

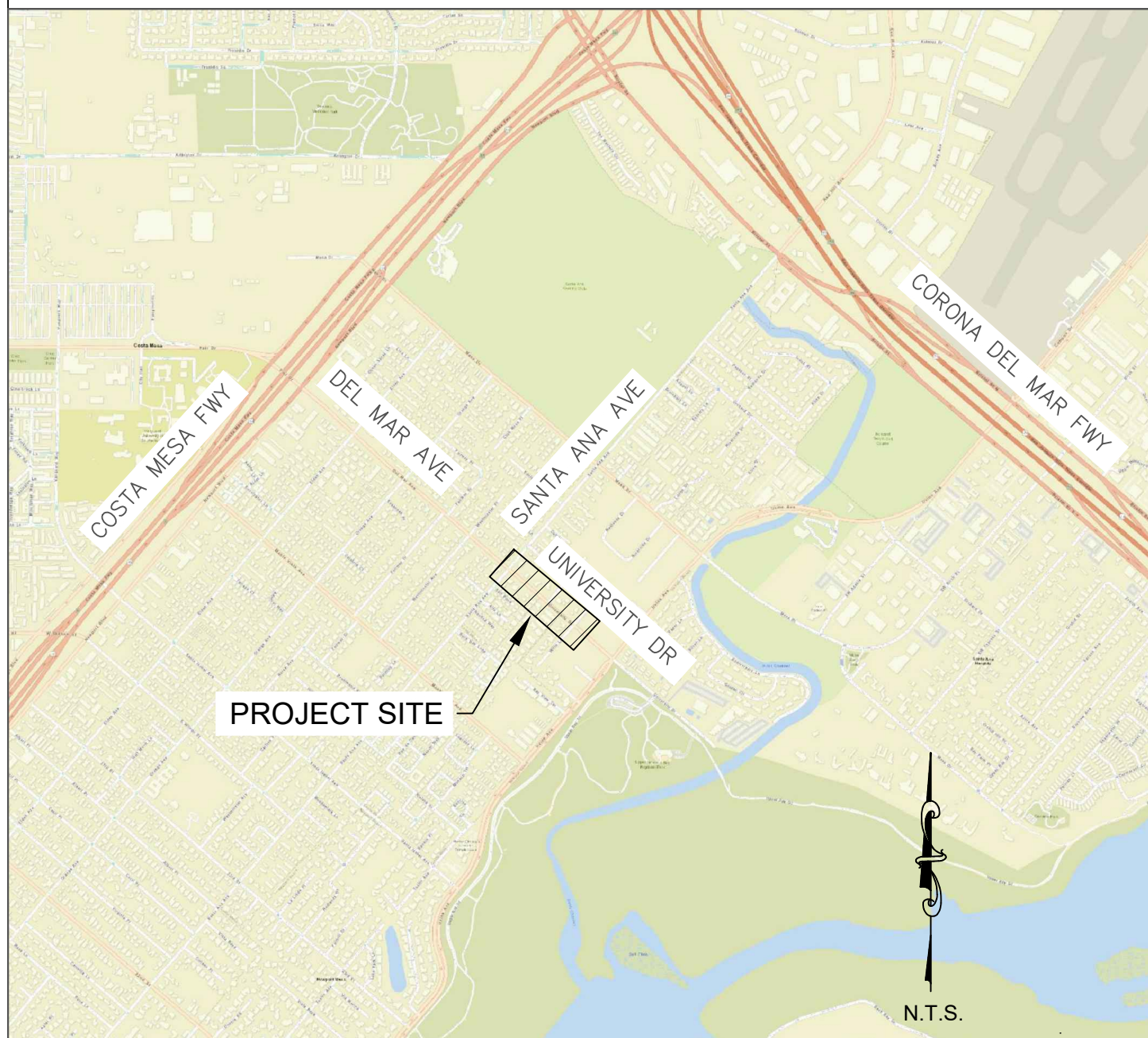


OC PUBLIC WORKS DEPARTMENT
SHANE SILSBY, DIRECTOR
KEVIN HILLS, COUNTY SURVEYOR
SANTA ANA AVENUE

LIMITS: INTERSECTION OF UNIVERSITY DRIVE AND WILLO LANE
TO THE INTERSECTION OF UNIVERSITY DRIVE AND SANTA ANA AVENUE



LOCATION MAP



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 30TH DAY OF MAY, 2019.

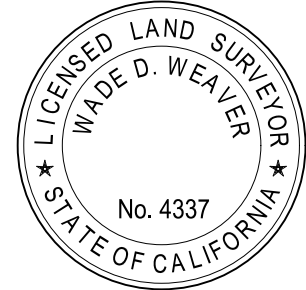
MICHAEL KUBISTY SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

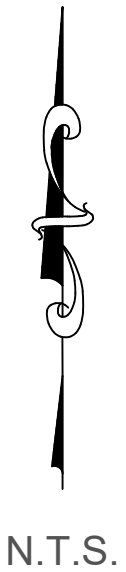
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 30TH DAY OF MAY, 2019.

WADE WEAVER DEPUTY COUNTY SURVEYOR



U.S. Survey
Foot

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



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6170R1 AND STATION GPS NO. 6171, BEING N48°35'47\"/>

HORIZONTAL DATUM

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NORTH AMERICAN DATUM (2007.00 EPOCH O.C.S. G.P.S. ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.
MULTIPLY GROUND DISTANCE BY 0.9999726407 TO OBTAIN GRID DISTANCE.

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

VERTICAL DATUM

O.C.S. BM. CM-58-04 ELEV. = 52.971' YEAR LEVELED: 2005
NAVD 1988 (O.C.S. 1995 ADJUSTMENT)

DESCRIPTION: DESCRIBED BY OCS 2004 - FOUND 3 3/4\"/>

NOTES

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

SHEET INDEX

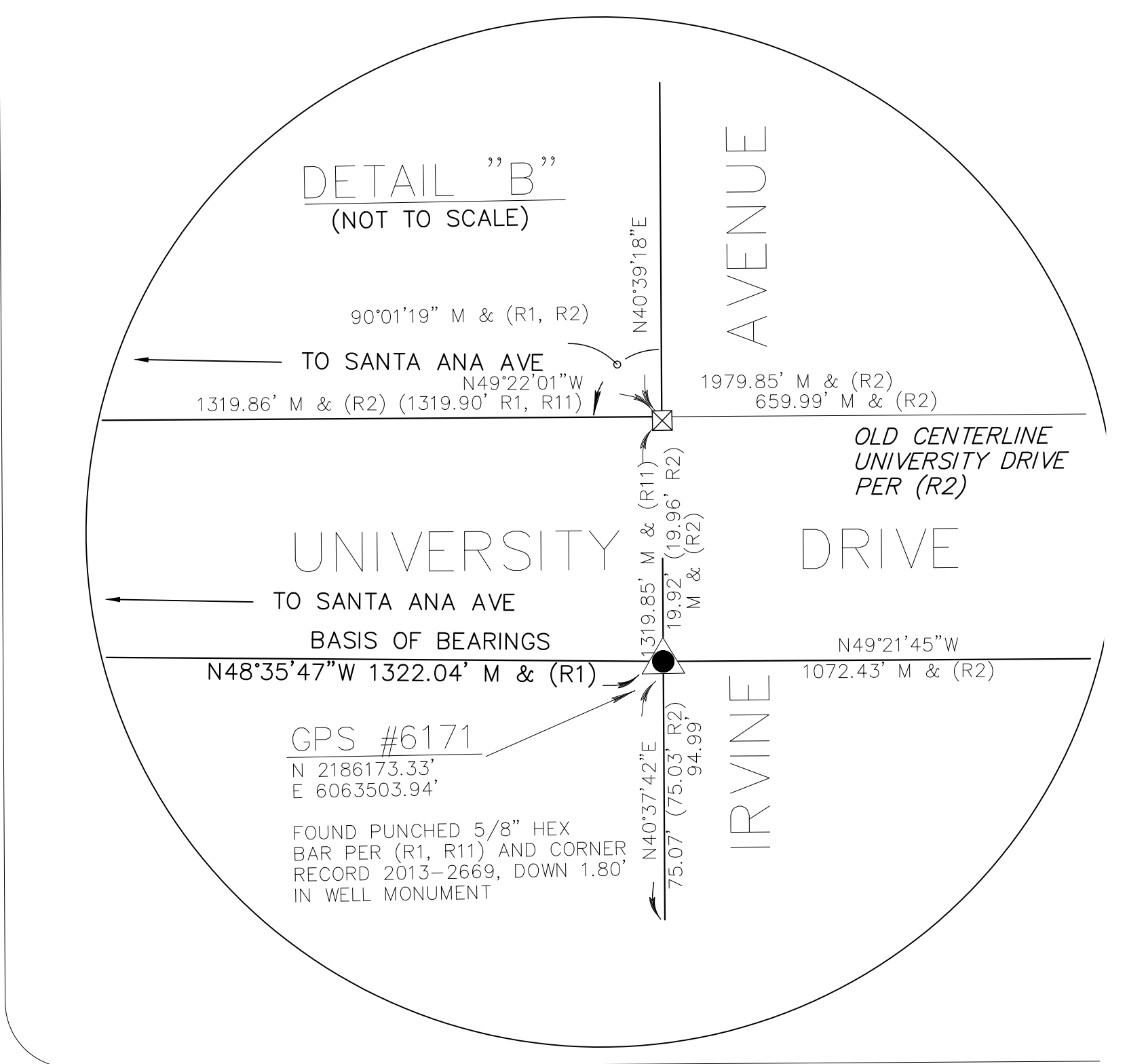
SHEET NO.	DESCRIPTION
SHEET #1	TITLE SHEET
SHEET #2-3	BOUNDARY MAP
SHEET #4-6	TOPOGRAPHIC MAP
SHEET #7-11	UTILITY MAP

