

SHEET 1 OF 9 SHEETS

(ALL OF VESTING TENTATIVE
TRACT NO. 16063)TOTAL ACRES: 124.71 AC.
NUMBERED LOTS: 45
LETTERED LOTS: 22
DATE OF SURVEY: DECEMBER 2000.

BLOCK: 5057 MODULE: 39, 49 & 59

TRACT NO. 16063

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

PORTION OF PARCEL 1 AS SHOWN ON EXHIBIT "B" ATTACHED TO THAT CERTAIN LOT
LINE ADJUSTMENT NO. 96-026, RECORDED NOVEMBER 21, 1996 AS INSTRUMENT
NO. 19960587414 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

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

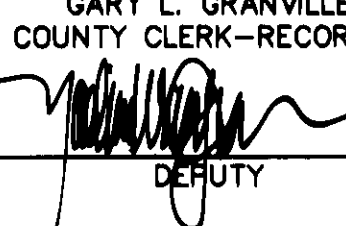
DECEMBER, 2000

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE INSURANCE COMPANY
DATE MAY 25, 2001

TIME 11:16 A.M. FEE \$ 23.00

INSTRUMENT # 20010339270

BOOK 818 PAGE 32-46 M/M

GARY L. GRANVILLE
COUNTY CLERK-RECORDERBY  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:
WINDMILL AVE., FEDERATION AVENUE, COLLECTION ROAD AND CHURCH STREET.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

1. THE SCENIC PRESERVATION EASEMENTS OVER LOTS A,B,C,D,E,F,G,H,I,J,K,L,M,N, & O
AND THE WESTERLY 16 FEET OF LOTS P,Q,R,S,T, AND U AS SHOWN ON SAID
MAP FOR THE PURPOSES AND SUBJECT TO THE SAME CONDITIONS
AND LIMITATIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORDED SEPTEMBER 19, 1991
AS INSTRUMENT NO. 91-511820 OF OFFICIAL RECORDS.
2. WE HEREBY DEDICATE CROWN VALLEY PARKWAY AND ANTONIO PARKWAY FOR
STREET PURPOSES.

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

SANTA MARGARITA WATER DISTRICT

WE ALSO HEREBY DEDICATE TO SANTA MARGARITA WATER DISTRICT, THE EASEMENTS FOR WATER AND
SEWER PIPELINES AND ACCESS PURPOSES AS SHOWN ON SAID 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 SANTA MARGARITA WATER DISTRICT SHALL RESTORE OTHER IMPROVEMENTS OR FACILITIES LOCATED
WITHIN EASEMENT, IF IT HAS CONSENTED TO THE LOCATION OF SUCH IMPROVEMENTS OR FACILITIES TO
THE EXTENT THAT THE EXERCISE OF ITS RIGHTS IN CONNECTION WITH THE EASEMENT IMPACTS OTHER
IMPROVEMENTS OR FACILITIES LOCATED WITHIN THE EASEMENT, HOWEVER, IN NO EVENT SHALL SANTA
MARGARITA WATER DISTRICT BE RESPONSIBLE FOR THE COST OF RELOCATING ITS FACILITIES IN THE
EVENT OF CONFLICTS WITH SUCH THE IMPROVEMENTS OR FACILITIES.

CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICT

THE 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 EASEMENTS
FOR WATER AND SEWER PIPELINES AND 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, CHIEF ENGINEER
SANTA MARGARITA WATER DISTRICT

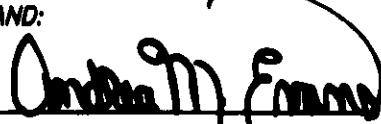
SANTA MARGARITA WATER DISTRICT

STATE OF CALIFORNIA)

COUNTY OF ORANGE) SS

ON THIS April 27, 2001, BEFORE ME, ANDREA M. EVANS,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
DANIEL R. FERONSPERSONALLY 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/IT/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.

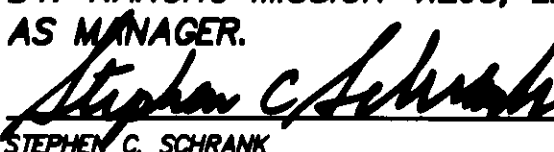
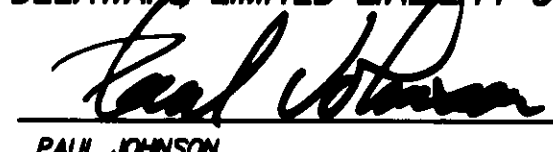
WITNESS MY HAND:

SIGNATURE 
NOTARY PUBLIC IN AND FOR SAID STATEMY PHYSICAL PLACE OF BUSINESS IS
IN Orange COUNTY.ANDREA M. EVANS
(NAME PRINTED)

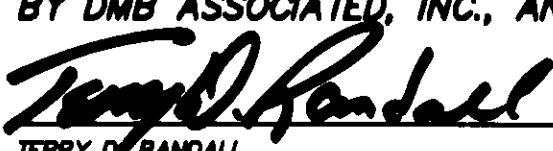
MY COMMISSION EXPIRES

4/8/02

DMB LADERA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY.

