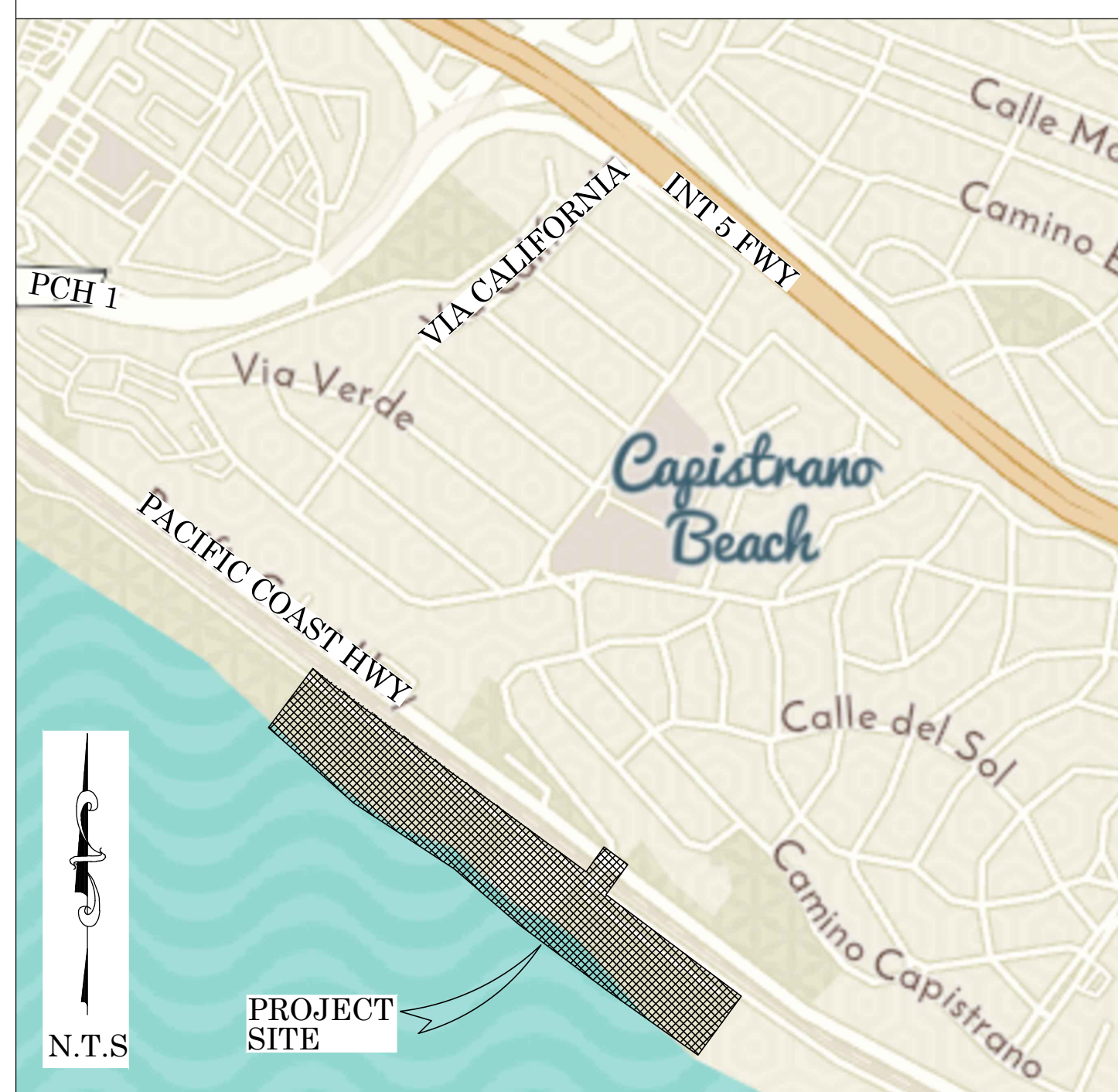




NATURE BASED SHORELINE PROJECT

LOCATION MAP



N.T.S

CGPS "SBCC" _____
N: 2147751.75'
E: 6131651.74'
THIS IS A CONTINUOUSLY OPERATING
GLOBAL POSITIONING STATION AND
IS PART OF THE CALIFORNIA
SPATIAL REFERENCE SYSTEM (CSRS).

N85°34'46.99"E 36,896.90'

CGPS "P471" —————
N: 2150595.47'
E: 6168438.89'
THIS IS A CONTINUOUSLY OPERATING
GLOBAL POSITIONING STATION AND
IS PART OF THE CALIFORNIA
SPATIAL REFERENCE SYSTEM (CSRS).

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 COPS "SBCC" AND "P471" BEING NORTH 85°34'47" EAST 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 1.00003920.

THIS COMBINATION FACTOR WAS HELD AT: CP# 307
N:2112209.75' E:6129072.80' EL:15.74'

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

VERTICAL DATUM

MEAN LOWER-LOW WATER (MLLW) TIDAL DATUM

BENCHMARK:

O.C.S .BM. 3B-50-68 ELEV. = 14.707' NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) YEAR LEVELED: 1989

ADJUSTMENT TO MEAN LOWER LOW WATER (MLLW) PER COUNTY OF ORANGE/ OC
PUBLIC WORKS/ O.C.S. SURVEY GEODETIC DATA SHEET BASED ON THE NATIONAL
OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) DATA SHEET FOR TIDAL
STATION 9410580 NEWPORT BAY ENTRANCE TIDAL EPOCH 1983-2001 =
14.707' + 2.52' = 17.227' (MLLW).

DESCRIPTION: FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3B-50-68". SET IN THE SOUTHERLY END OF A CONCRETE HEADWALL FOR A 24" CULVERT. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF PACIFIC COAST HIGHWAY, 0.55 MILES SOUTHWESTERLY OF THE CENTERLINE OF DEL OBISPO, 0.05 MILES NORTHERLY ALONG PCH FROM A PEDESTRIAN BRIDGE AND 40.4' WESTERLY OF THE CENTERLINE OF PCH. MONUMENT IS SET LEVEL WITH THE TOP OF THE WALL.

THE MEAN HIGH WATER ELEVATION (MHW) WAS DETERMINED TO BE 4.68' (4.7' SHOWN ON TOPOGRAPHIC MAP HEREON) IN TERMS OF MEAN LOWER LOW WATER TIDAL DATUM, TIDAL EPOCH 1983-2001 PER VALUES PUBLISHED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA).

SEE SHEET 2 OF 17.

SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1	TITLE SHEET
SHEETS 2-4	BOUNDARY SHEETS
SHEETS 5-8	TOPOGRAPHIC MAP
SHEETS 9-17	SECTIONS

PURPOSE OF SURVEY

THIS SURVEY IS TO PROVIDE A TOPOGRAPHY/ WITH SUPPORTING BOUNDARY, RIGHT OF WAY, AND EASEMENT INFORMATION. A PRELIMINARY REPORT DATED 2019 WAS USED FOR THIS SUBMITTAL. FURTHER INVESTIGATION MAY BE NECESSARY. THIS SURVEY IS NOT INTENDED FOR LAND ACQUISITION PURPOSES.

BASIS OF STATIONING

THE BASIS FOR STATIONING FOR CONSTRUCTION ALIGNMENT #1 (SEE SHEETS 5-8) IS STA 10+00 BEGINNING AT THE INTERSECTION OF THE NW'LY LINE OF BLOCK 9, TRACT MAP NO. 797, M.M. 24/10-15, AND A LINE AT A 90' PERPENDICULAR OFFSET SW'LY OF THE SW'LY LINE OF LOT Y, TRACT MAP NO. 797, M.M. 24/10-15.

CP# 3702
FD 2-1/2" BRASS DISK STAMPED "DIV OF BEACHES &
PARKS CALIF. PROP COR LS 2685", IN 5" CLAY PIPE
N: 2112591.65'
E: 6128689.15'

CP# 307
FD LEAD-BN & 1-1/4" TAG STMPD
"OCS", FLUSH IN SIDEWALK
N: 2112209.75'
E: 6129072.80'

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 SURVEYORS'
ACT; THIS 31 DAY OF JULY, 2025.

MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



SENIOR LAND SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE
PROFESSIONAL LAND SURVEYORS' ACT; THIS 31 DAY OF JULY
2025.

ELLIOTT MEDINA, PLS. SENIOR LAND SURVEYOR

U.S. *Survey*
Foot

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

TOPOGRAPHIC MAPPING PROJECT

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT			
			TITLE SHEET			
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION			
 2	JULY 2025	UPDATED SURFACE TO REFLECT POST CONSTRUCTION ASBUILD	DATE OF SURVEY: 09/19/2024	BY: J. RUSSO & PARTY	SHEET NO. 1 of 1	
	APRIL 2025	UPDATED SURFACE TO REFLECT POST CONSTRUCTION ASBUILD	MAPPING	BY: J. PEDRETTI		
 1	REV.	DATE	ITEM	FIELD CHECK		BY: E. MEDINA, PLS
				OFFICE CHECK		BY: J. RUSSO & PARTY
REVISIONS			SCALE: N.T.S.	W.O. #EX419185	FILE # 2425PW-ENG0003	
			SUNGLASS CLOSURE, 1203, 2024 DMS			

MONUMENT NOTES

- 1

FOUND 2 1/2 "BRASS CAP STAMPED "BEACHES & PARKS L.S. 2685 PROP COR" IN CONCRETE TOP OF 4"x24" VITRIFIED CLAY PIPE PER R6, DN. 1.0' IN DIRT, ACCEPTED AS N'LY CORNER OF LOT "Y" OF R1.
- 2

FOUND 1 1/2 " IRON PIPE WITH TAG STAMPED RCE 13095 NO REFERENCE, DN. 0.50' IN SAND S08°16'23"W 0.17' FROM W'LY CORNER OF LOT "Y" OF R1
- 3

FOUND 1 1/2" IRON PIPE HOLLOW, DISTURBED NO REFERENCE, DOWN 0.50' IN SAND, ACCEPTED AS 1" IRON PIPE PER R1 BUT DID NOT ACCEPT POSITION. N36°43'35"E 0.16' FROM LINE ESTABLISHMENT
- 4

FOUND 3/4" BRASS TAG IN TOP OF CURB STAMPED "LS 2667", NO REFERENCE, S36°43'35"W 0.14" FROM LINE ESTABLISHMENT
- 5

FOUND 3/4" BRASS TAG IN TOP OF CURB STAMPED "LS 4384", PER R13, S36°43'35"W 0.14" FROM LINE ESTABLISHMENT
- 6

FOUND SPIKE & WASHER STAMPED LS 6970 PER R14, FLUSH IN A.C. S37°56'50"W 0.20' FROM LINE ESTABLISHMENT
- 7

FOUND 2" IRON PIPE HOLLOW, ACCEPTED AS 2" IRON PIPE PER R2 AND ANGLE POINT IN NE'LY RIGHT OF WAY OF PACIFIC COAST HIGHWAY PER R2
- 8

FOUND SPIKE & WASHER STAMPED LS 6970 PER R15, DOWN 0.20'IN A.C. N89°37'57"W, 0.50 ' FROM CENTERLINE E.C PACIFIC COAST HIGHWAY PER R5.

REFERENCES

(R1) = TRACT 797 M.M. 24/10-15
(R2) = TRACT 777 M.M.26/45-47
(R3) = TRACT 889 M.M. 27/17-27
(R5) = VII-ORA-2-A DEPARTMENT OF PUBLIC WORKS (DIVISION OF HIGHWAYS)
(R6) = RSB 85/9-10
(R10) = O.C.S. ALIGNMENT NOTE A/8-8/2088-2091
(R11) = CORNER RECORD 2006-1801B
(R12) = CORNER RECORD 2006-1798B
(R13) = CORNER RECORD 2003-0386
(R14) = CORNER RECORD 2006-1800
(R15) = CORNER RECORD 2006-1799B
(R20) = 280-121 D.B.
(R21) = 13004/253-255 O.R.
(R22) = ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY RIGHT OF WAY MAP Z99507.

NOTES

* ASSESSOR PARCEL NUMBERS 123-060-14, & 123-060-15 EXIST AS SEPARATE PARCELS ON THE OC LAND INSIGHTS LAND BASE SO THEY ARE GRAPHICALLY PLOTTED HEREON. R21 APPEARS TO ABSORB THEM THROUGH CONDEMNATION. FURTHER INVESTIGATION MAY BE NECESSARY TO CLEAR UP TITLE.

MONUMENTS[1],[7], AND ESTABLISHMENT's POSITION ARE ORIGINAL UNDISTURBED MONUMENTS OF RECORD WHERE HELD FOR THIS SURVEY. THESE SEEM TO HAVE BEEN NOT ACCEPTED BY RSB 192/31-48. SAID RSB PROCEEDS TO MONUMENT THE CENTERLINE OF PACIFIC COAST HIGHWAY BY UNCLEAR ESTABLISHMENT. WHEN COMPARING THESE MONUMENTS PER SAID RSB AND THERE PERPETUATED TIES TO THE ESTABLISHMENT SHOWN HEREON, THEY COULD NOT BE ACCEPTED.

NON-ANNOTATED LINEWORK SHOWN HEREON IS FOR GRAPHICAL REPRESENTATION ONLY AND DOES NOT CONSTITUTE ESTABLISHMENT.

