

ORANGE AVENUE TOWNHOMES

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS ORANGE AVENUE TOWNHOMES, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 3 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

ORANGE AVENUE TOWNHOMES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Michael E. Turk 06/22/23  
MICHAEL E. TURK DATE  
MANAGING MEMBER

BANNER BANK, A WASHINGTON STATE CHARTERED BANK AS BENEFICIARY, UNDER THAT DEED OF TRUST, RECORDED DECEMBER 20, 2022 AS INSTRUMENT NO. 2022-0474151

BY: Leticia Vazquez 6/26/23  
NAME: Leticia Vazquez DATE  
TITLE: Vice President, Relationship Manager

NOTARY STATEMENT

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 SAN DIEGO)

ON June 22, 2023 BEFORE ME, Andrena P. Aguilar Salazar, A NOTARY PUBLIC, PERSONALLY APPEARED Michael G. Turk WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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 PURJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Andrena P. Aguilar Salazar  
PRINT NAME: Andrena P. Aguilar Salazar  
MY COMMISSION EXPIRES ON NOV 19, 20 24  
MY COMMISSION NUMBER IS: 2339695  
MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY

NOTARY STATEMENT

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 SAN DIEGO)

ON June 26, 2023 BEFORE ME, Andrena P. Aguilar Salazar, A NOTARY PUBLIC, PERSONALLY APPEARED Leticia Vazquez WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY 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 PURJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Andrena P. Aguilar Salazar  
PRINT NAME: Andrena P. Aguilar Salazar  
MY COMMISSION EXPIRES ON NOV 19, 20 24  
MY COMMISSION NUMBER IS: 2339695  
MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY

SUBDIVISION MAP

BEING A SUBDIVISION OF LOTS 31, 32, 33 AND 34 IN BLOCK 109 OF CORONADO BEACH, SOUTH ISLAND, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 376, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 12, 1886.

NOTE: THIS MAP IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONSISTING OF TEN (10) UNITS, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

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 MICHAEL E. TURK ON JANUARY 26, 2023. I STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. (SEE LEGEND ON SHEET 3)

Anthony K. Christensen 06-26-2023  
ANTHONY K. CHRISTENSEN, LS 7508 DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP. IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

JIM NEWTON  
ASSISTANT DIRECTOR OF  
PUBLIC SERVICES & ENGINEERING

BY: Gregory A. Helmer DATE  
GREGORY A. HELMER, L.S. 5134  
FOR CITY ENGINEER



COMMUNITY DEVELOPMENT DEPARTMENT STATEMENT

THE COMMUNITY DEVELOPMENT DEPARTMENT HAS EXAMINED THIS MAP FOR COMPLIANCE WITH THE TENTATIVE MAP AND IS SATISFIED THAT THIS MAP IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND HAS APPROVED THIS MAP.

BY: Richard Grunow DATE  
RICHARD GRUNOW,  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF CORONADO, CALIFORNIA

RECORDER'S STATEMENT

FILE NO. \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.  
IN THE BOOK OF MAPS AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
ANTHONY K. CHRISTENSEN.

JORDAN Z. MARKS BY: \_\_\_\_\_  
COUNTY RECORDER DEPUTY COUNTY RECORDER  
FEES: \$ \_\_\_\_\_

TITLE COMPANY

A SUBDIVISION GUARANTEE COVERING THIS MAP WAS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 00156073-996-SD1-RT4 DATED:

CITY TREASURER'S CERTIFICATE

I, JOHN KIM, CITY TREASURER OF THE CITY OF CORONADO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO LIENS OR UNPAID CITY TAXES OR UNPAID BONDS ISSUED UNDER ANY IMPROVEMENT ACT OR IMPROVEMENT BOND ACT OF THE STATE OF CALIFORNIA SHOWN ON THE BOOKS OF THIS OFFICE EXCEPT TAXES NOT YET PAYABLE AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

BY: John Kim DATE  
JOHN KIM, CITY TREASURER  
CITY OF CORONADO, CALIFORNIA

CITY CLERK'S CERTIFICATE

I, KELSEA HOLIAN, CITY CLERK OF THE CITY OF CORONADO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE RESOLUTION NO. 2022-26 THE CITY COUNCIL OF SAID CITY HAS APPROVED THE TENTATIVE PARCEL MAP AND PER LOCAL ORDINANCE HAS DELEGATED TO THE COMMUNITY DEVELOPMENT DEPARTMENT THE AUTHORITY TO APPROVE OR DISAPPROVE THIS MAP EXECUTED BY THE DEPUTY CITY CLERK AND ATTESTED BY ITS SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: Kelsea Holian DATE  
KELSEA HOLIAN, MMC, CPM  
CITY CLERK  
CITY OF CORONADO, CALIFORNIA



