

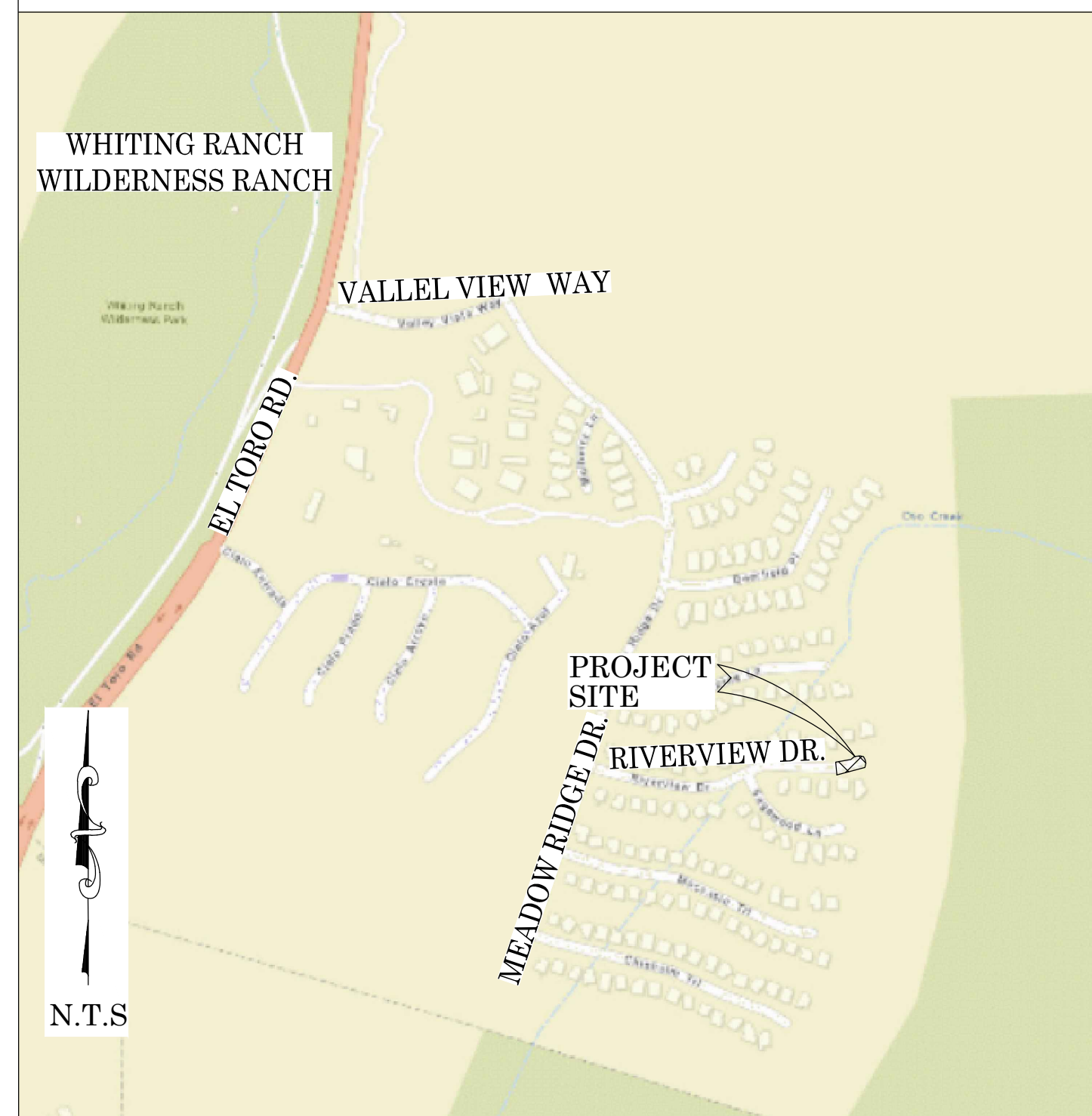


OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
33 RIVERVIEW DR.



