



OC PUBLIC WORKS DEPARTMENT

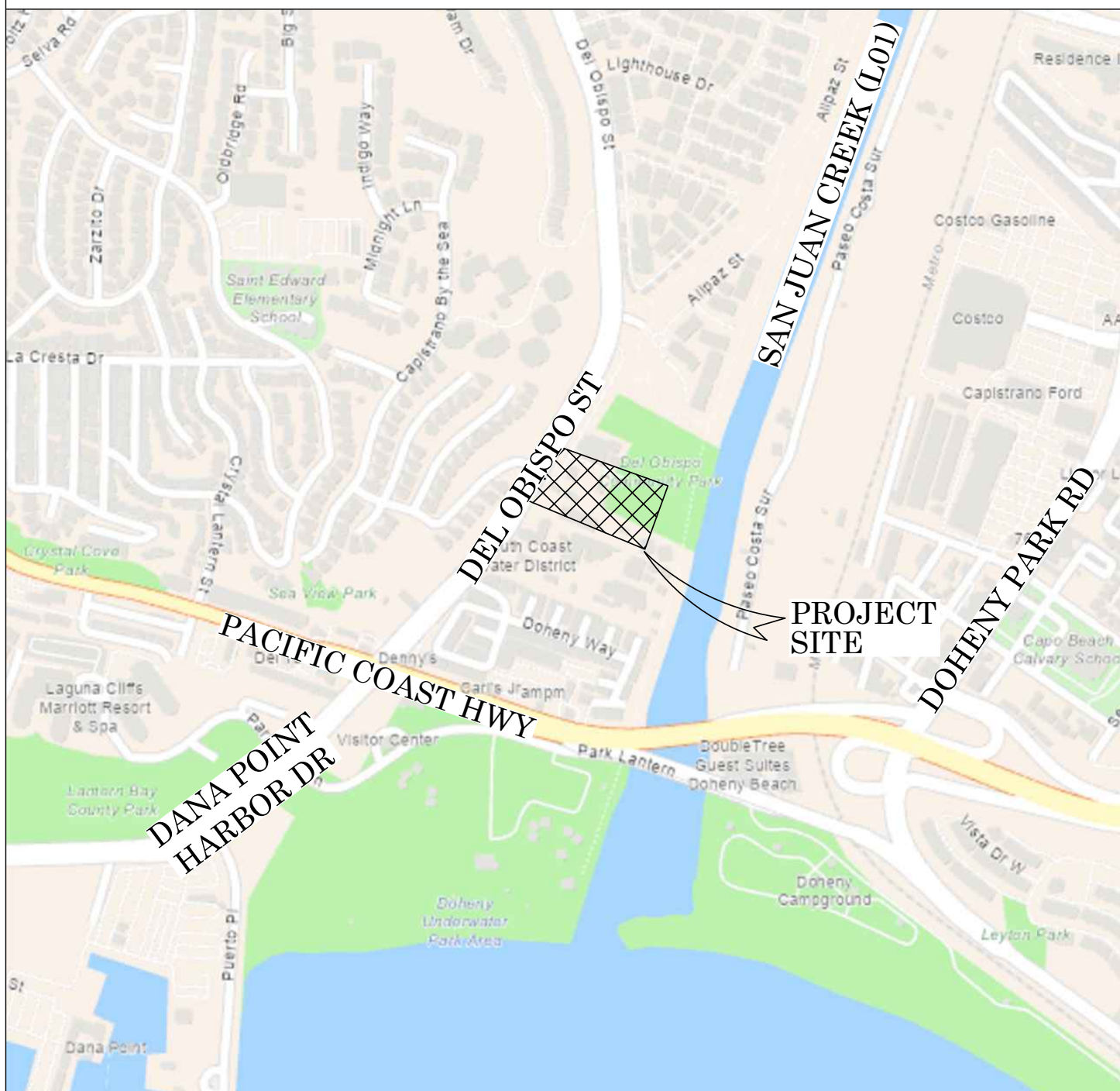
GI AT CAPISTRANO YARD

GREEN INFRASTRUCTURE IMPROVEMENT



FOUND CGPS "TRAK"
N: 2171992.61
E: 6088761.20
THIS IS A CONTINUOUS GPS STATION
(CGPS) AND IS PART OF THE CALIFORNIA
SPATIAL REFERENCE NETWORK (CSRN).

LOCATION 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 SURVEYORS'
ACT, THIS 15 DAY OF OCTOBER, 2024.

DocuSigned by:
Michael Kubiasty

MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



SENIOR LAND SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE
PROFESSIONAL LAND SURVEYORS' ACT; THIS 15 DAY OF
OCTOBER, 2024.

