



OC PUBLIC WORKS DEPARTMENT

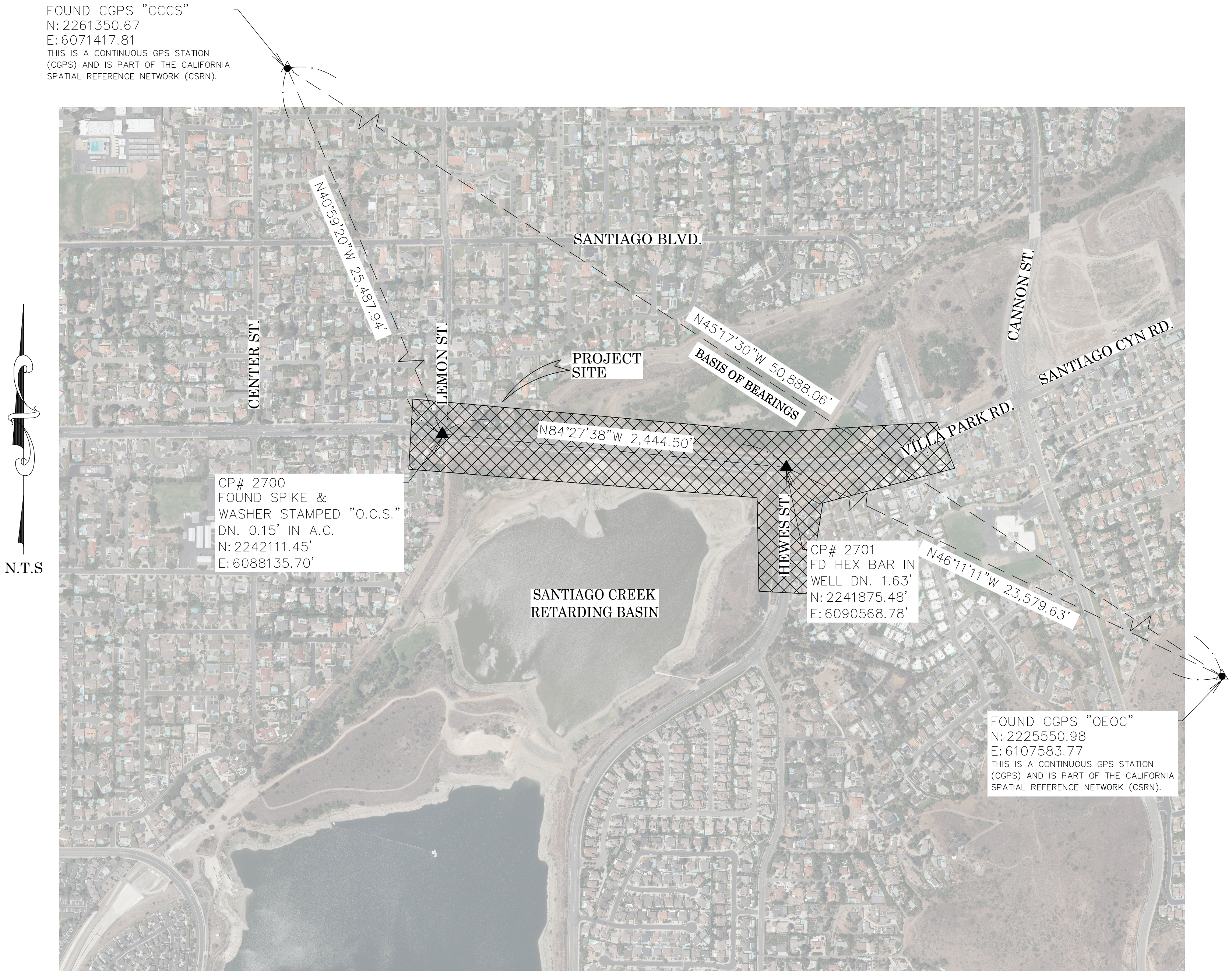
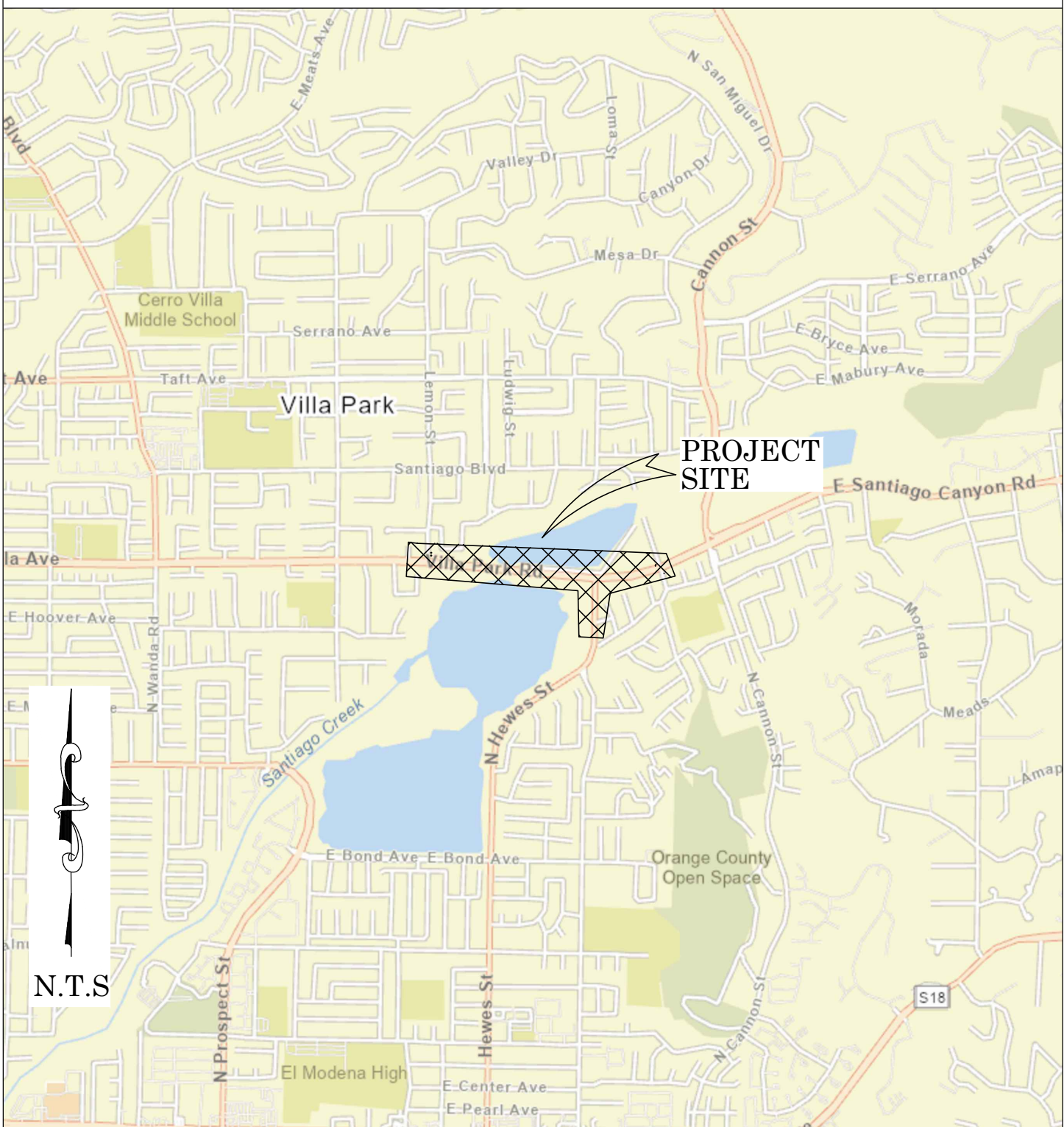
KEVIN ONUMA, DIRECTOR OF PUBLIC WORKS

SANTIAGO CREEK ISLAND

ACTIVE TRANSPORTATION PLAN (ATP) IMPROVEMENTS



LOCATION MAP



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS (OEOC) AND (CCCS) BEING NORTH 45°17'30" WEST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

HORIZONTAL DATUM

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED, TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY A COMBINED FACTOR OF 1.00002295.

