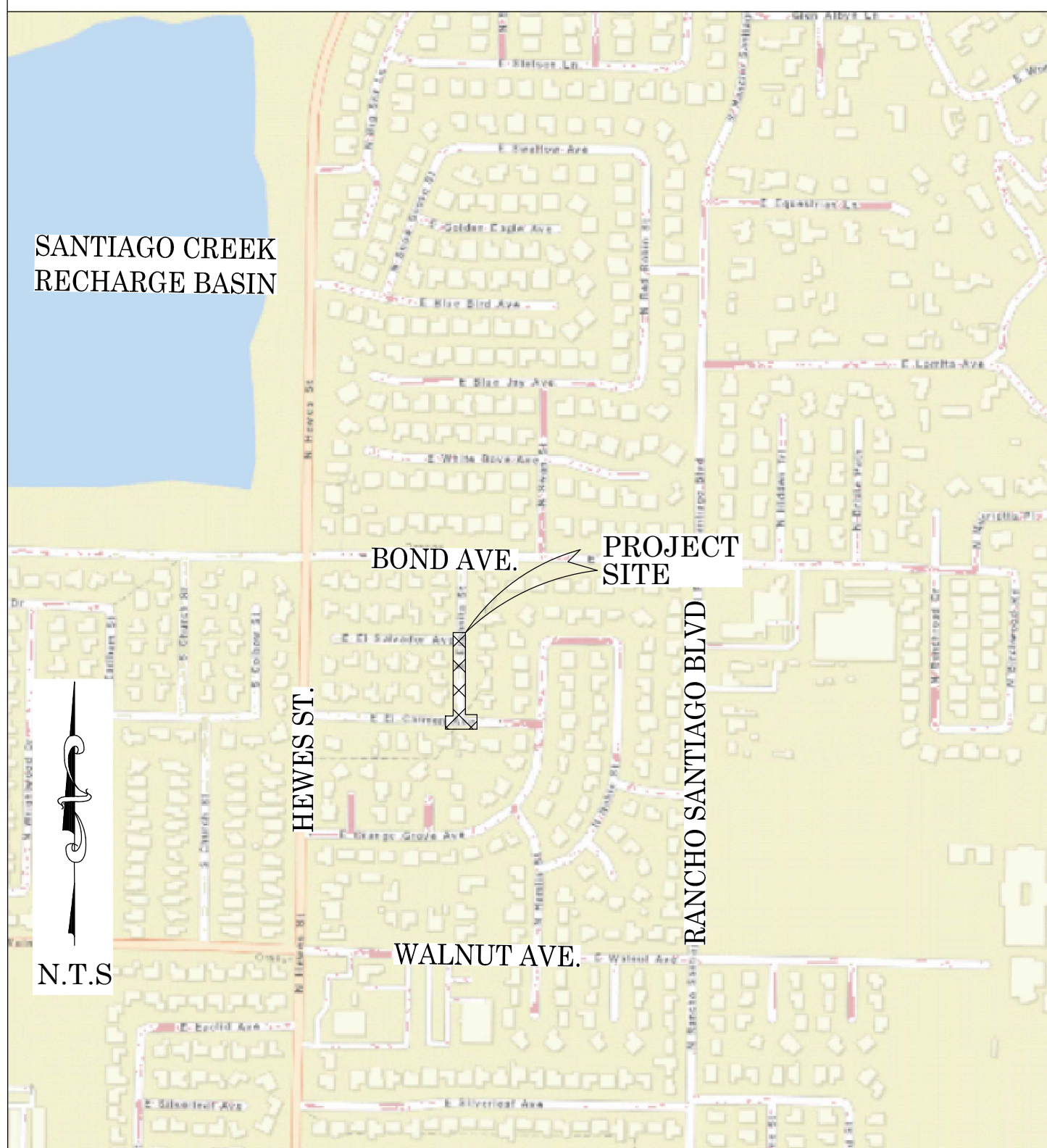




OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
11312 ESPANITA ST
ROAD MAINTENANCE



LOCATION MAP



SENIOR LAND SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 25 DAY OF MAY, 2021.

JESOM MORENO, PLS. SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 25 DAY OF MAY, 2021.

