

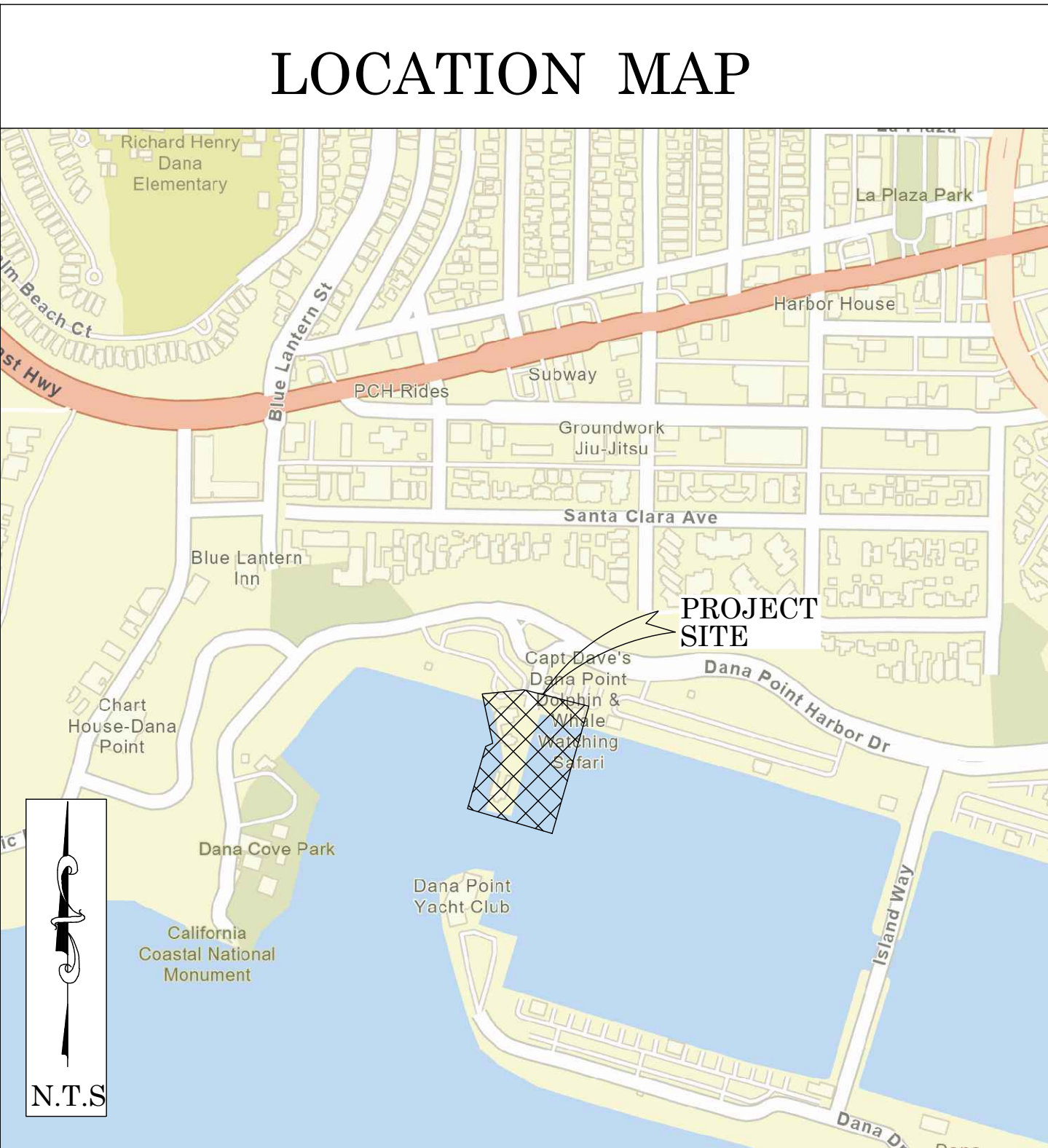


# OC PUBLIC WORKS DEPARTMENT

KEVIN ONUMA, DIRECTOR OF PUBLIC WORKS

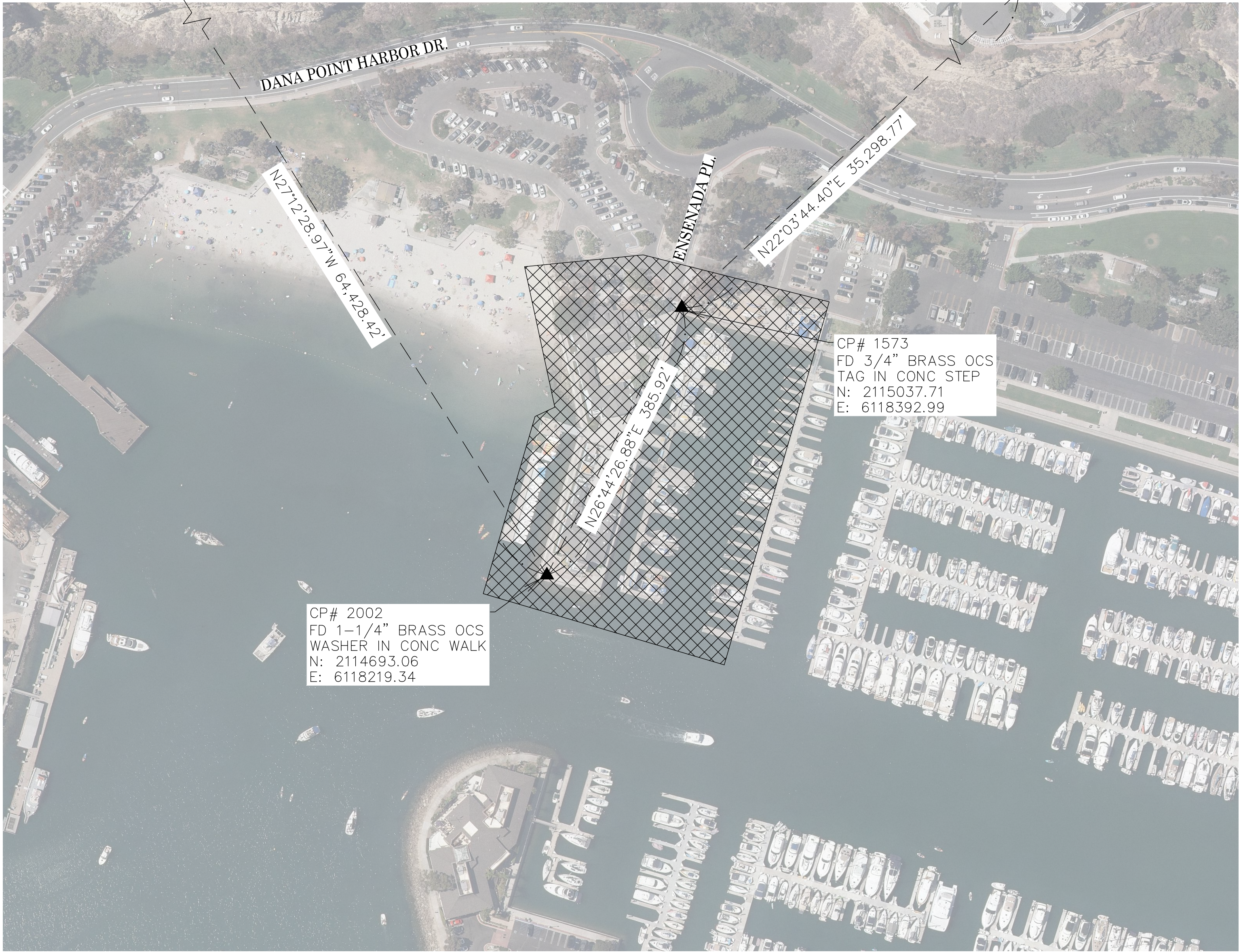
## DANA POINT HARBOR

### DOCK RECONSTRUCTION



FOUND CGPS "TRAK"  
N: 2171992.61  
E: 6088761.20  
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 "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 1.00003835.  
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&GS DISK STAMPED "NO 3 1972" IN TOP OF A 6 FT. HIGH CONCRETE BULKHEAD. MONUMENT IS LOCATED BY THE SWLY 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 OR BOUNDARY PURPOSES.

#### SHEET INDEX

SHEET	NO.	DESCRIPTION
SHEET 1	TITLE SHEET	
SHEETS 2-3	BOUNDARY SHEETS	
SHEET 4	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 DANA POINT HARBOR.

#### 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 5 DAY OF AUGUST, 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 5 DAY OF AUGUST, 2025.

