

BLOCK	MODULE
5450	44, 45, 46, 57 54, 55, 56, 57 62, 63, 64, 65, 66, 67 72, 73, 74, 75, 76, 77 82, 83, 84, 85, 86 93, 94

IN THE CITIES OF NEWPORT BEACH AND COSTA MESA AND IN THE UNINCORPORATED

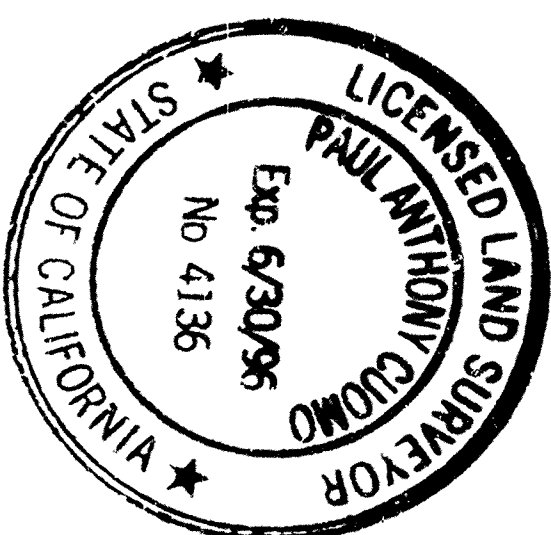
RECORD OF SURVEY 92-1098

TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
BEING A SURVEY OF A PORTION OF LOT 147, BLOCK 51, AND A PORTION OF LOT 148,
BLOCK 5, IRVINE'S SUBDIVISION PER MAP OF IRVINE'S SUBDIVISION RECORDED IN BOOK
1, PAGE 88, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DATE OF SURVEY: JANUARY 1990-SEPTEMBER 1992 PAUL A. CUOMO L.S.4136

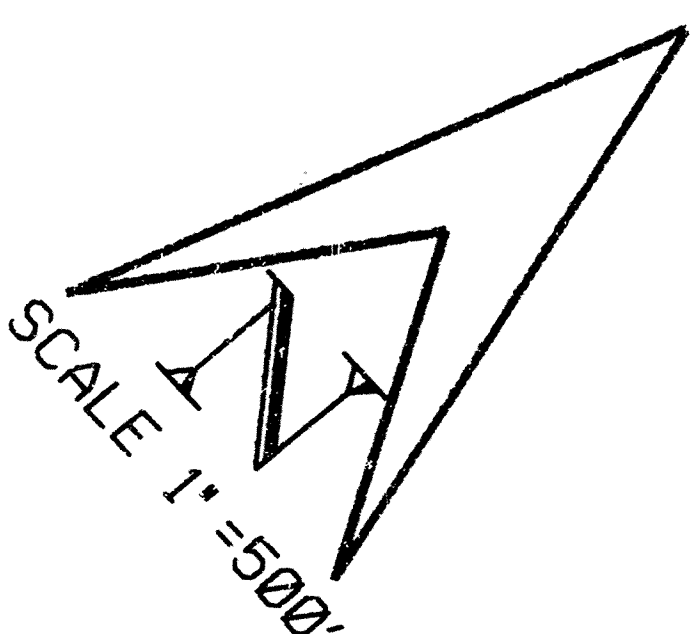
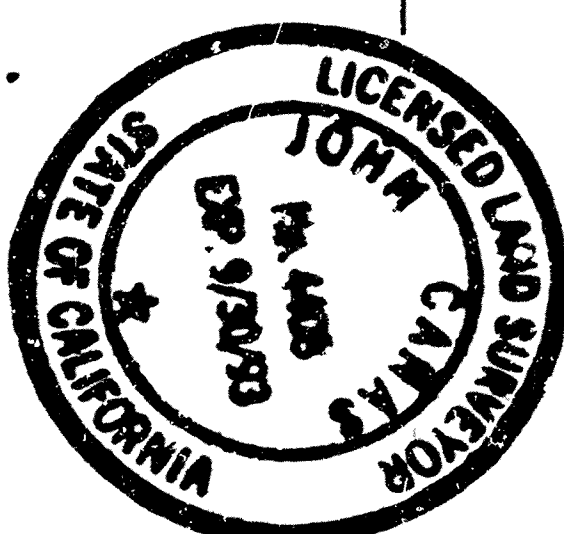
SURVEYOR'S STATEMENT
This map correctly represents a survey made by me or under my direction
in conformance with the requirements of the Land Surveyor's Act of the
request of E.M.A. Road/Flood Design in September, 1992.

