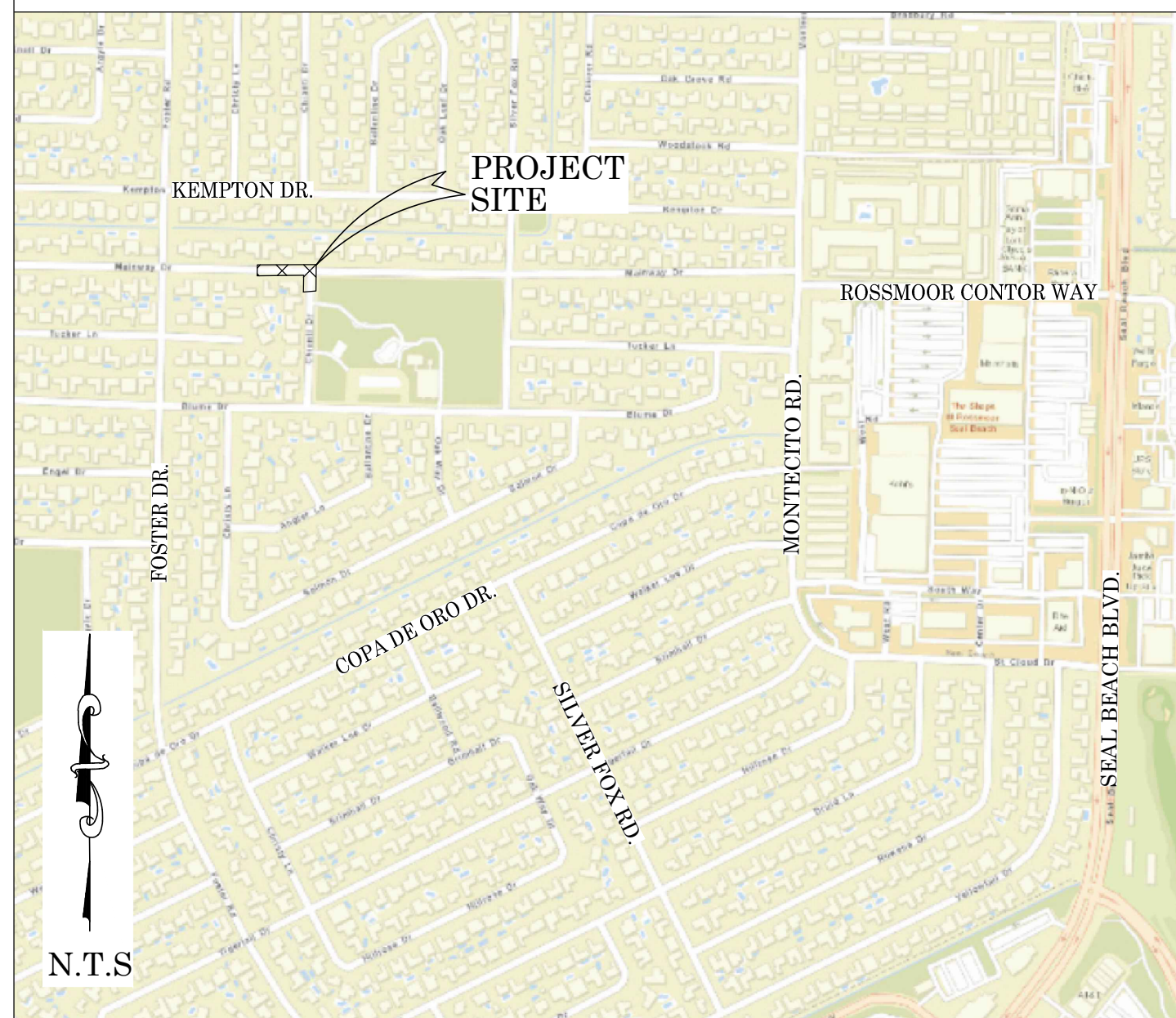# OC PUBLIC WORKS DEPARTMENT

JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS

KEVIN HILLS, COUNTY SURVEYOR

ROSSMOOR - 12271 CHIANTI DR.

ROAD MAINTENANCE

LOCATION MAP

PROJECT SITE

KEMPTON DR.

ROSSMOOR CONTOR WAY

MONTECITO RD.

FOSTER DR.

COPA DE ORO DR.

SILVER FOX RD.

SEAL BEACH BLVD.

KENSINGTON RD.