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING					
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS					
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7	TITLE SHEET					
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11	DATE OF SURVEY: 11/28/18 & 1/25/19			BY: F. BOYD & PARTY		SHEET NO. 1 of 11
			TOPOGRAPHIC MAPPING			BY: KARIM AHMED		
1	1/29/19	EXPANDED TOPO 300' EAST	OFFICE CHECK			BY: M. KUBISTY, PLS		
			FIELD CHECK			BY: F. BOYD & PARTY		
REV NO	DATE	ITEM	SCALE: 1" N.T.S.			FILE NO: ER18021		
REVISIONS			FILE: SANTA ANA AVENUE_2018_TOPO.DWG					

TOPOGRAPHIC MAPPING PROJECT



TRACT NO. 4444
M.M. 156/11-12



UNIVERSITY DRIVE
8152/562 O.R.

APN 119-261-21

SURVEYORS NOTE:

THE BEARINGS AND DISTANCES SHOWN HEREON ARE TO BE USED FOR TOPOGRAPHIC RELATIONSHIPS ONLY AND ARE NOT INTENDED FOR LAND ACQUISITION OR BOUNDARY PURPOSES.

A RECORD OF SURVEY IS HIGHLY RECOMMENDED PRIOR TO ANY FUTURE PROPERTY ACQUISITIONS.

THIS BOUNDARY WAS ORIGINALLY PERFORMED IN OCTOBER OF 2014. MONUMENTS SHOWN, WERE NOT SEARCHED FOR AGAIN ON THIS 2019 SURVEY.

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS			
			BOUNDARY ANALYSIS MAP			
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7	SHEET NO. 3 of 11			
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11				
1	1/29/19	EXPANDED TOPO 300' EAST				
REV NO	DATE	ITEM	DATE OF SURVEY: 11-26-18		BY: F. BOYD & PARTY	
			BOUNDARY MAPPING		BY: DANILO BAQUING, PLS	
			OFFICE CHECK		BY: WADE D. WEAVER, PLS	
			FIELD CHECK		BY: F. BOYD & PARTY	
			SCALE: 1" = 30'		FILE NO. ER18021	
REVISIONS			FILE: SANTA ANA AVENUE_BOUNDARY_2018.DWG			

REFERENCES

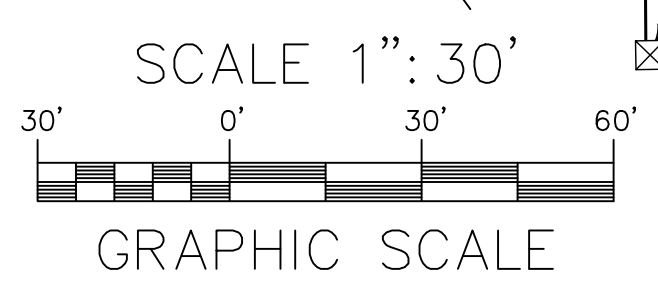
R1	-	RECORD OF SURVEY 2010-1100, R.S.B. 249/34-35
R2	-	RECORD OF SURVEY 99-1003, R.S.B. 180/17-24
R3	-	PARCEL MAP NO. 95-169, P.M.B. 289/18-19
R4	-	PARCEL MAP NO. 2000-179, P.M.B. 322/36-37
R5	-	11914/754 O.R.
R6	-	94-0560583 O.R.
R7	-	8985/319 O.R.
R8	-	2012000169668 O.R.
R9	-	TRACT NO. 1828, M.M. 53/50
R10	-	TRACT NO. 8184, M.M. 344/35-36
R11	-	TRACT NO. 16844, M.M. 888/32-34

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
2	08°30'23" (08°30'23")	1000.00' 1000.00'	148.46' 148.46' R2)
3	08°06'35" (08°06'35")	1000.00' 1000.00'	141.54' 141.54' R2)
4	08°06'35" (08°06'35")	1000.00' 1000.00'	141.54' 141.54' R2)
5	03°46'35"	1050.00'	69.21'
8	89°59'42" (89°59'42")	18.00' 18.00'	28.27' 28.27' R9)
9	90°00'18" (90°00'18")	18.00' 18.00'	28.28' 28.27' R9)