COUNTY CLERK CERTIFICATE

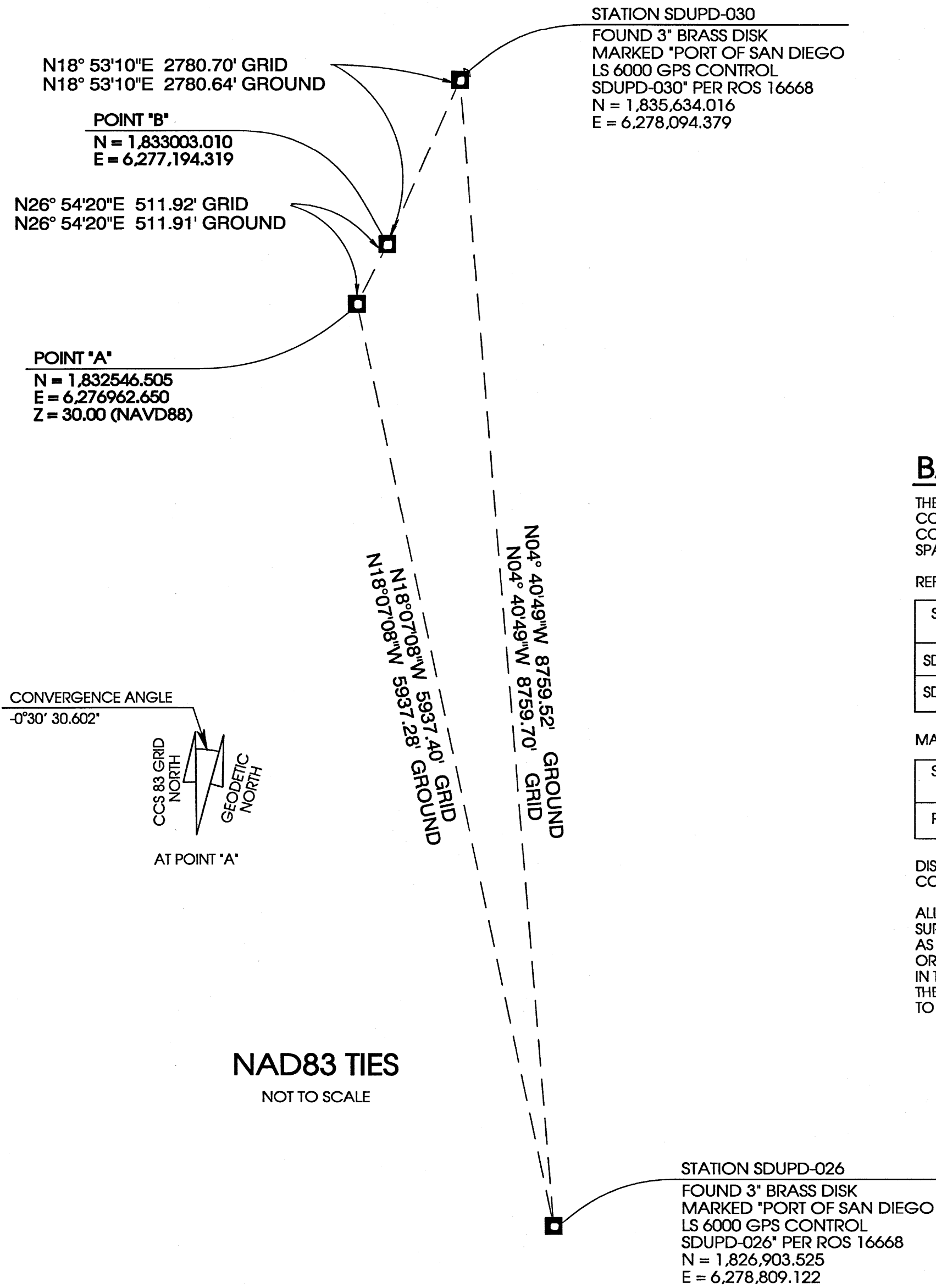
I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSIT FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
DEPUTY  
DATE: \_\_\_\_\_

ORANGE AVENUE TOWNHOMES

SHEET 2 OF 3 SHEETS



BASIS OF COORDINATES AND BEARINGS

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (1991.35) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

