



OC PUBLIC WORKS DEPARTMENT

SHANE SILSBY, DIRECTOR

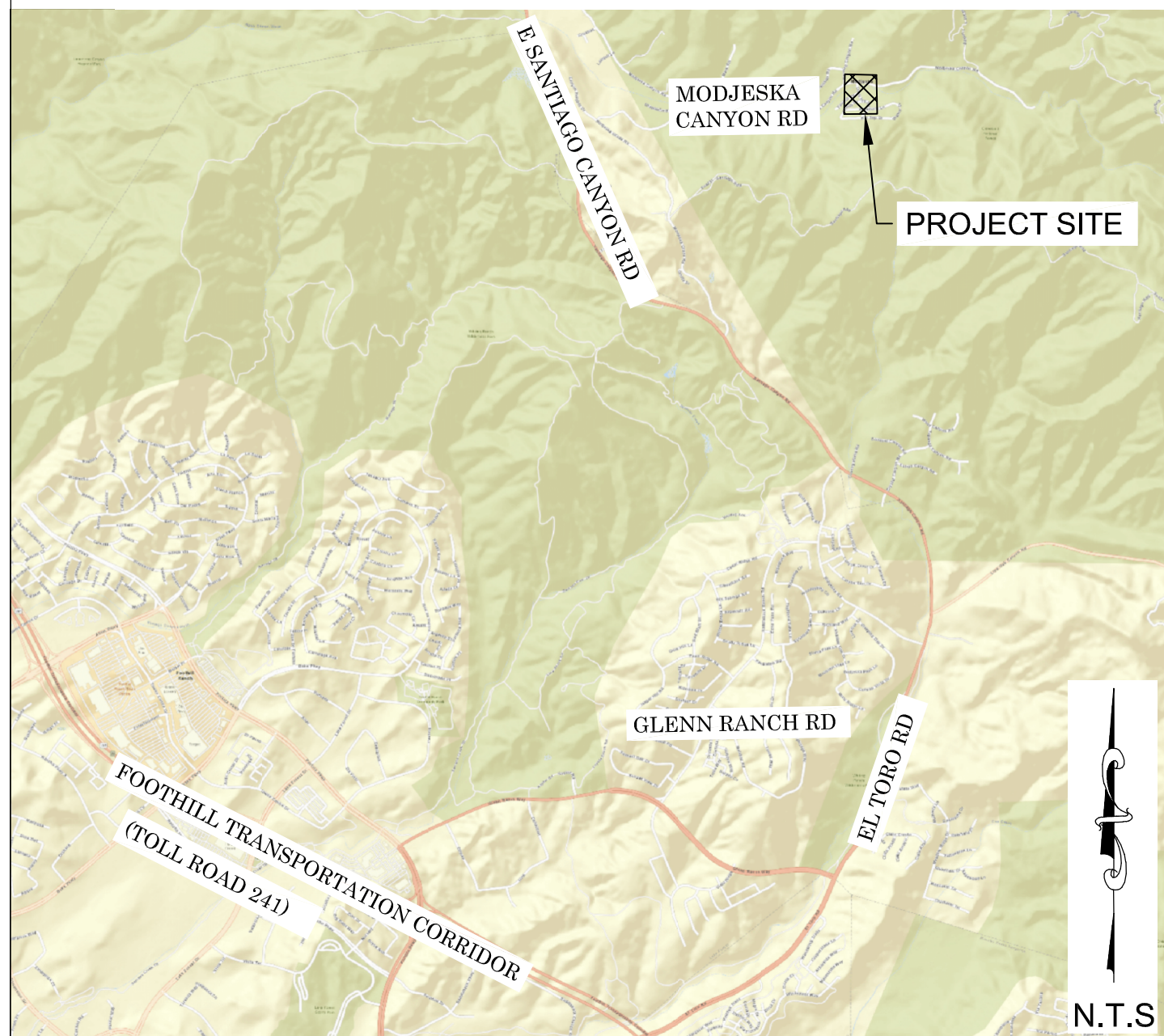
KEVIN HILLS, COUNTY SURVEYOR

MODJESKA HISTORIC HOUSE

ESTABLISHING PL FOR LOTS 533 & 452



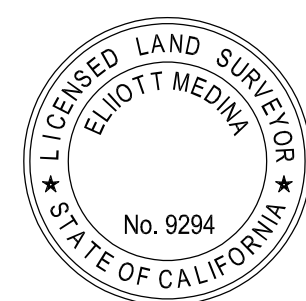
LOCATION MAP



