ATTACHMENT 6

LEGEND

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

CONCRETE SURFACE

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

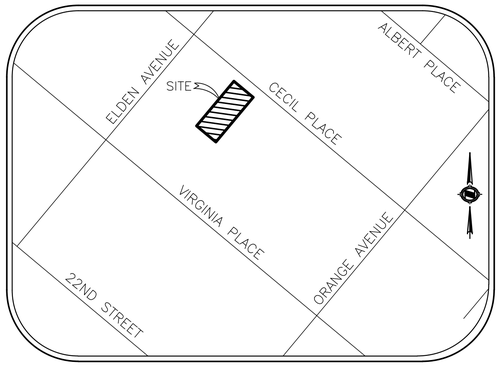
BENCHMARK NO: 1E-118-04

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.

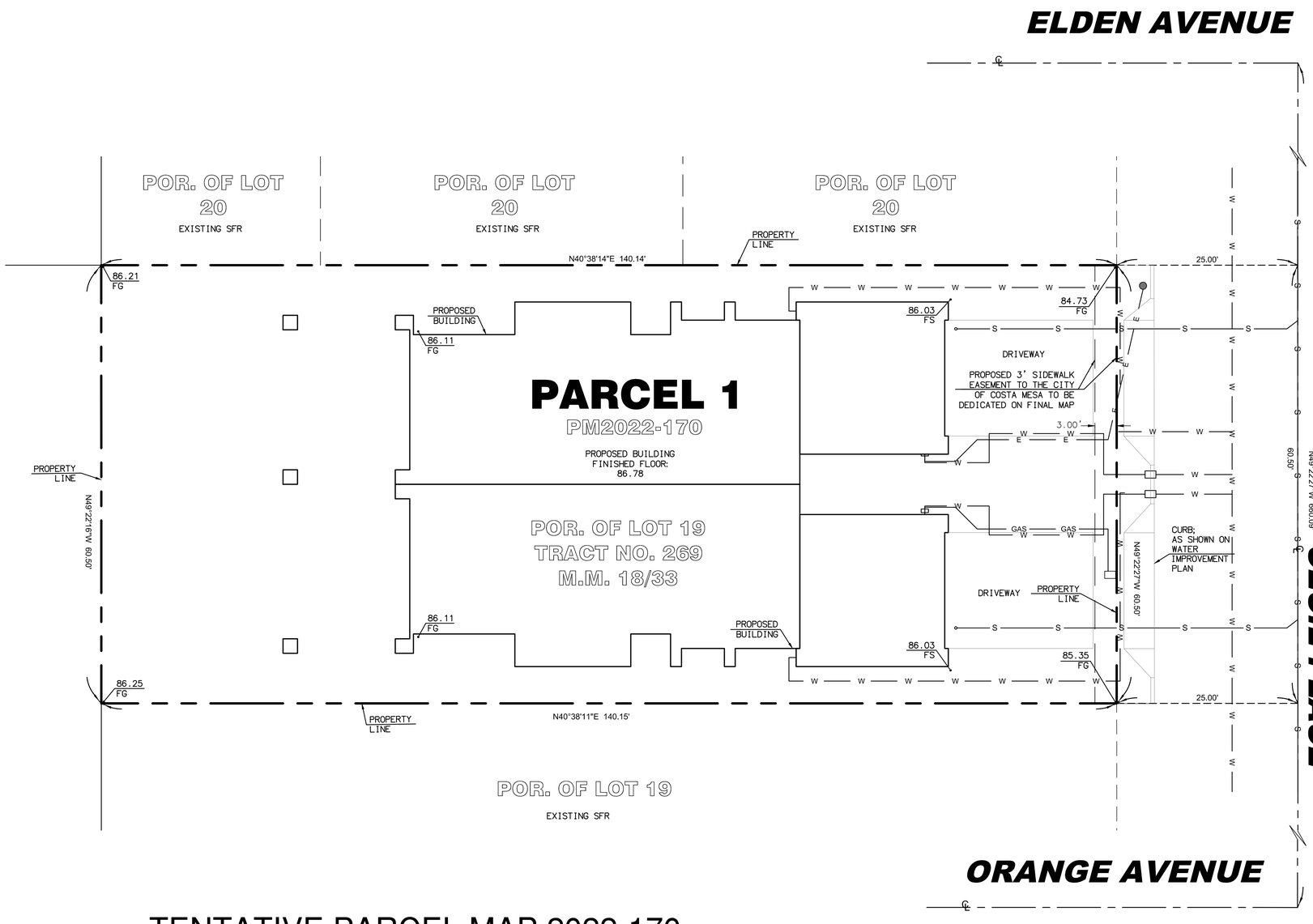
ELEVATION: 85.007 FEET (NAVD88), YEAR LEVELED 2005

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.



VICINITY MAP
NO SCALE



TENTATIVE PARCEL MAP 2022-170

FOR CONDOMINIUM PURPOSES

GRAPHIC SCALE

4 0 2 4 8 16
(IN FEET)
1 INCH = 8 FT.

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

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

PROFESSIONAL LAND SURVEYOR PAUL DOMINICK CRAFT No. 8516 Exp. 12/31/24 STATE OF CALIFORNIA

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.

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

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

DATE	8/21/2023
SCALE	1" = 8'
DRAWN	A. R. H.
CHECKED	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

PROJECT NO. 22035