

SHEET 1 OF 2 SHEETS
13.658 ACRES
76 LOTS AND LOTS "A"
THROUGH "E", INCLUSIVE

(ALL OF VESTING TENTATIVE
TRACT NO. 15459)

BLOCK MODULE
5158 89, 90, 91
5258 01

TRACT NO. 15459

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

BEING A SUBDIVISION OF LOTS 4 THROUGH 7, INCLUSIVE, OF TRACT NO. 15151, AS FILED
IN BOOK 731 OF MISCELLANEOUS MAPS, PAGES 14-19, INCLUSIVE, RECORDS OF SAID COUNTY.

WAGNER PACIFIC, INC.

ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: APRIL, 1997

754 39
ACCEPTED AND FILED AT THE
REQUEST OF

First American Title Co.

DATE Aug 22 1997

TIME 3:04 pm FEE \$ 2200

INSTRUMENT # 19970409139

BOOK 754 PAGE 39-46

GARY L. GRANVILLE
COUNTY CLERK-RECORDER

BY Sandra Rojas
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 HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES:
GRASSY KNOLL LANE AND SUNNYDALE LANE

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:
THE EASEMENT FOR STORM DRAIN PURPOSES ACROSS LOT 12 AS SHOWN ON THIS MAP.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT ALL WATER AND WATER RIGHTS
INCLUDED WITHIN AND UNDERLYING THE DISTINCTIVE BORDER OF THIS TRACT MAP.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT PIPELINE EASEMENTS FOR WATER
AND SEWER PURPOSES OVER LOT "A" TOGETHER WITH THOSE PIPELINE EASEMENTS FOR WATER AND SEWER
PURPOSES 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
13776, PAGE 341, OF OFFICIAL RECORDS OF ORANGE COUNTY.

JOHN LAING HOMES (CALIFORNIA) INC. A CALIFORNIA CORPORATION

BY: H. L. Webb President
H. L. WEBB PRESIDENT

BY: T. G. Neale Assistant Corporate Secretary
T. G. NEALE ASSISTANT CORPORATE SECRETARY

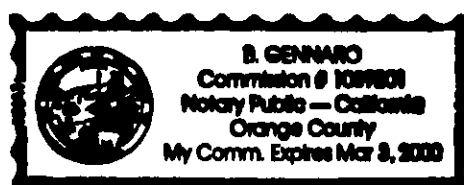
LAS FLORES COMMUNITY, L.P., A CALIFORNIA LIMITED PARTNERSHIP,
AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 19, 1997,
AS INSTRUMENT NO. 19970076116, OFFICIAL RECORDS OF ORANGE COUNTY.

BY: L.F. MGT., INC. A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: Matthew K. Osgood EXECUTIVE VICE PRESIDENT
MATTHEW K. OSGOOD EXECUTIVE VICE PRESIDENT

BY: S. Gail Zalta VICE PRESIDENT
S. GAIL ZALTA, VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
ON THIS 12TH DAY OF JUNE, 1997, BEFORE ME B. GENNARO
PERSONALLY APPEARED H. L. WEBB AND T. G. NEALE, 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:

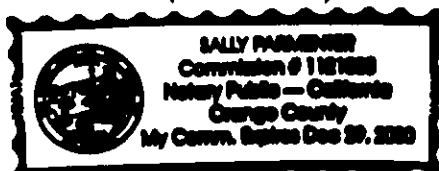
MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY

B. Gennaro
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: 3/3/00

B. GENNARO
(PRINT NAME)

NOTARY ACKNOWLEDGEMENT



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
ON THIS 17 DAY OF July, 1997, BEFORE ME Sally Parmenter
PERSONALLY APPEARED MATTHEW K. OSGOOD, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE AND S. Gail Zalta, 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 PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY

Sally Parmenter
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: 12/29/2000

Sally Parmenter
(PRINT NAME)

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CON-
SISTING OF EIGHT (8) SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN APRIL, 1997, WHICH IT COR-
RECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHAR-
ACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS INDICATED BY SAID MAP AND THE MONUMENT NOTES NOTED
THEREON AND THAT SAID MONUMENTS ARE SUFFICIENT, OR WILL BE SUFFICIENT, TO ENABLE THE SURVEY TO BE
RETRACED.



Robert N. Mim Mack
ROBERT N. MIM MACK L.S. 5314
MY LICENSE EXPIRES: 12/31/99

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 COMMIT-
TEE; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION REGULATIONS HAVE
BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 15th DAY OF August, 1997.

Michael E. Emmons
JOHN CANAS, COUNTY SURVEYOR

BY: MICHAEL EMMONS, DEPUTY
L.S. 5000 EXPIRES: 12/31/02



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 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 28 DAY OF July, 1997.

John M. W. Moorlach
COUNTY TREASURER-TAX COLLECTOR

Doris Blahnik
DEPUTY TREASURER-TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

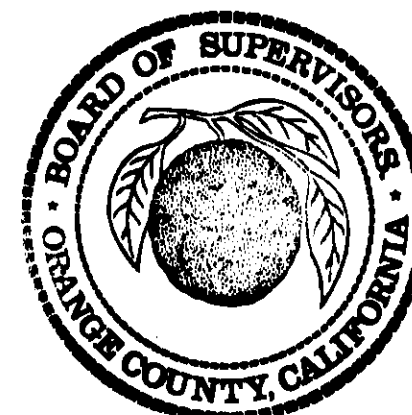
I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF ORANGE
COUNTY AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF August, 1997,
AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND
DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS; THE DEDICATION FOR STREET PURPOSES
OF: GRASSY KNOLL LANE AND SUNNYDALE LANE

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:
THE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED.

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

DATED THIS 19th DAY OF August, 1997.

Darlene J. Bloom
DARLENE J. BLOOM
CLERK OF THE BOARD OF SUPERVISORS
OF ORANGE COUNTY, CALIFORNIA



SEE SHEET 2 FOR SIGNATURE OMISSIONS, ADDITIONAL DECLARATIONS
AND SANTA MARGARITA WATER DISTRICT ACCEPTANCE CERTIFICATE
AND NOTARY ACKNOWLEDGEMENT.

SHEET 2 OF 8 SHEETS
13.656 ACRES
76 LOTS AND LOTS "A"
THROUGH "E", INCLUSIVE
(ALL OF VESTING TENTATIVE
TRACT NO. 15459)

TRACT NO. 15459
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

WAGNER PACIFIC, INC.
ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: APRIL, 1997

FIRE HAZARD NOTE

ALL LOTS SHOWN ON THIS SUBDIVISION ARE SITUATED IN A HIGH FIRE HAZARD AREA DUE TO WILD LAND EXPOSURE.