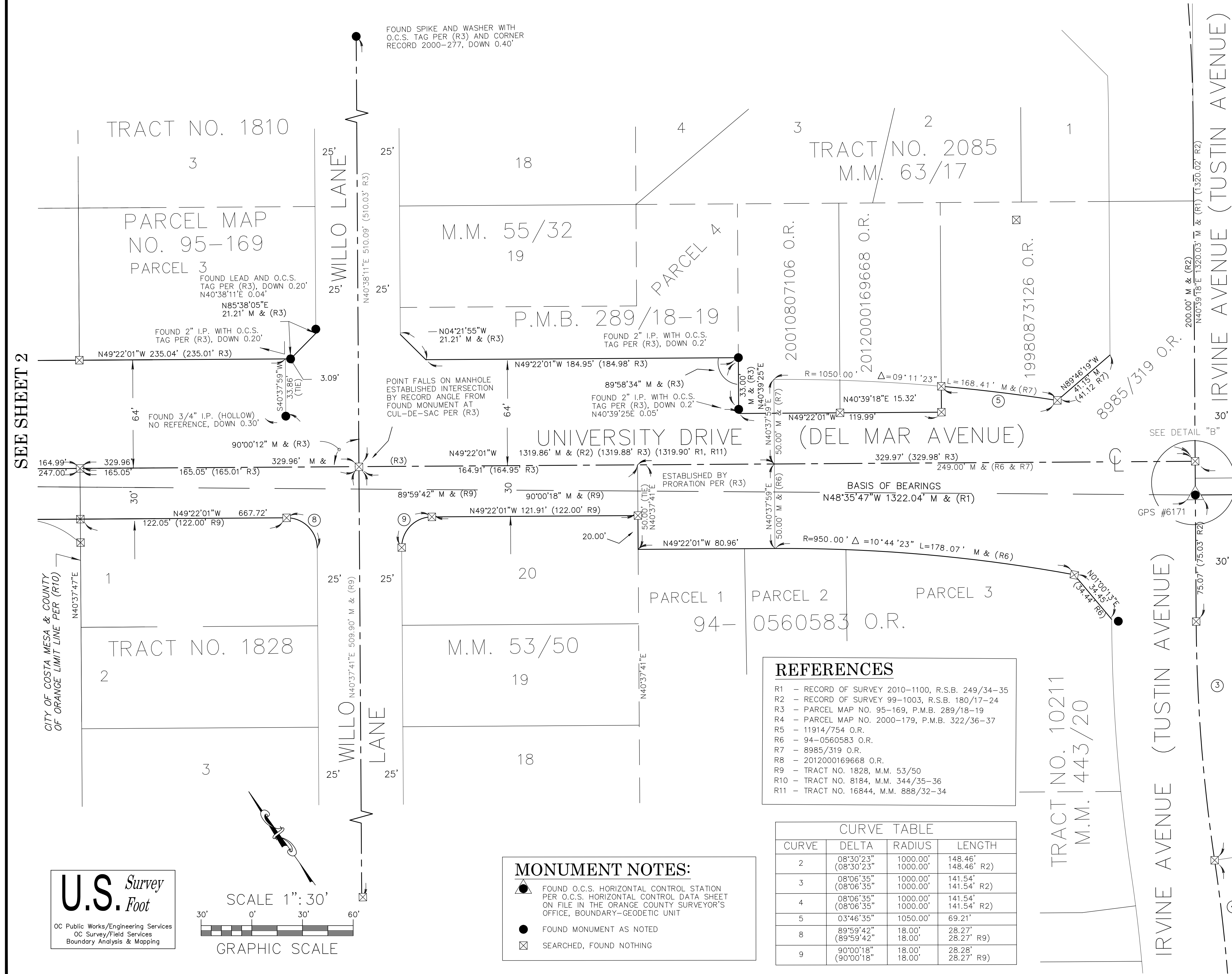
MONUMENT NOTES:

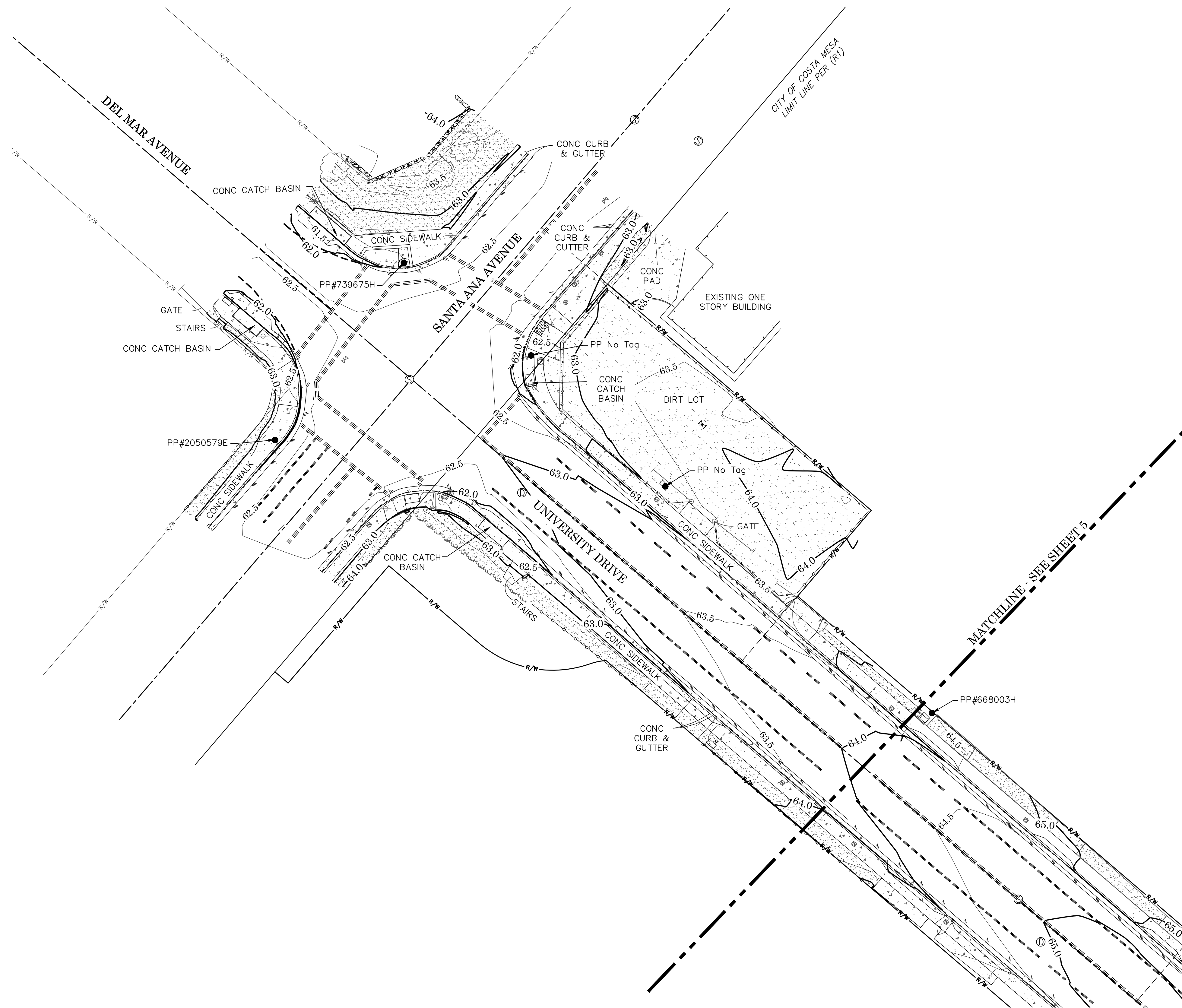
- FOUND O.C.S. HORIZONTAL CONTROL STATION PER O.C.S. HORIZONTAL CONTROL DATA SHEET ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE, BOUNDARY-GEODETIC UNIT
- FOUND MONUMENT AS NOTED
- SEARCHED, FOUND NOTHING



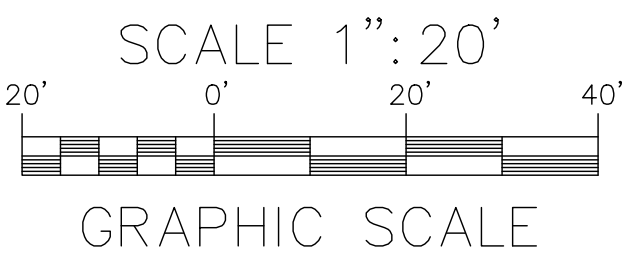
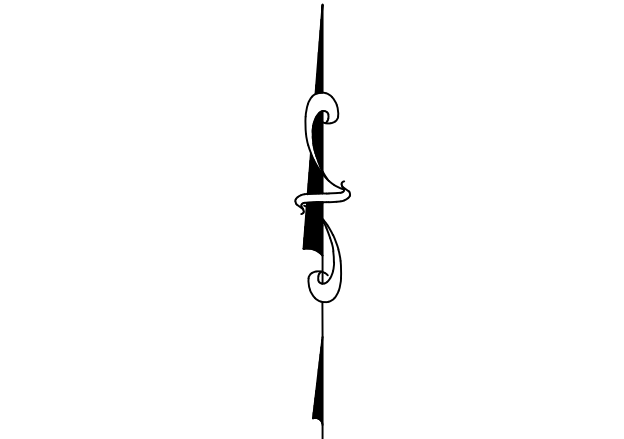
U.S. Survey Foot
OC Public Works/Engineering Services
OC Survey/Field Services
Boundary Analysis & Mapping

