

SHEET 1 OF 6

ALL OF VESTING TENTATIVE TRACT NO. 18032
85 NUMBERED LOTS
5 LETTERED LOTS
ACREAGE: 6.547 ACRES GROSS
6.142 ACRES NET
DATE OF SURVEY: JULY 2018

TRACT No. 18032
IN THE CITY OF SANTA ANA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 2 AND 3 AND THE SOUTH ONE–HALF OF LOTS 4, 5, 6 AND 7, IN BLOCK 1, AND LOTS 1 THROUGH 9 IN BLOCK 2 OF W.Z. COOK’S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY AND IN BOOK 12, PAGE 51 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, TOGETHER A PORTION OF THE LAND DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1868 IN BOOK ”B”, PAGE 410 OF JUDGEMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH PARCELS 2 AND 3, AS SHOWN ON LOT LINE ADJUSTMENT NO. 2018–04, RECORDED JANUARY 23, 2019 AS INSTRUMENT NO. 2019000022077, BREEDEN STREET AND A PORTION OF THIRD STREET AS SHOWN ON ABANDONMENT NO. 2018–03, RECORDED _____, 2021 AS INSTRUMENT NO. _____, BOTH OF OFFICIAL RECORDS, AND A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FUSCOE ENGINEERING KURT R. TROXELL, L.S. 7854 FEBRUARY 2021
FOR CONDOMINIUM PURPOSES

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC AN EASEMENT FOR PUBLIC STREET PURPOSES: SECOND STREET, AND THIRD STREET AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA ANA A NON–EXCLUSIVE EASEMENT FOR EMERGENCY VEHICLE ACCESS AND FIRE PROTECTION FACILITIES PURPOSES OVER ALL PRIVATE DRIVE AISLES.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA ANA A NON–EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, ACCESS RIGHTS IN OVER, ACROSS, UPON AND THROUGH SAID TRACT FOR THE PURPOSE OF MAINTAINING, SERVICING, REPAIRING, REPLACING AND READING THE PUBLIC WATER METERS WITHIN SAID TRACT.

WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA ANA AN EXCLUSIVE SUBSURFACE, NON–EXCLUSIVE SURFACE PUBLIC UTILITY EASEMENT FOR WATER METER PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF SANTA ANA ALL RIGHTS TO NEW WATER SERVICE CONNECTION WITHIN THIS TRACT, EXCEPT AT APPROVED LOCATIONS PER THE APPROVED PLANS FOR THIS PROJECT AND SUBSEQUENT PROJECTS.

WE HEREBY RESERVE FOR OURSELVES, OUR HEIRS AND ASSIGNS THE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF ALL NUMBERED LOTS.

KB HOME COASTAL INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

CITY CLERK’S CERTIFICATE:

STATE OF CALIFORNIA)
CITY OF SANTA ANA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021, THE CITY ENGINEER ON BEHALF OF THE CITY COUNCIL PURSUANT TO SECTION 34–183 OF THE SANTA ANA MUNICIPAL CODE APPROVED SAID MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENT FOR PUBLIC STREET PURPOSES OF: SECOND STREET, AND THIRD STREET.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF SANTA ANA THE EASEMENT FOR EMERGENCY VEHICULAR ACCESS AND FIRE PROTECTION FACILITIES PURPOSES, AS DEDICATED.

AND ALSO ACCEPT ON BEHALF OF THE CITY OF SANTA ANA THE NON–EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, ACCESS RIGHTS IN OVER, ACROSS, UPON AND THROUGH SAID TRACT FOR THE PURPOSE OF MAINTAINING SERVICING, REPAIRING, REPLACING AND READING THE PUBLIC WATER METERS WITHIN SAID TRACT.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF SANTA ANA THE EXCLUSIVE SUBSURFACE, NON–EXCLUSIVE SURFACE PUBLIC UTILITY EASEMENT FOR WATER METER PURPOSES.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF SANTA ANA THE NEW WATER SERVICE CONNECTION RIGHTS WITHIN THIS TRACT, AS RELEASED AND RELINQUISHED.

AND DID ALSO ACCEPT ON BEHALF OF THE PUBLIC, PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, THE IRREVOCABLE OFFER FOR PUBLIC STREET PURPOSES OF STANDARD AVENUE PER DOCUMENT RECORDED _____, 2021 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.

DATED THIS ____ DAY OF _____, 2021

DAISY GOMEZ
CITY CLERK OF THE CITY OF SANTA ANA

COUNTY TREASURER – TAX COLLECTOR’S CERTIFICATE

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OF ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS ____ DAY OF _____, 2021.

SHARI L. FREIDENRICH
COUNTY TREASURER – TAX COLLECTOR

BY: _____
TREASURER – TAX COLLECTOR

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY

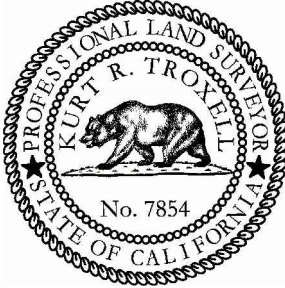
DATE _____
TIME _____ FEE \$ _____
INSTRUMENT No. _____
BOOK _____ PAGES _____

HUGH NGUYEN
COUNTY CLERK–RECORDER
BY: _____
DEPUTY

SURVEYOR’S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KB HOMES COASTAL INC. IN JULY OF 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

KURT R. TROXELL, L.S. 7854 7/1/2021
DATE



CITY ENGINEER’S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY COUNCIL; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2021

EDWIN ”WILLIAM” GALVEZ, R.C.E. 51505
MY REGISTRATION EXPIRES 06/30/2022
CITY ENGINEER OF THE CITY OF SANTA ANA

COUNTY SURVEYOR’S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS DAY OF _____ DAY OF _____, 2021.

