

SHEET 1 OF 5 SHEETS
125 NUMBERED LOTS
AND LOT A
ACREAGE: 17.876 ACRES
(A PORTION OF TENTATIVE
TRACT No. 14959)

TRACT No. 15064

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

BEING A SUBDIVISION OF LOTS 1 AND 2 AND A PORTION OF LOT 3
OF TRACT NO. 13575, AS SHOWN ON A MAP FILED IN BOOK 718,
PAGES 19 TO 25 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

BLOCK: 5159
MODULE: 45

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

ACCEPTED AND FILED AT THE
REQUEST OF

First American Title Co

DATE: May 12, 1995

TIME: 11:41 A.M. FEE: \$16.00

INSTRUMENT NO. 95-206039

BOOK 722 PAGE 13 M.M.

GARY L. GRANVILLE
COUNTY CLERK-RECORDER

BY [Signature]
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: ABILENE DRIVE, HOMESTEAD DRIVE, CLEMENTINE STREET AND RAINDANCE STREET.

WE ALSO DO HEREBY DECLARE THAT THE LAND COVERED BY THIS MAP IS LOCATED IN A 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 AN EXTREME 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 THE EASEMENT FOR INSTALLATION AND MAINTENANCE OF STREET NAME SIGNS, DRIVE APPROACHES, DIRECTIONAL SIGNS, REGULATORY SIGNS, SIDEWALK ACCESS RAMP AND STREET LIGHTS AS DEDICATED.

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 PIPELINE EASEMENTS 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 BOOK 13376, PAGE 341 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

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

BY:

[Signature]
ROLAND F. OSGOOD
PRESIDENT

BY:

[Signature]
JOHN J. RYAN
ASSISTANT SECRETARY

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.

BY:

[Signature]
BRIAN H. GENTNER
ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON FEB 7, 1995, BEFORE ME, SUZETTE M. MORLEY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROLAND F. OSGOOD AND JOHN J. RYAN, 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:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IN ORANGE COUNTY.

SUZETTE M. MORLEY
(NAME PRINTED)

MY COMMISSION EXPIRES: SEPT. 8, 1995

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON February 8, 1995, BEFORE ME, Christy M. Doeren, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Brian H. Gentner, 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:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IN Orange COUNTY.

Christy M. Doeren
(NAME PRINTED)

MY COMMISSION EXPIRES: 12/1/97

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON APRIL 3, 1995, BEFORE ME, JOANNA GARZA, 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:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IN ORANGE COUNTY.

JOANNA GARZA
(NAME PRINTED)

MY COMMISSION EXPIRES: 12-27-1996

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 5 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN OCTOBER, 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.



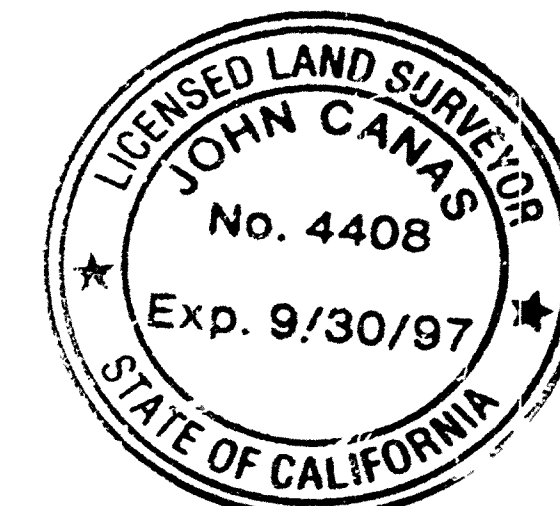
Tom R. McGannon
TOM R. McGANNON, R.C.E. 23956
REGISTRATION EXPIRES: 12/31/97

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.

DATED THIS 5TH DAY OF MAY, 1995.

[Signature]
JOHN CANAS, COUNTY SURVEYOR



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.

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.

DATED THIS March DAY OF 27, 1995.

JOHN M. W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]
DEPUTY TREASURER-TAX COLLECTOR

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 9TH DAY OF MAY, 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: ABILENE DRIVE, HOMESTEAD DRIVE, CLEMENTINE STREET AND RAINDANCE STREET.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE THE EASEMENT FOR INSTALLATION AND MAINTENANCE OF STREET NAME SIGNS, DRIVE APPROACHES, DIRECTIONAL SIGNS, REGULATORY SIGNS, SIDEWALK ACCESS RAMP AND STREET LIGHTS AS DEDICATED.

DATED THIS 9TH DAY OF MAY, 1995.

[Signature]
KATHLEEN E. GOODNO
ACTING CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ORANGE, 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 GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

[Signature]
DANIEL R. FERONS-CHIEF ENGINEER
SANTA MARGARITA WATER DISTRICT

NOTES:

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.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION

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

SHEET 2 OF 5 SHEETS
SCALE 1" = 150'
125 NUMBERED LOTS
AND LOT A
ACREAGE: 17.876 Ac.
(A PORTION OF TENTATIVE
TRACT No. 14959)

TRACT No. 15064
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 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE 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 AN EASEMENT FOR (SEE BELOW) *
- (B) INDICATES AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES RESERVED FOR FUTURE GRANT.
- (C) INDICATES AN EASEMENT FOR WATER LINE PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT HEREON.
- (D) INDICATES AN EASEMENT FOR PRIVATE DRAINAGE PURPOSES RESERVED FOR FUTURE GRANT TO THE HOMEOWNERS' ASSOCIATION.

NOTES:

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

* INSTALLATION AND MAINTENANCE OF STREET NAME SIGNS, DRIVE APPROACHES, DIRECTIONAL SIGNS, REGULATORY SIGNS, SIDEWALK, ACCESS RAMP AND STREET LIGHTS AS DEDICATED HEREON TO THE COUNTY OF ORANGE.

