

EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 IRVINE'S SUBDIVISION  
 APN 501-071-01  
 ZONING: NTSP-RMF-7,000(PD)-3,000

LOT 2 TRACT NO. 1293  
 APN 501-071-12

EXISTING SINGLE FAMILY RESIDENTIAL DEVELOPMENT

LOT 1  
 M.M. 47/10  
 APN 501-071-11  
 ZONING: R1

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF ORANGE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (APN 501-071-07)

THAT PORTION OF LOT 331 IN BLOCK 13, OF IRVINE SUBDIVISION, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 1, PAGE 88, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF WASS STREET AS SAID STREET WAS CONVEYED TO THE COUNTY OF ORANGE WHICH POINT IS DISTANT THEREON 85 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF THE NORTHEASTERLY ONE-HALF OF THE NORTHWESTERLY ONE-HALF OF SAID LOT AND RUNNING THENCE NORTHEASTERLY PARALLEL TO THE SOUTHEASTERLY LINE OF THE NORTHEASTERLY ONE-HALF OF SAID LOT 331, 198 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTERLINE OF WASS STREET 85 FEET; THENCE SOUTHWESTERLY IN A DIRECTION LINE 198 FEET TO A POINT IN THE CENTERLINE OF WASS STREET WHICH IS A DISTANT THEREON 170 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF THE NORTHEASTERLY ONE-HALF OF THE NORTHWESTERLY ONE-HALF OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE 85 FEET TO A POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 20 FEET THEREON INCLUDED IN WASS STREET.

PARCEL B: (APN 501-071-08)

THAT PORTION OF LOT THREE HUNDRED THIRTY-ONE (331) IN BLOCK THIRTEEN (13) OF IRVINE SUBDIVISION, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 1 PAGE 88, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF WASS STREET AS SAID STREET WAS CONVEYED TO THE COUNTY OF ORANGE, WHICH POINT IS DISTANT THEREON 85 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF THE NORTHEASTERLY ONE-HALF OF THE NORTHWESTERLY ONE-HALF OF SAID LOT AND RUNNING THENCE NORTHEASTERLY PARALLEL TO THE SOUTHEASTERLY LINE OF THE NORTHEASTERLY ONE-HALF OF SAID LOT 331, 198 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF WASS STREET, 85 FEET; THENCE SOUTHWESTERLY IN A DIRECTION LINE 198 FEET TO A POINT IN THE CENTER LINE OF WASS STREET WHICH IS DISTANT THEREON 170 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF THE NORTHEASTERLY ONE-HALF OF THE NORTHWESTERLY ONE-HALF OF SAID LOT; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 85 FEET TO A POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 20 FEET THEREOF INCLUDED IN WASS STREET.

PARCEL C: (APN 501-071-09)

THE PORTION OF LOT 331 IN BLOCK 13 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT ONE IN TRACT NO. 1293, AS SHOWN ON A MAP RECORDED IN BOOK 47, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH 39°59'20" WEST 136.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 18 FEET; THENCE NORTH 49°57'40" WEST ALONG SAID TANGENT LINE 115.5 FEET; THENCE NORTH 39°59'20" EAST 155 FEET THE MOST WESTERLY CORNER OF LOT 1 IN SAID TRACT NO. 1293 AND THENCE SOUTH 49°57'40" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, 133.5 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LAND DESCRIBED IN DEED TO WILLIAM WADE COWAN MARtha GERTRUDE COWAN, HUSBAND AND WIFE AS JOINT TENANTS RECORDED APRIL 3, 1957 IN BOOK 3859, PAGE 189 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