N.T.S

N.T.S

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 5 DAY OF OCTOBER, 2020.
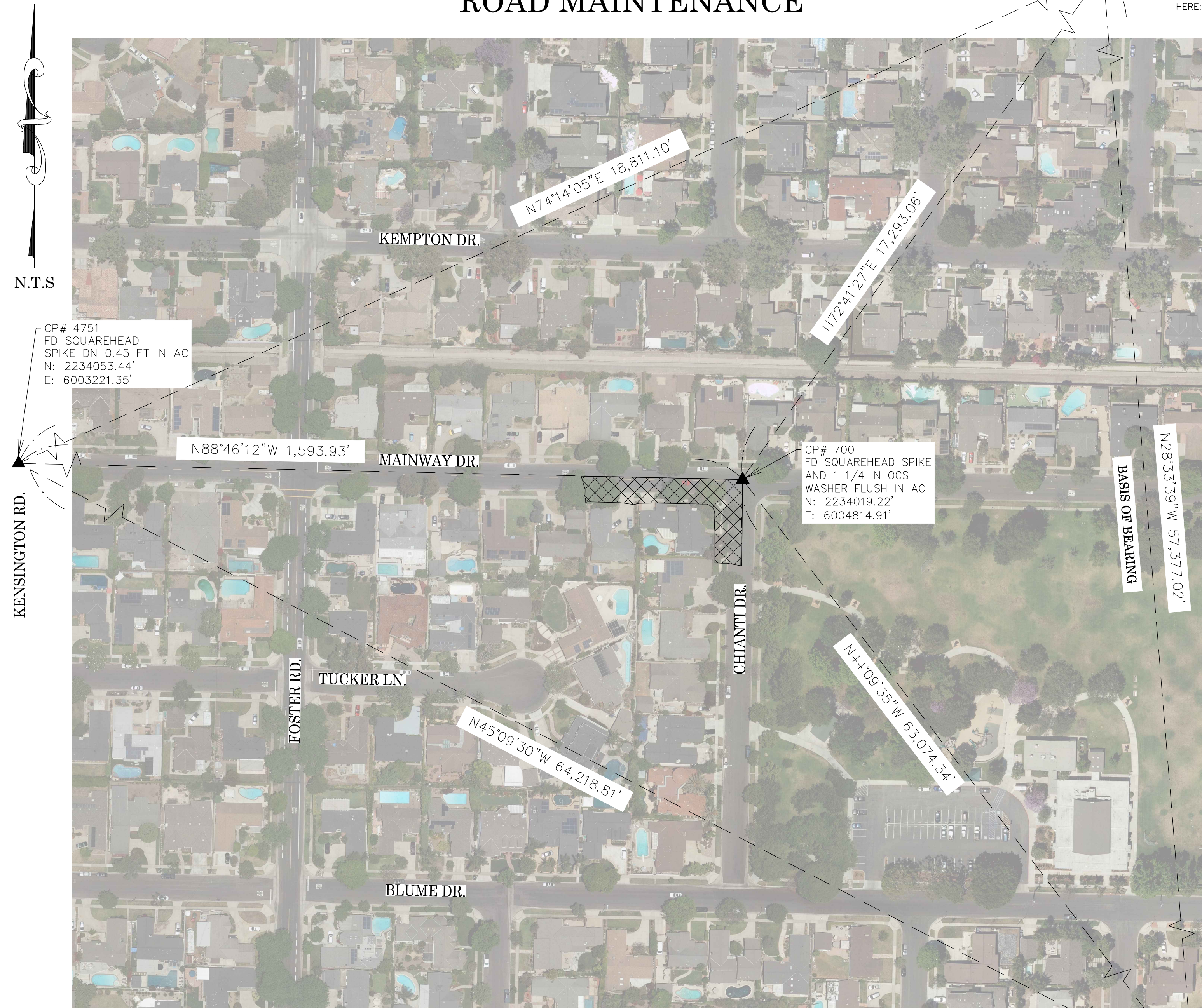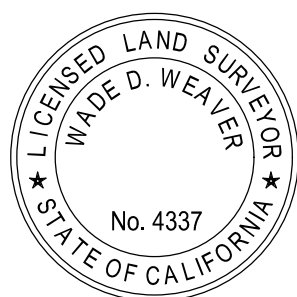
_____
MICHAEL KUBISTY, PLS.   SENIOR LAND SURVEYOR

LICENSED LAND SURVEYOR
MICHAEL KUBISTY
No. 8036
STATE OF CALIFORNIA
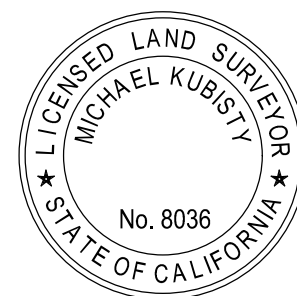
DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 5 DAY OF OCTOBER, 2020.