JESOM MORENO, 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 CONSTRUCTION/ SURVEY-FIELD SERVICES				
			DANA POINT HARBOR DOCK RECONSTRUCTION				
			TITLE SHEET				
			PROJECT LIMITS: PORTION OF INST. NO 20180003935 O.R. OC SAILING				
			DATE OF SURVEY: 07/16/2025		BY: RUSSO, PAYAN, BEBER		SHEET NO.  1 of  4
			MAPPING		BY: J. ISLAS		
			OFFICE CHECK		BY: J. MORENO, PLS		
			FIELD CHECK		BY: RUSSO, PAYAN, BEBER		
			SCALE: N.T.S.		W.O. #EC41924	FILE #2425PW-PW0003	
			FILE: DANA POINT HARBOR OC SAILING_TOP0_2025.DWG				
MARK	DATE	ITEM					
REVISIONS							



# 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.
- 2

FOUND HOLE (EMPTY) IN LIEU OF LEAD & TAG STAMPED RCE 12489 PER R1. ACCEPTED AS 1'.00' NORTHERLY OFFSET TO NORTHEAST CORNER OF PARCEL 18 OF R1.
- 3

FOUND LEAD & TAG STAMPED RCE 12489 PER R1, IN QUAY WALL. N 16°19'42"E, 0.95' FROM THE NORTHWESTLY CORNER OF PARCEL 24 OF R1.
- 4

FOUND LEAD & TAG STAMPED RCE 12489 PER R1 IN QUAY WALL. N16°19'42"E, 0.95' FROM THE NORTHEASTERLY CORNER OF PARCEL 24 OF R1.
- 5

FOUND LEAD & TAG STAMPED LS 3258 NO REFERENCE, FLUSH IN WALK. S73°39'34"E 0.11 FROM NORTHEASTERLY CORNER OF PARCEL 20 OF R1.
- 6

FOUND LEAD & TAG STAMPED RCE 12489 PER R1 IN QUAY WALL. ACCEPTED AS 1.00' NORTHERLY OFFSET TO NORTHEASTERLY CORNER OF PARCEL 20 OF R1.
- 7

FOUND LEAD & TAG STAMPED RCE 12489 PER R1 IN WALK. ACCEPTED AS 1.00' EASTERLY OFFSET TO NORTHEASTERLY CORNER OF PARCEL 20 OF R1.
- 8

FOUND LEAD & TAG STAMPED RCE 12489 PER R1, IN QUAY WALL. ACCEPTED AS ANGLE POINT IN PARCEL 18 OF R1.
- 9

FOUND LEAD & TAG STAMPED RCE 12489 PER R1, IN QUAY WALL. ACCEPTED AS 1.00' E'LY OFFSET TO ANGLE POINT IN PARCEL 18 OF R1.
- 10

FOUND SHANK IN LIEU OF SPIKE & WASHER STAMPED RCE 12489 PER R1. ACCEPTED AS POINT "H-17" SHOWN ON R1.
- 11

FOUND LEAD & TAG STAMPED RCE 12489 PER R1, IN QUAY WALL. ACCEPTED AS 1.00' WESTERLY OFFSET TO SOUTHWEST CORNER OF PARCEL 19 OF R1.
- 12

FOUND 1 " IRON PIPE WITH TAG STAMPED LS 3258, NO REFERENCE UP .3' IN DIRT. S 79°39'35"E, 0.11' FROM NORTHEASTERLY CORNER OF PARCEL 19 OF R1.ACCEPTED AS SOUTHEASTERLY PROLONGATION OF THE NORTHEAST LINE OF SAID PARCEL 19.

## 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.

## 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.

## ESTABLISHMENT NOTES

- Ⓐ

ESTABLISHED THE NORTHEASTERLY LINE OF PARCEL 20, 24,& 18 OF R1 HOLDING MONUMENTS **1** & **5**
- Ⓑ

ESTABLISHED LINE BETWEEN POSITIONS "H21", & "H10" PER R1 BY HOLDING A 50.00' OFFSET PER R1, NORTHEASTERLY OF LINE ESTABLISHMENT **Ⓐ**
- Ⓒ

