

SHEET 1 OF 7 SHEETS
104 NUMBERED LOTS AND LOTS
A THROUGH K, INCLUSIVE
ACREAGE: 16.647 ACRES
(ALL OF TENTATIVE
TRACT No. 15407)

BLOCK: 5158, 5258
MODULE: 90, 01

TRACT No. 15407

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

BEING A SUBDIVISION OF LOTS 1, 2 AND 3 AND A PORTION OF LOT A OF TRACT
NO. 15151 AS PER MAP FILED IN BOOK 731, PAGES 14 THROUGH 19, INCLUSIVE, OF
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.

TOM R. MCGANNON, R.C.E. 23956

DATE OF SURVEY: APRIL, 1997

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 RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR
ACCESS RIGHTS TO ANTONIO PARKWAY, EXCEPT AT STREET INTERSECTIONS AND APPROVED
ACCESS LOCATIONS.

WE ALSO DO HEREBY DECLARE THAT THE LAND COVERED BY THIS MAP IS LOCATED IN A
SPECIAL FIRE PROTECTION AREA DUE TO WILDLAND EXPOSURE. THIS DECLARATION SHALL
RUN WITH THE LAND UNTIL A DETERMINATION IS MADE BY THE FIRE AGENCY THAT THE
PROPERTY IS NO LONGER LOCATED IN A SPECIAL FIRE PROTECTION AREA.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT ALL WATER AND WATER
RIGHTS, IF ANY, INCLUDED WITHIN AND UNDERLYING THE DISTINCTIVE BORDER OF THIS TRACT MAP.
WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE PIPELINE
EASEMENTS FOR WATER, SEWER AND ACCESS PURPOSES OVER LOTS C THROUGH K,
INCLUSIVE, AND EASEMENTS AS SHOWN ON THIS TRACT 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 13376, PAGE 341 OF OFFICIAL RECORDS, COUNTY OF ORANGE.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ; OWNER.
BY: J.F. SHEA CO., INC., A NEVADA CORPORATION, ITS GENERAL PARTNER.

BY: [Signature]
NAME: LES THOMAS
TITLE: VICE PRESIDENT

BY: [Signature]
NAME: LINDA C. TONG
TITLE: ASSISTANT SECRETARY

LAS FLORES COMMUNITY, L.P., A CALIFORNIA LIMITED PARTNERSHIP, BENEFICIARY UNDER A DEED
OF TRUST RECORDED AS INST. NO. 19970046932 OF OFFICIAL RECORDS.

BY: [Signature] L.F. MER, INC. A CALIFORNIA CORPORATION, ITS GENERAL PARTNER
BY: VINTAGE COMMUNITIES, INC., A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY: [Signature]
NAME: MATTHEW K. OSGOOD
TITLE: EXECUTIVE VICE PRESIDENT

BY: [Signature]
NAME: EDWARD J. GAIL ZAKA
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON June 11, 1997, BEFORE ME, Carlie B. Puniwai, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Les Thomas
AND Linda C. Tong, 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 ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Carlie B. Puniwai
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES: 4-22-1998

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON June 13, 1997, BEFORE ME, Debra Houston, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW K. Osgood
AND GAIL ZAKA, 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 ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
DEBRA HOUSTON
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.
MY COMMISSION EXPIRES: 4/23/99

SIGNATURE OMISSIONS:

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

LAS FLORES COMMUNITY, L.P., HOLDER OF A DRAINAGE EASEMENT AS
RESERVED PER TRACT NO. 15151, M.M. 731/14-19. (EASEMENT IS BLANKET)

LAS FLORES COMMUNITY, L.P., HOLDER OF RIGHT OF WAY AND DRAINAGE EASEMENT
AS RESERVED PER DEED RECORDED AS INST. NO. 19970046928, O.R.
(EASEMENT IS BLANKET)

COX COMMUNICATIONS ORANGE COUNTY, INC., HOLDER OF AN EASEMENT FOR
INSTALLATION, MAINTENANCE AND INCIDENTAL PURPOSES RECORDED AS
INST. NO. 19970046929 O.R. (EASEMENT IS BLANKET)

THE COUNTY OF ORANGE, HOLDER OF EASEMENTS FOR SCENIC PRESERVATION, SIDEWALK AND
STORM DRAIN PURPOSES PER TRACT NO. 15151, M.M. 731/14-19.

SANTA MARGARITA WATER DISTRICT, HOLDER OF AN EASEMENT FOR SEWER PURPOSES PER
TRACT NO. 15151, M.M. 731/14-19.

SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND
ELECTRIC FACILITIES, APPURTENANCES, INGRESS, EGRESS AND INCIDENTAL PURPOSES,
RECORDED AS INST. NO. 95-0269354. O.R.

LAS FLORES COMMUNITY, L.P., HOLDER OF AN EASEMENT FOR INGRESS AND
EGRESS PURPOSES PER TRACT NO. 15151, M.M. 731/14-19. (EASEMENT IS
BLANKET)

ACCEPTED AND FILED AT THE
REQUEST OF

Chicago Title

DATE: Aug 22 1997

TIME: 9:38 a.m. FEE: \$ 20.00

INSTRUMENT NO. 19970405523

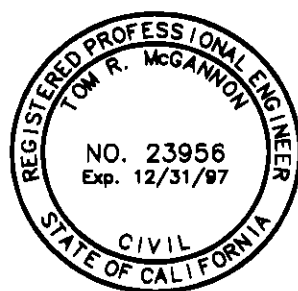
BOOK 754 PAGE 32-38

GARY L. GRANVILLE
COUNTY CLERK - RECORDER

BY [Signature]
DEPUTY

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA;
THAT THIS MAP, CONSISTING OF 7 SHEETS, AND THE TRUE AND COMPLETE SURVEY MADE
IN APRIL, 1997, WHICH IT CORRECTLY REPRESENTS, WERE BOTH 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 THE MONUMENT NOTES NOTED THEREON;
AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



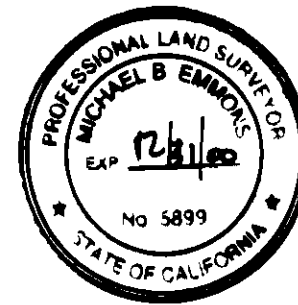
Tom R. McGannon
TOM R. MCGANNON, R.C.E. NO. 23956
REGISTRATION EXPIRES: 12/31/97

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 13 DAY OF August, 1997.

