

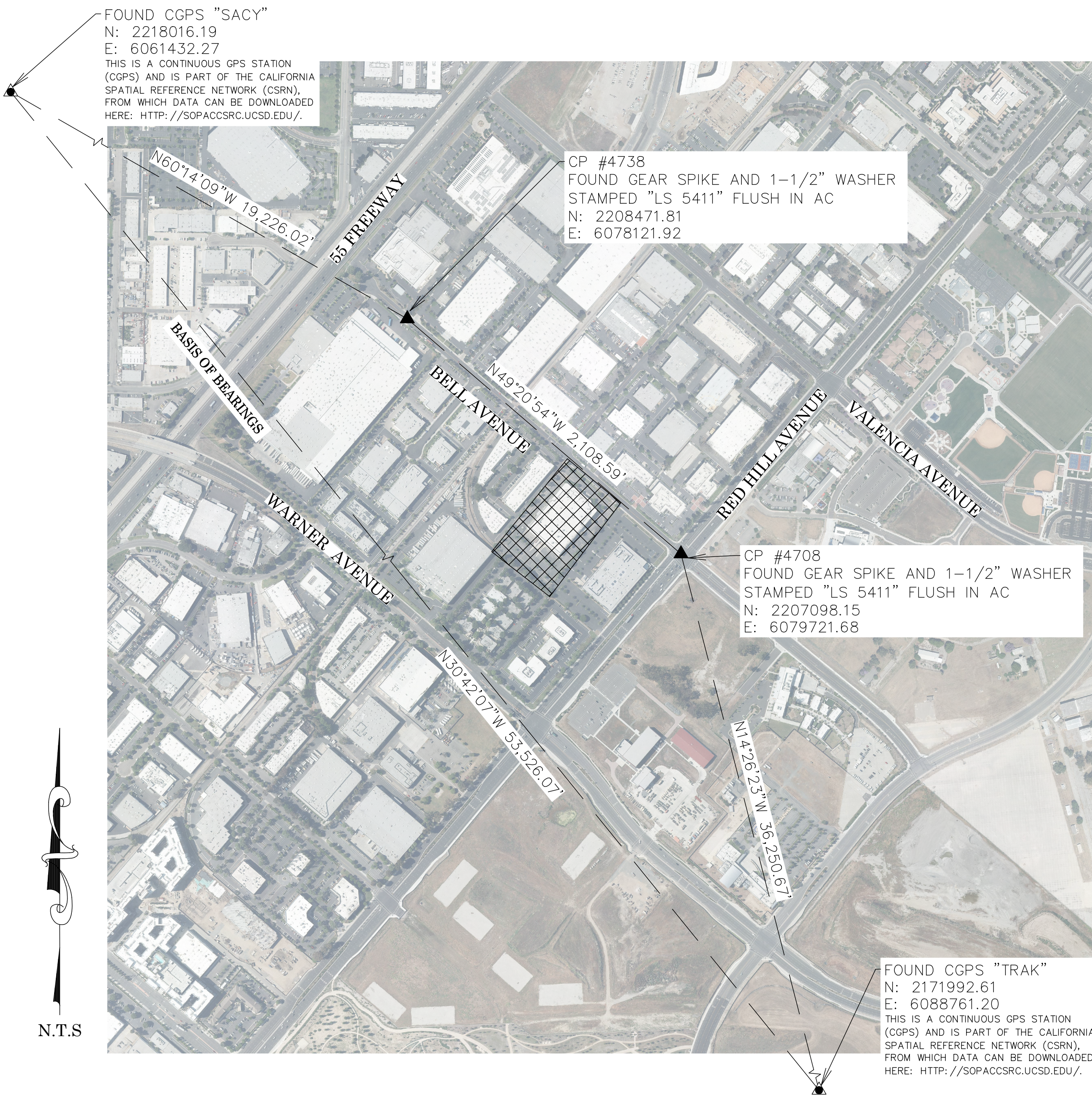
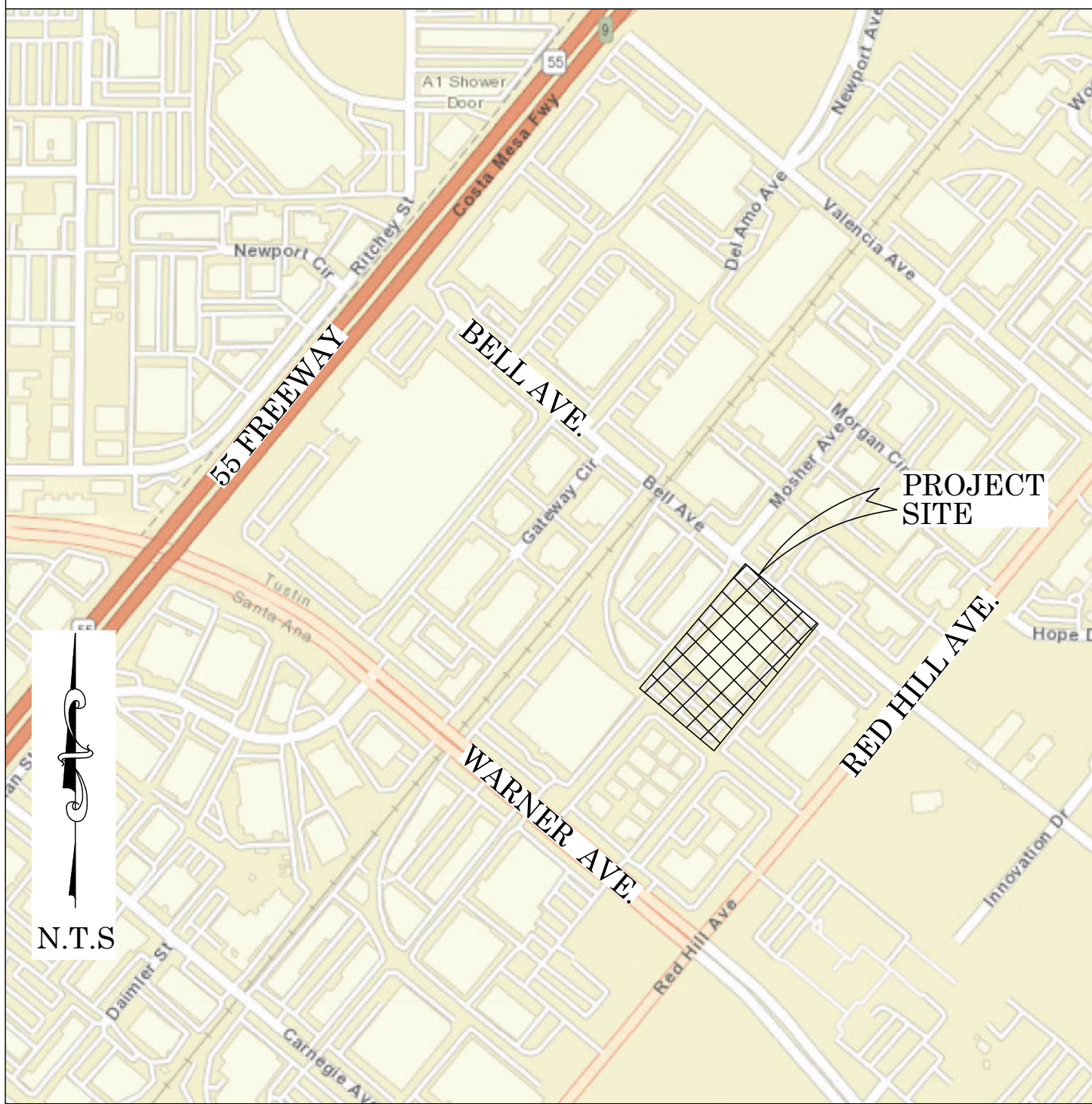


OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
1382 BELL AVENUE, TUSTIN, CA



ALTA/NSPS LAND TITLE SURVEY

LOCATION MAP



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 (TRAK) AND (SACY) BEING NORTH 30°42'07" 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 1.00002160. THIS COMBINATION FACTOR WAS HELD AT: CP# 4705 N: 2207685.51 E: 6079037.53 EL: 69.6 ELEVATION FOR COMBINATION FACTOR WAS DERIVED FROM STATIC GNSS MEASUREMENTS BY COMBINING GEOID 12B WITH CCS83, ZONE VI, 2017.5 EPOCH ELLIPSOID HEIGHTS AT CGPS STATION (TRAK). ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

CERTIFICATION

TO: COUNTY OF ORANGE, CEO REAL ESTATE, AND FIRST AMERICAN TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AN INCLUDES ITEMS, 1-10, 13-14, 16-18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/21/2022. DATE OF PLAT OR MAP: 04/18/2022 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.

SHEET INDEX

SHEET	NO.	DESCRIPTION
SHEET	1	TITLE SHEET
SHEET	2-3	BOUNDARY SHEET
SHEET	4	ALTA/NSPS LAND TITLE SURVEY 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 21 DAY OF JULY, 2022.

MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 21 DAY OF JULY, 2022.

WADE WEAVER, PLS. DEPUTY COUNTY SURVEYOR



ALTA/NSPS LAND TITLE SURVEY

		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
		1382 BELL AVENUE, TUSTIN, CA ALTA/NSPS LAND TITLE SURVEY	
		TITLE SHEET	
MARK	DATE	PROJECT LIMITS: APN 430-231-05	SHEET NO. 1 of 4
		DATE OF SURVEY: 03/21/2022	
REVISIONS	ITEM	BY: T. LOFGREEN & CREW	
		BY: A. WJ	
		BY: M. KUBISTY, PLS	
		BY: T. LOFGREEN & CREW	
		SCALE: N.T.S.	
		W.O. #EXC01621	
		FILE: #2122PW-RE0004	
		FILE: BELL_AVE_ALTA_2022.DWG	

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-1114737-CH12, DATED FEBRUARY 15, 2022.

PROPERTY ADDRESS: 1382 BELL AVENUE, TUSTIN, CA

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF TUSIN, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 52 PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM THE LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE CONVEYED HEREBY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEEN AND OPERATE ANY SUCH WELLS OR MINES; WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, SUCCESSOR BY MERGER WITH IRVINE INDUSTRIAL COMPLEX, A CALIFORNIA CORPORATION, RECORDED MAY 30, 1980 IN BOOK 13622, PAGE 996 OFFICIAL RECORDS.

