

DUPLICATE

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SHEET 1 OF 6

RECORD OF SURVEY NO. 2023-1089

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

BEING A SURVEY OF LOT 452 AND LOT "A" AS SHOWN ON MODJESKA HOME TRACT SHEET "H", FILED IN BOOK 16, PAGE 19; LOT "A" AS SHOWN ON MODJESKA HOME TRACT SHEET "I", FILED IN BOOK 21, PAGE 13; LOT "A" AS SHOWN ON MODJESKA HOME TRACT SHEET "C", FILED IN BOOK 9, PAGE 18, ALL OF MISCELLANEOUS MAPS, TOGETHER WITH A PORTION OF MODJESKA CANYON ROAD AS DESCRIBED IN A DEED OR RIGHT OF WAY, RECORDED JULY 16, 1937 IN BOOK 892, PAGE 452 OF OFFICIAL RECORDS, ALL RECORDS OF ORANGE COUNTY, CALIFORNIA.

ELLIOTT MEDINA, PLS 9294
DATE OF SURVEY: JULY 2019

ACCEPTED AND FILED AT THE
REQUEST OF
THE ORANGE COUNTY SURVEYOR'S OFFICE

DATE February 14, 2025
TIME 12:33 PM FEE \$ NO FEE
INSTRUMENT NO. 2025000055325
BOOK 343 PAGE 27-32 R/S

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY [Signature]
DEPUTY

EXEMPT RECORDING REQUESTED
PER GOVERNMENT CODE 27383

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 THE ORANGE COUNTY SURVEYOR IN JULY 2019.

Elliott Medina 1/30/2025
ELLIOTT MEDINA, P.L.S. 9294 DATE



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT THIS 4TH DAY OF FEBRUARY, 2025.

[Signature]
LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
P.L.S. 8402



STATEMENT OF PURPOSE

THE PURPOSE OF THIS RECORD OF SURVEY IS TO REESTABLISH AND REMONUMENT LOT 452 AND SHOW MONUMENTATION LOCATED ON LOT "A" AS SHOWN ON MODJESKA HOME TRACT SHEET "H", FILED IN BOOK 16, PAGE 19; AND TO SHOW MONUMENT LOCATIONS FOR LOT "A" AS SHOWN ON MODJESKA HOME TRACT SHEET "I", FILED IN BOOK 21, PAGE 13; LOT "A" AS SHOWN ON MODJESKA HOME TRACT SHEET "C", FILED IN BOOK 9, PAGE 18, ALL OF MISCELLANEOUS MAPS, TOGETHER WITH A PORTION OF MODJESKA CANYON ROAD AS DESCRIBED IN A DEED OF RIGHT OF WAY, RECORDED JULY 16, 1937 IN BOOK 892, PAGE 452 OF OFFICIAL RECORDS, ALL RECORDS OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE BEARING BETWEEN CGPS STATION "MJP" AND CGPS STATION "OEOC" BEING NORTH 71°36'55.26" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, (2017.50 EPOCH). ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID DISTANCE BY 1.00008428.

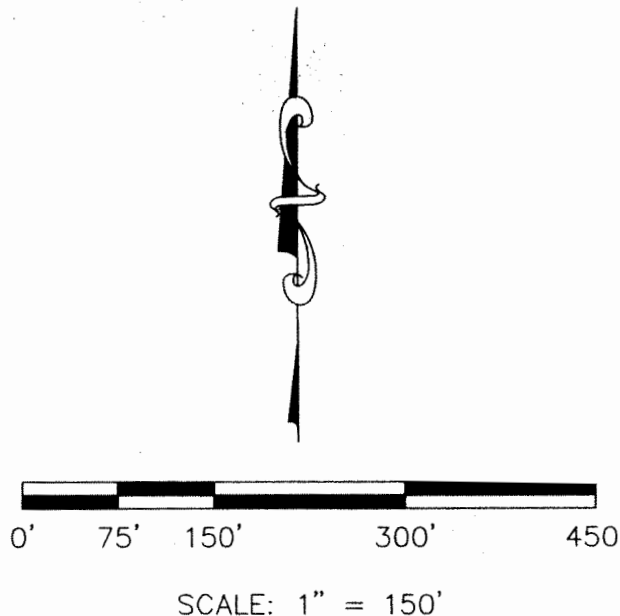
THE COMBINATION FACTOR WAS HELD AT MONUMENT NOTE [31].

N: 2204544.5220, E: 6143887.5970, ELEVATION: 1358.78'

