

DATE OF SURVEY: FEBRUARY 1998
ALL OF TENTATIVE TRACT NO. 15570
34 NUMBERED LOTS
AND 5 LETTERED LOTS
GROSS AREA = 3.97 ACRES
NET AREA = 3.80 ACRES
BLOCK 5549, MODULE 35

SHEET 1 OF 2 SHEETS

TRACT NO. 15570

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 45, PAGES 8 AND 9 OF
PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARDUE, CORNWELL & ASSOCIATES, INC. FEBRUARY, 1998 SAM J. BARNES, L.S. 3543 BY: [Signature]
DEPUTY

RECORDER'S CERTIFICATE
ACCEPTED AND FILED AT THE
REQUEST OF
CHICAGO TITLE INSURANCE CO.

DATE: June 16, 1998
TIME: 1:47pm FEE: 9.00
INSTRUMENT #: 19980377993 AM
BOOK: 768 PAGE: 22-23

GARY L. GRANVILLE
COUNTY-CLERK RECORDER

DEPUTY

OWNERS STATEMENT

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 PUBLIC FOR STREET PURPOSES:
FAIRVIEW AVENUE, ADAMS AVENUE

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA:

1. ALL VEHICULAR ACCESS RIGHTS TO FAIRVIEW AVENUE AND ADAMS AVENUE.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA A NON-EXCLUSIVE EASEMENT FOR
INGRESS, EGRESS, PUBLIC SERVICE AND PUBLIC UTILITY PURPOSES OVER
LOT A (CITRUS PLACE & HAZEL PLACE) AND LOT B.

WE ALSO HEREBY DEDICATE TO THE CITY OF COSTA MESA A 3.00 FOOT WIDE EASEMENT FOR
PUBLIC UTILITY PURPOSES AS SHOWN ON SAID MAP.

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

NAME: THOMAS J. MITCHELL
TITLE: PRESIDENT

NAME: RICHARD S. ROBINSON
TITLE: SENIOR VICE PRESIDENT

BANK ONE, ARIZONA, NA, A NATIONAL BANKING ASSOCIATION, BENEFICIARY OF A DEED
OF TRUST, RECORDED 1-13-96 AS INSTRUMENT NO. 19980018550
OFFICIAL RECORDS.

NAME: GARY SPORE
TITLE: VICE PRESIDENT

WEYERHAEUSER REALTY INVESTORS, INC., A WASHINGTON CORPORATION, BENEFICIARY OF A
DEED OF TRUST, RECORDED 1-13-96 AS INSTRUMENT
NO. 19980018551 OFFICIAL RECORDS.

NAME: JAMES D. LAWRENCE
TITLE: SENIOR VICE PRESIDENT

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE

ON THIS 19 DAY OF MAY, 1998, BEFORE ME, [Signature]
PERSONALLY APPEARED JAMES D. LAWRENCE PERSONALLY KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH
THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

Karen G. Wholey
(NAME PRINTED)

MY COMMISSION EXPIRES 5/4/2002

STATE OF ARIZONIA } SS
COUNTY OF MARICOPA

ON THIS 20th DAY OF MAY, 1998, BEFORE ME, [Signature]
PERSONALLY APPEARED [Signature] PERSONALLY KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS
SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH
THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

MY PRINCIPAL PLACE OF BUSINESS IS
IN Maricopa COUNTY.

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

Ada C Cook
(NAME PRINTED)

MY COMMISSION EXPIRES 10-1-99

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE

ON THIS 19th DAY OF May, 1998, BEFORE ME, [Signature]
PERSONALLY APPEARED Thomas J. Mitchell & Richard S. Robinson PERSONALLY KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT THEY EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY THEIR
SIGNATURE ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH
THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

Kathy Gibson
(NAME PRINTED)

MY COMMISSION EXPIRES 1/6/99

COUNTY TREASURER - TAX COLLECTOR CERTIFICATE

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

DATED THIS 10 DAY OF JUNE, 1998.

JOHN M. W. MOORLACH
COUNTY TREASURER - TAX COLLECTOR

DEPUTY TREASURER -
TAX COLLECTOR

SURVEYORS STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA;
THAT THIS MAP CONSISTING OF 2 SHEETS AND TRUE AND COMPLETE SURVEY MADE IN
FEBRUARY 1998, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER
MY DIRECTION; THAT THE MONUMENTS ARE OF CHARACTER AND OCCUPY (OR WILL OCCUPY)
THE POSITIONS INDICATED BY SAID MAP AND THE MONUMENT NOTES NOTED HEREON,
AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



[Signature]
SAM J. BARNES
P.L.S. NO. 3543
REGISTRATION DATE 6-30-00

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE
SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, 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 3rd DAY OF June, 1998.

[Signature]
ERNESTO MUNOZ, ASST. CITY ENGINEER, CITY OF COSTA MESA
R.C.E. NO. 47643 / LICENSE EXPIRES 12-31-99

COUNTY SURVEYORS 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 12TH DAY OF JUNE, 1998.