APN: 430-231-05

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: NCS-1114737-CH12, 02/15/2022 SCHEDULE B – EXCEPTIONS (SURVEY RELATED ITEMS):

- 9

THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 1, AS DISCLOSED BY A MAP FILED JANUARY 29, 1987 IN BOOK 33, PAGES 31 THROUGH 40 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 11

A PERPETUAL AIR OR FLIGHT EASEMENT, SOMETIMES REFERRED TO AS AVIGATION RIGHTS, RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 12

AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 09, 1969, RECORDING NO: 5690 IN BOOK 9016, PAGE 222 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND PLOTTED HEREON.
- 13

AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 12, 1970, RECORDING NO: 6716 IN BOOK 9428, PAGE 755 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND PLOTTED HEREON.
- 14

AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 21, 1974, RECORDING NO:17560 IN BOOK 11099, PAGE 1646 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND PLOTTED HEREON.
- 15

NON-EXCLUSIVE EASEMENTS IN GROSS ON, OVER, UNDER OR ACROSS THE LAND FOR THE PURPOSES, SHOWN AS EXISTING OR PROPOSED ON ANY RECORDED PARCEL OR TRACT MAP OF THE LAND OR ANY PORTION THEREOF, INCLUDING BUT NOT LIMITED TO (1) THE INSTALLATION, REPLACEMENT AND MAINTENANCE OF ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER LINES, DRAINAGE FACILITIES OR ANY OTHER UTILITIES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LAND (WITHOUT UNREASONABLE INTERFERING WITH GRANTEE'S REASONABLE USE AND ENJOYMENT THEREOF) IN ORDER TO SERVICE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE OR REPLACE ANY OF SUCH LINES OR FACILITIES; AND (2) INGRESS AND EGRESS OVER ANY PUBLIC OR PRIVATE BICYCLE AND PEDESTRIAN TRAILS OR OTHER SPECIFIC DESIGNATED USE AREAS, IF ANY, AS RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN CORPORATION, SUCCESSOR BY MERGER WITH IRVINE INDUSTRIAL COMPLEX, A CALIFORNIA CORPORATION, RECORDED MAY 30, 1980 AS IN BOOK 13622 PAGE 996, OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 16

AN EASEMENT FOR FIRE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 25, 1984 AS INSTRUMENT NO. 84-261454 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND PLOTTED HEREON.
- 17

AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 20, 1984 AS INSTRUMENT NO. 84-391666 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON. (THIS EASEMENT'S POINT OF BEGINNING WAS PLOTTED ON THE MOST NORTHERLY CORNER OF PARCEL 2 AS SHOWN ON MAP FILED IN BOOK 52, PAGE 38 OF PARCEL MAPS, INSTEAD OF THE NORTHEASTERLY CORNER PER THE LEGAL DESCRIPTION WITHIN SAID DOCUMENT).
- 18

AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 03, 1985 AS INSTRUMENT NO. 85-484091 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND PLOTTED HEREON.

COMPLETED TABLE A ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. RECORD OF SURVEY TO BE FILED IN CONJUNCTION WITH THIS ALTA SURVEY.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
6.

(a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

(b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
7.

(a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.

(b) SQUARE FOOTAGE OF:

(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

(c) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
10. AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
20. AERIAL DRONE FOOTAGE FOR ASSESSMENT ONLY NO AERIAL MAPPING. ALL MAPPING WILL BE DONE BY CONVENTIONAL GROUND SURVEY METHODS.

FLOOD ZONE

SUBJECT PROPERTY LIES WITHIN "ZONE X" BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD PLAIN; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INSURANCE PROGRAM (NFIP) & FLOOD INSURANCE RATE MAP INFORMATION LOCATED AT ORANGE COUNTY, CALIFORNIA AND UNINCORPORATED AREAS, CITY OF TUSTIN; PANEL 06059C 0279J WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009.

FLOOD AREA LINEWORK WAS DERIVED FROM FEMA GIS WEBSITE: [HTTPS://MSC.FEMA.GOV/](https://MSC.FEMA.GOV/)

ZONING AND SETBACK REQUIREMENTS

(PER CITY OF TUSTIN PLANNING DEPARTMENT)

THE PROPERTY IS WITHIN THE "PLANNED COMMUNITY INDUSTRIAL" ZONE OF THE CITY OF TUSTIN. SETBACK REQUIREMENTS OF SAID ZONE ARE DEFINED IN CITY OF TUSTIN PLANNED COMMUNITY DISTRICT REGULATIONS PROPOSED MODIFICATIONS TO PLANNED COMMUNITY DISTRICT REGULATIONS ZONE CHANGE 2020-0001

ORDINANCE NO. 1347 DATE JANUARY 15, 2008

ALL SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE. FOR THE PURPOSE OF THIS ORDINANCE, A STREET SIDE PROPERTY LINE IS THAT LINE CREATED BY THE ULTIMATE RIGHT-OF-WAY LINE OF THE FRONTAGE STREET.

DEVELOPMENT STANDARDS:

- FRONT YARD SETBACK – 30 FT.
- REAR YARD SETBACK – NOT REQUIRED.
- SIDE YARD SETBACK, EACH – 10 FT.
- SITE COVERAGE, MAXIMUM – 50%

MONUMENT NOTES

- 1

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R30, FLUSH IN AC, ACCEPTED AS THE CENTERLINE INTERSECTION OF BELL AVENUE AND RED HILL AVENUE.
- 2

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R31, FLUSH IN AC, ACCEPTED AS POINT ON CENTERLINE OF BELL AVENUE.
- 3

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R32, FLUSH IN AC, ACCEPTED AS POINT ON THE CENTERLINE OF BELL AVENUE AND THE NE'LY PROLONGATION OF THE NW'LY LINE OF PARCEL 2 OF R1.
- 4

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R32, FLUSH IN AC, S40°39'06"W 0.08 FEET FROM THE CENTERLINE OF BELL AVENUE.
- 5

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R33, FLUSH IN AC, ACCEPTED AS POINT ON THE NW'LY LINE OF LOT 95, BLOCK 10 OF R12, S40°37'58"W 0.13 FEET FROM THE N'LY CORNER OF LOT 95, BLOCK 10 OF R12.
- 6

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R34, FLUSH IN AC, S40°39'06"W 0.10 FEET FROM THE CENTERLINE OF BELL AVENUE.
- 7