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

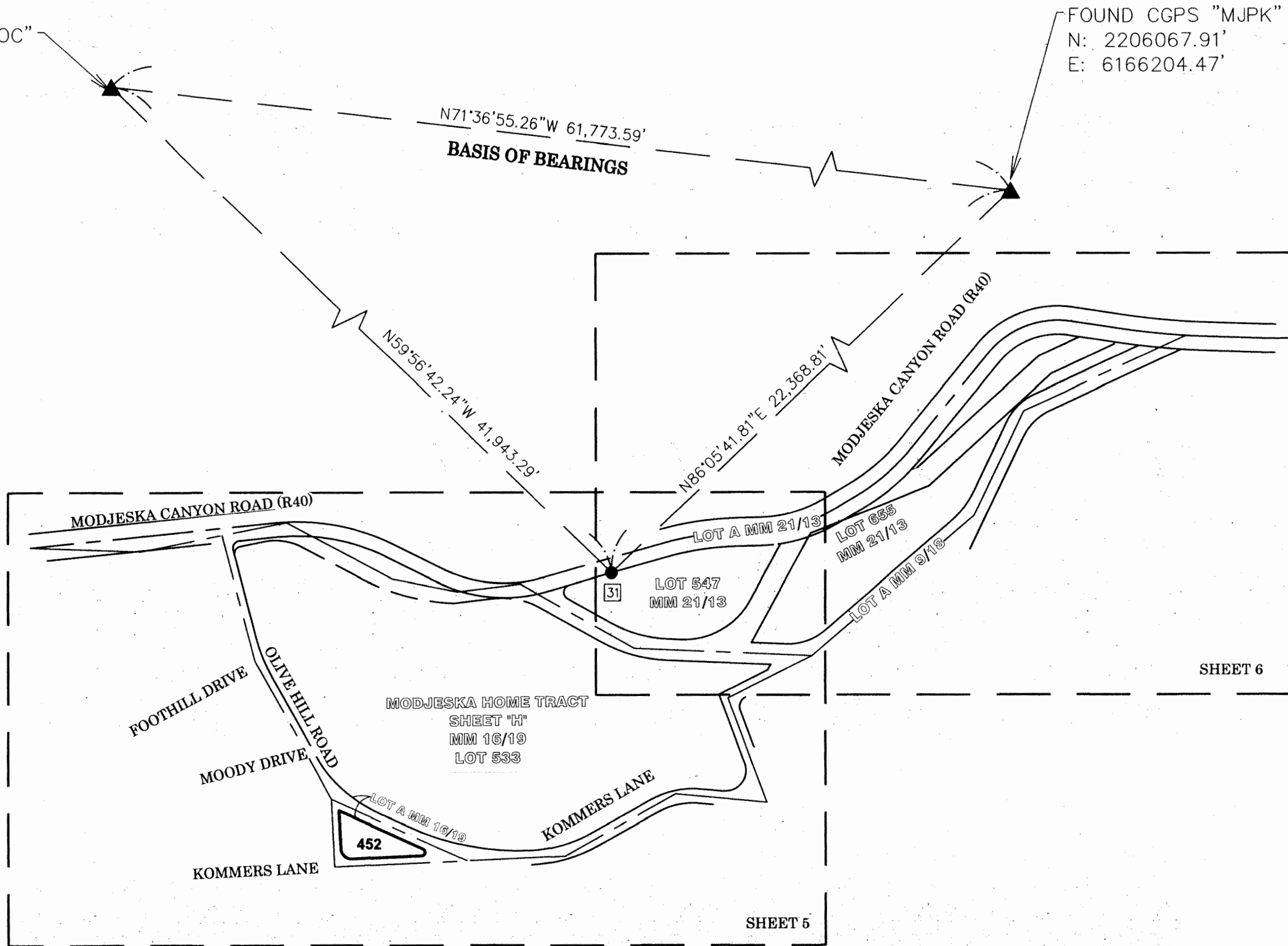
SURVEYOR'S BOUNDARY NOTE

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



FOUND CGPS "OEOC"
N: 2225550.98'
E: 6107583.77'

FOUND CGPS "MJPK"
N: 2206067.91'
E: 6166204.47'



LEGEND

- ▲ INDICATES FOUND OCS GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" IP & 3/4" BRASS TAG STAMPED "OCS", DOWN 0.4' IN DIRT.
- △ INDICATES SET BOAT SPIKE & 1 1/2" STEEL WASHER STAMPED "OCS", FLUSH IN A.C.

U.S. Survey
Foot

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

DUPLICATE

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SEE SHEET 3 FOR ESTABLISHMENT NOTES AND EASEMENT NOTES
SEE SHEET 4 FOR LINE AND CURVE TABLES
SEE SHEETS 5 AND 6 FOR BOUNDARY ESTABLISHMENT

MONUMENT NOTES

- 1 FOUND 1 INCH IRON PIPE WITH NO TAG, DOWN 0.9 FEET IN A.C., DISTURBED, NO REFERENCE. MEASURED TO CENTER MASS. ACCEPTED AS "FD OLD 3/4 INCH I.P. WITH NAIL IN DIRT PLUG, NO TAG", AND P.O.B. OF R40 PER R2
- 2 FOUND 2 1/2 INCH IRON PIPE WITH 1-1/4 INCH O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR" PER R2, DOWN 0.3 FEET IN A.C. ACCEPTED AS A "P.I. 1" ON THE MODJESKA CANYON ROAD CENTERLINE PER R1.
- 3 FOUND DISTURBED SQUARE HEAD SPIKE, NO TAG, NO REF. DOWN 0.4 FEET IN A.C. MEASURED TO CENTER MASS. FITS POSITION OF LARGE PUNCHED SPIKE WITH O.C.S. TAG IN A.C. PER R2. SAID POINT BEING ON THE CENTERLINE OF MODJESKA CANYON ROAD
- 4 FOUND 1 INCH IRON PIPE AND C-NAIL WITH NO TAG, FILLED WITH DIRT, DOWN 1.4 FEET IN A.C. PER R1. ACCEPTED AS "CORNER" 20 ON THE OLD MODJESKA CANYON ROAD CENTERLINE
- 5 FOUND 1 INCH IRON PIPE WITH NO TAG PER R1, DOWN 1.00 FOOT IN DIRT. ACCEPTED AS A POINT ON THE CENTERLINE OF OLIVE HILL ROAD
- 6 FOUND 1 INCH IRON PIPE WITH NO TAG PER R1, DOWN 1.00 FOOT IN DIRT. ACCEPTED AS "CORNER 7" ON OLIVE HILL ROAD CENTERLINE
- 7 FOUND GEAR SPIKE WITH 1-3/4 INCH TAG STAMPED "PLS 7304" PER R3, FLUSH IN A.C. N02°40'39"W 4.12 FEET, M & R3, FROM S'LY RIGHT OF WAY OF KOMMERS LANE
- 8 FOUND LEAD, TACK AND 3/4 INCH TAG STAMPED "PLS 7304" PER R3, FLUSH IN CONCRETE, N02°37'45"W 4.12 FEET, M & R3, FROM S'LY RIGHT OF WAY OF KOMMERS LANE
- 9 FOUND 1 INCH IRON PIPE WITH 1-1/4 INCH PLASTIC TAG STAMPED "LS 3579" PER R3, DOWN 0.3 FEET IN DIRT, S02°37'45"E 0.09' FEET FROM S'LY RIGHT OF WAY OF KOMMERS LANE
- 10 FOUND LEAD, TACK AND 3/4 INCH O.C.S. TAG STAMPED "OCS LS 4459", FLUSH IN CONCRETE PER R1, ACCEPTED AS "CORNER 9" ON THE KOMMERS LANE CENTERLINE
- 11 FOUND 2 INCH IRON PIPE WITH 1-1/2 INCH O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR 5-85" PER R1, DOWN 1.00 FOOT IN DIRT. ACCEPTED AS "CORNER 11" AT THE CENTERLINE INTERSECTION OF KOMMERS LANE AND LOT A OF R20
- 12 FOUND 2 INCH IRON PIPE WITH 1-1/2 INCH O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR 5-85" PER R1, DOWN 1.00 FOOT IN DIRT. ACCEPTED AS "CORNER 12" ON THE CENTERLINE OF LOT A OF R1.
- 13 FOUND 2 INCH IRON PIPE WITH 3/4 INCH O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR 5-85" PER R1, DOWN 1.6 FEET IN DIRT. ACCEPTED AS "CORNER 31" ON THE CENTERLINE OF LOT A OF R22
- 14 FOUND 2 INCH IRON PIPE WITH 3/4 INCH O.C.S. TAG STAMPED "RCE 12437" PER R1, DOWN 0.6 FEET IN DIRT, ACCEPTED AS "CORNER 15" ON THE CENTERLINE OF LOT A OF R22
- 15 FOUND SPIKE WITH O.C.S. TAG STAMPED "ORANGE COUNTY SURVEYOR 5-85" PER R1, DOWN 0.3 FEET, ACCEPTED AS "CORNER 16" ON THE CENTERLINE OF LOT A OF R1
- 16 FOUND 1 INCH IRON PIPE WITH 3/4 INCH TAG STAMPED "OCS 19 LS 4459", DOWN 0.3 FEET IN DIRT. ACCEPTED AS "CORNER 19" ON THE CENTERLINE OF LOT A OF R1
- 17 FOUND 2 INCH IRON PIPE WITH 3/4 INCH TAG STAMPED "O.C.S. B.C.2 5-85" PER R1, DOWN 1.00 FOOT IN DIRT. ACCEPTED AS CENTERLINE B.C. OF MODJESKA CANYON ROAD
- 18 FOUND 3/4 INCH IRON PIPE WITH NO TAG PER R35, DOWN 0.7 FEET IN A.C. ACCEPTED AS "P.I. 3" ON THE MODJESKA CANYON ROAD CENTERLINE
- 19 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. P.I. 4 5-85", DOWN 1.6 FEET IN DIRT, IN LIEU OF 2 INCH IRON PIPE WITH PUN. SPK & O.C.S. TAG STAMPED "P.I. 4 5-85" IN CONC. PLUG. ACCEPTED AS "P.I. 4" ON THE MODJESKA CANYON ROAD CENTERLINE