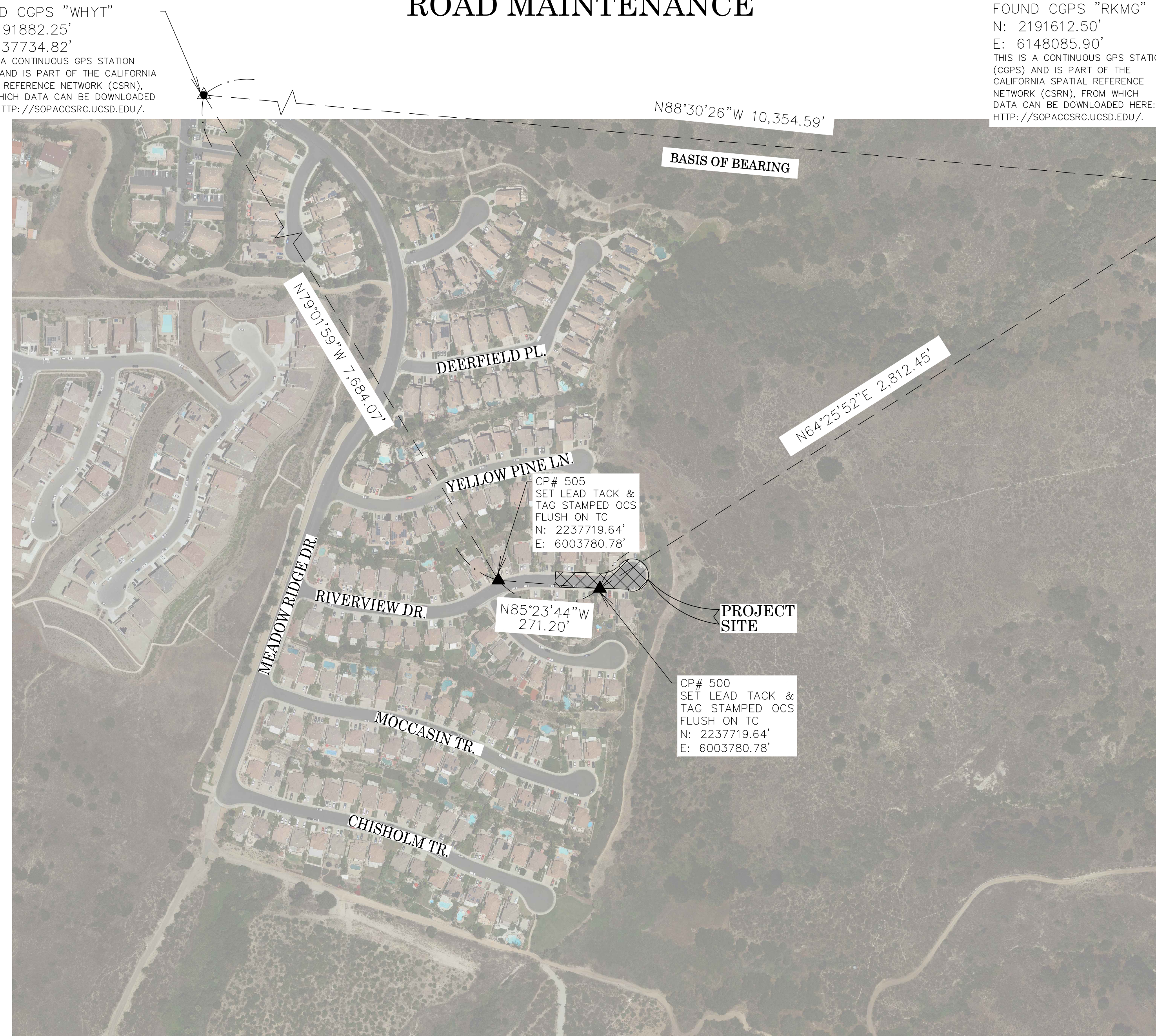
ROAD MAINTENANCE

LOCATION MAP



FOUND CGPS "WHYT"
N: 2191882.25'
E: 6137734.82'
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.UCSB.EDU/](http://SOPACCSRC.UCSB.EDU/).