DocuSigned by:
David Bush

DAVID BUSH, PLS. SENIOR LAND SURVEYOR



U.S. Survey
Foot

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

TOPOGRAPHIC MAPPING PROJECT

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 "TRAK" BEING NORTH
60°31'32.71" 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 1.00003869.

THIS COMBINATION FACTOR WAS HELD AT: MONUMENT NOTE [5]
N: 2116823.35 E: 6124060.27 EL= 21.34'

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

VERTICAL DATUM

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

BENCHMARK: CALIFORNIA SPATIAL REFERENCE SYSTEM CONTINUOUSLY
OPERATING GLOBAL POSITIONING STATION (CGPS) "SBCC"

ELEVATION (ORTHOMETRIC HEIGHT) 406.335 FT 123.852 M

GEOID12B

PER DATA SHEET ON FILE WITH THE CALIFORNIA SPATIAL REFERENCE CENTER
(CSRC)

NOTES

THE SURVEY INFORMATION SHOWN HEREON IS TO BE USED FOR TOPOGRAPHIC
RELATIONSHIPS ONLY AND IS NOT INTENDED FOR LAND ACQUISITION OR
BOUNDARY PURPOSES.

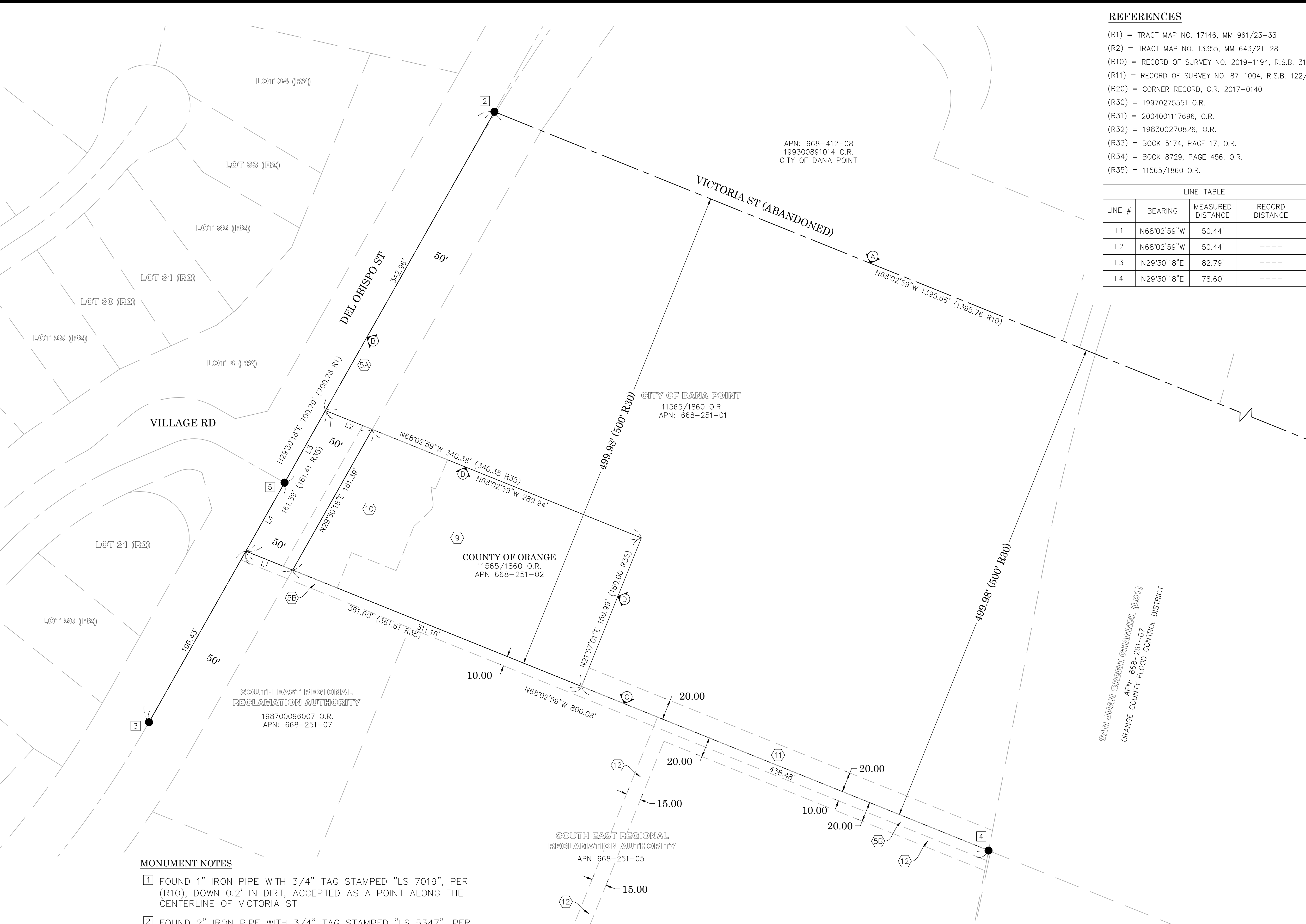
SHEET INDEX

SHEET	NO.	DESCRIPTION
SHEET 1		TITLE SHEET
SHEET 2		BOUNDARY SHEET
SHEETS 3-5		TOPOGRAPHIC MAP

PURPOSE OF SURVEY

THE PURPOSE OF THE SURVEY IS TO PROVIDE A TOPOGRAPHIC MAP AND RIGHT
OF WAY ESTABLISHMENT FOR THIS PORTION OF ROADWAY/CHANNEL/FACILITY.

				COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
				GI AT CAPISTRANO YARD GREEN INFRASTRUCTURE IMPROVEMENT		
				TITLE SHEET		
				PROJECT LIMITS: PERIMETER OF FACILITY ALONG WITH DRAINAGE AREA		
		DATE OF SURVEY: SEPT 2024		BY: J. RUSSO & PARTY	SHEET NO. 1 of 5	
		MAPPING		BY: J. PEDRETTI		
		OFFICE CHECK		BY: M. KUBISTY, PLS		
		FIELD CHECK		BY: J. RUSSO		
MARK	DATE	ITEM		SCALE: N.T.S.	W.O. #EV85132	FILE #2425PW-ER0001
		REVISIONS		FILE: CAPISTRANO_YARD_TOPO_2024.DWG		



REFERENCES

- (R1) = TRACT MAP NO. 17146, MM 961/23-33
(R2) = TRACT MAP NO. 13355, MM 643/21-28
(R10) = RECORD OF SURVEY NO. 2019-1194, R.S.B. 310/19-23
(R11) = RECORD OF SURVEY NO. 87-1004, R.S.B. 122/28-46
(R20) = CORNER RECORD, C.R. 2017-0140
(R30) = 19970275551 O.R.
(R31) = 2004001117696, O.R.
(R32) = 198300270826, O.R.
(R33) = BOOK 5174, PAGE 17, O.R.
(R34) = BOOK 8729, PAGE 456, O.R.
(R35) = 11565/1860 O.R.

