

SHEET 1 OF 8 SHEETS
1 NUMBERED LOT
GROSS AREA: 6.125 AC.
NET AREA: 4.420 AC.
DATE OF SURVEY: JANUARY 2024
ALL OF TENTATIVE TRACT NO. 19334

TRACT No. 19334

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. LL 20-01 RECORDED
FEBRUARY 7, 2020 AS INSTRUMENT NO. 2020000053536 OF OFFICIAL RECORDS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY

X ENGINEERING & CONSULTING, INC. GERALD R. ANDERSON, LS 4400, JANUARY 2024
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN 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:

AN EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS SHOWN ON SAID MAP.

OWNER:
MTHCALV-I BEAR STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NICK EMSIEK _____ DATE _____
DIVISION PRESIDENT: SOUTHERN CALIFORNIA

SIGNATURE OMISSIONS:

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

HOLDER OF THE EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES GRANTED IN THE DOCUMENT RECORDED, APRIL 11, 1886 IN BOOK 154, PAGE 530 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.
(OWNERSHIP AND LOCATION IS NOT IDENTIFIABLE FROM THE RECORD)

ELIZABETH BERRY, OWNER OF A RIGHT OF WAY FOR WATER PIPES AND INCIDENTAL PURPOSES AS RESERVED IN A DEED RECORDED FEBRUARY 23, 1888 IN BOOK 385, PAGE 196 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA. (THE LOCATION IS NOT IDENTIFIABLE FROM THE RECORD)

JACOB W. SHIFFER, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES CONVEYED IN A DOCUMENT RECORDED SEPTEMBER 01, 1936 IN BOOK 422, PAGES 460 TO 465 OF OFFICIAL RECORDS.
(THE LOCATION IS NOT IDENTIFIABLE FROM THE RECORD)

JASPER M. SHIFFER, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES CONVEYED IN A DOCUMENT RECORDED SEPTEMBER 01, 1936 IN BOOK 422, PAGES 460 TO 465 OF OFFICIAL RECORDS.
(THE LOCATION IS NOT IDENTIFIABLE FROM THE RECORD)

ANDREW J. SHIFFER, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES CONVEYED IN A DOCUMENT RECORDED SEPTEMBER 01, 1936 IN BOOK 422, PAGES 460 TO 465 OF OFFICIAL RECORDS.
(THE LOCATION IS NOT IDENTIFIABLE FROM THE RECORD)

CHARLES D. SHIFFER, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES CONVEYED IN A DOCUMENT RECORDED SEPTEMBER 01, 1936 IN BOOK 422, PAGES 460 TO 465 OF OFFICIAL RECORDS.
(THE LOCATION IS NOT IDENTIFIABLE FROM THE RECORD)

COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY CALIFORNIA, HOLDER OF A PERMANENT EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 1, 1962 IN BOOK 6324, PAGE 712 OF OFFICIAL RECORDS.

COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY CALIFORNIA, HOLDER OF A PERMANENT EASEMENT FOR PUBLIC SEWER OR SEWERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 15, 1965 IN BOOK 7413, PAGE 735 AND RECORDED FEBRUARY 18, 1965 IN BOOK 7419, PAGE 95, BOTH OF OFFICIAL RECORDS.

COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY CALIFORNIA, HOLDER OF AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1965 IN BOOK 7498, PAGE 934 OF OFFICIAL RECORDS, IN FAVOR OF THE STATE OF CALIFORNIA, BY A DIRECTOR'S DEED RECORDED NOVEMBER 19, 1975 IN BOOK 11572, PAGE 1364, OFFICIAL RECORDS.

COSTA MESA SANITARY DISTRICT, HOLDER OF AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 22, 1965 IN BOOK 7676, PAGE 146 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1977 IN BOOK 12266, PAGE 123 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1978 IN BOOK 12836, PAGE 597 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1989 AS INSTRUMENT NO. 1989-201777 OF OFFICIAL RECORDS.

MESA WATER DISTRICT, HOLDER OF A PERPETUAL NON-EXCLUSIVE EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 22, 2026 AS INSTRUMENT NO. 2026-000209031 OF OFFICIAL RECORDS.

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, _____, NOTARY PUBLIC,
PERSONALLY APPEARED

WHO PROVIDED 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY.

(NAME PRINTED)

MY COMMISSION EXPIRES _____

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 MERITAGE HOMES OF CALIFORNIA, INC. IN JANUARY 2024. 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 COMPLETION 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.

DATED THIS 12TH DAY OF AUGUST, 2026

GERALD R. ANDERSON, LS 4400



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 COUNCIL; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2026

SEUNG WOOK YANG, RCE 66786
EXP. SEPTEMBER 30, 2026
CITY ENGINEER - CITY OF COSTA MESA



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 SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2026

LILY M. N. SANDBERG, COUNTY SURVEYOR
P.L.S. 8402



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 THE COUNTY OF ORANGE 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 _____, 2026

SHARI L. FREIDENRICH
COUNTY TREASURER - TAX COLLECTOR

BY: _____
TREASURER - TAX COLLECTOR

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 _____, 2026, AND THAT THERUPON 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 EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES AS DEDICATED.

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 _____, 2026

BRENDA GREEN
CITY CLERK OF THE CITY COUNCIL OF
THE CITY OF COSTA MESA



1. NUMBERED LOT
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NET AREA: 4.420 AC.
DATE OF SURVEY: JANUARY, 2024
ALL OF TENTATIVE TRACT NO.19334

TRACT NO. 19334

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X ENGINEERING & CONSULTING, INC. GERALD R. ANDERSON, LS 4400 JANUARY 2024
FOR CONDOMINIUM PURPOSES

SHEET 2 OF 8 SHEETS

BOUNDARY SHEET

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE

MONUMENT NOTES

- FOUND MONUMENT AS NOTED
- HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- INDICATES SET LEAD, TACK, AND TAG, STAMPED "LS 4400" OR A 1" IRON PIPE WITH TAG, STAMPED "LS 4400", FLUSH.

SURVEYOR'S BOUNDARY NOTE

A DILIGENT SEARCH WAS CONDUCTED ALONG THE SUBJECT PROPERTY BOUNDARY FOR EXISTING MONUMENTS AT ALL LOT CORNERS. NO SURVEY MONUMENTS WERE FOUND.