**NOTES**

- EXISTING LAND USE: TWO VACANT LOTS & EXISTING SINGLE-FAMILY HOME
- PROPOSED LAND USE: DETACHED CONDOMINIUMS (10 UNITS)
- EXISTING GENERAL PLAN LAND USE DESIGNATION: 1B SUBURBAN RESIDENTIAL (0.5-18 DWELLING UNITS PER ACRE)
- EXISTING ZONING: 1091 & 1111 WASS STREET - NORTH TUSTIN SPECIFIC PLAN (NTSP), RESIDENTIAL MULTIPLE FAMILY (RMF) DISTRICT & 1121 WASS STREET - SINGLE FAMILY RESIDENCE (R1)
- ASSESSOR PARCEL NUMBER(S): 501-071-07, 501-071-08, 501-071-09
- SITE ADDRESSES: 1091 WASS STREET, 1111 WASS STREET & 1121 WASS STREET.
- UTILITY/SERVICE PROVIDERS:
  - GAS - SOUTHERN CALIFORNIA GAS COMPANY
  - ELECTRIC - SOUTHERN CALIFORNIA EDISON (REFER TO SHEET C-1, "EXISTING CONDITIONS MAP", FOR COMPLETE EASEMENT DESCRIPTION)
  - CABLE TELEVISION/INTERNET - AT&T
  - PHONE - AT&T
  - WATER - CITY OF TUSTIN
  - SEWER - EAST ORANGE COUNTY WATER DISTRICT
  - TRASH - WASTE MANAGEMENT OF ORANGE COUNTY
- THE PROPERTY IS LOCATED WITHIN TUSTIN UNIFIED SCHOOL DISTRICT.
- THE PROPERTY IS LOCATED WITHIN ZONE X OF THE 1% ANNUAL SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD PLAIN) PER FIRM MAP NUMBER 06059C0281J DATED DECEMBER 3, 2009.
- THE PROPERTY IS LOCATED WITHIN THE SANTA ANA WATERSHED OF SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD.
- THERE ARE (NO KNOWN) EXISTING WELLS WITHIN THE PROPERTY BOUNDARY.
- ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH ORANGE COUNTY PUBLIC WORKS STANDARD PLANS AND SPECIFICATIONS OR AS SPECIFIED ON THIS TENTATIVE MAP.
- PROPOSED GRADING AND DRAINAGE SHALL COMPLY WITH OC GRADING AND EXCAVATION MUNICIPAL CODE.
- THE PROPOSED SUBDIVISION IS A VESTING TENTATIVE TRACT MAP AND SHALL PROVIDE THE VESTED DEVELOPMENT RIGHTS ESTABLISHED BY THE SUBDIVISION MAP ACT AND THE ORANGE COUNTY SUBDIVISION CODE.
- THE PROPOSED SUBDIVISION IS FOR CONDOMINIUM PURPOSES AND ESTABLISHES THE RIGHT TO CREATE CONDOMINIUM AIR SPACE WITH THE RECORDATION OF FINAL TRACT MAP(S) AND CONDOMINIUM PLANS.
- REFER TO USE PERMIT PA20-0133 FOR SITE PLAN INFORMATION.

**EASEMENT NOTES:**

- SURVEYOR'S NOTE: PLOTTED HEREON AS
- 12 EXISTING 6' WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT.
  - A PROPOSED EASEMENT FOR FOR PUBLIC UTILITIES, EMERGENCY ACCESS AND SOLID WASTE COLLECTION ("A" DRIVE & "B" DRIVE)

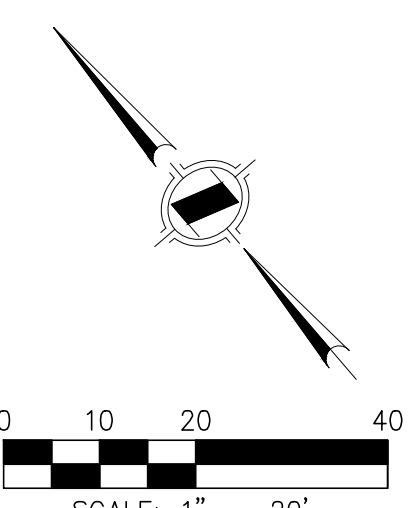
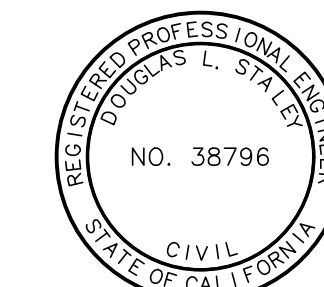
**AREA SUMMARY**

GROSS AREA: 0.87 AC (38,008 SF)  
 ROW DEDICATION AREA: 0.04 AC (1,950 SF)  
 NET AREA (LOT 1): 0.83 AC (36,058 SF)  
 DWELLING UNITS: 10 D.U.  
 NET RESIDENTIAL DENSITY: 12.0 (D.U./AC)

