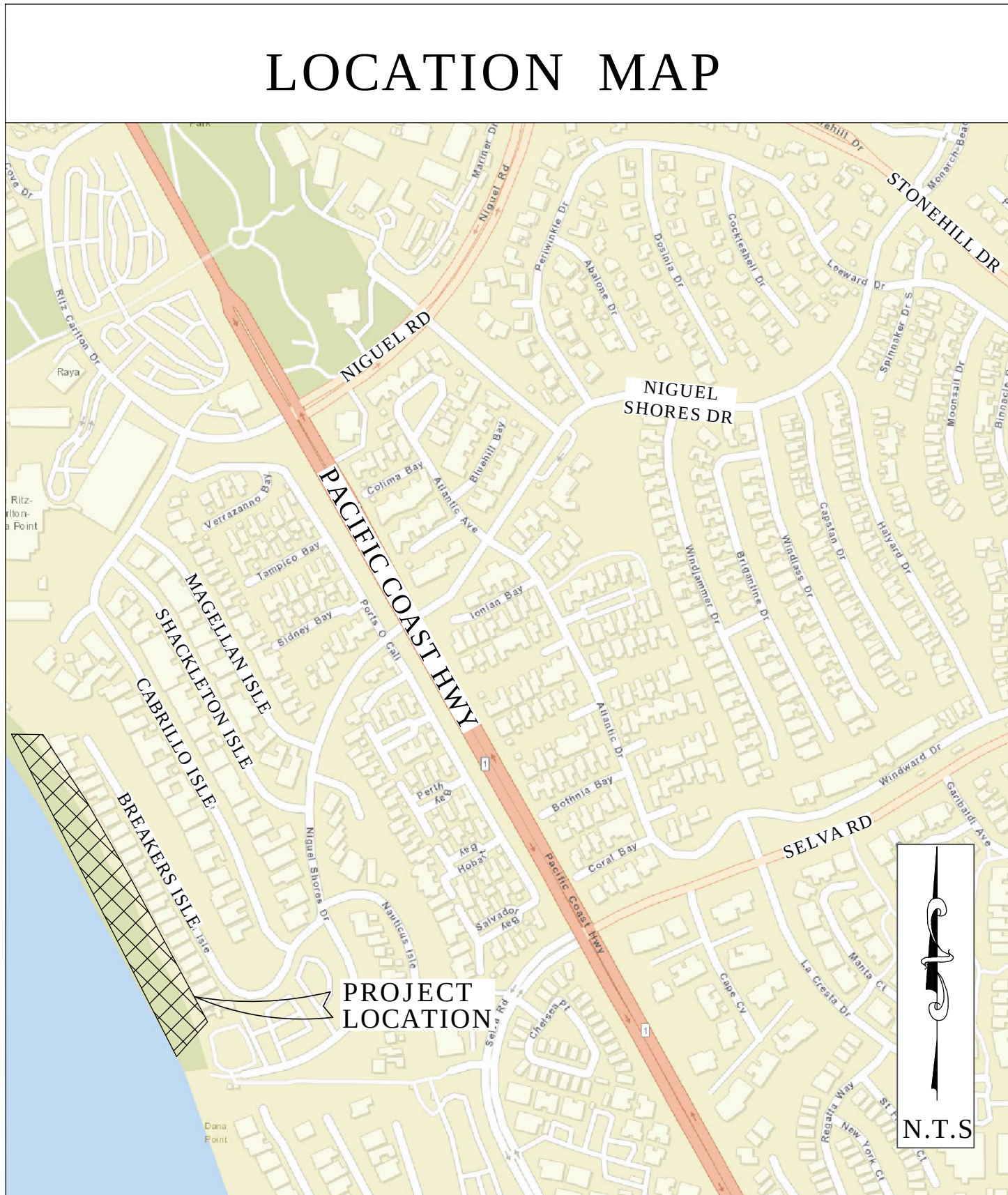




OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
DANA POINT NIGUEL SHORES



REVETMENT RESTORATION ASBUILT



SENIOR LAND SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT; THIS 20 DAY OF JUNE, 2024.

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 20 DAY OF JUNE, 2024.

