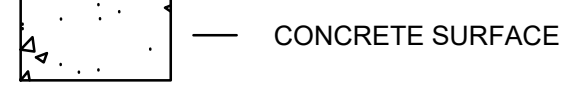


LEGEND

- W— PROPOSED WATER LINE
- G— PROPOSED GAS LINE
- E— PROPOSED EDISON LINE
- FG FINISHED GRADE
- FS FINISHED SURFACE
- XX.XX PROPOSED ELEVATION



TITLE REPORT/EASEMENT NOTES

161 CECIL PLACE  
COSTA MESA, CA 92627  
(APN: 426-062-06)

TITLE REPORT PROVIDED BY FIRST  
AMERICAN TITLE COMPANY, ORDER  
NUMBER NHSC-7016492 (jd)

NO EASEMENTS AFFECTING SUBJECT PROPERTY

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF COSTA MESA,  
COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS  
DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY ONE-HALF OF LOT 19 OF TRACT NO.  
269, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE  
OF CALIFORNIA, IN THE NEWPORT HEIGHTS IRRIGATION  
DISTRICT, SOUTH SANTA ANA SUBDIVISION NO. 2, AS PER MAP  
RECORDED IN BOOK 18, PAGES 33, OF MISCELLANEOUS MAPS  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK INFORMATION

BENCHMARK NO: 1E-118-04

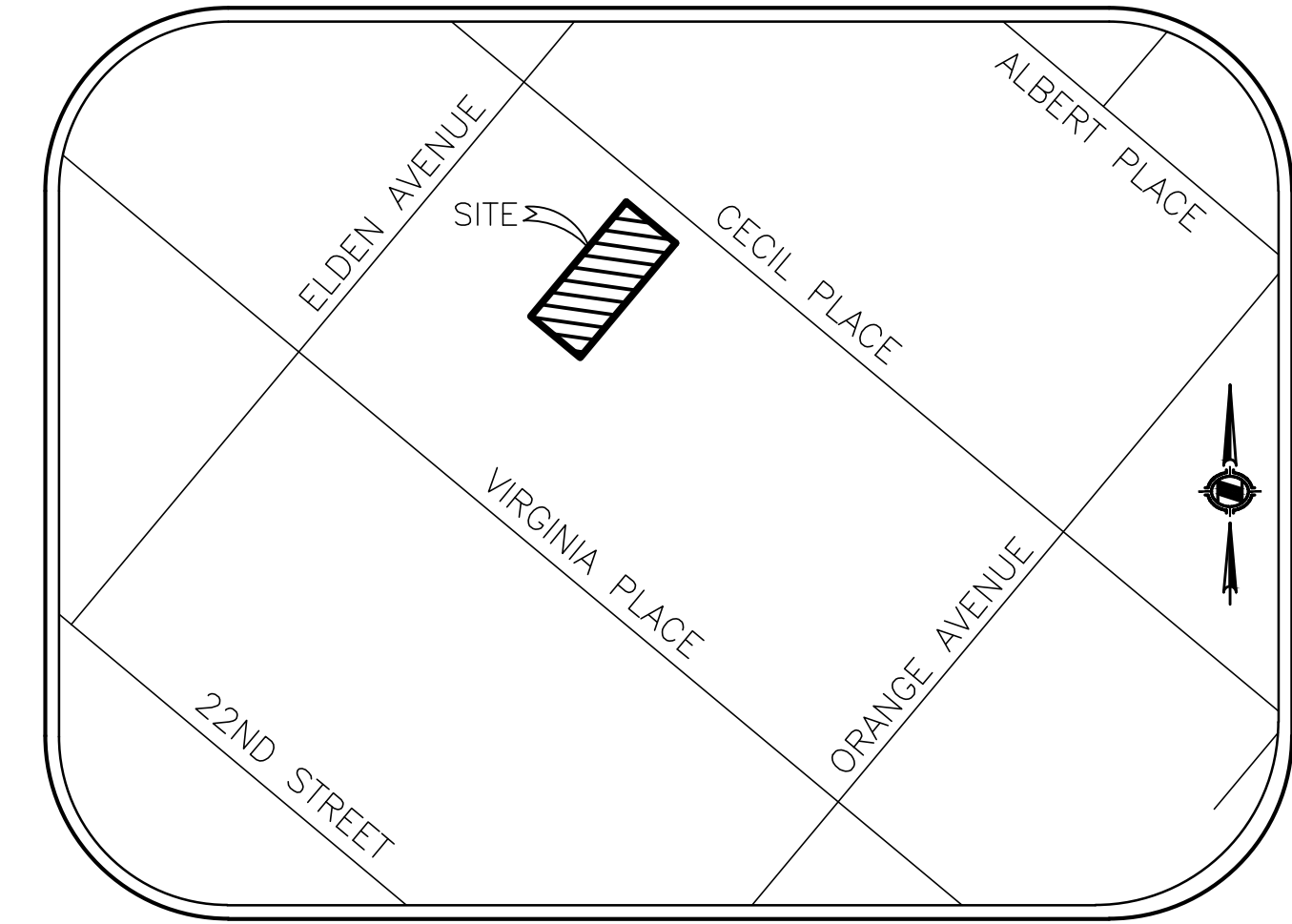
DESCRIBED BY OCS 2005 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED  
"1E-118-04", SET IN THE SOUTHWESTERLY CORNER OF A 3.5 FT. BY 2 FT. GRATE INLET  
CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF  
THE INTERSECTION OF (NORTHBOUND) NEWPORT BOULEVARD AND VICTORIA STREET,  
40 FT. SOUTHERLY OF THE CENTERLINE OF VICTORIA AND 40 FT. WESTERLY OF THE  
CENTERLINE OF NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 85.007 FEET (NAVD88), YEAR LEVELED 2005