REFERENCED UNIFIED PORT DISTRICT OF SAN DIEGO STATIONS CONNECTED

STATION	NORTHING (Y)	EASTING (X)	ELEVATION (NAVD88)	ACCURACY
SDUPD -026	1826903.525	6278809.122	8.33	1ST ORDER
SDUPD -030	1835634.016	6278094.379	12.43	1ST ORDER

MAPPING ANGLE AND GRID FACTOR

STATION	NORTHING (Y)	EASTING (X)	MAPPING ANGLE	COMBINATION FACTOR	HEIGHT
POINT "A"	1832546.505	6276962.650	0°30'30.602"	1.000020684	30.00

DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

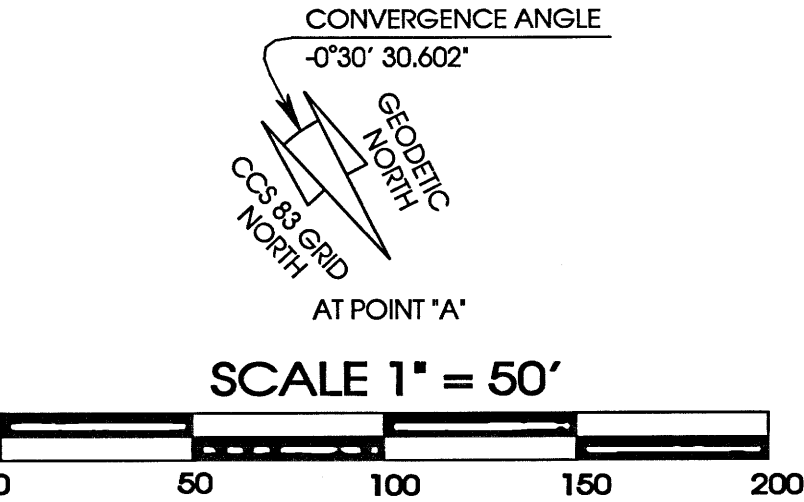
ALL COORDINATES AND DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT IN ACCORDANCE WITH THE ABOVE REFERENCED CALIFORNIA PUBLIC RESOURCES CODE. AS USED IN TABLES ABOVE, ELEVATION REFERS TO THE CALIFORNIA ORTHOMETRIC HEIGHT ("COH88") OR EQUIVALENT OF THE POINT WHERE THE MAPPING ANGLE AND COMBINATION FACTOR WERE CALCULATED IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD88") AND HEIGHT REFERS TO THE VERTICAL VALUE OF THE CALIFORNIA GEODETTIC COORDINATE OR EQUIVALENT ELLIPSOID HEIGHT USED TO CALCULATE THE COMBINATION FACTOR.