Paul A. Cuomo
PAUL A. CUOMO L.S. 4136
Expiration Date 07/30/96



COUNTY SURVEYOR'S STATEMENT
This map has been examined in accordance with Section 8766
of the Land Surveyor's Act this 16th day of November, 1992.

JUDH CANAS
COUNTY SURVEYOR



- RECORD REFERENCES**
- (R1) RECORD PER TRACT NO. 12528, M.M. 551/38-41.
 - (R2) RECORD PER R.S. 110/39-42.
 - (R3) RECORD PER A/SW-IRV. PG. 2248-2252.
 - (R4) RECORD PER P.M. 127/42-43.
 - (R5) RECORD PER P.M. 268/31-39.
 - (R6) RECORD PER P.M. 155/9.
 - (R7) RECORD PER A/SW-IRV. PG. 227-253.
 - (R8) RECORD PER P.M. 21/8.
 - (R9) RECORD PER TRACT NO. 14288, M.M. 671/47-48.
 - (R10) RECORD PER TRACT NO. 1499, M.M. 44/47.
 - (R11) RECORD PER TRACT NO. 1501, M.M. 50/16.
 - (R12) RECORD PER P.M. 9/17.
 - (R13) RECORD PER R.S. 75/6.
 - (R14) RECORD PER TRACT NO. 1500, M.M. 45/39.
 - (R15) RECORD PER P.M. 219/20-21.
 - (R16) RECORD PER A/SW-IRV. PG. 1339-1346.
 - (R17) RECORD PER TRACT NO. 1506, M.M. 41/19.
 - (R18) RECORD PER TRACT NO. 1507, M.M. 51/15.
 - (R19) RECORD PER TRACT NO. 706, M.M. 21/25.
 - (R20) RECORD PER TRACT NO. 706, M.M. 21/25.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE CENTERLINES OF
SANTA ANA AVENUE, MESA DRIVE, SOUTH BRISTOL STREET, BAYVIEW AVENUE, SPRUCE
AVENUE, ORCHID STREET, ZENITH AVENUE, AZURE AVENUE, CYPRESS STREET, BIRCH
STREET, ACACIA STREET, ORCHARD DRIVE AND IRVINE AVENUE, WITH RESPECT
TO INDIVIDUAL SURVEYS OF THE AREA.