WADE WEAVER, PLS. DEPUTY COUNTY SURVEYOR



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS (OEOC) AND (CCCS) BEING NORTH 45°17'30" WEST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

HORIZONTAL DATUM

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT.
ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY A COMBINED FACTOR OF 1.00002321.
COMBINATION FACTOR WAS HELD AT: #500
N: 2237495.50" E: 6089576.60" ELEVATION= 318.29'

VERTICAL DATUM

O.C.S. BM. 3A-111-79 ELEV. = 311.723' YEAR LEVELED: 2010
NAVD 1988 (O.C.S. 1995 ADJUSTMENT)
DESCRIPTION: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3A-111-79", SET IN THE NORTHWESTERLY CORNER OF A 4.8 FT. BY 4.2 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF RANCHO SANTIAGO BOULEVARD AND CHAPMAN AVENUE, 33 FT. EASTERLY OF THE CENTERLINE OF CHAPMAN, MONUMENT IS SET LEVEL WITH THE SIDEWALK.

NOTES

THE SURVEY INFORMATION SHOWN HEREON IS TO BE USED FOR TOPOGRAPHIC RELATIONSHIPS ONLY AND IS NOT INTENDED FOR LAND ACQUISITION OR BOUNDARY PURPOSES.
PARCELS SHOWN WITHOUT BEARING AND DISTANCES ARE FOR GRAPHICAL PURPOSES ONLY.

SHEET INDEX

SHEET	NO.	DESCRIPTION
1	1	TITLE SHEET
2	2	BOUNDARY MAP
3	3	TOPOGRAPHIC MAP
4	4	PROFILE

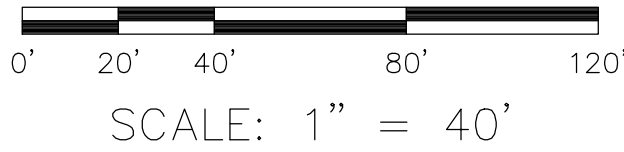
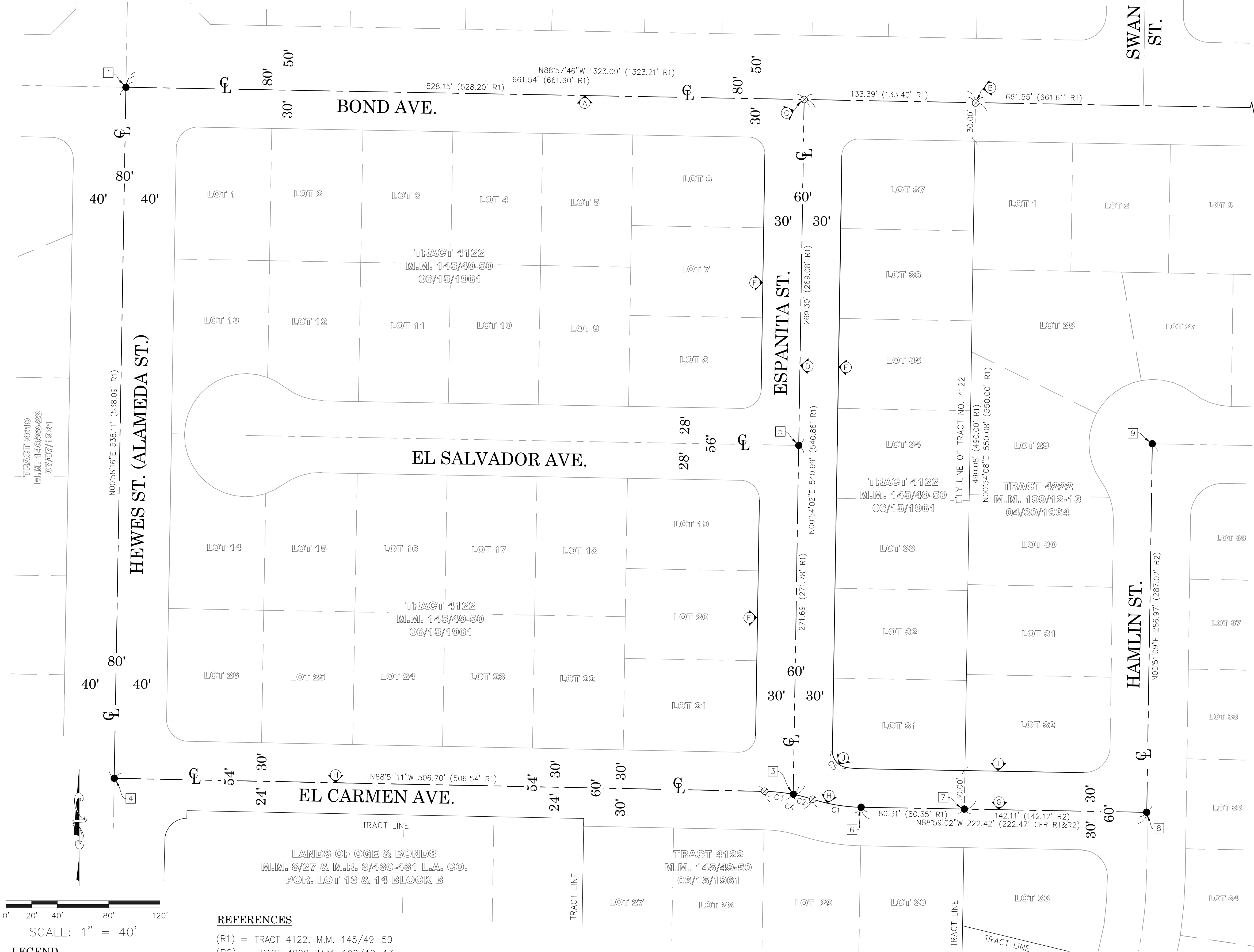
PURPOSE OF SURVEY

