



OC PUBLIC WORKS DEPARTMENT

KEVIN ONUMA, DIRECTOR OF PUBLIC WORKS

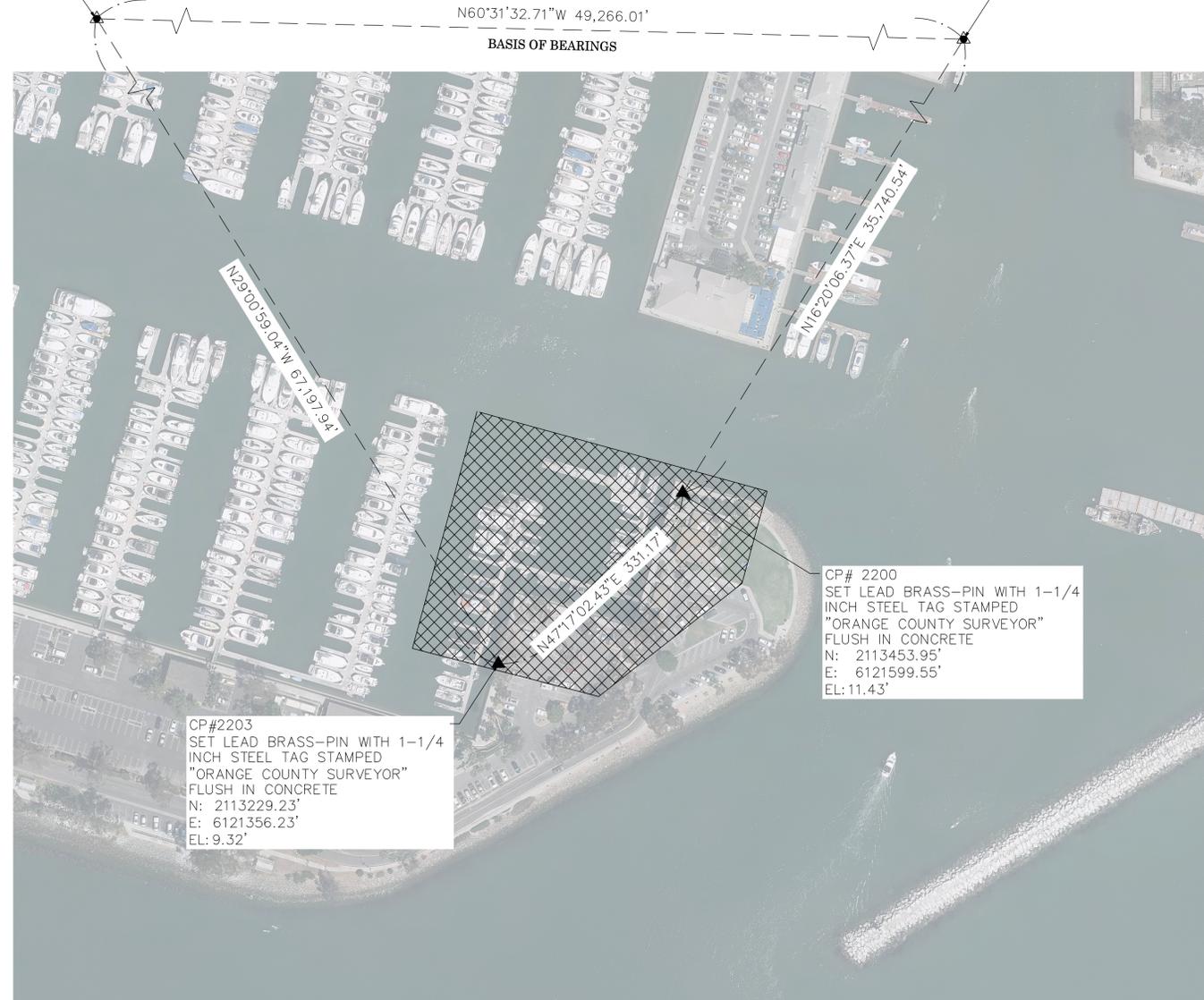
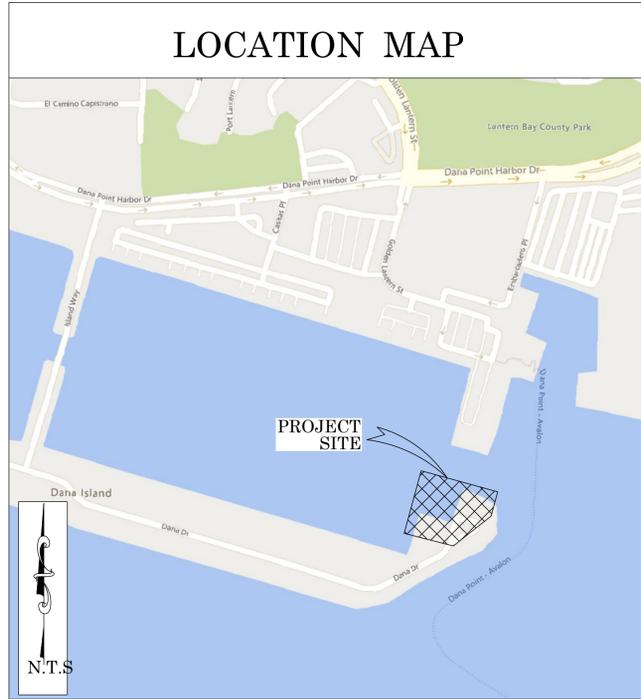
DANA POINT HARBOR

