

## TWO SINGLE FAMILY RESIDENCES

FARID DADASHI

PLS 9650

EXISTING RESIDENCE  
APN 425-443-11

LOT 121  
NEWPORT HEIGHTS  
M.M 4/83

APARTMENT HOUSE  
(5+ UNITS)

**BENCH MARK:**

ORANGE COUNTY B.M. #1E-100-74

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-100-74", SET IN THE SOUTHERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF NEWPORT BOULEVARD AND BROADWAY, 77 FT. NORTHEASTERLY OF THE CENTERLINE OF BROADWAY AND 54 FT. SOUTHEASTERLY OF THE CENTER OF THE CENTER MEDIAN ALONG NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

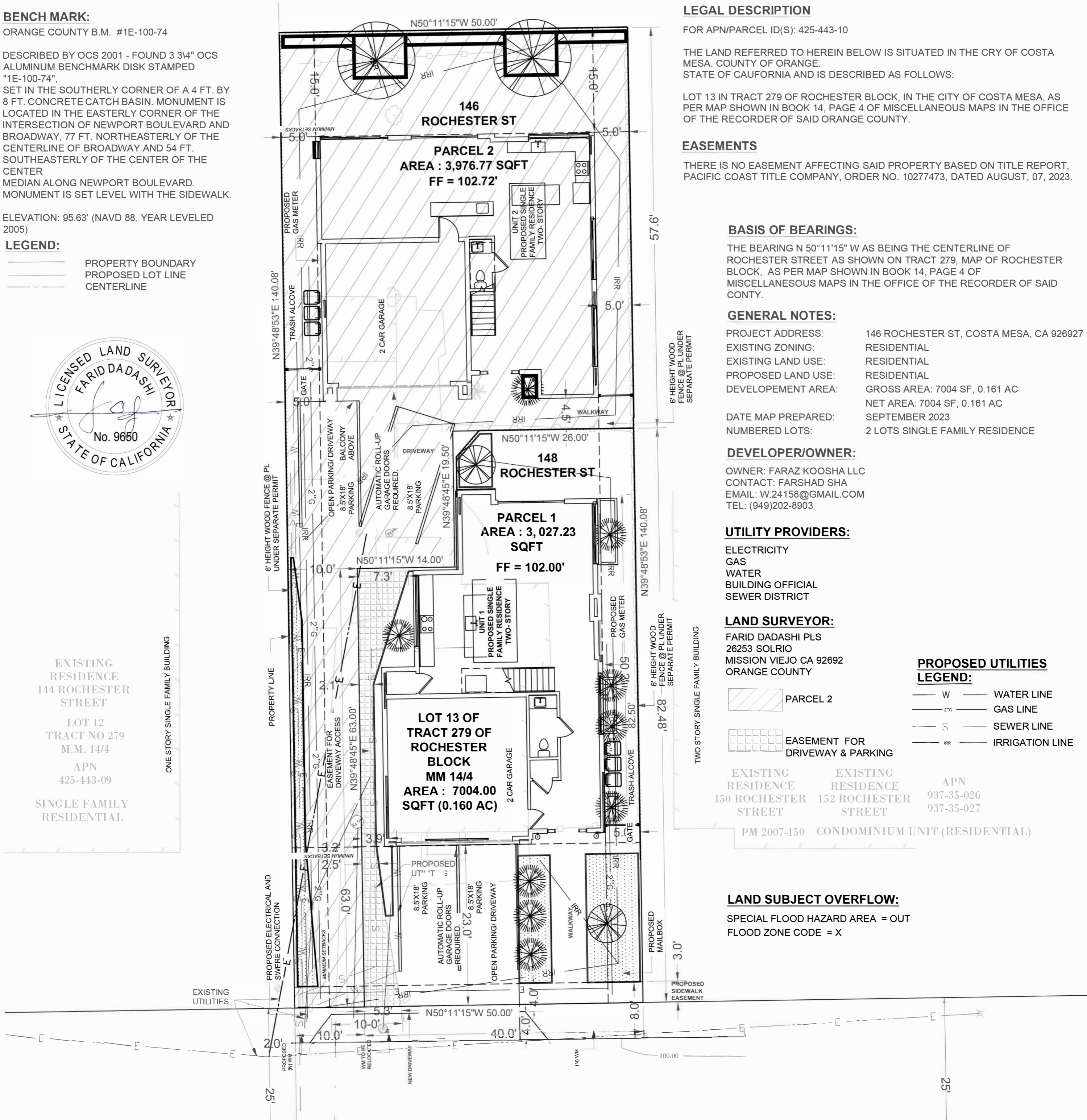
ELEVATION: 95.63' (NAVD 88. YEAR LEVELLED 2005)

**LEGEND:**

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- CENTERLINE



EXISTING RESIDENCE  
144 ROCHESTER STREET  
LOT 12  
TRACT NO 279  
M.M. 14/4  
APN  
425-443-09  
SINGLE FAMILY RESIDENTIAL



**LEGAL DESCRIPTION**

FOR APN/PARCEL ID(S): 425-443-10

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CRY OF COSTA MESA. COUNTY OF ORANGE. STATE OF CAUFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 13 IN TRACT 279 OF ROCHESTER BLOCK, IN THE CITY OF COSTA MESA, AS PER MAP SHOWN IN BOOK 14, PAGE 4 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF SAID ORANGE COUNTY.

**EASEMENTS**

THERE IS NO EASEMENT AFFECTING SAID PROPERTY BASED ON TITLE REPORT, PACIFIC COAST TITLE COMPANY, ORDER NO. 10277473, DATED AUGUST, 07, 2023.

**BASIS OF BEARINGS:**

THE BEARING N 50°11'15" W AS BEING THE CENTERLINE OF ROCHESTER STREET AS SHOWN ON TRACT 279, MAP OF ROCHESTER BLOCK, AS PER MAP SHOWN IN BOOK 14, PAGE 4 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF SAID CONTY.

**GENERAL NOTES:**

- PROJECT ADDRESS: 146 ROCHESTER ST, COSTA MESA, CA 926927
- EXISTING ZONING: RESIDENTIAL
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- DEVELOPMENT AREA: GROSS AREA: 7004 SF, 0.161 AC  
NET AREA: 7004 SF, 0.161 AC
- DATE MAP PREPARED: SEPTEMBER 2023
- NUMBERED LOTS: 2 LOTS SINGLE FAMILY RESIDENCE

**DEVELOPER/OWNER:**

OWNER: FARAZ KOOSHA LLC  
CONTACT: FARSHAD SHA  
EMAIL: W.24158@GMAIL.COM  
TEL: (949)202-8903

**UTILITY PROVIDERS:**

- ELECTRICITY
- GAS
- WATER
- BUILDING OFFICIAL
- SEWER DISTRICT

**LAND SURVEYOR:**

FARID DADASHI PLS  
26253 SOLRIO  
MISSION VIEJO CA 92692  
ORANGE COUNTY

**PROPOSED UTILITIES LEGEND:**

- WATER LINE
- GAS LINE
- SEWER LINE
- IRRIGATION LINE

EXISTING RESIDENCE 150 ROCHESTER STREET  
EXISTING RESIDENCE 152 ROCHESTER STREET  
APN 937-35-026  
937-35-027  
PM 2007-150 CONDOMINIUM UNIT (RESIDENTIAL)

**LAND SUBJECT OVERFLOW:**

SPECIAL FLOOD HAZARD AREA = OUT  
FLOOD ZONE CODE = X

**ROCHESTER STREET**

(BASIS OF BEARINGS)

N50°11'15"W 1345.24'

