

## TRACT NO. 15617

ALL OF VESTING TENTATIVE  
TRACT NO. 15617BLOCK 5157 MODULE  
08, 09, 18 & 19DATE OF SURVEY:  
NOVEMBER 1997IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF LOT 2 TRACT NO. 15615, AS SHOWN ON A MAP FILED IN BOOK 777,  
PAGES 14 THROUGH 31 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.  
SEPTEMBER 1998

34 LOTS AND LOT A

HUITT-ZOLLARS, INC.

JAMES F. GILLEN, L.S. 5557

5.864 ACRES

ACCEPTED AND FILED AT THE  
REQUEST OF

FIRST AMERICAN TITLE

DATE July 28, 1999

TIME 9:53 AM FEE \$ 11.00

INSTRUMENT NO. 19990549968 nm

BOOK 787 PAGE 48-50

GARY L. GRANVILLE  
COUNTY CLERK-RECORDERBY *[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: KEMPTON LANE, HEMPSTEAD STREET AND CLAWSON STREET.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE EASEMENTS FOR SEWER, WATER, AND ACCESS PURPOSES AS SHOWN ON SAID MAP, WHICH 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.

STANDARD PACIFIC CORP., A DELAWARE CORPORATION.

BY: *[Signature]*  
PRINT NAME: WILLIAM C. FISCHER  
PRINT TITLE: AUTHORIZED REP.

BY: *[Signature]*  
PRINT NAME: SCOTT D. STOWELL  
PRINT TITLE: AUTHORIZED REP.

DMB LADERA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 6, 1999 AS INSTRUMENT NO. 19990331920 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 L. Vodea  
PRINT TITLE: Chief Operating Officer

BY: *[Signature]*  
PRINT NAME: PAUL JOHNSON  
PRINT TITLE: V.P. - COMM. DEVEL.

## CERTIFICATE OF ACCEPTANCE

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 SEWER, WATER AND ACCESS PURPOSES, AS DEDICATED AND AS SHOWN ON THIS TRACT MAP, BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND STANDARD PACIFIC CORP., AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION SAID MAP.

*[Signature]*  
DANIEL R. FERONS, CHIEF ENGINEER  
SANTA MARGARITA WATER DISTRICT.

## AUTOMATIC FIRE SPRINKLER NOTE:

ALL COMMERCIAL STRUCTURES OVER 6,000 SQUARE FEET; ALL MULTI FAMILY 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.

## HIGH FIRE HAZARD AREA NOTES:

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

THE PROPERTY SHOWN ON THIS MAP IS "TOTALLY EXCLUDED" FROM A "SPECIAL FIRE PROTECTION AREA." THERE ARE NO LOTS IN THIS TRACT THAT ARE SUBJECT TO CONSTRUCTION FEATURES OF THE ORANGE COUNTY ORDINANCE 3960.

## NOTES:

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

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS AND SIGNATURE OMISSIONS.

## SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS TRUE AND COMPLETE SURVEY AS SHOWN MADE IN NOVEMBER 1997; WAS MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS INDICATED BY SAID MAP; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



*[Signature]*  
JAMES F. GILLEN  
L.S. NO. 5557  
REGISTRATION DATE 9/30/01

## 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 11 DAY OF JUNE, 1999.

JOHN CANAS, COUNTY SURVEYOR

BY: MICHAEL K. SULLIVAN, DEPUTY  
L.S. 6254 Expires 6-30-01



## COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

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 HEREBY 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 11 DAY OF JUNE, 1999.

JOHN M.W. MOORLACH  
COUNTY TREASURER-TAX COLLECTOR

BY: *[Signature]*  
DEPUTY TREASURER-TAX COLLECTOR

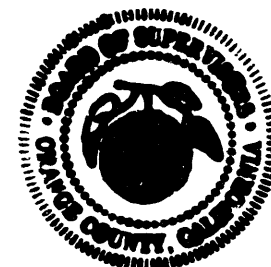
## CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

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 28th DAY OF July, 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 OF: KEMPTON LANE, HEMPSTEAD STREET AND CLAWSON STREET.

DATED THIS 20th DAY OF July, 1999.

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



SHEET 2 OF 3 SHEETS

## TRACT NO. 15617

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

ALL OF VESTING TENTATIVE  
TRACT NO. 15617DATE OF SURVEY:  
NOVEMBER 1997

SEPTEMBER 1998

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS, INC.

34 LOTS AND LOT A

5.864 ACRES

STANDARD PACIFIC CORP.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

ON THIS 8th DAY OF APRIL, 1999, BEFORE ME,  
JUDITH D. CRIMMINS, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED WILLIAM C. FISCHER AND  
MATT D. STONELL, 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:

MY COMMISSION EXPIRES 2-26-2003

Judith D. Crimmings MY PRINCIPAL PLACE OF BUSINESS  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN ORANGE COUNTY.