ESTABLISHMENT NOTES

- A

SEARCHED FOUND NOTHING ESTABLISHED POINT OF INTERSECTION OF CENTERLINE PACIFIC COAST HIGHWAY PER R5 BY TIES PER R10 (USED TIE OUT OF CAL. DIV. OF HWY.S NAIL & TAG PER R10)
- B

ESTABLISHED POINT ON CENTERLINE PACIFIC COAST HIGHWAY PER R5 HOLDING A LINE E'LY FROM ESTABLISHMENT A HOLDING A RECORD DISTANCE OF 125.00' PER R2 PERPENDICULAR TO MONUMENT1
- C

ESTABLISHED ANGLE POINT IN CENTERLINE PACIFIC COAST HIGHWAY PER R5, & R2 HOLDING A LINE E'LY FROM ESTABLISHMENT A AND A RECORD DISTANCE OF 45.00' PERPENDICULAR TO MONUMENT7
- D

SEARCHED FOUND NOTHING ESTABLISHED CENTERLINE E.C. OF PACIFIC COAST HIGHWAY BY TIES PER R11
- E

SEARCHED FOUND NOTHING ESTABLISHED CENTERLINE B.C. OF PACIFIC COAST HIGHWAY STATION 3724+76.78 PER R5 BY HOLDING A RECORD TANGENT DISTANCE OF 135.62' PER R5, SE'LY FROM ESTABLISHMENT A ALONG LINE ESTABLISHMENT R S83°45'14"E 0.30' FROM INTERSECTION OF TIES PER R12
- F

SEARCHED FOUND NOTHING ESTABLISHED CENTERLINE E.C. OF PACIFIC COAST HIGHWAY 3734+47.89 PER R5 BY HOLDING A RECORD TANGENT DISTANCE OF 135.62' PER R5, NW'LY FROM ESTABLISHMENT A TANGENT TO LINE ESTABLISHMENT B N88°43'45"E 0.45' FROM INTERSECTION OF TIES PER R10
- H

ESTABLISHED EASTERLY CORNER OF BLOCK "A" OF R1 HOLDING A RECORD DISTANCE OF 1539.03' PER R1, SE'LY FROM MONUMENT1 PARALLEL WITH LINE ESTABLISHMENT B
- I

ESTABLISHED HOLDING RECORD ANGLE AND DISTANCE PER R1
- J

ESTABLISHED HOLDING RECORD ANGLE AND DISTANCE PER R1
- K

ESTABLISHED S'LY CORNER OF PARCEL GA 1019-1/BE78F-101 (R21) HOLDING RECORD ANGLE OF 90°00'00" PER R21 AT ESTABLISHMENT I FROM LINE ESTABLISHMENT W AND INTERSECTING THE SW'LY LINE OF R1
- L

ESTABLISHED HOLDING RECORD ANGLE AND DISTANCE PER R1
- M

ESTABLISHED HOLDING RECORD ANGLE AND DISTANCE PER R1
- N

ESTABLISHED E'LY CORNER OF PARCEL GA 1019-1/BE78F-101 (R21) HOLDING A RECORD DISTANCE OF 676.38' PER R21 SE'LY FROM ESTABLISHMENT W ALONG LINE ESTABLISHMENT W
- O

ESTABLISHED E.C OF THE NE'LY LINE OF LOT "Y" OF R1 BY INTERSECTION OF A LINE PERPENDICULAR TO LINE ESTABLISHMENT B AT ESTABLISHMENT D AND LINE ESTABLISHMENT W
- P

ESTABLISHED E.C OF THE SW'LY LINE OF LOT "Y" OF R1 BY INTERSECTION OF A LINE PERPENDICULAR TO LINE ESTABLISHMENT B AT ESTABLISHMENT D WITH LINE ESTABLISHMENT W
- Q

ESTABLISHED CENTERLINE OF PACIFIC COAST HIGHWAY PER R20 HOLDING A 5.00' OFFSET N'LY FROM LINE ESTABLISHMENT B BETWEEN ESTABLISHMENTS Q & C & A RECORD ANGLE PER R20 AT ESTABLISHMENT Q SE'LY TO A POINT PERPENDICULAR TO ESTABLISHMENT D FITS RECORD CALLS PER R20 TO CENTERLINE "MAIN TRACK " OF RAILROAD RIGHT OF WAY & DISTANCES SHOWN ON R22
- R

ESTABLISHED CENTERLINE OF PACIFIC COAST HIGHWAY PER R5 BETWEEN ESTABLISHMENTS A B C Q & D
- S

ESTABLISHED RIGHT OF WAY OF PACIFIC COAST HIGHWAY LYING A RECORD DISTANCE OF 30.00' PER R20 WESTERLY OF CENTERLINE OF PACIFIC COAST HIGHWAY AS DESCRIBED BY R15 (ESTABLISHMENT NOTE C)
- T

ESTABLISHED RIGHT OF WAY OF PACIFIC COAST HIGHWAY PER R5 HOLDING A RECORD OFFSET DISTANCE OF 45.00' PER R5 ROM LINE ESTABLISHMENT B
- U

ESTABLISHED CENTERLINE OF RAILROAD PARCEL HOLDING A RECORD OFFSET DISTANCE OF 50.00' AS SHOWN BY R1 N'LY OF LINE ESTABLISHMENT D
- V

ESTABLISHED NE'LY LINE OF LOT "Y" OF R1 HOLDING A RECORD OFFSET DISTANCE OF 125.00' PER R2 SW'LY OF AND PARALLEL WITH LINE ESTABLISHMENT B BETWEEN ESTABLISHMENTS C & C
- W

ESTABLISHED S'LY LINE OF LOT "Y" OF R1 HOLDING A RECORD OFFSET DISTANCE OF 30.00' PER R1 SW'LY OF AND PARALLEL WITH LINE ESTABLISHMENT D

EASEMENT NOTES:

PER PRELIMINARY TITLE REPORT (PTR) ORDER NUMBER CA0310-19016819-39 PREPARED BY STEWART TITLE, DATED 09/12/2019.

- 3

EASEMENT GRANTED TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY FOR POLE LINE MAINTENANCE PURPOSES, RECORDED 12/02/193, IN BOOK 525, PAGE 129 O.R.
- 4

EASEMENT FOR DRAINAGE PURPOSES, SHOW ON TRACT 797, RECORDED 1926 IN M.M. 21/10-15 RECORDS OF ORANGE COUNTY.
- 5

EASEMENT GRANTED TO CAPISTRANO BEACH INCOME COMPANY, AND VARIOUS OWNERS, SEE DOCUMENT FOR PARTICULARS , FOR RECREATIONAL PURPOSES, RECORDED 12-06-1945 IN BOOK 1363, PAGE 306 O.R.
- 6

EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POLE LINE MAINTENANCE, SEE DOCUMENT FOR PARTICULARS RECORDED 12/08/1965 IN BOOK 7767, PAGE 207 O.R
- 7

EASEMENT GRANTED TO CAPISTRANO BAY DISTRICT FOR INGRESS AND EGRESS, RECORDED IN BOOK 13826, PAGE 921 O.R.
- 8

EASEMENT GRANTED TO THE CITY OF DANA POINT FOR STORM DRAIN PURPOSES, RECORDED 12/22/2004 AS INSTRUMENT NO. 2004001134588 O.R.
- 9

PRIVATE EASEMENTS OF THE OWNERS OF TRACT 797 FILED IN M.M 24/10-15 RECORDS OF ORANGE COUNTY. (BLANKET)
- 10

DOCUMENT NOT FOUND
- 11

SAME AS ITEM # 3 (DUPLICATED BY TITLE COMPANIES REPORT)
- 12

EASEMENT GRANTED TO SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR POLE LINE MAINTENANCE, SEE DOCUMENT FOR PARTICULARS, RECORDED 07/21/1935 IN BOOK 763, PAGE 30 O.R.
- 13

LIMITED RIGHT OF WAY GRANTED TO THE COUNTY OF ORANGE OVER LOT "Y" OF TRACT 797, SEE DOCUMENT FOR PARTICULARS, RECORDED 04/25/1950 IN BOOK 2003, PAGE 538 O.R.
- 14

EASEMENT GRANTED TO THE CAPISTRANO BEACH SANITARY DISTRICT FOR SANITARY SEWER PURPOSES, RECORDED 01/15,/1960, IN BOOK 5056, PAGE 370 O.R. (NOT PLOTTABLE FROM RECORD DOCUMENT)
- 15

SAME AS # 6 (DUPLICATED BY TITLE COMPANY'S REPORT)
- 16

EASEMENT GRANTED TO WILLIAM GRESHNER AND PAUL HUBBS FOR CONTRACTOR INGRESS AND EGRESS RECORDED 10/06/1972 IN BOOK 1030, PAGE 962 O.R.
- 17

RIGHT OF WAY GRANTED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY FOR MAINTENANCE, SEE DOCUMENT FOR PARTICULARS RECORDED 08-22-1978 IN BOOK 13280, PAGE 967 O.R.
- 18

EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR PEDESTRIAN AND BIKEWAY PURPOSES RECORDED 06/17/1983 AS INSTRUMENT NO. 198300258345 O.R. CORRECTIVE DEED 198300351274 O.R. WAS FILED WITHOUT CERTIFICATE OF ACCEPTANCE.
- 19

EASEMENT GRANTED TO THE PACIFIC TELEPHONE COMPANY FOR MAINTENANCE SEE DOCUMENT FOR PARTICULARS RECORDED 09/14, 1983 AS INSTRUMENT NO. 198300402682 O.R.(BLANKET OVER LOT "Y" OF TRACT 797 M.M. 24/10-17)
- 20

EASEMENT GRANTED TO THE CITY OF DANA POINT FOR STORM DRAIN PURPOSES SEE DOCUMENT FOR PARTICULARS RECORDED 05/10/2004 AS INSTRUMENT NO. 2004000407049 O.R.
- 21

EASEMENT GRANTED TO THE CITY OF DANA POINT FOR STORM DRAIN PURPOSES RECORDED 06/28/2004 AS INSTRUMENT NO. 2004000583446 O.R.
- 22

EASEMENT GRANTED TO THE SOUTH COAST WATER DISTRICT FOR WATER AND SEWER PURPOSES RECORDED 12/30/2004 AS INSTRUMENT NO. 20040001155673 O.R.(BLANKET OVER TRACT 797 M.M. 24/10-17)
- 23

EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR ELECTRICAL AND COMMUNICATION PURPOSES RECORDED 09/24/2208 AS INSTRUMENT NO. 2008000446717 O.R.
- 24

ITEMS 24- 28 BLANKET NOT PLOTTED HEREON SEE P.T.R.
- 30

FEE PARCEL No. 102.02 (PARCEL 3A IN P.T.R.) GRANTED TO THE COUNTY OF ORANGE, SEE PARTICULARS WITHIN DOCUMENT, RECORDED 09/16/1980 IN BOOK 13744, PAGE 1298-1300 O.R.

EASEMENT NOTES CONTINUED:

ITEMS NOT FOUND IN PRELIMINARY TITLE REPORT (PTR).

- 31

EASEMENT GRANTED TO THE COUNTY OF ORANGE, FOR ROAD PURPOSES, RECORDED 11/14/1978 IN BOOK 12952, PAGE 386 O.R.
- 32

EASEMENT AND PERPETUAL RIGHT OF WAY GRANTED TO CAPISTRANO BAY DISTRICT FOR INGRESS AND EGRESS RECORDED 11/07/1980 IN BOOK 13826/921
- 33

EASEMENT GRANTED TO CAPISTRANO BAY DISTRICT, SEE DOCUMENT FOR PARTICULARS. RECORDED 11-10-1996 IN BOOK 8101/468 OR

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 "SBCC" AND "P471" BEING NORTH 85°34'47" EAST 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 1.00003920.