NOTE

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

FOOTHILL CIRCULATION PHASING PLAN NOTE

BUILDING PERMIT ISSUANCE SHALL BE PHASED IN ACCORDANCE WITH THE FOOTHILL CIRCULATION
PHASING PLAN (FCPP) DEVELOPMENT PHASING PLAN, AND SHALL ALSO BE SUBJECT TO ANY OTHER
BOARD OF SUPERVISORS APPROVED GROWTH MANAGEMENT PHASING PLAN PERTAINING TO THE TIMELY
PROVISION OF PUBLIC SERVICES AND FACILITIES.

SANTA MARGARITA WATER DISTRICT
CERTIFICATE OF ACCEPTANCE

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 WATER AND SEWER
PURPOSES, AS DEDICATED AND AS SHOWN ON THIS TRACT MAP, AND DOES HEREBY ACCEPT ON BEHALF OF
SAID DISTRICT ALL WATER AND WATER RIGHTS, AS DEDICATED ON THIS TRACT MAP, BY AND BETWEEN
THE SANTA MARGARITA WATER DISTRICT AND JOHN LAING HOMES (CALIFORNIA), INC., AND DOES HEREBY
CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

BY: Daniel R. Feron
DANIEL R. FERONS - CHIEF ENGINEER
SANTA MARGARITA WATER DISTRICT

SIGNATURE OMISSIONS

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

1. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR SCENIC PRESERVATION PURPOSES AS
DEDICATED ON TRACT NO. 15151 AS FILED IN BOOK 731 OF MISCELLANEOUS MAPS, PAGES 14
THROUGH 19, INCLUSIVE, RECORDS OF THE COUNTY OF ORANGE.
2. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED
ON TRACT NO. 15151 AS FILED IN BOOK 731 OF MISCELLANEOUS MAPS, PAGES 14 THROUGH 19,
INCLUSIVE, RECORDS OF THE COUNTY OF ORANGE.
3. LAS FLORES COMMUNITY, L.P., A CALIFORNIA LIMITED PARTNERSHIP, HOLDER OF A SURFACE
EASEMENT OVER AND ACROSS ALL LOTS COVERED BY THIS MAP FOR THE PURPOSE OF CROSS
LOT DRAINAGE, AS RESERVED ON TRACT NO. 15151 AS FILED IN BOOK 731 OF MISCELLANEOUS
MAPS, PAGES 14 THROUGH 19, INCLUSIVE, RECORDS OF THE COUNTY OF ORANGE.
4. THE COUNTY OF ORANGE, HOLDER OF ALL VEHICULAR ACCESS RIGHTS TO OSO PARKWAY AS
DEDICATED ON TRACT NO. 15151, FILED IN BOOK 731 OF MISCELLANEOUS MAPS, PAGES
14 THROUGH 19, INCLUSIVE, RECORDS OF THE COUNTY OF ORANGE.
5. SANTA MARGARITA WATER DISTRICT, HOLDER OF AN EASEMENT FOR SEWER PURPOSES AS
DEDICATED ON TRACT NO. 15151, FILED IN BOOK 731 OF MISCELLANEOUS MAPS, PAGES
14 THROUGH 19, INCLUSIVE, RECORDS OF THE COUNTY OF ORANGE.
6. COX COMMUNICATIONS, ORANGE COUNTY, INC., HOLDER OF AN EASEMENT FOR INSTALLATION AND
MAINTENANCE OF TELEPHONE, GAS AND ELECTRIC LINES AND INCIDENTAL PURPOSES RECORDED
APRIL 14, 1997, AS INSTRUMENT NO. 19970170565, RECORDS OF THE COUNTY OF ORANGE.
SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE LOCATED OF RECORD.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 17th DAY OF July, 1997, BEFORE ME Cindy R. Lane

, 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 PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Cindy R. Lane
NOTARY PUBLIC IN AND FOR SAID STATE
Cindy R. Lane
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN
ORANGE COUNTY

MY COMMISSION EXPIRES: 2-20-2001

SHEET 3 OF 8 SHEETS
13.656 ACRES
SCALE: 1" = 100'
76 LOTS AND LOTS "A"
THROUGH "E", INCLUSIVE
(ALL OF VESTING TENTATIVE
TRACT NO. 15459)

TRACT NO. 15459

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

WAGNER PACIFIC, INC.
ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: APRIL, 1997

BOUNDARY CONTROL AND SHEET INDEX MAP

HORIZONTAL CONTROL STATIONS

STATION DESIGNATION	FOUND MONUMENT	CCS83, ZONE VI, 1991.35 EPOCH OCS ADJUSTMENT
HORIZONTAL CONTROL STATION No. 0198	PUNCHED BOLT SPIKE AND WITH 1 1/4" WASHER STAMPED "LS 4189", DOWN 0.2". LOCATED AT THE APPARENT CENTERLINE INTERSECTION OF OSO PARKWAY AND ANTONIO PARKWAY.	N: 2158769.375 E: 6141190.391
HORIZONTAL CONTROL STATION No. 0058	FD. 3 1/2" PUNCHED BRASS USC & GS DISK STAMPED "CHIKUITA NO. 1 1939" W/ARROW POINTED WLY PER RECORDS ON FILE AT THE ORANGE COUNTY SURVEYOR'S OFFICE.	N: 2165014.308 E: 6146082.426

☒ INDICATES SHEET NUMBER

DATUM STATEMENT

COORDINATES SHOWN ON THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (1991.35 EPOCH OCS ADJUSTMENT)
GROUND DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING GROUND DISTANCE BY THE COMBINATION FACTOR OF 0.99993146.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION No. 0198 AND HORIZONTAL CONTROL STATION No. 0058, BEING N 38°04'26" E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

MONUMENT NOTES:

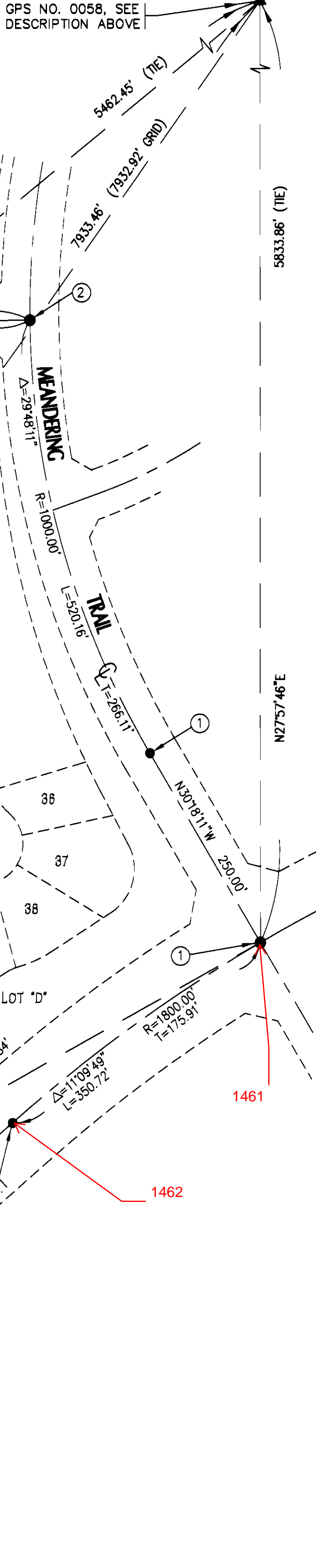
- ▲ OCS HORIZONTAL CONTROL POINT
- INDICATES MONUMENT FOUND AS NOTED BELOW:
 - ① INDICATES FOUND SPIKE AND WASHER STAMPED L.S. 5557, FLUSH, PER TRACT NO. 15145, M.M. 728 / 36-41.
 - ② INDICATES FOUND SPIKE AND WASHER STAMPED L.S. 5649, FLUSH, PER TRACT NO. 15280, M.M. 742 / 30-35.
 - ③ INDICATES LOCATION OF 2" I.P. TAGGED "LS 5649" OR SPIKE & WASHER STAMPED "L.S. 5649" OR LEAD, TACK & TAG "L.S. 5649" TO BE SET PER TRACT NO. 15280, M.M. 742 / 30-35, UNLESS NOTED OTHERWISE.
- INDICATES 2" IP TAGGED "LS 5314" SET PRIOR TO RECORDATION

2" IRON PIPE TAGGED L.S. 5314 OR SPIKE AND WASHER STAMPED L.S. 5214 IN ASPHALT OR LEAD AND TAG L.S. 5314 IN CONCRETE WILL BE SET AT ALL TRACT BOUNDARY ANGLE POINTS, BC'S, AND EC'S WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

1" IRON PIPE TAGGED L.S. 5314 OR SPIKE AND WASHER STAMPED L.S. 5314 IN ASPHALT OR LEAD AND TAG L.S. 5314 IN CONCRETE WILL BE SET AT ALL REAR LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
LEAD AND TAG L.S. 5314 WILL BE SET IN THE TOP OF CURB ON A PROJECTION OF THE SIDE LOT LINE AT A 7.75' OFFSET UNLESS OTHERWISE NOTED HEREON IN LIEU OF FRONT LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

SPIKE AND WASHER STAMPED L.S. 5314 IN ASPHALT OR LEAD AND TAG L.S. 5314 IN CONCRETE OR 1" IRON PIPE TAGGED L.S. 5314 WILL BE SET AT ALL CENTERLINE INTERSECTIONS AND OTHER CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

GPS NO. 0058, SEE DESCRIPTION ABOVE



GPS NO. 0198, SEE DESCRIPTION ABOVE

2630

882

1462

1461

SHEET 4 OF 8 SHEETS
13.656 ACRES
SCALE: 1" = 40'
76 LOTS AND LOTS "A"
THROUGH "E", INCLUSIVE
(ALL OF VESTING TENTATIVE
TRACT NO. 15459)