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 SURVEYOR'S ACT; THIS 11TH DAY OF SEPTEMBER, 2019.

ELLIOTT MEDINA, PLS SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

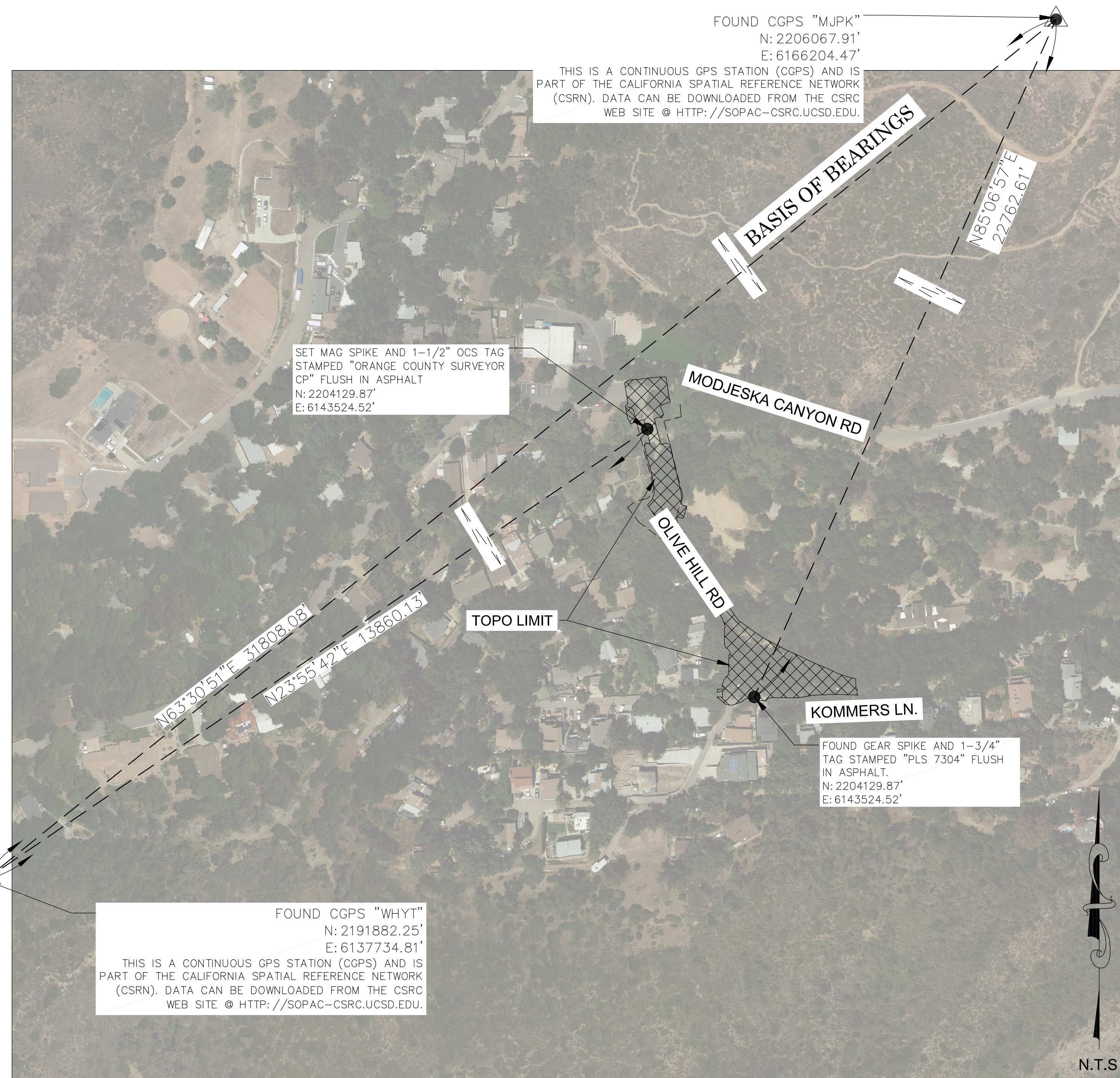
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 11TH DAY OF SEPTEMBER, 2019.