THIS COMBINATION FACTOR WAS HELD AT: CP# 307
N:2112209.75' E:6129072.80' EL:15.74'

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

VERTICAL DATUM

MEAN LOWER-LOW WATER (MLLW) TIDAL DATUM

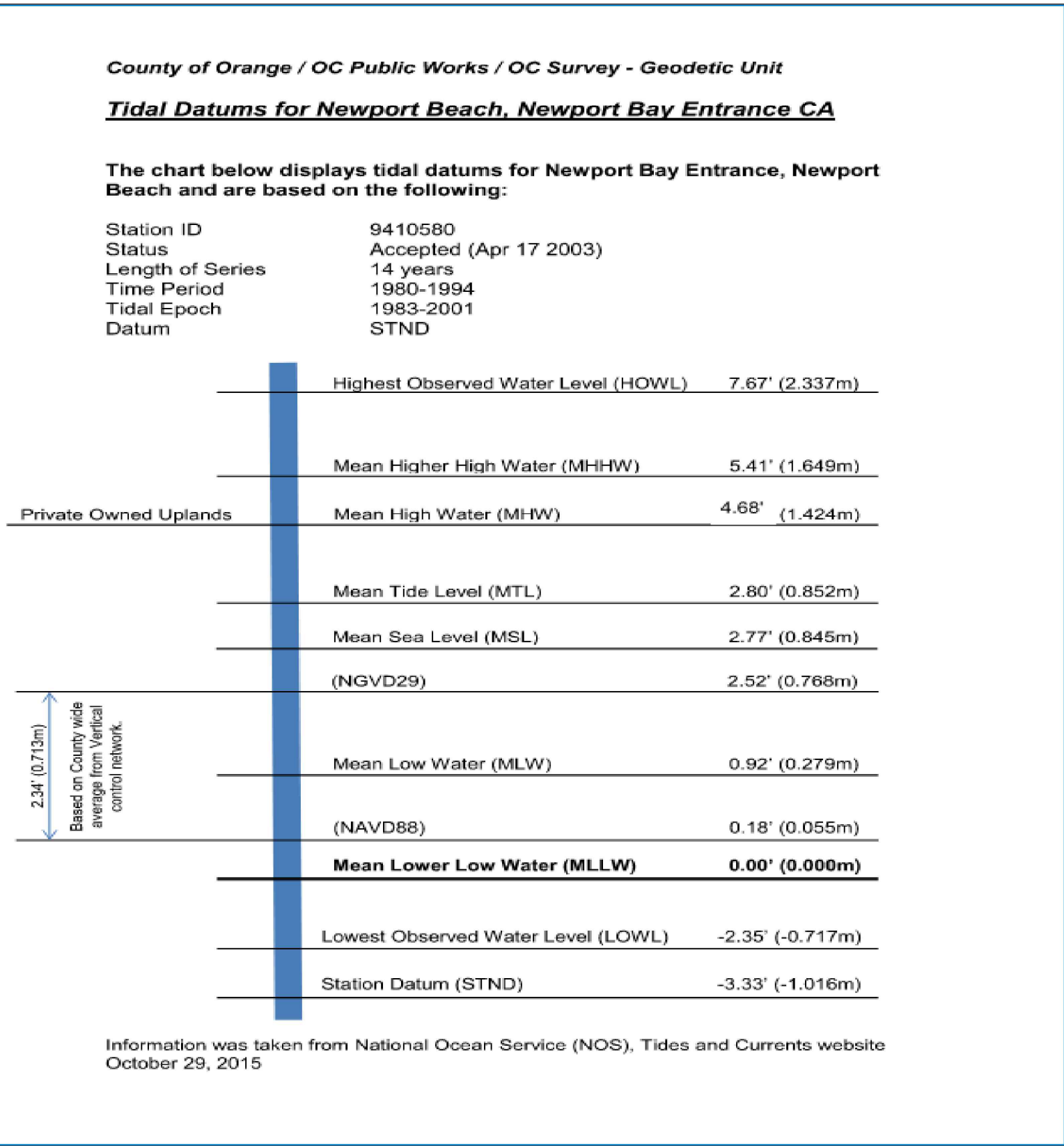
BENCHMARK:

O.C.S .BM. 3B-50-68 ELEV. = 14.707' NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) YEAR LEVELED: 1989

ADJUSTMENT TO MEAN LOWER LOW WATER (MLLW) PER COUNTY OF ORANGE/ OC PUBLIC WORKS/ O.C.S. SURVEY GEODETIC DATA SHEET BASED ON THE NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) DATA SHEET FOR TIDAL STATION 9410580 NEWPORT BAY ENTRANCE TIDAL EPOCH 1983-2001 = 14.707'+2.52'=17.227" (MLLW).

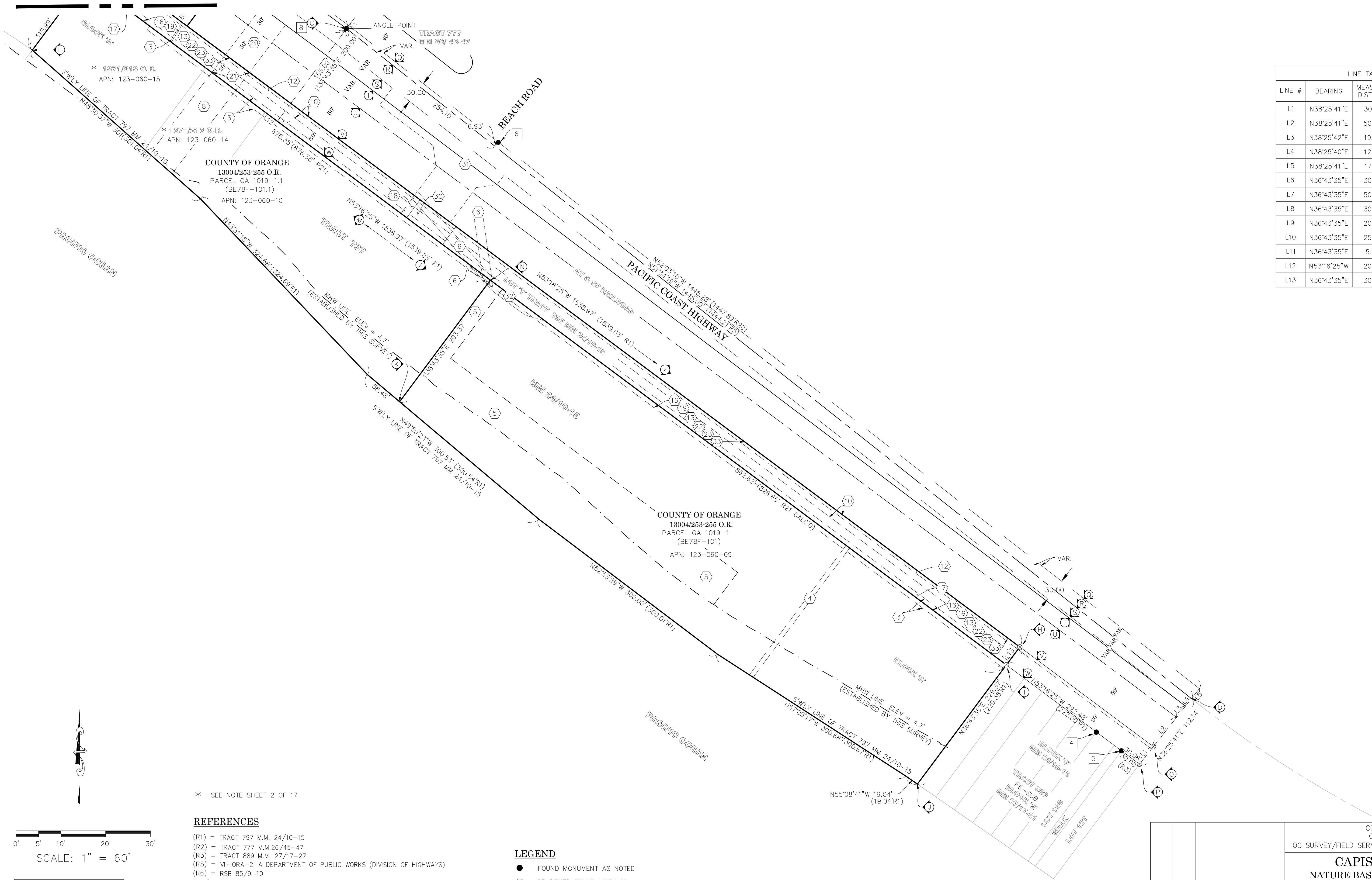
DESCRIPTION: FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3B-50-68", SET IN THE SOUTHERLY END OF A CONCRETE HEADWALL FOR A 24" CULVERT. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF PACIFIC COAST HIGHWAY, 0.55 MILES SOUTHWESTERLY OF THE CENTERLINE OF DEL OBISPO, 0.05 MILES NORTHERLY ALONG PCH FROM A PEDESTRIAN BRIDGE AND 40.4' WESTERLY OF THE CENTERLINE OF PCH. MONUMENT IS SET LEVEL WITH THE TOP OF THE WALL.

THE MEAN HIGH WATER ELEVATION (MHW) WAS DETERMINED TO BE 4.68' (4.7" SHOWN ON TOPOGRAPHIC MAP HEREON) IN TERMS OF MEAN LOWER LOW WATER TIDAL DATUM, TIDAL EPOCH 1983-2001 PER VALUES PUBLISHED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA).



MARK	DATE	ITEM	COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT		
			BOUNDARY MAP		
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND PCH INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION		
			DATE OF SURVEY: 09/19/2024	BY: J. RUSSO & PARTY	SHEET NO. 2 of 17
			MAPPING	BY: M. KUBISTY, PLS	
			OFFICE CHECK	BY: E. MEDINA, PLS	
			FIELD CHECK	BY: J. RUSSO & PARTY	
			SCALE: 1" = 60'	W.O. #EX419185	
			FILE: CAPISTRANOBEACH_BOUNDARY_2025.DWG		
REVISIONS					

SEE SHEET 4



LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N38°25'41"E	30.01'	30.01' CALC'D R1
L2	N38°25'41"E	50.02'	50.02' CALC'D R1
L3	N38°25'42"E	19.23'	N/A
L4	N38°25'40"E	12.87'	N/A
L5	N38°25'41"E	17.13'	N/A
L6	N36°43'35"E	30.00'	30.00' R1
L7	N36°43'35"E	50.00'	N/A
L8	N36°43'35"E	30.00'	30.00' R1
L9	N36°43'35"E	20.00'	N/A
L10	N36°43'35"E	25.00'	N/A
L11	N36°43'35"E	5.00'	N/A
L12	N53°16'25"W	20.35'	N/A
L13	N36°43'35"E	30.00'	30.00' R1

* SEE NOTE SHEET 2 OF 17

REFERENCES

- (R1) = TRACT 797 M.M. 24/10-15
(R2) = TRACT 777 M.M.26/45-47
(R3) = TRACT 889 M.M. 27/17-27
(R5) = VII-ORA-2-A DEPARTMENT OF PUBLIC WORKS (DIVISION OF HIGHWAYS)
(R6) = RSB 85/9-10
(R10) = O.C.S. ALIGNMENT NOTE A/8-8/2088-2091
(R11) = CORNER RECORD 2006-18018
(R12) = CORNER RECORD 2006-1798B
(R13) = CORNER RECORD 2003-0386
(R14) = CORNER RECORD 2006-1800
(R15) = CORNER RECORD 2006-1799
(R20) = 280-121 D.B.
(R21) = 13004/253-255 O.R.
(R22) = ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY RIGHT OF WAY MAP Z99507.

LEGEND

- FOUND MONUMENT AS NOTED
⊗ SEARCHED FOUND NOTHING

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

CAPISTRANO BEACH
NATURE BASED SHORELINE PROJECT

BOUNDARY MAP

PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH

INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION

DATE OF SURVEY: 09/19/2024

MAPPING BY: J. RUSSO & PARTY

OFFICE CHECK BY: E. MEDINA, PLS

FIELD CHECK BY: J. RUSSO & PARTY

SCALE: 1" = 60' W.O. #EX41918S FILE #2425PW-ENG0003

FILE: CAPISTRANO BEACH BOUNDARY 2025.DWG

SHEET NO.

3

of

17

REVISIONS

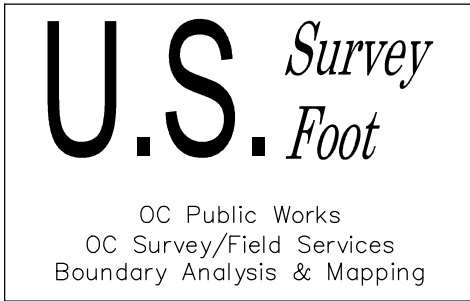
LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N38°25'41"E	30.01'	30.01'CALC'D R1
L2	N38°25'41"E	50.02'	50.02'CALC'D R1
L3	N38°25'42"E	19.23'	N/A
L4	N38°25'40"E	12.87'	N/A
L5	N38°25'41"E	17.13'	N/A
L6	N36°43'35"E	30.00'	30.00' R1
L7	N36°43'35"E	50.00'	N/A
L8	N36°43'35"E	30.00'	30.00' R1
L9	N36°43'35"E	20.00'	N/A
L10	N36°43'35"E	25.00'	N/A
L11	N36°43'35"E	5.00'	N/A
L12	N53°16'25"W	20.35'	N/A
L13	N36°43'35"E	30.00'	30.00' R1

* SEE NOTE SHEET 2 OF 17

REFERENCES

- (R1) = TRACT 797 M.M. 24/10-15
(R2) = TRACT 777 M.M.26/45-47
(R3) = TRACT 889 M.M. 27/17-27
(R5) = VII-ORA-2-A DEPARTMENT OF PUBLIC WORKS (DIVISION OF HIGHWAYS)
(R6) = RSB 85/9-10
(R10) = O.C.S. ALIGNMENT NOTE A/8-8/2088-2091
(R11) = CORNER RECORD 2006-1801B
(R12) = CORNER RECORD 2006-1798B
(R13) = CORNER RECORD 2003-0386
(R14) = CORNER RECORD 2006-1800
(R15) = CORNER RECORD 2006-1799
(R20) = 280-121 D.B.
(R21) = 13004/253-255 O.R.
(R22) = ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY RIGHT OF WAY MAP Z99507.

0' 5' 10' 20' 30'
SCALE: 1" = 60'



SEE SHEET 3

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT			
BOUNDARY MAP			
PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND PCH			
INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION			
DATE OF SURVEY: 09/19/2024	BY: J. RUSSO & PARTY	SHEET NO. 4 of 17	
MAPPING	BY: M. KUBISTY, PLS		
OFFICE CHECK	BY: E. MEDINA, PLS	FILE #2425PW-ENG0003	
FIELD CHECK	BY: J. RUSSO & PARTY		
SCALE: 1" = 60'	W.O. #EX419185	FILE: CAPISTRANOBEACH_BOUNDARY_2025.DWG	
MARK	DATE	ITEM	REVISIONS

SEE SHEET 6

COUNTY OF ORANGE
13004/253-255 O.R.
PARCEL GA 1019-1
(BE78F-101)
APN: 123-060-09

BEACH RD

PACIFIC COAST HIGHWAY

A.T. & S.F. RAILROAD

BEACH RD

VAR. VAR.

