

SHEET 1 OF 10 SHEETS
(BEING ALL OF TENTATIVE TRACT 15133)
67 LOTS
8 LETTERED LOTS
19.4 ACRES

BLOCK MODULE
5158 09
5258 00,10,11

TRACT NO. 15133

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

BEING A SUBDIVISION OF PARCELS A, 1 AND 2 OF LOT LINE ADJUSTMENT NO. 95-033 RECORDED AS INSTRUMENT NO. 95-267477, OF OFFICIAL RECORDS OF SAID COUNTY.

JEFFERY L. MAYS, L. S. 6379

DATE OF SURVEY: JANUARY 1995

ACCEPTED AND FILED AT THE
REQUEST OF

First American Title Ins Co

DATE August 21, 1995

TIME 3:54 PM FEE \$ 26.00

INSTRUMENT # 95-361239

BOOK 727 PAGE 23 mm

GARY L. GRANVILLE
COUNTY CLERK-RECORDER

BY Jammy Ewin
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:

WOODSONG, CASTLETREE AND GREENVALE

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE AN EASEMENT FOR SCENIC PRESERVATION PURPOSES OVER A PORTION OF LOT A, ALL OF LOT B AND ALL OF LOT G FOR THE PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORDED MARCH 10, 1989 AS DOCUMENT 89-125032 OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, EXCEPT AS SAID CONDITIONS AND LIMITATIONS APPLY TO THE FUEL MODIFICATION ZONES WITHIN SAID LOTS A, B AND G.

WE ALSO HEREBY RESERVE FOR LAFMAC
LOTS A THROUGH H, INCLUSIVE.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE LOT B IN FEE SIMPLE FOR REGIONAL PARK PURPOSES TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES.

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.

OWNER AND BENEFICIARY UNDER DEED OF TRUST RECORDED AS INSTRUMENT NO. 95-0281047, OF OFFICIAL RECORDS:

LAS FLORES COMMUNITY, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: LAS FLORES REAL ESTATE GROUP, LTD., A CALIFORNIA LIMITED PARTNERSHIP
ITS: GENERAL PARTNER

BY: HORND LAND COMPANY, A CALIFORNIA CORPORATION
ITS: GENERAL PARTNER

BY: James B. Bean
PRINT NAME: JAMES B. BEAN
PRINT TITLE: SR VICE PRESIDENT

BY: Raymond A. Polverini
PRINT NAME: Raymond A. Polverini
PRINT TITLE: VICE PRESIDENT

KAUFMAN AND BROAD - SOUTH COAST, INC., A CALIFORNIA CORPORATION.

BY: W. E. Osgood
PRINT NAME: W. E. OSGOOD
PRINT TITLE: PRESIDENT

BY: John S. Ryan
PRINT NAME: JOHN S. RYAN
PRINT TITLE: SENIOR VICE PRESIDENT

FIRST LOS ANGELES BANK, A CALIFORNIA STATE BANKING CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 31, 1994 AS INSTRUMENT NO. 94-0638045 OF OFFICIAL RECORDS

BY: Eileen Lewis
PRINT NAME: EILEEN LEWIS
PRINT TITLE: VICE PRESIDENT

BY: R. L. Gabel
PRINT NAME: R. L. GABEL
PRINT TITLE: VICE PRESIDENT

SEE SHEET 2 OF 10 FOR NOTARY ACKNOWLEDGEMENTS

SPECIAL CONDITION:

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

NOTE:

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

HIGH FIRE HAZARD NOTE:

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

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 WATER DISTRICT THE WATER AND WATER RIGHTS AS DEDICATED ON THIS TRACT MAP, BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND LAS FLORES COMMUNITY, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND KAUFMAN AND BROAD - SOUTH COAST, INC., A CALIFORNIA CORPORATION, AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Daniel R. Ferons
DANIEL R. FERONS, CHIEF ENGINEER
SANTA MARGARITA WATER DISTRICT