THE PURPOSE OF THE SURVEY IS TO PROVIDE A TOPOGRAPHIC SURVEY ALONG THIS PORTION OF ROAD TO IDENTIFY LOW AND HIGH GRADE POINTS WITHIN ROAD CURB AND GUTTER FLOW LINE.



TOPOGRAPHIC MAPPING PROJECT

		COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
		11312 ESPANITA ST ROAD MAINTENANCE			
		TITLE SHEET			
		PROJECT LIMITS: ALONG ESPANITA ST FROM EL CARMEN AVE TO EL SALVADOR AVE.			
		DATE OF SURVEY: 09/23/2020		BY: J. JOHNS & CREW	
		MAPPING		BY: J. ISLAS	
		OFFICE CHECK		BY: J. MORENO, PLS	
		FIELD CHECK		BY: J. JOHNS & CREW	
		SCALE: AS SHOWN		W.O. #ER19323	
		FILE: 11312 ESPANITA ST_TOPO_2020.DWG		FILE # 1920PW-OP0014	
MARK	DATE	ITEM		SHEET NO. 1 of 4	
REVISIONS					



LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ SEARCHED FOUND NOTHING

CFR CALCULATED FROM RECORD



REFERENCES

- (R1) = TRACT 4122, M.M. 145/49-50
- (R2) = TRACT 4222, M.M. 199/12-13
- (R3) = LANDS OF OGE & BONDS, M.M. 8/27
- (R4) = A/4-9/2337-2338
- (R5) = CR 2012-3440
- (R6) = CR 2016-1870
- (R7) = CR 2016-1871
- (R8) = CR 2019-0907
- (R9) = CR 2008-1886
- (R10) = CR 2010-0546
- (R11) = CR 2003-0273

NOTES

ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.

ESTABLISHMENT NOTES

- Ⓐ ESTABLISHED THE CENTERLINE OF BOND AVE. BY HOLDING A LINE BETWEEN MONUMENTS [1] AND [2] PER (R1).
- Ⓑ ESTABLISHED THE NORTHEAST CORNER OF TRACT NO. 4122 BY PROPORTION PER (R1) HOLDING MONUMENTS [1] AND [2] .
- Ⓒ ESTABLISHED THE CENTERLINE INTERSECTION ESPANITA ST. AND BOND AVE. BY PROPORTION PER (R1) HOLDING MONUMENTS [1] AND [2] .
- Ⓓ ESTABLISHED THE CENTERLINE OF ESPANITA ST. BY HOLDING A LINE BETWEEN MONUMENT [3] AND ESTABLISHMENT NOTE Ⓒ PER (R1).
- Ⓔ ESTABLISHED THE E'LY RIGHT OF WAY OF ESPANITA ST. 30' E'LY OF AND PARALLEL WITH LINE ESTABLISHMENT Ⓓ PER (R1).
- Ⓕ ESTABLISHED THE W'LY RIGHT OF WAY OF ESPANITA ST. 30' W'LY OF AND PARALLEL WITH LINE ESTABLISHMENT Ⓓ PER (R1).
- Ⓖ ESTABLISHED THE CENTERLINE EL CARMEN AVE. BY HOLDING A LINE BETWEEN MONUMENTS [6] AND [8] PER (R1) AND (R2).
- Ⓗ ESTABLISHED THE CENTERLINE OF EL CARMEN AVE. BY HOLDING RECORD RADIUS AND TANGENCY PER (R1) HOLDING MONUMENTS [3], [4] AND [6] PER (R1).
- Ⓘ ESTABLISHED THE N'LY RIGHT OF WAY OF EL CARMEN AVE. 30' N'LY OF AND AND PARALLEL WITH LINE ESTABLISHMENT Ⓖ AND Ⓗ PER (R1) AND (R2).
- ⓵ ESTABLISHED THE NE'LY PORTION OF ESPANITA ST. AND EL CARMEN AVE. BY HOLDING RECORD RADIUS AND TANGENCY TO ESTABLISHMENT NOTE Ⓔ AND Ⓘ PER (R1).