50'

30'

10+00

11

12

13

14

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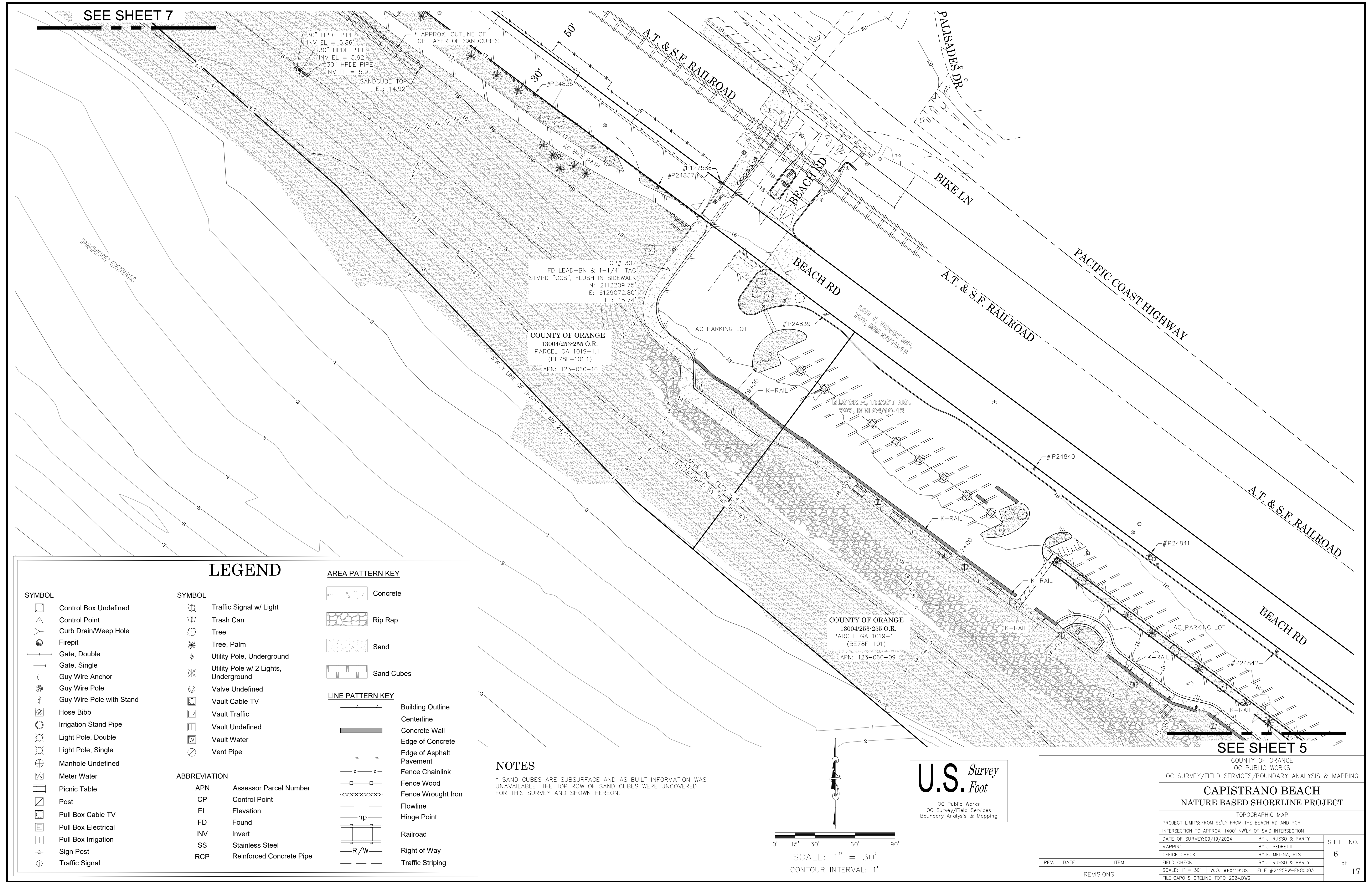
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328</

SEE SHEET 7



LEGEND

SYMBOL

- Control Box Undefined
- Control Point
- Curb Drain/Weep Hole
- Firepit
- Gate, Double
- Gate, Single
- Guy Wire Anchor
- Guy Wire Pole
- Guy Wire Pole with Stand
- Hose Bibb
- Irrigation Stand Pipe
- Light Pole, Double
- Light Pole, Single
- Manhole Undefined
- Meter Water
- Picnic Table
- Post
- Pull Box Cable TV
- Pull Box Electrical
- Pull Box Irrigation
- Sign Post
- Traffic Signal

SYMBOL

- Traffic Signal w/ Light
- Trash Can
- Tree
- Tree, Palm
- Utility Pole, Underground
- Utility Pole w/ 2 Lights, Underground
- Valve Undefined
- Vault Cable TV
- Vault Traffic
- Vault Undefined
- Vault Water
- Vent Pipe

ABBREVIATION

- | | |
|-----|--------------------------|
| APN | Assessor Parcel Number |
| CP | Control Point |
| EL | Elevation |
| FD | Found |
| INV | Invert |
| SS | Stainless Steel |
| RCP | Reinforced Concrete Pipe |

AREA PATTERN KEY

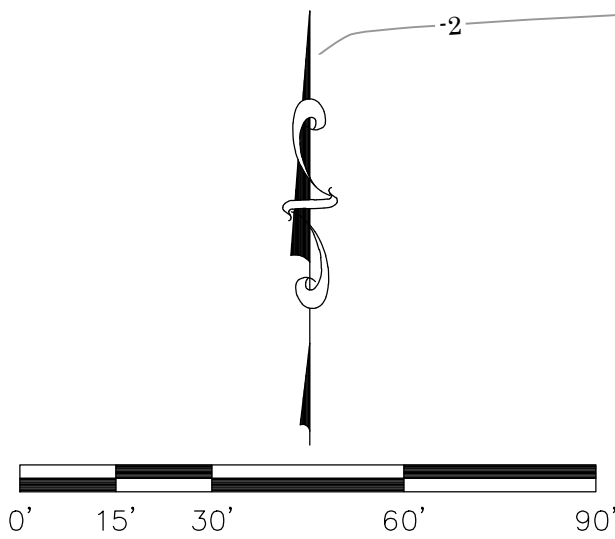
- Concrete
- Rip Rap
- Sand
- Sand Cubes

LINE PATTERN KEY

- Building Outline
- Centerline
- Concrete Wall
- Edge of Concrete
- Edge of Asphalt Pavement
- Fence Chainlink
- Fence Wood
- Fence Wrought Iron
- Flowline
- Hinge Point
- Railroad
- Right of Way
- Traffic Striping

NOTES

* SAND CUBES ARE SUBSURFACE AND AS BUILT INFORMATION WAS UNAVAILABLE. THE TOP ROW OF SAND CUBES WERE UNCOVERED FOR THIS SURVEY AND SHOWN HEREON.



SCALE: 1" = 30'
CONTOUR INTERVAL: 1'

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

SEE SHEET 5

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

CAPISTRANO BEACH
NATURE BASED SHORELINE PROJECT

TOPOGRAPHIC MAP

PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND PCH

INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION

DATE OF SURVEY: 09/19/2024

MAPPING

OFFICE CHECK

FIELD CHECK

SCALE: 1" = 30' W.O. #EX41918S
FILE: #2425PW-ENG0003

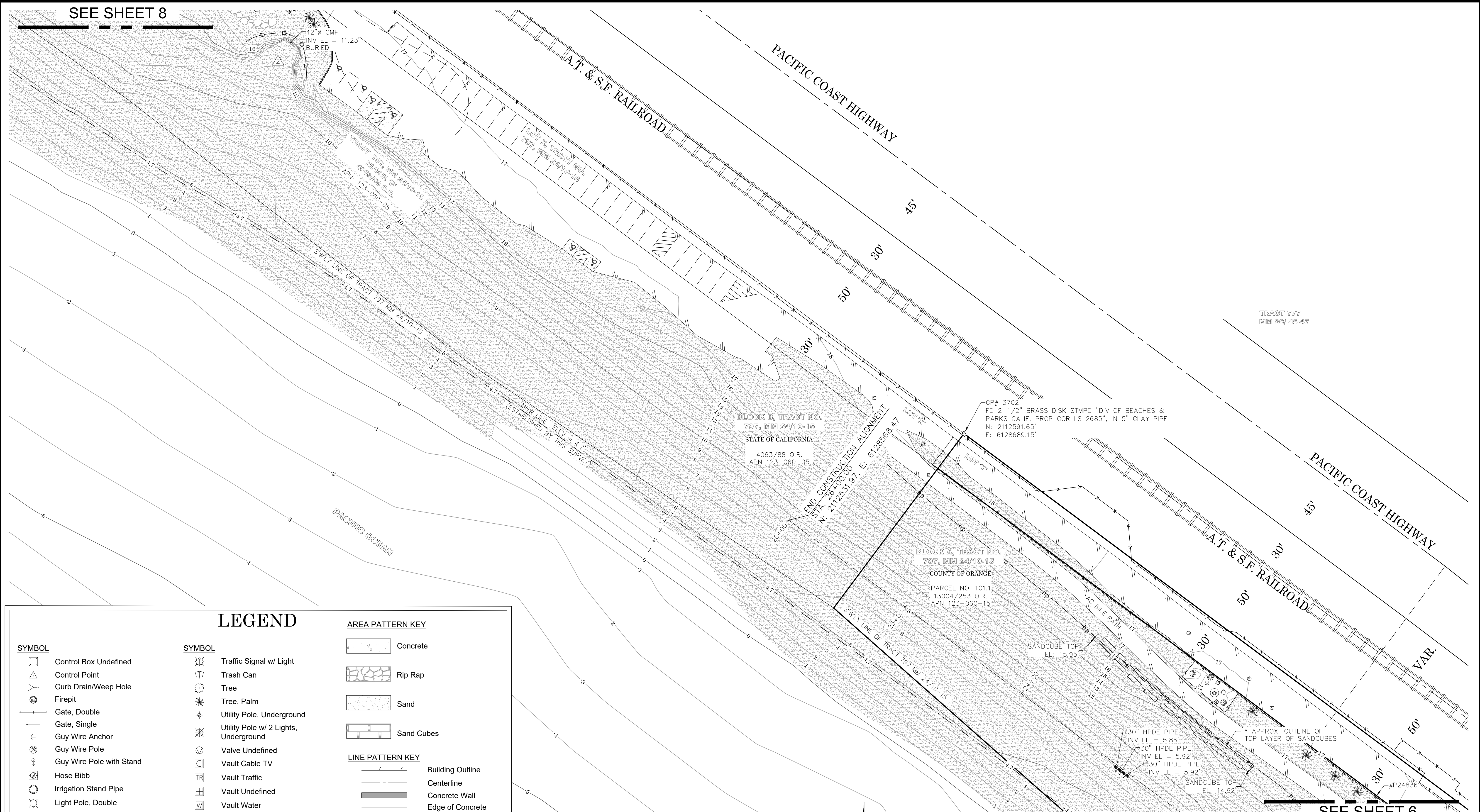
FILE: CAPO_SHORELINE_TOPG_2024.DWG

SHEET NO.

6

of

17



SYMBOL

- Control Box Undefined
- Control Point
- Curb Drain/Weep Hole
- Firepit
- Gate, Double
- Gate, Single
- Guy Wire Anchor
- Guy Wire Pole
- Guy Wire Pole with Stand
- Hose Bibb
- Irrigation Stand Pipe
- Light Pole, Double
- Light Pole, Single
- Manhole Undefined
- Meter Water
- Picnic Table
- Post
- Pull Box Cable TV
- Pull Box Electrical
- Pull Box Irrigation
- Sign Post
- Traffic Signal

SYMBOL

- Traffic Signal w/ Light
- Trash Can
- Tree
- Tree, Palm
- Utility Pole, Underground
- Utility Pole w/ 2 Lights, Underground
- Valve Undefined
- Vault Cable TV
- Vault Traffic
- Vault Undefined
- Vault Water
- Vent Pipe

ABBREVIATION

APN	Assessor Parcel Number
CP	Control Point
EL	Elevation
FD	Found
INV	Invert
SS	Stainless Steel
RCP	Reinforced Concrete Pipe

AREA PATTERN KEY

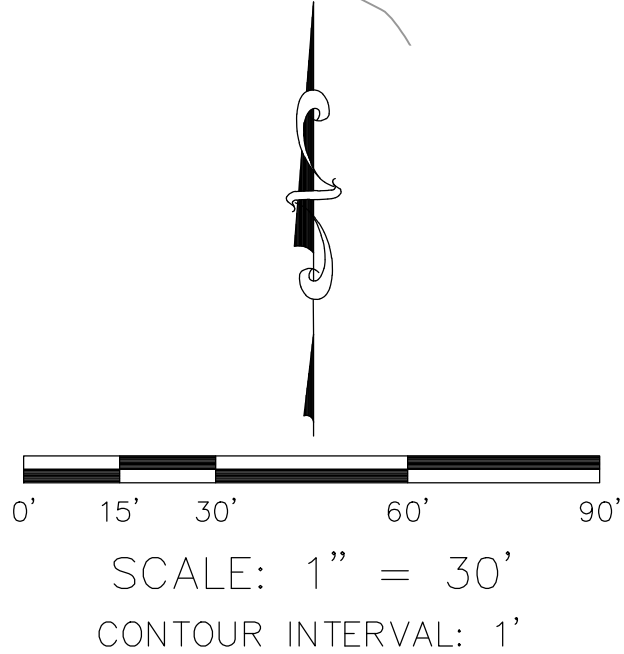
- Concrete
- Rip Rap
- Sand
- Sand Cubes