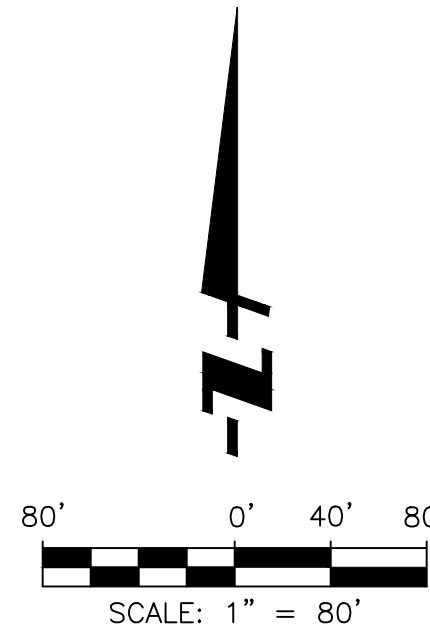
VICINITY MAP

NOT TO SCALE

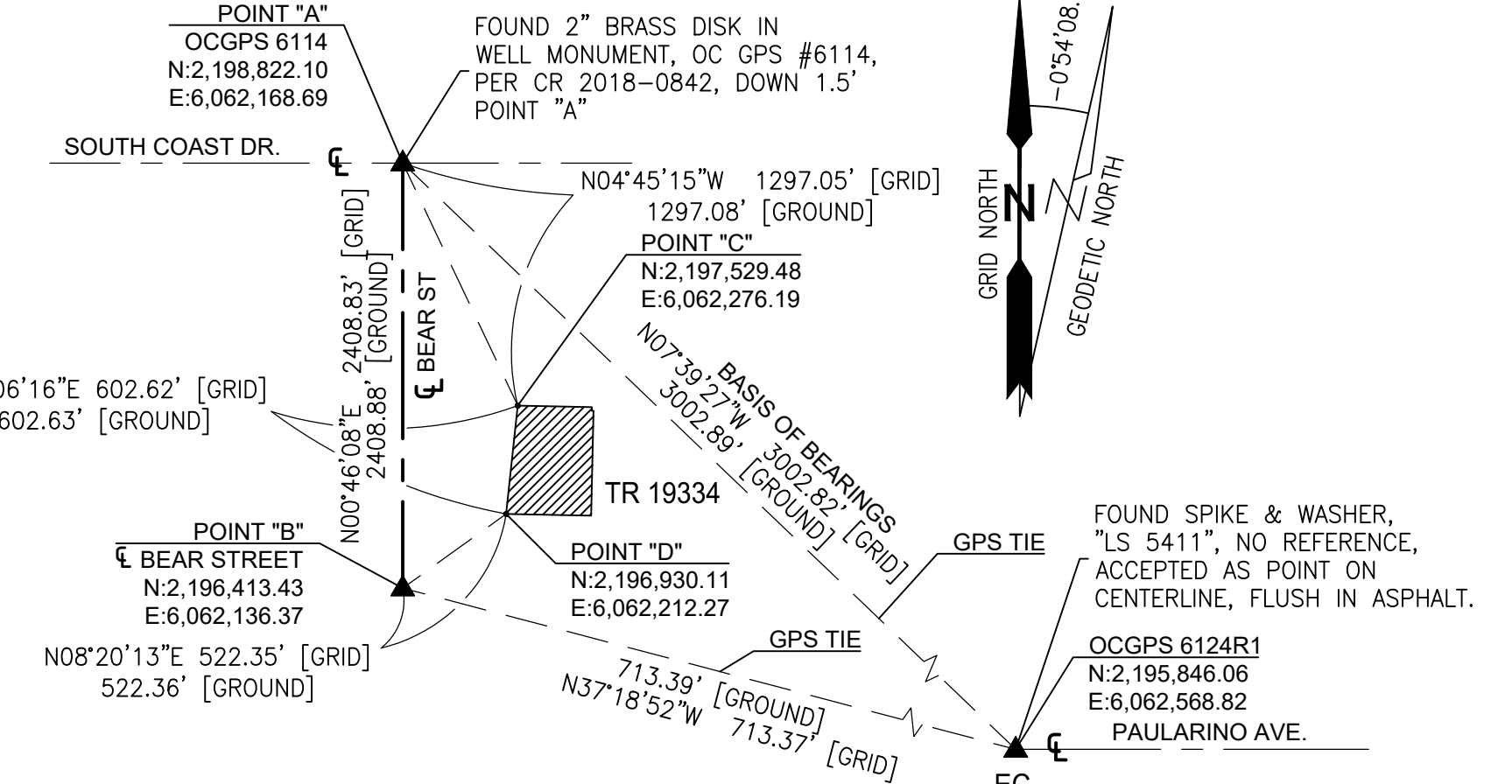
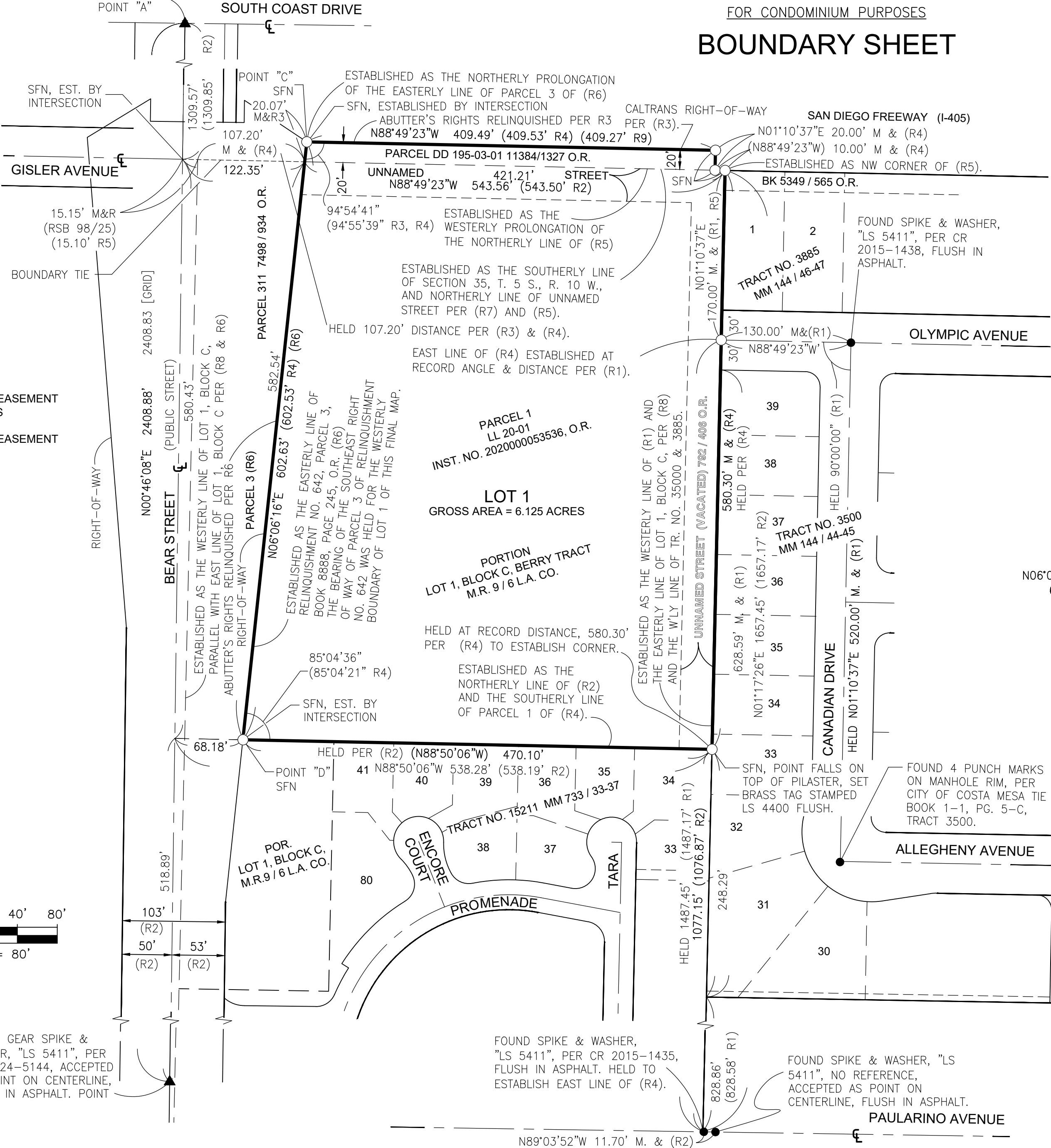
NOTE:

SEE SHEET 3 FOR EASEMENT LOCATIONS & NOTES

SEE SHEET 4 FOR EASEMENT DETAILS



FOUND 2" BRASS DISK IN WELL MONUMENT, OC GPS #6114, PER CR 2018-0842, DOWN 1.5' POINT "A"



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO. 6114 AND OCS HORIZONTAL CONTROL STATION GPS NO. 6124R1, BEING NORTH 07°39'27" WEST 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, NAD83, (2017.50 EPOCH OCS ADJUSTMENT). DISTANCES SHOWN HEREON ARE GROUND. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING GROUND DISTANCES BY 0.999976491 DETERMINED AT POINT "A" (SITE SPECIFIC).

