

840 47

SHEET 1 OF 4 SHEETS
(ALL OF VESTING TENTATIVE
TRACT NO. 16244)

TOTAL ACRES: 11.596
NUMBERED LOTS: 34
LETTERED LOTS: 5
DATE OF SURVEY: DECEMBER 2001.

TRACT NO. 16244

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

BEING LOT 2 AND LOT H OF TRACT NO. 16235 IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK
825, PAGES 30-39 OF MISCELLANEOUS MAPS, RECORDS IN THE OFFICE OF THE
COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946
DECEMBER, 2001

See page 4

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE INSURANCE COMPANY
DATE MAY 2, 2003
TIME 01:12 PM FEE \$ 13.00
INSTRUMENT # 2003000499726
BOOK 840 PAGE 47-50 m/m

TDM DALY
COUNTY CLERK-RECORDER

BY [Signature]
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 ALSO HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES
ABYSSINIAN WAY.

SHEA HOMES LIMITED PARTNERSHIP

A CALIFORNIA LIMITED PARTNERSHIP
J.F. SHEA CO., INC. NEVADA CORPORATION,
ITS GENERAL PARTNER

BY: [Signature]
PRINT NAME: JOHN C. DANVERS
PRINT TITLE: ASST. SECRETARY

BY: Marion P. Marcum
PRINT NAME: MARION P. MARCUM
PRINT TITLE: ASSISTANT SECRETARY

DMB LADERA, L.L.C.

A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER AND BENEFICIARY UNDER A DEED OF TRUST
RECORDED JANUARY 29, 2002 AS INSTRUMENT NO. 20020080172 OF OFFICIAL
RECORDS.

BY: RANCHO MISSION VIEJO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY,
AS AGENT AND OR MANAGER.

BY: [Signature]
PRINT NAME: DONALD T. STARKIN
PRINT TITLE: DIRECTOR

BY: [Signature]
PRINT NAME: Stephen C. Schranck
PRINT TITLE: Executive Vice President

SHEA HOMES LIMITED PARTNERSHIP

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS July 11, 2002, BEFORE ME, Beth A. Hutchinson
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
John C. Danvers and Marion P. Marcum
PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND:

SIGNATURE Beth A. Hutchinson MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN Orange COUNTY.

Beth A. Hutchinson MY COMMISSION EXPIRES May 9, 2005
(NAME PRINTED)

DMB LADERA, L.L.C.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 24th day of July 2002, BEFORE ME, Tina T. Baker
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Donald T. Starkin and Stephen C. Schranck
PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND:

SIGNATURE Tina T. Baker MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN Orange COUNTY.

TINA T. BAKER MY COMMISSION EXPIRES 8/29/04
(NAME PRINTED)

SIGNATURE OMISSION

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

- LADERA DEVELOPMENT COMPANY, L.L.C., HOLDER OF OIL, GAS AND MINERAL RIGHTS
RECORDED AS INSTRUMENT NO. 19980624029 OF OFFICIAL RECORDS.
- THE COUNTY OF ORANGE HOLDER OF EASEMENTS PER TRACT NO. 16235 MM 825/30-39.
- DMB LADERA, LLC, HOLDER OF EASEMENTS RECORDED AS INSTRUMENT NO.
20020080171 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

ENGINEER'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 SHEA HOMES ON DECEMBER 2001. I HEREBY STATE THAT ALL
MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY
WILL BE SET IN SUCH POSITIONS; 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.

[Signature]
DOUGLAS W. BENDER, R.C.E. 28946
MY REGISTRATION EXPIRES MARCH 31, 2003.



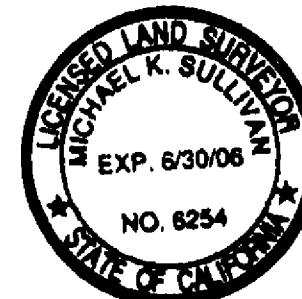
COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE
SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED
AND APPROVED BY THE ORANGE COUNTY SUBDIVISION COMMITTEE; THAT ALL
PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION REGULATIONS
HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 4TH DAY OF APRIL, 2003

[Signature]
JOHN CANAS, COUNTY SURVEYOR
LS 4408 EXPIRATION DATE: 9-30-05

BY: MICHAEL K. SULLIVAN, DEPUTY
LS 6254 EXPIRES 6/30/08



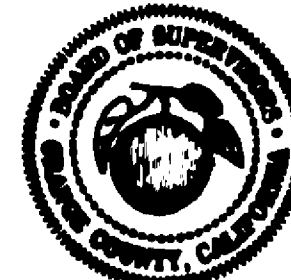
CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF
SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE 29th
DAY OF April, 2003, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER
DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE
PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET PURPOSES OF:
ABYSSINIAN WAY.
AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF
SECTION 66454 (a)(3)(A)(C) OF THE SUBDIVISION MAP ACT.