LINE PATTERN KEY

- Building Outline
- Centerline
- Concrete Wall
- Edge of Concrete
- Edge of Asphalt Pavement
- Fence Chainlink
- Fence Wood
- Fence Wrought Iron
- Flowline
- Hinge Point
- Railroad
- Right of Way
- Traffic Striping

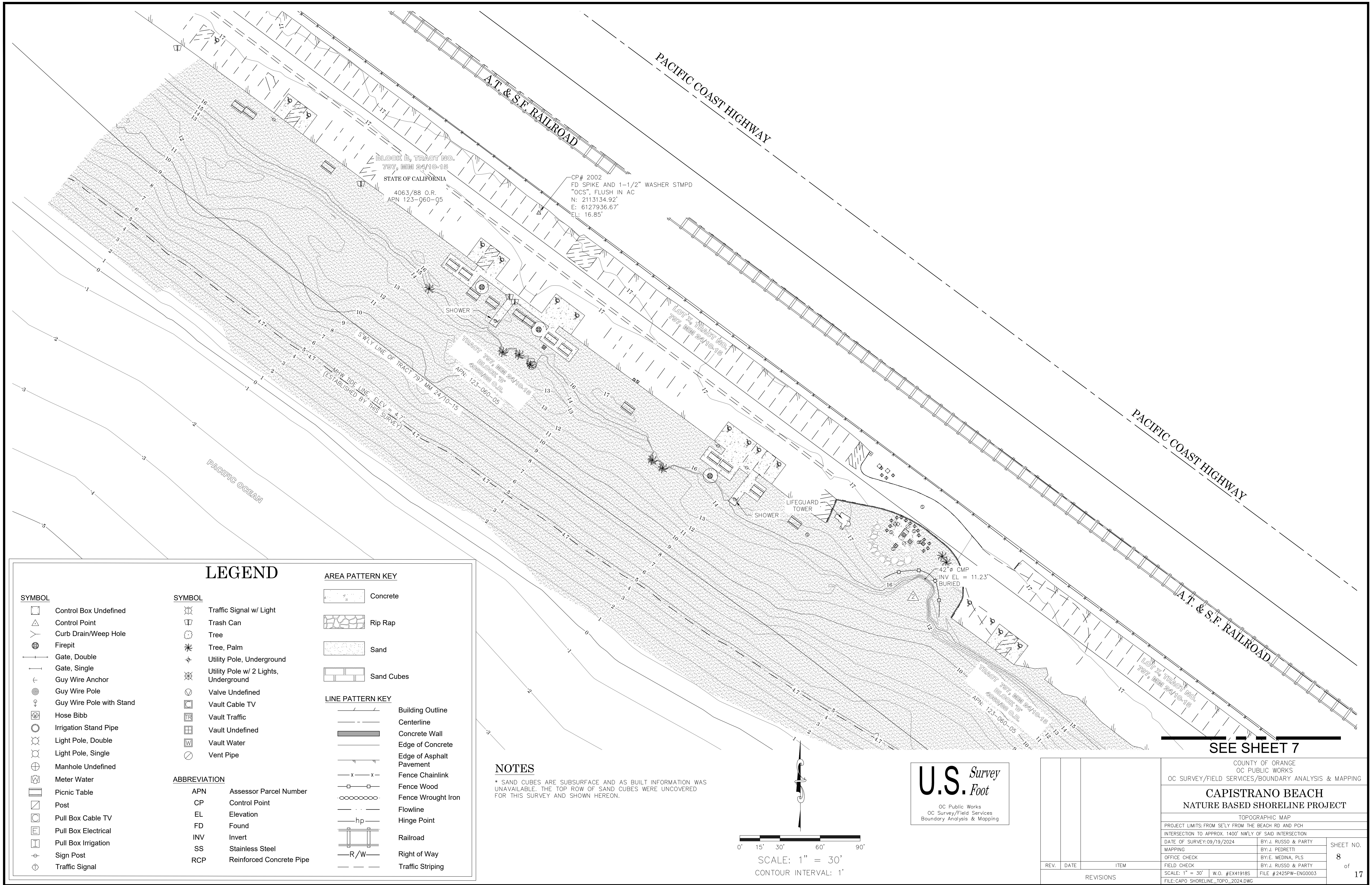
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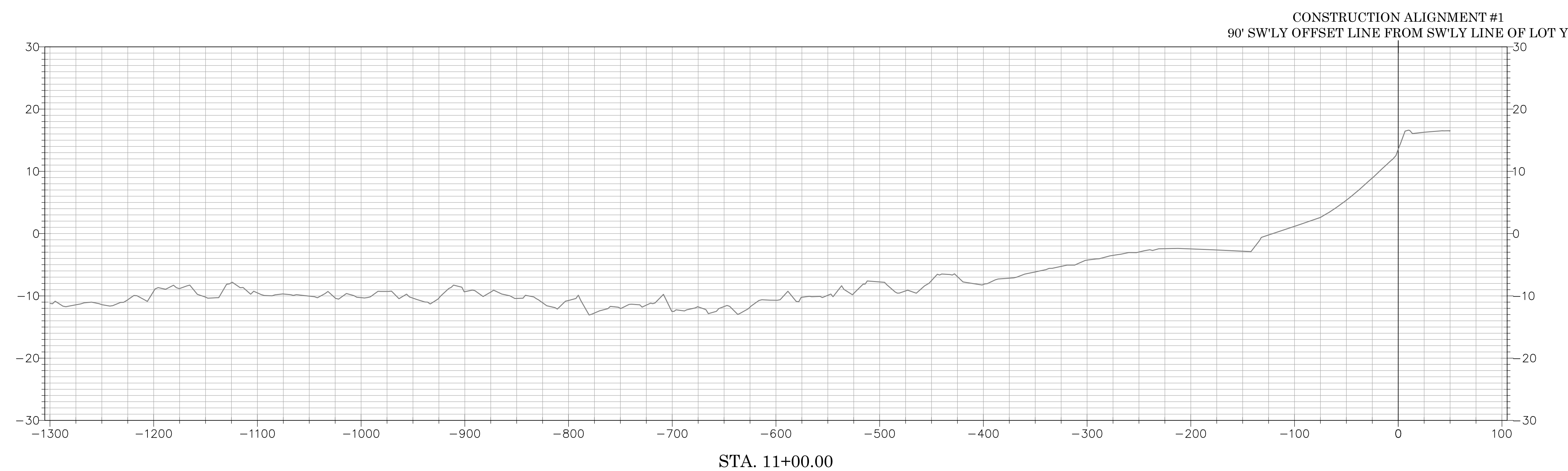
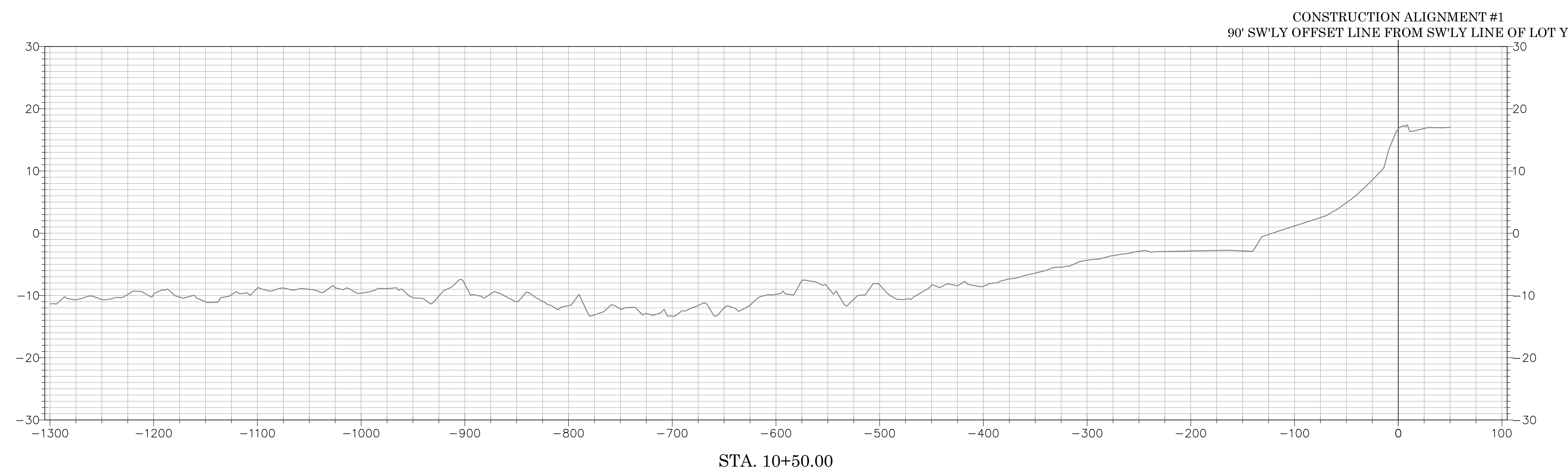
* SAND CUBES ARE SUBSURFACE AND AS BUILT INFORMATION WAS UNAVAILABLE. THE TOP ROW OF SAND CUBES WERE UNCOVERED FOR THIS SURVEY AND SHOWN HEREON.



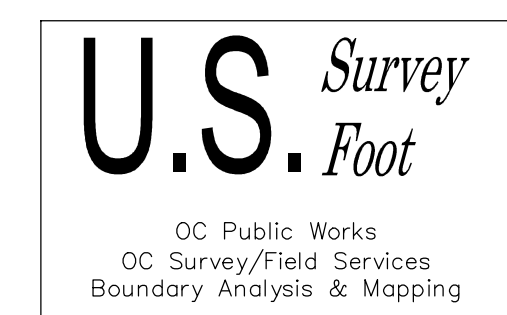
U.S. Survey
Foot
OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT			
			TOPOGRAPHIC MAP			
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND PCH INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION			
			DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY	SHEET NO. 7 of 17
			MAPPING		BY: J. PEDRETTI	
			OFFICE CHECK		BY: E. MEDINA, PLS	
			FIELD CHECK		BY: J. RUSSO & PARTY	
			SCALE: 1" = 30'		W.O. #EX41918S FILE #2425PW-ENG0003	
REV.	DATE	ITEM	REVISIONS			
			FILE: CAPO SHORELINE_TOPO_2024.DWG			

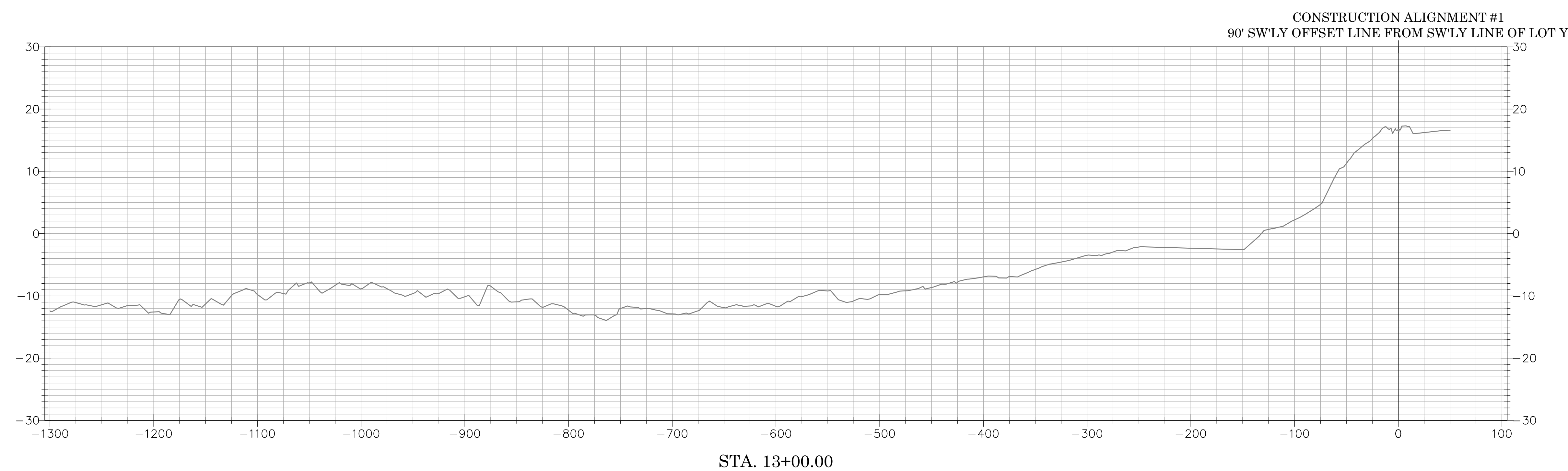
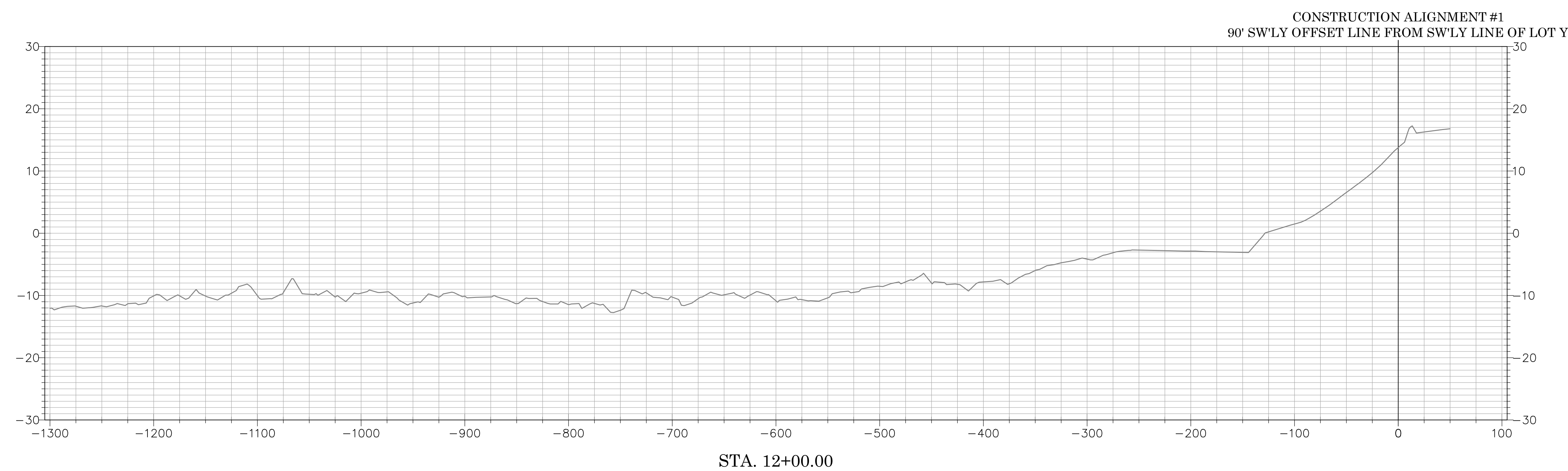