KEVIN R. HILLS, COUNTY SURVEYOR L.S. 6617

BY: _____
LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S 8402

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENT AND
SIGNATURE OMISSIONS

SHEET 2 OF 6

ALL OF VESTING TENTATIVE TRACT NO. 18032
85 NUMBERED LOTS
5 LETTERED LOTS
ACREAGE: 6.547 ACRES GROSS
6.142 ACRES NET
DATE OF SURVEY: JULY 2018

TRACT No. 18032

IN THE CITY OF SANTA ANA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

FUSCOE ENGINEERING

KURT R. TROXELL, L.S. 7854

FEBRUARY 2021

FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____ BEFORE ME, _____, A NOTARY
PUBLIC,

PERSONALLY APPEARED _____ WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING
PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN
NOTARY PUBLIC IN AND FOR SAID STATE _____ COUNTY.

PRINT NAME _____ MY COMMISSION EXPIRES _____
MY COMMISSION NO. _____

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT, THE
FOLLOWING SIGNATURES HAVE BEEN OMITTED. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO FEE
TITLE.

LOS ANGELES AND SALT LAKE RAILROAD COMPANY, A UTAH CORPORATION, HOLDER OF MINERAL RIGHTS
BY DOCUMENTS RECORDED DECEMBER 17, 1946 IN BOOK 1431, PAGE 374, AND JANUARY 21, 1944 IN
BOOK 1230, PAGE 301, BOTH OF OFFICIAL RECORDS.

NOTES:

THE CITY OF SANTA ANA IS THE OWNER OF THE PUBLIC WATER METER, WATER METER BOX, AND WATER
METER COVER, AND MAINTAINED BY THE CITY OF SANTA ANA.

THE ENTIRE WATER SYSTEM, INCLUDING WATER SERVICE LINE CONNECTIONS AND APPURTENANCES WITHIN
PRIVATE PROPERTY IS PRIVATE AND MAINTAINED AT ALL TIMES BY THE DEVELOPER, ITS SUCCESSORS OR
ASSIGNS.

ANY NEW WATER SERVICE CONNECTION MUST BE REVIEWED AND APPROVED BY THE CITY OF SANTA ANA.
THE NEW SERVICE MUST ALSO INCLUDE EASEMENTS TO THE CITY OF SANTA ANA FOR ACCESS AND
UTILITY FOR NEW LOCATIONS.

COVENANTS, CONDITIONS, AND RESTRICTIONS ARE TO BE RECORDED CONCURRENTLY WITH THIS MAP TO
ADDRESS INGRESS-EGRESS, DRAINAGE, PRIVATE UTILITIES, EMERGENCY VEHICULAR ACCESS AND
MAINTENANCE FOR THESE AND OTHER INCIDENTAL PURPOSES INCLUDING LANDSCAPE MAINTENANCE OF THE
LOTS AND STREET MAINTENANCE OF THE PRIVATE VEHICULAR ACCESS WAY BY THE HOMEOWNERS
ASSOCIATION.

LOTS A THROUGH E SHOWN ON THIS MAP ARE NOT SEPARATE BUILDING SITES, AND ARE RESERVED
HEREON FOR PRIVATE PARK AND EMERGENCY ACCESS PURPOSES AND SHALL BE OWNED, OPERATED AND
MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF SANTA ANA SHALL HAVE
NO MAINTENANCE RESPONSIBILITY.

CONDOMINIUM NOTE:

LOT 85 IS APPROVED AS A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE
CIVIL CODE OF THE STATE OF CALIFORNIA. THE MAXIMUM NUMBER OF RESIDENTIAL LOTS IS 33 UNITS.

SHEET 3 OF 6

ALL OF VESTING TENTATIVE TRACT NO. 18032
85 NUMBERED LOTS
5 LETTERED LOTS
ACREAGE: 6.547 ACRES GROSS
6.142 ACRES NET
DATE OF SURVEY: JULY 2018

TRACT No. 18032

IN THE CITY OF SANTA ANA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

FUSCOE ENGINEERING

KURT R. TROXELL, L.S. 7854
FOR CONDOMINIUM PURPOSES

FEBRUARY 2021

RECORD DATA NOTES:

- () INDICATES RECORD OR CALCULATED FROM RECORD DATA
M MEASURED
R1 RECORD OF SURVEY NO. 89-1186, R.S.B 124/18. (1/25/1990)
R2 RECORD OF SURVEY NO. 93-1034, R.S.B. 142/10. (8/19/1993)
R3 PARCEL MAP NO. 93-120, P.M.B. 283/27-28. (7/12/1994)
R4 LLA 2018-04, INST. NO. 2019000022077, O.R. (1/23/2019)
R5 COOK'S ADDITION TO SANTA ANA, M.M. 1/34

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO. 6037 AND STATION GPS NO. 6028 BEING NORTH 38°26'34" EAST, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED UPON THE CCS83, ZONE VI, 1983 NAD (2017.50 EPOCH O.C.S. GPS ADJUSTMENT), RECORDS OF THE ORANGE COUNTY SURVEYOR.

