

## TRACT NO. 15274

ALL OF VESTING  
TENTATIVE TRACT NO. 15274BLOCK MODULE  
5158 31  
5258 01IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF LOTS 3 AND C OF TRACT NO. 15145 AS SHOWN IN BOOK  
728, PAGES 36 THROUGH 41 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY,  
CALIFORNIA.DATE OF SURVEY:  
JANUARY 1996

FEBRUARY 1996

JAMES F. GILLEN, L.S. 5557

WILLIAMSON &amp; SCHMID / HUITT - ZOLLARS

49 LOTS AND LOTS A THROUGH F

15.223 ACRES

ACCEPTED AND FILED AT THE  
REQUEST OF

First American Title Company

DATE: August 29, 1996

TIME: 2:56 P.M. FEE \$ 116.00

INSTRUMENT # 19960443728 M/M

BOOK 741 PAGE 44-48

GARY L. GRANVILLE  
COUNTY CLERK-RECORDERBY Phyllis Johnson  
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 DISTINCTIVE BORDER LINE. WE HEREBY  
DEDICATE TO THE PUBLIC FOR STREET PURPOSES : CRESTVIEW AND HILLSIDE DRIVE.WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE THE SCENIC PRESERVATION EASEMENT  
OVER ALL OF LOT B AS SHOWN 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 ZONE WITHIN LOT B.

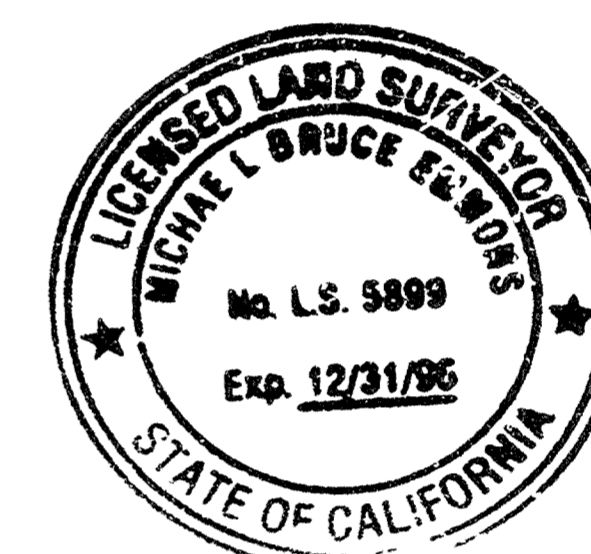
## WE HEREBY

DEDICATE TO THE COUNTY OF ORANGE LOT E 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 THE PIPELINE EASEMENTS  
FOR SEWER AND WATER PURPOSES, AND THE PIPELINE & ACCESS EASEMENT AS SHOWN ON THIS  
MAP, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE  
SHOWN IN THAT CERTAIN EASEMENT RECORDED IN BOOK 13776, PAGE 341 OF OFFICIAL RECORDS,  
COUNTY OF ORANGE.THE RIGHTS HEREBY CONVEYED TO SANTA MARGARITA WATER DISTRICT ARE SUBORDINATE TO  
THE RIGHTS HEREBY CONVEYED TO THE COUNTY OF ORANGE WHERE EASEMENTS OVERLAP.

## SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA:  
THAT THIS MAP CONSISTING OF FIVE SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN  
JANUARY, 1996, 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.James F. Gillen  
JAMES F. GILLEN, L.S. 5557  
MY REGISTRATION EXPIRES 9/30/97

## 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 23<sup>rd</sup> DAY OF August, 1996.Michael Emmons  
JOHN CANAS, COUNTY SURVEYOR  
BY MICHAEL EMMONS, DEPUTY  
L.S. 5899 EXPIRES: 12-31-96

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

BY: L.F. MGT., INC., A CALIFORNIA CORPORATION,  
GENERAL PARTNERBY: Matthew DeGood  
PRINT NAME Matthew DeGood  
PRINT TITLE Executive Vice PresidentBY: Edward V. Lyon  
PRINT NAME EDWARD V. LYON  
PRINT TITLE VICE PRESIDENT

## COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)  
COUNTY OF ORANGE )SSI 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 PAYABLEAND 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 22 DAY OF July, 1996JOHN M. W. MOORLACH  
COUNTY TREASURER - TAX COLLECTORBY: David S. Moorlach  
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.