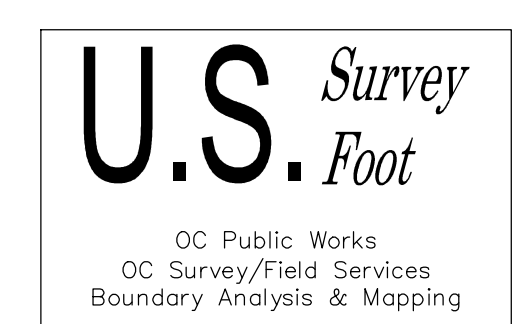
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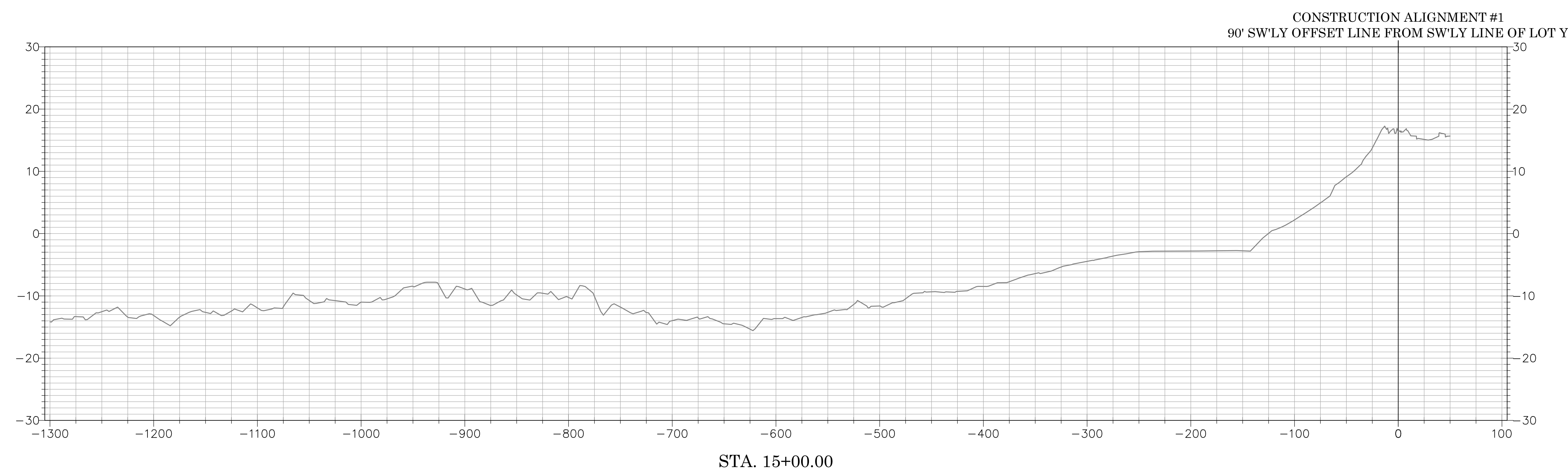
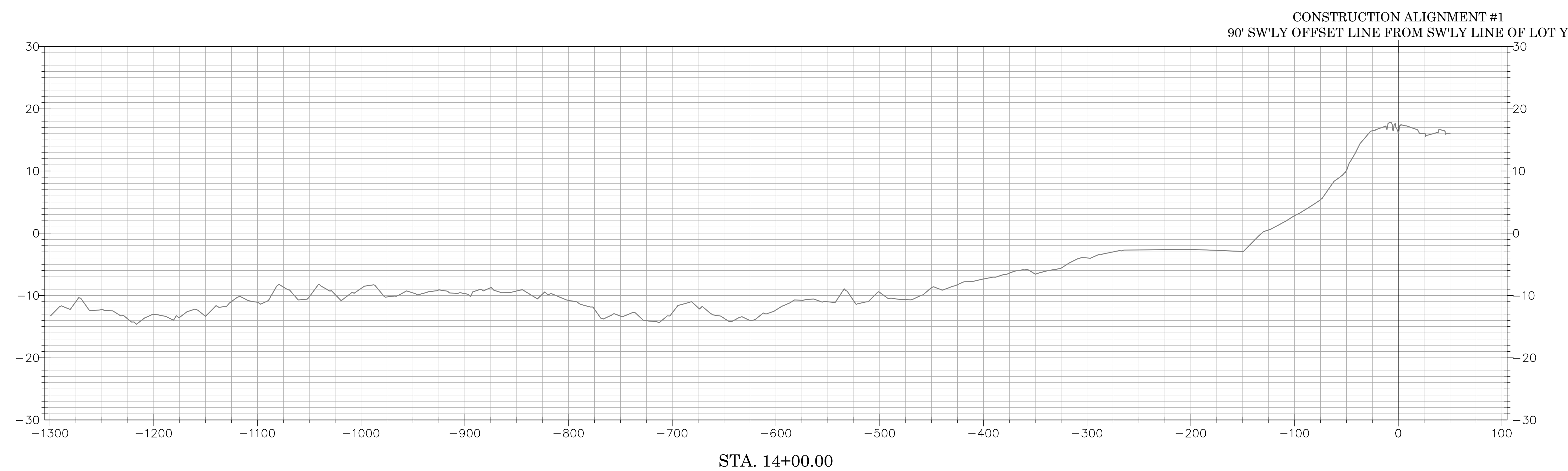
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			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT			
			CROSS SECTIONS			
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH			
			INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION			
			DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY	
			MAPPING		BY: J. PEDRETTI	
			OFFICE CHECK		BY: E. MEDINA, PLS	
			FIELD CHECK		BY: J. RUSSO & PARTY	
MARK	DATE	ITEM		SCALE: 1" = 40'		W.O. #EX419185
		REVISIONS		FILE: CAPO SHORELINE_SECTIONS_2024.DWG		FILE #2425PW-ENG0003



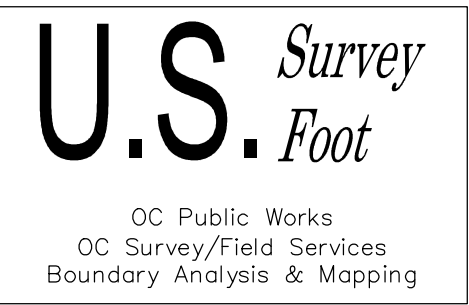
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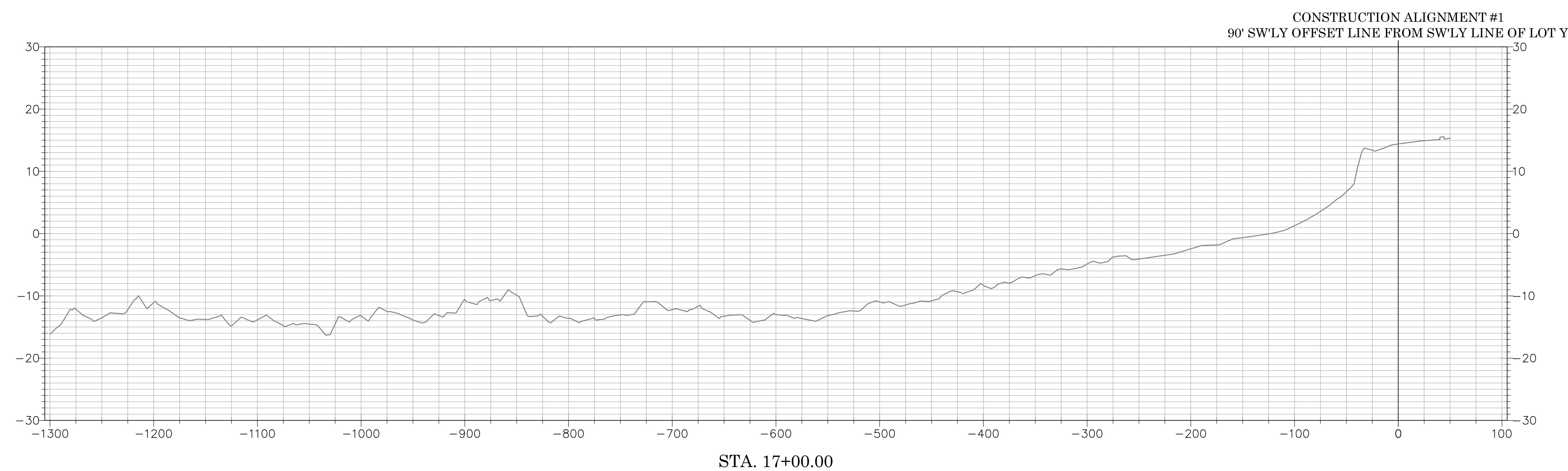
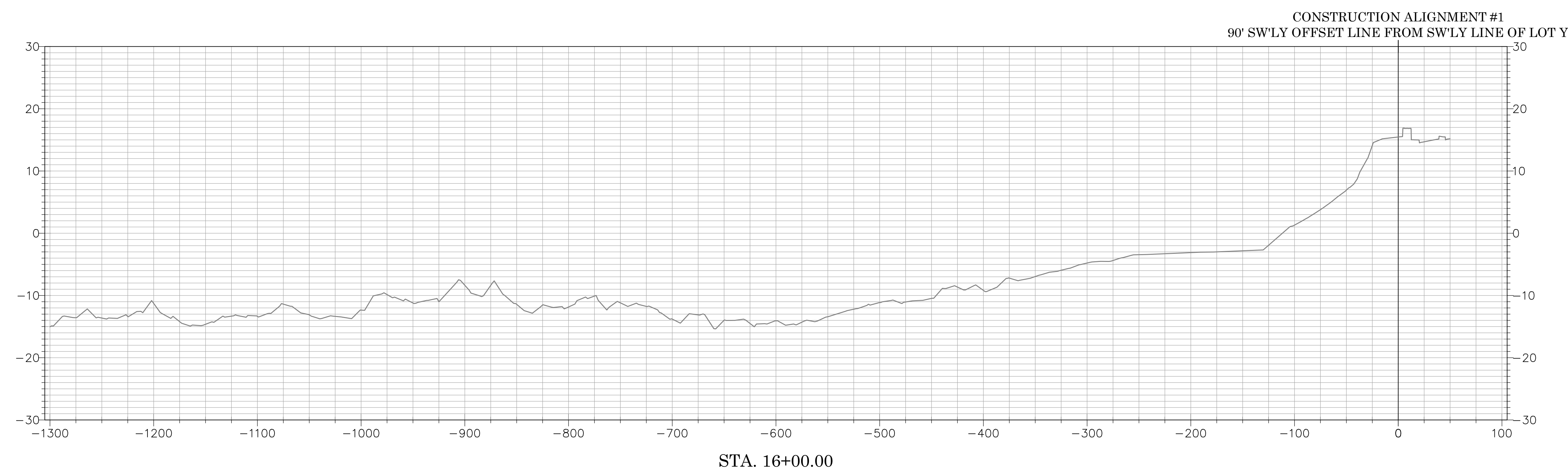
			COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT				
			CROSS SECTIONS				
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH				
			INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION				
			DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY		SHEET NO. 10 of 17
			MAPPING		BY: J. PEDRETTI		
			OFFICE CHECK		BY: E. MEDINA, PLS		
			FIELD CHECK		BY: J. RUSSO & PARTY		
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FILE: CAPO_SHORELINE_SECTIONS_2024.DWG							
MARK	DATE	ITEM					
REVISIONS							