Michael Blumens
JOHN CANAS, COUNTY SURVEYOR BY: MICHAEL EMMONS, DEPUTY
L.S. 5899 EXPIRES 12/31/00



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.

I 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 22 DAY OF July, 1997.

JOHN M.W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER-TAX COLLECTOR

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 THE COUNTY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON
THE 12th DAY OF AUGUST, 1997, AND THAT THEREUPON
SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

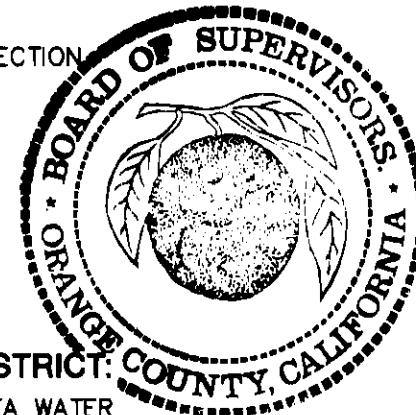
AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

THE VEHICULAR ACCESS RIGHTS TO 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 12th DAY OF AUGUST, 1997.

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



CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICT:

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE SANTA MARGARITA WATER
DISTRICT, A PUBLIC CORPORATION IN ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS
RESOLUTION NO. 88-10-2, DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT, THE
PIPELINE EASEMENTS FOR SEWER AND WATER PURPOSES, AS DEDICATED AND SHOWN ON
THIS TRACT MAP, AND DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT ALL, THE
WATER AND WATER RIGHTS, AS DEDICATED, ON THIS TRACT MAP BY AND BETWEEN THE
SANTA MARGARITA WATER DISTRICT AND SHEA HOMES LIMITED PARTNERSHIP, AND DOES
HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT MAP.

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

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON JULY 15, 1997, BEFORE ME, JOANNA GARZA, PERSONALLY
APPEARED DANIEL R. FERONS, 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 ENTITY UPON BEHALF
OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
JOANNA GARZA
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.
MY COMMISSION EXPIRES: 12-27-2000

THE PRIVATE STREETS CONSTRUCTED WITHIN THIS MAP SHALL BE OWNED, OPERATED AND
MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS. THE COUNTY OF ORANGE
SHALL HAVE NO RESPONSIBILITY THEREFORE UNLESS PURSUANT TO APPROPRIATE SECTIONS
OF THE STREET AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, THE SAID PRIVATE
STREETS HAVE BEEN ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE
RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS.

SHEET 2 OF 7 SHEETS
SCALE: 1" = 100'
104 NUMBERED LOTS AND
LOTS A THROUGH K, INCLUSIVE
ACREAGE: 18.647 ACRES
(ALL OF TENTATIVE
TRACT No. 15407)

TRACT No. 15407

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. McGANNON, R.C.E. 23956
DATE OF SURVEY: APRIL, 1997

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83),
ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID
DISTANCE MULTIPLY GROUND DISTANCE BY 0.99993800.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL
CONTROL STATION GPS NO. 0198 AND STATION GPS NO. 0746 BEING N69°03'13"W PER
RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

MONUMENT NOTES:

2" I.P. TAGGED R.C.E. 23956 OR LEAD, TACK & TAG R.C.E. 23956 OR NAIL & TAG R.C.E. 23956 OR 8" S&W
STAMPED R.C.E. 23956 OR TAG R.C.E. 23956 SECURED WITH EPOXY TO BE SET AT ALL TRACT BOUNDARY
CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED R.C.E. 23956 OR LEAD, TACK & TAG R.C.E. 23956 OR NAIL & TAG R.C.E. 23956 OR 8" S&W
STAMPED R.C.E. 23956 OR TAG R.C.E. 23956 SECURED WITH EPOXY TO BE SET AT ALL LOT CORNERS
EXCEPT LOT CORNERS THAT ARE THE INTERSECTION OF SIDE LOT LINES WITH STREET RIGHT OF WAY, WITHIN
90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

LEAD, TACK & TAG R.C.E. 23956 TO BE SET IN TOP OF CURB ON ALL SIDE LOT LINES PRODUCED OR
CONTINUED, 4.25 FEET FOR LOTS 1-5 & 12-24, 27-33, 36-59, 62 & 63 AND 0.25 FEET FOR LOTS 6-11 &
64-104 FROM INTERSECTION WITH STREET RIGHT OF WAY FOR ALL SIDE LOT LINES RADIAL OR
PERPENDICULAR TO STREET RIGHT OF WAY, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS
OTHERWISE NOTED. FOR ALL SIDE LOT LINES NON-RADIAL OR NON-PERPENDICULAR TO STREET RIGHT OF
WAY, BEARING AND DISTANCE OF PRODUCTION IS AS NOTED HEREON.

