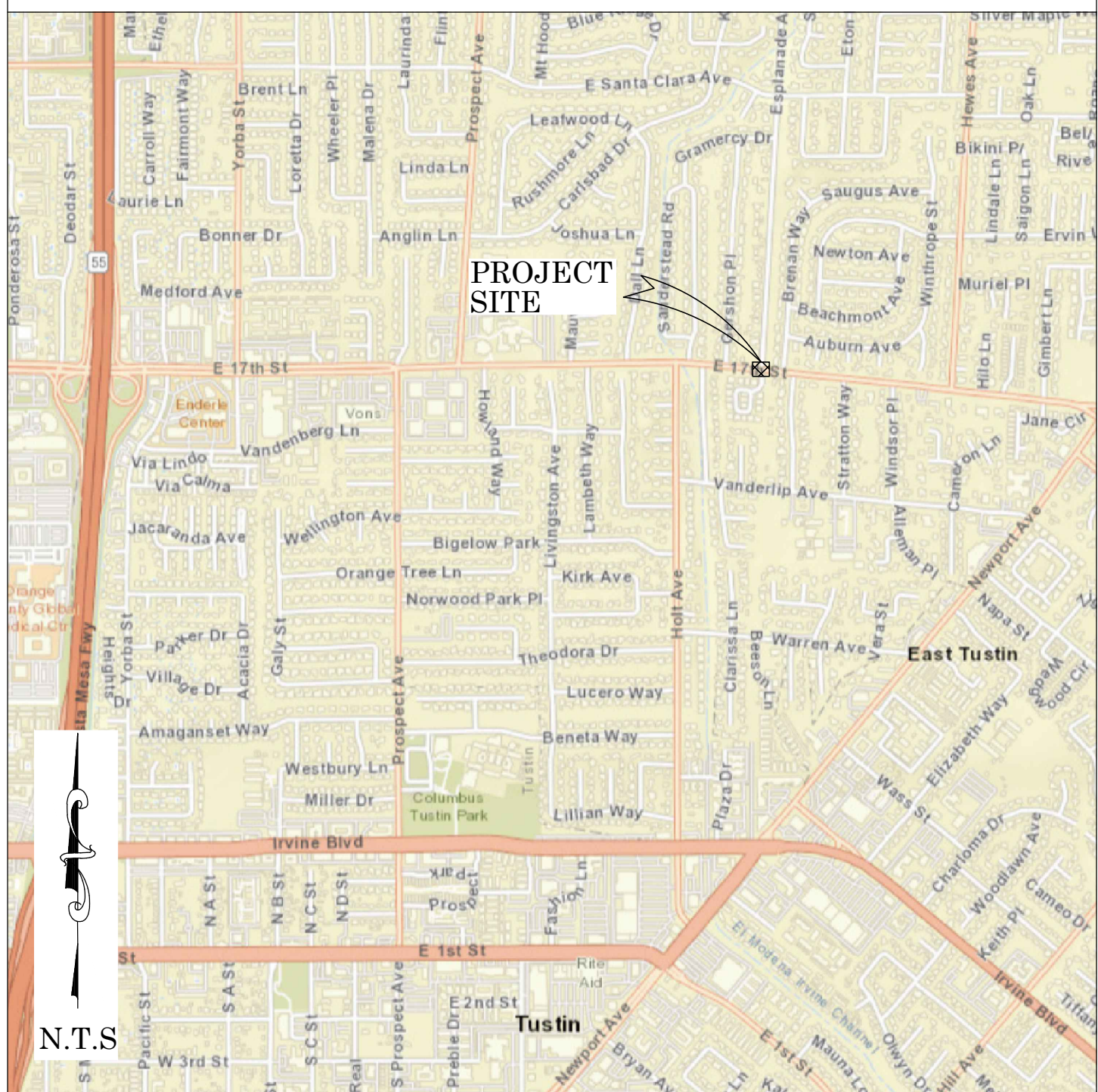




OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
17TH ST. AND ESPLANADE AVE.



LOCATION MAP



FOUND CGPS "CCCS"
N: 2261349.77
E: 6071418.65
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://SOPACCSRC.UCSD.EDU/](http://SOPACCSRC.UCSD.EDU/).