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 10 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN JANUARY 1995, 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

Jeffery L. Mays
JEFFERY L. MAYS
L.S. NO. 6379
MY REGISTRATION EXPIRES 12/31/1998

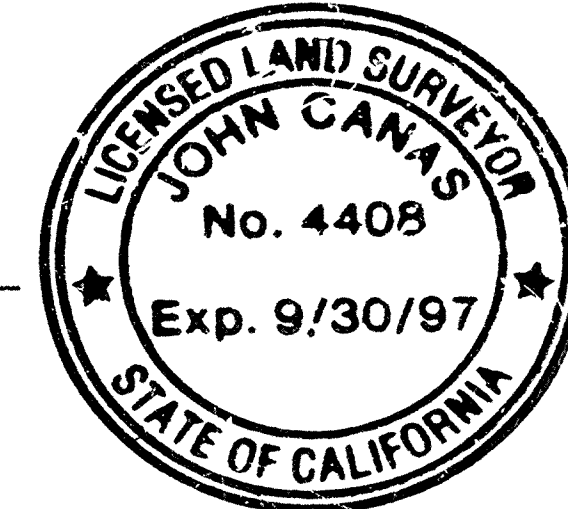


COUNTY SURVEYOR'S STATEMENT:

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 11th DAY OF AUGUST, 1995.

John Canas
JOHN CANAS, COUNTY SURVEYOR



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 15th DAY OF AUGUST, 1995, 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:

WOODSONG, CASTLETREE AND GREENVALE

AND DID ACCEPT THE SCENIC PRESERVATION EASEMENT AS DEDICATED.

AND DID NOT ACCEPT THE OFFER OF DEDICATION OF LOT B

DATED THIS 15th DAY OF AUGUST, 1995.

Kathleen E. Goodno
KATHLEEN E. GOODNO
ACTING CLERK OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA

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 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 27th DAY OF July, 1995.

John M. W. Moorlach
JOHN M. W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: Daniel R. Ferons
DEPUTY TREASURER-TAX COLLECTOR

SIGNATURE OMISSION NOTE:

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

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR SCENIC PRESERVATION PURPOSES AND AN EASEMENT FOR SIDEWALK PURPOSES BOTH AS SHOWN ON TRACT NO. 15047 FILED IN BOOK 719 PAGES 43 THROUGH 50 OF MISCELLANEOUS MAPS.

LAS FLORES COMMUNITY, L.P., HOLDER OF EASEMENTS AND OIL, GAS AND MINERAL RIGHTS RECORDED AS INSTRUMENT NO. 95-0281044 OF OFFICIAL RECORDS.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
JEFFERY L. MAYS, L. S. 6379 DATE OF SURVEY: JANUARY 1995

SUZETTE M MOLLEY MY COMMISSION EXPIRES 9-8-95
(PRINT NAME)

NUMBER	DELTA	RADIUS	LENGTH
C1	4°03'18"	702.60	49.73
C2	2°38'24"	690.60	31.82
C3	4°30'41"	220.60	17.37
C4	10°09'11"	378.00	66.98
C5	86°11'10"	15.00	22.56
C6	90°00'00"	15.00	23.56
C7	90°00'00"	15.00	23.56
C8	14°37'02"	633.00	161.49
C9	04°03'08"	59.00	4.17
C10	04°03'08"	41.00	2.90