ALL MEASURED DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY COMBINATION FACTOR (CF) 0.99997931. MEAN VALUE

FOUND MONUMENT AND ESTABLISHMENT NOTES:

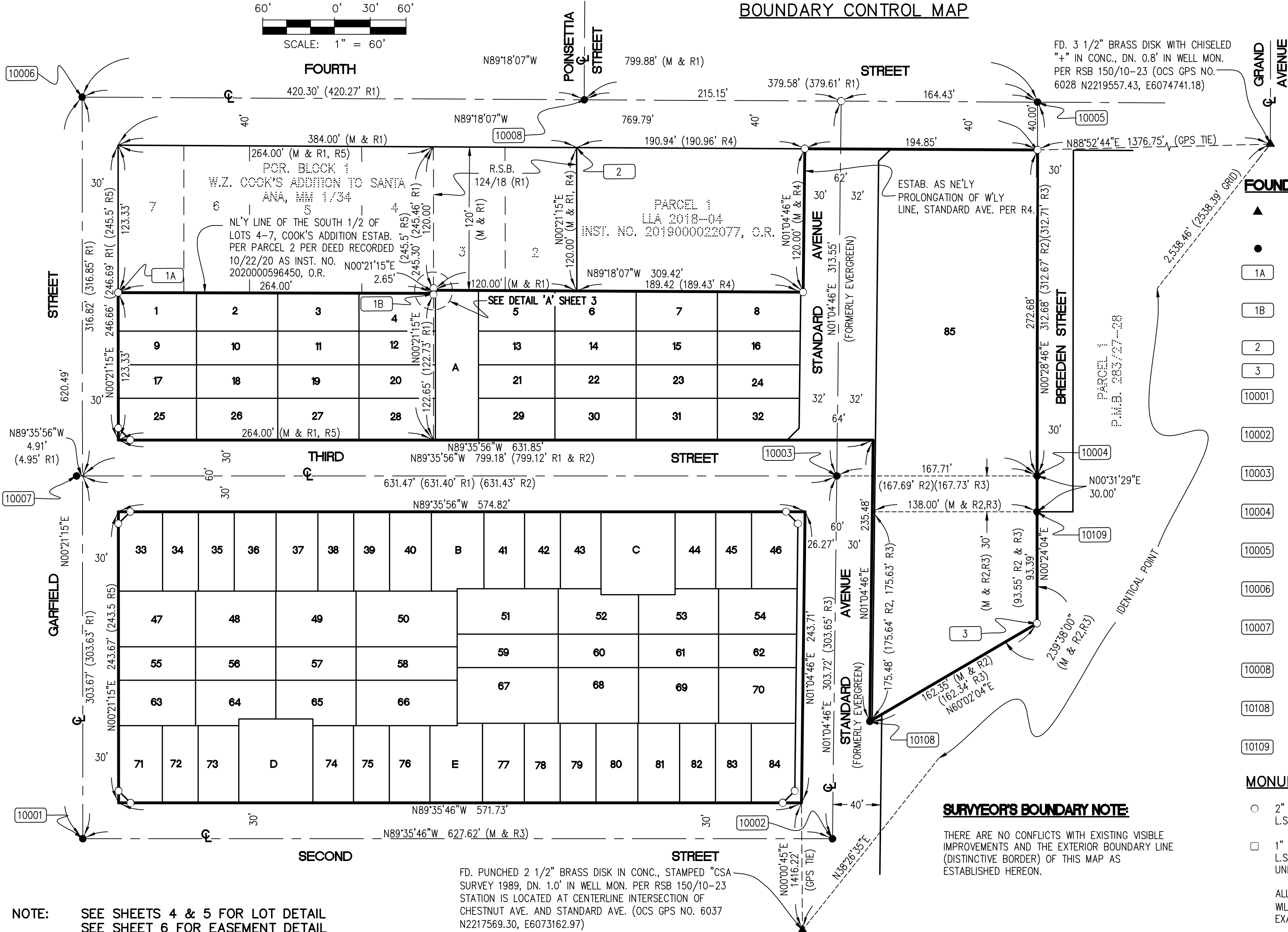
- ▲ INDICATES FOUND ORANGE COUNTY SURVEYOR'S GPS MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED BELOW:
- 1A SFN; ESTABLISHED MID POINT OF PARCEL 2 PER DEED RECORDED 10/22/20 AS INST. NO. 2020000596450, O.R.
- 1B SFN; ESTABLISHED MID POINT OF PARCEL 2 PER DEED RECORDED 10/22/20 AS INST. NO. 2020000596450, O.R. AND PER R1.
- 2 SFN; ESTABLISHED BY RECORD DISTANCE FROM GARFIELD PER R1.
- 3 SFN; ESTABLISHED HONORING RECORD ANGLE BETWEEN FOUND MONUMENTS.
- 10001 FOUND PUNCHED 3" BRASS DISK STAMPED "CSA SURVEY 1992" IN WELL PER R3 AND CR 2007-2336, DOWN 0.9'
- 10002 FOUND PUNCHED 3" BRASS DISK STAMPED "CSA SURVEY 1992" IN WELL PER R3 AND CR 2007-1872, DOWN 0.9'
- 10003 FOUND PUNCHED 3-1/2" BRASS DISK WITH CHISELED "X" IN WELL PER R1 AND CR 2011-3916, DOWN 1.7'. ACCEPTED AS INTERSECTION.
- 10004 FOUND STEM OF BRASS DISK (BROKEN OFF) IN WELL. LOCATED PUNCH MARK ON STEM, FITS TIES PER C.R. 2011-3917, DOWN 1.0'.
- 10005 FOUND PUNCHED 3" BRASS DISK STAMPED "+" IN WELL PER R1 AND CR 1999-0244, DOWN 0.8'.
- 10006 FOUND PUNCHED 3" BRASS DISK STAMPED "+" IN WELL PER R1 AND CR 1999-0258, DOWN 0.9'.
- 10007 FOUND PUNCHED 3" BRASS DISK WITH STAMPED " + " IN WELL PER R1, DOWN 0.8'; FOUND MON N00°24'04"E 0.04' (0.04' R1). CENTERLINE TIES TO BE SET.
- 10008 FOUND PUNCHED 3" BRASS DISK STAMPED "+" IN WELL PER R1 AND CR 1999-0231, DOWN 0.9'; FOUND MON N00°09'46"E 0.07' (0.07' R1).
- 10108 FOUND 1-1/2" IRON PIPE, NO TACK OR TAG, ACCEPTED AS 1-1/2" I.P. WITH TAG "RCE 18559" PER R2, DOWN 0.4'
- 10109 FOUND 1" IRON PIPE WITH PLASTIC PLUG "RCE 21005" PER R3, DOWN 0.4', S00°24'04"W, 0.09' FROM ANGLE POINT.