TRACT NO. 15459

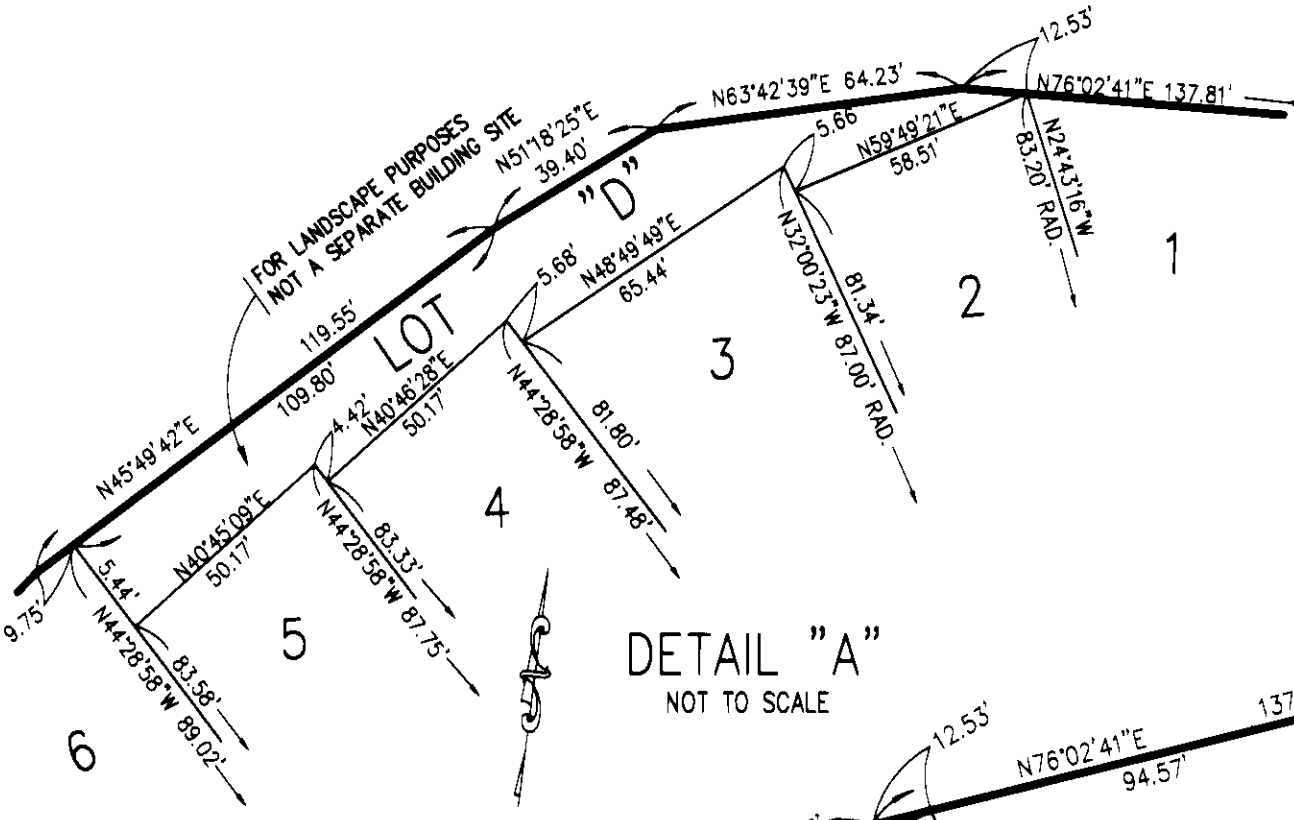
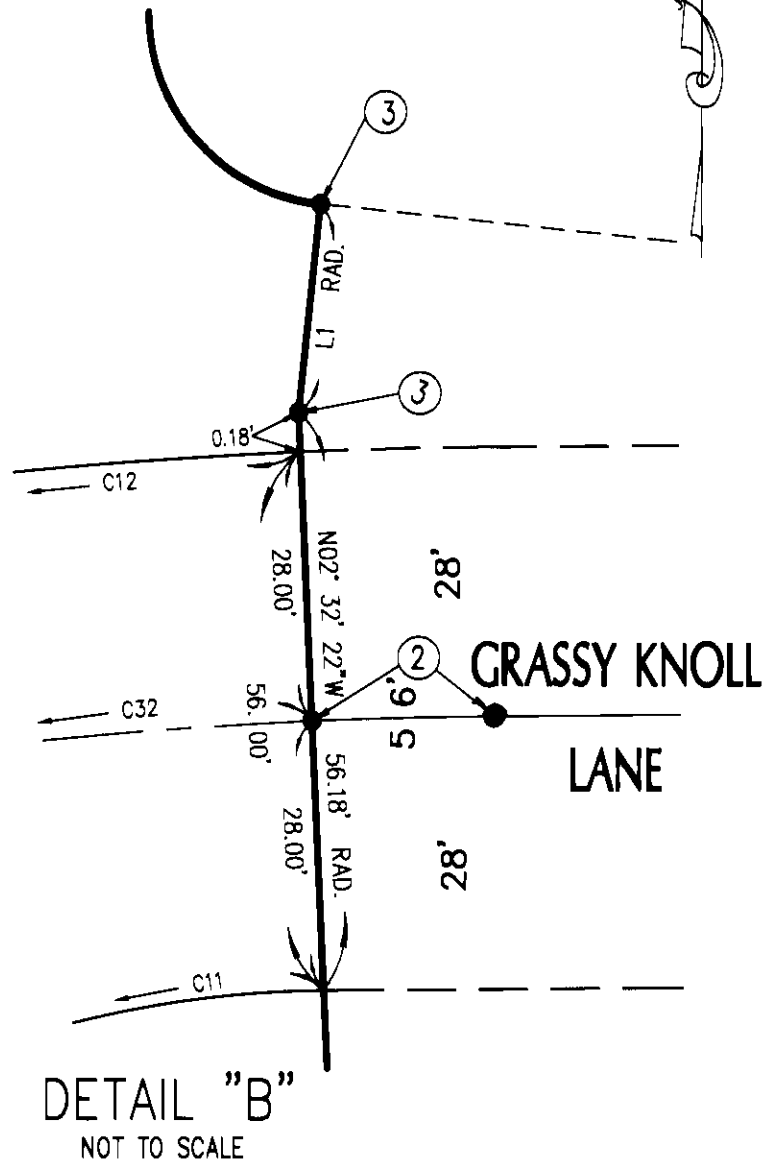
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

WAGNER PACIFIC, INC.
ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: APRIL, 1997

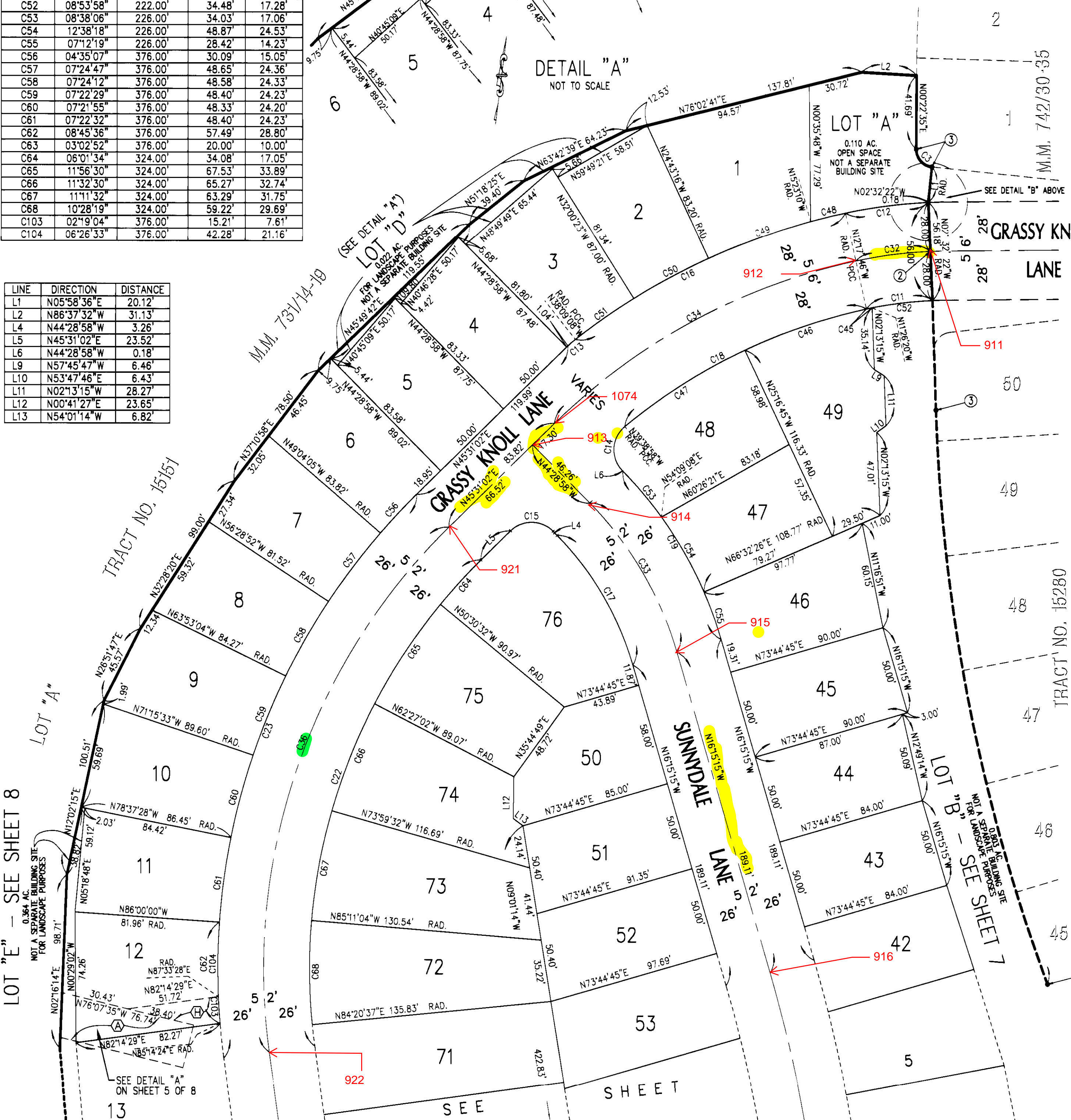
SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES,
BOUNDARY AND INDEX MAP AND DATUM STATEMENT.
EASEMENT NOTES