RECORD OF SURVEY NO. 2023-1089

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

ELLIOTT MEDINA, PLS 9294
DATE OF SURVEY: JULY 2019

- 20 FOUND 3/4 INCH IRON WITH NO TAG PER R35, DOWN 0.5 FEET IN A.C. ACCEPTED AS "P.I. 5" PER R5 ON THE MODJESKA CANYON ROAD CENTERLINE
- 21 FOUND 3/4 INCH IRON PIPE PER R31 WITH NO TAG, DOWN 1.0 FOOT IN A.C. ACCEPTED AS "P.I. 7" PER R5 ON THE MODJESKA CANYON ROAD CENTERLINE
- 22 FOUND SPIKE WITH TAG STAMPED "O.C.S. P.O.T. 5-85" PER R5 AND R31, DOWN 0.2 FEET IN DIRT. ACCEPTED AS "CORNER 148" PER R5 ON THE MODJESKA CANYON ROAD CENTERLINE
- 23 FOUND 2 INCH IRON PIPE WITH NAIL AND TAG STAMPED "COR 100 10-86", FLUSH PER R4, ACCEPTED AS A POINT ON N'LY LINE OF LOT 547 OF R21 S80°54'59"E 0.22 FEET FROM INTERSECTION OF S'LY RIGHT OF WAY OF MODJESKA CANYON ROAD WITH N'LY LINE OF LOT 547 OF R21
- 24 FOUND 2 INCH IRON PIPE WITH NAIL AND TAG STAMPED "O.C.S. COR 85" PER R4, DOWN 0.3 FEET IN DIRT, ACCEPTED AS AN ANGLE POINT ON N'LY LINE OF LOT 547 OF R21
- 25 FOUND 2 INCH IRON PIPE WITH NAIL AND TAG STAMPED "O.C.S. COR 80 9-86" PER R4, DOWN 1.00 FOOT IN DIRT. ACCEPTED AS A POINT ON SE'LY LINE OF LOT 547 OF R21, N28°48'15"E 0.14 FEET FROM E.C. OF NW'LY LINE OF LOT A OF R21
- 26 FOUND 2 INCH IRON PIPE WITH NAIL AND TAG STAMPED "O.C.S. COR 78 1986" PER R4, DOWN 0.4 FEET IN DIRT, N38°49'52"E 0.09 FEET FROM B.C OF NW'LY LINE OF LOT A OF R21
- 27 FOUND 2 INCH IRON PIPE WITH NAIL AND TAG STAMPED "O.C.S. 9/85 COR 93" PER R4, DOWN 0.5 FEET IN DIRT, N04°13'43"E 0.15 FEET FROM E.C. OF N'LY LINE OF LOT A OF R22.
- 28 FOUND 2 INCH IRON PIPE AND TAG STAMPED "O.C.S. COR 91" PER R4, DOWN 0.7 FEET IN DIRT, N17°26'01"E 0.05 FEET FROM B.C. OF NE'LY LINE OF LOT A OF R22
- 29 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 96 10-86" PER R4, DOWN 1.6 FEET IN DIRT, N48°06'16"W 0.19 FEET FROM B.C. OF NE'LY LINE OF LOT A OF R22 ALONG THE SW'LY LINE OF LOT 547 OF R21
- 30 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 95 10-86" PER R4, DOWN 0.6 FEET IN DIRT, S88°44'17"E 0.27' FEET FROM S'LY RIGHT OF WAY OF MODJESKA CANYON E.C.
- 31 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 99 10-86" PER R4, UP 0.1 FEET IN DIRT. ACCEPTED AS A POINT ON N'LY LINE OF LOT 574 OF R21, S68°45'49"W 0.45 FEET FROM THE INTERSECTION OF S'LY RIGHT OF WAY OF MODJESKA CANYON ROAD AND N'LY LINE OF LOT 547 OF R21
- 32 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 87 9-86" PER R4, DOWN 0.8 FEET IN DIRT. ACCEPTED AS AN ANGLE POINT IN THE N'LY LINE OF LOT 547 OF R21
- 33 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 88 9-86" PER R4, DOWN 1.5 FEET IN DIRT. ACCEPTED AS A POINT ON THE NORTHERLY LINE OF LOT 547 OF R21 S81°56'14"W 0.13 FEET FROM E.C. AT NORTHWESTERLY CORNER OF SAID LOT 547.
- 34 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 90 10-86" PER R4, DOWN 1.4 FEET IN DIRT. ACCEPTED AS A POINT ON THE SOUTHWESTERLY LINE OF LOT 547 OF R21, N60°45'31"W 0.16 FEET FROM THE B.C. AT THE NORTHWESTERLY CORNER OF SAID LOT 547
- 35 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 101 10-86" PER R4, UP 0.2 FEET IN DIRT, S65°57'31"W 0.32 FEET ALONG THE NORTHERLY LINE OF LOT 547 OF R21 WITH THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF MODJESKA CANYON ROAD PER R4
- 36 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 123 10-86" PER R4, DOWN 0.2 FEET IN DIRT, S68°10'35"W 0.51 FEET FROM E.C. OF S'LY LINE OF MODJESKA CANYON ROAD
- 37 FOUND 1 INCH IRON PIPE WITH 3/4 INCH TAG STAMPED "RCE 28328", DOWN 0.1 FEET IN DIRT. ACCEPTED AS POINT ON THE S'LY RIGHT OF WAY LINE OF MODJESKA CANYON ROAD PER R4

- 38 FOUND 1 INCH IRON PIPE WITH 3/4 INCH TAG STAMPED "RCE 28328" PER R5, DOWN 0.05 FEET IN DIRT, ACCEPTED THE EC ON S'LY RIGHT OF WAY OF MODJESKA CANYON ROAD
- 39 FOUND 1 INCH IRON PIPE WITH 3/4 INCH TAG STAMPED "RCE 28328" PER R5, DOWN 0.1 FEET IN DIRT. ACCEPTED AS A POINT ON S'LY RIGHT OF WAY OF MODJESKA CANYON ROAD, N40°45'31"E 0.08 FEET FROM INTERSECTION OF S'LY RIGHT OF WAY OF MODJESKA CANYON ROAD WITH N'LY LINE OF LOT A OF R21
- 40 FOUND 1 INCH IRON PIPE WITH 3/4 INCH TAG STAMPED "RCE 28328" PER R5, DOWN 0.3 FEET IN DIRT. ACCEPTED AS A POINT ON N'LY LINE OF LOT A OF R21 N68°05'28"E 0.06 FEET FROM ANGLE POINT IN N'LY LINE OF SAID LOT A
- 41 FOUND 2 INCH IRON PIPE WITH 3/4 INCH TAG STAMPED "RCE 28328" PER R5, FLUSH IN DIRT, PER R5, S65°08'17"W 0.11 FEET FROM INTERSECTION OF S'LY R/W LINE OF MODJESKA CANYON ROAD WITH N'LY LINE OF LOT A OF R21
- 42 FOUND 2 INCH IRON PIPE WITH 3/4 INCH TAG STAMPED "RCE 28328" PER R5, FLUSH IN DIRT, PER R5. ACCEPTED AS INTERSECTION OF SE'LY LINE OF LOT A OF R21 AND S'LY RIGHT OF WAY OF MODJESKA CANYON ROAD
- 43 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 57 10-86", FLUSH IN DIRT, ACCEPTED AS AN ANGLE POINT IN SE'LY LINE OF LOT A OF R21
- 44 FOUND 1 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "RCE 28328", FLUSH IN DIRT PER R5. ACCEPTED AS THE MOST NORTHERLY CORNER OF LOT 655 OF R21
- 45 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 32 9-86" PER R6, DOWN 0.3 IN DIRT. ACCEPTED AS ANGLE POINT IN CENTERLINE OF LOT A OF R22
- 46 FOUND BENT SPIKE WITH NO TAG, NO REFERENCE, FLUSH IN AC, SHOT CENTER OF MASS, S65°08'03"W 0.04 FEET FROM CENTERLINE INTERSECTION OF LOT A OF R22 AND MODJESKA CANYON ROAD
- 47 FOUND 1 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "RCE 28328" PER R5, FLUSH IN DIRT. ACCEPTED AS MOST EASTERLY CORNER OF LOT 655 OF MM 21/13
- 48 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 42 10-86" PER R6, DOWN 0.4 FEET IN DIRT. ACCEPTED AS AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF LOT 655 OF R21
- 49 FOUND 2 INCH IRON PIPE WITH TAG STAMPED "O.C.S. COR 43 9-86" PER R6, DOWN 0.1 FEET IN DIRT, ACCEPTED AS ANGLE POINT IN THE SOUTHEASTERLY LINE OF LOT 655 OF R21
- 50 FOUND 1 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "RCE 28328" PER R5, DOWN 0.8 FEET IN DIRT, N28°53'26"E 0.19 FEET FROM MOST WESTERLY CORNER OF LOT 82 OF R21

