

SHEET 1 OF 3 SHEETS  
24 NUMBERED LOTS AND  
1 LETTERED LOT  
119,051 SQ. FT. 2.73 ACRES (NET)  
154,354 SQ. FT. 3.54 ACRES (GROSS)  
ALL OF VESTING T.T.M. 16917  
DATE OF SURVEY: JUNE 2006

# TRACT MAP NO. 16917

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

BEING A SUBDIVISION OF LOT 20 OF TRACT NO. 5252, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 185, PAGES 17 THROUGH 20 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720

DATE OF SURVEY: JUNE 2006

ACCEPTED AND FILED AT THE  
REQUEST OF

Chicago Title Insurance Co.  
DATE May 22, 2008  
TIME 02:54 PM FEES 13.00  
INSTRUMENT # 2008000045091  
BOOK 895 PAGE 22-24 RYM

TOM DALY  
COUNTY CLERK-RECORDER  
BY Judith Arsham  
DEPUTY

## 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 AND DO HEREBY DEDICATE THE FOLLOWING TO THE CITY OF COSTA MESA.

1. THE EASEMENT FOR INGRESS, EGRESS OVER LOT "A" FOR EMERGENCY AND SECURITY VEHICLE PURPOSES.
2. THE 6.00' WIDE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF COSTA MESA AS SHOWN ON THE MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CORONADO DRIVE, MENDOZA DRIVE AND EL CAMINO DRIVE EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY RESERVE THE 23.00' WIDE EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES FOR THE BENEFIT OF LOTS 13, 14, AND 15 AS SHOWN ON THE MAP.

OXBOW 101, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Erik Weeks

NAME: ERIK WEEKS

TITLE: VICE PRESIDENT OF JR CO,  
MANAGING MEMBER OF OXBOW 101, LLC

## NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA )

COUNTY OF Orange )

ON THIS March 23, 2007 BEFORE ME, Lindsey Fife, Notary Public

PERSONALLY APPEARED Erik Weeks

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES); AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: Lindsey Fife  
NOTARY PUBLIC IN AND FOR SAID STATE  
Lindsey Fife  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY

MY COMMISSION EXPIRES: April 26, 2009

## BENEFICIARIES

COMMERCIAL BANK OF CALIFORNIA, HOLDER OF A DEED OF TRUST DATED MAY 5, 2005 AS INSTRUMENT NO. 05-164077 OF OFFICIAL RECORDS.  
MAP. 346429

Randel Toro

NAME: Randel Toro

TITLE: Executive Vice President

NAME:

TITLE:

## NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA )

COUNTY OF Orange )

ON THIS March 27, 2007 BEFORE ME, Sheryl Northcutt, Notary Public

PERSONALLY APPEARED Randel Toro

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES); AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE: Sheryl Northcutt  
NOTARY PUBLIC IN AND FOR SAID STATE  
Sheryl Northcutt  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY

MY COMMISSION EXPIRES: Feb. 8, 2008

## SOILS REPORT STATEMENT

SOILS REPORT HAS BEEN PREPARED BY KEITH D. TUCKER, R.G.E. 841 OF NORCAL ENGINEERING ON APRIL 21, 2006. THIS REPORT AND ANY SUBSEQUENT AMENDMENTS TO THIS REPORT ARE ON FILE WITH THE CITY OF COSTA MESA.

## SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

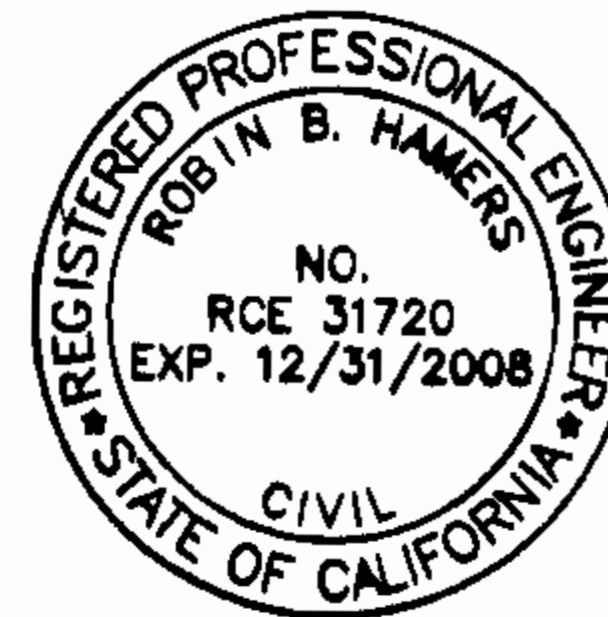
1. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF A PUBLIC UTILITY EASEMENT RECORDED IN BOOK 6778 PAGE 865 OF OFFICIAL RECORDS WHICH AFFECTS THE SOUTHEASTERLY 6.00' OF LOT 20 TRACT NO. 5252 M.M. 185/17-20.
2. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF A PUBLIC UTILITY EASEMENT RECORDED IN BOOK 6833 PAGE 899 OF OFFICIAL RECORDS WHICH AFFECTS THE SOUTHEASTERLY 6.00' OF LOT 20 TRACT NO. 5252 M.M. 185/17-20.

## ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF OXBOW 101, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON JUNE 13, 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS "WITHIN 365 DAYS OF RECORDATION" AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Rob B Hamers  
ROBIN B. HAMERS, R.C.E. 31720  
EXP. 12-31-08

3/22/07  
DATE



## COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 19th DAY OF MAY, 2008

BY: J.C. Hamers, DEPUTY

RAYMOND L. MATHE, COUNTY SURVEYOR  
L.S. 6185 EXPIRATION DATE: 3-31-10



## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 2 DAY OF MAY, 2007

Ernesto Munoz  
ERNESTO MUNOZ  
R.C.E. No. 47643  
EXPIRATION DATE: 12-31-09  
CITY ENGINEER OF COSTA MESA



## CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF COSTA MESA )

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF COSTA MESA AT A REGULAR MEETING THEREOF HELD ON THE 1st DAY OF May, 2007 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP.

AND DID ALSO HEREBY ACCEPT ON BEHALF OF THE CITY OF COSTA MESA.

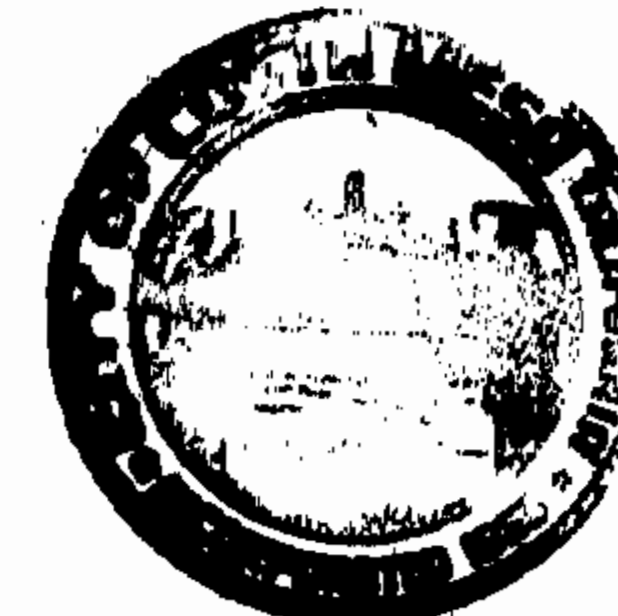
1. THE EASEMENT FOR INGRESS, EGRESS OVER LOT "A" FOR EMERGENCY AND SECURITY VEHICLE PURPOSES.
2. THE 6.00' WIDE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF COSTA MESA AS SHOWN ON THE MAP.
3. THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CORONADO DRIVE, MENDOZA DRIVE AND EL CAMINO DRIVE AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

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

DATED THIS 3rd DAY OF May, 2007

Julie Rolick  
JULIE ROLICK, CITY CLERK OF THE CITY  
COUNCIL OF COSTA MESA



## COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 16th DAY OF May, 2008.

CHRISS W. STREET  
COUNTY TREASURER-TAX COLLECTOR

BY: Maureen Johnson  
DEPUTY TREASURER-TAX COLLECTOR



( IN FEET )  
1 inch = 80 ft.

SHEET 3 OF 3 SHEETS  
24 NUMBERED LOTS AND  
1 LETTERED LOT  
119,051 SQ. FT. 2.73 ACRES (NET)  
154,354 SQ. FT. 3.54 ACRES (GROSS)  
ALL OF VESTING: T1M, 16917  
DATE OF SURVEY: JUNE 2006

# TRACT MAP NO. 16917

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STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 20 OF TRACT NO. 5252, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 185, PAGES 17 THROUGH 20 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS R.C.E. 31720 DATE OF SURVEY: JUNE 2006

## EASEMENT NOTES:

- 23.00' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITY, DRAINAGE AND INCIDENTAL PURPOSES RESERVED HEREON FOR THE BENEFIT OF LOTS 13, 14, AND 15.
  - 12' WIDE PUBLIC UTILITY EASEMENT, PER BK. 6776, PG. 865, OR. AND BK. 6833, PG. 899, OR. AS SHOWN ON TR. NO. 5252, BK. 185, PG. 17-20, M.M.
- NOTE: LOT 14 IS NOT A LEGAL BUILDING LOT SITE AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

