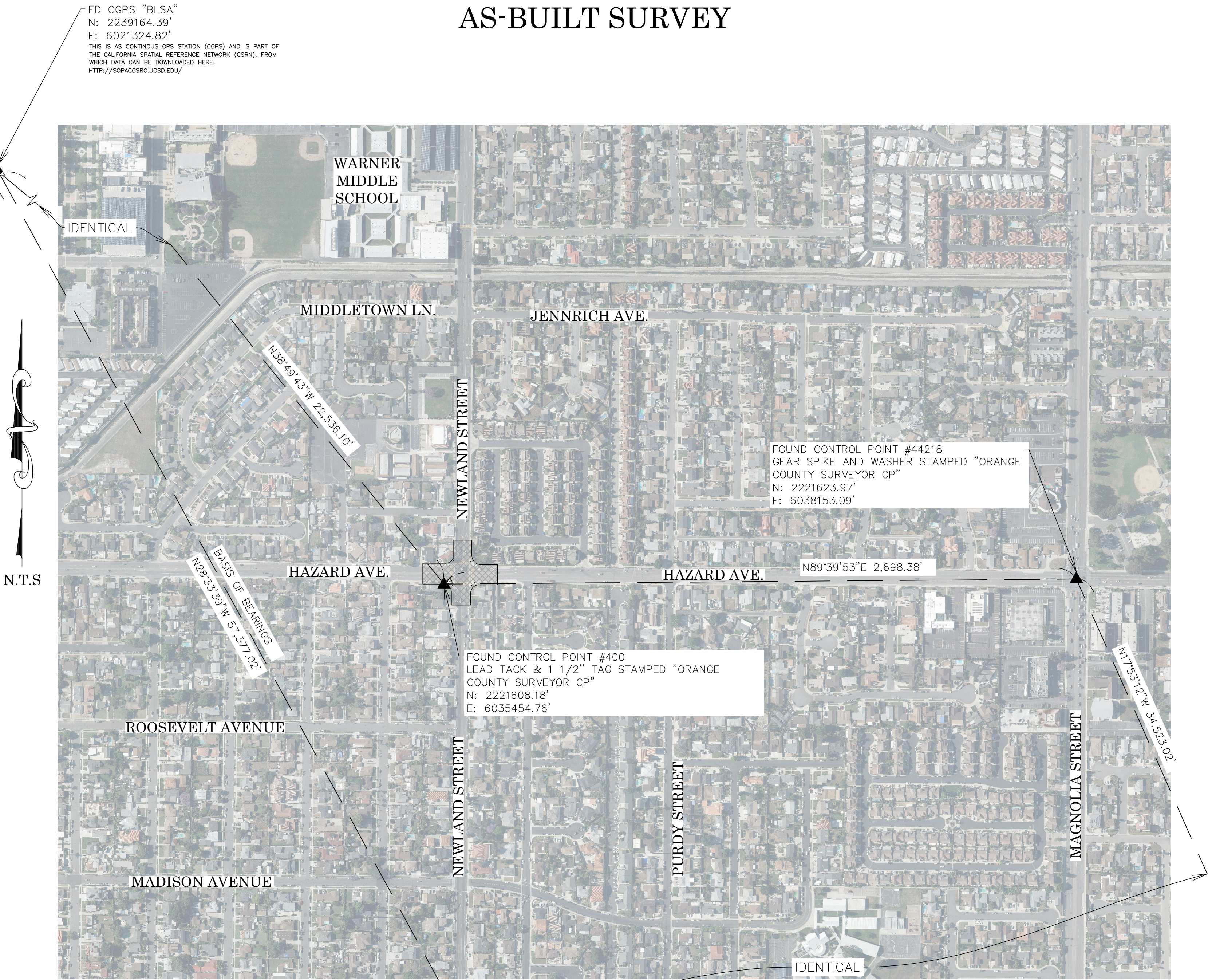
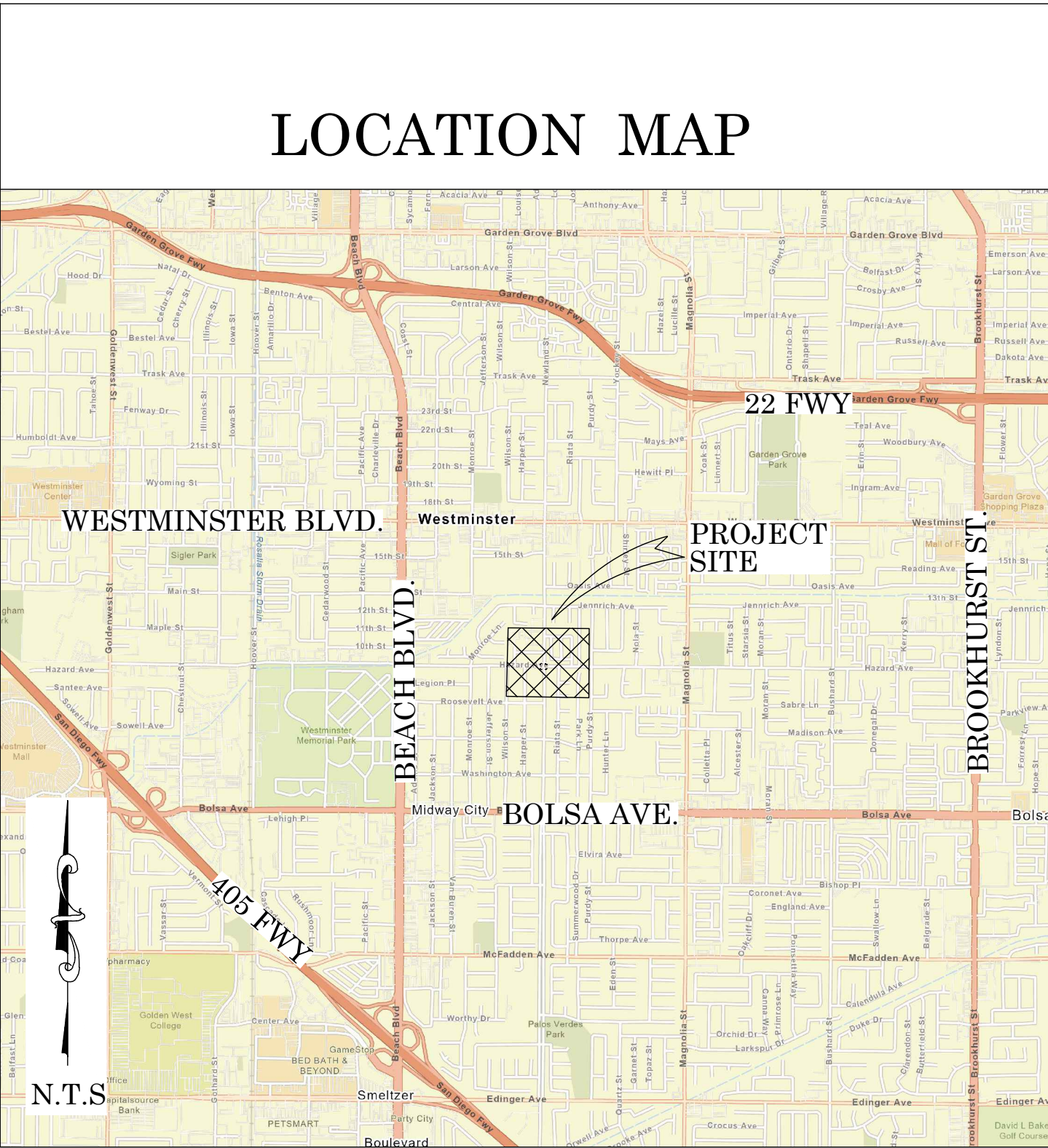




OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
NEWLAND ST. AND HAZARD AVE.



AS-BUILT SURVEY



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 STATIONS (FVPK) AND (BLSA) BEING NORTH 28°33'39" 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 1.00001629.
THIS COMBINATION FACTOR WAS HELD AT: CP# 839
N: 2220195.17 E: 6036111.52 EL: 42.53
ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM

O.C.S. BM. 1G-131-69 ELEV. = 51.099' YEAR LEVELED: 2005
NAVD 1988 (O.C.S. 1995 ADJUSTMENT)
DESCRIPTION: DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1G-131-69", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF MAGNOLIA STREET AND HAZARD AVENUE 42.5 FT. EAST OF THE CENTERLINE OF MAGNOLIA STREET AND 88 FT. NORTH OF THE CENTERLINE OF HAZARD AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

NOTES

THE SURVEY INFORMATION SHOWN HEREON IS TO BE USED FOR ASBUILT RELATIONSHIPS ONLY AND IS NOT INTENDED FOR LAND ACQUISITION OR BOUNDARY PURPOSES.

SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1	TITLE SHEET
SHEETS 2	ASBUILT MAP

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN AS-BUILT OF THE NEWLY CONSTRUCTED AREAS SHOWN HEREIN.

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 26 DAY OF MAY, 2022.

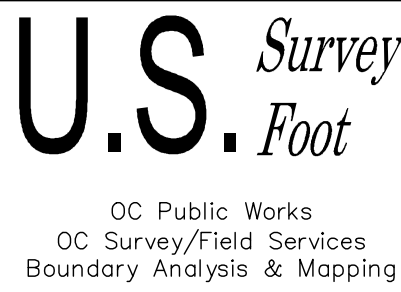
MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 26 DAY OF MAY, 2022.

WADE WEAVER, PLS. DEPUTY COUNTY SURVEYOR



FD CGPS "FVPK"
N: 2188769.57'
E: 6048756.26'
THIS IS AS CONTINUOUS GPS STATION (CGPS) AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN), FROM WHICH DATA CAN BE DOWNLOADED HERE: [HTTP://SOPAC.CSRC.UCSD.EDU/](http://sopac.csrc.ucsd.edu/)

AS-BUILT MAPPING PROJECT

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			NEWLAND ST. AND HAZARD AVE. AS-BUILT SURVEY				
			TITLE SHEET				
			PROJECT LIMITS: FROM 100' ELY & WLY OF HAZARD AVE. TO 100' NLY AND SLY OF NEWLAND ST.				
			DATE OF SURVEY: 05/16/2022		BY: T. LOFGREEN & PARTY		SHEET NO. 1 of 5
			MAPPING		BY: J. PEDRETTI		
			OFFICE CHECK		BY: M. KUBISTY, PLS		
			FIELD CHECK		BY: T. LOFGREEN & PARTY		
			SCALE: N.T.S.		W.O. #EC20003Y	FILE # 2021PW-PW0008	
			FILE: NEWLAND AS-BUILT_2022.DWG				
MARK	DATE	ITEM	REVISIONS				

ESTABLISHMENT NOTES

- [A](#) ESTABLISHED THE CENTERLINE INTERSECTION OF HAZARD AVENUE AND NEWLAND STREET BY TIES PER (R9) SEE SHEET 4 DETAIL "A".
- [B](#) ESTABLISHED THE CENTERLINE OF NEWLAND STREET BY HOLDING A LINE BETWEEN ESTABLISHMENT [A](#) AND MONUMENT [2](#)
- [C](#) ESTABLISHED THE CENTERLINE OF NEWLAND STREET BY HOLDING A LINE BETWEEN ESTABLISHMENT [A](#) AND MONUMENT [1](#)
- [D](#) ESTABLISHED THE CENTERLINE OF HAZARD AVENUE BY HOLDING A LINE BETWEEN ESTABLISHMENTS [A](#) AND [F](#)
- [E](#) ESTABLISHED THE CENTERLINE OF HAZARD AVENUE BY HOLDING A LINE BETWEEN ESTABLISHMENT [A](#) AND MONUMENT [4](#)
- [F](#) ESTABLISHED THE CENTERLINE INTERSECTION OF HAZARD AVENUE AND BEACH BOULEVARD BY TIES PER (R5) SEE SHEET 4 DETAIL "F".
- [G](#) ESTABLISHED THE CENTERLINE INTERSECTION OF HAZARD AVENUE AND HARPER STREET BY TIES PER (R6) SEE SHEET 4 DETAIL "B".
- [H](#) ESTABLISHED THE CENTERLINE INTERSECTION OF HARPER STREET AND ROOSEVELT AVENUE BY TIES PER (R7) SEE SHEET 4 DETAIL "C".
- [I](#) ESTABLISHED BY TIES PER (R8) SEE SHEET 4 DETAIL "D" S89°28'42"E 0.05' FROM INTERSECTION OF NEWLAND STREET AND ROOSEVELT AVENUE. HELD FOR POINT ON THE E'LY PROLONGATION OF THE CENTERLINE OF ROOSEVELT AVENUE.
- [J](#) ESTABLISHED BY TIES PER (R22) SEE SHEET 4 DETAIL "E", S89°32'10"E 0.07' FROM INTERSECTION OF NEWLAND AVENUE AND STERLING WAY. HELD FOR POINT ON THE E'LY PROLONGATION OF THE CENTERLINE OF STERLING WAY.
- [K](#) ESTABLISHED THE NW'LY CORNER OF LOT 11 OF (R4) BY PROPORTION BETWEEN ESTABLISHMENTS [A](#) AND [D](#) AND HOLDING A RECORD DISTANCE OF 40' PER (R16) S'LY AND PARALLEL WITH AND PERPENDICULAR TO ESTABLISHMENT [D](#)
- [L](#) ESTABLISHED ANGLE POINT IN RIGHT OF WAY OF LOT 11 OF (R4) HOLDING RECORD DISTANCE OF 97.79' E'LY FROM ESTABLISHMENT [D](#) AND 40' S'LY OF ESTABLISHMENT [D](#) PER (R16)
- [M](#) ESTABLISHED ANGLE POINT IN RIGHT OF WAY OF NEWLAND STREET BY HOLDING A RECORD DISTANCE OF 38.10' SE'LY FROM ESTABLISHMENT [L](#) TO A POINT 40' W'LY OF AND PARALLEL WITH AND PERPENDICULAR TO ESTABLISHMENT [B](#) PER (R16)
- [N](#) ESTABLISHED THE SW'LY CORNER OF LOT 8 OF (R3) BY PROPORTION BETWEEN ESTABLISHMENTS [A](#) AND [A6](#) AND HOLDING A RECORD DISTANCE OF 40' W'LY AND PARALLEL AND PERPENDICULAR WITH ESTABLISHMENT [B](#) PER (R15)
- [O](#) ESTABLISHED ANGLE POINT ON RIGHT OF WAY OF NEWLAND STREET BY HOLDING A RECORD DISTANCE OF 38.18' NE'LY OF ESTABLISHMENT [M](#) TO A POINT 40' S'LY OF AND PARALLEL WITH AND PERPENDICULAR TO ESTABLISHMENT [E](#) PER (R15)
- [P](#) ESTABLISHED THE NE'LY CORNER OF LOT 8 OF (R3) BY PROPORTION BETWEEN ESTABLISHMENT [A](#) AND MONUMENT [6](#) AND HOLDING A RECORD DISTANCE OF 40' PER (R15) S'LY AND PARALLEL WITH AND PERPENDICULAR TO ESTABLISHMENT [E](#)
- [Q](#) ESTABLISHED THE N'LY RIGHT OF WAY OF HAZARD AVENUE BY HOLDING A RECORD DISTANCE PER (R2) AND PARALLEL WITH ESTABLISHMENT [E](#)
- [R](#) ESTABLISHED NE'LY RIGHT OF WAY OF LOT H HOLDING RECORD DISTANCES PER (R2) BETWEEN ESTABLISHMENTS [A](#) AND [S](#)
- [S](#) ESTABLISHED THE E'LY RIGHT OF WAY OF NEWLAND STREET BY HOLDING RECORD DISTANCES PER (R2) PARALLEL WITH ESTABLISHMENT [C](#)
- [T](#) ESTABLISHED THE CENTERLINE OF MAGNOLIA STREET BY HOLDING A LINE BETWEEN MONUMENTS [3](#) AND [4](#)
- [U](#) ESTABLISHED THE CENTERLINE OF BOLSA AVENUE BY HOLDING A LINE BETWEEN MONUMENTS [2](#) AND [3](#)
- [V](#) ESTABLISHED THE SE'LY CORNER OF LOT 12 OF (R4) BY PROPORTION BETWEEN ESTABLISHMENTS [A](#) AND [A3](#) AND HOLDING A RECORD DISTANCE OF 40' W'LY OF AND PERPENDICULAR TO ESTABLISHMENT [C](#) (AS SHOWN BY AP MAP PENDING RECEIPT OF TITLE REPORT)
- [W](#) ESTABLISHED THE NW CORNER OF (R17) BY HOLDING RECORD DISTANCE OF 7' PER (R17) N'LY FROM ESTABLISHMENT [A6](#) ALONG THE W'LY LINE OF LOTS 12 AND 23 OF (R1).