## NOTE:

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

## HIGH FIRE HAZARD AREA NOTE:

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

## CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

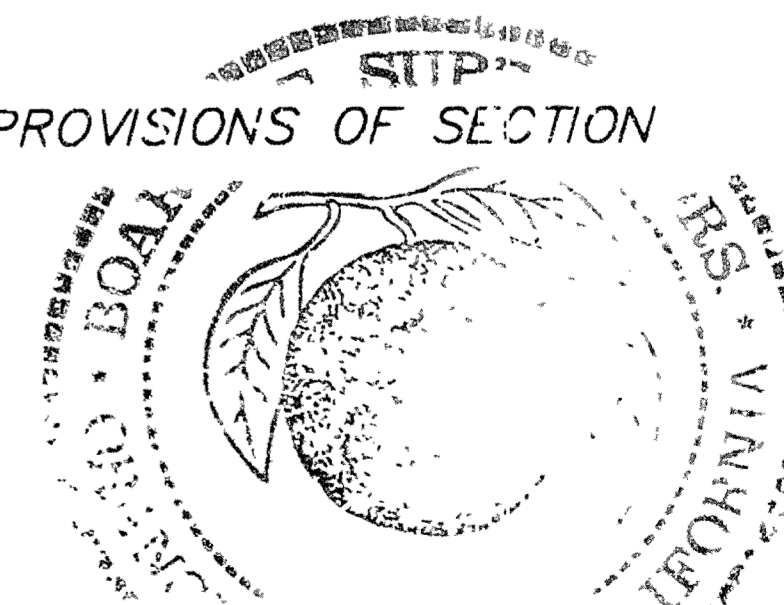
STATE OF CALIFORNIA)  
COUNTY OF ORANGE )SSI HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD  
OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON  
THE 27 DAY OF August, 1996, AND THAT THEREUPON SAID BOARD DID, BY AN  
ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF  
OF THE PUBLIC, SUBJECT TO IMPROVEMENTS: THE DEDICATION FOR STREET PURPOSES OF:  
CRESTVIEW AND HILLSIDE DRIVE.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE

(1) THE EASEMENT FOR SCENIC PRESERVATION PURPOSES AS DEDICATED.

AND DID ALSO HEREBY ABANDON PURSUANT TO SECTION 66439.201/2 OF THE SUBDIVISION MAP ACT,  
THE EASEMENT FOR SCENIC PRESERVATION PURPOSES OVER ALL OF LOT C WHICH WAS ACQUIRED BY  
THE COUNTY OF ORANGE PER THE MAP OF TRACT NO. 15145 IN BOOK 728, PAGE 36 OF MISCELLANEOUS  
MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.

AND DID ACCEPT THE DEDICATION OF LOT E.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION  
66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT.DATED THIS 27 DAY OF August, 1996.Darlene J. Bloom  
DARLENE J. BLOOM  
CLERK OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA.

## NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS AND SIGNATURE OMISSIONS.

## TRACT NO. 15274

ALL OF VESTING  
TENTATIVE TRACT NO. 15274

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

DATE OF SURVEY:  
JANUARY 1996

FEBRUARY 1996

JAMES F. GILLEN, L.S. 5557

WILLIAMSON &amp; SCHMID / HUITT - ZOLLARS

49 LOTS AND LOTS A THROUGH F

15.223 ACRES

## LAS FLORES COMMUNITY, L.P.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

ON THIS 29<sup>th</sup> DAY OF APRIL, 1996, BEFORE ME,  
PERSONALLY APPEARED ANDREA M. EVANS AND DANIEL R. FERONS,  
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 9-24-99NOTARY PUBLIC IN AND FOR SAID STATE IS IN ORANGE COUNTY.James F. Gillen  
PRINT NAME

## SANTA MARGARITA WATER DISTRICT

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

ON THIS 29<sup>th</sup> DAY OF APRIL, 1996, BEFORE ME,  
PERSONALLY APPEARED ANDREA M. EVANS AND 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 3-17-00NOTARY 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:SANTA MARGARITA WATER DISTRICT, HOLDER OF AN EASEMENT FOR SLOPE,  
PIPELINE, ACCESS AND INCIDENTAL PURPOSES RECORDED MARCH 31, 1992,  
AS INSTRUMENT NO. 92-200111 OF OFFICIAL RECORDS.THE COUNTY OF ORANGE, HOLDER OF EASEMENTS FOR SCENIC PRESERVATION  
AND STORM DRAIN PURPOSES PER TRACT 15145, M.M. 728/36-41.

## BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S.  
HORIZONTAL CONTROL STATION GPS NO. 0199 AND STATION GPS NO. 0058  
BEING N46°12'32"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 0.99993030.

## 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 SEWER AND WATER PURPOSES, AND THE PIPELINE AND  
ACCESS EASEMENT, AS DEDICATED AND AS SHOWN ON THIS TRACT MAP, BY AND  
BETWEEN THE SANTA MARGARITA WATER DISTRICT AND LAS FLORES COMMUNITY, L.P.,  
AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION  
OF SAID TRACT.

Daniel R. FeronsDANIEL R. FERONS, CHIEF ENGINEER  
SANTA MARGARITA WATER DISTRICT.OCS GPS NO. 0058  
N 2165014.308  
E 6146082.426

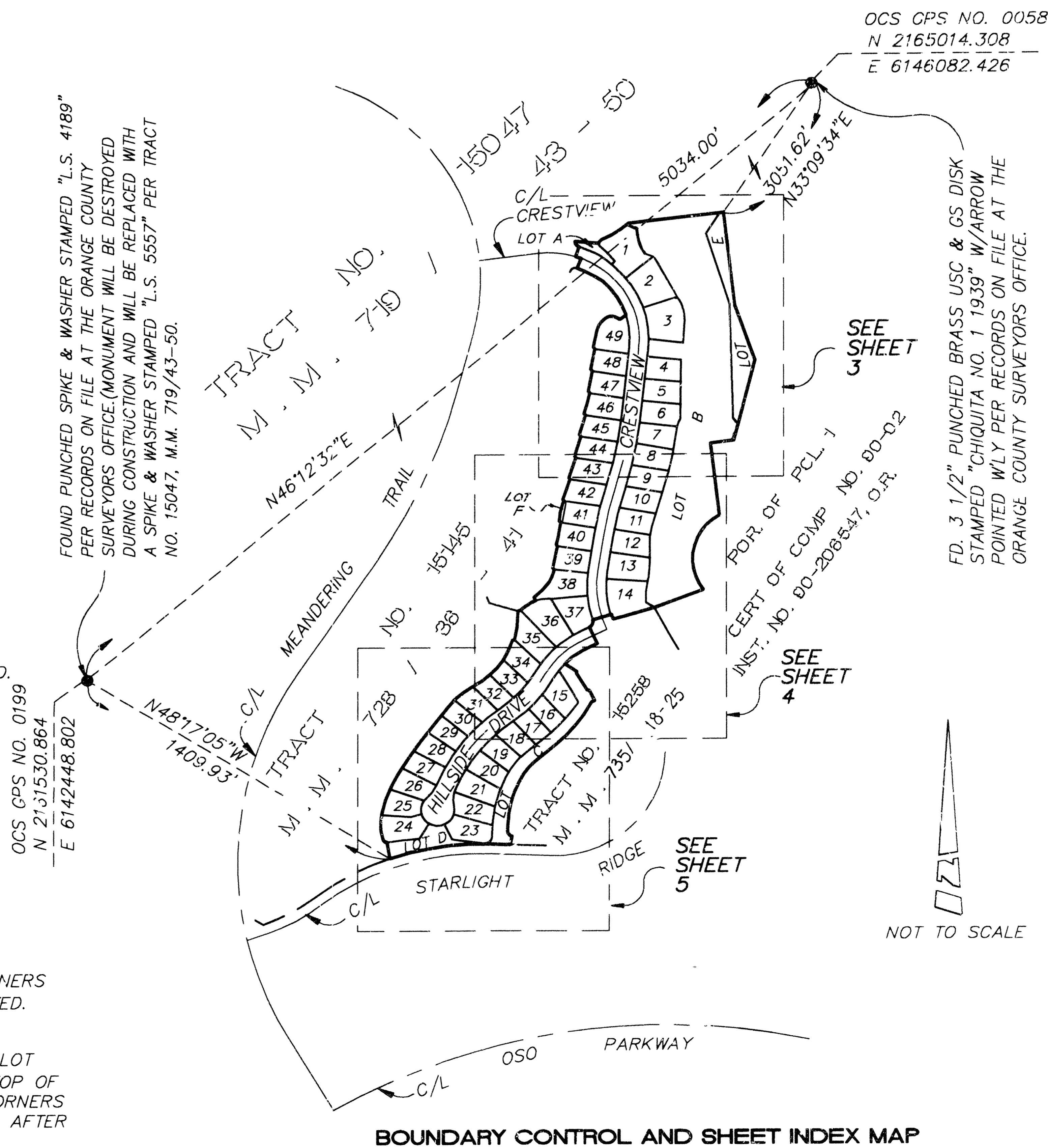
## MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES FOUND 2" I.P. W/TAG "L.S. 5557" PER TRACT NO. 15145, M.M. 728/36-41.
- ▲ INDICATES LOCATION OF 2" I.P. TAGGED "L.S. 5314" OR SPIKE & WASHER STAMPED "L.S. 5314" IN ASPHALT OR LEAD AND TAG "L.S. 5314" IN CONCRETE TO BE SET PER TRACT NO. 15258, M.M. 735/18-25, UNLESS OTHERWISE NOTED.
- 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. 15145, M.M. 728/36-41.
- 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. 15047, M.M. 719/43-50.
- △ INDICATES LOCATION OF 2" I.P. OR 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  
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 AND 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.