BY: RANCHO MISSION VEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
AS MANAGER.
STEPHEN C. SCHRANK
EXECUTIVE VICE PRESIDENT
PAUL JOHNSON
V.P. - COMMUNITY DEVELOPMENTDMB CONSOLIDATED HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
BENEFICIARY UNDER DEED OF TRUST RECORDED AS INST. NO. 19960624030
AND 19990288616, BOTH OF OFFICIAL RECORDS.

BY DMB ASSOCIATED, INC., AN ARIZONA CORPORATION, AS MANAGER.


TERRY D. RANDALL
VICE PRESIDENT
TIMOTHY A. BEHR
EXECUTIVE VICE PRESIDENT

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 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.

NOTES:

PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE FOOTHILL/EASTERN
TRANSPORTATION CORRIDOR.- RECIPROCAL ACCESS AND PARKING CONVEYANCE OF ANY PARCEL
ON THIS MAP SHALL INCLUDE RECIPROCAL ACCESS AND
PARKING EASEMENTS.

ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP CONSISTING OF 9 SHEETS, CORRECTLY REPRESENTS
A TRUE AND COMPLETE SURVEY AS SHOWN MADE IN DECEMBER, 2000; WAS MADE BY
ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF 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, 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, 2001
JOHN CAMAS, COUNTY SURVEYOR
LS 4408 EXPIRATION DATE: 9-30-01
Robert Jelinek, Deputy County Surveyor, LS 6803 Exp 9-30-01

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

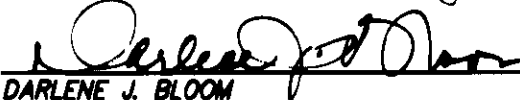
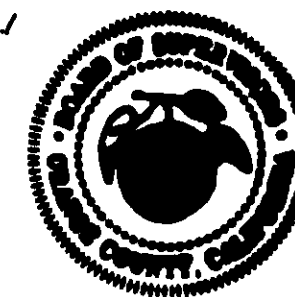
STATE OF CALIFORNIA)

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 24th
DAY OF May, 2001, 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:
WINDMILL AVE., FEDERATION AVENUE, COLLECTION ROAD AND CHURCH STREET.

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

1. THE EASEMENT FOR SCENIC PRESERVATION PURPOSES AS DEDICATED.
2. CROWN VALLEY PARKWAY AND ANTONIO PARKWAY FOR STREET PURPOSES,
SUBJECT TO IMPROVEMENTS.
3. THE VEHICULAR ACCESS RIGHTS TO CROWN VALLEY PARKWAY AND ANTONIO PARKWAY AS
RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION
66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.DATED THIS 24th DAY OF May, 2001
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 19th DAY OF April, 2001JOHN M.W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR
BY: DEPUTY TREASURER-TAX COLLECTOR

SHEET 2 OF 9 SHEETS

(ALL OF VESTING TENTATIVE
TRACT NO. 16063)TOTAL ACRES: 124.71 AC.
NUMBERED LOTS: 45
LETTERED LOTS: 22
DATE OF SURVEY: DECEMBER 2000.

TRACT NO. 16063

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

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

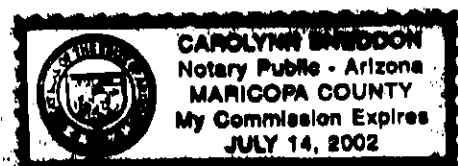
DECEMBER, 2000

DMB LADERA, L.L.C.STATE OF CALIFORNIA)
COUNTY OF MARICOPA) SSON THIS April 16, 2001 BEFORE ME, Holly Broman
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
STEPHEN C. SCHRANK AND PAUL JOHNSONPERSONALLY 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 Holly Broman MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN ORANGE COUNTY.Holly Broman MY COMMISSION EXPIRES 2/3/04
(NAME PRINTED)DMB CONSOLIDATED HOLDINGS, L.L.C.STATE OF CALIFORNIA)
COUNTY OF ORANGE) SSON THIS April 17, 2001 BEFORE ME, Carolynn Snedden
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
TERRY D. RANDALL and Timothy B. KaderPERSONALLY 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 Carolynn Snedden MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN Maricopa COUNTY.Carolynn Snedden MY COMMISSION EXPIRES 07-14-02
(NAME PRINTED)

SHEET 3 OF 9 SHEETS

(VESTING TENTATIVE TRACT NO. 16063)

TOTAL ACREAGE: 124.71 AC.

NUMBERED LOTS: 45

LETTERED LOTS: 22

DATE OF SURVEY: DECEMBER, 2000

TRACT NO. 16063

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER RCE 28946

DECEMBER, 2000

BOUNDARY CONTROL & INDEX MAP

MONUMENT NOTES:

- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED BELOW

1 INDICATES FD. 2" I.P. TAGGED "LS 5557"
PER R/S NO. 97-1086 RSB 167/26-28.

2 INDICATES FD. 2 1/2" OCS BRASS DISK
PER R/S NO. 99-1048 R.S.B. 177/1-11.

3 INDICATES FD. SPIKE AND WASHER STAMPED "LS 5557"
PER CORNER RECORD #99-78

○ INDICATES A 8" SPIKE & WASHER STAMPED RCE 28946 TO BE SET.