THIS COMBINATION FACTOR WAS HELD AT: CP# 2700
N: 2242111.45' E: 6088135.70' EL: 350.72'

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

VERTICAL DATUM

O.C.S. BM. 3A-113-79 ELEV. = 351.21' YEAR LEVELED: 2010

NAVD 1988 (O.C.S. 1995 ADJUSTMENT)

DESCRIPTION: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3A-113-79", SET IN THE TOP OF A 6 IN. BY 6 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHEASTLY PORTION OF THE INTERSECTION OF VILLA PARK ROAD AND LEMON STREET, 49.6 FT. SOUTHERLY OF THE CENTERLINE OF VILLA PARK ROAD AND 4.9 FT. EASTERLY OF THE PROLONGATION OF THE CENTERLINE OF LEMON POST MONUMENT IS SET UP 0.4 FT. ABOVE THE SIDEWALK

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHY, RIGHT OF WAY, EASEMENT, AND BOUNDARY ESTABLISHMENT IN CONJUNCTION WITH PROPOSED IMPROVEMENTS FOR THIS PROJECT.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	BOUNDARY MAP
4-9	TOPOGRAPHIC MAP

NOTES

UN-ANNOTATED BOUNDARY, RIGHT OF WAY, AND PROPERTY LINES SHOWN HEREON IN GRAY ON SHEETS 4-9 ARE FOR GRAPHICAL REPRESENTATION ONLY. REFER TO SHEET 3 FOR ESTABLISHED SURVEY GRADE LINEWORK.

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 19 DAY OF AUGUST, 2025.

Michael Kubisty

MICHAEL KUBISTY, PLS. SENIOR LAND SURVEYOR



SENIOR LAND SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT; THIS 19 DAY OF AUGUST, 2025.

JESOM MORENO, PLS. SENIOR LAND SURVEYOR



U.S. Survey Foot

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

TOPOGRAPHIC MAPPING PROJECT

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			SANTIAGO CREEK ISLAND IMPROVEMENTS				
			TITLE SHEET				
			PROJECT LIMITS: FROM LEMON ST TO N LINDA VISTA ST ALONG VILA PARK RD AND FROM THE HEWES ST AND VILLA PARK RD INTERSECTION TO APPROX. 850' S'LY				
			DATE OF SURVEY: JUNE 2025		BY: E. HERTZ & PARTY		SHEET NO. 1 of 9
			MAPPING		BY: J. PEDRETTI, LSIT, EIT		
			OFFICE CHECK		BY: T. LOFGREEN, PLS		
			FIELD CHECK		BY: E. HERTZ & PARTY		
			SCALE: N.T.S.		FILE #2425PW-PR0004		
			MARK	DATE	ITEM	FILE: VILLA PARK RD_TOPO_2025.DWG	
REVISIONS							

MONUMENT NOTES

- 1

FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", NO REFERENCE, IN LIEU OF LEAD TACK & TAG STAMPED "LS 5563" PER (R15), FLUSH IN AC, ACCEPTED AS THE INTERSECTION OF CENTER DR. AND SANTIAGO BLVD.
- 2

FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", NO REFERENCE, IN LIEU OF GEAR SPIKE & WASHER STAMPED "LS 5563" PER (R16), FLUSH IN AC, ACCEPTED AS THE NE CORNER OF LOT 5 OF (R1) PER (R2). HELD FOR POINT IN THE CENTERLINE OF SANTIAGO BLVD.
- 3

FOUND SPIKE W/ NO WASHER PER (R3), DN 0.2' IN AC, ACCEPTED AS POINT IN THE CENTERLINE OF SANTIAGO AVE. AND S16°21'03"E 0.04' FROM THE CENTERLINE E.C. OF SANTIAGO BLVD.
- 4

FOUND 1" IP & TAG STAMPED "LS 4279" PER (R4), DN 1.0', ACCEPTED AS AN ANGLE POINT IN THE CENTERLINE OF SANTIAGO BLVD.
- 5

FOUND GEAR SPIKE & WASHER STAMPED "RCE 19442" PER (R7), FLUSH IN AC, ACCEPTED AS THE CENTERLINE INTERSECTION CENTER DR. AND VILLA PARK RD.
- 6

FOUND GEAR SPIKE & WASHER STAMPED "RCE 19442" PER (R8), FLUSH IN AC, N34°18'54"E 0.08' FROM THE CENTERLINE INTERSECTION OF PARK VILLA RD. AND VILLA PARK RD.
- 7

FOUND BOAT SPIKE & OCS WASHER PER (R9), DN 0.2' IN AC, ACCEPTED AS THE INTERSECTION OF LEMON ST. AND VILLA PARK RD.
- 8

FOUND 2" IP & OCS WASHER PER (R10), DN 2' IN OCS WELL MONUMENT, ACCEPTED AS POINT IN THE CENTERLINE OF VILLA PARK RD. AND N84°22'03"W 0.26' FROM THE CENTERLINE E.C. OF VILLA PARK RD.
- 9

FOUND HEX BAR PER (R10), DN 1.6' IN OCS WELL MONUMENT, ACCEPTED AS THE CENTERLINE INTERSECTION OF HEWES ST. AND VILLA PARK RD.
- 10

FOUND 2–1/4" BRASS CAP STAMPED "CITY OF ORANGE ENGINEERING" PER (R2), DN 1.8' IN OCS WELL MONUMENT, ACCEPTED AS POINT IN THE CENTERLINE OF SANTIAGO CANYON RD.
- 11

FOUND LEAD TACK & TAG STAMPED "LS 4224" PER (R11), FLUSH ON TOP OF CONCRETE WALL, ACCEPTED AS THE INTERSECTION OF THE S'LY RIGHT OF WAY OF VILLA PARK RD. AND W'LY LINE OF LOT 7 OF (R1).
- 12

FOUND 2–1/2" BRASS CAP STAMPED "ORANGE COUNTY SURVEYOR" PER (R2), DN 0.5' IN DIRT, ACCEPTED AS POINT IN N'LY RIGHT OF WAY OF VILLA PARK RD.
- 13

FOUND 2–1/2" BRASS CAP STAMPED "ORANGE COUNTY SURVEYOR" PER (R2), DN 0.4' IN DIRT, ACCEPTED AS B.C. IN N'LY RIGHT OF WAY OF VILLA PARK RD.
- 14

FOUND LEAD TACK & WASHER STAMPED "ORANGE COUNTY SURVEYOR" PER (R2), FLUSH IN CONCRETE, ACCEPTED AS POINT IN THE S'LY RIGHT OF WAY OF E.C. VILLA PARK RD.
- 15

FOUND RAIL ROAD SPIKE PER (R10), DN 0.2' IN AC, N26°01'29"W, 0.15' FROM CENTERLINE OLD SANTIAGO ROAD PER 278/316 Dds.
- 17

FOUND 2" IP W/ TAG STAMPED "LS 4224" PER (R11), DN 0.15' IN DIRT, ACCEPTED AS THE A POINT IN THE W'LY LINE OF LOT 7 OF (R1).
- 18

FOUND SPIKE AND WASHER STAMPED "ORANGE COUNTY SURVEYOR RCE 6978" PER (R10), DN 0.4' IN AC, ACCEPTED AS THE INTERSECTION OF OLD SANTIAGO CANYON RD. AND ANGLE POINT IN THE E'LY LINE OF LOT 6 OF (R1).
- 19

FOUND 2" IP & TAG STAMPED "RCE 13557" PER (R3), FLUSH IN DIRT, S61°04'39"E 0.08' FROM THE ESTABLISHED NW CORNER OF LOT 6 OF BLOCK A OF (R25).
- 20

FOUND LEAD TACK & TAG STAMPED "RCE 13557" PER (R3), FLUSH IN CONCRETE CURB, ACCEPTED AS POINT IN E'LY LINE OF LOT 5 OF (R1).
- 21

FOUND GEAR SPIKE & WASHER STAMPED "LS 5411", NO REFERENCE, FLUSH IN AC, N88°45'47"E 0.11' FROM THE CENTERLINE B.C. OF SANTIAGO BLVD.
- 22

FOUND HEX BAR W/ ILLEGIBLE TAG PER (R10), DN 1.7' IN WELL MONUMENT, ACCEPTED AS POINT IN THE E'LY LINE OF LOT 6 OF (R1).
- 23

