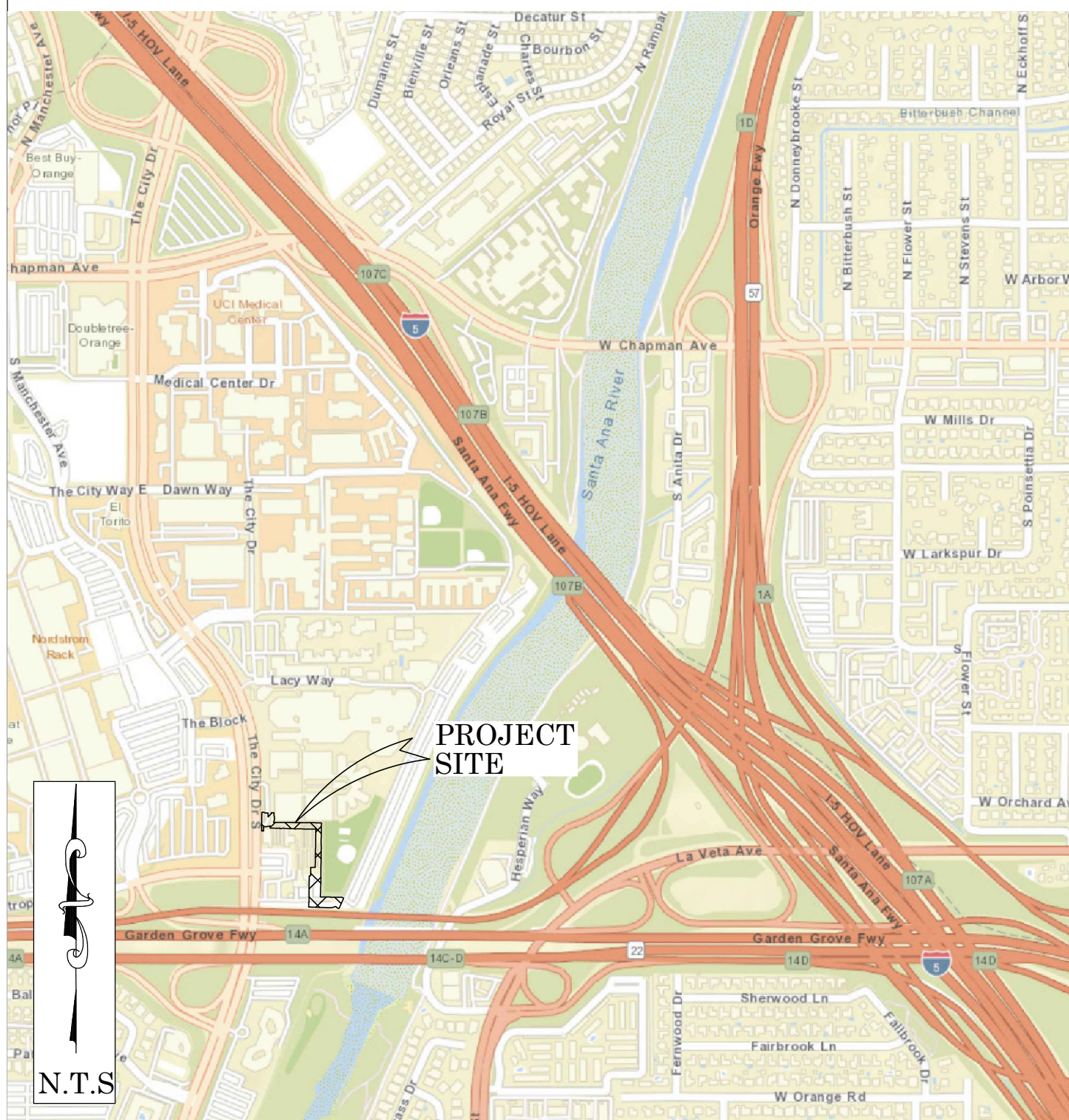




OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
THEO LACY FACILITY
SOUTHWESTERLY SITE SURVEY



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 7 DAY OF DECEMBER, 2021.



ELLIOTT MEDINA, PLS. SENIOR LAND SURVEYOR

DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 7 DAY OF DECEMBER, 2021.



WADE WEAVER, PLS. DEPUTY COUNTY SURVEYOR



FOUND CGPS "CCCS"
N: 2261350.67 E: 6071417.81
THIS IS A CONTINUOUS GPS STATION
(CGPS) AND IS PART OF THE CALIFORNIA
SPATIAL REFERENCE NETWORK (CSRN),
FROM WHICH DATA CAN BE DOWNLOADED
HERE: [HTTP://SOPACC SRC.UCSD.EDU/](http://sopaccsrc.ucsd.edu/).

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 (SACY) AND (CCCS) BEING NORTH 12°58'34" EAST 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 1.00001605.
THIS COMBINATION FACTOR WAS HELD AT: CP# 609
N: 2232332.60' E: 6063688.33' EL: 124.5'
ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM

O.C.S. BM. SA-341-09 ELEV. = 135.077' YEAR LEVELED: 2010
NAVD88 (O.C.S. 1995 ADJUSTMENT)
DESCRIPTION: FOUND 4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-341-09" SET IN THE NORTHWESTERLY CORNER OF A 4 FT. BY 12 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF CHAPMAN AVENUE AND STATE COLLEGE/THE CITY DR. 69 FT. WESTERLY OF THE CENTERLINE OF STATE COLLEGE/THE CITY DR. AND 147 FT. NORTHERLY OF THE CENTERLINE OF CHAPMAN AVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

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
SHEETS	2-6	BOUNDARY MAP
SHEETS	7-9	TOPOGRAPHIC MAP
SHEET	10	UTILITY MAP

PURPOSE OF SURVEY

THE PURPOSE OF THE SURVEY IS TO PROVIDE A TOPOGRAPHIC MAP FOR THE SW'LY SIDE OF THE THEO LACY FACILITY.

FOUND CGPS "SACY"
N: 2218016.19 E: 6061432.26
THIS IS A CONTINUOUS GPS STATION
(CGPS) AND IS PART OF THE CALIFORNIA
SPATIAL REFERENCE NETWORK (CSRN),
FROM WHICH DATA CAN BE DOWNLOADED
HERE: [HTTP://SOPACC SRC.UCSD.EDU/](http://sopaccsrc.ucsd.edu/).

TOPOGRAPHIC MAPPING PROJECT

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY			
TITLE SHEET			
PROJECT LIMITS: THEO LACY FACILITY		SHEET NO.	
DATE OF SURVEY: 11/16/2021		1	
MAPPING		of	
OFFICE CHECK		10	
FIELD CHECK		10	
SCALE: N.T.S.		10	
W.O. #EC29929		10	
FILE: THEO_LACY_TOPD_2021.DWG		10	

ESTABLISHMENT NOTES

- [A](#) ESTABLISHED A POINT ON THE BACK TANGENT LINE OF THE CITY DRIVE BY TIES PER R1
- [B](#) ESTABLISHED A PORTION OF THE BACK TANGENT AND THE CITY DRIVE CENTERLINE BY HOLDING A LINE BETWEEN ESTABLISHMENT [A](#) AND MONUMENT [2](#)
- [C](#) ESTABLISHED THE B.C. ON THE CENTERLINE OF THE CITY DRIVE BY HOLDING RECORD DISTANCE OF 971.67 FEET PER R2 FROM ESTABLISHMENT [A](#) THROUGH THE N'LY PROLONGATION OF LINE ESTABLISHMENT [B](#)
- [D](#) ESTABLISHED THE CENTERLINE OF THE CITY DRIVE BY HOLDING RECORD CURVE INFORMATION PER R13 TANGENT TO LINE ESTABLISHMENT [B](#) AT ESTABLISHMENT NOTE [C](#)
- [E](#) ESTABLISHED THE CENTERLINE OF THE CITY DRIVE BY HOLDING A LINE TANGENT TO CURVE ESTABLISHMENT [D](#) FROM NW'LY TERMINUS OF SAID NOTE
- [F](#) ESTABLISHED THE ANGLE POINT ON S'LY LINE OF PARCEL 1 PER R15 BY DISTANCE DISTANCE INTERSECTION HOLDING RECORD DISTANCES OF 18.00 AND 935.46 FEET PER R15
- [G](#) ESTABLISHED THE S'LY LINE OF PARCEL 1 PER R15 BY HOLDING A LINE BETWEEN MONUMENT [8](#) AND ESTABLISHMENT NOTE [E](#)
- [H](#) ESTABLISHED THE CENTERLINE OF THE CITY DRIVE BY HOLDING THE RECORD ANGLE OF 90°0'0" PER R15 FROM LINE ESTABLISHMENT [C](#) AT MONUMENT [8](#)
- [I](#) ESTABLISHED THE CENTERLINE OF THE CITY DRIVE BY HOLDING RECORD RADIUS PER R13 AND TANGENT TO LINE ESTABLISHMENTS [E](#) AND [D](#)
- [J](#) ESTABLISHED THE S'LY LINE OF PARCEL 1 PER R15 BY HOLDING A LINE BETWEEN MONUMENTS [10](#) AND [11](#)
- [K](#) ESTABLISHED THE S'LY LINE OF PARCEL 1 PER R15 BY HOLDING RECORD DISTANCE AND ANGLE PER R15 FROM LINE ESTABLISHMENT [I](#) AT MONUMENT [10](#)
- [L](#) ESTABLISHED THE S'LY LINE OF PARCEL 1 PER R15 BY HOLDING A LINE BETWEEN THE SW'LY TERMINUS OF LINE ESTABLISHMENT [K](#) AND ESTABLISHMENT NOTE [C](#)
- [M](#) ESTABLISHED THE S'LY LINE OF PARCEL 1 PER R15 BY HOLDING A LINE BETWEEN MONUMENTS [11](#) AND [12](#)
- [N](#) ESTABLISHED THE ANGLE POINTS ON S'LY LINE OF PARCEL 1 PER R15 BY LEAST SQUARE ADJUSTMENT PER R15 BETWEEN MONUMENTS [12](#) AND [14](#)
- [R](#) ESTABLISHED THE CENTERLINE OF MANCHESTER AVENUE (OLD CENTERLINE) BY HOLDING A LINE PARALLEL WITH AND RECORD DISTANCE OF 10 FEET PER R19 E'LY OF LINE ESTABLISHMENT [C](#)
- [S](#) ESTABLISHED THE SW CORNER OF LOT 35 OF R23 BY HOLDING RECORD DISTANCE OF 329.72 FEET S'LY FROM ESTABLISHMENT NOTE [M](#) S'LY ALONG LINE ESTABLISHMENT [G](#)
- [T](#) ESTABLISHED THE S'LY LINE OF LOT 35 OF R23 BY HOLDING A LINE BETWEEN MONUMENT [16](#) AND ESTABLISHMENT NOTE [S](#)
- [U](#) ESTABLISHED THE INTERSECTION OF S'LY LINE OF LOT 35 OF R23 WITH NW'LY R/W LINE OF SANTA ANA RIVER BY HOLDING RECORD DISTANCE OF 551.55 FEET PER R2 E'LY FROM ESTABLISHMENT NOTE [S](#) ALONG LINE ESTABLISHMENT [I](#)
- [V](#) ESTABLISHED THE NW CORNER OF PARCEL 1 OF R6 BY HOLDING RECORD DISTANCE OF 40.00 FEET PER R6 FROM ESTABLISHMENT NOTE [S](#) E'LY ALONG LINE ESTABLISHMENT [I](#)
- [W](#) ESTABLISHED THE NE CORNER OF PARCEL 1 OF R6 BY HOLDING RECORD DISTANCE OF 164.00 FEET PER R6 FROM ESTABLISHMENT NOTE [V](#) E'LY ALONG LINE ESTABLISHMENT [I](#)
- [X](#) ESTABLISHED THE NE CORNER OF PARCEL G.A. 1118–10.01 OF R9 BY HOLDING RECORD DISTANCE OF 79.00 FEET CALCULATED PER R9 FROM ESTABLISHMENT NOTE [W](#) E'LY ALONG LINE ESTABLISHMENT [I](#)
- [Y](#) ESTABLISHED THE SE CORNER OF PARCEL G.A. 1118–10.01 OF R9 BY HOLDING RECORD DISTANCE OF 248.00 FEET PERPENDICULAR TO LINE ESTABLISHMENT [I](#) PER R9 S'LY FROM ESTABLISHMENT NOTE [Y](#)
- [Z](#) ESTABLISHED THE E'LY R/W LINE OF THE CITY DRIVE BY HOLDING A LINE PARALLEL WITH AND RECORD DISTANCE OF 50.00 FEET PER R6 E'LY OF LINE ESTABLISHMENT [B](#)