8" S&W STAMPED R.C.E. 23956 OR LEAD, TACK & TAG R.C.E. 23956 OR 1" I.P. TAGGED R.C.E. 23956 IN
MEDIAN TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, WITHIN 90 DAYS AFTER ACCEPTANCE
OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

NO MONUMENTS WILL BE SET AT PRIVATE STREET LETTERED LOT CORNERS EXCEPT WHERE SAID CORNERS
ARE COMMON WITH NUMBERED LOT CORNERS OR TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

● INDICATES FOUND MONUMENT AS NOTED OR LOCATION OF MONUMENT TO BE SET AS NOTED.

■ INDICATES NOTHING TO BE SET.

P# INDICATES BEARING AND DISTANCE OF LOT LINE PRODUCED FROM LOT CORNER TO
MONUMENT.

▲ INDICATES FOUND ORANGE COUNTY HORIZONTAL CONTROL MONUMENT AS NOTED.

1 - INDICATES FD. 2" I.P. IN MEDIAN TAGGED L.S. 5557 PER TRACT NO. 15047, M.M. 719/43-50.

2 - INDICATES FD. S. & W. STAMPED L.S. 5557 PER TRACT NO. 15047, M.M. 719/43-50.

3 - INDICATES FD. 2" I.P. TAGGED L.S. 5557 PER TRACT NO. 15151, M.M. 731/14-19.

4 - INDICATES LOCATION OF 2" I.P. TAGGED L.S. 5557 OR S. & W. STAMPED L.S. 5557 OR
LEAD, TACK & TAG L.S. 5557 TO BE SET PER TRACT NO. 15047, M.M. 719/43-50.

5 - INDICATES LOCATION OF 2" I.P. TAGGED L.S. 5557 OR S. & W. STAMPED L.S. 5557 OR
LEAD, TACK & TAG L.S. 5557 TO BE SET PER TRACT NO. 15151, M.M. 731/14-19.

6 - INDICATES LOCATION OF 2" I.P. TAGGED L.S. 5649 OR S. & W. STAMPED L.S. 5649 OR
LEAD, TACK & TAG L.S. 5649 TO BE SET PER TRACT NO. 15280, M.M. 742/30-35.

NOTES:

LOTS A AND B ARE LANDSCAPE LOTS AND ARE NOT SEPARATE BUILDING SITES.

LOTS C THROUGH K, INCLUSIVE ARE PRIVATE STREETS.

⬡ INDICATES SHEET NUMBER

EASEMENT NOTES:

AN EASEMENT FOR WATER, SEWER AND ACCESS PURPOSES TO SANTA MARGARITA WATER
DISTRICT OVER LOTS C THROUGH K, INCLUSIVE, DEDICATED HEREON.

(A) - INDICATES AN EASEMENT FOR WATER PURPOSES DEDICATED HEREON TO SANTA MARGARITA
WATER DISTRICT AND AN EASEMENT FOR PUBLIC UTILITY PURPOSES RESERVED HEREON
FOR FUTURE GRANT.

(B) - INDICATES AN EXISTING EASEMENT FOR SCENIC PRESERVATION PURPOSES IN FAVOR OF THE
COUNTY OF ORANGE PER TRACT NO. 15151, M.M. 731/14-19.

(C) - INDICATES AN EXISTING EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE
COUNTY OF ORANGE PER TRACT NO. 15151, M.M. 731/14-19.

(D) - INDICATES AN EXISTING EASEMENT FOR SEWER PURPOSES IN FAVOR OF THE SANTA
MARGARITA WATER DISTRICT PER TRACT NO. 15151, M.M. 731/14-19.

(E) - INDICATES AN EXISTING EASEMENT FOR UNDERGROUND ELECTRIC FACILITIES, APPURTENANCES,
INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC
COMPANY, PER DEED RECORDED AS INST. NO. 95-0269354, O.R.

(F) - INDICATES AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES RESERVED
IN FAVOR OF LOT 60.

