

ALL OF VESTING
TENTATIVE TRACT NO. 15537

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

First American Title Ins. Co.

BLOCK MODULES
5158 82,83,92,93BEING A SUBDIVISION OF LOTS 1 AND C OF TRACT NO. 14492, AS SHOWN ON THE MAP
FILED IN BOOK 757, PAGES 42 THROUGH 46 OF MISCELLANEOUS MAPS,
RECORDS OF ORANGE COUNTY, CALIFORNIA.

DATE: April 02, 1998

TIME: 3:43 pm FEE \$ 13.00

INSTRUMENT # 1998 0192879 NM

BOOK 764 PAGE 33-36

GARY L. GRANVILLE

COUNTY CLERK-RECORDER

BY: [Signature]
DEPUTYDATE OF SURVEY:
SEPTEMBER 1997

SEPTEMBER 1997

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS, INC.

68 LOTS AND LOTS A THROUGH F

19.830 ACRES

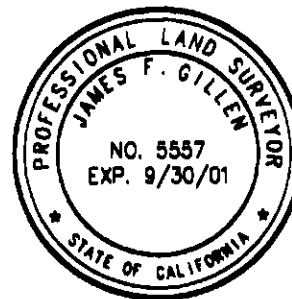
OWNERSHIP CERTIFICATE :

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 : OSO PARKWAY, LARK DRIVE, PINEHURST WAY, ROLLING RIDGE, SPRING VIEW WAY, AND ELM PLACE.

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

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF FOUR SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN SEPTEMBER 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.



[Signature]
JAMES F. GILLEN, L.S. 5557
MY REGISTRATION EXPIRES 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 12TH DAY OF MARCH, 1998.

[Signature]
JOHN CANAS, COUNTY SURVEYOR

MICHAEL K. SULLIVAN, DEPUTY
L.S. 6254 EXPIRES 6-30-98



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 23RD DAY OF February, 1998.

JOHN M. W. MOORLACH
COUNTY TREASURER - TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER - TAX COLLECTOR

SPECIAL CONDITION:

BUILDING PERMIT ISSUANCE SHALL BE PHASED IN ACCORDANCE WITH THE FOOTHILL CIRCULATION PHASING PLAN, DEVELOPMENT PHASING PLAN OR ANY COUNTY APPROVED DEVELOPMENT AGREEMENT PERTAINING TO THE PROPERTY.

HIGH FIRE HAZARD AREA NOTE:

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

SPECIAL FIRE PROTECTION NOTE:

PROPERTY IS IN A SPECIAL FIRE PROTECTION AREA AND MUST MEET ALL REQUIREMENTS FOR DEVELOPMENT WITHIN THE AREA.

NOTE:

ALL "FLAG LOTS" AND STRUCTURES EXCEEDING FIRE DEPARTMENT ACCESS REQUIREMENTS, SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.

NOTE:

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

NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT AND SIGNATURE OMISSIONS.

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 24TH DAY OF March, 1998, 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: OSO PARKWAY, LARK DRIVE, PINEHURST WAY, ROLLING RIDGE, SPRING VIEW WAY, AND ELM PLACE.

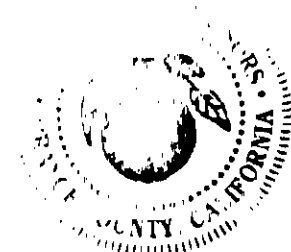
AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

(1) THE VEHICULAR ACCESS RIGHTS TO OSO 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 March, 1998.

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



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SHEET 2 OF 4 SHEETS

ALL OF VESTING TENTATIVE
TRACT NO. 15537

TRACT NO. 15537

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

SEPTEMBER 1997

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS, INC.

DATE OF SURVEY:
SEPTEMBER 1997

68 LOTS AND LOTS A THROUGH F

19.830 ACRES

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON THIS 7th DAY OF JANUARY, 1998, BEFORE ME,
SUZETTE M. MORLEY, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED ROLAND F. OSGOOD AND
RENE C. MILLAR, 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: 10/9/99

Suzette M. Morley
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.

SUZETTE M. MORLEY
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.) COUNTY OF ORANGE, HOLDER OF EASEMENTS FOR SIDEWALK AND SCENIC
PRESERVATION PURPOSES PER TRACT NO. 14492, M.M. 757/42-46.
- 2.) LAS FLORES COMMUNITY, L.P., HOLDER OF AN EASEMENT FOR CROSS LOT
DRAINAGE AS RESERVED ON TRACT NO. 14492, M.M. 757/42-46, AND RECORDED
AS INST. NO. 19970660587 O.R..

