



OC PUBLIC WORKS DEPARTMENT

SHANE SILSBY, DIRECTOR

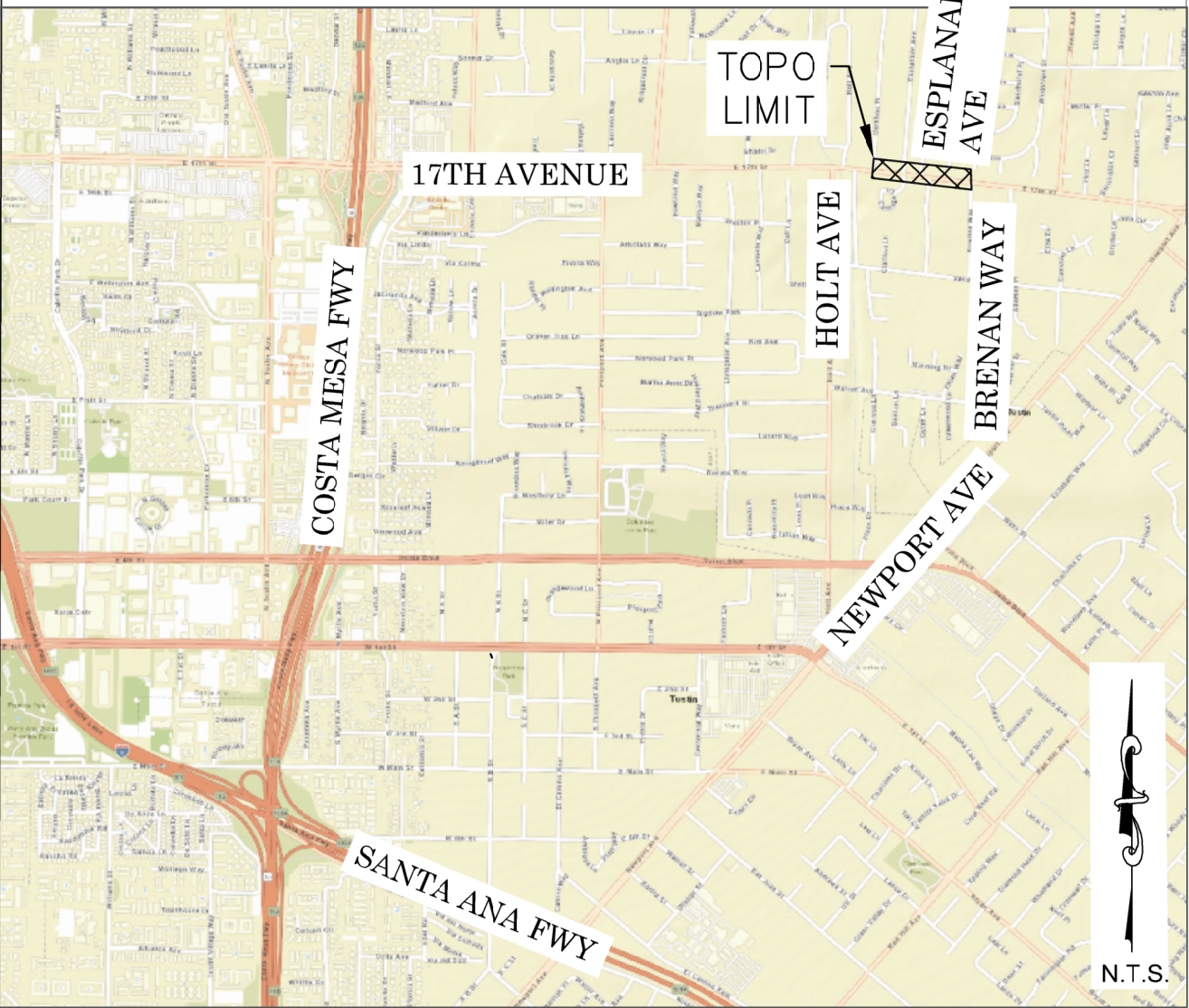
KEVIN HILLS, COUNTY SURVEYOR

17TH ST. AND ESPLANADE AVE

R/W ESTABLISHMENT OF 17TH STREET



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/).

FOUND CGPS "OEOC"
N: 2225550.04'
E: 6107584.61'
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/).

