

# VESTING TENTATIVE TRACT MAP NO. 19431

## FOR CONDOMINIUM PURPOSES

### ATTACHMENT 4

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

**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 165 FEET OF LOT 711 OF THE NEWPORT MESA TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EASTERLY 252 FEET THEREOF.

APN: 424-121-02

**SITE ADDRESS:**  
1626 PLACENTIA AVENUE, COSTA MESA, CALIFORNIA

**VESTED OWNER:**  
DSQ-CM, INC. A CALIFORNIA CORPORATION

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N67°14'53"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORRS, "FVPK" AND "TRAK"

**DATUM STATEMENT:**  
ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.9999691853 WAS USED FOR THIS PROJECT AT NORTHING 2178385.458, EASTING 6050165.100 TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

**BENCHMARK STATEMENT:**  
ORANGE COUNTY SURVEY BENCHMARK NO. CM-40-81  
ELEV: 106.829 FT (NAVD88)

DESCRIBED AS: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-40-81", SET IN THE SOUTHWEST CORNER OF A 4.6 FT. BY 12 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF PLACENTIA AVENUE AND 16TH STREET, 61.5 FT. NORTHERLY OF THE CENTERLINE OF 16TH STREET, AND 41.1 FT. WESTERLY OF THE CENTERLINE OF PLACENTIA. MONUMENT IS SET LEVEL WITH THE SIDEWALK. (TABLE A-5)

**FLOOD NOTE:**  
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06059C0268J, A PRINTED PANEL, EFFECTIVE 12/2/2009 (TABLE A-3).

**LAND USE SUMMARY:**  
GROSS AREA: 1.40 AC±  
TOTAL PROPOSED LOTS: 1  
TOTAL PROPOSED DWELLING UNITS: 34 CONDOS

NUMBERED LOT SUMMARY	
LOT	AREA
1	62421 S.F.

**UTILITY PURVEYORS & SERVICES:**

WATER:	MESA WATER DISTRICT	(949) 631-1200
SEWER:	COSTA MESA SANITARY DISTRICT	(949) 645-8400
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	THE SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
TELEPHONE:	AT&T	(800) 255-5288
CABLE TV:	TIME WARNER CABLE	(800) 961-9941
SCHOOL DISTRICT:	NEWPORT-MESA UNIFIED SCHOOL DISTRICT	(714) 424-5000
FIRE PROTECTION:	COSTA MESA FIRE DEPARTMENT	(714) 754-5106
WATER:	COSTA MESA SANITARY DISTRICT	(949) 645-8400

**NOTE:**  
1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(A), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

**EXISTING EASEMENTS:**  
**TITLE INFORMATION:**  
THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, PRELIM NO.: FBSC2400596 UPDATE A DATED: JANUARY 26, 2025

- Ⓜ DENOTES PLOTTED ITEM.
- 1 \*NOT SURVEY MATTERS\*
- 2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PIPELINE  
RECORDING DATE: MAY 17, 1916  
RECORDING NO: TORRENS CERTIFICATE NO. 264 OF OFFICIAL RECORDS  
\*LOCATION INDETERMINATE FROM RECORD, DESCRIBED AS BEING ALONG THE STREET\*
- ③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF COSTA MESA  
PURPOSE: STREET AND HIGHWAY  
RECORDING DATE: JULY 8, 1971  
RECORDING NO: 6539, BOOK 9711, PAGE 638, OF OFFICIAL RECORDS
- 4 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON  
MAP: RECORD OF SURVEY  
RECORDING DATE: JANUARY 10, 1980  
RECORDING NO.: BOOK 101, PAGES 12 THROUGH 18 INCLUSIVE, OF RECORD OF SURVEY  
\*RS COVERS SURVEY AREAS AND SURROUNDING PROPERTIES\*
- 5-11\*NOT SURVEY MATTERS\*