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. 0742
BEING N59°45'15"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE
COUNTY SURVEYOR.

DATUM STATEMENT:

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

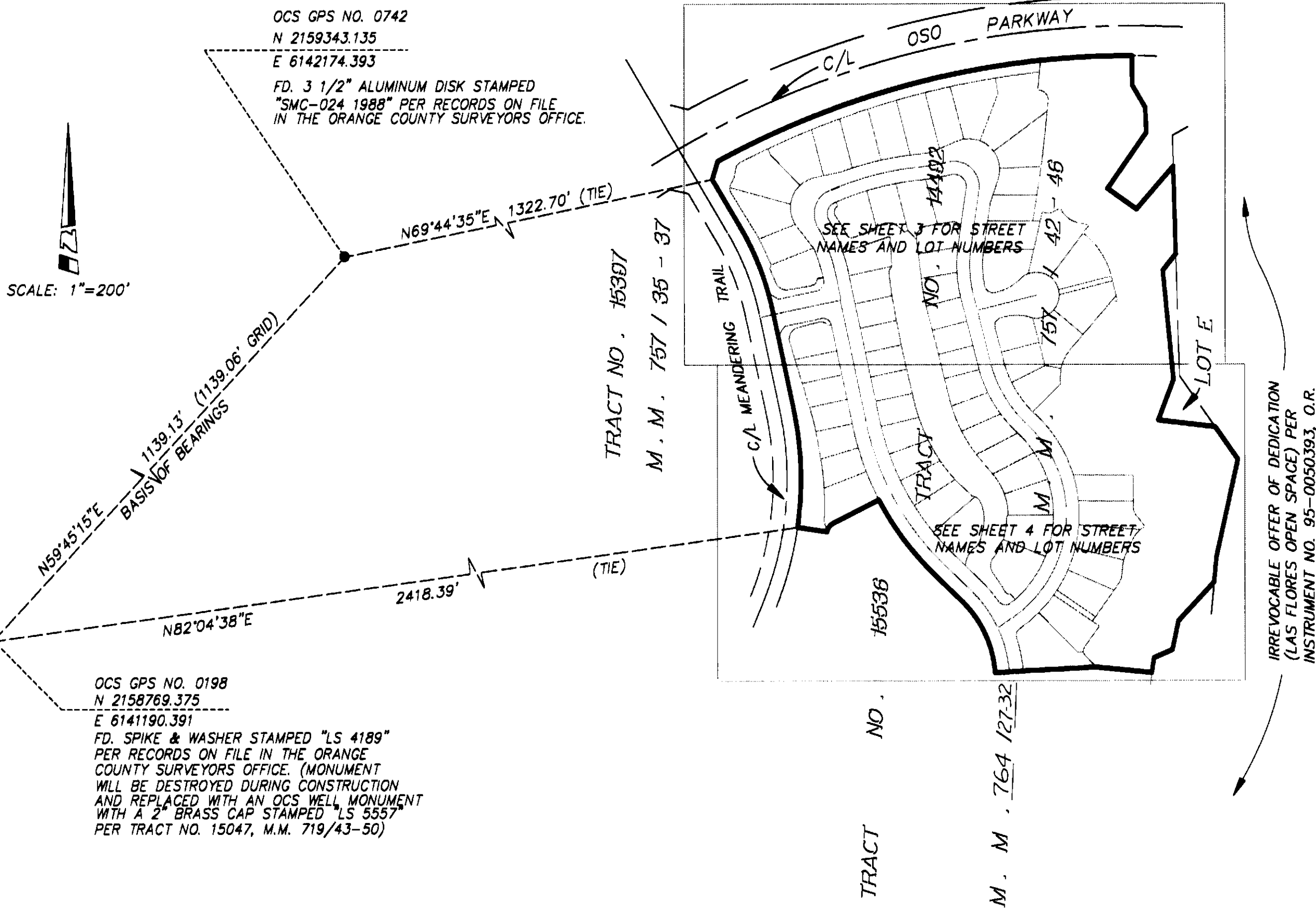
ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN
GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99993888.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- ▲ INDICATES FOUND 2" I.P. TAGGED "L.S. 5557" PER TRACT NO. 14492, M.M. 757/42-46.
- △ 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. 14492, M.M. 757/42-46.
- 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. 15397, M.M. 757/35-37.
- 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.