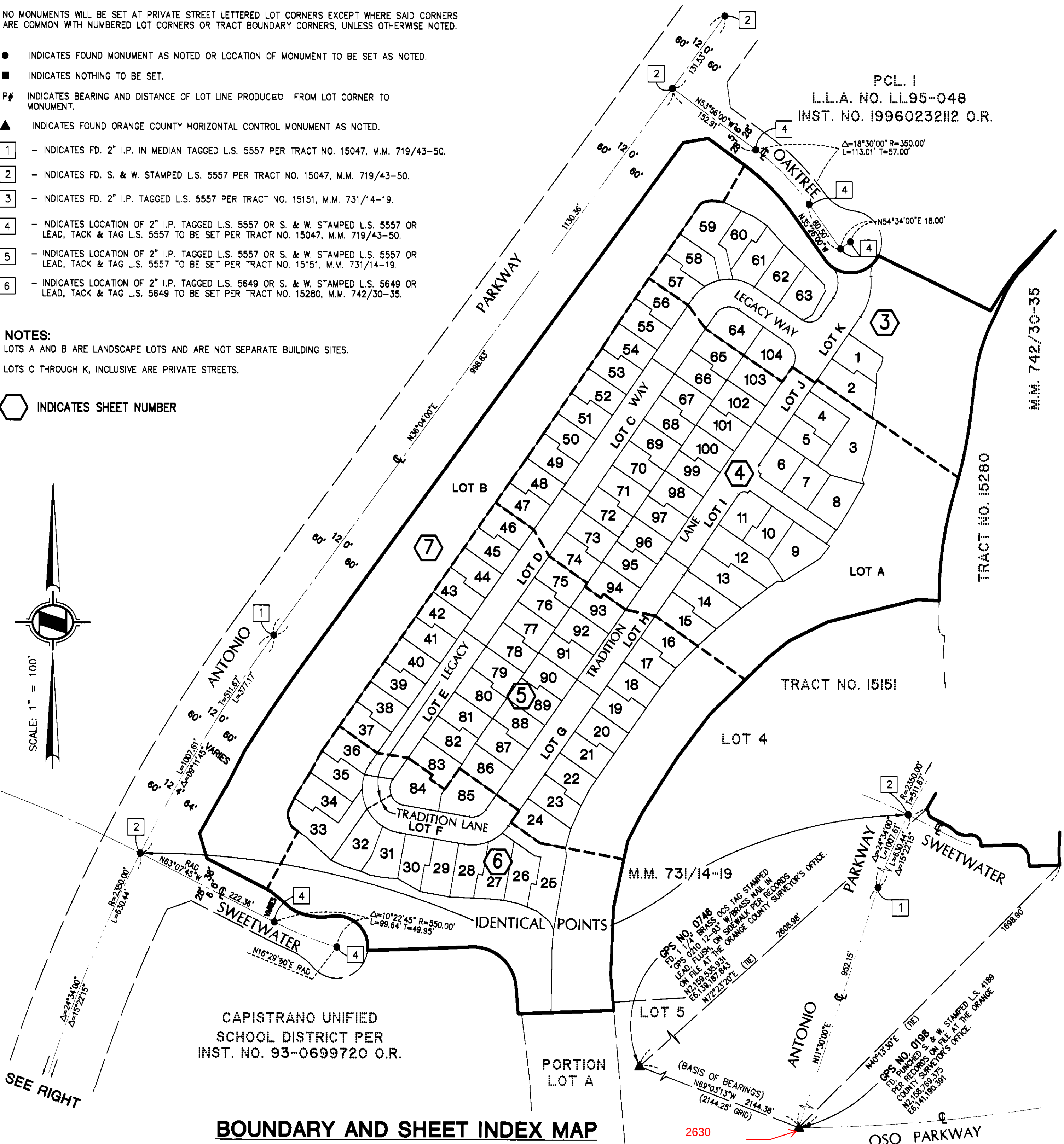
(G) - INDICATES AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES RESERVED
IN FAVOR OF LOT 26.

(H) - INDICATES AN EASEMENT FOR PIPELINE PURPOSES DEDICATED HEREON TO SANTA MARGARITA
WATER DISTRICT.

(I) - INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES RESERVED HEREON.

(J) - INDICATES AN EXISTING EASEMENT FOR SIDEWALK PURPOSES IN FAVOR OF THE COUNTY OF
ORANGE PER TRACT NO. 15151, M.M. 731/14-19.

(K) - INDICATES AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES RESERVED
IN FAVOR OF LOT 34.



BOUNDARY AND SHEET INDEX MAP

SHEET 3 OF 7 SHEETS
SCALE: 1" = 30'
104 NUMBERED LOTS AND
LOTS A THROUGH K, INCLUSIVE
ACREAGE: 16.647 ACRES
(ALL OF TENTATIVE
TRACT No. 15407)

TRACT No. 15407

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, R.C.E. 23956
DATE OF SURVEY: APRIL, 1997