JUDITH D. CRIMMINS  
PRINT NAME

DMB LADERA, L.L.C.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

ON THIS 14th DAY OF MAY, 1999, BEFORE ME,  
Tina T. Baker, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED Daniel L. Vadera AND  
Raul Johnson, 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:

MY COMMISSION EXPIRES August 29, 2000

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

Tina Baker  
PRINT NAME

SANTA MARGARITA WATER DISTRICT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

ON THIS 24th DAY OF MAY, 1999, BEFORE ME,  
Andrea M. Evans, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED Daniel R. Ferons PERSONALLY KNOWN TO ME  
OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED  
TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT  
BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF  
OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

MY COMMISSION EXPIRES 03-17-2000

Andrea M. Evans MY PRINCIPAL PLACE OF BUSINESS  
NOTARY PUBLIC IN AND FOR SAID STATE IS IN Orange COUNTY.

ANDREA M. EVANS  
PRINT NAME

## SIGNATURE OMISSIONS:

IN ACCORDANCE WITH THE PROVISIONS OF 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, MINERAL, AND WATER RIGHTS  
RECORDED DECEMBER 10, 1996 AS INSTRUMENT NO. 19960624029 OF OFFICIAL RECORDS.
2. DMB LADERA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF EASEMENTS RESERVED  
IN A DEED RECORDED MAY 6, 1999 AS INSTRUMENT NO. 19990331219 OF OFFICIAL RECORDS.

## BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF LOT 2, BEING N32°08'00"W  
AS SHOWN ON TRACT NO. 15615, FILED IN BOOK 777, PAGES 14 THROUGH 31 OF MISCELLANEOUS  
MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