WADE WEAVER, 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, O.C.S. 2017.50 EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS (WHYT) AND (MJPK) BEING NORTH 63°30'51" 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, O.C.S. 2017.50 EPOCH ADJUSTMENT.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY 1.00005296. THE COMBINATION FACTOR WAS DERIVED AS AN AVERAGE FROM POINT NUMBERS 901 AND 903. ALL RECORD DISTANCES ARE GROUND.

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

VERTICAL DATUM

O.C.S. BM. 3UU-2-89 ELEV. = 1337.157' YEAR LEVELED: 1989

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

DESCRIBED BY O.C.S. 2003 - FOUND 3 3/4" O.C.S. ALUMINUM BENCHMARK DISK STAMPED "3UU-2-89", SET IN THE TOP OF A CONCRETE BRIDGE RETAINING WALL. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF MODJESKA CANYON ROAD AND OLIVE HILL ROAD, 44 FT. SOUTHEASTERLY OF THE CENTERLINE OF MODJESKA AND 8 FT. NORTHWESTERLY OF THE CENTERLINE OF OLIVE HILL. MONUMENT IS SET LEVEL WITH THE ROAD.

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	1	TITLE SHEET
SHEET 2	2	BOUNDARY
SHEETS 3	3	TOPOGRAPHIC MAP

PURPOSE OF SURVEY

THE PURPOSE OF THE SURVEY IS TO ESTABLISH THE PROPERTY LINE FOR LOT 452 AND THE SOUTHWESTERLY PROPERTY LINE OF LOT 533.

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
MODJESKA HISTORIC HOUSE ESTABLISHING PL FOR LOTS 533 & 452						
TITLE SHEET						
FROM: MODJESKA CANYON RD.						
TO: KOMMERS LN.						
DATE OF SURVEY: JULY, 2019				BY: A. PAYAN & PARTY		SHEET NO. 1 of 3
TOPOGRAPHIC MAPPING				BY: F. DADASHI		
OFFICE CHECK				BY: E. MEDINA, PLS		
FIELD CHECK				BY: A. PAYAN & PARTY		
SCALE: 1" = 20'				W.O.		
FILE: MODJESKA HISTORIC HOUSE_TOPO_2019.DWG				FILE NO. #EC41403		
MARK	DATE	ITEM	REVISIONS			

TOPOGRAPHIC MAPPING PROJECT

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CSC83), ZONE VI, NAD 83, O.C.S. 2017.50 EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS (WHYT) AND (MJPK) BEING NORTH 63°30'51" EAST 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.

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, O.C.S. 2017.50 EPOCH ADJUSTMENT.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN
GROUND DISTANCES MULTIPLY GRID BY 1.00005296
THE COMBINATION FACTOR WAS DERIVED AS AN AVERAGE FROM POINT
NUMBERS 901 AND 903. ALL RECORD DISTANCES ARE GROUND.

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

STREET R/W SHOWN IN BOLD ARE ESTABLISHED BY SURVEY.
THE LOT LINES ARE FOR GRAPHICAL PRESENTATION ONLY.