REFERENCES

- R1 = RECORD OF SURVEY NO. 86-1060, R.S.B. 115/3-4
- R2 = RECORD OF SURVEY NO. 90-1139, R.S.B. 131/6-11
- R3 = RECORD OF SURVEY 2009-1137, R.S.B. 259/18-19
- R4 = RECORD OF SURVEY NO. 86-1062, R.S.B. 115/7-8
- R5 = RECORD OF SURVEY NO. 2014-1134, R.S.B. 274/7
- R6 = RECORD OF SURVEY NO. 86-1061, R.S.B. 115/5-6
- R20 = MODJESKA HOME TRACT SHEET "H", M.M. 16/19
- R21 = MODJESKA HOME TRACT SHEET "I", M.M. 21/13
- R22 = MODJESKA HOME TRACT SHEET "C", M.M. 9/18
- R30 = O.C.S. ALIGNMENT NOTE, A/5-7&6/8, PGS. 329-335
- R31 = O.C.S. ALIGNMENT NOTE, A/5-7, PGS. 211-215
- R35 = COUNTY SURVEYOR TIE BOOK, C.S.T.B. 99/43-54
- R40 = DEED OF RIGHT OF WAY MODJESKA ROAD, O.R. BK. 892, PGS. 444-452
- R41 = EASEMENT DEED, O.R. BK. 9188, PGS. 83-86

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DUPLICATE

RECORD OF SURVEY NO. 2023-1089

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

ELLIOTT MEDINA, PLS 9294
DATE OF SURVEY: JULY 2019

SEE SHEET 2 FOR MONUMENT NOTES AND REFERENCES
SEE SHEET 4 FOR LINE AND CURVE TABLES
SEE SHEETS 5 AND 6 FOR BOUNDARY ESTABLISHMENT

ESTABLISHMENT NOTES

- A** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A LINE BETWEEN MONUMENTS **1** AND **2**
- B** ESTABLISHED THE S'LY AND N'LY LINES OF MODJESKA CANYON ROAD BY HOLDING A LINE PARALLEL WITH OR A CURVE CONCENTRIC WITH, AND S'LY OR N'LY 20.00 FEET (M&R1,R2,&R5) FROM THE CENTERLINE OF MODJESKA CANYON ROAD
- C** ESTABLISHED THE CENTERLINE OF OLIVE HILL ROAD (LOT A OF R20), BY HOLDING RECORD ANGLE AT POINT ESTABLISHED BY NOTE **E** FROM LINE ESTABLISHED BY NOTE **D**
- D** ESTABLISHED THE CENTERLINE OF LOT A OF R20 BY HOLDING A LINE BETWEEN MONUMENT NOTES **5** AND **6**
- E** ESTABLISHED CORNER 3 PER R1 ON THE CENTERLINE OF LOT A (OLIVE HILL ROAD) OF R20 BY HOLDING A RECORD DISTANCE OF 48.79 FEET ALONG NW'LY PROLONGATION OF LINE ESTABLISHED BY NOTE **D** FROM MONUMENT **5**
- F** ESTABLISHED CORNER 1 OF R1 BY HOLDING RECORD DISTANCE 182.24' AND ANGLE PER R1 FROM POINT ESTABLISHED BY NOTE **E**
- G** ESTABLISHED THE CENTERLINE OF KOMMERS LANE BY HOLDING A LINE BETWEEN MONUMENT **10** AND THE RECORD OFFSET OF 5.88' FROM MONUMENT DESCRIBED IN NOTE **7** PER R3
- H** ESTABLISHED THE CENTERLINE OF LOT A OF R20 BY HOLDING RECORD ANGLE AT POINT ESTABLISHED BY NOTE **6** FROM LINE ESTABLISHED BY NOTE **E**
- I** ESTABLISHED CORNER 21 BY INTERSECTION BETWEEN W'LY PROLONGATION OF LINE ESTABLISHED BY NOTE **C** AND LINE ESTABLISHED BY NOTE **H** PER R20
- J** ESTABLISHED CORNER 8 BY PROPORTION ALONG THE CENTERLINE OF LOT A BETWEEN CORNERS 9 AND 21 PER R1.
- K** ESTABLISHED THE CENTERLINE OF OLIVE ROAD (LOT A OF R20), BY HOLDING A LINE BETWEEN MONUMENT **6** AND POINT ESTABLISHED BY NOTE **J**
- L** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD (OLD), PER R20 BETWEEN MONUMENT **4** AND POINT ESTABLISHED BY NOTE **F**
- M** ESTABLISHED CORNER 10 BY COMPASS RULE ADJUSTMENT BETWEEN MONUMENTS **10** AND **11** PER R1
- N** ESTABLISHED CORNER 50 OF R1 BY HOLDING RECORD DISTANCE 208.73' PER R1 FROM MONUMENT **4** THROUGH POINT ESTABLISHED BY NOTE **F**
- P** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD (OLD), PER R20 BETWEEN MONUMENT **1** AND POINT ESTABLISHED BY NOTE **N**
- Q** ESTABLISHED THE CENTERLINE OF LOT A OF R22 BY HOLDING A LINE BETWEEN MONUMENTS **11** AND **12**
- R** ESTABLISHED CORNERS 13 AND 14 BY COMPASS RULE ADJUSTMENT BETWEEN MONUMENTS **12** AND **13**
- V** ESTABLISHED THE CENTERLINE OF LOT A OF R22 BY HOLDING A LINE BETWEEN MONUMENTS **4** AND **16**
- W** ESTABLISHED THE CENTERLINE OF LOT A OF R22 BY HOLDING A RECORD DISTANCE OF 110.42' FEET PER R1 FROM MONUMENT **16** ALONG SE'LY PROLONGATION OF LINE ESTABLISHED BY NOTE **V**
- X** ESTABLISHED THE CENTERLINE OF LOT A OF R21 BY LEAST SQUARE ADJUSTMENT PER R1 BETWEEN SE'LY TERMINUS OF LINE ESTABLISHED BY NOTE **W** AND MONUMENT **15**