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N68°02'59"W	50.44'	----
L2	N68°02'59"W	50.44'	----
L3	N29°30'18"E	82.79'	----
L4	N29°30'18"E	78.60'	----

NOTES

ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.

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.

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 "TRAK" BEING NORTH 60°32'32.71" 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 1.00003869.

COMBINATION FACTOR WAS HELD AT MONUMENT NOTE [5]
N: 2116823.35 E: 6124060.27 ELEVATION= 21.34'

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.

EASEMENT NOTES

- (5A) AN EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR ROAD PURPOSES, RECORDED 13TH APRIL, 1926, DESCRIBED PER DOCUMENT, IN BOOK 636, PAGE 363, OFFICIAL RECORDS. PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY ORDER #FBSC2401484, DATED AUGUST 19, 2024.
- (5B) EASEMENT GRANTED TO CAPISTRANO BEACH COUNTY WATER DISTRICT FOR RIGHT OF WAY PURPOSES, RECORDED 1ST OF APRIL, 1960, DESCRIBED PER DOCUMENT NO. 57560, IN BOOK 5174, PAGE 17, OFFICIAL RECORDS. PER COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER #1592524, DATED NOVEMBER 22, 1991
- (9) AGREEMENT BETWEEN CITY OF DANA POINT AND THE COUNTY OF ORANGE, RECORDED 16TH OF JUNE, 1997, DESCRIBED PER DOCUMENT NO. 19970275551, OFFICIAL RECORDS. PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY ORDER #FBSC2401484, DATED AUGUST 19, 2024.
- (10) EASEMENT GRANTED TO THE CITY OF DANA POINT FOR PARKING PURPOSES, RECORDED 16TH OF DECEMBER, 2004, DESCRIBED PER DOCUMENT NO. 2004001117696, OFFICIAL RECORDS. PER PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY ORDER #FBSC2401484, DATED AUGUST 19, 2024.
- (11) EASEMENT GRANTED TO SOUTH EAST REGIONAL RECLAMATION AUTHORITY FOR DRAINAGE PURPOSES, RECORDED 24TH OF JUNE, 1983, DESCRIBED AS R/W EASEMENT PARCEL 3, PER DOCUMENT NO. 83-270826, OFFICIAL RECORD. PER COUNTY OF ORANGE RIGHT OF WAY MAP L01-001a.
- (12) EASEMENT GRANTED TO CAPISTRANO BEACH SANITARY DISTRICT FOR PIPELINE PURPOSES, RECORDED 23RD OF SEPTEMBER, 1968, DESCRIBED PER DOCUMENT NO. 14970, IN BOOK 8729, PAGE 456, OFFICIAL RECORDS. PER COUNTY OF ORANGE RIGHT OF WAY MAP L01-001a.