⊙ INDICATES FOUND ORANGE COUNTY GPS MONUMENT AS NOTED.

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. (NO MONUMENTS WILL BE SET FOR B.C.'S, E.C.'S, P.C.C.'S OR P.R.C.'S THAT ADJUT A 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.

NOTES:

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 1417 AND STATION NO. 1431 BEING N43°18'18"W 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 0.999948295.

LETTERED LOTS A THROUGH V ARE NOT SEPARATE BUILDING SITES.

LETTERED LOTS A THROUGH V ARE LANDSCAPE LOTS.

REFERENCES:

() R1 - INDICATES RECORD DATA PER R/S NO. 97-1086
RSB 167/26-28.

() R2 - INDICATES RECORD DATA PER R/S NO. 99-1048
RSB 177/1-11.

EASEMENT NOTES:

- Ⓐ - INDICATES AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC FOR POWER TRANSMISSION AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 93-0091210 OF OFFICIAL RECORDS.
- Ⓑ - INDICATES AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 19990874734 OF OFFICIAL RECORDS.
- Ⓒ - INDICATES A SCENIC PRESERVATION EASEMENT OVER LOTS A,B,C,D,E,F,G,H,I,J,K,L,M,N, & O AND THE WESTERLY 16 FEET OF LOTS P,Q,R,S,T, AND U AS SHOWN ON SAID MAP FOR THE PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORDED SEPTEMBER 19, 1991 AS INSTRUMENT NO. 91-311820 OF OFFICIAL RECORDS.
- Ⓓ - INDICATES AN EASEMENT RESERVED FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.
- Ⓔ - INDICATES AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC FOR POWER TRANSMISSION AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 20010014345 OF OFFICIAL RECORDS.
- Ⓕ - INDICATES A RECIPROCAL ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES AS SHOWN ON THIS MAP.
- Ⓖ - INDICATES AN EASEMENT TO SANTA MARGARITA WATER DISTRICT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON THIS MAP.
- Ⓗ - INDICATES AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC FOR POWER TRANSMISSION AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 20010292553 OF OFFICIAL RECORDS.
- Ⓘ - INDICATES AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC FOR POWER TRANSMISSION AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 20010004360 OF OFFICIAL RECORDS.

4 INDICATES SHEET NUMBER.

MONUMENT LOCATION:

①- S73°57'00"W 0.73' FROM RECORD LOCATION

CURVE TABLE

	DELTA	RADIUS	LENGTH
1	03°06'33"	3000.00'	162.79'
2	01°45'04"	2420.00'	73.96'
3	05°26'47"	2160.00'	205.33'
4	12°44'35"	81.00'	18.02'
5	14°22'48"	89.00'	22.34'
6	02°36'31"	2170.00'	98.79'
7	02°01'27"	3000.00'	105.99'
8	04°37'29"	2350.00'	189.68'
9	12°36'48"	2100.00'	462.31'