RECORD REFERENCES:

- R1 = TRACT NO. 3500, MM 144/44-45
- R2 = TRACT MAP NO. 15211, MM 733/33-37
- R3 = CALTRANS MAP, SC-36R-0012-B, ON FILE AT CALTRANS DISTRICT 12 OFFICE
- R4 = LLA 20-01, INST. NO. 2020000053536, O.R., RECORDED 2/7/2020
- R5 = TRACT NO. 3885, MM 144/46-47
- R6 = RELINQUISHMENT NO. 642, BOOK 8888, PAGE 245, O.R., RECORDED 2/28/1969
- R7 = BOOK 792, PAGE 406, O.R., RECORDED 12/19/1935
- R8 = BERRY TRACT, BOOK 9, PAGE 6, MISCELLANEOUS RECORDS, LOS ANGELES COUNTY
- R9 = BOOK 11384, PAGE 1327, O.R., RECORDED 4/23/1975

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LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT

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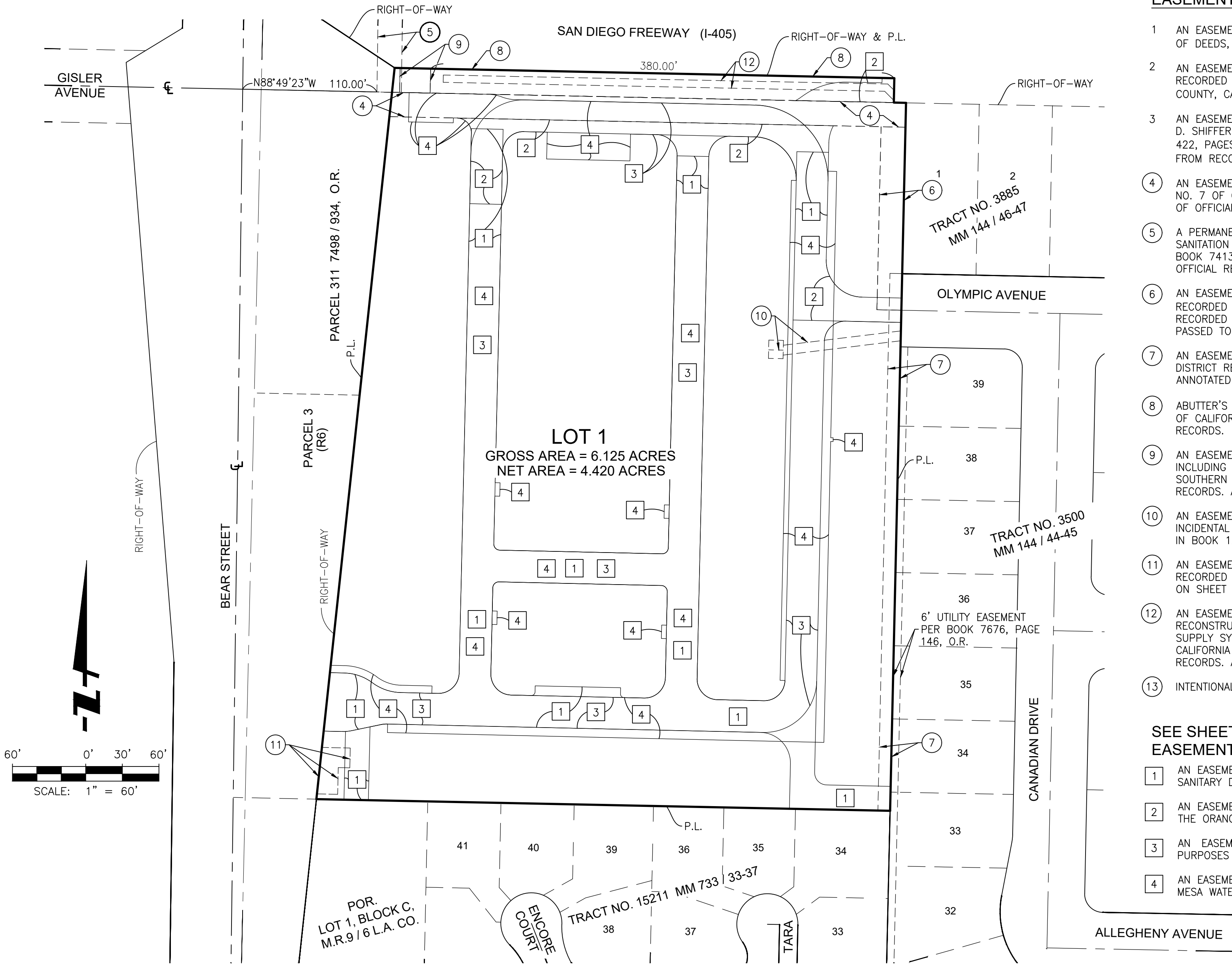
EXISTING EASEMENT LOCATIONS

EASEMENT NOTES:

- 1 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 154 OF DEEDS, PAGE 530. (DOCUMENT IS ILLEGIBLE.)
- 2 AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES, IN FAVOR OF JOSIAH L. GOODWIN, RECORDED FEBRUARY 23, 1888, IN BOOK 385, PAGE 196 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA. (LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- 3 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF JACOB W. SHIFFER, CHARLES D. SHIFFER, JASPER M. SHIFFER AND ANDREW J. SHIFFER, RECORDED SEPTEMBER 01, 1936 AS BOOK 422, PAGES 460 TO 465 OF OFFICIAL RECORDS. (LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- 4 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY PER DOCUMENT RECORDED NOVEMBER 1, 1962 IN BOOK 6324, PAGE 712 OF OFFICIAL RECORDS. ANNOTATED ON SHEET 4.
- 5 A PERMANENT EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY PER DOCUMENT RECORDED FEBRUARY 15, 1965 IN BOOK 7413, PAGE 735 AND RECORDED FEBRUARY 18, 1965 IN BOOK 7419, PAGE 95, BOTH OF OFFICIAL RECORDS. ANNOTATED ON SHEET 4.
- 6 AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE STATE OF CALIFORNIA RECORDED APRIL 28, 1965 IN BOOK 7498, PAGE 934 OF OFFICIAL RECORDS. PER DIRECTOR'S DEED RECORDED NOVEMBER 19, 1975 IN BOOK 11572, PAGE 1364, OFFICIAL RECORDS, SAID INTEREST HAS PASSED TO THE COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY. ANNOTATED ON SHEET 4.
- 7 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, IN FAVOR OF THE COSTA MESA SANITARY DISTRICT RECORDED SEPTEMBER 22, 1965 IN BOOK 7676, PAGE 146 OF OFFICIAL RECORDS. ANNOTATED ON SHEET 8.
- 8 ABUTTER'S RIGHTS OF INGRESS AND EGRESS HAVE BEEN RELEASED AND RELINQUISHED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED APRIL 23, 1975 IN BOOK 11384, PAGE 1327 OF OFFICIAL RECORDS.
- 9 AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED JUNE 28, 1977 IN BOOK 12266, PAGE 123 OF OFFICIAL RECORDS. ANNOTATED ON SHEET 4.
- 10 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED SEPTEMBER 11, 1978 IN BOOK 12836, PAGE 597 OF OFFICIAL RECORDS. ANNOTATED ON SHEET 8.
- 11 AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF MESA WATER DISTRICT RECORDED JULY 22, 2026 AS INSTRUMENT NO. 2026-000209031 OF OFFICIAL RECORDS. ANNOTATED ON SHEET 8.
- 12 AN EASEMENT TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED APRIL 18, 1989 AS INSTRUMENT NO. 1989-201777 OF OFFICIAL RECORDS. ANNOTATED ON SHEET 8.
- 13 INTENTIONALLY DELETED.

