

RECORD OF SURVEY

2008-1124

ACCEPTED AND FILED AT
THE REQUEST OF THE
ORANGE COUNTY
SURVEYOR

DATE MAY 14, 2009
TIME 11:07 AM FEE \$10.00
INSTRUMENT # 2009000242317
BOOK 234 PAGE 9-10 & 15

TOM DALY

COUNTY CLERK-RECORDER
BY Rui Hernandez
DEPUTY

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
THOSE PORTIONS OF LOTS 10 AND 11 OF EL MODENA CITRUS LANDS, IN SAID COUNTY AND STATE,
AS SHOWN ON A MAP RECORDED IN BOOK 6 PAGE 32 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

JOHN Rutherford McDONALD, P.L.S. 6728
DATE OF SURVEY AUGUST 2008

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH
SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S
ACT THIS 13TH DAY OF MAY, 2009

Ray L. Mathe DEPUTY
RAYMOND L. MATHE, COUNTY SURVEYOR
L.S. 6185, EXPIRATION DATE 03-31-10



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS
THE SOUTHEASTERLY LINE OF LOT 10
BEING N35°18'45"E PER A PARCEL MAP
IN BOOK 5 PAGE 41 OFFICIAL RECORDS,
ORANGE COUNTY, CALIFORNIA.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
THE REQUIREMENTS OF THE PROFESSIONAL LAND
SURVEYOR'S ACT AT THE REQUEST OF GORDON CHESEBRO,
PEDRO GOMEZ IN AUGUST, 2008.

John Rutherford McDonald 5-8-2009
JOHN Rutherford McDONALD P.L.S. 6728
EXP. 9/30/2010.



STATEMENT OF PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH AND
MONUMENT THE PROPERTY CORNERS FOR THE PROPERTY
DESCRIBED AS PARCEL 1 PER A DEED RECORDED 05-AUG-1994 AS
INSTRUMENT NO. 94-0489436, OFFICIAL RECORDS, ORANGE
COUNTY, CALIFORNIA. AND PROPERTY DESCRIBED AS PARCEL 1 PER
A DEED RECORDED MARCH 28, 2006 AS INSTRUMENT NO.
2006000201816, OFFICIAL RECORDS, ORANGE COUNTY,
CALIFORNIA.

ESTABLISHMENT NOTES:

NOTES:

- (x) RECORD INFORMATION PER MAP OF EL MODENA CITRUS
LANDS, M.M. BOOK 6, PAGE 32, OFFICIAL RECORDS,
ORANGE COUNTY, CALIFORNIA.
- ((x)) RECORD INFORMATION PER A RECORD OF SURVEY BOOK
45 PAGE 22 OFFICIAL RECORDS, ORANGE COUNTY,
CALIFORNIA.
- [x] RECORD INFORMATION PER CSTB 138/47-52
OFFICIAL RECORDS, ORANGE COUNTY,
CALIFORNIA
- [[x]] RECORD INFORMATION PER RECORD OF
SURVEY BOOK 29 PAGE 19 OFFICIAL RECORDS,
ORANGE COUNTY, CALIFORNIA
- <<x> RECORD INFORMATION PER A PARCEL MAP IN BOOK 5
PAGE 41 OFFICIAL RECORDS, ORANGE COUNTY,
CALIFORNIA.
- {x} RECORD INFORMATION PER A PARCEL MAP IN BOOK 1
PAGE 13 OFFICIAL RECORDS, ORANGE COUNTY,
CALIFORNIA
- {{x}} RECORD INFORMATION PER A PARCEL MAP IN BOOK 1
PAGE 2 OFFICIAL RECORDS, ORANGE COUNTY,
CALIFORNIA
- {<<x>} RECORD INFORMATION PER TRACT MAP 7723 RECORDED
IN BOOK 335, PAGES 48-50 OFFICIAL RECORDS
ORANGE COUNTY, CALIFORNIA.
- <<<x>> RECORD INFORMATION PER A RECORD OF SURVEY IN
BOOK 26, PAGE 21 OFFICIAL RECORDS,
ORANGE COUNTY, CALIFORNIA.
- R1 DEED RECORDED 05-AUG-1994 AS INSTRUMENT NO.
94-0489436 O.R.
- R2 DEED RECORDED 01-APR-1988 AS INSTRUMENT NO.
88-148734 O.R.
- R3 DEED RECORDED 20-FEB-1956 IN BOOK 3404
PAGE 599 O.R.
- R4 DEED RECORDED 28-MARCH-2006 AS INSTRUMENT NO.
2006000201816 O.R.
- R5 DEED RECORDED AUGUST 25, 1953 IN BOOK 2562/12 O.R.
- R6 DEED RECORDED 04-NOVEMBER-2002 AS INSTRUMENT
20020967864 O.R. NOT DEPICTED ON THIS MAP
- R7 DEED RECORDED 10-OCTOBER-2007 AS INSTRUMENT
2007000622908 O.R.
- R8 DEED RECORDED 8 JUNE 1953 IN BOOK 2535/1 O.R.
- R9 DEED RECORDED 4 MARCH 1954 IN BOOK 2680/351 O.R.

