

SHEET 1 OF 3  
NUMBER OF PARCELS: 1  
ACREAGE: 0.061 ACRES  
DATE OF SURVEY: DECEMBER 2006  
BEING ALL OF TENTATIVE  
PARCEL MAP NO. 2005-178

# PARCEL MAP NO. 2005-178

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

BEING A SUBDIVISION OF A LOT 8, IN BLOCK 7 OF SEASHORE COLONY TRACT,  
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
AS SHOWN ON THE MAP FILED IN BOOK 7, PAGE 25 OF MISCELLANEOUS MAPS,  
SECTION 29, TOWNSHIP 6 SOUTH, RANGE 10 WEST, OF THE SAN BERNARDINO MERIDIAN,  
RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

## FOR CONDOMINIUM PURPOSES

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

ACCEPTED AND FILED AT  
THE REQUEST OF  
LAWYERS TIRE WS. CO.  
DATE APRIL 3, 2007  
TIME 10:52am FEE \$ 13.00  
INSTRUMENT # 2007-213066  
BOOK 353 PAGE 42-44  
plm  
TOM DALY  
COUNTY CLERK-RECORDER  
BY [Signature]  
DEPUTY

### SUBDIVIDER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE SUBDIVIDERS OF THE LAND COVERED BY THIS MAP, THE RECORD OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

### RECORD OWNERS:

BARRY SAYWITZ, A SINGLE MAN

[Signature]  
BARRY SAYWITZ

PFF BANK AND TRUST, BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 14, 2005 AS INSTRUMENT NO. 2005000545763, OF OFFICIAL RECORDS, AND A DEED OF TRUST RECORDED 3/10/07 AS INSTR. NO. 200700170861 O.R.'S.

### EASEMENT HOLDERS:

- CITY OF NEWPORT BEACH, HOLDER OF AN EASEMENT FOR STREET PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10277, PAGE 429, OF OFFICIAL RECORDS.
- SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES, RECORDED MARCH 28, 1973 AS INSTRUMENT NO. 25895, IN BOOK 10815, PAGE 827, OF OFFICIAL RECORDS.

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS

ON Feb 2 2007 BEFORE ME, Michael S. Saywitz, Notary Public  
PERSONALLY APPEARED Barry Saywitz  
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 AND OFFICIAL SEAL  
SIGNATURE Michael S. Saywitz  
NOTARY PUBLIC IN AND FOR SAID STATE.  
Michael S. Saywitz  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS  
IS IN Orange COUNTY.

MY COMMISSION EXPIRES 1/20/2010

### 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:

- ADDITIONAL STREET TREES SHALL BE PROVIDED.
- 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.
- EACH DWELLING SHALL BE SERVED WITH INDIVIDUAL GAS AND ELECTRIC SERVICE CONNECTION.

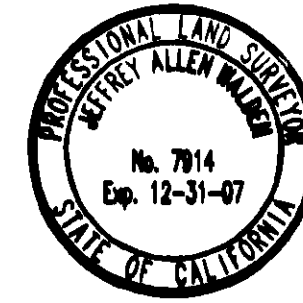
### STATEMENT OF PURPOSE:

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 THE SAYWITZ COMPANY IN 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, 2007; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]  
JEFFREY A. WALDEN  
P.L.S. 7914  
EXPIRATION DATE: 12-31-07



### 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)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS 12th DAY OF March, 2007

[Signature]  
LLOYD DALTON  
R.C.E. NO. 19111  
EXPIRATION DATE: 09-30-07  
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 29th DAY OF MARCH, 2007

BY: [Signature], DEPUTY  
RAYMOND L. MATHE, COUNTY SURVEYOR  
L.S. 6185, EXPIRATION DATE: 03-31-08



### 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 23rd DAY OF March, 2007

CHRIS W. STREET  
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]  
DEPUTY TREASURER-TAX COLLECTOR

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

# PARCEL MAP NO. 2005-178

SHEET 2 OF 3  
NUMBER OF PARCELS: 1  
ACREAGE: 0.061 ACRES  
DATE OF SURVEY: DECEMBER 2006  
BEING ALL OF TENTATIVE  
PARCEL MAP NO. 2005-178

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

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6259 AND STATION GPS NO. 6286 BEING NORTH 08°17'16" 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 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99997249.

**SURVEY NOTES:**

- ( ) INDICATES RECORD DATA PER M.M. 7/25.
  - [ ] INDICATES RECORD DATA PER P.M.B. 100/4.
  - < > INDICATES RECORD DATA PER R.S.B. 147/6-13.
- SEARCHED AT LOT CORNERS, FOUND MONUMENTS AS NOTED.