JESOM MORENO, PLS. SENIOR LAND SURVEYOR



U.S. Survey
Foot

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

CP #2016
FOUND 2" IRON PIPE WITH 2-1/2"
INCH PUNCHED ALUMINUM DISK
STAMPED "ORANGE COUNTY
SURVEYOR" DOWN 1.3' IN SAND
N: 2118904.192
E: 6113331.230

PROJECT
SITE

CP #2012
FOUND 2" IRON PIPE & 2-1/2" PUNCHED
BRASS DISK STAMPED "ORANGE COUNTY
SURVEYOR" PARTIALLY ILLEGIBLE DOWN
0.8' IN DIRT
N: 2117654.979
E: 6114025.426



FOUND CGPS "SBCC"
N: 2147749.083
E: 6131653.963
THIS IS A CONTINUOUS GPS STATION
(CGPS) AND IS PART OF THE CALIFORNIA
SPATIAL REFERENCE NETWORK (CSRN).

FOUND CGPS "P471"
N: 2150592.811
E: 6168441.074
THIS IS A CONTINUOUS GPS STATION
(CGPS) AND IS PART OF THE CALIFORNIA
SPATIAL REFERENCE NETWORK (CSRN).

BASIS OF BEARINGS
N85°34'46.9"E
36,896.86'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (1991.35) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS (SBCC) AND (P471) BEING NORTH 85°34'47" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRN) 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 (1991.35) EPOCH ADJUSTMENT.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY A COMBINED FACTOR OF 1.00003878.

THIS COMBINATION FACTOR WAS HELD AT: CP# 2015
N: 2118141.083 E: 6113786.165 EL: 19.81

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

VERTICAL DATUM

O.C.S. BM. 3-MM-5-78 ELEV. = 169.256' YEAR LEVELED: 1991

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

DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3MM-5-78R86", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 11 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF NIGUEL ROAD AND STONEHILL DRIVE, 42 FT. NORTHERLY OF THE CENTERLINE OF STONEHILL AND 82 FT. EASTERLY OF THE CENTERLINE OF NIGUEL. MONUMENT IS SET LEVEL WITH THE SIDEWALK

NOTES

THE SURVEY INFORMATION SHOWN HEREON IS TO BE USED FOR TOPOGRAPHIC RELATIONSHIPS ONLY AND IS NOT INTENDED FOR LAND ACQUISITION OR BOUNDARY PURPOSES. CONTROL FOR THIS PROJECT WAS BASED ON ORIGINAL SITE PLAN FOR "RESTORATION OF PHASE 1 STANDARD REVETMENT" PROJECT #OC70521 DATED 02/21/2023 BASED ON A TOPOGRAPHY PREPARED BY DAVID WOOLEY & ASSOCIATES DATED 10/31/2014.