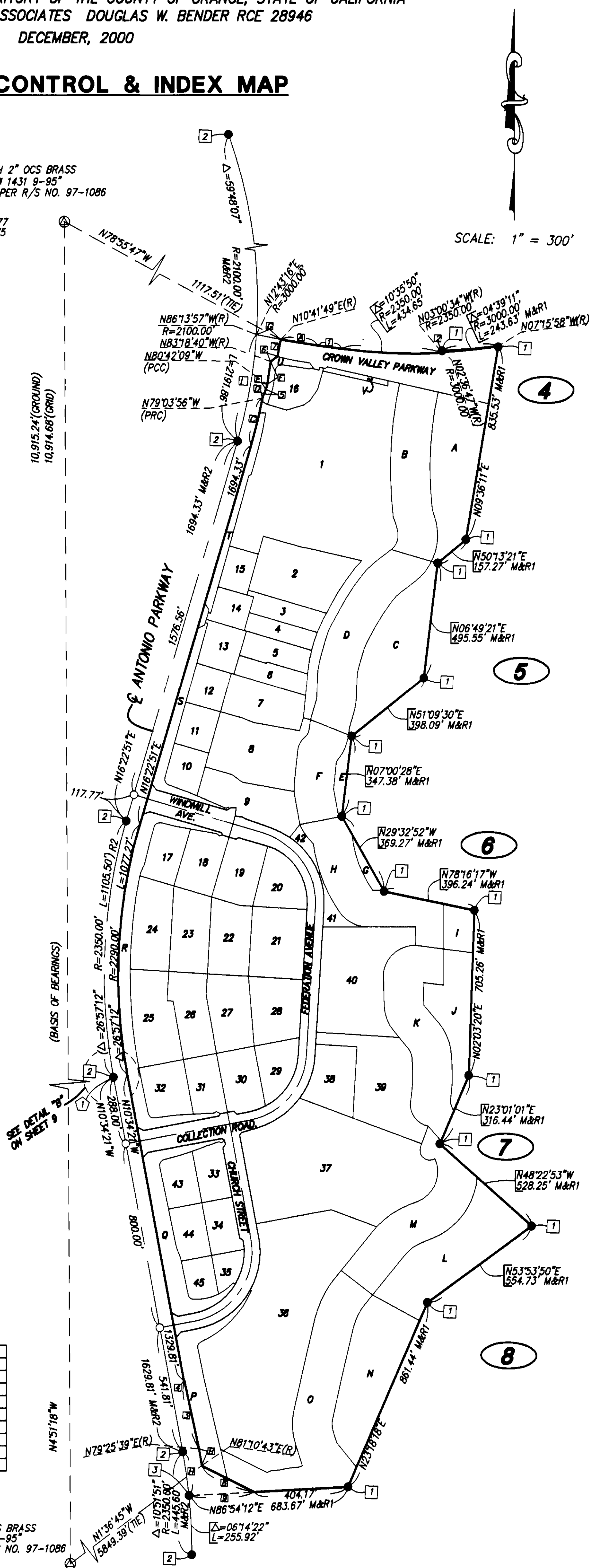
LINE TABLE

	BEARING	DISTANCE
1	N82°24'44"W	100.00'
2	N03°00'34"W(R)	8.00'
3	N12°06'00"W	300.11'
4	N79°25'39"E	2.00'
5	N23°40'39"E	22.50'
6	N53°41'34"E	38.03'
7	N10°41'49"E	72.00'
8	N63°26'28"W	251.61'
9	N86°54'12"E	279.50'

GPS # 1417

21/2" IRON PIPE WITH 2" OCS BRASS
CAP STAMPED "GPS # 1417 9-95"
FLUSH WITH GROUND PER R/S NO. 97-1086
RSB 167/26-28.

N=2141450.558
E=6141583.535



SHEET 5 OF 9 SHEETS
(VESTING TENTATIVE TRACT NO. 16063)
TOTAL ACREAGE: 124.71 AC.
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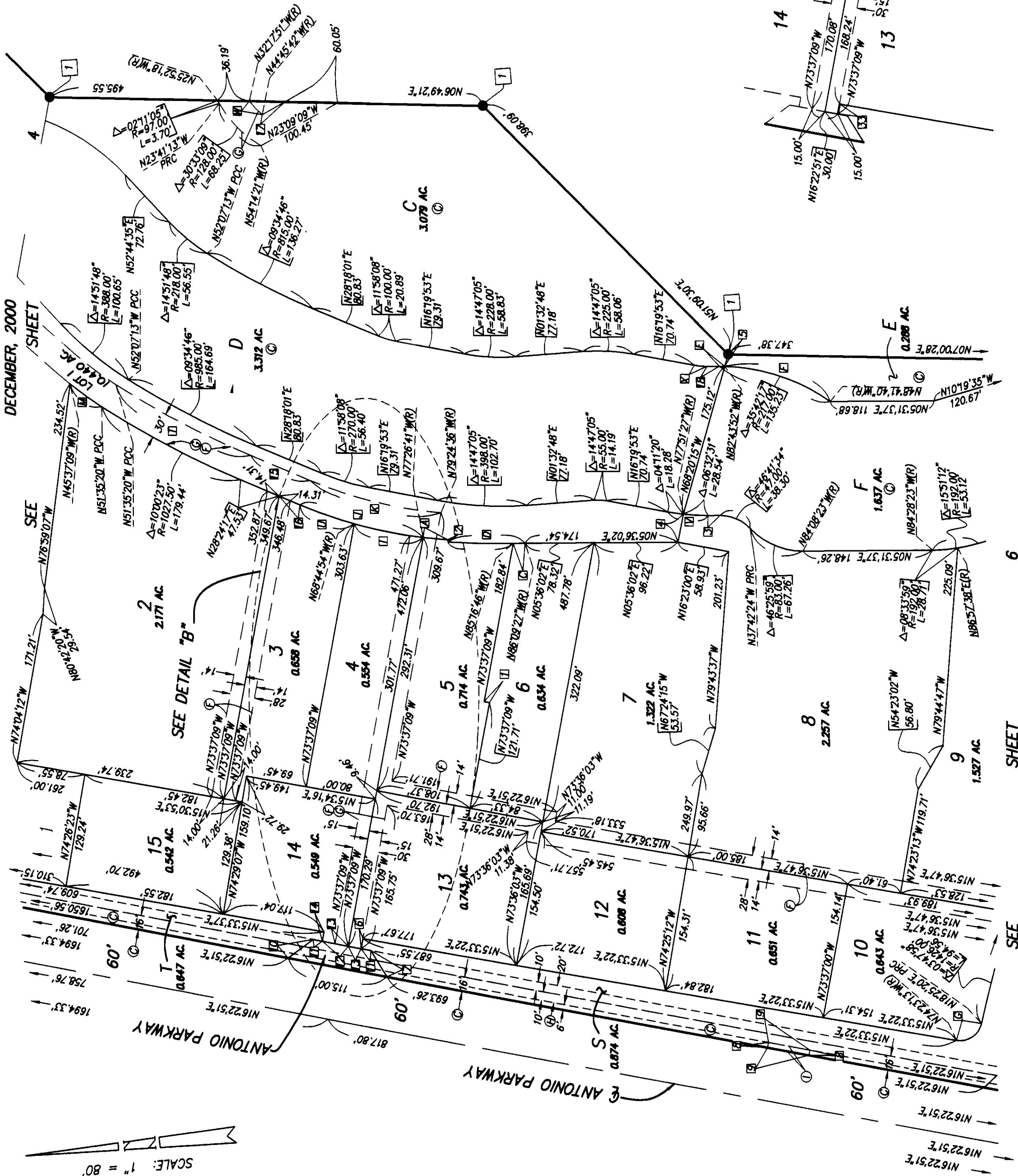
TRACT NO. 16063
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946
DECEMBER, 2000

