

Attachment D

SHEET 1 OF 5 SHEETS
NUMBERED LOTS = 5
LETTERED LOT = 1
GROSS AREA: 2.802 AC
NET AREA: 2.284 AC
DATE OF SURVEY: 9/25/2025
DATE OF PREPARATION: 10/09/2025
(ALL OF TENTATIVE FINAL MAP NO. 19396)
PA2025-0049

TRACT NO. 19396

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

BEING A SUBDIVISION OF LOTS A & B AS SHOWN ON A LOT LINE ADJUSTMENT NO.
2019-001 RECORDED AS INSTRUMENT NO. 2022000310763 OF THE OFFICIAL
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

TAIT & ASSOCIATES, INC.

MICHAEL FURLONG, PLS 8899

ACCEPTED AND FILED AT THE
REQUEST OF
FIDELITY NATIONAL TITLE COMPANY

DATE _____

TIME _____ FEE \$ _____

INSTRUMENT # _____

BOOK _____ PAGE _____

HUGH NGUYEN
COUNTY CLERK-RECORDER

BY _____
DEPUTY

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 CITY OF NEWPORT BEACH AN EASEMENT FOR PUBLIC
UTILITY AND EMERGENCY VEHICLE ACCESS PURPOSES AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE:

AN EASEMENT FOR RECIPROCAL ACCESS AND DRAINAGE FOR THE BENEFIT OF LOTS 1
THROUGH 4 AND LOT A, AS SHOWN ON THIS MAP.

PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, OWNER

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

SHEA HOMES, INC., A DELAWARE CORPORATION, OWNER

BY: _____ BY: _____

NAME: JOHN DANVERS NAME: GINA GORDON

TITLE: AUTHORIZED AGENT TITLE: AUTHORIZED AGENT

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 _____

ON _____ BEFORE ME, _____, 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 IN _____ COUNTY.
MY COMMISSION EXPIRES: _____
NAME PRINTED MY COMMISSION NO.: _____

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____, 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
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WITNESS MY HAND.

SIGNATURE _____ MY PRINCIPAL PLACE OF BUSINESS IS IN
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.
MY COMMISSION EXPIRES: _____
NAME PRINTED MY COMMISSION NO.: _____

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 KNIGHTHALL CAPITAL, LLC IN SEPTEMBER 2025. 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 ACCEPTANCE OF
IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACTED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE
CONDITIONALLY APPROVED TENTATIVE MAP.

MICHAEL FURLONG, P.L.S. 8899 DATE 5/15/26



COUNTY SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____, 2026.

LILY M. N. SANDBERG, COUNTY SURVEYOR
P.L.S. 8402



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.

THE STATEMENT WILL BE EFFECTIVE ON THE DATE UPON WHICH THE COUNTY OF ORANGE
APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2026

JAMES M. HOULIHAN,
DEPUTY PUBLIC WORKS DIRECTOR/ CITY ENGINEER
CITY OF NEWPORT BEACH
R.C.E. #51568 EXPIRES 06/30/2026



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
CITY OF NEWPORT BEACH) SS
COUNTY OF ORANGE)

PURSUANT TO SECTION 19.60.010 OF THE SUBDIVISION CODE, AND PURSUANT TO THE PROVISIONS
OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT, I HEREBY CERTIFY THAT THIS MAP WAS
PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH AT A
REGULAR MEETING THEREOF HELD ON _____ DAY OF _____, 2026 AND THAT
THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ACCEPT ON BEHALF OF THE CITY OF NEWPORT BEACH:

AN EASEMENT FOR PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS PURPOSES, AS DEDICATED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)
OF THE SUBDIVISION MAP ACT.

DATED _____ DAY OF _____, 2026.

LENA SHUMWAY
CITY CLERK, CITY OF NEWPORT BEACH

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 _____, 2026.

SHARI L. FREIDENRICH BY: _____
COUNTY TREASURER-TAX COLLECTOR TREASURER-TAX COLLECTOR

SHEET 2 OF 5 SHEETS
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COUNTY OF ORANGE, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

TAIT & ASSOCIATES, INC.

MICHAEL FURLONG, PLS 8899

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, 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 _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN
IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

NAME PRINTED _____

MY COMMISSION NO.: _____

NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, 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.

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WITNESS MY HAND.

