

SHEET 1 OF 3 SHEETS
NUMBER OF LOTS : 1 NUMBERED
AREA = 20,801 SF (GROSS)
18,562 SF (NET)
DATE OF SURVEY: SEPTEMBER 2018
ALL OF TENTATIVE TRACT NO. 19120

TRACT NO. 19120

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

BEING A SUBDIVISION OF A PORTION OF LOT 23 OF FAIRVIEW FARMS, AS SHOWN ON A MAP FILED IN BOOK 8,
PAGE 71 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DMS CONSULTANTS, INC.

SEPTEMBER 2018

WILLIAM A. PATAPOFF, R.C.E. 24967

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:

1. THE INGRESS AND EGRESS EASEMENT FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES OVER LOT 1 AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA:

1. ALL VEHICULAR ACCESS RIGHTS TO MEYER PLACE AND ANAHEIM AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS.

WE HEREBY RESERVE FOR THE OWNERS OF LOT 1, THE EASEMENT FOR INGRESS, EGRESS, UTILITES, PARKING, DRAINAGE, LANDSCAPE, FENCING AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP.

OWNERS:

EQUIMEX HOLDINGS, A CALIFORNIA LIMITED LIABILITY COMPANY, AND
EQUIMEX HOLDINGS, LLC.

BY: _____
TITLE: _____

BY: _____
TITLE: _____

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)
)SS
COUNTY OF ORANGE)

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

(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY.
MY COMMISSION EXPIRES: _____

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 _____, 2023, 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 LOT 1, AS DEDICATED.
2. THE VEHICULAR ACCESS RIGHTS TO MEYER PLACE AND ANAHEIM AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS, AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (o)(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 _____, 2023.

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

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

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 THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2023.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

ENGINEER'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 EQUIMEX HOLDINGS, LLC ON SEPTEMBER 2018. 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.

03/06/2023
WILLIAM A. PATAPOFF DATE
R.C.E. NO. 24967
EXPIRATION DATE: 12/31/23



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 _____ 2023.

SEUNG WOOK YANG, RCE NO. 66786
CITY ENGINEER, CITY OF COSTA MESA
EXPIRATION DATE: 09/30/24



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 _____, 2023.

KEVIN R. HILLS, COUNTY SURVEYOR,
L.S. 6617

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



NOTE:
SEE SHEET 2 OF 3 FOR SIGNATURE OMISSIONS

SHEET 2 OF 3 SHEETS
NUMBER OF LOTS : 1 NUMBERED
AREA = 20,801 SF (GROSS)
18,562 SF (NET)
DATE OF SURVEY: SEPTEMBER 2018
ALL OF TENTATIVE TRACT NO. 19120

TRACT NO. 19120
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
DMS CONSULTANTS, INC. WILLIAM A. PATAPOFF, R.C.E. 24967
FOR CONDOMINIUM PURPOSES

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)
)SS
COUNTY OF ORANGE)

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 :

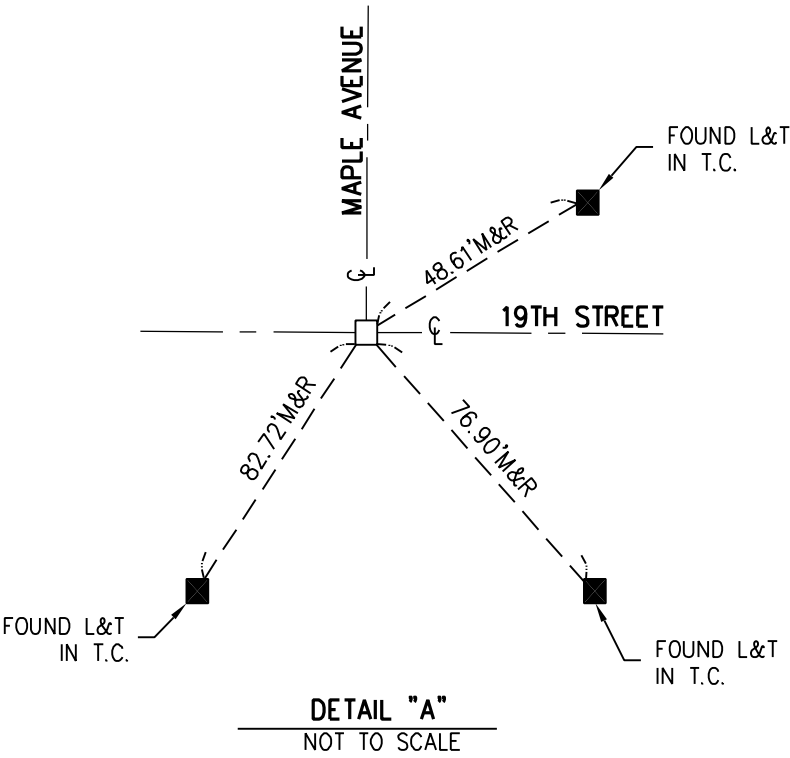
SIGNATURE: _____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