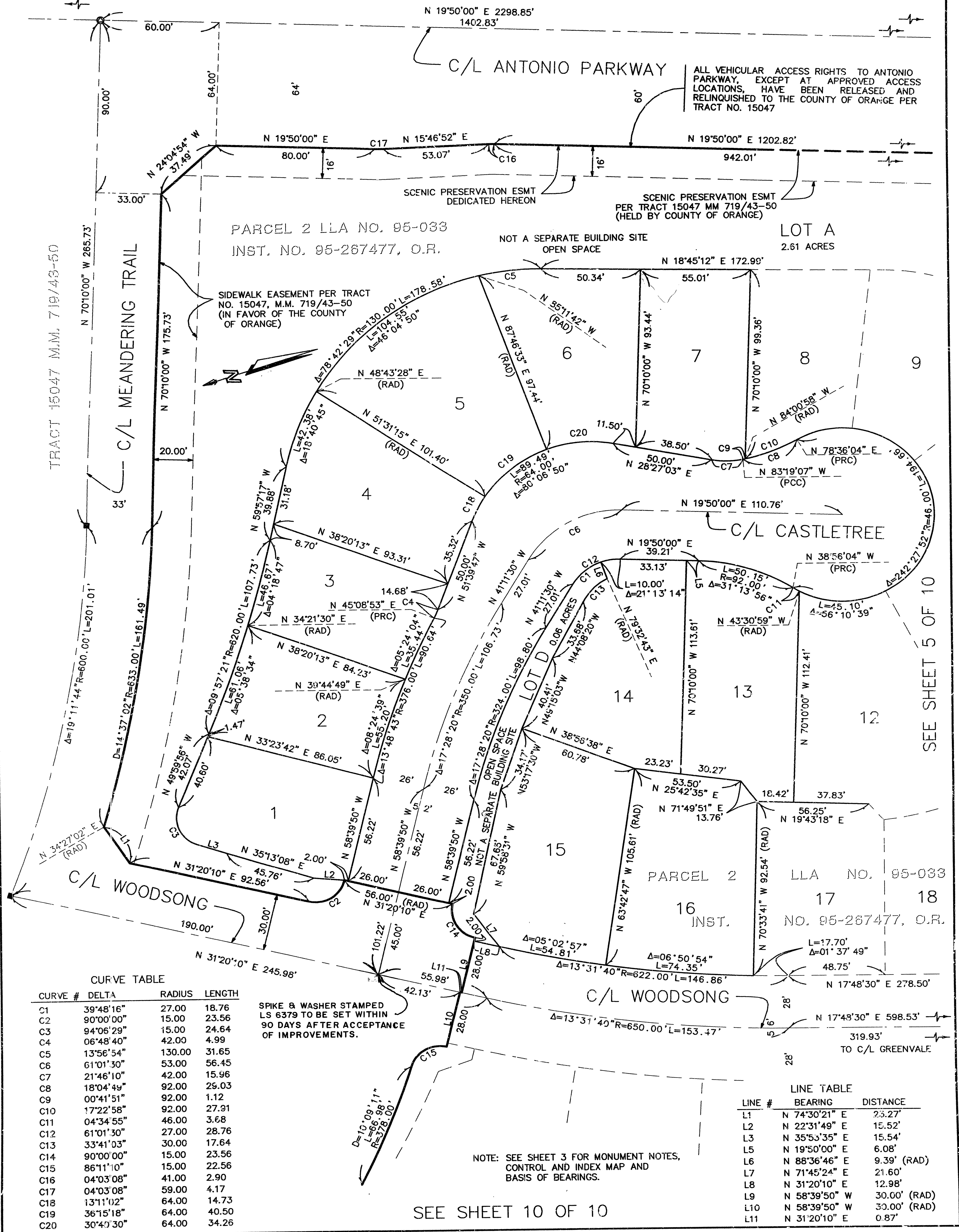
SHEET 4 OF 10 SHEETS
(BEING ALL OF TENTATIVE TRACT 15133)
67 LOTS
8-LETTERED LOTS
19.4 ACRES
SCALE: 1"=30'