MONUMENT NOTES:

- 2" I.P. TAGGED L.S. 7854 OR LEAD & TAG L.S. 7854, OR A SPIKE AND WASHER STAMPED L.S. 7854 TO BE SET AT ALL TRACT BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 7854 OR LEAD & TAG L.S. 7854, OR A SPIKE AND WASHER STAMPED L.S. 7854 TO BE SET AT ALL CORNERS AND STREET CENTERLINE POINTS OF CONTROL UNLESS OTHERWISE NOTED.

ALL STREET CENTERLINE POINTS OF CONTROL, WITH TIES, THAT WERE SET PER THIS MAP, WILL BE SUBMITTED ON A "CORNER RECORD" FORM TO THE COUNTY SURVEYOR FOR EXAMINATION AND FILING.

BOUNDARY CONTROL MAP



ALL OF VESTING TENTATIVE TRACT NO. 18032
85 NUMBERED LOTS
5 LETTERED LOTS
ACREAGE: 6.547 ACRES GROSS
6.142 ACRES NET
DATE OF SURVEY: JULY 2018

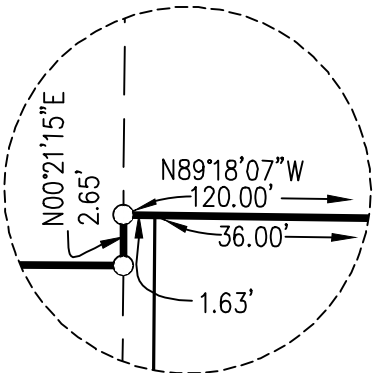
TRACT No. 18032
IN THE CITY OF SANTA ANA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