(R1) = RECORD OF SURVEY NO. 86-1060, 115/3-4
(R2) = MODJESKA HOME TRACT MAP, SHEET "H", M.M. 16/19
(R3) = C.O.S. ALIGNMENT NOTE A/5-7, PGS. 211-215
(R4) = RECORD OF SURVEY NO. 90-1139, R.S.B. 131/6-11
(R5) = SURVEYOR MAP, S.M. 65-15
(R6) = C.O.S. ALIGNMENT NOTE A/5-7&6/8, PGS. 27-35
(R7) = RECORD OF SURVEY 2009-1137, R.S.B. 259/18-19
(R8) = C.O.S. ALIGNMENT NOTE A/5-7&6/8, PGS. 329-335

1	FOUND 1" IP (NO TAG), DISTURBED, MEASURED TO APPROXIMATE CENTER, DOWN 0.9', ACCEPTED AS A POINT ON THE CENTERLINE OF NEW MODJESKA CANYON ROAD , PER (R4).
2	FOUND 2" IP AND 1-1/4" O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR" DOWN .30' IN ASPHALT, ACCEPTED AS A POINT ON THE CENTERLINE OF NEW MODJESKA CANYON, PER (R4).
3	FOUND SQUARE HEAD SPIKE, DISTURBED, MEASURED TO APPROXIMATE CENTER, DOWN 0.4', ACCEPTED AS A POINT ON THE CENTERLINE OF NEW MODJESKA CANYON ROAD , PER (R4).
4	FOUND 1" IP AND C NAIL, ACCEPTED AS A POINT ON THE OLD CENTERLINE OF MODJESKA CANYON ROAD, PER (R1).
5	FOUND 1" IP NO TAG OR PLUG, DOWN 1' IN DIRT, HELD FOR LINE ONLY, PER (R1).
6	FOUND 1" IP NO TAG OR PLUG, DOWN 1' IN ASPHALT, ACCEPTED AS A POINT ON THE OLD CENTERLINE OF MODJESKA CANYON, PER (R1).
7	FOUND GEAR SPIKE AND 1-3/4" TAG STAMPED "P.L.S. 7304", FLUSH IN ASPHALT, PER (R7), 4.38' FROM THE ESTABLISHED R/W.
8	FOUND LEAD AND 3/4" TAG STAMPED "P.L.S. 7304", FLUSH WITH CONCRETE, PER (R7), 4.34' FROM THE ESTABLISHED R/W.
9	FOUND 1" IP & PLASTIC TAG STAMPED "LS 3579", DOWN 0.3', PER (R7), NOT ACCEPTED FOR R/W.
10	FOUND LEAD AND 3/4" O.C.S. TAG STAMPED "O.C.S. L.S. 4459", FLUSH WITH CONCRETE, ACCEPTED AS A POINT ON THE CENTERLINE OF KOMMERS LANE , PER (R1).
11	FOUND 2" IP AND 1-1/2" O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR 5-85", DOWN 1' IN DIRT, ACCEPTED AS A POINT ON THE CENTERLINE OF KOMMERS LANE, PER (R1).
12	FOUND 2" IP AND 1-1/2" O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR 5-85", DOWN 1' IN DIRT, ACCEPTED AS A POINT ON THE CENTERLINE OF LOT A, PER (R1).
13	FOUND 2" IP AND 3/4" O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR 5-85", COR 31 , DOWN 1.60' IN DIRT, ACCEPTED AS A POINT ON THE CENTERLINE OF LOT A, PER (R1).
14	FOUND 2" IP AND 3/4" TAG STAMPED "R.C.E. 12437", DOWN 0.60' IN DIRT, ACCEPTED AS A POINT ON THE CENTERLINE OF LOT A, PER (R1).
15	FOUND SPIKE AND O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR 5-85", DOWN 0.30' IN DIRT, ACCEPTED AS A POINT ON THE OLD CENTERLINE OF MODJESKA CANYON, PER (R1).
16	FOUND 1" IP AND 3/4" TAG STAMPED "O.C.S. 19 L.S. 4459", DOWN 0.30' IN DIRT, ACCEPTED AS A POINT ON THE OLD CENTERLINE OF MODJESKA CANYON, PER (R1).