- THE NORTHWESTERLY BOUNDARY OF LOT 10 EL MODENA CITRUS
LANDS M.M. 6 / 32 WAS ESTABLISHED BETWEEN A FOUND 1" IP
ACCEPTED AS THE MOST NORTHERLY CORNER OF PARCEL 2 P.M. 5
/41 AND A FOUND BOLT PER CSTB 138-49 ON THE CENTERLINE OF
CRAWFORD CANYON ROAD.
- THE SOUTHEASTERLY BOUNDARY OF LOT 10 EL MODENA CITRUS
LANDS M.M. 6 / 32 WAS ESTABLISHED BETWEEN A FOUND 1" IP
ACCEPTED AS THE MOST NORTHERLY CORNER OF LOT 11 OF SAID
M.M. AND A FOUND BOLT PER P.M. 1 / 2.
- THE SOUTHEASTERLY BOUNDARY OF LOT 11 EL MODENA CITRUS
LANDS M.M. 6 / 32 WAS ESTABLISHED BETWEEN A FOUND 2" IP
PER TRACT 7723 335 /48-50 ON THE CENTERLINE OF DANIGER
ROAD AND FOUND 2" IP PER TRACT 7723 335 /48-50 ON THE
CENTERLINE OF CRAWFORD CANYON ROAD.
- NO EFFORT WAS MADE TO RE-TRACE THE CENTERLINE OF
CRAWFORD CANYON ROAD.
- (A) FOUND A 1" IRON PIPE UP 0.3 WITH A BRASS TAG LS 2210. NO
REF. ACCEPTED AS BEING THE MOST SOUTHERLY CORNER OF PARCEL
1 IN DEED 2680 PAGE 351. ALSO BEING THE MOST NORTHERLY
CORNER OF PARCEL 1 IN DEED RECORDED AS 2006000201816.
- (B) ESTABLISHED BY INTERSECTION PARALLEL 160.00' TO CENTERLINE
DANIGER ROAD AND THROUGH MONUMENTS "A" AND "C". ACCEPTED AS
THE MOST NORTHERLY CORNER OF R8.
- FOUND A 1" IRON PIPE FLUSH WITH NO TAG AND NO REFERENCE. SAID
POINT WAS FOUND TO BE S 11°56'27" E 0.35' FROM THE ESTABLISHED
CORNER. DUE TO IT BEING IN THE FOUNDATION OF A FENCE POST I DID
NOT ACCEPTED IT AS THE MOST NORTHERLY CORNER OF THE SENIOR
TITLE BEING 2535 PAGE 1 O.R..
- (C) FOUND A 1/2" IRON PIPE DOWN 0.5' WITH NO TAG AND NO REFERENCE
S 54°28'47" E 0.32'. SAID POINT WAS HELD FOR LINE OF THE MOST
NORTHEASTERLY BOUNDARY OF A PARCEL DESCRIBED IN DEED 2535
PAGE 1 O.R.
- (D) THIS CORNER WAS ESTABLISHED AT THE INTERSECTION OF THE
NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE
PROPERTY DESCRIBED IN DEED 2535 PAGE 1 OFFICIAL RECORDS, THIS LINE
IS ESTABLISHED BY THE PROLONGATION OF THE LINE FOUND BETWEEN "E"
AND "F" AND THE NORTHWESTERLY BOUNDARY OF LOT 11 EL MODENA
CITRUS LANDS M.M. 6/32.
- (E) THIS CORNER WAS ESTABLISH AT THE INTERSECTION OF A LINE 160.00'
PARALLEL TO THE CENTER LINE OF DANIGER ROAD BEING
S 35°11'00" W A DISTANCE OF 151.48 FROM POINT "B" AND THE
SOUTHERLY LINE OF LAND DESCRIBED IN DEED 2562 PAGE 12 OFFICIAL
RECORDS.
- (F) THIS POINT WAS ESTABLISHED AT THE RECORD DISTANCE OF 151.62
DESCRIBED IN DEED 2535 PAGE 1 ON A BEARING OF S 35°11'00" W
THAT IS PARALLEL TO THE CENTERLINE OF DANIGER ROAD. THIS POINT
IS IN MY PROFESSIONAL OPINION IS THE MOST EASTERLY CORNER OF
SAID DEED.
- (G) FOUND A 1" IP NO TAG. NO REFERENCE. SAID CORNER WAS
N 71°43'48"E 0.74' FROM THE TRUE POSITION. DUE TO THIS CORNER
BEING FOUND INSIDE A WATER METER BOX I DID NOT ACCEPTED IT AS
THE MOST WESTERLY CORNER OF LAND DESCRIBED IN DEED
2007000622908 O.R.
- (H) FOUND A 1" IP/TAG RCE 9851, UP 0.4 THIS CORNER WAS ACCEPTED
AS THE MOST EASTERLY CORNER OF PARCEL 4 PARCEL MAP 5/41.
- (I) ESTABLISHED AT THE RECORD DISTANCE FROM POINT "X" AND IS ON
THE SOUTHEASTERLY BOUNDARY OF LOT 11 EL MODENA CITRUS LANDS
M.M. 6/32.