AS-BUILT



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2007.00) 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 (CSRN) 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 (2007.00) EPOCH ADJUSTMENT.
ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY A COMBINED FACTOR OF 1.00002184.
THIS COMBINATION FACTOR WAS DERIVED BY PROJECT AVERAGE
ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM

O.C.S. BM.= 3C-22-71 ELEV. = 174.752' YEAR LEVELED= 2015
NAVD 1988 (O.C.S. 1995 ADJUSTMENT)
DESCRIPTION: MONUMENT IS SET IN KNOWN SUBSIDENCE ZONE AND MAY NOT FIT ADJACENT BENCHMARKS, DESCRIBED BY O.C.S. 2001 - FOUND 3 3/4" O.C.S. ALUMINUM BENCHMARK DISK STAMPED "3C-22-71", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTH EAST CORNER OF THE INTERSECTION OF LAMBETH WAY AND 17TH STREET, 43 FT. SOUTHERLY OF THE CENTERLINE OF 17TH STREET AND 42.6 FT. EASTERLY OF THE CENTERLINE OF LAMBETH WAY. MONUMENT IS SET UP 0.1 FT. FROM THE TOP OF CURB.

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
SHEETS	4	TOPOGRAPHIC MAP

PURPOSE OF SURVEY

THE PURPOSE OF THE SURVEY IS TO PROVIDE AN AS-BUILT MAP AND RIGHT OF WAY ESTABLISHMENT FOR THIS PORTION OF THE INTERSECTION OF 17TH ST AND ESPLANADE AVE.

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 17 DAY OF JUNE, 2021.



JESOM MORENO, PLS. SENIOR LAND SURVEYOR

DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 17 DAY OF JUNE, 2021.