ESTABLISHMENT NOTES

- [A](#) ESTABLISHED THE S'LY LINE OF PARCEL 2 OF R6 BY HOLDING A LINE PARALLEL WITH AND RECORD DISTANCE OF 248.00 FEET PER R6 S'LY OF LINE ESTABLISHMENT [I](#)
- [A](#) ESTABLISHED THE S'LY LINE OF PARCEL 1 OF R6 BY HOLDING A LINE PARALLEL WITH LINE ESTABLISHMENT [I](#) AT MONUMENT [4](#)
- [A](#) ESTABLISHED THE E'LY LINE OF PARCEL G.A. 1118–10.01 OF R9 BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTES [C](#) AND [I](#)
- [A](#) ESTABLISHED THE W'LY LINE OF PARCEL G.A. 1118–10.01 OF R9 BY HOLDING A LINE PARALLEL WITH LINE ESTABLISHMENT [A](#) AT ESTABLISHMENT NOTE [D](#)
- [A](#) ESTABLISHED THE SW CORNER OF PARCEL G.A. 1118–10.01 OF R9 BY INTERSECTION HOLDING LINE ESTABLISHMENTS [A](#) AND [A](#)
- [A](#) ESTABLISHED THE SW CORNER OF PARCEL 1 OF R6 BY INTERSECTION HOLDING LINE ESTABLISHMENTS [C](#) AND [A](#)
- [A](#) ESTABLISHED THE W'LY LINE OF PARCEL 2 OF R6 BY HOLDING RECORD DISTANCE AND ANGLE PER R3 FROM LINE ESTABLISHMENT [I](#) AT ESTABLISHMENT NOTE [C](#)
- [A](#) ESTABLISHED THE W'LY LINE OF PARCEL 2 OF R6 BY HOLDING RECORD DISTANCE AND ANGLE PER R3 FROM LINE ESTABLISHMENT [A](#) AT S'LY TERMINUS OF LINE ESTABLISHMENT [A](#)
- [A](#) ESTABLISHED THE SW CORNER OF PARCEL 2 OF R6 BY INTERSECTION HOLDING LINE ESTABLISHMENTS [A](#) AND [A](#)
- [A](#) ESTABLISHED THE S'LY LINE OF R5 BY W'LY PROLONGATION OF LINE ESTABLISHMENT [A](#) FROM ESTABLISHMENT NOTE [A](#)
- [A](#) ESTABLISHED THE B.C. OF THE CITY DRIVE CENTERLINE BY HOLDING RECORD DISTANCE OF 490.63 FEET S'LY ALONG LINE ESTABLISHMENT [C](#) FROM MONUMENT [2](#)
- [A](#) ESTABLISHED THE CENTERLINE OF THE CITY DRIVE BY HOLDING RECORD CURVE INFORMATION PER R4 TANGENT TO LINE ESTABLISHMENT [B](#) AT MONUMENT NOTE [A](#)
- [A](#) ESTABLISHED THE N'LY LINE OF PARCEL 102303–1 PER R10 BY HOLDING A LINE BETWEEN MONUMENTS [3](#) AND [5](#)
- [A](#) ESTABLISHED THE NW'LY R/W LINE OF SANTA ANA RIVER BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTE [I](#) AND MONUMENT [5](#)
- [A](#) ESTABLISHED THE SE'LY LINE OF PARCEL 102303–1 PER R10 BY HOLDING RECORD DISTANCE OF 61.04 FEET PER R10 ALONG SW'LY PROLONGATION OF LINE ESTABLISHMENT [A](#) FROM MONUMENT [5](#)
- [A](#) ESTABLISHED THE SE CORNER OF PARCEL 102303–1 PER R10 BY HOLDING RECORD DISTANCE AND ANGLE PER R10 FROM SW'LY TERMINUS OF LINE ESTABLISHMENT [A](#)
- [A](#) ESTABLISHED THE SW CORNER OF PARCEL 102303–1 PER R10 BY HOLDING RECORD DISTANCE OF 50.00 FEET S'LY ALONG THE RADIAL LINE OF CURVE ESTABLISHMENT [A](#) FROM THE E.C.
- [A](#) ESTABLISHED THE S'LY LINE OF PARCEL 102303–1 PER R10 BY HOLDING A LINE BETWEEN ESTABLISHMENTS [A](#) AND [A](#)
- [A](#) ESTABLISHED THE E'LY LINE OF THE CITY DRIVE BY HOLDING A LINE PARALLEL WITH AND DISTANCE OF 50 FEET E'LY OF LINE CURVE ESTABLISHMENT [A](#)
- [A](#) ESTABLISHED THE NW'LY R/W LINE OF SANTA ANA RIVER BY HOLDING RECORD COURSE INFORMATION PER R18
- [A](#) ESTABLISHED THE OLD SW'LY R/W LINE OF SOUTHERN PACIFIC RAILROAD ESTABLISHED BY HOLDING A LINE BETWEEN MONUMENT [14](#) AND NE'LY TERMINUS OF CURVE ESTABLISHMENT [A](#)
- [A](#) ESTABLISHED THE SE CORNER OF PARCEL 102303–1 OF R10 BY HOLDING THE RECORD DISTANCE OF 395.28 PER R4 SW'LY ALONG LINE ESTABLISHMENT [A](#) FROM ESTABLISHMENT [I](#)
- [A](#) ESTABLISHED BY INTERSECTION HOLDING LINE ESTABLISHMENT [B](#) AND A LINE PERPENDICULAR TO LINE ESTABLISHMENT [B](#) FROM MONUMENT [2](#)