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R35, FLUSH IN AC, ACCEPTED AS POINT ON CENTERLINE OF BELL AVENUE.
- 8

FOUND 4 INCH ALUMINUM DISK STAMPED "ORANGE COUNTY SURVEYOR" IN MONUMENT WELL PER R20, DOWN 1.3 FEET, ACCEPTED AS THE CENTERLINE INTERSECTION OF RED HILL AVENUE AND WARNER AVENUE.
- 9

FOUND SQUARE HEAD SPIKE AND 1-1/4 INCH WASHER STAMPED "LS 3246" PER R1, DOWN 0.45 FEET IN AC, ACCEPTED AS POINT ON THE CENTERLINE OF WARNER AVENUE AND THE SW'LY PROLONGATION OF THE SE'LY LINE OF PARCEL 5 OF R1.
- 10

FOUND 2 INCH IRON PIPE STAMPED "LS 2376" IN LIEU OF 1 INCH IRON PIPE PER R10, DOWN 1.4 FEET IN DIRT, ACCEPTED AS POINT ON THE NW'LY LINE OF LOT 98, BLOCK 9 OF R12.
- 11

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R36, FLUSH IN AC, ACCEPTED AS THE CENTERLINE INTERSECTION OF WARNER AVENUE AND PULLMAN STREET.
- 12

FOUND 1 INCH IRON PIPE WITH TACK AND PARTIALLY LEGIBLE PLASTIC CAP STAMPED "70XX" PER R2, ACCEPTED AS POINT ON THE NW'LY LINE OF LOT 95, BLOCK 10 OF R12, S53°15'07"W 0.05 FEET FROM THE INTERSECTION OF THE NW'LY LINE OF LOT 1 OF R11 AND THE SW'LY RIGHT OF WAY OF BELL AVENUE.
- 13

FOUND 1 INCH IRON PIPE WITH TACK AND NO TAG IN LIEU OF 2 INCH IRON PIPE AND TAG STAMPED "LS 3246" PER R1, DOWN 0.6 FEET IN DIRT, ACCEPTED AS POINT ON SE'LY LINE OF PARCEL 2 OF R1, N40°38'38"E 0.06 FEET FROM THE E'LY CORNER OF PARCEL 2 OF R1.
- 14

FOUND HOLLOW 1 INCH IRON PIPE PER R2, FLUSH IN DIRT, CENTER MASS MEASURED, S49°22'02"E 0.40 FEET FROM NE'LY LINE OF LOT 95, BLOCK 10 OF R12.
- 15

FOUND 2 INCH IRON PIPE AND TAG STAMPED "RCE 20187" PER R11, DOWN 1.4 FEET IN DIRT, ACCEPTED AS POINT ON THE NW'LY LINE OF LOT 2 OF R11, S40°37'26"W 0.09 FEET FROM THE W'LY CORNER OF LOT 2 OF R11.
- 16

FOUND LEAD TACK AND 3/4 INCH TAG STAMPED "RCE 20187", NO REFERENCE, FLUSH IN CONCRETE, N49°22'34"W 0.04 FEET FROM THE SW'LY PROLONGATION OF THE NW'LY LINE OF LOT 2 OF R11.
- 17

FOUND 2 INCH IRON PIPE AND ILLEGIBLE TAG PER R11, DOWN 0.9 FEET IN DIRT, ACCEPTED AS THE N'LY CORNER OF LOT 2 OF R11.
- 18

FOUND 2 INCH IRON PIPE WITH TACK AND NO TAG PER R1, DOWN 0.6 FEET IN DIRT, ACCEPTED AS POINT ON SE'LY LINE OF PARCEL 2 OF R1.
- 19

FOUND 2 INCH IRON PIPE AND ILLEGIBLE 3/4 INCH TAG PER R1, DOWN 1.2 FEET IN DIRT, ACCEPTED AS THE E'LY CORNER OF PARCEL 5 OF R1.
- 20

FOUND GEAR SPIKE AND 1-1/2 INCH WASHER STAMPED "LS 5411" PER R33, FLUSH IN AC, ACCEPTED AS POINT ON THE NW'LY LINE OF LOT 95, BLOCK 10 OF R12.

ESTABLISHMENT NOTES

- A

ESTABLISHED THE CENTERLINE OF BELL AVENUE BY HOLDING A LINE BETWEEN MONUMENTS

1

 AND

7

.
- B

ESTABLISHED THE CENTERLINE OF RED HILL AVENUE BY HOLDING A LINE BETWEEN MONUMENTS

1

 AND

8

.
- C

ESTABLISHED THE CENTERLINE OF WARNER AVENUE BY HOLDING A LINE BETWEEN MONUMENTS

8

 AND

11

.
- D

ESTABLISHED THE NW'LY LINE OF LOT 95, BLOCK 10 OF R12 BY HOLDING A LINE BETWEEN MONUMENTS

5

 AND

10

.
- E

ESTABLISHED THE SW'LY RIGHT OF WAY OF BELL AVENUE BY HOLDING A LINE PARALLEL, AND A RECORD DISTANCE OF 30 FEET PER R1 SW'LY FROM LINE ESTABLISHMENT

A

.
- F

ESTABLISHED THE NW'LY RIGHT OF WAY OF RED HILL AVENUE BY HOLDING A LINE PARALLEL, AND A RECORD DISTANCE OF 60 FEET PER R1 NW'LY FROM LINE ESTABLISHMENT

B

.
- G

ESTABLISHED THE NE'LY RIGHT OF WAY OF WARNER AVENUE BY HOLDING A LINE PARALLEL, AND A RECORD DISTANCE OF 60 FEET PER R1 NE'LY FROM LINE ESTABLISHMENT

