



OC PUBLIC WORKS DEPARTMENT
KEVIN ONUMA, DIRECTOR OF PUBLIC WORKS



LAGUNA BEACH, EMERALD BAY
PROPERTY LINE EXHIBIT

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.

MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



SENIOR LAND SURVEYOR'S STATEMENT:

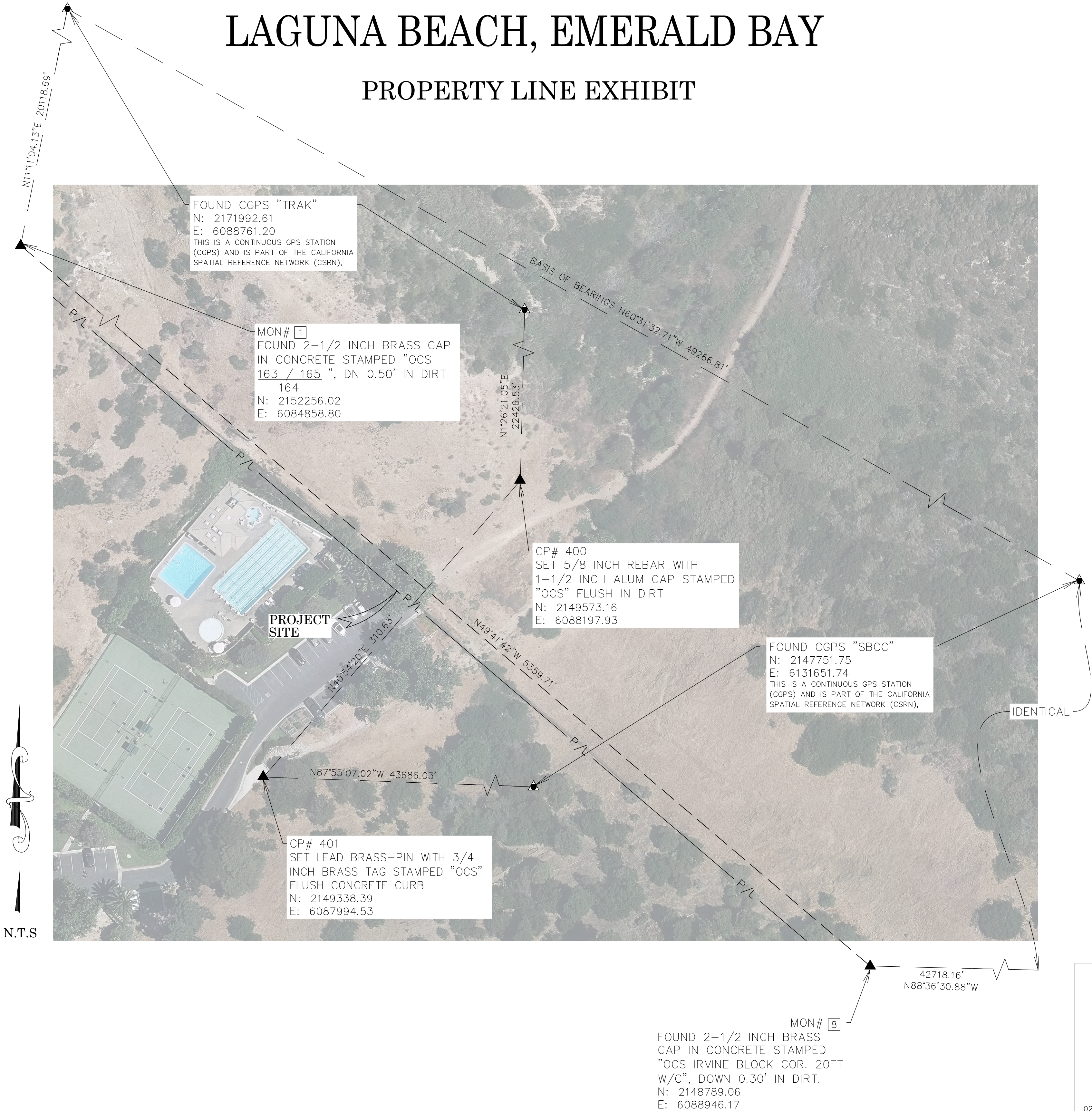
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT; THIS 15 DAY OF OCTOBER, 2024.

JESOM, MORENO, PLS. DEPUTY COUNTY SURVEYOR



U.S. Survey
Foot

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



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" 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 1.00005102.
THIS COMBINATION FACTOR WAS HELD AT THE PROJECT AVERAGE.
ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM

NAVD 1988 BENCHMARK:
CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS)
CONTINUOUSLY OPERATING GLOBAL POSITIONING STATION "TRAK"
ELEVATION (ORTHOMETRIC HEIGHT) 495.18 FEET 150.93 METERS GEOD 12B PER DATA SHEET ON FILE WITH THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC)

NOTES

THE SURVEY INFORMATION SHOWN HEREON IS FOR EXHIBIT PURPOSES ONLY AND NOT TO BE USED FOR AQUISITION PURPOSES.

SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1	TITLE SHEET
SHEETS 2-3	BOUNDARY SHEETS
SHEET 4	TOPOGRAPHIC MAP

PURPOSE OF SURVEY

TO PROVIDE AN EXHIBIT DEPICTING THE LOCATION OF EXISTING FENCE LINES, GATES AND OTHER FEATURES WITH THEIR RELATIONSHIP TO THE PROPERTY LINE BETWEEN EMERALD BAY COMMUNITY ASSOCIATION AND COUNTY OF ORANGE PARKS PARCELS.

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		LAGUNA BEACH, EMERALD BAY PROPERTY LINE EXHIBIT	
PROJECT LIMITS: FROM		TITLE SHEET	
TO			
02/03/2025	REVISION: AERIAL VIEW ADDED SEE SHEET 5	DATE OF SURVEY: 10/06/2024	BY: T. LOFGREEN & CREW
DATE	ITEM	MAPPING	BY: T. LOFGREEN, PLS
OFFICE CHECK		FIELD CHECK	BY: M. KUBISTY, PLS
REVISIONS		SCALE: N.T.S.	BY: T. LOFGREEN, PLS
		W.O. #EC33003	FILE #1BD
		FILE: LAG BEACH EM_BAY_TOPO_REV_2025.DWG	
		SHEET NO. 1 of 5	

MONUMENT NOTES

- 1

FOUND 2-1/2 INCH BRASS CAP IN CONCRETE STAMPED "OCS 163 / 165 " NO REFERENCE, DOWN 0.5 FOOT IN DIRT, ACCEPTED AS THE SOUTH CORNER OF BLOCK 163 THE WEST CORNER OF BLOCK 165 AND NE'LY LINE OF BLOCK 164 AS SHOWN BY R1.
- 2

FOUND CHARRED 4X4 FENCE POST S40°31'08"W 0.78' FROM LINE ESTABLISHMENT 
- 3

FOUND CHARRED 4X4 FENCE POST S40°31'08"W 0.71' FROM LINE ESTABLISHMENT 
- 4

FOUND REMAINS OF CHARRED FENCE POST IN HOLE S40°31'08"W 0.65' FROM LINE ESTABLISHMENT 
- 5

FOUND LEAD & TAG STAMPED "RCE 28328" PER R10, FLUSH IN CONCRETE CURB ACCEPTED AS THE NE'LY PROLONGATION OF THE NW'LY LINE OF LOT 35 OF TRACT M.M. 3125, PER R10.
- 6

FOUND 1 INCH IP WITH 3/4 INCH BRASS TAG STAMPED LS 3067 NO REFERENCE N40°31'08"E 0.51' FROM LINE ESTABLISHMENT 
- 7

FOUND 1 INCH IP NO TAG WITH BROKEN PIN IN CONCRETE NO REFERENCE S40°31'08"W 0.05' FROM LINE ESTABLISHMENT 
- 8

FOUND 2-1/2 INCH BRASS CAP IN CONCRETE STAMPED "OCS IRVINE BLOCK COR. 20FT W/C" PER R20, DOWN 0.30 FOOT IN DIRT, ACCEPTED AS THE WITNESS CORNER 20' NE'LY OF THE EAST CORNER OF BLOCK 164, AND THE NORTH CORNER OF BLOCK 184. (NOTE: R20 INCORRECTLY SHOWS THE W/C ALONG THE NE'LY LINE OF BLOCK 164 OF R1.)
- 9

FOUND 5/8 INCH REBAR WITH 1-1/2 INCH BRASS TAG STAMPED "OCS 165 AUX 3.88" FLUSH IN DIRT PER R20.
- 10

FOUND 1/2 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "LS 3047" AS SHOWN BY R12 & R13 N40°26'31"E 0.30' FROM LINE ESTABLISHMENT 
- 11

FOUND 1 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "LS 2383" PER R4 FROM LINE ESTABLISHMENT 
- 12

FOUND GEAR SPIKE WITH 1-1/2 INCH STAINLESS STEEL WASHER STAMPED "LS 4653" PER R22, FLUSH IN AC ACCEPTED AS CENTERLINE EC OF DUNNEGAN DRIVE PER R4. NOTE: BOLT NO REFERENCE IS CALLED FOR IN R21.
- 13

FOUND GEAR SPIKE WITH 1-1/2 INCH STAINLESS STEEL WASHER STAMPED "LS 4653" PER R22, FLUSH IN AC ACCEPTED AS CENTERLINE BC OF DUNNEGAN DRIVE PER R4. NOTE: BOLT NO REFERENCE IS CALLED FOR IN R21.

ESTABLISHMENT NOTES

- A

ESTABLISHED THE INTERSECTION OF THE NE'LY LINE BLOCK 184 OF R1 WITH THE CL OF DUNNEGAN DRIVE BY PROPORTION ALONG THE CENTERLINE CURVE PER R4.
- B

ESTABLISHED THE EAST CORNER OF BLOCK 164 OF R1 BY BI-SECTING A LINE SE'LY FROM MONUMENT  AND A LINE NW'LY FROM ESTABLISHMENT NOTE  AT RECORD DISTANCE OF 20.00' PER R20 SW'LY FROM MONUMENT . (NOTE: R20 INCORRECTLY SHOWS THE W/C ALONG THE NE'LY LINE OF BLOCK 164 OF R1.)
- C