- (J) FOUND A 3/4" IP DOWN 0.3' LS 2210, NO RECORD. THIS CORNER WAS
ACCEPTED AS THE MOST WESTERLY CORNER OF PARCEL 2 OF LAND
DESCRIBED IN INST. 94-0489436 O.R.
- (K) SET THIS CORNER AT THE DEED DISTANCE CALLED FOR IN R 1.
- (L) SET THIS CORNER AT A POSITION HOLDING BEARINGS AND DISTANCES
CALLED FOR IN SENIOR DEED RECORDED ON 4/ 1/1988 AS
INSTRUMENT # 88-148734 O.R.
- (M) FOUND A BOLT DOWN 0.2' PER PARCEL MAP 5 /41. THIS CORNER
WAS ACCEPTED AS THE POINT CALLED OUT IN CSTB 138-49 BEING
S 35°18'45" W 30.11' FROM THE MOST SOUTHERLY CORNER OF LOT 10
OF EL MODENA CITRUS LANDS.
- (N) FOUND A 1" IP DOWN 0.3' WITH AN ILLEGIBLE TAG. THIS CORNER WAS
ACCEPTED AS THE MOST WESTERLY CORNER OF PARCEL 1 OF PM 5
/41.
- (O) SET THIS CORNER AT THE RECORD DISTANCE FROM POINT "M" PER R1.
- (P) SET THIS CORNER ON THE SOUTHWESTERLY BOUNDARY OF THE PARCEL
MAP IN BOOK 5 PAGE 41 AT A DISTANCE OF 50.00' PER DEED FOR
PARCEL 1 1994-0489436 O.R.
- (Q) SET THIS CORNER ON THE SOUTHWESTERLY BOUNDARY OF THE PARCEL
MAP IN BOOK 5 PAGE 41 AT THE DISTANCE 175.00' FROM "R" CALLED
FOR IN DEED IN BOOK 3404 PAGE 599 O.R.
- (R) CALCULATED THIS POINT ON LINE FROM POINT "N" TO POINT "U" AT
THE RECORD DISTANCE 349.75' FROM POINT "U".
- (S) EASTABLISHED AT RECORD DISTANCE 239.75 PER RS 45/22 ON THE
NORTHWESTERLY BOUNDARY OF LOT 10 EL MODENA CITRUS LANDS AND
ACCEPTED AS THE BEGINNING OF CURVE FOR R3.
- (T) SET THIS POINT ON A RADIAL FROM THE THE TRUE POINT OF BEGINNING
OF SAID PARCEL 2 DESCRIBED IN R3 AT A DISTANCE OF 176.23'.
- (U) FOUND A BOLT DOWN 0.2' PER CSTB 138-49 AND PM 5 /41 AND
WAS ACCEPTED AS THE SOUTHWESTERLY PROJECTION OF THE
NORTHWESTERLY BOUNDARY OF LOT 10 EL MODENA CITRUS LANDS
AND THE CENTERLINE OF CRAWFORD CANYON ROAD.
- (V) FOUND A STANDARD O.C.S. WELL MON 2" IP AND A BRASS CAP
RCE 20106 DOWN 1.9' PER TRACT 7723 M.M. 335/48-50. THIS
POINT AND POINT "Z" DEFINE THE SOUTHEASTERLY BOUNDARY OF
LOT 11 EL MODENA CITRUS LANDS M.M. 6/32.
- (W) FOUND A NUMBER OF C-NAILS IN THIS AREA FOUND ONE TO BE ON
THE CENTER LINE OF CRAWFORD CANYON ROAD AND FOUND A
C-NAIL WITH AN OCS TAG BUT FOUND NO REFERENCE. WE DID NOT
ACCEPT THESE POINTS AS THE CENTER LINE OF SAID ROAD.
- (X) ESTABLISHED BY INTERSECTING THE NORTHEASTERLY BOUNDARY OF
THE PARCEL DESCRIBED IN DEED 2535 PG 1 O.R. AND THE CENTERLINE
OF DANIGER ROAD.
- (Y) FOUND A VERY OLD 1" IP UP 0.5' NO TAG AND NO REFERENCE.
ACCEPTED AS THE 3/4" IP NOTED ON PARCEL MAP 1 /2 AND WAS
ACCEPTED AS THE MOST NORTHERLY CORNER OF LOT 11 EL MODENA
CITRUS LANDS
- (Z) FOUND A STANDARD O.C.S. WELL MON 2"IP WITH A BRASS CAP RCE
20106 DOWN 1.7' PER TR 7723 M.M. 335 /48-50. ACCEPTED AS A
POINT ON THE CENTERLINE OF DANIGER ROAD AND THE
SOUTHEASTERLY LINE OF SAID LOT 11.