SEE SHEETS 4 THROUGH 7 FOR DEDICATED EASEMENTS, AND
EASEMENTS TO BE GRANTED BY SEPARATE DOCUMENT

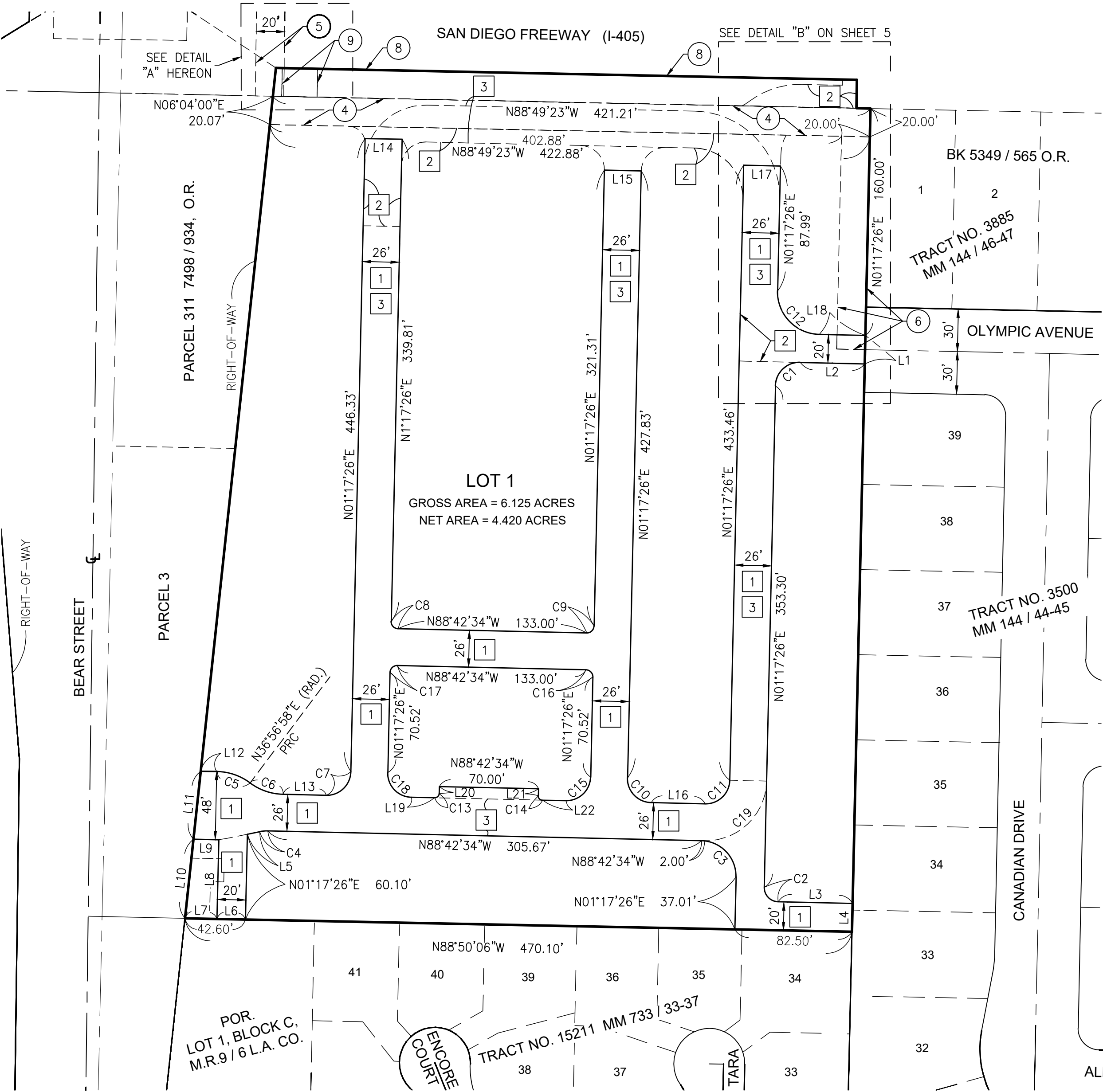
- 1 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES TO BE DEDICATED TO THE COSTA MESA SANITARY DISTRICT BY SEPARATE DOCUMENT.
- 2 AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE ORANGE COUNTY SANITATION DISTRICT AS SHOWN HEREON.
- 3 AN EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF COSTA MESA AS SHOWN HEREON.
- 4 AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO MESA WATER DISTRICT AS SHOWN HEREON.



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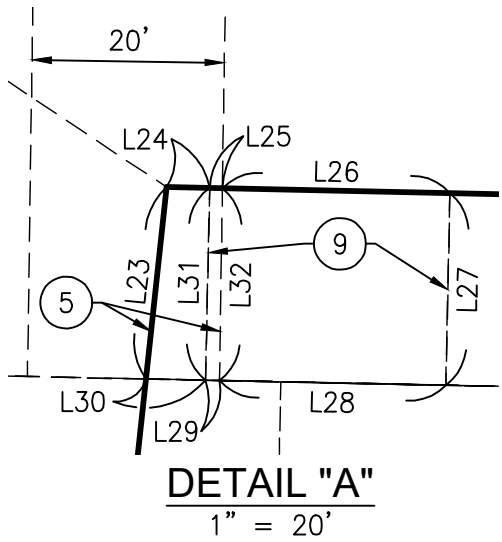
EASEMENT DETAILS FOR
DEDICATED EASEMENT 1



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	90°00'00"	26.70'	17.00'
C2	90°00'00"	15.71'	10.00'
C3	90°00'00"	39.27'	25.00'
C4	13°03'25"	5.70'	25.00'
C5	35°39'33"	24.89'	40.00'
C6	35°39'33"	24.89'	40.00'
C7	90°00'00"	26.70'	17.00'
C8	90°00'00"	7.85'	5.00'
C9	90°00'00"	7.85'	5.00'
C10	90°00'00"	26.70'	17.00'
C11	90°00'00"	26.70'	17.00'
C12	90°00'00"	47.12'	30.00'
C13	90°00'00"	4.71'	3.00'
C14	90°00'00"	4.71'	3.00'
C15	90°00'00"	26.70'	17.00'
C16	90°00'00"	7.85'	5.00'
C17	90°00'00"	7.85'	5.00'
C18	90°00'00"	26.70'	17.00'
C19	90°00'00"	67.54'	43.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N1°17'26"E	20.00'
L2	N88°42'34"W	45.50'
L3	N88°42'34"W	52.50'
L4	N1°17'26"E	20.00'
L5	N78°14'00"E	8.92'
L6	N88°50'06"W	20.00'
L7	N88°50'06"W	22.60'
L8	N1°17'26"E	55.81'
L9	N88°42'34"W	17.89'
L10	N6°06'16"E	56.06'
L11	N6°06'16"E	48.17'
L12	N88°42'34"W	11.71'
L13	N88°42'34"W	30.50'
L14	N88°42'34"W	26.00'
L15	N88°42'34"W	26.00'
L16	N88°42'34"W	38.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	N88°42'34"W	26.00'
L18	N88°42'34"W	32.50'
L19	N88°42'34"W	16.50'
L20	N1°17'26"E	5.00'
L21	N1°17'26"E	5.00'
L22	N88°42'34"W	16.50'
L23	N6°05'18"E	20.07'
L24	N88°49'23"W	4.48'
L25	N88°49'23"W	1.32'
L26	N88°49'23"W	23.68'
L27	N1°15'06"E	20.00'
L28	N88°49'23"W	23.54'
L29	N88°49'23"W	1.46'
L30	N88°49'23"W	6.18'
L31	N1°15'06"E	20.00'
L32	N0°50'37"E	20.00'



- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - CENTERLINE
 - EXISTING LOT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENTS
 - PROPOSED EASEMENT 1

EASEMENT NOTES:

- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE COSTA MESA SANITARY DISTRICT BY SEPARATE DOCUMENT.
- AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE ORANGE COUNTY SANITATION DISTRICT, AS SHOWN HEREON.
- AN EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF COSTA MESA, AS SHOWN HEREON.
- AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO MESA WATER DISTRICT AS SHOWN HEREON.

