

A PORTION OF VESTING
TENTATIVE TRACT NO. 14492

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

BLOCK MODULES
5157 79,89 & 99
5158 70,71,72,80,81,82,90,91 & 92BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF CERTIFICATE OF COMPLIANCE
NO. 90-02 RECORDED APRIL 19, 1990 AS INSTRUMENT NO. 90-206547 OF OFFICIAL
RECORDS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APRIL 1997

JAMES F. GILLEN, L.S. 5557

DATE OF SURVEY:
FEBRUARY 1997

HUITT-ZOLLARS

3 LOTS

36.431 ACRES

ACCEPTED AND FILED AT THE
REQUEST OF

First American Title Co.

DATE: Sept 30 1997

TIME: 2:17 pm FEE \$ 1100

INSTRUMENT # 19970484493

BOOK 757 PAGE 35-37

GARY L. GRANVILLE
COUNTY CLERK-RECORDERBY: Linda 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 ALSO HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: OSO PARKWAY AND MEANDERING TRAIL.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

- (1) THE EASEMENTS FOR SIDEWALK PURPOSES AS SHOWN ON SAID MAP.
- (2) THE EASEMENT FOR SCENIC PRESERVATION PURPOSES 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 NO. 89-125032, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

DOES ALSO HERBY RESERVE FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TO TRANSFER ALL OR A PORTION OF THE SAME, A SURFACE EASEMENT OVER AND ACROSS ALL LOTS COVERED BY THIS MAP FOR THE PURPOSE OF CROSS LOT DRAINAGE. THIS EASEMENT SHALL BE NONEXCLUSIVE AND THE UNDERSIGNED RETAINS THE RIGHTS TO USE AND TO GRANT TO OTHERS THE RIGHT TO USE ALL OR ANY PORTION OF THE AREA COVERED BY THE EASEMENT FOR ALL LAWFUL PURPOSES.

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

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

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

BY: VINTAGE COMMUNITIES, INC., A CALIFORNIA
CORPORATION, ITS AUTHORIZED AGENT

BY: [Signature]PRINT NAME Matthew OgilviePRINT TITLE PresidentBY: [Signature]PRINT NAME Ronald B. MartinPRINT TITLE V.P. of Development

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 FEBRUARY 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 9/30/97

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 29TH DAY OF AUGUST, 1997.

[Signature]
JOHN CANAS, COUNTY SURVEYOR



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

COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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 5 DAY OF August, 1997.

JOHN M. W. MOORLACH
COUNTY TREASURER - TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER - TAX COLLECTOR

SPECIAL CONDITION:

"THE NUMBER OF DWELLING UNITS PERMITTED IS NOT ESTABLISHED FOR ANY MANUFACTURED LOTS BY THE RECORDATION OF VESTING TRACT NO. 14492. THE NUMBER OF DWELLING UNITS PERMITTED WILL BE DETERMINED AS A PART OF A SITE DEVELOPMENT PERMIT PROCESSED IN ACCORDANCE WITH ORANGE COUNTY ZONING CODE SECTION 7-9-150."

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.

NOTE:

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

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

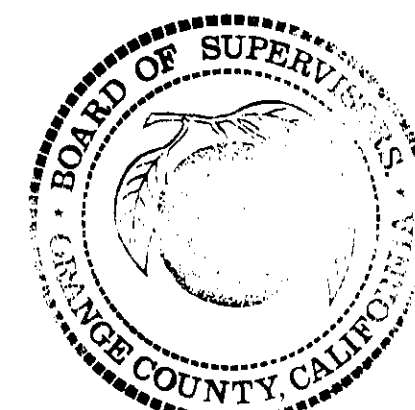
I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE 16th DAY OF September, 1997, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS: THE DEDICATION FOR STREET PURPOSES OF: OSO PARKWAY AND MEANDERING TRAIL.

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

- (1) THE EASEMENTS FOR SIDEWALK PURPOSES AS DEDICATED.
- (2) THE EASEMENT FOR SCENIC PRESERVATION PURPOSES AS DEDICATED.
- (3) THE VEHICULAR ACCESS RIGHTS TO OSO PARKWAY AS RELEASED AND RELINQUISHED

DATED THIS 16th DAY OF September, 1997.