FOUND NAIL & TAG, (NO STAMPING),
IN O.C.S. WELL, DN. 1.6',
O.C.S. GPS NO. 6012,
N: 6086204.32'
E: 2223734.30'

FOUND HEX BAR
IN O.C.S. WELL, DN. 1.6',
O.C.S. GPS NO. 6011,
N: 6090021.65'
E: 2223284.42'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, O.C.S. 2007.00 EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "CCCS" AND "OEOC", BEING N45°17'30"W, 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 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 GRID, UNLESS OTHERWISE NOTED.
MULTIPLY A GROUND DISTANCE BY 0.99997816 TO OBTAIN GRID DISTANCE.
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
SHEETS #2-3	BOUNDARY MAP
SHEETS #4-6	TOPOGRAPHIC 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 9TH DAY OF AUGUST, 2019.

JESOM MORENO, PLS SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

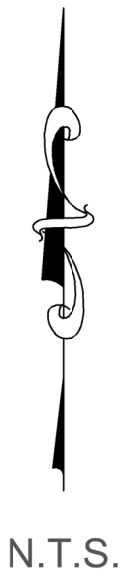
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 9TH DAY OF AUGUST, 2019.

WADE WEAVER, PLS DEPUTY COUNTY SURVEYOR



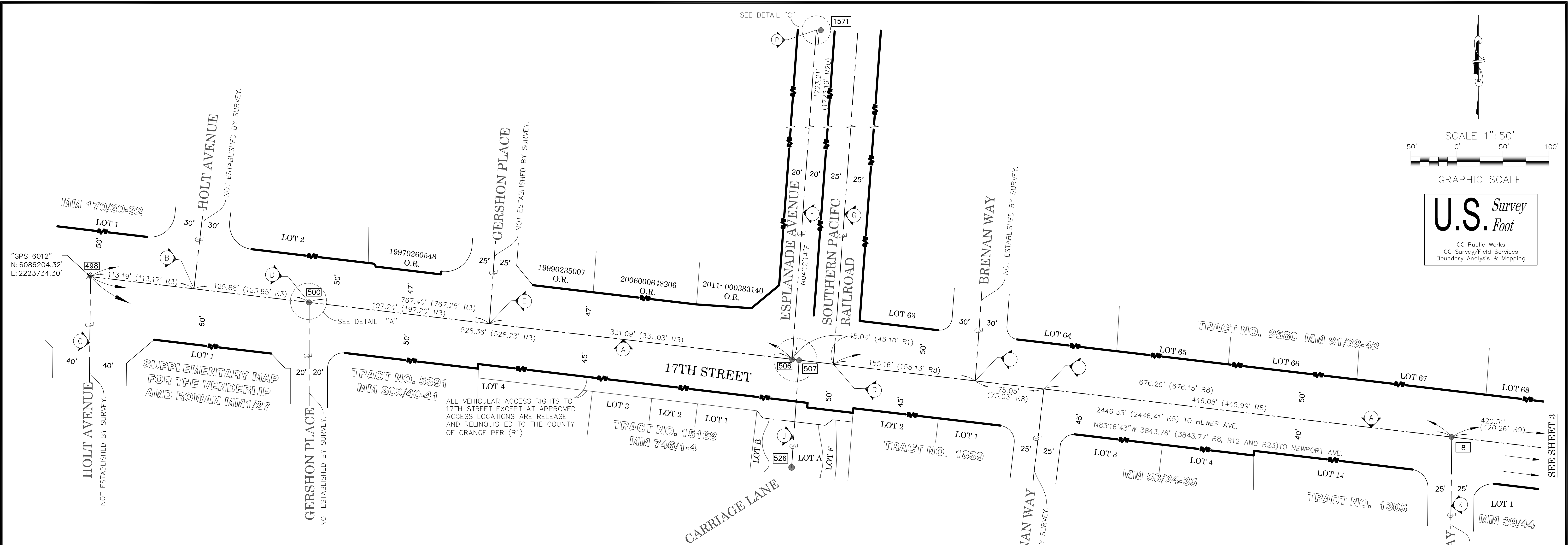
U.S. Survey Foot

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	
			17TH ST. AND ESPLANADE AVE. R/W ESTABLISHMENT OF 17TH STREET	
			TITLE SHEET	
			FROM: GERSHON PLACE	
			FROM: BRENNAN WAY	
			DATE OF SURVEY: JUNE-2019	BY: JOHNS & PARTY
			TOPOGRAPHIC MAPPING	BY: R. BELTRAN/ DADASHI
			OFFICE CHECK	BY: J. MORENO, PLS
			FIELD CHECK	BY: JOHNS & PARTY
			SCALE: N.T.S.	W.O. #R19823P
			FILE: 17TH ST. AND ESPLANADE AVE _TOPO_2019.DWG	
MARK	DATE	ITEM		
REVISIONS				



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 (C).
- (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 **526** 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).