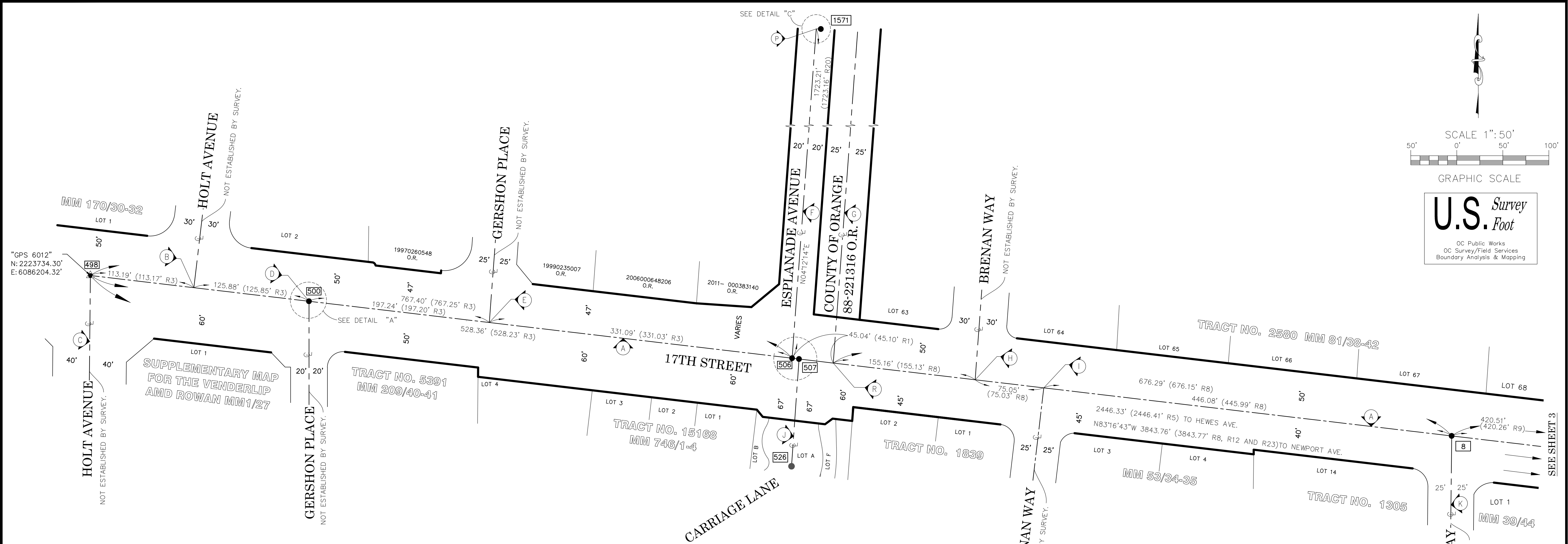


WADE WEAVER, PLS. DEPUTY COUNTY SURVEYOR



AS-BUILT MAPPING PROJECT

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
17TH ST. AND ESPLANADE AVE. AS-BUILT			
TITLE SHEET			
PROJECT LIMITS: INTERSECTION OF 17TH ST. AND ESPLANADE AVE.			
DATE OF SURVEY: MAY 18, 2021	BY: J. JOHNS	SHEET NO.	
MAPPING	BY: J. ISLAS	1	
OFFICE CHECK	BY: J. MORENO, PLS.	of	
FIELD CHECK	BY: J. JOHNS	4	
SCALE: N.T.S.	W.O. #E019823	FILE #1819PW-IN0010	
FILE: 17TH ST AND ESPLANADE AS-BUILT_2021.DWG			



ESTABLISHMENT NOTES

- (A) ESTABLISHED THE CENTERLINE OF 17TH STREET BY ACCEPTING MONUMENT [498] PER (R1,R2 & R3) AND [484] PER (R1 & R3).
- (B) ESTABLISHED INTERSECTION OF HOLT AVENUE BY PRORATION OF RECORD DISTANCES PER (R3) BETWEEN MONUMENTS [498] AND [508].
- (C) ESTABLISHED THE CENTERLINE OF HOLT AVENUE BY ACCEPTING MONUMENT [498] PER (R4).
- (D) ESTABLISHED INTERSECTION OF GERSHON PLACE BY PRORATION OF RECORD DISTANCES PER (R3) BETWEEN MONUMENTS [498] AND [508].
- (E) ESTABLISHED INTERSECTION OF GERSHON PLACE BY PRORATION OF RECORD DISTANCES PER (R3) BETWEEN MONUMENTS [498] AND [508].
- (F) ESTABLISHED THE CENTERLINE OF ESPLANADE AVENUE BY ACCEPTING MONUMENT [508] AND ESTABLISHED POINT (P).
- (G) ESTABLISHED THE CENTERLINE OF SOUTHERN PACIFIC RAILROAD 45.00' PARALLEL WITH THE CENTERLINE OF ESPLANADE AVENUE PER (R1& R17).
- (H) ESTABLISHED INTERSECTION OF BRENNAN WAY BY PRORATION OF RECORD DISTANCE PER (R8) BETWEEN MONUMENT [8] AND ESTABLISHED POINT (R).
- (I) ESTABLISHED INTERSECTION OF BRENNAN WAY BY PRORATION OF RECORD DISTANCE PER (R8) BETWEEN MONUMENT [8] AND ESTABLISHED POINT (R).
- (J) ESTABLISHED THE CENTERLINE OF CARRIAGE LANE BY ACCEPTING MONUMENTS [507] AND [528] PER (R1).
- (K) ESTABLISHED THE CENTERLINE OF STRATTON WAY BY ACCEPTING MONUMENT [8] PER (R9).
- (L) ESTABLISHED THE CENTERLINE OF HEWES AVENUE BY ACCEPTING MONUMENT [403] PER (R12).
- (M) ESTABLISHED INTERSECTION OF WINDSOR PALACE BY PRORATION OF RECORD DISTANCE PER (R9) BETWEEN MONUMENTS [8] AND [403].
- (N) ESTABLISHED INTERSECTION OF GIMBERT LANE BY FOUND MONUMENT PER (R10)(COC BOOK 12649/ PG 1918).
- (O) ESTABLISHED INTERSECTION OF GIMBERT LANE BY RECORD DISTANCE OF 3.41' PER (R10)(COC BOOK 12649/ PG 1918).
- (P) ESTABLISHED BY HOLDING RECORD DISTANCE OF 5.01' AND RECORD ANGLE OF 93°44'20" PER (R18).
- (Q) ESTABLISHED BY INTERSECTION BETWEEN ESTABLISHED NOTES (A) AND (J).
- (R) ESTABLISHED BY INTERSECTION BETWEEN ESTABLISHED NOTES (A) AND (G).