A) ESTABLISHED THE NEW CENTERLINE OF MODJESKA CANYON ROAD BY FOUND MONUMENTS [1] AND [2].

B) ESTABLISHED THE R/W OF MODJESKA CANYON ROAD PARALLEL AND 20' PERPENDICULAR FROM THE ESTABLISHED CENTERLINE PER (R1).

C) ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS [1] AND [2] PER (R8).

D) ESTABLISHED THE CENTERLINE OF LOT A BY FOUND MONUMENT [6] AND RECORD DISTANCE 219.93' PER (R1) AND FOUND MONUMENT [5] FOR LINE.

E) ESTABLISHED THE CENTERLINE OF LOT A WITH A LINE CONNECTING THE TERMINUS OF ESTABLISHMENT NOTES (C) AND (D).

F) ESTABLISHED THE CENTERLINE OF LOT A BY FOUND MONUMENT [6] AND HOLDING THE RECORD ANGLE OF 153°22'37" PER (R1) AND RECORD DISTANCE OF 94.70' PER (R2).

G) ESTABLISHED THE INTERSECTION BY PRORATION OF RECORD DISTANCE PER (R1) BETWEEN FOUND MONUMENT [10] AND ESTABLISHED POINT (F).

H) ESTABLISHED BY FOUND MONUMENT [6] AND ESTABLISHED POINT (G).

I) ESTABLISHED THE CENTERLINE OF KOMMERS LANE BY FOUND MONUMENT [10] AND ESTABLISHED POINT AND ITS WESTERLY PROLONGATION TO INTERSECT WITH ESTABLISHED POINT (F).

J) ESTABLISHED THE R/W OF KOMMERS LANE PARALLEL AND 10' PERPENDICULAR FROM THE ESTABLISHED CENTERLINE PER (R2).

K) ESTABLISHED THE CENTERLINE OF LOT A BY LEAST SQUARE ADJUSTMENT FOUND MONUMENTS [10] AND [11].

L) ESTABLISHED THE CENTERLINE OF LOT A BY FOUND MONUMENT [11] AND RECORD DISTANCE 154.35' PER (R1) AND FOUND MONUMENT [12] FOR LINE.

M) ESTABLISHED THE CENTERLINE OF LOT A BY FOUND MONUMENT [8] AND RECORD DISTANCE 249.28' PER (R1) AND FOUND MONUMENT [13] FOR LINE.