FUSCOE ENGINEERING

KURT R. TROXELL, L.S. 7854
FOR CONDOMINIUM PURPOSES

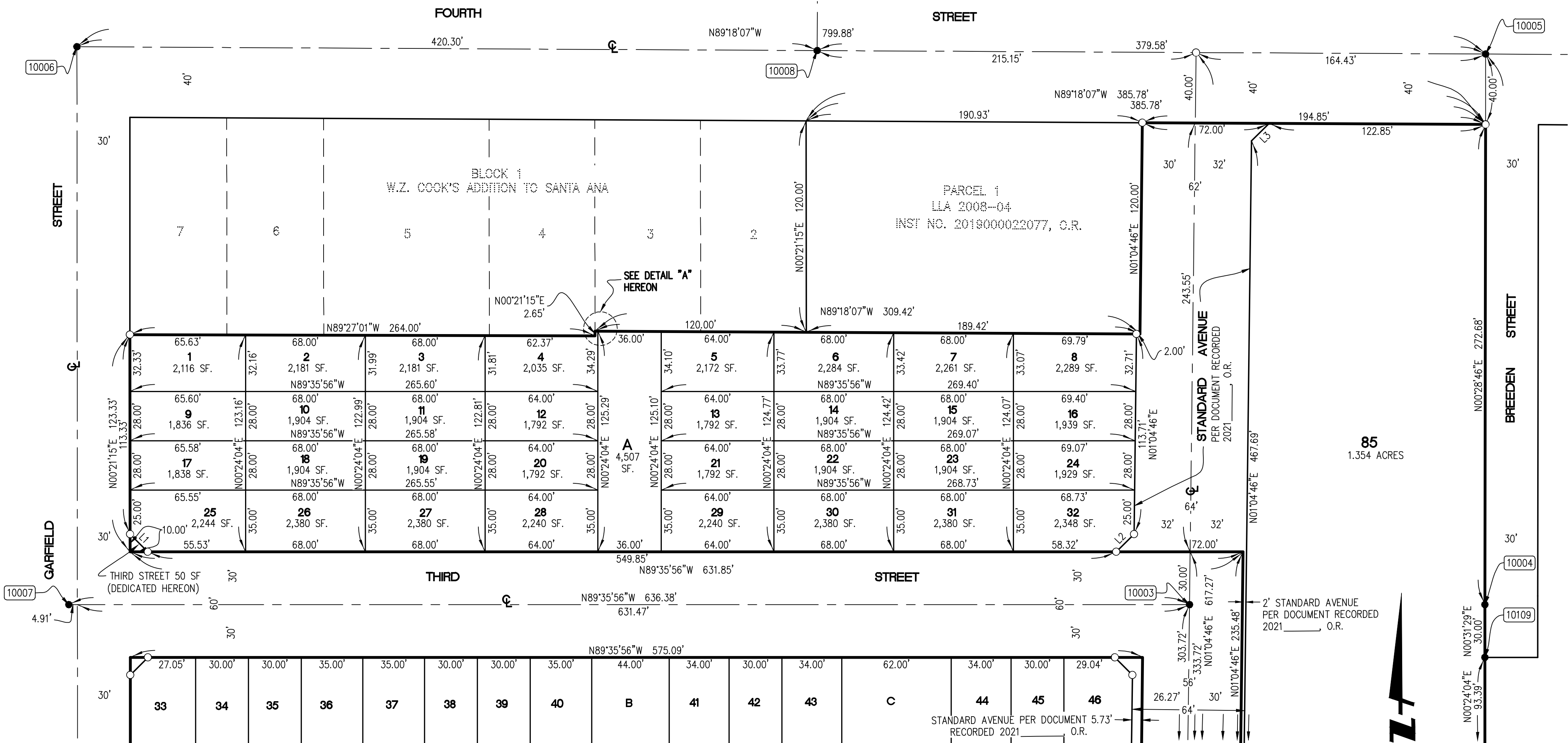
FEBRUARY 2021

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°37'21"W	14.15'
L2	N45°44'25"E	14.23'
L3	N45°53'20"E	14.19'



DETAIL "A"
SCALE: 1"=10'

LOT DETAIL



NOTE: SEE SHEET 3 FOR BOUNDARY CONTROL MAP, SURVEYORS NOTE,
RECORD DATA NOTE, BASIS OF BEARINGS, DATUM STATEMENT, FOUND
MONUMENT AND ESTABLISHMENT NOTES & MONUMENT NOTES
SEE SHEET 5 FOR LOT DETAIL
SEE SHEET 6 FOR EASEMENT DETAIL

SEE SHEET 5



ALL OF VESTING TENTATIVE TRACT NO. 18032
85 NUMBERED LOTS
5 LETTERED LOTS
ACREAGE: 6.547 ACRES GROSS
6.142 ACRES NET
DATE OF SURVEY: JULY 2018