FOUND CGPS "RKMG"
N: 2191612.50'
E: 6148085.90'
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.UCSB.EDU/](http://SOPACCSRC.UCSB.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 (RKMG) AND (WHYT) BEING NORTH 88°30'26\"/>

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 1.00007417.
COMBINATION FACTOR WAS HELD AT: #500
N: 2237719.64\"/>

VERTICAL DATUM

O.C.S. BM. 3D-150-80 ELEV. = 1024.707' YEAR LEVELED: 2004
NAVD 1988 (O.C.S. 1995 ADJUSTMENT)
DESCRIBED BY OCS 2002 - FOUND 3 3/4\"/>

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.

SHEET INDEX

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

PURPOSE OF SURVEY

THE PURPOSE OF THE SURVEY IS TO PROVIDE A TOPOGRAPHIC MAP AND RIGHT OF WAY ESTABLISHMENT FOR THIS PORTION OF 33 RIVERVIEW DR.

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 NOVEMBER, 2020.

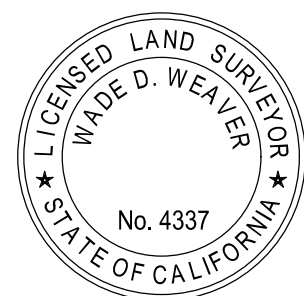
JESOM MORENO, PLS. SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 25 DAY OF NOVEMBER, 2020.

WADE WEAVER, PLS. DEPUTY COUNTY SURVEYOR



TOPOGRAPHIC MAPPING PROJECT

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
33 RIVERVIEW DR. ROAD MAINTENANCE			
TITLE SHEET			
PROJECT LIMITS: FROM 31 TO 33 RIVERVIEW DR.			
DATE OF SURVEY: 10/27/2020		BY: J. JOHNS & CREW	
MAPPING		BY: J. ISLAS	
OFFICE CHECK		BY: J. MORENO, PLS.	
FIELD CHECK		BY: J. JOHNS	
SCALE: 1:200		W.O. #ER19300	FILE #1920PW-OP0018
FILE: 33 RIVERVIEW DR_TOPO_2020.DWG			
MARK	DATE	ITEM	SHEET NO.
REVISIONS			1 of 4

