

SHEET 1 OF 3
1 PARCEL
4.87 AC.
BLOCK 5549 MODULE 49

PARCEL MAP 81-382

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

29622

For Condominium Purposes

BEING A DIVISION OF PORTIONS OF LOTS 13 & 14 IN BLOCK
"B" OF BERRY TRACT AS SHOWN ON A MAP FILED IN BOOK 9,
PAGE 6 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES,
COUNTY, CALIFORNIA.

OCT 22 1981

FILED AT 48th IN BOOK 163 PAGE 2
OF PARCEL MAPS COUNTY OF ORANGE, CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LEE A. BRANCH, County Recorder

\$10.00

1 PARCEL

DONALD E. STEVENS, R.C.E. 11066
DATE OF SURVEY: JULY 7, 1981

4.87 AC. GROSS

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE M. D. JAMES COMPANY, ON JUNE 7, 1981. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Donald E. Stevens
DONALD E. STEVENS, R.C.E. 11066

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 6th DAY OF October, 1981.

BRUCE D. MATTERN, CITY ENGINEER
CITY OF COSTA MESA

BDMattern

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE PARCEL MAP BOUNDARY.

DATED THIS 20th DAY OF Oct, 1981.

C. R. NELSON
COUNTY SURVEYOR

BY:

Paul A. Cuomo
DEPUTY

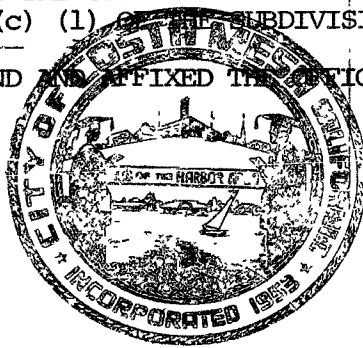
CITY CLERK'S CERTIFICATE

PURSUANT TO RESOLUTION 74-75, DATED OCT. 1, 1974, OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, STATE OF CALIFORNIA, I, EILEEN P. PHINNEY, CITY CLERK AND EX-OFFICIO CLERK OF SAID COUNCIL, HEREBY ACCEPT ON BEHALF OF SAID COUNCIL THE DEDICATION FOR INGRESS AND EGRESS EASEMENT OVER PARCEL 1, FOR EMERGENCY VEHICLE PURPOSES. I ALSO HEREBY CERTIFY THAT THE CITY HAS APPROVED SAID MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF COSTA MESA.

DATED THIS 9th DAY OF October, 1981.

Eileen P. Phinney
EILEEN P. PHINNEY,
CITY CLERK and EX-OFFICIO
CLERK OF SAID COUNCIL OF COSTA MESA



IMPROVEMENT CERTIFICATE

PURSUANT TO SECTION 66411.1 OF THE SUBDIVISION MAP ACT THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED WHEN THE PROPERTY IS DEVELOPED:

1. EXTEND MEDIAN ON BAKER STREET WESTERLY AT OWNERS EXPENSE.
2. CONSTRUCT P.C.C. COMMERCIAL SIDEWALKS ON BAKER STREET AT OWNERS EXPENSE.
3. CONSTRUCT P.C.C. TYPE II DRIVEWAY APPROACH ON BAKER & BEAR STREET AT OWNERS EXPENSE.
4. REPLACE ANY EXISTING DRIVEWAYS NOT TO BE USED WITH FULL HEIGHT CURB & GUTTER AND SIDEWALK AT OWNERS EXPENSE.
5. FURNISH AND INSTALL (2) TWO MARBELITE POLES WITH 22,000 HPSV STREET LIGHTS SERVED UNDERGROUND.

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436(c) (1) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. CITY OF COSTA MESA, HOLDER OF EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED IN BOOK 12841, PAGE 834 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE CENTER LINE OF BAKER STREET BEING NORTH 89° 21' 47" WEST AS SHOWN ON TRACT NO. 3721 RECORDED IN BOOK 143 PAGE 46-48 OF MISCELLANEOUS MAPS RECORDS OF ORANGE COUNTY, CALIFORNIA.