SEE SHEET 2





CONTOUR INTERVAL= 0.5'



U.S. Survey
Foot

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

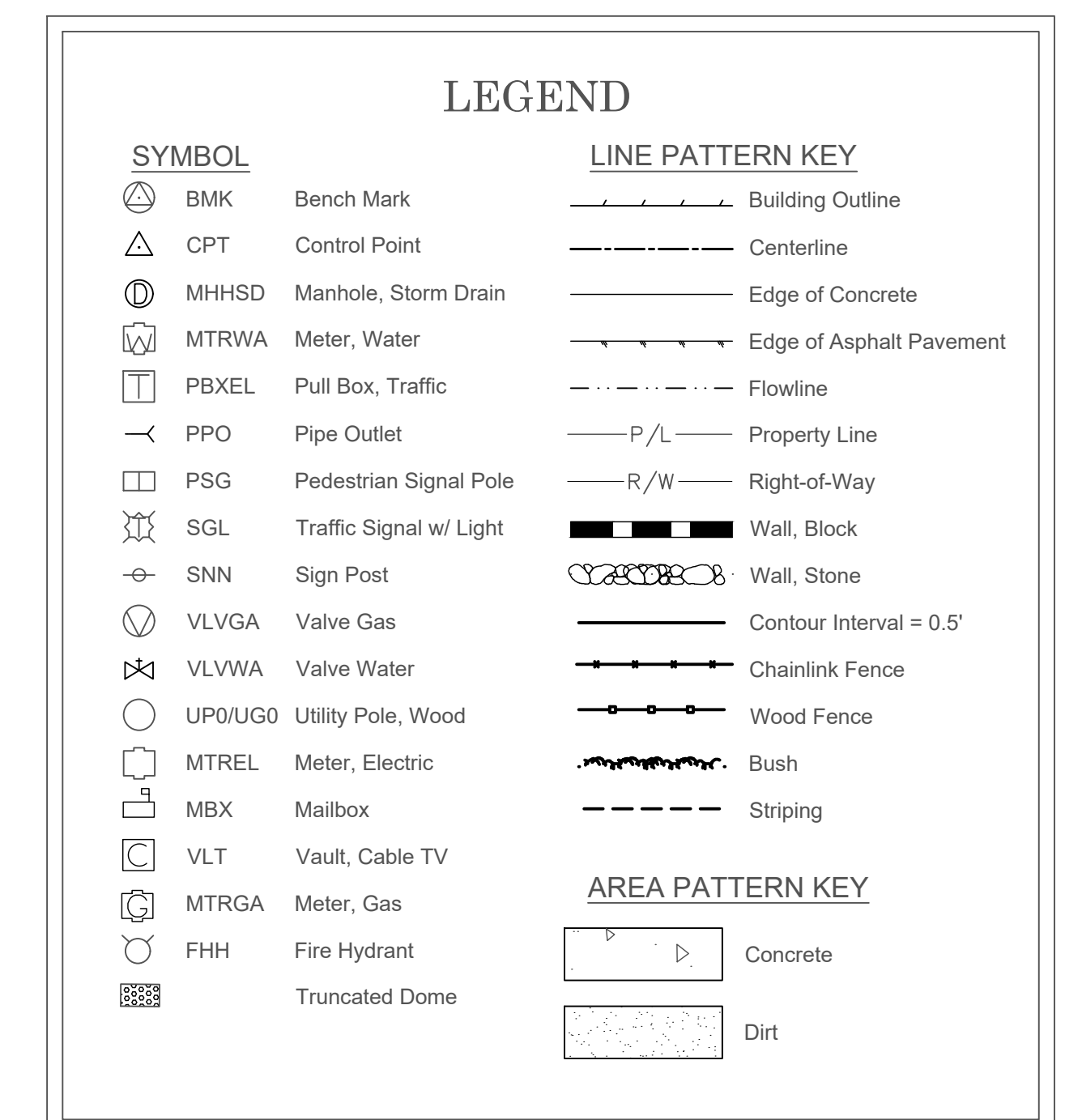
LEGEND

SYMBOL		LINE PATTERN KEY	
	BMK Bench Mark		Building Outline
	CPT Control Point		Centerline
	MHSD Manhole, Storm Drain		Edge of Concrete
	MTRWA Meter, Water		Edge of Asphalt Pavement
	PBXEL Pull Box, Traffic		Flowline
	PPO Pipe Outlet		Property Line
	PSG Pedestrian Signal Pole		Right-of-Way
	SGL Traffic Signal w/ Light		Wall, Block
	SNN Sign Post		Wall, Stone
	VLVGA Valve Gas		Contour Interval = 0.5'
	VLVWA Valve Water		Chainlink Fence
	UPWD Utility Pole, Wood		Wood Fence
	MTREL Meter, Electric		Bush
	MBX Mailbox		Striping
	VLT Vault, Cable TV	AREA PATTERN KEY	
	MTRGA Meter, Gas		Concrete
	FHH Fire Hydrant		Dirt
	Truncated Dome		

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS			
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7	TOPOGRAPHIC MAP			
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11				
1	1/29/19	EXPANDED TOPO 300' EAST	DATE OF SURVEY: 11/28/18 & 1/25/19		BY: F. BOYD & PARTY	SHEET NO. 4 of 11
			TOPOGRAPHIC MAPPING		BY: KARIM AHMED	
			OFFICE CHECK		BY: M. KUBISTY, PLS	
			FIELD CHECK		BY: F. BOYD & PARTY	
			SCALE: 1" = 20'		FILE NO: ER18021	
			FILE: SANTA ANA AVENUE_2018_TOPO.DWG			
REVISIONS						

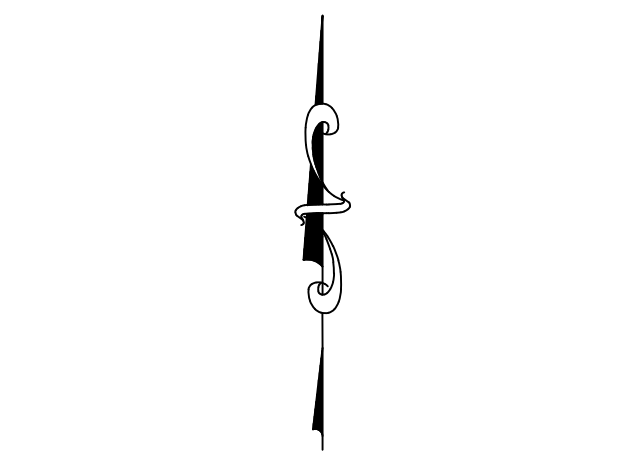
SCALE 1" = 20'

GRAPHIC SCALE



			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS			
			TOPOGRAPHIC MAP			
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7				
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11				
1	1/29/19	EXPANDED TOPO 300' EAST	DATE OF SURVEY: 11/28/18 & 1/25/19		BY: F. BOYD & PARTY	SHEET NO. 5 of 11
REV NO	DATE	ITEM	TOPOGRAPHIC MAPPING		BY: KARIM AHMED	
			OFFICE CHECK		BY: M. KUBISTY, PLS	
			FIELD CHECK		BY: F. BOYD & PARTY	
			SCALE: 1" = 20'		FILE NO: ER18021	
REVISIONS			FILE: SANTA ANA AVENUE 2018 TOPO.DWG			