SHEET INDEX

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

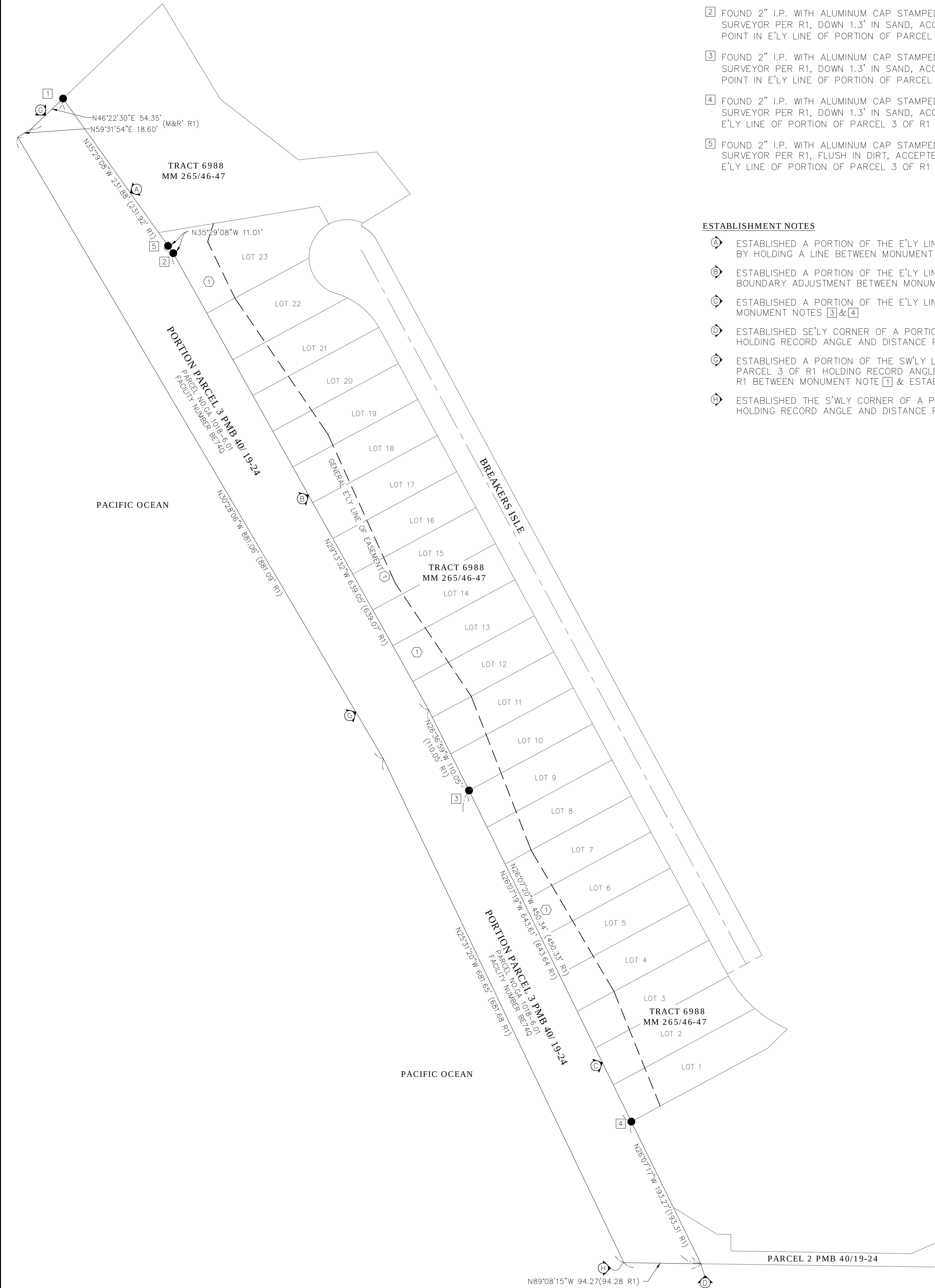
BASIS OF STATIONING

THE BASIS OF STATIONING FOR THE CONSTRUCTION ALIGNMENT SHOWN HEREIN IS 10+00 (ASSUMED) AND HELD MONUMENT #4, INCREASING N'WLY ALONG THE E'LY PROPERTY LINE OF PARCEL 3 OF PMB 40/19-24.

PURPOSE OF SURVEY

TO PROVIDE A POST CONSTRUCTION ASBUILT FOR THE REVETMENT PERFORMED IN 2024.

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				DANA POINT NIGUEL SHORES REVETMENT RESTORATION ASBUILT	
TITLE SHEET				SHEET NO.	
PROJECT LIMITS: A PORTION OF PARCEL 3 OF PARCEL MAP BOOK 40/19-24 WESTERLY OF TRACT NO. 6998 MM 265/46-47				1	
DATE OF SURVEY: 06/03/2024				of	
MAPPING				5	
OFFICE CHECK					
FIELD CHECK					
SCALE: N.T.S.					
W.O. #EC41908					
FILE #2223PW-CM0030					
FILE: DANA_PT_NIGUEL_SHORES_AS_BUILT_2024.DWG					



MONUMENT NOTES

- [1] FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1 DOWN 1.3' IN SAND, ACCEPTED AS N'LY CORNER OF PORTION OF PARCEL 3 OF R1
- [2] FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1, DOWN 1.3' IN SAND, ACCEPTED AS ANGLE POINT IN E'LY LINE OF PORTION OF PARCEL 3 OF R1
- [3] FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1, DOWN 1.3' IN SAND, ACCEPTED AS ANGLE POINT IN E'LY LINE OF PORTION OF PARCEL 3 OF R1
- [4] FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1, DOWN 1.3' IN SAND, ACCEPTED AS POINT IN E'LY LINE OF PORTION OF PARCEL 3 OF R1
- [5] FOUND 2" I.P. WITH ALUMINUM CAP STAMPED "ORANGE COUNTY SURVEYOR PER R1, FLUSH IN DIRT, ACCEPTED AS POINT ON E'LY LINE OF PORTION OF PARCEL 3 OF R1