NOTES

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

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

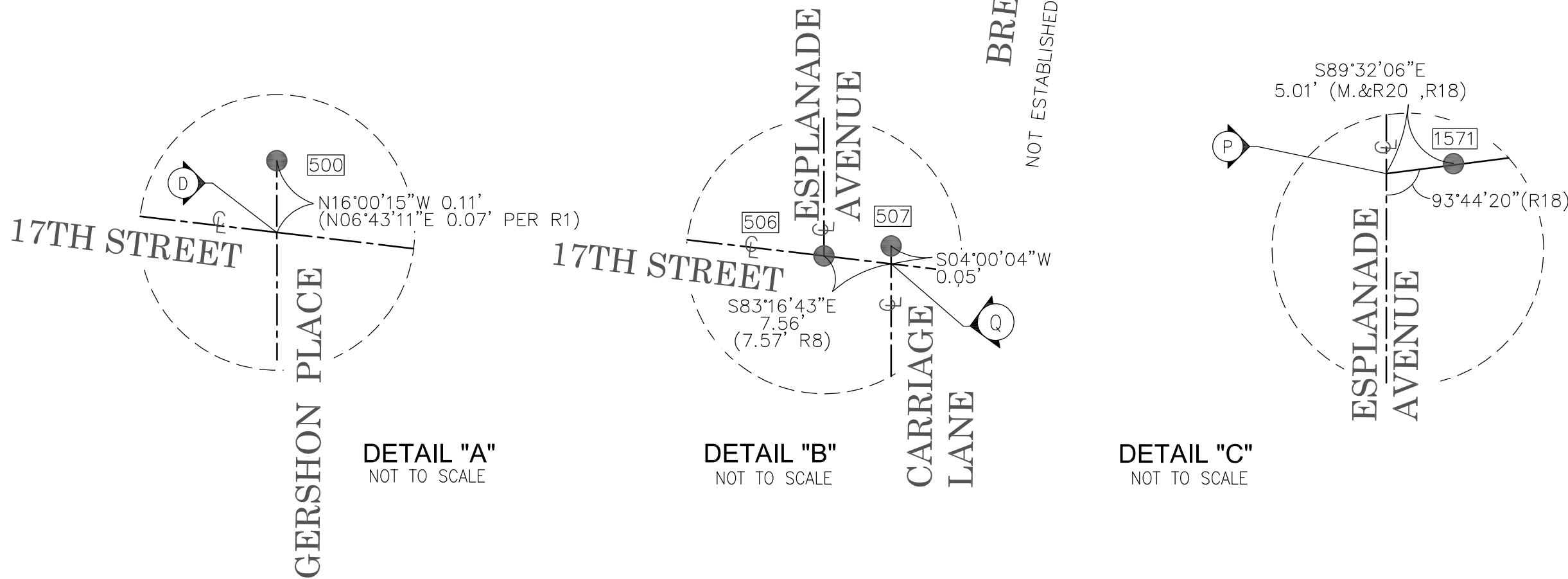
- (R1) = TRACT 15168, MM 746/1-4
(R2) = O.C.S. ALIGNMENT NOTE A/5-9, PG. 117
(R3) = TRACT NO. 5391, MM 209/40-41
(R4) = TRACT NO. 3687, MM 170/30-32
(R5) = RECORD OF SURVEY 2005-1028, 228/43-44
(R6) = TRACT NO. 1489, MM 44/23
(R7) = SURVEY MAP 84/3
(R8) = TRACT NO. 2580, MM 81/38-42
(R9) = RECORD OF 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 HEWES AVENUE 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 NEWPORT 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 N00°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.
- 526** 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'.