_____
WADE WEAVER, PLS.   DEPUTY COUNTY SURVEYOR

LICENSED LAND SURVEYOR
WADE D. WEAVER
No. 4337
STATE OF CALIFORNIA

U.S. *Survey Foot*

OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping

TOPOGRAPHIC MAPPING PROJECT

FOUND CGPS "BLSA"
N: 2239164.39'
E: 6021324.82'
THIS IS A CONTINUOUS GPS STATION (CGPS) AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN), FROM WHICH DATA CAN BE DOWNLOADED HERE: HTTP://SOPACCSRC.UCSD.EDU/.

KEMPTON DR.

N74°14'05"E 18,811.10'

N72°41'27"E 17,293.06'

CP# 4751
FD SQUAREHEAD
SPIKE DN 0.45 FT IN AC
N: 2234053.44'
E: 6003221.35'

N88°46'12"W 1,593.93'

MAINWAY DR.

CP# 700
FD SQUAREHEAD SPIKE
AND 1 1/4 IN OCS
WASHER FLUSH IN AC
N: 2234019.22'
E: 6004814.91'

N28°33'39"W 57,377.02'

BASIS OF BEARING

FOSTER RD.

TUCKER LN.

CHIANTI DR.

N45°09'30"W 64,218.81'

N44°09'35"W 63,074.34'

BLUME DR.

FOUND CGPS "FVPK"
N: 2188769.57'
E: 6048756.25'
THIS IS A CONTINUOUS GPS STATION (CGPS) AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN), FROM WHICH DATA CAN BE DOWNLOADED HERE: HTTP://SOPACCSRC.UCSD.EDU/.

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 (FVPK) AND (BLSA) BEING NORTH 28°33'39" 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 1.00001047.

COMBINATION FACTOR WAS HELD AT: MONUMENT NOTE [2]
N:2234019.22" E:6004814.91' ELEVATION= 13.31'

VERTICAL DATUM

O.C.S. BM. 1A-144-04 ELEV. = 15.370' YEAR LEVELED: 2005

NAVD 1988 (O.C.S. 1995 ADJUSTMENT)

DESCRIPTION: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1A-144-04", SET IN THE SOUTHWESTERLY CORNER OF A 4.4 FT. BY 4.4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF SEAL BEACH BOULEVARD AND ST. CLOUD DRIVE, 44 FT. EASTERLY OF THE CENTERLINE OF SEAL BEACH BOULEVARD AND 58 FT. NORTHERLY OF THE CENTERLINE OF ST. CLOUD DR. 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 AND ARE PENDING RECEIPT OF TITLE REPORT.

SHEET INDEX

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.

COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

ROSSMOOR - 12271 CHIANTI DR.
ROAD MAINTENANCE

TITLE SHEET

PROJECT LIMITS: S/S 2902 MAINWAY TO W/S 12271 CHIANTI	
DATE OF SURVEY:09/02/2020	BY: T. LOFGREEN & CREW
MAPPING	BY: I. ISLAS
OFFICE CHECK	BY:M. KUBISTY, PLS
FIELD CHECK	BY: T. LOFGREEN
SCALE: N.T.S. W.O. #ER19202	FILE #1920GPW-OP0016
FILE:CHIANTI DR_TOPO_2020.DWG	

SHEET NO.
1
of
4

MARK	DATE	ITEM
		REVISIONS

MONUMENT NOTES

1. FOUND PK NAIL AND 1-1/2" OCS WASHER PER (R3), FLUSH IN AC. ACCEPTED AS CL INTERSECTION OF MAIN WAY DRIVE AND SILVER FOX ROAD PER (R5).

2. FOUND SPIKE AND 1-1/2" OCS WASHER PER (R4), FLUSH IN AC ACCEPTED AS INTERSECTION OF CHIANTI DRIVE AND MAIN WAY DRIVE, PER (R1).

3. FOUND SPIKE SHAFT IN LIEU OF PUN. SPIKE AND WASHER PER (R3), ACCEPTED AS INTERSECTION OF MAIN WAY DRIVE AND KENSINGTON ROAD PER (R2), POINT FITS TIES PER (R3).

4. FOUND SPIKE AND 1-1/2" OCS WASHER PER (R3), FLUSH IN AC ACCEPTED AS INTERSECTION OF WEMBLEY ROAD AND BLUME DRIVE PER (R2).

5. FOUND SPIKE AND 1-1/2" OCS WASHER PER (R3), FLUSH IN AC ACCEPTED AS INTERSECTION OF BLUME DRIVE AND BALLANTINE DRIVE PER (R5).

6. FOUND NAIL IN CHISELED "+" (NO TAG) IN LIEU OF NAIL & TAG STAMPED "LS 2383" PER (R1), FLUSH IN CONCRETE SIDEWALK, ACCEPTED AS ONE FOOT OFFSET TO N'LY RIGHT OF WAY OF MAIN WAY DR, PER (R1).

