

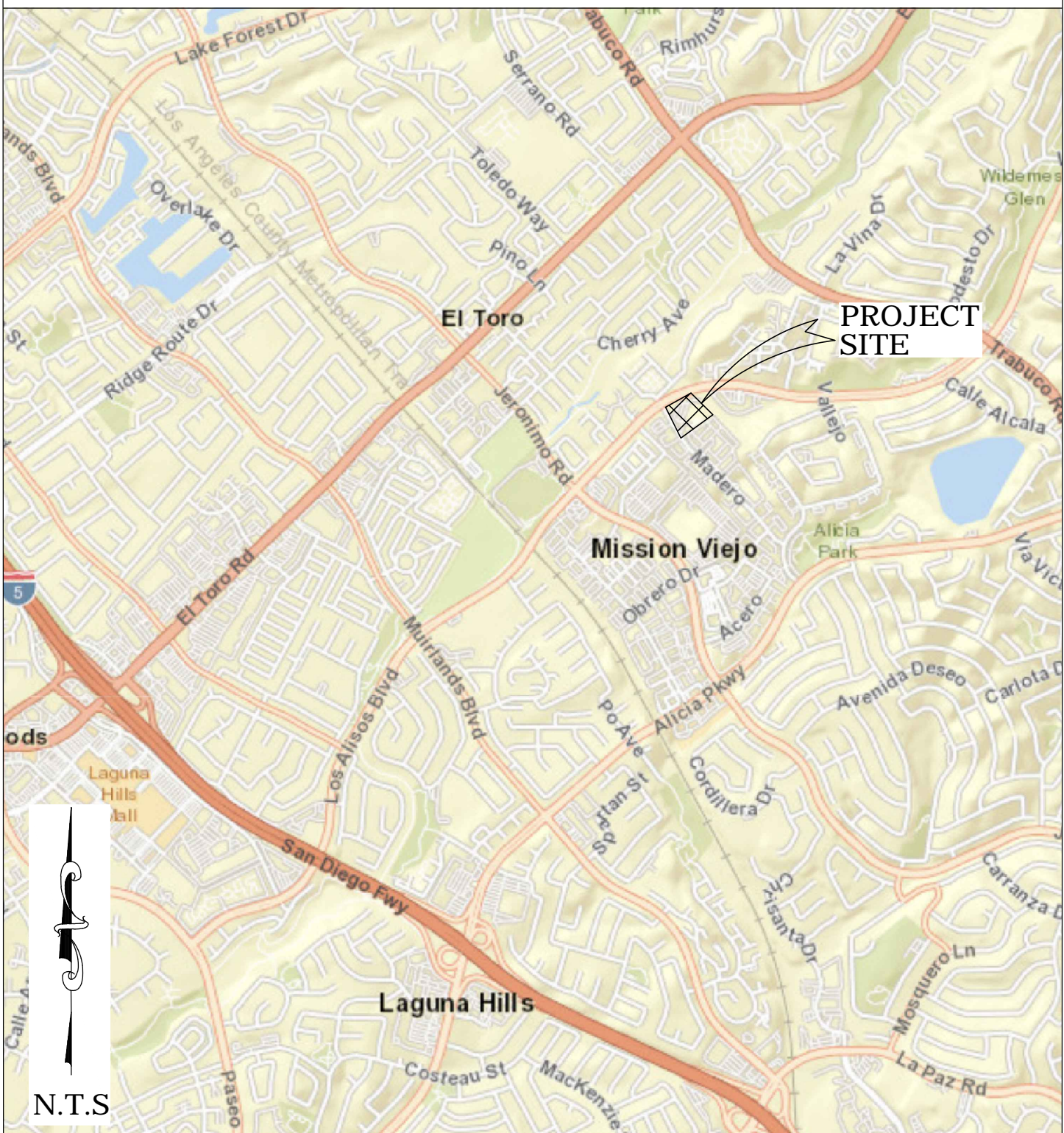


OC PUBLIC WORKS DEPARTMENT
JAMES TREADAWAY, DIRECTOR OF PUBLIC WORKS
KEVIN HILLS, COUNTY SURVEYOR
23228 MADERO, MISSION VIEJO, CA



ALTA/NSPS LAND TITLE SURVEY

LOCATION MAP



SENIOR LAND SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 22 DAY OF SEPTEMBER, 2021.

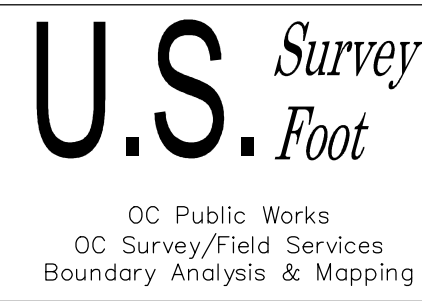
ELLIOTT MEDINA, PLS. SENIOR LAND SURVEYOR



DEPUTY COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT; THIS 22 DAY OF SEPTEMBER, 2021.

WADE WEAVER, PLS. DEPUTY COUNTY SURVEYOR



FOUND CGPS "WHYT"
N: 2191882.25'
E: 6137734.82'
THIS IS A CONTINUOUS GPS STATION (CGPS) AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN), FROM WHICH DATA CAN BE DOWNLOADED HERE: [HTTP://SOPACCSRC.UCSD.EDU/](http://SOPACCSRC.UCSD.EDU/).

FOUND CGPS "SBCC"
N: 2147751.75'
E: 6131651.74'
THIS IS A CONTINUOUS GPS STATION (CGPS) AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN), FROM WHICH DATA CAN BE DOWNLOADED HERE: [HTTP://SOPACCSRC.UCSD.EDU/](http://SOPACCSRC.UCSD.EDU/).

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS (SBCC) AND (WHYT) BEING NORTH 07°50'54" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

HORIZONTAL DATUM

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT.
ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED, TO OBTAIN GROUND DISTANCES MULTIPLY GRID BY A COMBINED FACTOR OF 1.00005126.
THIS COMBINATION FACTOR WAS HELD AT: PT# 300
N: 6174476.34' E: 6126411.22' EL: 492.3'
ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM

O.C.S. BM. 3D-134-79 ELEV. = 461.841' YEAR LEVELED: 2014
NAVD 1988 (O.C.S. 1995 ADJUSTMENT)
DESCRIPTION: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3D-134-79", SET IN THE WESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF 2ND STREET AND EL TORO ROAD, 501 FT. NORTHERLY OF THE CENTERLINE OF 2ND STREET AND 1 FT. EASTERLY OF THE EASTERLY CURB ALONG EL TORO. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

CERTIFICATION

THE PLAT OR MAP OF AN ALTA/NSPS LAND SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B. ABOVE:
TO: COUNTY OF ORANGE, CEO REAL ESTATE
THIS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS, 2-10, 14 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/02/2021.
DATE OF PLAT OR MAP: 10/01/2021
NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORK CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SHEET INDEX

SHEET	NO.	DESCRIPTION
1	1	TITLE SHEET
2-4	2-4	BOUNDARY MAP
5-9	5-9	TOPOGRAPHIC MAP
10	10	BUILDING FOOTPRINT
11	11	FLOOD HAZARD MAP

		COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING	
		23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY	
		TITLE SHEET	
		PROJECT LIMITS: APN: 809-561-09	SHEET NO. 1 of 11
		DATE OF SURVEY: 07/12/2021	
		MAPPING	
		OFFICE CHECK	
		FIELD CHECK	
MARK	DATE	ITEM	FILE: #2021PW-RE0004
		REVISIONS	FILE: #2021PW-RE0004

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS CGPS STATIONS (SBCC) AND (WHYT) BEING NORTH 07°50'54" EAST AS DERIVED FROM THE COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) ALONG WITH DATA SHEETS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

HORIZONTAL DATUM

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD 83, OCS (2017.50) EPOCH ADJUSTMENT.

ALL DISTANCES SHOWN ARE GRID, UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCE MULTIPLY A GRID DISTANCE BY 1.00005126.

COMBINATION FACTOR WAS HELD AT POINT NUMBER 300 N:2174476.34', E:6126411.22', ELEVATION= 492.3', AS SHOWN ON SHEET 1.

RECORD DISTANCES SHOWN HEREON ARE AS THEY APPEAR ON THE DOCUMENT OF RECORD. DISTANCES MAY BE EITHER GRID OR GROUND, AS PER SAID RECORD.

ALL DISTANCES ARE BASED ON THE U.S. SURVEY FOOT.

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE STEWART TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO.: CA0310-21015703-37, DATED JULY 16, 2021.

PROPERTY ADDRESS: 23228 MADERO, MISSION VIEJO, CA

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MISSION VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 48 OF PARCEL MAP NO. 79-142, AS SHOWN ON A MAP FILED IN BOOK 160, PAGES 41 TO 47 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, LYING WITHIN AND DESCRIBED AS PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT LL 82-6 RECORDED FEBRUARY 25, 1982 AS INSTRUMENT NO. 82-066361 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

EXCEPTING ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID PROPERTY WHICH UNDERLIES A PLANE PARALLEL TO AND 550 FEET BELOW THE PRESENT SURFACE OF SAID PROPERTY, FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM SAID PROPERTY BY MEANS OF MINES, WELLS, DERRICKS AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED PROPERTY, AND IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 550 FEET BELOW THE PRESENT SURFACE OF SAID PROPERTY FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY MISSION VIEJO COMPANY IN THE DEED RECORDED JUNE 29, 1982 AS INSTRUMENT NO. 82-223324 OF OFFICIAL RECORDS.

APN: 809-561-09

STEWART TITLE COMPANY PRELIMINARY TITLE REPORT

ORDER NO.: CA0310-21015903-37, 07/16/2021 SCHEDULE B – EXCEPTIONS (SURVEY RELATED ITEMS):

- 6' STRIP EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS, AND OTHER APPURTENANT FIXTURES PER INSTR. NO. 89-312581, O.R.
- 12' STRIP EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS, AND OTHER APPURTENANT FIXTURES PER INSTR. NO. 89-312581, O.R.
- EASEMENT GRANTED TO MOULTON NIGUEL WATER DISTRICT FOR SEWER LINE AND WATER TRANSMISSION PER INSTR. NO. 89-462791, O.R.

COMPLETED TABLE A:

- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE.
- (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

(b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.

(b) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

(c) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES; STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
- PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

ZONING AND SETBACK REQUIREMENTS

(PER CITY OF MISSION VIEJO PLANNING DEPARTMENT)

THE PROPERTY IS WITHIN THE "BUSINESS PARK/INDUSTRIAL (BP)" ZONE OF THE CITY OF MISSION VIEJO. SETBACK REQUIREMENTS OF SAID ZONE ARE DEFINED IN MISSION VIEJO MUNICIPAL CODE, TITLE 9 – LAND USE/ZONING/SUBDIVISION REGULATIONS, CHAPTER 9.12. – BUSINESS PARK/INDUSTRIAL ZONE, SECTION 9.12.020. – GENERAL STANDARDS.