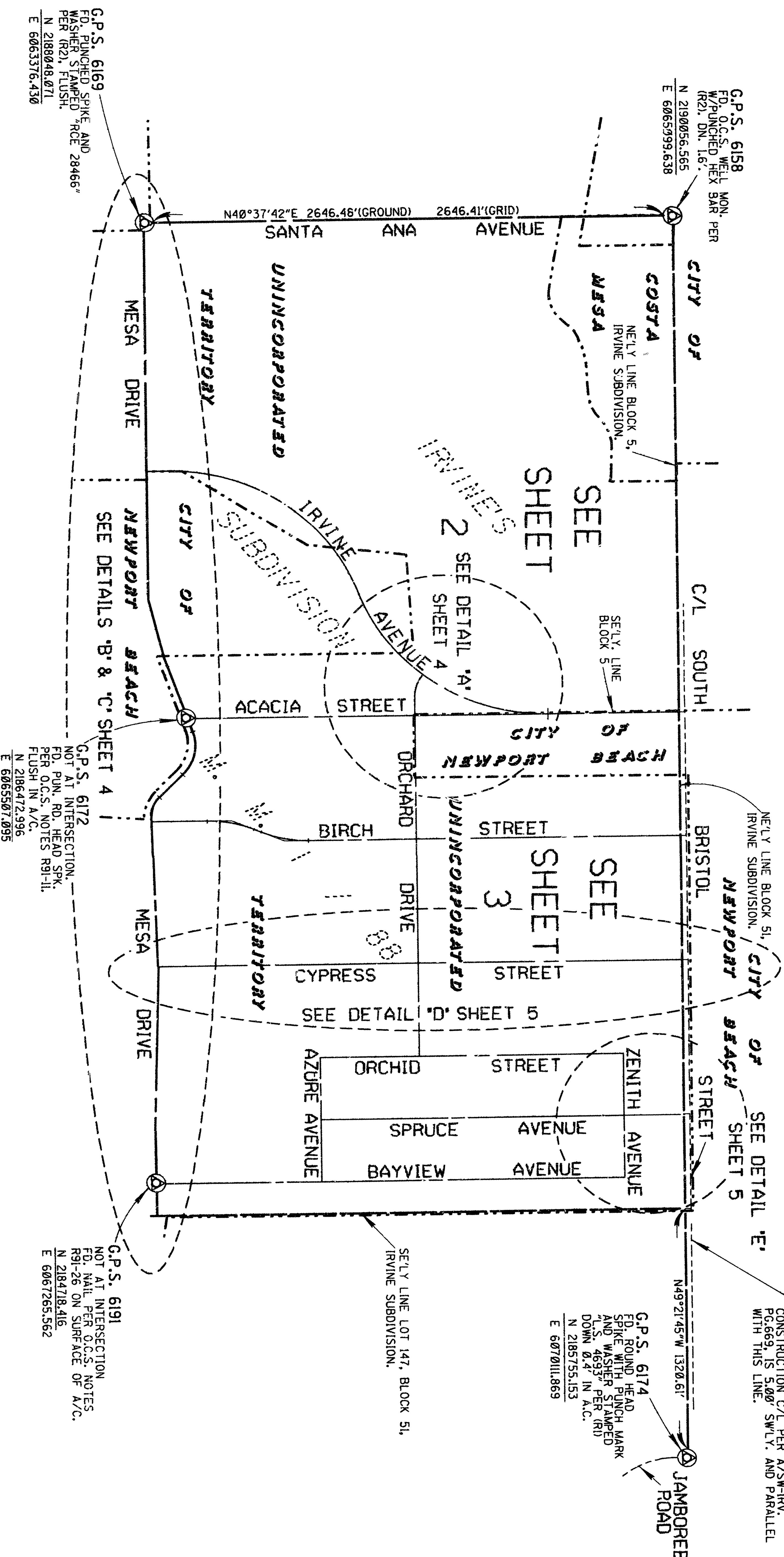
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID
BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS
G.P.S. NO. 6169 AND G.P.S. NO. 6158, BEING N 40°31'42" E.

GEODETIC NOTES:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE
SYSTEM ZONE VI, 1983 N.A.D. (1990 O.C.S. G.P.S. ADJUSTMENT).
DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.
MULTIPLY GROUND DISTANCES BY 0.99997304 TO OBTAIN
GRID DISTANCES.

SHEET INDEX MAP
AND G.P.S. CONTROL POINTS



MONUMENT NOTES

- GPS CONTROL POINT ON FILE IN THE ORANGE
SURVEYOR'S OFFICE, GEODETIC SECTION.
- FOUND MONUMENT AS NOTED.
- FOUND MONUMENT AS NOTED TAGGED L.S. 2312 PER
UNINDEXED FIELD NOTES ON FILE IN THE OFFICE OF ROBERT BEIN AND
WILLIAM FROST, 14725 ALTON PARKWAY, IRVINE, CALIFORNIA.
- SET 4-2' TANGENT OVER PUNCHED SPIKES WITH O.C.S. TAG, FLUSH.

RIGHT OF WAY MONUMENTS SHOWN ALONG CYPRESS STREET
AND ORCHARD DRIVE MAY HAVE BEEN DISTURBED OR
REMOVED DUE TO CONSTRUCTION/REDEVELOPMENT AS OF
SEPTEMBER, 1992.
MONUMENTS SHOWN AS "SET" ALONG SAID STREETS WILL BE
SET UPON COMPLETION OF IMPROVEMENTS.

