

3317

01

SHEET 1 OF 10 SHEETS

ALL OF VESTING TENTATIVE
PARCEL MAP NO. 2003-105

DATE OF SURVEY:
JANUARY 2003

PARCEL MAP NO. 2003-105

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOTS 1, 2, G, D, F, G, H, AND I OF TRACT NO. 15884 AS
SHOWN ON THE MAP FILED IN BOOK 794, PAGES 33 THROUGH 44 OF MISCELLANEOUS
MAPS, TOGETHER WITH PARCEL A OF LOT LINE ADJUSTMENT LL 2000-051 RECORDED
OCTOBER 4, 2001 AS INSTRUMENT NO. 20010702064, BOTH OF OFFICIAL RECORDS OF
ORANGE COUNTY, CALIFORNIA.

HUITT-ZOLIARS

AUGUST 2003

JAMES F. GILLEN, L.S. 5557

11 NUMBERED PARCELS AND PARCELS A THROUGH J

16.769 ACRES

see pages 4 and 7

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE INSURANCE COMPANY

DATE: March 22, 2004
TIME: 11:02 am FEE: \$34.00
INSTRUMENT # 2004000229913
BOOK 331 PAGE 1-10 P/M

TOM DALY

COUNTY CLERK-RECORDER

BY Julia Escamilla
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:
ANTONIO PARKWAY, CROWN VALLEY PARKWAY, SIENNA PARKWAY AND
MERCANTILE WAY.

WE ALSO HEREBY RELEASED AND RELINQUISH TO THE COUNTY OF ORANGE ALL
VEHICULAR ACCESS RIGHTS TO ANTONIO PARKWAY, CROWN VALLEY PARKWAY AND
SIENNA PARKWAY, EXCEPT AT APPROVED ACCESS LOCATION.

MERCANTILE WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: Rancho Mission Viejo, LLC, A Delaware Limited Liability Company,
ITS AUTHORIZED AGENT AND MANAGER

BY: [Signature] BY: Gregory S. Edwards
PRINT NAME: Donald T. Stahler PRINT NAME: Gregory S. Edwards
PRINT TITLE: Vice President PRINT TITLE: Senior Vice President

LADERA RANCH MAINTENANCE CORPORATION, A CALIFORNIA NON-PROFIT PUBLIC
BENEFIT CORPORATION.

BY: Paul Johnson BY: Marc Lamkin
PRINT NAME: PAUL JOHNSON PRINT NAME: Marc Lamkin
PRINT TITLE: SENIOR VICE PRESIDENT PRINT TITLE: Secretary

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION. BENEFICIARY UNDER A DEED
OF TRUST RECORDED JANUARY 21, 2003 AS INSTRUMENT NO. 2003000076866 OF OFFICIAL RECORDS.

BY: Marcia Reid BY: Violet Dimasiao
PRINT NAME: Marcia Reid PRINT NAME: Violet Dimasiao
PRINT TITLE: Senior Vice President PRINT TITLE: Senior Vice President

AUTOMATIC FIRE SPRINKLER NOTE:

ALL COMMERCIAL STRUCTURES GREATER THAN 6,000 SQUARE FEET AND ALL STRUCTURES
EXCEEDING FIRE DEPARTMENT ACCESS REQUIREMENTS SHALL BE PROTECTED BY AN AUTOMATIC
SPRINKLER SYSTEM.

SPECIAL FIRE PROTECTION NOTE:

PROPERTY IS IN A SPECIAL FIRE PROTECTION AREA AND MUST MEET ALL REQUIREMENTS 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 WILD LAND EXPOSURE.

NOTE:

AND PARKING
RECIPROCAL ACCESS BETWEEN ALL PARCELS SHOWN ON THIS MAP HAS BEEN CREATED BY
SEPARATE DOCUMENT ENTITLED "DECLARATION AND ESTABLISHMENT OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS" RECORDED
IN OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY,
CONCURRENTLY WITH THIS MAP, AS INSTRUMENT NO. _____.

SIGNATURE OMISSIONS:

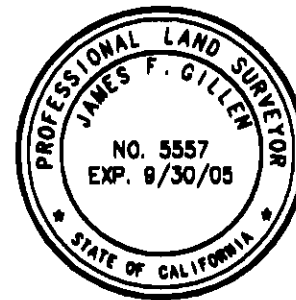
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 (a)(3) OF THE SUBDIVISION MAP ACT,
THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES RECORDED SEPTEMBER 18, 2003 AS INSTRUMENT NO. 2003001144601 OF OFFICIAL RECORDS.
EASEMENT IS NOT PLOTTABLE FROM RECORD.
2. LADERA RANCH CA CVS, L.P. LESSEE UNDER AN UNRECORDED LEASE, DISCLOSED BY A MEMORANDUM
RECORDED JULY 2, 2003 AS INSTRUMENT NO. 2003000779031 OF OFFICIAL RECORDS.
3. UNION BANK OF CALIFORNIA, N.A. LESSEE UNDER AN UNRECORDED LEASE DISCLOSED BY A
MEMORANDUM RECORDED OCTOBER 24, 2003 AS INSTRUMENT NO. 2003001314814 OF
OFFICIAL RECORDS.

NOTE: SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS AND ADDITIONAL SIGNATURE OMISSIONS.

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 ORDINANCES AT THE REQUEST OF MERCANTILE WEST, LLC, IN JANUARY, 2003.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 1, 2004.
AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



James F. Gillen
JAMES F. GILLEN, L.S. 5557
MY REGISTRATION EXPIRES 9/30/05

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 REQUIRED, 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 1ST DAY OF MARCH, 2004

Michael K. Sullivan
JOHN CANAS, COUNTY SURVEYOR
L.S. 4408 EXPIRATION DATE: 9-30-05



BY: MICHAEL K. SULLIVAN, DEPUTY
L.S. 6234 EXPIRES 8/31/06

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 5th DAY OF January, 2004

John M. W. Moorlach
JOHN M. W. MOORLACH
COUNTY TREASURER - TAX COLLECTOR

Mel Johnson
DEPUTY TREASURER - TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS' 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 16th DAY OF March, 2004, 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: ANTONIO PARKWAY, CROWN VALLEY PARKWAY,
SIENNA PARKWAY AND MERCANTILE WAY.