FOUND 3/4" IP & 1" COPPER TAG STAMPED "LS 485" PER (R18), ACCEPTED AS POINT IN THE E'LY LINE OF LOT 14 OF (R1)
- 24

FOUND MAG SPIKE & WASHER STAMPED "LS 8862", NO REFERENCE, FLUSH IN AC, ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF PATRICIAN DR. AND THE E'LY LINE OF LOT 4 OF (R1).
- 25

FOUND LEAD TACK & TAG STAMPED "LS 4224" PER (R21), ON TOP OF WALL, N00°44'48"W 0.04' FROM THE N'LY LINE OF LOT 7 OF (R1).
- 26

FOUND 2" IP & TAG STAMPED "RCE 11188" PER (R20), DN 0.3' IN DIRT, ACCEPTED AS POINT IN THE N'LY LINE OF LOT 7 OF (R1).
- 27

FOUND 2" IP & TAG STAMPED "LS 3246" PER (R21), DN 0.3' IN DIRT, ACCEPTED AS POINT IN THE N'LY LINE OF LOT 7 OF (R1).
- 28

FOUND SQUARE HEAD SPIKE & WASHER STAMPED "RCE 13420" IN LIEU OF 2" IP PER (R22), FLUSH IN AC, ACCEPTED AS POINT ON THE S'LY LINE OF LOT 8 OF (R1).
- 29

FOUND 2" IP & TAG STAMPED "RCE 14107" PER (R23), DN 0.3' IN DIRT, ACCEPTED AS POINT ON THE S'LY LINE OF LOT 8 OF (R1).
- 30

FOUND SPIKE & WASHER, PER R31, ILLEGIBLE, DN 0.40' IN A.C., ACCEPTED AS CENTERLINE INTERSECTION HEWES ST. & JULIE AVE.
- 31

FOUND SPIKE & WASHER STAMPED LS 5411 PER (R31), FLUSH IN A.C., ACCEPTED AS CENTERLINE B.C OF JULIE AVE.
- 32

FOUND SPIKE & WASHER STAMPED LS 5411 PER (R32) S28°15'52"E. 0.05" FROM CENTERLINE INTERSECTION OF OLD SANTIAGO CYN ROAD & NEW SANTIAGO CYN ROAD. ESTABLISHED BY TIES SEE ESTABLISHMENT NOTE G
- 33

FOUND SPIKE & WASHER STAMPED LS 5411 PER (R33), FLUSH IN A.C., ACCEPTED AS CENTERLINE B.C. OF LINDA VISTA ST.
- 34

FOUND SPIKE & WASHER STAMPED LS 5411 PER (R33), FLUSH IN A.C., ACCEPTED AS CENTERLINE E.C. OF LINDA VISTA ST.

ESTABLISHMENT NOTES

- A

ESTABLISHED THE CENTERLINE OF SANTIAGO BLVD. BY HOLDING A LINE BETWEEN MONUMENT NOTES 1 AND 2.
- B

ESTABLISHED THE CENTERLINE OF CENTER DR. BY HOLDING A LINE BETWEEN MONUMENT NOTES 1 AND 5.
- C

ESTABLISHED THE CENTERLINE OF VILLA PARK RD. BY LEAST SQUARE ADJUSTMENT BETWEEN MONUMENT NOTES 5 AND 7 PER (R14)
- D

ESTABLISHED THE CENTERLINE OF VILLA PARK RD. BY HOLDING A LINE BETWEEN MONUMENT NOTES 7 AND 8.
- E

ESTABLISHED THE CENTERLINE E.C. OF VILLA PARK RD. BY INTERSECTION BETWEEN LINE ESTABLISHMENT B AND A LINE BETWEEN MONUMENT NOTES 13 AND 14.
- F

ESTABLISHED THE CENTERLINE OF VILLA PARK RD. BY HOLDING RECORD RADIUS PER (R2) AND TANGENT TO ESTABLISHMENT NOTE D.
- G

ESTABLISHED THE INTERSECTION OF SANTIAGO BLVD. AND OLD SANTIAGO CYN. RD. BY TIES PER (R6).
- H

ESTABLISHED THE CENTERLINE OF SANTIAGO BLVD. BY HOLDING A LINE BETWEEN MONUMENT NOTE 4 AND ESTABLISHMENT NOTE D.
- I

ESTABLISHED THE CENTERLINE OF SANTIAGO BLVD. BY HOLDING A LINE BETWEEN MONUMENT NOTES 3 AND 4.
- J

ESTABLISHED THE E'LY LINE OF LOT 5 OF (R1) AND A PORTION OF THE E'LY LINE OF LOT 6 OF (R1) BY HOLDING A LINE BETWEEN MONUMENT NOTES 18 AND 20.
- K

ESTABLISHED ANGLE POINT IN THE CENTERLINE OF SANTIAGO BLVD. BY BEARING-BEARING-INTERSECTION BETWEEN LINE ESTABLISHMENTS D AND D.
- L

ESTABLISHED THE CENTERLINE OF SANTIAGO BLVD. BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTE K AND MONUMENT NOTE 21
- M

ESTABLISHED THE CENTERLINE OF SANTIAGO BLVD. BY HOLDING RECORD RADIUS PER (R3) AND TANGENT TO LINE ESTABLISHMENTS D AND D.
- N

ESTABLISHED THE RIGHT OF WAY OF VILLA PARK RD. BY HOLDING A LINE PARALLEL WITH, AND A RECORD DISTANCE OF 50' PER (R2) FROM LINE ESTABLISHMENT D.
- O

ESTABLISHED THE RIGHT OF WAY OF VILLA PARK RD. BY HOLDING A LINE PARALLEL WITH, AND A RECORD DISTANCE OF 50' PER (R2) FROM LINE ESTABLISHMENT E.
- P

ESTABLISHED THE SE CORNER OF LOT 5 OF (R1) BY PROPORTION PER (R17) BETWEEN MONUMENT NOTE 18 AND ESTABLISHMENT NOTE D.
- Q

ESTABLISHED A PORTION OF THE E'LY LINE OF LOT 6 OF (R1) AND A PORTION OF THE E'LY LINE OF LOT 14 OF (R1) BY HOLDING A LINE BETWEEN MONUMENT NOTES 18 AND 23.
- R

S.F.N. ESTABLISHED THE SE CORNER OF LOT 6 OF (R1) BY HOLDING A RECORD DISTANCE OF 692.11' PER (R19) S'LY FROM MONUMENT NOTE 18 ALONG ESTABLISHMENT NOTE D.
- S

ESTABLISHED THE W'LY LINE OF LOT 7 OF (R1) BY HOLDING A LINE BETWEEN MONUMENT NOTES 7 AND 17.
- T

ESTABLISHED THE E'LY LINE OF LOT 4 OF (R1) BY HOLDING A LINE BETWEEN MONUMENT NOTES 2 AND 24.
- U

ESTABLISHED THE NW CORNER OF LOT 7 OF (R1) BY HOLDING THE A RECORD DISTANCE 39.42' PER (R20) N'LY FROM MONUMENT NOTE 7 ALONG THE N'LY PROLONGATION OF LINE ESTABLISHMENT S.
- V

ESTABLISHED THE N'LY LINE OF LOT 7 OF (R1) BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTE U AND MONUMENT NOTE 27.
- W

ESTABLISHED THE COMMON CORNERS OF LOTS 4, 5, 6 AND 7 OF (R1) BY INTERSECTION OF LINE ESTABLISHMENTS D AND D.
- X

ESTABLISHED THE N'LY LINE OF LOT 6 OF (R1) BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTES E AND W.
- Y

ESTABLISHED THE S'LY LINE OF LOT 8 OF (R1) BY HOLDING A LINE BETWEEN MONUMENT NOTES 28 AND 29.
- Z

ESTABLISHED THE SE CORNER OF LOT 8 OF (R1) BY INTERSECTION OF ESTABLISHMENT NOTES S AND Y.
- A1

ESTABLISHED THE COMMON CORNERS OF LOTS 6, 7, 13 AND 14 OF (R1) BY IRREGULAR BOUNDARY ADJUSTMENT PER B.L.M. 2009 MANUAL 7-51 PER R2 BETWEEN ESTABLISHMENT NOTES B & D.
- A2

ESTABLISHED THE S'LY LINE OF LOT 7 OF (R1) BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTES Z AND A2.
- A3

ESTABLISHED THE S'LY LINE OF LOT 6 OF (R1) BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTES D AND A3.
- A4

ESTABLISHED THE E'LY LINE OF LOT 7 OF (R1) BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTES V AND A3.
- A5

S.F.N. ESTABLISHED THE SE CORNER LOT 7 OF (R26) HOLDING A RECORD DISTANCE OF 470' PER (R17) S'LY FROM ESTABLISHMENT NOTE D ALONG LINE ESTABLISHMENT D.