MONUMENT NOTES

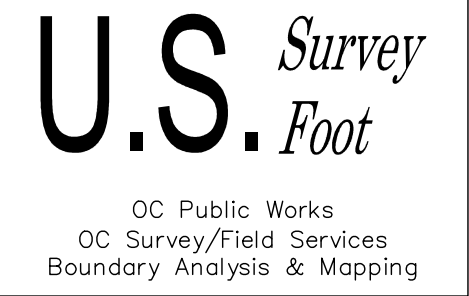
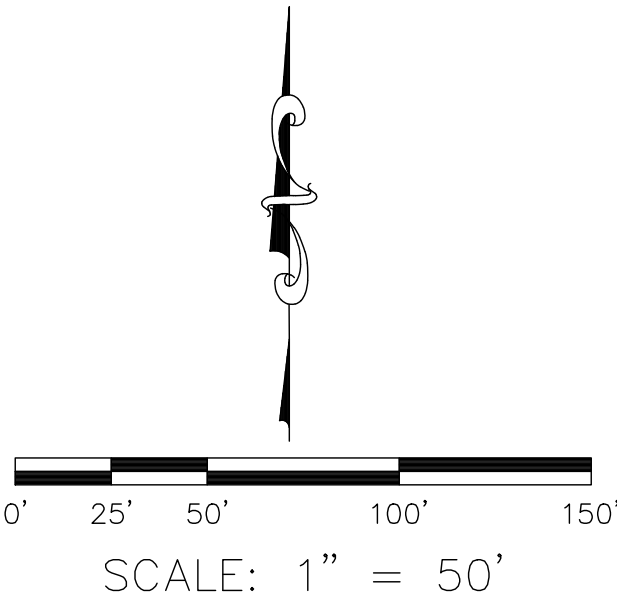
- [1] FOUND 1" IRON PIPE WITH 3/4" TAG STAMPED "LS 7019", PER (R10), DOWN 0.2' IN DIRT, ACCEPTED AS A POINT ALONG THE CENTERLINE OF VICTORIA ST
- [2] FOUND 2" IRON PIPE WITH 3/4" TAG STAMPED "LS 5347", PER (R1), DOWN 0.4' IN DIRT, ACCEPTED AS THE CENTERLINE INTERSECTION OF VICTORIA ST (ABANDONED) AND DEL OBISPO ST
- [3] FOUND 1" IRON PIPE WITH A PUNCHED PLASTIC CAP STAMPED "LS 5411", PER (R1), DOWN 0.5' IN DIRT, ACCEPTED AS THE BC ALONG THE CENTERLINE OF DEL OBISPO ST
- [4] FOUND SPIKE AND 1 1/2" WASHER STAMPED "ORANGE COUNTY SURVEYOR OCFCD R/W V25", PER (R11), FLUSH IN AC, S21°57'01"W 0.09' PERPENDICULAR FROM ESTABLISHMENT NOTE (D)
- [5] FOUND GEAR SPIKE AND 1 1/2" WASHER STAMPED "LS 8686", NO REF, IN LIEU OF PK NAIL TAGGED "LS5411", PER (R20), FLUSH IN AC, ACCEPTED AS THE CENTERLINE INTERSECTION OF DEL OBISPO ST AND VILLAGE RD

ESTABLISHMENT NOTES

- (A) ESTABLISHED THE CENTERLINE OF VICTORIA ST (ABANDONED) BY HOLDING A LINE BETWEEN MONUMENT NOTES [1] AND [2]
- (B) ESTABLISHED THE CENTERLINE OF DEL OBISPO ST BY HOLDING A LINE BETWEEN MONUMENT NOTES [2] AND [3]
- (C) ESTABLISHED THE SW'LY PROPERTY LINE, PER (R30), BY HOLDING A LINE PARALLEL WITH, AND A RECORD OFFSET DISTANCE OF 500', PER (R30), SW'LY OF LINE ESTABLISHMENT NOTE (A)
- (D) ESTABLISHED A PORTION OF 11565/1860 O.R. HOLDING RECORD ANGLES AND DISTANCES, PER (R35), FROM LINE ESTABLISHMENTS (B) AND (C)