THE FOLLOWING DEVELOPMENT STANDARDS ARE MINIMUM UNLESS STATED AS MAXIMUM. ALL SETBACKS ARE MEASURED FROM THE PROPERTY LINE.

- DEVELOPMENT STANDARDS:
 - GROSS LOT AREA – 10,000 SQ. FT.
 - FLOOR AREA RATIO – 1.0 FT.
 - FRONT SETBACK – 25 FT.
 - REAR SETBACK – 25 FT.
 - SIDE SETBACK, EACH – 15 FT.
 - SIDE SETBACK, STREET SIDE – 20 FT.
 - LOT COVERAGE, MAXIMUM – 50%
 - DISTANCE BETWEEN STRUCTURES – 20 FT.
 - STRUCTURE HEIGHT MAXIMUM – 35 FT.

FLOOD ZONE

ZONE AE SPECIAL FLOOD HAZARD AREAS ARE THE AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN A GIVEN YEAR.

ZONE X OTHER FLOOD AREAS ARE THE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INSURANCE PROGRAM (NFIP) & FLOOD INSURANCE RATE MAP INFORMATION LOCATED AT ORANTE COUNTY, CALIFORNIA AND UNINCORPORATED AREAS, CITY OF MISSION VIEJO; PANEL 0318J 06059C WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009.

FLOOD AREA LINWORK WAS DERIVED FROM FEMA GIS WEBSITE: HTTPS://MSC.FEMA.GOV/

PARKING COUNT:

STANDARD PARKING: 123
RESERVED PARKING: 10
ACCESSIBLE PARKING: 4

TOTAL PARKING COUNT: 137

MONUMENT NOTES

- FOUND PUNCHED 2" BRASS DISK, IN LIEU OF 2-1/4" ALUM CAP STAMPED "1-75" PER (R4), DOWN 1.5' IN WELL MONUMENT, ACCEPTED AS THE CENTERLINE INTERSECTION OF LOS ALISOS BLVD. AND 2ND ST.
- FOUND SHANK, NO REFERENCE, IN LIEU OF CONCRETE NAIL PER (R1), DOWN 0.3' IN AC, ACCEPTED AS BEING POINT ON TANGENT OF THE CENTERLINE OF LOS ALISOS BLVD., POINT FALLS S55°17'58"W 0.16' FROM THE CENTERLINE B.C. OF LOS ALISOS BLVD.
- FOUND PUNCHED BOAT SPIKE & 1-1/4" BRASS WASHER STAMPED "RCE 14749" PER (R1) DOWN 0.3' IN AC, S44°13'16"E 0.47' (SE'LY 0.46' R1) FROM THE CENTERLINE OF LOS ALISOS BLVD. AND ACCEPTED AS THE MOST W'LY TRACT CORNER OF (R1)
- FOUND PUNCHED BOAT SPIKE & 1-1/4" BRASS WASHER STAMPED "RCE 14749" PER (R1) DOWN 0.2' IN AC, S32°00'05"E 0.06' FROM THE CENTERLINE INTERSECTION OF LOS ALISOS BLVD. AND MADERO.
- FOUND 2-1/2" OUTSIDE DIAMETER IRON PIPE-CONC PLUG BRASS NAIL & 3/4" TAG STAMPED "LS 3109" PER (R1), DOWN 1.3' IN OCS WELL MONUMENT, ACCEPTED AS BEING POINT ON TANGENT OF THE CENTERLINE OF LOS ALISOS BLVD., POINT FALLS N74°47'16"W 0.37' (N74°47'33"W 0.34' R1) FROM THE CENTERLINE E.C. OF LOS ALISOS BLVD.
- FOUND 2-1/2" OUTSIDE DIAMETER IRON PIPE-CONC PLUG BRASS NAIL & 3/4" TAG STAMPED "LS 3109" PER (R1), DOWN 1.2' IN OCS WELL MONUMENT, ACCEPTED AS THE CENTERLINE B.C. OF LOS ALISOS BLVD.
- FOUND PUNCHED BOAT SPIKE & 1-1/4" BRASS WASHER STAMPED "RCE 14749" PER (R1) DOWN 0.05' IN AC, ACCEPTED AS THE CENTERLINE B.C. OF MADERO.
- FOUND PUNCHED BOAT SPIKE & PARTIALLY LEGIBLE WITH 1-1/4" BRASS WASHER STAMPED "RCE ___7.9" PER (R1) DOWN 0.05' IN AC, ACCEPTED AS THE CENTERLINE E.C. OF MADERO.
- FOUND PUNCHED BOAT SPIKE & 1-1/4" BRASS WASHER STAMPED "RCE 14749" PER (R1) DOWN 0.05' IN AC, N85°50'25"E 0.06' FROM THE CENTERLINE B.C. OF MADERO.
- FOUND PUNCHED BOAT SPIKE & 1-1/4" BRASS WASHER STAMPED "RCE 14749" PER (R1) DOWN 0.05' IN AC, ACCEPTED AS THE CENTERLINE E.C. OF MADERO.
- FOUND PUNCHED BOAT SPIKE & 1-1/4" BRASS WASHER STAMPED "RCE 14749" PER (R1) DOWN 0.05' IN AC, S32°00'05"E 0.06' FROM THE CENTERLINE INTERSECTION OF 'S'LY MADERO AND PALA.
- FOUND PUNCHED BOAT SPIKE & 1-1/4" BRASS WASHER STAMPED "RCE 14749" PER (R1) DOWN 0.05' IN AC, 0.05' N50°05'51"E FROM THE CENTERLINE INTERSECTION OF 'S'LY MADERO AND PALA.
- FOUND PUNCHED BOAT SPIKE & 1-1/4" BRASS WASHER STAMPED "RCE 14749" PER (R1) DOWN 0.05' IN AC, ACCEPTED AS THE CENTERLINE B.C. OF MADERO.
- FOUND GEAR SPIKE & 1-1/2" STEEL WASHER STAMPED "LS 5411" PER (R5) FLUSH IN AC, ACCEPTED AS THE CENTERLINE E.C. OF MADERO.
- FOUND GEAR SPIKE & 1-1/2" STEEL WASHER STAMPED "LS 5411" PER (R5) FLUSH IN AC, ACCEPTED AS THE CENTERLINE INTERSECTION OF MADERO AND 'S'LY VIA LINDA.
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.1' IN DIRT, ACCEPTED AS ANGLE POINT IN PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ BROKEN PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.8' IN DIRT, MEASURED CENTER MASS OF IRON PIPE, ACCEPTED AS ANGLE POINT IN PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.8' IN DIRT, ACCEPTED AS B.C. OF PARCEL 2 OF (R3).

ESTABLISHMENT NOTES

- ESTABLISHED THE CENTERLINE OF LOS ALISOS BLVD. AND ITS NE'LY PROLONGATION BY HOLDING A LINE BETWEEN MONUMENT NOTES [1] AND [29].
- ESTABLISHED THE CENTERLINE OF LOS ALISOS BLVD. AND ITS NW'LY PROLONGATION BY HOLDING A LINE BETWEEN MONUMENT NOTES [5] AND [6].
- ESTABLISHED THE CENTERLINE OF LOS ALISOS BLVD. BY HOLDING RECORD RADIUS OF 1800' PER (R1) AND TANGENT TO LINE ESTABLISHMENTS [A] AND [B].
- ESTABLISHED THE CENTERLINE OF MADERO BY HOLDING A LINE BETWEEN MONUMENT NOTES [4] AND [7].
- ESTABLISHED THE CENTERLINE INTERSECTION OF LOS ALISOS BLVD. AND MADERO BY INTERSECTION BETWEEN CURVE AND LINE ESTABLISHMENTS [C] AND [D].
- ESTABLISHED THE CENTERLINE OF MADERO BY HOLDING RECORD RADIUS OF 1400' PER (R1) AND TANGENT TO LINE ESTABLISHMENT [E] BETWEEN MONUMENT NOTES [7] AND [8].
- ESTABLISHED THE CENTERLINE OF MADERO BY HOLDING A LINE TANGENT TO ESTABLISHMENT NOTE [F].
- ESTABLISHED THE CENTERLINE B.C. OF MADERO BY LEAST SQUARE ADJUSTMENT BETWEEN MONUMENT NOTES [8] AND [10] PER (R1).
- ESTABLISHED THE CENTERLINE OF MADERO BY HOLDING A LINE BETWEEN MONUMENT NOTES [10] AND [11].
- ESTABLISHED THE CENTERLINE OF MADERO BY HOLDING RECORD RADIUS OF 2100' PER (R1) AND TANGENT TO LINE ESTABLISHMENTS [C] AND [D].
- ESTABLISHED THE CENTERLINE OF MADERO BY HOLDING RECORD RADIUS OF 600' PER (R1) BETWEEN MONUMENT NOTES [13] AND [14].
- ESTABLISHED THE CENTERLINE OF MADERO BY HOLDING A LINE TANGENT TO ESTABLISHMENT NOTE [E].
- ESTABLISHED THE CENTERLINE OF PALA BY HOLDING A LINE BETWEEN MONUMENT NOTES [11] AND [12].
- ESTABLISHED THE INTERSECTION OF MADERO AND PALA BY INTERSECTION BETWEEN LINE ESTABLISHMENTS [C] AND [D].
- ESTABLISHED THE CENTERLINE OF MADERO BY HOLDING A LINE BETWEEN MONUMENT NOTES [14] AND [15].
- ESTABLISHED THE SE'LY RIGHT OF WAY OF LOS ALISOS BLVD. HOLDING A LINE PARALLEL WITH, AND RECORD DISTANCE OF 60' PER (R1) SE'LY FROM LINE ESTABLISHMENT [E].
- ESTABLISHED THE RIGHT OF WAY OF MADERO BY HOLDING A LINE PARALLEL WITH, AND A RECORD DISTANCE OF 30' PER (R1) NE'LY AND SW'LY FROM LINE ESTABLISHMENTS [D], [E], [F], [D] AND [E].
- ESTABLISHED THE SE'LY LINE OF PARCEL 2 PER (R3) BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTE [S] AND MONUMENT NOTE [28].
- S.F.N. ESTABLISHED THE SOUTH CORNER OF PARCEL 2 OF (R3) BY INTERSECTION OF A LINE RADIAL TO LINE ESTABLISHMENT [E] NW'LY FROM MONUMENT NOTE [7] AND THE NE'LY RIGHT OF WAY OF MADERO.
- S.F.N. ESTABLISHED THE W'LY ANGLE POINT OF PARCEL 2 OF (R3) BY HOLDING RECORD DISTANCE 100.00' PER (R1) NW'LY FROM ESTABLISHMENT NOTE [S] ALONG THE NE'LY RIGHT OF WAY OF MADERO.
- ESTABLISHED THE W'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTE [F] AND MONUMENT NOTE [16].