ESTABLISHED THE NE'LY LINE OF BLOCK 164 OF R1 BETWEEN ESTABLISHMENT NOTE  AND MONUMENT 
- D

ESTABLISHED A PORTION OF THE NE'LY LINE OF BLOCK 184 OF R1 BETWEEN ESTABLISHMENT NOTES  & 
- E

ESTABLISHED A POINT ALONG LINE ESTABLISHMENT  SHOWN AS THE N'LY CORNER OF LOT D PER R2 PERPENDICULAR TO MONUMENT 
- F

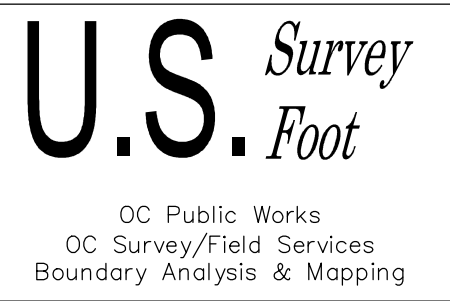
ESTABLISHED N'LY CORNER OF R2 ALONG LINE ESTABLISHMENT  HOLDING A CALC'D DISTANCE OF 517.23' PER R2 NW'LY FROM ESTABLISHMENT NOTE 
- G

ESTABLISHED BY INTERSECTION OF LINE ESTABLISHMENT  WITH THE E'LY R/W OF DUNNEGAN DR.
- H

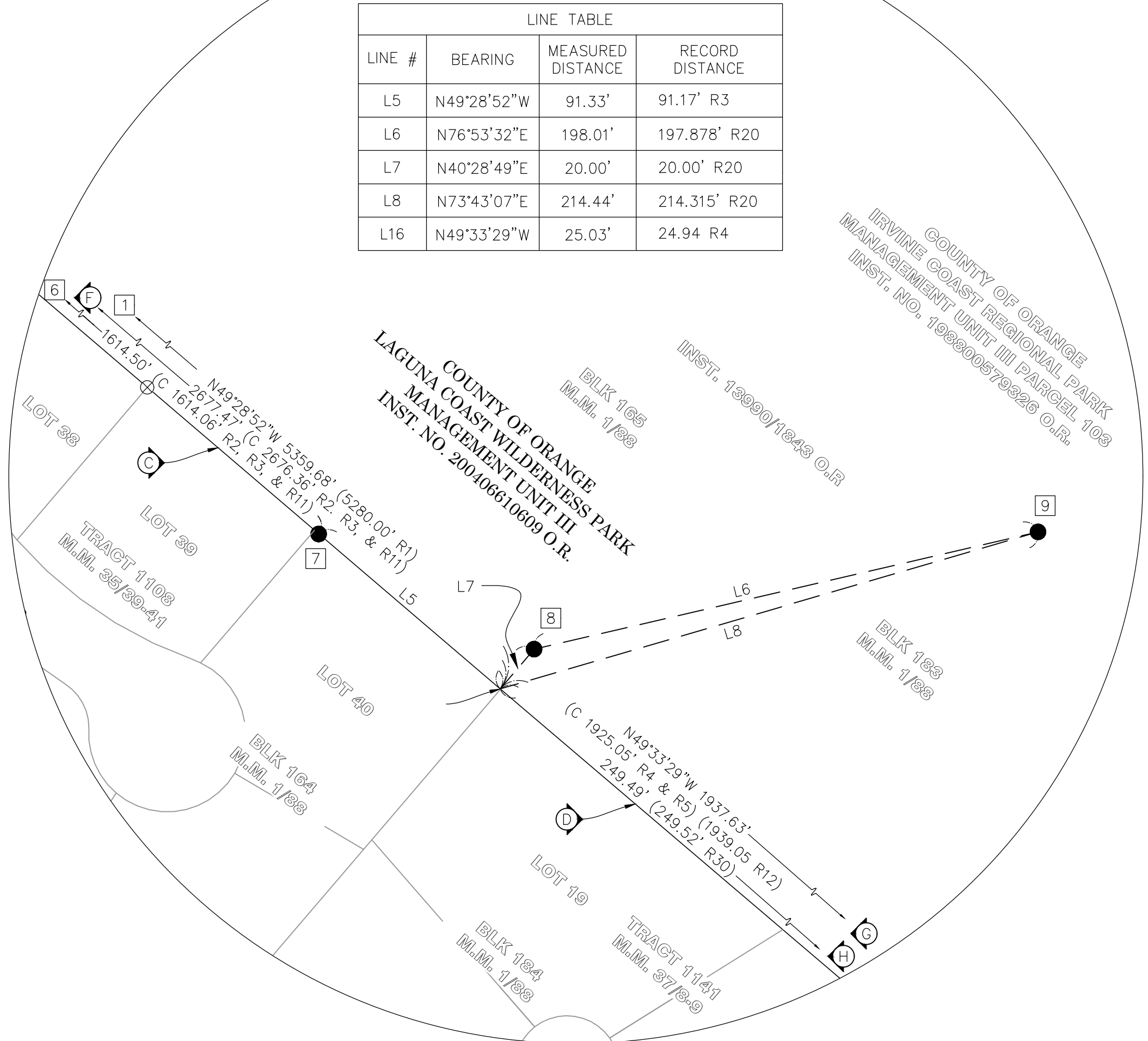
ESTABLISHED THE ANGLE POINT ALONG THE SE'LY LINE OF LAND DESCRIBED AS MANAGEMENT UNIT III PER R30 ALONG LINE ESTABLISHMENT  HOLDING RECORD 249.52' PER R30 SE'LY FROM ESTABLISHMENT NOTE 