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN
IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

NAME PRINTED _____

MY COMMISSION NO.: _____

REFERENCE NOTES:

- M& = INDICATES MEASURED AND RECORD DATA
- () = INDICATES RECORD DATA PER R#
- R1 = INDICATES RECORD DATA PER PARCEL MAP RECORDED IN BOOK 65, PAGE 4, P.M.B. 65/4
- R2 = INDICATES RECORD DATA PER PARCEL MAP NO. 98 - 204, P.M.B. 306/1-4
- R3 = INDICATES RECORD DATA PER TRACT MAP NO. 6621, M.M. 244/1-6
- R4 = INDICATES RECORD DATA PER TRACT MAP NO. 15317, M.M. 752/1-11
- R5 = INDICATES RECORD DATA PER TRACT MAP NO. 15584, M.M. 779/11-16
- R6 = INDICATES RECORD DATA PER RECORD OF SURVEY 96-1029, R.S.B. 161/1-5
- R7 = INDICATES RECORD DATA PER LOT LINE ADJUSTMENT NO.LA 2019-001, 2022000310763 O.R.
- R8 = INDICATES RECORD DATA PER INSTRUMENT NO. 19950521235 O.R.
- R9 = INDICATES RECORD DATA PER RECORD OF SURVEY 95-1055, R.S.B. 162/41-45.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A)(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSE OF ROAD & UTILITY RECORDED JUNE 12, 1964 IN BOOK 7085, PAGE 258, OF OFFICIAL RECORDS.
2. CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSES OF STREET & HIGHWAY (FORD ROAD) RECORDED DECEMBER 17, 1970 IN BOOK 9493, PAGE 363, OF OFFICIAL RECORDS.
3. CITY OF IRVINE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSES OF STREET & HIGHWAY RECORDED MAY 1, 1979 IN BOOK 13127, PAGE 1776, OF OFFICIAL RECORDS.
4. PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR THE PURPOSES OF RETAINED PROPERTY BENEFITED ROADWAY RECORDED APRIL 14, 2026 AS INSTRUMENT NO. 2026-000109021, OF OFFICIAL RECORDS.
5. IRVINE COMPANY, HOLDER OF MINERAL RIGHTS RECORDED JULY 4, 1974 IN BOOK 11161, PAGE 177, OF OFFICIAL RECORDS.

EASEMENT NOTES

1. EASEMENT FOR THE PURPOSE OF ROAD & UTILITY, IN FAVOR OF THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION RECORDED JUNE 12, 1964 AS RECORDING NO. 11724, IN BOOK 7085, PAGE 258, OF OFFICIAL RECORDS.
2. EASEMENT FOR THE PURPOSES OF STREET & HIGHWAY (FORD ROAD), IN FAVOR OF THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION RECORDED DECEMBER 17, 1970 IN BOOK 9493, PAGE 363, OF OFFICIAL RECORDS.
3. EASEMENT FOR THE PURPOSES OF STREET & HIGHWAY, IN FAVOR OF THE CITY OF IRVINE, A MUNICIPAL CORPORATION RECORDED MAY 1, 1979 IN BOOK 13127, PAGE 1776, OF OFFICIAL RECORDS.
4. EASEMENT FOR RETAINED PROPERTY BENEFITED ROADWAY, IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION RECORDED APRIL 14, 2026 AS INSTRUMENT NO. 2026-000109021, OF OFFICIAL RECORDS.
- A. AN EASEMENT FOR PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS PURPOSES TO THE CITY OF NEWPORT BEACH, AS DEDICATED.
- B. AN EASEMENT FOR RECIPROCAL ACCESS AND DRAINAGE PURPOSES TO THE BENEFIT OF LOTS 1 THROUGH 4 AND LOT A, AS DEDICATED.

BASIS OF BEARINGS:

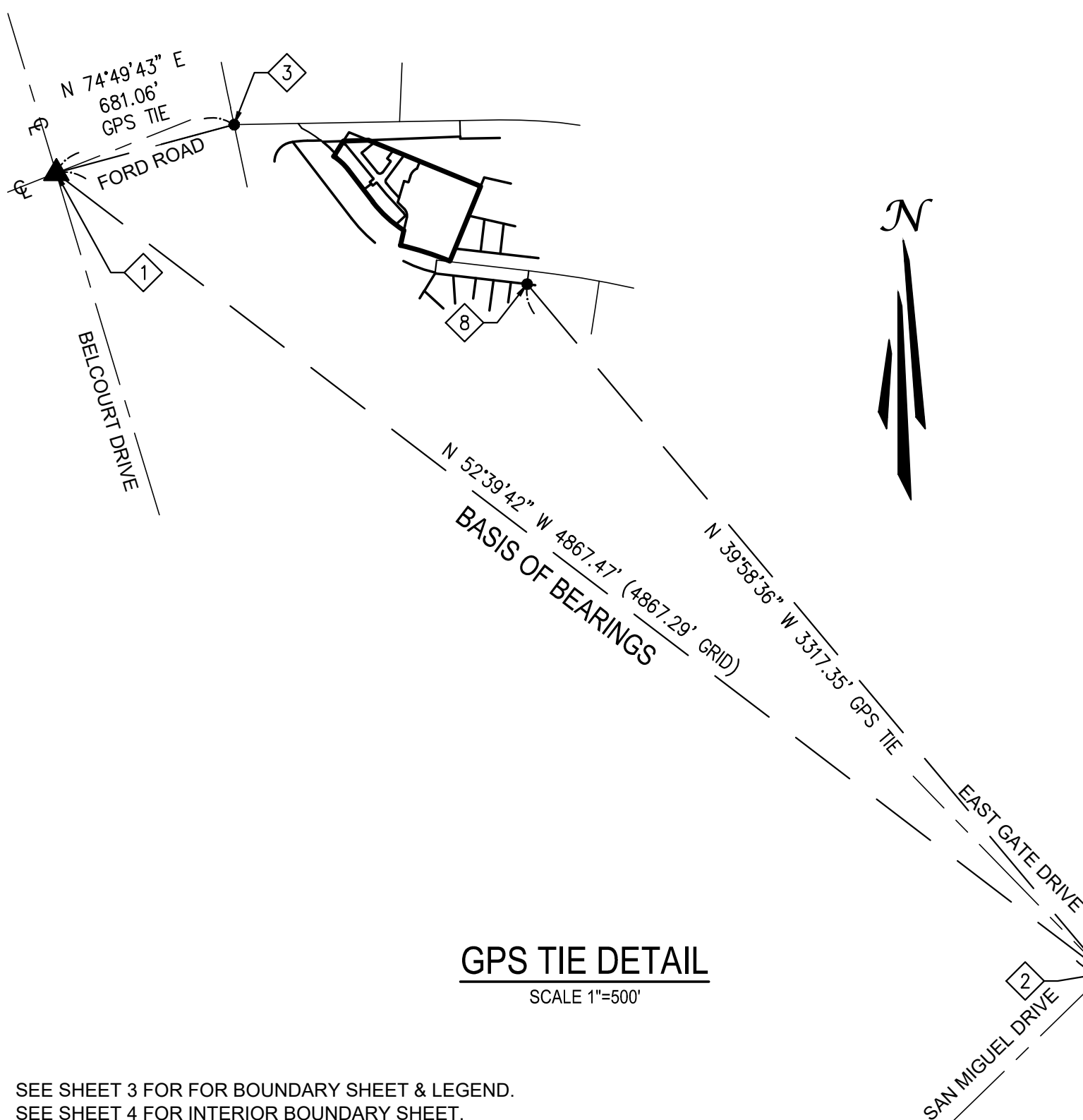
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6241 AND STATION GPS NO. 6247 BEING NORTH 52°39'42" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD., (2017.50 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY THE MEAN VALUE, 0.99996088 FOR THIS SURVEY.

MONUMENTATION & ESTABLISHMENT NOTES:

- ▲ INDICATES OCS GPS CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 2" I.P. X 18" TAGGED "PLS 8899" OR SPIKE & WASHER STAMPED "PLS 8899" OR LEAD & TACK WITH BRASS TAG STAMPED "PLS 8899" AT ALL PARCEL MAP BOUNDARY CORNERS / 1" I.P. X 18" TAGGED "PLS 8899" AT ALL INTERIOR PARCEL CORNERS IN SOIL, DOWN 0.2 FEET OR SPIKE & WASHER STAMPED "PLS 8899" FLUSH IN ASPHALT OR LEAD & TACK WITH BRASS TAG STAMPED "PLS 8899" FLUSH IN CONCRETE.
- 1. O.C.S. GPS NO. 6241
N = 2176242.12'
E = 6070146.43'
FOUND PUNCHED 2" BRASS DISK, DOWN 1.0' IN WELL MONUMENT. STATION IS LOCATED AS THE CENTERLINE INTERSECTION OF FORD RD. & BELCOURT DR. PER TR. 11449, M.M. 491/12-16.
- 2. O.C.S. GPS NO. 6247
N = 2173290.00'
E = 6074016.25'
FOUND PUNCHED 2" BRASS DISK, STAMPED "LS 3019", DOWN 1.0' IN WELL MONUMENT WITH "WATER" LID. STATION IS LOCATED AT THE CENTERLINE INTERSECTION OF SAN MIGUEL DR. & SPYGLASS HILL RD. PER CR 2002-0239.
- 3. FOUND GEAR SPIKE & WASHER, STAMPED "LS 5411", FLUSH PER CR 2017-0563. ACCEPTED AS THE CENTERLINE INTERSECTION OF MACARTHUR BLVD. & BONITA CANYON DR.
- 4. FOUND GEAR SPIKE & WASHER, STAMPED "LS 5411", FLUSH PER CR 2020-3004. ACCEPTED AS THE CENTERLINE INTERSECTION OF BONITA CANYON DR. & RESIDENCIA.
- 5. FOUND LEAD, TACK & TAG, STAMPED "LS 5878", FLUSH PER R2, R4, R5, R6 & R9. ACCEPTED AS THE CENTERLINE B.C. OF BONITA CANYON DR.
- 6. FOUND 2" IRON PIPE, TAGGED "RCE 7211", DOWN 0.4' PER R1, R4, & R6. MONUMENT FALLS ON NORTHERLY LINE 0.28' NORTHWESTERLY OF PROPERTY CORNER. MONUMENT HELD FOR ESTABLISHMENT OF NORTHERLY LINE ONLY.
- 7. FOUND 1" IRON PIPE, TAGGED "LS 2326", DOWN 0.4' PER R4 & R6. HELD AS THE NORTHEASTERLY CORNER OF PARCEL 2 PER R1.
- 8. FOUND 2" IRON PIPE, TAGGED "LS 3109", DOWN 0.6' PER R3.
- 9. FOUND 3/4" IRON PIPE TAGGED "LS 3109" PER R3, DOWN 0.3', FITS SOUTHERLY RIGHT OF WAY OF FORD RD.
- 10. S.N.F., ESTABLISHED BY INTERSECTION FROM 1196' RADIUS POINT AND 90° TIE TO CENTERLINE OF FORD RD.
- 11. ESTABLISHED SOUTHERLY RIGHT-OF-WAY OF BONITA CANYON DRIVE PER R8.
- 12. ESTABLISHED SOUTHWESTERLY BOUNDARY OF PARCEL 1 AND 2 PER R2 BY RECORD DATA BETWEEN FOUND MONUMENT 3 AND ESTABLISHED POINT 10.
- 13. ESTABLISHED NORTHEASTERLY BOUNDARY OF PARCEL 1 AND 2 PER R4 BY RECORD DATA BETWEEN FOUND MONUMENT 3 AND FOUND MONUMENT 7.
- 14. FOUND 3/4" IRON PIPE, TAG ILLEGIBLE, ACCEPTED AS 3/4" IRON PIPE TAGGED "LS 3109" PER R3, DOWN 0.7', FITS SOUTHERLY RIGHT OF WAY OF FORD RD.



GPS TIE DETAIL

SCALE 1"=500'

SEE SHEET 3 FOR BOUNDARY SHEET & LEGEND.
SEE SHEET 4 FOR INTERIOR BOUNDARY SHEET.
SEE SHEET 5 FOR EASEMENT SHEET.

SHEET 3 OF 5 SHEETS
 NUMBERED LOTS = 5
 LETTERED LOT = 1
 GROSS AREA: 2.802 AC
 NET AREA: 2.224 AC
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FOR CONDOMINIUM PURPOSES

TAIT & ASSOCIATES, INC.