--- INDICATES CITY BOUNDARY

EXEMPT RECORDING REQUESTED
PER GOVERNMENT CODE 6103

ACCEPTED AND FILED AT THE
REQUEST OF
ORANGE COUNTY SURVEYOR
County of Orange E.M.A. Road
DATE November 17, 1992
TIME 2:15 PM BY Eileen F
INSTRUMENT 92-1098
BOOK 138 PAGE 28 RS

LEE A. BRANCH
COUNTY RECORDER
Lee A. Branch
DEPUTY

SHEET 2 OF 5
FOR INDEX MAP, GEODETIC NOTES,
MONUMENT NOTES, BASIS OF
BEARINGS
SEE SHEET 1

RECORD OF SURVEY 92-1098
IN THE CITIES OF NEWPORT BEACH AND COSTA MESA AND IN THE UNINCORPORATED
TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
DATE OF SURVEY: JANUARY 1990-SEPTEMBER 1992
PAUL A. CUOMO L.S. 4136

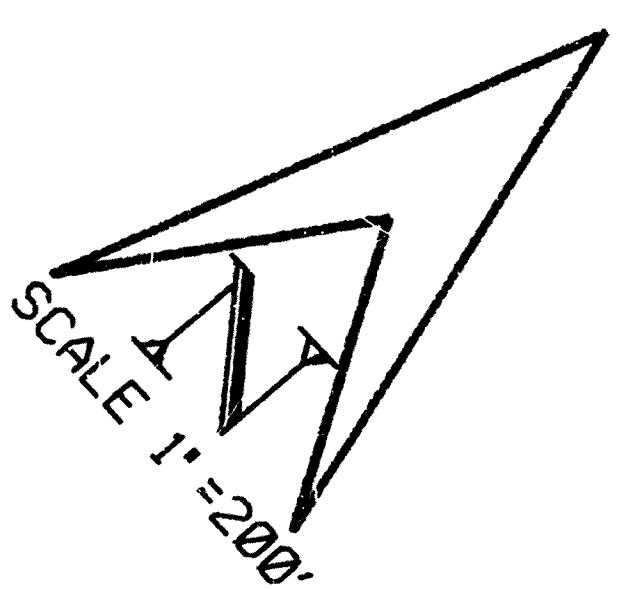
C/L BRISTOL PER PRECISE ALIGNMENT
MAP 60-2 AND PER P.M. 59/4.
CONSTRUCTION C/L PER A/SW-IRV.
PG. 669, IS 5.00' SWLY. AND PARALLEL
WITH THIS LINE.

G.P.S. 6158
FD. O.C.S. WELL MON.
W/PUNCHED HEX BAR PER
(R2), DN. 1.8'.
N 2190055.565
E 6065094.638

C/L SOUTH
CITY OF
P.M. 127/42
P.M. 233/49

BRISTOL
P.M. 25/12
NE'LY LINE BLOCK 5,
IRVINE SUBDIVISION.

FD. O.C.S. WELL MON. (R4),
ACCEPTED AS COMMON
CORNER TO BLOCKS 5, 6,
50 AND 51 OF IRVINE
SUBDIVISION.



RECORD REFERENCES

- (R2) RECORD PER TRACT NO. 12528, M.M. 591/38-41.
- (R3) RECORD PER R.S. 107/39-42.
- (R4) RECORD PER A/SW-IRV. PG. 2248-2252.
- (R5) RECORD PER P.M. 127/42-43.
- (R6) RECORD PER P.M. 268/37-39.
- (R7) RECORD PER P.M. 155/9.
- (R8) RECORD PER A/SW-IRV. PG. 227-253.
- (R9) RECORD PER P.M. 21/8.
- (R10) RECORD PER TRACT NO. 14288, M.M. 671/47-48.
- (R11) RECORD PER TRACT NO. 1499, M.M. 44/47.
- (R12) RECORD PER TRACT NO. 1501, M.M. 50/16.
- (R13) RECORD PER R.S. 75/6.
- (R14) RECORD PER P.M. 9/17.
- (R15) RECORD PER TRACT NO. 1500, M.M. 45/39.
- (R16) RECORD PER P.M. 219/20-21, 1339-1346.
- (R17) RECORD PER A/SW-IRV. PG. 1339-1346.
- (R18) RECORD PER TRACT NO. 1506, M.M. 7/19.
- (R19) RECORD PER TRACT NO. 1507, M.M. 51/15.
- (R20) RECORD PER TRACT NO. 106, M.M. 21/25.