REFERENCES

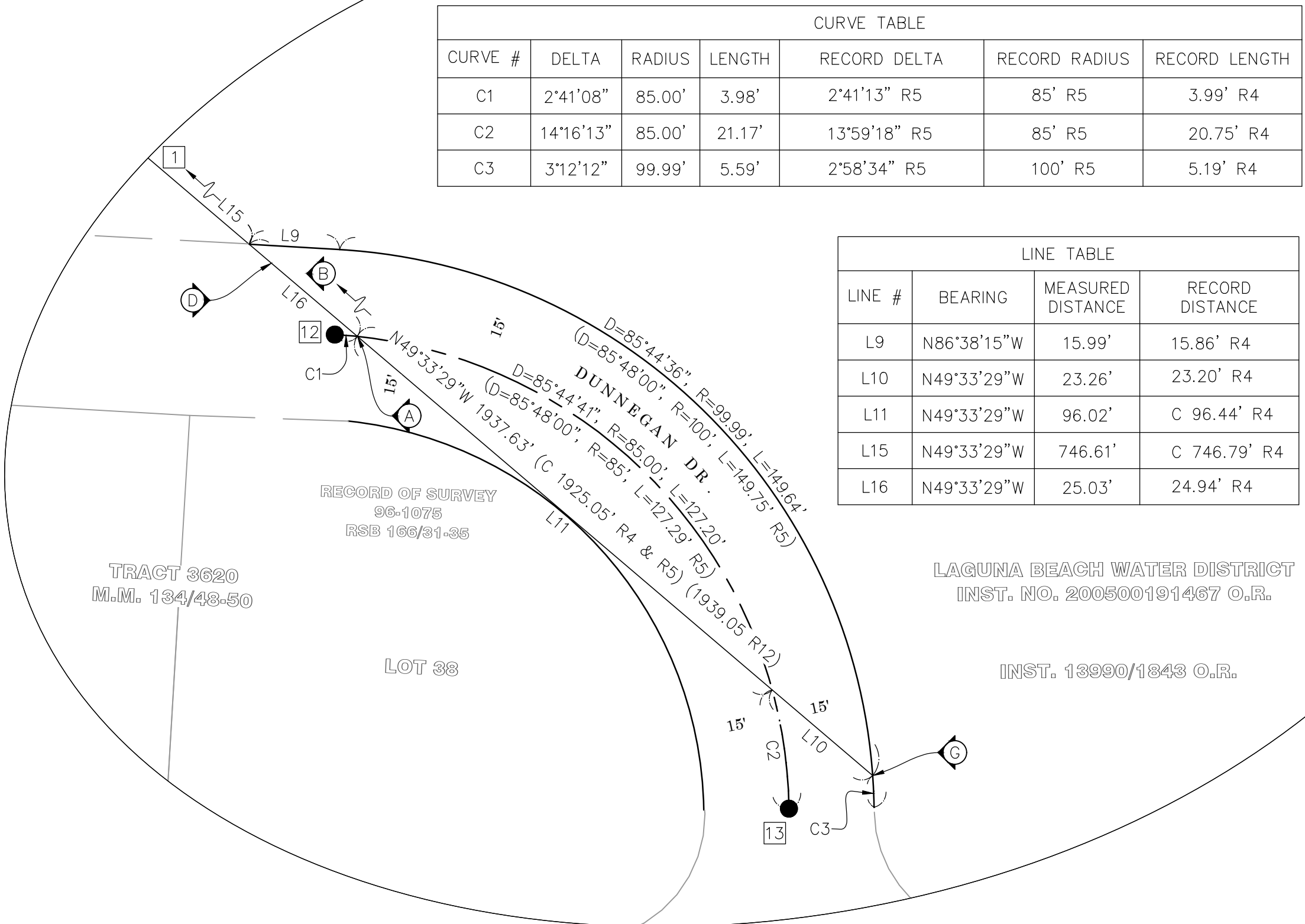
- (R1) = IRVINE'S SUBDIVISION MAP MM 1/88
- (R2) = TRACT NO. 3125, M.M. 98/8-10
- (R3) = TRACT NO. 1108, M.M. 35/39-41
- (R4) = TRACT 3620, M.M. 134/48-50
- (R5) = TRACT 1141, M.M. 37/8-9
- (R10) = RECORD OF SURVEY NO. 2019-1238, RSB 310/34
- (R11) = RECORD OF SURVEY, RSB 7/19
- (R12) = RECORD OF SURVEY 96-1075, RSB 166/31-35
- (R13) = RECORD OF SURVEY 2019-1131, RSB 306/47-48
- (R20) = CORNER RECORD C.R. 2000-40
- (R21) = CORNER RECORD C.R. 2002-1934
- (R22) = CORNER RECORD C.R. 2014-1354
- (R30) = INSTRUMENT NO. 198800579326 O.R. FILED MARCH 23, 1981
- (R31) = DEED BOOK 13990 PAGE 1889 FILED NOVEMBER 10, 1988



DETAIL A
SCALE 1"= 40'



DETAIL B
SCALE 1"= 20'



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.