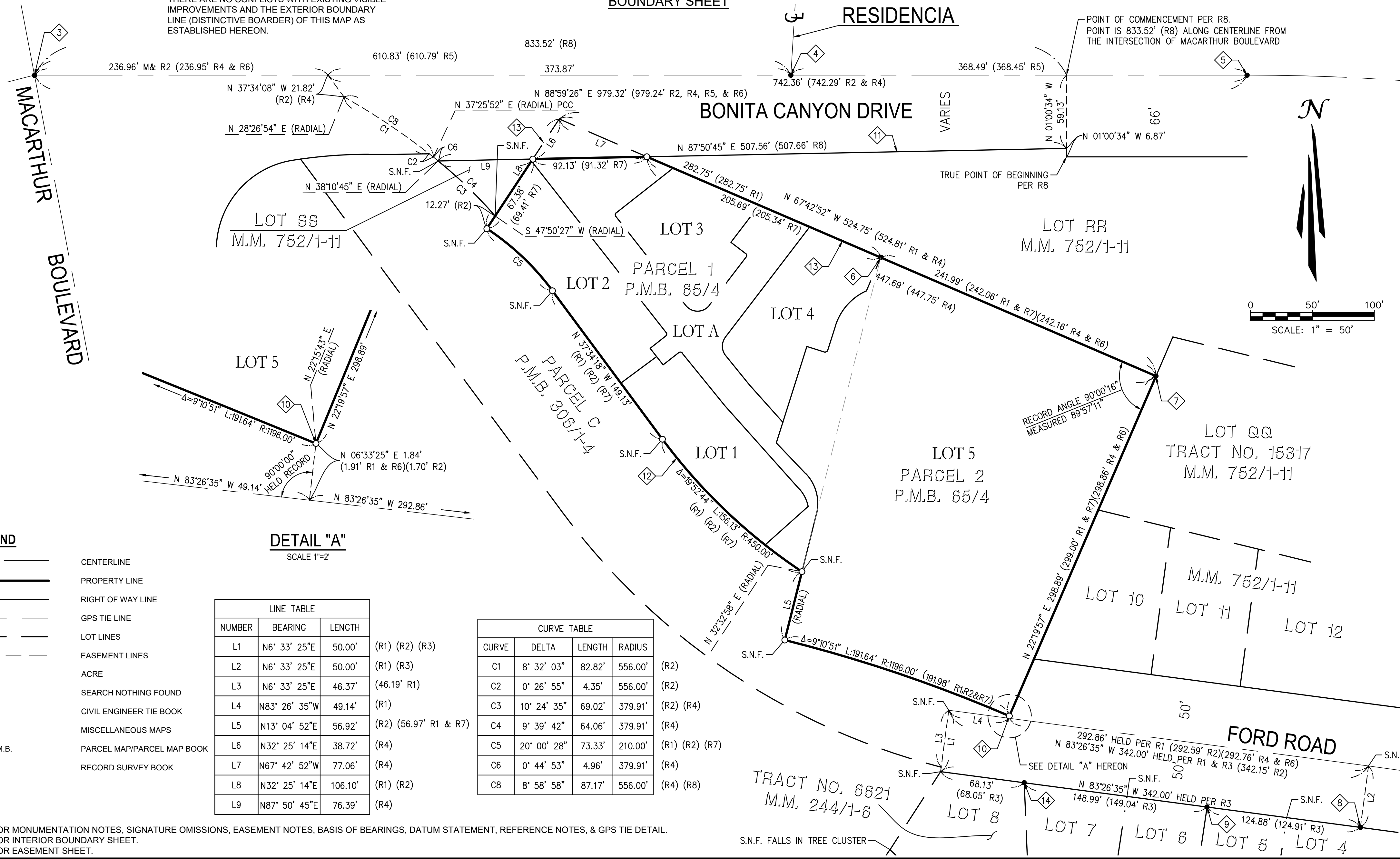
MICHAEL FURLONG, PLS 8899

SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

BOUNDARY SHEET

RESIDENCIA



LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- GPS TIE LINE
- LOT LINES
- EASEMENT LINES
- AC ACRE
- S.N.F. SEARCH NOTHING FOUND
- C.E.T.B. CIVIL ENGINEER TIE BOOK
- M.M. MISCELLANEOUS MAPS
- P.M./P.M.B. PARCEL MAP/PARCEL MAP BOOK
- R.S.B. RECORD SURVEY BOOK

DETAIL "A"

SCALE 1"=2'

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N6° 33' 25"E	50.00'
L2	N6° 33' 25"E	50.00'
L3	N6° 33' 25"E	46.37'
L4	N83° 26' 35"W	49.14'
L5	N13° 04' 52"E	56.92'
L6	N32° 25' 14"E	38.72'
L7	N67° 42' 52"W	77.06'
L8	N32° 25' 14"E	106.10'
L9	N87° 50' 45"E	76.39'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	8° 32' 03"	82.82'	556.00'
C2	0° 26' 55"	4.35'	556.00'
C3	10° 24' 35"	69.02'	379.91'
C4	9° 39' 42"	64.06'	379.91'
C5	20° 00' 28"	73.33'	210.00'
C6	0° 44' 53"	4.96'	379.91'
C8	8° 58' 58"	87.17'	556.00'

SEE SHEET 2 FOR MONUMENTATION NOTES, SIGNATURE OMISSIONS, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, & GPS TIE DETAIL.
 SEE SHEET 4 FOR INTERIOR BOUNDARY SHEET.
 SEE SHEET 5 FOR EASEMENT SHEET.