- A6

ESTABLISHED THE NW CORNER OF LOT 6 OF BLOCK A OF (R25) BY HOLDING A RECORD DISTANCE OF 495' PER (R21) S'LY FROM ESTABLISHMENT NOTE D ALONG LINE ESTABLISHMENT D.
- A7

ESTABLISHED THE NW CORNER OF THE LOT 4 OF R1 HOLDING A RECORD DISTANCE OF 1323.59' PER (R12) W'LY ALONG LINE ESTABLISHMENT D FROM MONUMENT 2
- A8

ESTABLISHED THE W'LY LINE OF LOT 4 OF R1 BY HOLDING A LINE BETWEEN MONUMENT 7 AND ESTABLISHMENT NOTE A8.
- A9

ESTABLISHED HOLDING RECORD CURVE INFORMATION PER (R29) TANGENT TO COURSE L8

EASEMENT & RIGHT OF WAY PARCEL NOTES

- 1

EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR SLOPE AND DRAINAGE PURPOSES WITHIN PARCEL 178, BOOK 130005, PAGE 1012, O.R.
- 2

EASEMENT GRANTED TO THE COUNTY OF ORANGE FOR SLOPE AND DRAINAGE PURPOSES WITHIN PARCEL 177, BOOK 130005, PAGE 1016, O.R.
- 3

EASEMENT GRANTED TO ORANGE COUNTY WATER DISTRICT SLOPE PURPOSES WITHIN PARCEL 189, 94-0031283, O.R.
- 4

EASEMENT GRANTED TO ORANGE COUNTY WATER DISTRICT SLOPE PURPOSES WITHIN PARCEL 190, 94-0031283, O.R.
- 5

EASEMENT GRANTED TO ORANGE COUNTY WATER DISTRICT FOR SLOPE AND DRAINAGE PURPOSES WITHIN PARCEL 178, 85-299089, O.R.
- 6

EASEMENT GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT FOR BUTTRESS, DRAINAGE, AND ACCESS PURPOSES WITHIN PARCEL 1302, 96-0232583, O.R.
- 7

EASEMENT GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT FOR BUTTRESS, DRAINAGE, AND ACCESS PURPOSES WITHIN PARCEL 1302.1, 96-0232583, O.R.
- 8

GRANTED TO COUNTY OF ORANGE. PARCEL 161, 12334/121 O.R.
- 9

GRANTED TO COUNTY OF ORANGE. PARCEL 162, 12334/121 O.R.
- 10

FEE GRANTED TO COUNTY OF ORANGE. PARCEL 164.01, 12499/1900 O.R.
- 11

GRANTED TO COUNTY OF ORANGE. PARCEL 170, 12203/208 O.R.
- 12

PERPETUAL EASEMENT AND RIGHT OF WAY GRANTED TO COUNTY OF ORANGE. 7141/238 O.R.
- 13

DEED OF RIGHT OF WAY 278/316 Dds
- 14

GRANTED TO THE CITY OF ORANGE 2012000148952 O.R.
- 15

GRANTED TO THE CITY OF ORANGE 2010000252055 O.R.
- 16

EASEMENT GRANTED TO THE CITY OF ORANGE 201100019938 O.R.
- 17

EASEMENT GRANTED TO THE CITY OF ORANGE 2010000442108 O.R.
- 18

RIGHT OF WAY CUT OFF CORNER ESTABLISHED PER R35, R36, & R2 (CALC'D)

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N89°31'13"E	97.86'	(97.78' R14)
L2	N84°22'03"W	273.79'	(273.80' R14)
L3	N00°13'10"E	50.22'	(50.23' R2)
L4	N00°11'59"E	39.42'	(39.42' R20)
L5	N88°45'47"E	304.94'	(304.96' R2)
L6	N05°37'57"E	100.00'	
L7	N16°31'14"W	67.42'	(67.42' R24)
L8	N89°11'47"W	39.95'	(40.00' R29)
L9	N89°15'33"E	84.22'	(84.25' R2)
L10	N34°13'21"E	58.85'	CALC'D PER 18
L16	N00°43'51"W	43.59'	
L17	N89°46'03"W	33.00'	
L18	N47°55'30"E	39.98'	(39.94' R5)
L19	N84°22'03"W	183.62'	(183.63' R5)
L20	N00°13'57"E	320.58'	(320.59' R5)
L21	N89°04'35"W	40.00'	
L22	N00°55'25"E	222.28'	
L23	N00°54'48"E	265.32'	
L24	N00°55'25"E	100.81'	

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS	RECORD LENGTH
C1	6°06'45"	1199.97'	128.01'	(6°07'00" R14)	(1200.00' R14)	(128.11' R14)
C2	31°38'42"	2399.95'	1325.51'	(31°38'36" R2)	(2400.00' R2)	(1325.47' R2)
C3	74°53'10"	200.00'	261.40'	(74°53'00" R3)	(200.00' R3)	(261.39' R3)
C4	31°7'55"	2399.95'	138.17'	(31°7'48" R2)	(2400.00' R2)	(137.10' R2)
C5	28°20'47"	2399.95'	1187.34'	(28°20'47" R2)	(2400.00' R2)	(1187.37' R2)
C6	22°14'42"	200.00'	77.65'	(22°14'40" R29)	(200.00' R29)	(77.65' R29)
C7	26°57'34"	150.00'	70.58'	(26°57'34" R24)	(150.00' R24)	(70.58' R24)
C8	27°31'02"	150.00'	72.04'	(27°31'04" R24)	(150.00' R24)	(72.04' R24)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS (GEOC) AND (GOCOS) BEING NORTH 451°7'30" WEST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

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COMBINATION FACTOR WAS HELD AT POINT NUMBER 2700 N:2242111.45°, E:6088135.70°, ELEVATION= 350.72'

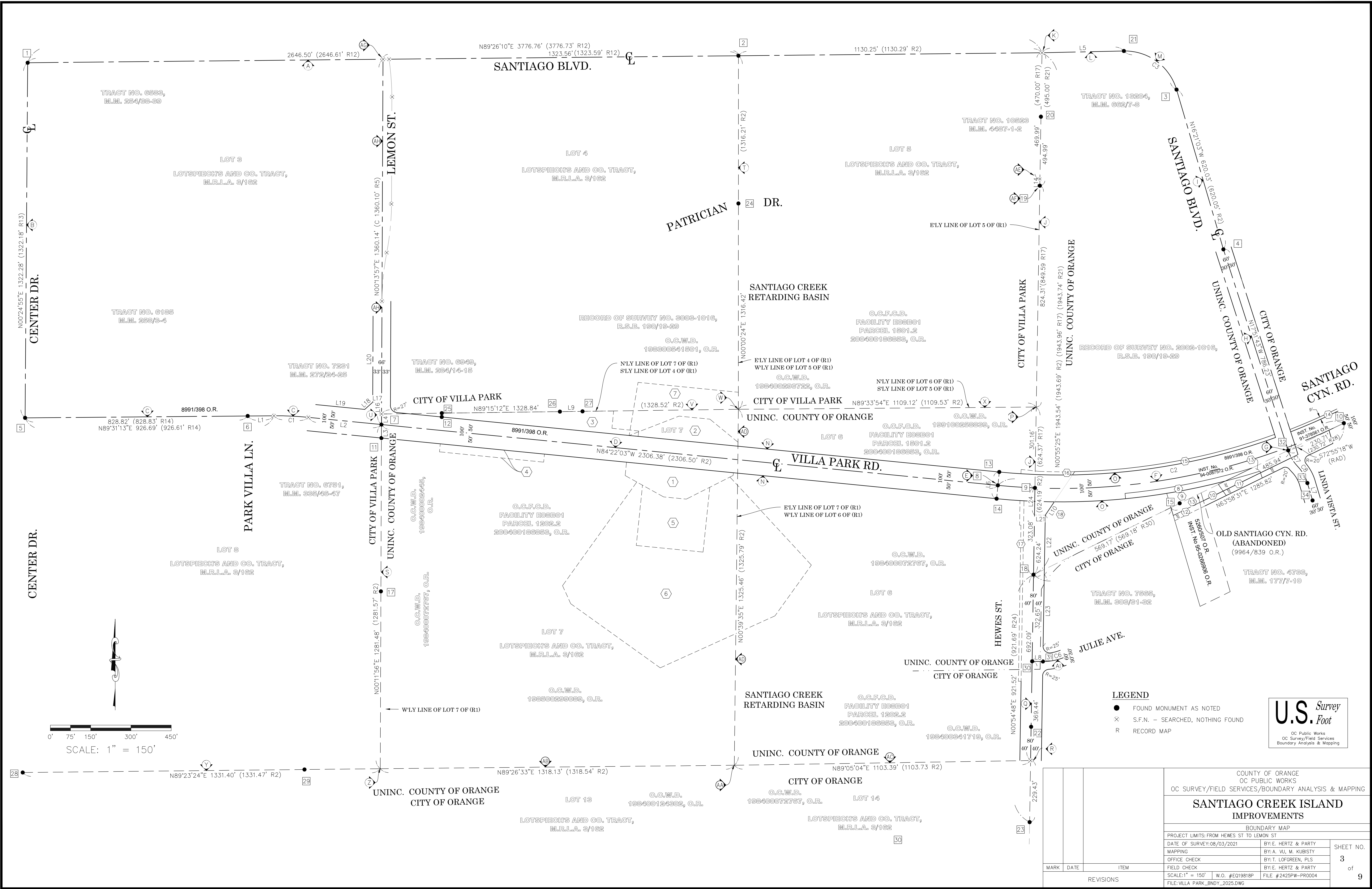
RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.

