

SHEET 1 OF 4 SHEETS

LOTS: 1 NUMBERED  
ACREAGE: 14.177 SQ. FT./0.325 AC.  
DATE OF SURVEY: SEPTEMBER, 2019  
ALL OF THE CITY OF NEWPORT BEACH  
TENTATIVE TRACT NO. NT 2017-003

TRACT NO. 18121  
IN THE CITY OF NEWPORT BEACH,  
COUNTY OF ORANGE, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 456, AS  
PER MAP FILED IN BOOK 17, PAGE 9 OF MISCELLANEOUS MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MICHAEL BENESH, L.S. 5649 SEPTEMBER 2019

ACCEPTED AND FILED AT THE  
REQUEST OF  
USA NATIONAL TITLE COMPANY

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_ FEE \$ \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

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.

BACK BAY BUNGALOW L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ANASTASIOS NIKOLAOU, MEMBER

BENEFICIARY:

CENTER STREET LENDING VII SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 24, 2021 AS INSTRUMENT NO.  
2021000354226, OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
PRINT NAME  
PRINT TITLE

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 } SS

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, A 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 \_\_\_\_\_ COUNTY.

MY COMMISSION NO: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

(NAME PRINTED)

NOTARY ACKNOWLEDGMENT:

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STATE OF CALIFORNIA }  
COUNTY OF } SS

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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  
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AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE  
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NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS  
IS IN \_\_\_\_\_ COUNTY.

MY COMMISSION NO: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

(NAME PRINTED)

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 GINNIE CORDON, IN APRIL, 2017. 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 365 DAYS OF MAP RECORDATION;  
AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I  
HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY  
APPROVED TENTATIVE MAP.

\_\_\_\_\_  
MICHAEL BENESH  
L.S. 5649  
4/7/2021  
DATE:



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 \_\_\_\_\_, 2021.

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR  
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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
JAMES M. HOULIHAN  
DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER  
CITY OF NEWPORT BEACH  
R.C.E.#51568 EXPIRES: 06/30/2022



CITY CLERK'S CERTIFICATE:

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

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 THE  
DAY OF \_\_\_\_\_, 2021 AND THAT THEREUPON SAID COUNCIL DID, BY AN  
ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF  
THE CITY OF NEWPORT BEACH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
LEILANI BROWN  
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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
SHARI L. FREIDENRICH  
COUNTY TREASURER - TAX COLLECTOR

BY : \_\_\_\_\_  
TREASURER - TAX COLLECTOR



A diagram showing a survey line segment. The line is oriented North 30° East, indicated by an arrow pointing towards the top-left and the text "N 30° E" written along the line. A scale bar below the line indicates "SCALE: 1" = 30'".



SEE SHEET 4 FOR ESTABLISHMENT NOTES AND DETAILS.

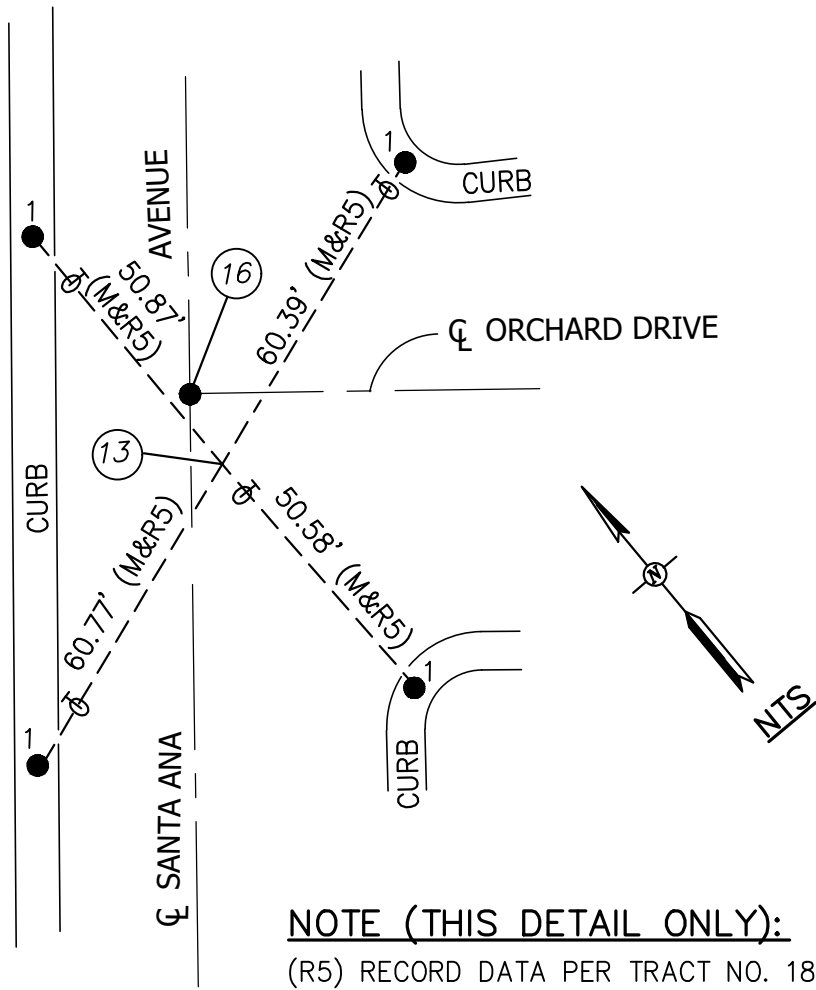
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MICHAEL BENESH, L.S. 5649 SEPTEMBER 2019