HARBOR PATROL TOPOGRAPHY



FOUND CGPS "TRAK"
 N: 2171992.61
 E: 6088761.2
 THIS IS A CONTINUOUS OPERATING
 GLOBAL POSITIONING STATION (CGPS)
 AND IS PART OF THE CALIFORNIA
 SPATIAL REFERENCE SYSTEM (CSRS).

FOUND CGPS "SBCC"
 N: 2147751.75
 E: 6131651.74
 THIS IS A CONTINUOUS OPERATING
 GLOBAL POSITIONING STATION (CGPS)
 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 CGPS "TRAK" AND "SBCC" BEING NORTH 60°31'32.71\"/>

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 1.00003835.

THIS COMBINATION FACTOR WAS HELD AT: CP# 1573
 N: 2115037.71 E: 6118392.99 EL: 10.33'

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

VERTICAL DATUM

O.C.S. BM. N03-72 ELEV. = 9.501' YEAR LEVELED: 1997

NAVD 1988 (O.C.S. 1995 ADJUSTMENT)
 ADJUSTMENT TO MEAN LOWER LOW WATER +0.18' PER TIDAL EPOCH 1983-2001, AT STATION 9410580, NEWPORT BAY ENTRANCE.
 EL= 9.68'

DESCRIPTION: FOUND 3 1/4" BRASS USC&S DISK STAMPED "NO 3 1972" IN TOP OF A 6 FT. HIGH CONCRETE BULKHEAD. MONUMENT IS LOCATED BY THE SW'LY END OF DANA POINT HARBOR DRIVE, SOUTHERLY FROM IT'S INTERSECTION WITH COVE ROAD, 300 FT. +/- NORTHERLY FROM THE CENTERLINE OF A WOODED PIER, ALONG THE TOP OF A 6 FT. HIGH CONCRETE BULKHEAD, 65 FT. +/- SOUTHERLY OF CONCRETE STEPS LEADING DOWN TO THE WATER. MONUMENT IS LOCATED ON TOP OF BULKHEAD NEXT TO HAND RAIL.

NOTES

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

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	BOUNDARY
5	TOPOGRAPHIC MAP

PURPOSE OF SURVEY

PROVIDE TOPOGRAPHY AND PROPERTY LINE ESTABLISHMENT FOR A DOCK RECONSTRUCTION PROJECT.

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 21 DAY OF JANUARY, 2026.

Michael Kubisty

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 21 DAY OF JANUARY, 2026.

