SHEET 1 OF 4
13 NUMBERED LOTS
ACREAGE: 2.2 ACRES
DATE OF SURVEY: DECEMBER 2009
ALL OF TENTATIVE MAP NO. 18006

TRACT MAP NO. 18006

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

BEING A SUBDIVISION OF A PORTION OF LOT 295 OF NEWPORT HEIGHTS TRACT, AS PER MAP FILED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

LENNY GUYETT, P.L.S. 7993

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

DATE: _____

TIME: _____

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 RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR ACCESS RIGHTS TO 22ND STREET AND SANTA ANA AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS.

CM22M 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

CALIFORNIA REPUBLIC BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 2, 2016 AS INSTRUMENT NO. 2016000355329 OF OFFICIAL RECORDS.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

FIRST AMERICAN TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED AUGUST 2, 2016 AS INSTRUMENT NO. 2016000355331 OF OFFICIAL RECORDS.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT CERTIFICATES

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 ORDINANCES, AT THE REQUEST OF OC INFILL PARTNERS, LLC ON DECEMBER 2009. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITION WITHIN 365 DAYS OF RECORDATION, AND THAT SAID MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

10/03/2016
LENNY GUYETT, LS 7993
LICENSE EXPIRES 12/30/2016

LICENSED LAND SURVEYOR
LENNY GUYETT
No. 7993
Exp. 12/31/16
STATE OF CALIFORNIA

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, 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 FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2016

SHEET 2 OF 4
13 NUMBERED LOTS
ACREAGE: 2.2 ACRES
DATE OF SURVEY: DECEMBER 2009
ALL OF TENTATIVE MAP NO. 18006

TRACT MAP NO. 18006

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

BEING A SUBDIVISION OF A PORTION OF LOT 295 OF NEWPORT HEIGHTS TRACT, AS PER MAP FILED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

LENNY GUYETT, P.L.S. 7993

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 ORANGE) 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 SIGNATURES(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____
NAME OF NOTARY _____
COUNTY IN WHICH COMMISSIONED _____
DATE COMMISSION EXPIRES _____
COMMISSION NUMBER _____

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 ORANGE) 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 SIGNATURES(S) ON THE INSTRUMENT, THE PERSON(S) OR THE

SHEET 3 OF 4
13 NUMBERED LOTS
ACREAGE: 2.2 ACRES
DATE OF SURVEY: DECEMBER 2009
ALL OF TENTATIVE MAP NO. 18006
SCALE: 1"=60'

TRACT MAP NO. 18006

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

LENNY GUYETT, P.L.S. 7993

BOUNDARY MAP AND GPS TIES

RECORD DATA REFERENCES:

R1 INDICATES RECORD PER PMB 30/27
R2 INDICATES RECORD PER RECORD OF SURVEY NO. 2005-1127, RSB 213/46
R3 INDICATES RECORD PER PARCEL MAP NO. 92-138, PMB 273/45-46
R4 INDICATES RECORD PER TR NO. 1556, MM 46/21
R5 INDICATES RECORD PER TR NO. 3457 MM 122/33
R6 INDICATES RECORD PER TR NO. 2819 MM 117/31
R7 INDICATES RECORD PER LLA 2015-03, INSTR. NO. 2015000247243 O.R.
R8 INDICATES RECORD PER LLA 2016-01, INSTR. NO. 2016000354532 O.R.
R9 INDICATES RECORD PER LLA 2009-010, INSTR. NO. 2009000689675 O.R.
R10 INDICATES RECORD PER RECORD OF SURVEY 87-1020, RSB 124/7
R11 INDICATES RECORD PER MAP OF NEWPORT HEIGHTS, M.M. 4/83

DATUM STATEMENT

COORDINATES SHOWN HEREON AREA BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY THE GROUND DISTANCES BY THE COMBINATION FACTOR OF 0.99997064 SPECIFIC TO THIS PROJECT.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6206 AND GPS STATION NO. 6205 BEING N49°21'54"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