**SURVEYOR'S STATEMENT:**  
THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON MARCH 25, 2025.

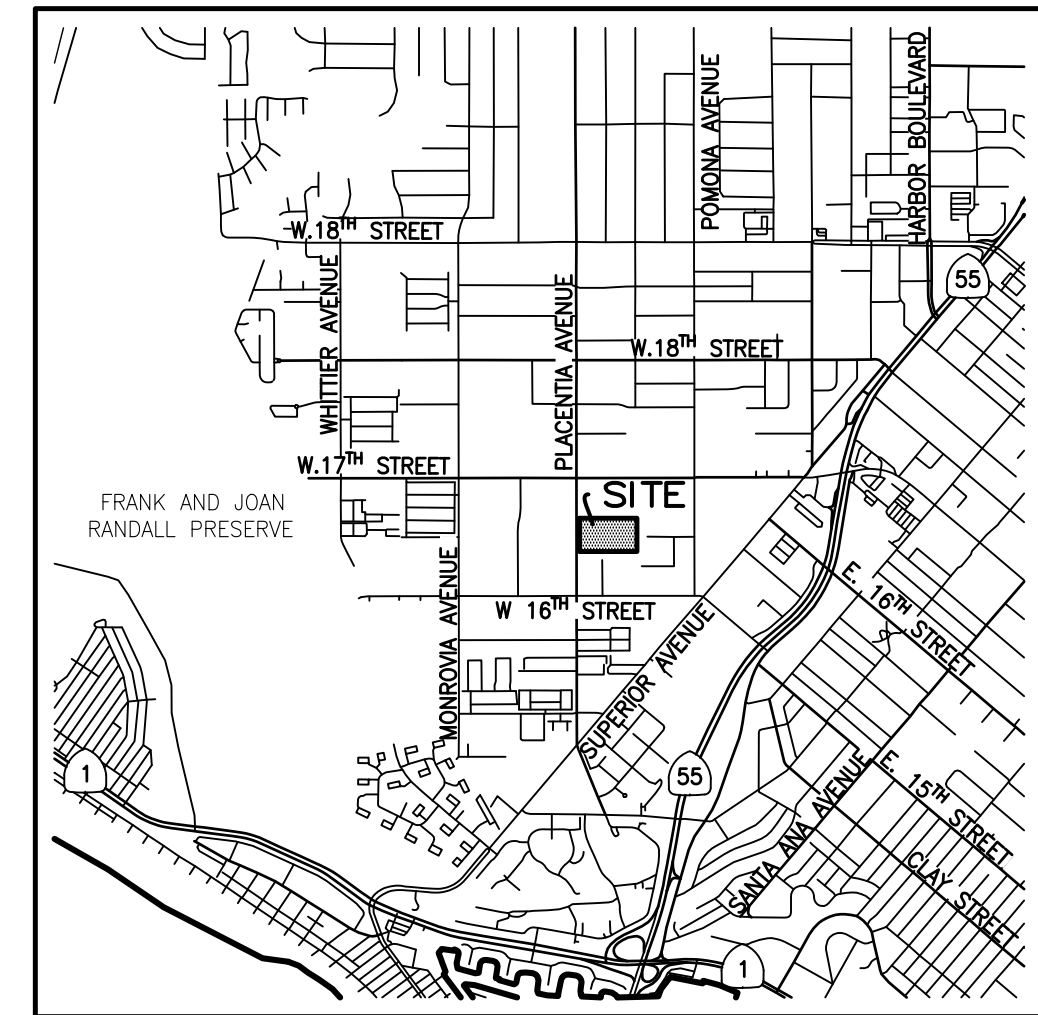
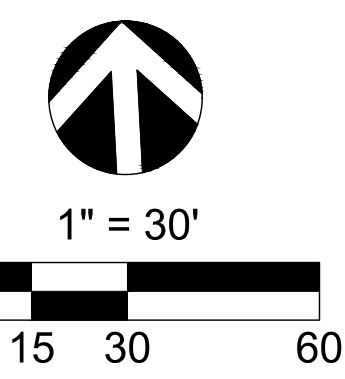
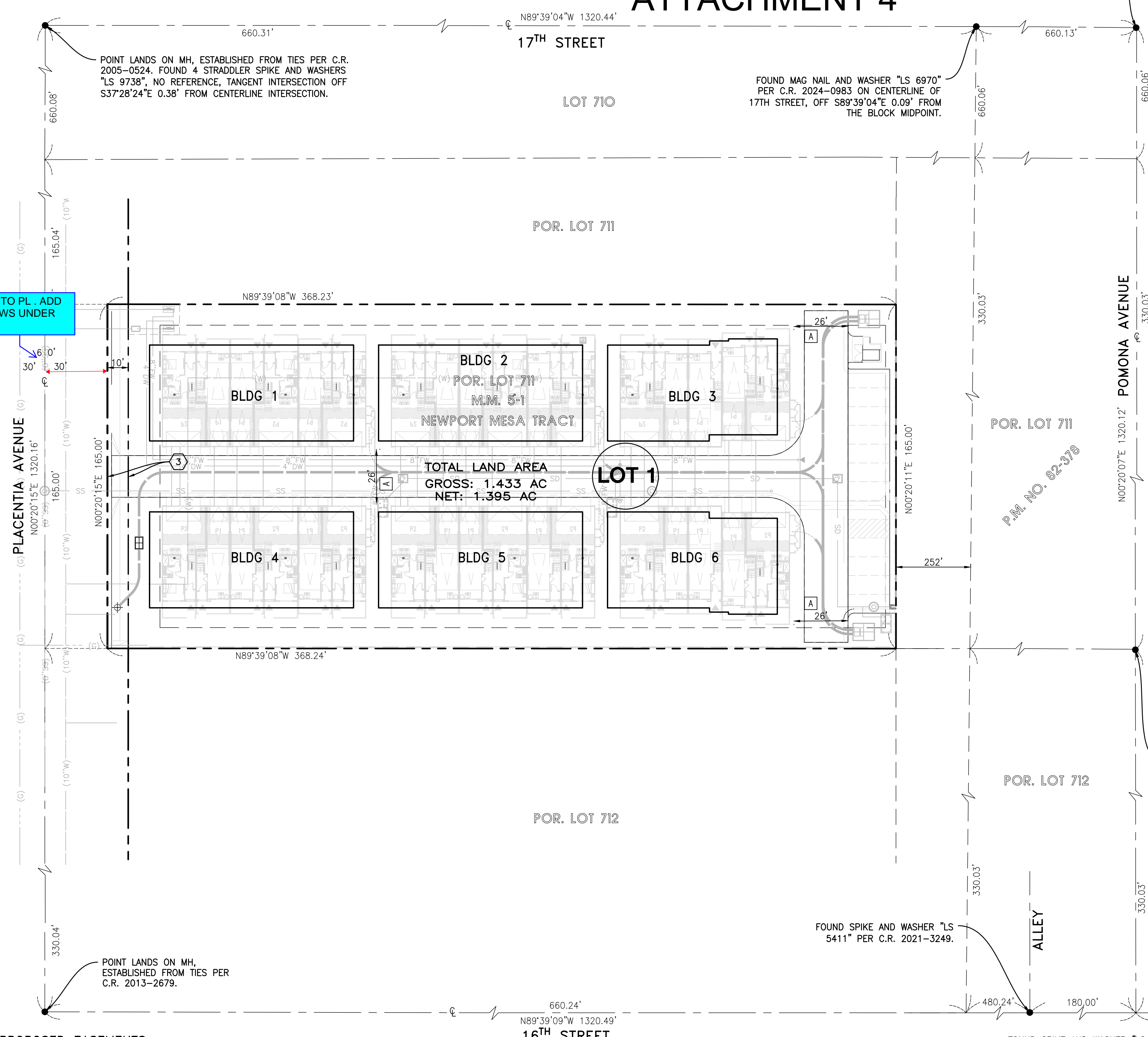
**ENGINEER'S STATEMENT:**  
THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON OCTOBER 23, 2025.