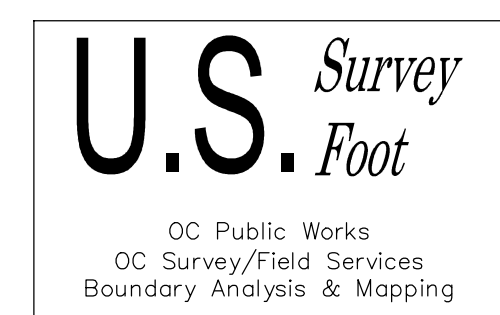
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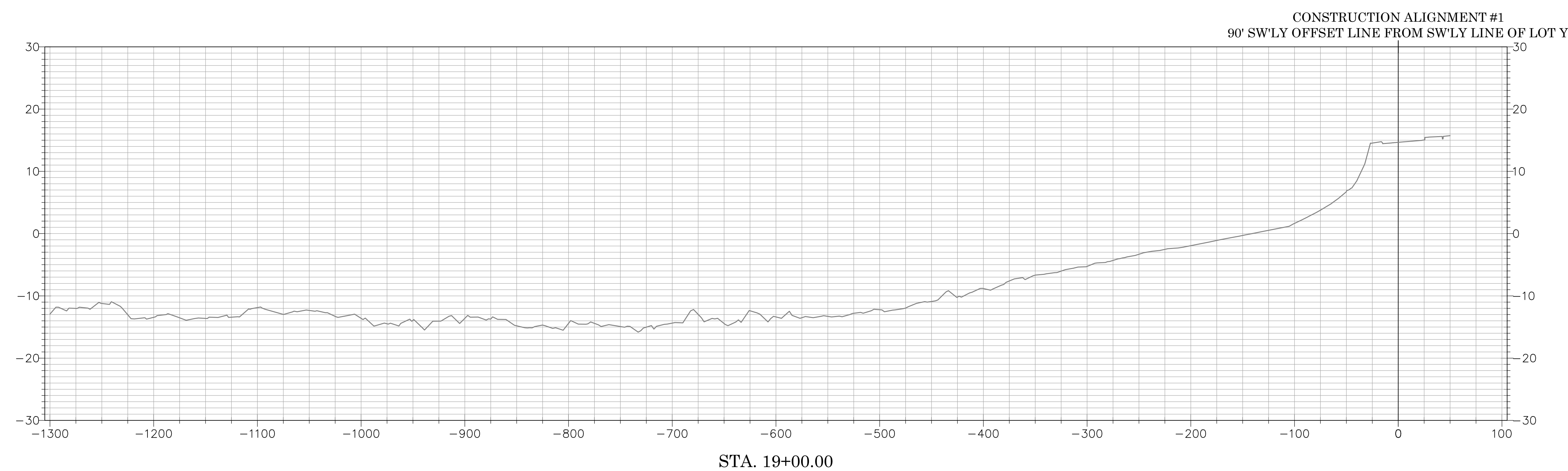
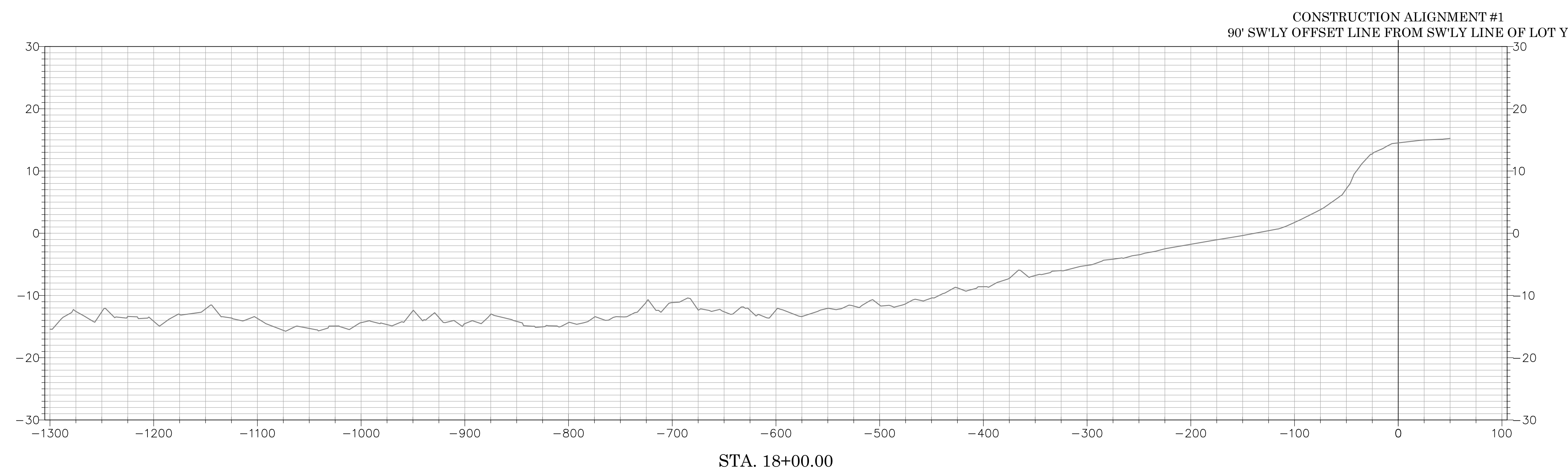
MARK	DATE	ITEM	COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT				
			CROSS SECTIONS				
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION				
			DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY		SHEET NO. 11 of 17
			MAPPING		BY: J. PEDRETTI		
			OFFICE CHECK		BY: E. MEDINA, PLS		
			FIELD CHECK		BY: J. RUSSO & PARTY		
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REVISIONS							



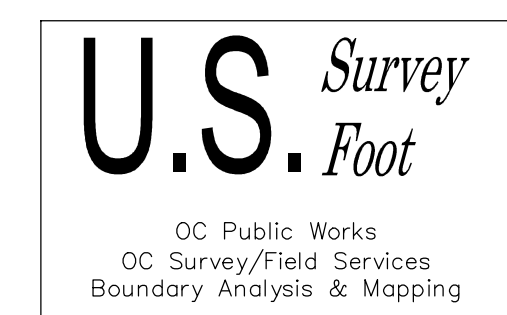
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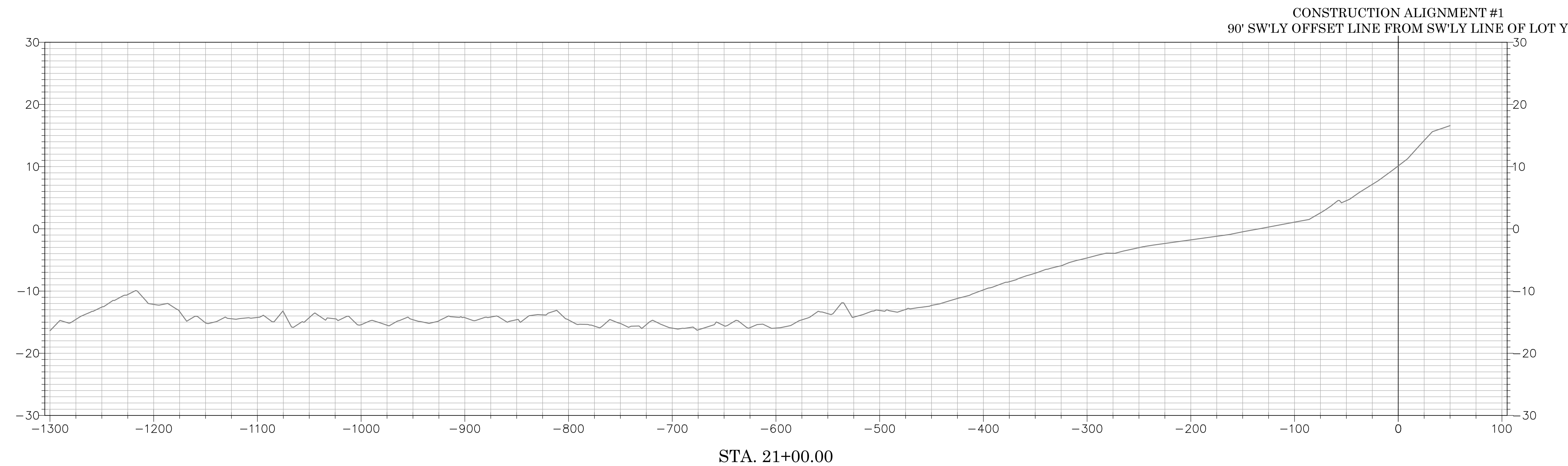
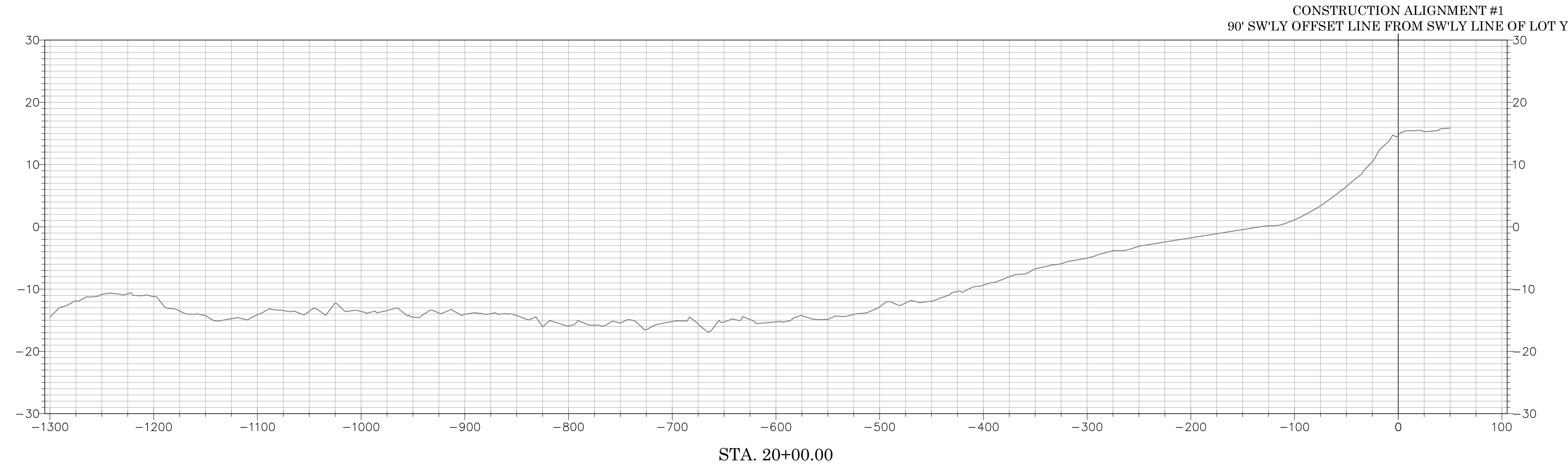
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CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT						
CROSS SECTIONS						
PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION						
		DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY		SHEET NO. 12 of 17
		MAPPING		BY: J. PEDRETTI		
		OFFICE CHECK		BY: E. MEDINA, PLS		
		FIELD CHECK		BY: J. RUSSO & PARTY		
MARK	DATE	ITEM		SCALE: 1" = 40'	W.O. #EX419185	FILE #2425PW-ENG0003
REVISIONS				FILE: CAPO SHORELINE_SECTIONS_2024.DWG		



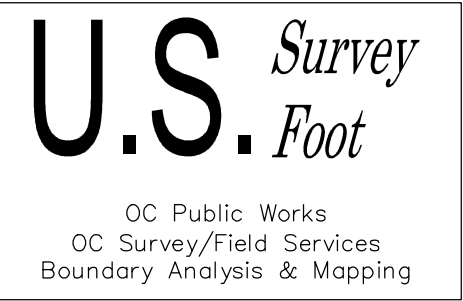
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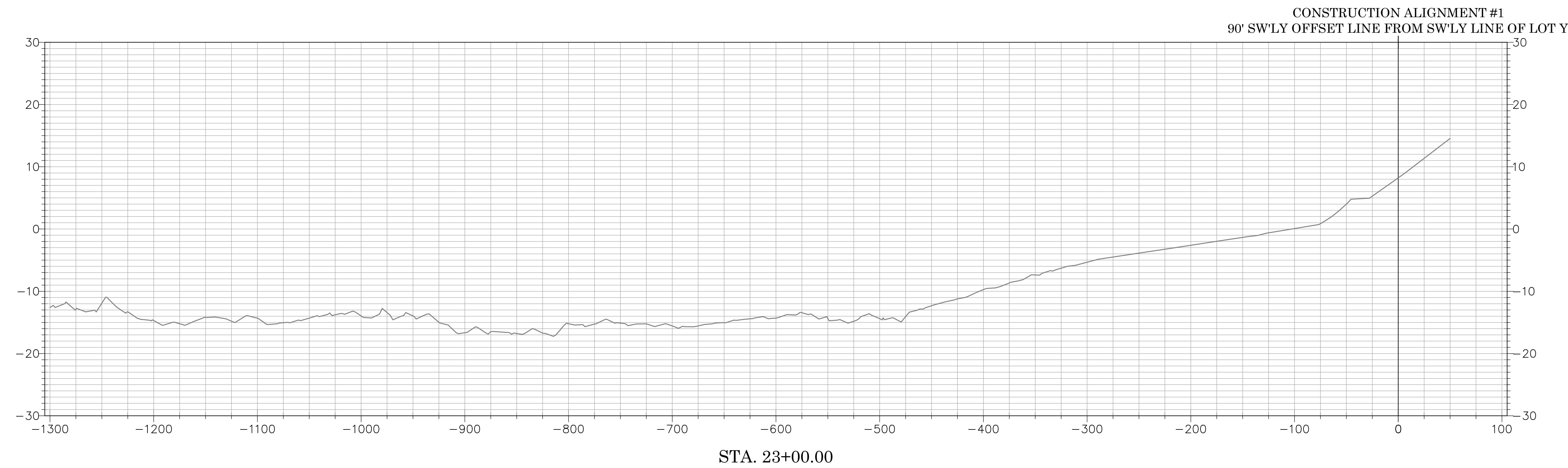
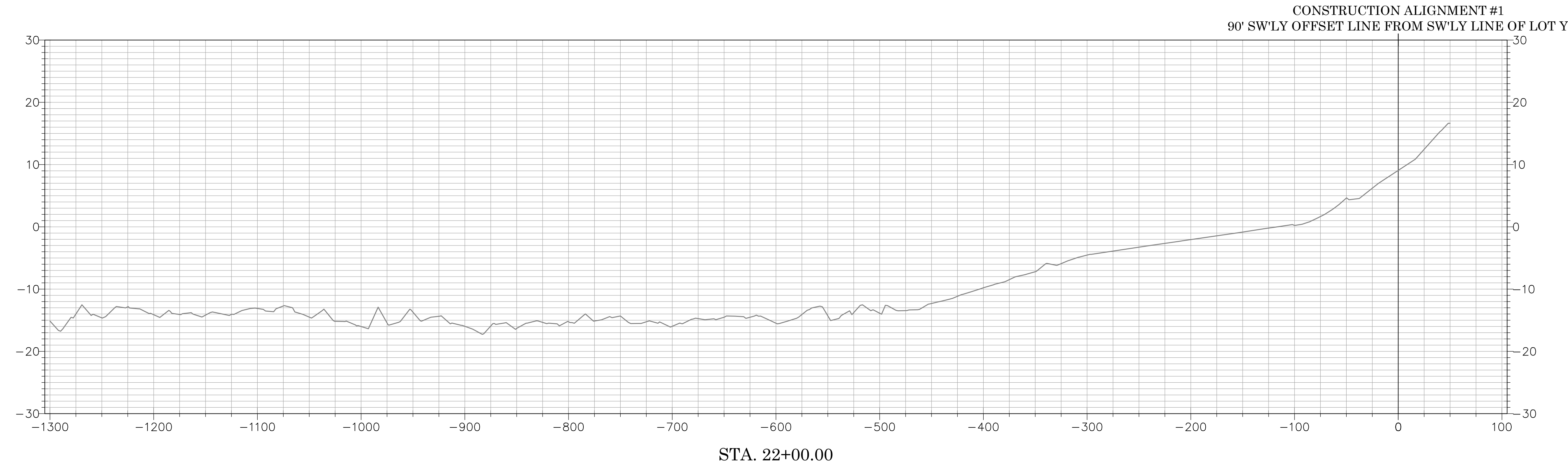
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			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT			
			CROSS SECTIONS			
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION			
			DATE OF SURVEY: 09/19/2024	BY: J. RUSSO & PARTY	SHEET NO. 13 of 17	
			MAPPING	BY: J. PEDRETTI		
			OFFICE CHECK	BY: E. MEDINA, PLS		
			FIELD CHECK	BY: J. RUSSO & PARTY		
MARK	DATE	ITEM	SCALE: 1" = 40'	W.O. #EX41918S	FILE #2425PW-ENG0003	
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REVISIONS						