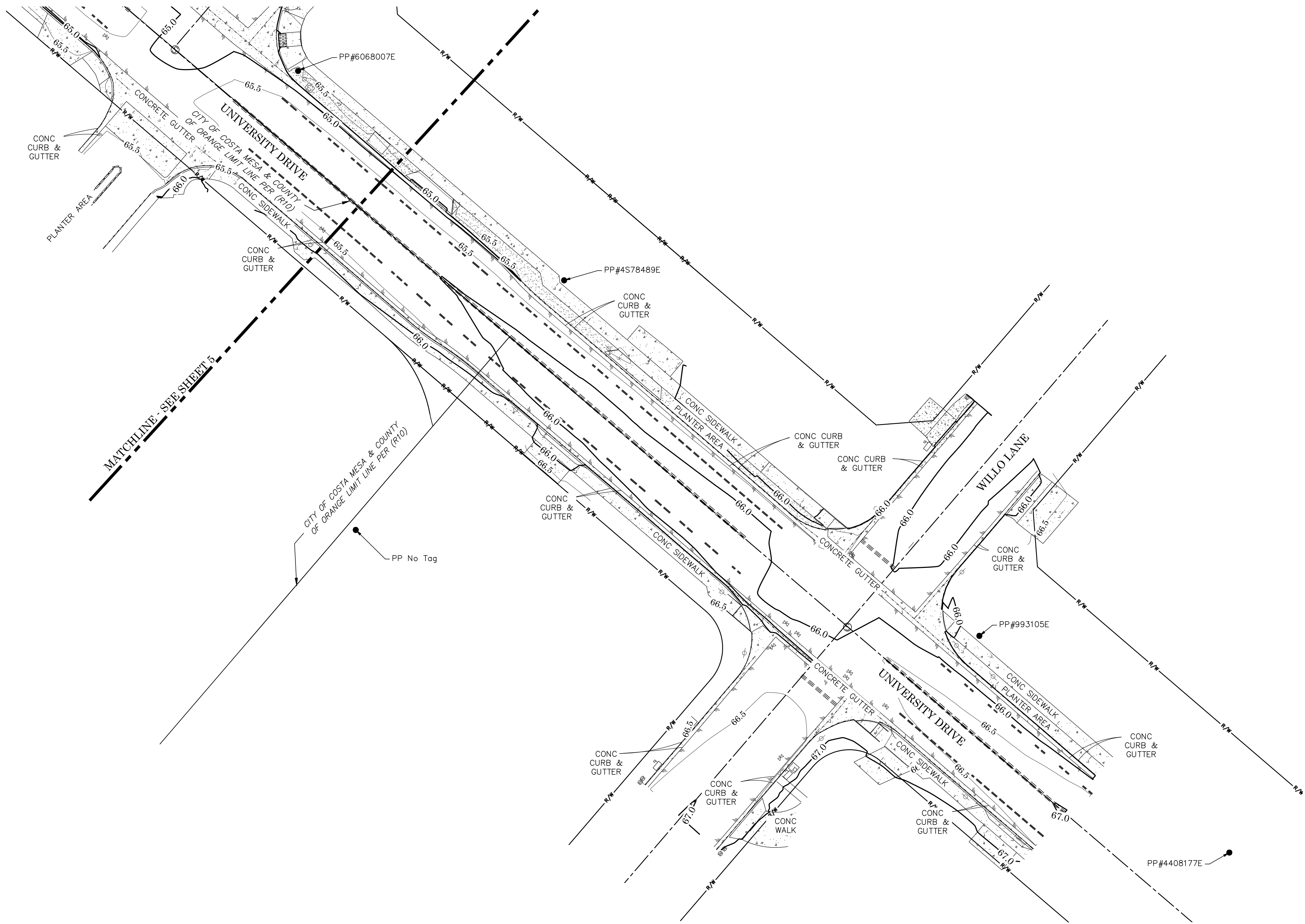
CONTOUR INTERVAL= 0.5'



GRAPHIC SCALE

U.S. Survey
Foot

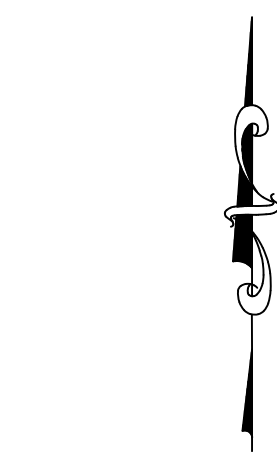
OC Public Works/Engineering Services
OC Survey/Field Services
Boundary Analysis & Mapping



LEGEND

SYMBOL		LINE PATTERN KEY	
	BMK		Building Outline
	CPT		Centerline
	MHSD		Edge of Concrete
	MTRWA		Edge of Asphalt Pavement
	PBXEL		Flowline
	PPO		Property Line
	PSG		Right-of-Way
	SGL		Wall, Block
	SNN		Wall, Stone
	VLVGA		Contour Interval = 0.5'
	VLVWA		Chainlink Fence
	UP0/UG0		Wood Fence
	MTREL		Bush
	MBX		Striping
	VLT	AREA PATTERN KEY	
	MTRGA		Concrete
	FHH		Dirt
	Truncated Dome		

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS		
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7	TOPOGRAPHIC MAP		
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11			
1	1/29/19	EXPANDED TOPO 300' EAST	SHEET NO.		
REV NO	DATE	ITEM	DATE OF SURVEY: 11/28/18 & 1/25/19	BY: F. BOYD & PARTY	6 of 11
			TOPOGRAPHIC MAPPING	BY: KARIM AHMED	
			OFFICE CHECK	BY: M. KUBISTY, PLS	
			FIELD CHECK	BY: F. BOYD & PARTY	
			SCALE: 1" = 20'	FILE NO: ER18021	
			FILE: SANTA ANA AVENUE_2018_TOPO.DWG		
REVISIONS					

U.S. *Survey*
Foot

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

LEGEND

SYMBOL

	CBXUN	Control Box, Undefined
		Direction of Flow
	FHH	Fire Hydrant
	GYA	Guy Anchor
	ISP	Irrigation Stand Pipe
	MHHSW	Manhole, Sewer
	MHSD	Manhole, Storm Drain
	MHHWA	Manhole, Water
	MTRLE	Meter, Electric
	MTRGA	Meter, Gas
	MTRWA	Meter, Water
	PPI/PPO	Pipe Inlet/Outlet
	PBXCT	Pulldown, Cable TV
	UGO/UP0	Utility Pole
	VLVIR	Valve, Irrigation
	VLVWA	Valve, Water