REFERENCES

- (R1) = PARCEL MAP 79-142, P.M.B. 160/41-47
- (R2) = RECORD OF SURVEY 82-1144, R.S.B. 103/49
- (R3) = LOT LINE ADJUSTMENT, L.L.A. 82-6, INST. NO. 82-066361 O.R.
- (R4) = ALIGNMENT NOTE, A/6-8, PAGES 2129-2136
- (R5) = CORNER RECORD, C.R. 2015-0482B
- (R6) = TRACT NO. 7333, M.M. 276/7-12
- (R7) = TRACT NO. 7024, M.M. 282/45-50

- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.8' IN DIRT, ACCEPTED AS E.C. OF PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.8' IN DIRT, ACCEPTED AS ANGLE POINT IN PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.8' IN DIRT, ACCEPTED AS ANGLE POINT IN PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.8' IN DIRT, ACCEPTED AS ANGLE POINT IN PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.70' IN DIRT, ACCEPTED AS B.C. OF PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.8' IN DIRT, ACCEPTED AS P.C.C. OF PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.6' IN DIRT, N77°15'57"W 0.10' FROM THE P.C.C. OF PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.6' IN DIRT, ACCEPTED AS B.C. OF PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 1.6' IN DIRT, ACCEPTED AS ANGLE POINT IN PARCEL 2 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.7' IN DIRT, ACCEPTED AS ANGLE POINT IN PARCEL 2 OF (R3).
- FOUND NAIL & TAG STAMPED "LS 3109" PER (R7), DOWN 1.5' IN WELL MONUMENT, ACCEPTED AS THE CENTERLINE INTERSECTION OF JERONIMO RD. AND LOS ALISOS BLVD.
- FOUND 2-1/2" OUTSIDE DIAMETER IRON PIPE-CONCRETE PLUG, BRASS NAIL & 3/4" TAG STAMPED "RCE 14749" PER (R1), DOWN 1.0' IN DIRT, ACCEPTED AS POINT IN W'LY ANGLE POINT OF PARCEL J OF (R1).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ BROKEN PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 1.4' IN DIRT, MEASURED CENTER MASS OF IRON PIPE, N03°45'34"E 0.11' FROM THE NE'LY ANGLE POINT IN PARCEL 1 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ BROKEN PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 1.6' IN DIRT, MEASURED CENTER MASS OF IRON PIPE, N12°18'48"W 0.07' FROM THE NE'LY ANGLE POINT IN PARCEL 1 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ BROKEN PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.1' IN DIRT, MEASURED CENTER MASS OF IRON PIPE, N05°01'48"E 0.17' FROM THE E'LY CORNER OF PARCEL 1 OF (R3).
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE W/ BROKEN PLASTIC CAP & NAIL STAMPED "RCE 14749" PER (R1), DOWN 0.35' IN DIRT, MEASURED CENTER MASS OF IRON PIPE, ACCEPTED AS NE'LY ANGLE POINT IN THE N'LY LINE OF PARCEL 46 OF (R1).

- ESTABLISHED THE W'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN MONUMENT NOTES [16] AND [17].
- ESTABLISHED THE W'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN MONUMENT NOTES [17] AND [18].
- ESTABLISHED THE NW'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN MONUMENT NOTES [19] AND [20].
- ESTABLISHED THE W'LY LINE OF PARCEL 2 OF (R3) HOLDING RECORD RADIUS OF 15' PER (R1) AND TANGENT TO LINE ESTABLISHMENTS [W] AND [X].
- ESTABLISHED THE NW'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN MONUMENT NOTES [20] AND [21].
- ESTABLISHED THE NW'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN MONUMENT NOTES [21] AND [22].
- ESTABLISHED THE NW'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN MONUMENT NOTES [22] AND [23].
- ESTABLISHED THE NW'LY LINE OF PARCEL 2 OF (R3) HOLDING RECORD RADIUS OF 150' PER (R1) AND TANGENT TO LINE ESTABLISHMENT [Y] BETWEEN MONUMENT NOTES [23] AND [24].
- ESTABLISHED THE N'LY P.C.C. OF PARCEL 2 OF (R3) BY LEAST SQUARE ADJUSTMENT PER (R1) BETWEEN MONUMENT NOTES [22] AND [27].
- ESTABLISHED THE NE'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN MONUMENT NOTES [26] AND [27].
- ESTABLISHED THE N'LY LINE OF PARCEL 2 OF (R3) HOLDING RECORD RADIUS OF 25' PER (R1) AND TANGENT TO ESTABLISHMENT NOTE [Z].
- ESTABLISHED THE NW'LY LINE OF PARCEL 2 OF (R3) HOLDING RECORD RADIUS OF 1700' PER (R1) AND TANGENT TO LINE ESTABLISHMENTS [A] AND [B].
- ESTABLISHED THE E'LY LINE OF PARCEL 2 OF (R3) BY HOLDING A LINE BETWEEN MONUMENT NOTES [27] AND [28].
- S.F.N. ESTABLISHED ANGLE POINT IN THE NE'LY RIGHT OF WAY OF MADERO HOLDING RECORD DISTANCE PER (R1) NW'LY FROM ESTABLISHMENT NOTE [F].
- S.F.N. ALONG THE SE'LY RIGHT OF WAY OF LOS ALISOS BLVD. ESTABLISHED BY HOLDING RECORD COURSES PER (R1) NE'LY FROM ESTABLISHMENT NOTE [A].
- S.F.N. ESTABLISHED THE NE'LY CORNER OF PARCEL L OF (R1) BY PROPORTION BETWEEN MONUMENT NOTES [18] AND [19] PER (R1).
- ESTABLISHED THE N'LY LINE OF PARCEL L OF (R1) HOLDING A LINE BETWEEN ESTABLISHMENT NOTES [A] AND [B].
- ESTABLISHED THE NE'LY LINE OF PARCEL 1 OF (R3) BY LEAST SQUARE ADJUSTMENT BETWEEN MONUMENT NOTES [28] AND [34] PER (R2).
- ESTABLISHED THE E'LY CORNER OF PARCEL 1 OF (R3) BY LEAST SQUARE ADJUSTMENT BETWEEN MONUMENT NOTES [28] AND [34] PER (R2).
- ESTABLISHED THE S'LY CORNER OF PARCEL 1 OF (R3) BY HOLDING A RECORD DISTANCE OF 24.29' PER (R2) E'LY FROM THE E.C. OF THE N'LY RIGHT OF WAY OF MADERO.
- ESTABLISHED THE SE'LY LINE OF PARCEL 1 OF (R3) BY HOLDING A LINE BETWEEN ESTABLISHMENT NOTES [A] AND [B].

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY				
			NOTES				
			PROJECT LIMITS: APN: 809-561-09				
MARK	DATE	ITEM	DATE OF SURVEY: 07/12/2021		BY: R. MACIAS, PLS & CREW	SHEET NO. 2 of 11	
			MAPPING		BY: A. VU		
			OFFICE CHECK		BY: E. MEDINA, PLS		
			FIELD CHECK		BY: R. MACIAS, PLS & CREW		
		REVISIONS	SCALE: N/A	W.O. #EX150F10	FILE # 2021PW-RE0004		
			FILE: 23228 MADERO_BOUNDARY_2021.DWG				

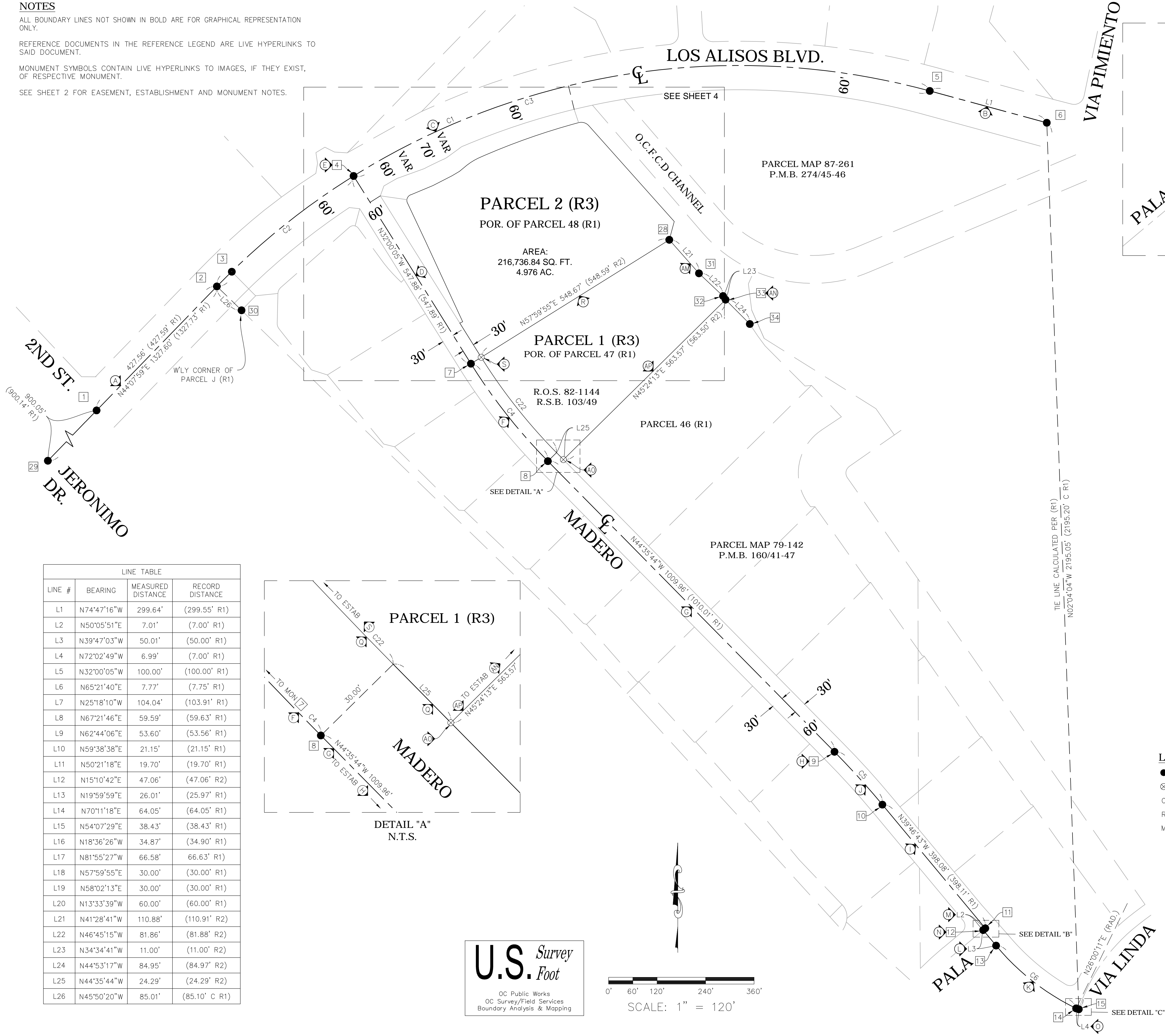
NOTES

ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.