BOUNDARY CONTROL AND SHEET INDEX MAP

741

46

SHEET 3 OF 5 SHEETS

# TRACT NO. 15274

ALL OF VESTING  
TENTATIVE TRACT NO. 15274

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

DATE OF SURVEY:  
JANUARY 1996

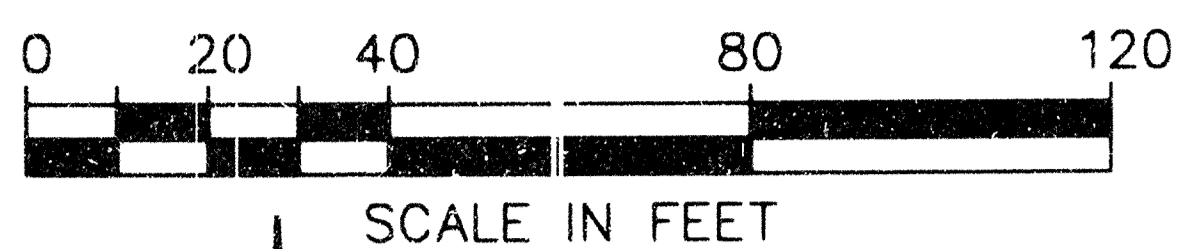
FEBRUARY 1996

JAMES F. GILLEN, L.S. 5557

WILLIAMSON & SCHMID / HUITT - ZOLLARS

49 LOTS AND LOTS A THROUGH F

15.223 ACRES



SCALE IN FEET

TRACT NO. 15047

M.M. 719 / 43 - 50

SCALE: 1" = 40'

C/L MEANDERING TRAIL

C/L CRESTVIEW

EASEMENT NOTE:

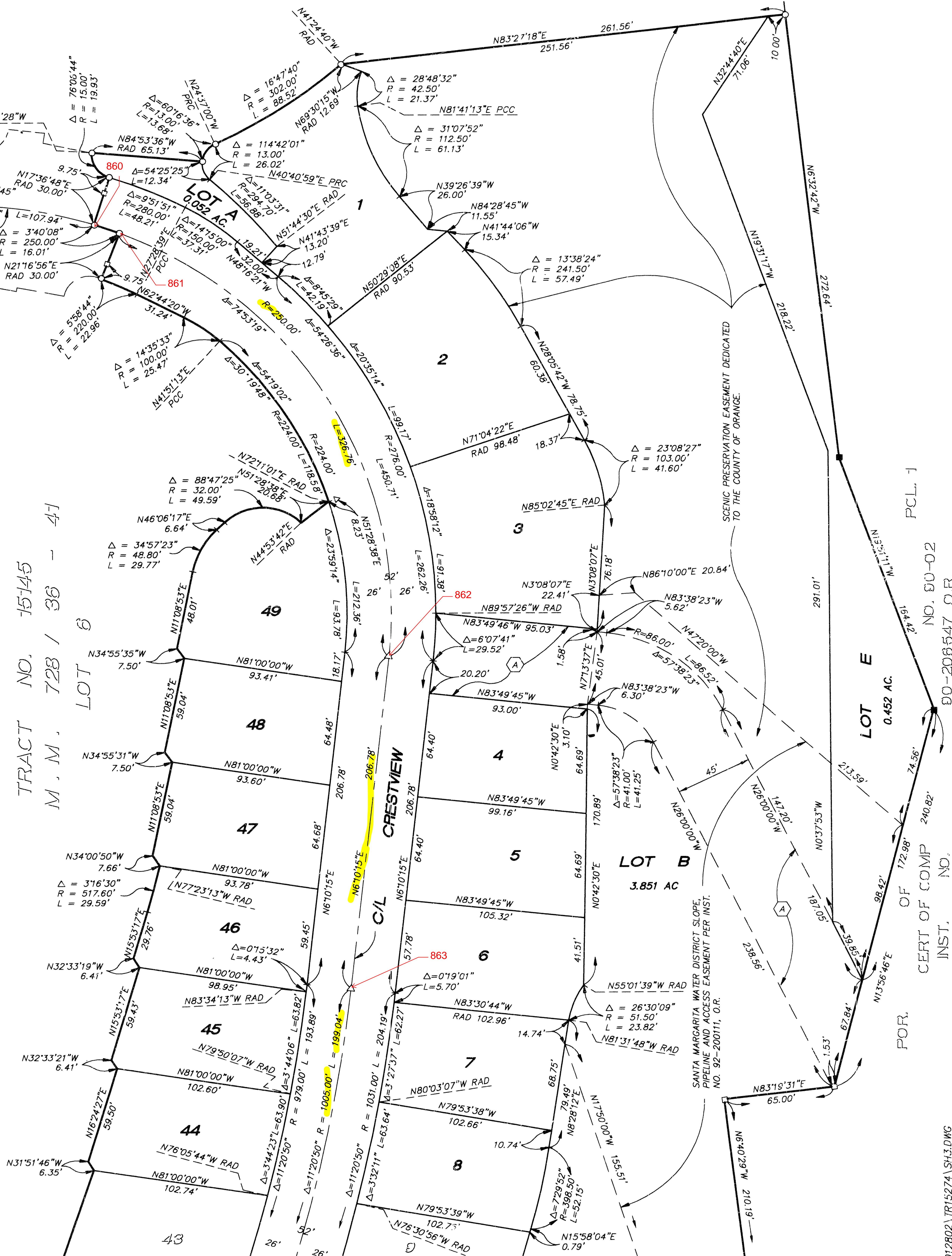
(A) EASEMENT FOR PIPELINE AND ACCESS PURPOSES  
DEDICATED TO SANTA MARGARITA WATER DISTRICT.

NOTES:

LOTS A THROUGH D AND LOT F ARE FOR LANDSCAPING AND  
FUEL MODIFICATION PURPOSES AND ARE NOT SEPARATE  
BUILDING SITES.

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT,  
MONUMENT NOTES, BOUNDARY CONTROL AND SHEET INDEX MAP.

TRACT NO. 15145  
M.M. 728 / 36 - 41  
LOT 6



SEE

SHEET

4

TRACT NO. 15047  
M.M. 719 / 43 - 50  
LOT 6  
LOT A  
LOT B  
LOT E  
PCL. 1  
NO. 00-02  
90-206547, O.R.  
CERT OF COMP 240.82'  
INST. NO.