**STATEMENT OF OWNERSHIP**

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

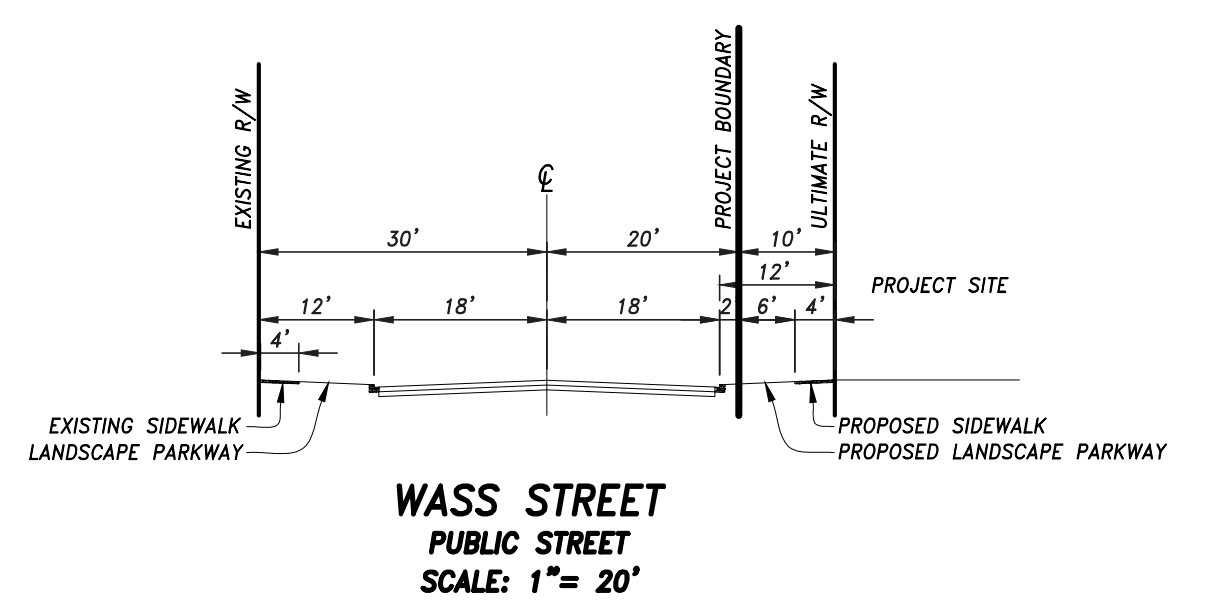
*Don B. Smaly* DATE 01/15/2021



DATE: JANUARY 15, 2021

**LEGEND**

— RIGHT OF WAY	● EXISTING POWER POLE
— LOT LINE	● PROPOSED POWER POLE
— TRACT BOUNDARY	● PROPOSED STREET LIGHT
- - - EASEMENT	— PROPOSED GUY WIRE
— PROPOSED CURB	— PROPOSED MODULAR WETLAND SYSTEM
— EXISTING CURB	— PROPOSED UNDERGROUND DETENTION VAULT
— PROPOSED CENTER LINE	— PROPOSED TRANSFORMER
— PROPOSED SIDEWALK	
— EXISTING CONTOURS	
— SD PROPOSED STORM DRAIN	
— W PROPOSED WATER	
— S PROPOSED SEWER	
— EXISTING WATER	
— EXISTING SEWER	
— PROPOSED RETAINING WALL	
— PROPOSED 6" BLOCK WALL	
— LINE OF SIGHT	
○ EXISTING FIRE HYDRANT	
▲ PROPOSED FIRE HYDRANT	



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

PREPARED FOR:

DRAWN BY: LP  
 DESIGNED BY: SG  
 CHECKED BY: TF

**Reeco**  
 76 DISCOVERY  
 IRVINE, CA 92618  
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PREPARED BY:

**HUNSAKER & ASSOCIATES**  
 IRVINE, INC.  
 PLANNING ■ ENGINEERING ■ SURVEYING  
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1091, 1111 & 1121 WASS STREET  
 VESTING TENTATIVE TRACT MAP 19116  
 FOR CONDOMINIUM PURPOSES  
 UNINCORPORATED TERRITORY OF ORANGE COUNTY