DATED THIS 29th DAY OF April, 2003

[Signature]
DARLENE J. BLOOM
CLERK OF THE BOARD OF SUPERVISORS



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 ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF
THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO
SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON
THE LAND COVERED BY THIS MAP.

DATED THIS 10th DAY OF January, 2003

JOHN M.W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

[Signature]
BY: DEPUTY TREASURER-TAX COLLECTOR

AUTOMATIC FIRE SPRINKLER NOTE:

ALL COMMERCIAL STRUCTURES OVER 6,000 SQUARE FEET; ALL MULTIFAMILY
RESIDENTIAL STRUCTURES; ALL DETACHED, SINGLE-FAMILY STRUCTURES EXCEEDING
5,500 SQUARE FEET, AND ALL STRUCTURES EXCEEDING FIRE AUTHORITY ACCESS
REQUIREMENTS SHALL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM, IN A
MANNER MEETING THE APPROVAL OF THE FIRE CHIEF.

SPECIAL FIRE PROTECTION NOTE:

PROPERTY IS GIVEN TOTAL EXCLUSION FROM A SPECIAL FIRE PROTECTION AREA AND MUST MEET
ALL REQUIREMENTS OF THE EXCLUSION FOR DEVELOPMENT WITHIN THE AREA.

HIGH FIRE HAZARD AREA NOTE:

THE LOTS SHOWN ON THIS MAP ARE IN A HIGH FIRE HAZARD AREA DUE TO
WILDLAND EXPOSURE.

NOTES:

PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE FOOTHILL/EASTERN
TRANSPORTATION CORRIDOR.

840 47

TRACT NO. 16244

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946
DECEMBER, 2001

TOTAL ACREAGE: 11.596 AC.
NUMBERED LOTS: 34
LETTERED LOTS: 5
DATE OF SURVEY: DECEMBER 2001

BOUNDARY AND INDEX MAP

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 1417 AND STATION NO. 1448 BEING N10°48'13"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI 1983 NAD (1981.35 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.999948295.

CURVE TABLE

	DELTA	RADIUS	LENGTH
A	90°31'04"	15.00'	23.70'
B	8°33'48"	538.00'	80.41'
C	05°42'59"	500.00'	49.89'
D	90°00'00"	14.00'	21.99'
E	75°12'24"	14.00'	18.38'
F	129°44'57"	90.00'	203.81'
G	98°47'42"	14.00'	24.14'
H	15°25'55"	120.00'	32.32'
I	12°55'52"	570.00'	128.64'
J	09°59'19"	450.00'	78.45'
K	35°41'20"	570.00'	355.05'
L	186°41'05"	65.00'	188.10'
M	137°8'55"	570.00'	132.46'
N	05°06'44"	570.00'	90.86'
O	01°26'16"	539.00'	13.53'
P	19°43'14"	215.00'	74.00'
Q	69°00'41"	22.00'	26.50'
R	137°2'19"	175.00'	40.33'
S	90°29'51"	15.00'	23.69'

MONUMENT NOTES

- △ INDICATES FOUND O.C.S. G.P.S. MONUMENTS AS NOTED.
○ INDICATES MONUMENT TO BE SET AS NOTED.
- 1 INDICATES 2" I.P. TAGGED "P.L.S. 5557" OR SPIKE & WASHER STAMPED "P.L.S. 5557" OR LEAD, TACK & TAG "P.L.S. 5557" TO BE SET WITHIN 90 DAYS OF ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED PER TRACT NO. 16235 M.M. 825/30-39.
- 2 INDICATES 1" I.P. TAGGED "P.L.S. 5557" OR SPIKE & WASHER STAMPED "P.L.S. 5557" OR LEAD, TACK & TAG "P.L.S. 5557" TO BE SET WITHIN 90 DAYS OF ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED PER TRACT NO. 16235 M.M. 825/30-39.
- 3 INDICATES 1" I.P. TAGGED "P.L.S. 5557" OR SPIKE & WASHER STAMPED "P.L.S. 5557" OR LEAD, TACK & TAG "P.L.S. 5557" TO BE SET WITHIN 90 DAYS OF ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED PER TRACT NO. 16234 M.M. 825/19-29.
- 4 INDICATES 1" I.P. TAGGED "P.L.S. 5557" OR SPIKE & WASHER STAMPED "P.L.S. 5557" OR LEAD, TACK & TAG "P.L.S. 5557" TO BE SET PER TRACT NO. 16157 M.M. 813/1-9.