TRACT NO. 15133

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

JEFFERY L. MAYS, L. S. 6379

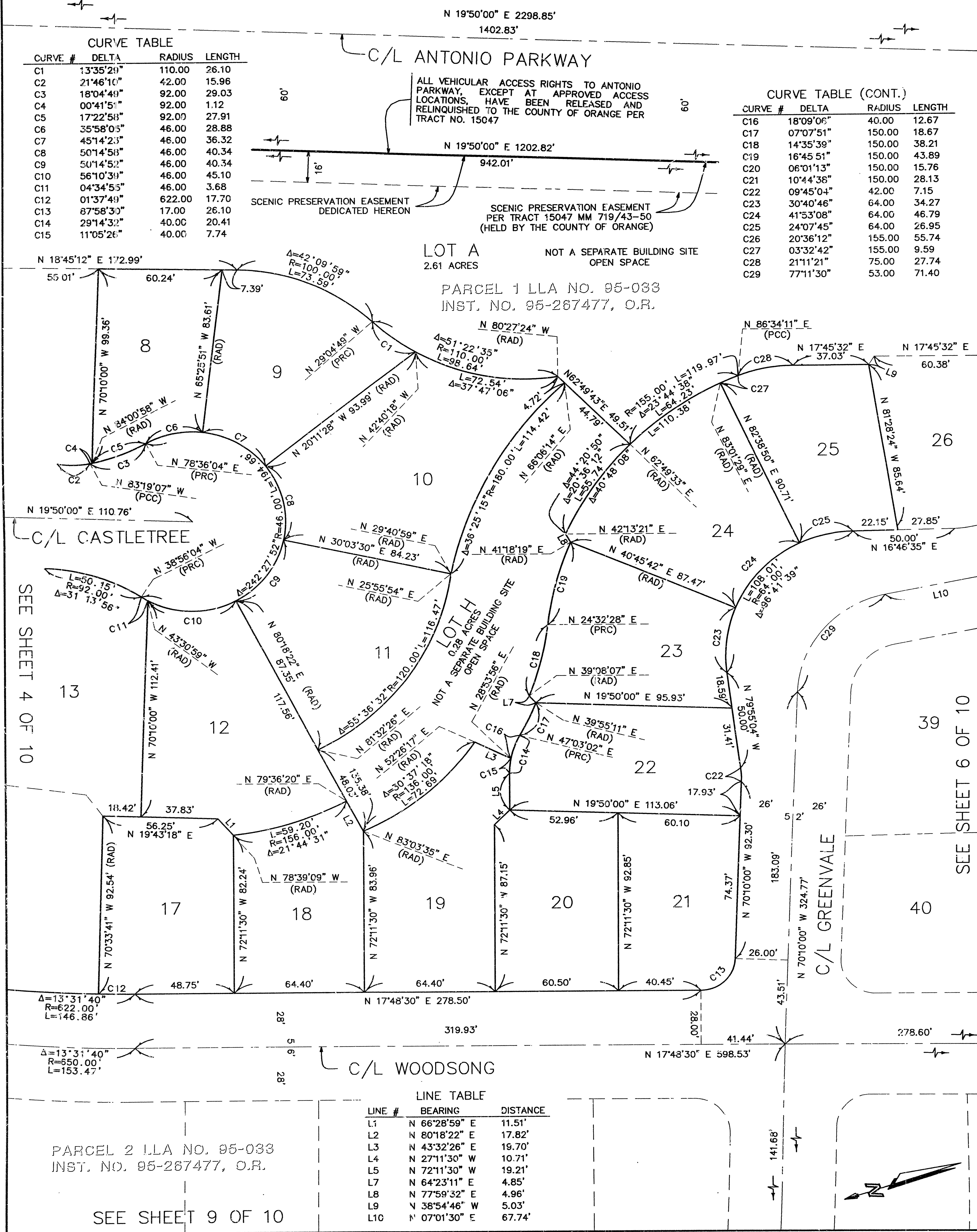
DATE OF SURVEY: JANUARY 1995



NOTE: SEE SHEET 3 FOR MONUMENT NOTES,
CONTROL AND INDEX MAP AND
BASIS OF BEARINGS.