7. FOUND LEAD, TACK & TAG STAMPED "LS 2383" PER (R1), FLUSH IN CONCRETE SIDEWALK WITH CHISEL "+", ACCEPTED AS ONE FOOT OFFSET TO N'LY RIGHT OF WAY OF MAIN WAY DR, PER (R1).

LEGEND

● FOUND MONUMENT AS NOTED

■ FOUND LEAD, TACK, & ¾" BRASS TAG STAMPED "OCS TIE" PER (R3), FLUSH IN TOP OF CURB

⊗ SEARCHED FOUND NOTHING

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CGPS STATIONS (FVPK) AND (BLSA) HAVING A BEARING OF NORTH 28°33'39" WEST.
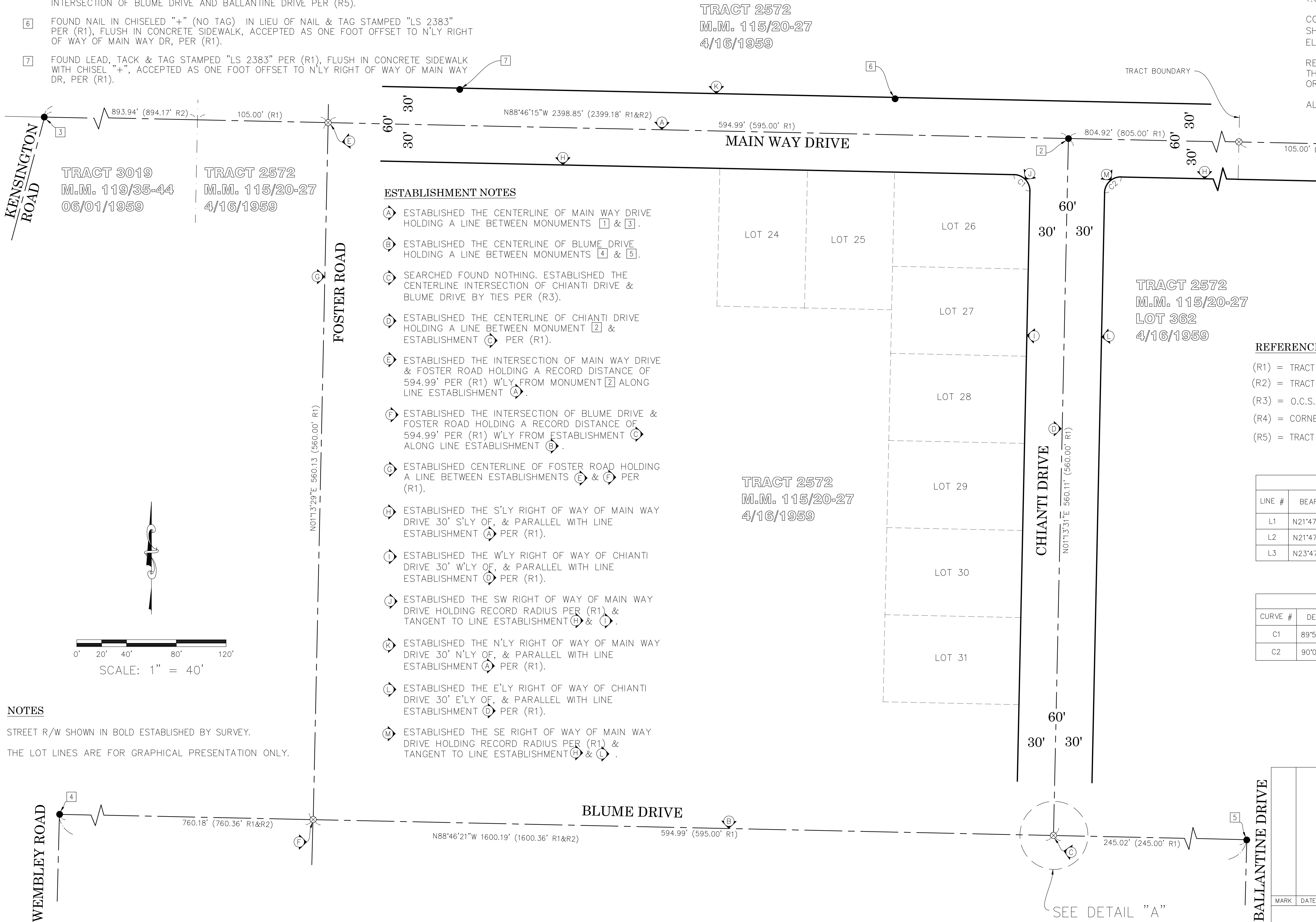
HORIZONTAL DATUM