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	
BOUNDARY MAPPING		BY: F. DADASHI				
OFFICE CHECK		BY: J. MORENO, PLS				
FIELD CHECK		BY: JOHNS & PARTY				
SCALE: 1" = 50'		W.O. # EQ19823				
MARK	DATE	ITEM	FILE:17TH ST. AND ESPLANADE AVE_BOUNDARY_2019			
REVISIONS						

SYMBOL

Backflow Preventer Device

Control Box Telephone/Fire

Control Box Unknown

Grate Inlet

Guy Anchor

Fire Hydrant

Irrigation Box

Light Pole, Single

Mail Box

Manhole Electrical

Manhole Sewer

Manhole Storm Drain

Manhole Unknown

Meter Water

Pilaster

Post

Pull Box Electrical

Pull Box Telephone

Pull Box Traffic

Sidewalk Culvert

Sign

Tree

Tree, Palm

Traffic Signal

UTL Pole 2LT- Undefined

UTL Pole 1LT

Valve-CTR Gas

Valve Water

Yard Light

LINE PATTERN KEY

Edge of Conc

Edge of Asphalt Pavement

Chain Link Fence

Flowline

Overhead Wires

Road Centerline

Road R/W

Striping

Wall, Concrete

Wood Fence

AREA PATTERN KEY

Concrete

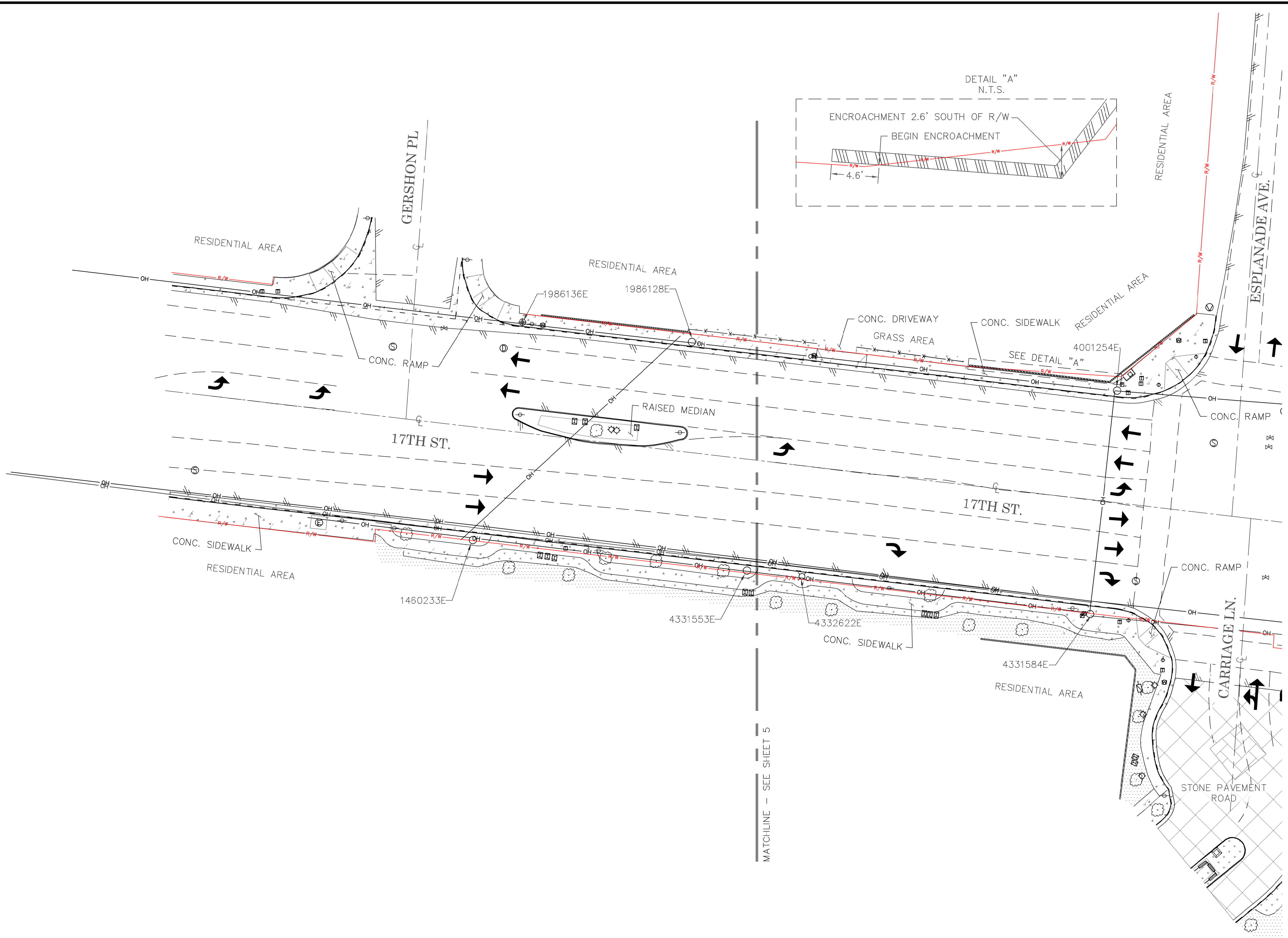
Dirt

Grass

Stone Pavement

SCALE 1"=20'