CURVE #	DELTA	RADIUS	LENGTH
C1	13°35'29"	110.00	26.10
C2	21°46'10"	42.00	15.96
C3	18°04'49"	92.00	29.03
C4	00°41'51"	92.00	1.12
C5	17°22'58"	92.00	27.91
C6	35°58'05"	46.00	28.88
C7	45°14'23"	46.00	36.32
C8	50°14'58"	46.00	40.34
C9	50°14'52"	46.00	40.34
C10	56°10'39"	46.00	45.10
C11	04°34'55"	46.00	3.68
C12	01°37'49"	622.00	17.70
C13	87°58'30"	17.00	26.10
C14	29°14'32"	40.00	20.41
C15	11°05'26"	40.00	7.74

CURVE #	DELTA	RADIUS	LENGTH
C16	18°09'06"	40.00	12.67
C17	07°07'51"	150.00	18.67
C18	14°35'39"	150.00	38.21
C19	16°45'51"	150.00	43.89
C20	06°01'13"	150.00	15.76
C21	10°44'36"	150.00	28.13
C22	09°45'04"	42.00	7.15
C23	30°40'46"	64.00	34.27
C24	41°53'08"	64.00	46.79
C25	24°07'45"	64.00	26.95
C26	20°36'12"	155.00	55.74
C27	03°32'42"	155.00	9.59
C28	21°11'21"	75.00	27.74
C29	77°11'30"	53.00	71.40



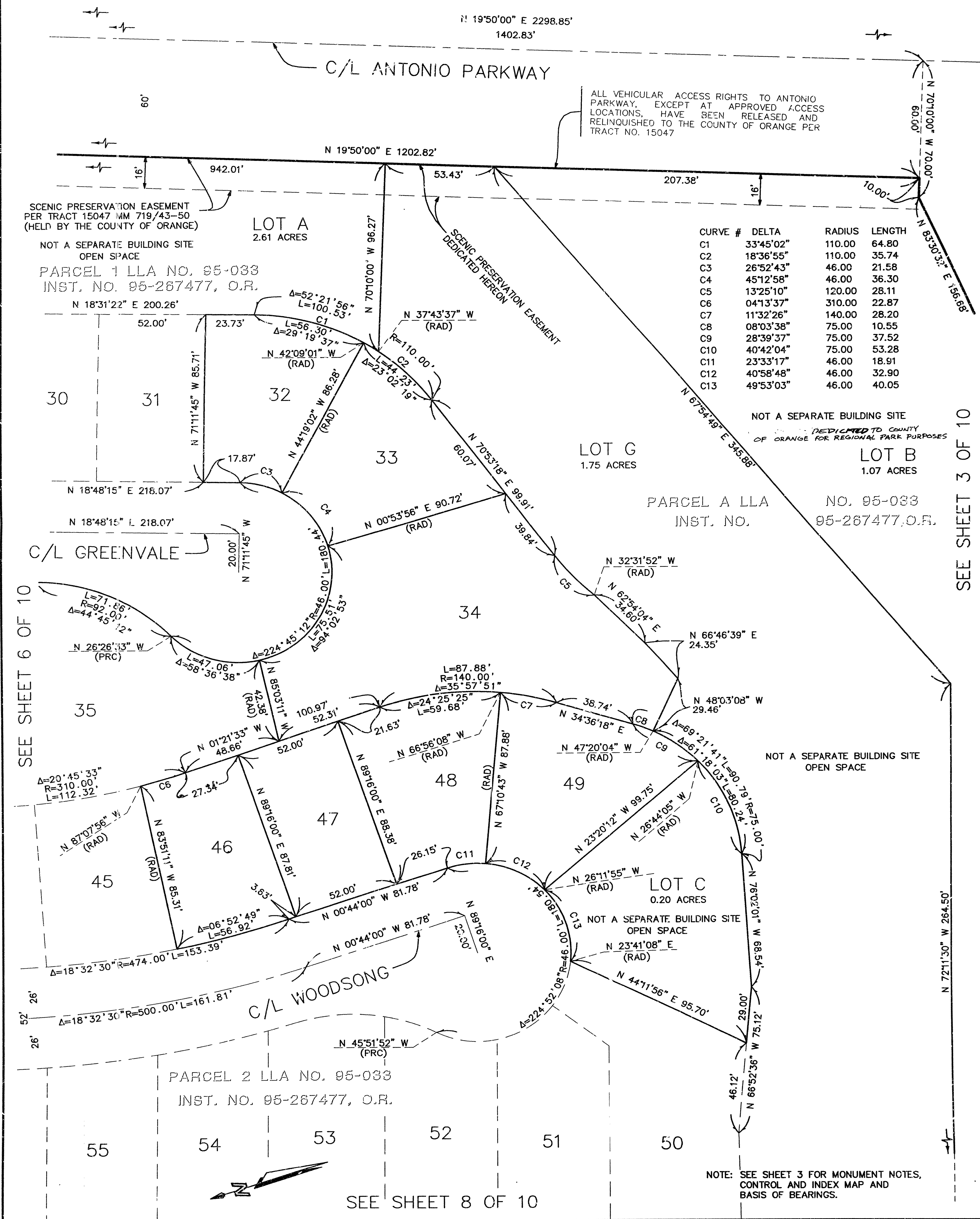
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(BEING ALL OF TENTATIVE TRACT 15133)
67 LOTS
8 LETTERED LOTS
19.4 ACRES
SCALE: 1"=30'