DANE P. MCDUGALL, R.C.E. 80705



**PROPOSED EASEMENTS:**  
[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF COSTA MESA.

80" PL TO PL . ADD ARROWS UNDER 30'



**SUBDIVIDER:**  
WARMINGTON RESIDENTIAL  
3090 PULLMAN STREET  
COSTA MESA, CA 92626  
PHONE: (714) 557-5511

**ENGINEER:**  
C&V CONSULTING, INC.  
9830 IRVINE CENTER DRIVE  
IRVINE, CA 92618  
(949)916-3800

**SHEET INDEX:**

SHEET 1	TENTATIVE TRACT MAP
SHEET 2	PRELIMINARY GRADING PLAN
SHEET 3	PRELIMINARY UTILITY PLAN
SHEET 4	FIRE ACCESS & HYDRANT LOCATION PLAN

**LEGEND:**

AP	ANGLE POINT	PL	PROPERTY LINE
ASPH	ASPHALT PAVEMENT	RET	RETAINING
BC	BUILDING CORNER	ROW	RIGHT-OF-WAY
BEG	BEGIN	SF	STEEL FENCE
BO	BLOW-OFF VALVE	SFH	SINGLE-FAMILY HOME
BOC	BACK OF CURB	ST LT	STREET LIGHT
BOW	BACK OF WALKWAY	TE	TRASH ENCLOSURE
BLDG	BUILDING	TEMP	TEMPORARY
BW	BLOCK WALL	TF	TRANSFORMER
CB	CATCH BASIN	WF	WOOD FENCE
CF	CURB FACE	WL	WALL
CLF	CHAIN LINK FENCE	WM	WATER METER
CMF	CORRUGATED METAL FENCE	V	VALVE
CONC	CONCRETE PAVEMENT	IN PL	INSIDE OF PROPERTY LINE
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY	OUT PL	OUTSIDE OF PROPERTY LINE
DI	DRAIN INLET	IN R/W	INSIDE OF ROW (OFF SITE)
DWY	DRIVEWAY	OUT R/W	OUTSIDE OF ROW (ON SITE)
FH	FIRE HYDRANT		
GM	GAS METER	N/F	NORTH FACE
LS	LANDSCAPING	S/F	SOUTH FACE
MH	MANHOLE	E/F	EAST FACE
OH	OVERHANG	W/F	WEST FACE
OH-WIRE	OVERHEAD WIRE		
PKWY	PARKWAY		