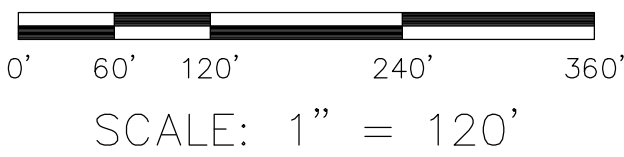
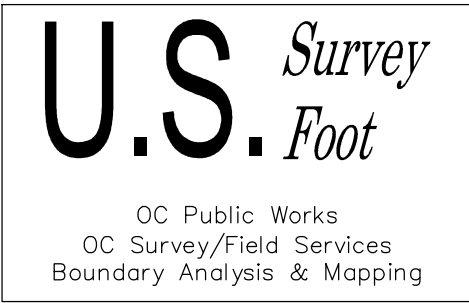
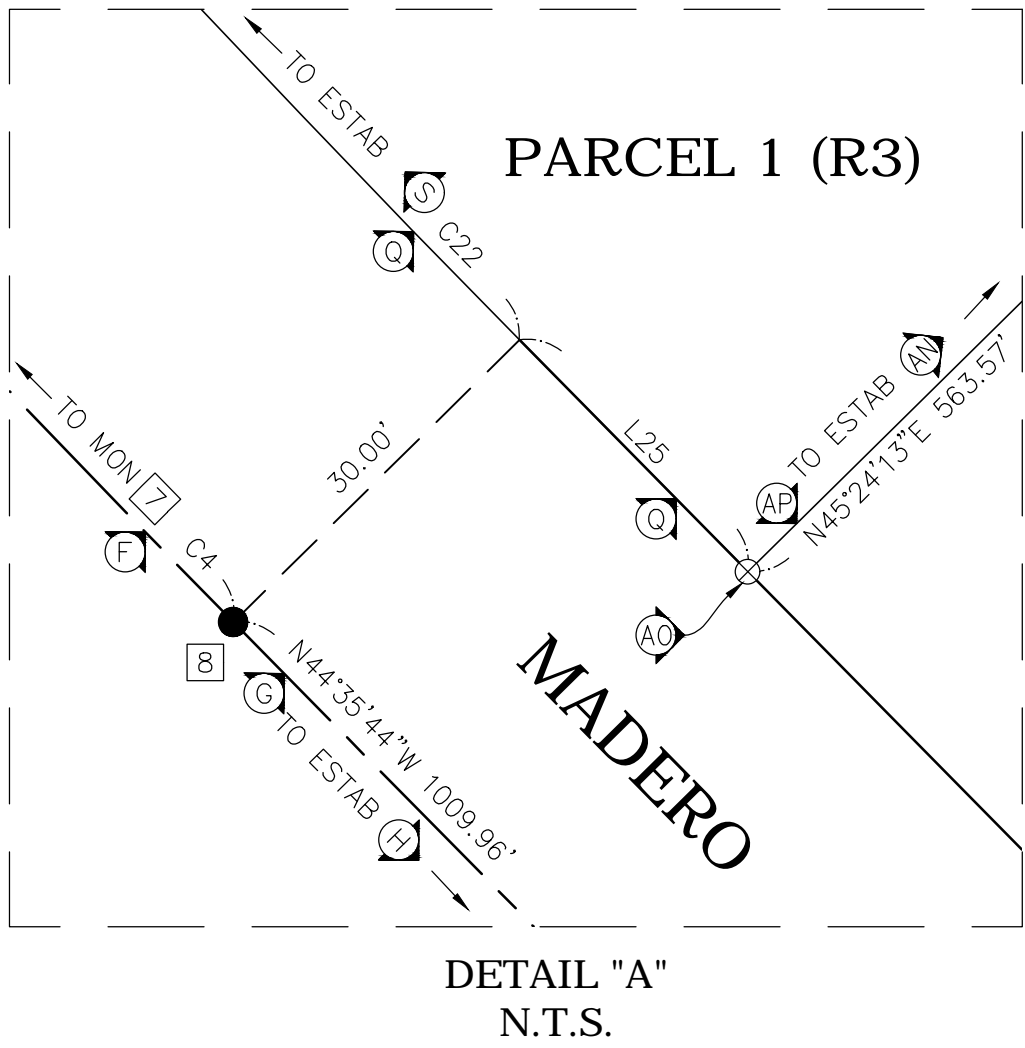
REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

MONUMENT SYMBOLS CONTAIN LIVE HYPERLINKS TO IMAGES, IF THEY EXIST, OF RESPECTIVE MONUMENT.

SEE SHEET 2 FOR EASEMENT, ESTABLISHMENT AND MONUMENT NOTES.



LINE TABLE			
LINE #	BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N74°47'16"W	299.64'	(299.55' R1)
L2	N50°05'51"E	7.01'	(7.00' R1)
L3	N39°47'03"W	50.01'	(50.00' R1)
L4	N72°02'49"W	6.99'	(7.00' R1)
L5	N32°00'05"W	100.00'	(100.00' R1)
L6	N65°21'40"E	7.77'	(7.75' R1)
L7	N25°18'10"W	104.04'	(103.91' R1)
L8	N67°21'46"E	59.59'	(59.63' R1)
L9	N62°44'06"E	53.60'	(53.56' R1)
L10	N59°38'38"E	21.15'	(21.15' R1)
L11	N50°21'18"E	19.70'	(19.70' R1)
L12	N15°10'42"E	47.06'	(47.06' R2)
L13	N19°59'59"E	26.01'	(25.97' R1)
L14	N70°11'18"E	64.05'	(64.05' R1)
L15	N54°07'29"E	38.43'	(38.43' R1)
L16	N18°36'26"W	34.87'	(34.90' R1)
L17	N81°55'27"W	66.58'	(66.63' R1)
L18	N57°59'55"E	30.00'	(30.00' R1)
L19	N58°02'13"E	30.00'	(30.00' R1)
L20	N13°33'39"W	60.00'	(60.00' R1)
L21	N41°28'41"W	110.88'	(110.91' R2)
L22	N46°45'15"W	81.86'	(81.88' R2)
L23	N34°34'41"W	11.00'	(11.00' R2)
L24	N44°53'17"W	84.95'	(84.97' R2)
L25	N44°35'44"W	24.29'	(24.29' R2)
L26	N45°50'20"W	85.01'	(85.10' C R1)



LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ S.F.N. - SEARCHED, NOTHING FOUND
- C CALC FROM RECORD MAP
- R RECORD MAP
- M MEASURED

REFERENCES

- (R1) = PARCEL MAP 79-142, P.M.B. 160/41-47
- (R2) = RECORD OF SURVEY 82-1144, R.S.B. 103/49
- (R3) = LOT LINE ADJUSTMENT, L.L.A. 82-6, INST. NO. 82-066361 O.R.
- (R4) = ALIGNMENT NOTE, A/6-8, PAGES 2129-2136
- (R5) = CORNER RECORD, C.R. 2015-0482B
- (R6) = TRACT NO. 7333, M.M. 276/7-12
- (R7) = TRACT NO. 7024, M.M. 282/45-50

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY				
			BOUNDARY MAP				
			PROJECT LIMITS: APN: 809-561-09				
			DATE OF SURVEY: 07/12/2021		BY: R. MACIAS, PLS & CREW		SHEET NO. 3 of 11
			MAPPING		BY: A. VU		
			OFFICE CHECK		BY: E. MEDINA, PLS		
			FIELD CHECK		BY: R. MACIAS, PLS & CREW		
			SCALE: 1"=120'		W.O. #EX150F10		
			MARK	DATE	ITEM	FILE: 23228 MADERO_BOUNDARY_2021.DWG	
REVISIONS							

PARCEL MAP 87-261
P.B.M. 274/45-46

POR. OF PARCEL 48 (R1)

AREA:
216,736.84 SQ.FT.
4.976 AC.

PARCEL MAP 79-142,
P.M.B. 160/41-47

L.L.A. 82-6
INST. NO. 82-066341 O.R.

PARCEL 1 (R3)
POR. OF PARCEL 47 (R1)

R.O.S. 82-1144
R.S.B. 103/49

PARCEL 46 (R1)

REFERENCES

(R1) = PARCEL MAP 79-142, P.M.B. 160/41-47
(R2) = RECORD OF SURVEY 82-1144, R.S.B. 103/49
(R3) = LOT LINE ADJUSTMENT, L.L.A. 82-6, INST. NO. 82-066361 O.R.
(R4) = ALIGNMENT NOTE, A/6-8, PAGES 2129-2136
(R5) = CORNER RECORD, C.R. 2015-0482B
(R6) = TRACT NO. 73333, M.M. 276/7-12
(R7) = TRACT NO. 7024, M.M. 282/45-50

NOTES

ALL BOUNDARY LINES NOT SHOWN IN BOLD ARE FOR GRAPHICAL REPRESENTATION ONLY.

REFERENCE DOCUMENTS IN THE REFERENCE LEGEND ARE LIVE HYPERLINKS TO SAID DOCUMENT.

MONUMENT SYMBOLS CONTAIN LIVE HYPERLINKS TO IMAGES, IF THEY EXIST, OF RESPECTIVE MONUMENT.

SEE SHEET 2 FOR EASEMENT, ESTABLISHMENT AND MONUMENT NOTES.