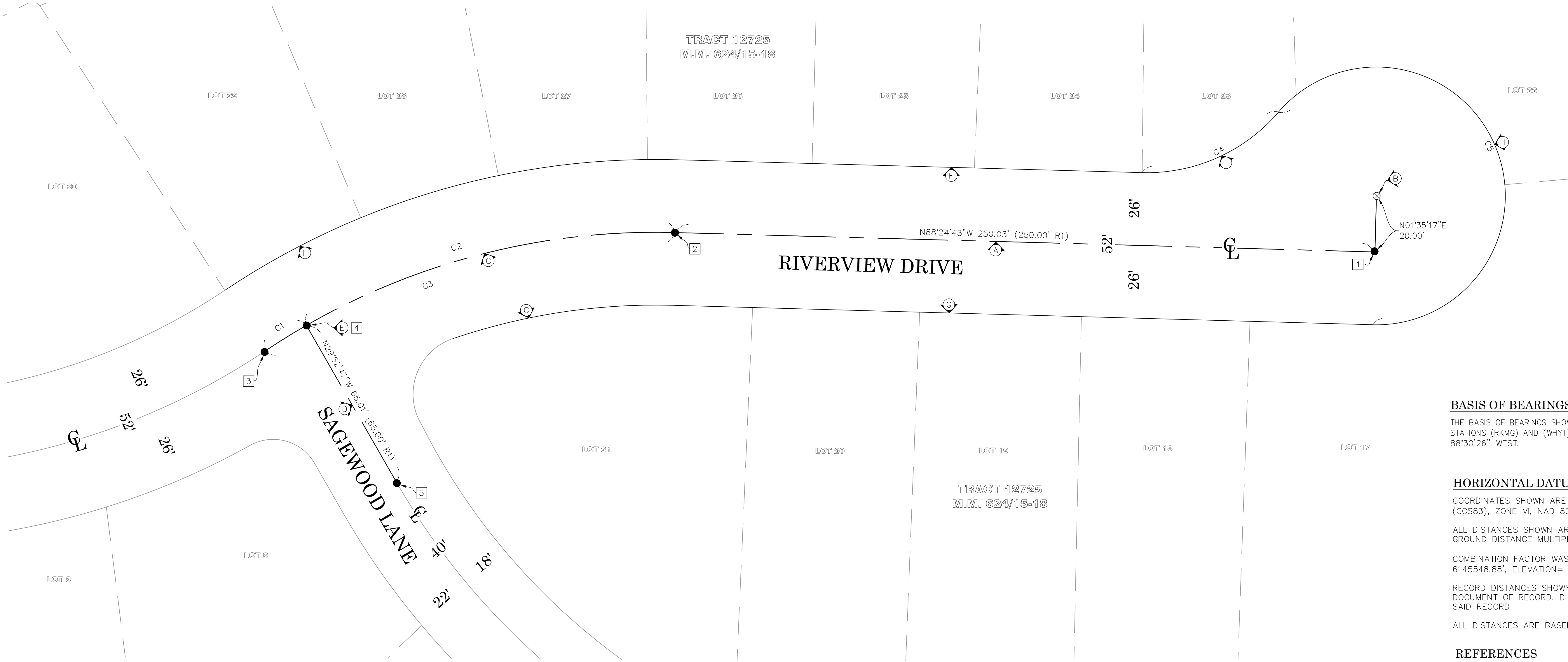
ESTABLISHMENT NOTES

- (A) ESTABLISHED THE CENTERLINE OF RIVERVIEW DR. BY HOLDING A LINE BETWEEN MONUMENTS [1] AND [2].
- (B) SEARCHED FOUND NOTHING. ESTABLISHED RADIUS POINT OF RIVERVIEW DR CUL-DE-SAC BY HOLDING RECORD DISTANCE AND PERPENDICULAR TO ESTABLISHMENT NOTE (A) FROM FOUND MONUMENT [1] PER (R1).
- (C) ESTABLISHED THE CENTERLINE OF RIVERVIEW DR. BY HOLDING RECORD RADIUS AND TANGENT TO ESTABLISHMENT NOTE (A) PER (R1).
- (D) ESTABLISHED THE CENTERLINE OF BEARING OF SAGEWOOD LN. HOLDING A LINE BETWEEN MONUMENTS [4] AND [5] AND RADIAL TO CENTERLINE OF RIVERVIEW DR. PER (R1).
- (E) ESTABLISHED THE CENTERLINE INTERSECTION OF RIVERVIEW DR. AND SAGEWOOD LN. BY INTERSECTION OF ESTABLISHMENT NOTES (C) AND (D) PER (R1).
- (F) ESTABLISHED THE N'LY RIGHT OF WAY OF RIVERVIEW DR. PARALLEL WITH AND 26' RADIAL FROM LINE ESTABLISHMENTS (A) AND (C) PER (R1).

- (G) ESTABLISHED THE S'LY RIGHT OF WAY OF RIVERVIEW DR. PARALLEL WITH AND 26' RADIAL FROM LINE ESTABLISHMENTS (A) AND (C) PER (R1).
- (H) ESTABLISHED STREET RIGHT OF WAY OF RIVERVIEW DR. CUL-DE-SAC BY HOLDING RECORD RADIUS FROM ESTABLISHMENT NOTE (B) PER (R1).
- (I) ESTABLISHED N'LY STREET RIGHT OF WAY OF RIVERVIEW DR. BY HOLDING RECORD RADIUS AND TANGENT TO ESTABLISHMENT NOTES (F) AND (H) PER (R1).