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C3	84°23'59"	10.00'	14.73'	9.07'
C11	09°45'24"	222.00'	37.80'	18.95'
C12	09°45'24"	278.00'	47.34'	23.73'
C13	06°19'50"	50.00'	5.52'	2.77'
C14	94°50'00"	17.00'	28.14'	18.50'
C15	90°00'00"	17.00'	26.70'	17.00'
C16	25°51'22"	378.00'	170.58'	86.77'
C17	28°13'43"	174.00'	85.73'	43.75'
C18	27°21'12"	322.00'	153.72'	78.36'
C19	28°13'43"	226.00'	111.35'	56.83'
C22	53°19'30"	324.00'	301.55'	162.69'
C23	53°19'30"	376.00'	349.94'	188.80'
C32	09°45'24"	250.00'	42.57'	21.34'
C33	28°13'43"	200.00'	98.54'	50.29'
C34	32°11'12"	350.00'	196.62'	100.98'
C36	53°19'30"	350.00'	325.74'	175.74'
C45	00°51'26"	222.00'	3.32'	1.66'
C46	12°58'59"	322.00'	72.96'	36.64'
C47	14°22'13"	322.00'	80.76'	40.59'
C48	03°05'24"	378.00'	20.39'	10.20'
C49	09°20'06"	378.00'	61.59'	30.86'
C50	07°17'07"	378.00'	48.06'	24.06'
C51	06°08'45"	378.00'	40.55'	20.29'
C52	08°53'58"	222.00'	34.48'	17.28'
C53	08°38'06"	226.00'	34.03'	17.06'
C54	12°38'18"	226.00'	48.87'	24.53'
C55	07°12'19"	226.00'	28.42'	14.23'
C56	04°35'07"	376.00'	30.09'	15.05'
C57	07°24'47"	376.00'	48.65'	24.36'
C58	07°24'12"	376.00'	48.58'	24.33'
C59	07°22'29"	376.00'	48.40'	24.23'
C60	07°21'55"	376.00'	48.33'	24.20'
C61	07°22'32"	376.00'	48.40'	24.23'
C62	08°45'36"	376.00'	57.49'	28.80'
C63	03°02'52"	376.00'	20.00'	10.00'
C64	06°01'34"	324.00'	34.08'	17.05'
C65	11°56'30"	324.00'	67.53'	33.89'
C66	11°32'30"	324.00'	65.27'	32.74'
C67	11°11'32"	324.00'	63.29'	31.75'
C68	10°28'19"	324.00'	59.22'	29.69'
C103	02°19'04"	376.00'	15.21'	7.61'
C104	06°26'33"	376.00'	42.28'	21.16'

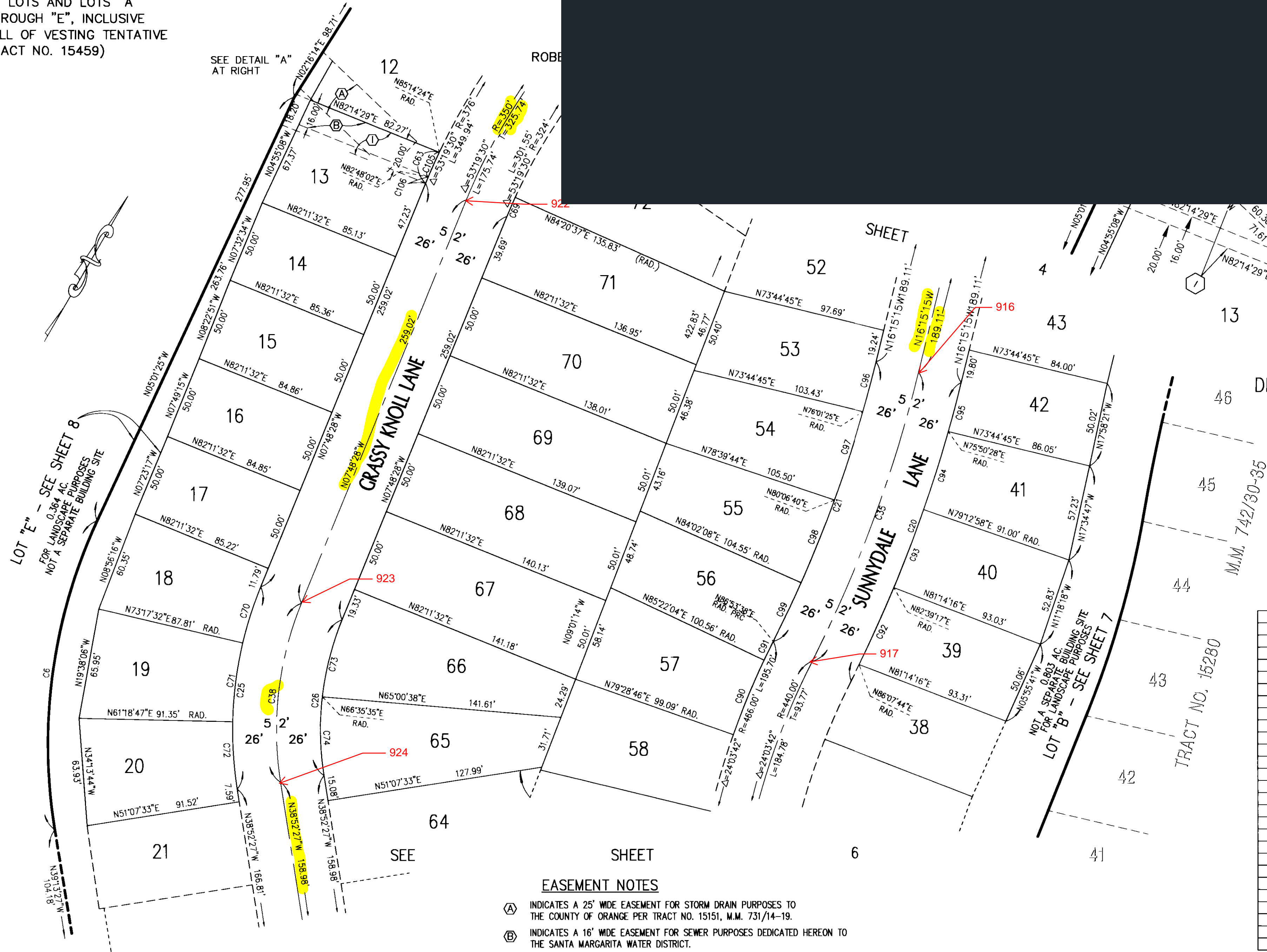
- (A) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE
COUNTY OF ORANGE PER TRACT NO. 15151, M.M. 731/14-19.
- (B) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED HEREON
TO THE COUNTY OF ORANGE.