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CGPS STATIONS "CCCS" AND "OEOC" HAVING A BEARING OF N45°17'30"W.

REFERENCES

- (R1) = TRACT 15168, MM 746/1-4
- (R2) = O.C.S. ALIGNMENT NOTE A/5-9, PG. 117
- (R3) = TRACT NO. 5391, MM 209/40-41
- (R4) = TRACT NO. 3687, MM 170/30-32
- (R5) = RECORD OF SURVEY 2005-1028, 228/43-44
- (R6) = TRACT NO. 1469, MM 44/23
- (R7) = SURVEY MAP 84/3
- (R8) = TRACT NO. 2580, MM 81/38-42
- (R9) = RECORD OF SURVEY NO 89-1232, 125/44
- (R10) = TRACT NO. 8721, MM 393/35-40
- (R11) = TRACT NO. 4155, MM, 147/9-11
- (R12) = TRACT NO. 8988, MM, 371/14-15
- (R13) = TRACT NO. 1839, MM, 53/34-35
- (R14) = O.C.S. ALIGNMENT NOTE A/5-9, PGS. 859-861
- (R15) = O.C.S. ALIGNMENT NOTE A/5-9, PGS. 1320-1324
- (R16) = CORNER RECORD 2000-490.
- (R17) = TRACT NO. 1652, MM 59/29
- (R18) = O.C.S. ALIGNMENT NOTE A/5-9, PGS. 1094-1096
- (R19) = COUNTY SURVEYOR TIE BOOK 135/34.
- (R20) = O.C.S. ALIGNMENT NOTE A/5-9, PGS. 635-644
- (R21) = COUNTY SURVEYOR TIE BOOK 122/73
- (R22) = O.C.S. ALIGNMENT NOTE A 5/9, PGS. 789-798
- (R23) = TRACT NO. 1305, MM 39/44

HORIZONTAL DATUM

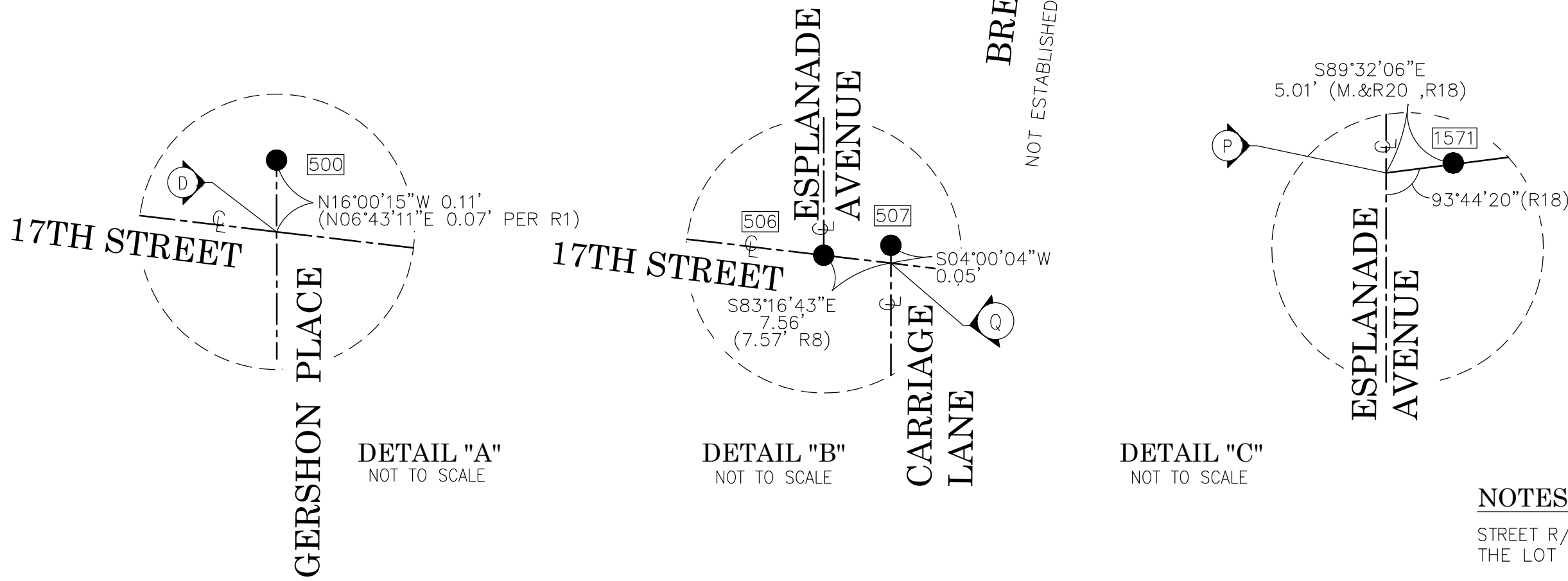
THE COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE VI, 1983 NORTH AMERICAN DATUM (2007.00 EPOCH, O.C.S. GPS ADJUSTMENT).