EXISTING EASEMENT LEGEND

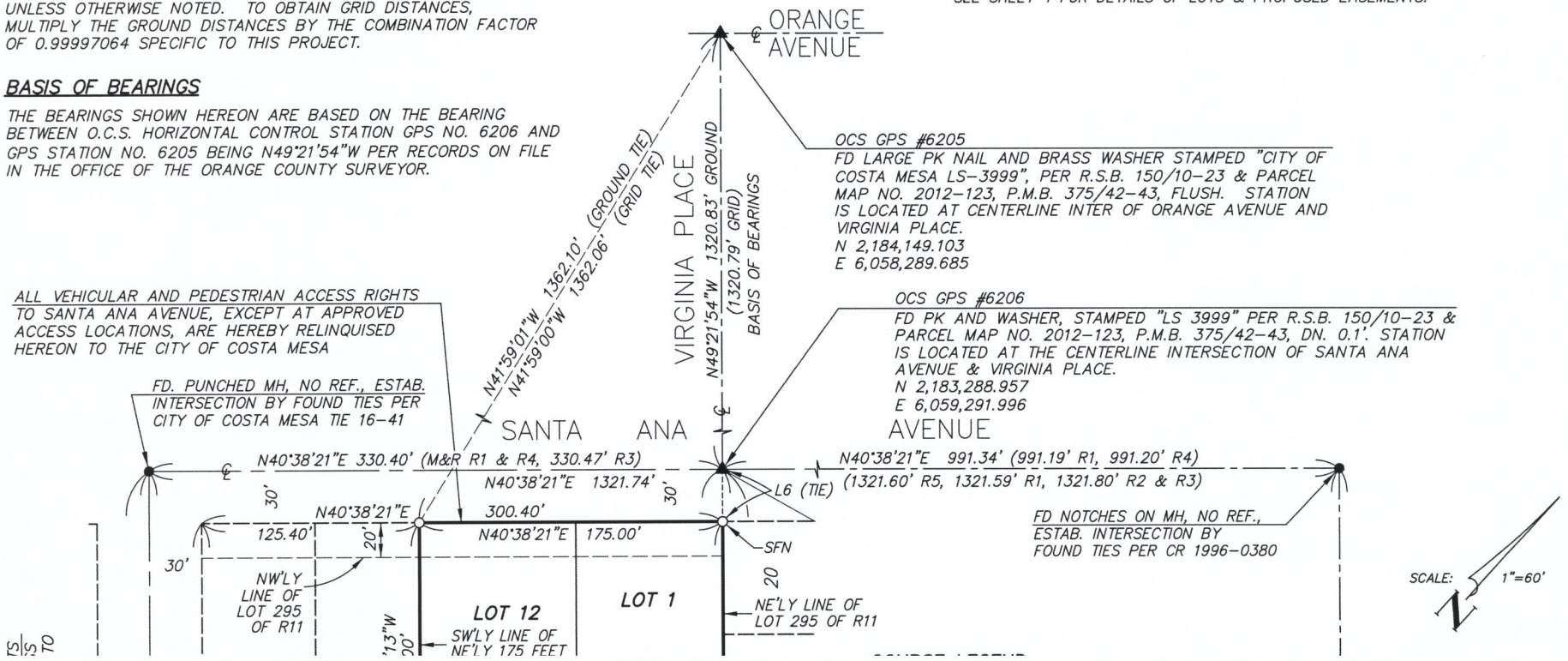
E1 AN EASEMENT FOR ROAD AND UTILITY PURPOSES, IN FAVOR OF HAROLD S. FRANK AND DOLORES MARIE FRANK, PER DOCUMENT RECORDED JULY 26, 1963 IN BOOK 6648, PAGE 483, O.R. SEE SHEET 3 FOR DETAILS.

E2 AN EASEMENT FOR ROAD AND UTILITY PURPOSES, IN FAVOR OF RICHARD T. HALEY AND CYRILLA G. HALEY, PER DOCUMENT RECORDED JULY 26, 1963 IN BOOK 6648, PAGE 484, O.R. SEE SHEET 3 FOR DETAILS.

E3 AN EASEMENT FOR FACILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY PER INSTRUMENT NO. 200600029344 O.R. (LOCATION NOT DEFINED IN RECORD).

SURVERYORS NOTES

SEE SHEET 4 FOR DETAILS OF LOTS & PROPOSED EASEMENTS.



SHEET 4 OF 4
13 NUMBERED LOTS
ACREAGE: 2.2 ACRES
DATE OF SURVEY: DECEMBER 2009
ALL OF TENTATIVE MAP NO. 18006
SCALE: 1"=40'

TRACT MAP NO. 18006

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

LENNY GUYETT, P.L.S. 7993

LOT DETAIL SHEET AND PROPOSED EASEMENTS

COURSE LEGEND

L1	N40°38'29"E	30.00'
L2	N40°38'29"E	10.00'
L3	N49°21'31"W	14.00'
L4	N40°38'21"E	17.00'
L5	N40°38'21"E	17.29'
L6	N49°22'13"W	30.00'
L10	N49°21'31"W	66.09'
L11	N49°21'31"W	60.00'
L12	N49°21'31"W	78.98'
L13	N49°21'31"W	16.98'
L14	N40°38'21"E	34.15'
L15	N49°22'13"W	8.00'
L16	N49°21'39"W	20.00'
L17	N49°22'13"W	20.92'
L18	N40°37'47"E	8.00'
L19	N10°16'10"W	30.45'
L20	N49°22'13"W	49.11'
L21	N49°21'31"W	2.00'
L22	N49°21'31"W	5.12'

EASEMENT LEGEND

(A) EASEMENT DEDICATED HEREON TO THE CITY OF COSTA MESA FOR EMERGENCY ACCESS PURPOSES.

(B) EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES RESERVED HEREON TO OWNERS.