TRACT No. 18032

IN THE CITY OF SANTA ANA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

FUSCOE ENGINEERING

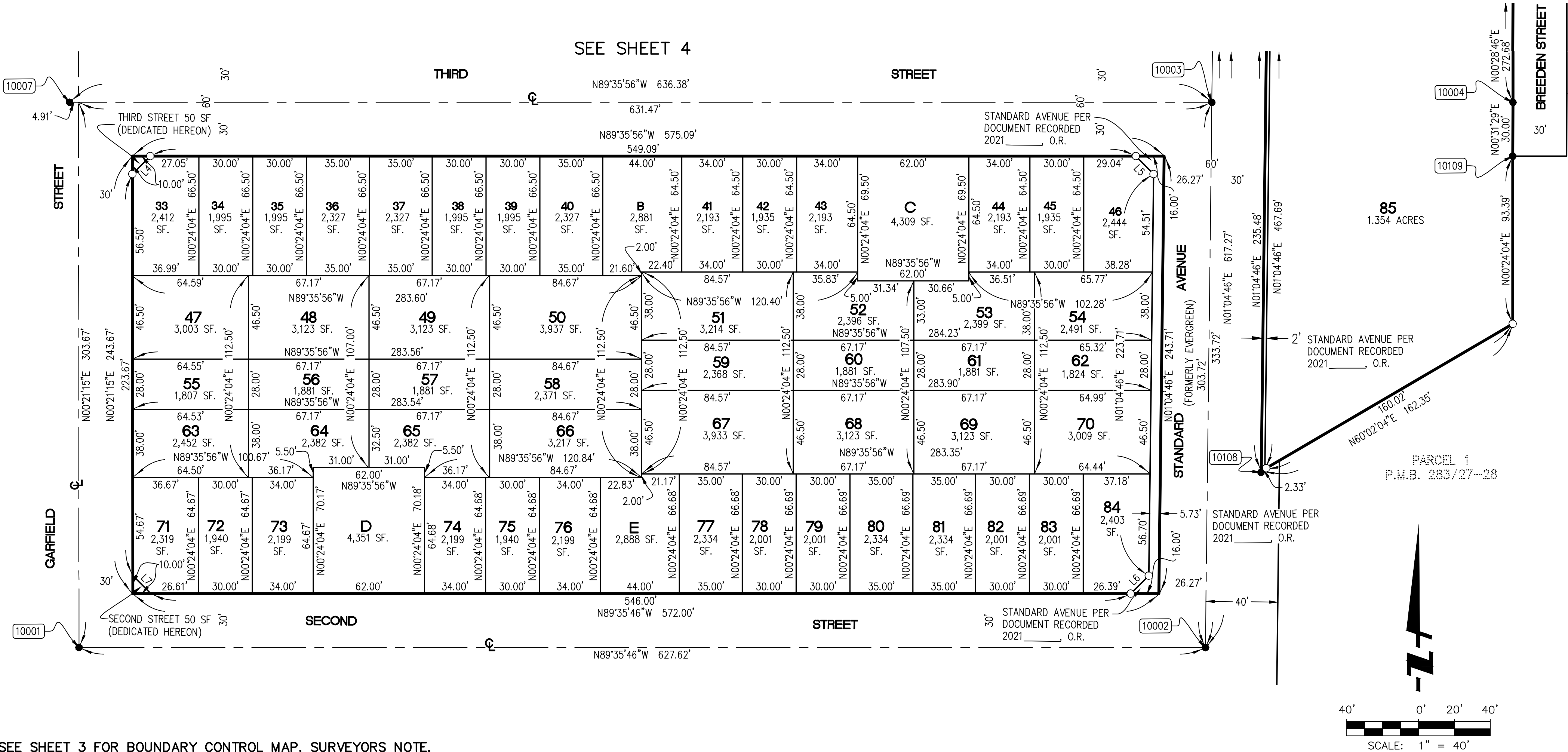
KURT R. TROXELL, L.S. 7854

FEBRUARY 2021

FOR CONDOMINIUM PURPOSES

LOT DETAIL

LINE TABLE		
NO.	BEARING	LENGTH
L4	N45°22'39"E	14.14'
L5	N44°15'35"W	14.06'
L6	N45°44'30"E	14.23'
L7	N44°37'15"W	14.15'



NOTE: SEE SHEET 3 FOR BOUNDARY CONTROL MAP, SURVEYORS NOTE,
RECORD DATA NOTE, BASIS OF BEARINGS, DATUM STATEMENT, FOUND
MONUMENT AND ESTABLISHMENT NOTES & MONUMENT NOTES
SEE SHEET 4 FOR LOT DETAIL
SEE SHEET 6 FOR EASEMENT DETAIL

ALL OF VESTING TENTATIVE TRACT NO. 18032
85 NUMBERED LOTS
5 LETTERED LOTS
ACREAGE: 6.547 ACRES GROSS
6.142 ACRES NET
DATE OF SURVEY: JULY 2018

TRACT No. 18032

IN THE CITY OF SANTA ANA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

FUSCOE ENGINEERING

KURT R. TROXELL, L.S. 7854

FEBRUARY 2021

FOR CONDOMINIUM PURPOSES

EASEMENT DETAIL

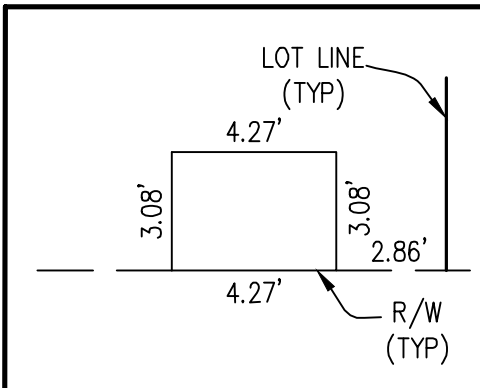
EASEMENT NOTES

- PRIVATE DRIVE AISLE DEDICATED TO THE CITY OF SANTA ANA AS A NON-EXCLUSIVE EASEMENT FOR EMERGENCY VEHICULAR ACCESS, AND FIRE PROTECTION FACILITIES PURPOSES. ALSO A NON-EXCLUSIVE EASEMENT FOR VEHICULAR A RIGHTS FOR THE PURPOSE OF MAINTAINING, SERVICING REPAIRING, REPLACING AND READING THE PUBLIC WATER METERS.
- RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF ALL NUMBERED LOTS AS RESERVED HEREON. THE CC&R'S SHALL IDENTIFY THE MAINTENANCE RESPONSIBILITIES.
- EXCLUSIVE SUBSURFACE, NON-EXCLUSIVE SURFACE PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF SANTA FOR WATER METER PURPOSES.

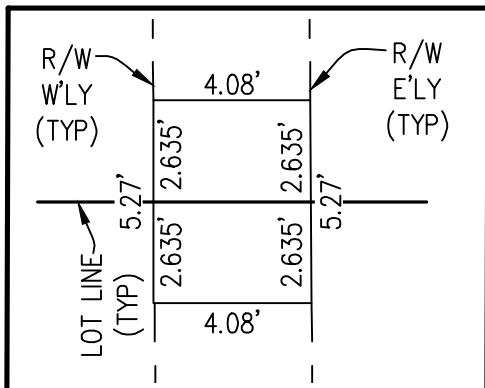
RADIAL TABLE	
NO.	BEARING
R1	N70°27'16"E
R2	N69°39'08"W
R3	N69°39'08"W