LINE	DIRECTION	DISTANCE
L1	N05°58'36"E	20.12'
L2	N86°37'32"W	31.13'
L4	N44°28'58"W	3.26'
L5	N45°31'02"E	23.52'
L6	N44°28'58"W	0.18'
L9	N57°45'47"W	6.46'
L10	N53°47'46"E	6.43'
L11	N02°13'15"W	28.27'
L12	N00°41'27"E	23.65'
L13	N54°01'14"W	6.82'



SHEET 5 OF 8 SHEETS
13.656 ACRES
SCALE: 1" = 40'
76 LOTS AND LOTS "A"
THROUGH "E", INCLUSIVE
(ALL OF VESTING TENTATIVE
TRACT NO. 15459)



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C6	34°12'02"	315.00'	188.03'	96.91'
C20	13°08'53"	826.00'	189.55'	95.19'
C21	13°08'53"	774.00'	177.62'	89.20'
C25	31°03'59"	226.00'	122.54'	62.82'
C26	31°03'59"	174.00'	94.34'	48.36'
C35	13°08'53"	800.00'	183.58'	92.20'
C38	31°03'59"	200.00'	108.44'	55.59'
C63	03°02'52"	376.00'	20.00'	10.00'
C69	02°09'05"	324.00'	12.17'	6.08'
C70	08°54'00"	226.00'	35.11'	17.59'
C71	11°58'45"	226.00'	47.25'	23.71'
C72	10°11'14"	226.00'	40.18'	20.14'
C73	15°35'57"	174.00'	47.37'	23.83'
C74	15°28'02"	174.00'	46.97'	23.63'
C90	05°53'18"	466.00'	47.89'	23.97'
C91	01°31'34"	466.00'	12.41'	6.21'
C92	03°28'27"	826.00'	50.09'	25.05'
C93	03°26'19"	826.00'	49.57'	24.79'
C94	03°22'30"	826.00'	48.66'	24.33'
C95	02°05'43"	826.00'	30.21'	15.11'
C96	02°16'40"	774.00'	30.77'	15.39'
C97	04°05'15"	774.00'	55.22'	27.62'
C98	03°55'28"	774.00'	53.01'	26.52'
C99	02°51'30"	774.00'	38.61'	19.31'
C103	02°19'04"	376.00'	15.21'	7.61'
C105	02°26'22"	376.00'	16.01'	8.01'
C106	00°36'30"	376.00'	3.99'	1.99'

- EASEMENT NOTES**
- (A) INDICATES A 25' WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF ORANGE PER TRACT NO. 15151, M.M. 731/14-19.
 - (B) INDICATES A 16' WIDE EASEMENT FOR SEWER PURPOSES DEDICATED HEREON TO THE SANTA MARGARITA WATER DISTRICT.
 - (I) INDICATES EXISTING 20.00' WIDE EASEMENT FOR SEWER PURPOSES TO SANTA MARGARITA WATER DISTRICT PER TRACT NO. 15151, M.M. 731/14-19.

SHEET 6 OF 8 SHEETS
13.656 ACRES
SCALE: 1" = 40'
76 LOTS AND LOTS "A"
THROUGH "E", INCLUSIVE
(ALL OF VESTING TENTATIVE
TRACT NO. 15459)

TRACT NO. 15459

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

WAGNER PACIFIC, INC.
ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: APRIL, 1997