C

.
- H

ESTABLISHED THE W'LY RIGHT OF WAY OF BELL AVENUE AND RED HILL AVENUE BY HOLDING A RECORD RADIUS OF 29 FEET PER R1 AND TANGENT TO LINE ESTABLISHMENTS

G

 AND

F

.
- I

ESTABLISHED THE N'LY RIGHT OF WAY OF WARNER AVENUE AND RED HILL AVENUE BY HOLDING A RECORD RADIUS OF 26 FEET PER R1 AND TANGENT TO LINE ESTABLISHMENTS

G

 AND

C

.
- J

ESTABLISHED THE SW'LY LINE OF PARCELS 2 AND 3 OF R1 AND LOT 1 OF R14 BY HOLDING A LINE BETWEEN MONUMENTS

17

 AND

19

.
- K

ESTABLISHED THE SE'LY LINE OF PARCEL 2 OF R1 BY HOLDING A LINE BETWEEN MONUMENTS

13

 AND

18

.
- L

ESTABLISHED THE NW'LY LINE OF PARCEL 2 OF R1 BY HOLDING A LINE PARALLEL WITH LINE ESTABLISHMENT

G

 S'LY FROM MONUMENT

3

.
- M

ESTABLISHED THE NW'LY LINE OF LOT 2 OF R11 BY HOLDING A LINE BETWEEN MONUMENTS

15

 AND

17

.
- N

ESTABLISHED THE SE'LY LINE OF LOT 2 OF R11 BY HOLDING A LINE BETWEEN MONUMENTS

9

 AND

19

.
- O

S.F.N. ESTABLISHED THE N'LY CORNER OF PARCEL 2 OF R1 BY INTERSECTION OF LINE ESTABLISHMENTS

E

 AND

I

.
- P

ESTABLISHED THE E'LY CORNER OF PARCEL 2 OF R1 BY INTERSECTION OF LINE ESTABLISHMENTS

G

 AND

C

.
- Q

S.F.N. ESTABLISHED THE S'LY CORNER OF PARCEL 2 OF R1 BY INTERSECTION OF LINE ESTABLISHMENTS

I

 AND THE SW'LY PROLONGATION OF LINE ESTABLISHMENT

K

.
- R

S.F.N. ESTABLISHED THE W'LY CORNER OF PARCEL 2 OF R1 BY INTERSECTION OF LINE ESTABLISHMENTS

L

 AND THE NW'LY PROLONGATION OF LINE ESTABLISHMENT

J

.
- S

ESTABLISHED THE N'LY CORNER OF LOT 95, BLOCK 10 OF R12 BY INTERSECTION OF LINE ESTABLISHMENTS

G

 AND

D

.
- T

ESTABLISHED THE N'LY CORNER OF LOT 1 OF R11 BY INTERSECTION OF LINE ESTABLISHMENTS

G

 AND

E

.
- U

S.F.N. ESTABLISHED THE N'LY CORNER OF LOT 1 OF R14 BY HOLDING A RECORD DISTANCE OF 24 FEET PER R1 SE'LY FROM ESTABLISHMENT

G

 ALONG LINE ESTABLISHMENT

C

.
- V

S.F.N. ALONG THE NW'LY LINE OF PARCEL 1 OF R1, ESTABLISHED BY HOLDING RECORD COURSES SW'LY FROM ESTABUSHMENT

I

.
- W

ESTABLISHED THE NW'LY LINE OF PARCEL 1 OF R1 BY HOLDING A LINE TANGENT TO THE S'LY MOST CURVE OF COURSE ESTABLISHMENT

C

.
- X

ESTABLISHED THE W'LY LINE OF PARCEL 1 OF R1 BY HOLDING A RECORD RADIUS OF 396.20 FEET AND TANGENT TO LINE ESTABLISHMENTS

W

 AND

G

.

NOTES

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

REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

MONUMENT SYMBOLS CONTAIN LIVE HYPERLINKS TO IMAGES, IF THEY EXIST, OF RESPECTIVE MONUMENT.

EASEMENT NOTES IN THE EASEMENT LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

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 (TRAK) AND (SACY) BEING NORTH 30°42'07" 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 DISTANCE MULTIPLY A GRID DISTANCE BY 1.00002160.