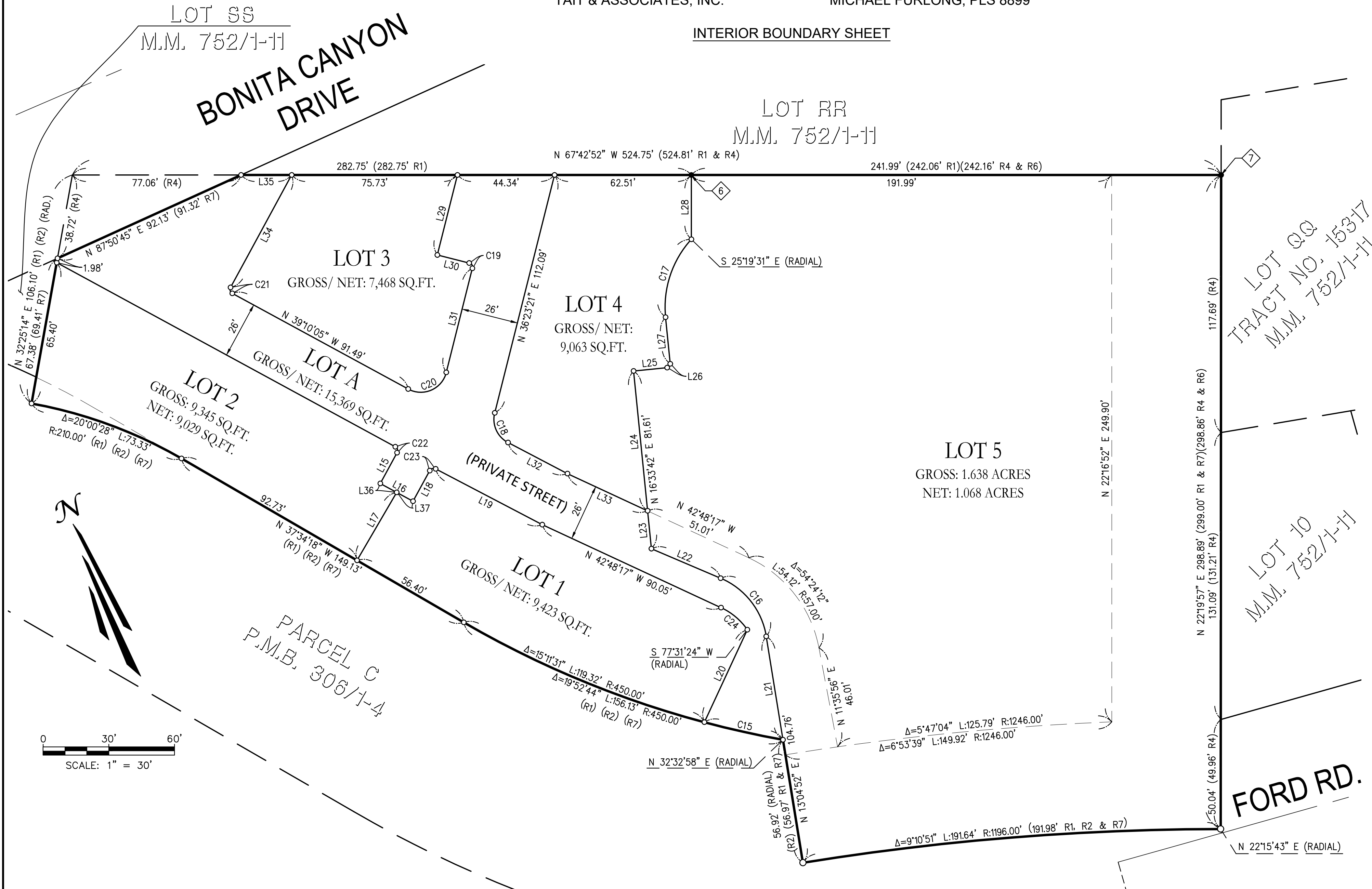
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FOR CONDOMINIUM PURPOSES
 TAIT & ASSOCIATES, INC. MICHAEL FURLONG, PLS 8899