TRACT NO. 15133

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

JEFFERY L. MAYS. L. S. 6379

DATE OF SURVEY: JANUARY 1995



SEE SHEET 3 OF 10

727 30

SHEET 8 OF 10 SHEETS
(BEING ALL OF TENTATIVE TRACT 15133)
67 LOTS
8 LETTERED LOTS
19.4 ACRES
SCALE: 1"=30'

TRACT NO. 15133

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
JEFFERY L. MAYS, L. S. 6379 DATE OF SURVEY: JANUARY 1995

SEE SHEET 3 OF 10

LOT B

1.07 ACRES

NOT A SEPARATE BUILDING SITE
DEDICATED TO COUNTY OF ORANGE
FOR REGIONAL PARK PURPOSES

LOT G

1.75 ACRES

PARCEL A LLA NO. 95-033

INST. NO. 95-267477, O.R.

NOT A SEPARATE BUILDING SITE
OPEN SPACE

LOT C
0.20 ACRES

NOT A SEPARATE BUILDING SITE
OPEN SPACE

LOT F
0.88 ACRES

PARCEL 1 LLA NO. 95-033
INST. NO. 95-267477, O.R.

PARCEL 2 LLA NO. 95-033
INST. NO. 95-267477, O.R.

LOT 1, TRACT NO. 15047

M.M. 7/19/43-50

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	03°31'03"	526.00	32.29
C2	01°37'50"	526.00	14.97
C3	26°50'54"	92.00	43.11
C4	16°34'34"	92.00	26.62
C5	31°08'20"	46.00	25.00
C6	41°13'10"	46.00	33.09
C7	38°05'30"	46.00	30.58

C/L WOODSONG

SEE SHEET 9 OF 10

NOTE: SEE SHEET 3 FOR MONUMENT NOTES,
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727 30