**SYMBOLS:**

BO	BLOW-OFF VALVE
DI	DRAIN INLET
FH	FIRE HYDRANT
LS	LIGHT STANDARD
MD	STORM DRAIN MANHOLE
SM	SANITARY SEWER MANHOLE
SP	SIGN POST
GM	GAS METER
WM	WATER METER
V	UTILITY VALVE
UP	UTILITY/POWER POLE
BSW	BLOCK/RETAINING SCREEN WALL
BLW	BLOCK/RETAINING LOW WALL
PLD	PLANTER/DECORATIVE WALL
OH	OVERHEAD WIRE
AW	EDGE OF ASPHALT PAVEMENT
WI	WOOD/WROUGHT IRON FENCE
CF	CHAIN LINK FENCE
DF	DIRECTION OF FLOW
1-3	MINOR CONTOUR (1' INTERVAL)
1-100	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION

PREPARED BY:

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PREPARED FOR:

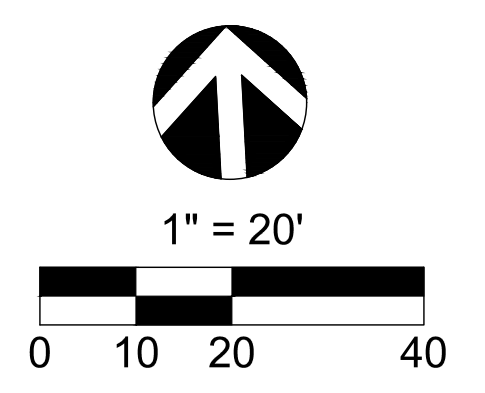
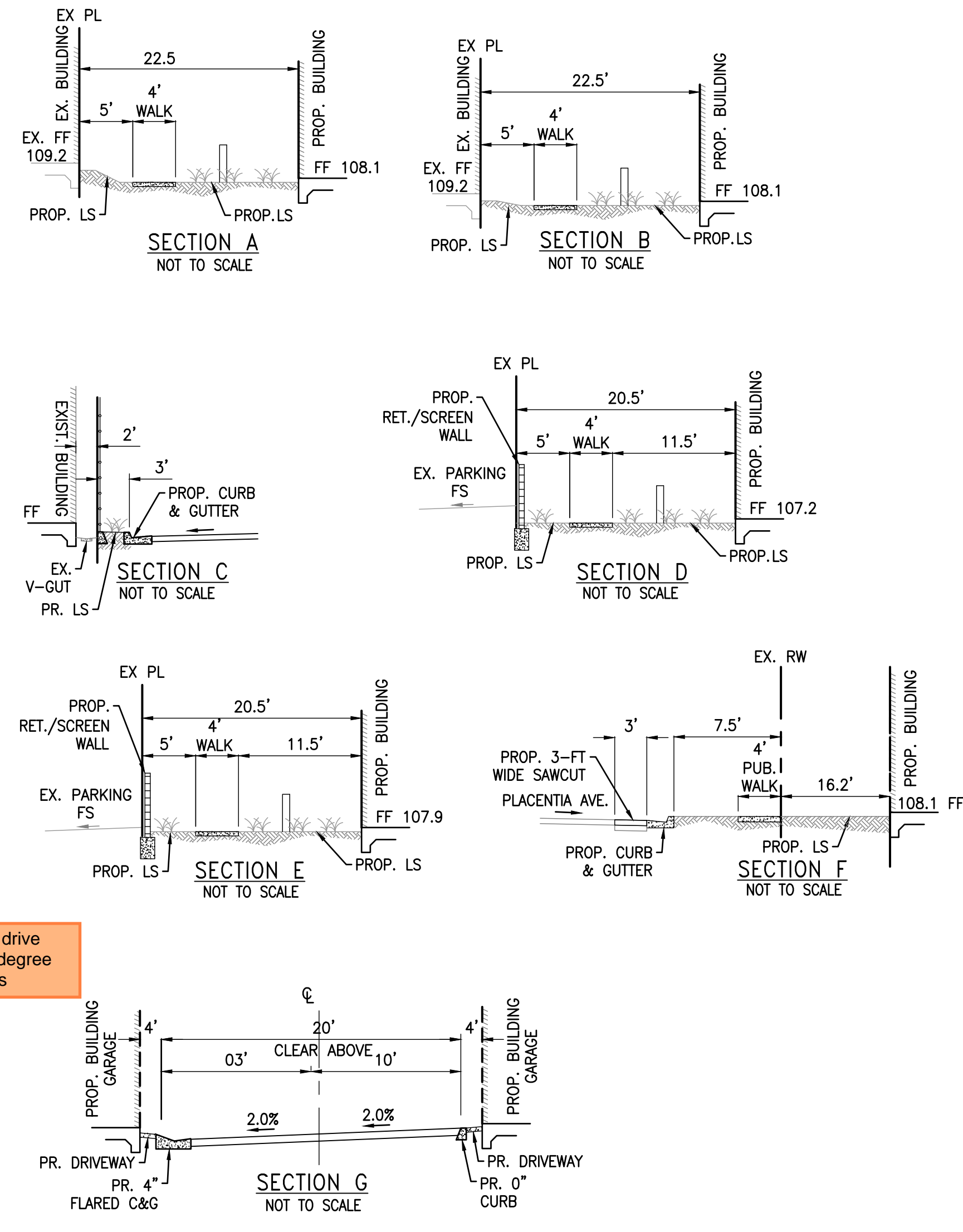
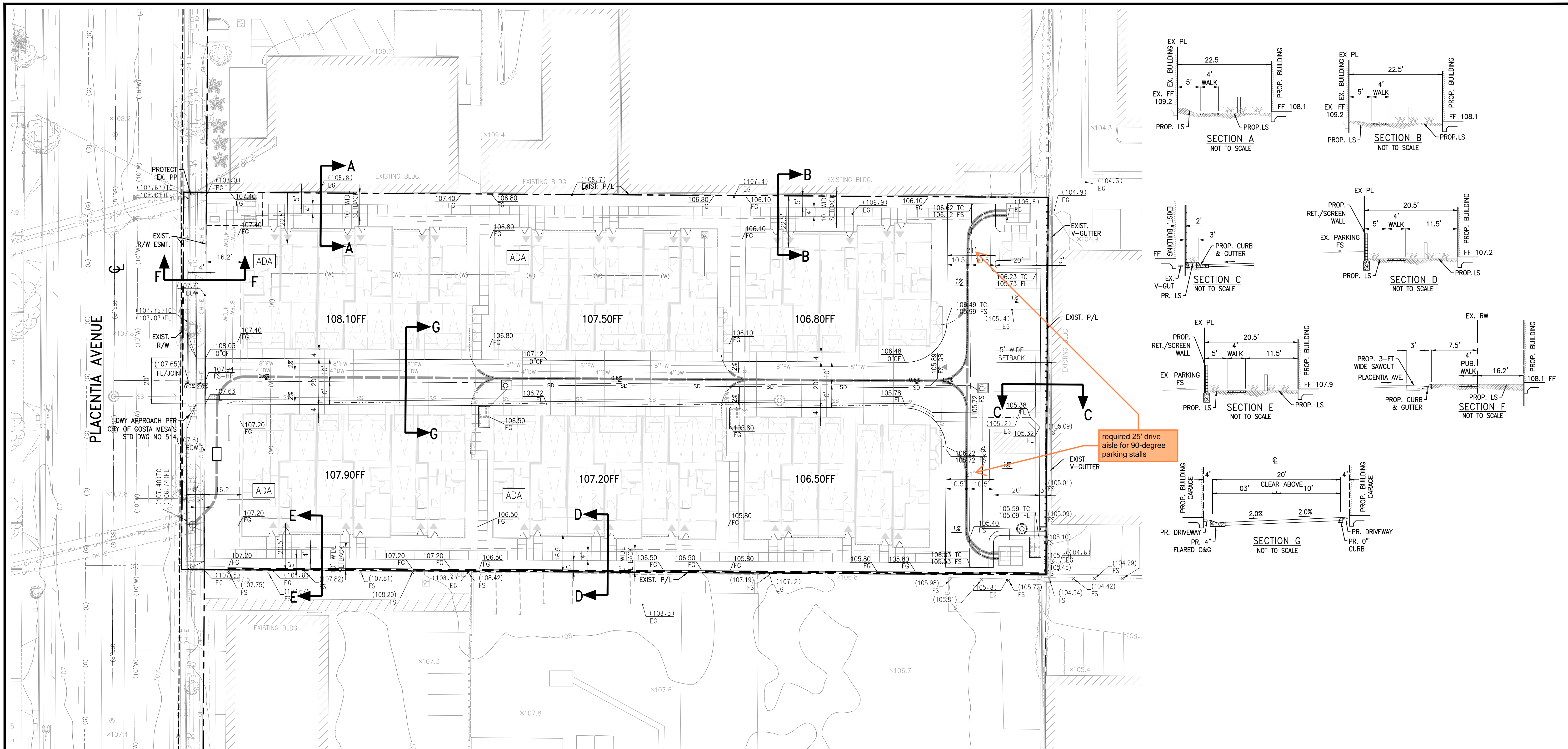
WARMINGTON RESIDENTIAL CALIFORNIA INC.  
3090 PULLMAN STREET  
COSTA MESA, CA 92626

