

# RECORD OF SURVEY NO. 2024-1021

## IN THE UNINCORPORATED TERRITORY OF COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF PARCEL 1 AS SHOWN ON EXHIBIT "A" ATTACHED TO CERTIFICATE OF COMPLIANCE CC 96-002, RECORDED OCTOBER 21, 1996 AS INSTRUMENT NO. 19960533485 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TIMOTHY S. FETTING P.L.S. 7542

ACCEPTED AND FILED AT THE  
REQUEST OF  
THE ORANGE COUNTY SURVEYOR'S OFFICE

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK-RECORDER  
BY: \_\_\_\_\_  
DEPUTY

### STATEMENT OF PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE PROPERTY LINES OF PARCEL 1 PER CERTIFICATE OF COMPLIANCE CC 96-002, RECORDED OCTOBER 21, 1996, AS INSTRUMENT NO. 19960533485 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, IN COMPLIANCE WITH SECTION 8762(b)(4) AND 8762(b)(5) OF THE PROFESSIONAL LAND SURVEYORS' ACT.

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON BEARING OF HEWES STREET BEING NORTH 00° 54' 55" EAST PER RECORD OF SURVEY NO. 2002-1016, R.S.B. 190/19-29 IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF ORANGE.

R.S. NO. 2002-1016  
R.S.B. 190/19-29

### REFERENCES:

- ( ) INDICATES RECORD OR CALC'D PER NOTED REFERENCE  
R1 INDICATES RECORD OR CALC'D PER TRACT NO. 9713, M.M. 434/35-37.  
R2 INDICATES RECORD OR CALC'D PER RECORD OF SURVEY NO. 87-1002, R.S.B. 121/14-17.  
R3 INDICATES RECORD OR CALC'D PER RECORD OF SURVEY NO. 2002-1016, R.S.B. 190/19-29.  
R4 INDICATES FOUND OCS GPS HORIZONTAL CONTROL STATION MONUMENT #3166R1 PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.  
R5 INDICATES RECORD PER O.C.S. A/4-9/1041-1050 (PG. 1047).  
R6 INDICATES RECORD OR CALC'D PER TRACT NO. 7565, M.M. 303/31-32.  
R7 INDICATES RECORD PER CORNER RECORD 2012-2317.

R.S. NO. 87-1002  
R.S.B. 121/14-17

PARCEL 2  
CERTIFICATE OF COMPLIANCE  
INST. NO. 19980533485 O.R.