EASEMENT NOTES

- [1](#) EASEMENT FOR AN OUT FALL SEWER PER R3

MONUMENT NOTES

- [1](#) FOUND LEAD, BRASS NAIL AND 3/4 INCH BRASS TAG STAMPED "TIE POINT PLS 6343" PER R1, FLUSH IN CONCRETE. ACCEPTED AS A TIE POINT FOR THE CENTERLINE OF THE CITY DRIVE
- [2](#) FOUND 3/4 INCH HEX BAR WITH PARTIALLY LEGIBLE 3/4 INCH BRASS TAG STAMPED "RCE 556" IN MONUMENT WELL PER R2, DOWN 1.7 FEET IN A.C. ACCEPTED AS A POINT ON THE CENTERLINE OF THE CITY DRIVE
- [3](#) FOUND LEAD, BRASS NAIL AND 3/4 INCH BRASS TAG STAMPED "PLS 6343" NO REFERENCE, FLUSH IN CONCRETE. ACCEPTED AS NORTHWEST CORNER OF INSTRUMENT NO. 20040001062820 O.R. R10
- [4](#) FOUND 1–1/2 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "RCE 3795" PER R6, DOWN 0.5 FEET IN DIRT, ACCEPTED AS THE SOUTHEAST CORNER OF PARCEL 1 PER R6
- [5](#) FOUND BOAT SPIKE AND 1–1/2 INCH ALUMINUM TAG STAMPED "PLS 6343" FLUSH IN ASPHALT , NO REFERENCE. ACCEPTED AS NORTH EAST CORNER PER R10
- [6](#) FOUND 3/4 INCH HEX BAR WITH PARTIALLY LEGIBLE 3/4 INCH BRASS TAG STAMPED "RCE 1655" PER R13, DOWN 1.9 FEET IN A.C. ACCEPTED AS A POINT ON CENTERLINE OF THE CITY DRIVE, S39°26'42"E 0.04' FROM B.C.
- [7](#) FOUND SPIKE WITH PUNCH PER R13, DOWN 0.25 FEET BELOW IN A.C. ACCEPTED AS A POINT ON CENTERLINE OF THE CITY DRIVE
- [8](#) FOUND BOAT SPIKE WITH 1–1/2 INCH WASHER STAMPED "RCE 6978" PER R15, DOWN 0.30 FEET IN A.C. ACCEPTED AS INTERSECTION OF THE CITY DRIVE WITH W'LY PROLONGATION OF S'LY LINE OF PARCEL 1 PER R15
- [9](#) FOUND LEAD, BRASS NAIL AND 3/4 INCH BRASS TAG STAMPED "PLS 7566" PER R14, FLUSH IN TOP OF CURB. ACCEPTED AS A TIE POINT FOR THE ANGLE POINT ON S'LY LINE OF PARCEL 1 PER R14
- [10](#) FOUND 1–1/2 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "PLS 7566" PER R14, 0.35 FEET UP IN DIRT. ACCEPTED AS AN ANGLE POINT ON S'LY LINE OF PARCEL 1 PER R14
- [11](#) FOUND LEAD, BRASS NAIL AND 3/4 INCH BRASS TAG STAMPED "PLS 7566" PER R15, FLUSH IN THE FACE OF A ROCK 0.10 UP IN DIRT. ACCEPTED AS AN ANGLE POINT ON S'LY LINE OF PARCEL 1 PER R14
- [12](#) FOUND 1–1/2 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "PLS 7566" PER R14, UP 0.2 FEET IN DIRT. ACCEPTED AS AN ANGLE POINT ON S'LY LINE OF PARCEL 1 PER R15
- [13](#) FOUND 1–1/4 INCH IRON PIPE WITH 3/4 INCH BRASS TAG STAMPED "PLS 7566", PER R14, DISTURBED. NOT ACCEPTED AS AN ANGLE POINT ON S'LY LINE OF PARCEL 1 PER R15, N46°51'27"W 0.26' FROM ESTABLISHED ANGLE POINT
- [14](#) FOUND 2–1/4 INCH OUTSIDE DIAMETER IRON PIPE WITH 1–1/4 INCH BRASS TAG STAMPED "ORANGE CO COUNTY SURVEYOR RCE 6978" PER R15, DOWN 0.60 FEET IN DIRT. ACCEPTED AS AS AN ANGLE POINT ON S'LY LINE OF PARCEL 1 PER R15
- [15](#) FOUND BENT 3/4 INCH OUTSIDE DIAMETER IRON PIPE WITH TACK AND NO TAG, PER R20, MEASURED TO CENTER, DOWN 1.6 FEET IN DIRT. ACCEPTED AS NW CORNER OF LOT 35
- [16](#) FOUND 2–1/2 INCH IRON PIPE WITH A SCREW AND 1–1/4 INCH BRASS WASHER NOT STAMPED, PER R2, DOWN 1 FOOT IN DIRT. ACCEPTED AS INTERSECTION OF S'LY LINE OF LOT 35 PER R3 AND E'LY R/W LINE OF SANTA ANA RIVER PER R21

REFERENCES

- (R1) = CORNER RECORD, C.R. 2009–3281
- (R2) = RECORD OF SURVEY 93–1050, R.S.B. 152/7–20
- (R3) = RECORD OF SURVEY, R.S.B. 85/1
- (R4) = RECORD OF SURVEY 2003–1006, R.S.B. 199/1–16
- (R5) = GRANT DEED, O.R. 5923/1–3
- (R6) = PARCEL MAP, P.M.B. 25/32
- (R7) = GRANT DEED, INSTRUMENT NO. 19980842737 O.R.
- (R8) = GRANT DEED, O.R. 7170/26
- (R9) = FINAL ORDER OF CONDEMNATION NO. 130098, 7820/506–507
- (R10) = GRANT DEED, INSTRUMENT NO. 2004001062820 O.R
- (R11) = LEASE AGREEMENT, INSTRUMENT NO. 2012000297925 O.R.
- (R13) = PARCEL MAP NO. 81–769, P.M.B. 172/40–42
- (R14) = RECORD OF SURVEY 2002–1062, R.S.B. 193/16–18
- (R15) = PARCEL MAP, P.M.B. 62/43
- (R16) = RECORD OF SURVEY 2012–1051, R.S.B. 260/33
- (R17) = RECORD OF SURVEY NO. 2006–1204, R.S.B. 220/1–9
- (R18) = RECORD OF SURVEY 94–1026, R.S.B. 153/10–24
- (R19) = TRACT NO 3414, M.M. 249/11–19
- (R20) = O.C.S. ALIGNMENT NOTE, A 4–10/1243–1255
- (R21) = GRANT DEED, INSTRUMENT NO. 2003000369248 O.R.
- (R23) = DAWN TRACT, M.M. 8/21

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N00°42'05"E	59.64'	59.65' R1
L2	N09°49'13"W	36.58'	36.58' R1
L3	N19°29'28"W	28.67'	28.67' R1
L4	N21°54'40"E	84.46'	84.45' R1
L5	N89°08'10"W	40.00'	40.00' R3
L6	N83°43'59"W	50.00'	50.00' R3
L7	N89°08'10"W	38.14'	38.15' R3
L8	N89°08'10"W	15.93'	15.92' R3
L9	N05°03'19"W	99.99'	100.00' R3
L10	N12°01'34"W	18.50'	18.48' R3
L11	N24°24'26"E	61.04'	61.04' R10
L12	N24°26'24"E	0.63'	0.63' R10
L13	N00°40'59"E	130.51'	130.53' R6
L14	N00°40'59"E	30.29'	–

LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L15	N00°40'59"E	106.05'	106.01' R2
L16	N00°40'59"E	117.50'	–
L17	N00°40'49"E	70.77'	70.53' R13
L18	N00°40'49"E	34.78'	35.16' R2
L19	N00°40'49"E	18.00'	18.00' R14
L20	N67°11'47"E	35.12'	35.14' R15
L21	N53°03'41"E	49.90'	49.90' R15
L22	N89°24'00"W	48.12'	48.25' R14
L23	N60°04'15"W	26.00'	26.00' R14
L24	N48°07'44"E	42.17'	42.19' R14
L25	N46°59'13"E	26.96'	26.96' R18
L26	N65°35'34"W	15.00'	15.00' R18
L27	N89°19'01"W	11.17'	–
L28	N89°19'01"W	10.00'	10.00' R19

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	RECORD DELTA	RECORD RADIUS	RECORD LENGTH
C1	5°35'02"	2000.00'	194.91'	5°35'02" R4	2000.00' R4	194.91' R4
C2	5°35'02"	2050.00'	199.79'	—	—	—
C3	3°08'45"	2050.00'	112.56'	3°08'37" R4	2000.00' R4	112.47' R4
C4	2°46'27"	999.98'	48.42'	—	—	—
C5	22°34'47"	2299.96'	906.39'	22°34'47" R18	2300.00' R18	906.41' R18
C6	1°41'38"	2050.00'	60.60'	1°41'35" R10	2050.00' R10	60.58' R10
C7	1°27'08"	2050.00'	51.96'	—	—	—
C8	2°26'17"	2050.00'	87.23'	—	—	—

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 (SACY) AND (CCCS) BEING NORTH 12°58'34" EAST 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

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THIS COMBINATION FACTOR WAS HELD AT: CP# 609 AS SHOWN ON SHEET 1 N:2232332.60' E:6063688.33' EL:124.5'

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

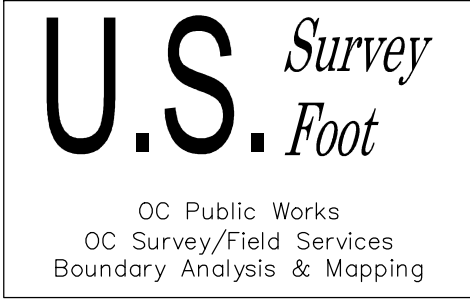
NOTE

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

REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

A BOUNDARY SURVEY OR TITLE SEARCH WAS NOT PERFORMED.

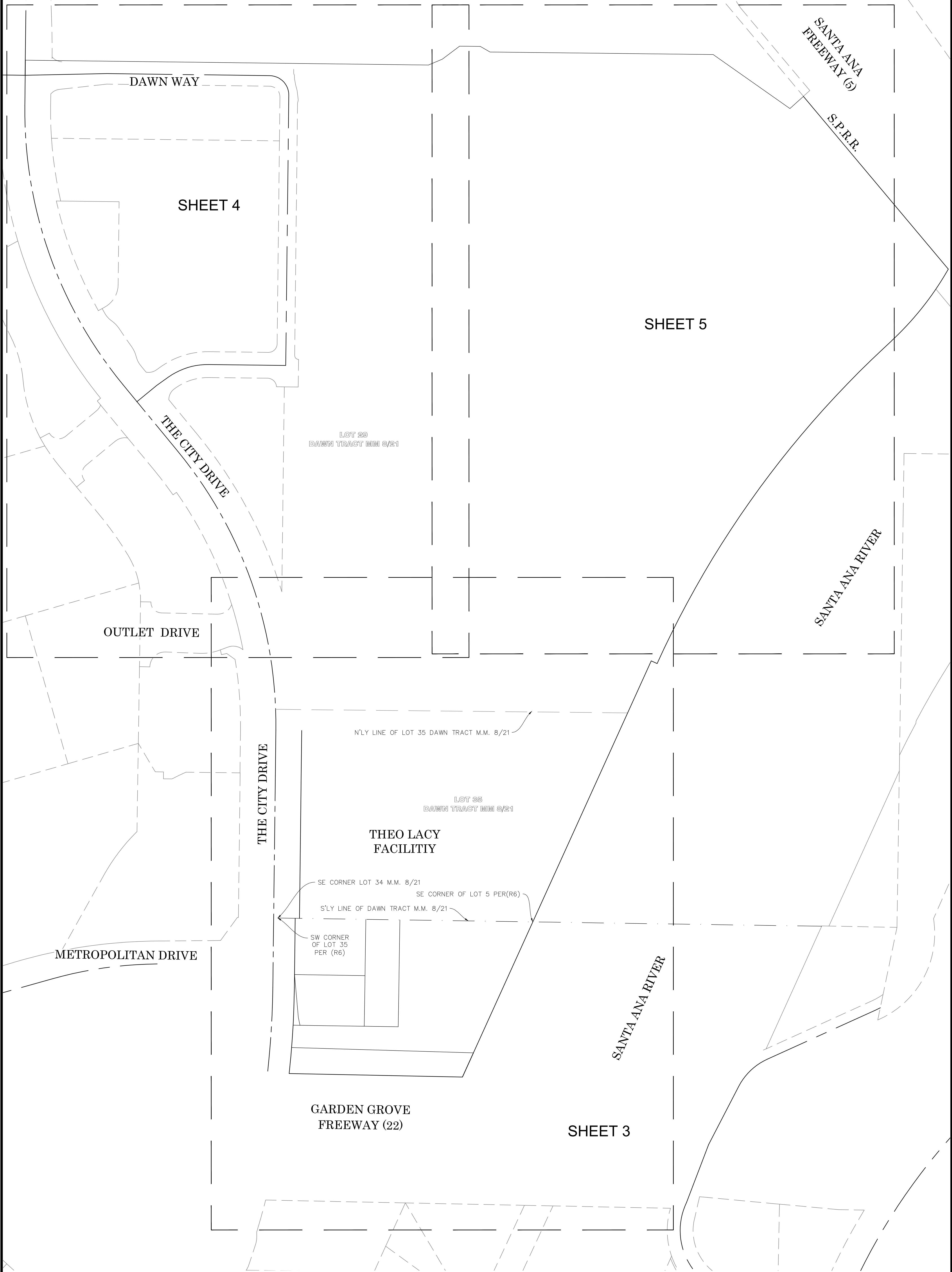
RIGHT OF WAY SHOWN WAS DERIVED FROM RECORD MAPS AND DOCUMENTS.