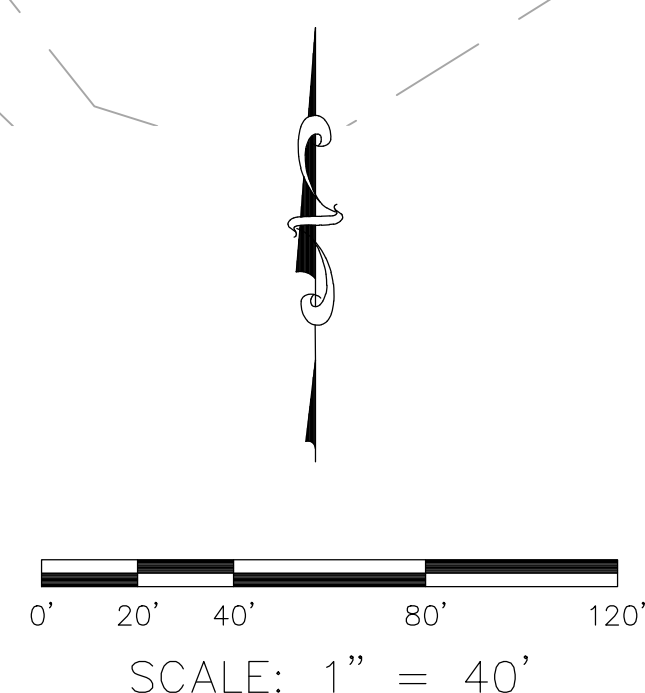
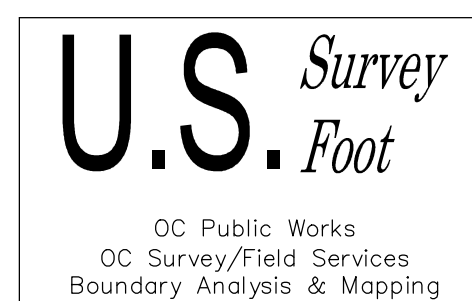
SEE SHEET 3 FOR LINE AND CURVE TABLES.

LEGEND

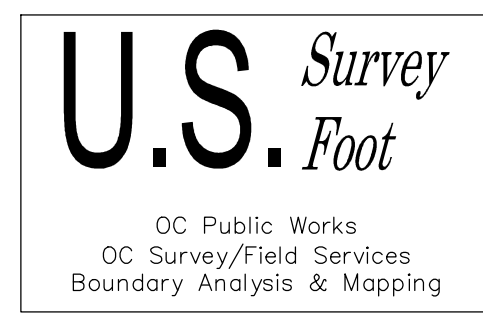
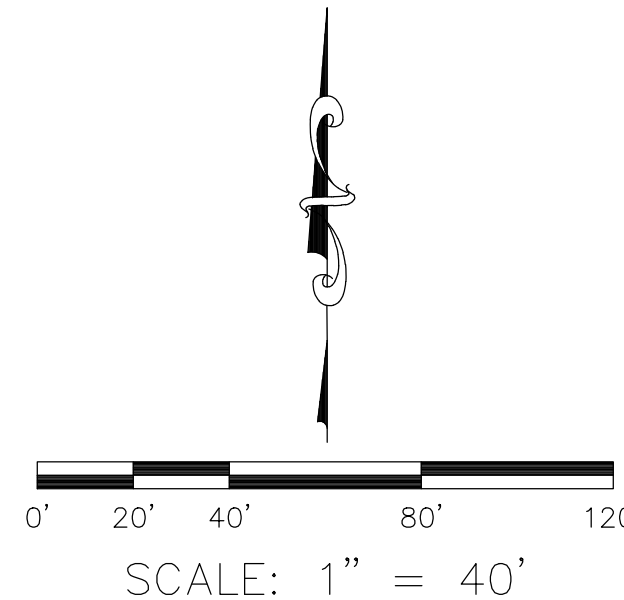
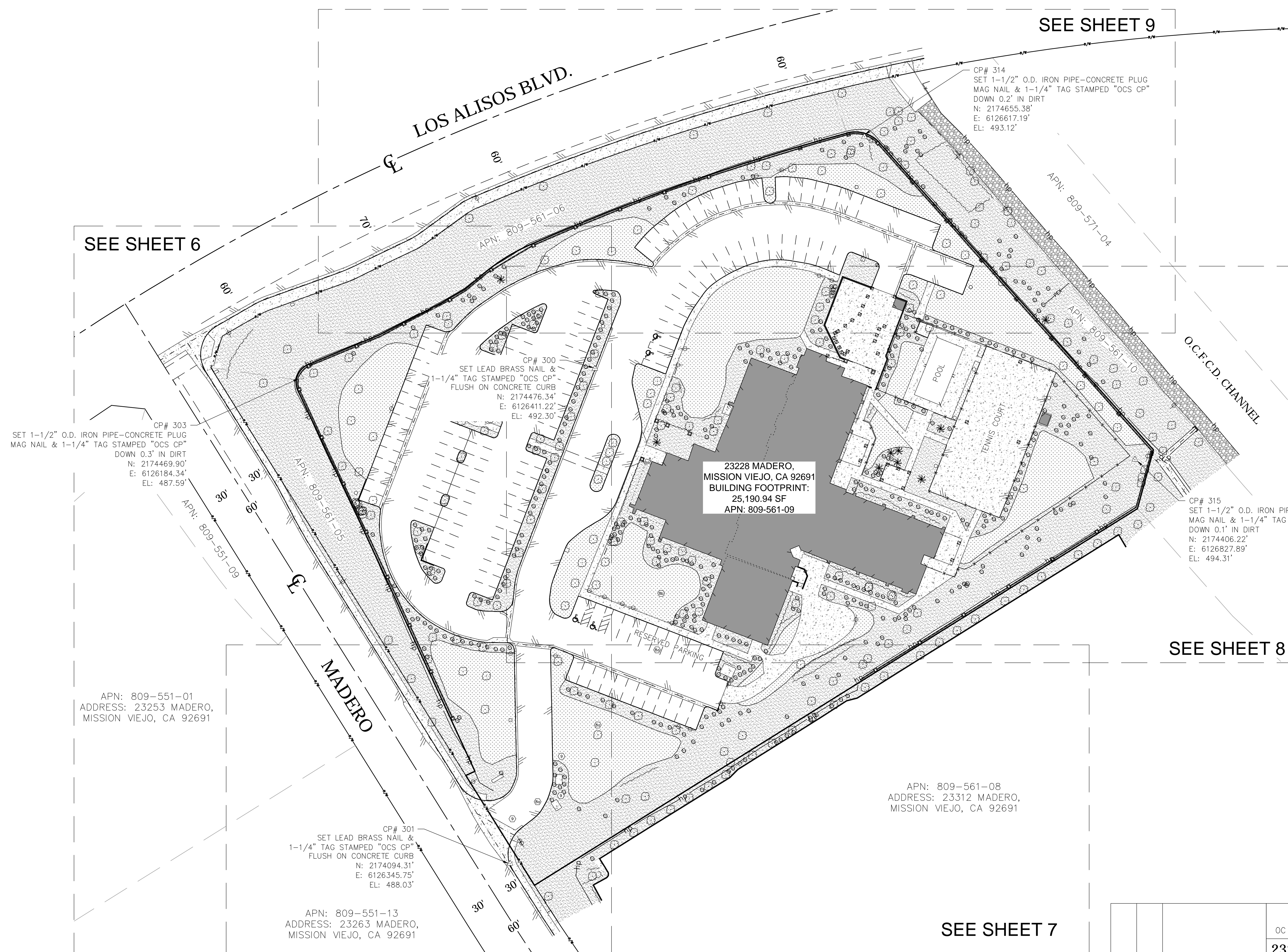
● FOUND MONUMENT AS NOTED
 ⊗ S.F.N. - SEARCHED, NOTHING FOUND
 C CALC FROM RECORD MAP
 R RECORD MAP
 M MEASURED

			COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING				
			23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY				
			BOUNDARY MAP				
			PROJECT LIMITS: APN: 809-561-09				
			DATE OF SURVEY: 07/12/2021		BY: R. MAGIAS, PLS & CREW		SHEET NO. 4 of 1
			MAPPING		BY: A. VU		
			OFFICE CHECK		BY: E. MEDINA, PLS		
			FIELD CHECK		BY: R. MAGIAS, PLS & CREW		
MARK	DATE	ITEM	SCALE: 1"=40'		W.O. #EX15DFD10		
		REVISIONS	FILE: 23228 MADERO BOUNDARY 2021.DWG		FILE: #2021PW-RE0004		