[Signature]
JOHN CANAS, COUNTY SURVEYOR

BY: MICHAEL K. SULLIVAN, DEPUTY
L.S. 6254 EXPIRES 6-30-98

CITY CLERKS CERTIFICATE

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 JUNE, 1998
AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND
ENTERED, APPROVE SAID MAP.

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

AND DID ACCEPT ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENTS
THE DEDICATION FOR STREET PURPOSES OF: FAIRVIEW AVENUE, ADAMS AVENUE

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA A NON-EXCLUSIVE
EASEMENT FOR INGRESS, EGRESS, PUBLIC SERVICE AND PUBLIC UTILITY PURPOSES
AS DEDICATED ON THIS MAP.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA A
3.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS DEDICATED.
AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF COSTA MESA, THE
VEHICULAR ACCESS RIGHTS TO FAIRVIEW AND ADAMS AVENUES,
AS RELEASED AND RELINQUISHED.

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

DATED THIS 3rd DAY OF JUNE, 1998.

[Signature]
MARY T. ELLIOT, DEPUTY CITY CLERK
AND EX-OFFICIO CLERK OF SAID COUNCIL
CITY OF COSTA MESA

SOILS REPORT

A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION BY SCOTT
WINSLOW GEOTECHNICAL, INC.. THIS REPORT AND
ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE CITY OF COSTA MESA
ENGINEERING DIVISION.

SIGNATURE OMISSIONS:

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

THE CITY OF COSTA MESA, HOLDER OF AN EASEMENT
FOR STREET AND HIGHWAY PURPOSES, RECORDED ON
APRIL 4, 1974 IN BOOK 11111, PAGE 141 AND IN BOOK 11111,
PAGE 150 OFFICIAL RECORDS.



DATE OF SURVEY: FEBRUARY 1998
ALL OF TENTATIVE TRACT NO. 15570
34 NUMBERED LOTS
AND 5 LETTERED LOTS
GROSS AREA = 3.97 ACRES
NET AREA = 3.80 ACRES
SCALE: 1" = 40'

TRACT NO. 15570

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 45, PAGES 8 AND 9 OF
PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARDUE, CORNWELL & ASSOCIATES, INC.

FEBRUARY, 1998

SAM J. BARNES, L.S. 3543

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS NO. 6129 AND GPS NO. 6137 BEING N0°43'46"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATA TABLE:

④	COURSE INFORMATION
1	N89°36'51"W, 9.64'
2	N33°23'47"E, 13.05'
3	N52°22'32"W, 4.98'
4	N89°37'38"W, 13.00'
5	N45°59'30"W, 15.89'
6	N89°36'51"W, 15.63'
7	Δ=17°14'50", R=29', L=8.73'
8	N59°13'23"E, 5.79'
9	Δ=32°01'37", R=29', L=16.21'
10	Δ=19°28'11", R=15', L=5.10'
11	Δ=61°52'10", R=29', L=31.31'
12	Δ=89°59'08", R=29', L=45.55'
13	N59°13'23"E, 25.12'
14	Δ=0°01'11", R=440', L=0.15'
15	N52°22'32"W, 21.61'
16	N63°59'25"E, 24.84'
17	Δ=70°31'44", R=15', L=18.46'
18	N59°13'23"E, 19.33'
19	N89°37'38"W, 13.00'
20	N52°22'32"W, 16.52'
21	N2°07'15"E, 22.25'
22	Δ=4°47'28", R=326.50', L=27.30'
23	N63°59'25"E, 11.06'
24	Δ=89°59'08", R=34', L=53.40', T=33.99'
25	Δ=61°52'10", R=40', L=43.19'
26	Δ=63°15'39", R=25', L=27.60'

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, NAD83 (1991.35 EPOCH, OCS GPS ADJUSTMENT). ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99997542 COMBINED FACTOR.

SURVEYOR'S NOTES:

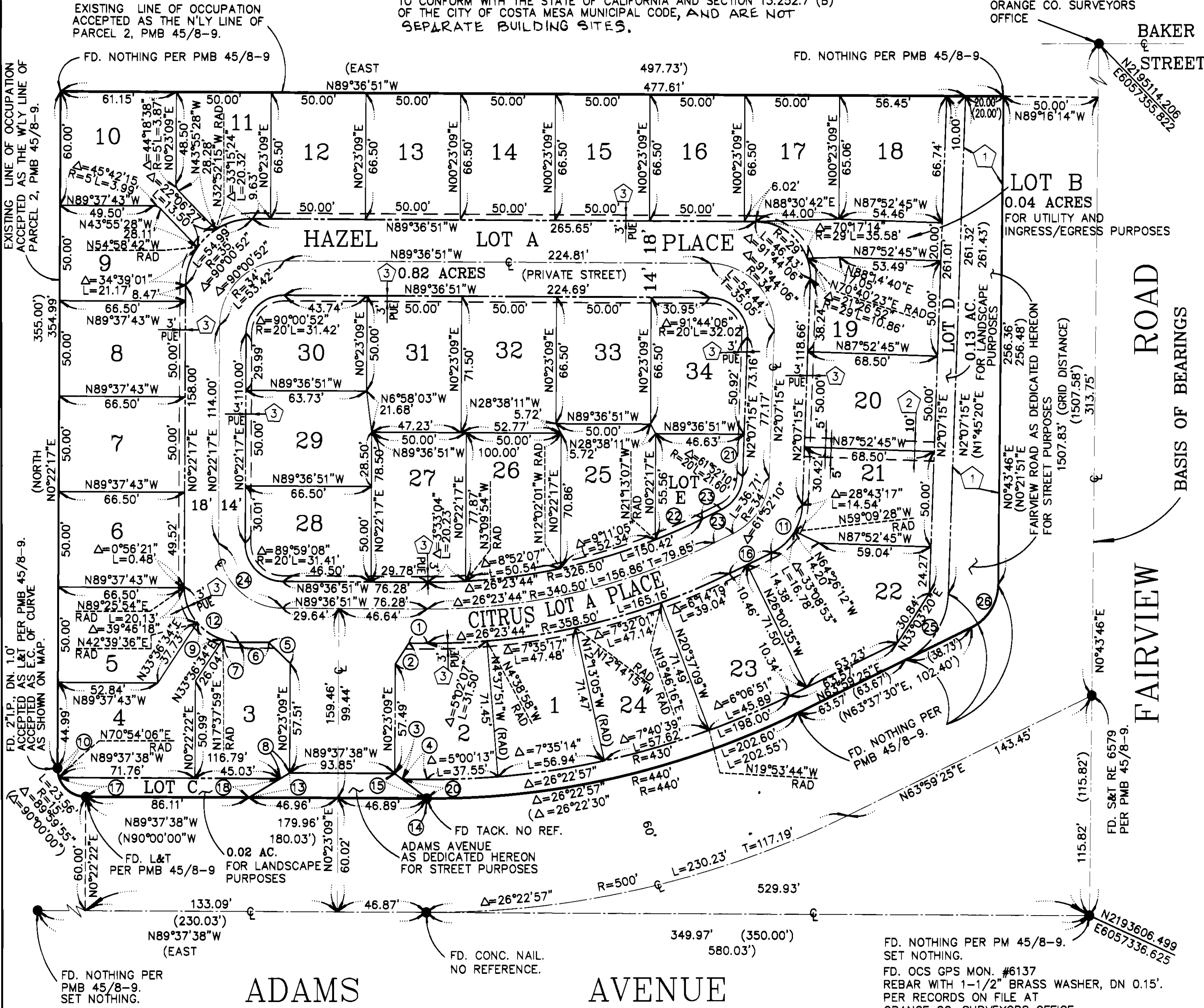
- 2" I.P. TAGGED L.S. 3543 OR LEAD & TAG L.S. 3543 IN CONCRETE OR A SPIKE AND WASHER STAMPED L.S. 3543 IN ASPHALT TO BE SET AT ALL TRACT BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 3543 OR LEAD & TAG L.S. 3543 IN CONCRETE OR A SPIKE AND WASHER STAMPED L.S. 3543 IN ASPHALT TO BE SET AT ALL LOT CORNERS AND CENTERLINE OF STREET UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN AS SET WILL BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- INDICATES FOUND MONUMENT AS NOTED PER PMB 45/8-9.
 - INDICATES SET 1" I.P. TAGGED LS 3543 UNLESS OTHERWISE NOTED.
 - () INDICATES RECORD DATA PER PMB 45/8-9

EASEMENT NOTES

- ① INDICATES AN EASEMENT FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF COSTA MESA RECORDED ON APRIL 4, 1974 IN BOOK 11111, PAGE 141 AND IN BOOK 11111, PAGE 150, O.R.
- ② INDICATES A 10' WIDE EASEMENT FOR WATER PURPOSES TO MESA CONSOLIDATED WATER DISTRICT TO BE DEDICATED PER SEPARATE INSTRUMENT.
- ③ INDICATES A 3' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES, TO BE DEDICATED HEREON.

NOTE: MAINTENANCE OF LOT "A", "B", "C", "D" AND "E" SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION FORMED TO CONFORM WITH THE STATE OF CALIFORNIA AND SECTION 13.252.7 (B) OF THE CITY OF COSTA MESA MUNICIPAL CODE, AND ARE NOT SEPARATE BUILDING SITES.

FD. NOTHING PER PMB 45/8-9.
SET NOTHING.
FD. OCS GPS MON. #6129
2" BR. DISK, DN. 1.2" IN WELL MON.
PER RECORDS ON FILE AT
ORANGE CO. SURVEYORS
OFFICE



768 23