- [X](#) ESTABLISHED THE NE'LY CORNER OF (R17) BY HOLDING RECORD DISTANCES AND RADIUS' PER (R17) FROM ESTABLISHMENT [A6](#) AND HOLDING A DISTANCE OF 30' PER (R1) W'LY OF ESTABLISHMENT [C](#)
- [Y](#) ESTABLISHED EC OF (R17) BY HOLDING RECORD DISTANCES AND RADIUS' FROM ESTABLISHMENT [A](#) PER (R17).
- [Z](#) ESTABLISHED THE CENTERLINE OF STERLING WAY BY HOLDING A LINE BETWEEN MONUMENT [7](#) AND ESTABLISHMENT [A](#)
- [A6](#) ESTABLISHED THE CENTERLINE INTERSECTION OF HAZARD AVENUE AND WILSON STREET BY HOLDING RECORD DISTANCE FROM ESTABLISHMENT [C](#) AND INTERSECTING WITH ESTABLISHMENT [C](#) FROM MONUMENT [7](#)
- [A5](#) ESTABLISHED THE CENTERLINE OF HARPER STREET BY HOLDING A LINE BETWEEN ESTABLISHMENTS [C](#) AND [A](#)
- [A6](#) ESTABLISHED THE CENTERLINE OF ROOSEVELT AVENUE BY HOLDING A LINE BETWEEN ESTABLISHMENTS [A](#) AND [A](#)
- [A6](#) ESTABLISHED THE CENTERLINE OF RIATA STREET BY HOLDING A LINE E'LY OF AND PARALLEL WITH LINE ESTABLISHMENT [A](#) AND S'LY FROM MONUMENT [6](#)
- [A5](#) ESTABLISHED THE S'LY LINE OF TRACT 3170 M.M.95/35-38 BY HOLDING A LINE BETWEEN ESTABLISHMENT [A6](#) AND MONUMENT [13](#)
- [A6](#) ESTABLISHED THE INTERSECTION OF THE CENTERLINE OF RIATA STREET AND A PORTION OF THE S'LY LINE OF TRACT 3170 M.M. 95/35-38 BY INTERSECTING ESTABLISHMENTS [A](#) AND [A6](#)
- [A6](#) ESTABLISHED THE CENTERLINE INTERSECTION OF NEWLAND STREET AND ROOSEVELT AVENUE BY THE INTERSECTION OF THE E'LY PORLONGATION OF ESTABLISHMENT [A](#) WITH ESTABLISHMENT [B](#)
- [A6](#) ESTABLISHED THE CENTERLINE INTERSECTION OF NEWLAND STREET AND STERLING WAY BY INTERSECTING ESTABLISHMENTS [C](#) AND [Z](#)
- [A1](#) ESTABLISHED THE NE'LY AND SE'LY CORNER OF LOTS 23 AND 12 OF BY PROPORTION BETWEEN ESTABLISHMENTS [A](#) AND [A6](#) AND HOLDING A RECORD DISTANCE OF 30' PER (R1) W'LY AND PERPENDICULAR TO ESTABLISHMENT [C](#)
- [A6](#) ESTABLISHED THE CITY LIMITS OF THE CITY OF WESTMINSTER AND THE COUNTY OF ORANGE BY HOLDING A RECORD DISTANCE OF 20' PER (R23) S'LY OF AND PARALLEL WITH ESTABLISHMENT [C](#)
- [A6](#) ESTABLISHED THE CITY LIMITS OF THE CITY OF WESTMINSTER BY HOLDING A RECORD DISTANCE OF 20' PER (R23) S'LY OF AND PARALLEL WITH ESTABLISHMENT [C](#)
- [A6](#) ESTABLISHED THE SE'LY CORNER OF LOT 11 BY PROPORTION BETWEEN ESTABLISHMENTS [A](#) AND [A6](#) AND HOLDING A DISTANCE OF 40' PER (R16) W'LY OF AND PERPENDICULAR TO ESTABLISHMENT [C](#)
- [A6](#) ESTABLISHED ANGLE POINT IN RIGHT OF WAY HOLDING A RECORD DISTANCE OF 40' PER (R15) N'LY FROM ESTABLISHMENT [A](#) AND PARALLEL WITH AND PERPENDICULAR TO ESTABLISHMENT [B](#)
- [A6](#) ESTABLISHED THE SW'LY CORNER OF LOT 23 OF (R1) BY PROPORTION BETWEEN ESTABLISHMENTS [A](#) AND [C](#) AND HOLDING A DISTANCE OF 30' PER (R1) N'LY AND PARALLEL WITH ESTABLISHMENT [C](#)
- [A6](#) ESTABLISHED BC OF (R17) BY HOLDING RECORD DISTANCES AND RADIUS' PER (R17) FROM ESTABLISHMENT [A6](#) AND HOLDING A RECORD DISTANCE OF 10' PER (R17)
- [A6](#) ESTABLISHED THE NW CORNER OF LOT 12 OF (R1) BY PROPORTION BETWEEN ESTABLISHMENT [A6](#) AND MONUMENT [7](#) AND HOLDING A RECORD DISTANCE OF 25' PER (R1) S'LY AND PERPENDICULAR TO ESTABLISHMENT [Z](#)
- [A6](#) ESTABLISHED ANGLE POINT IN RIGHT OF WAY OF NEWLAND STREET BY HOLDING A RECORD DISTANCE OF 38.19' NW'LY FROM MONUMENT [8](#) TO A POINT 40' E'LY OF ESTABLISHMENT [C](#) PER (R2)
- [A6](#) ESTABLISHED A POINT ON THE S'LY LINE OF LOT H OF (R2) BY HOLDING A CALCULATED RECORD DISTANCE OF 152.51' E'LY ALONG ESTABLISHMENT [C](#) FROM MONUMENT [8](#) PER (R2)
- [A5](#) ESTABLISHED A POINT ON THE W'LY LINE OF LOT I OF (R2) BY HOLDING CALCULATED RECORD ANGLES AND DISTANCES N'LY ALONG ESTABLISHMENT [C](#) FROM ESTABLISHMENT [A6](#) PER (R2)

MONUMENT NOTES

- [1](#) FOUND HEX BAR IN WELL MONUMENT, PER (R2), DOWN 1.8' ACCEPTED AS CENTERLINE INTERSECTION OF WESTMINSTER AVE. AND NEWLAND ST.
- [2](#) FOUND HEX BAR IN O.C.S. WELL MONUMENT PER (R18), DOWN 1.7' IN AC. ACCEPTED AS CENTERLINE INTERSECTION OF BOLSA AVE. AND NEWLAND ST.
- [3](#) FOUND HEX BAR WELL MONUMENT PER (R19) DOWN 0.7' IN AC. ACCEPTED AS CENTERLINE INTERSECTION OF BOLSA AVENUE AND MAGNOLIA STREET.
- [4](#) FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411" PER (R20) FLUSH IN AC. ACCEPTED AS CENTERLINE INTERSECTION OF HAZARD AVENUE AND MAGNOLIA STREET.
- [5](#) FOUND GEAR SPIKE AND WASHER STAMPED "RCE 23956", PER (R2), FLUSH IN AC. ACCEPTED AS A POINT ON CENTERLINE OF HAZARD AVE.
- [6](#) FOUND GEAR SPIKE AND WASHER STAMPED "LS 6970" PER (R21), FLUSH IN AC. ACCEPTED AS CENTERLINE INTERSECTION OF RIATA ST. AND HAZARD AVE.
- [7](#) FOUND SPIKE AND 1 1/2" WASHER STAMPED "CESM INC. LS 6771" NO REF. ACCEPTED AS CENTERLINE INTERSECTION OF WILSON ST. AND STERLING WAY.
- [8](#) FOUND REBAR AND 1 1/4" PLASTIC CAP STAMPED "RCE 23956" PER (R2) FLUSH IN CONC. ACCEPTED ANGLE POINT IN N'LY RIGHT OF WAY OF HAZARD AVE.
- [9](#) FOUND 3/4" LEAD TACK AND TAG STAMPED "RCE 23956" PER (R2) FLUSH IN CONC. S20°42'00"W 0.06' FROM ANGLE POINT ON E'LY RIGHT OF WAY OF NEWLAND ST.
- [10](#) FOUND 3/4" LEAD TACK AND TAG STAMPED "RCE 23956" PER (R2) FLUSH IN CONC. ACCEPTED AS POINT ON E'LY RIGHT OF WAY OF NEWLAND AVE.
- [11](#) FOUND 1 1/4" PLASTIC CAPPED REBAR STAMPED "RCE 23956" PER (R2) FLUSH IN DIRT ACCEPTED AS POINT ON E'LY RIGHT OF WAY OF NEWLAND ST.
- [12](#) FOUND 1 1/4" PLASTIC CAPPED REBAR STAMPED "RCE 23956" PER (R2) FLUSH IN CONC. ACCEPTED AS POINT ON S'LY RIGHT OF WAY OF NEWLAND ST.
- [13](#) FOUND SQUARE HEAD PUNCHED SPIKE AND WITH TIN PER (R3) DOWN 0.25'. S89°33'44"E 0.08' FROM THE INTERSECTION OF RIATA ST. AND THE S'LY BOUNDARY OF TRACT 3170 M.M. 95/35-38.
- [14](#) FOUND LEAD AND TACK STAMPED "OCS TIE" PER (R9) FLUSH IN CONC. ACCEPTED AS TIE PER (R9).
- [15](#) FOUND LEAD AND TACK STAMPED "LS 6970" PER (R9) FLUSH IN CONC. ACCEPTED AS TIE PER (R9).
- [16](#) FOUND LEAD AND TACK PER (R9) FLUSH IN CONC. ACCEPTED AS TIE PER (R9).
- [17](#) FOUND LEAD AND TACK STAMPED "RCE 23434" PER (R9) FLUSH IN CONC. ACCEPTED AS TIE PER (R9).
- [18](#) FOUND 3/4 INCH LEAD AND TACK STAMPED "OCS TIE" PER (R6) FLUSH IN CONC. ACCEPTED AS TIE PER (R6).
- [19](#) FOUND 3/4 INCH LEAD AND TACK STAMPED "OCS TIE" PER (R7) FLUSH IN CONC. ACCEPTED AS TIE PER (R7).
- [20](#) FOUND 3/4 INCH LEAD AND TACK STAMPED "OCS TIE" PER (R8) FLUSH IN CONC. ACCEPTED AS TIE PER (R8).
- [21](#) FOUND 3/4 INCH LEAD AND TACK STAMPED "LS 6771" PER (R22) FLUSH IN CONC. ACCEPTED AS TIE PER (R22).
- [22](#) FOUND 3/4 INCH LEAD AND TACK STAMPED "RCE 15446" PER (R22) FLUSH IN CONC. ACCEPTED AS TIE PER (R22).
- [23](#) FOUND LEAD AND TACK PER (R5) FLUSH IN CONC. ACCEPTED AS TIE PER (R5).