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

REFERENCES

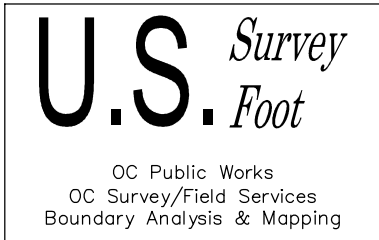
- (R1) = LOTSPEICH'S AND CO. TRACT, M.R.L.A. 3/162
- (R2) = RECORD OF SURVEY NO. 2002-1016, R.S.B. 190/19-29
- (R3) = TRACT NO. 13204, M.M. 662/7-8
- (R4) = TRACT NO. 9713, M.M. 434/35-37
- (R5) = TRACT NO. 7231, M.M. 272/24-25
- (R6) = CORNER RECORD, C.R. 2018-0003A
- (R7) = CORNER RECORD, C.R. 2009-1677
- (R8) = CORNER RECORD, C.R. 2009-1676
- (R9) = CORNER RECORD, C.R. 2018-0002A
- (R10) = OCS ALIGNMENT NOTES, A/4-9/99-101
- (R11) = RECORD OF SURVEY 86-1112, R.S.B. 116/3-7
- (R12) = TRACT NO. 6583, M.M. 254/38-39
- (R13) = TRACT NO. 6185, M.M. 258/3-4
- (R14) = TRACT NO. 6751, M.M. 335/46-47
- (R15) = CORNER RECORD, C.R. 0481
- (R16) = CORNER RECORD, C.R. 0391
- (R17) = RECORD OF SURVEY, R.S.B. 91/34
- (R18) = RECORD OF SURVEY, R.S.B. 6/27
- (R19) = TRACT NO. 9541, M.M. 425/8-13
- (R20) = TRACT NO. 6949, M.M. 284/14-15
- (R21) = RECORD OF SURVEY 87-1002, R.S.B. 121/14-17
- (R22) = TRACT NO. 7549, M.M. 291/25-27
- (R23) = TRACT NO. 7820, M.M. 307/25-26
- (R24) = TRACT NO. 4733, M.M. 177/7-10
- (R25) = OGE AND BOND TRACT, M.R.L.A. 1/44-45
- (R26) = TRACT NO. 10523, M.M. 448/1-2
- (R27) = TRACT NO. 8654, M.M. 358/49-50
- (R28) = 8991/398 O.R.
- (R29) = TRACT 7565 MM 303/31-32.
- (R30) = RECORD OF SURVEY R.S.B. 72/3
- (R31) = CORNER RECORD 2024-3570
- (R32) = CORNER RECORD 2024-3568
- (R33) = CORNER RECORD 2024-1654
- (R34) = CORNER RECORD 2024-1653
- (R35) = 8555/849 O.R.
- (R36) = 2111/341 O.R.

MARK	DATE	ITEM	COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING		
			SANTIAGO CREEK ISLAND IMPROVEMENTS		
			MONUMENT/ESTABLISHMENT NOTES & REFERENCES		
			PROJECT LIMITS: FROM HEWES ST TO LEMON ST		
			DATE OF SURVEY:08/03/2021	BY:E. HERTZ & PARTY	SHEET NO. 2 of 9
			MAPPING	BY:A. WU, M. KUBISTY	
OFFICE CHECK	BY:T. LOFGREEN, PLS				
FIELD CHECK	BY:E. HERTZ & PARTY				
REVISIONS					
SCALE:1" = 150'	W.O. #EQ19818P	FILE #2425PW-PRO004			
FILE:VILLA PARK_BNDY_2025.DWG					



