

Book 359 Pages 24-25

N.P. 2006-012

SHEET 1 OF 2
NUMBER OF PARCELS: 1
ACREAGE: 0.270 ACRES
DATE OF SURVEY: JULY 2006
BEING ALL OF TENTATIVE
PARCEL MAP NO. 2005-294

PARCEL MAP NO. 2005-294

ACCEPTED AND FILED AT
THE REQUEST OF

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

BEING A SUBDIVISION OF A PORTION OF LOT 169 OF BLOCK 2 OF IRVINE'S SUBDIVISION,
AS PER MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY,
SAID LAND IS ALSO SHOWN ON A MAP FILED IN BOOK 80, PAGE 37
OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

DATE 12-11-07
TIME 10:45 AM FEE \$ 10.00
INSTRUMENT # 07-725698
BOOK 359 PAGE 24-25
TOM DALY
COUNTY CLERK-RECORDER
BY _____
DEPUTY

FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
JEFFREY A. WALDEN P.L.S. 7914
JULY 2006

SUBDIVIDER'S CERTIFICATE:

I, THE UNDERSIGNED, BEING THE SUBDIVIDER 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.

JH
BARRY SAYWITZ, MANAGING PARTNER

BARRY SAYWITZ PROPERTIES ONE, L.P., A CALIFORNIA LIMITED PARTNERSHIP

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 NOVEMBER 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 PRIOR TO OCTOBER 10, 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.

Jeffrey A. Walden
JEFFREY A. WALDEN
P.L.S. 7914
EXPIRATION DATE: 12-31-07



EAST WEST BANK, A BANKING CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 6, 2005 AS INSTRUMENT NO. 2005000974430, OF OFFICIAL RECORDS.

EAST WEST BANK, A BANKING CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 6, 2005 AS INSTRUMENT NO. 2005000974432, OF OFFICIAL RECORDS.

CITY SURVEYOR'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.

DATED THIS 18 TH DAY OF OCTOBER, 2007

Wesley E. Wittmeyer
WESLEY E. WITMEYER, CITY SURVEYOR OF NEWPORT BEACH
P.L.S. 5879
EXPIRATION DATE: 09-30-08



EASEMENT HOLDERS:

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED JUNE 23, 1965 IN BOOK 7567, PAGE 646 OF OFFICIAL RECORDS.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS RECORDED AUGUST 9, 1965 IN BOOK 7623, PAGE 844 OF OFFICIAL RECORDS.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

ON Oct. 17, 2007 BEFORE ME Michael S. Savitz, Notary Public
PERSONALLY APPEARED Barry Saywitz

~~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/THAT 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. MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.

SIGNATURE Michael S. Savitz MICHAEL S.
NOTARY PUBLIC IN AND FOR SAID STATE. SAYWITZ MY COMMISSION EXPIRES Jan 20, 2010

California
(NAME PRINTED)

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 4 TH DAY OF DECEMBER, 2007

By: R. L. Mathe, 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 PROVIDED.

~~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 28 TH DAY OF December 2007

Chris W. Street
COUNTY TREASURER-TAX COLLECTOR

By: Mad Jaraman
DEPUTY TREASURER-TAX COLLECTOR

STATEMENT OF PURPOSE:

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

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 AN INDIVIDUAL WATER SERVICE AND SEWER LATERAL CONNECTION TO THE PUBLIC WATER AND SEWER SYSTEMS UNLESS OTHERWISE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT AND THE BUILDING DEPARTMENT.
3. EACH DWELLING UNIT SHALL BE SERVED WITH INDIVIDUAL GAS AND ELECTRICAL SERVICE CONNECTION.