**CITY OF COSTA MESA**  
DEPARTMENT OF PLANNING AND DEVELOPMENT

**VESTING TENTATIVE TRACT MAP NO. 19431**  
COSTA MESA - PLACENTIA  
1626 PLACENTIA AVE  
COSTA MESA, CA  
**TITLE SHEET**

PROJECT NO. WARM-028  
SHEET 1 OF 4





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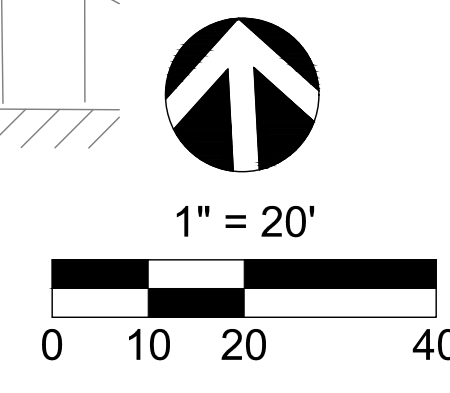
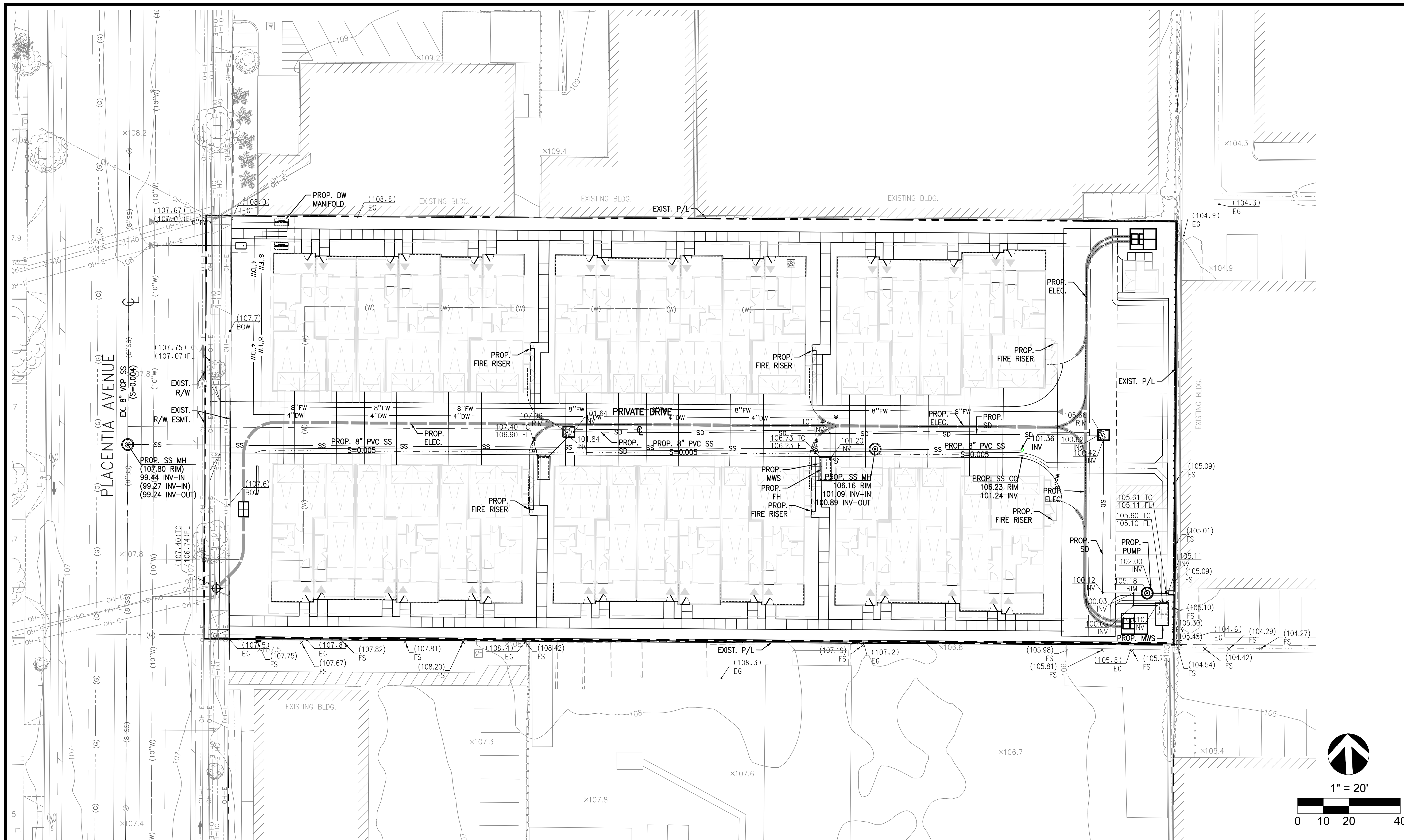
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**CITY OF COSTA MESA**  
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**VESTING TENTATIVE TRACT MAP NO. 19431**  
 COSTA MESA - PLACENTIA  
 1626 PLACENTIA AVE  
 COSTA MESA, CA  
**PRELIMINARY GRADING PLAN**