MONUMENT NOTES (CONT.)

- 2" IRON PIPE TAGGED "R.C.E. 28946" OR SPIKE AND WASHER STAMPED "R.C.E. 28946" OR LEAD AND TACK TAGGED "R.C.E. 28946" TO BE SET AT ALL TRACT CORNERS UNLESS OTHERWISE NOTED.
- 8" SPIKE & WASHER STAMPED "R.C.E. 28946" IN ASPHALT PAVING OR LEAD & TAG "R.C.E. 28946" IN CONCRETE TO BE SET AT ALL CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S AND ALL OTHER CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 1" IRON PIPE TAGGED "R.C.E. 28946" OR SPIKE AND WASHER STAMPED "R.C.E. 28946" OR LEAD AND TACK TAGGED "R.C.E. 28946" TO BE SET AT ALL LOT CORNERS, EXCEPT B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S THAT ABUT A STREET AND ARE NOT LOT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED.

EASEMENT NOTES

- A INDICATES A SIDEWALK EASEMENT TO THE COUNTY OF ORANGE PER TRACT NO. 16235 M.M. 825/30-39.
- B INDICATES A PUBLIC PEDESTRIAN EASEMENT TO THE COUNTY OF ORANGE PER TRACT NO. 16235 M.M. 825/30-39.

SCALE: 1" = 100'