			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY			
			BOUNDARY MAP			
			PROJECT LIMITS: THEO LACY FACILITY			

			DATE OF SURVEY:11/16/2021		BY:P. MAGUIRE & CREW	
MAPPING		BY:F. DADASHI				
OFFICE CHECK		BY:M. LAFONTAINE, PLS				
FIELD CHECK		BY:P. MAGUIRE & CREW				
SCALE:1" = 50'		W.O. #EC29929				
FILE:THEO_LACY_BOUNDARY_2021.DWG		FILE #2122PW-070001				
MARK	DATE	ITEM	REVISIONS			

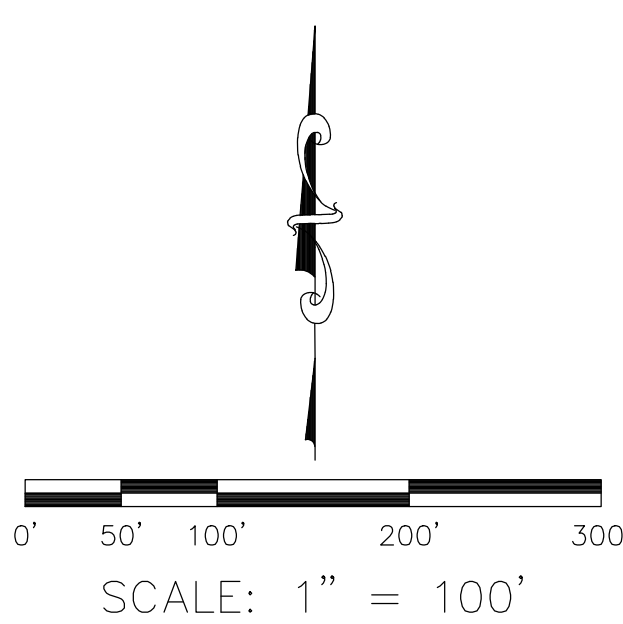
BOUNDARY MAP INDEX



U.S. Survey Foot

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

NOTE
A BOUNDARY SURVEY OR TITLE SEARCH WAS NOT PERFORMED.
RIGHT OF WAY SHOWN WAS DERIVED FROM RECORD MAPS AND DOCUMENTS.

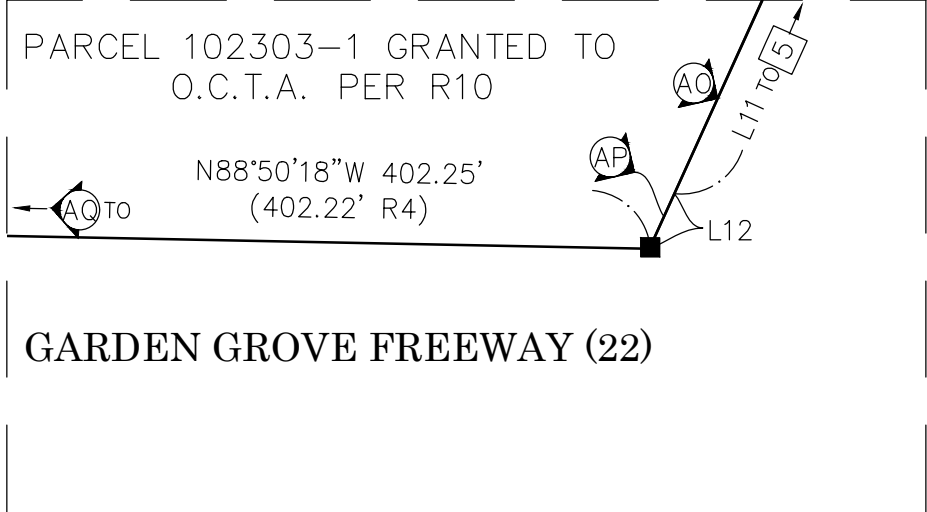


			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY			
			BOUNDARY MAP			
			PROJECT LIMITS: THEO LACY FACILITY			

			DATE OF SURVEY:11/16/2021		BY:P. MAGUIRE & CREW	
			MAPPING		BY:F. DADASHI	
			OFFICE CHECK		BY:M. LAFONTAINE, PLS	
			FIELD CHECK		BY:P. MAGUIRE & CREW	
			SCALE:1"=100'		W.O. #EC29929	
			FILE:THEO_LACY_BOUNDARY_2021.DWG		FILE #2122PW-0T0001	
MARK	DATE	ITEM	REVISIONS			
			3 of 10			

SEE SHEET 5

LOT 29
DAWN TRACT MIM 8/21



DETAIL "B"
N.T.S.

NOTES

ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.

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

REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

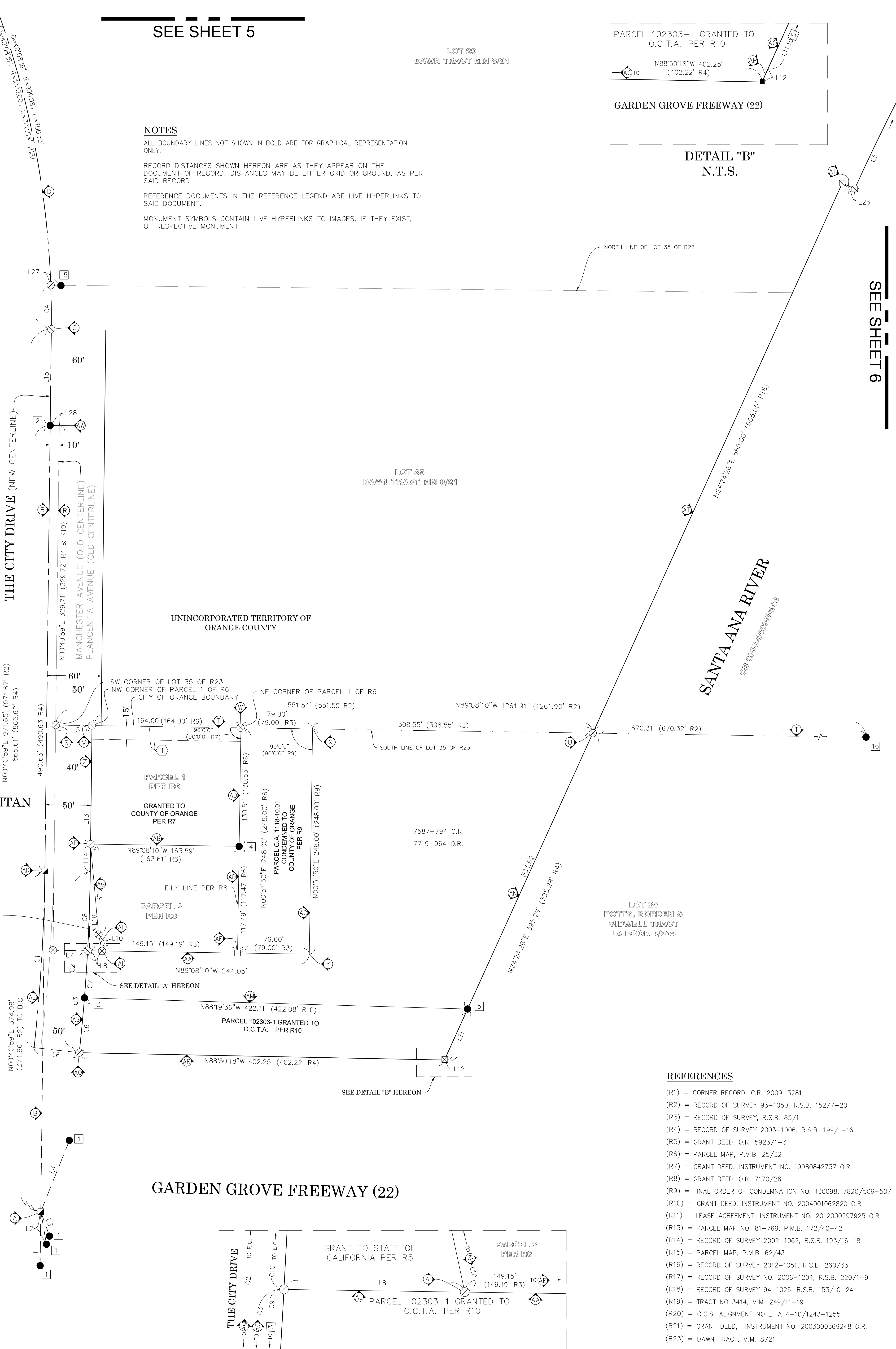
MONUMENT SYMBOLS CONTAIN LIVE HYPERLINKS TO IMAGES, IF THEY EXIST, OF RESPECTIVE MONUMENT.