[E1] AN EASEMENT FOR ROAD AND UTILITY PURPOSES, IN FAVOR OF HAROLD S. FRANK AND DOLORES MARIE FRANK, PER DOCUMENT RECORDED JULY 26, 1963 IN BOOK 6648, PAGE 483, O.R.

[E2] AN EASEMENT FOR ROAD AND UTILITY PURPOSES, IN FAVOR OF RICHARD T. HALEY AND CYRILLA G. HALEY, PER DOCUMENT RECORDED JULY 26, 1963 IN BOOK 6648, PAGE 484, O.R.

E3 AN EASEMENT FOR FACILITIES, INGRESS AND EGRESS PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, PER INSTRUMENT NO. 200600029344, O.R. (LOCATION NOT DEFINED IN RECORD).

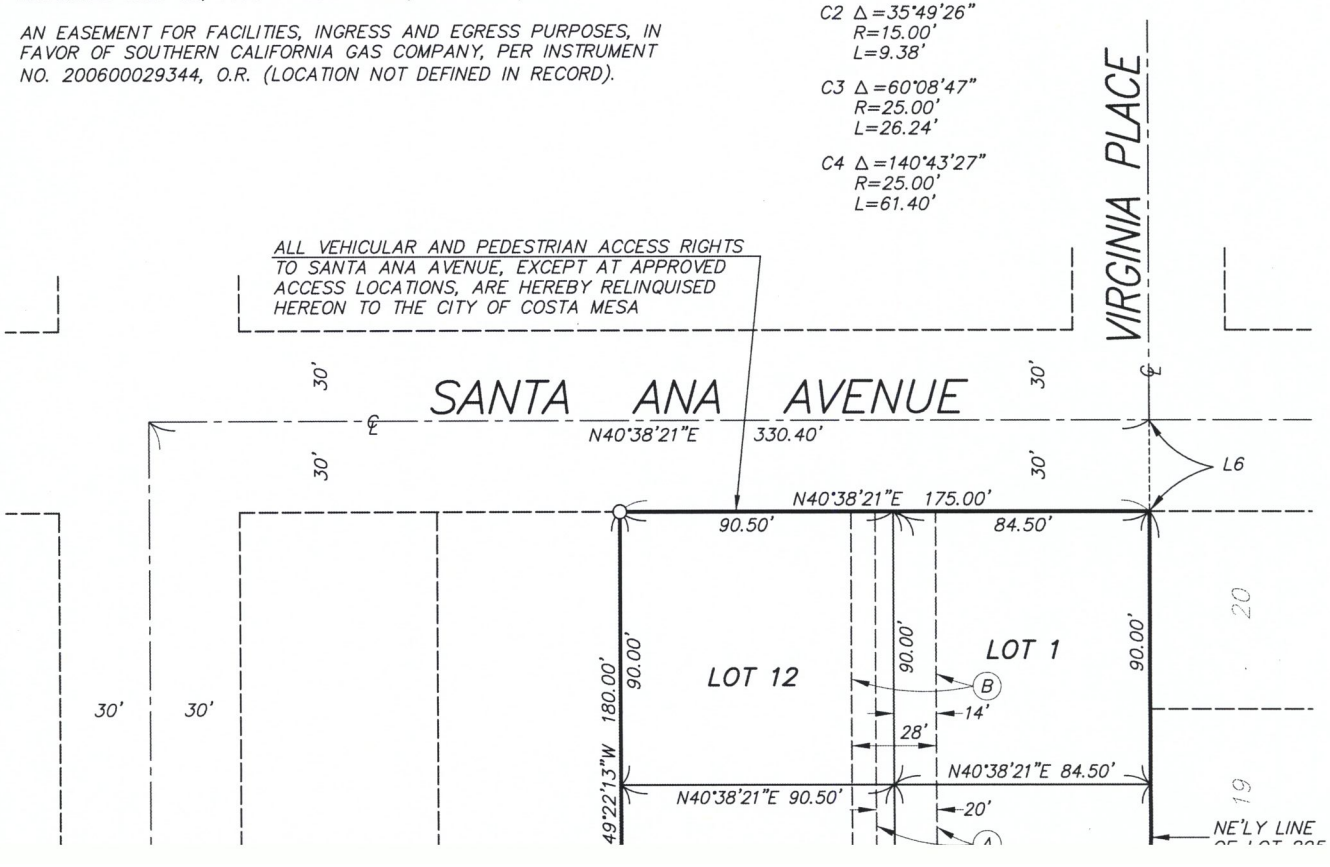
SURVEYOR'S NOTES

SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT DETAILS, BASIS OF BEARINGS NOTE, GPS TIES, DATUM STATEMENT, RECORD DATA REFERENCES, MONUMENT NOTES AND SURVEYOR'S LEGEND.

CURVE LEGEND

C1 Δ=80°34'40"
R=25.00'
L=35.16'

C2 Δ=35°49'26"
R=15.00'
L=9.38'

C3 Δ=60°08'47"
R=25.00'
L=26.24'

C4 Δ=140°43'27"
R=25.00'
L=61.40'