ESTABLISHED PORTION OF THE NORTHWESTERLY LINE OF PARCEL 19 OF R1 HOLDING MONUMENTS **11** & **2**
- Ⓓ

ESTABLISHED THE NORTHWESTERLY LINE OF PARCEL 24 OF R1 HOLDING A LINE PARALLEL WITH LINE ESTABLISHMENT **Ⓒ** AND SOUTHWESTERLY OF MONUMENT **3**
- Ⓔ

ESTABLISHED THE SOUTHEASTERLY LINE OF PARCEL 24 OF R1 HOLDING A LINE PARALLEL WITH LINE ESTABLISHMENT **Ⓒ** AND SOUTHWESTERLY OF MONUMENT **4**
- Ⓕ

ESTABLISHED PARALLEL & A RECORD DISTANCE OF 400.00' PER R1 SOUTHWESTERLY OF LINE ESTABLISHMENT **Ⓒ**
- Ⓖ

ESTABLISHED NORTHERLY LINE OF PARCEL 19 OF R1 HOLDING A LINE PARALLEL WITH LINE ESTABLISHMENT **Ⓒ** AND WESTERLY FROM MONUMENT **6**
- Ⓗ

ESTABLISHED PER R2 HOLDING LINE ESTABLISHMENTS **Ⓒ** & **Ⓓ**

## EASEMENT NOTES

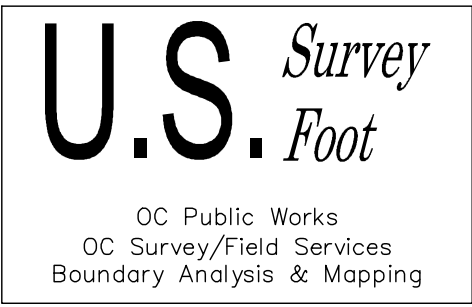
- 1

NAVIGATIONAL EASEMENT PER R1

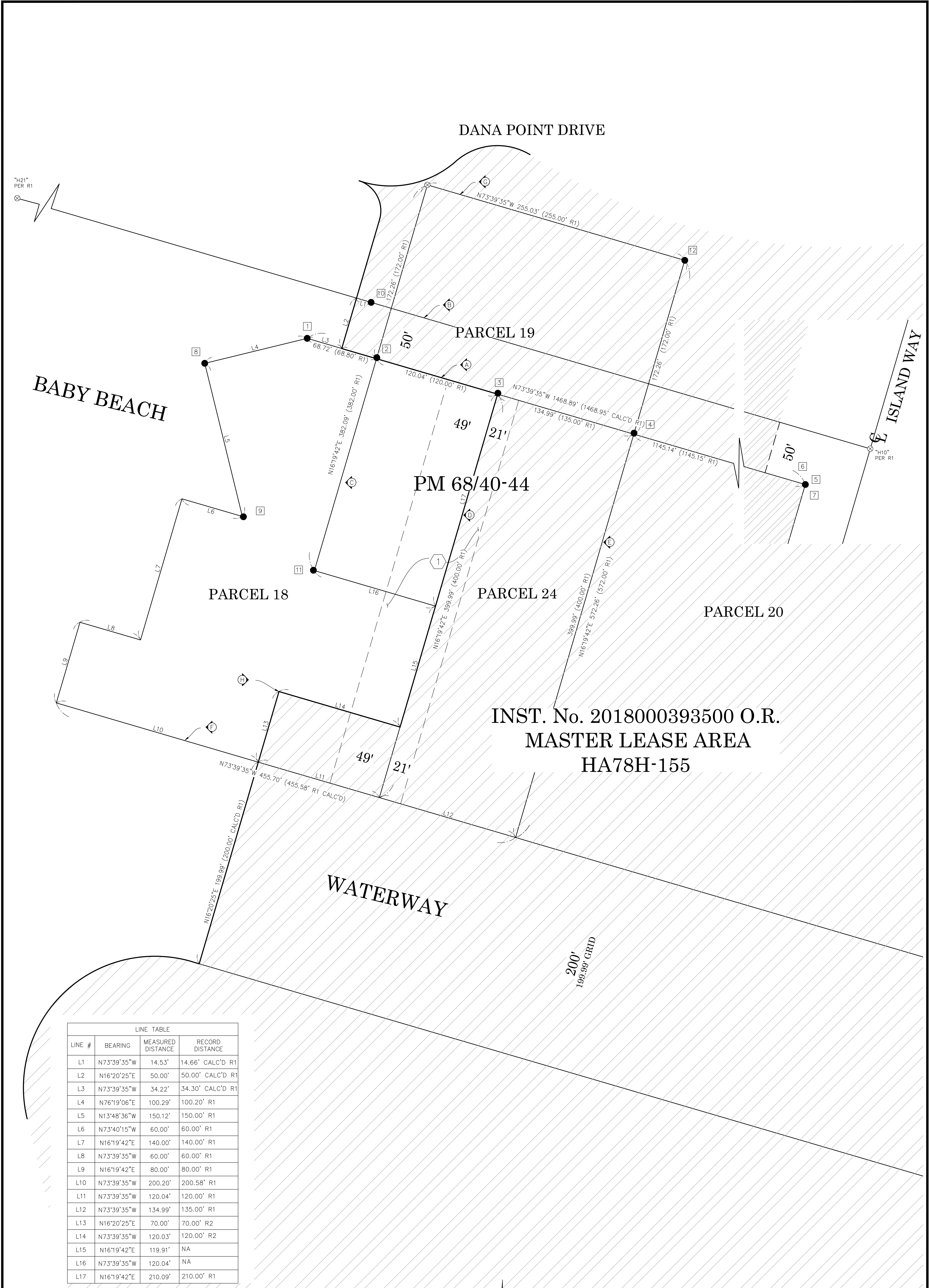
## REFERENCES

(R1) = PARCEL MAP PMB 68/40-44

(R2) = INSTRUMENT No. 2018000393500 O.R.



		COUNTY OF ORANGE OC PUBLIC WORKS OC CONSTRUCTION/ SURVEY-FIELD SERVICES			
		DANA POINT HARBOR DOCK RECONSTRUCTION			
		BOUNDARY MAP			
		PROJECT LIMITS: PORTION OF INST. NO 20180003935 O.R. OC SAILING			
		DATE OF SURVEY: 07/16/2025			
MARK	DATE	ITEM	MAPPING	BY: RUSSO, PAYAN, BEBER	SHEET NO.  2 of  4
			OFFICE CHECK	BY: J. MORENO, PLS	
			FIELD CHECK	BY: RUSSO, PAYAN, BEBER	
			SCALE: 1" = ##'	W.O. #EC41924	