MONUMENT NOTES

- [1] FOUND HEX BAR, PER (R4), DOWN 1.8' IN O.C.S. WELL MONUMENT. ACCEPTED AS CENTERLINE INTERSECTION OF BOND AVE. AND HEWES ST.
- [2] FOUND 2-1/4" BRASS DISK STAMPED "LS 7052", PER (R5), DOWN 0.8' IN O.C.S. WELL MONUMENT. ACCEPTED AS CENTERLINE INTERSECTION OF BOND AVE. AND N. RANCHO SANTIAGO BLVD.
- [3] FOUND GEAR SPIKE AND 1-1/2" WASHER STAMPED "LS 5411", PER (R7), FLUSH IN ASPHALT. ACCEPTED AS CENTERLINE INTERSECTION OF ESPANITA ST. AND EL CARMEN AVE.
- [4] FOUND GEAR SPIKE AND 1-1/2" WASHER STAMPED "LS 5411", PER (R8), FLUSH IN ASPHALT. ACCEPTED AS CENTERLINE INTERSECTION OF HEWES ST. AND EL CARMEN AVE.
- [5] FOUND GEAR SPIKE AND 1-1/2" WASHER STAMPED "LS 5411", PER (R6), FLUSH IN ASPHALT, S89°05'58"E 0.06' FROM THE CENTERLINE INTERSECTION OF ESPANITA AVE. AND EL SALVADOR AVE.
- [6] FOUND GEAR SPIKE AND 1-1/2" WASHER STAMPED "LS 5411", PER (R7), FLUSH IN ASPHALT. ACCEPTED AS CENTERLINE EC OF EL CARMEN AVE.
- [7] FOUND GEAR SPIKE AND 1-1/2" WASHER STAMPED "LS 5411", PER (R9), FLUSH IN ASPHALT, AS BEING A POINT ON THE E'LY LINE OF TRACT NO. 4122 PER (R1) S00°54'08"W 0.06' FROM THE CENTERLINE OF EL CARMEN AVE.
- [8] FOUND PK NAIL AND 1-1/2" WASHER STAMPED "LS 5411", IN LIEU OF SPIKE AND WASHER WITH TAG STAMPED "LS 5411" PER (R10), FLUSH IN ASPHALT. ACCEPTED AS CENTERLINE INTERSECTION OF EL CARMEN AVE. AND HAMLIN ST.
- [9] FOUND PK NAIL AND 1-1/2" WASHER STAMPED "LS 5411", PER (R11), FLUSH IN ASPHALT. ACCEPTED AS CENTERLINE INTERSECTION OF EL SALVADOR AVE. AND HAMLIN ST.

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CGPS STATIONS (OEOC) AND (CCCS) HAVING A BEARING OF NORTH 45°17'30" WEST

HORIZONTAL DATUM

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCE MULTIPLY A GRID DISTANCE BY 1.00002321.