G.P.S. 6169
FD. PUNCHED SPIKE & WASHER
STAMPED POE 28466 PER (R2), FLUSH.
N 2188048.071
E 6063376.430

SEE DETAIL "B"
SHEET 4

FD. P.K. NAIL WITH 4 PUNCHED CUT
SPICES & O.C.S. WASHER 2' ANODENT
A/SW-IRV. 2527-2528.

FD. PUNCHED SPIKE
PER (R17) DN. 0.4'
IN 4/C.

FD. PUNCHED SPIKE & WASHER
STAMPED POE 28466 PER (R16) DN
SURFACE.

FD. PUNCHED SPIKE & WASHER
STAMPED POE 28466 PER (R16) DN
SURFACE.

POINT FALLS ON M.H.
FD. 4 NOTCHES ON RIM
PER (R16).

C30484

SHEET 3 OF 5
FOR INDEX MAP, GEODETIC NOTES,
MONUMENT NOTES, BASIS OF BEARINGS
SEE SHEET 1

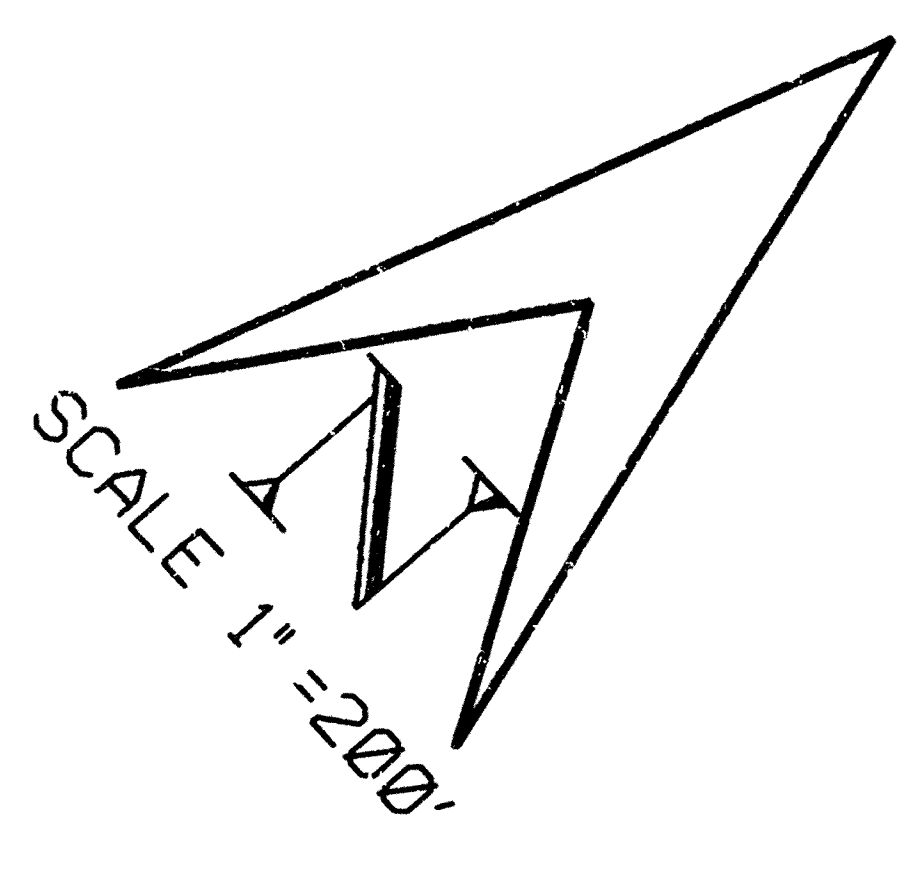
RECORD OF SURVEY 92-1098

IN THE CITIES OF NEWPORT BEACH AND COSTA MESA AND IN THE UNINCORPORATED
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PAUL A. CUOMO L.S. 4136

C/L BRISTOL PER PRECISE ALIGNMENT
MAP 60-2 AND PER P.M. 59/4.
CONSTRUCTION C/L PER A/SW-IRV.
PG. 669, IS 5.00' SWLY. AND PARALLEL
WITH THIS LINE.
G.P.S. 6174
FD. ROUND HEAD SPIKE WITH
PUNCH MARK AND WASHER
STAMPED "L.S. 4633" PER (R1),
DOWN 0.4' IN A.C.
N 2185755.153
E 6070111.869