## EASEMENT NOTES:

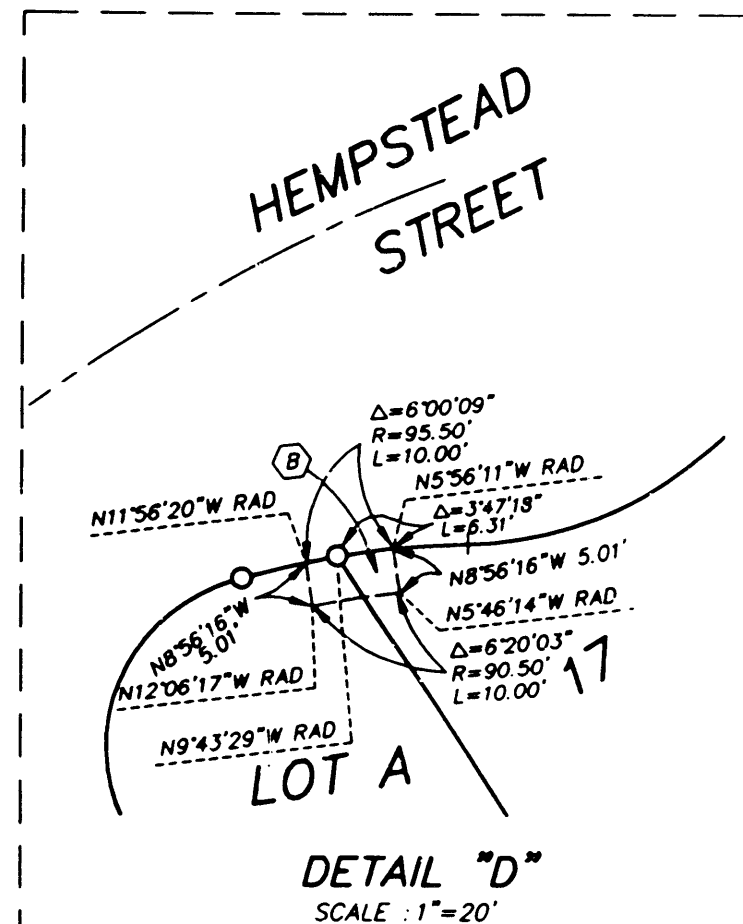
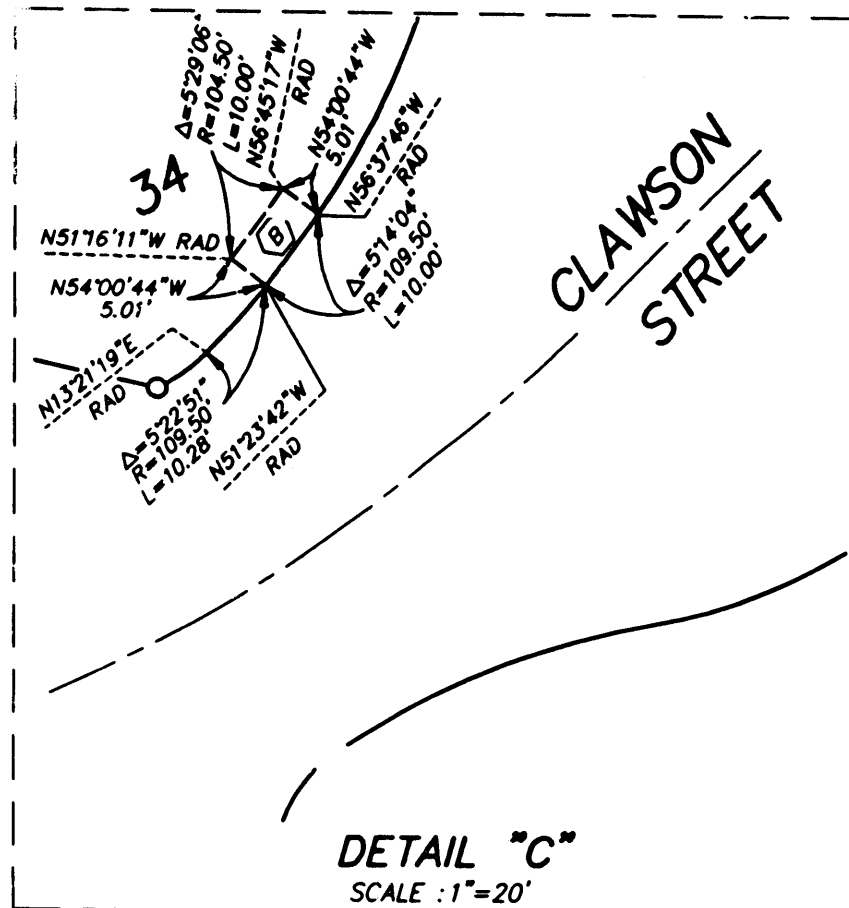
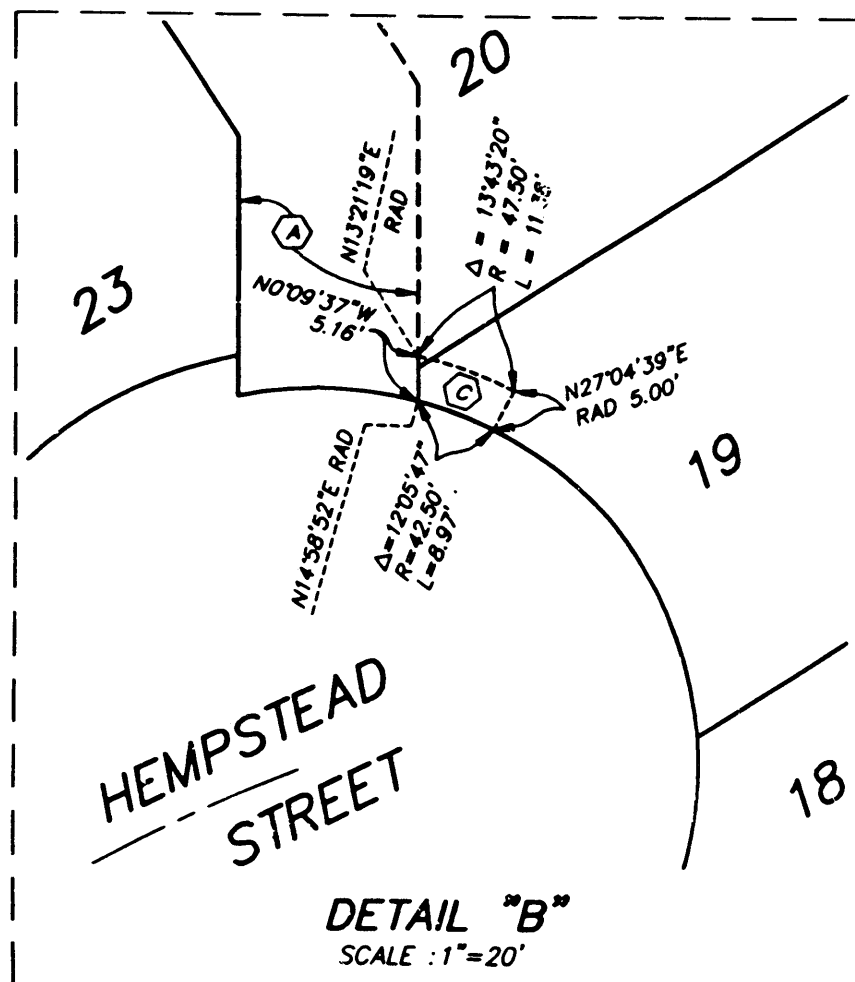
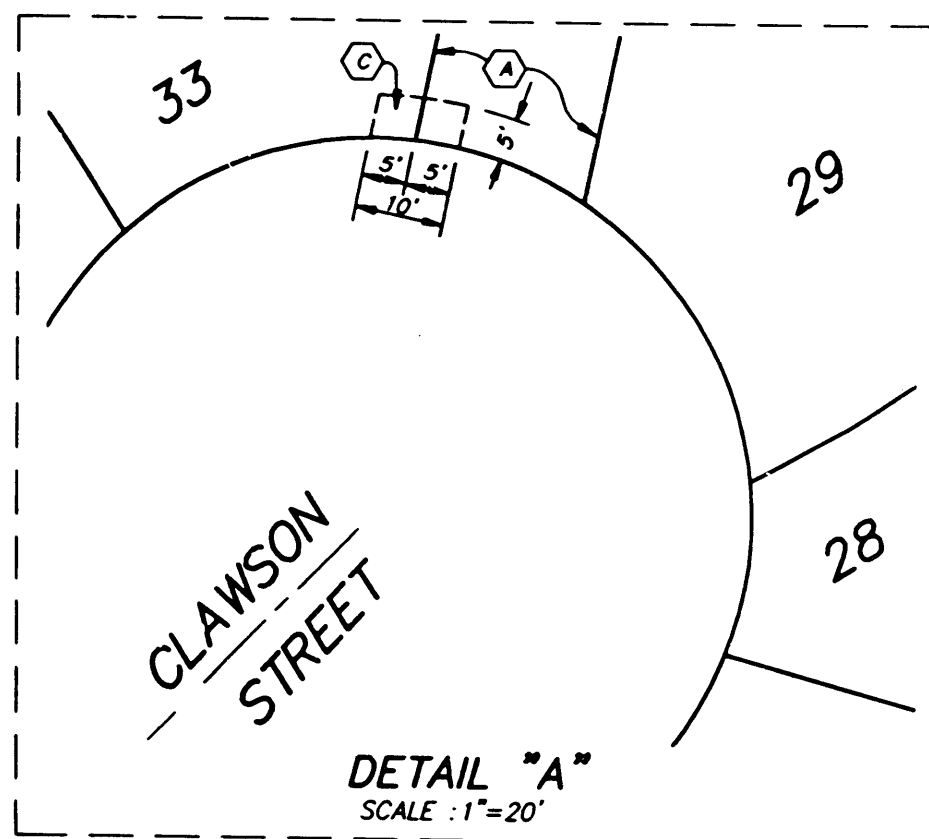
- (A) INDICATES PRIVATE EASEMENT FOR INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES.  
(B) INDICATES EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED TO THE  
SANTA MARGARITA WATER DISTRICT.  
(C) RESERVATION FOR A PUBLIC UTILITY EASEMENT.