PROJECT NO.  
 WARM-028  
 SHEET  
**2**  
 OF  
**4**






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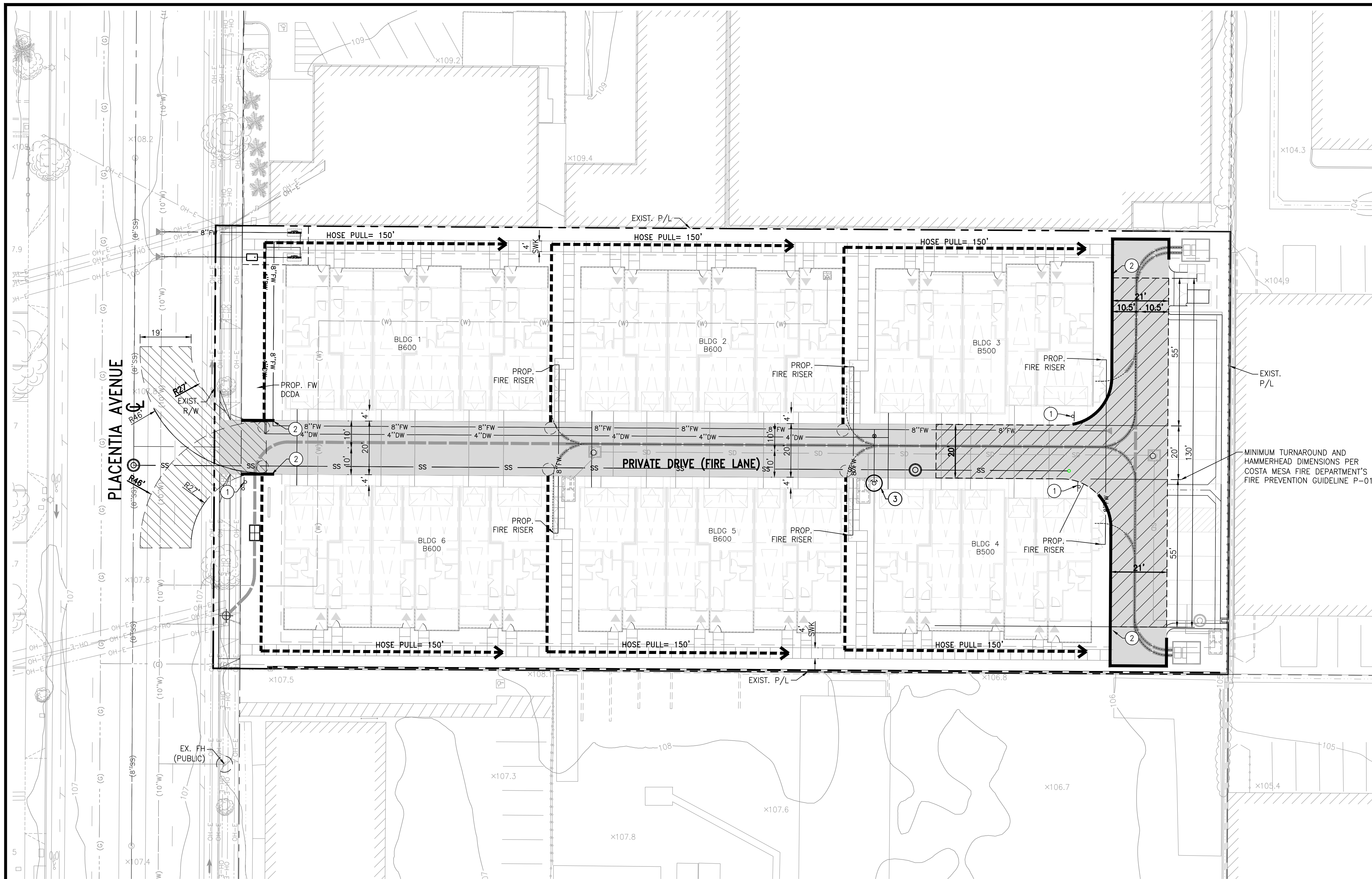
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**VESTING TENTATIVE TRACT MAP NO. 19431**  
 COSTA MESA - PLACENTIA  
 1626 PLACENTIA AVE  
 COSTA MESA, CA  
**PRELIMINARY UTILITY PLAN**