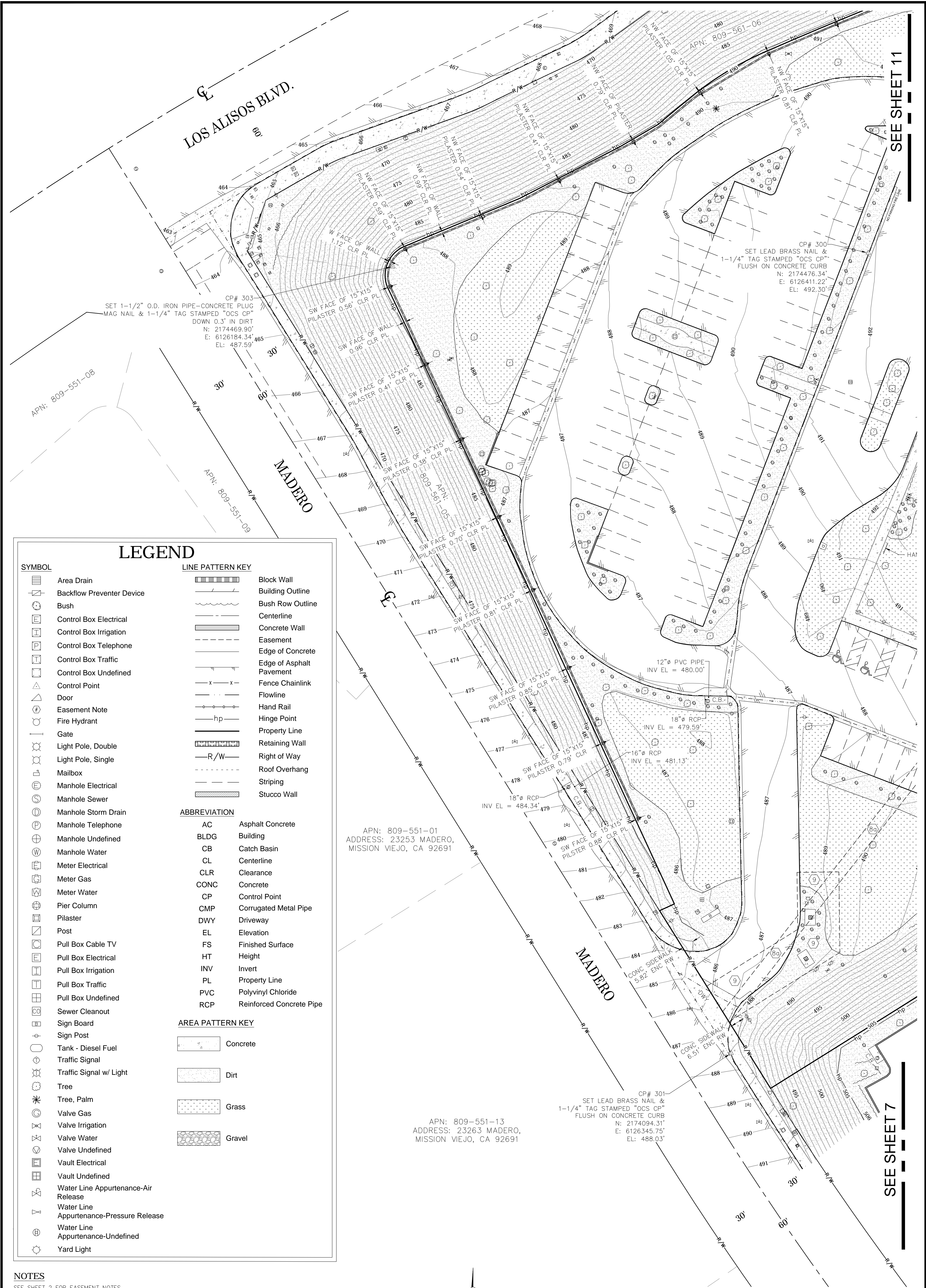
W
SHEET NO
4
W of 1



TOPOGRAPHIC MAP INDEX



COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY			
TOPOGRAPHIC MAP			
PROJECT LIMITS: APN: 809-561-09			
DATE OF SURVEY: 07/12/2021		BY: R. MACIAS, PLS & CREW	SHEET NO. 5 of 11
MAPPING		BY: A. VU	
OFFICE CHECK		BY: E. MEDINA, PLS	FILE #2021PW-RE0004
FIELD CHECK		BY: R. MACIAS, PLS & CREW	
SCALE: 1"=40'		W.O. #EX150F10	FILE: 23228 MADERO_ALTA_2021.DWG
REVISIONS			



LEGEND

SYMBOL

- Area Drain
- Backflow Preventer Device
- Bush
- Control Box Electrical
- Control Box Irrigation
- Control Box Telephone
- Control Box Traffic
- Control Box Undefined
- Control Point
- Door
- Easement Note
- Fire Hydrant
- Gate
- Light Pole, Double
- Light Pole, Single
- Mailbox
- Manhole Electrical
- Manhole Sewer
- Manhole Storm Drain
- Manhole Telephone
- Manhole Undefined
- Manhole Water
- Meter Electrical
- Meter Gas
- Meter Water
- Pier Column
- Pilaster
- Post
- Pull Box Cable TV
- Pull Box Electrical
- Pull Box Irrigation
- Pull Box Traffic
- Pull Box Undefined
- Sewer Cleanout
- Sign Board
- Sign Post
- Tank - Diesel Fuel
- Traffic Signal
- Traffic Signal w/ Light
- Tree
- Tree, Palm
- Valve Gas
- Valve Irrigation
- Valve Water
- Valve Undefined
- Vault Electrical
- Vault Undefined
- Water Line Appurtenance-Air Release
- Water Line Appurtenance-Pressure Release
- Water Line Appurtenance-Undefined
- Yard Light

LINE PATTERN KEY

- Block Wall
- Building Outline
- Bush Row Outline
- Centerline
- Concrete Wall
- Easement
- Edge of Concrete
- Edge of Asphalt Pavement
- Fence Chainlink
- Flowline
- Hand Rail
- Hinge Point
- Property Line
- Retaining Wall
- Right of Way
- Roof Overhang
- Striping
- Stucco Wall

ABBREVIATION

- AC Asphalt Concrete
- BLDG Building
- CB Catch Basin
- CL Centerline
- CLR Clearance
- CONC Concrete
- CP Control Point
- CMP Corrugated Metal Pipe
- DWY Driveway
- EL Elevation
- FS Finished Surface
- HT Height
- INV Invert
- PL Property Line
- PVC Polyvinyl Chloride
- RCP Reinforced Concrete Pipe

AREA PATTERN KEY

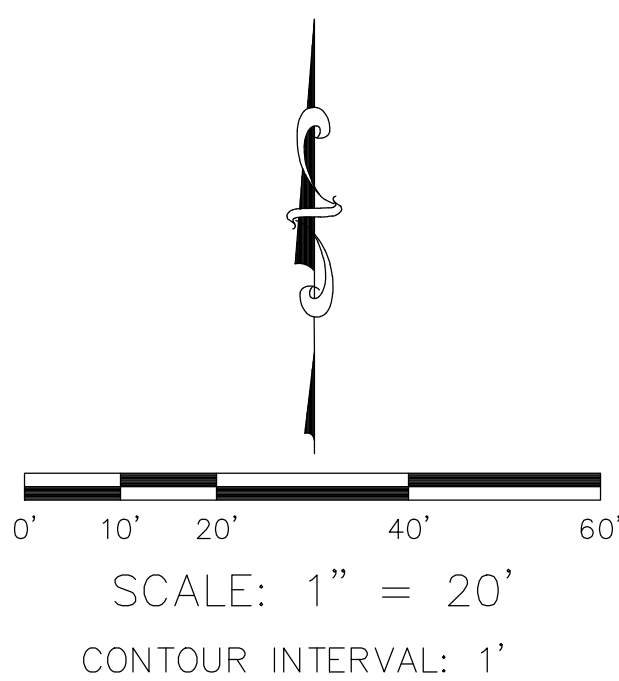
- Concrete
- Dirt
- Grass
- Gravel

NOTES

SEE SHEET 2 FOR EASEMENT NOTES

U.S. Survey
Foot

OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping



COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY			
TOPOGRAPHIC MAP			
PROJECT LIMITS: APN: 809-561-09		BY: R. MACIAS, PLS & CREW	
DATE OF SURVEY: 07/12/2021		BY: A. VU	
MAPPING		BY: E. MEDINA, PLS	
OFFICE CHECK		BY: R. MACIAS, PLS & CREW	
FIELD CHECK		FILE #2021PW-RE0004	
SCALE: 1" = 20'		W.O. #EX15DF10	
FILE: 23228 MADERO_ALTA_2021.DWG			
MARK	DATE	ITEM	
REVISIONS			

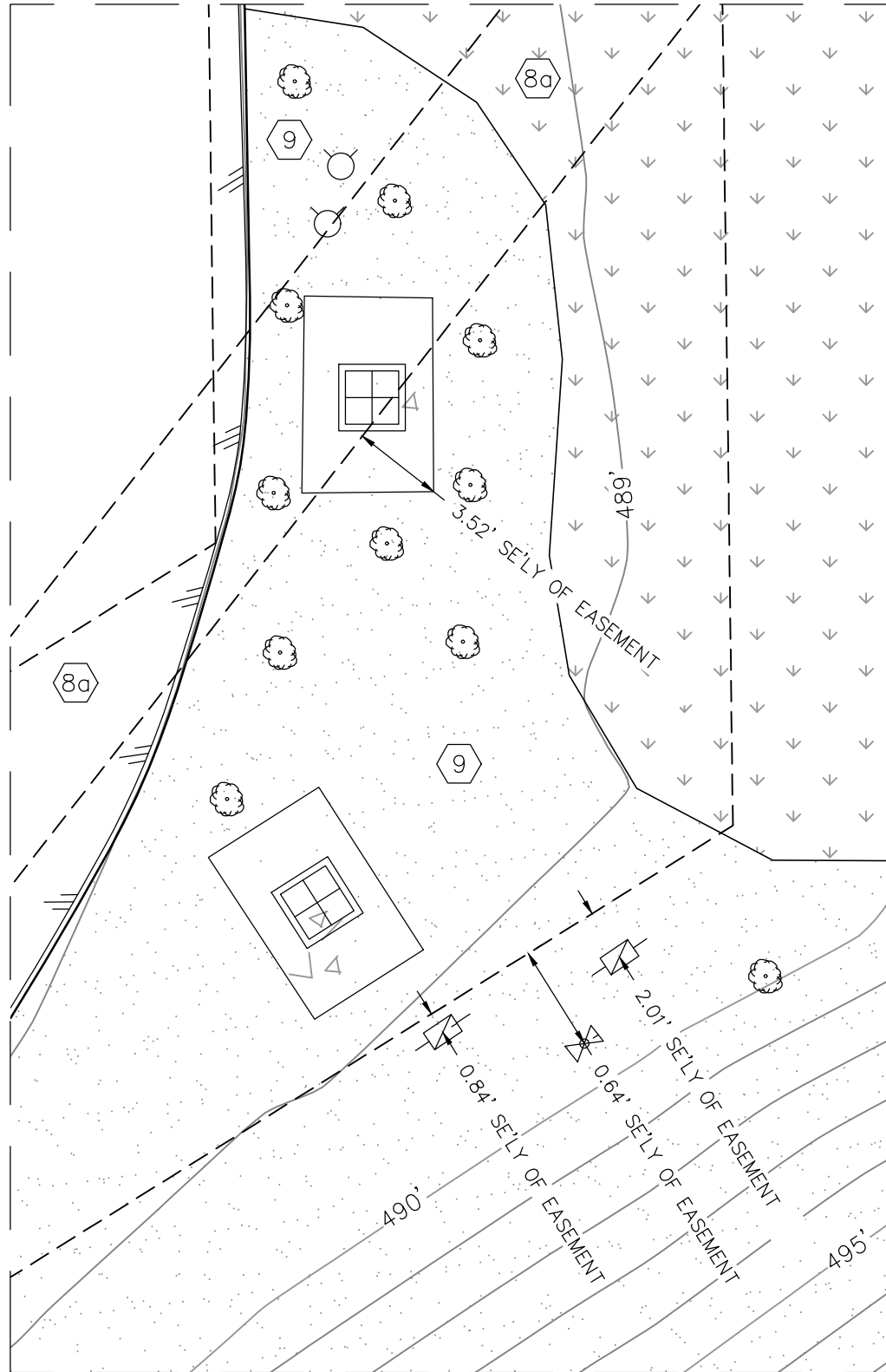
SEE SHEET 7

SEE SHEET 11

SHEET NO.
6
of
11

SEE SHEET 6

APN: 809-551-01
ADDRESS: 23253 MADERO,
MISSION VIEJO, CA 92691



DETAIL "D"
N.T.S.