GRAPHIC SCALE



U.S. Survey

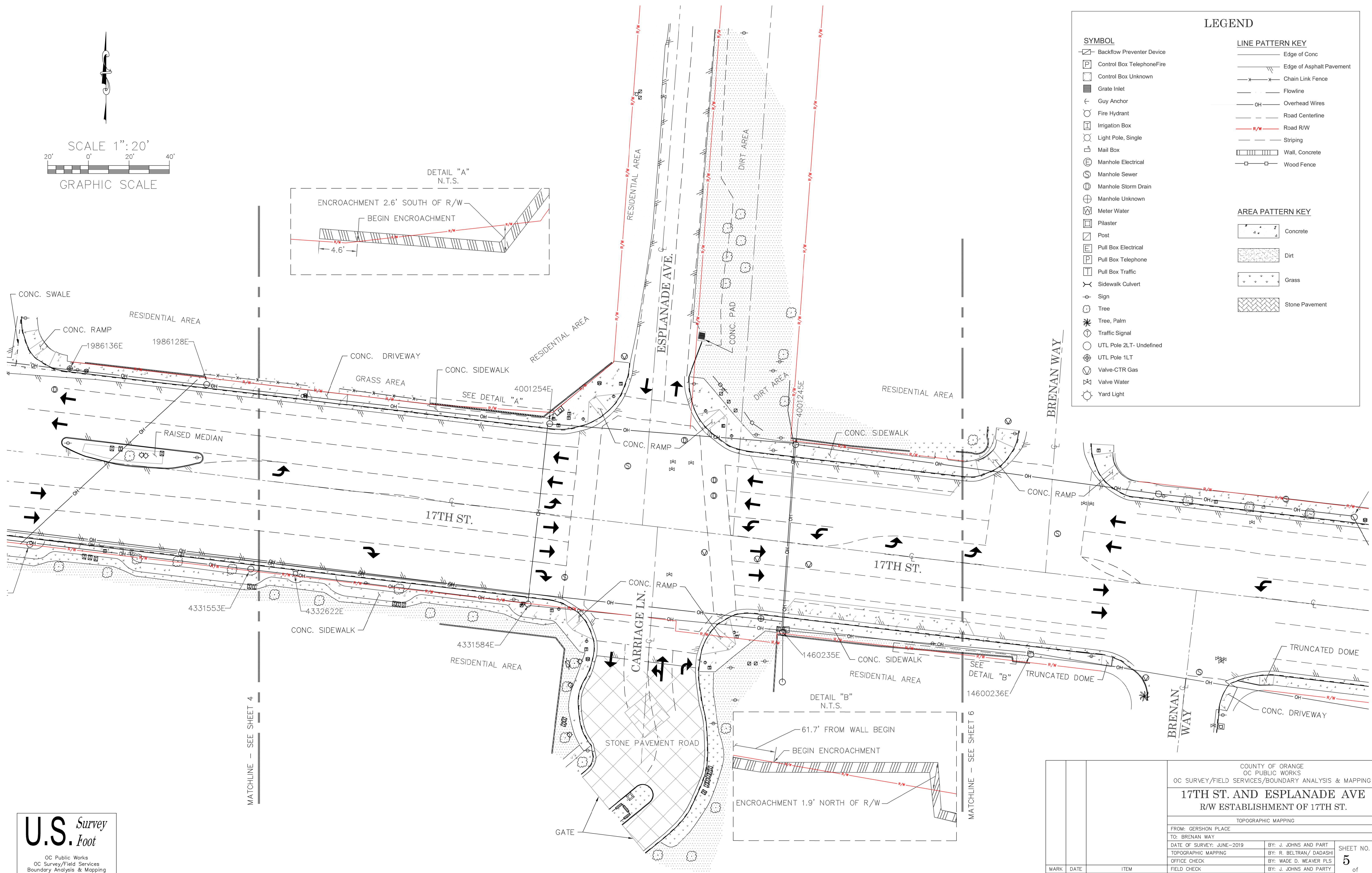