SEE SHEET 6

UNINCORPORATED TERRITORY OF
ORANGE COUNTY

SANTA ANA RIVER
OR 2008-008889246

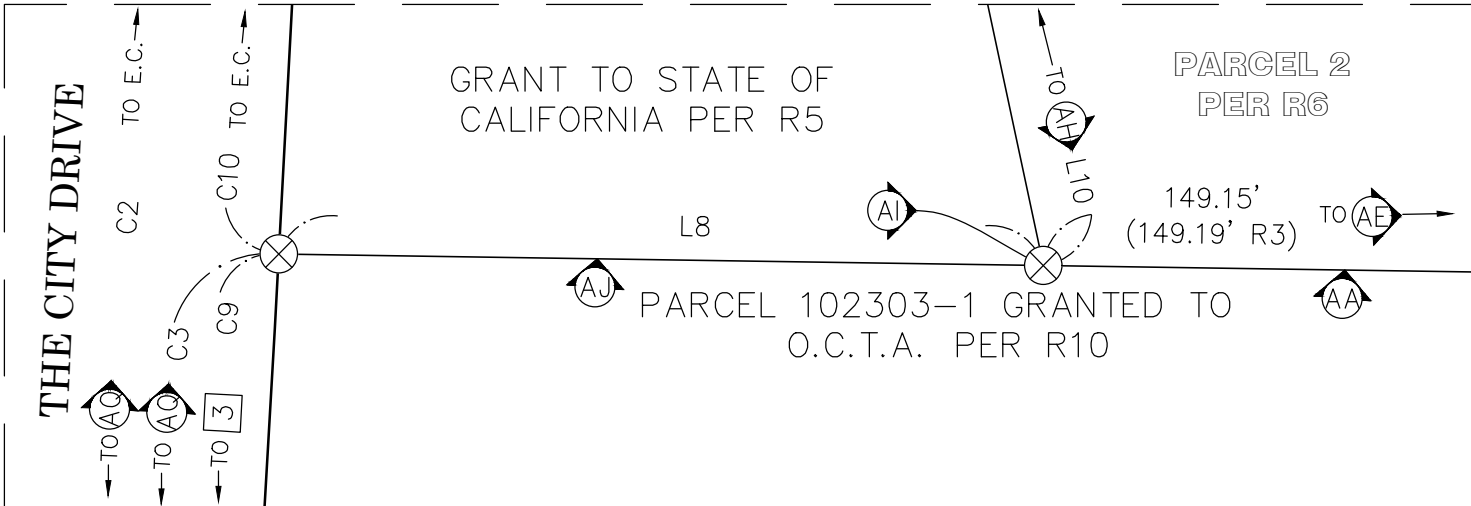
METROPOLITAN
DRIVE



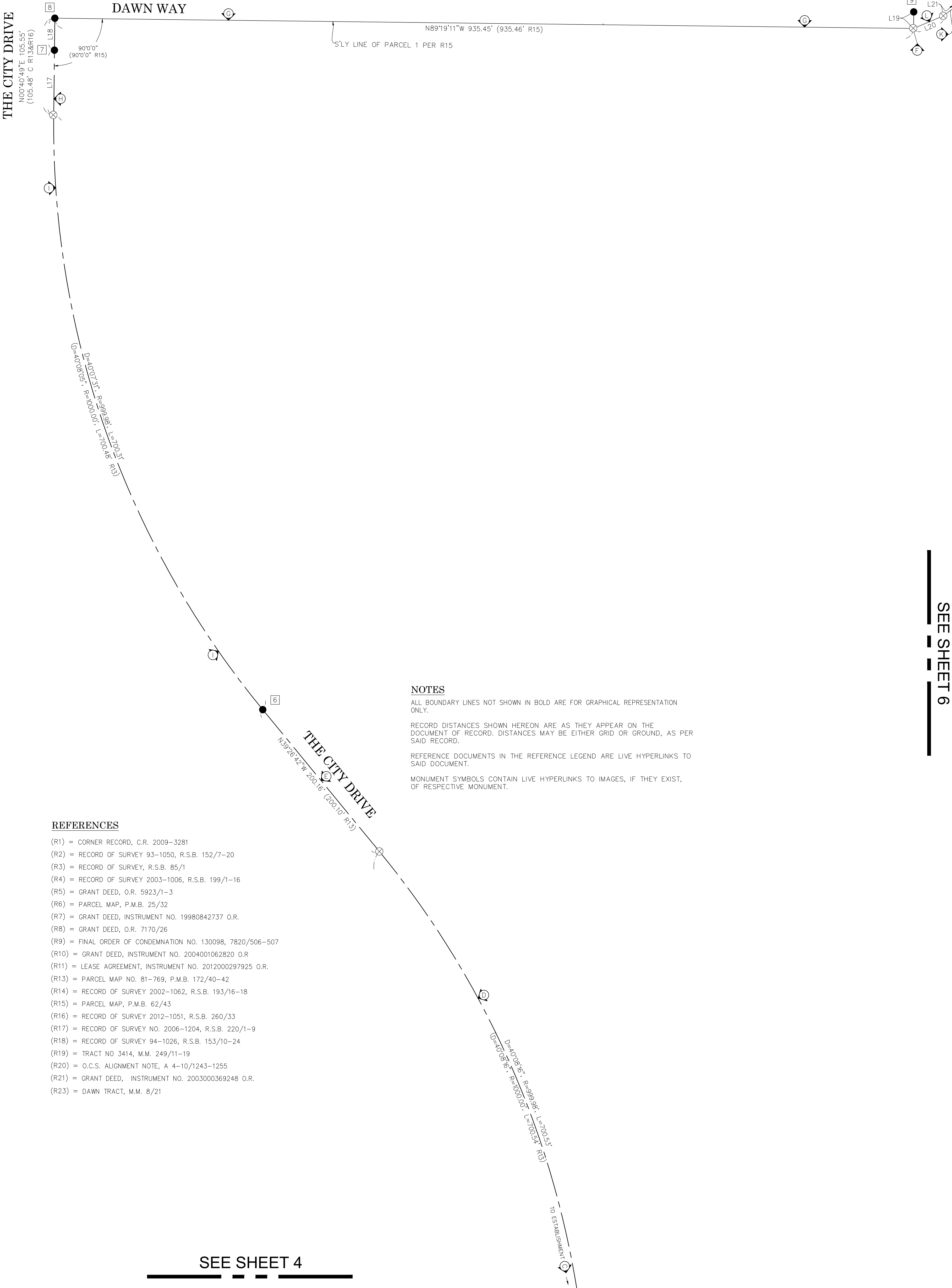
REFERENCES

- (R1) = CORNER RECORD, C.R. 2009-3281
(R2) = RECORD OF SURVEY 93-1050, R.S.B. 152/7-20
(R3) = RECORD OF SURVEY, R.S.B. 85/1
(R4) = RECORD OF SURVEY 2003-1006, R.S.B. 199/1-16
(R5) = GRANT DEED, O.R. 5923/1-3
(R6) = PARCEL MAP, P.M.B. 25/32
(R7) = GRANT DEED, INSTRUMENT NO. 19980842737 O.R.
(R8) = GRANT DEED, O.R. 7170/26
(R9) = FINAL ORDER OF CONDEMNATION NO. 130098, 7820/506-507
(R10) = GRANT DEED, INSTRUMENT NO. 2004001062820 O.R
(R11) = LEASE AGREEMENT, INSTRUMENT NO. 2012000297925 O.R.
(R13) = PARCEL MAP NO. 81-769, P.M.B. 172/40-42
(R14) = RECORD OF SURVEY 2002-1062, R.S.B. 193/16-18
(R15) = PARCEL MAP, P.M.B. 62/43
(R16) = RECORD OF SURVEY 2012-1051, R.S.B. 260/33
(R17) = RECORD OF SURVEY NO. 2006-1204, R.S.B. 220/1-9
(R18) = RECORD OF SURVEY 94-1026, R.S.B. 153/10-24
(R19) = TRACT NO 3414, M.M. 249/11-19
(R20) = O.C.S. ALIGNMENT NOTE, A 4-10/1243-1255
(R21) = GRANT DEED, INSTRUMENT NO. 2003000369248 O.R.
(R23) = DAWN TRACT, M.M. 8/21

GARDEN GROVE FREEWAY (22)



PARCEL 1 PER R15



NOTES

- ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.
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- MONUMENT SYMBOLS CONTAIN LIVE HYPERLINKS TO IMAGES, IF THEY EXIST, OF RESPECTIVE MONUMENT.

REFERENCES

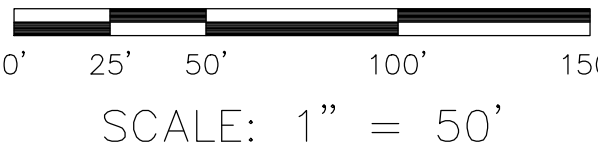
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- (R21) = GRANT DEED, INSTRUMENT NO. 2003000369248 O.R.
- (R23) = DAWN TRACT, M.M. 8/21

NOTE

- SEE SHEET 3 FOR BOUNDARY MAP INDEX
- SEE SHEET 2 FOR MONUMENT NOTES, REFERENCES, ESTABLISHMENT AND EASEMENT NOTES
- A BOUNDARY SURVEY OR TITLE SEARCH WAS NOT PERFORMED.
- RIGHT OF WAY SHOWN WAS DERIVED FROM RECORD MAPS AND DOCUMENTS.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ S.F.N. - SEARCHED, FOUND NOTHING
- ⊠ NO ACCESS, NOT SEARCHED
- DID NOT SEARCHED DUE TO HEAVY TRAFFIC



SEE SHEET 6

SEE SHEET 4

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			
THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY						
BOUNDARY MAP						
PROJECT LIMITS: THEO LACY FACILITY						

DATE OF SURVEY:11/16/2021			BY:P. MAGUIRE & CREW		SHEET NO. 5 of 10	
MAPPING			BY:F. DADASHI			
OFFICE CHECK			BY:M. LAFONTAINE, PLS			
FIELD CHECK			BY:P. MAGUIRE & CREW			
SCALE:1" = 50'			W.O. #EC29929			
FILE:THEO_LACY_BOUNDARY_2021.DWG			FILE #2122PW-0T0001			
MARK	DATE	ITEM	REVISIONS			

SEE SHEET 5

NOTES

ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.