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.



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SHEET 3 OF 4 SHEETS

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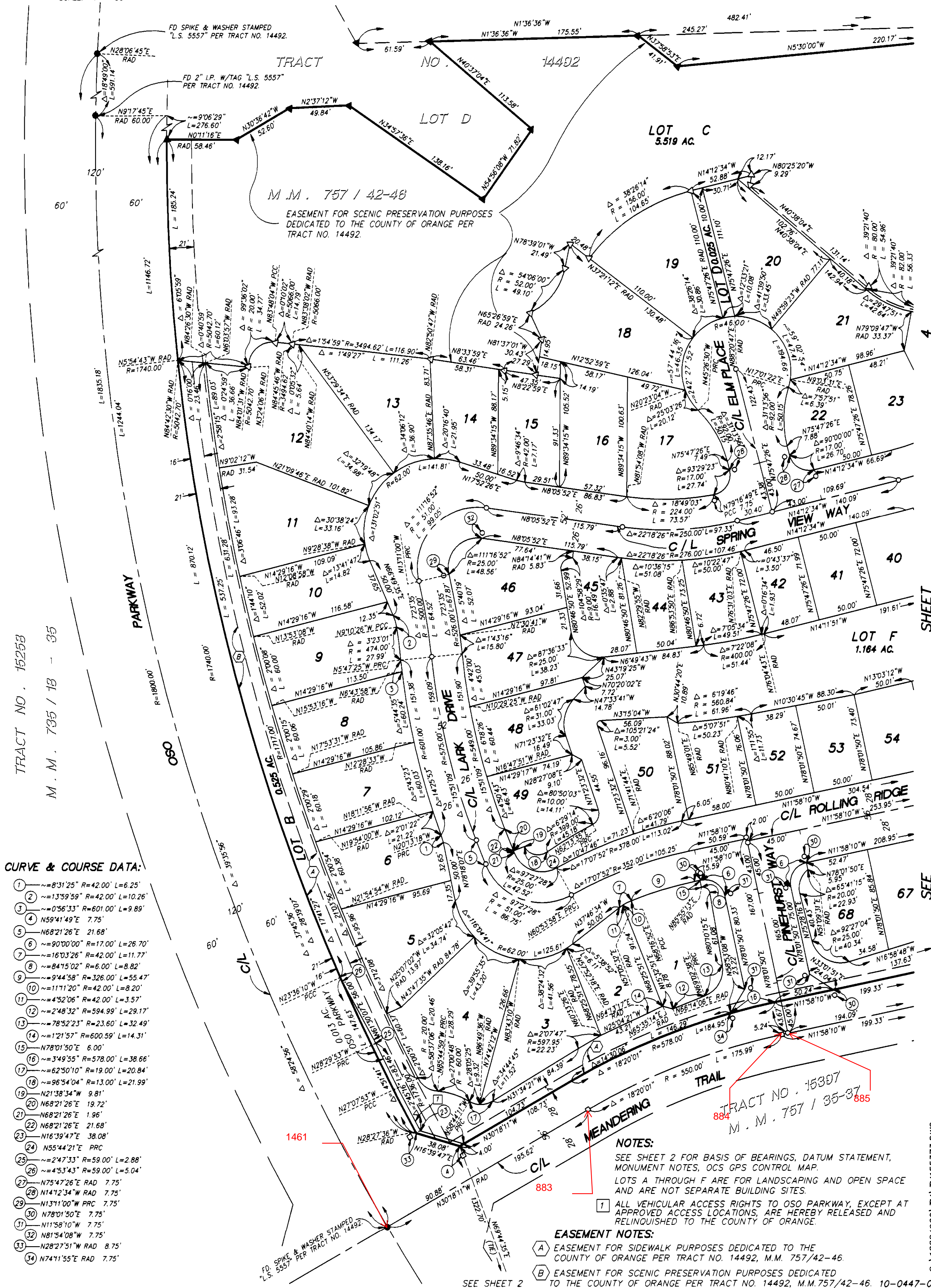
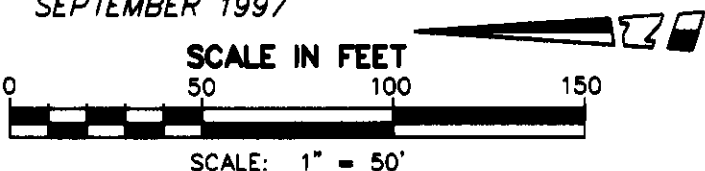
SEPTEMBER 1997

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS, INC.