10-0128-02

# TRACT NO. 15274

ALL OF VESTING  
TENTATIVE TRACT NO. 15274

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

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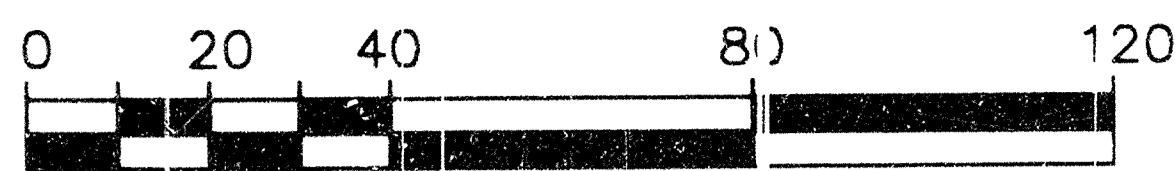
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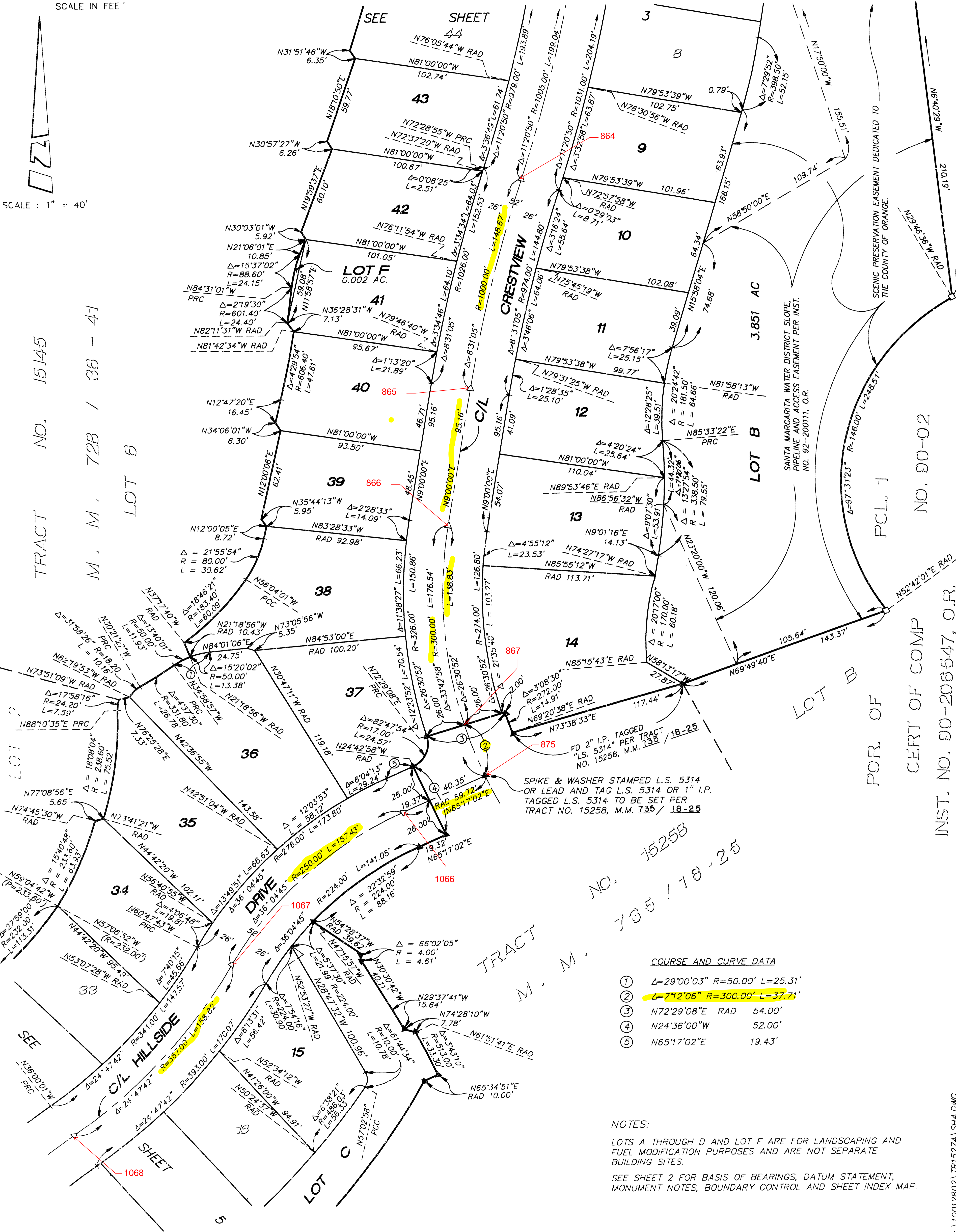
49 LOTS AND LOTS A THROUGH F