(PRINT NAME) MY COMMISSION EXPIRES: _____

SIGNATURE OMISSIONS

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

- CITY OF COSTA MESA, SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR PUBLIC HIGHWAYS RECORDED AUGUST 8, 1929 AS BOOK 296, PAGE 288 OF OFFICIAL RECORDS.
- H.H. COTTON AND VICTORIA L. COTTON HOLDERS OF AN EASEMENT FOR WATER, TELEPHONE AND TELEGRAPH AND POWER LINES PURPOSES RECORDED MARCH 19, 1921 AS BOOK 386, PAGE 240 OF DEEDS.
- THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES RECORDED DECEMBER 4, 1946 AS BOOK 1491, PAGE 458 OF OFFICIAL RECORDS.
- WILLIAM MOORES, HOLDER OF AN EASEMENT FIR WATER PIPELINE PURPOSES, AND ALL OIL, GAS AND OTHER HYDROCARBONS RECORDED MARCH 1, 1948 AS BOOK 1731, PAGE 136 OF OFFICIAL RECORDS.
- THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES RECORDED JULY 9, 1958 AS BOOK 4342, PAGE 483 OF OFFICIAL RECORDS.
- MURRAY A. BLACK AND REGINA R. BLACK, HOLDERS OF AN EASEMENT FOR PIPELINE PURPOSES RECORDED MARCH 1, 1948 AS BOOK 1731, PAGE 136 OF OFFICIAL RECORDS.
- JOHN M. HEFTY AND JOSEPHINE L. HEFTY, HOLDERS OF AN EASEMENT FOR PIPELINE PURPOSES RECORDED MARCH 1, 1948 AS BOOK 1731, PAGE 142 OF OFFICIAL RECORDS.
- H.H. COTTON AND VICTORIA L. COTTON HOLDERS OF AN EASEMENT FOR RAILROAD AND INCIDENTAL PURPOSES RECORDED MARCH 19, 1921 AS BOOK 386, PAGE 240 OF DEEDS.



- SEARCHED, FOUND NOTHING. RE-ESTABLISHED C/L INTERSECTION WITH TIES FOUND PER COUNTY OF ORANGE, CR 2005-1501. C/L INTERSECTION FALLS ON THE MANHOLE.
- FOUND TIES IN TOP OF CONC. CURB PER COUNTY OF ORANGE, CR 2005-1501.
- M&R MEASURED AND RECORD DISTANCE PER COUNTY OF ORANGE, CR 2005-1501.

SHEET 3 OF 3 SHEETS
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ALL OF TENTATIVE TRACT NO. 19120

TRACT NO. 19120

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DMS CONSULTANTS, INC. WILLIAM A. PATAPOFF, R.C.E. 24967

FOR CONDOMINIUM PURPOSES

KNOWELL PLACE

BAY STREET

ROSS STREET

SURF STREET

19TH STREET

MONUMENT NOTES

- INDICATES FOUND MONUMENTS AS NOTED HEREON.
- 2" I.P. TAGGED "RCE 24967", OR A LEAD & TAG STAMPED "RCE 24967" IN CONC. OR A NAIL & TAG STAMPED "RCE 24967" IN CONC. OR A 8" SPIKE & WASHER STAMPED "RCE 24967" IN ASPHALT OR A TAG "RCE 24967" SECURED WITH EPOXY TO BE SET FLUSH AT ALL TRACT BOUNDARY CORNERS.
- ▲ INDICATES OCS GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