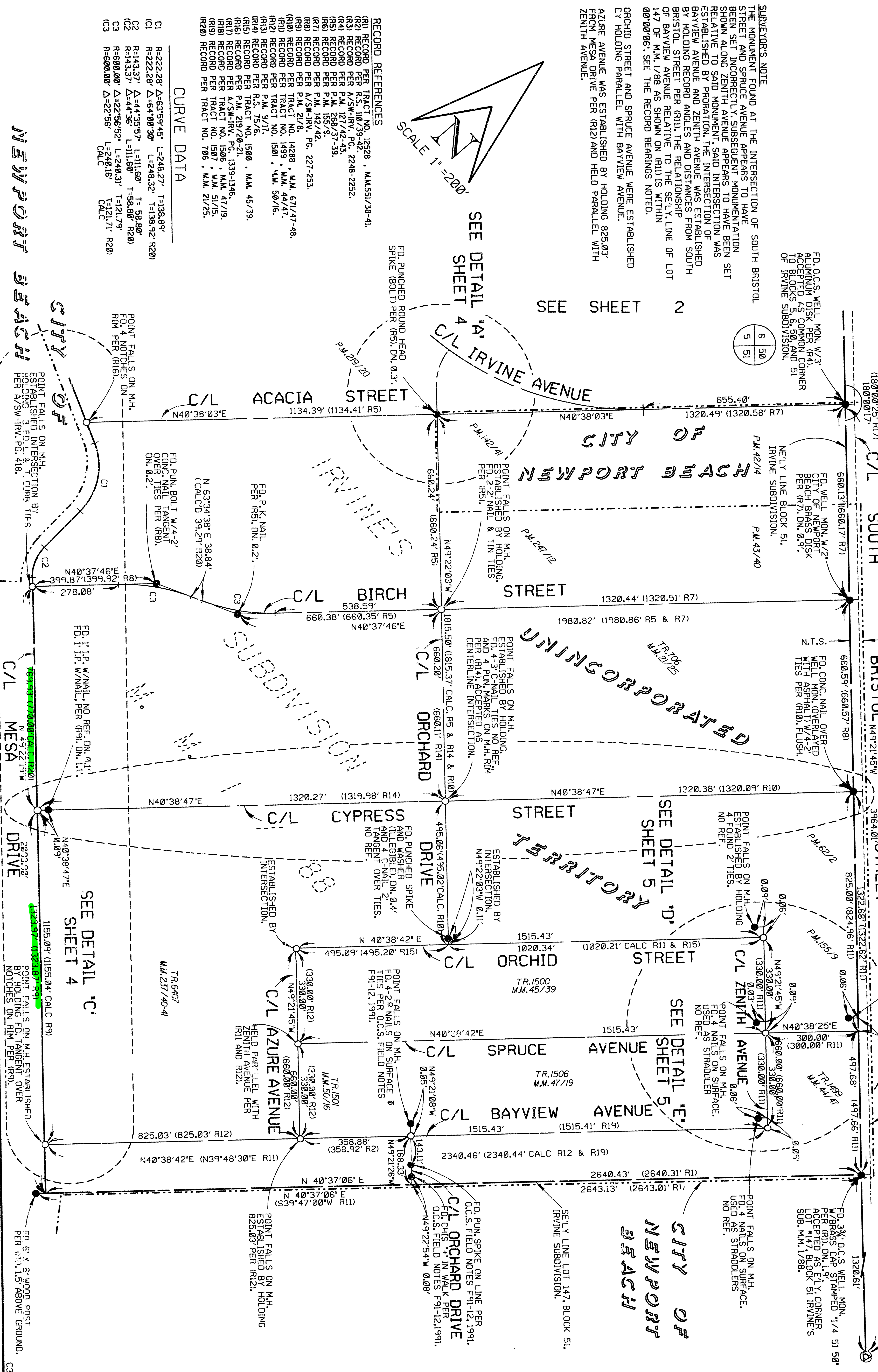
SURVEYOR'S NOTE
THE MONUMENT FOUND AT THE INTERSECTION OF SOUTH BRISTOL
STREET AND SPRUCE AVENUE APPEARS TO HAVE
BEEN SET INCORRECTLY. SUBSEQUENT MONUMENTATION
SHOWN ALONG ZENITH AVENUE APPEARS TO HAVE BEEN SET
RELATIVE TO SAID MONUMENT. SAID INTERSECTION WAS
ESTABLISHED BY PROPORTION. THE INTERSECTION OF
BAYVIEW AVENUE AND ZENITH AVENUE WAS ESTABLISHED
BY HOLDING RECORD ANGLES AND DISTANCES FROM SOUTH
BRISTOL STREET PER (R11). THE RELATIONSHIP
OF BAYVIEW AVENUE RELATIVE TO THE SET.Y. LINE OF LOT
147 OF M.M. 1786 AS SHOWN ON (R11) IS WITHIN
00'00.06". SEE THE RECORD BEARINGS NOTED.

