SHEET 1 OF 4 SHEETS 50 NUMBERED LCTS AND LOT A ACREAGE: 6.784 ACRES (A PORTION OF TENTATIVE TRACT No. 14959)

BLOCK: 5159

MODULE: 45

## TRACT No. 15068

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 4, & 5 OF TRACT NO. 13575, AS SHOWN ON A MAP FILED IN BOOK 718, PAGES 19 TO 25, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.

TOM R. McGANNON, R.C.E. 23956 DATE OF SURVEY: NOVEMBER, 1994

ACCEPTED AND FILED AT THE REQUEST OF

First American Title Co. DATE: <u>June</u> 20, 1995 TIME: 10:37AM FEE: \$1400 INSTRUMENT NO. 95-260208 BOOK 724 PAGE 12-15 MM GARY L. GRANVILLE COUNTY CLERK- RECORDER

### 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: LONGHORN STREET AND CHEROKEE STREET. WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP. WE ALSO DO HEREBY DECLARE THAT THE LAND COVERED BY THIS MAP IS LOCATED IN AN HIGH FIRE HAZARD AREA DUE TO WILDLAND EXPOSURE. THIS DECLARATION! SHALL RUN WITH THE LAND UNTIL A DETERMINATION IS MADE BY THE FIRE AGENCY THAT THE PROPERTY IS NO LONGER LOCATED IN A HIGH FIRE HAZARD AREA.

WE ALSO MAKE THIS DECLARATION AND NOTICE CONCERNING AIRCRAFT ENVIRONMENTAL IMPACT OVER ALL LOTS SHOWN HEREIN FOR THE PURPOSE AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN NOTICE CONCERNING AIRCRAFT ENVIRONMENTAL IMPACTS RECORDED DECEMBER 1 1983, AS INSTRUMENT NO. 83-549335 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

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 MAP.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE THE PIPELINE EASEMINTS FOR WATER AND SEWER PURPOSES, AS SHOWN ON THIS MAP, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS SHOWN IN THAT CERTAIN EASEMENT, RECORDED OCTOBER 6, 1980, IN EOOK 13776, PAGE 341 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF DRANGE AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF STREET NAME SIGNS, DRIVE APPROACHES, DIRECTIONAL SIGNS, REGULATORY SIGNS, SIDEWALK ACCESS RAMPS AND STREET LIGHTS.

CALIFORNIA CORPORATION: OWNER. KAUFMAN AND BROAD - SOUTH COAST, INC., A JOHN J. RYAN ASSISTANT SECRETARY PRESIDENT

COTO DE CAZA LTD., A CALIFORNIA LIMITED PARTNERSHIP, BENEFICIARY UNDER DEEDS OF TRUST RECORDED AS INSTRUMENT NO. 94-727642 AND 94-727643, BOTH OF OFFICIAL RECORDS.

BY: CHEVRON LAND AND DEVELOPMENT COMPANY, A DELAWARE CORPORATION, GENERAL PARTNER.

BRIAN H. GENTNER ASSISTANT SECRETARY

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE

ON 4-13-95, BEFORE ME, SUZETTE M MOLLEY, A NOTARY PUBLIC IN AND FOR ROLAND F. USGOOD SAID STATE, PERSONALLY APPEARED\_ , PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE JOHN J. RYAN 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 CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE SUZEEM MULLES
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IN \_\_\_\_\_ COUNTY.

SUZETTE M MORLEY (NAME PRINTED)

STATE OF CALIFORNIA

BRIGHT H. GEITHNER SAID STATE, PERSONALLY APPEARED\_

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SJBSCRIBED TO THE NITHIN 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 PRINCIPAL PLACE OF BUSINESS

STATE OF CALIFORNIA COUNTY OF ORANGE

, A NOTARY PUBLIC IN AND FOR SAID STATE, 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 PERSON ACTED. EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

MY COMMISSION EXPIRES: 12-6-96

#### ENGINEER'S STATEMENT:

HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 4 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN NOVEMBER, 1994, 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.