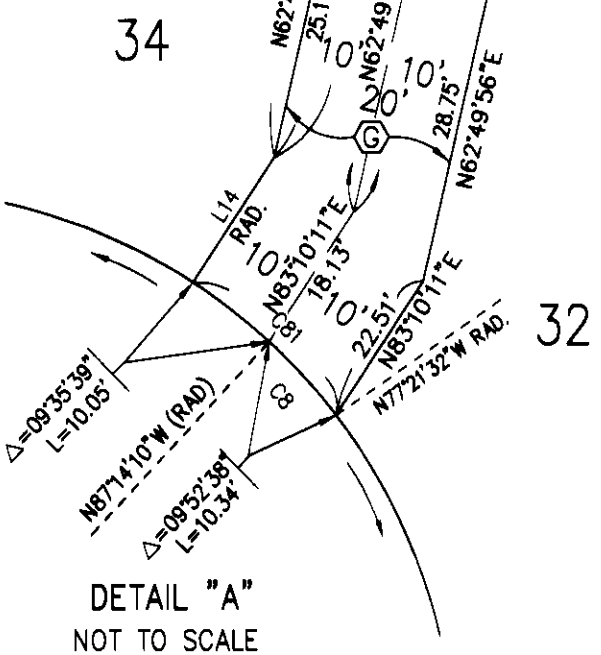
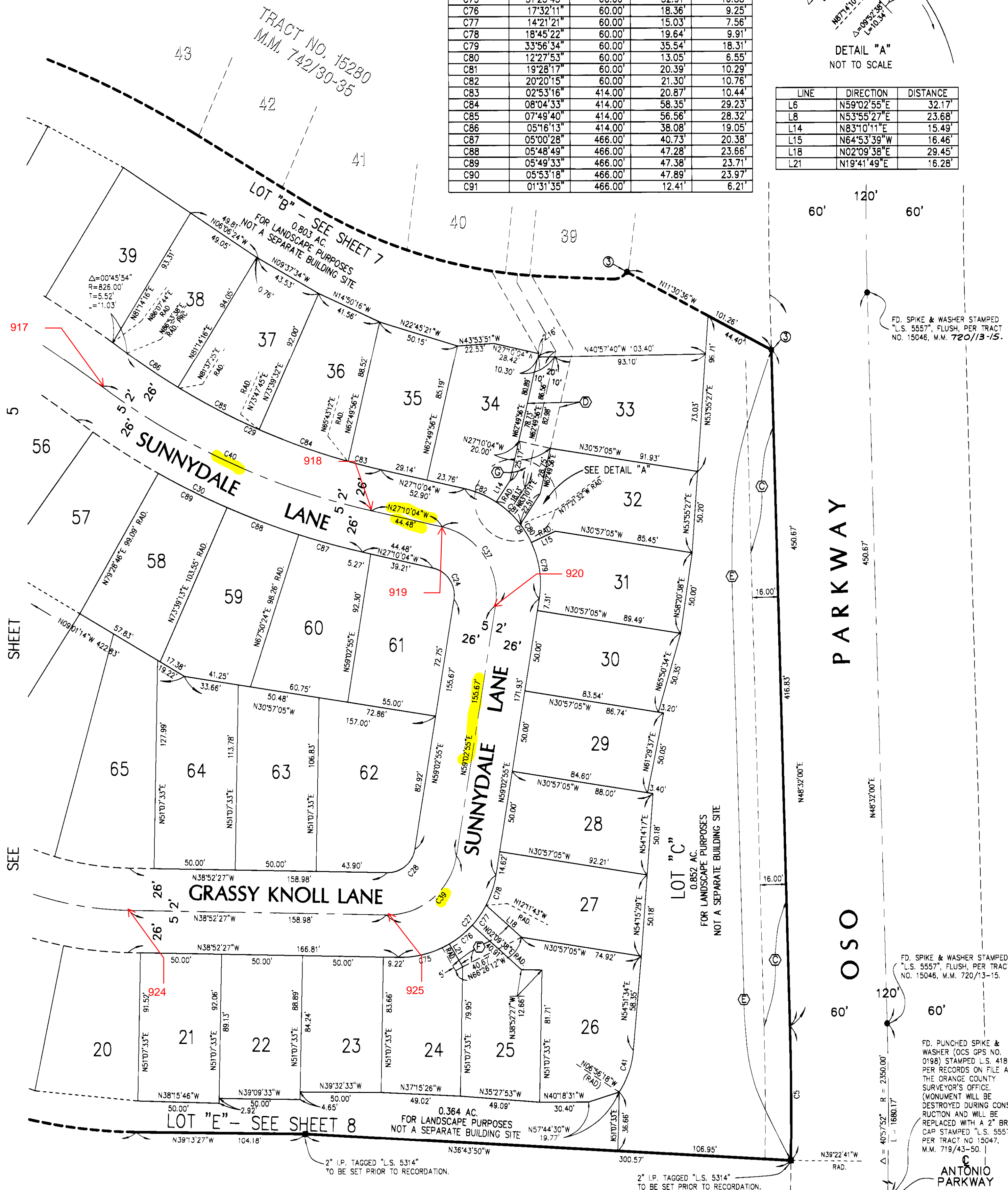
SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES
BOUNDARY AND INDEX MAP AND DATUM STATEMENT.

NOTES

- INDICATES A 16' WIDE EASEMENT FOR SCENIC PRESERVATION PURPOSES TO THE COUNTY OF ORANGE PER TRACT NO. 15151, M.M. 731/14-19
- INDICATES AN EASEMENT FOR WATER LINE PURPOSES DEDICATED TO THE SANTA MARGARITA WATER DISTRICT.
- INDICATES VEHICLE ACCESS RIGHTS TO OSO PARKWAY AND MEANDERING TRAIL RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE PER TRACT NO. 15151, M.M. 731/14-19.
- INDICATES PRIVATE EASEMENT FOR INGRESS AND EGRESS PURPOSES HEREBY RESERVED FOR THE OWNERS OF LOTS 24, 25 AND 26.
- INDICATES PRIVATE EASEMENT FOR INGRESS AND EGRESS PURPOSES HEREBY RESERVED FOR THE OWNERS OF LOT 32
- INDICATES LOCATION OF 2" I.P. TAGGED "L.S. 5649" OR SPIKE AND WASHER STAMPED "L.S. 5649" OR LEAD, TACK & TAG "L.S. 5649" TO BE SET PER TRACT NO. 15280, M.M. 742/30-35.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C5	02°05'19"	2290.00'	83.48'	41.74'
C8	86°12'59"	60.00'	90.29'	56.16'
C24	86°12'59"	17.00'	25.58'	15.91'
C27	82°04'37"	60.00'	85.95'	52.23'
C28	82°04'38"	17.00'	24.35'	14.80'
C29	24°03'42"	414.00'	173.86'	88.23'
C30	24°03'42"	466.00'	195.70'	99.31'
C37	86°12'59"	43.00'	64.70'	40.25'
C39	82°04'38"	43.00'	61.60'	37.43'
C40	24°03'42"	440.00'	184.78'	93.77'
C41	28°12'08"	56.00'	27.56'	14.07'
C75	31°25'43"	60.00'	32.91'	16.88'
C76	17°32'11"	60.00'	18.36'	9.25'
C77	14°21'21"	60.00'	15.03'	7.56'
C78	18°45'22"	60.00'	19.64'	9.91'
C79	33°56'34"	60.00'	35.54'	18.31'
C80	12°27'53"	60.00'	13.05'	6.55'
C81	19°28'17"	60.00'	20.39'	10.29'
C82	20°20'15"	60.00'	21.30'	10.76'
C83	02°53'16"	414.00'	20.87'	10.44'
C84	08°04'33"	414.00'	58.35'	29.23'
C85	07°49'40"	414.00'	56.56'	28.32'
C86	05°16'13"	414.00'	38.08'	19.05'
C87	05°00'28"	466.00'	40.73'	20.38'
C88	05°48'49"	466.00'	47.28'	23.66'
C89	05°49'33"	466.00'	47.38'	23.71'
C90	05°53'18"	466.00'	47.89'	23.97'
C91	01°31'35"	466.00'	12.41'	6.21'

LINE	DIRECTION	DISTANCE
L6	N59°02'55"E	32.17'
L8	N53°55'27"E	23.68'
L14	N83°10'11"E	15.49'
L15	N64°53'39"W	16.46'
L18	N02°09'38"E	29.45'
L21	N19°41'49"E	16.28'