Jesom Moreno

JESOM MORENO, PLS. SENIOR LAND SURVEYOR



		COUNTY OF ORANGE OC PUBLIC WORKS OC CONSTRUCTION/ SURVEY-FIELD SERVICES		DANA POINT HARBOR HARBOR PATROL TOPOGRAPHY
		TITLE SHEET		
		PROJECT LIMITS: DANA POINT HARBOR CONTROL DOCKS		SHEET NO. 1 of 5
MARK	DATE	ITEM	BY: A. PAYAN & CREW	
			BY: A. IZADI	
			BY: M. KUBISTY, PLS.	
			BY: A. PAYAN & CREW	
		SCALE: N.T.S.	W.O. #EC41403	FILE #2526PW-OCPO002
		REVISIONS		FILE: DANA POINT HARBOR_TOPO_2025.DWG

BOUNDARY NOTES

MONUMENT NOTES

- [1] FOUND LEAD & TAG STAMPED RCE 12489 PER R1, FLUSH IN WALK. ACCEPTED AS ANGLE POINT IN PARCEL 18 OF R1.
- [5] FOUND LEAD & TAG STAMPED LS 3258 NO REFERENCE, FLUSH IN QUAY WALL. S73°39'35"E 0.11 FROM NORTHEASTERLY CORNER OF PARCEL 20 OF R1. ACCEPTED AS POINT ON LINE PRODUCED
- [6] FOUND LEAD & TAG STAMPED RCE 12489 PER R1 IN QUAY WALL. ACCEPTED AS 1.00' N'LY OFFSET TO NORTHEASTERLY CORNER OF PARCEL 20 OF R1.
- [7] FOUND LEAD & TAG STAMPED RCE 12489 PER R1 IN QUAY WALL. ACCEPTED AS 1.00' E'LY OFFSET TO NORTHEASTERLY CORNER OF PARCEL 20 OF R1.
- [13] FOUND LEAD & TAG STAMPED RCE 12489 PER R2, FLUSH IN CONCRETE. ACCEPTED AS 1.00' NW'LY OFFSET TO QUAY WALL LINE & RIGHT OF WAY OF ISLAND WAY
- [14] FOUND LEAD & TAG STAMPED RCE 12489 PER R2, FLUSH IN CONCRETE. ACCEPTED AS 1.00' SW'LY OFFSET TO ANGLE POINT IN PARCEL 11 OF R2
- [15] FOUND LEAD & TAG STAMPED RCE 12489 PER R2 IN CONCRETE. ACCEPTED AS 1.00' SW'LY OFFSET TO NORTHEASTERLY CORNER OF PARCEL 11 OF R2.
- [16] FOUND LEAD & TAG STAMPED RCE 12489 PER R2 IN CONCRETE. ACCEPTED AS 1.00' NE'LY OFFSET TO NORTHEASTERLY CORNER OF PARCEL 6 OF R2.

NOTES

ALL BOUNDARY LINES NOT ANNOTATED 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.
 SEARCHED FOUND NOTHING AT ALL CONTROLLING POSITIONS PER PMB 32/35-40 & PMB 68/40-44 UNLESS OTHERWISE SHOWN

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, & "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 DISTANCE MULTIPLY A GRID DISTANCE BY 1.000038351
 COMBINATION FACTOR WAS HELD AT POINT NUMBER 1573 N:2115037.71, E:6118392.99', ELEVATION= 10.33'.
 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.

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L30	N16°20'56"E	140.43'	140.51' (R2)
L31	N73°39'42"W	160.00'	160.00' (R2)
L32	N16°20'56"E	199.96'	200.00' (R2)
L33	N16°20'56"E	126.17'	126.17' (R2)
L34	S61°20'14"W	29.29'	29.29' (R2)
L35	N16°20'56"E	38.19'	NA' ()
L36	N73°39'04"W	104.00'	104.00' (R5)
L37	N16°20'56"E	94.95'	94.95' (R5)
L38	N73°39'04"W	126.00'	126.00' (R5)
L39	N16°20'56"E	70.00'	70.00' (R5)
L40	S73°39'13"E	229.99'	230.00' (R5)
L41	S16°20'56"W	5.01'	5.00' (R5)
L42	S73°39'42"E	86.22'	86.23' (R5)
L43	S16°20'18"W	108.89'	108.89' (R5)
L44	S74°19'28"E	36.41'	36.41' (R5)
L45	S24°17'33"E	35.02'	35.02' (R2)
L46	S68°13'54"W	43.54'	43.54' (R2)
L47	N73°13'37"W	37.76'	37.76' (R5)
L48	N35°34'02"W	11.47'	11.47' (R5)
L49	N78°48'31"W	27.75'	27.75' (R5)