M&R MEASURED AND RECORD DISTANCE

ALL MONUMENTS SHOWN "AS SET" WILL BE SET WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

RECORD MAPS & DATA NOTES

- (R1) INDICATES RECORD DATA PER FAIRVIEW FARMS TRACT, MM 8/71.
(R2) INDICATES RECORD DATA PER TRACT NO. 17450, MM 936/33-35.
(R3) INDICATES RECORD DATA PER PARCEL MAP NO. 85-232,
PMB 212/19-20.
(R4) INDICATES RECORD DATA PER PARCEL MAP NO. 93-118,
PMB 277/6-7.
(R5) INDICATES RECORD DATA PER TRACT NO. 11088, MM 476/19-20.
(R6) INDICATES RECORD DATA PER PARCEL MAP NO. 89-348,
PMB 251/27-28.
(R7) INDICATES RECORD DATA PER GRANT DEED RECORDED AS
INSTRUMENT NO. 2018000229489, O.R. RECORDED ON JUNE 22,
2018.
(R8) INDICATES RECORD DATA PER GRANT DEED RECORDED AS
INSTRUMENT NO. 2018000237814, O.R. RECORDED ON JUNE 28,
2018.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING
BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6233
& STATION GPS NO. 6203R2 BEING NORTH 00°20'29" EAST PER
RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY
SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA
COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2017.50
EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE
GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE
MULTIPLY GROUND DISTANCE BY 0.99996958 (PROJECT
SPECIFIC)

EASEMENT NOTES:

- 1 AN EASEMENT FOR PUBLIC HIGHWAYS IN FAVOR OF CITY OF COSTA MESA, SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE RECORDED AUGUST 8, 1929 IN BOOK 296, PAGE 288 OF OFFICIAL RECORDS.
 - 2 AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE RECORDED DECEMBER 4, 1946 IN BOOK 1491, PAGE 458 OF OFFICIAL RECORDS.
 - 3 AN EASEMENT FOR WATER PIPELINE PURPOSES, AND ALL OIL, GAS AND OTHER HYDROCARBONS IN FAVOR OF WILLIAM MOORES, MURRAY A. BLACK AND REGINA R. BLACK PER DOCUMENT RECORDED MARCH 1, 1948 IN BOOK 1731, PAGE 136 OF OFFICIAL RECORDS.
 - 3A AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES IN FAVOR JOHN M. HEFTY AND JOSEPHINE L. HEFTY RECORDED MARCH 1, 1948 IN BOOK 1731, PAGE 142 OF OFFICIAL RECORDS.
 - 4 AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED JULY 9, 1958 IN BOOK 4342, PAGE 483 OF OFFICIAL RECORDS.
 - 5 AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES WITHIN SAID LOT 1, DEDICATED HEREON.
 - 6 AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, PARKING, DRAINAGE, LANDSCAPE, FENCING AND INCIDENTAL PURPOSES WITHIN SAID LOT 1.
 - 7 EASEMENTS FOR PIPELINES, DITCHES AND AQUEDUCTS AND INCIDENTAL PURPOSES, FOR TELEPHONE AND TELEGRAPH LINES, AND LIGHT AND POWER LINES AND INCIDENTAL PURPOSES, AND FOR RAILROAD AND INCIDENTAL PURPOSES IN FAVOR OF H.H. COTTON AND VIRGINIA L. COTTON, HIS WIFE RECORDED MARCH 19, 1921 IN BOOK 386, PAGE 240 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- SFN. ESTABLISHED PER TIES
FOUND PER CR 2005-1501

RELINQUISHMENT NOTE

(A) VEHICULAR ACCESS RIGHTS TO MEYER PLACE AND ANAHEIM AVENUE ARE RELEASED AND RELINQUISHED HEREON TO THE CITY OF COSTA MESA EXCEPT AT APPROVED ACCESS LOCATIONS.

SURVEYOR'S BOUNDARY NOTE

THERE ARE NO CONFLICTS WITH EXISTING
VISIBLE IMPROVEMENTS AND THE EXTERIOR
BOUNDARY LINE (DISTINCTIVE BORDER) OF
THIS MAP AS ESTABLISHED HEREON.

SEE DETAIL "A"
ON SHEET 2

SCALE: 1"=40'