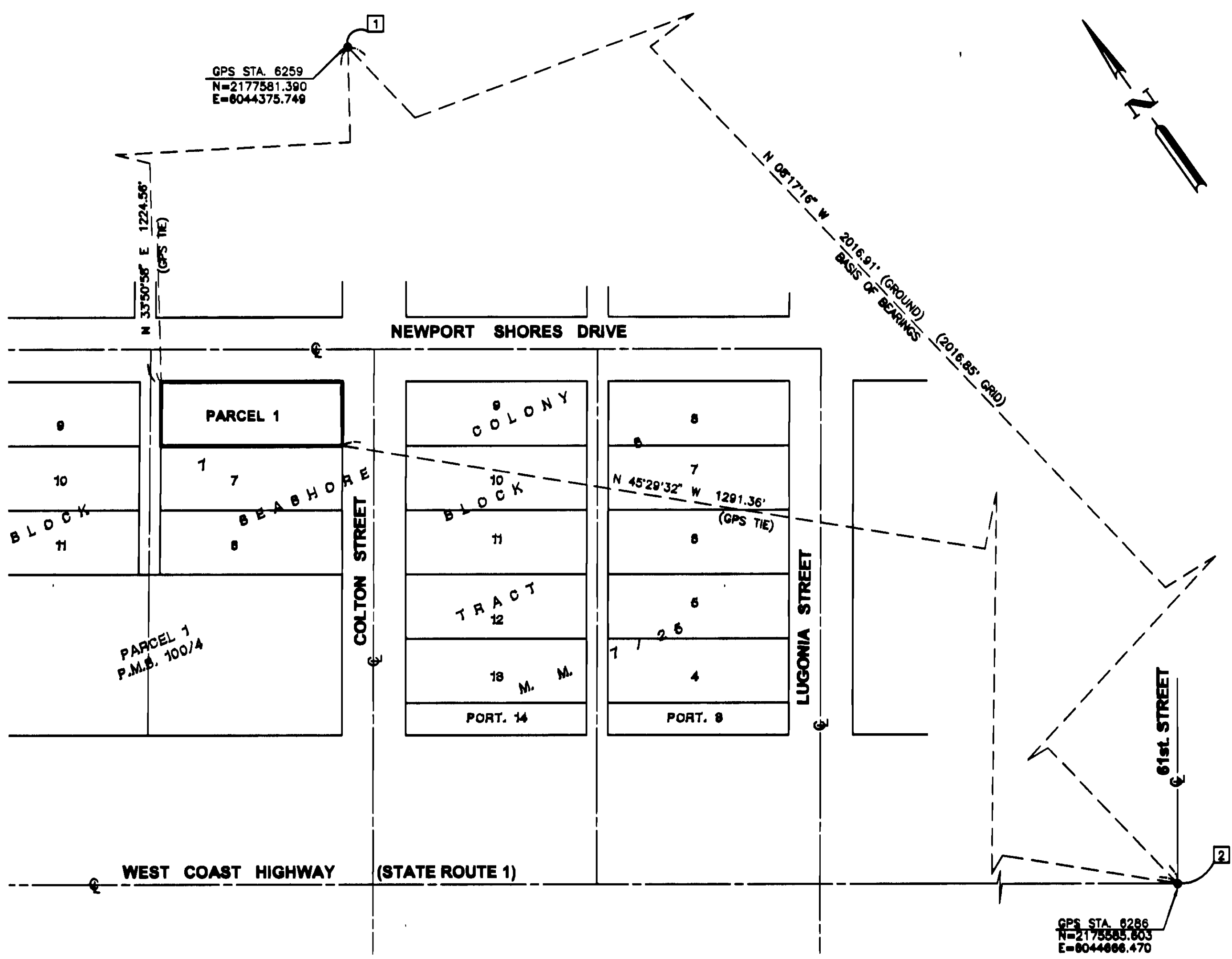
**EASEMENT NOTES:**

- (A) INDICATES AN EASEMENT FOR STREET PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH, RECORDED AUGUST 16, 1972 IN BOOK 10277, PAGE 429, OF OFFICIAL RECORDS.
- (B) INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 28, 1973 IN BOOK 10615, PAGE 827, OF OFFICIAL RECORDS.