Tom R. Me Manmon TOM R. McGANNON, R.C.E. 23956 REGISTRATION EXPIRES: 12/31/97

#### 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.

Michael Demmond JOHN CANAS, COUNTY SURVEYOR BY: MICHAEL B. EMMONS, DEPUTY L.S.5899 EXPIRES 12/3/96

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.

I 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.

JOHN M.W. MOORLACH COUNTY TREASURER-TAX COLLECTOR

Exp 12/31/98

## CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

STATE OF CALIFORNIA

HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF ORANGE COUNTY AT A RECULAR MEETING THEREOF HELD ON THE 13TH \_\_\_\_\_, 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 OF: LONGHORN STREET AND CHEROKE' STREET.

AND DID ALGO ACCEPT ON BEHALF OF THE COUNTY OF DRAINGE: THE STORM DRAIN EAGEMENT AS DEDICATED, AND \*

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

DATED THIS 13TH DAY OF JUNE, 1995.

entrus 3, meldes KATHLEEN E. GOODNO ACTING CLERK OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA

## CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICT

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 SHOWN ON THIS MAP, AND THE WATER AND WATER RIGHTS, AS DEDICATED, BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND KAUFMAN AND BROAD - SOUTH COAST, INC., AND DOES HEREBY CERTIFY THAT THE GRANIEE CONSENTS TO THE RECORDATION OF SAID TRACT.

> DANIEL R. FERONS - CHIEF ENGINEER SANTA MARGARITA WATER DISTRICT

## 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 PROVISIONS OF PUBLIC SERVICES AND FACILITIES.

\* THE EASEMENT FOR INSTALLATION AND MAINTENANCE OF STREET NAME SIGNS, DRIVE APPROACHES, DIRECTIONAL SIGNS, REGULATORY SIGNS, SIDEWALK ACCESS RAMPS AND STREET LIGHTS AS DEDICATED.

## SIGNATURE OMISSIONS

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

- 1. EARNEST A. BRYANT JR. AND JUDITH TILL BRYANT, HOLDERS OF MINERAL RICHTS RECORDED IN BOOK 6729, PAGE 443 OF OFFICIAL RECORDS. CUNPLOTTABLE)
- 2. COTO DE CAZA LTD., HOLDER OF OIL AND MINERAL RIGHTS AND EASEMENTS RECORDED AS INSTRUMENT NO. 94-0727640 OF OFFICIAL RECORDS. CUNPLOTTABLED
- 3. SANTA MARGARITA WATER DISTRICT, HOLDER OF EASEMENT FOR CONSTRUCTION ACCESS FURPOSES RECORDED AS INSTRUMENT NO. 93-0434392 OF OFFICIAL RECORDS (UNPLOTTABLE).

## TRACT No. 15068

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. McGANNON, R.C.E. 23956 DATE OF SURVEY: OCTOBER, 1994

#### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 0072 AND STATION GPS NO. 4542 BEING N47°40'38"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 EFOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN AFE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99993099.

### EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR PUBLIC UTILITIES AS RESERVED HEREON; AND EASEMENTS FOR WATER LINE PURPOSES DEDICATED HEREON TO SANTA MARGARITA WATER DISTRICT, AND X
- (B) INDICATES AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURFOSES RESERVED FOR FUTURE GRANT.
- (C) INDICATES AN EASEMENT FOR WATER LINE PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT HERITON.
- (D) INDICATES AN EASEMENT FOR PRIVATE DRAINAGE PURPOSES RESERVED FOR FUTURE GRANT TO THE HOMEOWNERS' ASSOCIATION.
- (E) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE HEREON.
- \* AN EAGEMENT FOR INSTALLATION AND MAINTENANCE OF STREET NAME SIGNS, DRIVE APPROJUCHES, DIRECTIONAL SIGNS, REGULATORY SIGNS, SIDEWALK ACCESS RAMPS AND STREET LIGHTS.