INTERIOR BOUNDARY SHEET



LINE TABLE		
NUMBER	BEARING	LENGTH
L15	N50° 49' 13"E	16.00'
L16	N39° 10' 47"W	17.00'
L17	N52° 30' 30"E	35.98'
L18	N50° 58' 32"E	15.94'
L19	N40° 05' 02"W	54.96'
L20	N47° 13' 20"E	46.58'
L21	N13° 04' 52"E	47.84'
L22	N44° 36' 40"W	34.39'
L23	N16° 33' 42"E	17.40'
L24	N16° 33' 42"E	64.21'
L25	N73° 26' 18"W	15.41'
L26	N61° 33' 42"E	2.24'
L27	N16° 33' 42"E	21.41'
L28	N22° 16' 41"E	29.40'
L29	N36° 23' 21"E	37.71'
L30	N53° 36' 39"W	15.00'
L31	N36° 23' 21"E	49.02'
L32	N40° 05' 02"W	30.63'
L33	N42° 48' 17"W	40.36'
L34	N50° 49' 13"E	58.49'
L35	N67° 42' 52"W	23.11'
L36	N39° 10' 47"W	8.50'
L37	N39° 10' 47"W	8.50'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C15	4° 41' 13"	36.81'	450.00'
C16	57° 41' 32"	35.24'	35.00'
C17	48° 06' 47"	38.63'	46.00'
C18	76° 28' 22"	16.02'	12.00'
C19	90° 00' 00"	3.14'	2.00'
C20	104° 26' 35"	21.87'	12.00'
C21	89° 59' 18"	3.14'	2.00'
C22	89° 59' 18"	3.14'	2.00'
C23	88° 56' 26"	3.10'	2.00'
C24	30° 19' 40"	15.88'	30.00'

SEE SHEET 2 FOR MONUMENTATION NOTES, SIGNATURE OMISSIONS, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, & GPS TIE DETAIL.
 SEE SHEET 3 FOR BOUNDARY SHEET & LEGEND.
 SEE SHEET 5 FOR EASEMENT SHEET.

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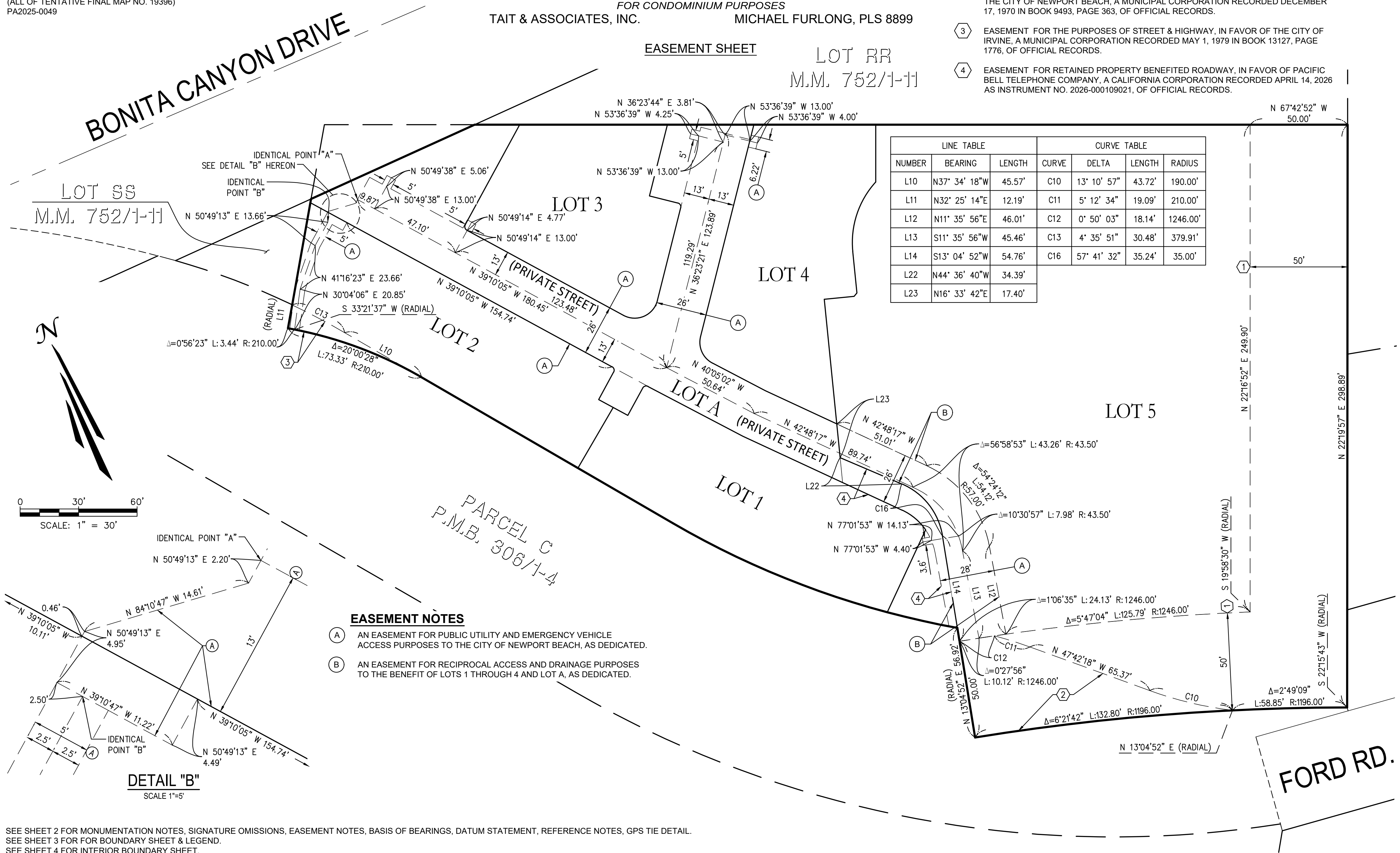
FOR CONDOMINIUM PURPOSES
 TAIT & ASSOCIATES, INC. MICHAEL FURLONG, PLS 8899