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 1.00001047.
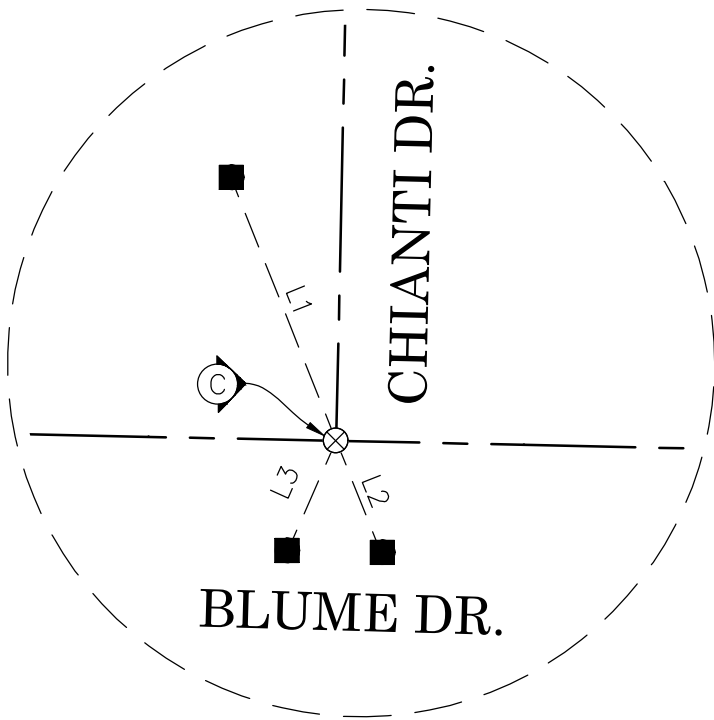
COMBINATION FACTOR WAS HELD AT MONUMENT 700 AS SHOWN ON SHEET ONE. N: 2234019.22', E: 6004814.91', ELEVATION= 13.31'

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.

ESTABLISHMENT NOTES

A. ESTABLISHED THE CENTERLINE OF MAIN WAY DRIVE HOLDING A LINE BETWEEN MONUMENTS 1 & 3.

B. ESTABLISHED THE CENTERLINE OF BLUME DRIVE HOLDING A LINE BETWEEN MONUMENTS 4 & 5.

C. SEARCHED FOUND NOTHING. ESTABLISHED THE CENTERLINE INTERSECTION OF CHIANTI DRIVE & BLUME DRIVE BY TIES PER (R3).

D. ESTABLISHED THE CENTERLINE OF CHIANTI DRIVE HOLDING A LINE BETWEEN MONUMENT 2 & ESTABLISHMENT C PER (R1).

E. ESTABLISHED THE INTERSECTION OF MAIN WAY DRIVE & FOSTER ROAD HOLDING A RECORD DISTANCE OF 594.99' PER (R1) W'LY FROM MONUMENT 2 ALONG LINE ESTABLISHMENT A.

F. ESTABLISHED THE INTERSECTION OF BLUME DRIVE & FOSTER ROAD HOLDING A RECORD DISTANCE OF 594.99' PER (R1) W'LY FROM ESTABLISHMENT C ALONG LINE ESTABLISHMENT B.

G. ESTABLISHED CENTERLINE OF FOSTER ROAD HOLDING A LINE BETWEEN ESTABLISHMENTS E & F PER (R1).

H. ESTABLISHED THE S'LY RIGHT OF WAY OF MAIN WAY DRIVE 30' S'LY OF, & PARALLEL WITH LINE ESTABLISHMENT A PER (R1).

I. ESTABLISHED THE W'LY RIGHT OF WAY OF CHIANTI DRIVE 30' W'LY OF, & PARALLEL WITH LINE ESTABLISHMENT D PER (R1).

J. ESTABLISHED THE SW RIGHT OF WAY OF MAIN WAY DRIVE HOLDING RECORD RADIUS PER (R1) & TANGENT TO LINE ESTABLISHMENT H & I.

K. ESTABLISHED THE N'LY RIGHT OF WAY OF MAIN WAY DRIVE 30' N'LY OF, & PARALLEL WITH LINE ESTABLISHMENT A PER (R1).

L. ESTABLISHED THE E'LY RIGHT OF WAY OF CHIANTI DRIVE 30' E'LY OF, & PARALLEL WITH LINE ESTABLISHMENT D PER (R1).

M. ESTABLISHED THE SE RIGHT OF WAY OF MAIN WAY DRIVE HOLDING RECORD RADIUS PER (R1) & TANGENT TO LINE ESTABLISHMENT H & L.

NOTES

STREET R/W SHOWN IN BOLD ESTABLISHED BY SURVEY.