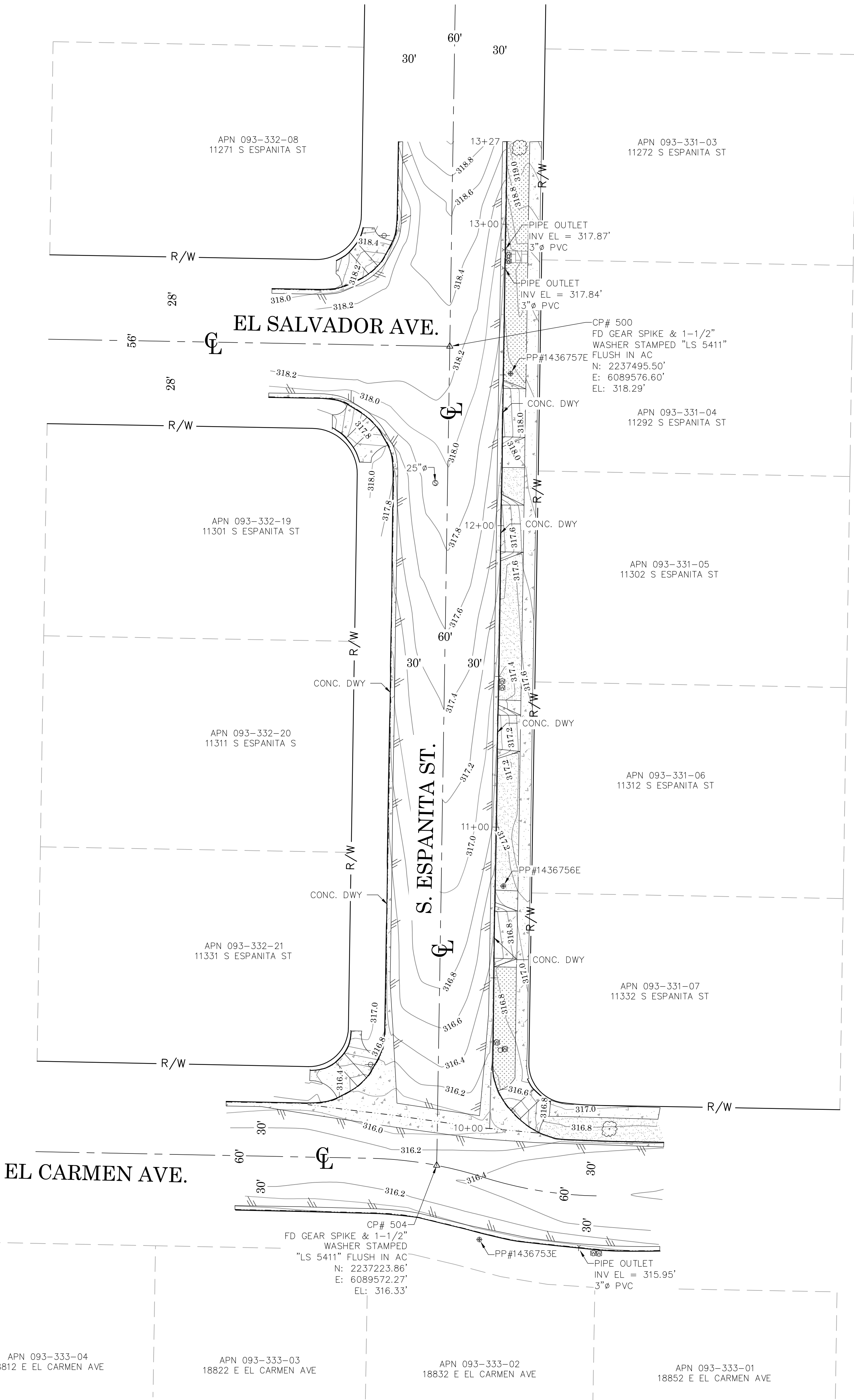
COMBINATION FACTOR WAS HELD AT POINT NUMBER 500 N:2237495.50', E:6089576.60', ELEVATION= 318.29' AS SHOWN ON SHEET 1.

RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.

ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS	RECORD LENGTH
C1	16°40'16"	131.60'	38.29'	16°40'16" (R1)	131.60' (R1)	38.29' (R1)
C2	6°51'37"	131.60'	15.76'	6°51'49" (R1)	131.60' (R1)	15.76' (R1)
C3	9°40'48"	131.60'	22.23'	9°42'42" (R1)	131.60' (R1)	22.31' (R1)
C4	16°32'25"	131.60'	37.99'	16°34'31" (R1)	131.60' (R1)	38.07' (R1)
C5	83°18'22"	13.00'	18.90'	83°16'47" (R1)	13.00' (R1)	18.90' (R1)

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			11312 ESPANITA ST. TOPOGRAPHIC SURVEY				
			BOUNDARY MAP				
			PROJECT LIMITS: 11302 ESPANITA ST. TO: EL CARMEN AVE.				
			DATE OF SURVEY: AUGUST 2020		BY: J. JOHNS AND CREW		SHEET NO. 2 of 4
			MAPPING		BY: S. STROM		
			OFFICE CHECK		BY: J. MORENO, PLS		
			FIELD CHECK		BY: J. JOHNS AND CREW		
			SCALE: 1" = 40'		W.O. #ER19323		
			MARK	DATE	ITEM	FILE: ESPANITA_BOUNDARY_2020.DWG	
REVISIONS							