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE CITY OF COSTA MESA AN INGRESS-EGRESS EASEMENT OVER PARCEL 1, FOR EMERGENCY VEHICLE PURPOSES.

JANES POINTE ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP BY M. D. JAMES COMPANY, INC., A CALIFORNIA CORPORATION, GENERAL PARTNER.

Thomas E. Hayes
THOMAS E. HAYES, PRESIDENT

Jorge Alvarez
JORGE ALVAREZ, SECRETARY

NOTARY CERTIFICATES:

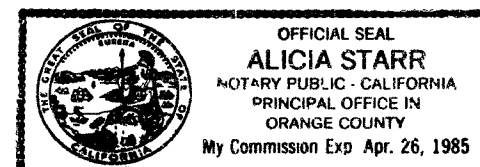
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 30th DAY OF September, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS E. HAYES AND JORGE ALVAREZ, KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF M. D. JAMES COMPANY, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE PARTNERS OF JANES POINTE ASSOCIATES, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES April 26, 1985

WITNESS MY HAND AND OFFICIAL SEAL

Alicia Starr
NOTARY PUBLIC IN AND FOR SAID STATE



Sheet 2 of 3
1 Parcel
4.87 Ac.

PARCEL MAP 81-382

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

29622

For Condominium Purposes

Being A Division Of Portions Of Lots 13
& 14 In Block "B" Of Berry Tract As Shown On A
Map Filed In Book 9, Page 6 Of Miscellaneous
Records, Records Of Los Angeles County, California.

OCT 22 1981

163 3

FILED AT 422 IN BOOK PAGE
OF PARCEL MAPS COUNTY OF ORANGE, CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LEE A. BRANCH, County Recorder

\$10.00

1 Parcel

Donald E. Stevens, R.C.E. 11066
Date Of Survey: July 7, 1981

4.87 Ac. GROSS

Basis Of Bearing

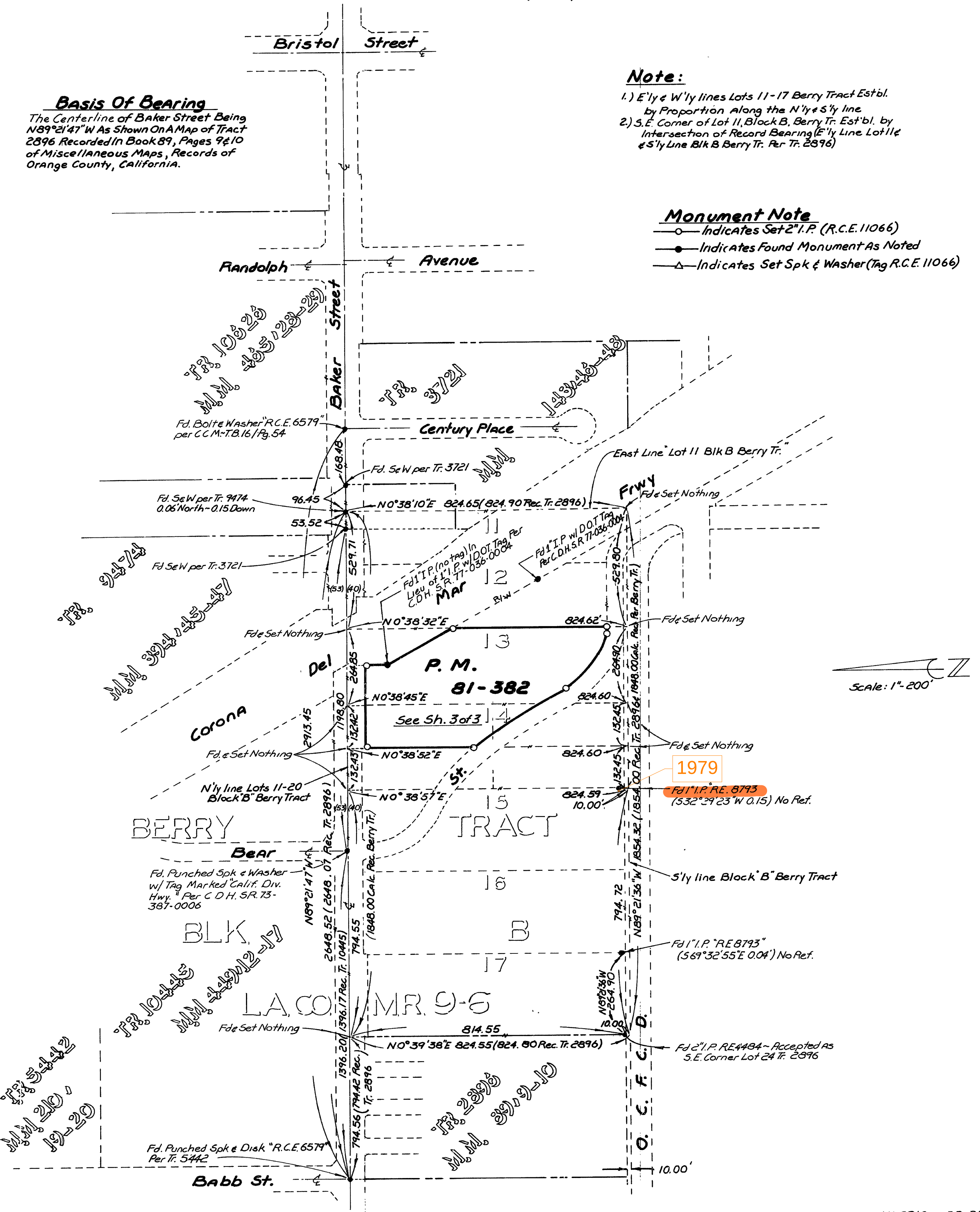
The Centerline of Baker Street Being
N89°21'47"W As Shown On A Map of Tract
2896 Recorded In Book 89, Pages 9 & 10
of Miscellaneous Maps, Records of
Orange County, California.