COMBINATION FACTOR WAS HELD AT POINT NUMBER 4705 N:2207685.51, E:6079037.53, ELEVATION: 69.56

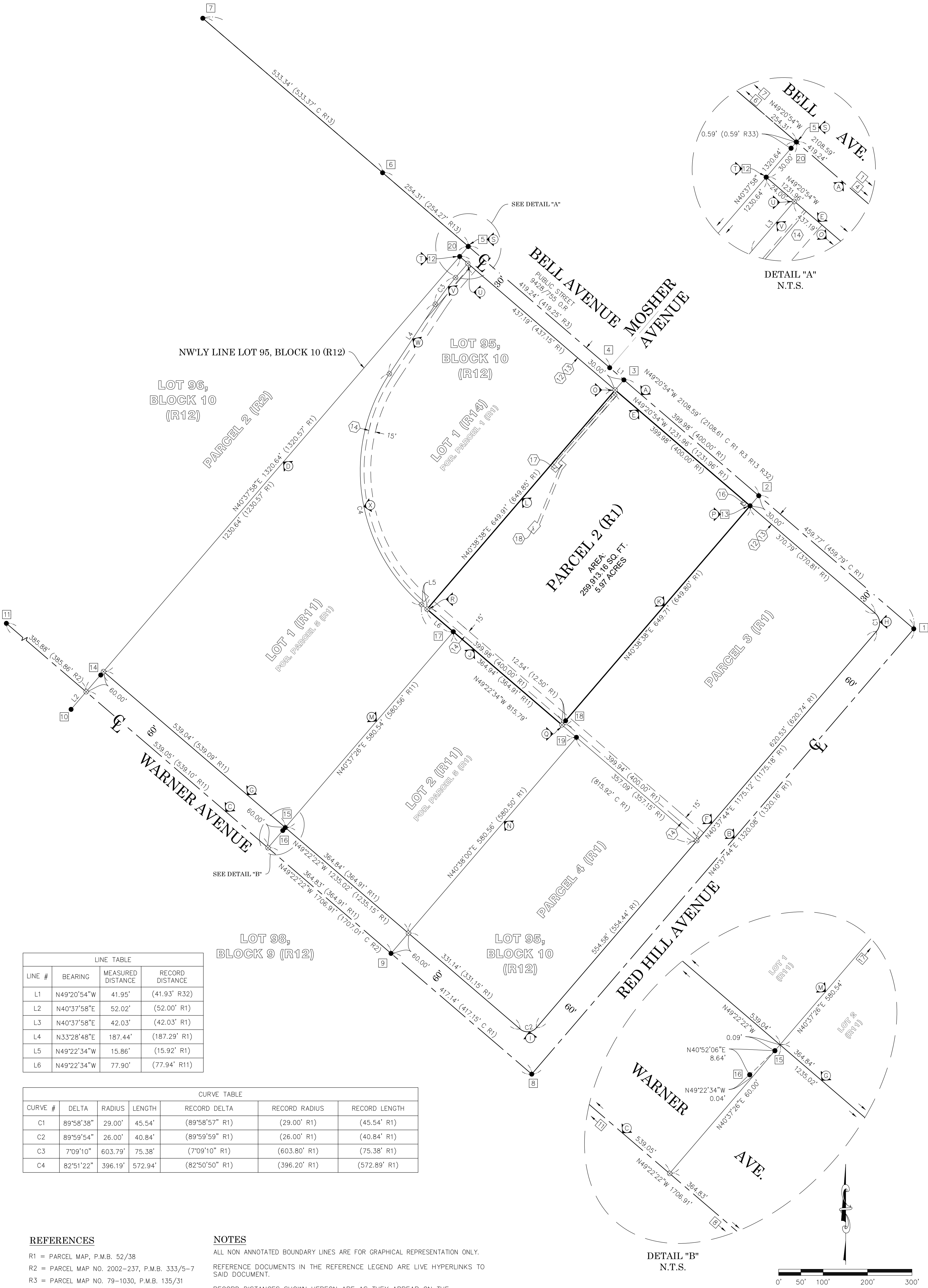
RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.

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

REFERENCES

- R1 = PARCEL MAP, P.M.B. 52/38
- R2 = PARCEL MAP NO. 2002-237, P.M.B. 333/5-7
- R3 = PARCEL MAP NO. 79-1030, P.M.B. 135/31
- R10 = TRACT NO. 5771, M.M. 210/39-41
- R11 = TRACT NO. 11291, M.M. 490/14-15
- R12 = IRVINE SUBDIVISION, M.M. 1/88
- R13 = TRACT NO. 16527, M.M. 864/30-34
- R14 = TRACT NO. 10707, M.M. 485/6-7
- R20 = O.C.S. ALIGNMENT NOTE A/SW-IRV/713-722
- R30 = CORNER RECORD, C.R. 2018-2169
- R31 = CORNER RECORD, C.R. 2012-3945
- R32 = CORNER RECORD, C.R. 2012-3944
- R33 = CORNER RECORD, C.R. 2012-3943
- R34 = CORNER RECORD, C.R. 2012-3942
- R35 = CORNER RECORD, C.R. 2012-3941
- R36 = CORNER RECORD, C.R. 2020-0474

		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
		1382 BELL AVENUE, TUSTIN, CA ALTA/NSPS LAND TITLE SURVEY	
		BOUNDARY MAP	
<div><div>⚠</div><div>MARK</div></div>	7/21/21	PROJECT LIMITS: APN 430-231-05	SHEET NO. 2 of 4
		DATE OF SURVEY:03/21/2022	
		MAPPING	
		OFFICE CHECK	
		FIELD CHECK	
		SCALE:N/A	W.O. #EXC01621
		FILE:BELL_AVE_BOUNDARY_2022.DWG	
		REVISED CERTIFICATION STATEMENT/STREET USAGE ITEM	
		REVISIONS	



LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N49°20'54"W	41.95'	(41.93' R32)
L2	N40°37'58"E	52.02'	(52.00' R1)
L3	N40°37'58"E	42.03'	(42.03' R1)
L4	N33°28'48"E	187.44'	(187.29' R1)
L5	N49°22'34"W	15.86'	(15.92' R1)
L6	N49°22'34"W	77.90'	(77.94' R11)

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS	RECORD LENGTH
C1	89°58'38"	29.00'	45.54'	(89°58'57" R1)	(29.00' R1)	(45.54' R1)
C2	89°59'54"	26.00'	40.84'	(89°59'59" R1)	(26.00' R1)	(40.84' R1)
C3	7°09'10"	603.79'	75.38'	(7°09'10" R1)	(603.80' R1)	(75.38' R1)
C4	82°51'22"	396.19'	572.94'	(82°50'50" R1)	(396.20' R1)	(572.89' R1)