MEASURED DISTANCES ARE GRID. RECORD DISTANCES ARE GROUND. MULTIPLY A GROUND DISTANCE BY 0.99997816 TO OBTAIN GRID DISTANCE.

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

MONUMENT NOTES

- [8] FD. SPIKE SHANK FLUSH IN AC PER (R1), ACCEPTED AS CENTERLINE INTERSECTION OF 17TH ST. AND STRATTON WAY.
- [10] FD. SPIKE AND WASHER STAMPED "ORANGE COUNTY SURVEYOR", FLUSH IN AC ACCEPTED AS CENTERLINE INTERSECTION OF 17TH AND GIMBERT LANE PER (R16).
- [403] FD. HEX BAR IN LIEU OF 2 1/2" ALUM. DISK, IN O.C.S. WELL, DN. 1.3', O.C.S. GPS NO. 6011 ACCEPTED AS CENTERLINE INTERSECTION OF 17TH AND HEWES AVENUE. PER (R12).
- [484] FD. HEX BAR IN O.C.S. WELL, O.C.S. GPS NO. 6011 DN. 1.6' ACCEPTED AS CENTERLINE INTERSECTION OF 17TH AND NEWPORT AVENUE PER (R1).
- [498] FD. NAIL & TAG, (NO STAMPING), IN OCS WELL DN. 1.6' ACCEPTED AS CENTERLINE INTERSECTION OF 17TH AND HOLT, O.C.S. GPS NO. 6012, PER (R15).
- [500] FD. SPIKE AND WASHER STAMPED "ORANGE COUNTY SURVEYOR", FLUSH IN AC NO 00°01'53"W 0.10', PER (R14), NOT ACCEPTED FOR CENTERLINE OF 17TH.
- [506] FD. ALUM. DISK STAMPED "ORANGE COUNTY SURVEYOR 10-73", DN. 1.5' IN OCS WELL, ACCEPTED AS CENTERLINE INTERSECTION OF 17TH AND ESPLANADE PER (R1 AND R7).
- [507] FD. SPIKE AND WASHER STAMPED "ORANGE COUNTY SURVEYOR", FLUSH IN AC, PER (R1), NOT ACCEPTED FOR CENTERLINE OF 17TH.
- [528] FD. LT AND T STAMPED "LS 5557" IN CONCRETE, ACCEPTED FOR CENTERLINE OF CARRIAGE LANE, PER (R1).
- [1571] FD. AND ACCEPTED SPIKE AND WASHER STAMPED "ORANGE COUNTY SURVEYOR" IN LIEU OF 3/4" IP PER (R19) , DN. 0.5'.