68 LOTS AND LOTS A THROUGH F

19.830 ACRES



CURVE & COURSE DATA:

- 1 ~8°31'25" R=42.00' L=6.25'
- 2 ~13°59'59" R=42.00' L=10.26'
- 3 ~0°56'33" R=601.00' L=9.89'
- 4 N59°41'49"E 7.75'
- 5 N68°21'26"E 21.68'
- 6 ~90°00'00" R=17.00' L=26.70'
- 7 ~16°03'26" R=42.00' L=11.77'
- 8 ~84°15'02" R=6.00' L=8.82'
- 9 ~9°44'58" R=326.00' L=55.47'
- 10 ~11°11'20" R=42.00' L=8.20'
- 11 ~4°52'06" R=42.00' L=3.57'
- 12 ~2°48'32" R=594.99' L=29.17'
- 13 ~78°52'23" R=23.60' L=32.49'
- 14 ~1°21'57" R=600.59' L=14.31'
- 15 N78°01'50"E 6.00'
- 16 ~3°49'55" R=578.00' L=38.66'
- 17 ~62°50'10" R=19.00' L=20.84'
- 18 ~96°54'04" R=13.00' L=21.99'
- 19 N21°38'34"W 9.81'
- 20 N68°21'26"E 19.72'
- 21 N68°21'26"E 1.96'
- 22 N68°21'26"E 21.68'
- 23 N16°39'47"E 38.08'
- 24 N55°44'21"E PRC
- 25 ~2°47'33" R=59.00' L=2.88'
- 26 ~4°53'43" R=59.00' L=5.04'
- 27 N75°47'26"E RAD 7.75'
- 28 N14°12'34"W RAD 7.75'
- 29 N13°11'00"W PRC 7.75'
- 30 N78°01'50"E 7.75'
- 31 N11°58'10"W 7.75'
- 32 N81°54'08"W 7.75'
- 33 N28°27'51"W RAD 8.75'
- 34 N74°11'55"E RAD 7.75'

NOTES:

- SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, OCS GPS CONTROL MAP.
- LOTS A THROUGH F ARE FOR LANDSCAPING AND OPEN SPACE AND ARE NOT SEPARATE BUILDING SITES.
- ALL VEHICULAR ACCESS RIGHTS TO OSO PARKWAY, EXCEPT AT APPROVED ACCESS LOCATIONS, ARE HEREBY RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE.

EASEMENT NOTES:

- A EASEMENT FOR SIDEWALK PURPOSES DEDICATED TO THE COUNTY OF ORANGE PER TRACT NO. 14492, M.M. 757/42-46.
- B EASEMENT FOR SCENIC PRESERVATION PURPOSES DEDICATED TO THE COUNTY OF ORANGE PER TRACT NO. 14492, M.M. 757/42-46. 10-0447-02