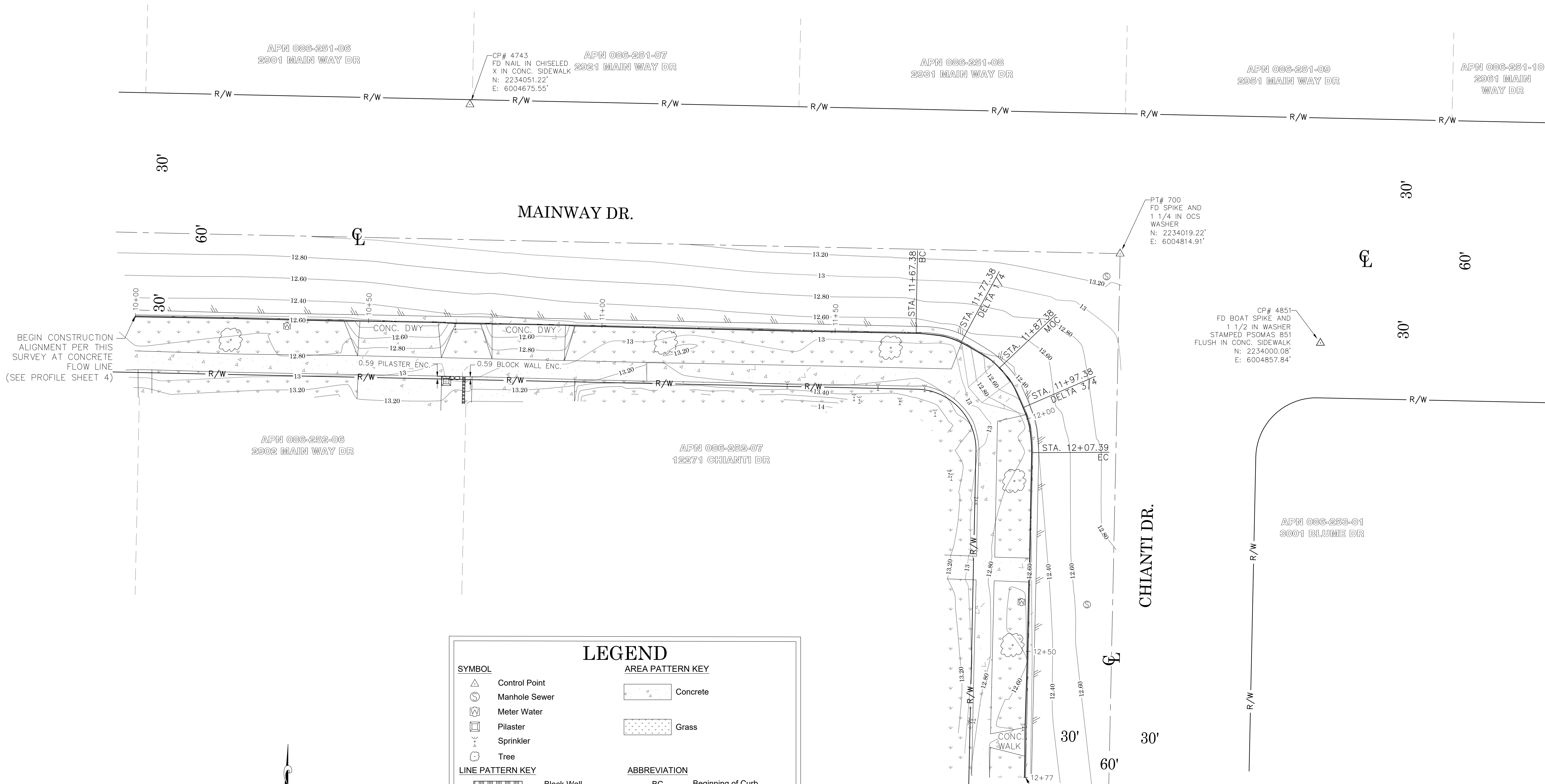THE LOT LINES ARE FOR GRAPHICAL PRESENTATION ONLY.

REFERENCES

(R1) = TRACT NO. 2572, MM 115/20-27

(R2) = TRACT NO. 3019, MM 119/35-44

(R3) = O.C.S. ALIGNMENT NOTE A/4-11&12/1022-1044

(R4) = CORNER RECORD 1998-0351

(R5) = TRACT NO. 3224, MM 26-29

Map annotations

TRACT 2572 M.M. 115/20-27 4/16/1959

TRACT BOUNDARY

893.94' (894.17' R2)   105.00' (R1)   60'   30'   30'   N88°46'15"W 2398.85' (2399.18' R1&R2)   594.99' (595.00' R1)   804.92' (805.00' R1)   60'   30'   30'   105.00' (R1)

MAIN WAY DRIVE

KENSINGTON ROAD

TRACT 3019 M.M. 119/35-44 06/01/1959

TRACT 2572 M.M. 115/20-27 4/16/1959

FOSTER ROAD

N01°13'29"E 560.13' (560.00' R1)

SCALE: 1" = 40' (0' 20' 40' 80' 120')

TRACT 2572 M.M. 115/20-27 4/16/1959

LOT 24   LOT 25   LOT 26   LOT 27   LOT 28   LOT 29   LOT 30   LOT 31

CHIANTI DRIVE

N01°13'31"E 560.11' (560.00' R1)

TRACT 2572 M.M. 115/20-27 LOT 362 4/16/1959

60'   30'   30'

SILVER FOX ROAD

DETAIL "A" N.T.S.