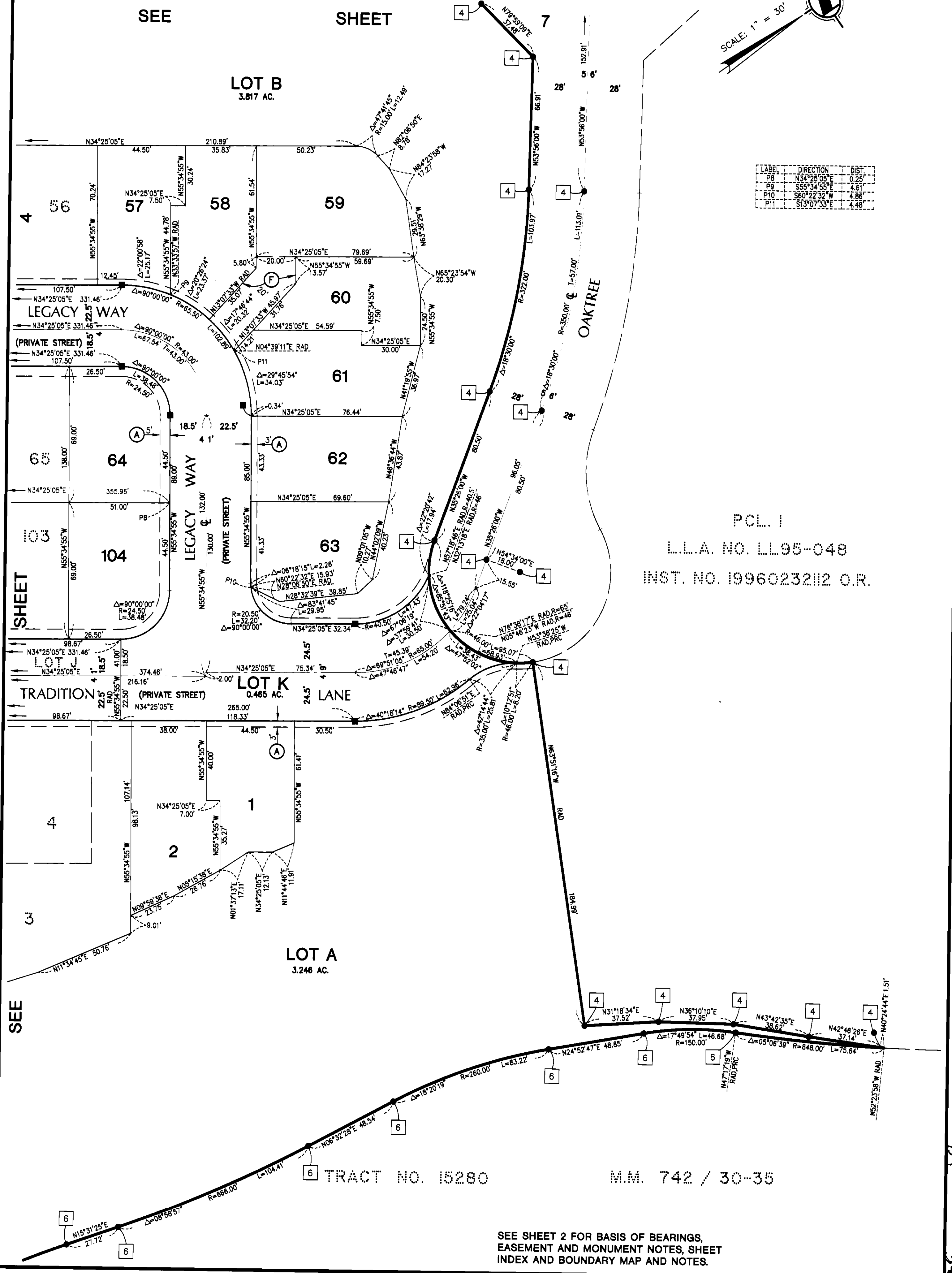
SEE SHEET

SCALE: 1" = 30'



LOT B
3.817 AC.

LABEL	DIRECTION	DIST.
P8	N34°25'05"E	0.25'
P9	S55°34'55"W	4.61'
P10	S60°22'32"W	4.86'
P11	S13°07'33"E	4.48'



POL. I
L.L.A. NO. LL95-048
INST. NO. 19960232112 O.R.

LOT A
3.246 AC.

TRACT NO. 15280

M.M. 742 / 30-35

SEE SHEET 2 FOR BASIS OF BEARINGS,
EASEMENT AND MONUMENT NOTES, SHEET
INDEX AND BOUNDARY MAP AND NOTES.

SHEET 4 OF 7 SHEETS
SCALE: 1" = 30'
104 NUMBERED LOTS AND
LOTS A THROUGH K, INCLUSIVE
ACREAGE: 16.647 ACRES
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

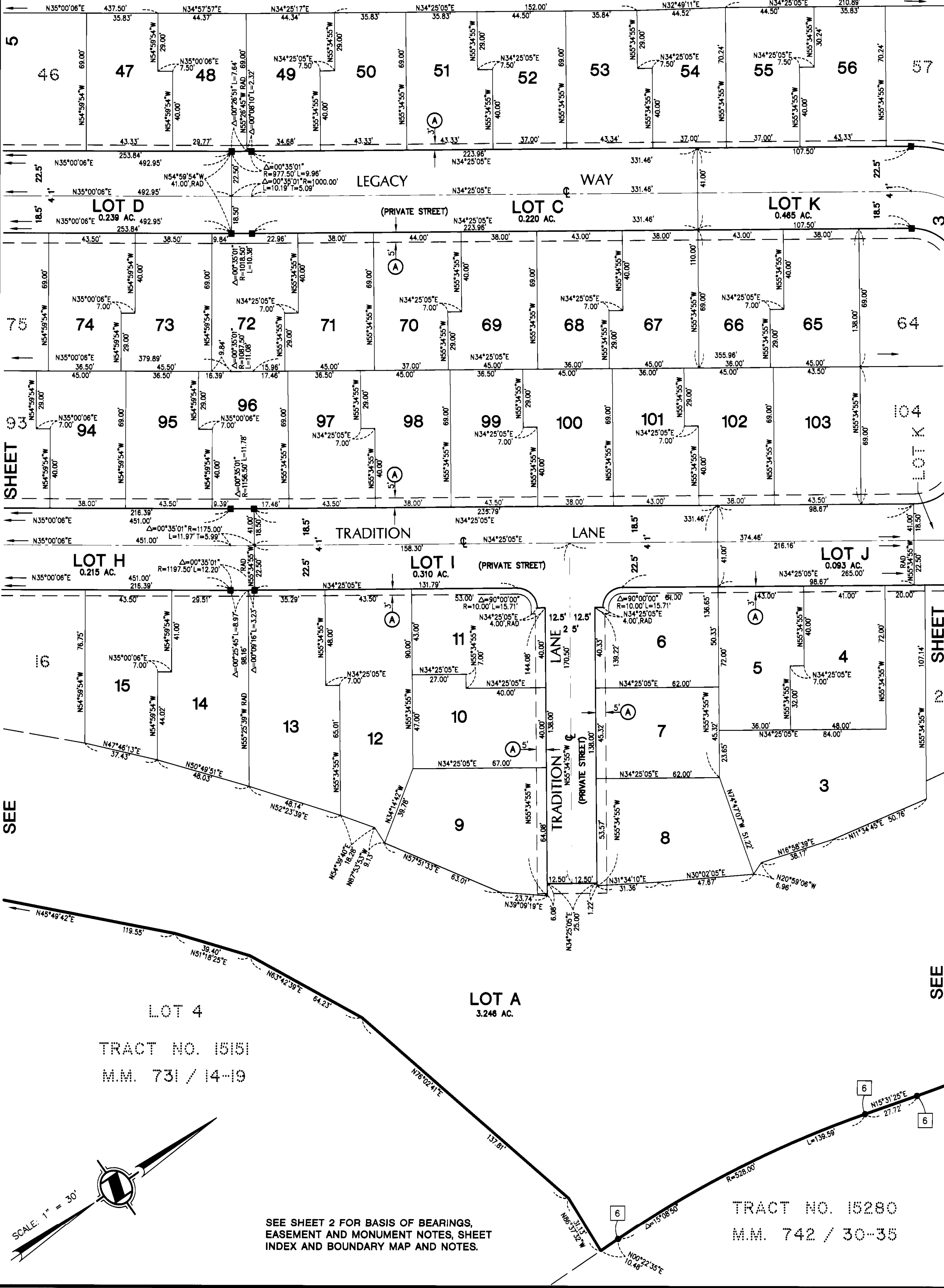
HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, R.C.E. 23956
DATE OF SURVEY: APRIL, 1997

SEE

SHEET

LOT B
3.817 AC.