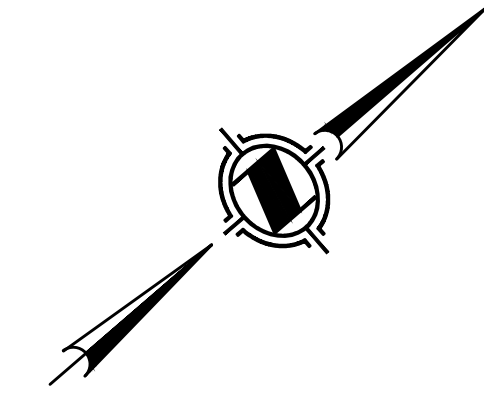
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN  
ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATIONS G.P.S. NO.  
6205 AND G.P.S. NO. 6229R1, BEING NORTH 40°38'38" EAST PER RECORDS ON  
FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

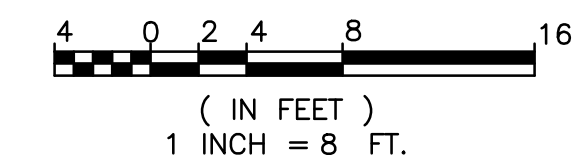
ATTACHMENT 6



VICINITY MAP  
NO SCALE



GRAPHIC SCALE



FLOOD ZONE

ZONE X, OUTSIDE OF 500 YEAR FLOOD BOUNDARIES

OWNER/DEVELOPER

161 CECIL PLACE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

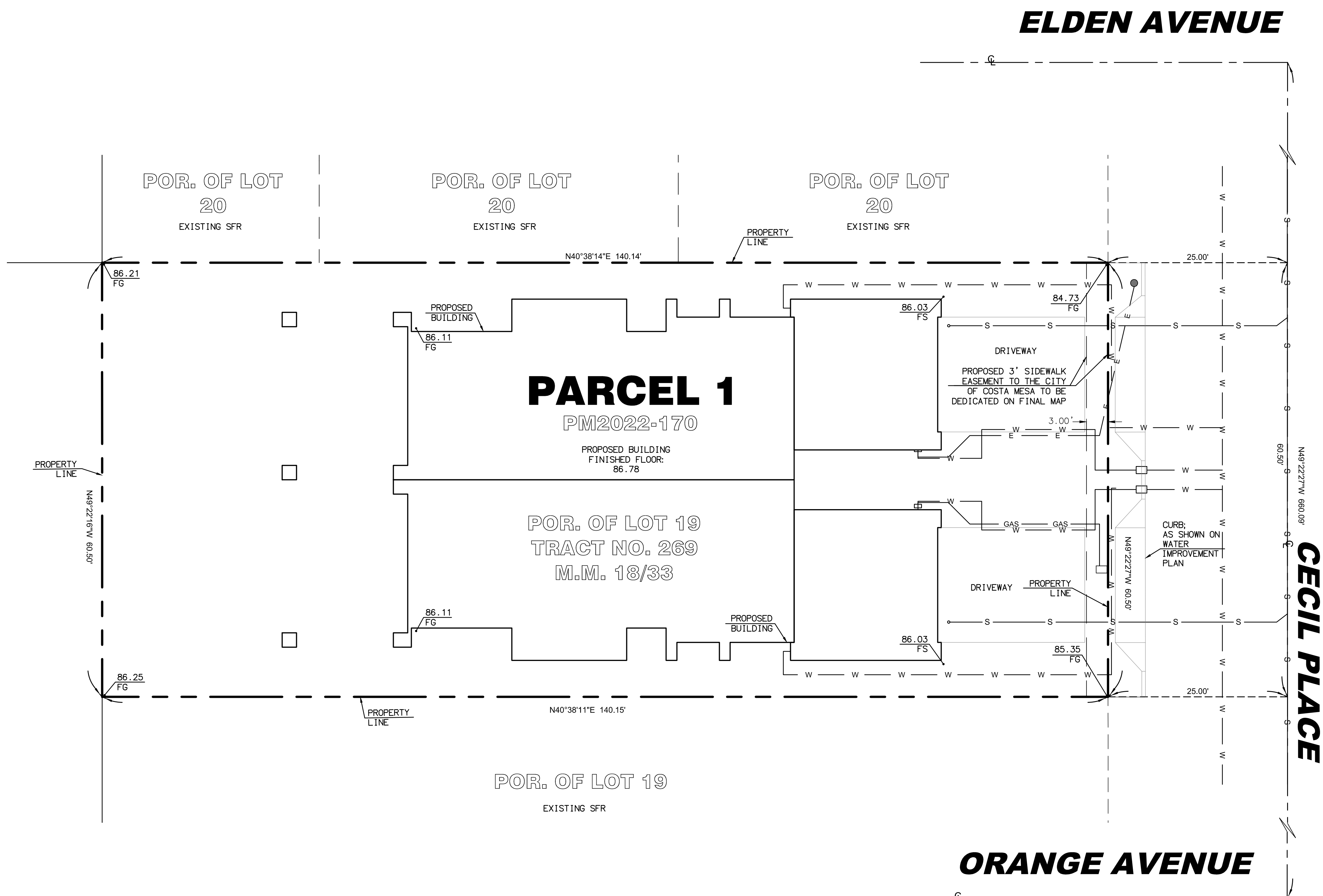
LOT AREA

-8,479.13 SQUARE FEET

-0.195 ACRES

NOTES

- FOR CONDOMINIUM PURPOSES
- NO EXISTING WATERCOURSES ON SITE
- SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION
- ALL EXISTING STRUCTURES TO BE REMOVED
- UTILITIES LOCATIONS SHOWN HEREON ARE PROPOSED



TENTATIVE PARCEL MAP 2022-170  
FOR CONDOMINIUM PURPOSES



*Paul D. Craft*  
PAUL D. CRAFT, P.L.S. 8516  
LICENSE RENEWAL DATE 12/31/24  
DATE 9/26/2023

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE  
STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A  
LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE  
PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING  
DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION  
REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE  
CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE,  
EITHER EXPRESSED OR IMPLIED.

NO.	DESCRIPTION	DATE	APP'D
1	---	---	P. D. C.

**APEX LAND SURVEYING & INC.**  
HUNTINGTON BEACH, CALIFORNIA 92646  
PHONE: (714) 488-5006 FAX: (714) 333-4440  
APEXLSINC@GMAIL.COM

PROJECT SURVEYOR	DATE	SCALE	DRAWN	CHECKED
	8/21/2023	1" = 8'	A. R. H.	P. D. C.

SHEET TITLE TENTATIVE PARCEL MAP 2022-170  
PROJECT 161 CECIL PLACE  
COSTA MESA, CA 92627  
(APN: 426-062-06)  
SHEET NO. 1 OF 1