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



NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT AND SIGNATURE OMISSIONS.

SHEET 2 OF 3 SHEETS

A PORTION OF VESTING
TENTATIVE TRACT NO. 14492

TRACT NO. 15397
IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

APRIL 1997

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS

DATE OF SURVEY:
FEBRUARY 1997

3 LOTS

36.431 ACRES

LAS FLORES COMMUNITY, L.P.

STATE OF CALIFORNIA }
COUNTY OF ORANGE }SS

SIGNATURE OMISSIONS:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a)(3) OF THE
SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

NONE.

ON THIS 11th DAY OF JUNE, 1997, BEFORE ME,
DEBRA HOUSTON, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED MATTHEW OSGOOD AND
DAVID B. MARTIN, 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.

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.

WITNESS MY HAND: MY COMMISSION EXPIRES 4/23/99.
Debra Houston MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN ORANGE COUNTY.

DEBRA HOUSTON
PRINT NAME

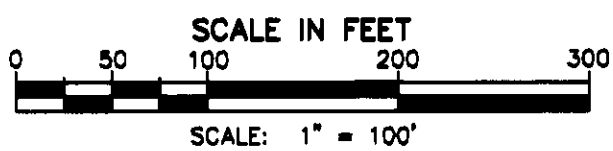
MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- ☐ 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. 15396, M.M. 157 / 17-21
- ☐ 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, UNLESS OTHERWISE NOTED.
- 2" I.P. TAGGED "L.S. 5557" OR SPIKE & WASHER STAMPED "L.S. 5557"
OR LEAD, TACK & TAG "L.S. 5557" TO BE SET AT ALL INTERIOR LOT CORNERS
WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