NOTES

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

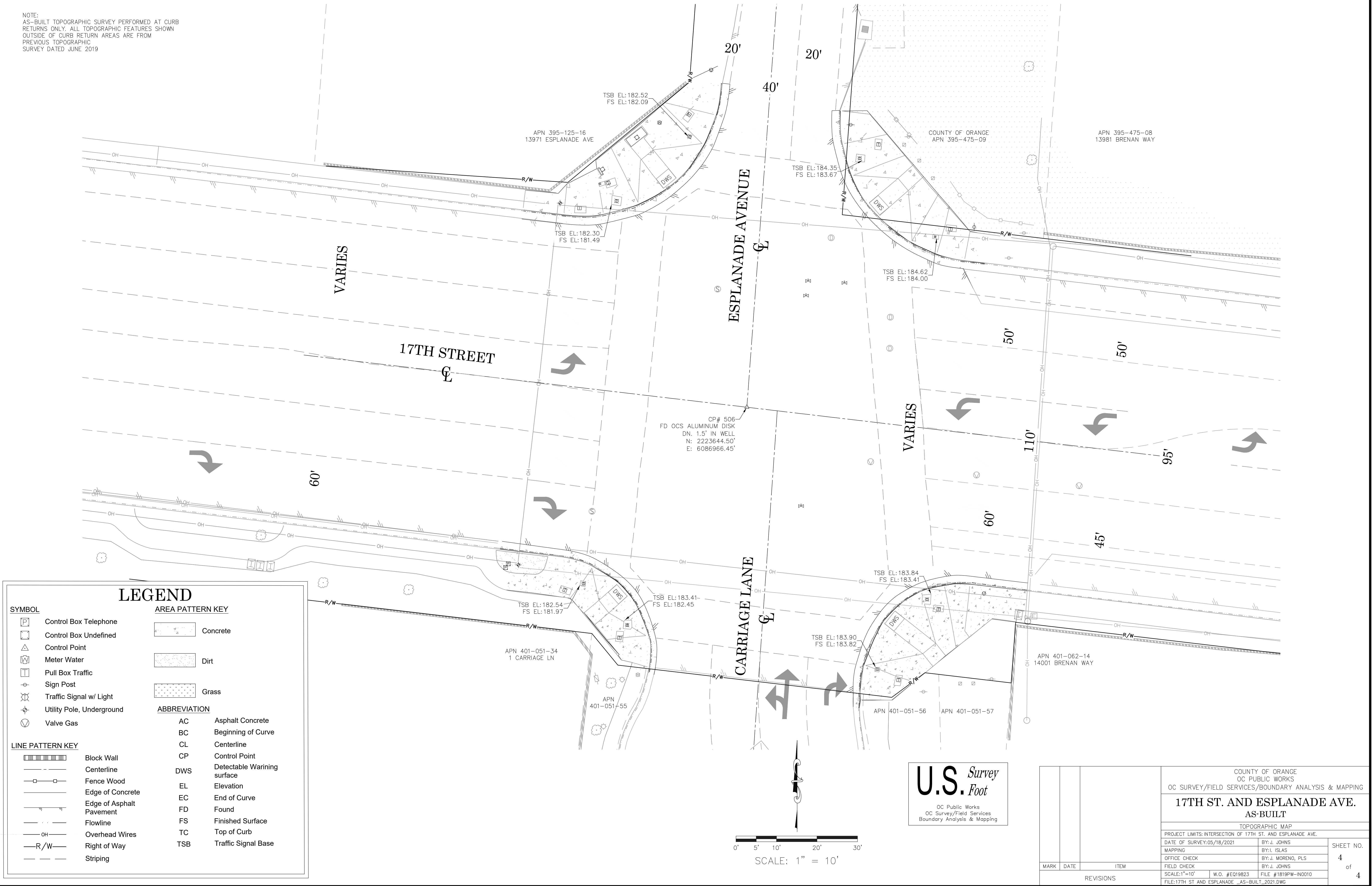
ADDITIONAL BOUNDARY WORK WAS NOT PERFORMED AS A PART OF THIS AS-BUILT SURVEY. THE BOUNDARY SHOWN WAS PROVIDED FROM A PREVIOUS SURVEY SIGNED ON AUGUST, 9, 2019 AS A PART OF A TOPOGRAPHIC BOUNDARY SURVEY.

