

DUPLICATE

319

16

SHEET 1 OF 4
DATE OF SURVEY: OCTOBER, 2019

RECORD OF SURVEY NO. 2020-1123

IN THE CITY OF SEAL BEACH
AND THE CITY OF WESTMINSTER

COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF A PORTION OF SECTIONS 5, 8 AND 9,
TOWNSHIP 5 SOUTH, RANGE 11 WEST OF THE RANCHO LOS
ALAMITOS AND A PORTION OF FRACTIONAL SECTIONS 8 AND 17 IN
TOWNSHIP 5 SOUTH, RANGE 11 WEST, OF RANCHO LA BOLSA CHICA.

ALAN D. FRANK, PLS 7172

OCTOBER, 2019

ACCEPTED AND FILED AT THE REQUEST OF ORANGE
COUNTY SURVEYOR'S OFFICE

DATE: March 19, 2021

TIME: 9:38 a.m. FEE \$ 87-

INSTRUMENT NO. 2021000191102

BOOK 319 PAGE 16-19 PLS

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY: *Campani*
DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF
THE ORANGE COUNTY SURVEYOR'S OFFICE IN OCTOBER 2019.

Alan D. Frank
ALAN D. FRANK, PLS 7172
03/09/2021
DATE



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766
OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 28 DAY OF MARCH, 2021.

KEVIN HILLS, COUNTY SURVEYOR
L.S. 6617

Lily M. N. Sandberg
BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402



STATEMENT OF PURPOSE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH AND RE-MONUMENT THE BOUNDARY OF
BOLSA CHICA CHANNEL FROM THE 405 FREEWAY TO EDINGER AVENUE.

DATUM STATEMENT

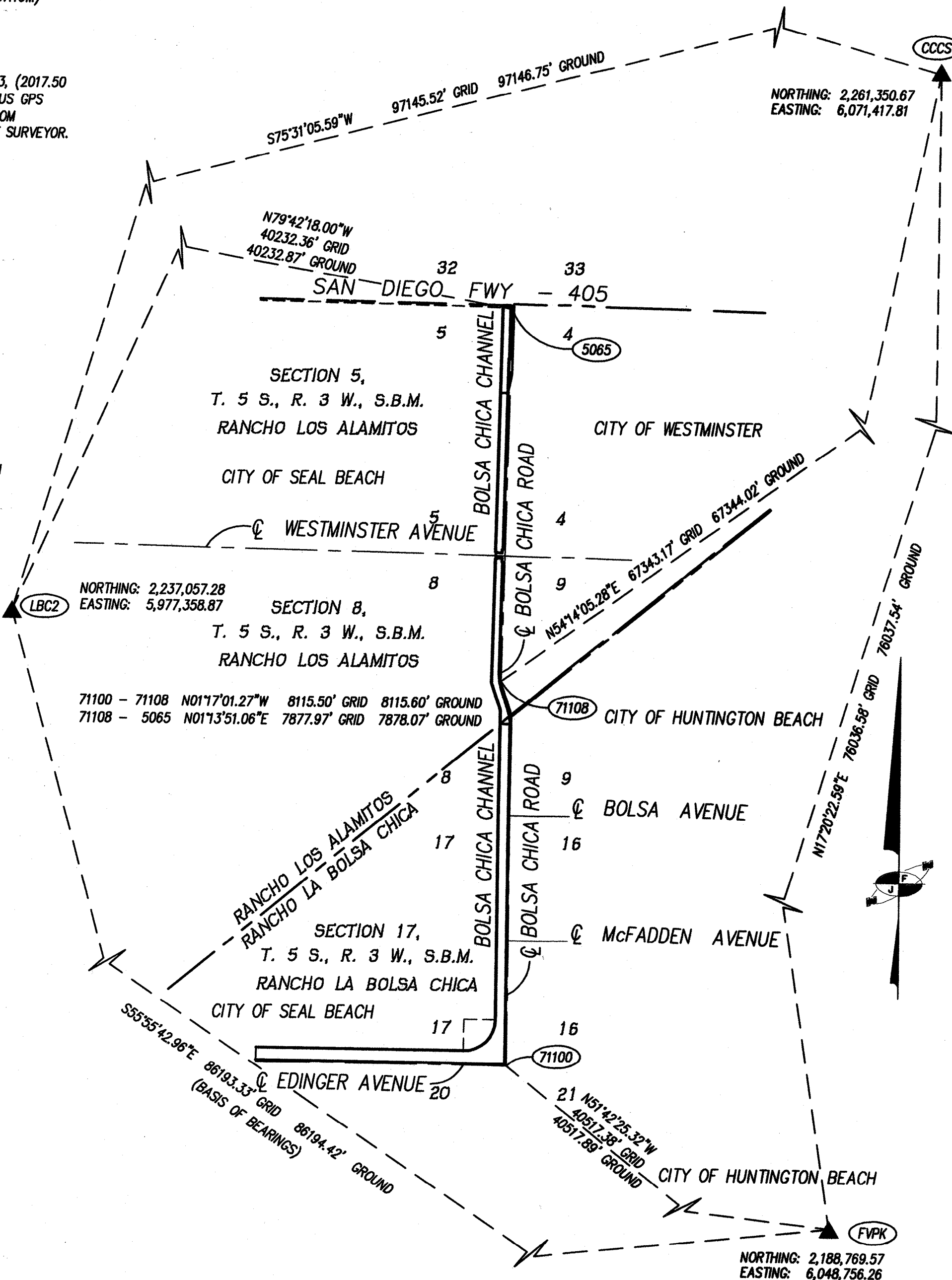
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83). ZONE VI,
1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT). UNLESS NOTED OTHERWISE, ALL MEASURED
DISTANCES SHOWN HEREON ARE GRID. ALL RECORD DISTANCES SHOWN HEREON ARE AS SHOWN
PER THE REFERENCED MAP OR DOCUMENT. TO OBTAIN MEASURED GROUND DISTANCES DIVIDE
THE STATE PLANE GRID DISTANCES BY THE COMBINATION FACTOR OF 0.99998738 ESTABLISHED
AT MONUMENT NO. 71108, FOUND MAG NAIL AND WASHER STAMPED "LS 6970" FLUSH AT THE
CENTERLINE ANGLE POINT ON BOLSA CHICA AVENUE NORTH OF ITS INTERSECTION OF RANCHO
ROAD, WITH AN ELEVATION OF 18.67 FEET (COUNTY OF ORANGE MEAN SEA LEVEL DATUM)

BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE ZONE VI, NAD 83, (2017.50
EPOCH GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GPS
STATIONS (CGPS) LBC2 AND FVPK BEING NORTH 55°55'42.94" WEST AS DERIVED FROM
GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

FOUND MONUMENTS:

- 121 FOUND SPIKE AND WASHER STAMPED "CAL TRANS" FLUSH PER C.R.
2011-0642, AND PER C.R. 2015-1738, ACCEPTED AS 200.00' TIE TO THE
NE CORNER OF SECTION 5 PER R1. ALSO, OCS GPS MON. #5150R1.
- 5065 FOUND BOAT SPIKE AND WASHER STAMPED "CAL TRANS" FLUSH AT THE
APPARENT CUL-DE-SAC RADIUS POINT AT THE NORTH END OF OLD BOLSA
CHICA ROAD PER C.R. 2011-0642 AND PER C.R. 2015-1738.
- 71100 FOUND 2 INCH IRON PIPE w/ TACK AND TAG STAMPED "RCE 10655" DOWN
1.2 FOOT IN CITY OF HUNTINGTON BEACH WELL MONUMENT PER R3. ALSO,
OCS GPS MON. #5116 ACCEPTED AS SECTION CORNER.
- 71101 FOUND MANHOLE w/4 MAG NAILS AND WASHERS STAMPED "LS 6970" FLUSH
3.00' TANGENT OVER TIES PER C.R. 2007-2921.
- 71102 FOUND MAG NAIL AND WASHER STAMPED "LS 6970" FLUSH PER C.R.
2007-2916. ACCEPTED AS POINT ON SECTION LINE.
- 71103 FOUND 2 INCH IRON PIPE w/PK NAIL AND WASHER STAMPED "ORANGE
COUNTY SURVEYOR 8-95 RW" DOWN 1.0' PER R3. ACCEPTED AS POINT ON
R.O.W.
- 71105 FOUND 1 1/2 INCH BRASS CAP IN CONCRETE STAMPED "OCS 7-83" DOWN
1.7' IN OCS WELL MONUMENT PER R3. ALSO, OCS GPS MON. #5134,
ACCEPTED AS POINT ON SECTION LINE.
- 71108 FOUND MAG NAIL AND WASHER STAMPED "LS 6970" FLUSH PER C.R.
2007-0920.
- 71109 FOUND 2 INCH IRON PIPE w/PK NAIL AND WASHER STAMPED "ORANGE
COUNTY SURVEYOR 8-85 RW" DOWN 0.5' AT 30' O/S FROM CL PER R3.
- 71111 FOUND GEAR SPIKE AND WASHER STAMPED "RCE 18752" FLUSH PER C.R.
2001-0772. ALSO OCS GPS MON. #5139R1, ACCEPTED AS THE CENTERLINE
INTERSECTION OF WESTMINSTER AVENUE AND BOLSA CHICA ROAD PER R1,
ALSO BEING THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8 AND 9 OF
T.5S., R.11W., S.B.M. OF THE RANCHO LOS ALAMITOS.
- 71114 FOUND PUNCHED HEX BAR DOWN 1.6' IN OCS WELL MON PER R3. ALSO OCS
GPS MON. #5140, ACCEPTED AS A POINT ON CENTERLINE AND SECTION LINE.
- 71116 FOUND 1 INCH IRON PIPE w/ TACK AND TAG STAMPED "LS 8105" DOWN 0.1'
PER C.R. 2015-1740.
- 71117 FOUND 1 INCH IRON PIPE w/ TACK AND TAG STAMPED "LS 8105" NO REF.,
DOWN 0.3' ACCEPTED AS POSITION 40.00' SOUTH OF SECTION CORNER
COMMON TO SECTIONS 5 AND 6 PER R1.
- 71121 FOUND 2 INCH IRON PIPE w/PK NAIL AND WASHER STAMPED "ORANGE
COUNTY SURVEYOR 8-85 RW" DOWN 0.3' PER R3. HOLDING R.O.W. OFFSET
DISTANCE, MONUMENT IS OFF N79°34'49"E 0.13'
- 71122 FOUND 2 INCH IRON PIPE w/PK NAIL AND WASHER STAMPED "ORANGE
COUNTY SURVEYOR 8-85 RW" DOWN 1.0' PER R3. HOLDING R.O.W. OFFSET
DISTANCE, MONUMENT IS OFF S82°31'59"E 0.16'
- 71123 FOUND 2 1/2 INCH BRASS CAP IN CONCRETE STAMPED "ORANGE COUNTY
SURVEYOR T5S R11W 18 17 19 20 MAR 1977" DOWN 0.8' IN DIRT,
ACCEPTED AS MONUMENT FOUND PER R3 AND SECTION CORNER. MONUMENT
IS IN LANDSCAPING NORTH OF STREET CURB. OCS WELL IS NO LONGER IN
PLACE.



GPS TIES DETAIL

SCALE: 1" = 2,000'