15.223 ACRES



SCALE IN FEET

SCALE: 1" = 40'



## COURSE AND CURVE DATA

- |   |  |
|---|--|
| ① | $\Delta=29^{\circ}00'03''$ $R=50.00'$ $L=25.31'$ |
| ② | $\Delta=7^{\circ}12'06''$ $R=300.00'$ $L=37.71'$ |
| ③ | $N72^{\circ}29'08''E$ RAD 54.00'                 |
| ④ | $N24^{\circ}36'00''W$ 52.00'                     |
| ⑤ | $N65^{\circ}17'02''E$ 19.43'                     |

## NOTES:

LOTS A THROUGH D AND LOT F ARE FOR LANDSCAPING AND FUEL MODIFICATION PURPOSES AND ARE NOT SEPARATE BUILDING SITES.

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, MONUMENT NOTES, BOUNDARY CONTROL AND SHEET INDEX MAP.

ALL OF VESTING  
TENTATIVE TRACT NO. 15274

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

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JANUARY 1996

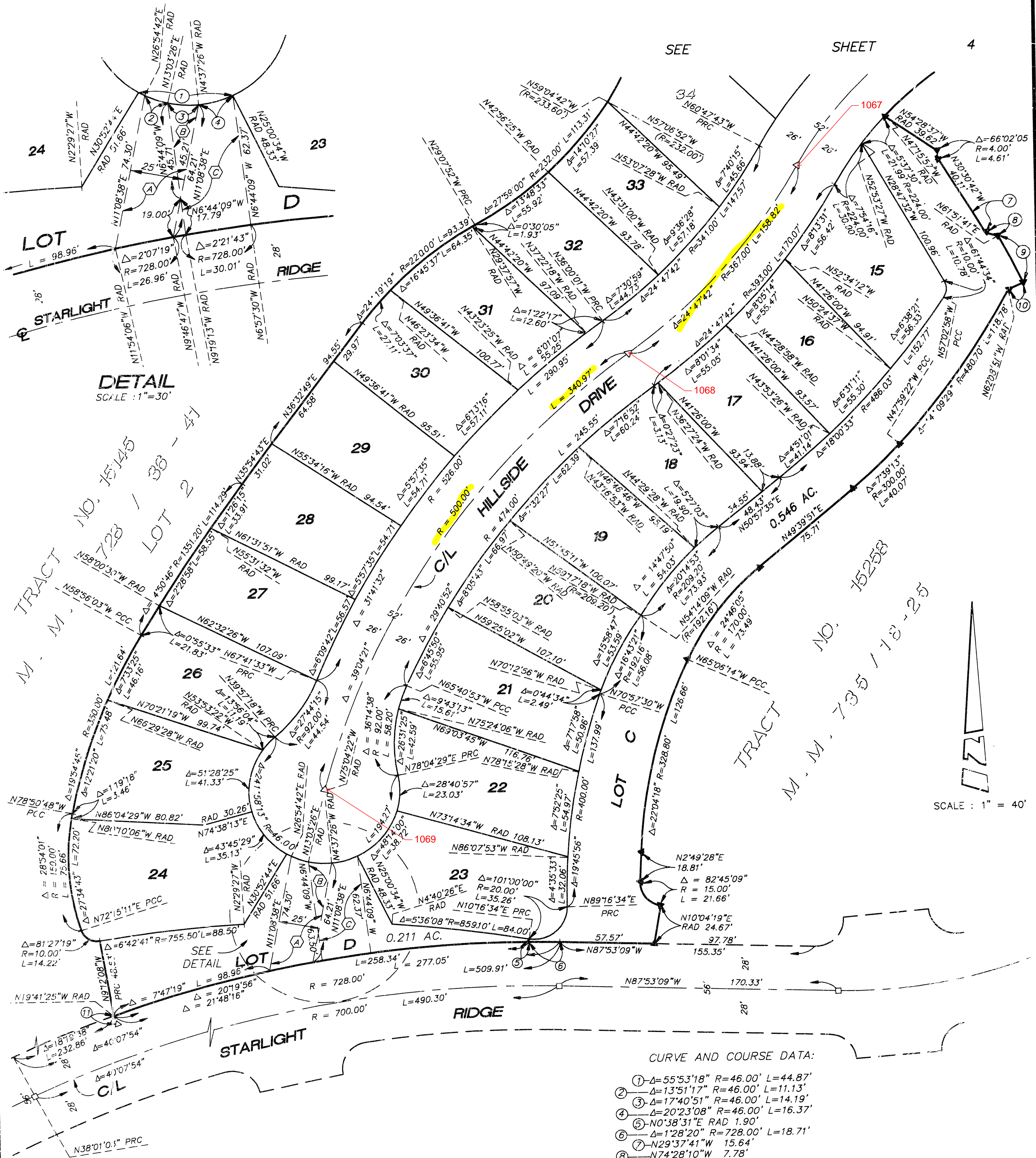
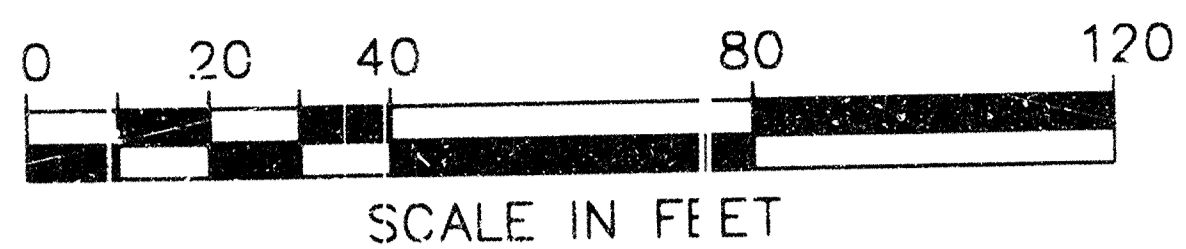
FEBRUARY 1996