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- (R21) = GRANT DEED, INSTRUMENT NO. 2003000369248 O.R.
- (R23) = DAWN TRACT, M.M. 8/21

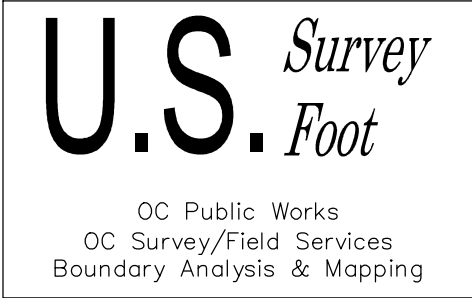
LOT 29
DAWN TRACT MIN 8/21

SANTA ANA RIVER

SOUTHERN PACIFIC RAILROAD

OLD R/W

SEE SHEET 4



LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ S.F.N. - SEARCHED, FOUND NOTHING
- ⊘ NO ACCESS, NOT SEARCHED
- ⊠ DID NOT SEARCHED DUE TO HEAVY TRAFFIC

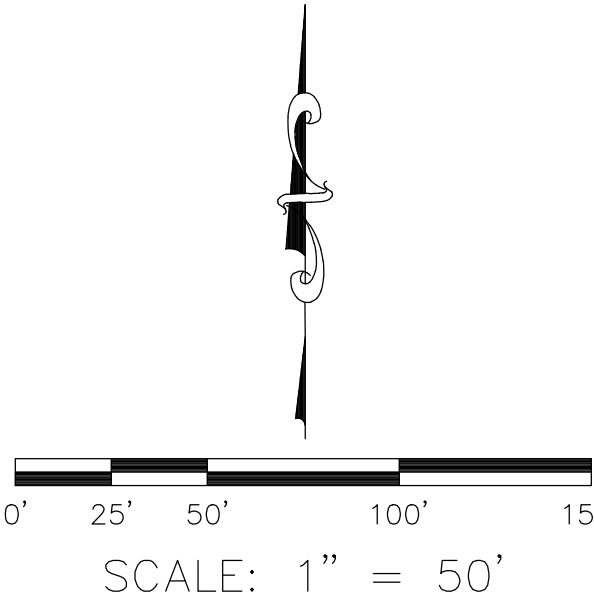
NOTE

SEE SHEET 2 FOR BOUNDARY MAP INDEX

SEE SHEET 6 FOR MONUMENT NOTES, REFERENCES, ESTABLISHMENT AND EASEMENT NOTES

A BOUNDARY SURVEY OR TITLE SEARCH WAS NOT PERFORMED.

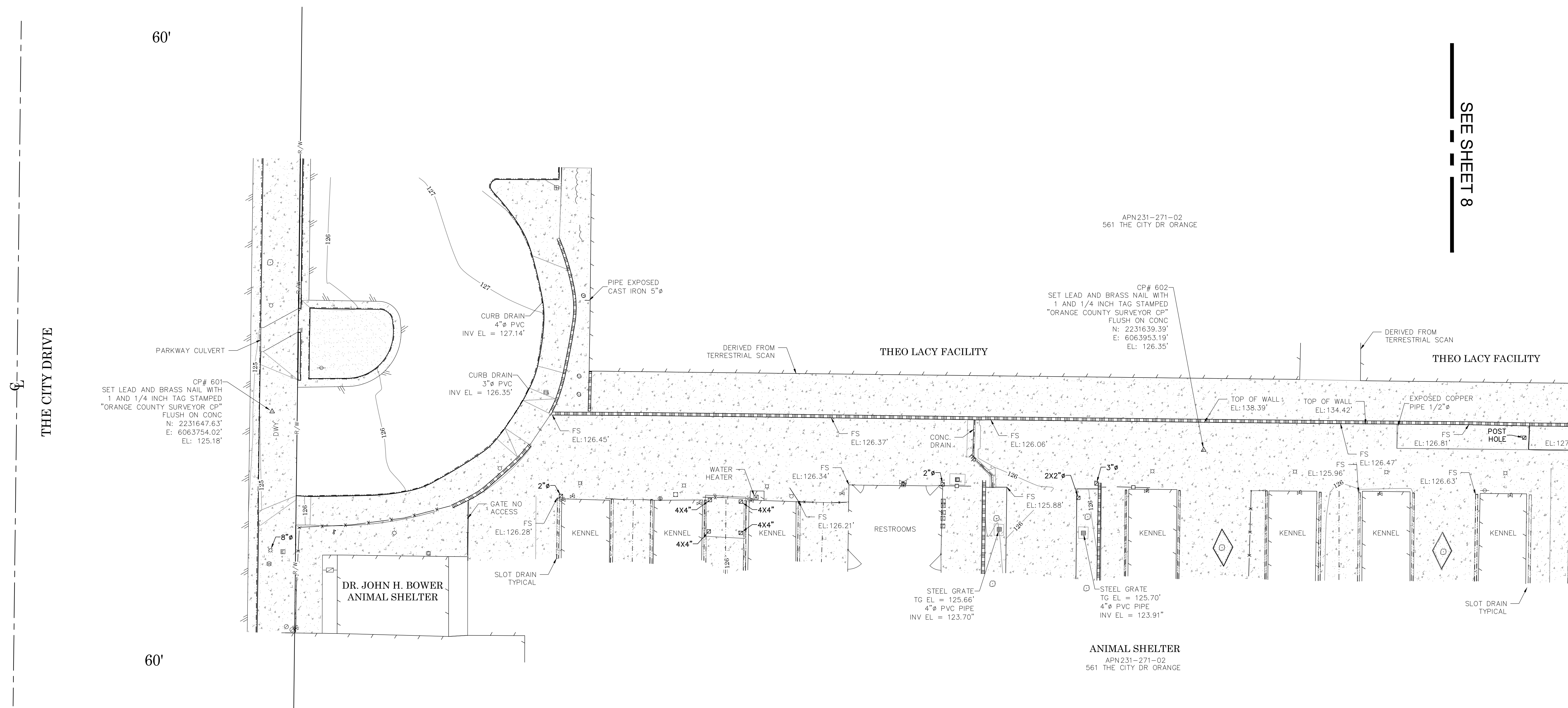
RIGHT OF WAY SHOWN WAS DERIVED FROM RECORD MAPS AND DOCUMENTS.



			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
			THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY			
			BOUNDARY MAP			
			PROJECT LIMITS: THEO LACY FACILITY			

			DATE OF SURVEY:11/16/2021		BY:P. MAGUIRE & CREW	
			MAPPING		BY:F. DADASHI	
			OFFICE CHECK		BY:M. LAFONTAINE, PLS	
			FIELD CHECK		BY:P. MAGUIRE & CREW	
			SCALE:1" = 50'		W.O. #EC29929	
			FILE:THEO_LACY_BOUNDARY_2021.DWG		FILE # 2122PW-0T0001	
MARK	DATE	ITEM	REVISIONS			
			6 of 10			

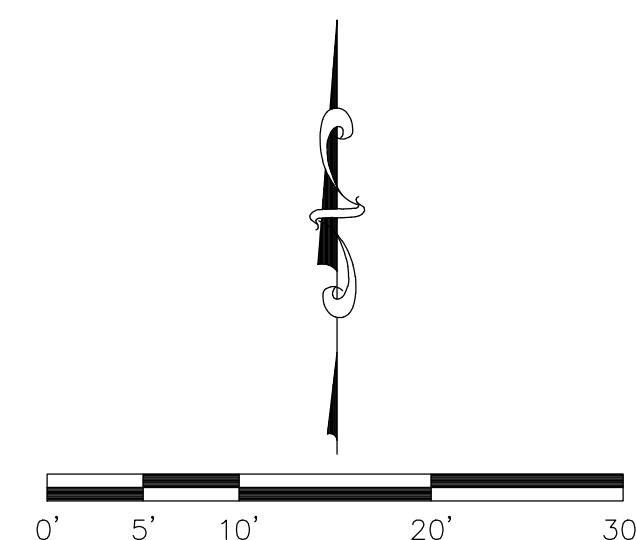
SEE SHEET 8



LEGEND

SYMBOL		SYMBOL		SYMBOL		LINE PATTERN KEY		AREA PATTERN KEY	
	Backflow Preventer Device		Monitor Well		Water Line Appurtenance-Undefined		Block Wall		Concrete
	Bush		4" Ø Post Unless Otherwise Noted		Yard Light		Building Outline		
	Control Box Traffic		Pull Box Electrical				Bush Row Outline		
	Control Box Water		Pull Box Irrigation	ABBREVIATION			Centerline		Dirt
	Control Point		Pull Box Traffic	AC	Asphalt Concrete		Edge of Concrete		
	Door		Pull Box Undefined	CL	Centerline		Edge of Asphalt Pavement		
	Fire Hydrant		Sewer Cleanout	CLR	Clearance		Exposed Pipe		Grass
	Flag Pole		Sign Post	CONC	Concrete		PEX		
	Gate, Double		Traffic Sensor	CP	Control Point		Fence Chainlink		
	Gate, Roller		Tree	CMP	Corrugated Metal Pipe		Fence Wood		
	Gate, Single		Valve Gas	EL	Elevation		Flowline		
	Grate Inlet		Valve Irrigation	DWY	Driveway		Hinge Point		
	Light Pole, Double		Vault Electrical	ENC	Encroachment		Right of Way		
	3"Ø Light Pole, Single Unless Otherwise Noted		Vent Pipe	FL	Flowline				
	Meter Gas		Water Line Appurtenance-Air Release	FD	Found				
	Meter Water			INV	Invert				
				PVC	Polyvinyl Chloride				
				TC	Top of Curb				

NOTE: STREET R/W SHOWN IN BOLD ESTABLISHED BY SURVEY. THE LOT LINES ARE FOR GRAPHICAL PRESENTATION ONLY.