AND DID ALSO ACCEPT ON BEHALF OF COUNTY OF ORANGE:

THE VEHICULAR ACCESS RIGHTS TO ANTONIO PARKWAY, CROWN VALLEY PARKWAY AND
SIENNA PARKWAY AS RELEASED AND RELINQUISHED.

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

DATED THIS 16th DAY OF March, 2004.

Darlene J. Bloom
DARLENE J. BLOOM
CLERK OF THE BOARD OF SUPERVISORS



G:\10036764\MAP2003-105\DMG\PM\PM2003-105.DWG

PARCEL MAP NO. 2003-105

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

HUITT-ZOLIARS

DATE OF SURVEY:
JANUARY 2003

AUGUST 2003

JAMES F. GILLEN, L.S. 5557

11 NUMBERED PARCELS AND PARCELS A THROUGH J

16.769 ACRES

MERCANTILE WEST, LLC,

STATE OF CALIFORNIA }
COUNTY OF ORANGE }SS

ON THIS 22nd DAY OF September, 2003, BEFORE ME,
Diana L. Binks, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED Donald T. Stahl AND
Gregory S. Edwards, PERSONALLY KNOWN TO ME OR PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR
SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Diana L. Binks
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES 12/12/06
COMMISSION NO. 1389751
MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.

Diana L. Binks
PRINT NAME

LADERA RANCH MAINTENANCE CORPORATION,

STATE OF CALIFORNIA }
COUNTY OF ORANGE }SS

ON THIS 22nd DAY OF September, 2003, BEFORE ME,
Diana L. Binks, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED Paul Johnson AND
Marc Lamkin, PERSONALLY KNOWN TO ME OR PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR
SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Diana L. Binks
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES 12/12/06
COMMISSION NO. 1389751
MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.

Diana L. Binks
PRINT NAME

BANK OF AMERICA, N.A.

STATE OF California }
COUNTY OF Orange }SS

ON THIS 23rd DAY OF September, 2003, BEFORE ME,
J. Acord, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED Marcia Reid AND
Violet DiMascio, PERSONALLY KNOWN TO ME OR PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR
SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF
OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

J. Acord
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES 8/12/07
COMMISSION NO. 1434653
MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.

J. Acord
PRINT NAME

NOTES:

ALL TRACT BOUNDARY DIMENSIONS AND THE STREET CENTERLINE DIMENSIONS OF
CROWN VALLEY PARKWAY, SIENNA PARKWAY AND MERCANTILE WAY ARE MEASURED AND
RECORD PER TRACT NO. 15884, UNLESS OTHERWISE NOTED.

[] INDICATES MEASURED AND RECORD PER LOT LINE ADJUSTMENT LL2000-051, INSTRUMENT NO.
20010702064 OF OFFICIAL RECORDS.

"PURSUANT TO SECTION 66426 (C) OF THE SUBDIVISION MAP ACT THIS MAP IS EXCLUDED FROM
BEING DEFINED AS A FINAL MAP IN THAT THE LAND IS ZONED COMMERCIAL OR INDUSTRIAL."

SIGNATURE OMISSIONS: (CONTINUED)

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION
MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

4. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR SIDEWALK
AND INCIDENTAL PURPOSES PER TRACT NO. 15884, M.M. 794/33-44, AND PER INSTRUMENT NO.
2003000118621, OF OFFICIAL RECORDS.
5. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR SCENIC PRESERVATION
PURPOSES PER TRACT NO. 15884, M.M. 794/33-44.
6. LADERA DEVELOPMENT COMPANY, LLC, HOLDER OF OIL, GAS, MINERAL AND WATER RIGHTS AS
RESERVED IN A DEED RECORDED DECEMBER 10, 1996 AS INSTRUMENT NO. 19960624029, OF
OFFICIAL RECORDS.
7. LADERA RANCH MAINTENANCE CORPORATION, HOLDER OF AN EASEMENT FOR ACCESS
AND INCIDENTAL PURPOSES RECORDED AUGUST 22, 2000 AS INSTRUMENT NO.
20000438798, OF OFFICIAL RECORDS.
8. DMB LADERA, LLC, HOLDER OF EASEMENTS RECORDED DECEMBER 11, 2000 AS INSTRUMENT NO. 20000671853,
RECORDED JUNE 8, 2001 AS INSTRUMENT NO. 20010378725, RECORDED NOVEMBER 19, 2001 AS INSTRUMENT
NO. 20010827081, RECORDED NOVEMBER 18, 2002 AS INSTRUMENT NO. 2002001036010, RECORDED
DECEMBER 11, 2002 AS INSTRUMENT NO. 2002001122487 AND RECORDED JANUARY 17, 2003 AS INSTRUMENT
NO. 2003000062741, ALL OF OFFICIAL RECORDS.
9. SANTA MARGARITA WATER DISTRICT, HOLDER OF EASEMENTS FOR WATER AND SEWER PIPELINES,
AND INCIDENTAL PURPOSES RECORDED OCTOBER 20, 2000 AS INSTRUMENT NO. 20000566104,
AND RECORDED AUGUST 5, 2003 AS INSTRUMENT NO.'S 2003000936493, 2003000936494, 2003000936495
AND 2003000936496, ALL OF OFFICIAL RECORDS.
10. SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF EASEMENTS FOR PUBLIC UTILITIES
AND INCIDENTAL PURPOSES RECORDED JANUARY 4, 2001 AS INSTRUMENT NO.
20010004358, RECORDED MARCH 19, 2001 AS INSTRUMENT NO. 20010156428, AND
RECORDED JULY 12, 2001 AS INSTRUMENT NO. 20010469797, ALL OF OFFICIAL RECORDS.
11. COXCOM, INC., HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDED JULY 3, 2001 AS INSTRUMENT NO. 20010443161, OF OFFICIAL RECORDS.
12. THE VONS COMPANIES, INC., LESSEE UNDER AN UNRECORDED LEASE, DISCLOSED BY A MEMORANDUM
RECORDED NOVEMBER 21, 2002 AS INSTRUMENT NO. 2002001054005 OF OFFICIAL RECORDS.
13. PACIFIC BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDED JANUARY 9, 2003 AS INSTRUMENT NO. 2003000028962 OF OFFICIAL RECORDS.