JAMES F. GILLEN, L.S. 5557

WILLIAMSON & SCHMID / HUITT - ZOLLARS

49 LOTS AND LOTS A THROUGH F

15.223 ACRES



CURVE AND COURSE DATA:

- ①  $\Delta=55^{\circ}53'18''$   $R=46.00'$   $L=44.87'$
- ②  $\Delta=13^{\circ}51'17''$   $R=46.00'$   $L=11.13'$
- ③  $\Delta=17^{\circ}40'51''$   $R=46.00'$   $L=14.19'$
- ④  $\Delta=20^{\circ}23'08''$   $R=46.00'$   $L=16.37'$
- ⑤  $N0^{\circ}38'31''E$   $RAD$   $1.90'$
- ⑥  $\Delta=1^{\circ}28'20''$   $R=728.00'$   $L=18.71'$
- ⑦  $N29^{\circ}37'41''W$   $15.64'$
- ⑧  $N74^{\circ}28'10''W$   $7.78'$
- ⑨  $\Delta=3^{\circ}43'10''$   $R=513.00'$   $L=33.30'$
- ⑩  $N65^{\circ}34'51''E$   $RAD$   $10.00'$
- ⑪  $N9^{\circ}12'08''W$   $7.89'$

EASEMENT NOTES:

- (A) EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE PER TRACT NO. 15145, M.M. 728/36-41.
- (B) EASEMENT FOR SEWER AND WATERLINE PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT.
- (C) EASEMENT FOR SEWER AND WATERLINE PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT.

NOTES:

LOTS A THROUGH D AND LOT F ARE FOR LANDSCAPING AND FUEL MODIFICATION PURPOSES AND ARE NOT SEPARATE BUILDING SITES.

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