SHEET 3 OF 3 SHEETS

A PORTION OF VESTING TENTATIVE
TRACT NO. 14492

DATE OF SURVEY:
FEBRUARY 1997



TRACT NO. 15397

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

APRIL 1997

JAMES F. GILLEN, L.S. 5557

HUITT-ZOLLARS

3 LOTS

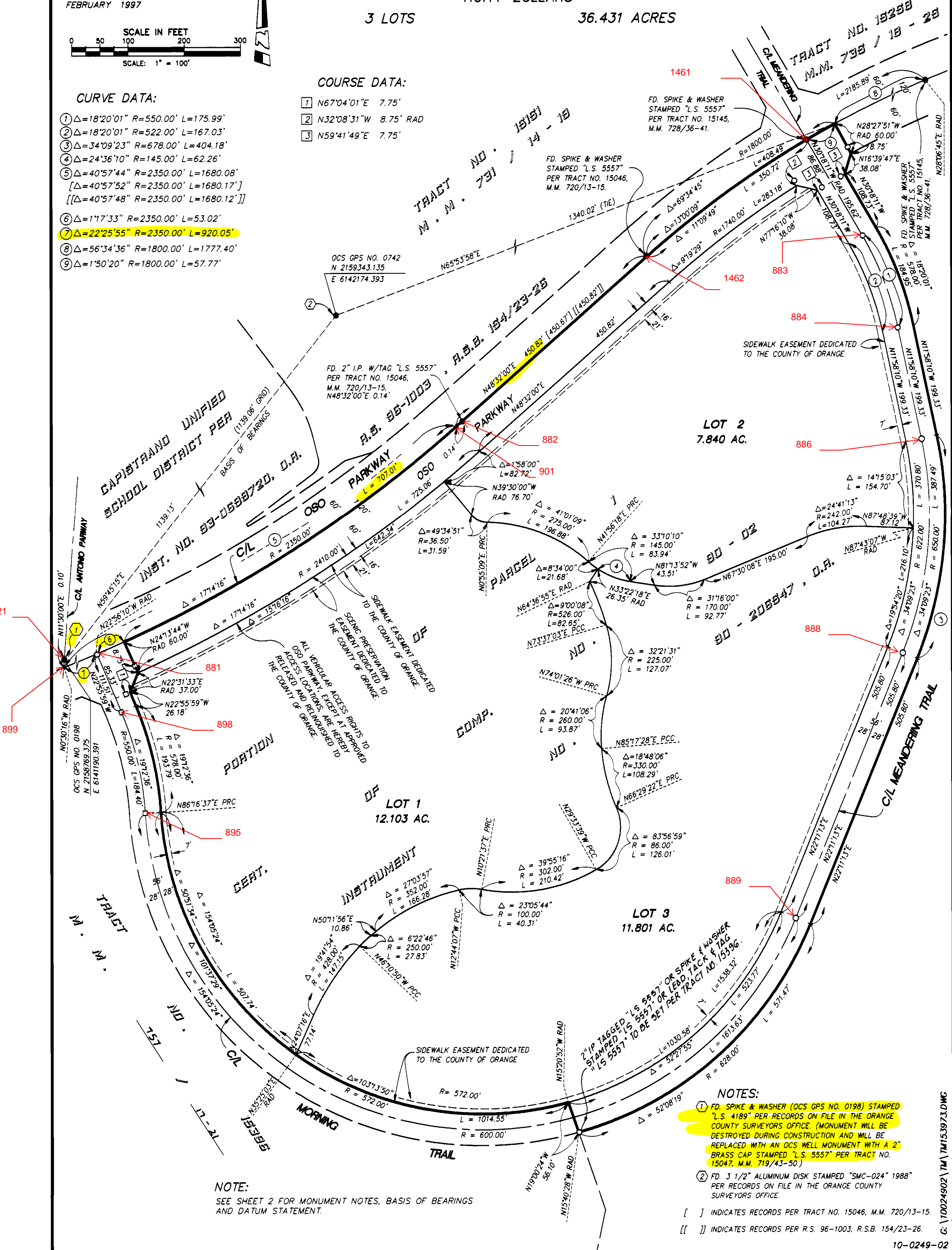
36.431 ACRES

COURSE DATA:

- 1 N67°04'01"E 7.75'
- 2 N32°08'31"W 8.75' RAD
- 3 N59°41'49"E 7.75'

CURVE DATA:

- 1 $\Delta=18^{\circ}20'01''$ R=550.00' L=175.99'
- 2 $\Delta=18^{\circ}20'01''$ R=522.00' L=167.03'
- 3 $\Delta=34^{\circ}09'23''$ R=678.00' L=404.18'
- 4 $\Delta=24^{\circ}36'10''$ R=145.00' L=62.26'
- 5 $\Delta=40^{\circ}57'44''$ R=2350.00' L=1680.08'
[[$\Delta=40^{\circ}57'52''$ R=2350.00' L=1680.17']]
[[$\Delta=40^{\circ}57'48''$ R=2350.00' L=1680.12']]
- 6 $\Delta=1^{\circ}17'33''$ R=2350.00' L=53.02'
- 7 $\Delta=22^{\circ}25'55''$ R=2350.00' L=920.05'
- 8 $\Delta=56^{\circ}34'36''$ R=1800.00' L=1777.40'
- 9 $\Delta=1^{\circ}50'20''$ R=1800.00' L=57.77'



NOTE:
SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF BEARINGS
AND DATUM STATEMENT.

NOTES:

- 1 FD. SPIKE & WASHER (OCS GPS NO. 0198) STAMPED "L.S. 4189" PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYORS OFFICE. (MONUMENT WILL BE DESTROYED DURING CONSTRUCTION AND WILL BE REPLACED WITH AN OCS WELL MONUMENT WITH A 2" BRASS CAP STAMPED "L.S. 5557" PER TRACT NO. 15047, M.M. 719/43-50.)
- 2 FD. 3 1/2" ALUMINUM DISK STAMPED "SMC-024" 1988" PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYORS OFFICE.

[] INDICATES RECORDS PER TRACT NO. 15046, M.M. 720/13-15.
[[]] INDICATES RECORDS PER R.S. 96-1003, R.S.B. 154/23-26.