

## SHEET 1 OF 4 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15628)TOTAL ACRES: 6.368 AC.  
NUMBERED LOTS: 42  
LETTERED LOTS: 3  
DATE OF SURVEY: NOVEMBER 1997.BLOCK: 5157  
MODULE: 36&37.

## TRACT NO. 15628

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

BEING LOT 13 OF TRACT NO. 15615 IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK  
777, PAGES 14-31 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

SEPTEMBER, 1998

786

23

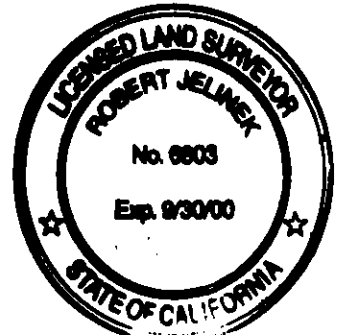
ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE INSURANCE COMPANYDATE MAY 25, 1999TIME 3:02pm FEE \$ 13.00INSTRUMENT # 19990385606 nmBOOK 786 PAGE 23-26GARY L. GRANVILLE  
COUNTY CLERK-RECORDERBY Mattie Bluff  
DEPUTYOWNERSHIP CERTIFICATE:WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY 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  
DAWNWOOD, CALM CREEK CIRCLE AND WHISPER CIRCLE.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

1. AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS  
MAP. (SUBJECT TO IMPROVEMENT)
2. AN EASEMENT FOR ACCESS PURPOSES AS SHOWN ON THIS MAP.

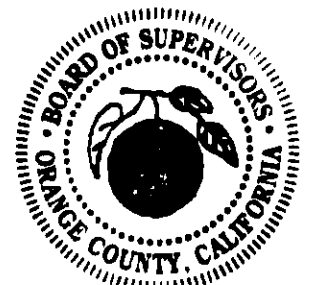
WE ALSO HEREBY DEDICATE TO SANTA MARGARITA WATER DISTRICT, THE EASEMENTS FOR WATER AND  
SEWER PIPELINES AND ACCESS PURPOSES AS SHOWN ON THIS MAP. SAID EASEMENTS  
SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT  
RECORDED OCTOBER 6, 1980 IN BOOK 13776, PAGE 341 OF OFFICIAL RECORDS, COUNTY OF ORANGE.  
THE RIGHTS HEREBY CONVEYED TO SANTA MARGARITA WATER DISTRICT ARE SUBORDINATE TO THE RIGHTS  
CONVEYED TO THE COUNTY OF ORANGE.SHEA HOMES LIMITED PARTNERSHIPA CALIFORNIA LIMITED PARTNERSHIP  
J.F. SHEA CO., INC. NEVADA CORPORATION,  
ITS GENERAL PARTNERBY: Jude C. Long  
PRINT NAME: LINDA C. LONG  
PRINT TITLE: Asst. SecretaryBY: Jim Massey  
PRINT NAME: JIM MASSEY  
PRINT TITLE: Asst. SecretaryDMB LADERA, L.L.C.A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST  
RECORDED MARCH 3, 1999 AS INSTRUMENT NO. 19990152814 OF OFFICIAL  
RECORDS.BY: RANCHO MISSION VIEJO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY,  
AS AGENT AND OR MANAGER.BY: Stephen C. Schrank BY: Paul Johnson  
PRINT NAME: Stephen C. Schrank PRINT NAME: PAUL JOHNSON  
PRINT TITLE: Executive Vice President PRINT TITLE: V.P.-COMMUNITY REL.CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICTTHE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE SANTA MARGARITA WATER DISTRICT, A  
PUBLIC CORPORATION OF ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 88-10-2 DOES  
HEREBY ACCEPT ON BEHALF OF SAID DISTRICT, THE PIPELINE EASEMENTS FOR WATER, SEWER & ACCESS  
PURPOSES, AS DEDICATED AND SHOWN ON THIS TRACT MAP, AND THE WATER AND SEWER RIGHTS, AS  
DEDICATED, BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND DMB LADERA, L.L.C., AND  
DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.BY: Daniel R. Ferons  
DANIEL R. FERONS, CHIEF ENGINEER  
SANTA MARGARITA WATER DISTRICTSIGNATURE OMISSION:PURSUANT TO SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING  
SIGNATURES HAVE BEEN OMITTED:

1. LADERA DEVELOPMENT COMPANY, L.L.C., HOLDER OF OIL, GAS, AND MINERAL RIGHTS  
RECORDED AS INSTRUMENT NO. 19960624029 OF OFFICIAL RECORDS.
2. DMB LADERA, L.L.C., HOLDER OF EASEMENTS RECORDED AS INSTRUMENT NO. 19990152813  
OF OFFICIAL RECORDS.