CHIANTI DR.
BLUME DR.
(L1, L2, L3)

LINE TABLE

LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N21°47'39"W	46.60'	46.57' (R3)
L2	N21°47'21"W	19.79'	19.78' (R3)
L3	N23°47'34"E	19.71'	19.74' (R3)

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS	RECORD LENGTH
C1	89°59'47"	13.00'	20.42'	90°00'00" (R1)	13.00' (R1)	20.42' (R1)
C2	90°00'13"	13.00'	20.42'	90°00'00" (R1)	13.00' (R1)	20.42' (R1)

U.S. Survey Foot
OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping

WEMBLEY ROAD

BLUME DRIVE

760.18' (760.36' R1&R2)   N88°46'21"W 1600.19' (1600.36' R1&R2)   594.99' (595.00' R1)   245.02' (245.00' R1)

BALLANTINE DRIVE

SEE DETAIL "A"

Title block

COUNTY OF ORANGE
OC PUBLIC WORKS

12271 CHIANTI ROAD

BOUNDARY MAP

PROJECT LIMITS: 2902 MAIN WAY DRIVE
TO 12271 CHIANTI DRIVE

DATE OF SURVEY: 09/18/20	BY: T. LOFGREEN
MAPPING	BY: S. STROM
OFFICE CHECK	BY: M. KUBISTY, PLS
FIELD CHECK	BY: T. LOFGREEN

SHEET NO. 2 of 4

SCALE: 1" = 40'   W.O. #ER19202   FILE #1920PW-0P0016

FILE: 12271 CHIANTI_BOUNDARY_2020.DWG

MARK   DATE   ITEM   REVISIONS

APN 086-251-06
2901 MAIN WAY DR

CP# 4743
FD NAIL IN CHISELED
X IN CONC. SIDEWALK
N: 2234051.22'
E: 6004675.55'

APN 086-251-07
2921 MAIN WAY DR

APN 086-251-08
2931 MAIN WAY DR

APN 086-251-09
2951 MAIN WAY DR

APN 086-251-10
2961 MAIN
WAY DR

R/W — R/W — R/W — R/W — R/W — R/W — R/W — R/W — R/W

30'

MAINWAY DR.

60'

Ȼ L

PT# 700
FD SPIKE AND
1 1/4 IN OCS
WASHER
N: 2234019.22'
E: 6004814.91'

Ȼ L

60'

30'

12.80
12.60
12.40
12.60
12.80
13.20
13
12.80
12.60
13.20
13

STA. 11+67.38 BC
STA. 11+77.38 DELTA 1/4
STA. 11+87.38 MOC
STA. 11+97.38 DELTA 3/4

30'
10+00

CONC. DWY
12.60
12.80

CONC. DWY
12.60
12.80

11+00

11+50

12+00

CP# 4851
FD BOAT SPIKE AND
1 1/2 IN WASHER
STAMPED PSOMAS 851
FLUSH IN CONC. SIDEWALK
N: 2234000.08'
E: 6004857.84'

BEGIN CONSTRUCTION
ALIGNMENT PER THIS
SURVEY AT CONCRETE
FLOW LINE
(SEE PROFILE SHEET 4)

0.59 PILASTER ENC.
0.59 BLOCK WALL ENC.

R/W — R/W — R/W — R/W — R/W

13
13.20
13.20
13.40
14

STA. 12+07.39 EC

APN 086-252-06
2902 MAIN WAY DR

APN 086-252-07
12271 CHIANTI DR

CHIANTI DR.