NOTES

ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.

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 COPS STATIONS (BLSA) AND (FVPK) BEING NORTH 28°33'39" 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 DISTANCE MULTIPLY A GRID DISTANCE BY 1.00001599.

THIS COMBINATION FACTOR WAS DERIVED BY HOLDING POINT 400 N:2221608.18' E:6035454.76' EL = 46.66'
ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

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

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

REFERENCES

- (R1) = TRACT NO. 1201 M.M. 38/43
- (R2) = TRACT NO. 14879 M.M. 709/35-38
- (R3) = TRACT NO. 3170 M.M. 95/35-38
- (R4) = TRACT 655 M.M. 27/49
- (R5) = CORNER RECORD, C.R. 2004-0212
- (R6) = CORNER RECORD, C.R. 2007-2095B
- (R7) = CORNER RECORD, C.R. 2018-2083
- (R8) = CORNER RECORD, C.R. 2003-829
- (R9) = CORNER RECORD, C.R. 2007-2096B
- (R10) = CORNER RECORD, C.R. 0791
- (R11) = RECORD OF SURVEY 94-1011 R.S.B. 146/39-43
- (R12) = TRACT NO. 2298, M.M. 82/41-45
- (R13) = O.C.S. ALIGNMENT NOTE A/5-11&12, PGS. 561-570
- (R14) = O.C.S. ALIGNMENT NOTE A/5-11&12, PGS. 591-595
- (R15) = O.R. BK. 13524 PG. 1267
- (R16) = O.R. 2018000339445
- (R17) = O.R. BK. 10153 PG. 3
- (R18) = CORNER RECORD, C.R. 2020-2140
- (R19) = CORNER RECORD, C.R. 2013-1591
- (R20) = CORNER RECORD, C.R. 2007-2103B
- (R21) = CORNER RECORD, C.R. 2007-2097B
- (R22) = CORNER RECORD, C.R. 2016-0461 (UN-RECORDED)
- (R23) = CITY ANNEXATION OF WESTMINSTER 03/27/1957

MARK	DATE	ITEM	COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			NEWLAND ST. AND HAZARD AVE. TRAFFIC SIGNAL UPGRADES				
			BOUNDARY MAP				
			PROJECT LIMITS: FROM 100' E'LY AND W'LY OF HAZARD AVE. TO 100' N'LY AND S'LY OF NEWLAND STREET.				
			DATE OF SURVEY:06/15/2021		BY:T. LOFGREEN & CREW		SHEET NO. 2 of 5
			MAPPING		BY:R. BELTRAN		
			OFFICE CHECK		BY:M. KUBISTY, PLS		
			FIELD CHECK		BY:T. LOFGREEN & CREW		
			SCALE:NO SCALE		W.O. #EQ20003S		
			FILE:NEWLAND BOUNDARY MAP_2021.DWG		FILE # 2021PW-PW0008		
REVISIONS							

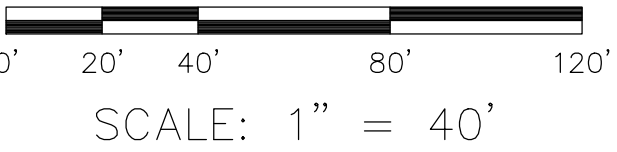
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS	RECORD LENGTH
C1	90°00'33"	15.00'	23.56'	89°59'40' (R17)	15.00' (R17)	23.56' (R17)
C2	90°00'03"	30.00'	47.12'	89°59'40' (R17)	30.00' (R17)	47.12' (R17)

REFERENCES

- (R1) = TRACT NO. 1201 M.M. 38/43
(R2) = TRACT NO. 14879 M.M. 709/35-38
(R3) = TRACT NO. 3170 M.M. 95/35-38
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(R15) = O.R. BK. 13524 PG. 1267
(R16) = O.R. 2018000339445
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(R20) = CORNER RECORD, C.R. 2007-2103B
(R21) = CORNER RECORD, C.R. 2007-2097B
(R22) = CORNER RECORD, C.R. 2016-0461 (UN-RECORDED)
(R23) = CITY ANNEXATION OF WESTMINSTER 03/27/1957

LEGEND

- FOUND MONUMENT AS NOTED
■ S.F.N. - SEARCHED, NOTHING FOUND ESTABLISHED BY TIES
⊗ S.F.N. - SEARCHED, NOTHING FOUND
CR CALC FROM RECORD MAP
R RECORD MAP
M MEASURED