ORCHARD STREET AND SPRUCE AVENUE WERE ESTABLISHED
E/ HOLDING PARALLEL WITH BAYVIEW AVENUE.
AZURE AVENUE WAS ESTABLISHED BY HOLDING 825.03'
FROM MESA DRIVE PER (R12) AND HELD PARALLEL WITH
ZENITH AVENUE.



SEE DETAIL
SHEET 4

SEE SHEET 2



CURVE DATA

- RECORD REFERENCES
- (R1) RECORD PER TRACT NO. 12328, M.M. 551/30-41.
 - (R2) RECORD PER R.S. 100/39-42, 2248-2252.
 - (R3) RECORD PER A/SW-IRV. PG. 2248-2252.
 - (R4) RECORD PER P.M. 121/42-43.
 - (R5) RECORD PER P.M. 126/47-53.
 - (R6) RECORD PER P.M. 132/42.
 - (R7) RECORD PER A/SW-IRV. PG. 227-253.
 - (R8) RECORD PER T.M. 21/8.
 - (R9) RECORD PER TRACT NO. 14288, M.M. 671/47-48.
 - (R10) RECORD PER TRACT NO. 1499, M.M. 44/47.
 - (R11) RECORD PER TRACT NO. 1501, M.M. 50/16.
 - (R12) RECORD PER P.M. 9/17.
 - (R13) RECORD PER P.M. 75/4.
 - (R14) RECORD PER TRACT NO. 1500, M.M. 45/39.
 - (R15) RECORD PER P.M. 218/20-21.
 - (R16) RECORD PER A/SW-IRV. PG. 1339-1346.
 - (R17) RECORD PER TRACT NO. 1506, M.M. 47/19.
 - (R18) RECORD PER TRACT NO. 1507, M.M. 51/15.
 - (R19) RECORD PER TRACT NO. 1507, M.M. 51/15.
 - (R20) RECORD PER TRACT NO. 706, M.M. 21/25.
- C1 R=2222.28 Δ=63°59'45" L=248.27' T=138.89'
(C1) R=2222.28 Δ=64°00'30" L=248.32' T=138.92' R20
C2 R=143.37' Δ=44°35'57" L=111.60' T=58.80'
(C2) R=143.37' Δ=44°36' L=111.60' T=58.80' R20
C3 R=600.00' Δ=22°56'52" L=240.31' T=121.79'
(C3) R=600.00' Δ=22°56' L=240.16' T=121.71' R20
CALC