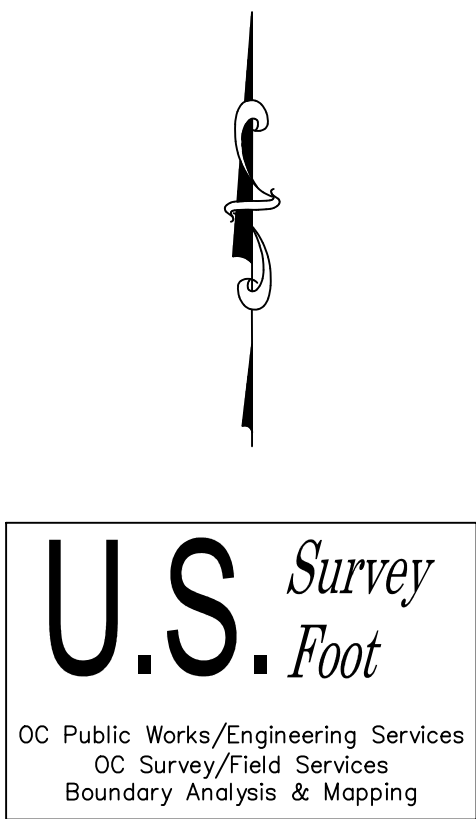
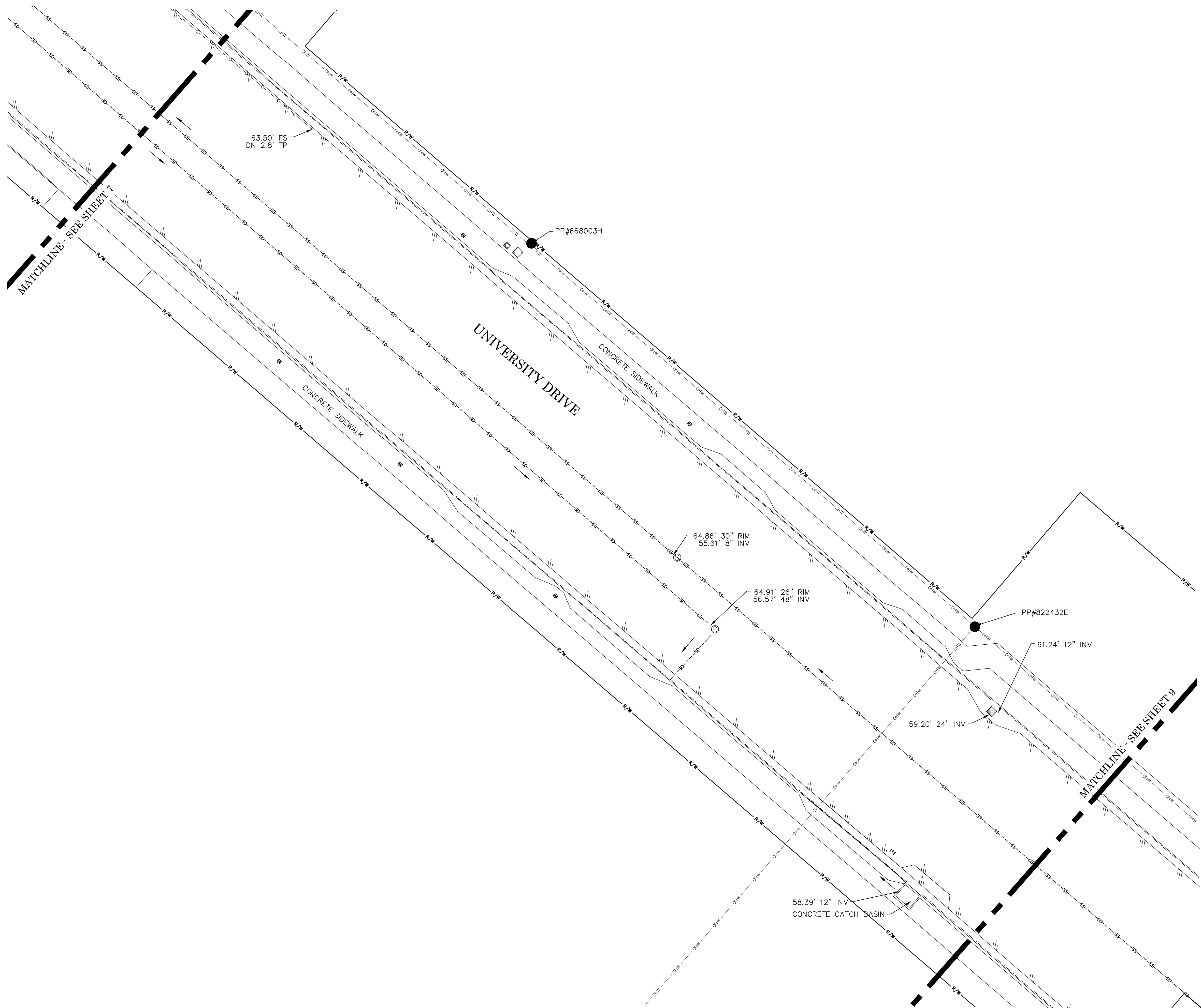
LINE PATTERN KEY

	Building Line
	Cable TV Line
	Drainage Flowline
	Gas Line
	Overhead Wire
	Right-of-Way
	Sanitary Sewer Line
	Storm Drain Line
	Water Line

ABBREVIATIONS

DN	Down
FG	Finished Grade
FS	Finished Surface
INV	Invert Elevation
PP	Power Pole
PVC	Polyvinyl Chloride
TP	Top of Pipe

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				SHEET NO. 7 of 11
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS				
			UTILITY MAP				
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7					
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11					
1	1/29/19	EXPANDED TOPO 300' EAST	DATE OF SURVEY: APRIL 23, 2019		BY: F. BOYD & PARTY		
			UTILITY MAPPING		BY: M. AUSTRIA, PLS		
			OFFICE CHECK		BY: M. KUBISTY, PLS		
			FIELD CHECK		BY: F. BOYD & PARTY		
REV NO.	DATE	ITEM					
REVISIONS			SCALE: 1" = 10'				
			FILE: SANTA ANA AVENUE_UTILITIES_2018.DWG				



LEGEND

SYMBOL

CBXUN

Control Box, Undefined

/

Direction of Flow

FHH

Fire Hydrant

GYA

Guy Anchor

ISP

Irrigation Stand Pipe

MHHSW

Manhole, Sewer

MHHSD

Manhole, Storm Drain

MHHWA

Manhole, Water

MTREL

Meter, Electric

MTRGA

Meter, Gas

MTRWA

Meter, Water

PPI/PPO

Pipe Inlet/Outlet

PBXCT

Pullbox, Cable TV

UGO/UPO

Utility Pole

VLVIR

Valve, Irrigation

VLVWA

Valve, Water

LINE PATTERN KEY

Building Line

Cable TV Line

Drainage Flowline

Gas Line

Overhead Wire

Right-of-Way

Sanitary Sewer Line

Storm Drain Line

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Power Pole

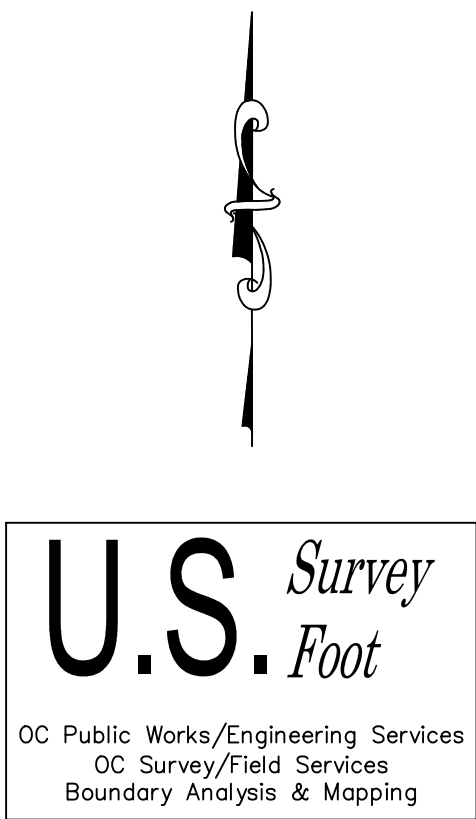
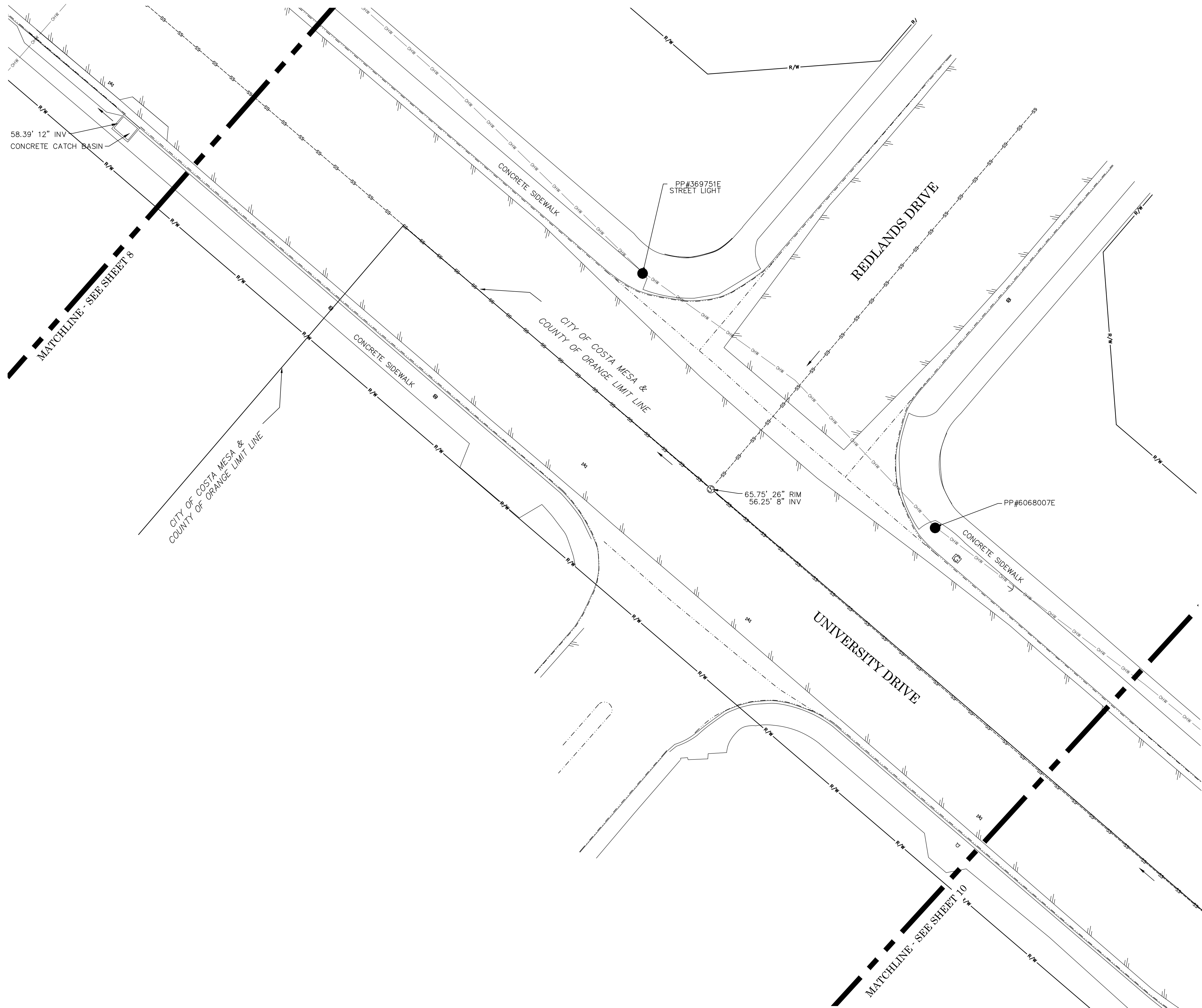
PVC