ENGINEER'S STATEMENT:I HEREBY STATE THAT THIS MAP CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS  
A TRUE AND COMPLETE SURVEY AS SHOWN MADE IN NOVEMBER, 1997; WAS MADE BY  
ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE THE CHARACTER AND  
OCCUPY (OR WILL OCCUPY) THE POSITIONS INDICATED BY SAID MAP; AND THAT  
SAID MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY  
TO BE RETRACED.Douglas W. Bender  
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 24th DAY OF May, 1999BY: Robert Jelinek  
JOHN CANAS, COUNTY SURVEYOR  
ROBERT JELINEK, DEPUTY COUNTY SURVEYORCLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:STATE OF CALIFORNIA)  
COUNTY OF ORANGE )SSI 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 18th  
DAY OF May, 1999, 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:  
DAWNWOOD, CALM CREEK CIRCLE AND WHISPER CIRCLE.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS  
MAP. (SUBJECT TO IMPROVEMENT)
2. AN EASEMENT FOR ACCESS PURPOSES AS SHOWN ON THIS MAP.

DATED THIS 18th DAY OF May, 1999Darlene J. Bloom  
DARLENE J. BLOOM  
CLERK OF THE BOARD OF SUPERVISORSCOUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:STATE OF CALIFORNIA)  
COUNTY OF ORANGE )SSI 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 08 DAY OF April, 1999JOHN M.W. MOORLACH  
COUNTY TREASURER-TAX COLLECTORBY: Daniel R. Ferons  
DEPUTY TREASURER-TAX COLLECTORAUTOMATIC 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 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  
WILDLAND EXPOSURE.NOTES:PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE FOOTHILL/EASTERN  
TRANSPORTATION CORRIDOR.

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS.

786

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SHEET 2 OF 4 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15628)

TOTAL ACRES: 6.368 AC.  
NUMBERED LOTS: 42  
LETTERED LOTS: 3  
DATE OF SURVEY: NOVEMBER, 1997.

# TRACT NO. 15628

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

SEPTEMBER, 1998

## SHEA HOMES LIMITED PARTNERSHIP

STATE OF CALIFORNIA) }  
COUNTY OF ORANGE ) SS

ON THIS March 23, 1999 BEFORE ME, Marion P. Fahrenkamp  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Linda C. Long and Jim Massey  
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 Marion P. Fahrenkamp MY PRINCIPAL PLACE OF BUSINESS IS  
NOTARY PUBLIC IN AND FOR SAID STATE IN Orange COUNTY.

Marion P. Fahrenkamp MY COMMISSION EXPIRES 4/2/02  
(NAME PRINTED)

## DMB LADERA, L.L.C.

STATE OF CALIFORNIA) }  
COUNTY OF ORANGE ) SS

ON THIS April 5, 1999 BEFORE ME, Tina T. Baker  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
Stephen C. Schenk and Paul Johnson  
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 8-29-2000  
(NAME PRINTED)

## SANTA MARGARITA WATER DISTRICT

STATE OF CALIFORNIA) }  
COUNTY OF ORANGE ) SS

ON THIS March 29, 1999 BEFORE ME, ANDREA M. EVANS  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
DANIEL R. CARONS  
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 Andrea M. Evans MY PRINCIPAL PLACE OF BUSINESS IS  
NOTARY PUBLIC IN AND FOR SAID STATE IN Orange COUNTY.