DUPLICATE

319

16

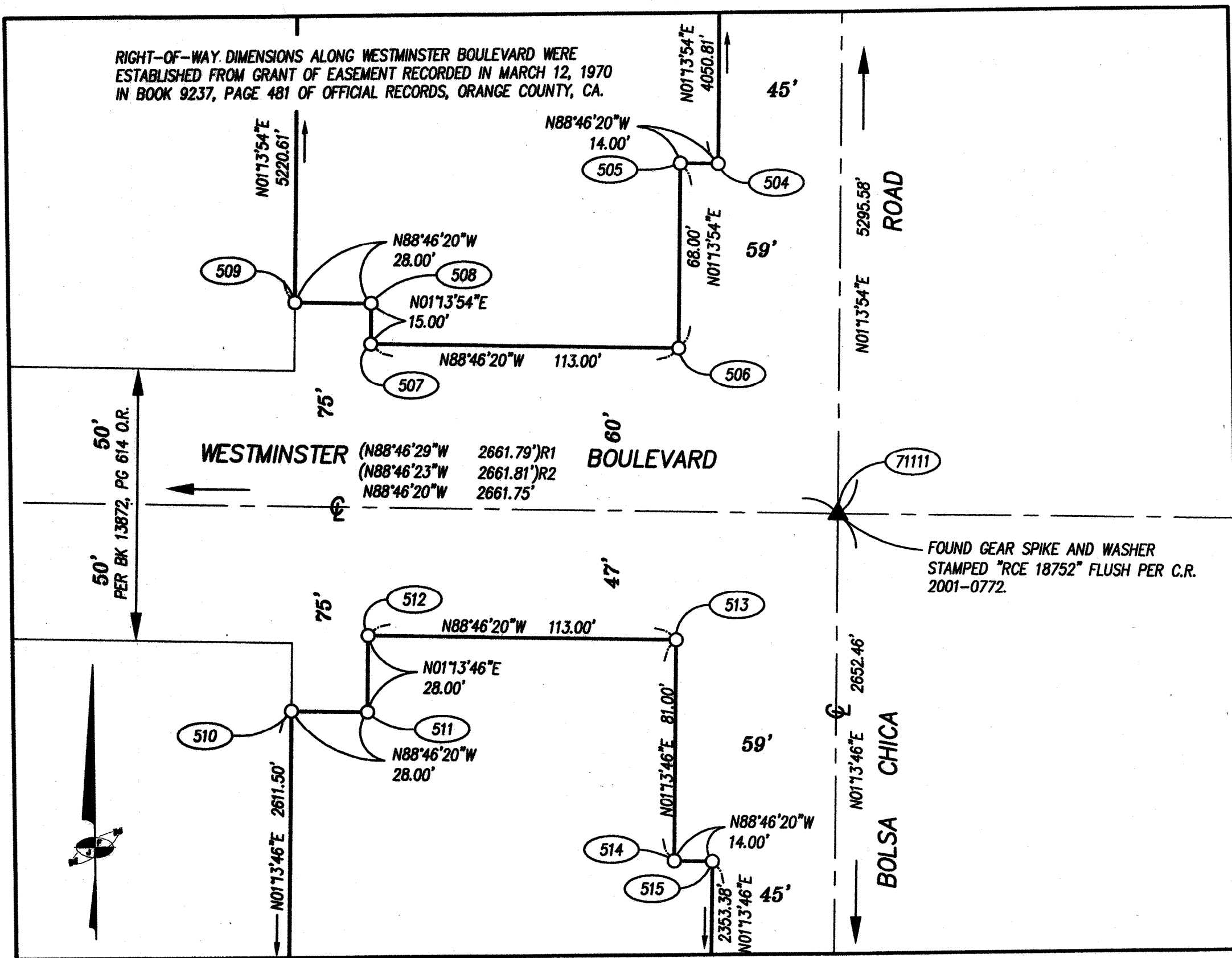
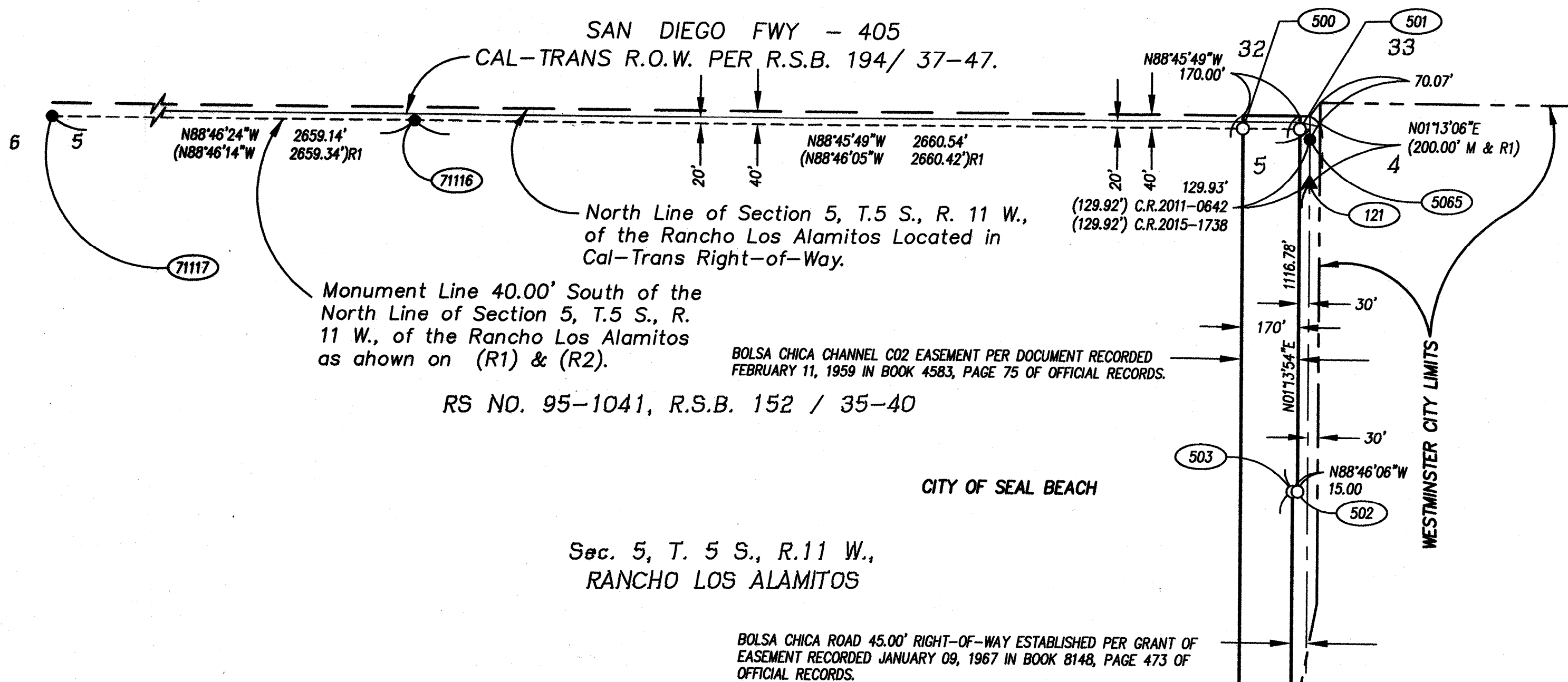
SHEET 2 OF 4
SCALE: 1" = 300'
DATE OF SURVEY: OCTOBER, 2019