APN: 809-551-13
ADDRESS: 23263 MADERO,
MISSION VIEJO, CA 92691

CP# 301
SET LEAD BRASS NAIL &
1-1/4" TAG STAMPED "OCS CP"
FLUSH ON CONCRETE CURB
N: 2174094.31'
E: 6126345.75'
EL: 488.03'

APN: 809-561-08
ADDRESS: 23312 MADERO,
MISSION VIEJO, CA 92691

SEE SHEET 8

LEGEND

SYMBOL

- Area Drain
- Backflow Preventer Device
- Bush
- Control Box Electrical
- Control Box Irrigation
- Control Box Telephone
- Control Box Undefined
- Control Point
- Door
- Easement Note
- Fire Hydrant
- Gate
- Light Pole, Double
- Light Pole, Single
- Mailbox
- Manhole Electrical
- Manhole Sewer
- Manhole Storm Drain
- Manhole Telephone
- Manhole Undefined
- Manhole Water
- Meter Electrical
- Meter Gas
- Meter Water
- Pier Column
- Pilaster
- Post
- Pull Box Cable TV
- Pull Box Electrical
- Pull Box Irrigation
- Pull Box Traffic
- Pull Box Undefined
- Sewer Cleanout
- Sign Board
- Sign Post
- Tank - Diesel Fuel

- Traffic Signal
- Traffic Signal w/ Light
- Tree
- Tree, Palm
- Valve Gas
- Valve Irrigation
- Valve Water
- Valve Undefined
- Vault Electrical
- Vault Undefined
- Water Line Appurtenance-Air Release
- Water Line Appurtenance-Pressure Release
- Water Line Appurtenance-Undefined
- Yard Light

LINE PATTERN KEY

- Block Wall
- Building Outline
- Bush Row Outline
- Centerline
- Concrete Wall
- Easement
- Edge of Concrete
- Edge of Asphalt Pavement
- Fence Chainlink
- Flowline
- Hand Rail
- Hinge Point
- Property Line
- Retaining Wall
- Right of Way
- Roof Overhang
- Striping
- Stucco Wall

ABBREVIATION

- AC Asphalt Concrete
- BLDG Building
- CB Catch Basin
- CL Centerline
- CLR Clearance
- CONC Concrete
- CP Control Point
- CMP Corrugated Metal Pipe
- DWY Driveway
- EL Elevation
- FS Finished Surface
- HT Height
- INV Invert
- PL Property Line
- PVC Polyvinyl Chloride
- RCP Reinforced Concrete Pipe

AREA PATTERN KEY

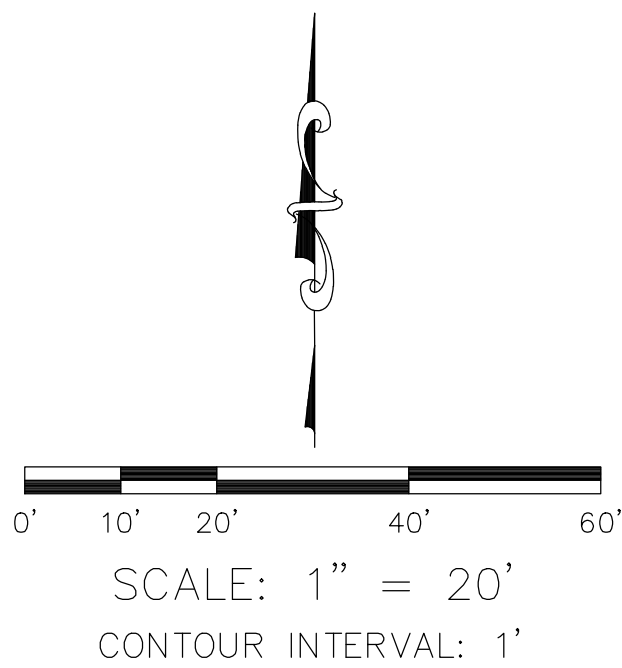
- Concrete
- Dirt
- Grass
- Gravel

NOTES

SEE SHEET 2 FOR EASEMENT NOTES

U.S. Survey
Foot

OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping



COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

23228 MADERO, MISSION VIEJO, CA
ALTA/NSPS LAND TITLE SURVEY

TOPOGRAPHIC MAP

PROJECT LIMITS: APN: 809-561-09	BY: R. MACIAS, PLS & CREW	SHEET NO. 7 of 11
DATE OF SURVEY: 07/12/2021	BY: A. VU	
MAPPING	BY: E. MEDINA, PLS	
OFFICE CHECK	BY: R. MACIAS, PLS & CREW	
FIELD CHECK	BY: R. MACIAS, PLS & CREW	FILE #2021PW-RE0004
SCALE: 1" = 20'	W.O. #EX150F10	
FILE: 23228 MADERO_ALTA_2021.DWG		



LEGEND

SYMBOL

	Area Drain		Manhole Electrical		Pull Box Traffic
	Backflow Preventer Device		Manhole Sewer		Pull Box Undefined
	Bush		Manhole Storm Drain		Sewer Cleanout
	Control Box Electrical		Manhole Telephone		Sign Board
	Control Box Irrigation		Manhole Undefined		Sign Post
	Control Box Telephone		Manhole Water		Tank - Diesel Fuel
	Control Box Traffic		Meter Electrical		Traffic Signal
	Control Box Undefined		Meter Gas		Traffic Signal w/ Light
	Control Point		Meter Water		Tree
	Door		Pier Column		Tree, Palm
	Easement Note		Pilaster		Valve Gas
	Fire Hydrant		Post		Valve Irrigation
	Gate		Pull Box Cable TV		Valve Water
	Light Pole, Double		Pull Box Electrical		Valve Undefined
	Light Pole, Single		Pull Box Irrigation		Vault Electrical
	Mailbox				Vault Undefined

AREA PATTERN KEY

	Concrete
	Dirt
	Grass
	Gravel

LINE PATTERN KEY

	Block Wall
	Building Outline
	Bush Row Outline
	Centerline
	Concrete Wall
	Easement
	Edge of Concrete
	Edge of Asphalt Pavement
	Fence Chainlink
	Flowline
	Hand Rail
	Hinge Point
	Property Line
	Retaining Wall
	Right of Way
	Roof Overhang
	Striping

Stucco Wall

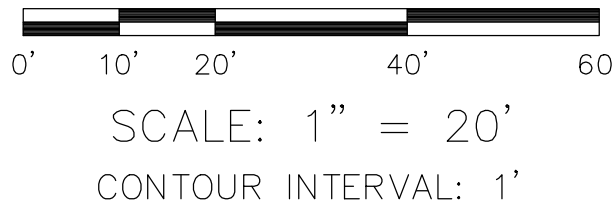
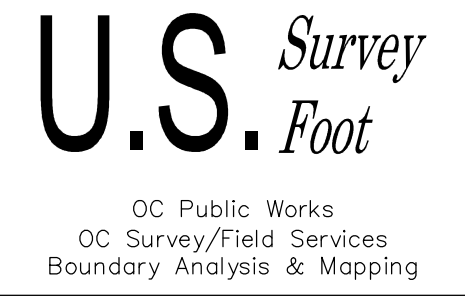
ABBREVIATION

AC	Asphalt Concrete
BLDG	Building
CB	Catch Basin
CL	Centerline
CLR	Clearance
CONC	Concrete
CP	Control Point
CMP	Corrugated Metal Pipe
DWY	Driveway
EL	Elevation
FS	Finished Surface
HT	Height
INV	Invert
PL	Property Line
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

NOTES

SEE SHEET 2 FOR EASEMENT NOTES

SEE SHEET 7



COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY			
TOPOGRAPHIC MAP			
PROJECT LIMITS: APN: 809-561-09		BY: R. MACIAS, PLS & CREW	
DATE OF SURVEY: 07/12/2021		BY: A. VU	
MAPPING		BY: E. MEDINA, PLS	
OFFICE CHECK		BY: R. MACIAS, PLS & CREW	
FIELD CHECK		FILE #2021PW-RE0004	
SCALE: 1" = 20'		W.O. #EX150F10	
FILE: 23228 MADERO_ALTA_2021.DWG			
MARK	DATE	ITEM	REVISIONS

SYMBOL

Area Drain

Backflow Preventer Device

Bush

Control Box Electrical

Control Box Irrigation

Control Box Telephone

Control Box Traffic

Control Box Undefined

Control Point

Door

Easement Note

Fire Hydrant

Gate

Light Pole, Double

Light Pole, Single

Mailbox

Manhole Electrical

Manhole Sewer

Manhole Storm Drain

Manhole Telephone

Manhole Undefined

Manhole Water

Meter Electrical

Meter Gas

Meter Water

Pier Column

Pilaster

Post

Pull Box Cable TV

Pull Box Electrical

Pull Box Irrigation

Pull Box Traffic

Pull Box Undefined

Sewer Cleanout

Sign Board

Sign Post

Tank - Diesel Fuel

Traffic Signal

Traffic Signal w/ Light

Tree

Tree, Palm

Valve Gas

Valve Irrigation

Valve Water

Valve Undefined

Vault Electrical

Vault Undefined

Water Line Appurtenance-Air Release

Water Line Appurtenance-Pressure Release

Water Line Appurtenance-Undefined

Yard Light

Concrete

Dirt

Grass

Gravel

Block Wall

Building Outline

Bush Row Outline

Centerline

Concrete Wall

Easement

Edge of Concrete

Edge of Asphalt Pavement

Fence Chainlink

Flowline

Hand Rail

Hinge Point

Property Line

Retaining Wall

Right of Way

Roof Overhang

Striping

Stucco Wall

ABBREVIATION

AC Asphalt Concrete

BLDG Building

CB Catch Basin

CL Centerline

CLR Clearance

CONC Concrete

CP Control Point

CMP Corrugated Metal Pipe

DWY Driveway

EL Elevation

FS Finished Surface

HT Height

INV Invert

PL Property Line

PVC Polyvinyl Chloride

RCP Reinforced Concrete Pipe

The map shows a residential property with various features and boundaries. Key elements include:

- Roads:** LOS ALISOS BLVD. (top), O.C.F.C.D. CHANNEL (right), and a road labeled "VEVE ROAD" (bottom right).
- Property Boundaries:** APN: 809-561-06, APN: 809-571-04, and APN: 809-561-10.
- Infrastructure:** A "STORAGE SHED BLDG FOOTPRINT: 60.30 SF" with a "GENERATOR" nearby. A "POOL PUMP & FILTRATION SYSTEM" is also shown.
- Utilities:** Various pipes and lines are marked, including "15\"X15\" STEEL GRATE", "2.5\" STEEL PIPE", and "5\" PVC PIPE".
- Topography:** Contour lines are drawn across the map, with elevations ranging from 467 to 493 feet.
- Annotations:** Numerous labels for specific features like "NW FACE OF 15\"X15\" PL", "NE FACE OF 15\"X15\" PL", and "PILASTER 0.52' CLR PL".