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	4.00'	6.28'
C2	90°00'00"	17.00'	26.70'
C3	90°00'00"	17.00'	26.70'
C4	30°22'00"	17.00'	9.01'
C5	30°22'00"	38.00'	20.14'
C6	19°56'48"	4.00'	1.39'
C7	19°56'48"	4.00'	1.39'
C8	19°56'48"	4.00'	1.39'

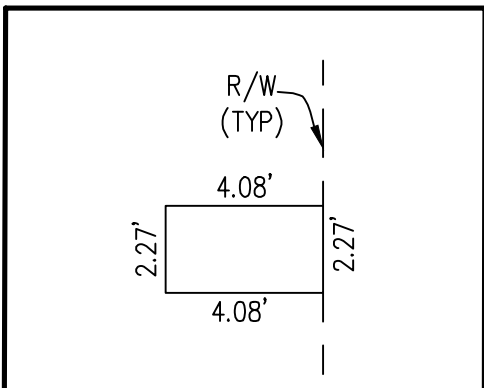
LINE TABLE		
NO.	BEARING	LENGTH
L8	N89°35'56"W	20.00'
L9	N21°24'01"W	10.77'
L10	N45°24'04"E	6.36'
L11	N00°24'04"E	21.00'
L12	N00°24'04"E	20.00'
L13	N89°35'56"W	16.33'
L14	N89°35'56"W	17.01'
L15	N89°35'56"W	41.99'
L16	N45°24'04"E	6.36'
L17	N00°24'04"E	21.00'
L18	N89°35'56"W	42.33'
L19	N89°35'56"W	16.67'
L20	N89°35'56"W	16.67'
L21	N67°42'13"W	10.73'
L22	N00°24'04"E	20.00'
L23	N89°35'56"W	8.52'
L24	N29°57'56"W	1.00'
L25	N60°02'04"E	20.00'
L26	N29°57'56"W	18.00'
L27	N89°35'56"W	18.48'
L28	N89°35'56"W	40.33'