EASEMENT NOTES:

- (A) EASEMENT FOR SIDEWALK PURPOSES IN FAVOR OF THE COUNTY OF ORANGE PER TRACT NO. 15884,
M.M. 794/33-44.
- (B) EASEMENT FOR SCENIC PRESERVATION PUPOSES IN FAVOR OF THE COUNTY OF ORANGE PER
TRACT NO. 15884, M.M. 794/33-44.
- (C) EASEMENT TO LADERA RANCH MAINTENANCE CORPORATION FOR ACCESS AND INCIDENTAL
PURPOSES, RECORDED AUGUST 22, 2000 AS INSTRUMENT NO. 20000438798 OF OFFICIAL RECORDS.
- (D) EASEMENT TO THE SANTA MARGARITA WATER DISTRICT FOR WATER AND SEWER PIPELINE AND INCIDENTAL
PURPOSES, RECORDED OCTOBER 20, 2000 AS INSTRUMENT NO. 20000566104 OF OFFICIAL RECORDS.
- (E) EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES, RECORDED JANUARY 4, 2001 AS INSTRUMENT NO. 20010004358 OF OFFICIAL RECORDS.
- (F) EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES, RECORDED JULY 12, 2001 AS INSTRUMENT NO. 20010469797 OF OFFICIAL RECORDS.
- (G) EASEMENT TO SIDEWALK PURPOSES IN FAVOR OF THE COUNTY OF ORANGE, RECORDED JANUARY 31,
2003 AS INSTRUMENT NO. 2003000118621 OF OFFICIAL RECORDS.
- (H) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY,
RECORDED JANUARY 9, 2003 AS INSTRUMENT NO. 2003000028962, OF OFFICIAL RECORDS.
- (I) EASEMENT TO THE SANTA MARGARITA WATER DISTRICT FOR WATER AND SEWER PIPELINE AND INCIDENTAL
PURPOSES, RECORDED AUGUST 5, 2003 AS INSTRUMENT NO. 2003000936493 OF OFFICIAL RECORDS.
- (J) EASEMENT TO THE SANTA MARGARITA WATER DISTRICT FOR WATER AND SEWER PIPELINE AND INCIDENTAL
PURPOSES, RECORDED AUGUST 5, 2003 AS INSTRUMENT NO. 2003000936494 OF OFFICIAL RECORDS.
- (K) EASEMENT TO THE SANTA MARGARITA WATER DISTRICT FOR WATER AND SEWER PIPELINE AND INCIDENTAL
PURPOSES, RECORDED AUGUST 5, 2003 AS INSTRUMENT NO. 2003000936495 OF OFFICIAL RECORDS.
- (L) EASEMENT TO THE SANTA MARGARITA WATER DISTRICT FOR WATER AND SEWER PIPELINE AND INCIDENTAL
PURPOSES, RECORDED AUGUST 5, 2003 AS INSTRUMENT NO. 2003000936496 OF OFFICIAL RECORDS.

EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES, RECORDED MARCH 19, 2001 AS INSTRUMENT NO. 20010156428 OF OFFICIAL RECORDS.
NOTE: THIS EASEMENT IS BLANKET IN NATURE OVER LOT 2 OF TRACT NO. 15884 TO COVER EXISTING
FACILITIES (NOT PLOTTABLE).

EASEMENT TO COXCOM, INC. FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED
JULY 3, 2001 AS INSTRUMENT NO. 20010443161 OF OFFICIAL RECORDS.
NOTE: THIS EASEMENT IS BLANKET IN NATURE OVER LOT 2 OF TRACT NO. 15884 TO COVER EXISTING
FACILITIES (NOT PLOTTABLE).

MONUMENT NOTES:

- INDICATES FOUND 2" IP WITH TAG "LS 5557" PER TRACT NO. 15884, M.M. 794/33-44.
- INDICATES FOUND LEAD, TACK AND TAG "LS 5557" PER TRACT NO. 15884, M.M. 794/33-44.
- ▲ INDICATES FOUND SPIKE AND WASHER STAMPED "LS 5557" PER TRACT NO. 15615, M.M. 777/14-31.
UNLESS OTHERWISE NOTED.
- ⊙ INDICATES FOUND SPIKE AND WASHER STAMPED "LS 5557" PER TRACT NO. 15884, M.M. 794/33-44,
UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 1 BEING N1°56'47"W AS SHOWN ON
TRACT NO. 15884, FILED IN BOOK 794, PAGES 33 THROUGH 44 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE
COUNTY, CALIFORNIA.

MONUMENT NOTES: (CONTINUED)

- INDICATES LOCATION OF 2" IP, TAGGED "P.L.S. 5557" OR SPIKE & WASHER STAMPED
"P.L.S. 5557" OR LEAD, TACK & TAG "P.L.S. 5557" TO BE SET ON OR BEFORE
DECEMBER 1, 2004.

NO MONUMENTATION TO BE SET AT BC'S AND EC'S OF STREET RIGHT OF WAY
LINES, UNLESS OTHERWISE SHOWN.