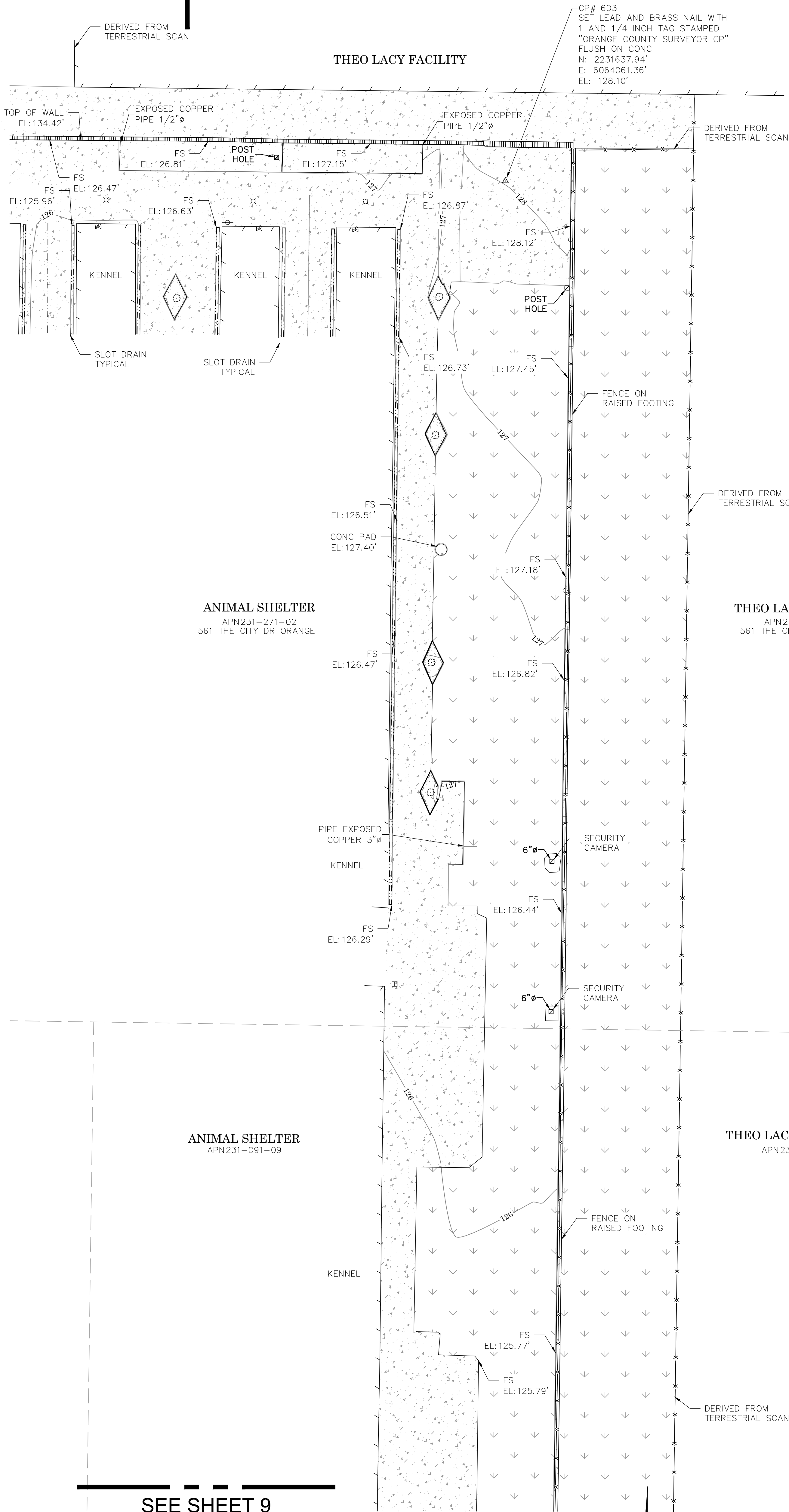


SCALE: 1" = 10'
CONTOUR INTERVAL: 1'

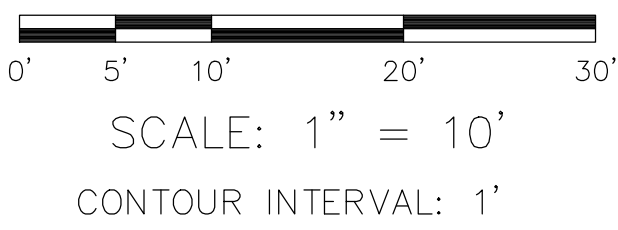


			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY				
			TOPOGRAPHIC MAP				
			PROJECT LIMITS: THEO LACY FACILITY				
			DATE OF SURVEY:11/16/2021		BY:P. MAGUIRE & CREW		
			MAPPING		BY:I. ISLAS		
			OFFICE CHECK		BY:M. LAFONTAINE, PLS		
			FIELD CHECK		BY:P. MAGUIRE & CREW		
			SCALE:1"=10'		W.O. #EC29929		
			FILE:THEO_LACY_TOPO_2021.DWG		FILE # 2122PW-OT0001		
MARK	DATE	ITEM		REVISIONS		SHEET NO 7 of 10	

SEE SHEET 7



SEE SHEET 9



LEGEND

SYMBOL

- Backflow Preventer Device
- Bush
- Control Box Traffic
- Control Box Water
- Control Point
- Door
- Fire Hydrant
- Flag Pole
- Gate, Double
- Gate, Roller
- Gate, Single
- Grate Inlet
- Light Pole, Double
- 3"Ø Light Pole, Single Unless
Otherwise Noted
- Meter Gas
- Meter Water
- Monitor Well
- 4" Ø Post Unless Otherwise Noted
- Pull Box Electrical
- Pull Box Irrigation
- Pull Box Traffic
- Pull Box Undefined
- Sewer Cleanout
- Sign Post
- Traffic Sensor
- Tree
- Valve Gas
- Valve Irrigation
- Vault Electrical
- Vent Pipe
- Water Line Appurtenance-Air
Release
- Water Line
Appurtenance-Undefined
- Yard Light

AREA PATTERN KEY

- Concrete
- Dirt
- Grass

LINE PATTERN KEY

- Block Wall
- Building Outline
- Bush Row Outline
- Centerline
- Edge of Concrete
- Edge of Asphalt
Pavement
- Exposed Pipe
- Fence Chainlink
- Fence Wood
- Flowline
- Hinge Point
- Right of Way

ABBREVIATION

- | | |
|------|-----------------------|
| AC | Asphalt Concrete |
| CL | Centerline |
| CLR | Clearance |
| CONC | Concrete |
| CP | Control Point |
| CMP | Corrugated Metal Pipe |
| DWY | Driveway |
| EL | Elevation |
| ENC | Encroachment |
| FL | Flowline |
| FD | Found |
| INV | Invert |
| PVC | Polyvinyl Chloride |
| TC | Top of Curb |

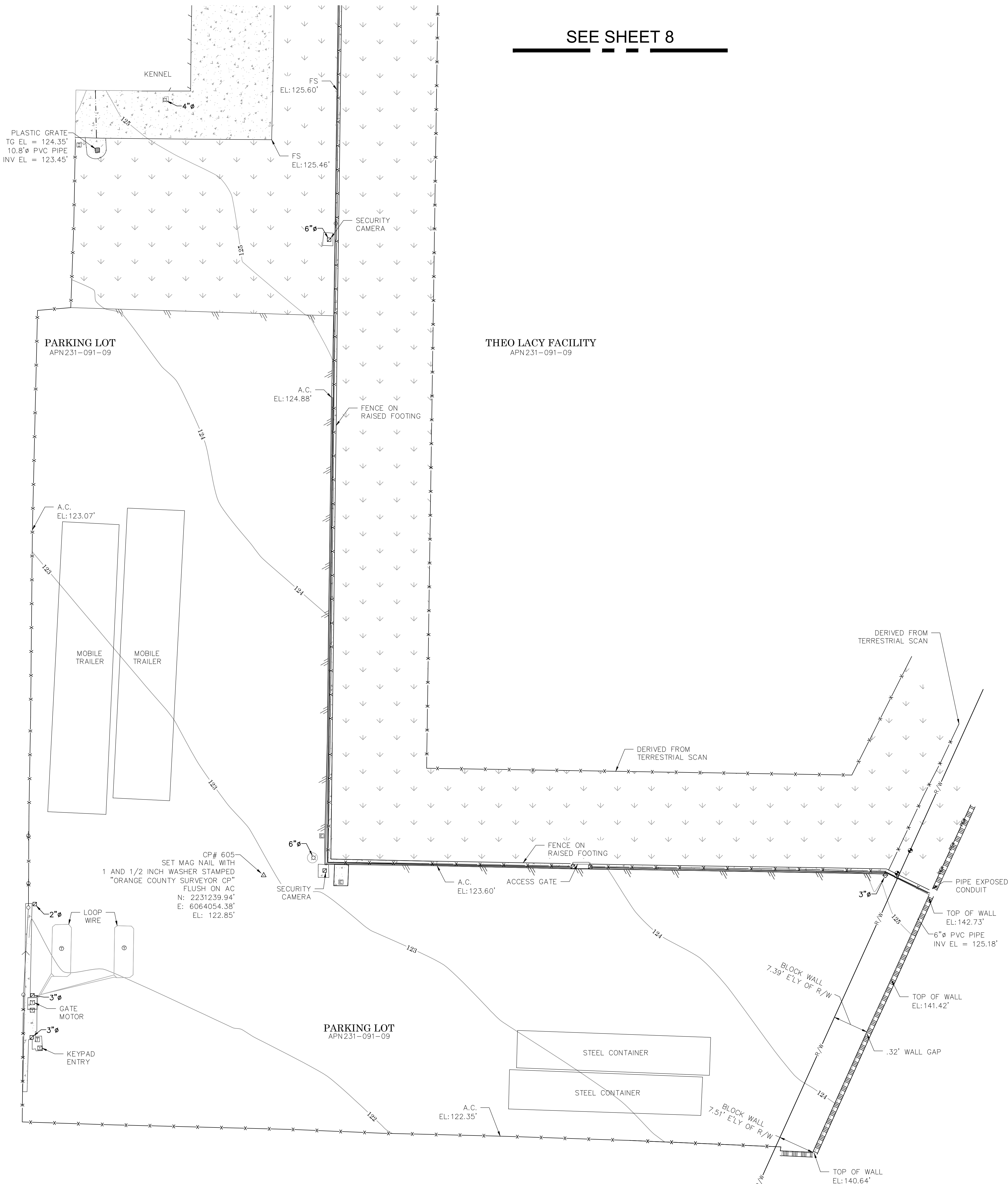
NOTE: STREET R/W SHOWN IN BOLD ESTABLISHED
BY SURVEY. THE LOT LINES ARE FOR GRAPHICAL
PRESENTATION ONLY.