ESTABLISHMENT NOTES

- [A] ESTABLISHED A PORTION OF THE E'LY LINE OF PARCEL 3 OF R1 BY HOLDING A LINE BETWEEN MONUMENT NOTES [1]&[2]
- [B] ESTABLISHED A PORTION OF THE E'LY LINE OF R1 BY GRANT BOUNDARY ADJUSTMENT BETWEEN MONUMENT NOTES [2]&[3]
- [C] ESTABLISHED A PORTION OF THE E'LY LINE OF R1 BETWEEN MONUMENT NOTES [3]&[4]
- [D] ESTABLISHED SE'LY CORNER OF A PORTION OF PARCEL 3 BY HOLDING RECORD ANGLE AND DISTANCE PER R1
- [E] ESTABLISHED A PORTION OF THE SW'LY LINE OF A PORTION OF PARCEL 3 OF R1 HOLDING RECORD ANGLES AND DISTANCES PER R1 BETWEEN MONUMENT NOTE [1] & ESTABLISHMENT NOTE [D]
- [F] ESTABLISHED THE S'WLY CORNER OF A PORTION OF PARCEL 3 BY HOLDING RECORD ANGLE AND DISTANCE PER R1

EASEMENT NOTES

- [1] EASEMENT FOR RESERVED FOR PEDESTRIAN WALKWAY & MAINTENANCE PURPOSES PER R2

NOTES

UN-ANNOTATED LINES SHOWN IN GREY ARE NOT ESTABLISHED BY THIS SURVEY AND ARE FOR GRAPHICAL REPRESENTATION ONLY

MEASURE DISTANCES ARE GRID, (SEE TITLE SHEET) RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.

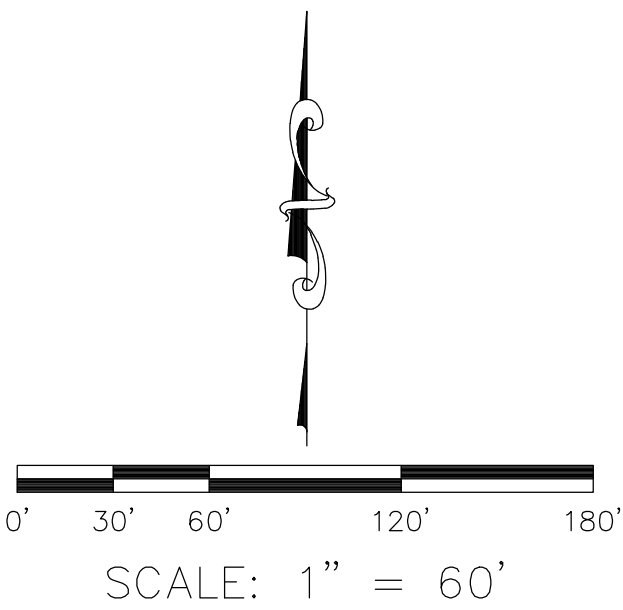
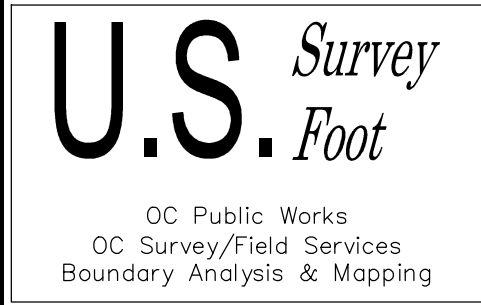
REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

LEGEND

- FOUND MONUMENT AS NOTED

REFERENCES

- (R1) = PARCEL MAP BOOK 40/19-24
(R2) = TRACT NO. 6988 MM 265/46-47



			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			DANA POINT NIGUEL SHORES REVETMENT REPAIR				
			BOUNDARY SHEET				
			PROJECT LIMITS: A PORTION OF PARCEL 3 OF PARCEL MAP BOOK 40/19-24 WESTERLY OF TRACT NO. 6988 MM 265/46-47				
			DATE OF SURVEY: 07/13/2023		BY: J. RUSSO & CREW		SHEET NO. 2 of 5
			MAPPING		BY: OFFICE SURVEYOR		
OFFICE CHECK		BY: M. KUBISTY, PLS					
FIELD CHECK		BY: J. RUSSO & CREW					
MARK	DATE	ITEM	SCALE: 1" = 60' W.O. #EC41908 FILE # 2223PW-CM0030				
REVISIONS			FILE: DANA PT NIGUEL SHORES BOUNDARY 2023.DWG				