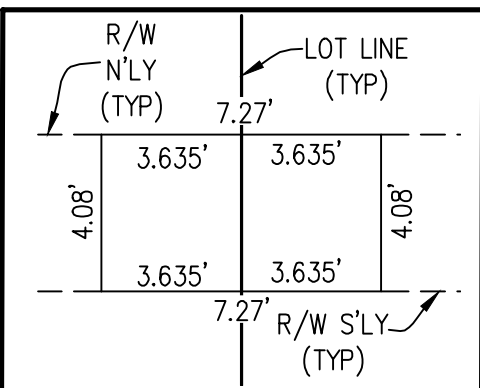
DETAIL: 3c



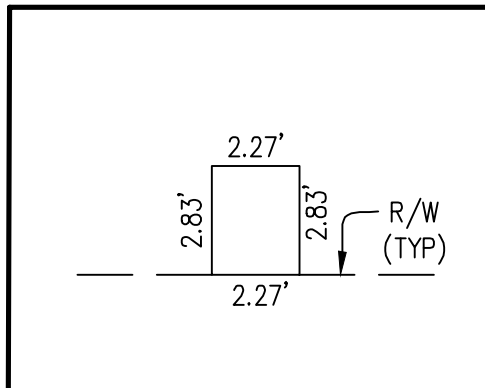
DETAIL: 3b



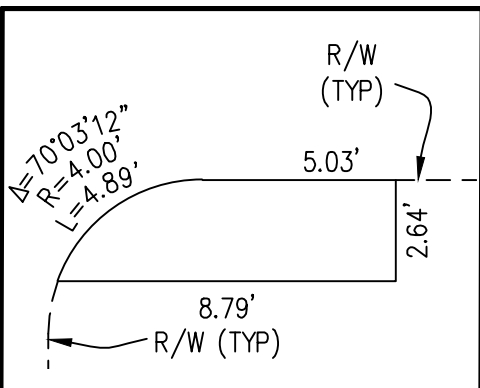
DETAIL: 3a



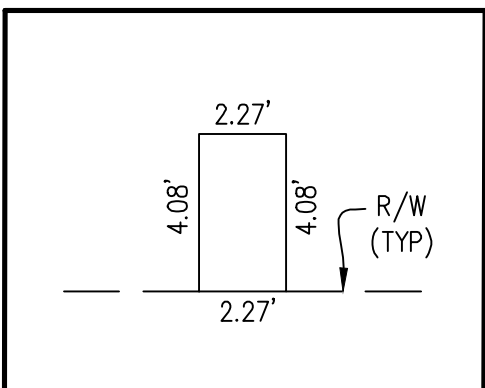
DETAIL: 3d



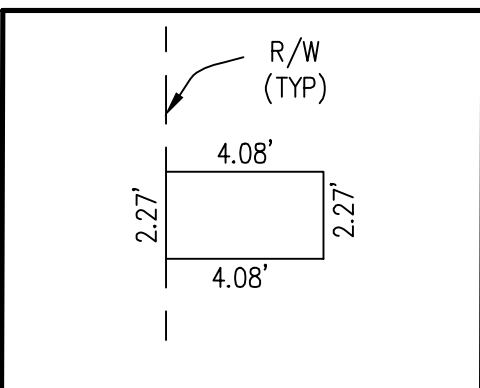
DETAIL: 3e



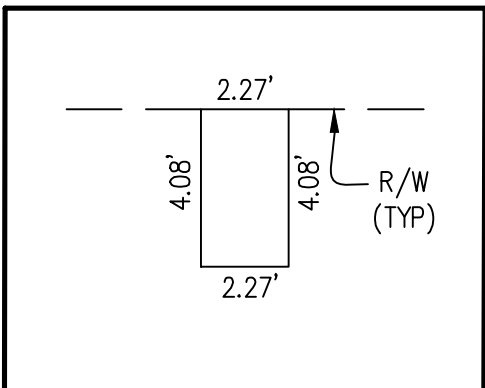
DETAIL: 3f



DETAIL: 3g



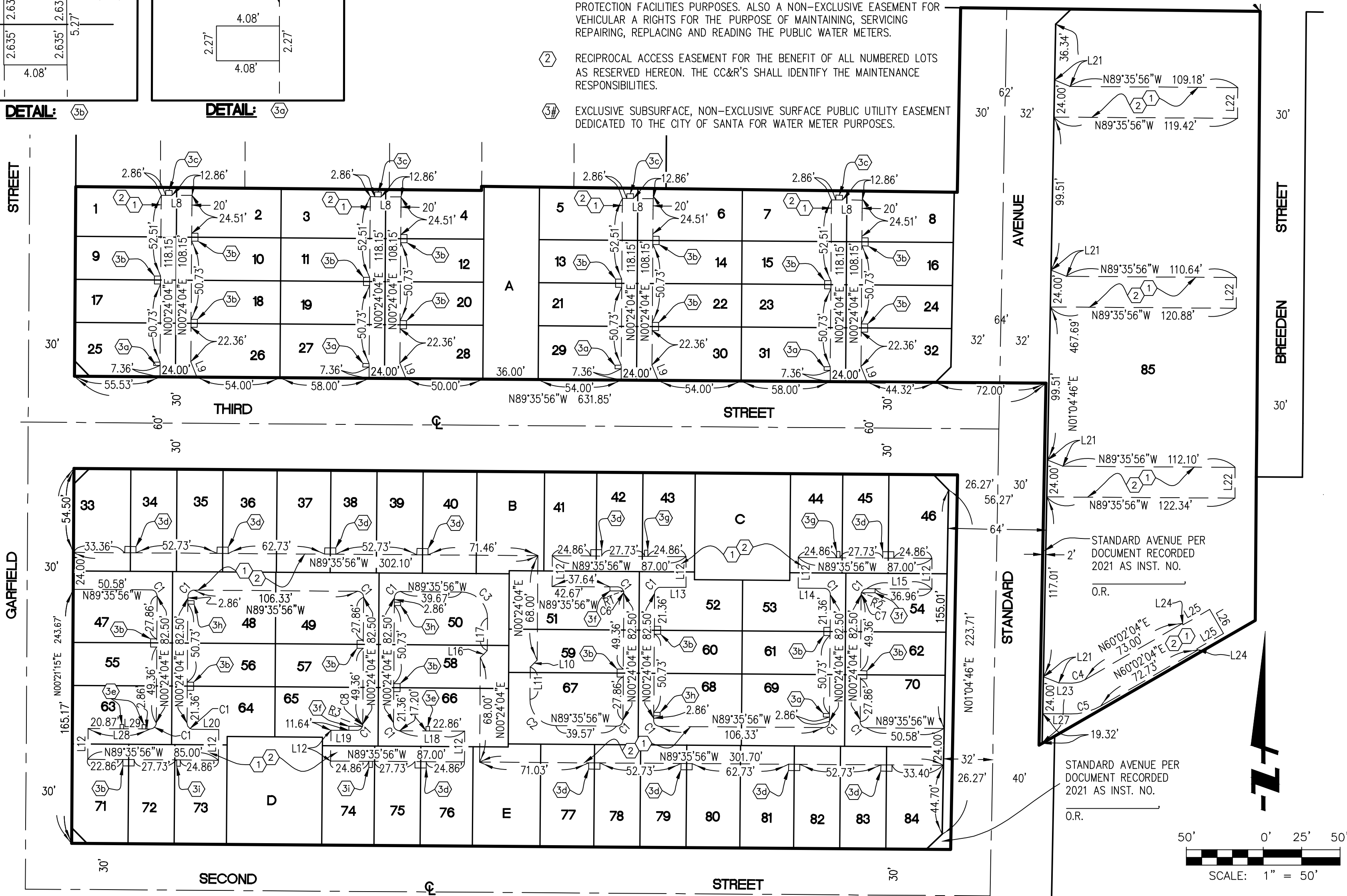
DETAIL: 3h



DETAIL: 3i

NOTE:

EASEMENTS 3a THROUGH 3i: ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN. THE ORIENTATION BEARING OF EACH EASEMENT DETAIL IS THE SIDE ADJOINING THE PRIVATE DRIVE AISLE (R/W) AS SHOWN IN THE OVERALL PLAN VIEW.



NOTE:

SEE SHEET 3 FOR BOUNDARY CONTROL MAP, SURVEYORS NOTE, RECORD DATA NOTE, BASIS OF BEARINGS, DATUM STATEMENT, FOUND MONUMENT AND ESTABLISHMENT NOTES & MONUMENT NOTES
SEE SHEET 4 & 5 FOR LOT DETAIL