REFERENCES

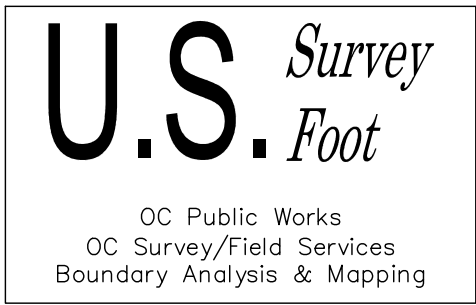
- R1 = PARCEL MAP, P.M.B. 52/38
R2 = PARCEL MAP NO. 2002-237, P.M.B. 333/5-7
R3 = PARCEL MAP NO. 79-1030, P.M.B. 135/31
R10 = TRACT NO. 5771, M.M. 210/39-41
R11 = TRACT NO. 11291, M.M. 490/14-15
R12 = IRVINE SUBDIVISION, M.M. 1/88
R13 = TRACT NO. 16527, M.M. 864/30-34
R14 = TRACT NO. 10707, M.M. 485/6-7
R20 = O.C.S. ALIGNMENT NOTE A/SW-IRV/713-722
R30 = CORNER RECORD, C.R. 2018-2169
R31 = CORNER RECORD, C.R. 2012-3945
R32 = CORNER RECORD, C.R. 2012-3944
R33 = CORNER RECORD, C.R. 2012-3943
R34 = CORNER RECORD, C.R. 2012-3942
R35 = CORNER RECORD, C.R. 2012-3941
R36 = CORNER RECORD, C.R. 2020-0474


NOTES

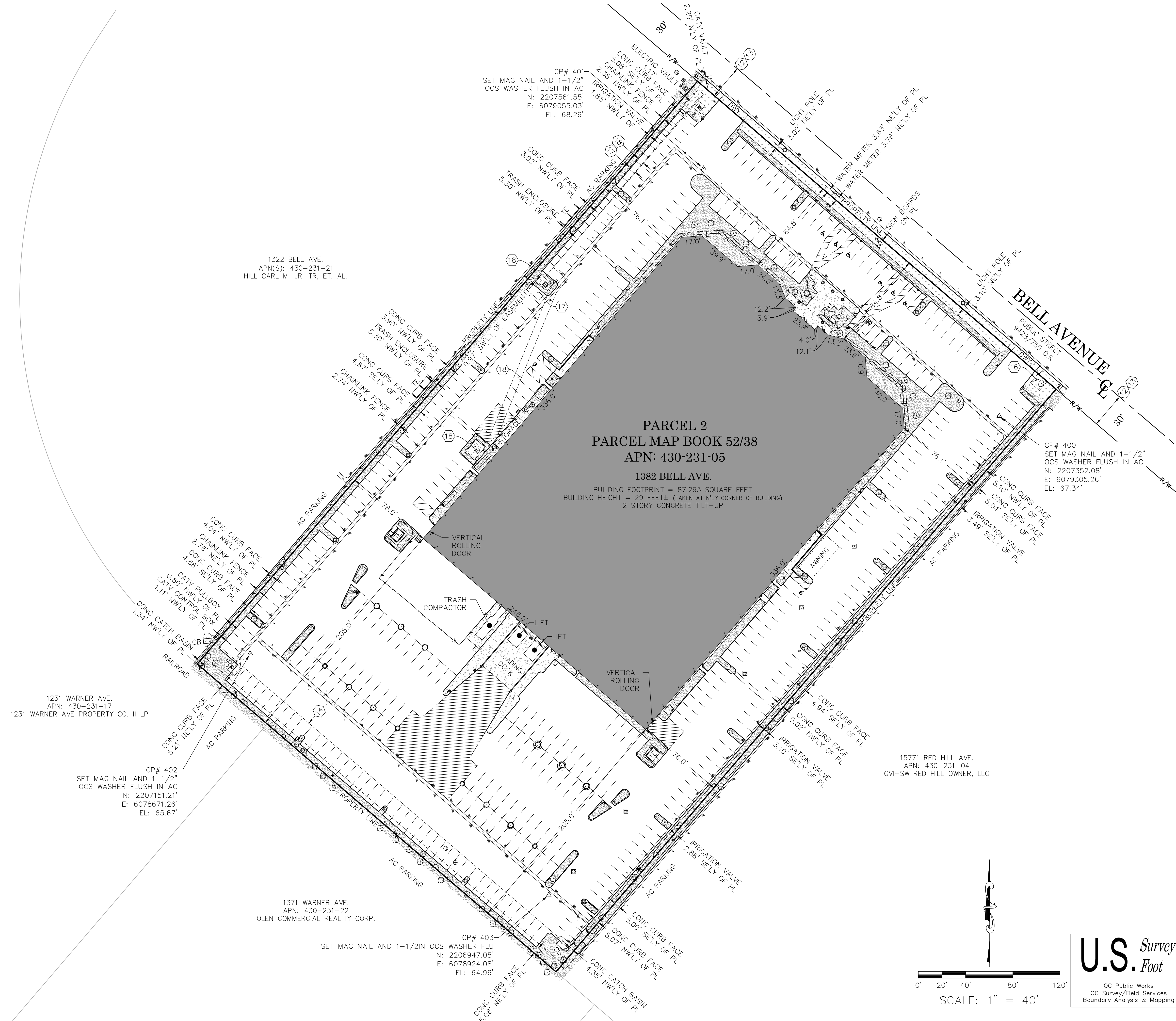
- ALL NON ANNOTATED BOUNDARY LINES ARE FOR GRAPHICAL REPRESENTATION ONLY.
REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.
RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.
MONUMENT SYMBOLS CONTAIN LIVE HYPERLINKS TO IMAGES, IF THEY EXIST, OF RESPECTIVE MONUMENT.
SEE SHEET 2 FOR EASEMENT, ESTABLISHMENT, AND MONUMENT NOTES.