**MONUMENT NOTES:**

- INDICATES MONUMENT AS NOTED BELOW:
- 1 FOUND GEAR SPIKE & WASHER STAMPED "U.S.C.E. LS 6042" PER COUNTY OF ORANGE MONUMENT CORNER RECORD DOCUMENT NUMBER 6259 AND GPS STATION 6259. STATION IS LOCATED AT CENTERLINE INTERSECTION OF CANAL STREET AND (WEST) CANAL CIRCLE PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- 2 FOUND NOTHING, ESTABLISHED PER COUNTY OF ORANGE MONUMENT RECORD DOCUMENT NO. 6286, ACCEPTED AS CENTERLINE INTERSECTION OF WEST COAST HIGHWAY AND 61ST. STREET. POINT IS ALSO GPS STATION NO. 6286 LOCATED AT THE CENTERLINE INTERSECTION OF WEST COAST HIGHWAY AND 61ST. STREET PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- 3 FOUND NOTHING, ESTABLISHED PER CITY OF NEWPORT BEACH TIE BOOK V1111, PAGE 79. ACCEPTED AS A POINT ON THE CENTERLINE OF WEST COAST HIGHWAY.
- 4 FOUND MAG NAIL WITH WASHER STAMPED "LS 5411", NO REFERENCE. ACCEPTED AS CENTER LINE INTERSECTION OF NEWPORT SHORES DRIVE AND ORANGE STREET.
- 5 FOUND NOTHING, ESTABLISHED PER CITY OF NEWPORT BEACH TIE BOOK VIII, PAGE 1. ACCEPTED AS CENTERLINE INTERSECTION OF NEWPORT SHORES DRIVE AND ALLEY.
- 6 FOUND NOTHING, ESTABLISHED PER CITY OF NEWPORT BEACH TIE BOOK VIII, PAGE 1. ACCEPTED AS CENTERLINE INTERSECTION OF NEWPORT SHORES DRIVE AND COLTON STREET.
- 7 FOUND MAG NAIL WITH WASHER STAMPED "LS 5411", PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2006-1355 B.
- 8 FOUND 2" PUNCHED BRASS DISK IN WELL MONUMENT, DOWN 0.7'; PER RECORD OF SURVEY 94-1003, R.S.B. 147/6-13. CENTERLINE INTERSECTION OF SEASHORE DRIVE AND LUGONIA STREET
- 9 FOUND GEAR SPIKE AND WASHER STAMPED "LS 4653", NO REFERENCE. ACCEPTED AS CENTER LINE INTERSECTION OF SEASHORE DRIVE AND COLTON STREET.
- 10 FOUND 2" PUNCHED BRASS DISK IN WELL MONUMENT, DOWN 0.6'; PER RECORD OF SURVEY 94-1003, R.S.B. 147/6-13. CENTERLINE INTERSECTION OF SEASHORE DRIVE AND ORANGE STREET.
- 11 FOUND LEAD AND TAG STAMPED "LS 4833" IN SIDE OF WALL, N 54°39'10" W 0.98', NO REFERENCE. HELD FOR LINE.
- 12 FOUND LEAD AND TAG STAMPED "LS 4833", N 54°39'25" W 0.25', NO REFERENCE. HELD FOR LINE.
- 13 SPIKE AND WASHED STAMPED "PLS 7914" TO BE SET PER THIS MAP.
- 14 LEAD AND TAG STAMPED "PLS 7914" TO BE SET PER THIS MAP.
- 15 LEAD AND TAG STAMPED "PLS 7914", ON 1.0' OFFSET NORTH 35°21'13" EAST TO BE SET PER THIS MAP.
- 16 LEAD AND TAG STAMPED "LS 7914", OR SPIKE & WASHER WITH TAG STAMPED "PLS 7914" TO BE SET PER THIS MAP.

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



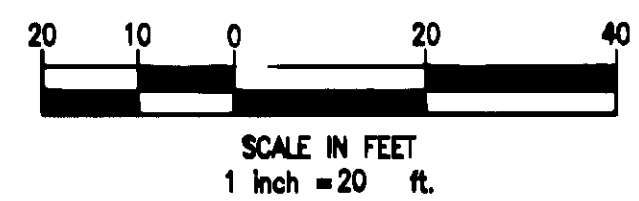
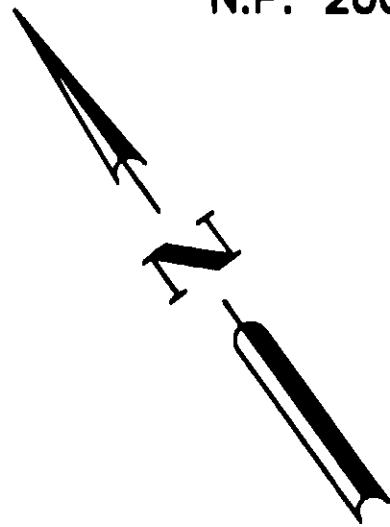
GPS TIE TO BOUNDARY  
SCALE: 1"=40'

# PARCEL MAP NO. 2005-178

SHEET 3 OF 3  
NUMBER OF PARCELS: 1  
ACREAGE: 0.061 ACRES  
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BEING ALL OF TENTATIVE  
PARCEL MAP NO. 2005-178

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



**NOTE:**  
SEE SHEET 2 OF 3 FOR BASIS OF BEARINGS, DATUM STATEMENT,  
MONUMENT NOTES, EASEMENT NOTES AND SURVEY NOTES.

C1  
Δ = 90°12'49"  
R = 12.00'  
L = 18.89'

SEARCHED AT LOT CORNERS, FOUND MONUMENTS AS NOTED.

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