DETAIL SHEET

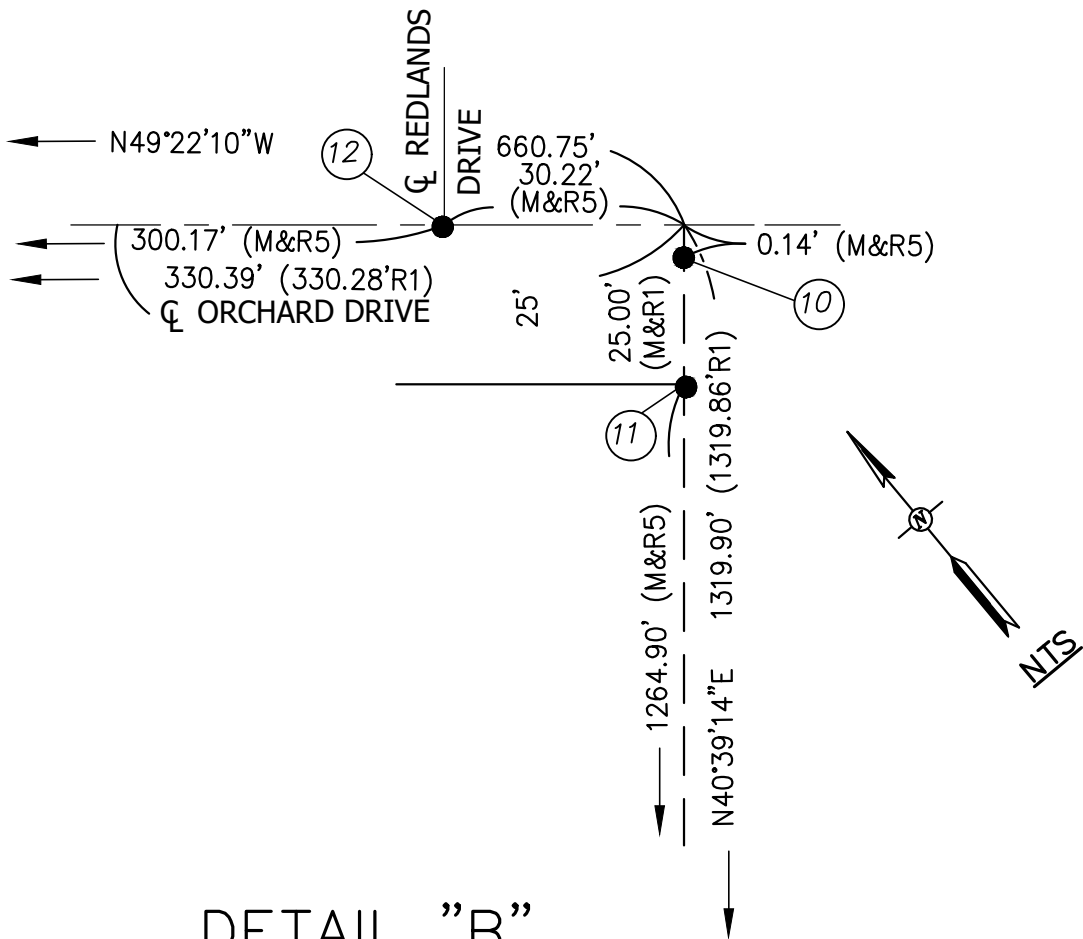
ESTABLISHMENT NOTES:

- A** SFN., ESTABLISHED AS POINT OF INTERSECTION OF CENTERLINE OF MESA DRIVE AND SW'LY PRODUCTION OF SE'LY LINE OF LOTS 15 & 16, R4, AT REC. DISTANCE 165.02' FROM CL RIVERSIDE DRIVE **9** PER R2.
- B** SFN., ESTABLISHED AS MOST S'LY COR. LOT 5, R4, BY RECORD DISTANCE PER R5.
- C** SFN., ESTABLISHED AS MOST N'LY CORNER OF LOT 15, R4, BY PROPORTION PER R4.
- D** ESTABLISHED NE'LY LINE LOT 1, BY HOLDING FOUND MONUMENTS **16** AND **15**, PER R5.
- E** ESTABLISHED NE'LY LINE LOT 6, R4, BY RECORD DISTANCE PER R5.