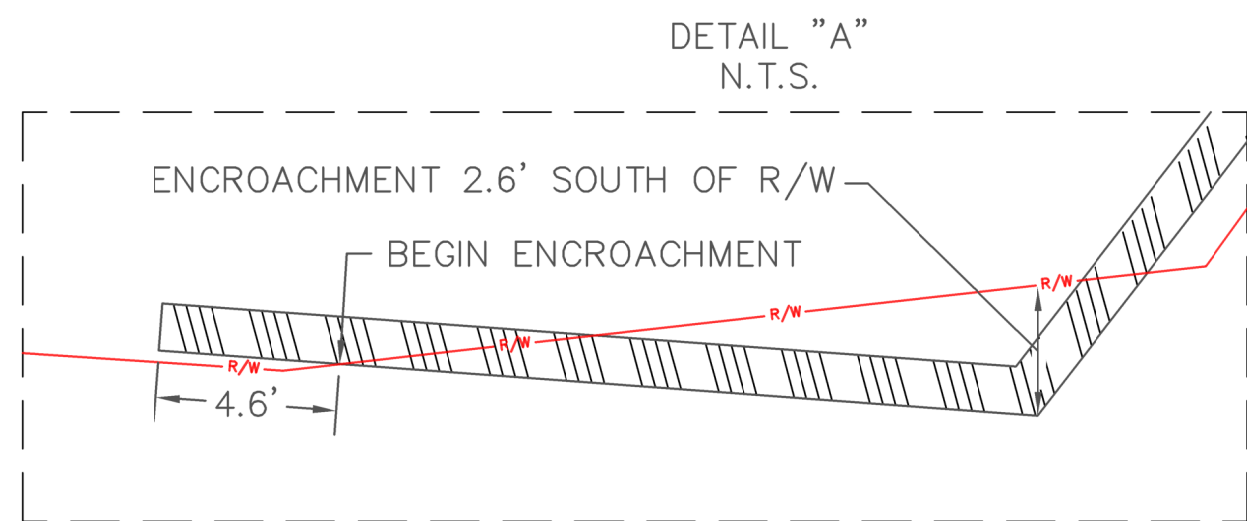
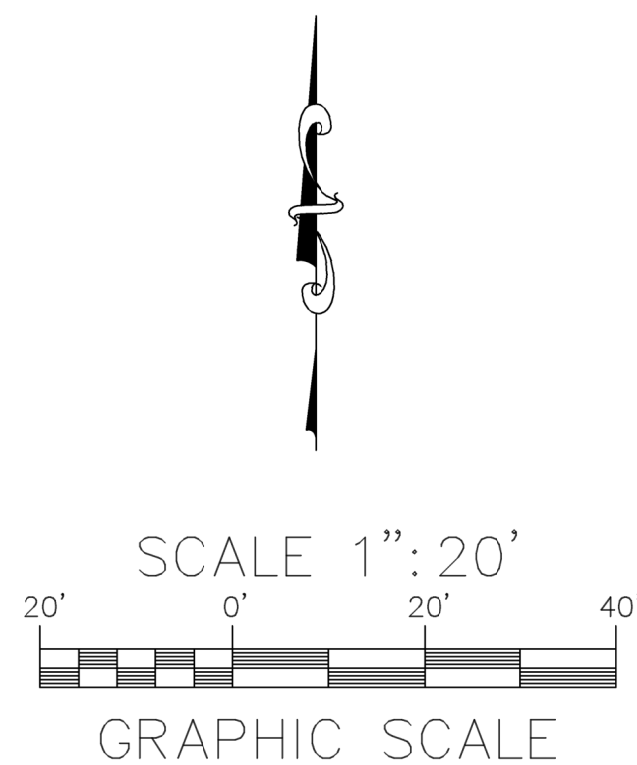
Foot