U.S. Survey Foot

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

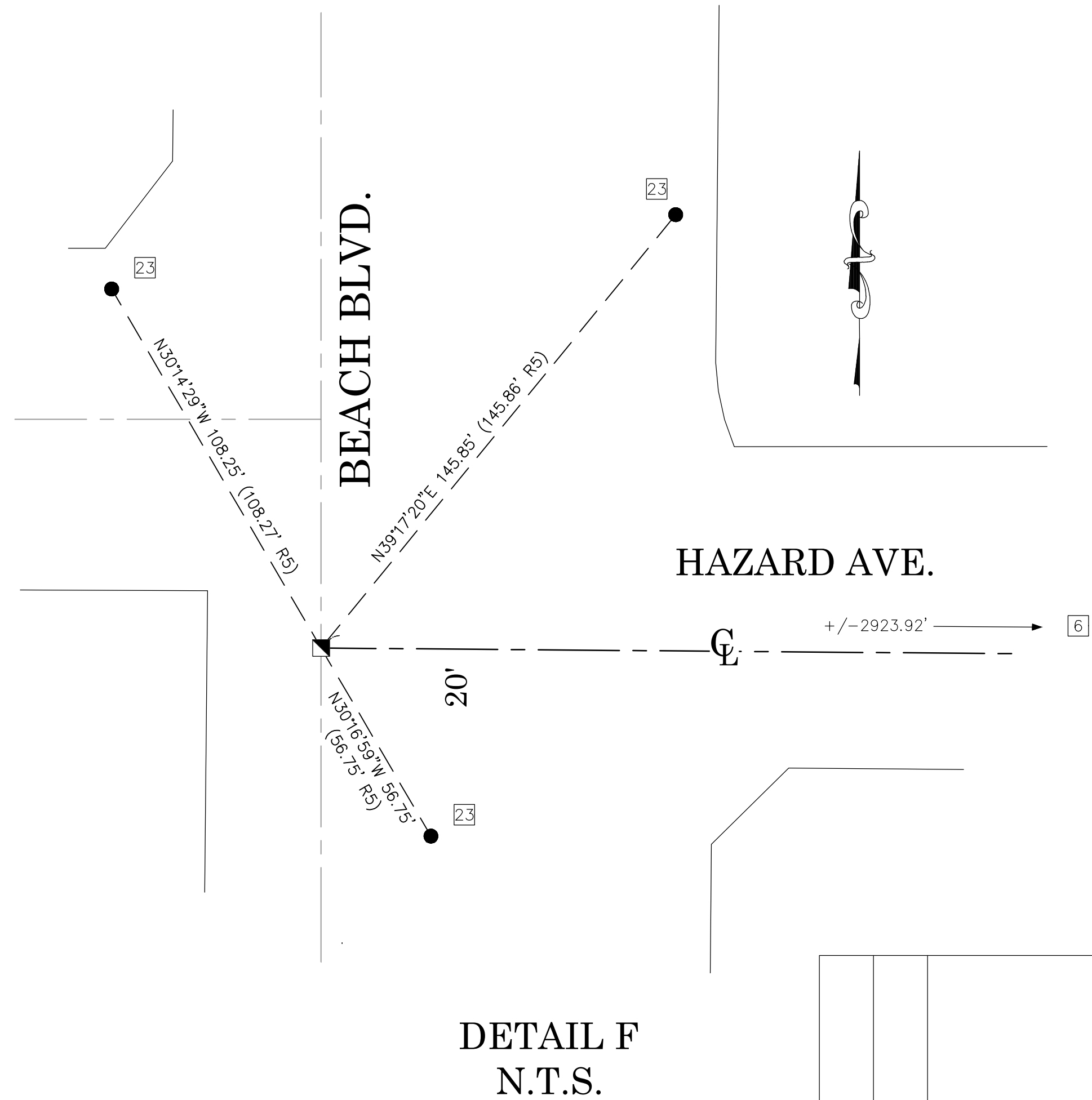
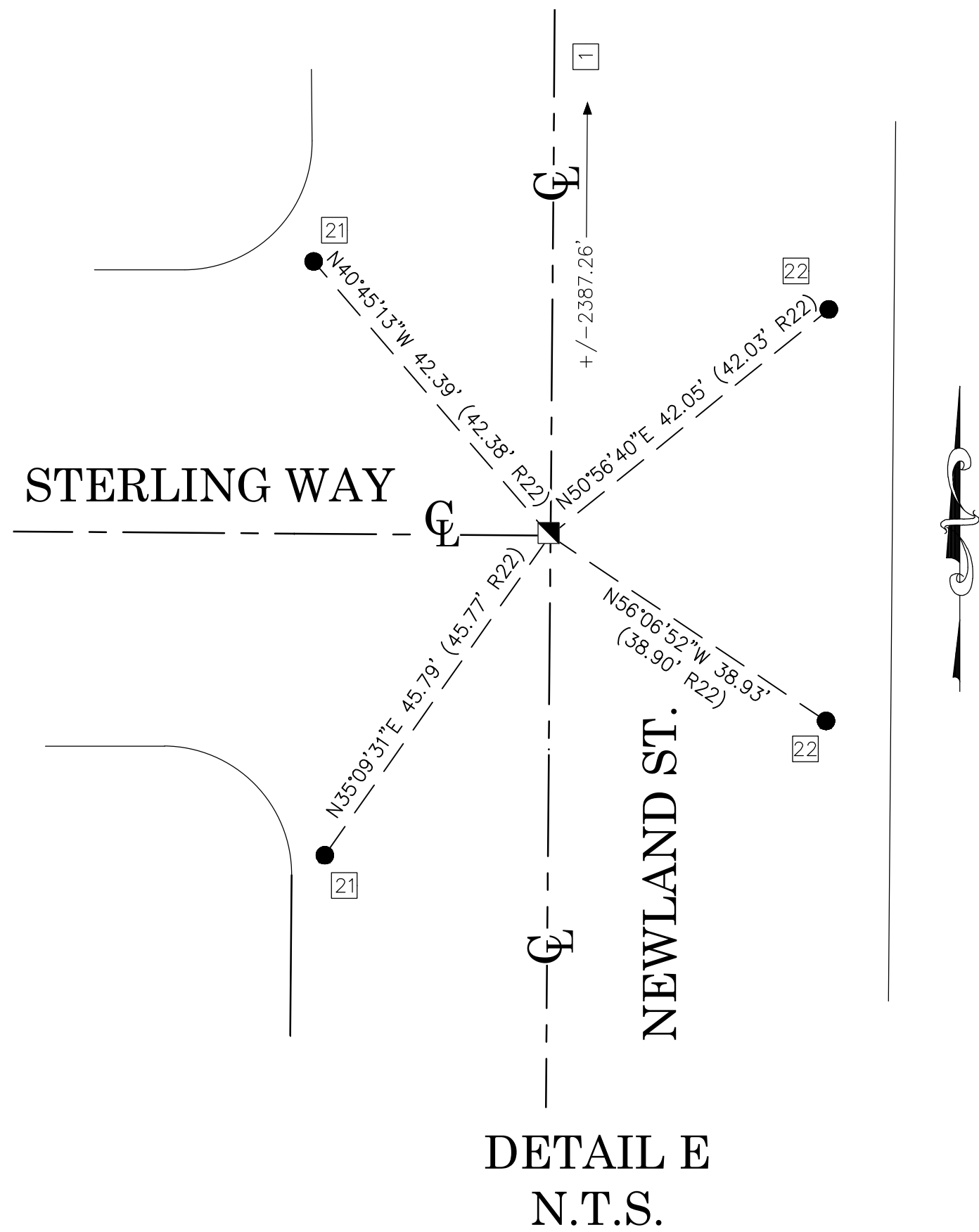
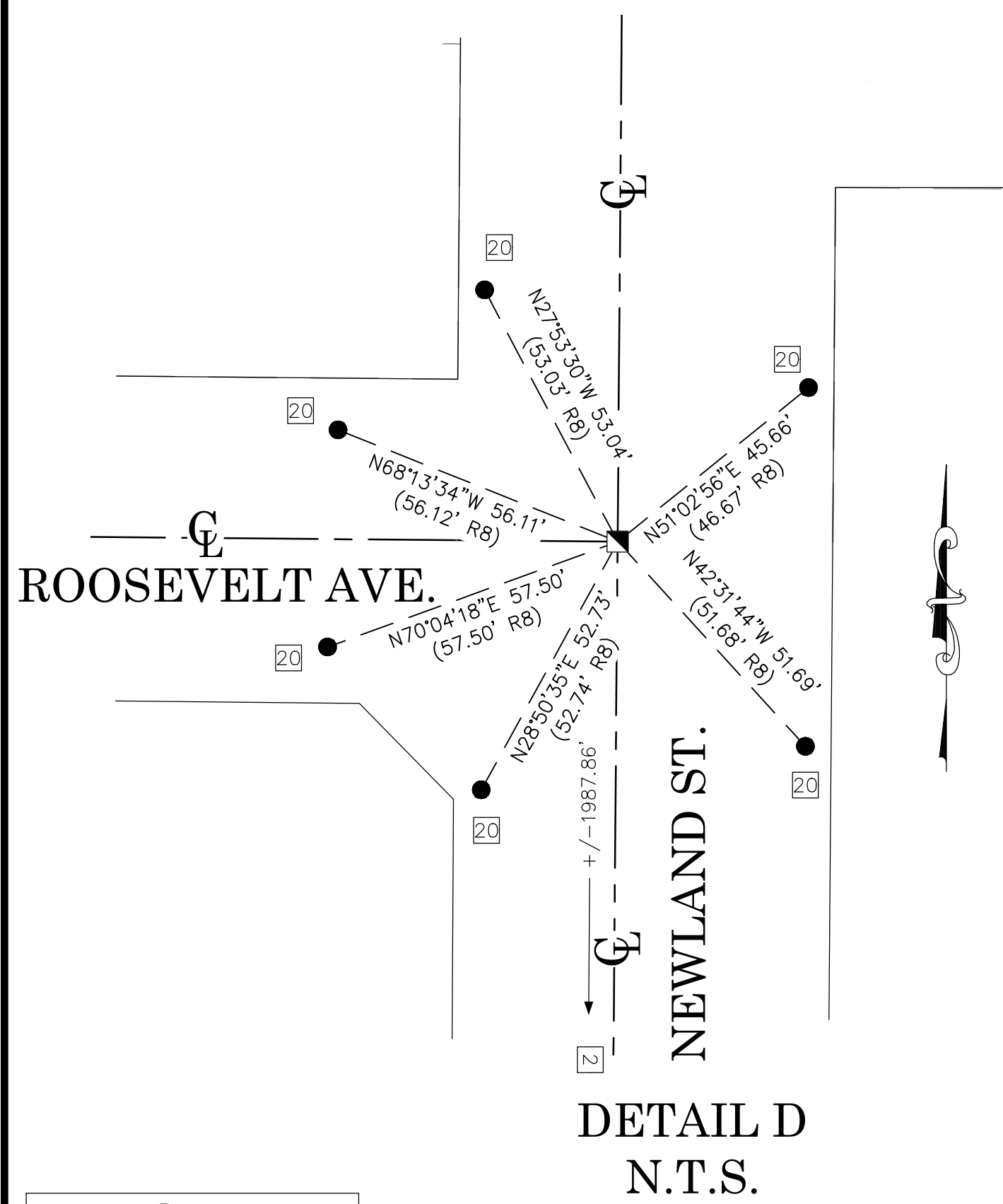
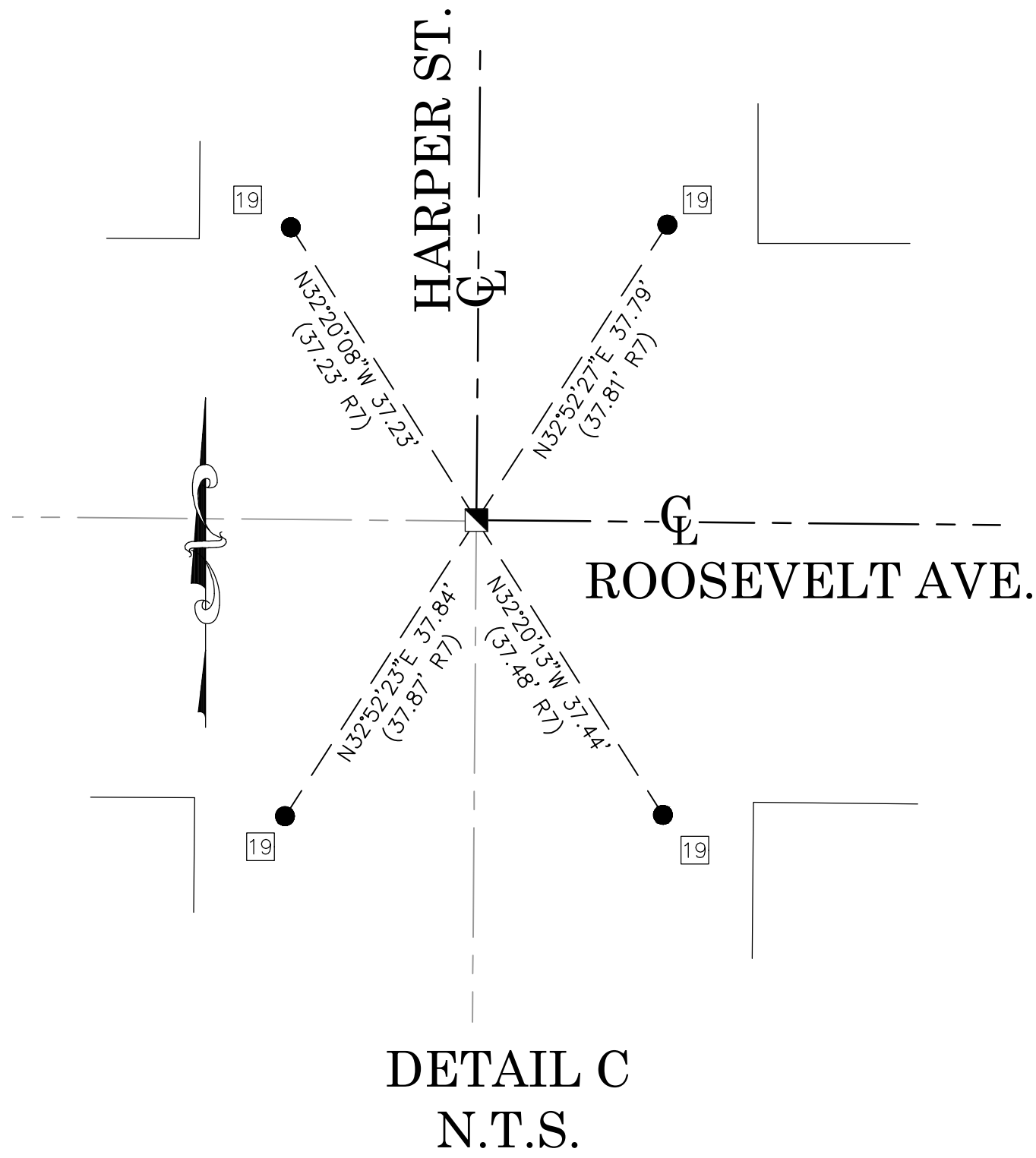