LEGEND

- FOUND MONUMENT AS NOTED
⊗ S.F.N. - SEARCHED, FOUND NOTHING
⊙ CALC FROM RECORD MAP
R RECORD MAP



	7/21/21	REVISED CERTIFICATION STATEMENT/STREET USAGE	COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			1382 BELL AVENUE, TUSTIN, CA ALTA/NSPS LAND TITLE SURVEY				
			BOUNDARY MAP				
			PROJECT LIMITS: APN 430-231-05		BY:T. LOFGREEN & CREW BY:A. VU		SHEET NO. 3 of 4
			DATE OF SURVEY:03/21/2022				
			MAPPING		BY:M. KUBISTY, PLS		
			OFFICE CHECK		BY:T. LOFGREEN & CREW		
			FIELD CHECK		BY:T. LOFGREEN & CREW		
			SCALE:1" = 100'		W.O. #EXC01621		4
			FILE:BELL_AVE_BOUNDARY_2022.DWG		FILE #2122PW-RE0004		
MARK		DATE		ITEM		REVISIONS	



LEGEND

SYMBOL

- Backflow Preventer Device
- Building Column
- Bush
- Control Box Cable TV
- Control Box Electrical
- Control Box Irrigation
- Control Point
- Door
- Doors, Double
- Drop Inlet
- Electrical Switch Box
- Fire Hydrant
- Flag Pole
- Gate, Double
- Gate, Roller
- Gate, Single
- Grate Inlet
- Light Pole, Double
- Light Pole, Single
- Mailbox
- Manhole Sewer
- Manhole Storm Drain
- Manhole Undefined
- Meter Gas
- Meter Water
- Post
- Pull Box Cable TV
- Sewer Cleanout
- Sign Board
- Sign Post
- Tree
- Tree, Palm
- Valve, Irrigation
- Valve Water
- Valve Undefined
- Vault Cable TV
- Vault Electrical
- Vault Telephone
- Vault Water
- Vent Pipe
- Water Line Appurtenance-Fire Water

LINE PATTERN KEY

- Building Outline
- Bush Row Outline
- Centerline
- Concrete Wall
- Edge of Concrete
- Edge of Asphalt Pavement
- Fence Chainlink
- Hand Rail
- Planter
- Parcel Line
- Right of Way
- Roof/Building Overhang
- Striping

ABBREVIATION

AC	Asphalt Concrete
CB	Catch Basin
CL	Centerline
CLR	Clearance
CONC	Concrete
DWY	Driveway
EL	Elevation
ENC	Encroachment
PL	Property Line
RW	Right of Way
TE	Trash Enclosure

AREA PATTERN KEY

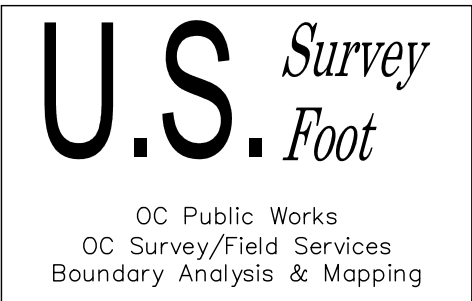
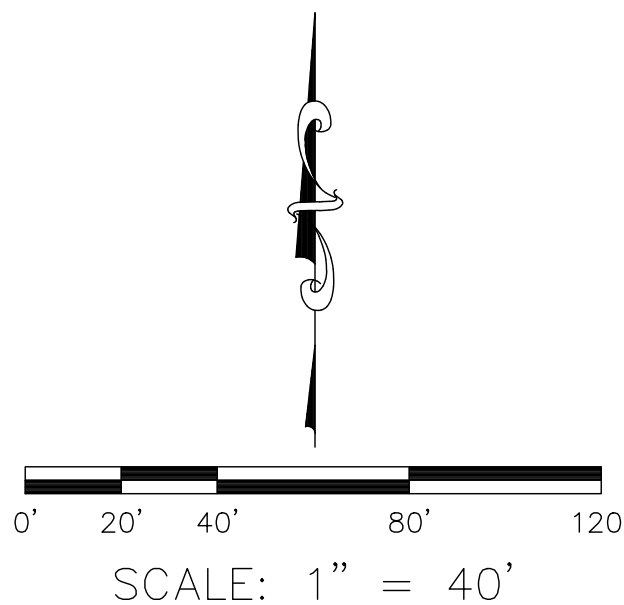
- Concrete
- Dirt
- Grass
- No Parking Area

PARKING COUNT

STANDARD PARKING: 357
ADA ACCESSIBLE PARKING: 9
TOTAL PARKING: 366

NOTES

SEE SHEET 2 FOR EASEMENT NOTES.



<div>1</div> <div>MARK</div>	<div>7/21/21</div> <div>DATE</div>	COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
		1382 BELL AVENUE, TUSTIN, CA ALTA/NSPS LAND TITLE SURVEY		
		PROJECT LIMITS: APN 430-231-05		
		DATE OF SURVEY: 03/21/2022		BY: T. LOFGREEN & CREW BY: A. WJ
		MAPPING		
		OFFICE CHECK		BY: M. KUBISTY, PLS BY: T. LOFGREEN & CREW
		FIELD CHECK		
		SCALE: 1" = 40'		W.O. #EXC01621 FILE #2122PW-RE0004
		FILE: BELL_AVE_ALTA_2022.DWG		
		REVISIONS		

REVISED CERTIFICATION STATEMENT/STREET USAGE		SHEET NO. 4 of 4
--	--	-------------------------------