## MONUMENT NOTES:

- ▲ INDICATES FOUND 2" I.P. TAGGED "L.S. 5557" PER TRACT NO. 15615, M.M. 777 / 14-31.  
● INDICATES LOCATION OF OCS WELL MONUMENT WITH A 2" BRASS CAP STAMPED  
"L.S. 5557" TO BE SET PER TRACT NO. 15615, M.M. 777 / 14-31.  
△ INDICATES LOCATION OF 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.  
□ INDICATES LOCATION OF 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 LOCATION OF 1" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER  
STAMPED "L.S. 5557" OR LEAD, TACK & TAG "L.S. 5557" TO BE SET WITHIN  
90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.  
2" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557" OR LEAD,  
TACK AND TAG "L.S. 5557" TO BE SET AT ALL TRACT BOUNDARY CORNERS, EXCEPT  
TRACT BOUNDARY CORNERS ON THE CENTERLINE OF KEMPTON LANE, WITHIN  
90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557" OR LEAD,  
TACK AND TAG "L.S. 5557" TO BE SET AT ALL INTERIOR LOT CORNERS, EXCEPT LOT  
CORNERS ABUTTING STREETS; LEAD, TACK & TAG "L.S. 5557" TO BE SET IN TOP OF  
CURB OR SIDEWALK ON 7.75' OFFSET ON SIDE LOT LINES PRODUCED FOR LOT CORNERS  
ABUTTING STREETS OR ON A RADIAL TO STREET RIGHT OF WAY, WITHIN 90 DAYS AFTER  
ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

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



10-0553-01  
G:\100553\01\TM\156171.DWG



SHEET 3 OF 3 SHEETS

ALL OF VESTING TENTATIVE  
TRACT NO. 15617DATE OF SURVEY:  
NOVEMBER 1997

## TRACT NO. 15617

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

SEPTEMBER 1998

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS, INC.

34 LOTS AND LOT A

5.864 ACRES