7



SHEET 5 OF 7 SHEETS
SCALE: 1" = 30'
104 NUMBERED LOTS AND
LOTS A THROUGH K, INCLUSIVE
ACREAGE: 16.647 ACRES
(ALL OF TENTATIVE
TRACT No. 15407)

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

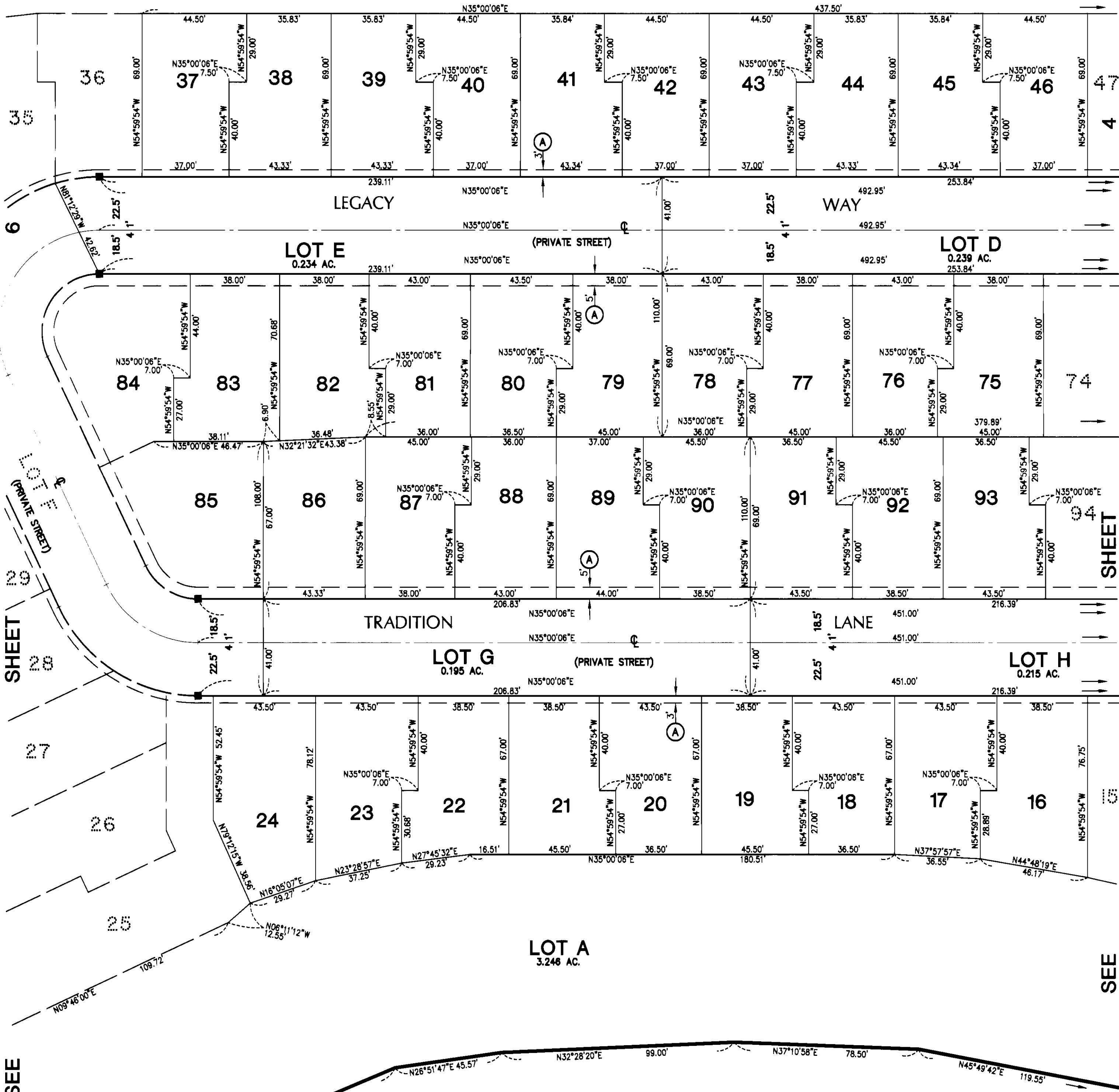
HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. McGANNON, R.C.E. 23956
DATE OF SURVEY: APRIL, 1997

SEE

SHEET

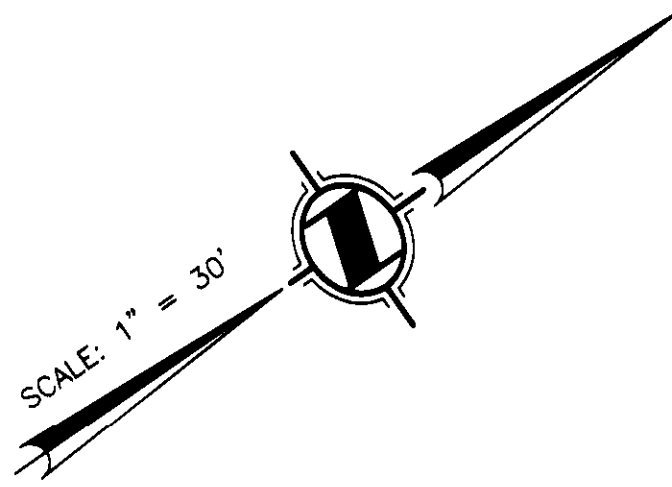
7

LOT B
3.817 AC.