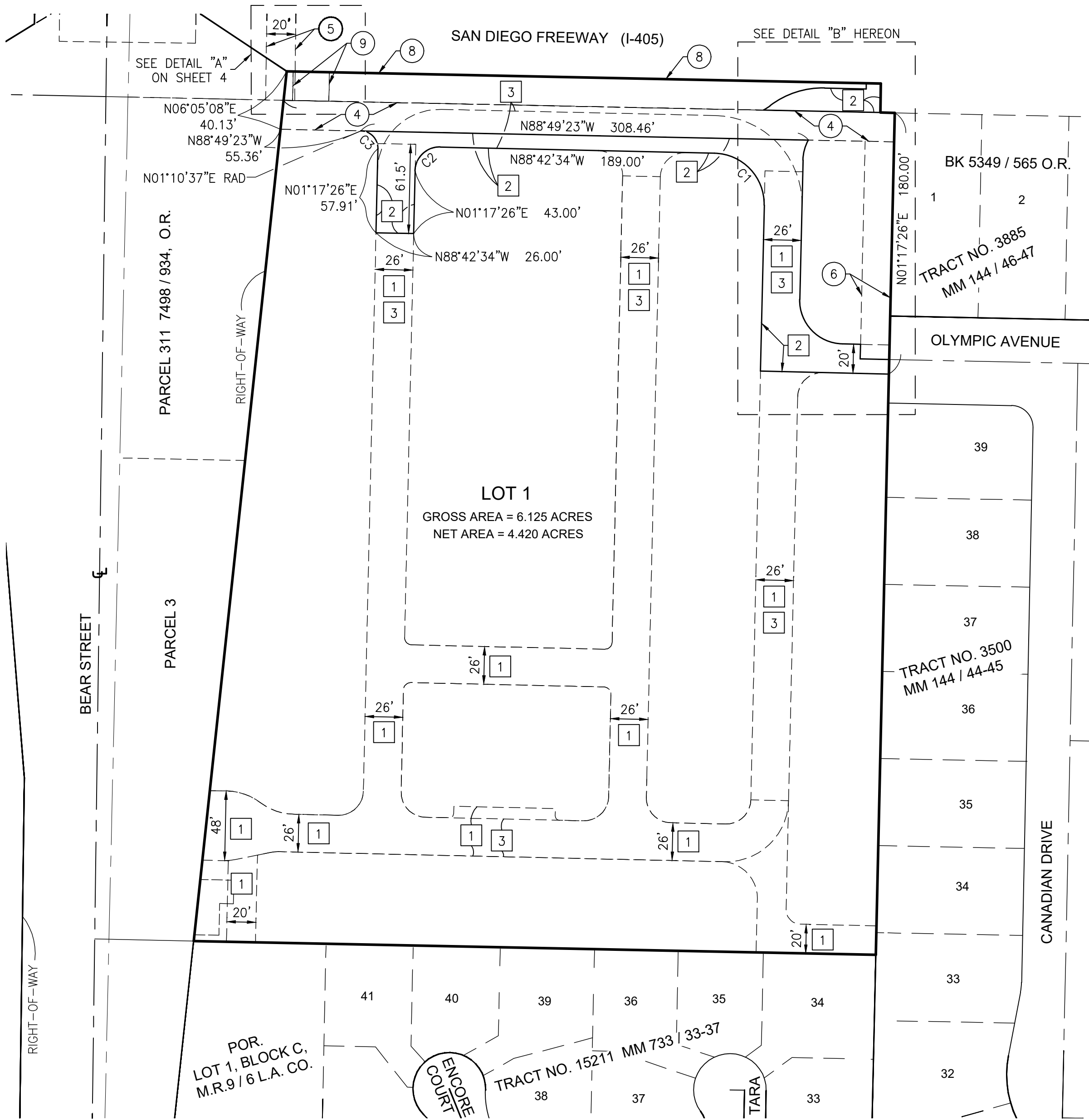
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SHEET 5 OF 8 SHEETS

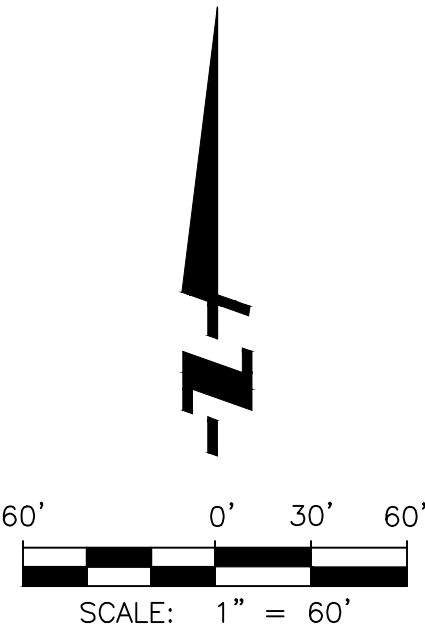
EASEMENT DETAILS FOR GRANTED BY SEPARATE DOCUMENT EASEMENT 2



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N1°17'26"E	10.00'
L2	N88°42'34"W	12.50'
L3	N1°17'26"E	10.04'
L4	N88°49'23"W	20.00'
L5	N88°49'23"W	10.03'
L6	N1°10'37"E	20.00'
L7	N88°49'23"W	80.46'
L8	N88°49'23"W	28.62'
L9	N1°10'37"E	4.00'
L10	N88°49'23"W	10.00'
L11	N1°17'26"E	20.00'
L12	N88°42'34"W	20.00'
L13	N1°17'26"E	10.00'
L14	N88°49'23"W	59.06'
L15	N88°42'34"W	26.00'

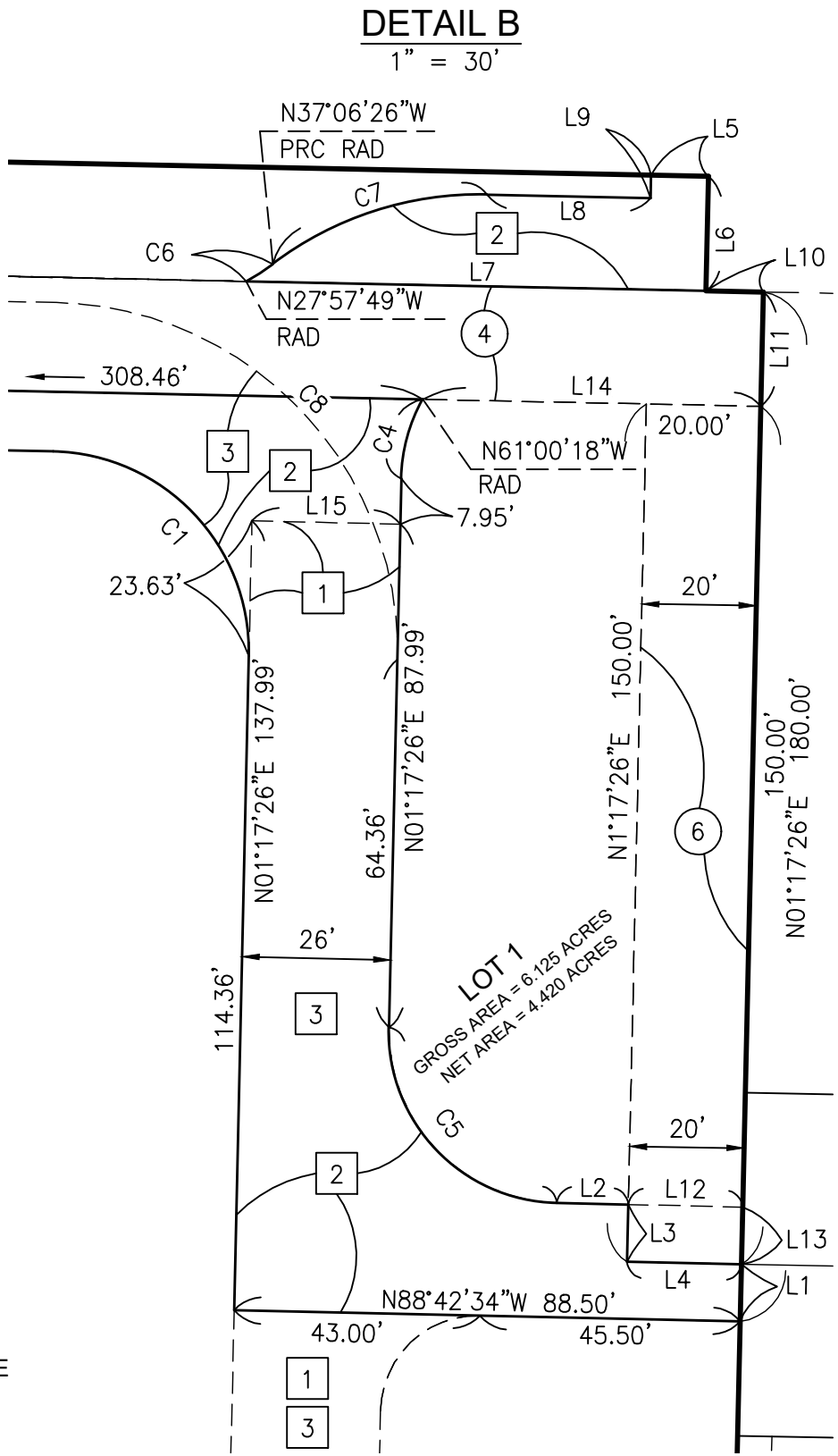
CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS		
C1	90°00'00"	54.98'	35.00'		
C2	90°00'00"	26.70'	17.00'		
C3	90°06'49"	18.87'	12.00'		
C4	27°42'17"	14.51'	30.00'		
C5	90°00'00"	47.12'	30.00'		
C6	9°08'37"	5.59'	35.00'		
C7	38°17'03"	40.09'	60.00'		
C8	90°00'00"	95.82'	61.00'		

- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - CENTERLINE
 - EXISTING LOT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENTS
 - PROPOSED EASEMENT 2



EASEMENT NOTES:

- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE COSTA MESA SANITARY DISTRICT BY SEPARATE DOCUMENT.
- AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE ORANGE COUNTY SANITATION DISTRICT, AS SHOWN HEREON.
- AN EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF COSTA MESA, AS SHOWN HEREON.
- AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO MESA WATER DISTRICT AS SHOWN HEREON.