APN 086-253-01
3001 BLUME DR

R/W

13.20
13
12.80

12.60
12.40
12.60

13.20
13
12.80

12.60
12.40
12.60

12+50

Ȼ L

CONC.
WALK

30'

30'

60'

12+77

END CONSTRUCTION
ALIGNMENT PER THIS
SURVEY AT CONCRETE
FLOW LINE
(SEE PROFILE SHEET 4)

LEGEND

SYMBOL
△ Control Point
Ⓢ Manhole Sewer
Ⓦ Meter Water
▯ Pilaster
⊥ Sprinkler
○ Tree

AREA PATTERN KEY
Concrete
Grass

LINE PATTERN KEY
▮▮▮▮▮ Block Wall
—— Centerline
—— Edge of Concrete
↗↗↗ Edge of Asphalt Pavement
-○○○○○- Fence Wrought Iron
—— Flowline
—R/W— Right of Way
- - - Parcel Line
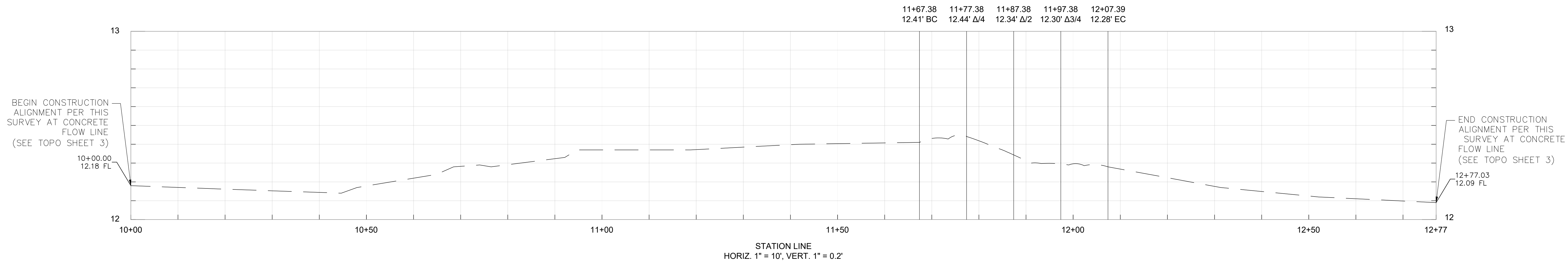
ABBREVIATION
BC   Beginning of Curb
CONC   Concrete
CP   Control Point
DWY   Driveway
EC   End of Curb
FD   Found
MOC   Middle of Curb

U.S. Survey Foot
OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping

0' 5' 10' 20' 30'
SCALE: 1" = 10'
CONTOUR INTERVAL .20'

COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

ROSSMOOR - 12271 CHIANTI DR.
ROAD MAINTENANCE

TOPOGRAPHIC MAP

PROJECT LIMITS: S/S 2902 MAINWAY TO W/S 12271 CHIANTI

DATE OF SURVEY: 09/02/2020	BY: T. LOFGREEN & CREW
MAPPING	BY: I. ISLAS
OFFICE CHECK	BY: M. KUBISTY, PLS
FIELD CHECK	BY: T. LOFGREEN
SCALE: 1" = 10' W.O. #ER19202 FILE #1920PW-OP0016	

FILE: CHIANTI DR_TOPO_2020.DWG

SHEET NO.
3
of
4

MARK | DATE | ITEM
REVISIONS

PROFILE OF THE EXISTING S'LY, SE'LY, & W'LY CONCRETE
FLOWLINE OF MAINWAY DRIVE & CHIANTI DRIVE

11+67.38   11+77.38   11+87.38   11+97.38   12+07.39
12.41' BC   12.44' Δ/4   12.34' Δ/2   12.30' Δ3/4   12.28' EC

13

BEGIN CONSTRUCTION
ALIGNMENT PER THIS
SURVEY AT CONCRETE
FLOW LINE
(SEE TOPO SHEET 3)

10+00.00
12.18 FL

END CONSTRUCTION
ALIGNMENT PER THIS
SURVEY AT CONCRETE
FLOW LINE
(SEE TOPO SHEET 3)

12+77.03
12.09 FL

12

10+00   10+50   11+00   11+50   12+00   12+50   12+77

STATION LINE
HORIZ. 1" = 10', VERT. 1" = 0.2'

NOTE: THE ALIGNMENT FOR THIS PROFILE WAS DEVELOPED HOLDING A
STATION OF 10+00 AT THE W'LY END OF THE EXISTING CONCRETE
FLOWLINE OF THE S'LY SIDE OF MAINWAY DR AND INCREASING E'LY
AS SHOWN ON SHEET 1

COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

ROSSMOOR - 12271 CHIANTI DR.
ROAD MAINTENANCE

PROFILE VIEW

PROJECT LIMITS: S/S 2902 MAINWAY TO W/S 12271 CHIANTI

DATE OF SURVEY:09/02/2020	BY:T. LOFGREEN & CREW	
MAPPING	BY:I. ISLAS	SHEET NO.
OFFICE CHECK	BY:M. KUBISTY, PLS	4
FIELD CHECK	BY: T. LOFGREEN	of
SCALE:1" = 10'	W.O. #ER19202	FILE #1920PW-OP0016	4
FILE:CHIANTI DR_TOPO_2020.DWG		

MARK | DATE | ITEM

REVISIONS