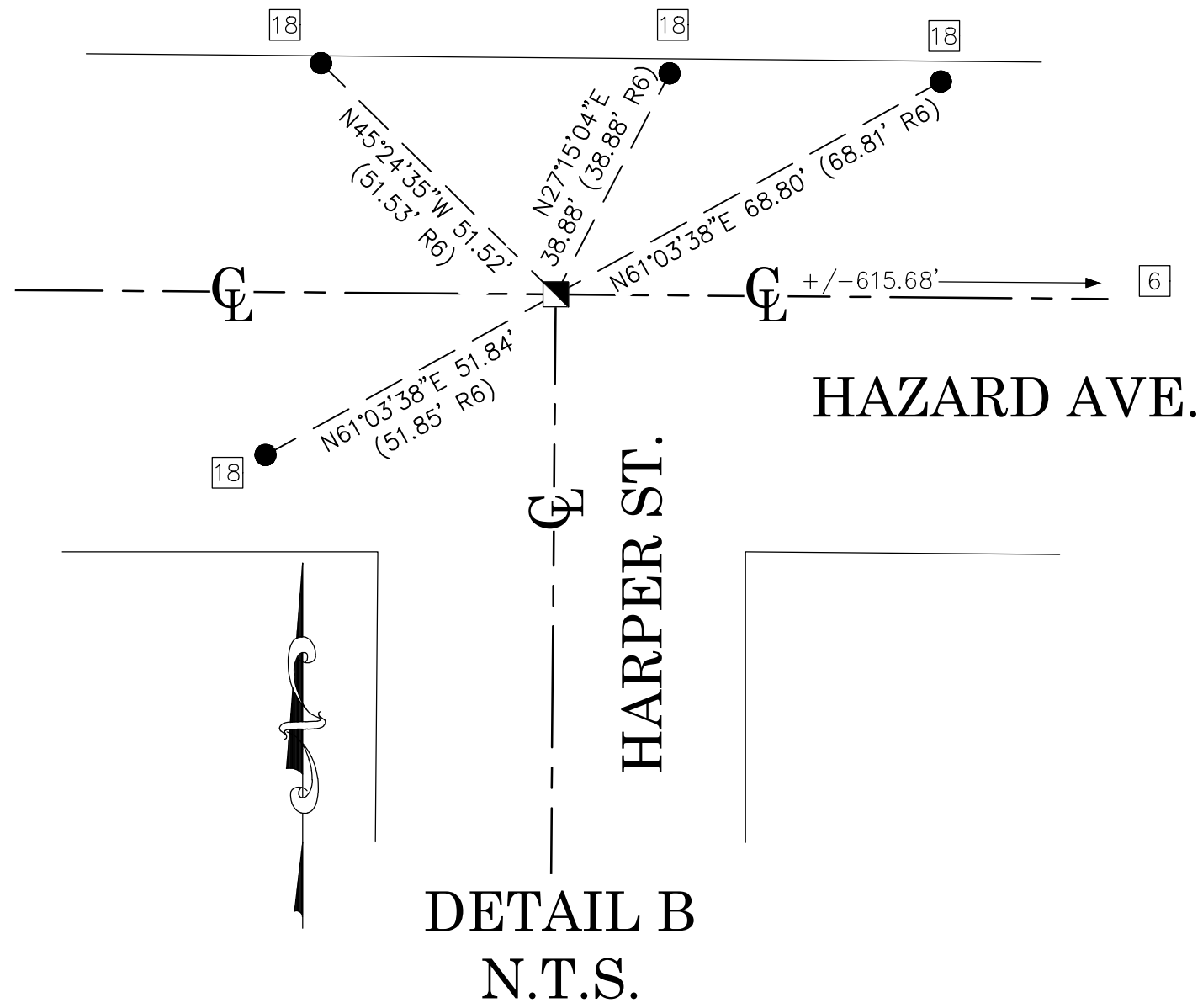
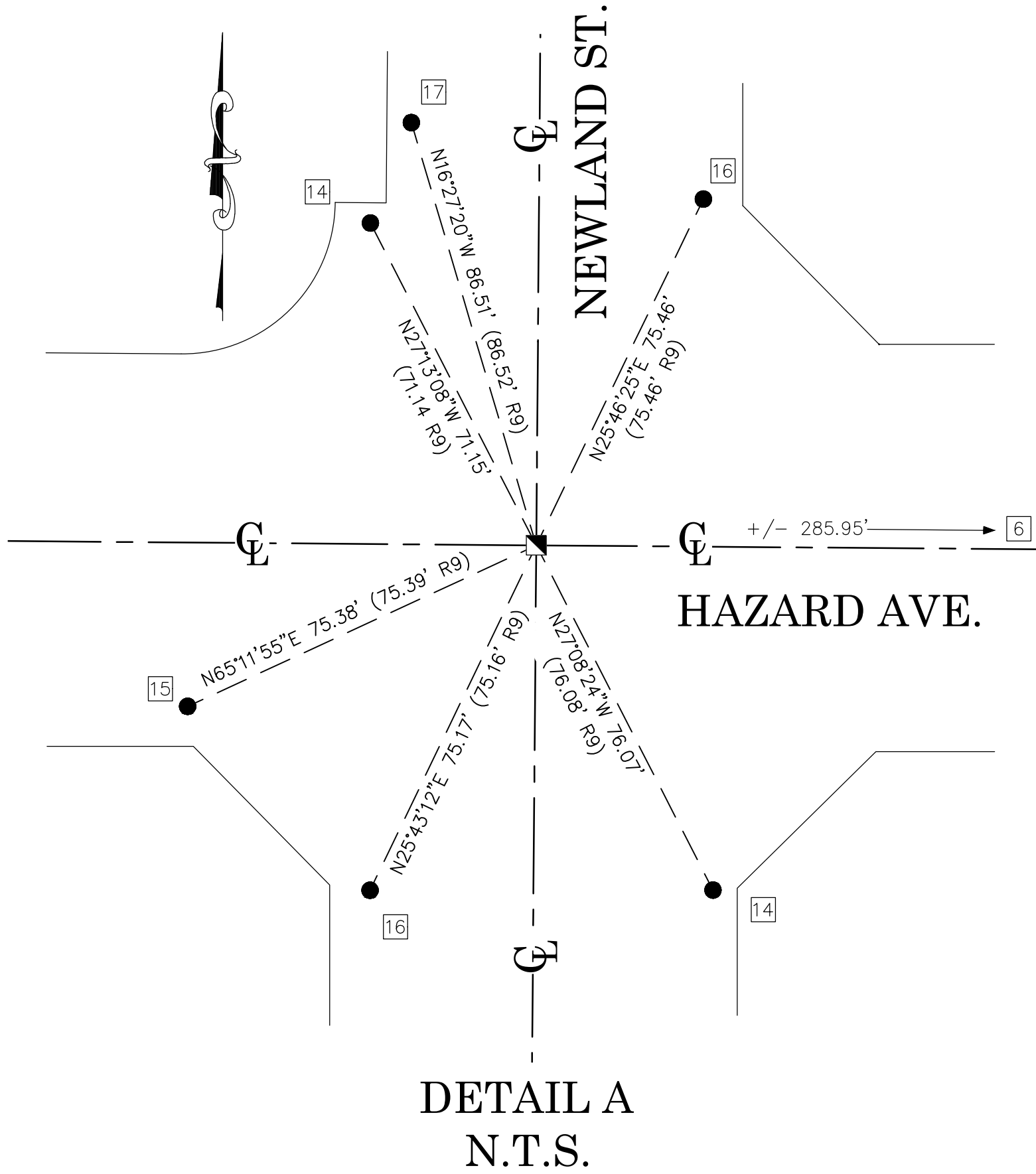
COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING
**NEWLAND ST. AND HAZARD AVE.
TRAFFIC SIGNAL UPGRADES**