1 NUMBERED LOT
GROSS AREA: 6.125 AC.
NET AREA: 4.420 AC.
DATE OF SURVEY: JANUARY, 2024
ALL OF TENTATIVE TRACT NO.19334

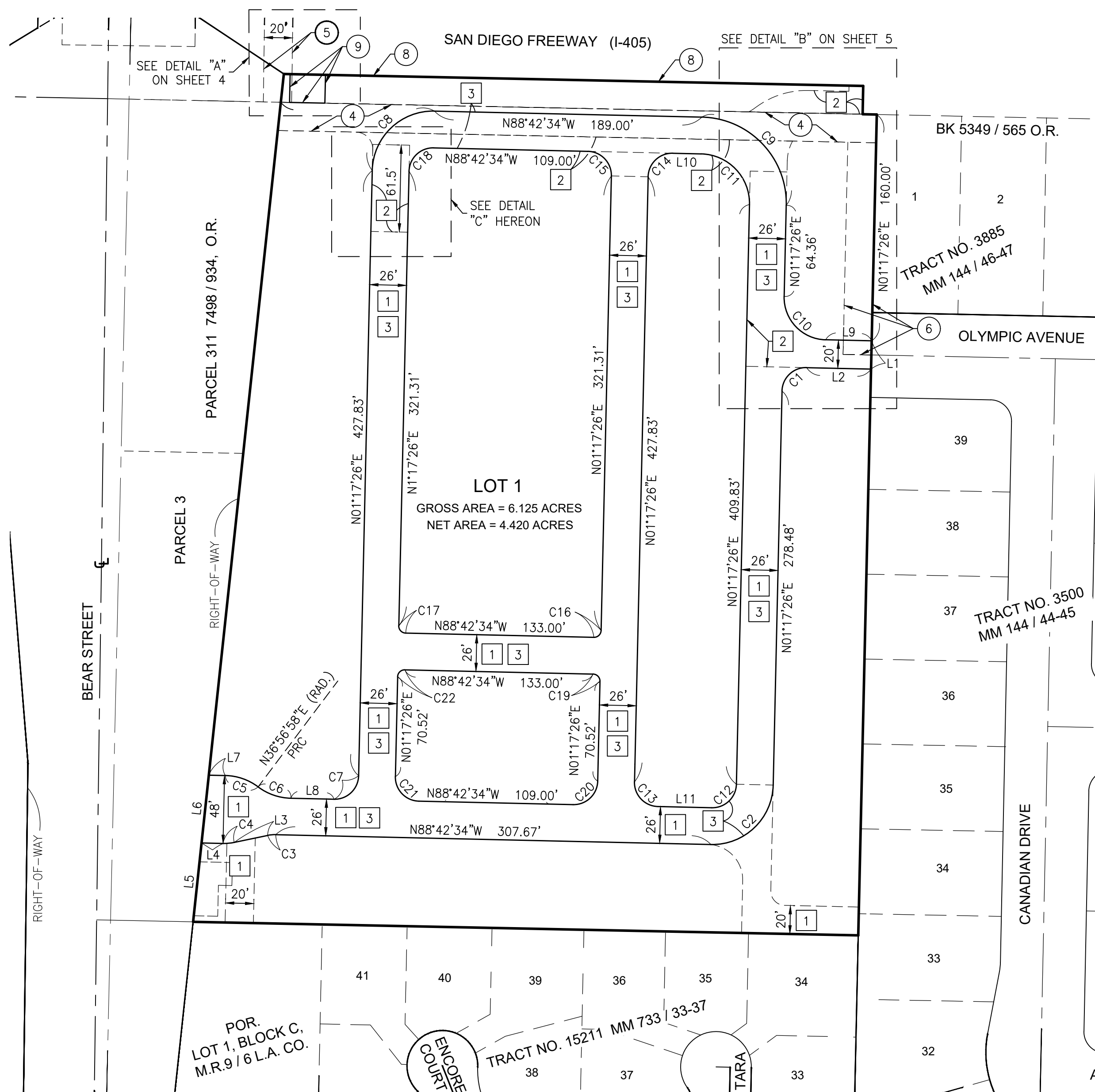
TRACT NO. 19334

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

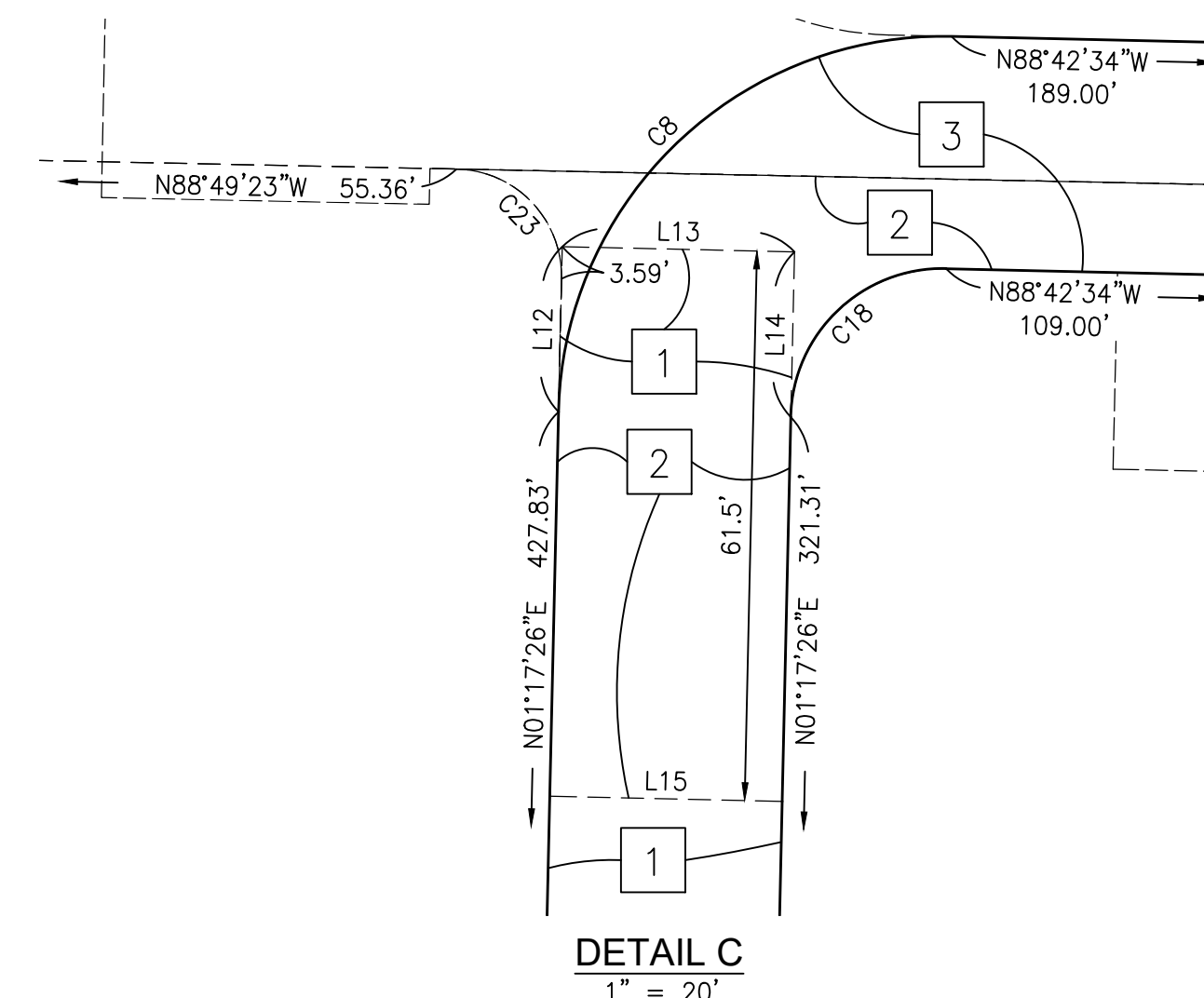
X ENGINEERING & CONSULTING, INC. GERALD R. ANDERSON, LS 4400 JANUARY 2024

FOR CONDOMINIUM PURPOSES

EASEMENT DETAILS FOR DEDICATED EASEMENT 3



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N1°17'26"E	20.00'
L2	N88°42'34"W	45.50'
L3	N78°14'00"E	24.12'
L4	N88°42'34"W	15.18'
L5	N6°06'16"E	56.06'
L6	N6°06'16"E	48.17'
L7	N88°42'34"W	11.71'
L8	N88°42'34"W	30.50'
L9	N88°42'34"W	32.50'
L10	N88°42'34"W	20.00'
L11	N88°42'34"W	38.00'
L12	N1°17'26"E	18.50'
L13	N88°42'34"W	26.00'
L14	N1°17'26"E	18.50'
L15	N88°42'34"W	26.00'