MONUMENT NOTES

- [1] FOUND BROKEN GEAR SPIKE SHAFT IN LIEU OF GEAR SPIKE AND 1-1/4" WASHER STAMPED "RCE 23956" PER (R1), DOWN 0.25' IN AC. ACCEPTED AS CENTERLINE OF RIVERVIEW DR.
- [2] FOUND GEAR SPIKE AND 1-1/4" WASHER STAMPED "RCE 23956" PER (R1) DOWN 0.25' IN AC. ACCEPTED AS CENTERLINE EC OF RIVERVIEW DR.
- [3] FOUND GEAR SPIKE AND 1-1/4" WASHER STAMPED "RCE 23956" PER (R1) DOWN 0.25' IN AC, RADIAL TO CENTERLINE AT POINT OF REVERSE CURVE N33°50'44"W 0.04'.
- [4] FOUND GEAR SPIKE AND 1-1/4" WASHER STAMPED "RCE 23956" PER (R1) DOWN 0.25' IN AC, RADIAL TO RIVERVIEW DR. CENTERLINE AND ALONG NW'LY PROLONGATION OF SAGEWOOD LANE CENTERLINE N29°52'47"W 0.03' FROM CENTERLINE INTERSECTION OF RIVERVIEW DR. AND SAGEWOOD LANE.
- [5] FOUND BROKEN GEAR SPIKE SHAFT IN LIEU OF GEAR SPIKE AND 1-1/4" WASHER STAMPED "RCE 23956" PER (R1), DOWN 0.25' IN AC. ACCEPTED AS CENTERLINE OF SAGEWOOD LN.



BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CGPS STATIONS (RKMG) AND (WHYT) HAVING A BEARING OF NORTH 88°30'26" 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 1.00007417.

COMBINATION FACTOR WAS HELD AT POINT NUMBER 500, N:2190398.65' 6145548.88', ELEVATION= 1059.59' AS SEEN 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.

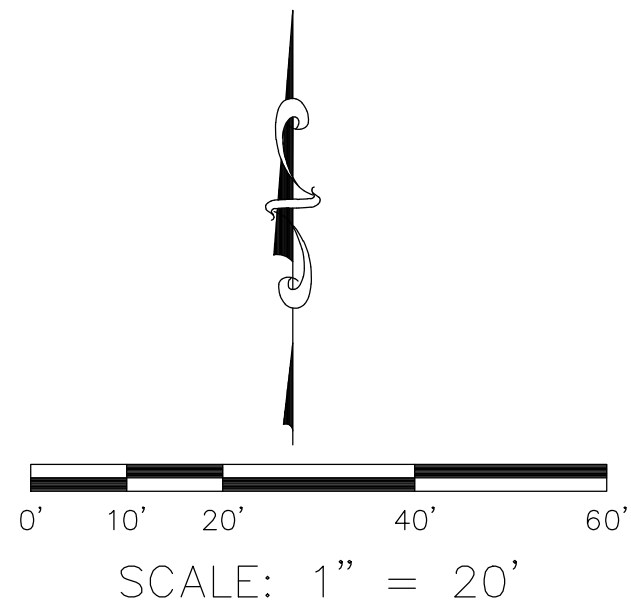
REFERENCES

(R1) = TRACT 12725, MM 624/15-18

LEGEND

- FOUND MONUMENT
- ⊗ SEARCHED FOUND NOTHING (S.F.N.)