SEE SHEET 2

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SHEET 4 OF 4 SHEETS

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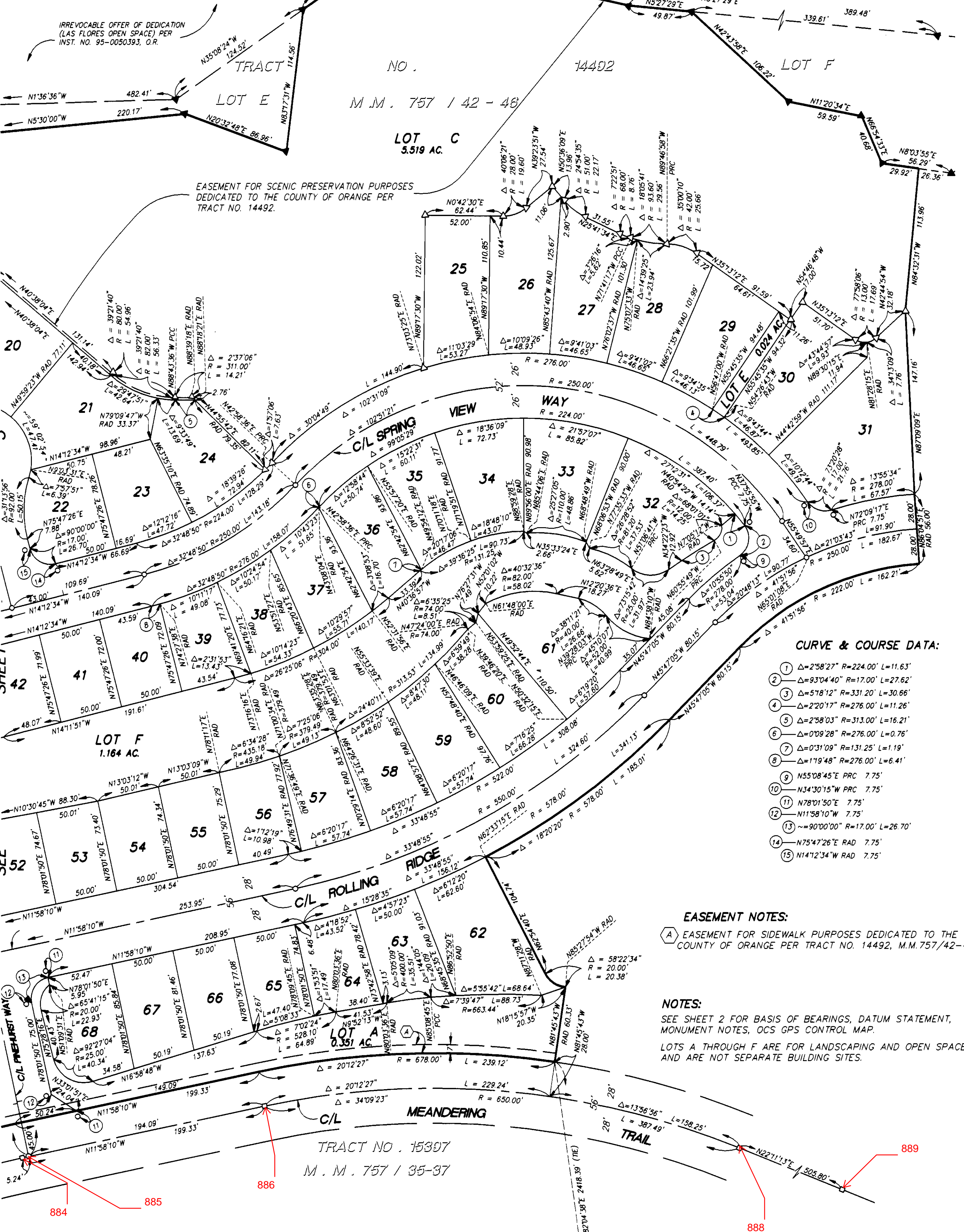
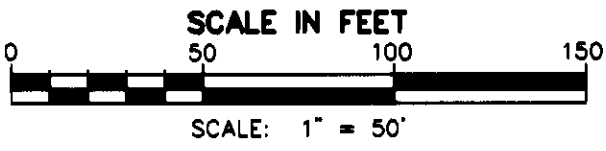
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CURVE & COURSE DATA:

- ① $\Delta=2^{\circ}58'27''$ $R=224.00'$ $L=11.63'$
- ② $\Delta=9^{\circ}30'40''$ $R=17.00'$ $L=27.62'$
- ③ $\Delta=5^{\circ}18'12''$ $R=331.20'$ $L=30.66'$
- ④ $\Delta=2^{\circ}20'17''$ $R=276.00'$ $L=11.26'$
- ⑤ $\Delta=2^{\circ}58'03''$ $R=313.00'$ $L=16.21'$
- ⑥ $\Delta=0^{\circ}09'28''$ $R=276.00'$ $L=0.76'$
- ⑦ $\Delta=0^{\circ}31'09''$ $R=131.25'$ $L=1.19'$
- ⑧ $\Delta=1^{\circ}19'48''$ $R=276.00'$ $L=6.41'$
- ⑨ $N55^{\circ}08'45''E$ PRC 7.75'
- ⑩ $N34^{\circ}30'15''W$ PRC 7.75'
- ⑪ $N78^{\circ}01'50''E$ 7.75'
- ⑫ $N11^{\circ}58'10''W$ 7.75'
- ⑬ $\sim=90^{\circ}00'00''$ $R=17.00'$ $L=26.70'$
- ⑭ $N75^{\circ}47'26''E$ RAD 7.75'
- ⑮ $N14^{\circ}12'34''W$ RAD 7.75'

EASEMENT NOTES:

- Ⓐ EASEMENT FOR SIDEWALK PURPOSES DEDICATED TO THE COUNTY OF ORANGE PER TRACT NO. 14492, M.M. 757/42-46.

NOTES:

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