Polyvinyl Chloride

TP

Top of Pipe

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS		
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7	UTILITY MAP		
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11			
1	1/29/19	EXPANDED TOPO 300' EAST			
REV NO.	DATE	ITEM	DATE OF SURVEY: APRIL 23, 2019		SHEET NO. 8 of 11
			UTILITY MAPPING		
			OFFICE CHECK		
			FIELD CHECK		
			SCALE: 1" = 10'		
			FILE NO. ER18021		
REVISIONS			FILE: SANTA ANA AVENUE_UTILITIES_2018.DWG		



LEGEND

SYMBOL

CBXUN

Control Box, Undefined

Direction of Flow

FHH

Fire Hydrant

GYA

Guy Anchor

ISP

Irrigation Stand Pipe

MHHSW

Manhole, Sewer

MHHSD

Manhole, Storm Drain

MHHWA

Manhole, Water

MTREL

Meter, Electric

MTRGA

Meter, Gas

MTRWA

Meter, Water

PPI/PPO

Pipe Inlet/Outlet

PBXCT

Pullbox, Cable TV

UG0/UPO

Utility Pole

VLVIR

Valve, Irrigation

VLVWA

Valve, Water

LINE PATTERN KEY

Building Line

Cable TV Line

Drainage Flowline

Gas Line

Overhead Wire

Right-of-Way

Sanitary Sewer Line

Storm Drain Line

Water Line

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Power Pole

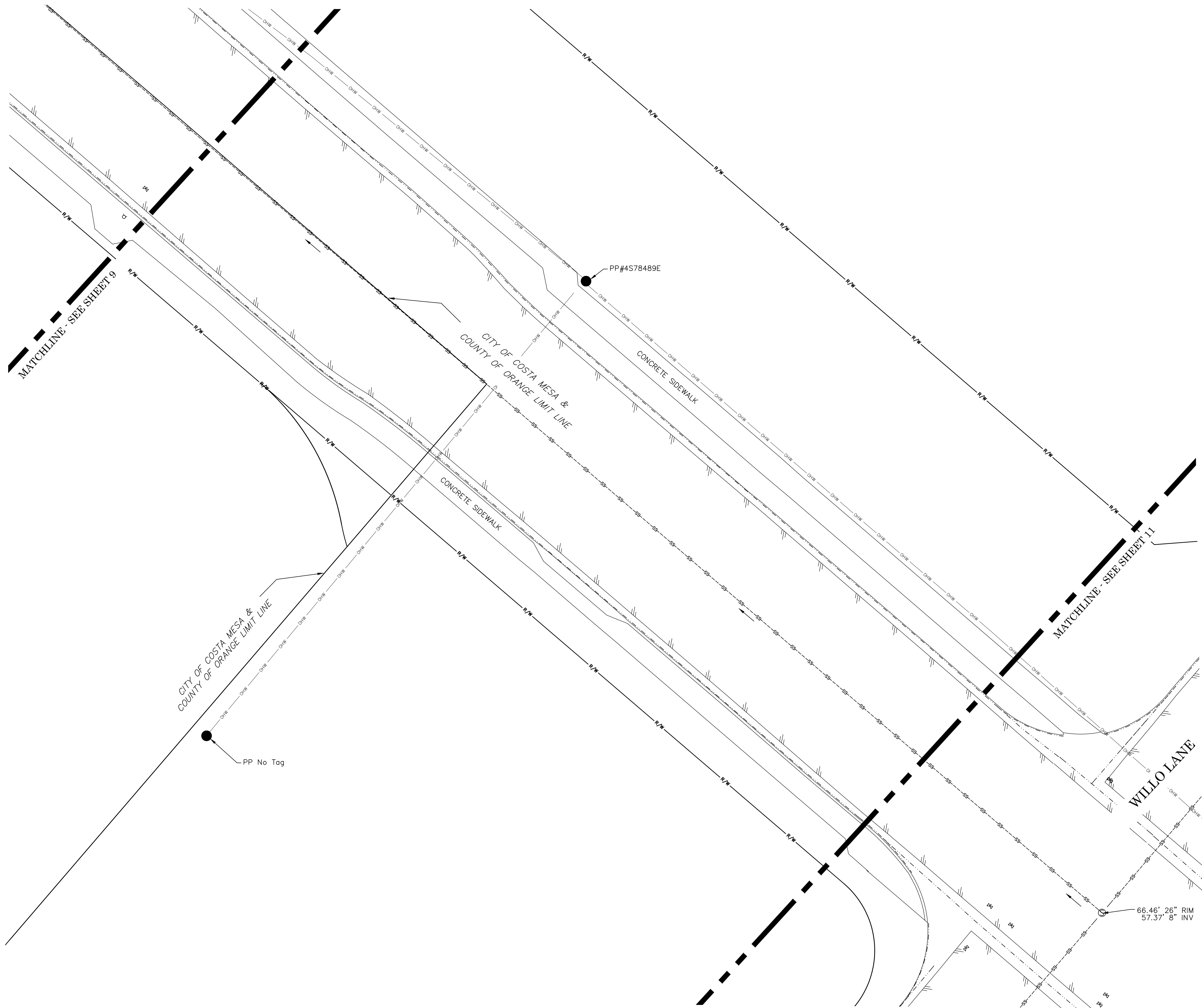
PVC

Polyvinyl Chloride

TP

Top of Pipe

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS		
			UTILITY MAP		
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7			
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11			
1	1/29/19	EXPANDED TOPO 300' EAST			
REV NO.	DATE	ITEM	DATE OF SURVEY: APRIL 23, 2019	BY: F. BOYD & PARTY	SHEET NO. 9 of 11
			UTILITY MAPPING	BY: M. AUSTRIA, PLS	
			OFFICE CHECK	BY: M. KUBISTY, PLS	
			FIELD CHECK	BY: F. BOYD & PARTY	
			SCALE: 1" = 10'	FILE NO. ER18021	
REVISIONS			FILE: SANTA ANA AVENUE_UTILITIES_2018.DWG		