PARCEL MAP NO. 2005-294

SHEET 2 OF 2
 NUMBER OF PARCELS: 1
 ACREAGE: 0.270 ACRES
 DATE OF SURVEY: JULY 2006
 BEING ALL OF TENTATIVE
 PARCEL MAP NO. 2005-294

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE STATE OF CALIFORNIA FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
 JEFFREY A. WALDEN P.L.S. 7914
 JULY 2006

MONUMENT NOTES:

- INDICATES A FOUND MONUMENT AS NOTED.
- [1] FOUND PUNCHED ROUND HEAD BOLT, NO TAG, DOWN 0.1' IN ASPH CONC, PER COUNTY OF ORANGE MONUMENT RECORD DOCUMENT NO. 6262, GPS STA. NO. 6262, LOCATED AT CENTERLINE INTERSECTION OF NEWPORT AVENUE AND 15TH STREET PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- [2] FOUND GEAR SPIKE AND WASHER, STAMPED "LS 4743" FLUSH, PER COUNTY OF ORANGE MONUMENT RECORD DOCUMENT NO. 6263, GPS STA. NO. 6263, LOCATED AT CENTERLINE INTERSECTION OF CATALINA DRIVE AND 15TH STREET PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
- [3] FOUND 2" BRASS DISK, WITH "+", IN WELL MONUMENT, DOWN 1.0'. ACCEPTED AS CITY STANDARD MONUMENT PER TRACT NO. 5854, M.M. 213/38-39.
- [4] FOUND 2" BRASS DISK, WITH "+", IN WELL MONUMENT, DOWN 1.0'. ACCEPTED AS CITY STANDARD MONUMENT PER TRACT NO. 5854, M.M. 213/38-39.
- [5] FOUND 2" BRASS DISK WITH "+", IN WELL MONUMENT, DOWN 0.80', NORTH 49°23'32" EAST, 0.14', ACCEPTED AS CITY STANDARD MONUMENT AT CENTERLINE INTERSECTION OF FLAGSHIP ROAD AND PATRICE ROAD PER RECORD OF SURVEY 80/37.
- [6] FOUND SPIKE, NO WASHER, FLUSH, NO REFERENCE. ACCEPTED AS POINT ON CENTERLINE OF PATRICE ROAD PER RECORD OF SURVEY 84/20.
- [7] FOUND 2" IRON PIPE, WITH TAG STAMPED "LS 2707", PER RECORD OF SURVEY 80/37.
- [8] FOUND LEAD AND TAG STAMPED "LS 2707", FLUSH, IN LIEU OF 2" IRON PIPE WITH TAG STAMPED "LS 2707" PER RECORD OF SURVEY 80/37. ACCEPTED AS PARCEL CORNERS.
- [9] FOUND PK NAIL WITH TAG STAMPED "LS 5411", FLUSH, PER ORANGE COUNTY CORNER RECORD DOCUMENT NO. 2004-0250 B, OF RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE. ACCEPTED AS LOT CORNERS. DESTROYED DURING SITE IMPROVEMENTS, RE-SET AS NOTED.
- [10] FOUND PK NAIL WITH TAG STAMPED "LS 5411", FLUSH, PER ORANGE COUNTY CORNER RECORD DOCUMENT NO. 2004-0250 B, OF RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE. ACCEPTED AS LOT CORNERS. HELD FOR LINE.
- [11] SEARCHED FOR, FOUND NOTHING.
- [12] SET 2" IRON PIPE WITH TAG STAMPED "P.L.S. 7914".
- [13] SET LEAD AND TAG STAMPED "P.L.S. 7914".

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS 6262 AND GPS 6263 BEING NORTH 49°22'04" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