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L50	N22°53'06"W	56.01'	56.01' (R5)
L51	N73°39'42"W	15.34'	15.32' (R2)
L52	S16°20'56"W	102.93'	102.95' (R2)
L53	S16°20'56"W	57.01'	NA' ()
L54	S73°39'42"E	31.45'	31.45' (R2)
L55	N73°39'42"W	50.00'	50.00' (R2)
L56	N73°39'42"W	50.00'	50.00' (R2)
L57	N73°39'15"W	50.00'	50.00' (R2)
L58	N73°39'42"W	50.00'	50.00' (R2)
L59	S73°38'59"E	50.00'	50.00' (R2)
L60	S16°20'56"W	343.58'	NA' ()
L61	N57°13'03"E	11.22'	11.22' (R5)
L62	S16°20'56"W	159.95'	159.95' (R2)
L63	N73°39'42"W	54.99'	55.00' (R2)
L64	N73°39'42"W	149.98'	150.00' (R2)
L65	S73°39'35"E	50.00'	50.00' (R5)
L66	S28°39'43"E	23.22'	23.23' (R2)
L67	S73°39'44"E	133.54'	133.58' (R2)
L68	S16°20'56"W	67.00'	67.00' (R2)
L69	N73°39'39"W	30.00'	30.00' (R2)

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS	RECORD LENGTH
C30	3°37'36"	125.00'	7.91'	03°37'36" (R5)	125.00' (R5)	7.91' (R5)
C31	134°59'31"	125.00'	294.49'	135°00'00" (R2)	125.00' (R2)	294.52' (R2)
C32	45°00'06"	349.99'	274.89'	45°00'00" (R2)	350.00' (R2)	274.89' (R2)
C33	136°01'34"	1.50'	3.56'	136°01'34" (R5)	1.50' (R5)	3.56' (R5)
C34	11°33'08"	314.99'	63.51'	11°33'13" (R2)	315.00' (R2)	63.52' (R2)
C35	92°51'16"	50.00'	81.03'	92°51'36" (R2)	50.00' (R2)	81.04' (R2)
C36	82°59'01"	50.00'	72.41'	82°59'25" (R2)	50.00' (R2)	72.42' (R2)
C37	21°25'56"	50.00'	18.70'	21°25'24" (R2)	50.00' (R2)	18.70' (R2)
C38	45°00'08"	50.00'	39.27'	45°00'00" (R2)	50.00' (R2)	39.27' (R2)
C39	44°59'59"	100.00'	78.54'	45°00'00" (R2)	100' (R2)	78.54' (R2)
C40	45°00'00"	100.00'	78.54'	45°00'00" (R2)	100' (R2)	78.54' (R2)
C41	90°00'40"	30.00'	47.13'	90°00'00" (R2)	30' (R2)	47.12' (R2)