LOT 4
TRACT NO. 15151
M.M. 731 / 14-19

SEE SHEET 2 FOR BASIS OF BEARINGS,
EASEMENT AND MONUMENT NOTES, SHEET
INDEX AND BOUNDARY MAP AND NOTES.



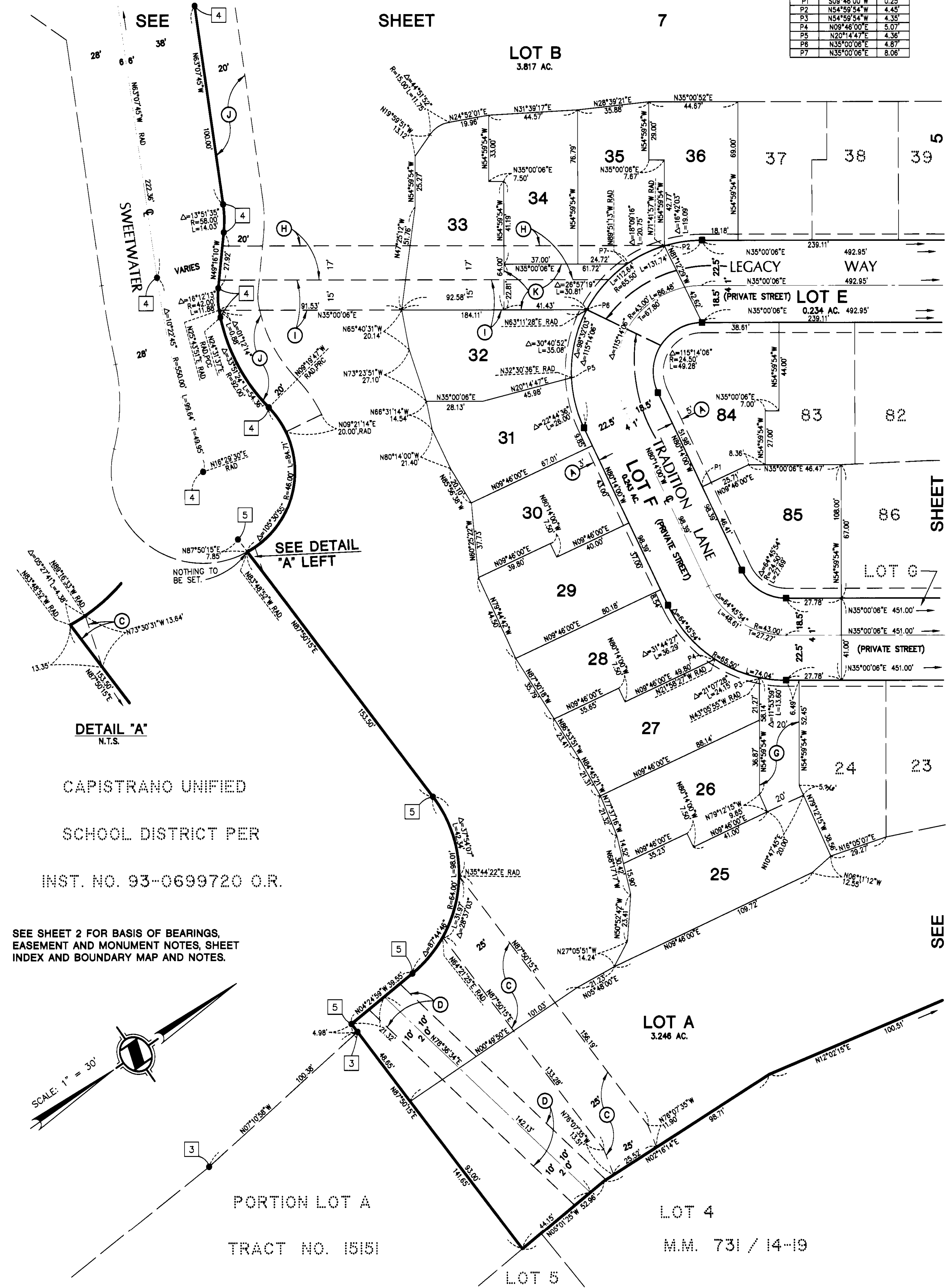
SHEET 6 OF 7 SHEETS
SCALE: 1" = 30'
104 NUMBERED LOTS AND
LOTS A THROUGH K, INCLUSIVE
ACREAGE: 16.647 ACRES
(ALL OF TENTATIVE
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, R.C.E. 23956 DATE OF SURVEY: APRIL, 1997