BOUNDARY MAP				
PROJECT LIMITS: FROM 100' E'LY AND W'LY OF HAZARD AVE. TO 100' N'LY AND S'LY OF NEWLAND STREET.				
DATE OF SURVEY: 06/15/2021	BY: T. LOFGREEN & CREW			SHEET NO.
MAPPING	BY: R. BELTRAN			
OFFICE CHECK	BY: M. KUBISTY, PLS			3
FIELD CHECK	BY: T. LOFGREEN & CREW			
SCALE: 1" = 40'	W.O. #EQ20003S	FILE #2021PW-PW0008	of 5	
FILE: NEWLAND BOUNDARY MAP_2021.DWG				

MARK	DATE	ITEM
REVISIONS		

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N00°27'56"E	30.00'	-----
L2	N89°32'04"W	65.00'	65.00' (R17)
L3	N00°27'23"E	22.00'	22.00' (R17)
L4	N89°33'41"W	10.00'	10.00' (R17)
L5	N89°32'07"W	30.00'	30.00' RAD (R17)
L6	N00°27'56"E	30.00'	30.00' RAD (R17)
L7	N89°32'04"W	39.99'	40.00' (R17)
L8	N00°27'56"E	7.00'	7.00' (R17)
L9	N89°32'04"W	97.79'	97.79' (R16)
L10	N44°44'20"W	38.18'	38.18' (R16)
L11	N00°27'45"E	28.12'	28.00' (R16)
L12	N00°27'45"E	55.02'	-----
L13	N89°32'04"W	10.00'	-----
L14	N00°27'45"E	50.41'	50.41' (R15)
L15	N45°23'35"E	38.18'	38.18' (R15)
L16	S89°33'15"E	67.28'	67.26' (R3)
L17	N00°26'45"E	2.00'	CR (R2)
L18	N44°32'41"W	38.19'	38.19' (R2)
L19	N00°28'36"E	11.52'	CR (R2)
L20	N00°27'40"E	39.47'	39.47' (R2)
L21	N45°27'52"E	2.83'	2.83' (R2)
L22	N00°27'52"E	22.00'	22.00' (R2)
L23	N44°32'08"W	2.83'	2.83' (R2)
L24	N00°27'53"E	26.11'	CR (R2)
L25	N89°32'08"W	3.01'	CR (R2)
L26	N89°32'08"W	5.37'	5.37' (R2)
L27	N00°10'54"E	17.65'	17.62' (R2)
L28	N89°32'08"W	3.01'	3.00' (R2)
L29	N00°27'52"E	10.23'	10.23' (R2)
L30	N43°14'30"W	30.02'	30.02' (R2)
L31	N88°59'46"W	34.41'	34.41' (R2)
L32	N00°45'38"E	7.07'	7.07' (R2)

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L33	N00°27'56"E	40.00'	-----
L34	N00°27'56"E	40.00'	-----
L35	N89°32'15"W	40.00'	-----
L36	N89°32'15"W	40.00'	-----
L37	N00°26'45"E	40.00'	-----
L38	N00°26'45"E	40.00'	-----
L39	N89°32'07"W	40.00'	-----
L40	N89°26'15"W	20.00'	20.00' (R3)
L41	N89°32'07"W	30.00'	-----