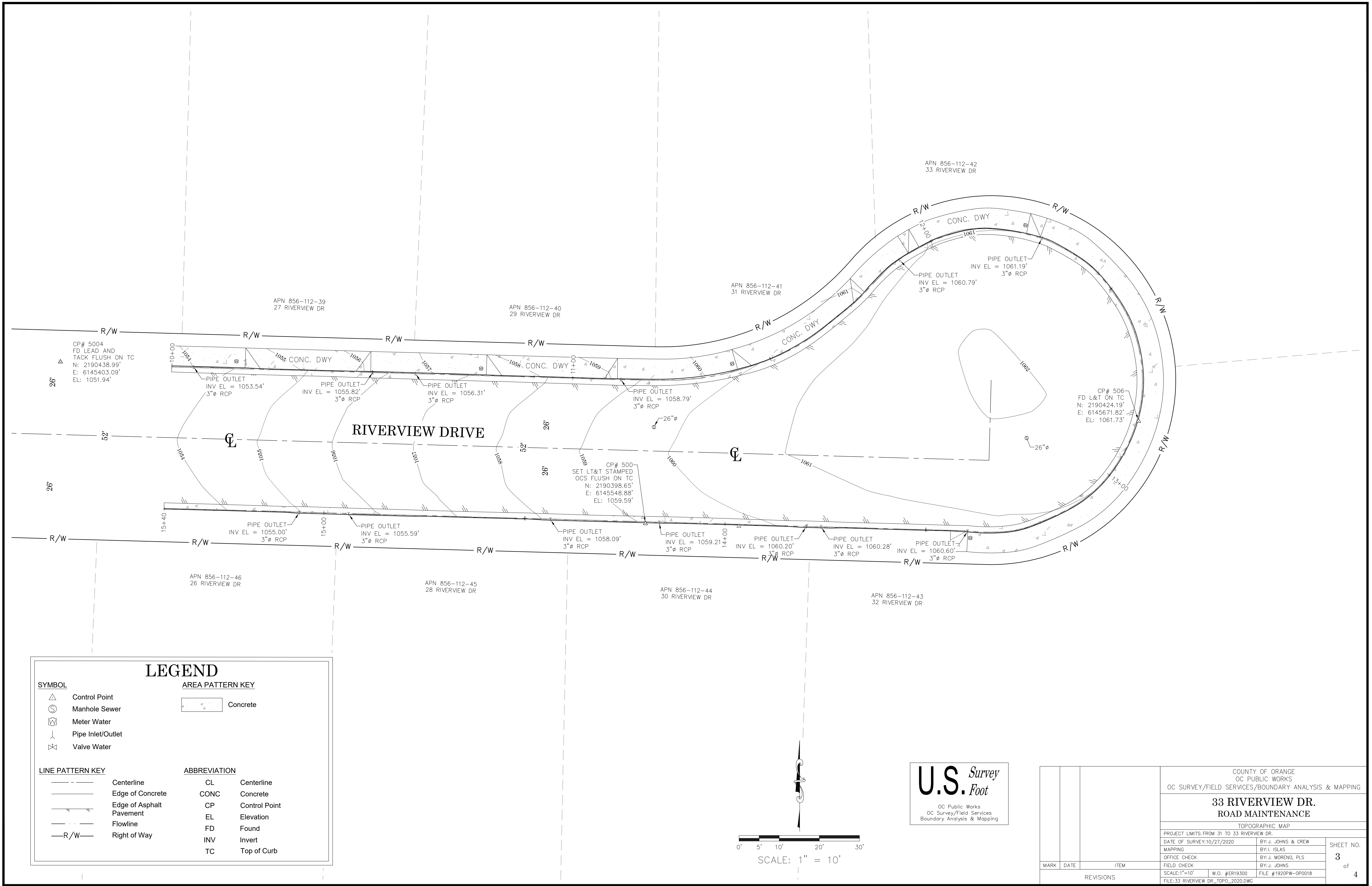
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	RECORD LENGTH	RECORD RADIUS	RECORD DELTA
C1	17.30'	249.98'	3°57'56"	17.24' (R1)	250.00' (R1)	3°57'00" (R1)
C2	137.31'	249.98'	31°28'15"	137.37' (R1)	250.00' (R1)	31°29'00" (R1)
C3	154.60'	249.98'	35°26'01"	254.60' (R1)	250.00' (R1)	35°26'00" (R1)
C4	55.16'	62.00'	50°58'38"	56.65' (R1)	62.00' (R1)	50°58'38" (R1)
C5	185.44'	46.00'	230°58'38"	173.73' (R1)	46.00' (R1)	230°58'38" (R1)