SYMBOL

- Control Point
- Fire Hydrant
- Manhole Sewer
- Meter Water
- Sign Post
- Tree
- Utility Pole w/ 1 Light

LINE PATTERN KEY

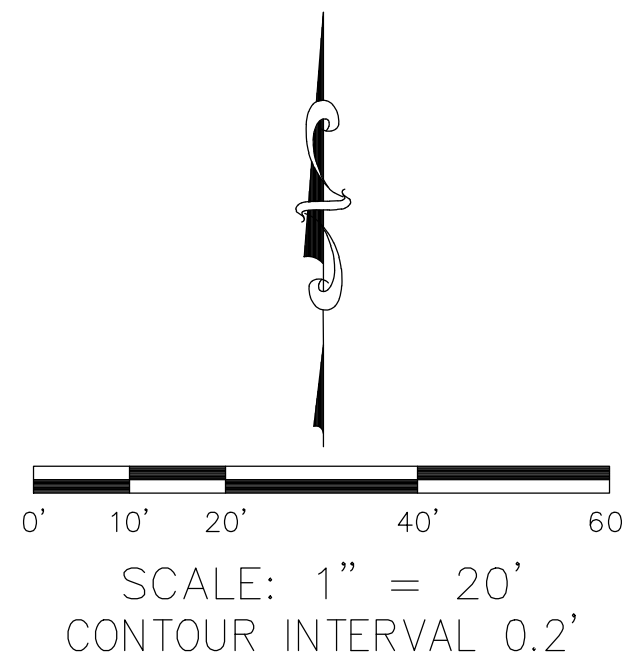
- Centerline
- Edge of Concrete
- Edge of Asphalt Pavement
- Flowline
- Right of Way

AREA PATTERN KEY

- Concrete
- Brick
- Dirt
- Grass

ABBREVIATION

- AC Asphalt Concrete
- BC Beginning of Curve
- CL Centerline
- CONC Concrete
- CP Control Point
- DWY Driveway
- EL Elevation
- FD Found
- INV Invert
- PP Power Pole