CURVE TABLE

Δ	DELTA	RADIUS	LENGTH
A	03°05'01"	527.50'	28.39'
B	04°45'04"	902.00'	74.79'
C	00°52'41"	902.00'	13.82'
D	05°37'45"	902.00'	88.62'
E	01°40'06"	217.00'	6.32'
F	34°02'12"	217.00'	128.91'
G	87°11'27"	25.00'	38.04'
H	18°56'00"	527.50'	174.31'
I	08°41'47"	527.50'	80.07'
J	15°50'59"	527.50'	145.92'
K	17°48'53"	497.50'	154.69'
L	07°03'54"	527.50'	65.04'
M	05°58'11"	430.50'	44.86'
N	10°00'23"	997.50'	174.21'
O	07°09'12"	527.50'	65.86'
P	10°43'50"	250.00'	46.82'
Q	12°27'51"	98.00'	21.32'
R	10°43'51"	80.00'	14.98'

LINE TABLE

Δ	BEARING	DISTANCE
1	N16°22'51"E	6.02'
2	N80°31'43"W(R)	2.50'
3	N05°36'02"E	13.65'
4	N73°20'22"W	32.23'
5	N68°20'15"W	14.32'
6	N73°37'09"W	11.51'
7	N63°40'17"E	35.38'
8	N73°37'09"W	6.00'
9	N16°22'51"E	48.00'
10	N30°54'35"W	35.38'
11	N16°22'51"E	11.00'
12	N16°22'51"E	30.00'
13	N16°22'51"E	15.00'
14	N73°37'09"W	10.77'
15	N28°24'17"E	73.24'
16	N28°24'17"E	25.72'
17	N23°09'09"W	29.93'
18	N05°36'02"E	13.65'