			FILE: DANA POINT OC SAILING BNDRY 2.DWG	FILE #2425PW-PM0003	



LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N73°39'35"W	14.53'	14.66' CALC'D R1
L2	N16°20'25"E	50.00'	50.00' CALC'D R1
L3	N73°39'35"W	34.22'	34.30' CALC'D R1
L4	N76°19'06"E	100.29'	100.20' R1
L5	N13°48'36"W	150.12'	150.00' R1
L6	N73°40'15"W	60.00'	60.00' R1
L7	N16°19'42"E	140.00'	140.00' R1
L8	N73°39'35"W	60.00'	60.00' R1
L9	N16°19'42"E	80.00'	80.00' R1
L10	N73°39'35"W	200.20'	200.58' R1
L11	N73°39'35"W	120.04'	120.00' R1
L12	N73°39'35"W	134.99'	135.00' R1
L13	N16°20'25"E	70.00'	70.00' R2
L14	N73°39'35"W	120.03'	120.00' R2
L15	N16°19'42"E	119.91'	NA
L16	N73°39'35"W	120.04'	NA
L17	N16°19'42"E	210.09'	210.00' R1



INST. No. 2018000393500 O.R.  
MASTER LEASE AREA H78H-155

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ S.F.N. - SEARCHED, FOUND NOTHING

U.S. Survey  
Foot

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

0' 20' 40' 80' 120'  
SCALE: 1" = 40'

		COUNTY OF ORANGE OC PUBLIC WORKS OC CONSTRUCTION/ SURVEY-FIELD SERVICES		SHEET NO.  3 of 4			
		DANA POINT HARBOR DOCK RECONSTRUCTION					
MARK		DATE		ITEM		BOUNDARY MAP	
						PROJECT LIMITS: PORTION OF INST. NO 20180003935 O.R. OC SAILING	
						DATE OF SURVEY: 07/16/2025	
						MAPPING	
						OFFICE CHECK	
						FIELD CHECK	
REVISIONS		SCALE: 1"=40'		W.O. #EC41924		FILE # 2425PW-PM0003	
		FILE: DANA POINT OC SAILING BNDRY 2.DWG					