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	90°00'00"	26.70'	17.00'
C2	90°00'00"	67.54'	43.00'
C3	13°03'25"	5.70'	25.00'
C4	13°03'25"	7.98'	35.00'
C5	35°39'33"	24.89'	40.00'
C6	35°39'33"	24.89'	40.00'
C7	90°00'00"	26.70'	17.00'
C8	90°00'00"	67.54'	43.00'
C9	90°00'00"	95.82'	61.00'
C10	90°00'00"	47.12'	30.00'
C11	90°00'00"	54.98'	35.00'
C12	90°00'00"	26.70'	17.00'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C13	90°00'00"	26.70'	17.00'
C14	90°00'00"	26.70'	17.00'
C15	90°00'00"	26.70'	17.00'
C16	90°00'00"	7.85'	5.00'
C17	90°00'00"	7.85'	5.00'
C18	90°00'00"	26.70'	17.00'
C19	90°00'00"	7.85'	5.00'
C20	90°00'00"	26.70'	17.00'
C21	90°00'00"	26.70'	17.00'
C22	90°00'00"	7.85'	5.00'
C23	90°06'49"	18.87'	12.00'

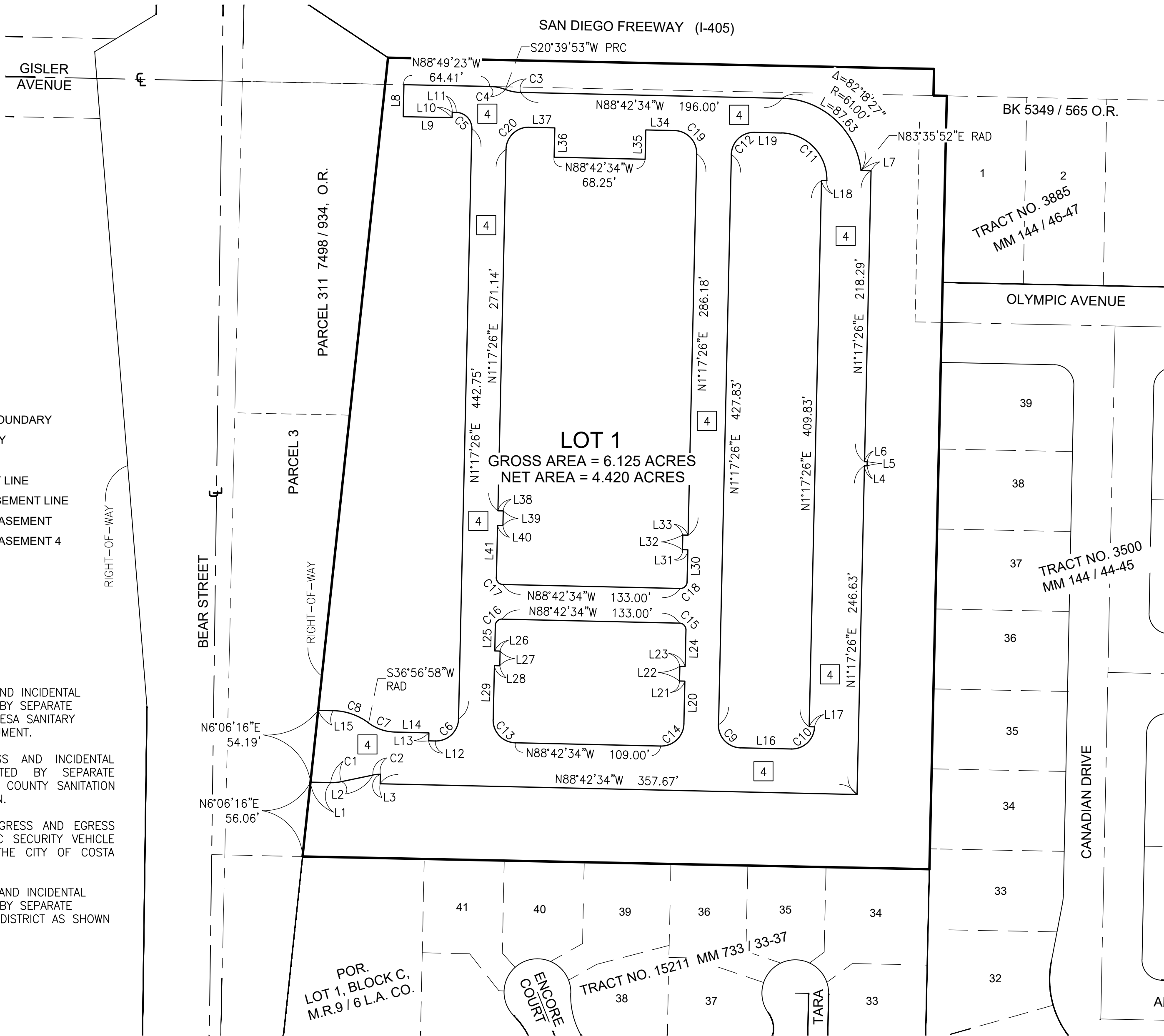
EASEMENT NOTES:

- 1 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE COSTA MESA SANITARY DISTRICT BY SEPARATE DOCUMENT.
- 2 AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE ORANGE COUNTY SANITATION DISTRICT, AS SHOWN HEREON.
- 3 AN EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF COSTA MESA, AS SHOWN HEREON.
- 4 AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO MESA WATER DISTRICT AS SHOWN HEREON.

1. NUMBERED LOT
GROSS AREA: 6.125 AC.
NET AREA: 4.420 AC.
DATE OF SURVEY: JANUARY, 2024
ALL OF TENTATIVE TRACT NO.19334

TRACT NO. 19334
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
X ENGINEERING & CONSULTING, INC. GERALD R. ANDERSON, LS 4400 JANUARY 2024
FOR CONDOMINIUM PURPOSES

EASEMENT DETAILS FOR
GRANTED BY SEPARATE DOCUMENT EASEMENT 4



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT
- PROPOSED EASEMENT 4

EASEMENT NOTES:

- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE COSTA MESA SANITARY DISTRICT BY SEPARATE DOCUMENT.
- AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO THE ORANGE COUNTY SANITATION DISTRICT, AS SHOWN HEREON.
- AN EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF COSTA MESA, AS SHOWN HEREON.
- AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES TO BE GRANTED BY SEPARATE DOCUMENT TO MESA WATER DISTRICT AS SHOWN HEREON.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°42'34"W	15.18'
L2	N78°14'00"E	24.12'
L3	N1°17'26"E	7.00'
L4	N88°42'34"W	2.00'
L5	N1°17'26"E	3.08'
L6	N88°42'34"W	2.00'
L7	N88°42'34"W	7.55'
L8	N1°10'37"E	24.00'
L9	N88°49'23"W	36.67'
L10	N1°10'37"E	4.00'
L11	N88°49'23"W	2.96'
L12	N88°42'34"W	5.00'
L13	N1°17'26"E	6.00'
L14	N88°42'34"W	25.50'
L15	N88°42'34"W	11.21'
L16	N88°42'34"W	38.00'
L17	N88°42'34"W	4.00'
L18	N88°42'34"W	4.00'
L19	N88°42'34"W	20.00'
L20	N1°17'26"E	32.09'
L21	N88°42'34"W	4.00'