RECORD OF SURVEY NO. 2020-1123

IN THE CITY OF SEAL BEACH
AND THE CITY OF WESTMINSTER
COUNTY OF ORANGE, STATE OF CALIFORNIA

SEE SHEET 1 FOR FOUND MONUMENT NOTES,
DATUM STATEMENT, BASIS OF BEARINGS AND
GPS CONTROL AND TIES.

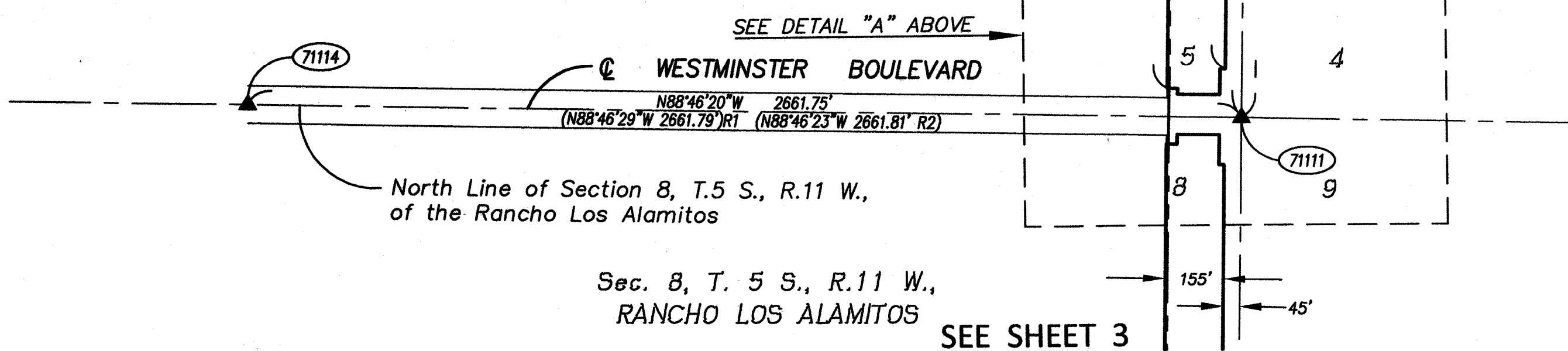
SEE SHEET 4 FOR SET MONUMENT NOTES



DETAIL "A"

SCALE: 1" = 40'

RS NO. 2002-1107, R.S.B. 196 / 37-46



OCTOBER, 2019

SEAL BEACH CITY LIMITS

BOLSA CHICA CHANNEL C02

71109

71108

71105

71103

71102

SEAL BEACH CITY LIMITS

BOLSA CHICA CHANNEL C02

BOLSA CHICA ROAD

BOLSA CHICA ROAD

HUNTINGTON BEACH CITY LIMITS

BOLSA AVENUE

SEE DETAIL "A" SHEET 2 OF 4

BOLSA CHICA ROAD 45.00' RIGHT-OF-WAY ESTABLISHED PER GRANT OF EASEMENT RECORDED JANUARY 09, 1967 IN BOOK 8148, PAGE 473 OF OFFICIAL RECORDS.