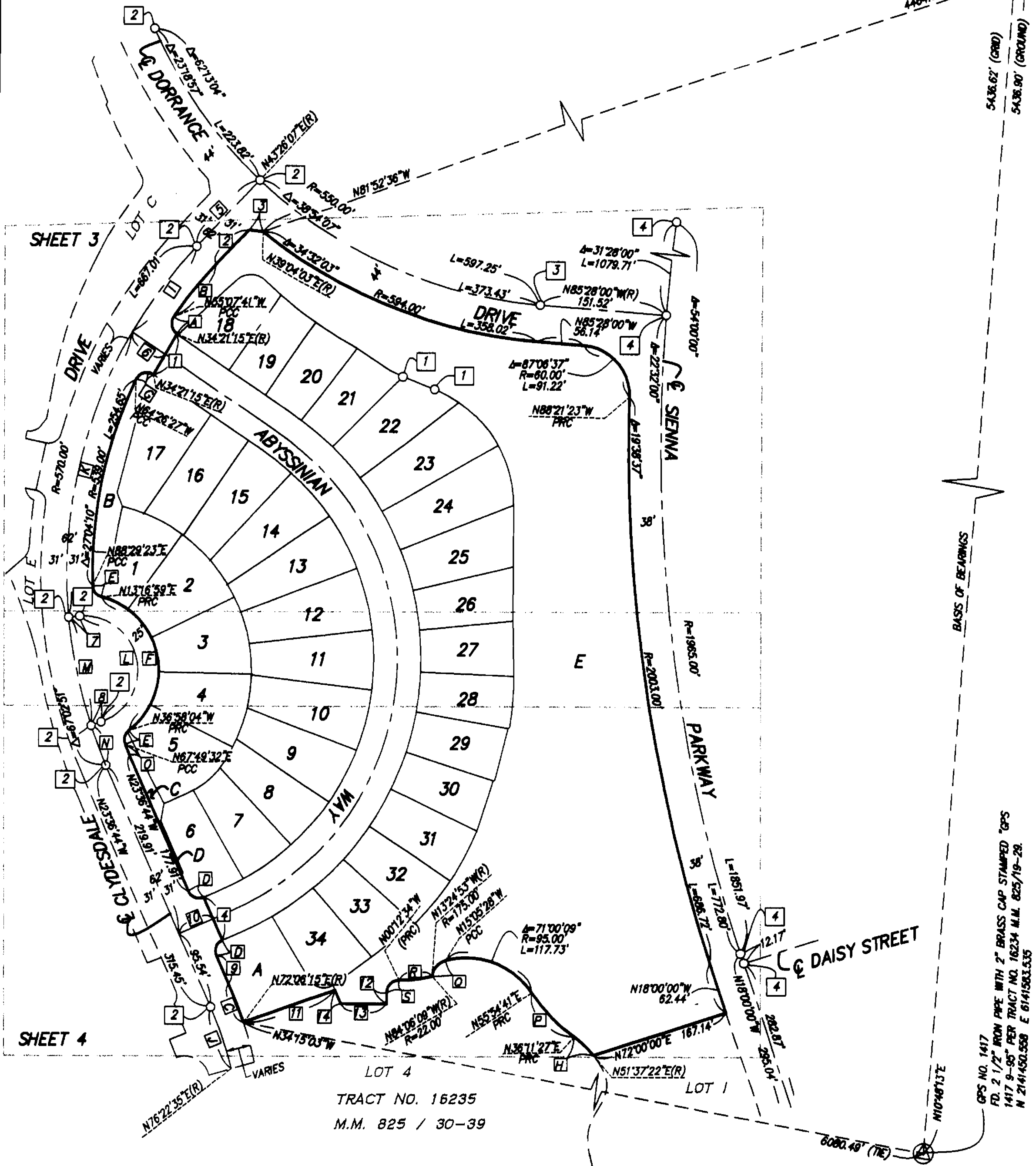
NOTES

LOTS A THRU E ARE NOT SEPERATE BUILDING SITES
LOT A IS FOR PRIVATE PARK PURPOSES
LOTS C THROUGH E ARE FOR LANDSCAPE PURPOSES
ALL DISTANCES SHOWN ALONG THE CENTERLINES OF CLYDSDALE DRIVE, DORRANCE DRIVE AND SIENNA PARKWAY AND LOT LINES OF LOTS 2 AND H OF TRACT 16235 ARE OF RECORD, UNLESS OTHERWISE SHOWN.

GPS NO. 1448
PD. 2 1/2" IRON PIPE WITH 2" BRASS CAP STAMPED "GPS 1448 9-95" PER TRACT NO. 16234 M.M. 825/19-29.
N 2146790.819 E 6142602.585

LINE TABLE

	BEARING	DISTANCE
1	N30°06'51"E	56.15'
2	N43°26'07"E	57.06'
3	N83°33'04"W	16.57'
4	N23°36'44"W(R)	56.00'
5	N43°26'07"E	109.30'
6	N55°38'45"W	47.81'
7	N84°48'55"E(R)	13.14'
8	N71°30'00"E(R)	13.14'
9	N23°36'44"W	36.46'
10	N66°23'16"E	45.00'
11	N70°18'00"E	114.90'
12	N00°42'25"W	13.41'
13	N89°29'32"W	54.59'
14	N22°22'46"W	17.05'



SHEET 3 OF 4 SHEETS
(ALL OF TENTATIVE TRACT NO. 16244)

TOTAL ACRES: 11.596 AC.
NUMBERED LOTS: 34
LETTERED LOTS: 5
DATE OF SURVEY: DECEMBER 2001

CURVE TABLE

	DELTA	RADIUS	LENGTH
A	90°31'04"	13.00'	23.70'
B	98°47'42"	14.00'	24.14'
C	72°36'46"	14.00'	17.74'
D	28°10'56"	14.00'	6.40'
E	75°12'24"	14.00'	18.38'
F	07°41'54"	201.00'	27.01'
G	8°33'48"	538.00'	80.41'