APN 672-171-03

APN 672-171-06

MONUMENT #1
STA: 24+31.32
N: 2118904.20
E: 6113331.23

APN 672-061-48

APN 672-061-52

POR PARCEL NO 3
PMB 40/19-24
APN 672-201-17

POR PARCEL NO 3
PMB 40/19-24
APN 672-201-17

ASBUILT AREA OF REVETMENT RESTORATION 2024

EASEMENT NOTES

EASEMENT FOR RESERVED FOR PEDESTRIAN WALKWAY & MAINTENANCE PURPOSES PER R2

THE ELEVATION OF THE MEAN HIGH WATER (MHW) LINE IS DETERMINED TO BE 4.50' IN TERMS OF NAVD88, TIDAL EPOCH 1983-2001, PER VALUES PUBLISHED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) FOR THE NEAREST TIDE STATION (NEWPORT BEACH, CA - 9410580), APPROXIMATELY 15 MILES NORTHWEST OF THE SUBJECT SITE AT THE NEWPORT BAY ENTRANCE.

NOTE:
CONTOURS DEPICTED NORTHEAST OF THE RIP RAP SECTION WERE DRAFTED IN 2014
CONTOURS DEPICTED SOUTHWEST OF THE RIP RAP SECTION AND CONTOURS INSIDE THE RIP RAP SECTION WERE RE-DRAFTED IN 2023

UNDERLINED POINTS INSIDE THE "CONTROL POINT TABLE" REPRESENT MONITORING POINTS

LEGEND

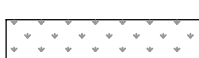
AREA PATTERN KEY



Concrete



Sand

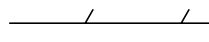


Mixed Vegetation



Rip Rap

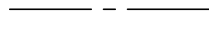
LINE PATTERN KEY



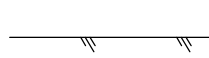
Building Outline



Bush Row Outline



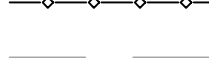
Centerline



Edge of Concrete



Edge of Asphalt Pavement



Easement



Fence Plastic



Parcel Lines



Property Line



Retaining Wall

SYMBOL



Bush



Control Point



Fire Hydrant



Column



Light Pole

SYMBOL



Sign Post



Tree



Tree, Palm



Valve Undefined

ABBREVIATION

CONC

Concrete

CP

Control Point

EL

Elevation

FD

Found

U.S. Survey
Foot

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

SEE SHEET 4

CONTROL POINT TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
2016	2118904.20	6113331.23	15.23	FOUND 2" IRON PIPE WITH 2-1/2" INCH PUNCHED ALUMINUM DISK STAMPED "ORANGE COUNTY SURVEYOR" DOWN 1.3' IN SAND
2011	2118724.36	6113459.46	14.83	FOUND 2" IRON PIPE & 2-1/2" PUNCHED ALUMINUM DISK STAMPED "ORANGE COUNTY SURVEYOR" DOWN 1.6' IN DIRT
2010	2118715.38	6113465.84	15.34	FOUND 2" IRON PIPE & 2-1/2" PUNCHED ALUMINUM DISK STAMPED "ORANGE COUNTY SURVEYOR" DOWN 1.6' IN DIRT
2008	2118726.42	6113435.89	15.29	SET LEAD BRASS PIN & 1-1/4" STEEL TAG STAMPED "ORANGE COUNTY SURVEYOR GP" FLUSH IN CONCRETE SIDEWALK

0' 10' 20' 40' 60'

SCALE: 1" = 20'

CONTOUR INTERVAL: 1'

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			DANA POINT NIGUEL SHORES REVTMENT RESTORATION ASBUILT			
			TOPOGRAPHIC MAP			
			PROJECT LIMITS: A PORTION OF PARCEL 3 OF PARCEL MAP BOOK 40/19-24 WESTERLY OF TRACT NO. 6998 MM 265/46-47			
	6/03/24	ASBUILT AREA OF REVTMENT RESTORATION 2024	DATE OF SURVEY:06/03/2024		BY:J. RUSSO & CREW	SHEET NO. 3 of 5
			MAPPING		BY:P. MAGUIRE	
			OFFICE CHECK		BY:M. KUBISTY, PLS	
			FIELD CHECK		BY:J. RUSSO & CREW	
			SCALE:1"= 20'		W.O. #EC41908	
	MARK	DATE	ITEM	FILE #2223PW-CM0030		
REVISIONS			FILE :DANA_PT_NIGUEL_SHORES_AS_BUILT_2024.DWG			

SHEET NO.

3

of

5