LEGEND

- FOUND MONUMENT AS NOTED
- X S.F.N. - SEARCHED, NOTHING FOUND
- R RECORD MAP



COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

SANTIAGO CREEK ISLAND
IMPROVEMENTS

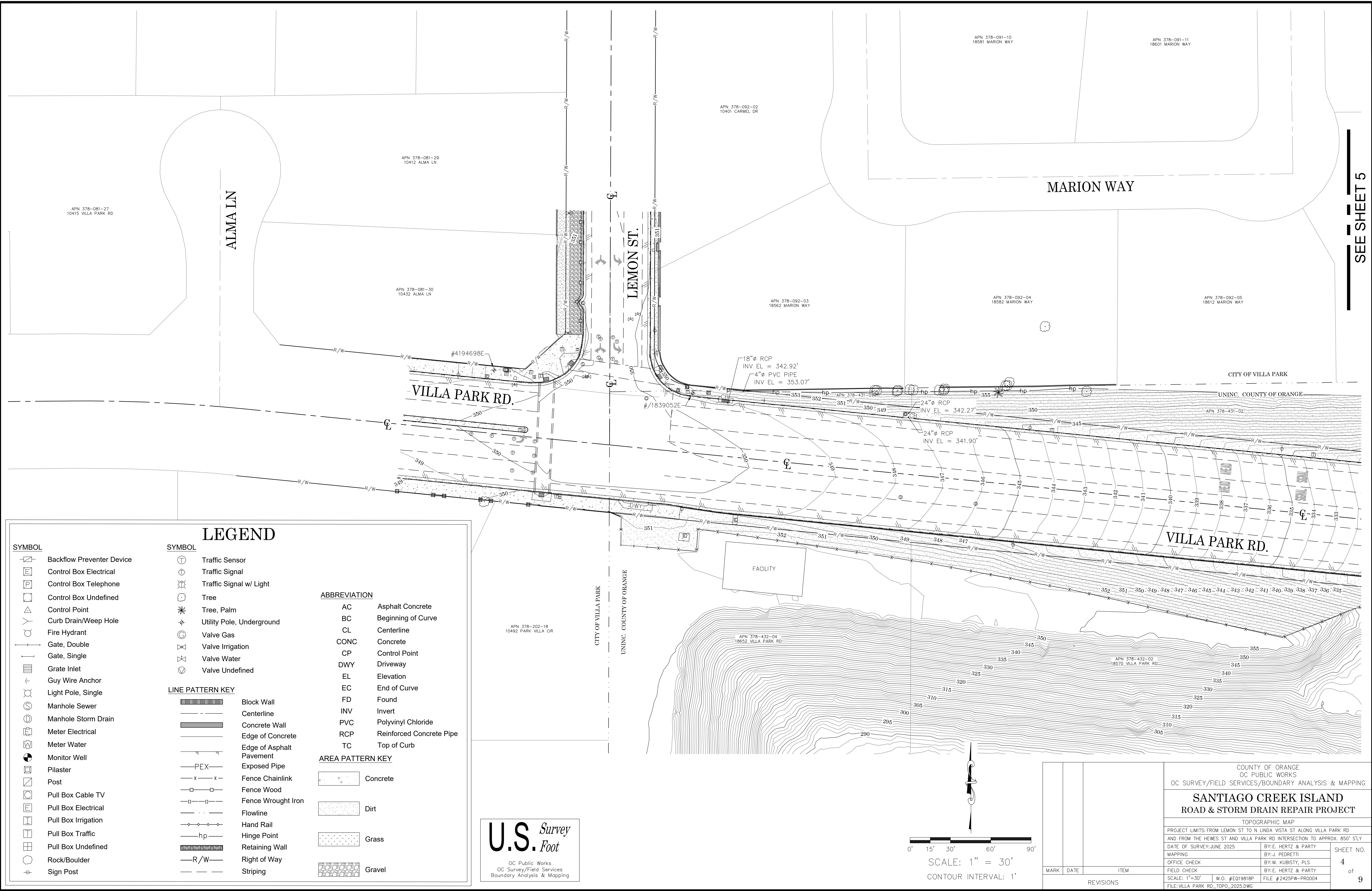
BOUNDARY MAP

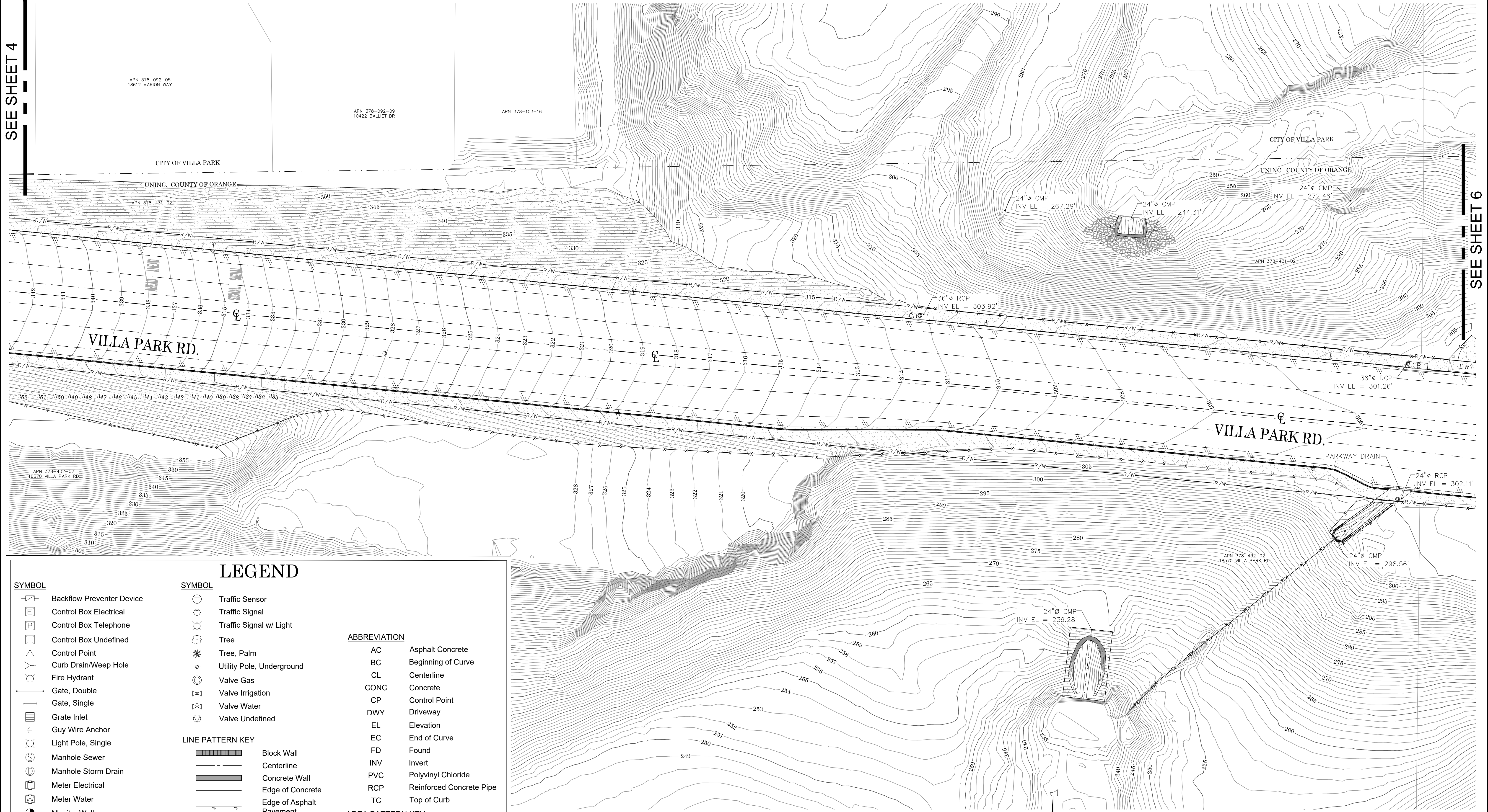
PROJECT LIMITS: FROM HEWES ST TO LEMON ST
DATE OF SURVEY: 08/03/2021
MAPPING
OFFICE CHECK
FIELD CHECK
SCALE: 1" = 150'
BY: E. HERTZ & PARTY
BY: A. VO, M. KUBISTY
BY: T. LOFGREEN, PLS
BY: E. HERTZ & PARTY
W.O. #EQ19818P
FILE #2425PW-PR0004

SHEET NO.
3
of
9

MARK DATE ITEM

REVISIONS





SYMBOL

- Backflow Preventer Device
- Control Box Electrical
- Control Box Telephone
- Control Box Undefined
- Control Point
- Curb Drain/Weep Hole
- Fire Hydrant
- Gate, Double
- Gate, Single
- Grate Inlet
- Guy Wire Anchor
- Light Pole, Single
- Manhole Sewer
- Manhole Storm Drain
- Meter Electrical
- Meter Water
- Monitor Well
- Pilaster
- Post
- Pull Box Cable TV
- Pull Box Electrical
- Pull Box Irrigation
- Pull Box Traffic
- Pull Box Undefined
- Rock/Boulder
- Sign Post

SYMBOL

- Traffic Sensor
- Traffic Signal
- Traffic Signal w/ Light
- Tree
- Tree, Palm
- Utility Pole, Underground
- Valve Gas
- Valve Irrigation
- Valve Water
- Valve Undefined

ABBREVIATION

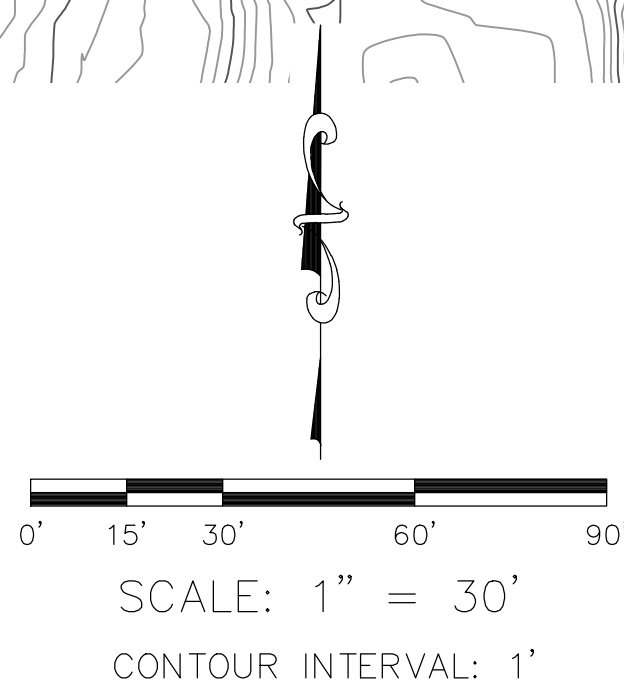
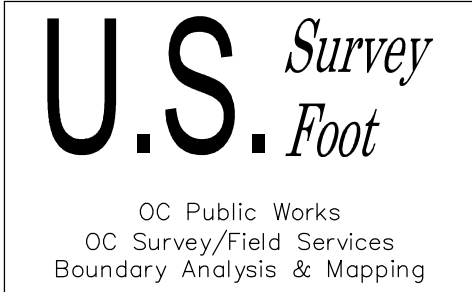
AC	Asphalt Concrete
BC	Beginning of Curve
CL	Centerline
CONC	Concrete
CP	Control Point
DWY	Driveway
EL	Elevation
EC	End of Curve
FD	Found
INV	Invert
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
TC	Top of Curb