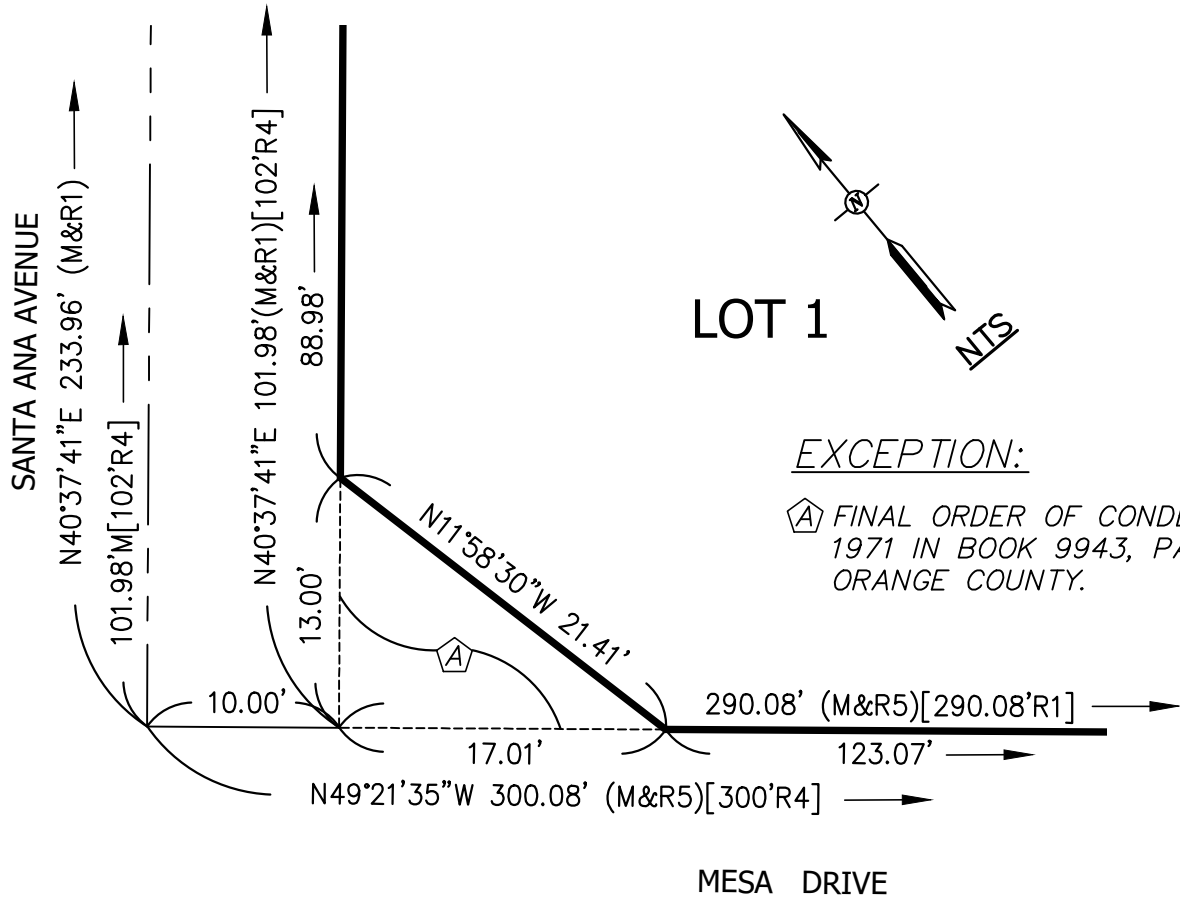


NOTE (THIS DETAIL ONLY):  
(R5) RECORD DATA PER TRACT NO. 18039, M.M. 979/43-46  
**1** FD. LEAD & TAG STAMPED "OCS TIE" PER R5  
**Ø** TANGENT OVER

DETAIL "A"  
NTS



DETAIL "B"  
NTS



DETAIL "C"  
NTS

NOTES:

SEE SHEET 2 FOR HORIZONTAL CONTROL SCHEME, OCS GPS TIES, MONUMENT NOTES  
BASIS OF BEARINGS, DATUM STATEMENT, REFERENCE NOTES AND LEGEND.  
SEE SHEET 3 FOR LOT DETAIL.