LEGEND

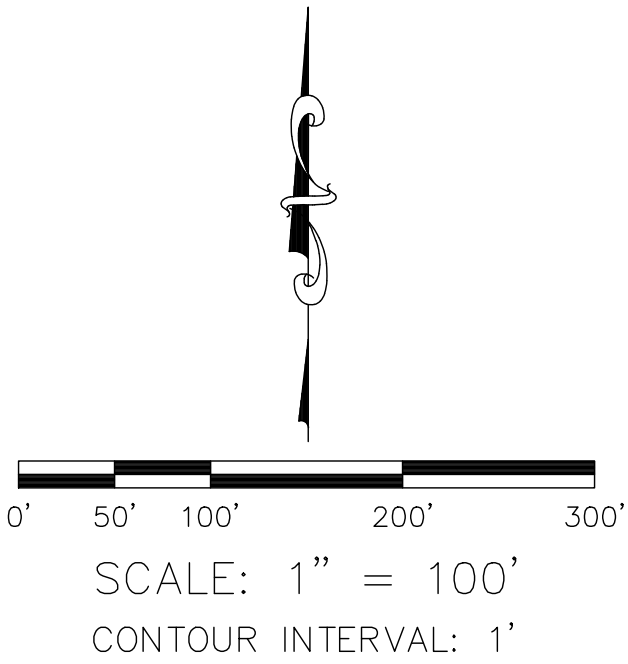
- FOUND MONUMENT AS NOTED
C CALC FROM RECORD MAP
R RECORD REFERENCE
O.R. OFFICIAL RECORDS



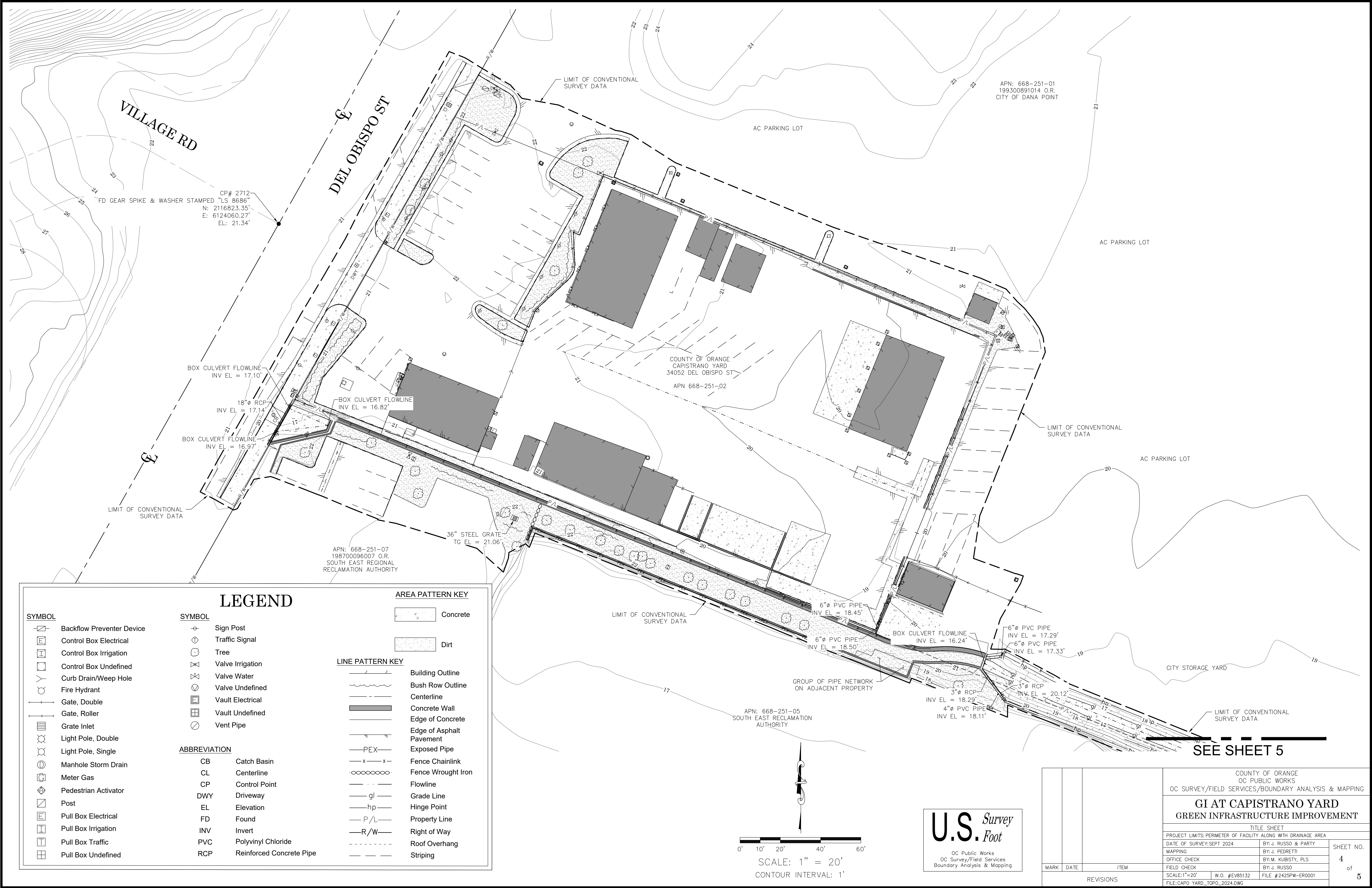
MARK	DATE	ITEM	COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
			GI AT CAPISTRANO YARD GREEN INFRASTRUCTURE IMPROVEMENT		
			BOUNDARY MAP		
			PROJECT LIMITS: PERIMETER OF FACILITY ALONG WITH DRAINAGE AREA		
			DATE OF SURVEY: SEPT 2024	BY: J. RUSSO & PARTY	SHEET NO. 2 of 5
			MAPPING	BY: J. PEDRETTI	
			OFFICE CHECK	BY: M. KUBISTY, PLS	
			FIELD CHECK	BY: J. RUSSO	
			SCALE: 1" = 50' W.O. #EV85132		
			FILE: CAPI_YARD_BNDY_2024.DWG		FILE #2425PW-ER0001
REVISIONS					