U.S. Survey

Foot

OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping

SEE SHEET 6

SEE SHEET 8

0'

10'

20'

40'

60'

SCALE: 1" = 20'

CONTOUR INTERVAL: 1'

MARK

DATE

ITEM

REVISIONS

COUNTY OF ORANGE
OC PUBLIC WORKS
OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING

23228 MADERO, MISSION VIEJO, CA
ALTA/NSPS LAND TITLE SURVEY

TOPOGRAPHIC MAP

PROJECT LIMITS: APN: 809-561-09

DATE OF SURVEY: 07/12/2021

MAPPING

OFFICE CHECK

FIELD CHECK

SCALE: 1" = 20'

W.O. #EX15DF10

FILE #2021PW-RE0004

FILE: 23228 MADERO_ALTA_2021.DWG

BY: R. MACIAS, PLS & CREW

BY: A. VU

BY: E. MEDINA, PLS

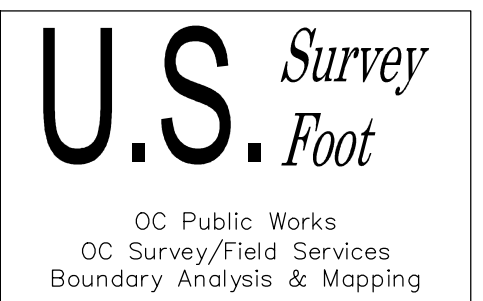
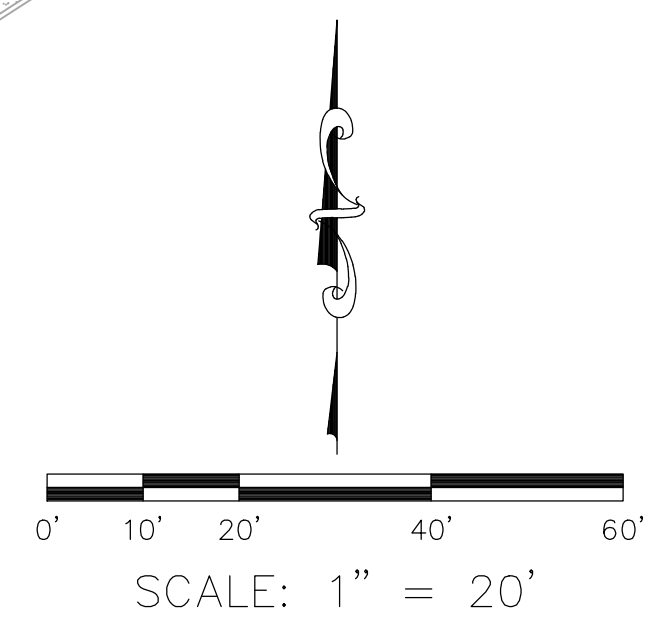
BY: R. MACIAS, PLS & CREW

SHEET NO.
9
of
11

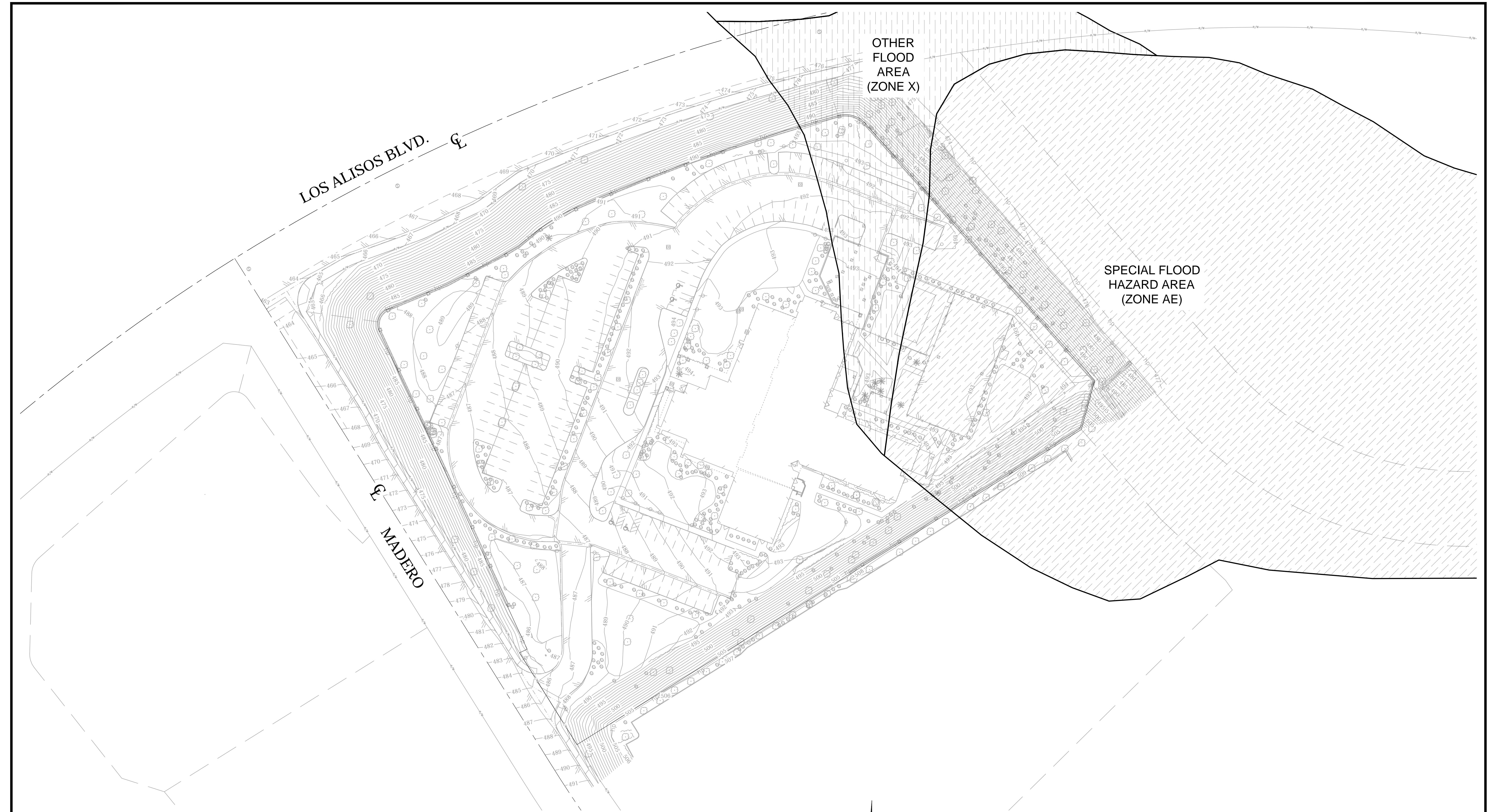
23228 MADERO,
MISSION VIEJO, CA 92691
BUILDING FOOTPRINT:
25,190.94 SF

STORAGE SHED
BLDG FOOTPRINT:
60.30 SF

STORAGE SHED
BLDG FOOTPRINT:
57.75 SF



COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY			
BUILDING FOOTPRINT			
PROJECT LIMITS: APN: 809-561-09		BY: R. MACIAS, PLS & CREW	
DATE OF SURVEY: 07/12/2021		BY: A. VU	
MAPPING		BY: E. MEDINA, PLS	
OFFICE CHECK		BY: R. MACIAS, PLS & CREW	
FIELD CHECK		FILE #2021PW-RE0004	
SCALE: 1" = 20'		W.O. #EX150F10	
FILE: 23228 MADERO_ALTA_2021.DWG			
MARK	DATE	ITEM	
REVISIONS			



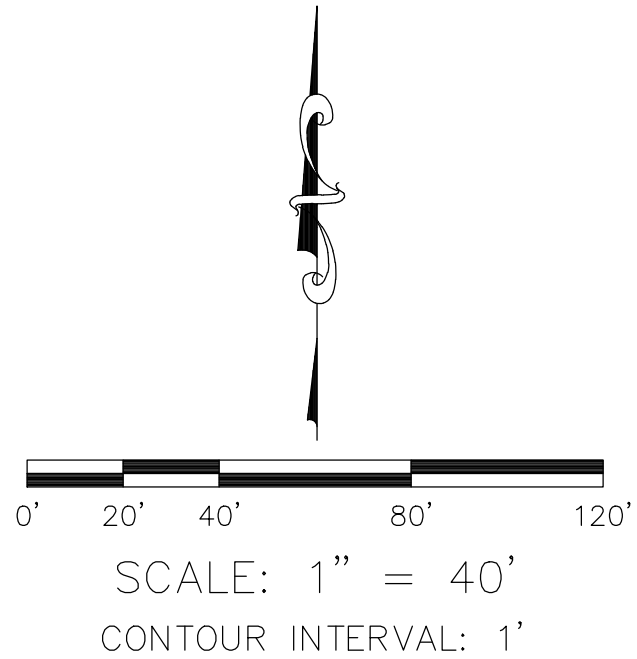
FLOOD ZONE

ZONE AE SPECIAL FLOOD HAZARD AREAS ARE THE AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN A GIVEN YEAR.

ZONE X OTHER FLOOD AREAS ARE THE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INSURANCE PROGRAM (NFIP) & FLOOD INSURANCE RATE MAP INFORMATION LOCATED AT ORANTE COUNTY, CALIFORNIA AND UNINCORPORATED AREAS, CITY OF MISSION VIEJO; PANEL 0318J 06059C WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009.

FLOOD AREA LINEWORK WAS DERIVED FROM FEMA GIS WEBSITE: [HTTPS://MSC.FEMA.GOV/](https://msc.fema.gov/)



U.S. Survey
OC Public Works
OC Survey/Field Services
Boundary Analysis & Mapping

COUNTY OF ORANGE OC PUBLIC WORKS OC SURVEY/FIELD SERVICES/BOUNDARY ANALYSIS & MAPPING			
23228 MADERO, MISSION VIEJO, CA ALTA/NSPS LAND TITLE SURVEY			
FLOOD HAZARD MAP			
PROJECT LIMITS: APN: 809-561-09			
DATE OF SURVEY: 07/12/2021		BY: R. MACIAS, PLS & CREW	
MAPPING		BY: A. VU	
OFFICE CHECK		BY: E. MEDINA, PLS	
FIELD CHECK		BY: R. MACIAS, PLS & CREW	
SCALE: 1"=40'		W.O. #EX150F10	FILE #2021PW-RE0004
FILE: 23228 MADERO_ALTA_2021.DWG			
MARK	DATE	ITEM	
REVISIONS			
			SHEET NO. 11 of 11