CITY OF WESTMINSTER

CITY OF HUNTINGTON BEACH

16

SHEET 4

CITY OF WESTMINSTER

BOLSA CHICA CHANNEL CO2 EASEMENT PER
DOCUMENT RECORDED IN BOOK 3556, PAGE 184
OF OFFICIAL RECORDS PER R3.

CITY OF HUNTINGTON BEACH

DUPLICATE

$$\frac{100}{2}$$


SHEET 4 OF 4
SCALE: 1" = 300'
DATE OF SURVEY: OCTOBER, 2019

RECORD OF SURVEY NO. 2020-1123

IN THE CITY OF SEAL BEACH
AND THE CITY OF WESTMINSTER

COUNTY OF ORANGE, STATE OF CALIFORNIA

ALAN D. FRANK, PLS 7172

OCTOBER, 2019

SEE SHEET 3

SEE SHEET 1 FOR FOUND MONUMENT NOTES.

CITY OF SEAL BEACH

Sec. 17, T. 5 S., R.11 W.,
RANCHO LA BOLSA CHICA

SET MONUMENTS:

- 500 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 501 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 502 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 503 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 504 SET PUNCHED SPIKE & WASHER STAMPED "JOHNSON-FRANK PLS 7172", FLUSH WITH ASPHALT.
- 505 SET PUNCHED SPIKE & WASHER STAMPED "JOHNSON-FRANK PLS 7172", FLUSH WITH ASPHALT.
- 506 SET PUNCHED SPIKE & WASHER STAMPED "JOHNSON-FRANK PLS 7172", FLUSH WITH ASPHALT.
- 507 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 508 SET LEAD, TACK & TAG STAMPED "PLS 7172" IN CONCRETE FOOTING OF FENCE POST.
- 509 SET LEAD, TACK & TAG STAMPED "PLS 7172" IN CONCRETE FOOTING OF FENCE POST, OFFSET S88°46'20"E 0.5 FOOT.
- 510 SET LEAD, TACK & TAG STAMPED "PLS 7172" IN CONCRETE FOOTING OF FENCE POST, OFFSET S88°46'20"E 1.0 FOOT.
- 511 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 512 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 513 SET LEAD, TACK & TAG STAMPED "PLS 7172" IN CONCRETE FOOTING OF FENCE POST.
- 514 SET LEAD, TACK & TAG STAMPED "PLS 7172" IN CONCRETE FOOTING OF FENCE POST.
- 515 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 516 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 517 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 518 SET LEAD, TACK & TAG STAMPED "PLS 7172" IN CONCRETE DRIVEWAY APRON.
- 519 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 520 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND, OFFSET S88°46'14"E 1.00 FOOT.
- 521 SET LEAD, TACK & TAG STAMPED "PLS 7172" IN CONCRETE FOOTING OF FENCE POST.
- 522 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND, OFFSET S89°45'05"E 1.00 FOOT.
- 523 SET BOAT SPIKE & WASHER STAMPED "PLS 7172" FLUSH WITH ASPHALT.
- 524 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND.
- 525 SET 2" IRON PIPE WITH TAG STAMPED "PLS 7172", FLUSH WITH GROUND, OFFSET S00°34'04"W 1.00 FOOT.

RS NO. 95-1041,
R.S.B. 152 / 35-40

CITY OF SEAL BEACH

Sec. 17, T. 5 S., R.11 W.,
RANCHO LA BOLSA CHICA

RS NO.2002-1107,
R.S.B. 196 / 37-46

BOLSA CHICA CHANNEL C02 EASEMENT
PER DOCUMENT RECORDED IN BOOK
3556, PAGE 184 OF OFFICIAL RECORDS
PER R3.

R=664.99'
L=1048.27'
Δ=90°19'09"

(R=665.00'
L=1048.27'
Δ=90°19'03") R3