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 R/W ESTABLISHMENT OF 17TH ST.				
		TOPOGRAPHIC MAPPING				
		FROM: GERSHON PLACE				
		TO: BRENNAN WAY				
		DATE OF SURVEY: JUNE-2019			BY: J. JOHNS AND PARTY	
		TOPOGRAPHIC MAPPING			BY: R. BELTRAN / DADASHI	
		OFFICE CHECK			BY: WADE D. WEAVER PLS	
		FIELD CHECK			BY: J. JOHNS AND PARTY	
		SCALE: 1" = 20'			W.O. #ER19815P	
FILE: 17TH ST. AND ESPLANADE _TOPO_2019.DWG						
MARK	DATE	ITEM			SHEET NO. 4 of 6	
REVISIONS						

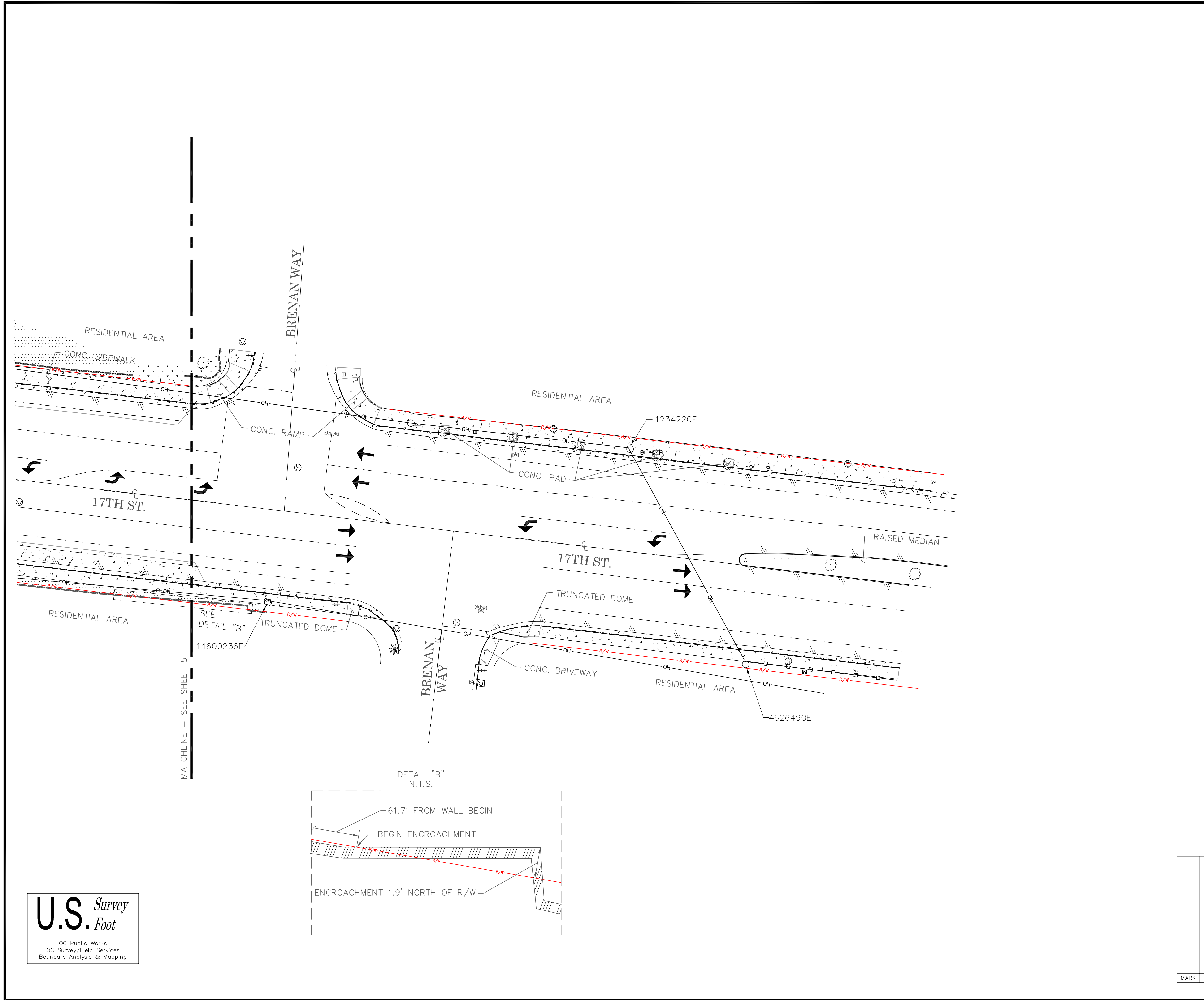


LEGEND	
SYMBOL	LINE PATTERN KEY
AREA PATTERN KEY	
	Concrete
	Dirt
	Grass
	Stone Pavement