MONUMENTATION NOTES

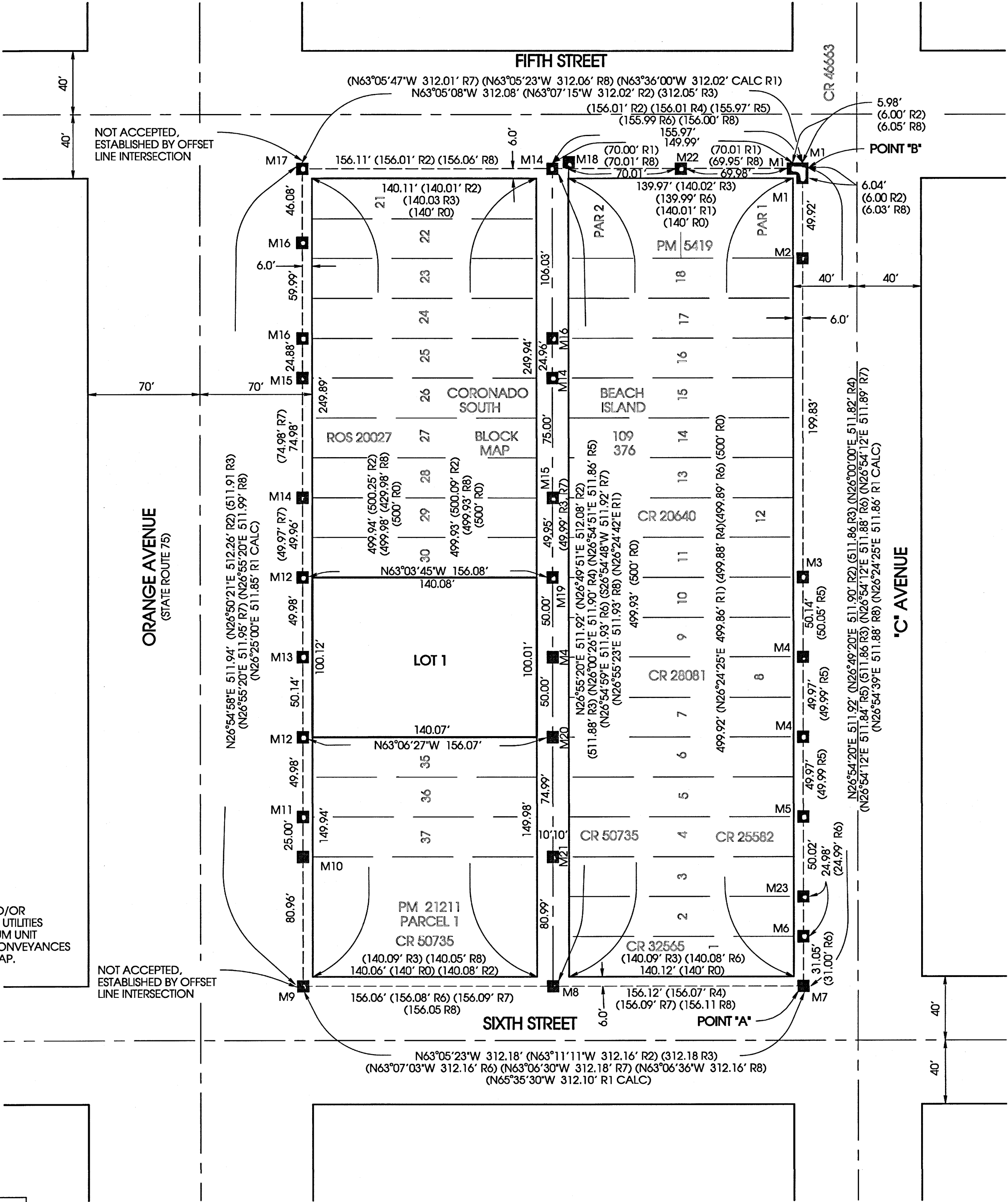
- M1 INDICATES FOUND LEAD & DISK STAMPED "LS 6144" PER CR 46663 & ROS 24497
- M2 INDICATES FOUND LEAD & DISK STAMPED "RCE 22139" PER MAP 5419
- M3 INDICATES FOUND LEAD & DISK STAMPED "RCE 19073" PER CR 20640
- M4 INDICATES FOUND LEAD & DISK STAMPED "LS 3168" PER CR 28081
- M5 INDICATES FOUND LEAD & DISK STAMPED "LS 7046" PER CR 25582 & CR 28081
- M6 INDICATES FOUND LEAD & DISK STAMPED "LS 7844" NO RECORD (SEE FIELD NOTES BY ALLEN R.A. TURNER III, PLS 7844, DATED FEBRUARY 2013, CR IN PROCESS)
- M7 INDICATES FOUND LEAD & DISK STAMPED "LS 9117" PER CR 43554 & ROS 24497
- M8 INDICATES FOUND LEAD & DISK STAMPED "LS 8759" PER CR PM 21211 & ROS 24497
- M9 INDICATES FOUND LEAD & DISK STAMPED "LS 5486" PER PM 21211, ROS 24497, N73° 19'40"W 0.24' FROM TRUE OFFSET CORNER (N47° 26' 48"W 0.25' PER ROS 24497)
- M10 INDICATES FOUND LEAD & DISK STAMPED "LS 5486" PER PM 21211, ROS 24497
- M11 INDICATES FOUND LEAD & TACK PER ROS 24497
- M12 INDICATES FOUND LEAD & TACK PER PM 21211, ROS 24497
- M13 INDICATES FOUND LEAD & DISK STAMPED "RCE 1534" PER PM 21211, ROS 20027, ROS 24497
- M14 INDICATES FOUND LEAD & DISK STAMPED "LS 6703" PER ROS 20027 & ROS 24497
- M15 INDICATES FOUND LEAD & DISK STAMPED "LS 6703" PER ROS 20027 & ROS 24497
- M16 INDICATES FOUND LEAD & DISK STAMPED "LS 7488" PER ROS 24497
- M17 INDICATES FOUND LEAD & DISK STAMPED "LS 5486" PER PM 21211, 0.20' EAST ON OFFSET LINE, PER ROS 24497
- M18 INDICATES FOUND LEAD & PUNCH ON 7.45' OFFSET FROM BLOCK CORNER. NAIL & DISK STAMPED "RCE 22139", 7.20' NORTH ON OFFSET LINE FROM BLOCK CORNER PER ROS 24497
- M19 INDICATES FOUND NAIL & DISK STAMPED "RCE 19073" PER CR 20640, ROS 20027 ROS 24497
- M20 INDICATES FOUND NAIL & DISK STAMPED "LS 9182" PER CR 50735
- M21 INDICATES FOUND NAIL & DISK STAMPED "RCE 19073" PER CR 25582, PM 21211, ROS 24497
- M22 INDICATES FOUND NAIL & DISK STAMPED "RCE 22139" PER PM 5419, ROS 24497
- M23 INDICATES FOUND LEAD & DISK STAMPED "LS 7046" PER CR 25582, CR 28081 & CR 3256