ESTABLISHMENT NOTES

- Ⓛ ESTABLISHED THE LINE BETWEEN THE ANGLE POINT ALONG THE NORTH LINE OF PARCEL 18 AND THE ANGLE POINT ALONG THE E'LY LINE OF PARCEL 20 AS SHOWN ON PMB 68/40-44 BETWEEN MONUMENT [1] & ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED THE NE'LY CORNER OF PARCEL 20 OF PMB 68/40-44 HOLDING RECORD OFFSET DISTANCES OF 1' SW'LY & NW'LY PER PMB 68/40-44 FROM MONUMENTS [6] & [7]
- Ⓛ ESTABLISHED POINT ON CENTERLINE ISLAND WAY BY HOLDING A RECORD DISTANCE OF 50.00' PER PMB 68/40-44 FROM ESTABLISHMENT Ⓛ ALONG THE SE'LY PROLONGATION OF LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED QUAY WALL LINE OF PARCEL 10 PER R2 HOLDING A LINE BETWEEN A RECORD OFFSET DISTANCE OF 1' PER R2, FROM MONUMENT [3] & [4]
- Ⓛ ESTABLISHED QUAY WALL LINE & RIGHT OF WAY ISLAND WAY HOLDING A RECORD OFFSET DISTANCE OF 1' PER R2, SE'LY FROM MONUMENT [3] ALONG LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED POINT ON CENTERLINE ISLAND WAY BY HOLDING A RECORD DISTANCE OF 50.00' PER R2 FROM ESTABLISHMENT Ⓛ ALONG THE NW'LY PROLONGATION OF LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED THE CENTERLINE OF ISLAND WAY HOLDING A LINE BETWEEN ESTABLISHMENTS Ⓛ & Ⓛ
- Ⓛ ESTABLISHED INTERSECTION OF THE CENTERLINE OF ISLAND WAY, & THE SW'LY LINE OF DANA DRIVE HOLDING A RECORD DISTANCE OF 250.00' PER R2, SW'LY FROM ESTABLISHMENT Ⓛ ALONG LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED BY PROPORTION BETWEEN ESTABLISHMENTS Ⓛ & Ⓛ ALONG LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED BY PROPORTION BETWEEN ESTABLISHMENTS Ⓛ & Ⓛ ALONG LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED SW'LY LINE OF DANA DRIVE HOLDING A RECORD DISTANCE OF 250.00' CALC'D PER R2 SW'LY FROM ESTABLISHMENT Ⓛ PARALLEL WITH LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED 200' WATER WAY SE'LY FROM ESTABLISHMENT Ⓛ PARALLEL WITH LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED 200' WATER WAY SE'LY FROM ESTABLISHMENT Ⓛ PARALLEL WITH LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED NE'LY LINE OF PARCEL 6 OF R2 SE'LY FROM ESTABLISHMENT Ⓛ AND RECORD 1' OFFSET PER R2 FROM MONUMENT [6]
- Ⓛ ESTABLISHED ANGLE POINT IN PARCEL 11 OF R2 HOLDING A RECORD OFFSET DISTANCE OF 1' PER R2 NE'LY FROM MONUMENT [4] PARALLEL TO LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED BY PROPORTION BETWEEN ESTABLISHMENT Ⓛ & Ⓛ
- Ⓛ ESTABLISHED BY PROPORTION BETWEEN ESTABLISHMENT Ⓛ & Ⓛ
- Ⓛ ESTABLISHED SE'LY LINE OF PARCEL 10 OF R2 NE'LY FROM ESTABLISHMENT Ⓛ PARALLEL WITH LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED PORTION OF PARCEL 11 OF R2 HOLDING A LINE NE'LY FROM ESTABLISHMENT Ⓛ PARALLEL WITH LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED THE NE CORNER OF PARCEL 11 OF R2 HOLDING A RECORD OFFSET DISTANCE OF 1' NE'LY FROM MONUMENT [3] PARALLEL WITH LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED THE SE'LY LINE OF PARCEL 11 OF R2 HOLDING A LINE SW'LY FROM ESTABLISHMENT Ⓛ PARALLEL TO LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED THE POINT OF BEGINNING FOR EXCEPTION PORTION OF R2 RELATED TO THE HARBOR PATROL FACILITY NE'LY FROM ESTABLISHMENT Ⓛ PARALLEL WITH LINE ESTABLISHMENT Ⓛ & 200.00' RECORD PER R2 SW'LY OF LINE ESTABLISHMENT Ⓛ
- Ⓛ ESTABLISHED BY GRANT BOUNDARY ADJUSTMENT BETWEEN THE NE'LY TERMINUS OF COURSE C34 & THE N'LY TERMINUS OF COURSE C41 PARALLEL & 78.00' N'LY OF LINE ESTABLISHMENT R