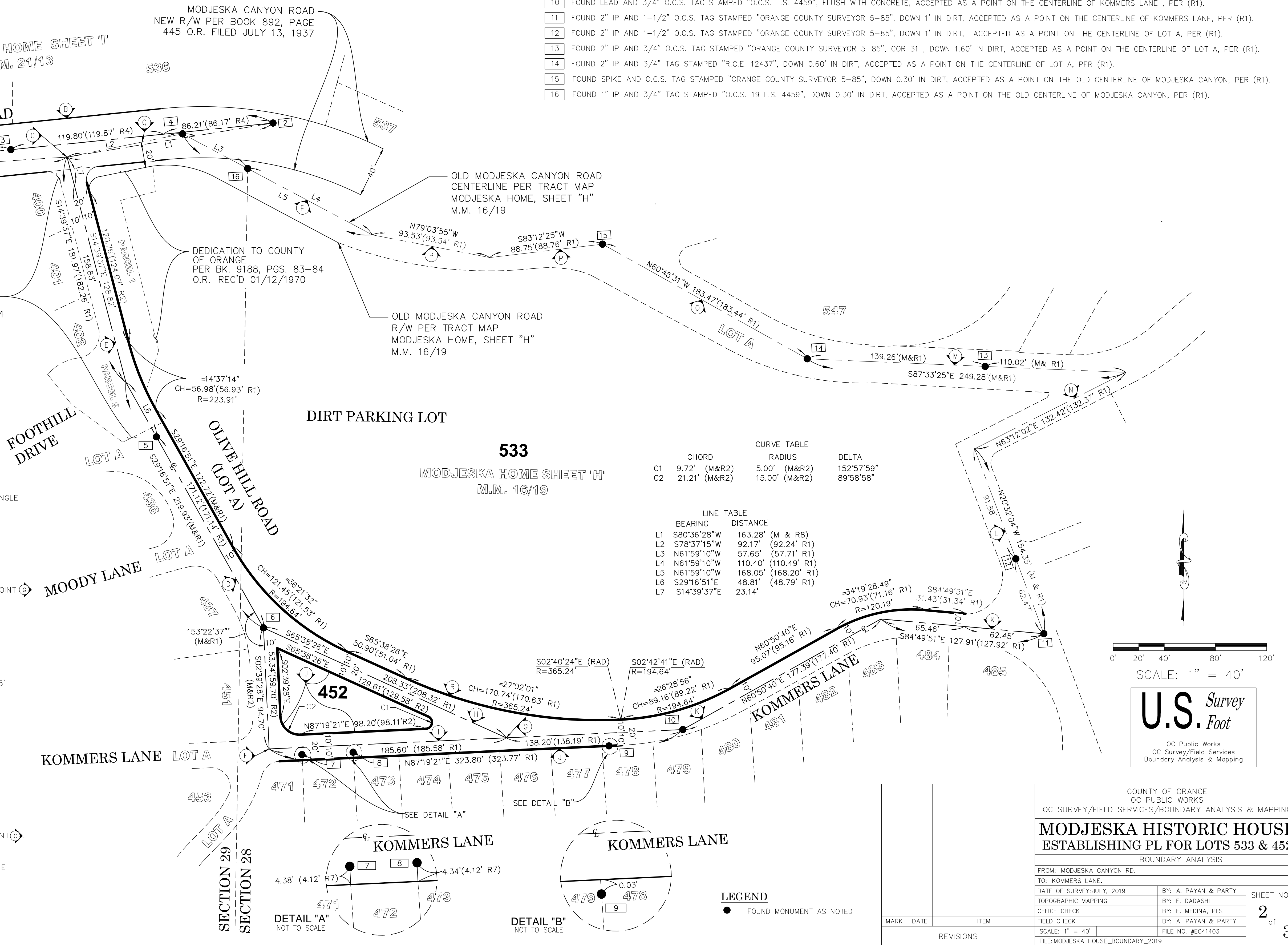
N) ESTABLISHED THE CENTERLINE OF LOT A WITH A LINE CONNECTING THE EASTERLY TERMINUS OF ESTABLISHMENT NOTE (M) AND NORTHERLY TERMINUS OF ESTABLISHMENT NOTE (L).

