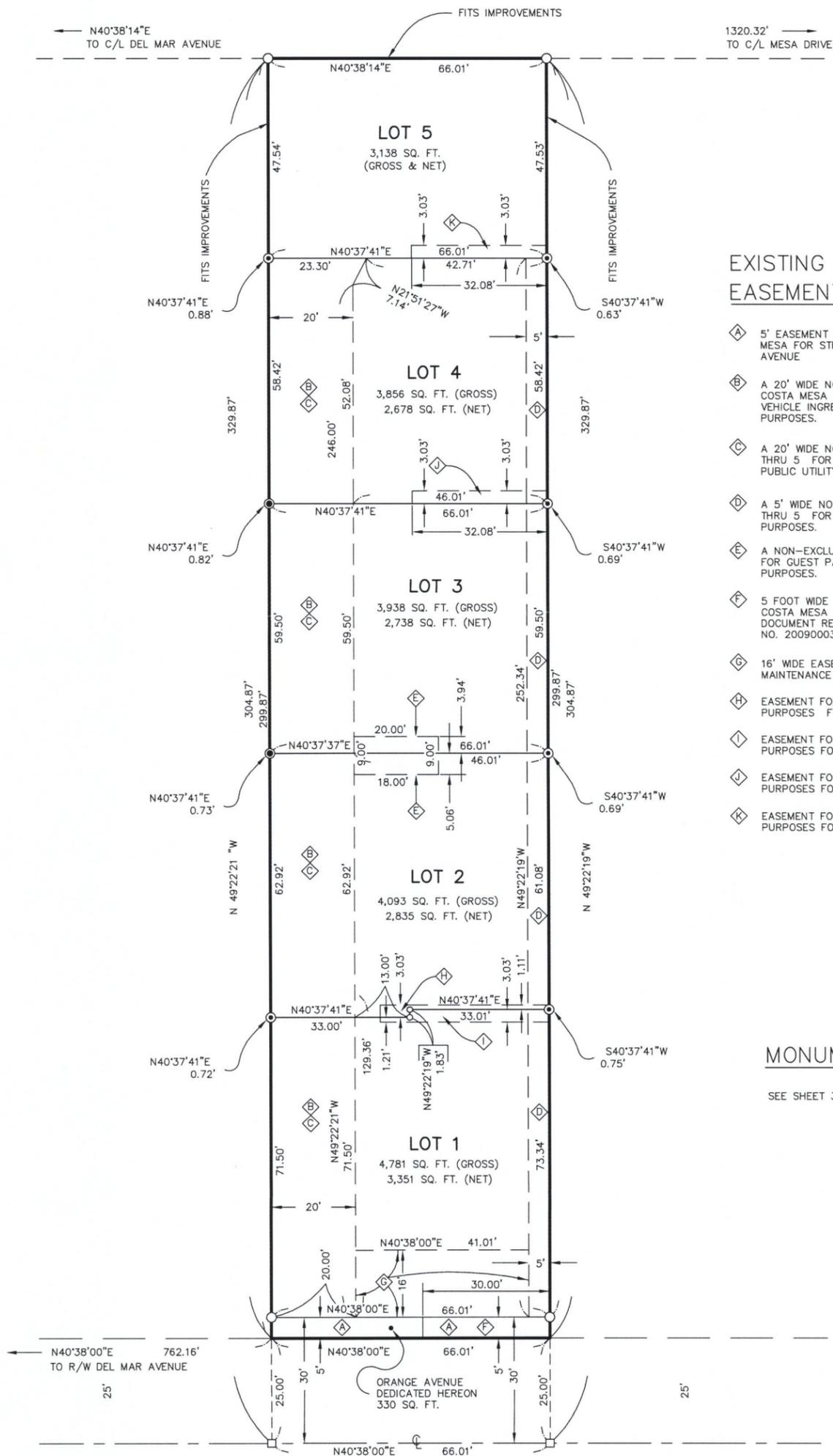
DATE OF SURVEY: JANUARY 21, 2015

DETAIL OF LOTS 1 THRU 5

SEE SHEET 2 FOR BOUNDARY CONTROL, MONUMENT NOTES,
BASIS OF BEARINGS & GPS SCHEME



SEE SHEET 3



EXISTING & PROPOSED EASEMENTS & DEDICATIONS:

- Ⓐ 5' EASEMENT DEDICATED HEREON TO CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES: ORANGE AVENUE
- Ⓑ A 20' WIDE NON-EXCLUSIVE EASEMENT TO CITY OF COSTA MESA FOR EMERGENCY AND PUBLIC SECURITY VEHICLE INGRESS-EGRESS AND PUBLIC UTILITY PURPOSES.
- Ⓒ A 20' WIDE NON-EXCLUSIVE EASEMENT TO LOTS 1 THRU 5 FOR INGRESS-EGRESS, DRAINAGE AND PUBLIC UTILITY PURPOSES.
- Ⓓ A 5' WIDE NON-EXCLUSIVE EASEMENT TO LOTS 1 THRU 5 FOR DRAINAGE AND PUBLIC UTILITY PURPOSES.
- Ⓔ A NON-EXCLUSIVE EASEMENT TO LOTS 1 THRU 5 FOR GUEST PARKING, DRAINAGE AND PUBLIC UTILITY PURPOSES.
- Ⓕ 5 FOOT WIDE BY 30' EASEMENT OF THE CITY OF COSTA MESA FOR SIDEWALK PURPOSES PER DOCUMENT RECORDED JUNE 6, 2009 AS INSTRUMENT NO. 2009000314514, OFFICIAL RECORDS.
- Ⓖ 16' WIDE EASEMENT FOR DRAINAGE FACILITIES AND MAINTENANCE PURPOSES.
- Ⓗ EASEMENT FOR INGRESS-EGRESS FOR MAINTENANCE PURPOSES FOR THE BENEFIT OF LOT 1.
- Ⓘ EASEMENT FOR INGRESS-EGRESS FOR MAINTENANCE PURPOSES FOR THE BENEFIT OF LOT 2.
- Ⓝ EASEMENT FOR INGRESS-EGRESS FOR MAINTENANCE PURPOSES FOR THE BENEFIT OF LOT 3.
- Ⓞ EASEMENT FOR INGRESS-EGRESS FOR MAINTENANCE PURPOSES FOR THE BENEFIT OF LOT 4.

MONUMENT NOTES:

SEE SHEET 3 FOR MONUMENT NOTES.

SEE SHEET 3

N40°38'00"E TO C/L DEL MAR AVENUE

1320.27' TO C/L MESA DRIVE

SEE SHEET 3

ORANGE AVENUE