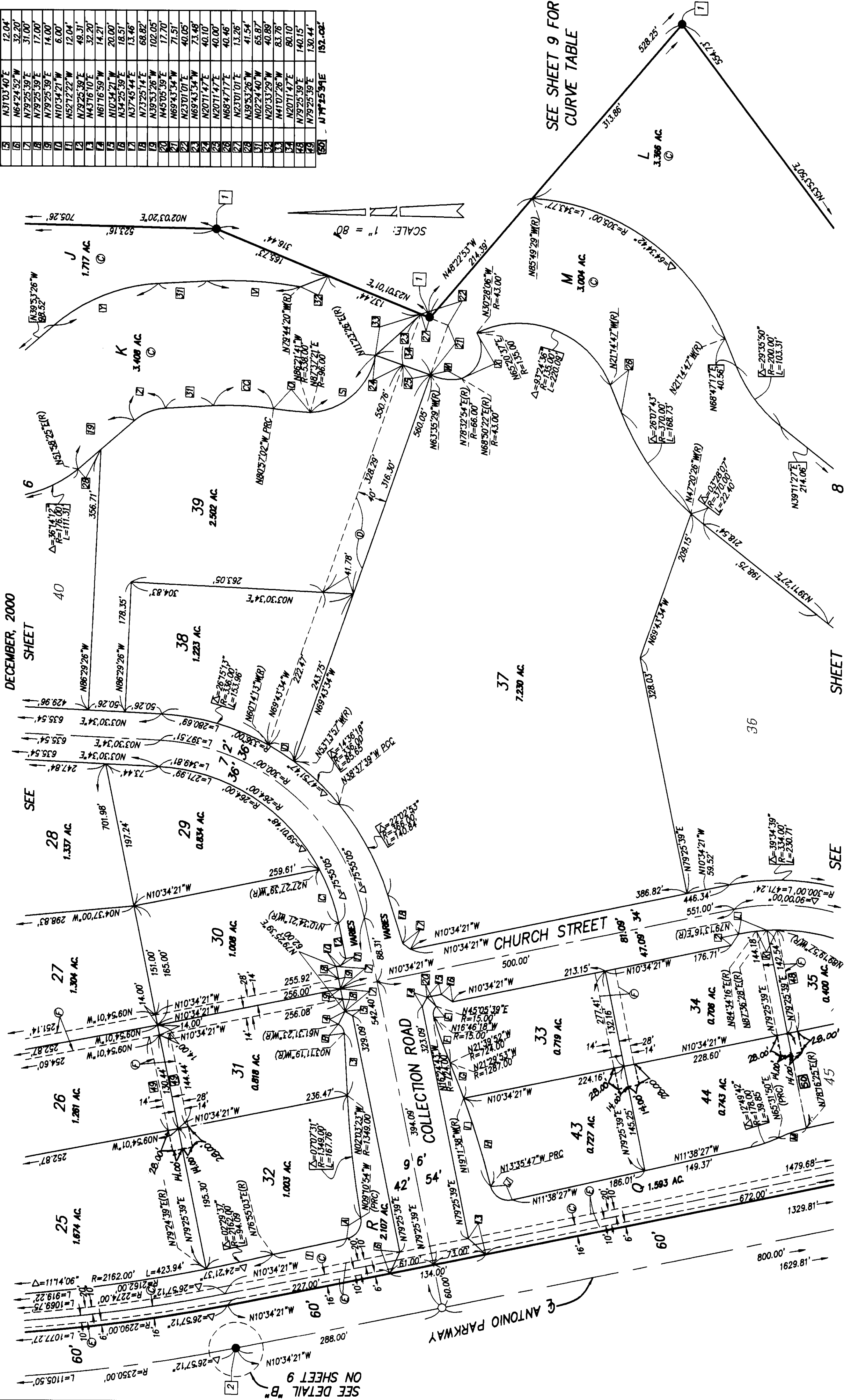


SHEET 7 OF 9 SHEETS
(NESTING TENTATIVE TRACT NO. 16063)
TOTAL ACRES: 124.71 AC.
NUMBERED LOTS: 45
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DATE OF SURVEY: DECEMBER, 2000

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DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946
DECEMBER, 2000

