

IN THE CITY OF SAN JUAN CAPISTRANO, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF A PORTION OF LOT "O" AS SHOWN ON MAP OF SAN JUAN CAPISTRANO AND VICINITY FILED IN BOOK 2, PAGES 31 TO 38 INCLUSIVE OF RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY.

E. KEITH KLAGGE, P.L.S. 4300
JULY 2002

BASIS OF BEARINGS:

DATUM STATEMENT:
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, (CCS83) ZONE VI, 1983 NORTH AMERICAN DATUM, 1991.35 EPOCH ADJUSTMENT, IN U.S. SURVEY FEET. ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN A GRID DISTANCE, MULTIPLY A GROUND DISTANCE BY 0.999995652.

STATEMENT OF PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH AND MONUMENT THE EXTERNAL BOUNDARIES OF THAT CERTAIN PROPERTY DELINEATED AS APN 649-111 - 01, 02, 03, 04 AND 06; AND APN 649 - 281 - 01. ALL SAID PARCELS OWNED BY HIDEO SHIBATA, ET. AL., AS SHOWN IN LAWYERS' TITLE COMPANY PRELIMINARY REPORT NO. 0103969-12 DATED MAY 20, 2002 ARE BEING SOLD IN TOTAL TO RAINER W. METZ. PROPERTY VESTING DEEDS ARE AS FOLLOWS:

DD1.) TO SHIBATA, ET. AL. : BK. 12580, PG. 324-328, O.R., RECORDED 02/28/78.
DD2.) TO METZ : DOC NO. 20020456817, RECORDED 05/30/02.

PROCEDURE OF SURVEY:

DILIGENT RECORDS RESEARCH AND FIELD CORNER SEARCHES WERE CONDUCTED
 TO LOCATE RECORD MONUMENTS ON AND SURROUNDING THE SUBJECT PROPERTY.
 MUCH OF THE BOUNDARY SHOWN HEREON WAS MONUMENTED IN 1920 BY JOHN
 C. F. DULING, L.S. (OR R.C.E.) NO. UNKNOWN, AS SHOWN ON MAP OF "SAN JUAN
 CASTRANO AND VICINITY," FILED FOR RECORD ON JUNE 9, 1920 AS R. OF S.
 BOOK 2, PAGES 31-38. SOME OF SAID MONUMENTS WERE PERPETUATED BY
 RECORD OF SURVEY 84/337-34 FILED FOR RECORD NOVEMBER 10, 1985 AND
 OTHERS BY SURVEYS IN EARLY 1970'S.
 OUR REASMERT SURVEY IN JULY 2002 YIELDED ONLY ONE OF THESE
 ORIGINAL CORNERS, AND IT WAS FOUND IN THE BOTTOM OF AN EXISTING
 DRAINAGE DITCH. THE PROPERTY HAS BEEN UTILIZED FOR MORE THAN THIRTY
 YEARS AS A PLANT NURSERY WITH GRADING, BUILDING CONSTRUCTION AND
 EXCAVATIONS OCCURRING ALONG THE BOUNDARIES ON A REGULAR BASIS. THE
 CONFLICTED CHARACTERISTICS OF THE TRACTED RIVER, ITS GOOD FLOOD
 GRADING AND HEAVY FLOODING OVER THE YEARS HAS ALTERED THE COURSE
 OF FLOW AND DESTROYED THE MONUMENTATION ALONG THE CHANNEL. IT WAS
 DUE TO THE FOREGOING, TO DETERMINE THE EASTERLY BOUNDARY, IT WAS
 NECESSARY TO LOCATE EXISTING MONUMENTS OF RECORD ADJACENT THERETO
 AS SHOWN ON TRACTS NO. 7160, 7194, 7195 AND 7198. TO DETERMINE THE
 WESTERLY BOUNDARY, WE FOUND IT NECESSARY TO LOCATE EXISTING
 MONUMENTS ALONG THE CHANNEL ROW AND ON R. OF S. MAP NO. 92-1121
 FILED FOR RECORD SEPTEMBER 1, 1994 IN BK. 146 OF RECORDS OF SURVEY AT
 PAGES 28-29. ADEQUATE MONUMENTATION WAS FOUND TO PROPERLY
 DETERMINE THE SUBJECT PROPERTY BOUNDARIES. RECORD DATA WAS
 FAVORABLY VERIFIED AND IS SHOWN HEREON.