EASEMENT NOTES

- 1** EASEMENT GRANTED TO COUNTY OF ORANGE FOR STREET AND BRIDGE PURPOSES PER R42

- AC** ESTABLISHED THE SW'LY AND E'LY LINE OF LOT A OF R20 AND N'LY LINE OF KOMMERS LANE BY HOLDING A LINE PARALLEL WITH, AND A RECORD DISTANCE OF 10 FEET PER R20 SW'LY, E'LY AND N'LY OF LINES ESTABLISHED BY NOTES **G**, **H** AND **K**
- AD** ESTABLISHED THE ANGLE POINT ON THE SW'LY AND E'LY LINES OF LOT A OF R20 BY INTERSECTION OF LINES ESTABLISHED BY NOTE **AC**
- AE** ESTABLISHED THE NE'LY LINE OF LOT A OF R20 BY HOLDING RECORD RADIUS OF 15.00 FEET PER R20 AND TANGENT TO LINE ESTABLISHED BY NOTE **AC**
- AF** ESTABLISHED THE SW'LY LINE OF LOT A OF R20 BY HOLDING RECORD RADIUS OF 5.00 FEET PER R20 AND TANGENT TO LINE ESTABLISHED BY NOTE **AC**
- AG** ESTABLISHED THE CENTER LINE OF MODJESKA CANYON ROAD BY HOLDING A LINE BETWEEN MONUMENTS **2** AND **17**
- AH** ESTABLISHED CENTERLINE P.I. 2 OF MODJESKA CANYON ROAD BY HOLDING A RECORD DISTANCE 76.77 FEET PER R1 FROM MONUMENT **17** SE'LY ALONG THE LINE ESTABLISHED BY NOTE **AG**
- AI** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A LINE BETWEEN MONUMENT NOTE **18** AND THE POINT ESTABLISHED BY NOTE **AF**
- AJ** ESTABLISHED CENTERLINE E.C. 2 OF MODJESKA CANYON ROAD PER R1 BY HOLDING RECORD DISTANCE OF 76.77 FEET PER R1 FROM THE POINT ESTABLISHED BY NOTE **AF** NE'LY ALONG THE LINE ESTABLISHED BY NOTE **AI**
- AK** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING CURVE INFORMATION PER R1 BETWEEN MONUMENT **17** AND THE POINT ESTABLISHED BY NOTE **AJ** TANGENT TO LINES ESTABLISHED BY NOTES **AG** AND **AI**
- AL** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A LINE BETWEEN MONUMENT NOTE **18** AND **19**
- AM** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A RECORD RADIUS OF 398.33 FEET PER R4 AND TANGENT TO LINES ESTABLISHED BY NOTES **AL** AND **AJ**
- AN** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A LINE BETWEEN MONUMENT NOTE **20** AND **19**
- AO** ESTABLISHED CENTERLINE P.I. 6 OF MODJESKA CANYON ROAD PER R5 BY INTERSECTION HOLDING RECORD DISTANCES OF 295.77 FEET PER R5 NE'LY FROM MONUMENT **20** AND 200.26 FEET NW'LY FROM MONUMENT **21**
- AP** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A LINE BETWEEN MONUMENT **20** AND THE POINT ESTABLISHED BY NOTE **AO**
- AQ** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A LINE BETWEEN MONUMENT **21** AND THE POINT ESTABLISHED BY NOTE **AO**
- AR** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A RECORD RADIUS OF 124.92 FEET PER R5 AND TANGENT TO LINES ESTABLISHED BY NOTES **AP** AND **AQ**
- AS** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A LINE BETWEEN MONUMENTS **21** AND **22**
- AT** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A RECORD RADIUS OF 993.84 FEET PER R5 AND TANGENT TO LINES ESTABLISHED BY NOTES **AS** AND **AQ**
- AU** ESTABLISHED THE CENTERLINE OF MODJESKA CANYON ROAD BY HOLDING A RECORD RADIUS OF 300.00 FEET PER R40 AND TANGENT TO LINES ESTABLISHED BY NOTES **A** AND **AC**

- AV** ESTABLISHED N'LY LINE OF LOT 547 OF R21 BY HOLDING A LINE BETWEEN MONUMENT NOTE **23** AND **24**
- AW** ESTABLISHED S'LY LINE OF LOT 547 OF R21 BY HOLDING A LINE PARALLEL WITH AND RECORD DISTANCE OF 15.00 FEET PER R4 N'LY OF A LINE BETWEEN THE POINT ESTABLISHED BY NOTE **R** AND MONUMENT **14**
- AX** ESTABLISHED SE'LY LINE OF LOT 547 OF R21 BY HOLDING A LINE BETWEEN MONUMENT NOTE **23** AND **24**
- AY** ESTABLISHED SE'LY LINE OF LOT 547 OF R21 BY HOLDING RECORD RADIUS OF 104.93 FEET PER R4 AND TANGENT TO LINES ESTABLISHED BY NOTES **AX** AND **AW**
- AZ** ESTABLISHED N'LY LINE OF LOT A OF R21 BY HOLDING A LINE PARALLEL WITH, AND RECORD DISTANCE OF 15.00 FEET PER R4 N'LY OF A LINE BETWEEN MONUMENTS **14** AND **13**
- BA** ESTABLISHED W'LY LINE OF LOT 547 AS CREATED BY O.R. 892-445 BY HOLDING RECORD RADIUS OF 10.00 FEET PER R4 AND TANGENT TO LINES ESTABLISHED BY NOTES **E** AND **AZ**
- BB** ESTABLISHED OLD P.L. ON LOT 547 OF R21 BY HOLDING A LINE BETWEEN MONUMENTS **32** AND **33**
- BC** ESTABLISHED THE INTERSECTION OF OLD P.L. OF LOT 547 OF R21 WITH S'LY LINE OF MODJESKA CANYON ROAD BY INTERSECTION OF LINES ESTABLISHED BY NOTES **B** AND **BB** (SEE MONUMENT NOTE 10)
- BD** ESTABLISHED OLD P.L. ON LOT 547 OF R21 BY HOLDING A LINE BETWEEN MONUMENT NOTE **32** AND **33**
- BE** ESTABLISHED INTERSECTION OF S'LY LINE OF MODJESKA CANYON ROAD WITH THE N'LY LINE OF LOT 547 OF R21 BY INTERSECTION OF LINES ESTABLISHED BY NOTES **AV** AND **BD** WITH **E** (SEE MONUMENT NOTE 23 AND 35)
- BF** ESTABLISHED THE CENTERLINE OF LOT A OF R21 BY HOLDING A LINE BETWEEN ESTABLISHED CORNER 14, POINT ESTABLISHED BY NOTE **R** AND MONUMENT **43**
- BG** ESTABLISHED THE CENTERLINE OF LOT A OF R22 ANGLE POINT BY DISTANCE-DISTANCE INTERSECTION, HOLDING RECORD DISTANCES OF 162.52 FEET PER R6 FROM MONUMENT **43** AND 251.14 FEET FROM MONUMENT **46**
- BH** ESTABLISHED THE CENTERLINE OF LOT A OF R22 BY HOLDING A LINE BETWEEN MONUMENT **46** AND POINT ESTABLISHED BY NOTE **BE**
- BI** ESTABLISHED THE CENTERLINE OF LOT A OF R22 BY HOLDING A LINE BETWEEN MONUMENT **43** AND POINT ESTABLISHED BY NOTE **BE**
- BJ** ESTABLISHED SE'LY LINE OF LOT A OF R21 BY DISTANCE-DISTANCE INTERSECTION, HOLDING RECORD DISTANCES OF 98.20 FEET PER R5 FROM MONUMENT **43** AND 232.65 FEET FROM MONUMENT **44**
- BK** ESTABLISHED SE'LY LINE OF LOT A OF R21 BY HOLDING A LINE BETWEEN MONUMENT **43** AND POINT ESTABLISHED BY NOTE **BE**
- BL** ESTABLISHED SE'LY LINE OF LOT A OF R21 BY HOLDING A LINE BETWEEN MONUMENT **44** AND POINT ESTABLISHED BY NOTE **BE**
- BM** ESTABLISHED NE'LY LINE OF LOT 655 OF R21 BY HOLDING A LINE BETWEEN MONUMENTS **44** AND **47**
- BN** ESTABLISHED AN ANGLE POINT ON SE'LY LINE OF LOT 655 OF R21 BY DISTANCE-DISTANCE INTERSECTION, HOLDING RECORD DISTANCES OF 74.31 FEET PER R5 FROM MONUMENT **47** AND 125.14 FEET FROM MONUMENT **48**