10-0367-64

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2

337 03

SHEET 3 OF 10 SHEETS

ALL OF VESTING TENTATIVE
PARCEL MAP NO. 2003-105

PARCEL MAP NO. 2003-105

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
AUGUST 2003

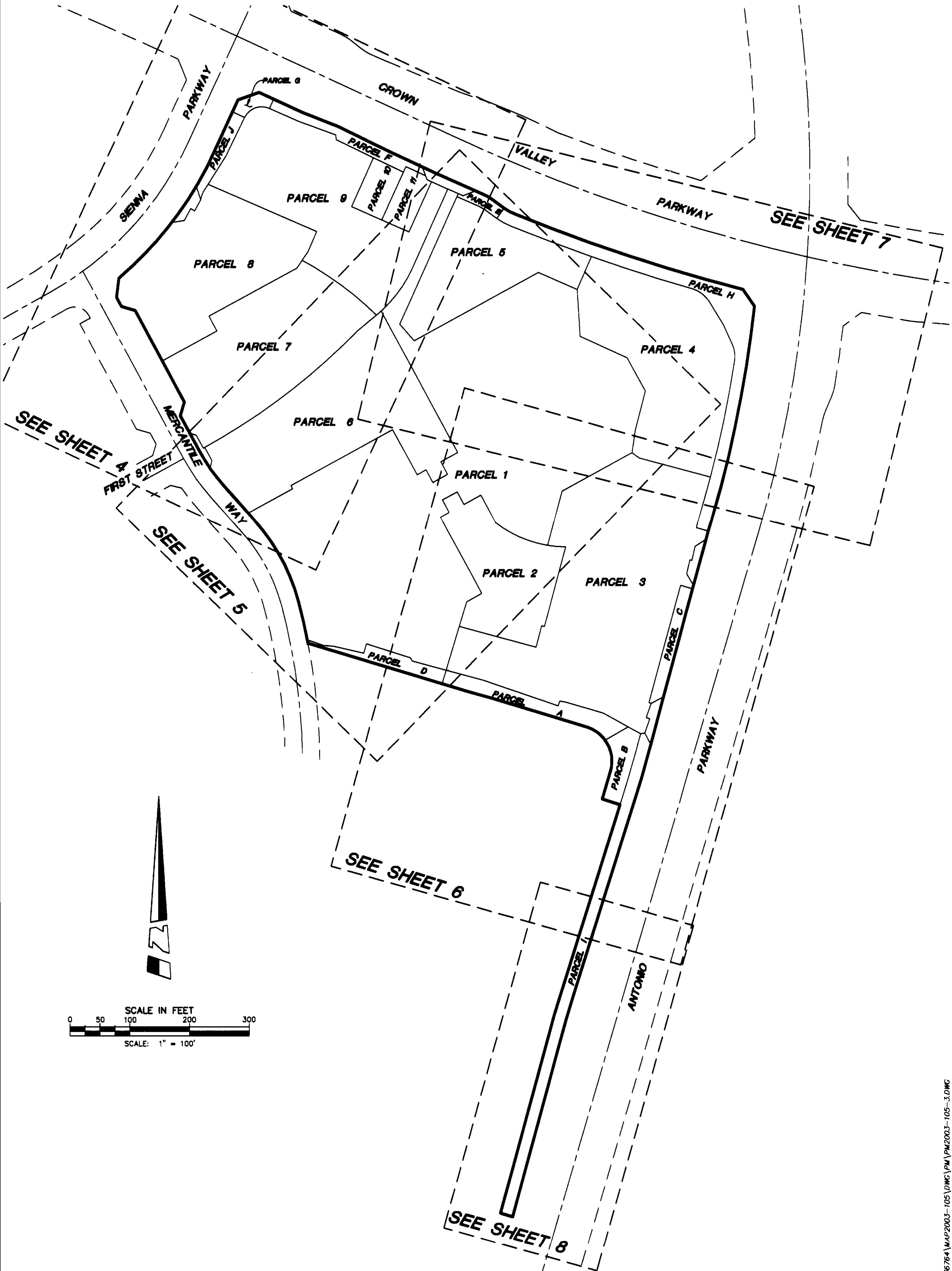
JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS

DATE OF SURVEY:
JANUARY 2003

11 NUMBERED PARCELS AND PARCELS A THROUGH J

16.769 ACRES



SHEET INDEX MAP

G:\10036764\MAP2003-105\DWG\PM\PM2003-105-3.DWG

337 03

DATE OF SURVEY:
JANUARY 2003

PARCEL MAP NO. 2003-105

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

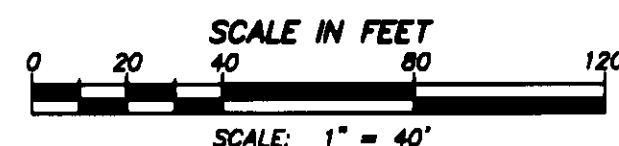
HUITT-ZOLLARS

AUGUST 2003

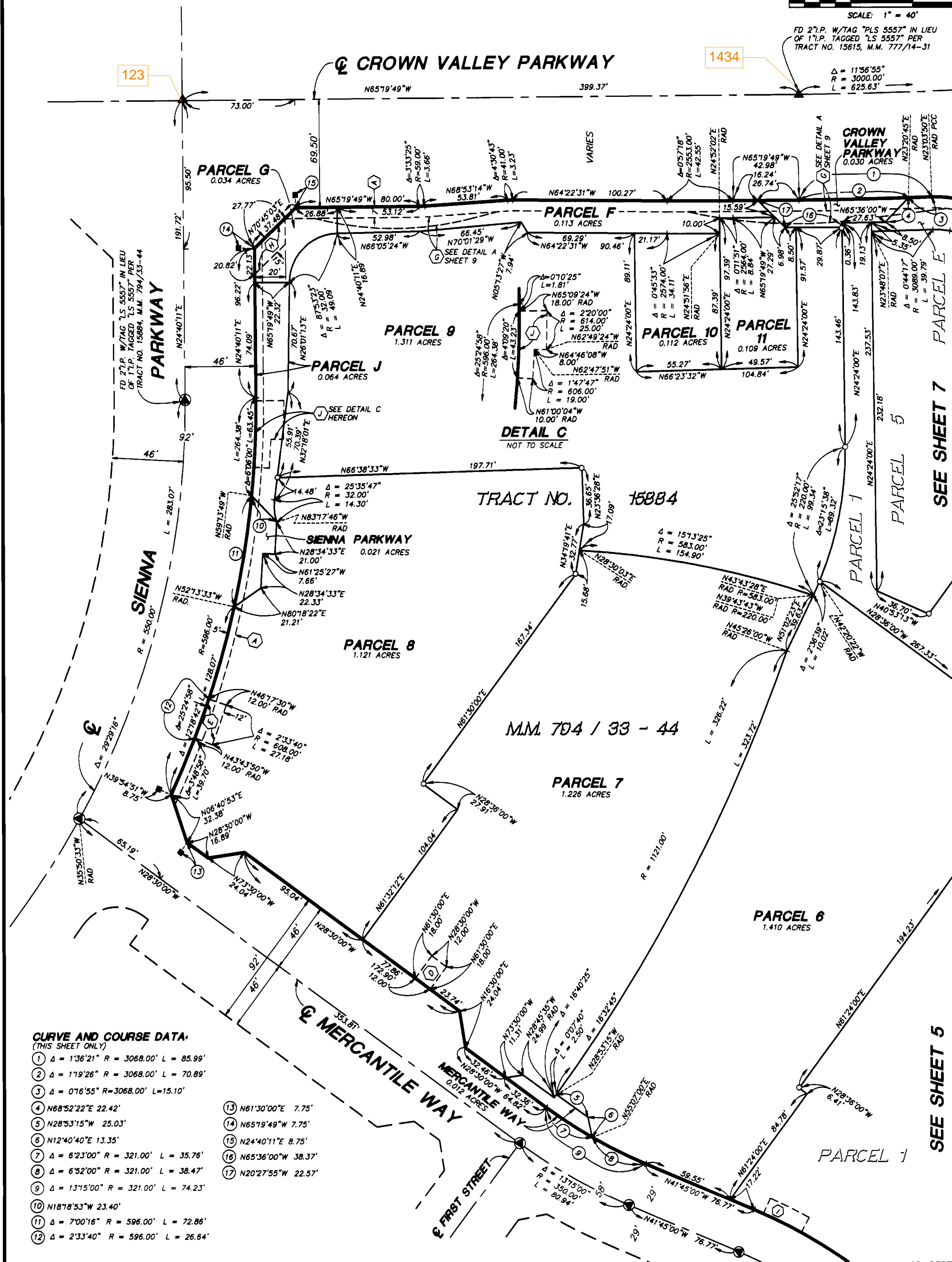
JAMES F. GILLEN, L.S. 5557

11 NUMBERED PARCELS AND PARCELS A THROUGH J

16.769 ACRES



FD 271.P. W/TAG "PLS 5557" IN LIEU
OF 171.P. TAGGED "LS 5557" PER
TRACT NO. 15615. M.M. 777/14-31



SEE SHEET 5

\\10036264\WAP2003-105\DMG\PM\PM2003-105-4.DMG

337 05

SHEET 5 OF 10 SHEETS

ALL OF VESTING TENTATIVE
PARCEL MAP NO. 2003-105