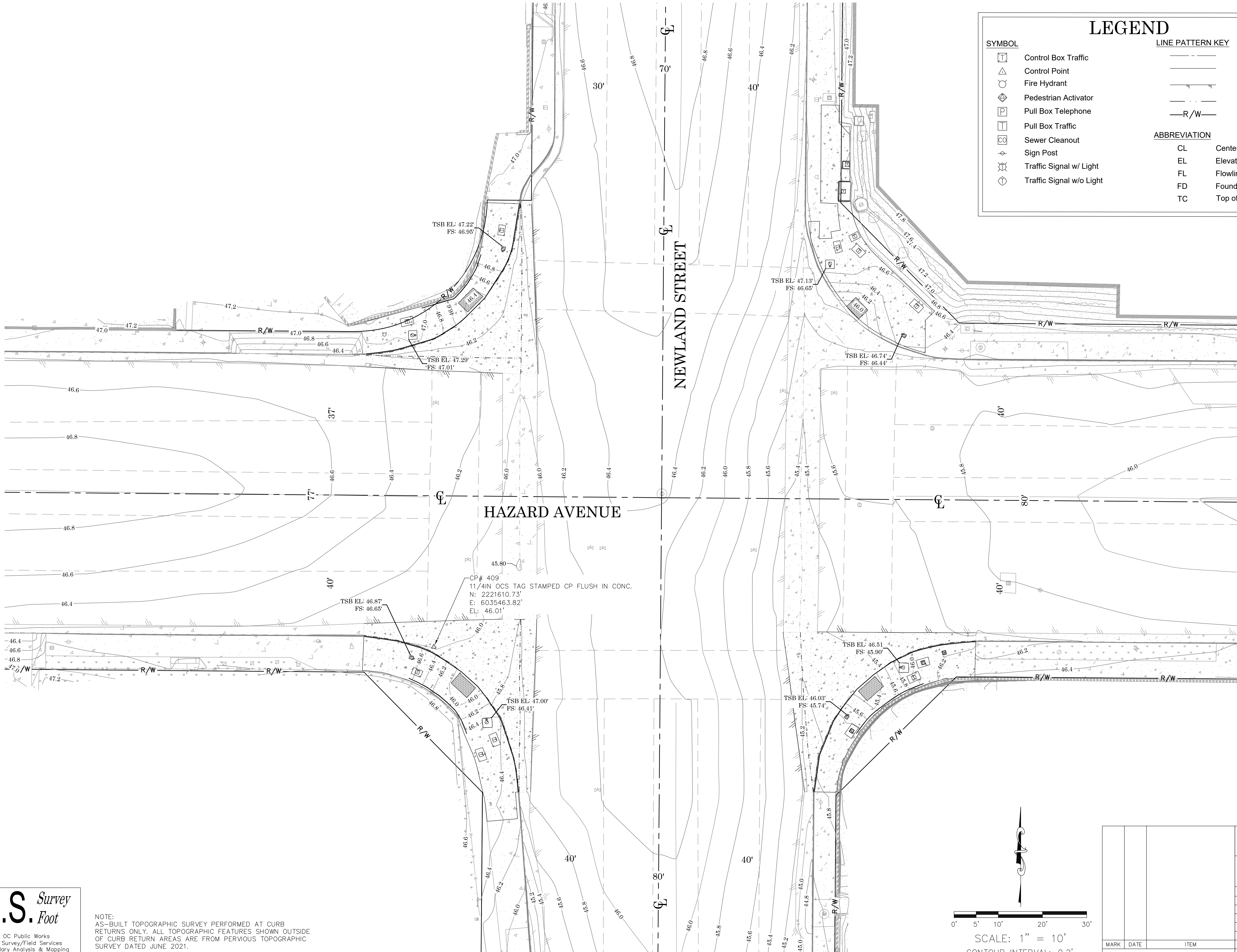
- REFERENCES**
- (R1) = TRACT NO. 1201 M.M. 38/43
 - (R2) = TRACT NO. 14879 M.M. 709/35-38
 - (R3) = TRACT NO. 3170 M.M. 95/35-38
 - (R4) = TRACT 655 M.M. 27/49
 - (R5) = CORNER RECORD, C.R. 2004-0212
 - (R6) = CORNER RECORD, C.R. 2007-2095B
 - (R7) = CORNER RECORD, C.R. 2018-2083
 - (R8) = CORNER RECORD, C.R. 2003-829
 - (R9) = CORNER RECORD, C.R. 2007-2096B
 - (R10) = CORNER RECORD, C.R. 0791
 - (R11) = RECORD OF SURVEY 94-1011 R.S.B. 146/39-43
 - (R12) = TRACT NO. 2298, M.M. 82/41-45
 - (R13) = O.C.S. ALIGNMENT NOTE A/5-11&12, PGS. 561-570
 - (R14) = O.C.S. ALIGNMENT NOTE A/5-11&12, PGS. 591-595
 - (R15) = O.R. BK. 13524 PG. 1267
 - (R16) = O.R. 2018000339445
 - (R17) = O.R. BK. 10153 PG. 3
 - (R18) = CORNER RECORD, C.R. 2020-2140
 - (R19) = CORNER RECORD, C.R. 2013-1591
 - (R20) = CORNER RECORD, C.R. 2007-2103B
 - (R21) = CORNER RECORD, C.R. 2007-2097B
 - (R22) = CORNER RECORD, C.R. 2016-0461 (UN-RECORDED)
 - (R23) = CITY ANNEXATION OF WESTMINSTER 03/27/1957

- LEGEND**
- FOUND MONUMENT AS NOTED
 - S.F.N. - SEARCHED, NOTHING FOUND ESTABLISHED BY TIES
 - ⊗ S.F.N. - SEARCHED, NOTHING FOUND
 - CR CALC FROM RECORD MAP
 - R RECORD MAP
 - M MEASURED

				COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
				NEWLAND ST. AND HAZARD AVE. TRAFFIC SIGNAL UPGRADES	
				BOUNDARY MAP	
				PROJECT LIMITS: FROM 100' E'LY AND W'LY OF HAZARD AVE. TO 100' N'LY AND S'LY OF NEWLAND STREET.	
				DATE OF SURVEY: 06/15/2021	
		MAPPING		BY: T. LOFGREEN & CREW	
		OFFICE CHECK		BY: R. BELTRAN	
		FIELD CHECK		BY: M. KUBISTY, PLS	
				BY: T. LOFGREEN & CREW	
MARK		DATE		ITEM	
				REVISIONS	
		SCALE: N.T.S.		W.O. #EQ20003S	
				FILE: NEWLAND BOUNDARY MAP_2021.DWG	
				FILE #2021PW-PM0008	

SHEET NO. 4 of 5	

NOTE:
AS-BUILT TOPOGRAPHIC SURVEY PERFORMED AT CURB RETURNS ONLY. ALL TOPOGRAPHIC FEATURES SHOWN OUTSIDE OF CURB RETURN AREAS ARE FROM PVIOUS TOPOGRAPHIC SURVEY DATED JUNE 2021.



SYMBOL

- Control Box Traffic
- Control Point
- Fire Hydrant
- Pedestrian Activator
- Pull Box Telephone
- Pull Box Traffic
- Sewer Cleanout
- Sign Post
- Traffic Signal w/ Light
- Traffic Signal w/o Light

LINE PATTERN KEY

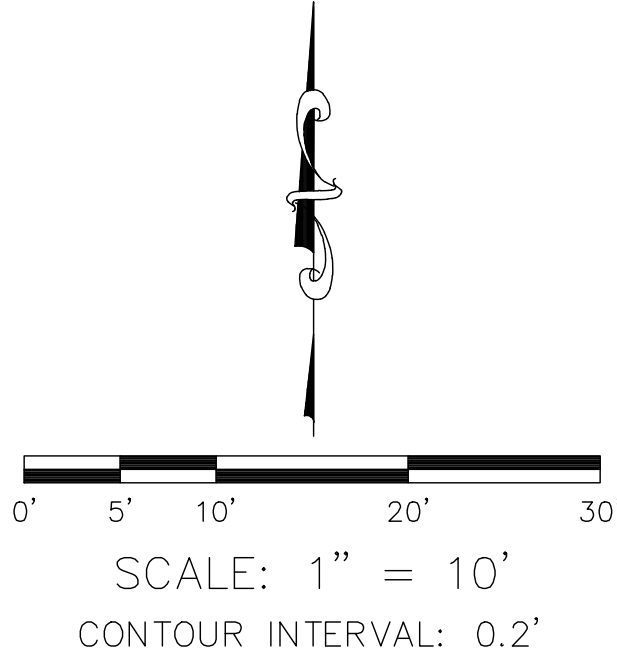
- Centerline
- Edge of Concrete
- Edge of Asphalt Pavement
- Flowline
- Right of Way

ABBREVIATION

- CL Centerline
- EL Elevation
- FL Flowline
- FD Found
- TC Top of Curb

AREA PATTERN KEY

- Concrete
- ADA Truncated Domes



			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			NEWLAND ST. AND HAZARD AVE. AS-BUILT SURVEY				
			AS-BUILT SHEET				
			PROJECT LIMITS: FROM 100' ELY AND WLY OF HAZARD AVE. TO 100' NLY AND WLY OF NEWLAND ST.				
			DATE OF SURVEY: 05/16/2022		BY: T. LOFGREEN & PARTY		SHEET NO. 5 of 5
			MAPPING		BY: J. PEDRETTI		
			OFFICE CHECK		BY: M. KUBISTY, PLS		
			FIELD CHECK		BY: T. LOFGREEN & PARTY		
			SCALE: 1" = 10'		W.O. #EC20003Y		
			FILE: NEWLAND AS-BUILT_2022.DWG		FILE # 2021PW-PW0008		
MARK	DATE	ITEM	REVISIONS				