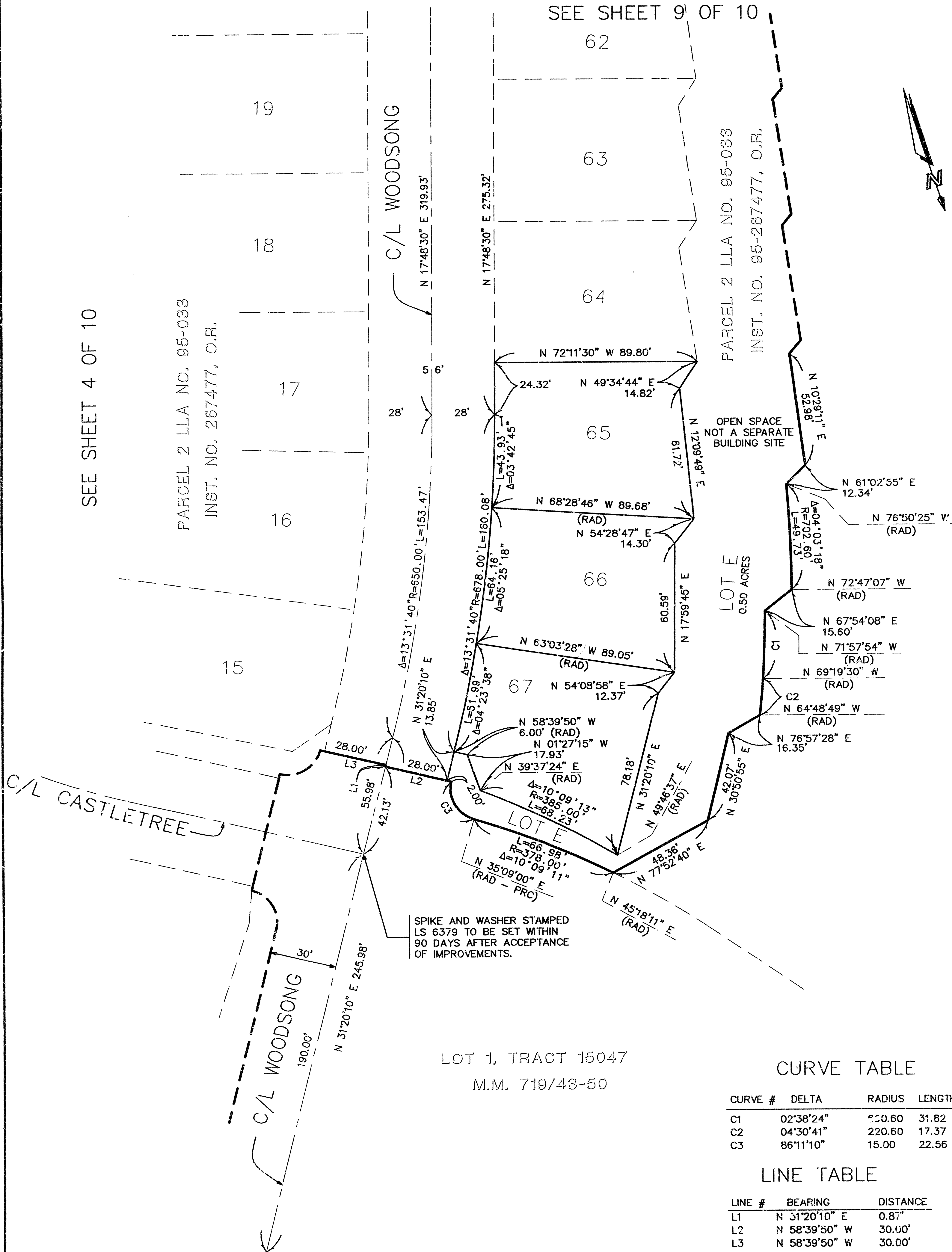
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JEFFERY L. MAYS, L. S. 6379

DATE OF SURVEY: JANUARY 1995



LOT 1, TRACT 15047
M.M. 719/43-50

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	02°38'24"	20.60	31.82
C2	04°30'41"	220.60	17.37
C3	86°11'10"	15.00	22.56

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 31°20'10" E	0.87'
L2	N 58°39'50" W	30.00'
L3	N 58°39'50" W	30.00'

NOTE: SEE SHEET 3 FOR MONUMENT NOTES,
CONTROL AND INDEX MAP AND
BASIS OF BEARINGS.