U.S. Survey

Foot

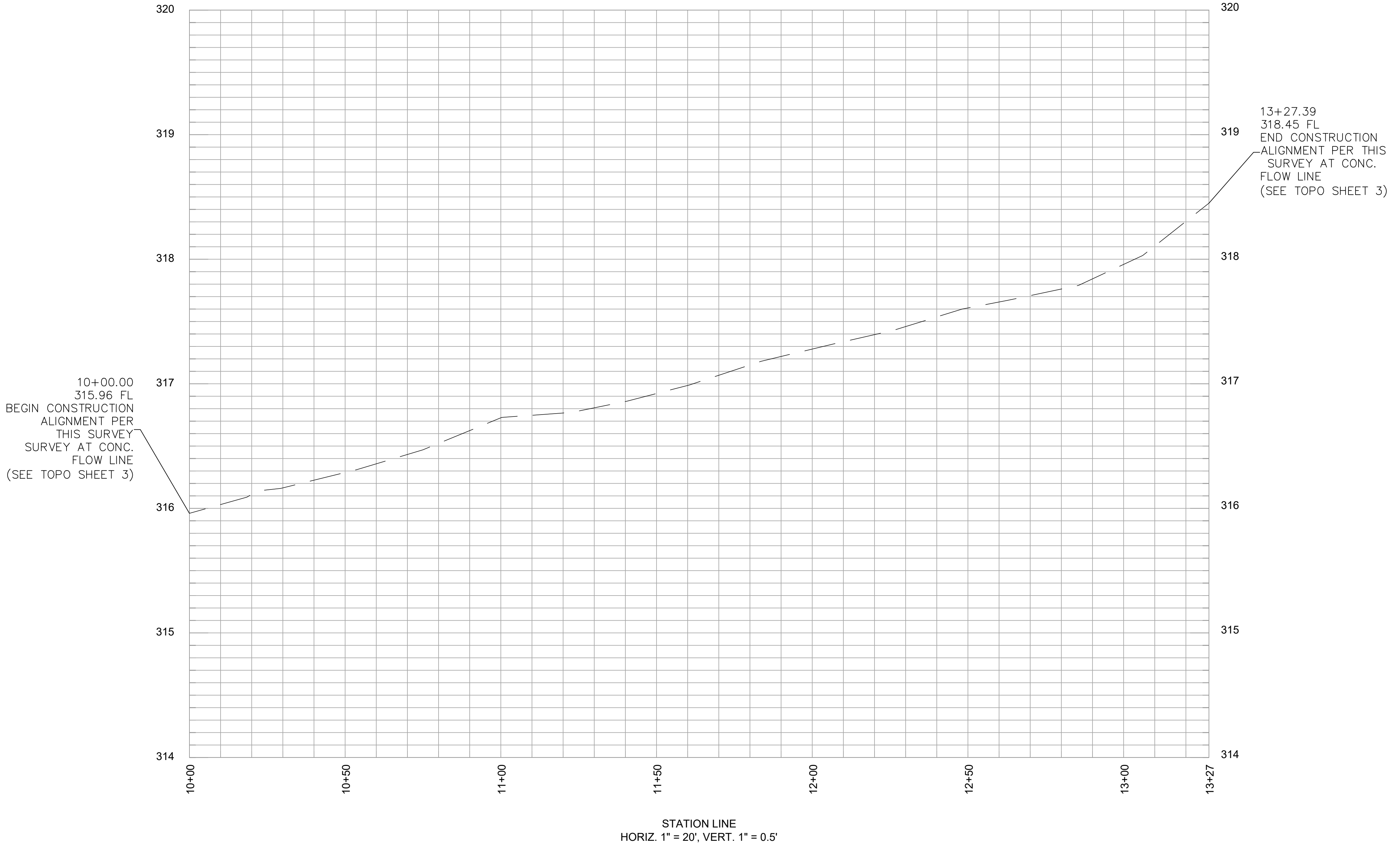
OC Public Works

OC Survey/Field Services

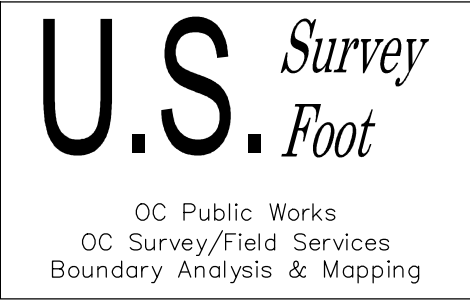
Boundary Analysis & Mapping

			COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
			11312 ESPANITA ST ROAD MAINTENANCE	
			TOPOGRAPHIC MAP	
			PROJECT LIMITS: ALONG ESPANITA ST FROM EL CARMEN AVE TO EL SALVADOR AVE.	SHEET NO. 3 of 4
			DATE OF SURVEY: 09/23/2020	
			MAPPING	BY: J. JOHNS & CREW
			OFFICE CHECK	BY: L. ISLAS
			FIELD CHECK	BY: J. MORENO, PLS
			SCALE: 1"=20'	W.O. #ER19323
			FILE: 11312 ESPANITA ST_TOPO_2020.DWG	FILE #1920PW-OP0014
MARK	DATE	ITEM	REVISIONS	

PROFILE OF THE E'LY EXISTING CONCRETE
FLOWLINE OF S. ESPANITA ST.



NOTE: THE ALIGNMENT FOR THIS PROFILE WAS DEVELOPED HOLDING A
STATION OF 10+00 AT THE S'LY END OF THE EXISTING CONCRETE
FLOWLINE OF THE E'LY SIDE OF ESPANITA ST AND INCREASING N'LY
AS SHOWN ON SHEET 3



				COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
		11312 ESPANITA ST ROAD MAINTENANCE				
		TOPOGRAPHIC MAP				
		PROJECT LIMITS: ALONG ESPANITA ST FROM EL CARMEN AVE TO EL SALVADOR AVE.				
		DATE OF SURVEY: 09/23/2020		BY: J. JOHNS & CREW		SHEET NO. 4 of 4
		MAPPING		BY: I. ISLAS		
		OFFICE CHECK		BY: J. MORENO, PLS		
FIELD CHECK		BY: J. JOHNS & CREW				
MARK	DATE	ITEM	SCALE: AS SHOWN W.O. #ER19323 FILE #1920PW-OP0014		4	
REVISIONS			FILE: 11312 ESPANITA ST_TOPO_2020.DWG			