NOTES

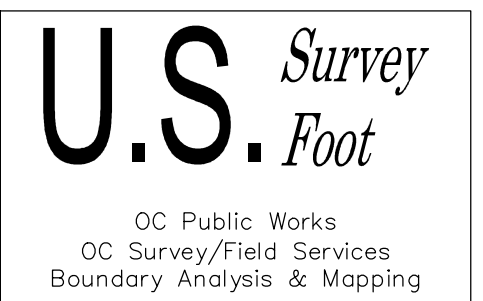
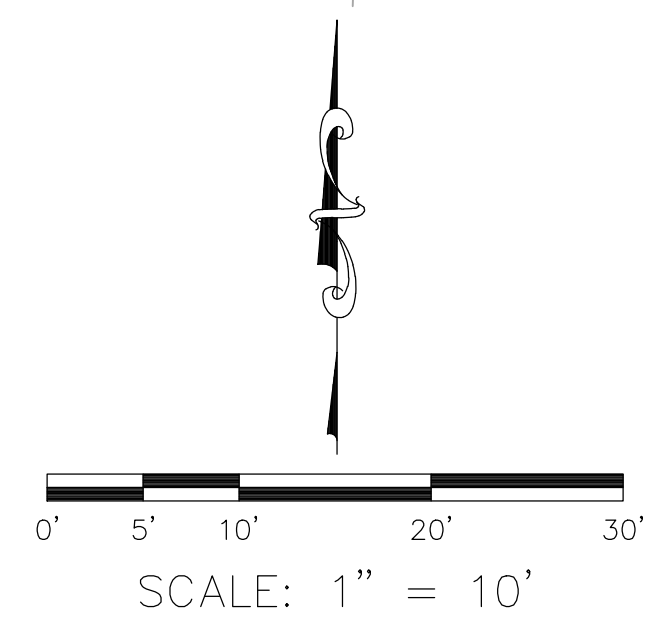
STREET R/W SHOWN IN BOLD. ESTABLISHED BY SURVEY.
THE LOT LINES ARE FOR GRAPHICAL PRESENTATION ONLY.

			COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			RIVERVIEW DRIVE TOPOGRAPHIC SURVEY			
			BOUNDARY MAP			
			PROJECT LIMITS: RIVERVIEW DR. CUL-DE-SAC TO: INTERSECTION OF RIVERVIEW DR. AND SAGEWOOD LN.			
			DATE OF SURVEY: OCTOBER 2020		BY: J. JOHNS AND CREW	
MAPPING		BY: S. STROM				
OFFICE CHECK		BY: J. MORENO, PLS				
FIELD CHECK		BY: J. JOHNS AND CREW				
SCALE: 1" = 20'		W.O. #ER19300				
MARK	DATE	ITEM	REVISIONS			
			FILE: RIVERVIEW_BOUNDARY_MAP_2020.DWG			