LOT 1, TRACT 15047
M.M. 719/43-50

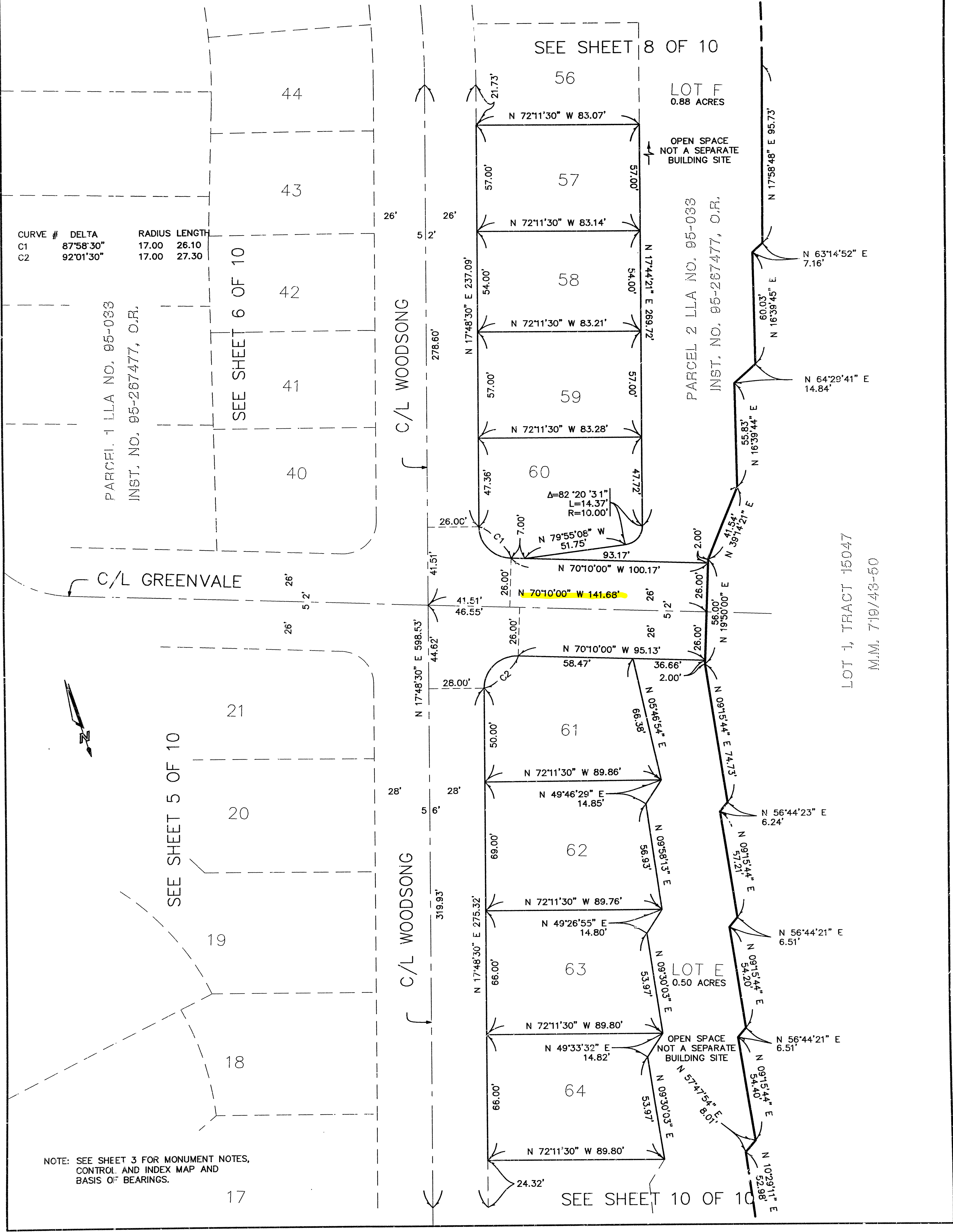
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TRACT NO. 15133

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LOT 1, TRACT 15047
M.M. 7/19/43-50