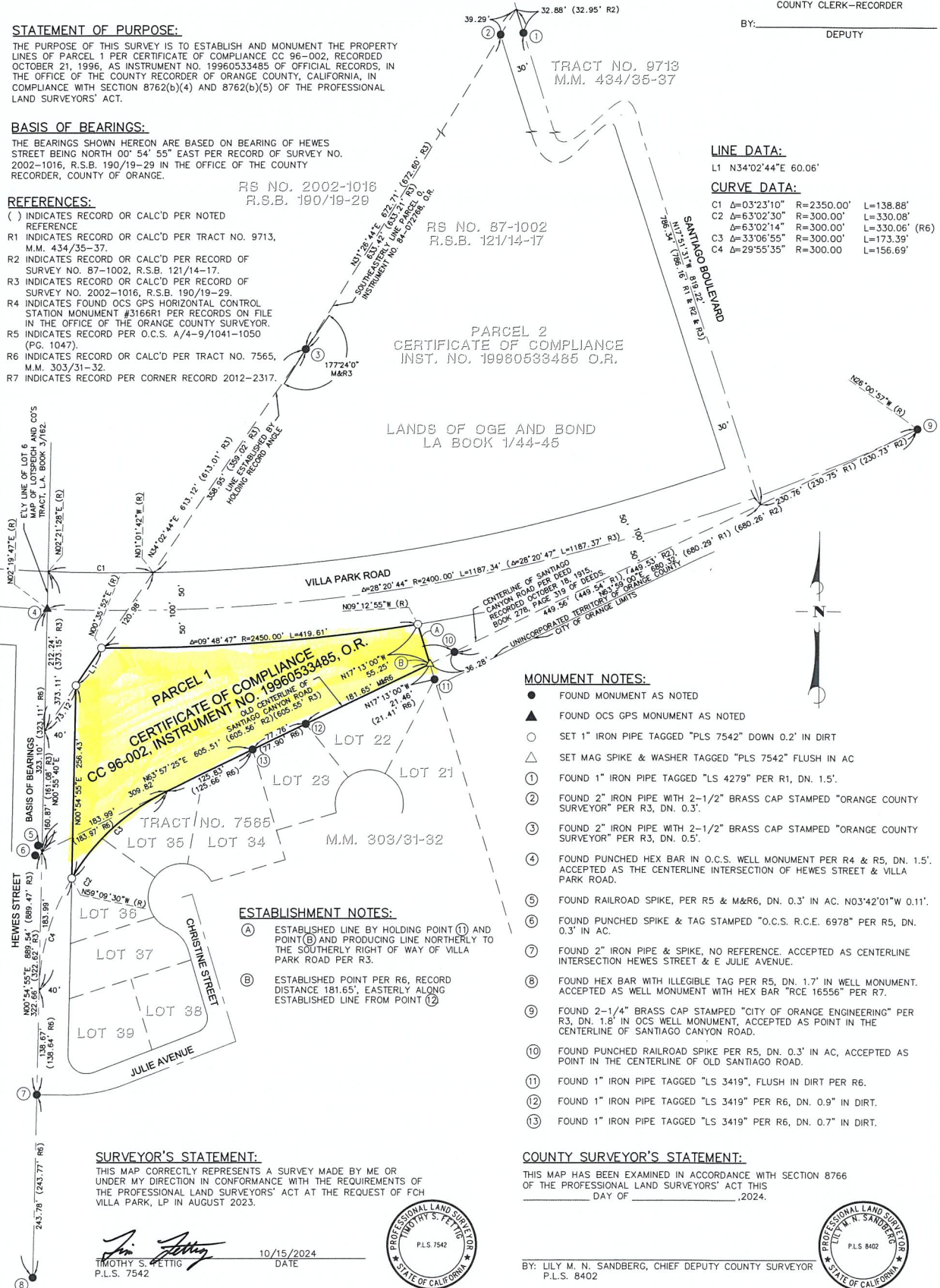
LANDS OF OGE AND BOND  
LA BOOK 1/44-45

### LINE DATA:

L1 N34°02'44"E 60.06'

### CURVE DATA:

C1	Δ=03°23'10"	R=2350.00'	L=138.88'
C2	Δ=63°02'30"	R=300.00'	L=330.08'
C3	Δ=63°02'14"	R=300.00'	L=330.06'
C4	Δ=33°06'55"	R=300.00'	L=173.39'
C4	Δ=29°55'35"	R=300.00'	L=156.69'



### MONUMENT NOTES:

- FOUND MONUMENT AS NOTED
- ▲ FOUND OCS GPS MONUMENT AS NOTED
- SET 1" IRON PIPE TAGGED "PLS 7542" DOWN 0.2" IN DIRT
- △ SET MAG SPIKE & WASHER TAGGED "PLS 7542" FLUSH IN AC
- ① FOUND 1" IRON PIPE TAGGED "LS 4279" PER R1, DN. 1.5'.
- ② FOUND 2" IRON PIPE WITH 2-1/2" BRASS CAP STAMPED "ORANGE COUNTY SURVEYOR" PER R3, DN. 0.3'.
- ③ FOUND 2" IRON PIPE WITH 2-1/2" BRASS CAP STAMPED "ORANGE COUNTY SURVEYOR" PER R3, DN. 0.5'.
- ④ FOUND PUNCHED HEX BAR IN O.C.S. WELL MONUMENT PER R4 & R5, DN. 1.5'. ACCEPTED AS THE CENTERLINE INTERSECTION OF HEWES STREET & VILLA PARK ROAD.
- ⑤ FOUND RAILROAD SPIKE, PER R5 & M&R6, DN. 0.3' IN AC. N03°42'01"W 0.11'.
- ⑥ FOUND PUNCHED SPIKE & TAG STAMPED "O.C.S. R.C.E. 6978" PER R5, DN. 0.3' IN AC.
- ⑦ FOUND 2" IRON PIPE & SPIKE, NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION HEWES STREET & E JULIE AVENUE.
- ⑧ FOUND HEX BAR WITH ILLEGIBLE TAG PER R5, DN. 1.7' IN WELL MONUMENT. ACCEPTED AS WELL MONUMENT WITH HEX BAR "RCE 16556" PER R7.
- ⑨ FOUND 2-1/4" BRASS CAP STAMPED "CITY OF ORANGE ENGINEERING" PER R3, DN. 1.8' IN OCS WELL MONUMENT, ACCEPTED AS POINT IN THE CENTERLINE OF OLD SANTIAGO ROAD.
- ⑩ FOUND PUNCHED RAILROAD SPIKE PER R5, DN. 0.3' IN AC, ACCEPTED AS POINT IN THE CENTERLINE OF OLD SANTIAGO ROAD.
- ⑪ FOUND 1" IRON PIPE TAGGED "LS 3419", FLUSH IN DIRT PER R6.
- ⑫ FOUND 1" IRON PIPE TAGGED "LS 3419" PER R6, DN. 0.9" IN DIRT.
- ⑬ FOUND 1" IRON PIPE TAGGED "LS 3419" PER R6, DN. 0.7" IN DIRT.

### ESTABLISHMENT NOTES:

- (A) ESTABLISHED LINE BY HOLDING POINT (11) AND POINT (B) AND PRODUCING LINE NORTHERLY TO THE SOUTHERLY RIGHT OF WAY OF VILLA PARK ROAD PER R3.
- (B) ESTABLISHED POINT PER R6, RECORD DISTANCE 181.65', EASTERLY ALONG ESTABLISHED LINE FROM POINT (12)

### SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF FCH VILLA PARK, LP IN AUGUST 2023.

TIMOTHY S. FETTING  
P.L.S. 7542

10/15/2024  
DATE



### COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS  
DAY OF \_\_\_\_\_, 2024.

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