MONUMENT NOTES:

- ▲ FD. O.C.S. GPS CONTROL STATION AS NOTED.
 ● FD. SPIKE & TIN (RUSTED) W/ WASHER STAMPED "R.C.E. 13703" FLUSH IN AC PAVING (PER R4 & RS),
 ■ UNLESS OTHERWISE NOTED.
 ○ FD. MONUMENT AS NOTED.
 ○ SET 2" X 24" I.P. W/BASS TAG STAMPED "L.S. 4300", UP 0.10'.
 ○ SET GEAR SPIKE & WASHER STAMPED " P.L.S. 4300" FLUSH IN A.C. DRIVEWAY.

REFERENCES:

- | | | |
|------|---------------------------------|----------------|
| (P1) | SAN JUAN CAPISTRANO & VICINITY, | R.S.B. 2/31-38 |
| (P2) | TRACT NO. 7196, M.M. 339/17-21 | |
| (P3) | TRACT NO. 7160, M.M. 332/1-9 | |
| (P4) | TRACT NO. 7195, M.M. 331/5-14 | |
| (P5) | TRACT NO. 7194, M.M. 310/26-41 | |
| (P6) | R.S. 92-1121, M.M. 146/28-29 | |
| (P7) | TRACT NO. 14379, M.M. 759/14-21 | |
| (P8) | R.S. NO. 84/33-34 | |

ACCEPTED AND FILED AT THE
REQUEST OF

RAINER W. MFTB
DATE FEBRUARY 14, 2003
TIME 09:27AM FEE \$ 13.00
INSTRUMENT # 2003000 170358
BOOK 191 PAGE 42-45 R

TOM DALY
COUNTY CLERK - RECORDER

BY Nancy DEPUTY

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 AT THE REQUEST OF RAINER W. METZ IN JULY 2002.

E. Keith Klagge *Nov. 16, 2003*
DATED
E. KEITH KLAGGE, P.L.S. 4300
MY LICENSE EXPIRES 06/30/04

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 6TH DAY OF JANUARY, 2003.

N.T.S.

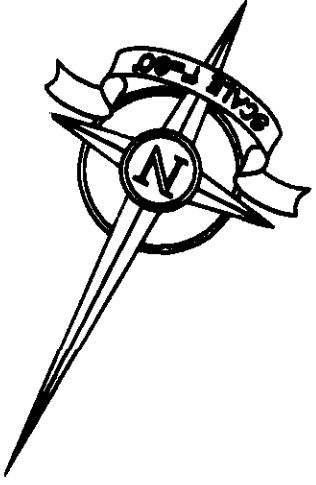
JOHN CANAS, COUNTY SURVEYOR
MY LICENSE EXPIRES 09/30/05