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		
			THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY		
			TOPOGRAPHIC MAP		
			PROJECT LIMITS: THEO LACY FACILITY		
			DATE OF SURVEY:11/16/2021		SHEET NO. 8 of 10
			MAPPING		
			OFFICE CHECK		
			FIELD CHECK		
MARK	DATE	ITEM			
REVISIONS			SCALE:1"=10'	W.O. #EC29929	FILE # 2122PW-0T0001
			FILE:THEO_LACY_TOPO_2021.DWG		

SEE SHEET 8



SYMBOL

Backflow Preventer Device

Bush

Control Box Traffic

Control Box Water

Control Point

Door

Fire Hydrant

Flag Pole

Gate, Double

Gate, Roller

Gate, Single

Gate Inlet

Light Pole, Double

3"Ø Light Pole, Single Unless Otherwise Noted

Meter Gas

Meter Water

Monitor Well

4" Ø Post Unless Otherwise Noted

Pull Box Electrical

Pull Box Irrigation

Pull Box Traffic

Pull Box Undefined

Sewer Cleanout

SYMBOL

Sign Post

Traffic Sensor

Tree

Valve Gas

Valve Irrigation

Vault Electrical

Vent Pipe

Water Line Appurtenance-Air Release

Water Line Appurtenance-Undefined

Yard Light

LINE PATTERN KEY

Block Wall

Building Outline

Bush Row Outline

Centerline

Edge of Concrete

Edge of Asphalt Pavement

Exposed Pipe

Fence Chainlink

Fence Wood

Flowline

Hinge Point

Right of Way

AREA PATTERN KEY

Concrete

Dirt

Grass

ABBREVIATION

AC Asphalt Concrete

CL Centerline

CLR Clearance

CONC Concrete

CP Control Point

CMP Corrugated Metal Pipe

DWY Driveway

EL Elevation

ENC Encroachment

FL Flowline

FD Found

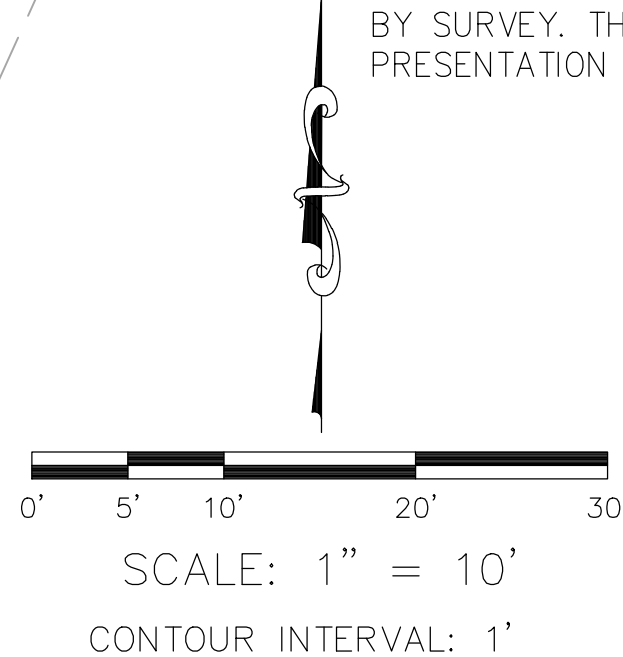
INV Invert

PVC Polyvinyl Chloride

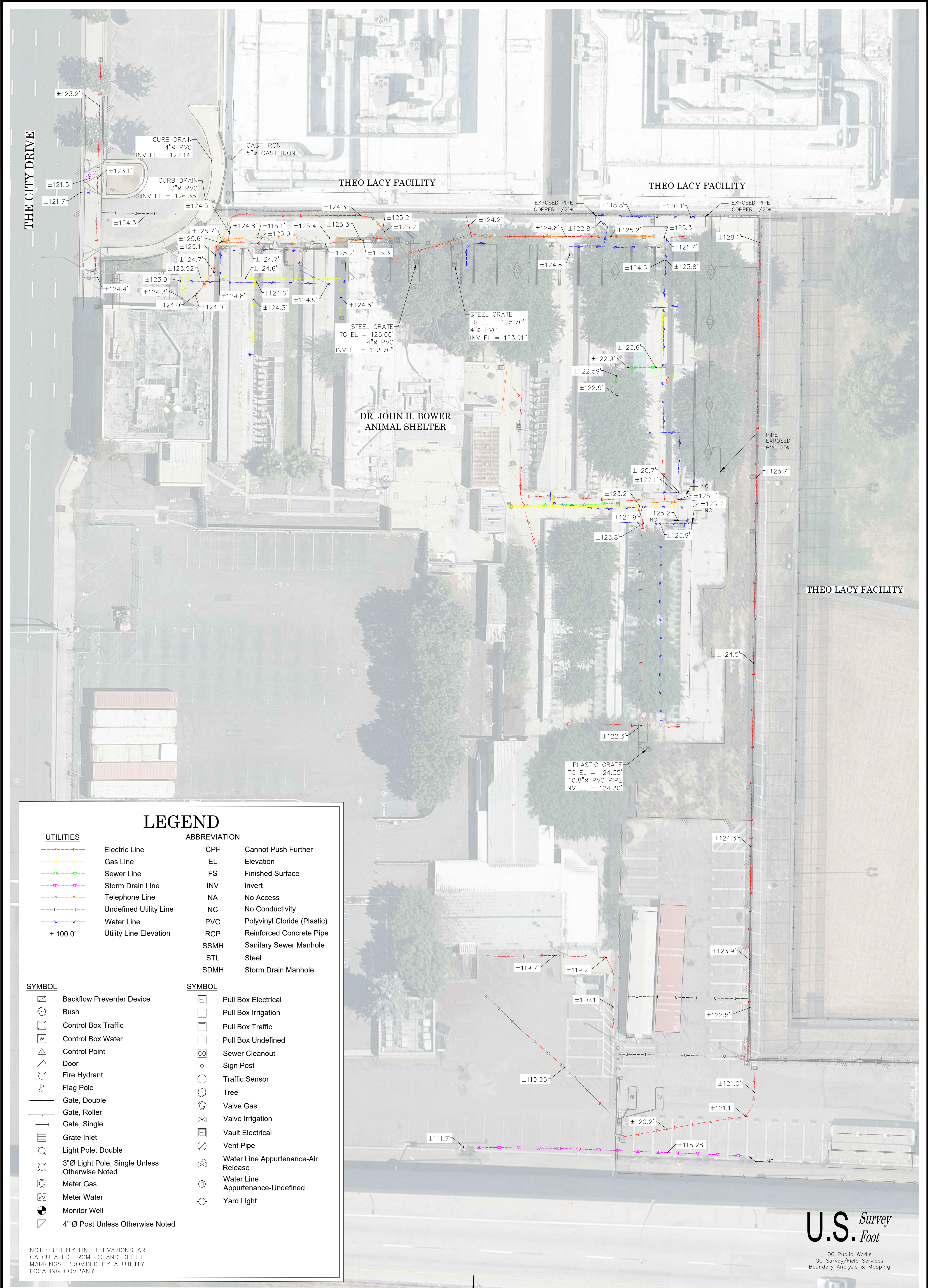
TC Top of Curb

NOTE: DIMENSIONS ON FEATURES ALONG R/W REPRESENT POSSIBLE ENCROACHMENTS OR CLEARANCES

NOTE: STREET R/W SHOWN IN BOLD ESTABLISHED BY SURVEY. THE LOT LINES ARE FOR GRAPHICAL PRESENTATION ONLY.



		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
		THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY	
		TOPOGRAPHIC MAP	
PROJECT LIMITS: THEO LACY FACILITY			
DATE OF SURVEY: 11/16/2021	BY: P. MAGUIRE & CREW	SHEET NO. 9 of 10	
MAPPING	BY: L. ISLAS		
OFFICE CHECK	BY: M. LAFONTAINE, PLS		
FIELD CHECK	BY: P. MAGUIRE & CREW		
SCALE: 1"=10'	W.O. #EC29929		
FILE: THEO_LACY_TOPO_2021.DWG			
MARK	DATE	ITEM	
REVISIONS			



LEGEND

UTILITIES

- Electric Line
- Gas Line
- Sewer Line
- Storm Drain Line
- Telephone Line
- Undefined Utility Line
- Water Line
- Utility Line Elevation

ABBREVIATION

CPF	Cannot Push Further
EL	Elevation
FS	Finished Surface
INV	Invert
NA	No Access
NC	No Conductivity
PVC	Polyvinyl Chloride (Plastic)
RCP	Reinforced Concrete Pipe
SSMH	Sanitary Sewer Manhole
STL	Steel
SDMH	Storm Drain Manhole

SYMBOL

	Backflow Preventer Device		Pull Box Electrical
	Bush		Pull Box Irrigation
	Control Box Traffic		Pull Box Traffic
	Control Box Water		Pull Box Undefined
	Control Point		Sewer Cleanout
	Door		Sign Post
	Fire Hydrant		Traffic Sensor
	Flag Pole		Tree
	Gate, Double		Valve Gas
	Gate, Roller		Valve Irrigation
	Gate, Single		Vault Electrical
	Grate Inlet		Vent Pipe
	Light Pole, Double		Water Line Appurtenance-Air Release

NOTE: UTILITY LINE ELEVATIONS ARE CALCULATED FROM FS AND DEPTH MARKINGS. PROVIDED BY A UTILITY LOCATING COMPANY.

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			THEO LACY FACILITY SOUTHWESTERLY SITE SURVEY		
UTILITY MAP			PROJECT LIMITS: THEO LACY FACILITY		
DATE OF SURVEY: 11/16/2021		BY: P. MAGUIRE & CREW		SHEET NO. 10	
MAPPING		BY: L. ISLAS			
OFFICE CHECK		BY: M. LAFONTANE, PLS		of 10	
FIELD CHECK		BY: P. MAGUIRE & CREW			
SCALE: 1"=20'		W.O. #EC29929		FILE #2122PW-0T0001	
MARK		DATE			
ITEM		REVISIONS			