- BO** ESTABLISHED SE'LY LINE OF LOT 655 OF R21 BY HOLDING A LINE BETWEEN MONUMENT **47** AND POINT ESTABLISHED BY NOTE **BN**
- BP** ESTABLISHED SE'LY LINE OF LOT 655 OF R21 BY HOLDING A LINE BETWEEN MONUMENT **48** AND POINT ESTABLISHED BY NOTE **BN**
- BO** ESTABLISHED SE'LY LINE OF LOT 655 OF R21 BY HOLDING A LINE BETWEEN MONUMENTS **48** AND **49**
- BR** ESTABLISHED SE'LY LINE OF LOT 655 OF R21 BY HOLDING A LINE BETWEEN MONUMENTS **49** AND **50**
- BS** ESTABLISHED SE'LY LINE OF LOT A OF R21 BY HOLDING A LINE PARALLEL WITH, AND RECORD DISTANCE OF 30.00 FEET PER R21 SE'LY OF LINE ESTABLISHMENT NOTE **AX**
- BT** ESTABLISHED INTERSECTION OF N'LY LINE OF LOT A OF R22 AND SE'LY LINE OF LOT A R21 BY INTERSECTION OF S'LY PROLONGATION OF LINE ESTABLISHMENT NOTE **BS** WITH E'LY PROLONGATION OF LINE ESTABLISHMENT NOTE **AW**
- BU** ESTABLISHED ANGLE POINT ON SE'LY LINE OF LOT A OF R21 BY HOLDING RECORD DISTANCE OF 173.69 FEET PER R5 FROM ESTABLISHMENT NOTE **BT** NE'LY ALONG LINE ESTABLISHMENT NOTE **BS**
- BV** ESTABLISHED INTERSECTION OF LOT A OF R22 WITH SW'LY PROLONGATION OF THE NW'LY LINE OF LOT 82 OF R22 BY INTERSECTION OF LINE BETWEEN ESTABLISHED CORNERS 13 AND 14 AND A LINE BETWEEN CORNER 14 AND MONUMENT **13**
- BW** ESTABLISHED N'LY LINE OF LOT 655 OF R21 BY HOLDING A LINE BETWEEN MONUMENT **44** AND POINT ESTABLISHED BY NOTE **BU**
- BX** ESTABLISHED N'LY LINE OF LOT A OF R21 BY HOLDING A LINE PARALLEL WITH, AND RECORD DISTANCE OF 30.00 FEET PER R21 NE'LY OF LINES ESTABLISHED BY NOTES **BU**, **BL** AND **BT**
- BY** ESTABLISHED ANGLE POINT ON NW'LY LINE OF LOT A OF R21 BY INTERSECTION OF LINES ESTABLISHED BY NOTES **BX** AND **BX**

RECORD OF SURVEY NO. 2023-1089

SEE SHEET 2 FOR MONUMENT NOTES AND REFERENCES
SEE SHEET 3 FOR ESTABLISHMENT NOTES AND EASEMENT NOTES
SEE SHEETS 5 AND 6 FOR BOUNDARY ESTABLISHMENT

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

ELLIOTT MEDINA, PLS 9294
DATE OF SURVEY: JULY 2019

LINE TABLE NOTE: LINE NUMBERS L1 THROUGH L11, L35, L38 THROUGH L40, L55 THROUGH L61, L63, L64, L69
THROUGH L70, L72, AND L83 THROUGH L86 HAVE BEEN INTENTIONALLY OMITTED FROM THE LINE TABLES BELOW.

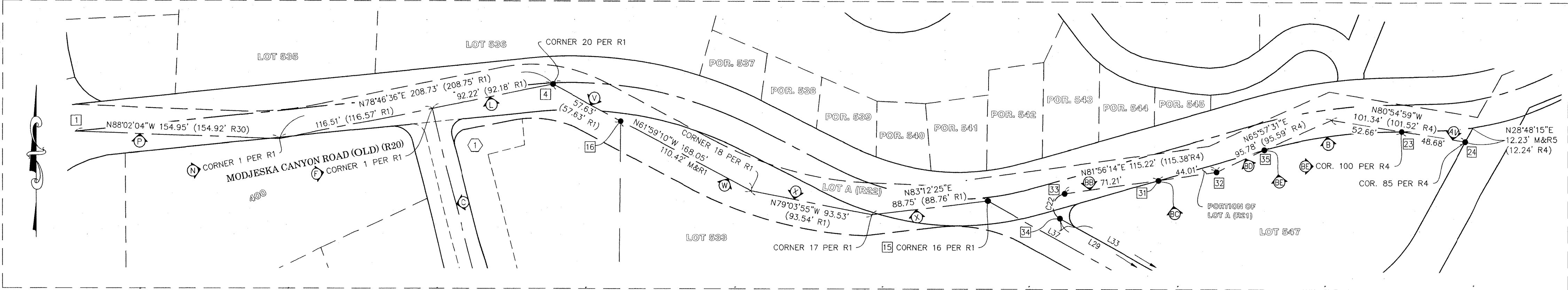
CURVE TABLE NOTE: CURVE NUMBERS C1 THROUGH C5 HAVE
BEEN INTENTIONALLY OMITTED FROM THE CURVE TABLE BELOW.