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	
GI AT CAPISTRANO YARD GREEN INFRASTRUCTURE IMPROVEMENT			
TITLE SHEET			
PROJECT LIMITS: PERIMETER OF FACILITY ALONG WITH DRAINAGE AREA			
DATE OF SURVEY: SEPT 2024		BY: J. RUSSO & PARTY	SHEET NO. 3 of 5
MAPPING		BY: J. PEDRETTI	
OFFICE CHECK		BY: M. KUBISTY, PLS	
FIELD CHECK		BY: J. RUSSO	
SCALE: 1"=100'		W.O. #EV85132	FILE #2425PW-ER0001
FILE: CAPO_YARD_TOPO_2024.DWG			
MARK	DATE	ITEM	REVISIONS



SYMBOL

- Backflow Preventer Device
- Control Box Electrical
- Control Box Irrigation
- Control Box Undefined
- Curb Drain/Weep Hole
- Fire Hydrant
- Gate, Double
- Gate, Roller
- Grate Inlet
- Light Pole, Double
- Light Pole, Single
- Manhole Storm Drain
- Meter Gas
- Pedestrian Activator
- Post
- Pull Box Electrical
- Pull Box Irrigation
- Pull Box Traffic
- Pull Box Undefined

SYMBOL

- Sign Post
- Traffic Signal
- Tree
- Valve Irrigation
- Valve Water
- Valve Undefined
- Vault Electrical
- Vault Undefined
- Vent Pipe

ABBREVIATION

- | | |
|-----|--------------------------|
| CB | Catch Basin |
| CL | Centerline |
| CP | Control Point |
| DWY | Driveway |
| EL | Elevation |
| FD | Found |
| INV | Invert |
| PVC | Polyvinyl Chloride |
| RCP | Reinforced Concrete Pipe |

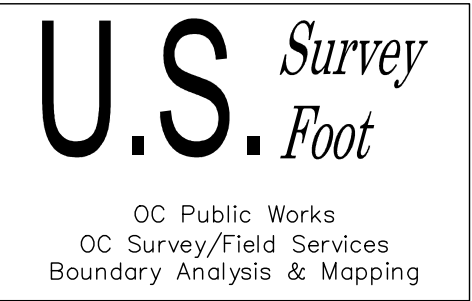
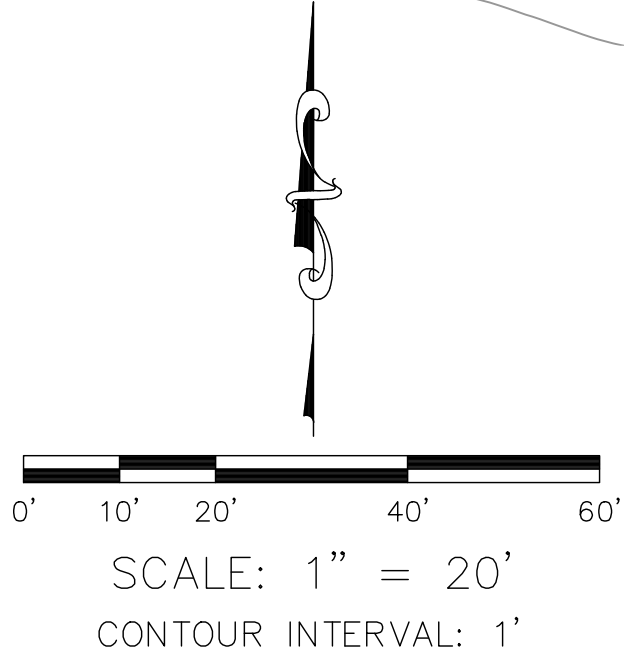
AREA PATTERN KEY