TRACT NO. 16235

M.M. 825/30-39

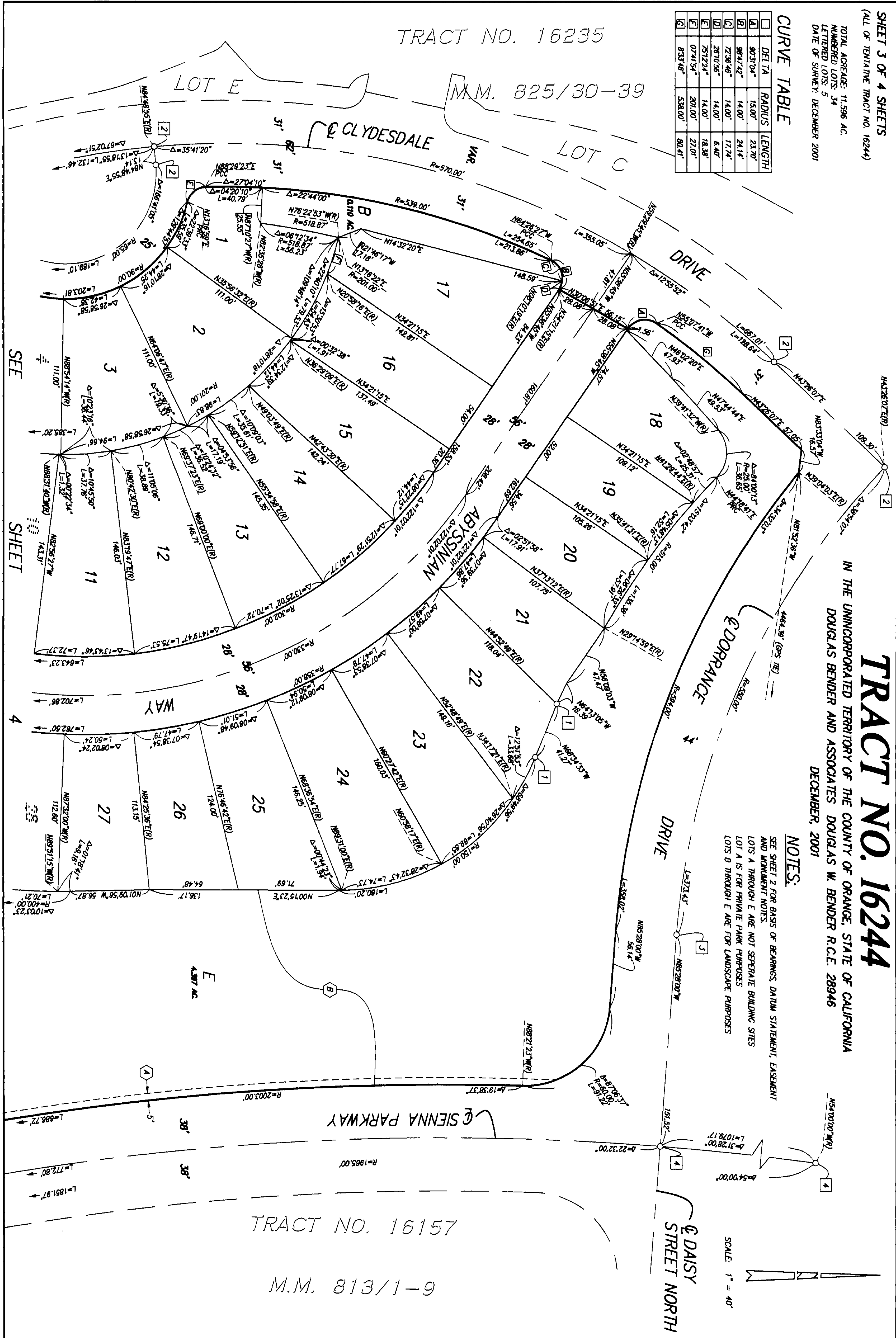
TRACT NO. 16244

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946
DECEMBER, 2001

NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT
AND MONUMENT NOTES.
LOTS A THROUGH E ARE NOT SEPARATE BUILDING SITES
LOT A IS FOR PRIVATE PARK PURPOSES
LOTS B THROUGH E ARE FOR LANDSCAPE PURPOSES

SCALE: 1" = 40'



TRACT NO. 16157

M.M. 813/1-9

SHEET 4 OF 4 SHEETS
(ALL OF TENTATIVE TRACT NO. 16244)