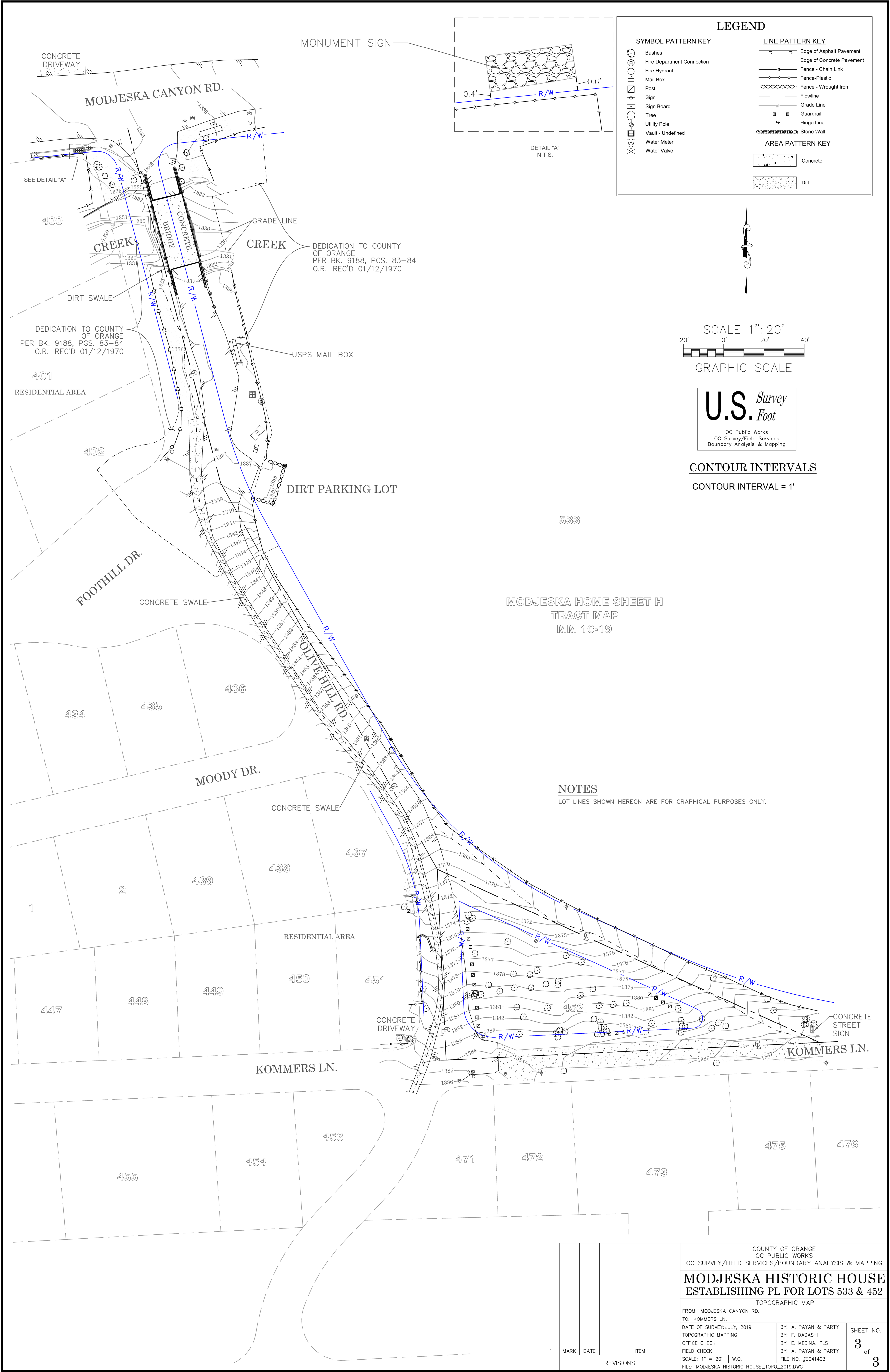
O) ESTABLISHED THE CENTERLINE OF LOT A BY FOUND MONUMENTS [14] AND [15].

P) ESTABLISHED BY LEAST SQUARE ADJUSTMENT BY FOUND MONUMENTS [4] AND [15].

Q) ESTABLISHED THE CENTERLINE OF LOT A BY THE FOUND MONUMENT [4] AND ESTABLISHMENT POINT (C).

R) ESTABLISHED THE R/W OF OLIVE HILL ROAD (LOT A) PARALLEL AND 10' PERPENDICULAR FROM THE ESTABLISHED CENTERLINE BY HOLDING TANGENCY AND RECORD RADIUS PER (R2).





			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
			MODJESKA HISTORIC HOUSE ESTABLISHING PL FOR LOTS 533 & 452	
			TOPOGRAPHIC MAP	
			FROM: MODJESKA CANYON RD.	
			TO: KOMMERS LN.	
			DATE OF SURVEY: JULY, 2019	BY: A. PAYAN & PARTY
			TOPOGRAPHIC MAPPING	BY: F. DADASHI
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			SHEET NO. 3 of 3	