EASEMENT SHEET

LOT RR
 M.M. 752/1-11

EASEMENT NOTES

- 1 EASEMENT FOR THE PURPOSE OF ROAD & UTILITY, IN FAVOR OF THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION RECORDED JUNE 12, 1964 AS RECORDING NO. 11724, IN BOOK 7085, PAGE 258, OF OFFICIAL RECORDS.
- 2 EASEMENT FOR THE PURPOSES OF STREET & HIGHWAY (FORD ROAD), IN FAVOR OF THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION RECORDED DECEMBER 17, 1970 IN BOOK 9493, PAGE 363, OF OFFICIAL RECORDS.
- 3 EASEMENT FOR THE PURPOSES OF STREET & HIGHWAY, IN FAVOR OF THE CITY OF IRVINE, A MUNICIPAL CORPORATION RECORDED MAY 1, 1979 IN BOOK 13127, PAGE 1776, OF OFFICIAL RECORDS.
- 4 EASEMENT FOR RETAINED PROPERTY BENEFITED ROADWAY, IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION RECORDED APRIL 14, 2026 AS INSTRUMENT NO. 2026-000109021, OF OFFICIAL RECORDS.



LINE TABLE			CURVE TABLE			
NUMBER	BEARING	LENGTH	CURVE	DELTA	LENGTH	RADIUS
L10	N37° 34' 18"W	45.57'	C10	13° 10' 57"	43.72'	190.00'
L11	N32° 25' 14"E	12.19'	C11	5° 12' 34"	19.09'	210.00'
L12	N11° 35' 56"E	46.01'	C12	0° 50' 03"	18.14'	1246.00'
L13	S11° 35' 56"W	45.46'	C13	4° 35' 51"	30.48'	379.91'
L14	S13° 04' 52"W	54.76'	C16	57° 41' 32"	35.24'	35.00'
L22	N44° 36' 40"W	34.39'				
L23	N16° 33' 42"E	17.40'				

EASEMENT NOTES

- (A) AN EASEMENT FOR PUBLIC UTILITY AND EMERGENCY VEHICLE ACCESS PURPOSES TO THE CITY OF NEWPORT BEACH, AS DEDICATED.
- (B) AN EASEMENT FOR RECIPROCAL ACCESS AND DRAINAGE PURPOSES TO THE BENEFIT OF LOTS 1 THROUGH 4 AND LOT A, AS DEDICATED.

DETAIL "B"
 SCALE 1"=5'

SEE SHEET 2 FOR MONUMENTATION NOTES, SIGNATURE OMISSIONS, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES, GPS TIE DETAIL.
 SEE SHEET 3 FOR BOUNDARY SHEET & LEGEND.
 SEE SHEET 4 FOR INTERIOR BOUNDARY SHEET.