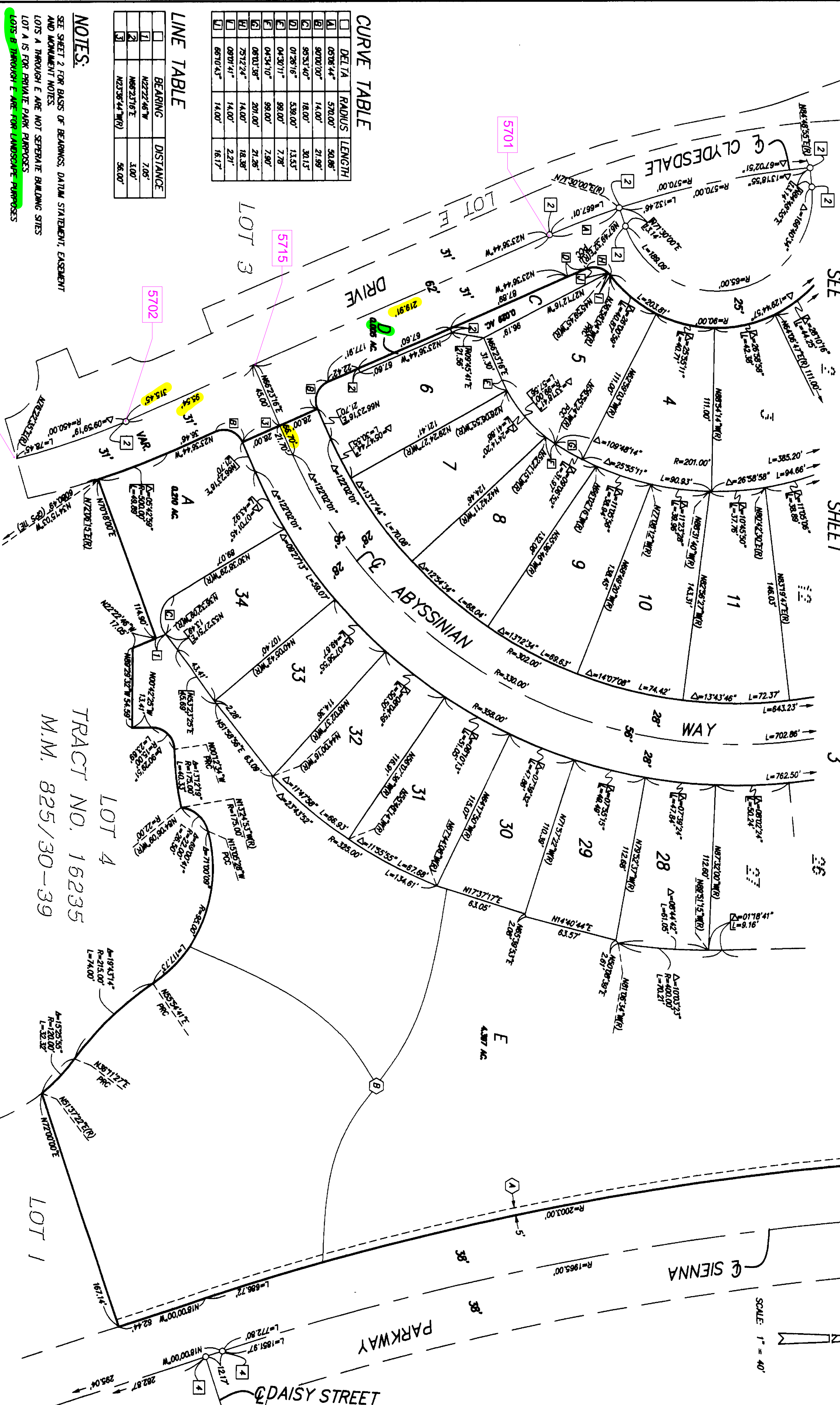
TOTAL ACRES: 11.596 AC.
NUMBERED LOTS: 34
LETTERED LOTS: 5
DATE OF SURVEY: DECEMBER 2001

TRACT NO. 16244

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946
DECEMBER, 2001

SHEET 3

SCALE: 1" = 40'



CURVE TABLE

DELTA	RADIUS	LENGTH
A	0570.44'	570.00'
B	0570.44'	570.00'
C	0570.44'	570.00'
D	0570.44'	570.00'
E	0570.44'	570.00'
F	0570.44'	570.00'
G	0570.44'	570.00'
H	0570.44'	570.00'
I	0570.44'	570.00'
J	0570.44'	570.00'
K	0570.44'	570.00'
L	0570.44'	570.00'
M	0570.44'	570.00'
N	0570.44'	570.00'
O	0570.44'	570.00'
P	0570.44'	570.00'
Q	0570.44'	570.00'
R	0570.44'	570.00'
S	0570.44'	570.00'
T	0570.44'	570.00'
U	0570.44'	570.00'
V	0570.44'	570.00'
W	0570.44'	570.00'
X	0570.44'	570.00'
Y	0570.44'	570.00'
Z	0570.44'	570.00'

LINE TABLE

BEARING	DISTANCE
N22°22'46"W	7.05'
N65°23'16"E	3.00'
N23°36'44"W(R)	56.00'

NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT AND MONUMENT NOTES.
LOTS A THROUGH E ARE NOT SEPARATE BUILDING SITES.
LOT A IS FOR PRIVATE PARK PURPOSES.
LOTS B THROUGH E ARE FOR LANDSCAPE PURPOSES.

TRACT NO. 16235
M.M. 825/30-39

LOT 4

LOT 1