

SHEET 1 OF 1
SCALE: 1"=40'

RECORD OF SURVEY No. 2019-1193

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF A PORTION OF LOT 152 IN BLOCK 51 AND THAT PORTION OF UN-SUBDIVIDED BLOCK 51, BOTH OF IRVINE'S SUBDIVISION,
AS PER MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE OF SURVEY: FEBRUARY 2019
PAUL D. CRAFT, P.L.S. 8516 - APEX LAND SURVEYING, INC.



ACCEPTED AND FILED AT THE
REQUEST OF
THE ORANGE COUNTY SURVEYOR'S OFFICE
DATE: _____
TIME: _____ FEE: \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY: _____ DEPUTY

PARCEL 2
P.M.B. 21/8

PARCEL 1
P.M.B. 21/8

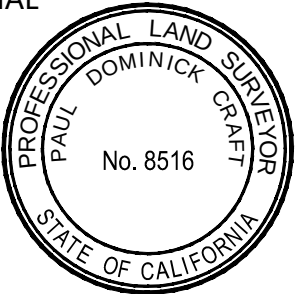
LINE TABLE		
NO.	BEARING	LENGTH
L1	N39°48'15"E	30.00' M&R1, R7

RS NO. 2013-1134
R.S.B. 273/36-44

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL
LAND SURVEYORS' ACT, AT THE REQUEST OF JILL MANLY ON FEBRUARY 2019.

Paul D. Craft
PAUL D. CRAFT, P.L.S. 8516
12/19/2022
DATE



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND

SURVEYORS' ACT THIS _____ DAY OF _____ 2022.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

MONUMENT NOTES:

- A DILIGENT SEARCH FOR ALL RECORD MONUMENTS IN THE AREA WAS PERFORMED TO ASSIST IN ESTABLISHING THE BOUNDARY LINES OF THIS SURVEY. ALL OF THE MONUMENTS THAT WERE FOUND ARE SHOWN HEREON.
- MONUMENTS ARE FLUSH UNLESS NOTED OTHERWISE.
- - INDICATES FOUND MONUMENT AS NOTED HEREON.
- - INDICATES SET 1" IRON PIPE WITH TAG STAMPED "PLS 8516".
- ① - FOUND SPIKE & WASHER STAMPED "LS 5411" PER R4, ACCEPTED AS POINT ON CENTERLINE.
- ② - FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 3109" PER R2, UP 0.3'.
- ③ - FOUND MANHOLE WITH 4 PUNCH MARKS PER R3, ACCEPTED AS CENTERLINE INTERSECTION.
- ④ - FOUND SPIKE & WASHER STAMPED "LS 5411" PER R3, ACCEPTED AS ON CENTERLINE AT PL PROD.
- ⑤ - FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 3109" PER R2, UP 0.3'.
- ⑥ - FOUND 2" IRON PIPE WITH NAIL PER R5, N19°48'13"E 0.33' (0.21'R5) FROM PROPERTY CORNER, DOWN 0.4'.
- ⑦ - FOUND 6"X8" WOOD POST PER R2, S48°53'12"W 2.70' (2.70'R2).
- ⑧ - FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 3109" PER R2, N74°05'27"E 0.35' FROM PROPERTY CORNER AS ESTABLISHED HEREON, DOWN 1.0'.
- ⑨ - FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 3109" PER R2, DOWN 1.0'.

REFERENCE NOTES:

- R1 INDICATES RECORD DATA PER GRANT DEED RECORDED 02/17/2015 AS INSTRUMENT NO. 2015000084570, O.R.
- R2 INDICATES RECORD DATA PER P.M.B. 21/8.
- R3 INDICATES RECORD DATA PER CR 2014-1435.
- R4 INDICATES RECORD DATA PER CR 2014-1434.
- R5 INDICATES RECORD DATA PER RS NO. 2013-1134, R.S.B. 273/36-44.
- R6 INDICATES RECORD DATA PER DEED RECORDED 12/03/1970 IN BK. 9477, PG. 341, O.R.
- R7 INDICATES RECORD DATA PER DEED TO ALVIN S. COX RECORDED 07/10/1950 IN BK. 2039, PG. 225, O.R.
- R8 INDICATES RECORD DATA PER DEED TO GEORGE M. HOLSTEIN, III, RECORDED 03/21/1951 IN BK. 2161, PG. 375, O.R.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE
OF MESA DRIVE HAVING A BEARING OF N50°11'45"E PER R2.

SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR
BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

STATEMENT OF PURPOSE:

THE PURPOSE OF THIS RECORD OF SURVEY IS TO ESTABLISH AND MONUMENT THAT PORTION OF LOT 152 IN BLOCK
51 AND THAT PORTION OF UN-SUBDIVIDED BLOCK 51, BOTH OF IRVINE'S SUBDIVISION, M.M. 1/88, MORE
PARTICULARLY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED 02/14/2015 AS INST. NO. 2015000084570, O.R.

ESTABLISHED AT RECORD
BEARING AND DISTANCE
PER R1, R2, R7 & R8.

12.14' M&R2, R8

PARCEL 2 PER (R1)

PARCEL 1 PER (R1)

INSTRUMENT NO. 2015000084570, O.R.
(R1)

IRVINE'S
BLOCK 51
SUBDIVISION
M.M. 1/88

POINT OF BEGINNING
PARCEL 2 PER R1 & R6

ESTABLISHED FROM
RECORD DATA PER R1.

SOUTHWEST CORNER PER R7,
TRUE POINT OF BEGINNING

ESTABLISHED FROM
RECORD DATA PER R6.