RAD

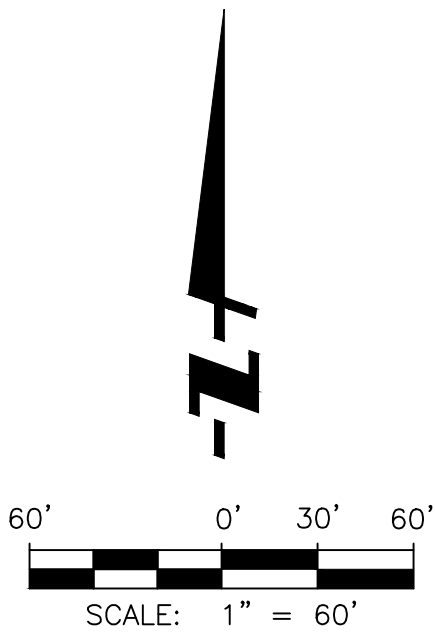
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LINE TABLE		
LINE #	BEARING	DISTANCE
L22	N1°17'26"E	11.00'
L23	N88°42'34"W	4.00'
L24	N1°17'26"E	27.43'
L25	N1°17'26"E	18.98'
L26	N88°42'34"W	4.00'
L27	N1°17'26"E	11.00'
L28	N88°42'34"W	4.00'
L29	N1°17'26"E	40.54'
L30	N1°17'26"E	24.13'
L31	N88°42'34"W	4.00'
L32	N1°17'26"E	11.00'
L33	N88°42'34"W	4.00'
L34	N88°42'34"W	21.58'
L35	N1°17'26"E	22.00'
L36	N1°17'26"E	22.00'
L37	N88°42'34"W	19.17'
L38	N88°42'34"W	4.00'
L39	N1°17'26"E	11.00'
L40	N88°42'34"W	4.00'
L41	N1°17'26"E	39.18'

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS
C1	13°03'25"	7.98'	35.00'
C2	13°03'25"	5.70'	25.00'
C3	19°22'27"	11.84'	35.00'
C4	19°29'16"	11.90'	35.00'
C5	90°06'49"	18.87'	12.00'
C6	90°00'00"	26.70'	17.00'
C7	35°39'33"	21.16'	34.00'
C8	35°39'33"	28.63'	46.00'
C9	90°00'00"	26.70'	17.00'
C10	90°00'00"	26.70'	17.00'
C11	90°00'00"	54.98'	35.00'
C12	90°00'00"	26.70'	17.00'
C13	90°00'00"	26.70'	17.00'
C14	90°00'00"	26.70'	17.00'
C15	90°00'00"	7.85'	5.00'
C16	90°00'00"	7.85'	5.00'
C17	90°00'00"	7.85'	5.00'
C18	90°00'00"	7.85'	5.00'
C19	90°00'00"	26.70'	17.00'
C20	90°00'00"	26.70'	17.00'



1 NUMBERED LOT
GROSS AREA: 6.125 AC.
NET AREA: 4.420 AC.
DATE OF SURVEY: JANUARY, 2024
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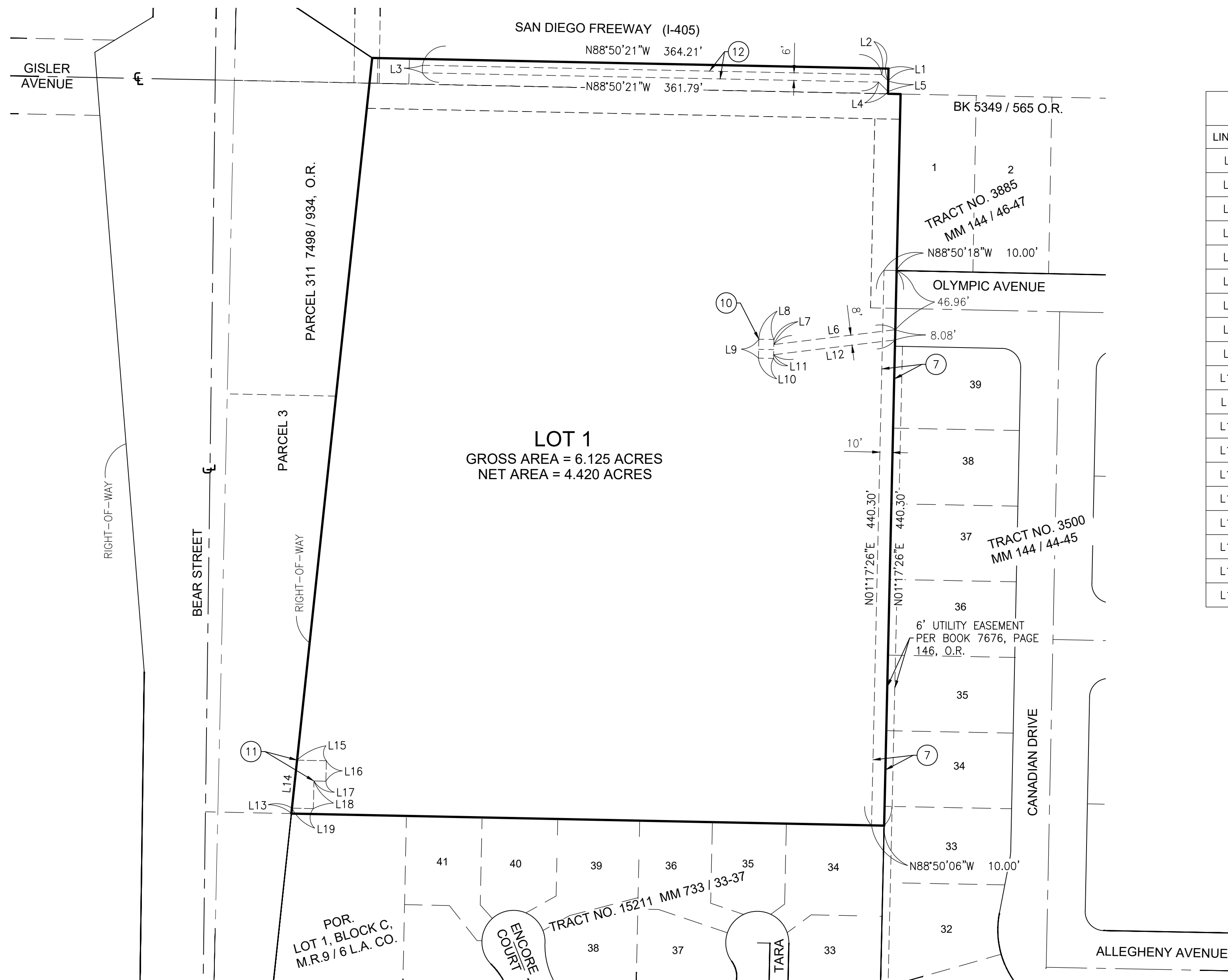
TRACT NO. 19334

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

X ENGINEERING & CONSULTING, INC. GERALD R. ANDERSON, LS 4400 JANUARY 2024

FOR CONDOMINIUM PURPOSES

EXISTING EASEMENT DIMENSIONS



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N1°10'37"E	9.95'
L2	N45°00'58"W	7.31'
L3	N1°09'39"E	6.00'
L4	N45°00'58"W	10.65'
L5	N1°10'37"E	8.31'
L6	N83°03'22"E	97.00'
L7	N1°17'26"E	3.96'
L8	N88°42'34"W	12.00'
L9	N1°17'26"E	15.00'
L10	N88°42'34"W	12.00'
L11	N1°17'26"E	2.96'
L12	N83°03'22"E	97.00'
L13	N6°05'56"E	4.31'
L14	N6°06'16"E	38.31'
L15	N88°49'08"W	23.21'
L16	N1°10'52"E	16.27'
L17	N88°49'08"W	9.52'
L18	N1°10'52"E	21.90'
L19	N88°49'08"W	16.98'

LEGEND

-  PROPERTY BOUNDARY
 RIGHT OF WAY
 CENTERLINE
 EXISTING LOT LINE
 EXISTING EASEMENT LINE
 PROPOSED EASEMENT