MONUMENT SYMBOLS CONTAIN LIVE HYPERLINKS TO IMAGES, IF THEY EXIST, OF RESPECTIVE MONUMENT.

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 "TRAK" AND "SBCC" 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

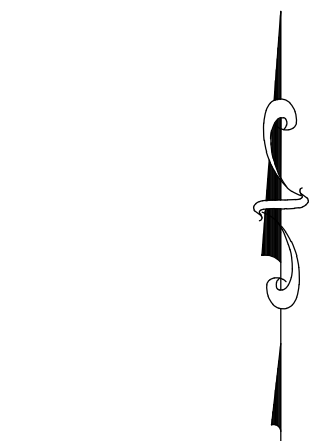
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RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.

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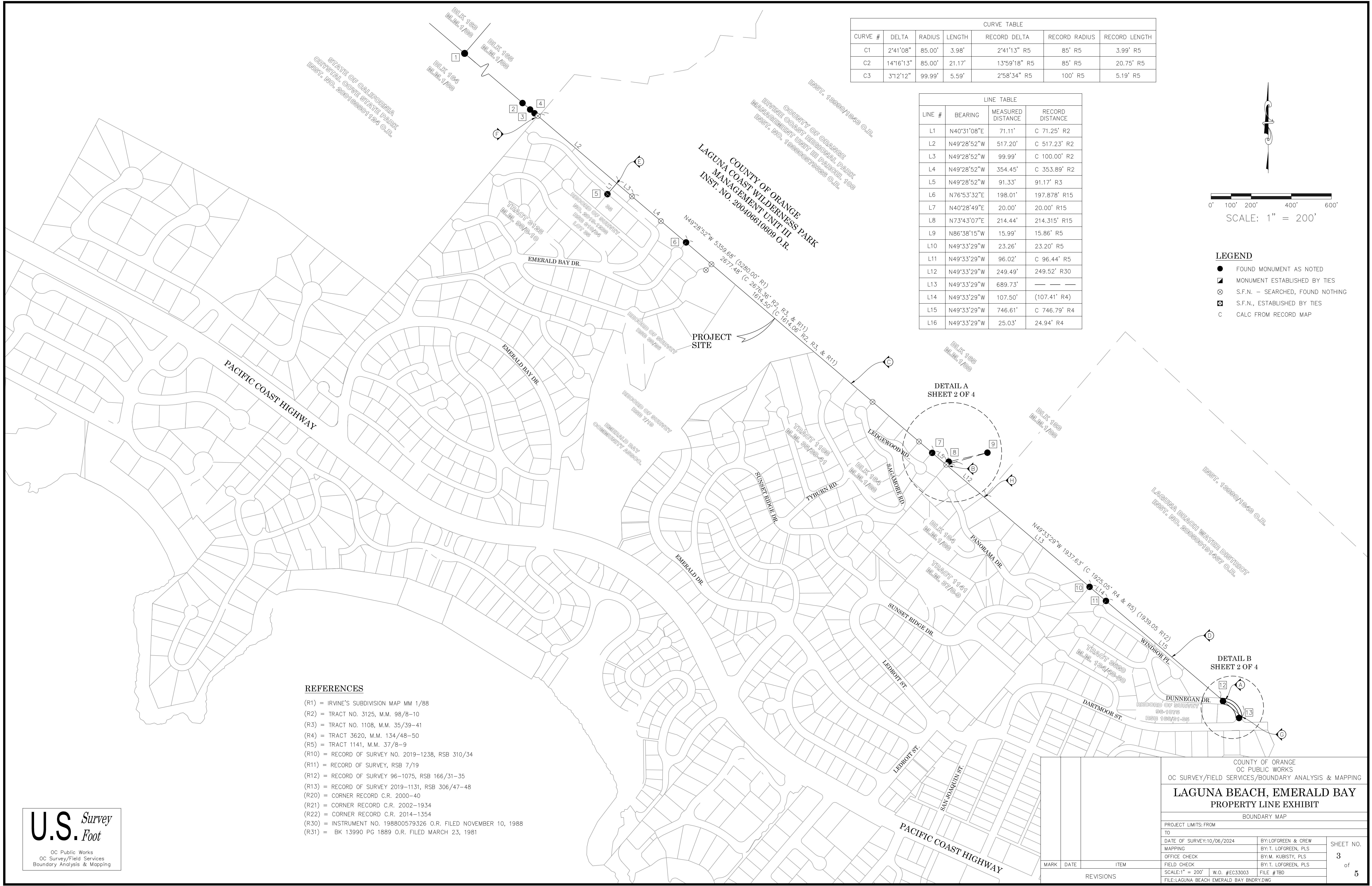