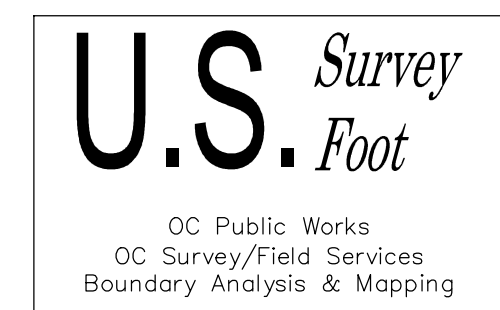
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			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT			
			CROSS SECTIONS			
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH			
			INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION			
			DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY	
			MAPPING		BY: J. PEDRETTI	
			OFFICE CHECK		BY: E. MEDINA, PLS	
			FIELD CHECK		BY: J. RUSSO & PARTY	
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MARK	DATE	ITEM	14 of 17			
REVISIONS						



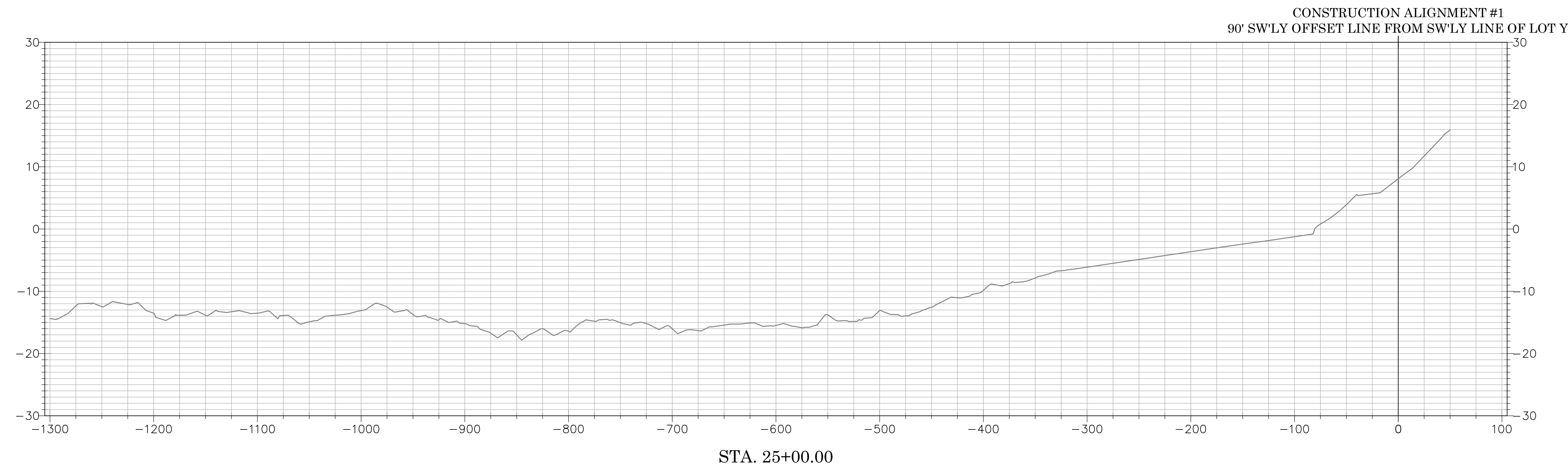
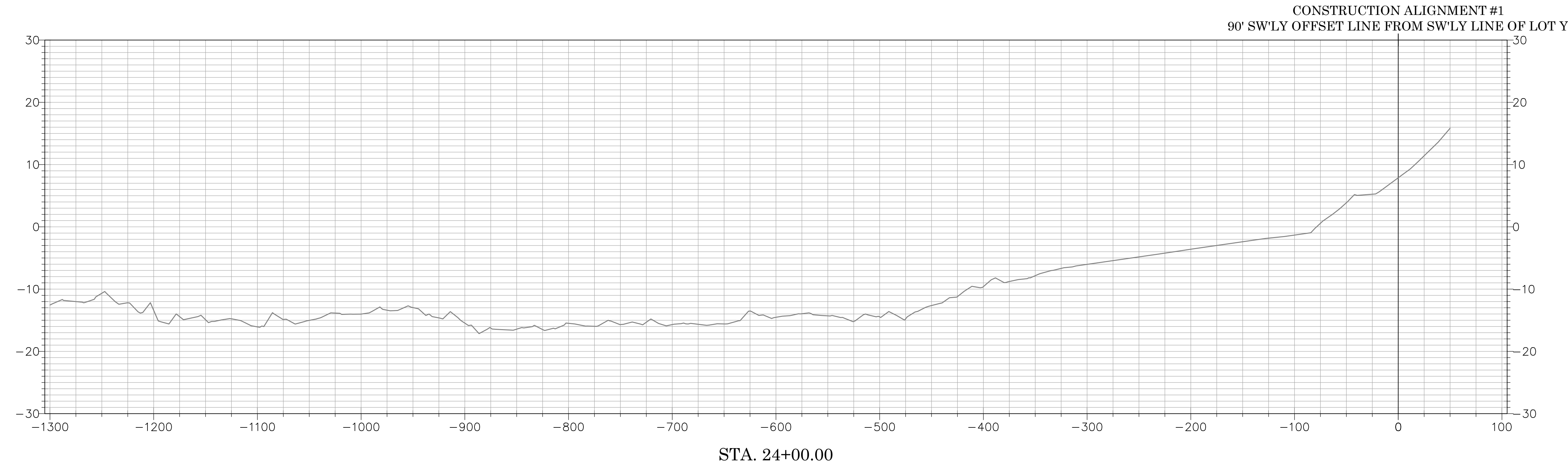
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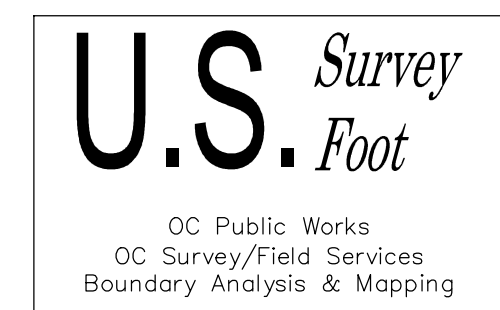
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			CROSS SECTIONS			
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION			
			DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY	
			MAPPING		BY: J. PEDRETTI	
			OFFICE CHECK		BY: E. MEDINA, PLS	
			FIELD CHECK		BY: J. RUSSO & PARTY	
			SCALE: 1" = 40'		W.O. #EX41918S	
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					FILE: CAPO SHORELINE SECTIONS_2024.DWG	
REVISIONS						

MARK	DATE	ITEM
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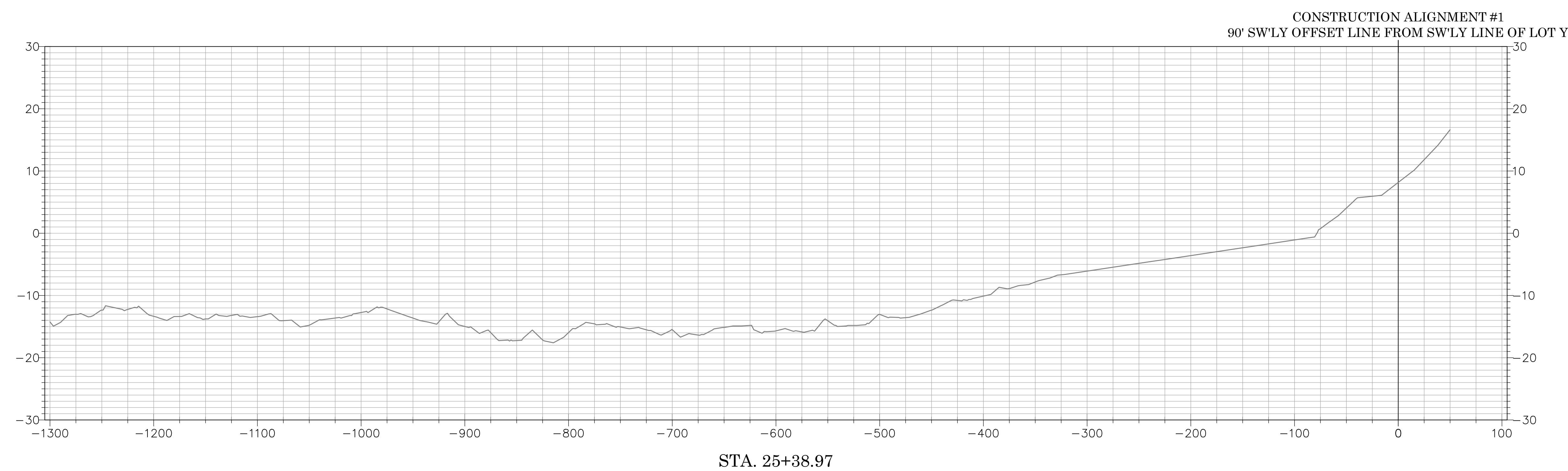
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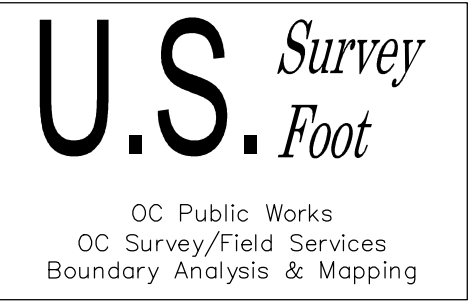
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			COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT			
			CROSS SECTIONS			
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POH INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION			
			DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY	SHEET NO. 16 of 17
			MAPPING		BY: J. PEDRETTI	
			OFFICE CHECK		BY: E. MEDINA, PLS	
			FIELD CHECK		BY: J. RUSSO & PARTY	
MARK	DATE	ITEM	SCALE: 1" = 40'		W.O. #EX41918S	FILE #2425PW-ENG0003
			REVISIONS		FILE: CAPO SHORELINE_SECTIONS_2024.DWG	



Vert. Scale: 1"=6'
Hor. Scale: 1"=60'



			COUNTY OF ORANGE OC PUBLIC WORKS/ENGINEERING SERVICES OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			CAPISTRANO BEACH NATURE BASED SHORELINE PROJECT				
			CROSS SECTIONS				
			PROJECT LIMITS: FROM SE'LY FROM THE BEACH RD AND POB				
			INTERSECTION TO APPROX. 1400' NW'LY OF SAID INTERSECTION				
			DATE OF SURVEY: 09/19/2024		BY: J. RUSSO & PARTY		SHEET NO. 17 of 17
			MAPPING		BY: J. PEDRETTI		
			OFFICE CHECK		BY: E. MEDINA, PLS		
			FIELD CHECK		BY: J. RUSSO & PARTY		
			MARK	DATE	ITEM	SCALE: 1" = 40' W.O. #EX419185 FILE # 2425PW-ENG0003	
REVISIONS							
FILE: CAPO_SHORELINE_SECTIONS_2024.DWG							