LOT A IS AN OPEN SPACE LOT TO BE GRANTED TO THE HOMEOWNERS' ASSOCIATION BY SEFARATE INSTRUMENT AND IS NOT A SEPARATE BUILDING SITE.

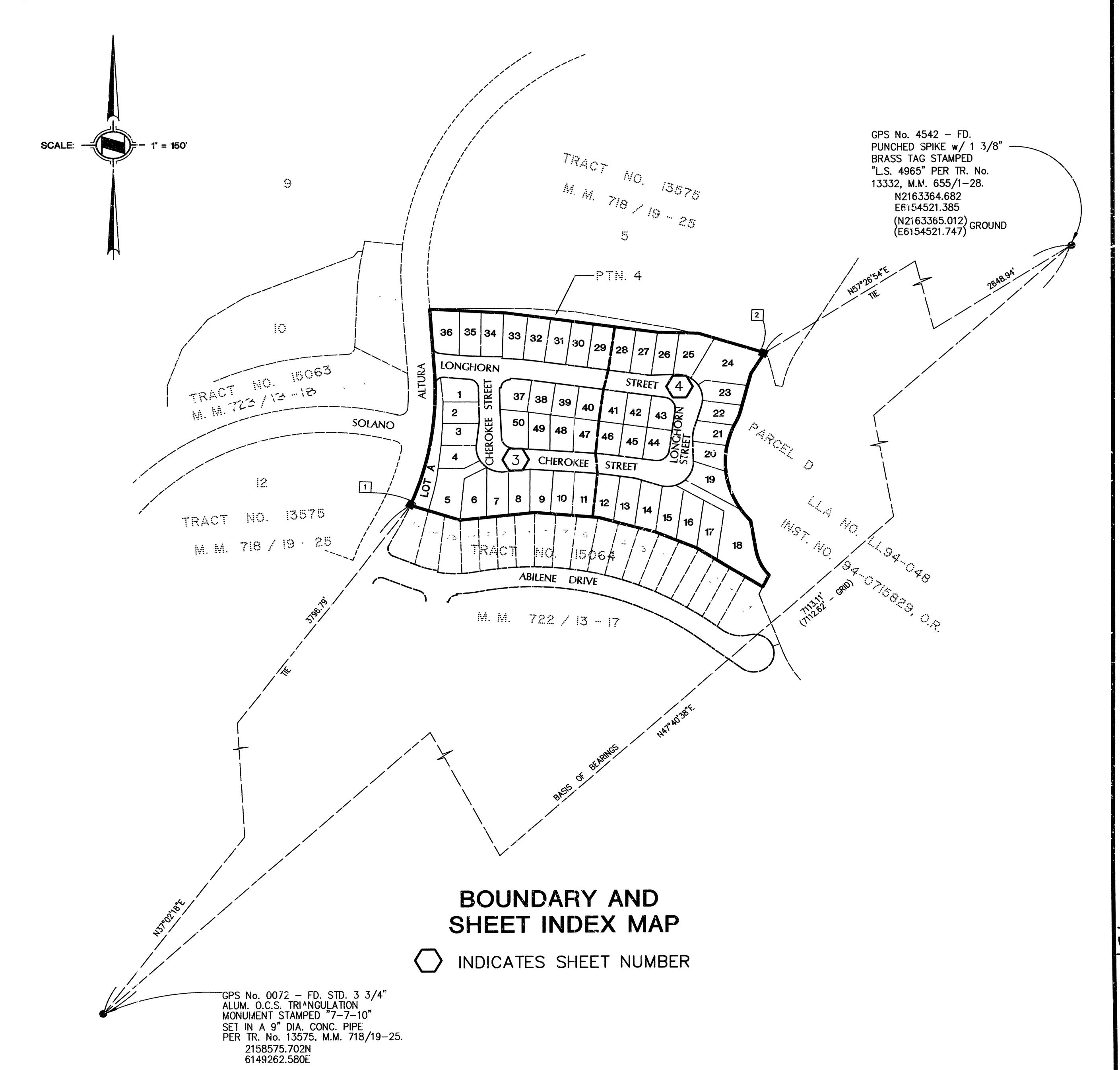
### MONUMENT NOTES:

2" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 IN CONCRETE OR NAIL & TAG R.C.E. 23956 IN CONCRETE OR 8" S&W STAMPED R.C.E. 23956 IN ASPHALT TO BE SET AT ALL TRACT CORNERS UNLESS OTHERWISE NOTED, WITHIN 90 DAYS OF ACCEPTANCE OF IMPROVEMENTS.

1" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 IN CONCRETE OR NAIL & TAG R.C.E. 23956 IN CONCRETE OR 8" S&W STAMPED R.C.E. 23956 IN ASPHALT TO BE SET AT ALL LOT CORNERS EXCEPT E.C.S, E.C.S, P.R.C.S AND P.C.C.S WHICH ABUT A STREET AND ARE NOT LOT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

8" S&W STAMPED R.C.E. 23956 IN ASPHALT OR LEAD & TAG R.C.E. 23956 IN CONCRETE OR 1" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF MPROVEMENTS. TIES TO SAID CENTERLINE MONUMENTS SHALL BE MADE AND A COPY OF SAID TIES WILL BE FROVIDED TO THE COUNTY SURVEYOR.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR SPIKE & WASHER STAMPED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 TO BE SET PER TRACT NO. 15064, M.M. 722 / 13 17.
- INDICATES LOCATION OF 2" I.P. TAGGED P.L.S. 4200 OR SPIKE & WASHER STAMPED P.L.S. 4200 OR LEAD & TACK TAGGED P.L.S. 4200 TO BE SET PER TRACT NO. 13575, M.M. 718 / 19 25.
- INDICATES LOCATION OF 6" SPIKE & WASHER STAMPED P.L.S. 4200 OR LEAD AND TACK TAGGED P.L.S. 4200 TO BE SET PER TRACT NO. 13575, M.M. 718 / 19 25.