PARCEL MAP NO. 2003-105

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

HUITT-ZOLLARS

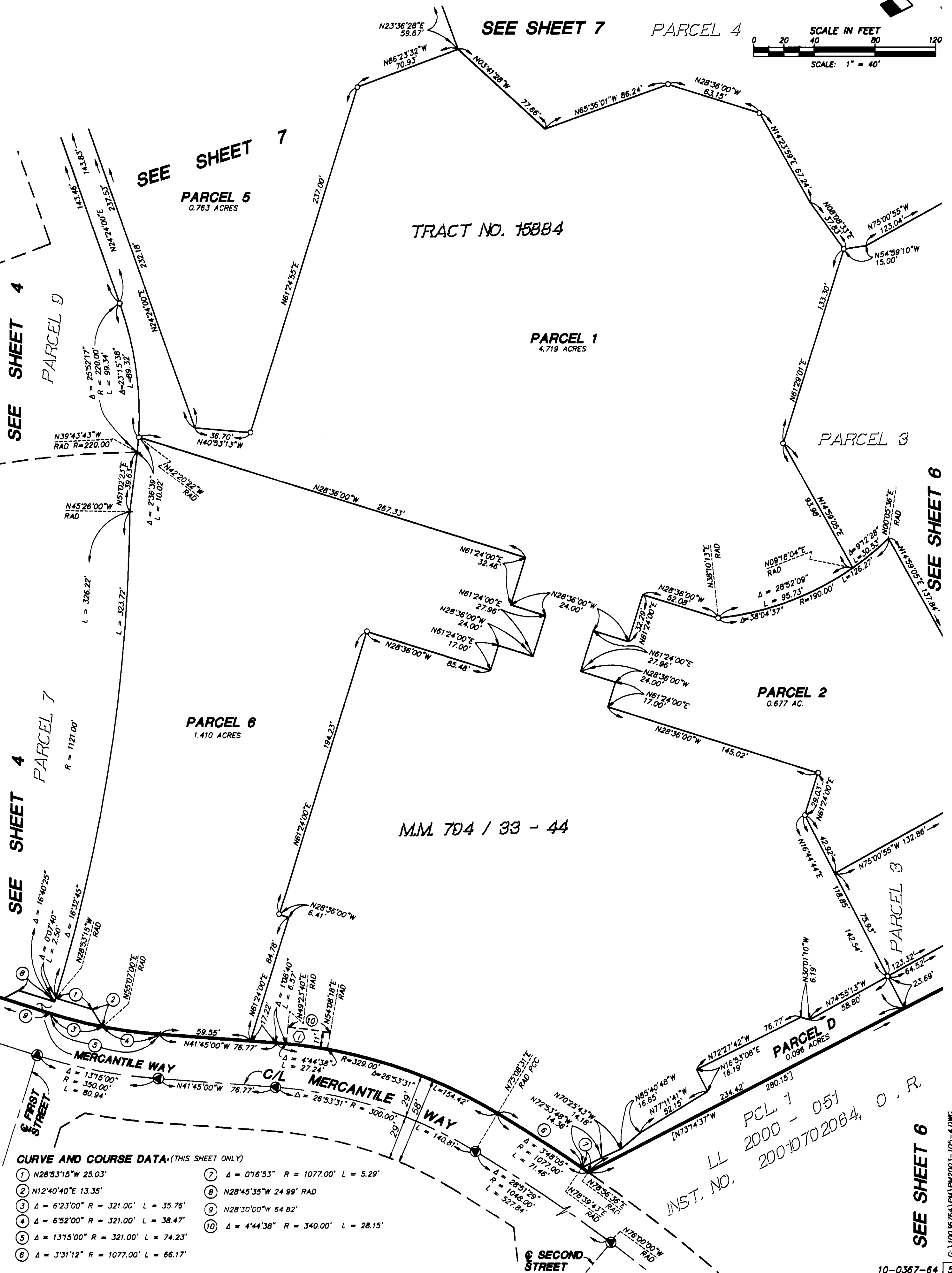
DATE OF SURVEY:
JANUARY 2003

AUGUST 2003

JAMES F. GILLEN, L.S. 5557

11 NUMBERED PARCELS AND PARCELS A THROUGH J

16.769 ACRES



337

05

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10-0367-64

5

DATE OF SURVEY:
JANUARY 2003

PARCEL MAP NO. 2003-105

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

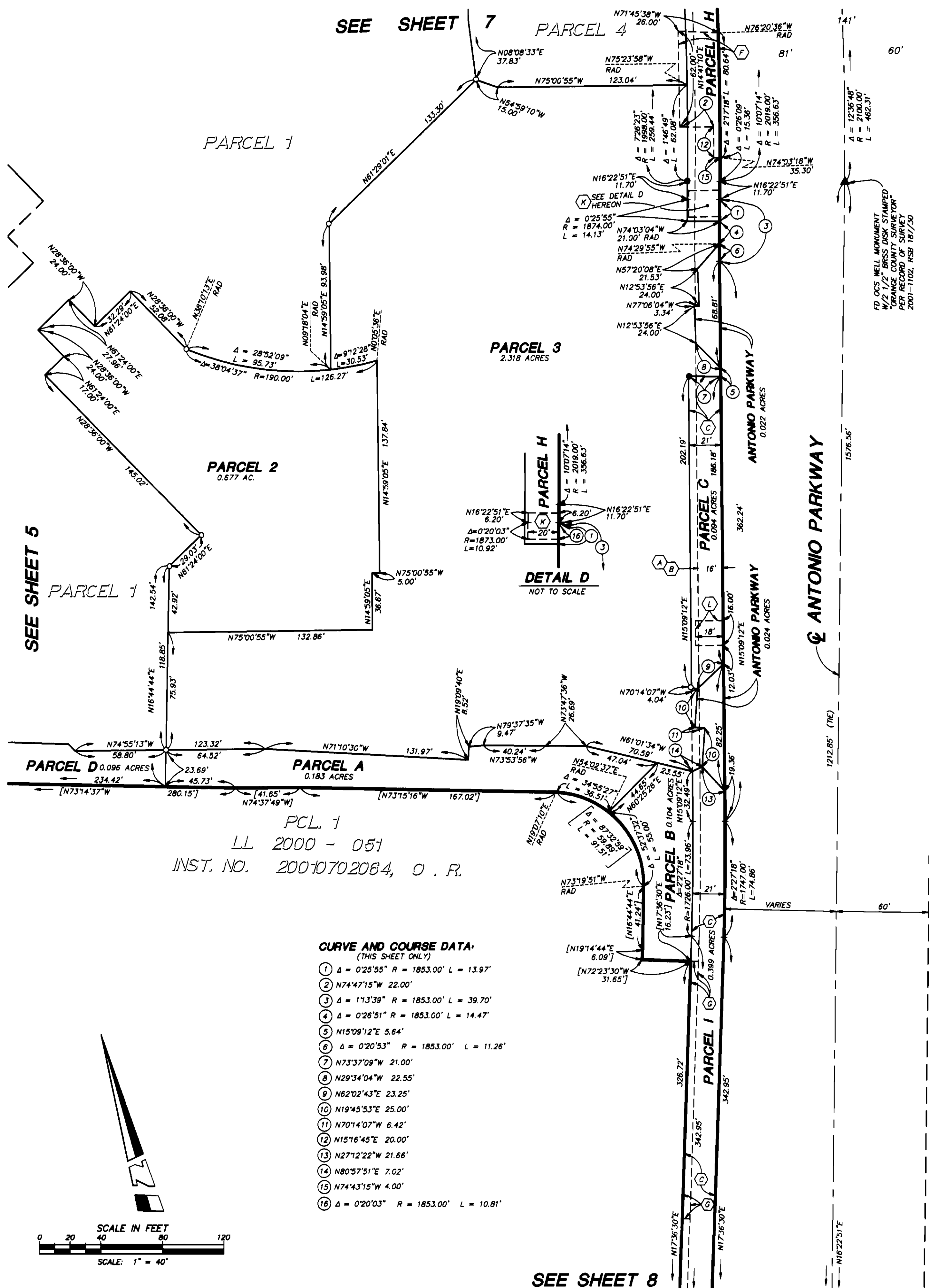
HUITT-ZOLLARS

AUGUST 2003

JAMES F. GILLEN. L.S. 5557

11 NUMBERED PARCELS AND PARCELS A THROUGH J

16.769 ACRES



SEE SHEET 8

SHEET 8 OF 10 SHEETS

ALL OF VESTING TENTATIVE
PARCEL MAP NO. 2003-105

DATE OF SURVEY:
JANUARY 2003