EASEMENT NOTES

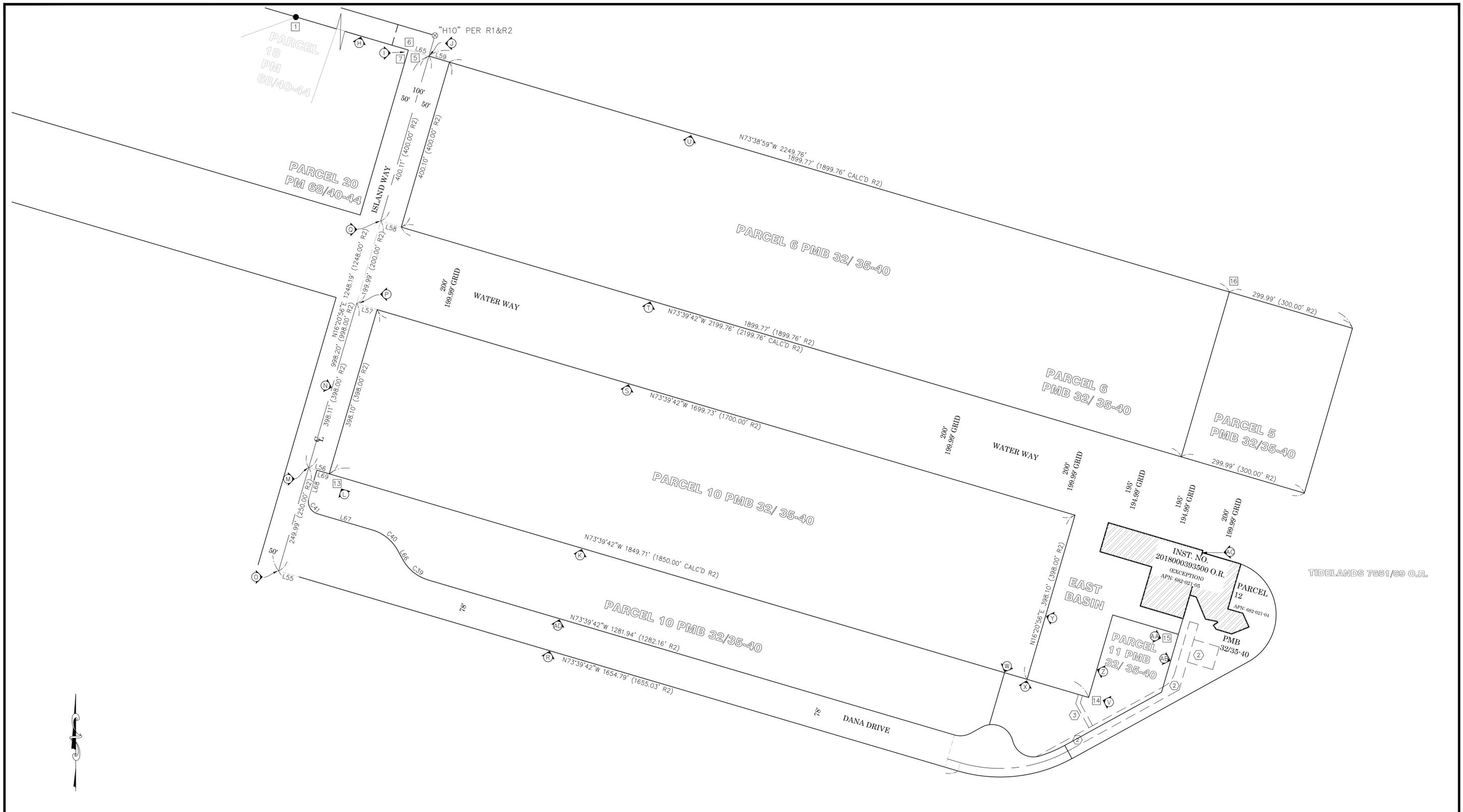
- Ⓛ DPSD,PT&T, TV, SDG&E, CBWD, & SGC EASEMENT PER R2
- Ⓛ OCHD EASEMENT PER R2

REFERENCES

- (R1) = PARCEL MAP PMB 68/40-44
- (R2) = PARCEL MAP PMB 32/35-40
- (R5) = INSTRUMENT No. 2018000393500 O.R.