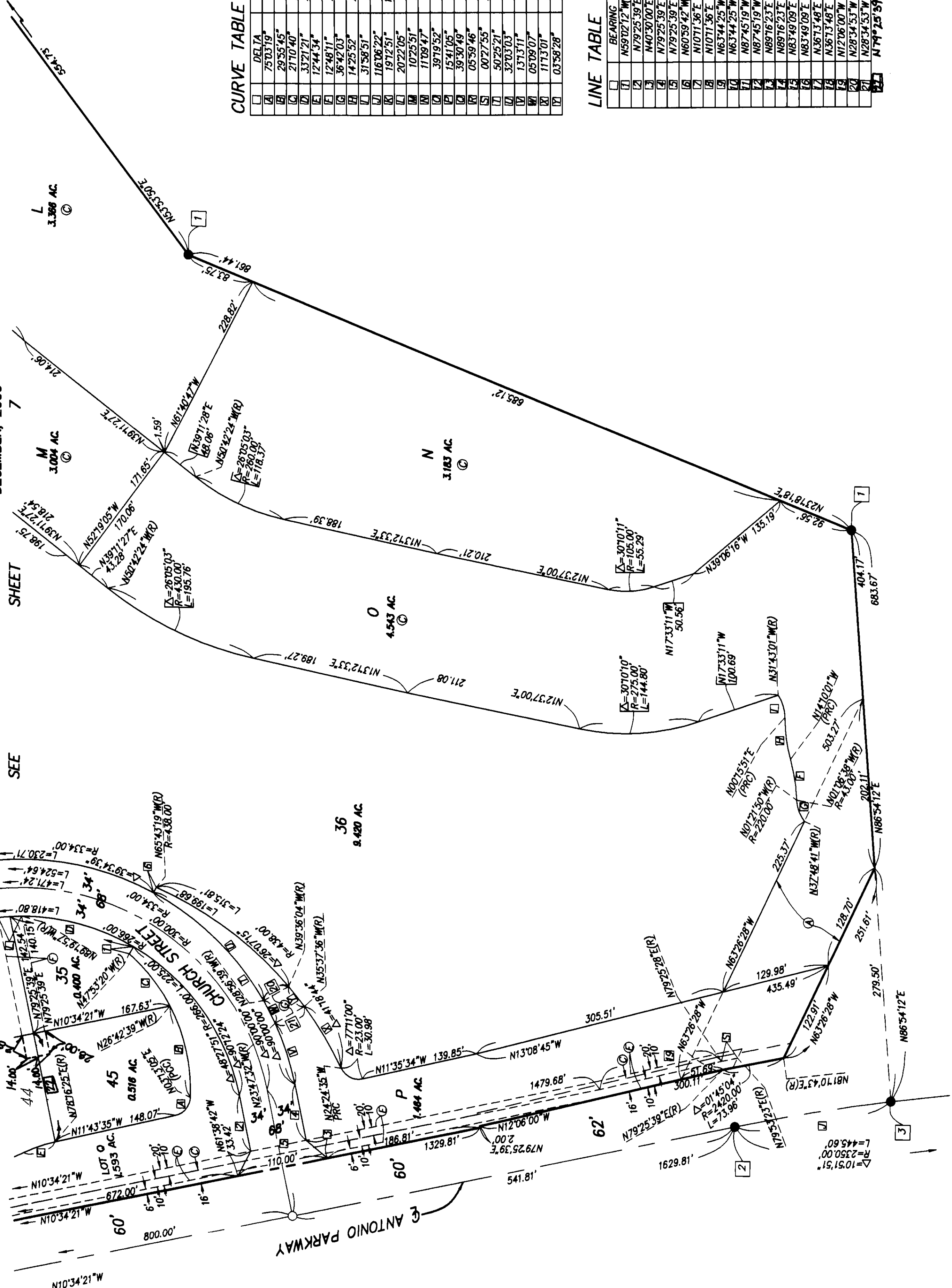
LINE TABLE

	BEARING	DISTANCE
1	N11°34'19"W	103.40'
2	N55°34'21"W	18.51'
3	N87°50'23"E	85.43'
4	N61°31'23"W	19.77'
5	N31°03'40"E	12.04'
6	N64°24'52"W	32.20'
7	N79°25'39"E	31.00'
8	N79°25'39"E	17.00'
9	N79°25'39"E	14.00'
10	N10°34'21"W	6.00'
11	N52°12'22"W	12.04'
12	N79°25'39"E	49.31'
13	N43°16'10"E	32.20'
14	N61°16'59"W	14.21'
15	N10°34'21"W	20.00'
16	N34°25'39"E	18.51'
17	N37°45'44"E	13.46'
18	N73°25'14"E	68.82'
19	N39°53'26"W	102.05'
20	N45°05'39"E	17.70'
21	N69°43'34"W	71.51'
22	N23°01'07"E	40.05'
23	N69°43'34"W	73.48'
24	N20°11'47"E	40.10'
25	N20°11'47"E	40.00'
26	N68°47'17"E	40.46'
27	N23°01'07"E	13.26'
28	N39°53'26"W	41.54'
29	N02°24'40"W	65.87'
30	N20°33'29"W	40.89'
31	N41°07'26"W	83.76'
32	N20°11'47"E	80.10'
33	N79°25'39"E	140.15'
34	N79°25'39"E	130.44'
35	N79°25'39"E	132.02'



SHEET 8 OF 9 SHEETS
(VESTING TENTATIVE TRACT NO. 16063)
TOTAL ACRES: 124.71 AC.
NUMBERED LOTS: 45
LETTERED LOTS: 22
DATE OF SURVEY: DECEMBER, 2000

TRACT NO. 16063
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946
DECEMBER, 2000

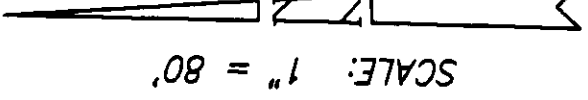


CURVE TABLE

	DELTA	RADIUS	LENGTH
A	75°03'19"	23.00'	30.13'
B	29°55'45"	216.00'	112.83'
C	21°10'40"	216.00'	79.84'
D	33°21'21"	266.00'	154.86'
E	12°44'34"	181.00'	40.26'
F	12°48'11"	220.00'	49.16'
G	36°42'03"	43.00'	27.54'
H	14°25'52"	200.00'	50.37'
I	31°58'51"	51.00'	28.47'
J	116°06'22"	26.26'	53.21'
K	19°12'51"	108.39'	36.35'
L	20°22'05"	88.39'	31.42'
M	10°25'51"	178.90'	32.57'
N	11°09'47"	198.90'	38.75'
O	39°19'52"	91.85'	63.05'
P	15°41'05"	129.87'	35.55'
Q	39°30'49"	71.85'	49.55'
R	05°59'46"	149.87'	15.68'
S	00°27'55"	243.00'	19.73'
T	50°25'21"	334.00'	293.93'
U	32°03'03"	334.00'	186.84'
V	13°13'11"	334.00'	77.06'
W	05°09'07"	334.00'	30.03'
X	11°13'01"	438.00'	85.75'
Y	03°58'28"	438.00'	30.38'

LINE TABLE

	BEARING	DISTANCE
1	N59°02'12"W(R)	9.96'
2	N79°25'39"E	68.09'
3	N40°30'00"E	33.42'
4	N79°25'39"E	68.09'
5	N79°25'39"E	154.09'
6	N60°59'42"W(R)	7.11'
7	N10°11'36"E	56.57'
8	N10°11'36"E	63.14'
9	N63°44'25"W	24.43'
10	N63°44'25"W	25.22'
11	N87°45'19"W	22.74'
12	N87°45'19"W	27.53'
13	N89°16'23"E	73.12'
14	N89°16'23"E	73.75'
15	N83°49'09"E	68.69'
16	N83°49'09"E	70.42'
17	N36°13'48"E	42.25'
18	N36°13'48"E	40.92'
19	N12°06'00"W	150.05'
20	N28°34'53"W	34.74'
21	N28°34'53"W	40.67'
22	N79°25'39"E	151.02'