Note:

- 1.) E'ly & W'ly lines Lots 11-17 Berry Tract Estbl.
by Proportion Along the N'ly & S'ly line
- 2.) S.E. Corner of Lot 11, Block B, Berry Tr. Estbl. by
Intersection of Record Bearing E'ly Line Lot 11 &
S'ly Line Blk B Berry Tr. Per Tr. 2896

Monument Note

- Indicates Set 2" I.P. (R.C.E. 11066)
- Indicates Found Monument As Noted
- △— Indicates Set Spk & Washer (Tag R.C.E. 11066)



Scale: 1" = 200'

Sheet 3 of 3
1 Parcel
4.87 Ac.

PARCEL MAP 81-382

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA.

29622

For Condominium Purposes

OCT 22 1981

168 4

Being A Division Of Portions Of Lots 13
& 14 In Block "B" Of Berry Tract As Shown On A
Map Filed In Book 9, Page 6 Of Miscellaneous
Records, Records Of Los Angeles County, California.

FILED AT 4th MIN BOOK 168 PAGE 4
OF PARCEL MAPS COUNTY OF ORANGE, CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LEE A. BRANCH, County Recorder

\$10.00

1 Parcel

Donald E. Stevens, R.C.E. 11066
Date Of Survey: July 7, 1981

4.87 AC. GROSS

Note:

Parcel's Boundary

- 1) N'Ely Line ~ Estbl. Per C.D.H.S.R. 77-035-0028 & 77-036-0004 Fd. Monuments
- 2) E'ly Line ~ E'ly line Lot 13 ~ Blk. B ~ Berry Tract
- 3) W'ly Line ~ Estbl. Per O.R. 10788/348
- 4) S'ly & SW'ly Line ~ Estbl. 2500' N'ly & NE'ly of & Bear St.
- 5) & Bear St ~ Estbl. Per C.C.M. Plan # 77-242 & 77-243 (St Clair / Bear St Extension)

Note:

See Sh 2 of 3 for Monument Note
& Basis of Bearing

Scale: 1" = 60'