U.S. Survey

Foot

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

LEGEND

SYMBOL

 CBXUN Control Box, Undefined

 Direction of Flow

 FHH Fire Hydrant

 GYA Guy Anchor

 ISP Irrigation Stand Pipe

 MHHSW Manhole, Sewer

 MHHSD Manhole, Storm Drain

 MHHWA Manhole, Water

 MTREL Meter, Electric

 MTRGA Meter, Gas

 MTRWA Meter, Water

 PPI/PPO Pipe Inlet/Outlet

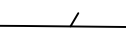
 PBXCT Pullbox, Cable TV

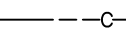
 UG0/UPO Utility Pole

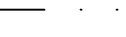
 VLVIR Valve, Irrigation

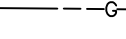
 VLVWA Valve, Water

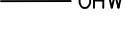
LINE PATTERN KEY

 Building Line

 Cable TV Line

 Drainage Flowline

 Gas Line

 Overhead Wire

 Right-of-Way

 Sanitary Sewer Line

 Storm Drain Line

 Water Line

ABBREVIATIONS

DN Down

FG Finished Grade

FS Finished Surface

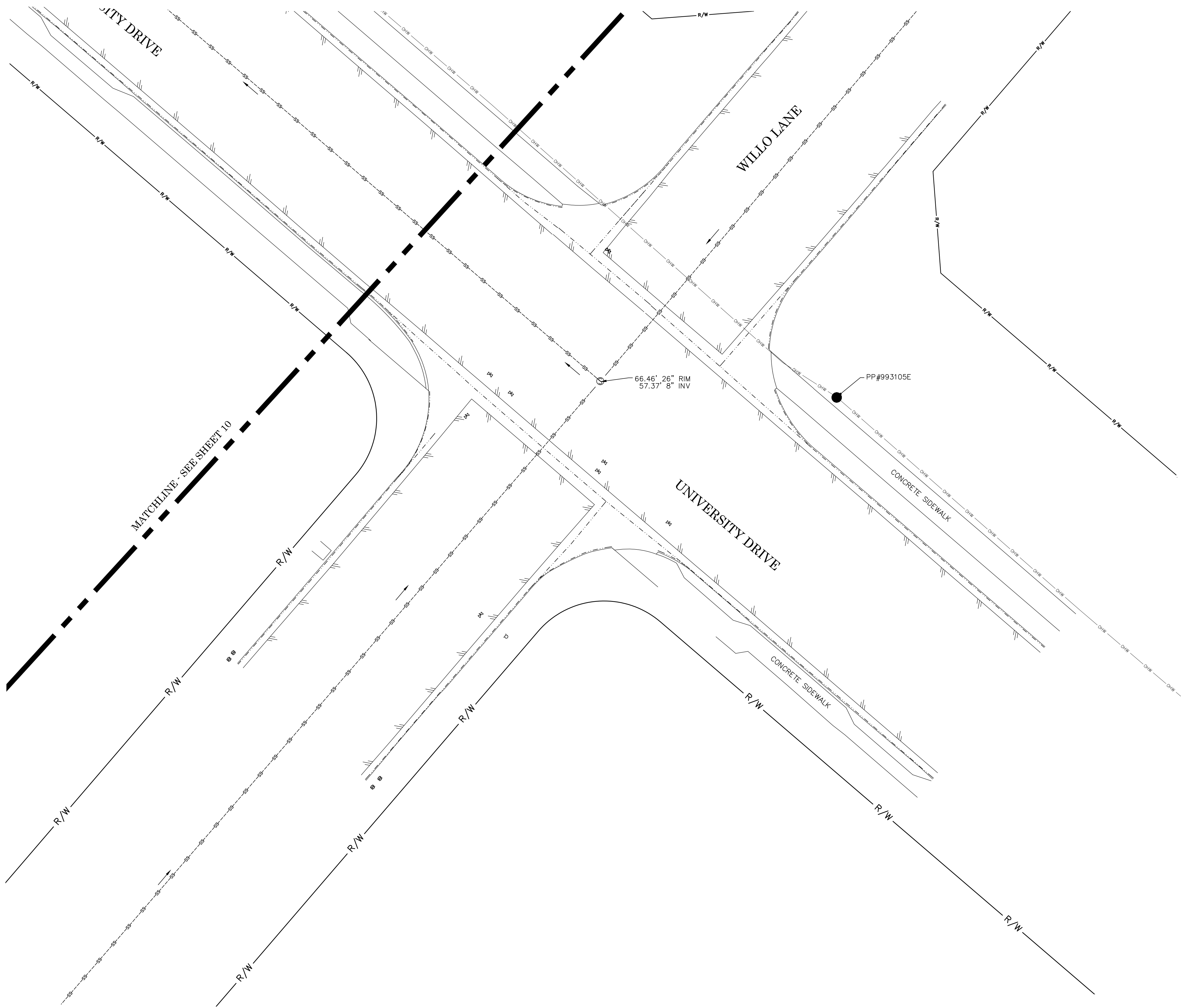
INV Invert Elevation

PP Power Pole

PVC Polyvinyl Chloride

TP Top of Pipe

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS			
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7	UTILITY MAP			
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11	DATE OF SURVEY: APRIL 23, 2019		BY: F. BOYD & PARTY	SHEET NO. 10 of 11
1	1/29/19	EXPANDED TOPO 300' EAST	UTILITY MAPPING		BY: M. AUSTRIA, PLS	
REV NO.	DATE	ITEM	OFFICE CHECK		BY: M. KUBISTY, PLS	
			FIELD CHECK		BY: F. BOYD & PARTY	
			SCALE: 1" = 10'		FILE NO. ER18021	
REVISIONS			FILE: SANTA ANA AVENUE_UTILITIES_2018.DWG			



U.S. Survey

Foot

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

LEGEND

SYMBOL

CBXUN Control Box, Undefined

Direction of Flow

FHH Fire Hydrant

GYA Guy Anchor

ISP Irrigation Stand Pipe

MHHSW Manhole, Sewer

MHHSD Manhole, Storm Drain

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PPI/PPO Pipe Inlet/Outlet

PBXCT Pullbox, Cable TV

UG0/UPO Utility Pole

VLVIR Valve, Irrigation

VLVWA Valve, Water

LINE PATTERN KEY

Building Line

Cable TV Line

Drainage Flowline

Gas Line

OHW Overhead Wire

R/W Right-of-Way

SS Sanitary Sewer Line

SD Storm Drain Line

W Water Line

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TP Top of Pipe

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
			SANTA ANA AVE. STORM DRAIN IMPROVEMENTS		
			UTILITY MAP		
3	5/30/19	UPDATED POTHOLED WATERLINE IN SHEET 7			
2	5/2/19	ADDED UTILITY MAP SHEETS 7-11			
1	1/29/19	EXPANDED TOPO 300' EAST			
REV NO.	DATE	ITEM	DATE OF SURVEY: APRIL 23, 2019	BY: F. BOYD & PARTY	SHEET NO. 11 of 11
			UTILITY MAPPING	BY: M. AUSTRIA, PLS	
			OFFICE CHECK	BY: M. KUBISTY, PLS	
			FIELD CHECK	BY: F. BOYD & PARTY	
			SCALE: 1" = 10'	FILE NO. ER18021	
REVISIONS			FILE: SANTA ANA AVENUE_UTILITIES_2018.DWG		