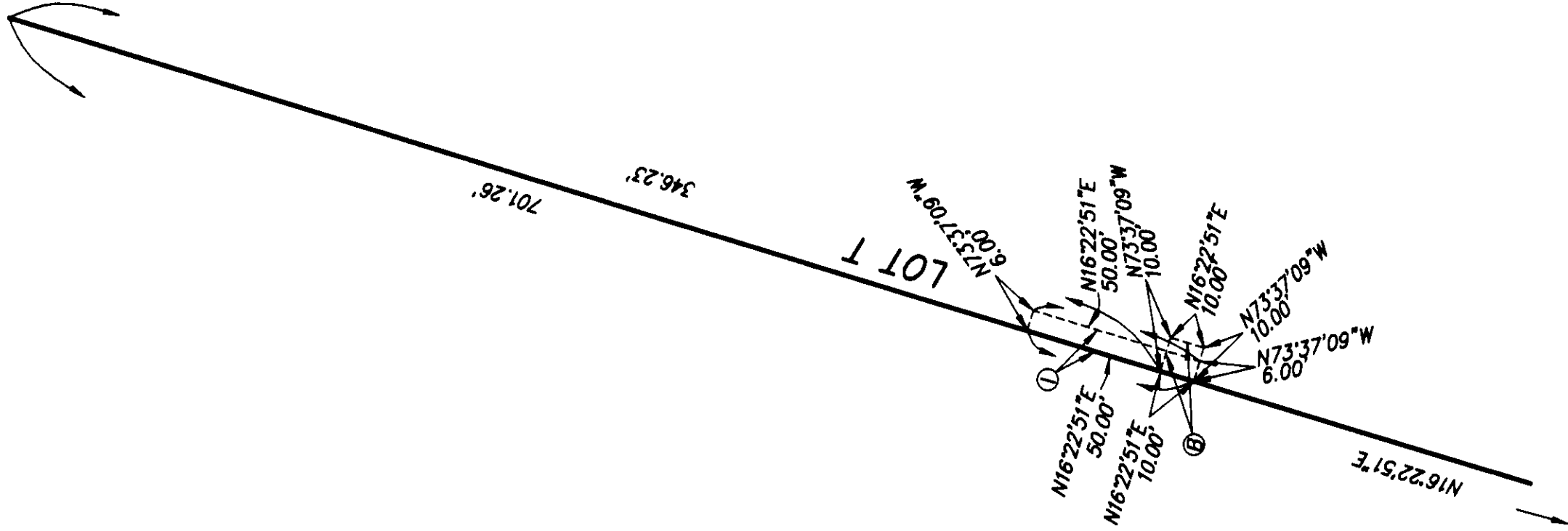


SHEET 9 OF 9 SHEETS
(VESTING TENTATIVE TRACT NO. 16063)
TOTAL ACREAGE: 124.71 AC.
NUMBERED LOTS: 45
LETTERED LOTS: 22
DATE OF SURVEY: DECEMBER, 2000

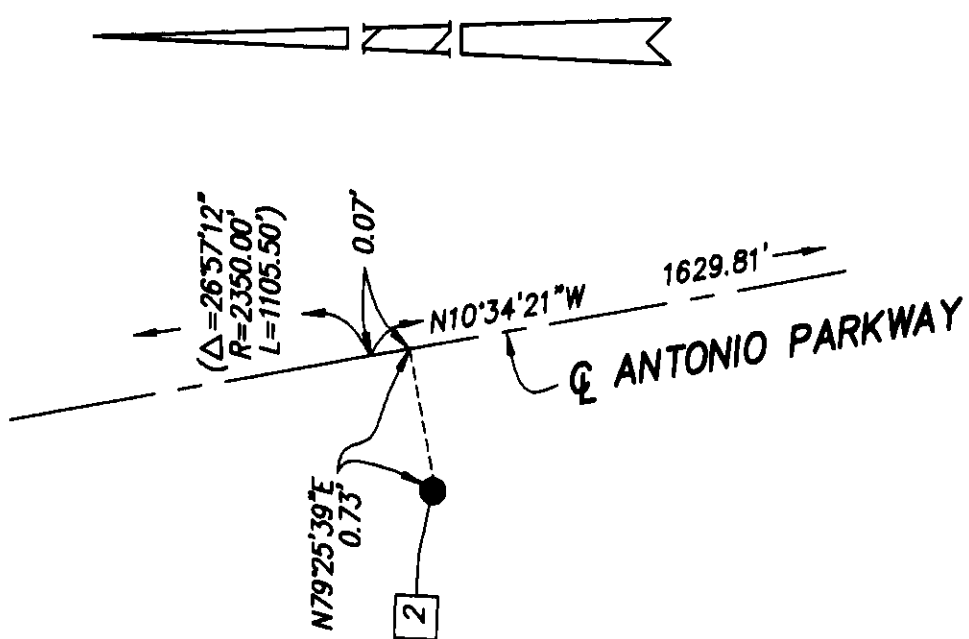
TRACT NO. 16063
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
DOUGLAS BENDER AND ASSOCIATES DOUGLAS W. BENDER R.C.E. 28946
DECEMBER, 2000

CURVE TABLE FOR SHEET 7

	DELTA	RADIUS	LENGTH
A	87°36'37"	23.00'	38.23'
B	58°20'04"	15.00'	15.27'
C	16°33'18"	264.00'	77.82'
D	07°00'16"	338.00'	41.08'
E	61°51'57"	15.00'	16.20'
F	05°15'09"	724.00'	66.37'
G	02°18'15"	1287.00'	51.76'
H	05°35'51"	1287.00'	125.73'
I	07°54'07"	1287.00'	177.50'
J	88°02'40"	25.00'	38.42'
K	06°05'46"	266.00'	28.30'
L	08°23'12"	266.00'	38.94'
M	12°44'34"	181.00'	40.26'
N	05°24'40"	538.00'	50.81'
O	76°13'56"	96.00'	127.73'
P	12°40'19"	584.00'	129.16'
Q	37°51'37"	66.00'	43.61'
R	99°18'28"	43.00'	74.53'
S	37°28'47"	241.00'	157.65'
T	37°28'47"	71.00'	46.44'
U	11°27'38"	414.00'	82.81'
V	00°44'35"	2162.00'	28.04'



DETAIL "A"
SCALE: 1" = 40'



DETAIL "B"
NOT TO SCALE