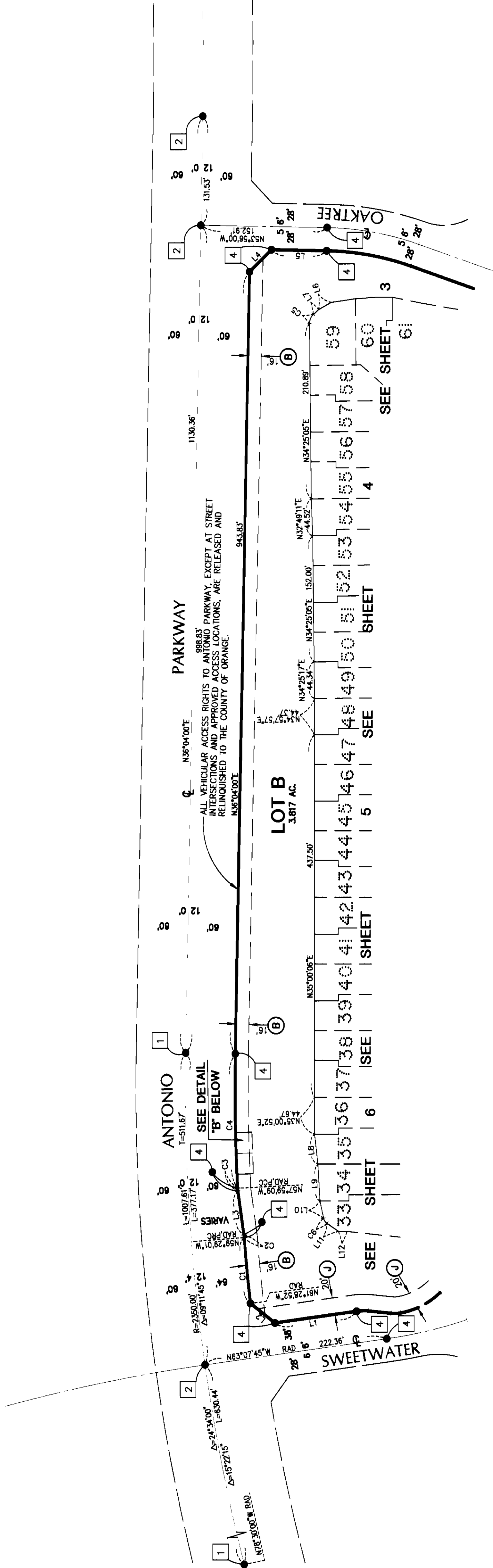
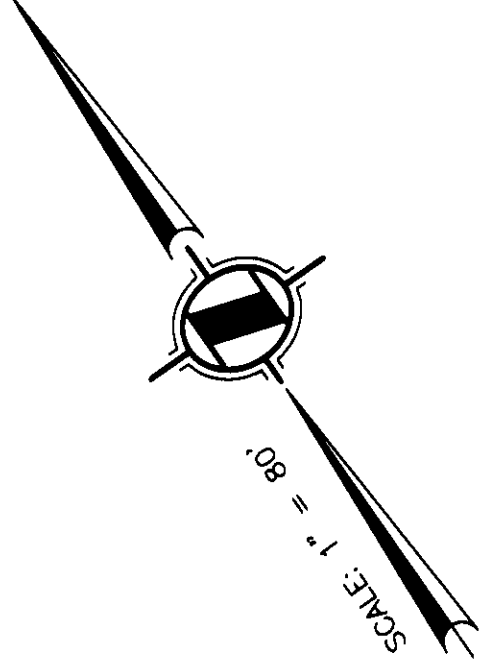
LABEL	DIRECTION	DIST.
P1	S09°46'00"W	0.25'
P2	N54°59'54"W	4.45'
P3	N54°59'54"W	4.35'
P4	N09°46'00"E	5.07'
P5	N20°14'47"E	4.36'
P6	N35°00'06"E	4.87'
P7	N35°00'06"E	8.06'



SHEET 7 OF 7 SHEETS
SCALE: 1" = 80'
104 NUMBERED LOTS AND
LOTS A THROUGH K, INCLUSIVE
ACREAGE: 16.647 ACRES
(ALL OF TENTATIVE
TRACT No. 15407)

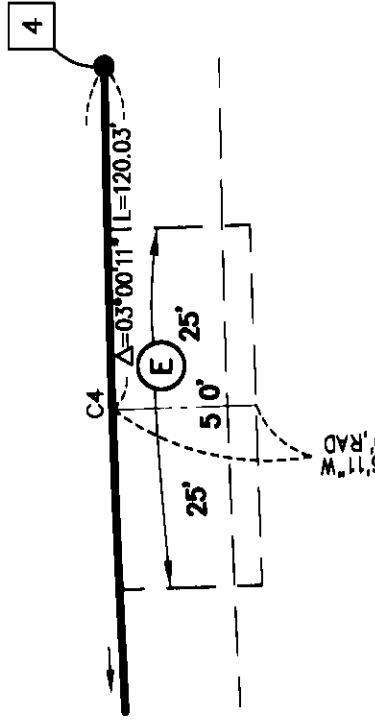
TRACT No. 15407
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA
HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, R.C.E. 23956
DATE OF SURVEY: APRIL, 1997

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES,
BOUNDARY AND SHEET INDEX MAP, EASEMENT NOTES
AND NOTES.



LINE	BEARING	DISTANCE
L1	N63°07'45"W	100.00'
L2	N16°15'17"W	38.02'
L3	N27°12'28"E	53.11'
L4	N79°59'09"E	37.48'
L5	N53°56'00"W	66.91'
L6	N64°23'58"W	17.27'
L7	N82°06'50"E	8.78'
L8	N28°39'21"E	35.88'
L9	N31°39'17"E	44.57'
L10	N24°52'01"E	19.96'
L11	N19°58'51"W	13.12'
L12	N54°59'54"W	25.27'

CURVE	DELTA	RADIUS	LENGTH
C1	01°59'51"	2286.00'	79.69'
C2	03°18'31"	59.00'	3.41'
C3	04°48'23"	41.00'	3.44'
C4	04°03'09"	2280.00'	161.97'
C5	47°41'45"	15.00'	12.49'
C6	44°51'52"	15.00'	11.75'



DETAIL "B"
N.T.S.