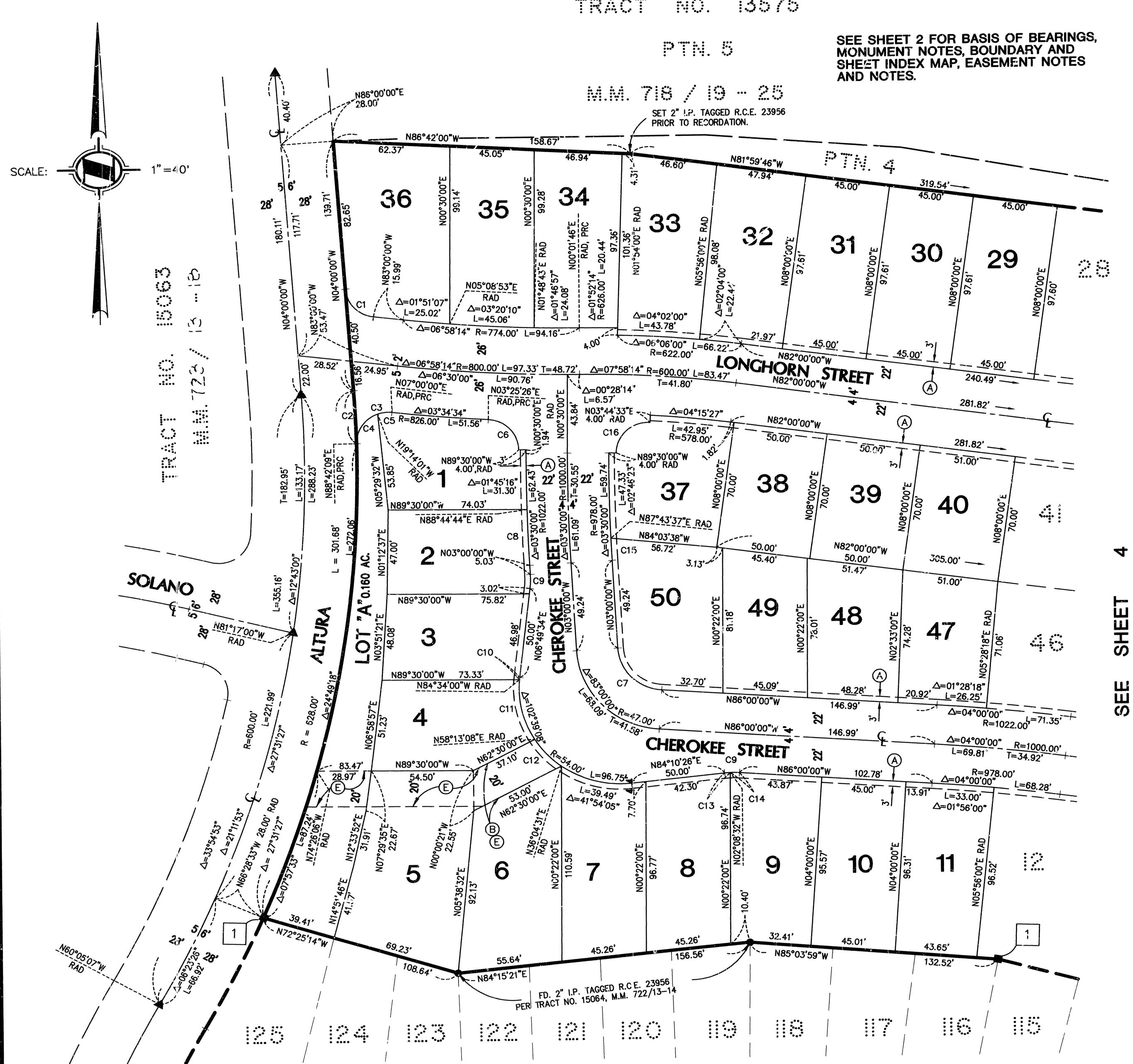


SHEET 3 OF 4 SHEETS SCALE 1" = 40' 50 NUMBERED LOTS AND LOT A ACREAGE: 6.784 ACRES (A PORTION OF TENTATIVE TRACT No. 14959)

# TRACT No. 15068

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

HUNSAKER AND ASSOCIATES IRVINE, INC. DATE OF SURVEY: NOVEMBER, 1994 TOM R. McGANNON, R.C.E. 23956



## DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	79°00'00"	17.00'	23.44'
C2	02°42'09"	628.00'	29.62'
C3	98°17'51"	17.00'	29.16'
C4	72°03'50"	17.00'	21.38'
C5	26°14'01"	17.00'	7.7&′
C6	87°04'34"	17.00'	25.84'
C7	83°00'00"	25.00'	36.22'
C8	01°44'44"	1022.00	31.13 <sup>-</sup>
င9	09°49'34"	46.00'	7.89'
C10	01°23'34"	54.00'	1.31'
C11	37°12'52"	<b>54.00</b> ′	35.08'
C12	22°08'37"	54.00'	20.87
C13	03°41'02"	46.00'	2.96'
C14	06°08'32"	46.00'	4.93'
C15	00°43'37"	978.00'	12.41'
C16	93°14'33"	17.00'	27.67'

SHEET 4 OF 4 SHEETS
SCALE 1' = 40'
50 NUMBERED LOTS
AND LOT A
ACREAGE: 6.784 ACRES
(A PORTION OF TENTATIVE
TRACT No. 14959)

## TRACT No. 15068

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. McGANNON, R.C.E. 23956 DATE OF SURVEY: NOVEMBER, 1994