SCALE VARIES

LEGEND

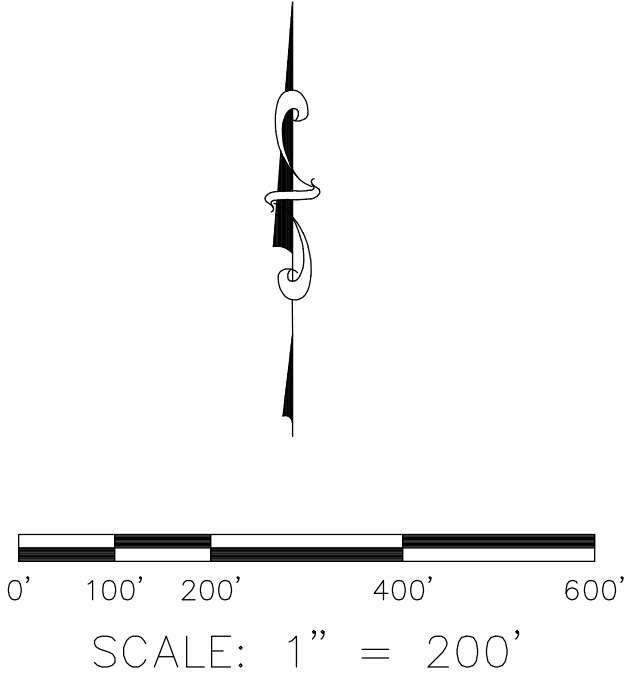
-  FOUND MONUMENT AS NOTED
-  MONUMENT ESTABLISHED BY TIES
-  S.F.N. - SEARCHED, FOUND NOTHING
-  S.F.N., ESTABLISHED BY TIES
-  CALC FROM RECORD MAP

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
LAGUNA BEACH, EMERALD BAY PROPERTY LINE EXHIBIT			
BOUNDARY MAP			
PROJECT LIMITS: FROM			
TO			
DATE OF SURVEY: 10/06/2024		BY: LOFGREEN & CREW	
MAPPING		BY: T. LOFGREEN, PLS	
OFFICE CHECK		BY: M. KUBISTY, PLS	
FIELD CHECK		BY: T. LOFGREEN, PLS	
SCALE: 1" = 200'		W.O. #EC33003	
FILE: LAGUNA BEACH EMERALD BAY BNDRY.DWG		FILE #18D	
MARK	DATE	ITEM	
REVISIONS			



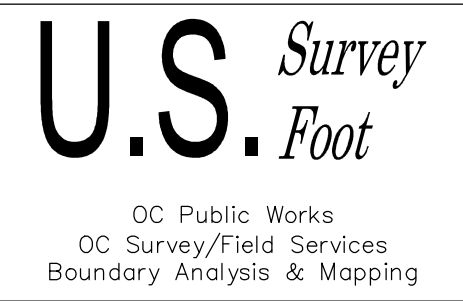
CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS
C1	2°41'08"	85.00'	3.98'	2°41'13" R5	85' R5
C2	14°16'13"	85.00'	21.17'	13°59'18" R5	85' R5
C3	3°12'12"	99.99'	5.59'	2°58'34" R5	100' R5

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N40°31'08"E	71.11'	C 71.25' R2
L2	N49°28'52"W	517.20'	C 517.23' R2
L3	N49°28'52"W	99.99'	C 100.00' R2
L4	N49°28'52"W	354.45'	C 353.89' R2
L5	N49°28'52"W	91.33'	91.17' R3
L6	N76°53'32"E	198.01'	197.878' R15
L7	N40°28'49"E	20.00'	20.00' R15
L8	N73°43'07"E	214.44'	214.315' R15
L9	N86°38'15"W	15.99'	15.86' R5
L10	N49°33'29"W	23.26'	23.20' R5
L11	N49°33'29"W	96.02'	C 96.44' R5
L12	N49°33'29"W	249.49'	249.52' R30
L13	N49°33'29"W	689.73'	— — —
L14	N49°33'29"W	107.50'	(107.41' R4)
L15	N49°33'29"W	746.61'	C 746.79' R4
L16	N49°33'29"W	25.03'	24.94' R4



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊠ MONUMENT ESTABLISHED BY TIES
 - ⊗ S.F.N. - SEARCHED, FOUND NOTHING
 - ⊠ S.F.N., ESTABLISHED BY TIES
 - C CALC FROM RECORD MAP

- REFERENCES**
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 - (R22) = CORNER RECORD C.R. 2014-1354
 - (R30) = INSTRUMENT NO. 198800579326 O.R. FILED NOVEMBER 10, 1988
 - (R31) = BK 13990 PG 1889 O.R. FILED MARCH 23, 1981



DETAIL A
SHEET 2 OF 4

DETAIL B
SHEET 2 OF 4

COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

**LAGUNA BEACH, EMERALD BAY
PROPERTY LINE EXHIBIT**

BOUNDARY MAP

PROJECT LIMITS: FROM

TO

DATE OF SURVEY:10/06/2024

MAPPING

OFFICE CHECK

FIELD CHECK

SCALE:1" = 200'