SHEET 2 OF 2

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JOHN Rutherford McDonald, P.L.S. 6728
DATE OF SURVEY AUGUST 2008

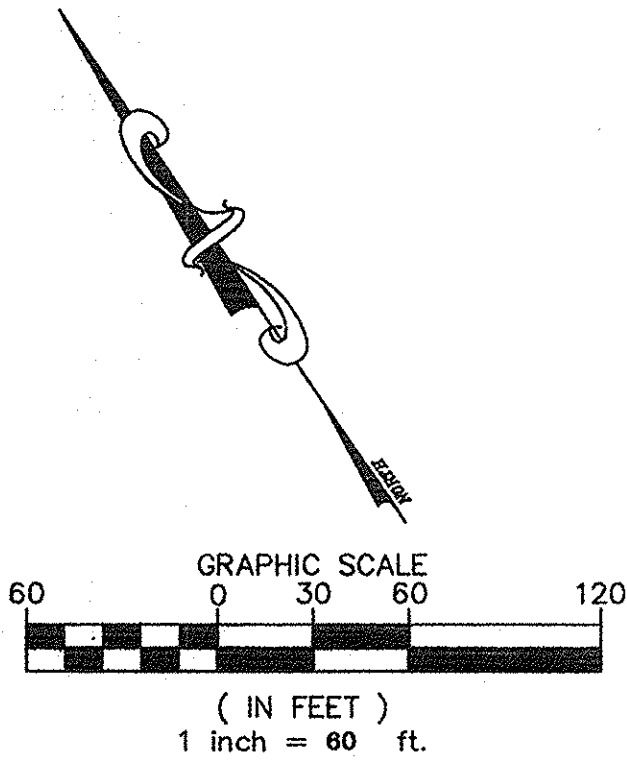


TABLE REPRESENT RECONSTRUCTION OF R3

LINE	LENGTH	BEARING	
L1	44.42	N28°45'02"W	MEAS
L1	44.44	N28°45'00"W	R3
L2	30.00	N61°14'58"E	M&R3

CURVE	LENGTH	RADIUS	DELTA	
C1	27.54	18.00	87°39'33"	R3
C1	27.40	18.00	87°13'41"	MEAS
C2	147.81	424.85	19°56'00"	MEAS
C2	147.67	424.85	19°55'04"	R3
C3	27.19	424.85	3°40'00"	M&R3

MONUMENT NOTES:

- FOUND MONUMENT AS NOTED
- SET 1" IRON PIPE P.L.S. 6728 FLUSH
- SFN SEARCHED. FOUND NOTHING.
- PI POINT OF INTERSECTION.