SEE DETAIL
SHEET 4

SEE DETAIL
SHEET 4

SEE DETAIL
SHEET 4

SEE DETAIL
SHEET 4

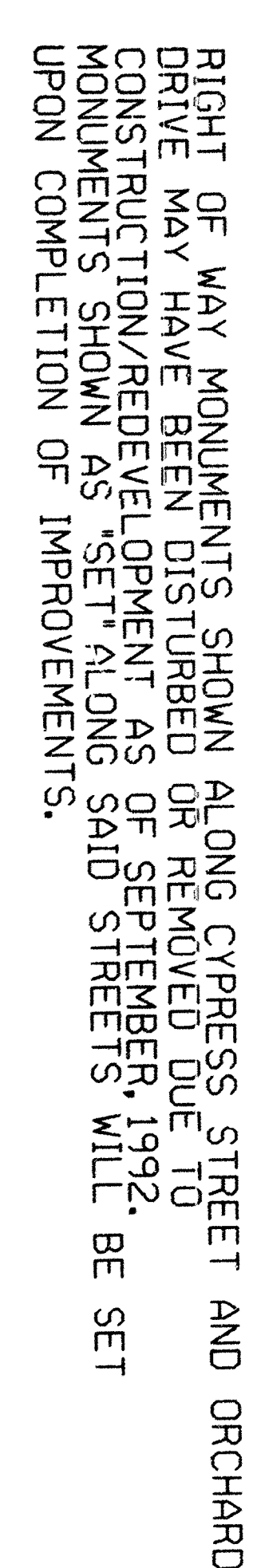
RECORD OF SURVEY 92-1098

PAUL A. CUOMO L.S.4136

DECUODN BEEFERENCE

RECORD REFERENCES

(R1) RECORD PER TR.S.T. NO. 12528 , M.M. 551/38-41
(R2) RECORD PER R.S. 110/39-42.
(R3) RECORD PER A/SW-IRV. Pg. 22-48-2252.
(R4) RECORD PER P.M. 127/42-43.
(R5) RECORD PER P.M. 268/37-39.
(R6) RECORD PER P.M. 155/9.
(R7) RECORD PER P.M. 142/42.
(R8) RECORD PER A/SW-IRV Pg. 227-253



RECORD OF SURVEY 92-1098
IN THE CITIES OF NEWPORT BEACH AND COSTA MESA AND IN THE UNINCORPORATED
TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
DATE OF SURVEY: JANUARY 1990 - SEPTEMBER 1992
PAUL A. CUOMO L.S. 4136

- RECORD REFERENCES
- (R1) RECORD PER TRACT NO. 12529, M.M. 551/38-41.
 - (R2) RECORD PER R.S. 100/59-42, M.M. 2248-2252.
 - (R3) RECORD PER A/S-W-IRV, PG. 2248-2252.
 - (R4) RECORD PER P.M. 127/42-43.
 - (R5) RECORD PER P.M. 128/37-39.
 - (R6) RECORD PER P.M. 133/42.
 - (R7) RECORD PER P.M. 133/42.
 - (R8) RECORD PER P.M. 133/42.
 - (R9) RECORD PER P.M. 133/42.
 - (R10) RECORD PER P.M. 133/42.
 - (R11) RECORD PER P.M. 133/42.
 - (R12) RECORD PER P.M. 133/42.
 - (R13) RECORD PER P.M. 133/42.
 - (R14) RECORD PER P.M. 133/42.
 - (R15) RECORD PER P.M. 133/42.
 - (R16) RECORD PER P.M. 133/42.
 - (R17) RECORD PER P.M. 133/42.
 - (R18) RECORD PER P.M. 133/42.
 - (R19) RECORD PER P.M. 133/42.
 - (R20) RECORD PER P.M. 133/42.

SURVEYOR'S NOTE
THE MONUMENT FOUND AT THE INTERSECTION OF SOUTH
BRISTOL STREET AND SPRUCE AVENUE APPEARS TO HAVE
BEEN SET INCORRECTLY. SUBSEQUENT MONUMENTATION
SHOWN ALONG ZENITH AVENUE APPEARS TO HAVE BEEN SET
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BAYVIEW AVENUE AND ZENITH AVENUE WAS ESTABLISHED
BY HOLDING RECORD ANGLES AND DISTANCES FROM
SOUTH BRISTOL STREET PER (R11). THE RELATIONSHIP
OF BAYVIEW AVENUE RELATIVE TO THE SETLY LINE OF LOT
147 OF M.M. 1/88 AS SHOWN ON (R11) IS WITHIN
00'00'00". SEE THE RECORD BEARINGS NOTED.

ORCHARD STREET AND SPRUCE AVENUE WERE ESTABLISHED
BY HOLDING PARALLEL WITH BAYVIEW AVENUE.
AZURE AVENUE WAS ESTABLISHED BY HOLDING 825.03'
FROM MESA DRIVE PER (R12) AND HELD PARALLEL WITH
ZENITH AVENUE.

C/L BRISTOL PER PRECISE ALIGNMENT
MAP 60-2 AND PER P.M. 59/4.
CONSTRUCTION C/L PER A/SW-IRV.
PG. 569, IS 5.00' SWLY. AND PARALLEL
WITH THIS LINE.

SEE SURVEYOR'S
NOTE ABOVE