43 161

E. KEITH KLAGGE. P.L.S. 4300 JULY 2002

E. KEITH KLAGGE. P.L.S. 4300

JULY 2002

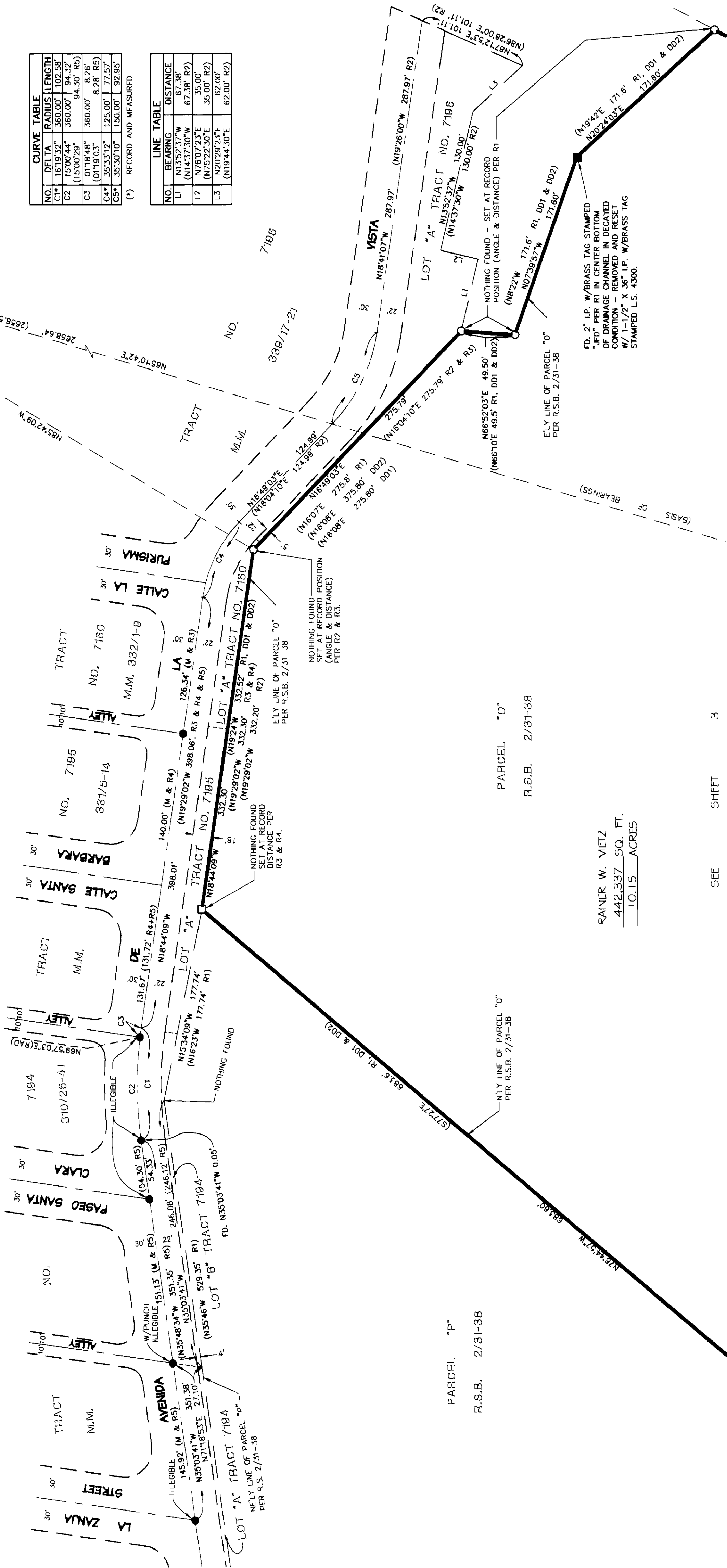


OCS GPS #7552
FD. BOLT SPIKE & 1 1/2" WASHER,
NO STAMPING; FLUSH, ♀ APPARENT
♀ INT. LOS RIOS ST. & VIA BARCELONA
N - 2130307.938
E - 6130171.001

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	
C1*	16°19'32"	360.00'	102.58'	
C2	15°00'44"	360.00'	94.32'	
	(15°00'29"		94.30' R5)	
C3	01°18'48"	360.00'	8.26'	
	(01°19'03"		8.28' R5)	
C4*	35°33'12"	125.00'	77.57'	
C5*	35°30'10"	150.00'	92.95'	

(*) RECORD AND MEASURED

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N13°52'37"W (N14°37'30"W)	67.38' 67°38' R2)
L2	N76°07'23"E (N75°22'30"E)	35.00' 35°00' R2)
L3	N20°29'23"E (N19°44'30"E)	62.00' 62°00' R2)



RAINER W. METZ
442,337 SQ. FT.
10.15 ACRES

PARCEL "Q"