LEGEND

- ▲ FOUND GPS STATION
- FOUND MONUMENT AS NOTED

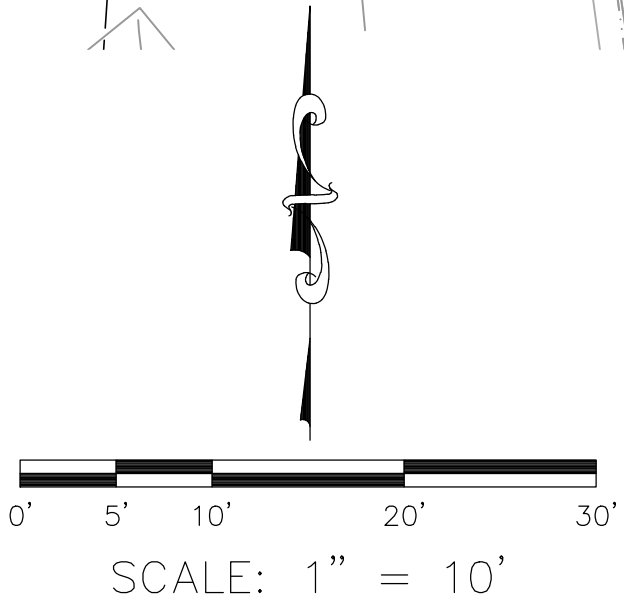
			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING					
			17TH ST. AND ESPLANADE AVE R/W ESTABLISHMENT OF 17TH ST.					
			BOUNDARY ANALYSIS					
			FROM: HOLT AVENUE TO: NEWPORT AVENUE					
			DATE OF SURVEY:		BY: JULY 2019		SHEET NO. 2 of 6	
			BOUNDARY MAPPING		BY: F. DADASHI			
			OFFICE CHECK		BY: J. MORENO, PLS			
			FIELD CHECK		BY: JOHNS & PARTY			
MARK	DATE	ITEM	SCALE: 1" = 50'		W.O. # EQ19823			
REVISIONS			FILE:17TH ST. AND ESPLANADE AVE_BOUNDARY_2019					

NOTE:
AS-BUILT TOPOGRAPHIC SURVEY PERFORMED AT CURB
RETURNS ONLY. ALL TOPOGRAPHIC FEATURES SHOWN
OUTSIDE OF CURB RETURN AREAS ARE FROM
PREVIOUS TOPOGRAPHIC
SURVEY DATED JUNE 2019



LEGEND

SYMBOL		AREA PATTERN KEY	
	Control Box Telephone		Concrete
	Control Box Undefined		Dirt
	Control Point		Grass
	Meter Water	ABBREVIATION	
	Pull Box Traffic	AC	Asphalt Concrete
	Sign Post	BC	Beginning of Curve
	Traffic Signal w/ Light	CL	Centerline
	Utility Pole, Underground	CP	Control Point
	Valve Gas	DWS	Detectable Warning surface
LINE PATTERN KEY		EL	Elevation
	Block Wall	EC	End of Curve
	Centerline	FD	Found
	Fence Wood	FS	Finished Surface
	Edge of Concrete	TC	Top of Curb
	Edge of Asphalt Pavement	TSB	Traffic Signal Base
	Flowline		
	Overhead Wires		
	Right of Way		
	Striping		



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			
17TH ST. AND ESPLANADE AVE. AS-BUILT			
TOPOGRAPHIC MAP			
PROJECT LIMITS: INTERSECTION OF 17TH ST. AND ESPLANADE AVE.			
DATE OF SURVEY: 05/18/2021	BY: J. JOHNS	SHEET NO.	
MAPPING	BY: I. ISLAS	4 of 4	
OFFICE CHECK	BY: J. MORENO, PLS		
FIELD CHECK	BY: J. JOHNS		
SCALE: 1"=10'	W.O. #EQ19823	FILE #1819PW-IN0010	
FILE: 17TH ST AND ESPLANADE _AS-BUILT_2021.DWG			
MARK	DATE	ITEM	
REVISIONS			