

9300590-12

N.P. 2005- 039

SHEET 1 OF 2  
NUMBER OF PARCELS: 1  
ACREAGE: 0.546 ACRES  
DATE OF SURVEY: MAY 2005  
BEING ALL OF TENTATIVE  
PARCEL MAP NO. 2005-181

# PARCEL MAP NO. 2005-181

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 22 IN BLOCK 29 OF NEWPORT BEACH,  
AS PER MAP RECORDED IN BOOK 3, PAGE 8 AND IN BOOK 3 PAGE 26  
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
ORANGE COUNTY, CALIFORNIA.

## FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES  
JEFFREY A. WALDEN, P.L.S. 7914  
AUGUST 2005

ACCEPTED AND FILED AT  
THE REQUEST OF

DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
TOM DALY  
COUNTY CLERK-RECORDER  
BY \_\_\_\_\_  
DEPUTY

PLANNING DEPARTMENT:  
Description drawn by: \_\_\_\_\_  
Approved \_\_\_\_\_  
Compared \_\_\_\_\_  
EXCEPT: \_\_\_\_\_

### SUBDIVIDER'S 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.  
BARRY SAYWITZ PROPERTIES ONE, L.P., A CALIFORNIA LIMITED PARTNERSHIP

NAME: BARRY SAYWITZ  
TITLE: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS

ON \_\_\_\_\_ BEFORE ME,  
NOTARY PUBLIC, PERSONALLY APPEARED BARRY SAYWITZ  
(BY) PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND.

SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN \_\_\_\_\_ COUNTY.  
(NAME PRINTED) MY COMMISSION EXPIRES \_\_\_\_\_

PFF BANK & TRUST, A CORPORATION, BENEFICIARY OF A DEED OF TRUST RECORDED  
APRIL 29, 2003 AS INSTRUMENT NO. 2003000477399 OF OFFICIAL RECORDS.  
PFF BANK & TRUST, A CORPORATION, BENEFICIARY OF A DEED OF TRUST RECORDED  
APRIL 29, 2003 AS INSTRUMENT NO. 2003000477400 OF OFFICIAL RECORDS.

### STATEMENT OF PURPOSE:

THE PURPOSE OF THIS PARCEL MAP IS TO CREATE ONE PARCEL FROM AN EXISTING LOT FOR RESIDENTIAL CONDOMINIUM DEVELOPMENT.

### 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 ORDINANCES AT THE REQUEST OF BARRY SAYWITZ ON MAY 2005. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE OCTOBER 31, 2006 OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

*Jeffrey A. Walden*  
JEFFREY A. WALDEN  
P.L.S. 7914  
EXPIRATION DATE: 12-31-05



### 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 PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH, AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(5)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005. *6*

WILLIAM A. PATAPOFF  
R.C.E. NO. 24987  
EXPIRATION DATE: 12/31/05  
CITY ENGINEER OF NEWPORT BEACH

### 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 \_\_\_\_\_, 2005. *6*

RAYMOND L. MATHE, COUNTY SURVEYOR  
L.S. 6185, EXPIRATION DATE: 03-31-06

### COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR 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 \_\_\_\_\_, 2005. *6*

JOHN M.W. MOORLACH  
COUNTY TREASURER-TAX COLLECTOR BY: \_\_\_\_\_  
DEPUTY TREASURER-TAX COLLECTOR

### IMPROVEMENT CERTIFICATE:

PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED PRIOR TO ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL:

1. ADDITIONAL STREET TREES SHALL BE PROVIDED.
2. EACH DWELLING SHALL BE SERVED WITH INDIVIDUAL WATER SERVICE AND SEWER LATERAL CONNECTING TO THE PUBLIC WATER AND SEWER SYSTEM UNLESS OTHERWISE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT AND THE BUILDING DEPARTMENT.
3. EACH DWELLING SHALL BE SERVED WITH INDIVIDUAL GAS AND ELECTRICAL SERVICE CONNECTION.

SHEET 2 OF 2  
 NUMBER OF PARCELS: 1  
 ACREAGE: 0.0546 ACRES  
 DATE OF SURVEY: MAY, 2005  
 BEING ALL OF TENTATIVE  
 PARCEL MAP NO. 2005-181

# PARCEL MAP NO. 2005-181

N.P. 2005-039

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE  
 STATE OF CALIFORNIA

## FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES  
 JEFFREY A. WALDEN, P.L.S. 7914  
 OCTOBER 2005

ACCEPTED AND FILED AT  
 THE REQUEST OF

DATE \_\_\_\_\_  
 TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
 INSTRUMENT # \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 TOM DALY  
 COUNTY CLERK-RECORDER  
 BY \_\_\_\_\_ DEPUTY

**MONUMENT NOTES:**

- INDICATES MONUMENT AS NOTED BELOW:
- 1 FOUND CONCRETE NAIL, FLUSH, ACCEPTED AS CENTERLINE INTERSECTION OF WEST BALBOA BLVD. AND 38TH STREET, PER ORANGE COUNTY MONUMENT RECORD DOCUMENT NO. 6287, GPS STA. NO. 6287 PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- 2 FOUND SPIKE AND WASHER FLUSH IN AC. ACCEPTED AS CENTERLINE INTERSECTION OF WEST BALBOA BLVD. AND 26TH STREET.
- 3 FOUND SPIKE AND WASHER, "RCE 19442", NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF 10.00' ALLEY AND BALBOA BLVD.
- 4 FOUND SPIKE AND WASHER, PER C.N.B.T.B. II-65
- 5 POINT FALLS ON MH. - FOUND (2) L & T TIES, TAGGED L.S. 4653, PER PM. NO. 90-358, PMB. 264/23-24.
- 6 FOUND L & T L.S. 4653, PER PM. NO. 90-358, PMB. 264/23-24.
- 7 FOUND LEAD AND TAG, STAMPED "RCE 31570", NO REFERENCE.
- 8 FOUND L & T, NO REFERENCE.
- 9 FOUND L & T L.S. 4653, ON PL. PROJECTION 2.0' SE., IN LIEU OF 1" I.P. WITH TAG STAMPED "L.S. 4653", PER PM. 90-358, PMB. 264/23-24.
- 10 FOUND CHIS. "X", PER PM. 90-358, PMB. 264/23-24.
- 11 FOUND SPIKE AND WASHER, PER PMB. 57/49.
- 12 SET LEAD & TAG STAMPED "PLS 7914", OR 1" IRON PIPE STAMPED "PLS 7914".
- 13 SET LEAD & TAG STAMPED "PLS 7914", IN SIDEWALK 1.0' OFFSET SE. ON PL. PROJECTION.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6287 AND STATION GPS NO. 6301 BEING NORTH 35°43'52" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**DATUM STATEMENT:**

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 MAD, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99997132

**GENERAL NOTES:**

- ( ) INDICATES DATA PER PARCEL MAP NO. 90-358
- [ ] INDICATES RECORD DATA PER M.M. 3/26.
- | | INDICATES DATA PER PARCEL MAP NO. 89-223