- Concrete
- Dirt

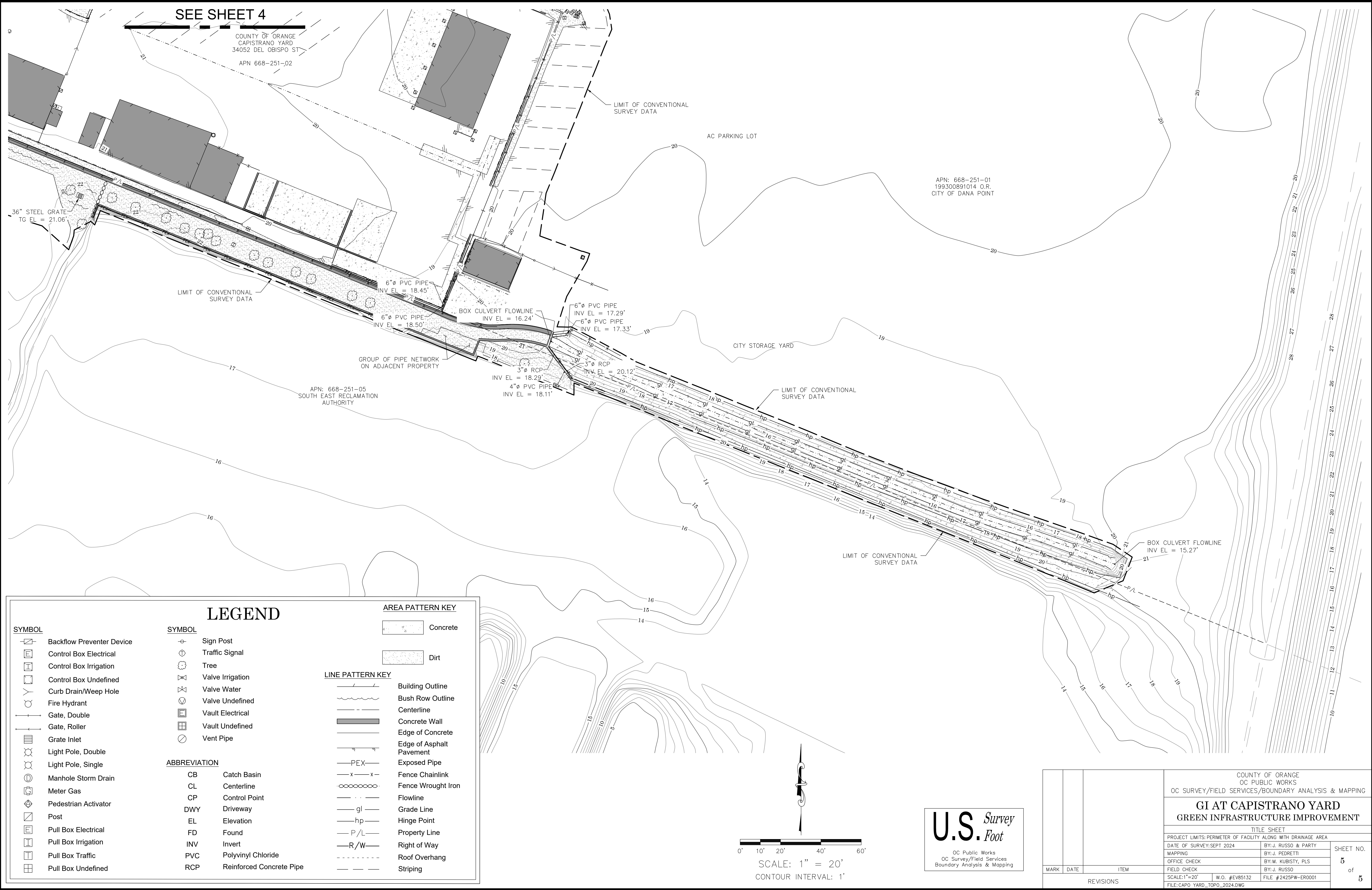
LINE PATTERN KEY

- Building Outline
- Bush Row Outline
- Centerline
- Concrete Wall
- Edge of Concrete
- Edge of Asphalt Pavement
- Exposed Pipe
- Fence Chainlink
- Fence Wrought Iron
- Flowline
- Grade Line
- Hinge Point
- Property Line
- Right of Way
- Roof Overhang
- Striping