		COUNTY OF ORANGE OC PUBLIC WORKS OC CONSTRUCTION/ SURVEY-FIELD SERVICES	
		DANA POINT HARBOR REHABILITATION	
		BOUNDARY MAP	
		PROJECT LIMITS: DANA POINT HARBOR CONTROL DOCKS	
		DATE OF SURVEY: 12/19/2025	BY: A. PAYAN & CREW
		MAPPING	BY: OFFICE SURVEYOR
		OFFICE CHECK	BY: M. KUBISTY, PLS
		FIELD CHECK	BY: A. PAYAN & CREW
		SCALE: 1"=40'	W.O. #EC41403
		FILE # 2526PW-OC0002	
		FILE: DANA POINT HARBOR PATROL BNDRY.DWG	
MARK	DATE	ITEM	
REVISIONS			



TIDELANDS 7651/89 O.R.



SCALE: 1" = 100'

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

		COUNTY OF ORANGE OC PUBLIC WORKS OC CONSTRUCTION/ SURVEY-FIELD SERVICES	
DANA POINT HARBOR REHABILITATION			
BOUNDARY MAP			
PROJECT LIMITS: DANA POINT HARBOR CONTROL DOCKS			
DATE OF SURVEY: 12/19/2025	BY: A. PAYAN & CREW	SHEET NO.	
MAPPING	BY: OFFICE SURVEYOR	3 of 5	
OFFICE CHECK	BY: M. KUBISTY, PLS		
FIELD CHECK	BY: A. PAYAN & CREW		
SCALE: 1"=40'	W.O. #EC41403	FILE #2526PW-OC0002	
REVISIONS		FILE: DANA POINT HARBOR PATROL BNDRY.DWG	

EAST BASIN

DOCK EL=2.54'
DATE: 12/02/25
10:27 AM
1.6 FT HIGH TIDE +/-

DANA POINT HARBOR

CP# 2200
SET LEAD BRASS-PIN WITH 1-1/4
INCH STEEL TAG STAMPED
"ORANGE COUNTY SURVEYOR"
FLUSH IN CONCRETE
N: 2113453.95'
E: 6121599.55'
EL: 11.43'

NOTE:
LINE WORK LABELED LEASE LINE REPRESENTS THE EXCEPTION PORTION TO THE
MASTER LEASE FOR DANA POINT HARBOR AS DESCRIBED WITHIN 2018000393500 O.R.

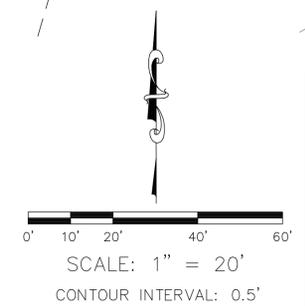
CP# 2203
SET LEAD BRASS-PIN WITH 1-1/4
INCH STEEL TAG STAMPED
"ORANGE COUNTY SURVEYOR"
FLUSH IN CONCRETE
N: 2113229.30'
E: 6121356.23'
EL: 9.32'

LEGEND

SYMBOL	LINE PATTERN KEY	AREA PATTERN KEY

ABBREVIATION

BM	Benchmark
DWS	Detectable Warning Surface
EL	Elevation
FS	Finished Surface
EL	ELEVATION



COUNTY OF ORANGE OC PUBLIC WORKS OC CONSTRUCTION / SURVEY-FIELD SERVICES		DANA POINT HARBOR HARBOR PATROL TOPOGRAPHY	
TITLE SHEET			
PROJECT LIMITS: DANA POINT HARBOR CONTROL DOCKS			
DATE OF SURVEY: 12/19/2025	BY: A. PAYAN & CREW	SHEET NO.	
MAPPING	BY: A. IZADI	5	
OFFICE CHECK	BY: M. KUBISTY, PLS	of	
FIELD CHECK	BY: A. PAYAN & CREW	5	
SCALE: 1"=20'	W.O. #EC41403	FILE #2526PW-OC0002	
MARK	DATE	ITEM	REVISIONS