R.S.B. 2/31-38

PARCEL "P"
R.S.B. 2/31-38

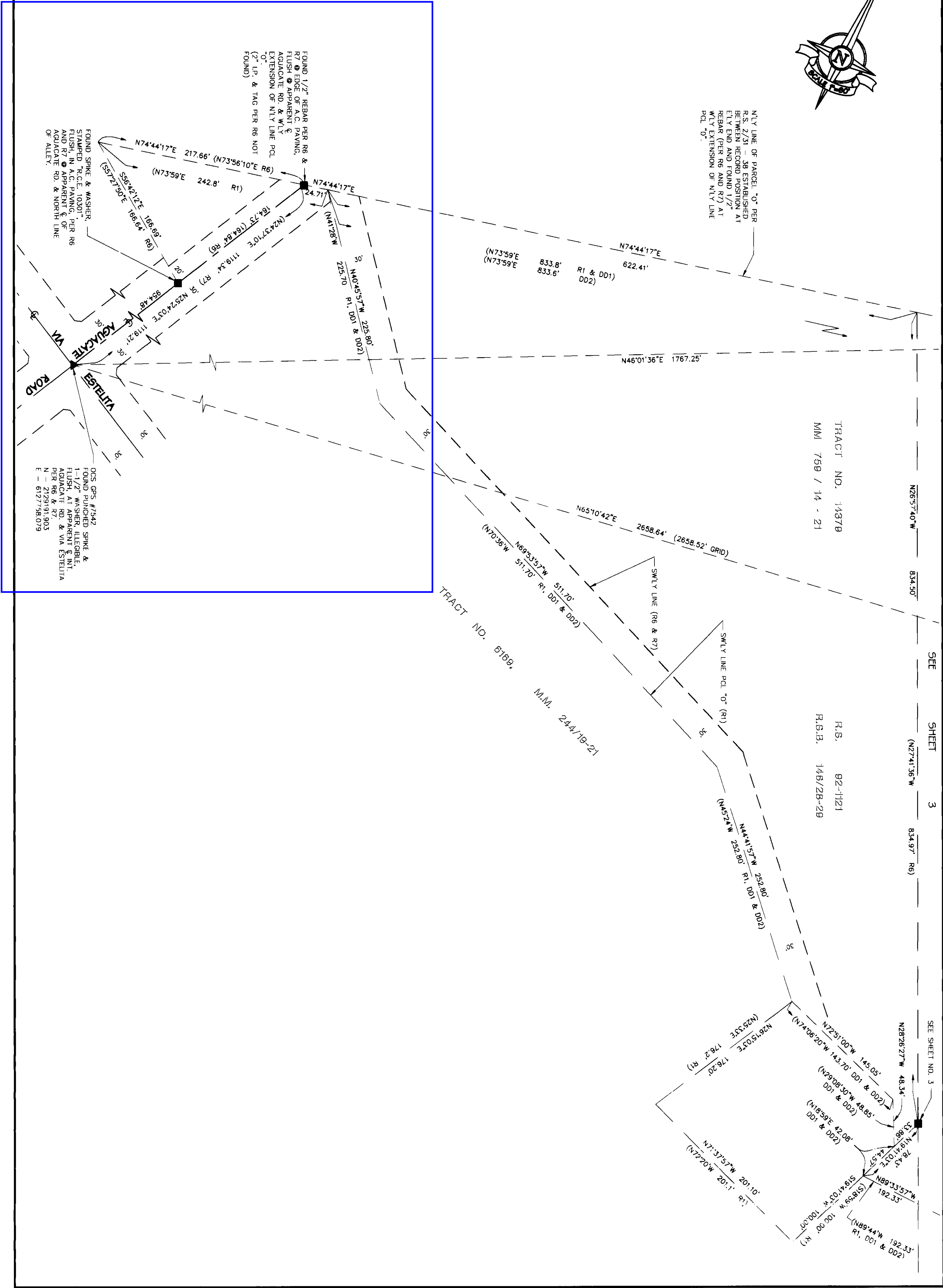
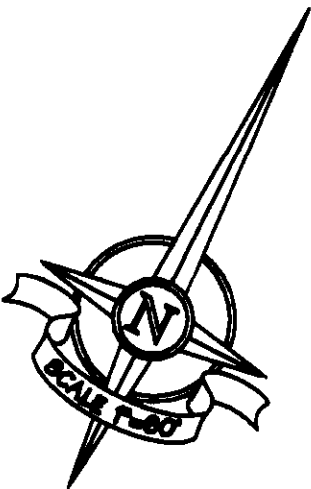
SEE SHEET 3

191 45

RECORD OF SURVEY 2002-1069

IN THE CITY OF SAN JUAN CAPISTRANO, COUNTY OF ORANGE, STATE OF CALIFORNIA

E. KEITH KLAGGE, P.L.S. 4300 JULY 2002



191 45