LINE PATTERN KEY

[Pattern]	Block Wall
[Pattern]	Centerline
[Pattern]	Concrete Wall
[Pattern]	Edge of Concrete
[Pattern]	Edge of Asphalt Pavement
[Pattern]	Exposed Pipe
[Pattern]	Fence Chainlink
[Pattern]	Fence Wood
[Pattern]	Fence Wrought Iron
[Pattern]	Flowline
[Pattern]	Hand Rail
[Pattern]	Hinge Point
[Pattern]	Retaining Wall
[Pattern]	Right of Way
[Pattern]	Striping

AREA PATTERN KEY

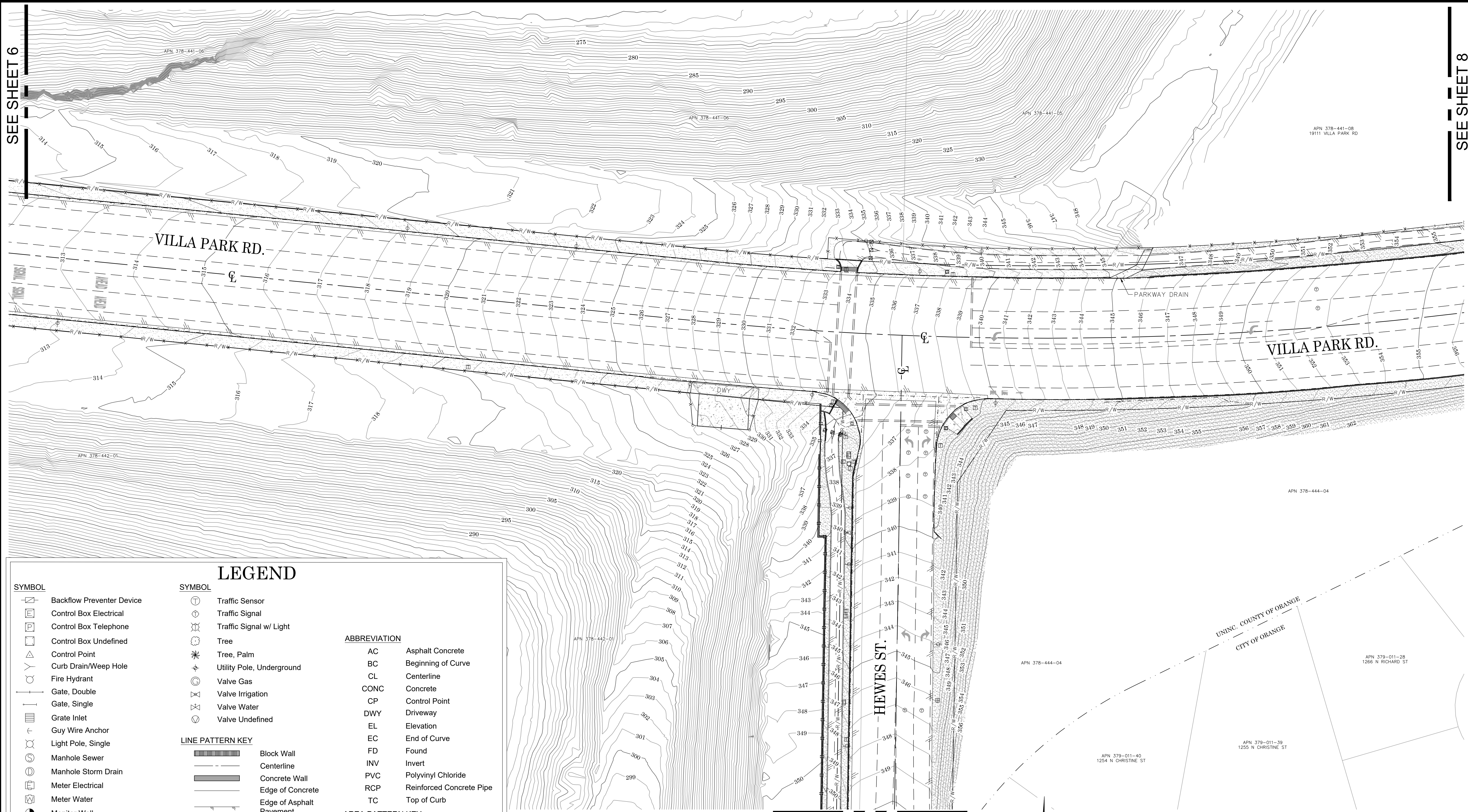
[Pattern]	Concrete
[Pattern]	Dirt
[Pattern]	Grass
[Pattern]	Gravel



			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			SANTIAGO CREEK ISLAND ROAD & STORM DRAIN REPAIR PROJECT				
			TOPOGRAPHIC MAP				
			PROJECT LIMITS: FROM LEMON ST TO N LINDA VISTA ST ALONG VILLA PARK RD AND FROM THE HEWES ST AND VILLA PARK RD INTERSECTION TO APPROX. 850' S'LY				
			DATE OF SURVEY: JUNE 2025		BY: E. HERTZ & PARTY		SHEET NO. 5 of 9
			MAPPING		BY: J. PEDRETTI		
			OFFICE CHECK		BY: M. KUBISTY, PLS		
			FIELD CHECK		BY: E. HERTZ & PARTY		
			SCALE: 1"=30'		W.O. #EQ19818P		
			FILE: VILLA PARK_RD_TOPO_2025.DWG		FILE # 2425PW-PR0004		
MARK	DATE	ITEM	REVISIONS				

SEE SHEET 6

SEE SHEET 8



LEGEND

SYMBOL

- Backflow Preventer Device
- Control Box Electrical
- Control Box Telephone
- Control Box Undefined
- Control Point
- Curb Drain/Weep Hole
- Fire Hydrant
- Gate, Double
- Gate, Single
- Grate Inlet
- Guy Wire Anchor
- Light Pole, Single
- Manhole Sewer
- Manhole Storm Drain
- Meter Electrical
- Meter Water
- Monitor Well
- Pilaster
- Post
- Pull Box Cable TV
- Pull Box Electrical
- Pull Box Irrigation
- Pull Box Traffic
- Pull Box Undefined
- Rock/Boulder
- Sign Post

SYMBOL

- Traffic Sensor
- Traffic Signal
- Traffic Signal w/ Light
- Tree
- Tree, Palm
- Utility Pole, Underground
- Valve Gas
- Valve Irrigation
- Valve Water
- Valve Undefined

LINE PATTERN KEY

- Block Wall
- Centerline
- Concrete Wall
- Edge of Concrete
- Edge of Asphalt Pavement
- Exposed Pipe
- Fence Chainlink
- Fence Wood
- Fence Wrought Iron
- Flowline
- Hand Rail
- Hinge Point
- Retaining Wall
- Right of Way
- Striping

ABBREVIATION

- | | |
|------|--------------------------|
| AC | Asphalt Concrete |
| BC | Beginning of Curve |
| CL | Centerline |
| CONC | Concrete |
| CP | Control Point |
| DWY | Driveway |
| EL | Elevation |
| EC | End of Curve |
| FD | Found |
| INV | Invert |
| PVC | Polyvinyl Chloride |
| RCP | Reinforced Concrete Pipe |
| TC | Top of Curb |