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
			17TH ST. AND ESPLANADE AVE R/W ESTABLISHMENT OF 17TH ST.	
			TOPOGRAPHIC MAPPING	
			FROM: GERSHON PLACE	
			TO: BRENAN WAY	
			DATE OF SURVEY: JUNE-2019	BY: J. JOHNS AND PARTY
			TOPOGRAPHIC MAPPING	BY: R. BELTRAN / DADASHI
			OFFICE CHECK	BY: WADE D. WEAVER PLS
			FIELD CHECK	BY: J. JOHNS AND PARTY
			SCALE: 1" = 20'	W.O. #R19815P
			FILE: 17TH ST. AND ESPLANADE _TOPO_2019.DWG	
MARK	DATE	ITEM		
REVISIONS				

SHEET NO.

5 of **6**



SYMBOL

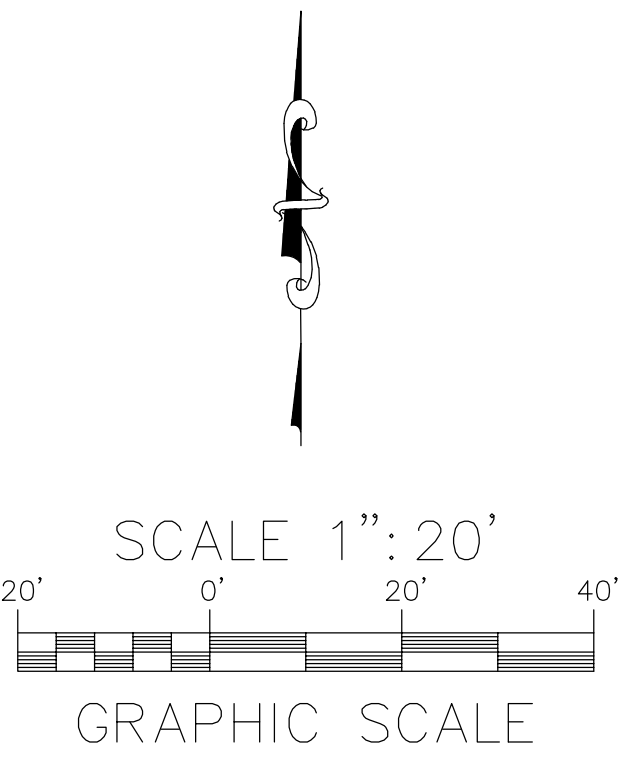
- Backflow Preventer Device
- Control Box Telephone/Fire
- Control Box Unknown
- Grate Inlet
- Guy Anchor
- Fire Hydrant
- Irrigation Box
- Light Pole, Single
- Mail Box
- Manhole Electrical
- Manhole Sewer
- Manhole Storm Drain
- Manhole Unknown
- Meter Water
- Pilaster
- Post
- Pull Box Electrical
- Pull Box Telephone
- Pull Box Traffic
- Sidewalk Culvert
- Sign
- Tree
- Tree, Palm
- Traffic Signal
- UTL Pole 2LT- Undefined
- UTL Pole 1LT
- Valve-CTR Gas
- Valve Water
- Yard Light

LINE PATTERN KEY

- Edge of Conc
- Edge of Asphalt Pavement
- Chain Link Fence
- Flowline
- OH Overhead Wires
- Road Centerline
- R/W Road R/W
- Striping
- Wall, Concrete
- Wood Fence

AREA PATTERN KEY

- Concrete
- Dirt
- Grass
- Stone Pavement



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 R/W ESTABLISHMENT OF 17TH ST.		
			TOPOGRAPHIC MAPPING		
			FROM: GERSHON PLACE		
			TO: BRENNAN WAY		
			DATE OF SURVEY: JUNE-2019	BY: J. JOHNS AND PART	SHEET NO. 6 of 6
			TOPOGRAPHIC MAPPING	BY: R. BELTRAN / DADASHI	
			OFFICE CHECK	BY: WADE D. WEAVER PLS	
			FIELD CHECK	BY: J. JOHNS AND PARTY	
			SCALE: 1" = 20'	W.O. #ER19815P	
			FILE: 17TH ST. AND ESPLANADE _TOPO_2019.DWG		
MARK	DATE	ITEM			
REVISIONS					