EASEMENT NOTE:

THIS IS A MAP OF A PROPOSED CONDOMINIUM DEVELOPMENT CONSISTING OF A MAXIMUM OF TEN (10) UNITS. EASEMENTS AND/OR RIGHTS PROVIDING FOR PEDESTRIAN AND/OR VEHICLE ACCESS, UTILITIES AND/OR OTHER PURPOSES FOR EACH PROPOSED CONDOMINIUM UNIT ARE TO BE SPECIFIED IN ANY CONDOMINIUM PLANS AND/OR CONVEYANCES OF ANY UNIT CONSTRUCTED WITHIN THE BOUNDARIES OF THIS MAP.



ORANGE AVENUE TOWNHOMES



LEGEND

- FOUND MONUMENT AS DESCRIBED SEE MONUMENTATION NOTES
- ( ) RECORD DATA AS NOTED BELOW

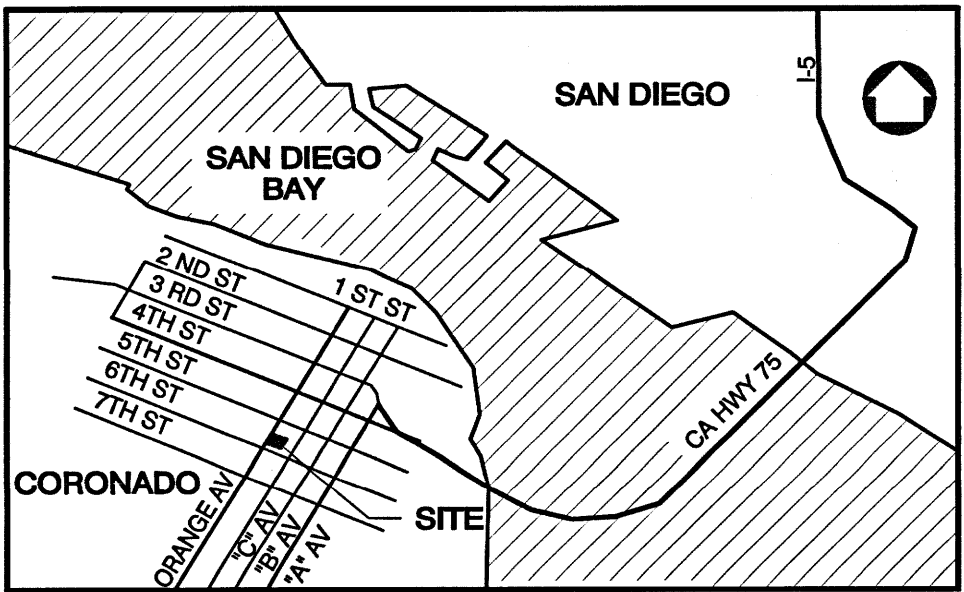
- INDICATES MAP BOUNDARY
- INDICATES OFFSET LINE
- INDICATES EXISTING LOT LINE

TOTAL NUMBER OF PARCELS = 1

TOTAL AREA COVERED BY MAP = 0.3218 AC

RECORD DATA

- R0 INDICATES DATA PER PARCEL MAP 376
- R1 INDICATES DATA PER PARCEL MAP 5419
- R2 INDICATES DATA PER PARCEL MAP 21211
- R3 INDICATES DATA PER CORNER RECORD 13603 SUPERCEDED BY CORNER RECORD 20640
- R4 INDICATES DATA PER CORNER RECORD 25582
- R5 INDICATES DATA PER CORNER RECORD 28081
- R6 INDICATES DATA PER CORNER RECORD 32565
- R7 INDICATES DATA PER RECORD OF SURVEY 20027
- R8 INDICATES DATA PER RECORD OF SURVEY 24497



VICINITY MAP  
NOT TO SCALE