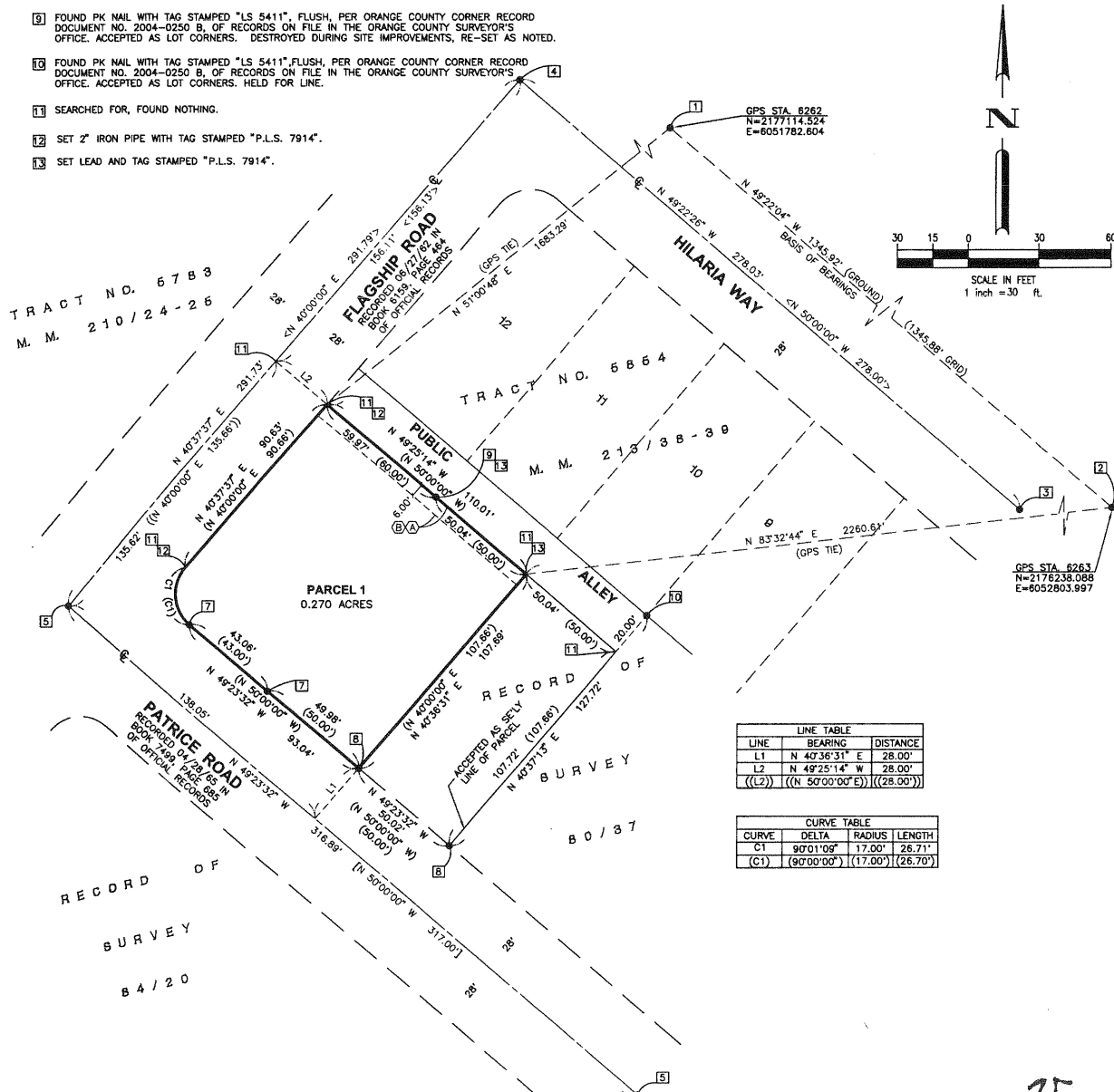
COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99996879.

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND CONDUITS, RECORDED JUNE 23, 1965 IN BOOK 7567, PAGE 646, OFFICIAL RECORDS.
- (B) INDICATES AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLE LINES AND CONDUITS, RECORDED JUNE 23, 1965 IN BOOK 7567, PAGE 646, OFFICIAL RECORDS.

GENERAL SURVEY NOTES:

- () INDICATES RECORD DATA PER RECORD OF SURVEY 80/37.
- < > INDICATES RECORD DATA PER TRACT NO. 5854, M.M. 213/38-39.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY 84/20.
- (()) INDICATES RECORD DATA PER GRANT DEEDS RECORDED DECEMBER 6, 2005 AS INSTRUMENT NO. 2005000974429 AND INSTRUMENT NO. 2005000974431 BOTH OF OFFICIAL RECORDS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°36'31" E	28.00'
L2	N 49°25'14" W	28.00'
((L2))	((N 50°00'00" E))	((28.00'))

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°01'08"	17.00'	26.71'
(C1)	(90°00'00")	(17.00')	(26.70')