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L12	N83°12'25"E	88.75'	(88.76' R1)
L13	N63°38'42"W	76.77'	(76.77' R1)
L14	N74°08'04"E	76.77'	(76.77' R1)
L15	N74°08'04"E	50.87'	(50.59' R4)
L16	N88°41'28"E	50.87'	(50.59' R4)
L17	N88°41'28"E	35.51'	(35.80' R5)
L18	N88°41'28"E	52.99'	(53.00' R5)
L19	N58°58'51"E	52.99'	(53.00' R5)
L20	N58°58'51"E	41.56'	(41.60' R5)
L21	N58°58'51"E	52.43'	(52.38' R5)
L22	N39°10'39"E	52.43'	(52.38' R5)
L23	N39°10'39"E	71.46'	(71.44' R5)
L24	N81°16'38"W	71.46'	(71.44' R5)
L25	N81°16'38"W	69.05'	(68.97' R5)
L26	N81°16'38"W	59.75'	(59.85' R5)
L27	N88°09'31"W	59.75'	(59.85' R5)
L28	N88°09'31"W	99.97'	(99.85' R5)
L29	N60°45'32"W	84.34'	(84.40' R4)
L30	S28°48'15"W	12.23'	M & R5

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L31	N28°48'15"E	77.46'	(77.39' R4)
L32	N87°32'34"W	19.06'	(19.15' R4)
L33	N60°45'32"W	70.42'	(70.60' R4)
L34	N87°32'34"W	43.23'	(43.25' R4)
L36	N87°32'34"W	98.60'	(98.65' R21)
L37	N60°45'32"W	13.92'	(13.80' R4)
L41	N88°41'28"E	35.51'	N/A
L42	N58°58'51"E	41.56'	(41.60' R5)
L43	N68°05'28"E	10.15'	(10.20' R5)
L44	N81°16'38"W	69.05'	(68.96' C R5)
L45	N81°16'38"W	64.04'	(64.03' C R5)
L46	N81°16'38"W	5.01'	(4.93' R5)
L47	N11°10'47"W	2.96'	(2.93' R5)
L48	N81°16'38"W	15.01'	(14.89' R5)
L49	N63°20'18"W	37.87'	(37.88' R5)
L50	N52°40'59"W	18.23'	M & R6 (RAD)
L51	N46°42'12"W	20.56'	(20.62' TIE R5)
L52	N28°53'26"E	44.61'	(44.48' R5)
L53	N60°31'06"E	28.35'	(28.43' TIE R4)

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L54	N65°08'17"E	98.20'	M & R5
L62	N14°40'24"W	182.24'	(182.26' R1)
L65	N63°38'42"W	86.48'	(86.17' R40)
L66	N63°38'42"W	77.17'	(77.48' R40)
L67	N79°03'55"W	93.53'	(93.54' R1)
L68	N84°45'21"W	143.23'	(143.31' R1)
L71	N74°08'04"E	176.62'	(176.72' R4)
L73	N58°58'51"E	146.98'	(146.98' R5)
L74	N39°10'39"E	295.77'	M & R5
L75	N39°10'39"E	171.88'	(171.95' R5)
L76	N81°16'38"W	200.26'	(200.26' R5)
L77	N88°09'31"W	159.72'	(159.70' R5)
L78	N65°08'03"E	251.18'	(251.16' R6)
L79	N65°08'17"E	62.73'	(62.61' R5)
L80	N47°25'41"E	231.84'	(231.87' R5)
L81	N39°10'39"E	171.88'	(171.95' R5)
L82	N53°17'18"E	74.30'	(74.31' R5,R6)
L87	N68°04'55"E	179.07'	(179.05' R5)

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS	RECORD LENGTH
C6	14°33'24"	398.33'	101.20'	(14°28'35" R4)	(398.33' R4)	(100.64' R4)
C7	42°13'14"	198.85'	146.53'	(42°05'08" R1)	(199.55' C R1)	(146.58' R1)
C8	29°42'37"	199.77'	103.59'	(29°43'01" R5)	(199.77' R5)	(103.61' R5)
C9	59°32'43"	124.92'	129.82'	(59°31'43" R5)	(124.92' R5)	(129.79' R5)
C10	6°52'52"	993.76'	119.35'	(6°53'33" R5)	(993.84' R5)	(119.56' R5)
C11	32°09'50"	299.97'	168.39'	(32°03'10" R40)	(300.00' R40)	(167.83' R40)
C12	63°39'11"	104.93'	116.57'	(63°41'10" R4)	(104.93' R4)	(116.63' R4)
C13	26°47'03"	176.72'	82.61'	(26°46'26" R4)	(176.73' R4)	(82.58' R4)
C14	14°33'24"	378.33'	96.12'	N/A	(378.33' R4)	N/A
C15	29°42'37"	219.77'	113.96'	N/A	(219.77' R5)	N/A
C16	19°48'12"	320.35'	110.72'	(19°47'06" C R5)	(320.36' R5)	(110.62' C R5)
C17	15°21'47"	320.35'	85.90'	(15°21'04" R5)	(320.36' R5)	(86.83' R5)
C18	4°26'25"	320.35'	24.83'	(4°26'02" R5)	(320.36' R5)	(24.79' R5)
C19	59°32'43"	104.92'	109.04'	(59°31'43" R5)	(104.92' R5)	(109.01' R5)
C20	19°48'12"	300.35'	103.81'	(19°47'06" R5)	(300.36' R5)	(103.72' R5)
C21	134°53'36"	10.00'	23.54'	(145°39'30" R21)	(10.00' R21)	(24.90' R21)
C22	142°41'46"	9.98'	24.86'	(142°43'23" R4)	(9.98' R4)	(24.86' R4)
C23	153°02'18"	5.00'	13.36'	N/A	(5.00' R20)	N/A
C24	89°56'54"	15.00'	23.55'	N/A	(15.00' R20)	N/A
C25	7°15'18"	219.77'	27.83'	N/A	N/A	N/A
C26	22°27'19"	219.77'	86.13'	(22°27'53")	(219.77')	(86.17')



SCALE: 1" = 50'