SEE SHEET 5



COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
GI AT CAPISTRANO YARD GREEN INFRASTRUCTURE IMPROVEMENT			
TITLE SHEET			
PROJECT LIMITS: PERIMETER OF FACILITY ALONG WITH DRAINAGE AREA			
DATE OF SURVEY: SEPT 2024	BY: J. RUSSO & PARTY	SHEET NO.	
MAPPING	BY: J. PEDRETTI	4	
OFFICE CHECK	BY: M. KUBISTY, PLS	of	
FIELD CHECK	BY: J. RUSSO	5	
SCALE: 1"=20'	W.O. #EV85132		
FILE: CAPO_YARD_TOPO_2024.DWG	FILE #2425PW-ER0001		
MARK	DATE	ITEM	REVISIONS

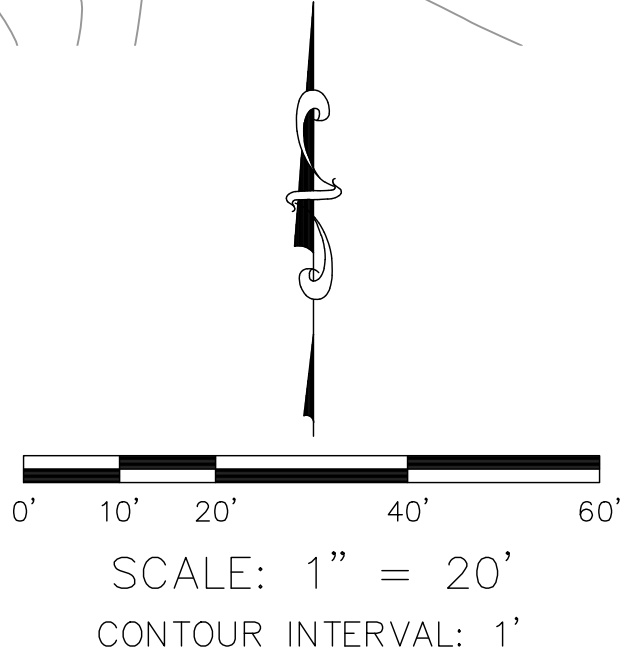


- SYMBOL**
- Backflow Preventer Device
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 - Light Pole, Double
 - Light Pole, Single
 - Manhole Storm Drain
 - Meter Gas
 - Pedestrian Activator
 - Post
 - Pull Box Electrical
 - Pull Box Irrigation
 - Pull Box Traffic
 - Pull Box Undefined

- SYMBOL**
- Sign Post
 - Traffic Signal
 - Tree
 - Valve Irrigation
 - Valve Water
 - Valve Undefined
 - Vault Electrical
 - Vault Undefined
 - Vent Pipe

- ABBREVIATION**
- | | |
|-----|--------------------------|
| CB | Catch Basin |
| CL | Centerline |
| CP | Control Point |
| DWY | Driveway |
| EL | Elevation |
| FD | Found |
| INV | Invert |
| PVC | Polyvinyl Chloride |
| RCP | Reinforced Concrete Pipe |

- AREA PATTERN KEY**
- Concrete
 - Dirt
- LINE PATTERN KEY**
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 - Bush Row Outline
 - Centerline
 - Concrete Wall
 - Edge of Concrete
 - Edge of Asphalt Pavement
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U.S. Foot
OC Public Works
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		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
GI AT CAPISTRANO YARD GREEN INFRASTRUCTURE IMPROVEMENT					
TITLE SHEET					
PROJECT LIMITS: PERIMETER OF FACILITY ALONG WITH DRAINAGE AREA					
DATE OF SURVEY: SEPT 2024		BY: J. RUSSO & PARTY		SHEET NO. 5 of 5	
MAPPING		BY: J. PEDRETTI			
OFFICE CHECK		BY: M. KUBISTY, PLS			
FIELD CHECK		BY: J. RUSSO			
MARK	DATE	ITEM	SCALE: 1"=20' W.O. #EV85132		FILE #2425PW-ER0001
REVISIONS			FILE: CAPO_YARD_TOPO_2024.DWG		