PARCEL MAP NO. 2003-105

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

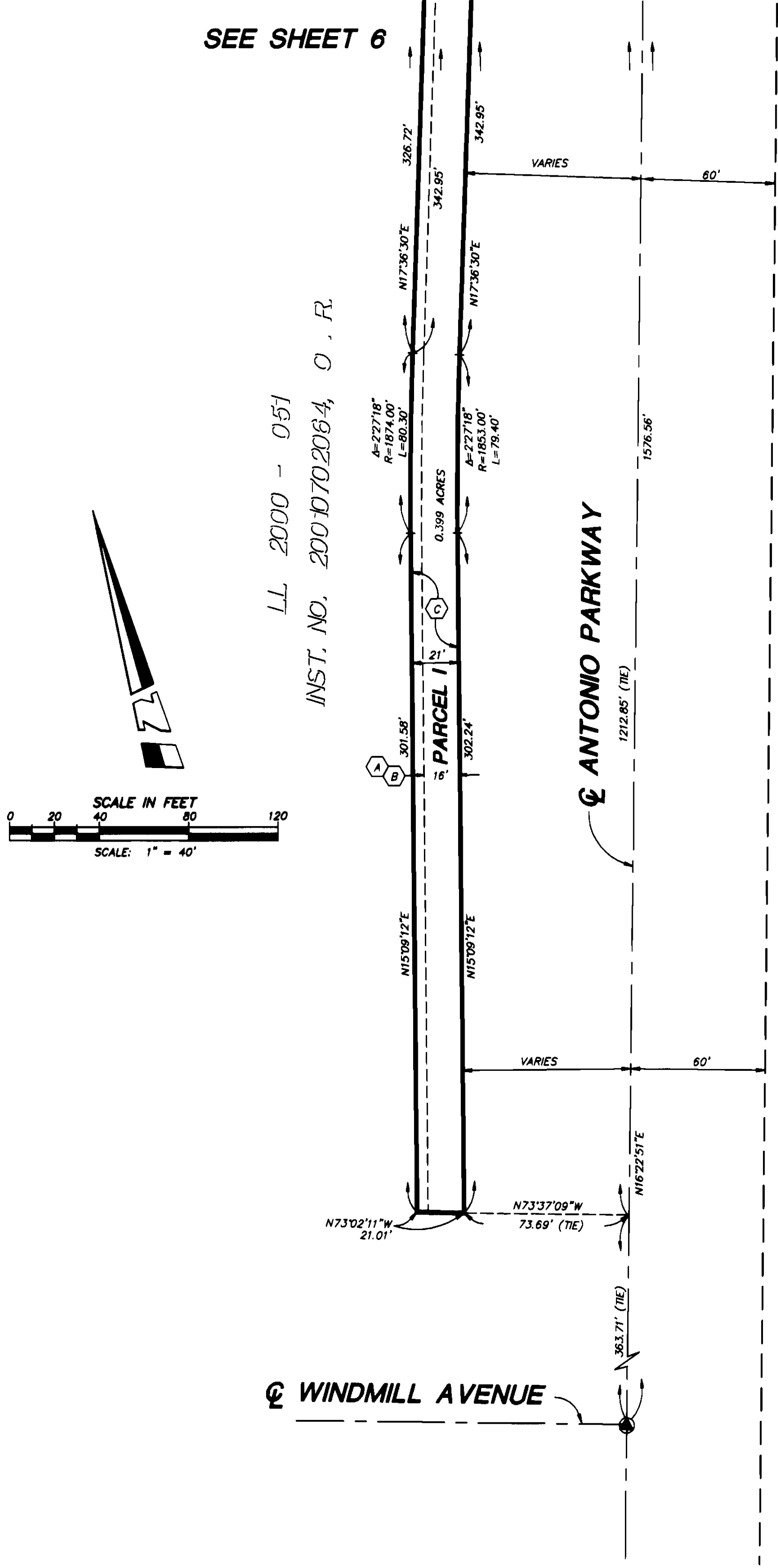
HUITT-ZOLLARS

AUGUST 2003

JAMES F. GILLEN, L.S. 5557

11 NUMBERED PARCELS AND PARCELS A THROUGH J

16.769 ACRES



SHEET 9 OF 10 SHEETS

ALL OF VESTING TENTATIVE
PARCEL MAP NO. 2003-105

PARCEL MAP NO. 2003-105

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

HUITT-ZOLLARS

DATE OF SURVEY:
JANUARY 2003

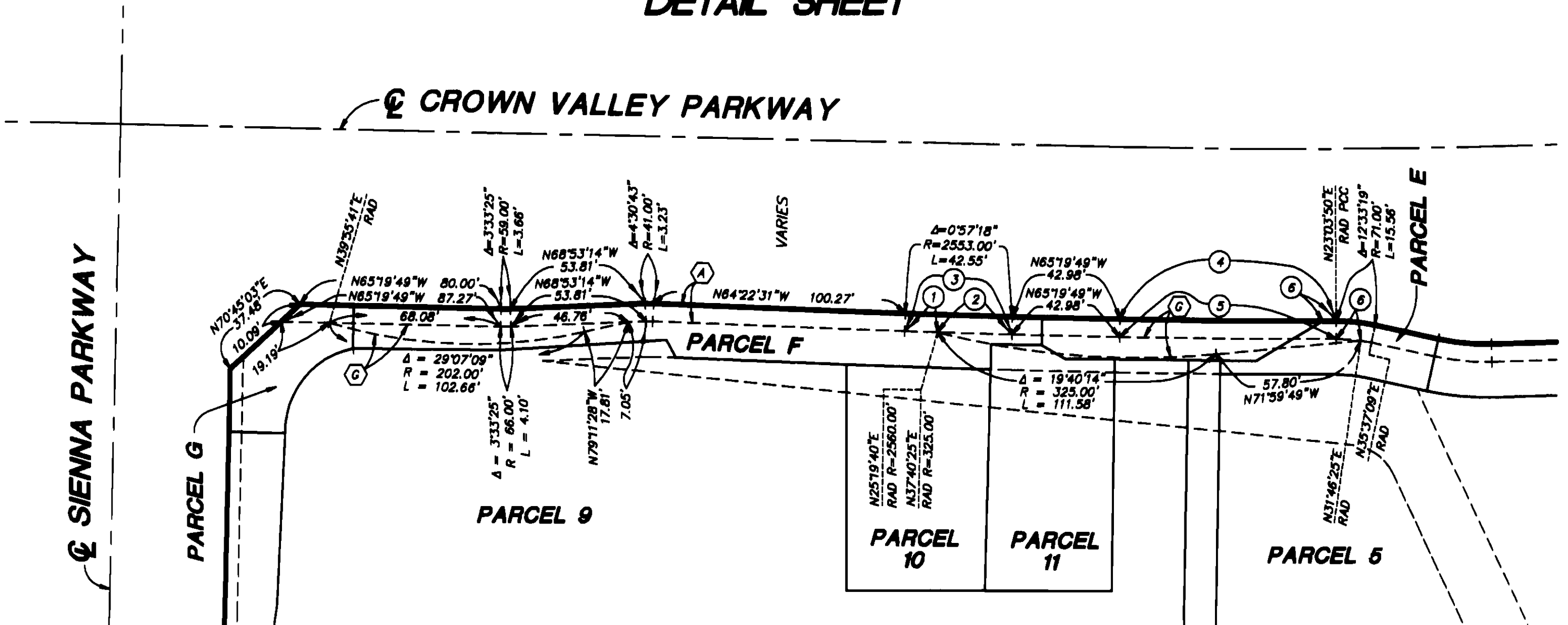
AUGUST 2003

JAMES F. GILLEN, L.S. 5557

11 NUMBERED PARCELS AND PARCELS A THROUGH J

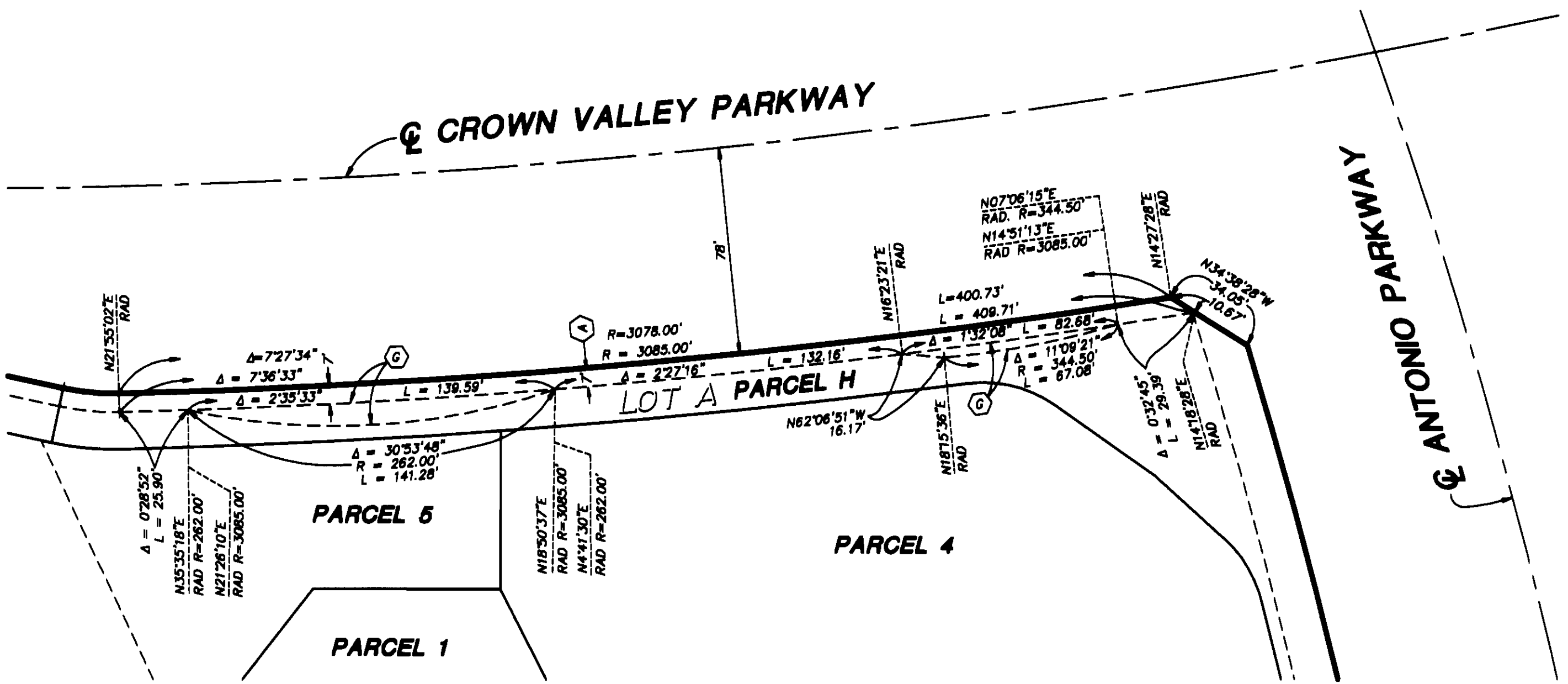
16.769 ACRES

DETAIL SHEET



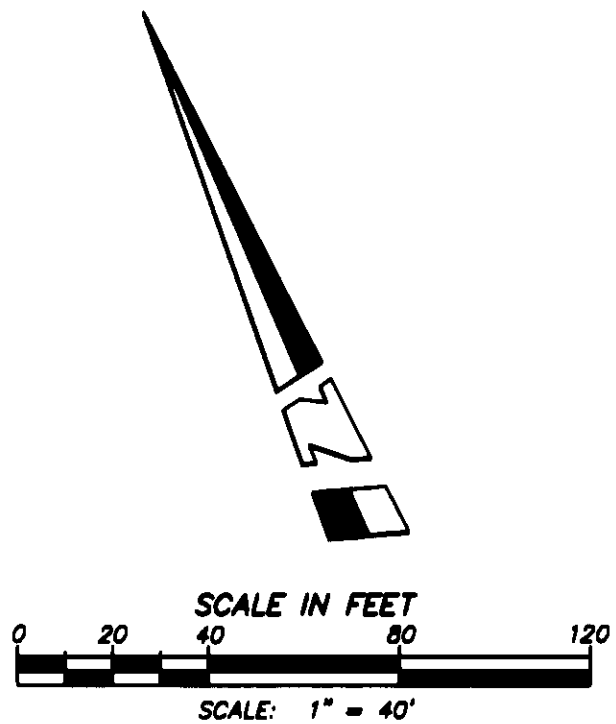
DETAIL A

SCALE: 1" = 40'



DETAIL B

SCALE: 1" = 40'



CURVE AND COURSE DATA (THIS SHEET ONLY)

- ① $\Delta = 0^\circ 17' 49''$ $R = 2580.00'$ $L = 13.27'$
- ② $\Delta = 0^\circ 39' 29''$ $R = 2580.00'$ $L = 29.40'$
- ③ $\Delta = 0^\circ 57' 18''$ $R = 2580.00'$ $L = 42.67'$
- ④ $\Delta = 1^\circ 36' 21''$ $R = 3068.00'$ $L = 85.99'$
- ⑤ $\Delta = 1^\circ 36' 21''$ $R = 3075.00'$ $L = 86.18'$
- ⑥ $\Delta = 8^\circ 42' 35''$ $R = 64.00'$ $L = 9.73'$

SHEET 10 OF 10 SHEETS

ALL OF VESTING TENTATIVE
PARCEL MAP NO. 2003-105

PARCEL MAP NO. 2003-105

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

HUITT-ZOLLARS

DATE OF SURVEY:
JANUARY 2003

AUGUST 2003

JAMES F. GILLEN, L.S. 5557

11 NUMBERED PARCELS AND PARCELS A THROUGH J

16.769 ACRES

EASEMENT SHEET