FILE:LAGUNA BEACH EMERALD BAY BNDRY.DWG

BY:LOFGREEN & CREW

BY:T. LOFGREEN, PLS

BY:M. KUBISTY, PLS

BY:T. LOFGREEN, PLS

FILE #18D

W.O. #EC33003

MARK

DATE

ITEM

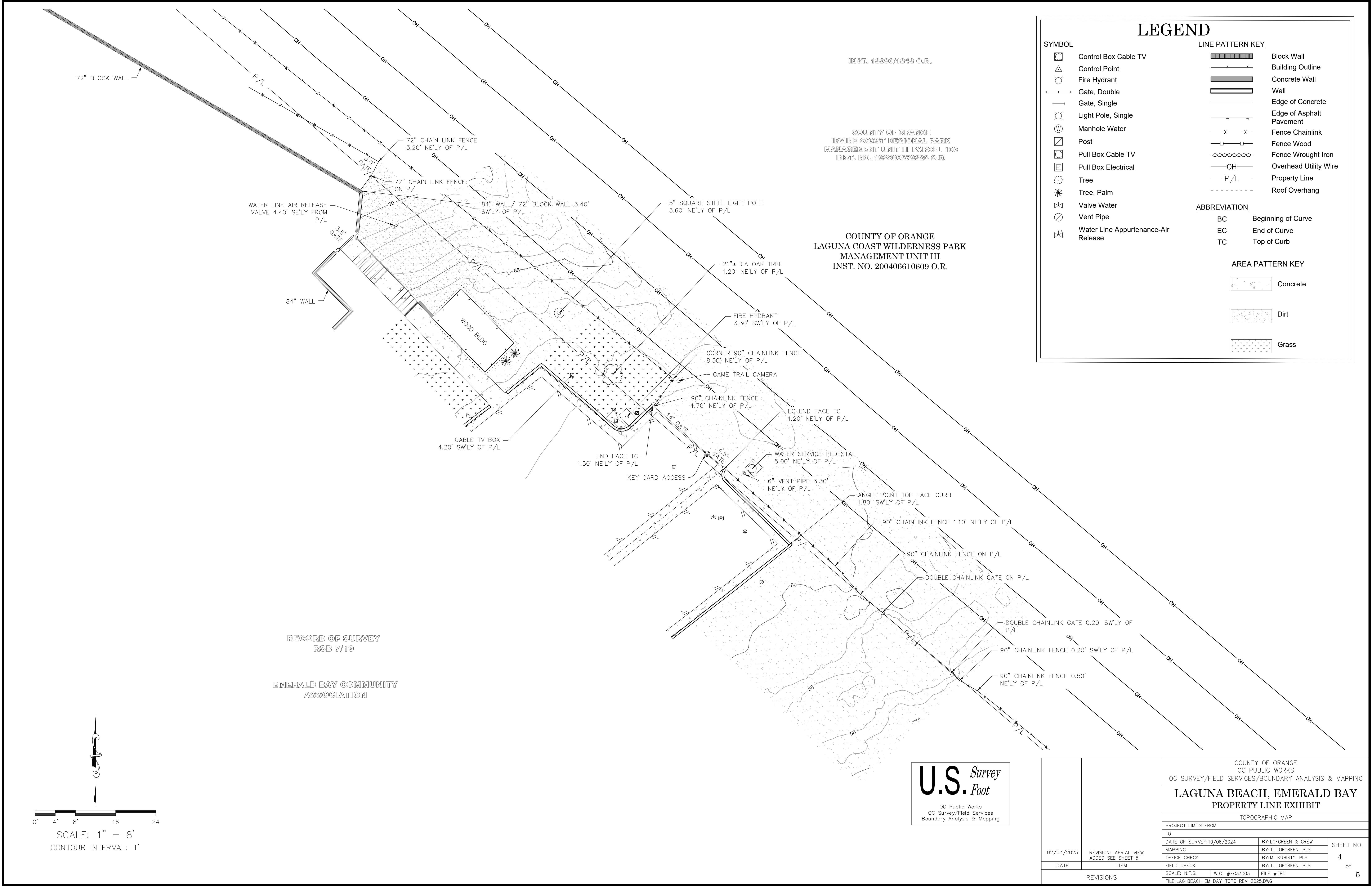
REVISIONS

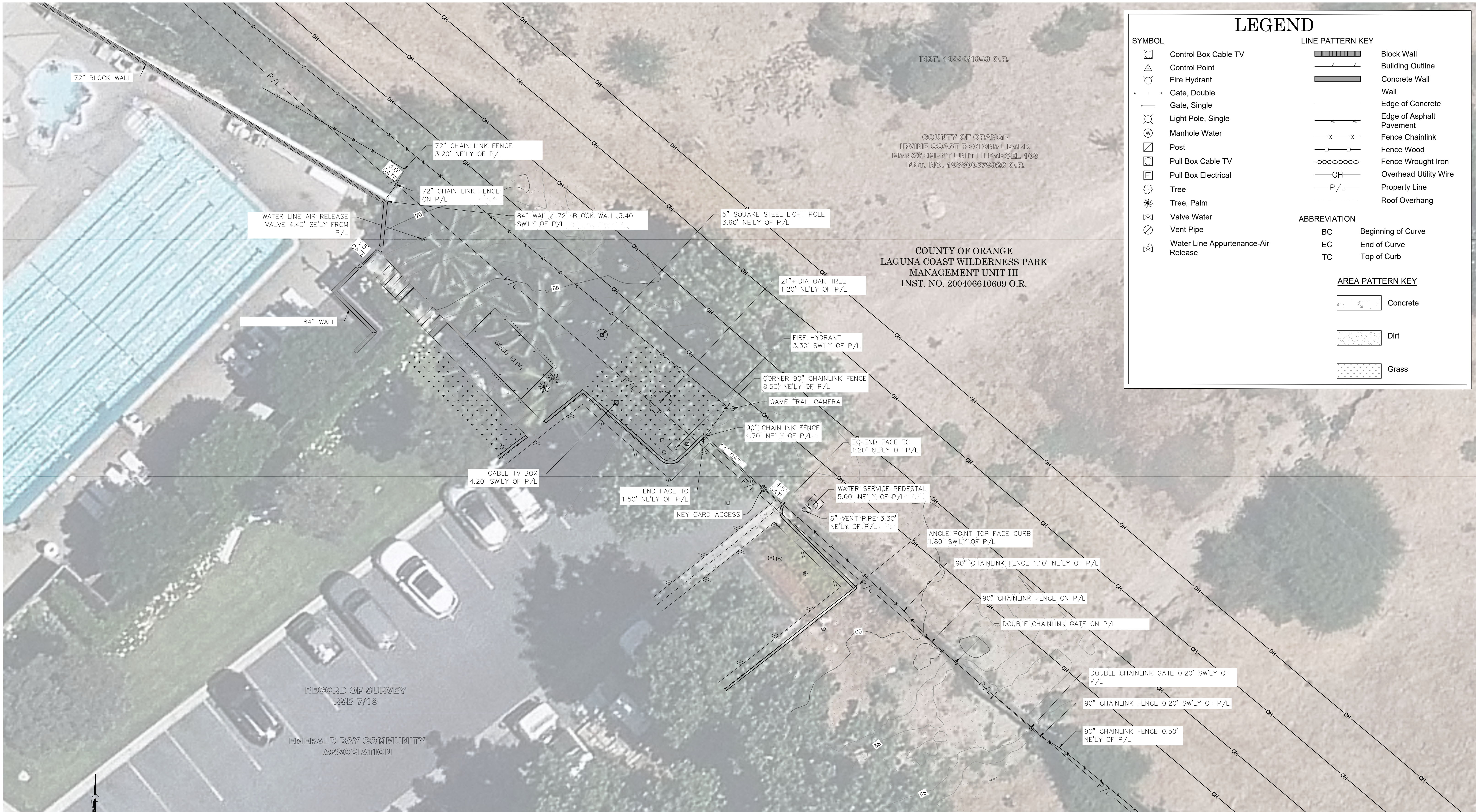
SHEET NO.

3

of

5





LEGEND

SYMBOL

- Control Box Cable TV
- Control Point
- Fire Hydrant
- Gate, Double
- Gate, Single
- Light Pole, Single
- Manhole Water
- Post
- Pull Box Cable TV
- Pull Box Electrical
- Tree
- Tree, Palm
- Valve Water
- Vent Pipe
- Water Line Appurtenance-Air Release

LINE PATTERN KEY

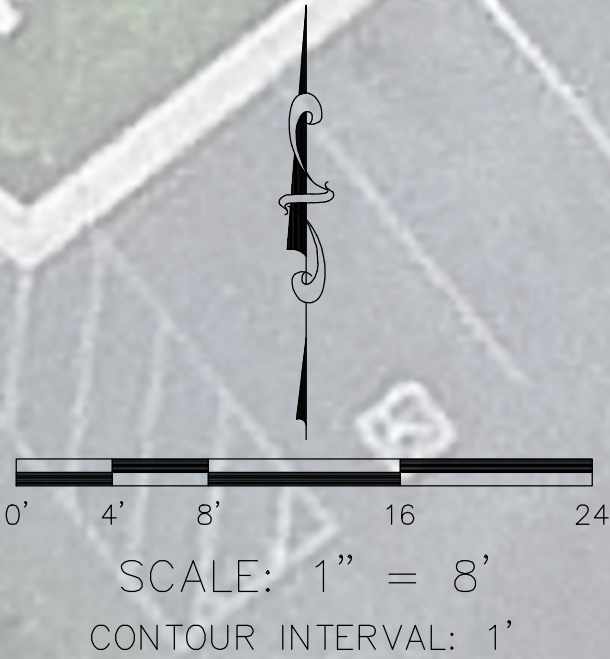
- Block Wall
- Building Outline
- Concrete Wall
- Wall
- Edge of Concrete
- Edge of Asphalt Pavement
- Fence Chainlink
- Fence Wood
- Fence Wrought Iron
- Overhead Utility Wire
- Property Line
- Roof Overhang

ABBREVIATION

- BC Beginning of Curve
- EC End of Curve
- TC Top of Curb

AREA PATTERN KEY

- Concrete
- Dirt
- Grass



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

02/03/2025	REVISION: AERIAL VIEW ADDED SEE SHEET 5	COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
		LAGUNA BEACH, EMERALD BAY PROPERTY LINE EXHIBIT			
		AERIAL VIEW			
		PROJECT LIMITS: FROM			
		TO			
DATE	ITEM	DATE OF SURVEY:10/06/2024	BY:LOFGREEN & CREW	SHEET NO.	
		MAPPING	BY:T. LOFGREEN, PLS		
REVISIONS		OFFICE CHECK	BY:M. KUBISTY, PLS	5 of 5	
		FIELD CHECK	BY:T. LOFGREEN, PLS		
		SCALE: N.T.S.	W.O. #EC33003		
		FILE:LAG BEACH EM BAY_TOPO REV_2025.DWG	FILE # TBD		