RECORD OF SURVEY NO. 2023-1089

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

ELLIOTT MEDINA, PLS 9294
DATE OF SURVEY: JULY 2019

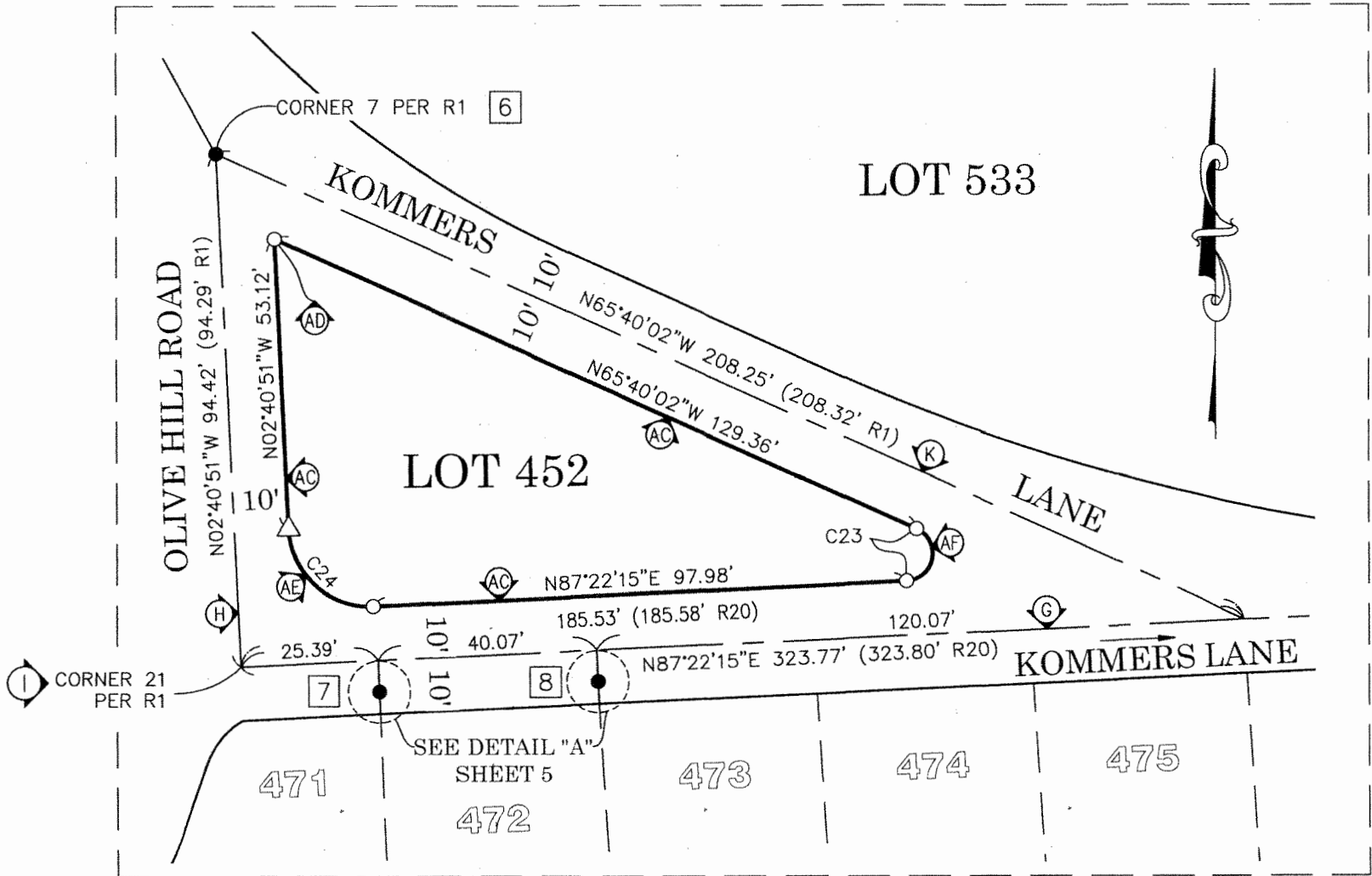
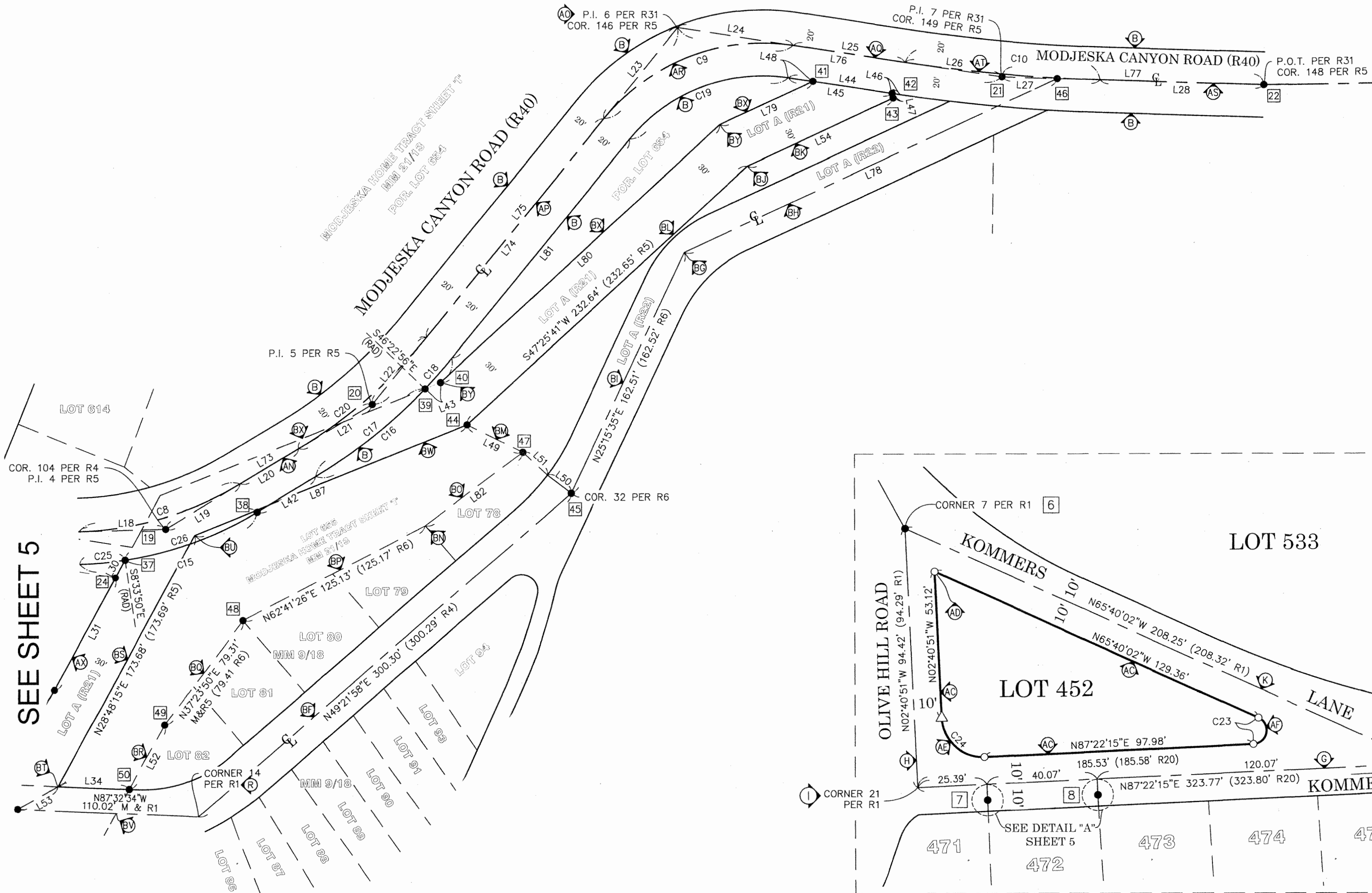
SEE SHEET 2 FOR MONUMENT NOTES AND REFERENCES
SEE SHEET 3 FOR ESTABLISHMENT NOTES AND EASEMENT NOTES
SEE SHEET 4 FOR LINE AND CURVE TABLES

NOTE:

A DILIGENT SEARCH FOR ALL RECORD MONUMENTS
IN THE AREA WAS PERFORMED TO ASSIST IN
ESTABLISHING THE BOUNDARY, RIGHT OF WAY
LINES, AND CENTERLINES OF THIS SURVEY. ALL
OF THE MONUMENTS THAT WERE FOUND ARE
SHOWN HEREON.

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" IP & 3/4" BRASS TAG STAMPED
"OCS", DOWN 0.4' IN DIRT.
- △ INDICATES SET BOAT SPIKE & 1 1/2" STEEL WASHER
STAMPED "OCS", FLUSH IN A.C.



DETAIL 'D'
LOT 452
SCALE: 1"=30'