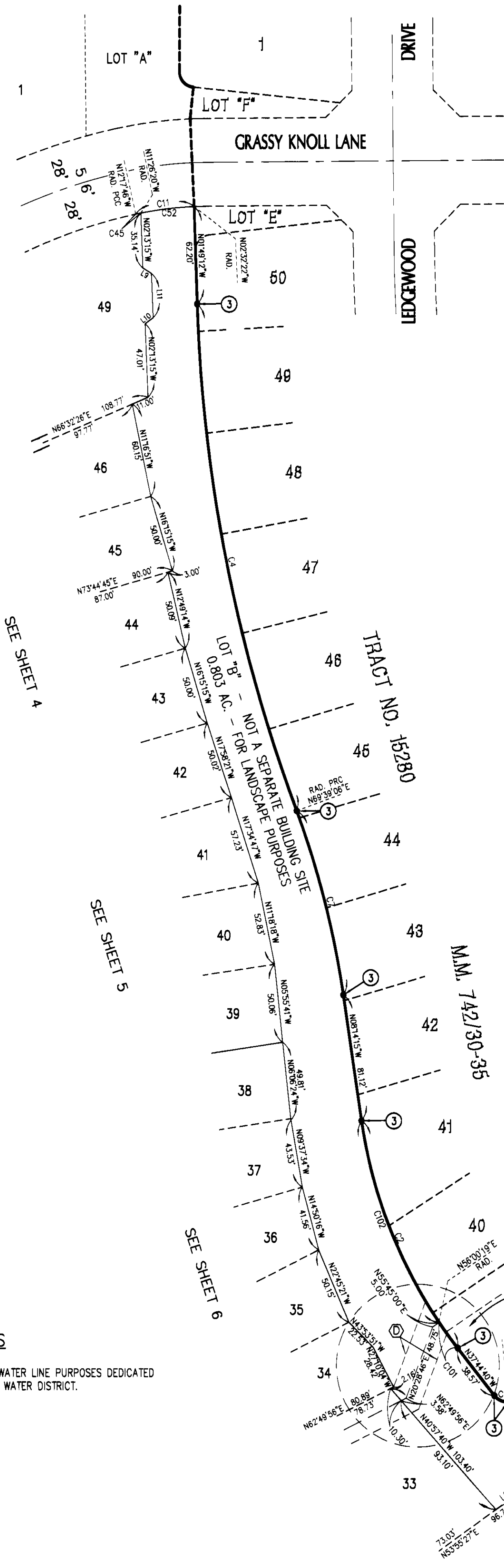
SHEET 7 OF 8 SHEETS
13.656 ACRES
SCALE: 1" = 50'
76 LOTS AND LOTS "A"
THROUGH "E", INCLUSIVE
(ALL OF VESTING TENTATIVE
TRACT NO. 15459)

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

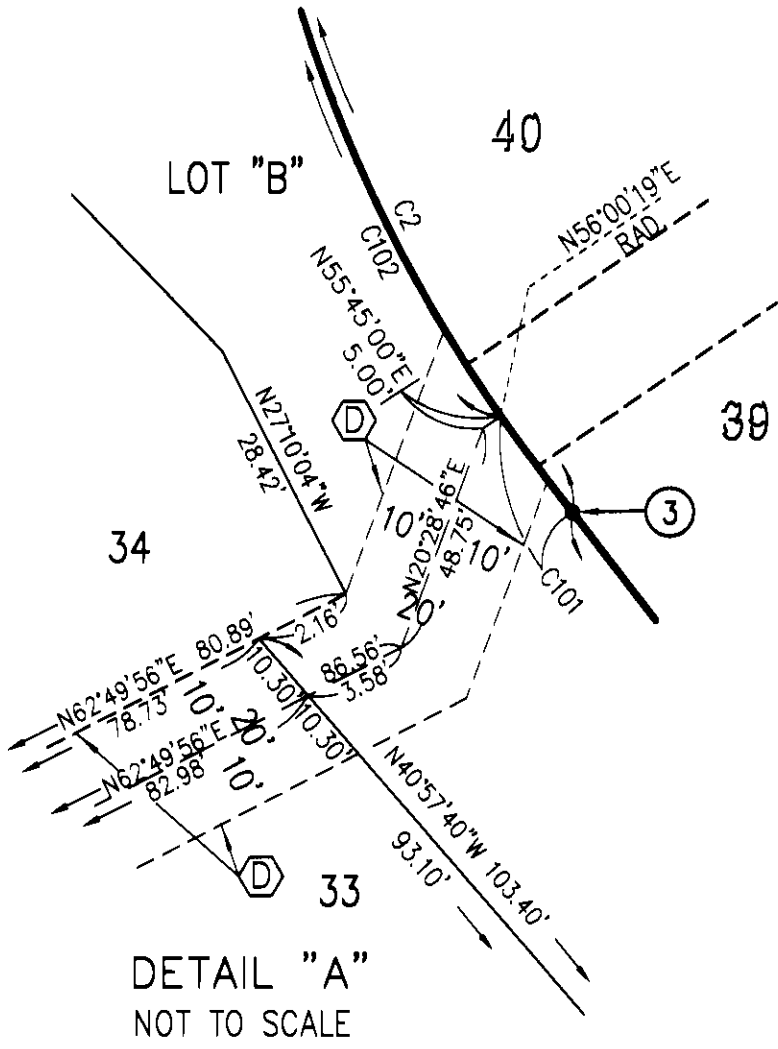
WAGNER PACIFIC, INC.
ROBERT N. MIM MACK L.S. 5314 DATE OF SURVEY: APRIL, 1997

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BOUNDARY AND INDEX MAP AND DATUM STATEMENT.



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	58°17'21"	10.00'	10.17'	5.58'
C2	29°30'25"	310.00'	159.65'	81.64'
C4	18°31'42"	1027.50'	332.27'	167.60'
C7	12°06'39"	575.00'	121.54'	61.00'
C11	09°45'24"	222.00'	37.80'	18.95'
C45	00°51'26"	222.00'	3.32'	1.66'
C52	08°53'58"	222.00'	34.48'	17.28'
C101	03°44'59"	310.00'	20.29'	10.15'
C102	25°45'26"	310.00'	139.36'	70.88'

LINE	DIRECTION	DISTANCE
L8	N53°55'27"E	23.68'
L9	N57°45'47"W	6.46'
L10	N53°47'46"E	6.43'
L11	N02°13'15"W	28.27'



EASEMENT NOTES

ⓓ INDICATES AN EASEMENT FOR WATER LINE PURPOSES DEDICATED
HEREON TO SANTA MARGARITA WATER DISTRICT.

SHEET 8 OF 8 SHEETS
13.656 ACRES
SCALE: 1" = 50'
76 LOTS AND LOTS "A"
THROUGH "E", INCLUSIVE
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