ANDREA M. EVANS MY COMMISSION EXPIRES 3-17-2000  
(NAME PRINTED)

SHEET 3 OF 4 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15628)

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IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

## BOUNDARY CONTROL MAP

### DATA TABLE

①	Δ=82°31'21"	R=37.00'	L=53.29'
②	Δ=05°24'08"	R=649.00'	L=61.19'
③	N56°57'30"W	11.55'(RAD)	
④	Δ=54°33'23"	R=43.00'	L=40.94'
⑤	N02°24'07"W	11.55'(RAD)	
⑥	Δ=07°52'44"	R=649.00'	L=89.25'
⑦	Δ=86°17'09"	R=10.00'	L=15.06'
⑧	Δ=12°42'57"	R=737.00'	L=163.56'
⑨	N19°18'00"W	27.00'	
⑩	N70°42'00"E	8.85'	
⑪	N24°19'44"E	23.16'	
⑫	Δ=10°26'19"	R=351.00'	L=63.95'
⑬	N19°17'59"W	27.00'	

SCALE: 1" = 80'

### MONUMENT NOTES:

2" I.P. TAGGED RCE 28946 OR A LEAD & TAG RCE 28946 IN CONCRETE OR AN 8" SPIKE & WASHER STAMPED RCE 28946 IN ASPHALT PAVING TO BE SET AT ALL TRACT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED RCE 28946 OR A LEAD & TAG RCE 28946 IN CONCRETE TO BE SET AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABUT A STREET WHICH WILL BE MARKED ON A 8.75' OFFSET OUT SIDE THE TRUE LOT CORNER IN CONCRETE BY A LEAD AND TAG "RCE 28946" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR ANGLE POINTS, CORNER CUT-OFFS, B.C.'S, E.C.'S, P.C.'S OR P.R.C.'S THAT ABUT STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.)

8" SPIKE & WASHER STAMPED RCE 28946 IN ASPHALT PAVING OR LEAD & TAG RCE 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.

● INDICATES 1" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557" OR LEAD, TACK & TAG "L.S. 5557" TO BE SET PER TRACT NO. 15615 M.M. 777/ 14 - 31.

■ INDICATES 2" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557" OR LEAD, TACK & TAG "L.S. 5557" TO BE SET PER TRACT NO. 15615 M.M. 777/ 14 - 31. (UNLESS OTHERWISE NOTED)

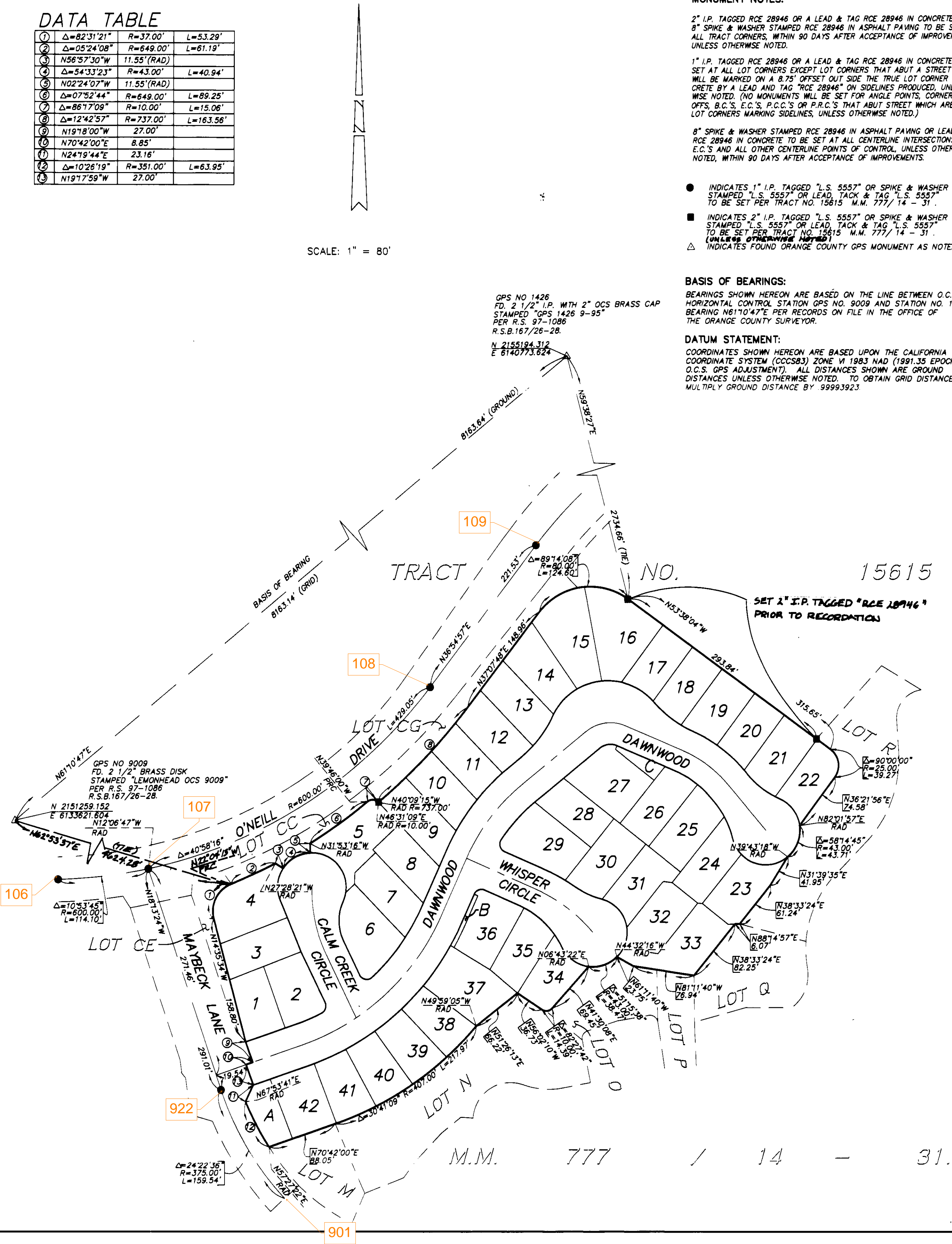
△ INDICATES FOUND ORANGE COUNTY GPS MONUMENT AS NOTED.

### BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 9009 AND STATION NO. 1426 BEARING N61°10'47"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 (CCCS83) ZONE VI 1983 NAD (1991.35 EPOCH O.C.S. GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY .99993923.





SHEET 4 OF 4 SHEETS

(ALL OF VESTING TENTATIVE  
TRACT NO. 15628)

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DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946

## EASEMENT NOTES:

- ① INDICATES A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES DEDICATED TO THE COUNTY OF ORANGE.
- ② INDICATES A PIPELINE EASEMENT FOR SEWER, WATER & ACCESS PURPOSES DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.
- ③ INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE.

## NOTES:

LOTS A-C ARE FOR LANDSCAPE PURPOSES.  
LETTERED LOTS ARE NOT SEPARATE BUILDING SITES.  
FOR BASIS OF BEARINGS, DATUM STATEMENT AND MONUMENT NOTES SEE SHEET 3.

SCALE: 1" = 50'



DATA TABLE

①	Δ=62°40'09"	R=21.00'	L=22.97'
②	Δ=16°37'24"	R=223.00'	L=64.70'
③	Δ=100°00'13"	R=10.00'	L=17.45'
④	Δ=10°59'02"	R=227.00'	L=43.52'
⑤	Δ=19°52'40"	R=110.00'	L=38.16'
⑥	N66°06'35"W	46.35'	
⑦	N23°53'25"E	41.34'	
⑧	Δ=90°00'00"	R=10.00'	L=15.71'
⑨	N23°53'25"E	41.34'	
⑩	Δ=07°39'39"	R=273.00'	L=36.50'
⑪	Δ=25°46'57"	R=145.00'	L=65.25'
⑫	Δ=24°53'48"	R=145.00'	L=63.01'
⑬	Δ=26°10'55"	R=177.00'	L=80.88'
⑭	Δ=26°26'13"	R=110.00'	L=50.76'
⑮	Δ=27°05'31"	R=150.00'	L=70.93'
⑯	Δ=54°33'23"	R=43.00'	L=40.94'
⑰	Δ=05°10'38"	R=332.00'	L=30.00'
⑱	N19°18'00"W	27.00'	
⑲	N24°19'44"E	23.16'	
⑳	N18°13'24"W	19.55'	
㉑	Δ=14°34'22"	R=300.00'	L=76.30'
㉒	N19°17'59"W	27.00'	