PROJECT NO.  
**WARM-028**

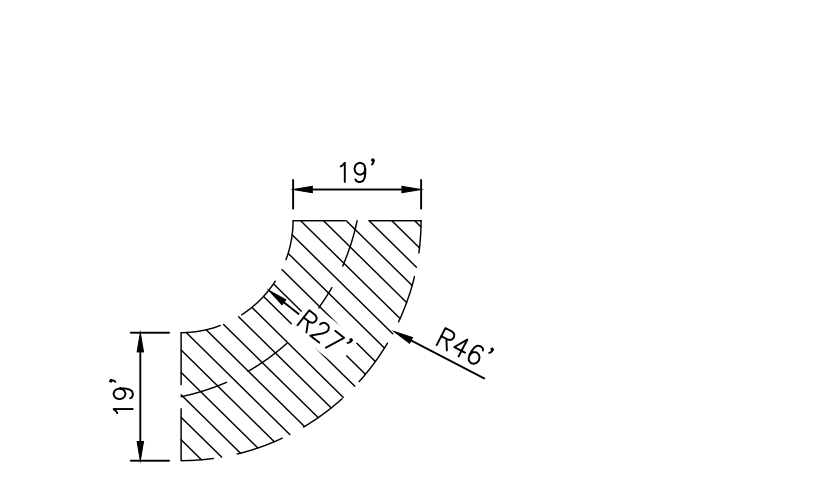
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**3**  
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**4**



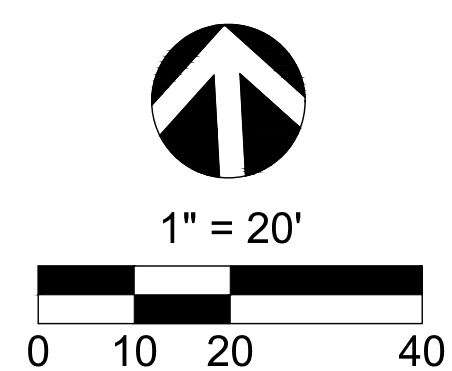


- CONSTRUCTION NOTES:**
1. INSTALL "FIRE LANE" SIGN PER CITY OF COSTA MESA FIRE DEPARTMENT FIRE LANE MAINTENANCE AND ESTABLISHMENT DOCUMENT.
  2. FIRE LANE IDENTIFICATION - RED CURBS PER CITY OF COSTA MESA FIRE DEPARTMENT FIRE LANE MAINTENANCE AND ESTABLISHMENT DOCUMENT.
  3. PROPOSED FIRE HYDRANT PER MESA WATER DISTRICT STD. 4

- LEGEND**
- HOSE PULL LENGTH PER PLAN
  - PROP. FIRE HYDRANT
  - EX. FIRE HYDRANT
  - FIRE ACCESS LANE SIGN
  - FIRE ACCESS LANE
  - EX. PL
  - EX. R/W
  - FIRE LANE - RED CURB
  - PROP. FW



- ABBREVIATIONS:**
- |       |                |
|-------|----------------|
| DW    | DOMESTIC WATER |
| EX.   | EXISTING       |
| FH    | FIRE HYDRANT   |
| FW    | FIRE WATER     |
| PL    | PROPERTY LINE  |
| PROP. | PROPOSED       |
| R/W   | RIGHT OF WAY   |
| TYP   | TYPICAL        |



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COSTA MESA, CA

**PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN**

PROJECT NO.  
WARM-028

SHEET  
**4**  
OF  
**4**