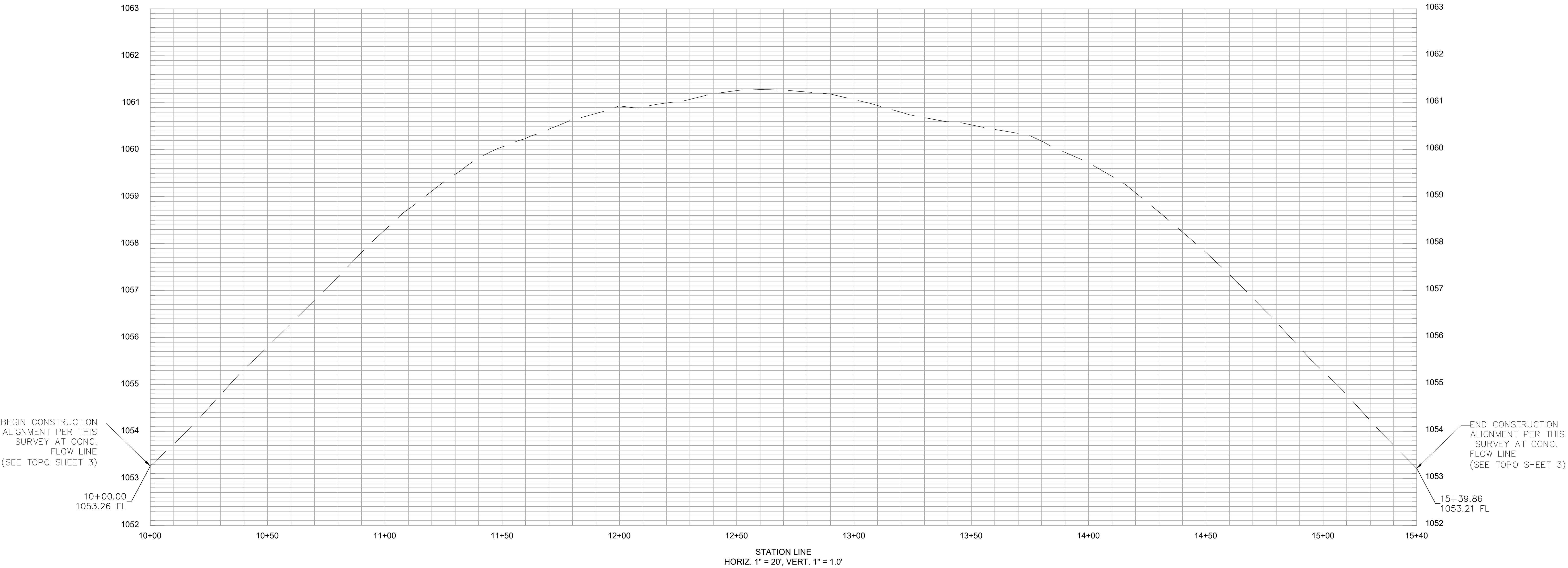
LEGEND

SYMBOL		AREA PATTERN KEY	
	Control Point		Concrete
	Manhole Sewer		
	Meter Water		
	Pipe Inlet/Outlet		
	Valve Water		
LINE PATTERN KEY		ABBREVIATION	
	Centerline	CL	Centerline
	Edge of Concrete	CONC	Concrete
	Edge of Asphalt Pavement	CP	Control Point
	Flowline	EL	Elevation
	Right of Way	FD	Found
		INV	Invert
		TC	Top of Curb

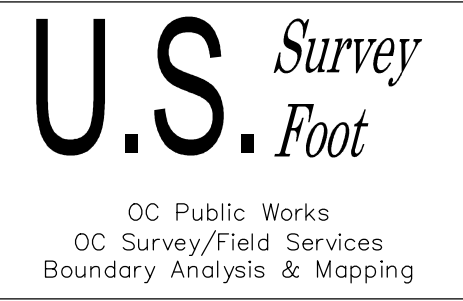


		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
		33 RIVERVIEW DR. ROAD MAINTENANCE				
		TOPOGRAPHIC MAP				
		PROJECT LIMITS: FROM 31 TO 33 RIVERVIEW DR.				
		DATE OF SURVEY:10/27/2020		BY:J. JOHNS & CREW		SHEET NO. 3 of 4
		MAPPING		BY:I. ISLAS		
		OFFICE CHECK		BY:J. MORENO, PLS		
		FIELD CHECK		BY:J. JOHNS		
		SCALE:1"=10'		W.O. #ER19300		
		FILE:33 RIVERVIEW DR_TOPO_2020.DWG		FILE # 1920PW-OP0018		
MARK	DATE	ITEM	REVISIONS			

PROFILE OF THE EXISTING N'LY & S'LY CONCRETE
FLOWLINE OF RIVERVIEW DRIVE



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



				COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
				33 RIVERVIEW DR. ROAD MAINTENANCE		
				TOPOGRAPHIC MAP		
				PROJECT LIMITS: FROM 31 TO 33 RIVERVIEW DR.		
				DATE OF SURVEY: 10/27/2020	BY: J. JOHNS & CREW	SHEET NO. 4 of 4
				MAPPING	BY: I. ISLAS	
				OFFICE CHECK	BY: J. MORENO, PLS	
		FIELD CHECK	BY: J. JOHNS			
MARK	DATE	ITEM				
		REVISIONS	SCALE: AS SHOWN	W.O. #ER19300	FILE #1920PW-OP0018	
			FILE: 33 RIVERVIEW DR_TOPO_2020.DWG			