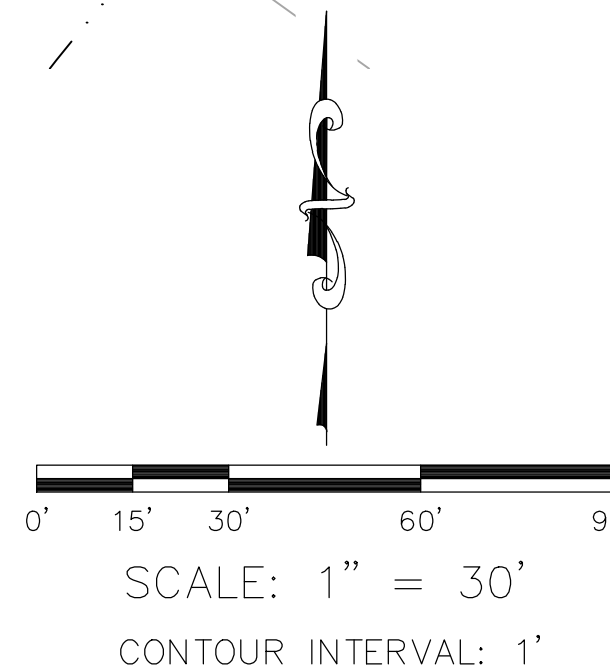
AREA PATTERN KEY

- | |
|----------|
| Concrete |
| Dirt |
| Grass |
| Gravel |

SEE SHEET 9

U.S. Survey
Foot

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



			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			SANTIAGO CREEK ISLAND ROAD & STORM DRAIN REPAIR PROJECT			
			TOPOGRAPHIC MAP			
			PROJECT LIMITS: FROM LEMON ST TO N LINDA VISTA ST ALONG VILLA PARK RD AND FROM THE HEWES ST AND VILLA PARK RD INTERSECTION TO APPROX. 850' S'LY			
			DATE OF SURVEY: JUNE 2025		BY: E. HERTZ & PARTY	
			MAPPING		BY: J. PEDRETTI	
			OFFICE CHECK		BY: M. KUBISTY, PLS	
			FIELD CHECK		BY: E. HERTZ & PARTY	
			SCALE: 1"=30'		W.O. #E019818P	
			FILE: VILLA PARK RD_TOPO_2025.DWG		FILE # 2425PW-PR0004	
MARK	DATE	ITEM	SHEET NO. 7 of 9			
REVISIONS						

SYMBOL

Backflow Preventer Device

Control Box Electrical

Control Box Telephone

Control Box Undefined

Control Point

Curb Drain/Weep Hole

Fire Hydrant

Gate, Double

Gate, Single

Grate Inlet

Guy Wire Anchor

Light Pole, Single

Manhole Sewer

Manhole Storm Drain

Meter Electrical

Meter Water

Monitor Well

Plaster

Post

Pull Box Cable TV

Pull Box Electrical

Pull Box Irrigation

Pull Box Traffic

Pull Box Undefined

Rock/Boulder

Sign Post

SYMBOL

Traffic Sensor

Traffic Signal

Traffic Signal w/ Light

Tree

Tree, Palm

Utility Pole, Underground

Valve Gas

Valve Irrigation

Valve Water

Valve Undefined

ABBREVIATION

AC

Asphalt Concrete

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Beginning of Curve

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Elevation

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Found

INV

Invert

PVC

Polyvinyl Chloride

RCP

Reinforced Concrete Pipe

TC

Top of Curb

LINE PATTERN KEY

Block Wall

Centerline

Concrete Wall

Edge of Concrete

Edge of Asphalt Pavement

Exposed Pipe

Fence Chainlink

Fence Wood

Fence Wrought Iron

Flowline

Hand Rail

Hinge Point

Retaining Wall

Right of Way

Striping

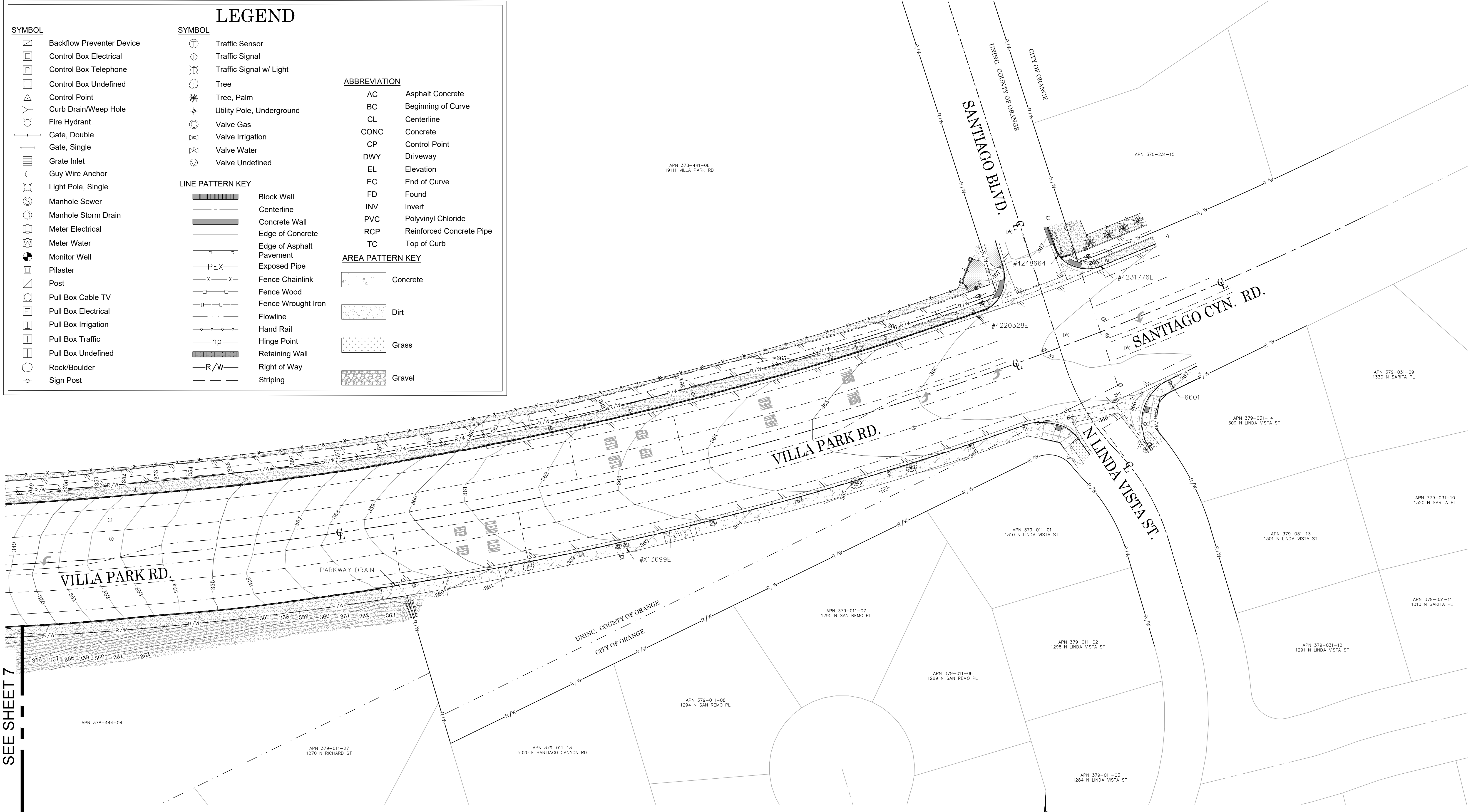
AREA PATTERN KEY

Concrete

Dirt

Grass

Gravel



SEE SHEET 7

U.S. Survey Foot

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

0'15'30'60'90'

SCALE: 1" = 30'

CONTOUR INTERVAL: 1'

MARK

DATE

ITEM

REVISIONS

COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

SANTIAGO CREEK ISLAND
ROAD & STORM DRAIN REPAIR PROJECT

TOPOGRAPHIC MAP

PROJECT LIMITS: FROM LEMON ST TO N LINDA VISTA ST ALONG VILLA PARK RD
AND FROM THE HEWES ST AND VILLA PARK RD INTERSECTION TO APPROX. 850' S'LY

DATE OF SURVEY: JUNE 2025

MAPPING

OFFICE CHECK

FIELD CHECK

SCALE: 1"=30'

W.O. #E019818P

BY: E. HERTZ & PARTY

BY: J. PEDRETTI

BY: M. KUBISTY, PLS

BY: E. HERTZ & PARTY

FILE #2425PW-PR0004

FILE: VILLA PARK_RD_TOPO_2025.DWG

SHEET NO.

8

of

9