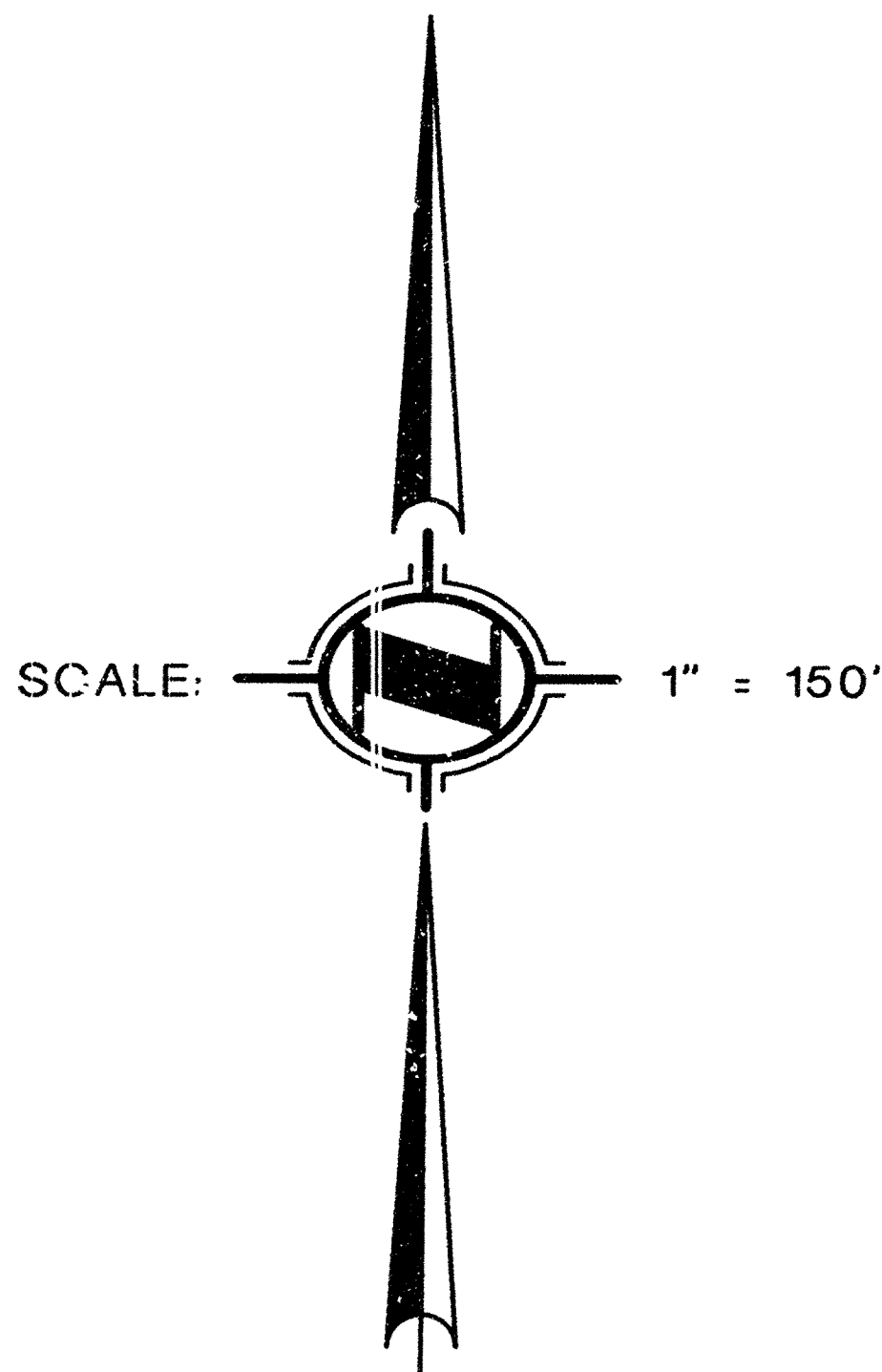
MONUMENT NOTES:

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 B.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 IMPROVEMENTS. TIES TO SAID CENTERLINE MONUMENTS SHALL BE MADE AND A COPY OF SAID TIES WILL BE PROVIDED TO THE COUNTY SURVEYOR.

- INDICATES FOUND MONUMENT AS NOTED.
- ▲ 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.
- ① ■ INDICATES LOCATION OF 2" I.P. TAGGED "P.L.S. 4200" OR SPIKE & WASHER TAGGED "P.L.S. 4200" OR LEAD & TACK TAGGED "P.L.S. 4200" TO BE SET PER TRACT NO. 13575, M.M. 718/19-25.
- ② ■ INDICATES LOCATION OF 1" I.P. TAGGED "P.L.S. 4200" OR SPIKE & WASHER TAGGED "P.L.S. 4200" OR LEAD & TACK TAGGED "P.L.S. 4200" TO BE SET PER TRACT NO. 13575, M.M. 718/19-25.



TRACT NO. 13575
M.M. 718/19-25

TRACT NO. 13575
M.M. 718/19-25

TRACT NO. 13575
M.M. 718/19-25

GPS No. 4542 - FD.
PUNCHED SPIKE w/ 1 3/8"
BRASS TAG STAMPED:
"L.S. 4965" PER TR. NO.
13332, M.M. 655/1-28.
2163364.682N
6154521.385E

PCL. 9
LLA NO. 94-048
INST. NO. 94-0715829 O.R.

PCL. 7
LLA NO. 94-048
INST. NO. 94-0715829 O.R.

GPS No. 0072 - FD. STD. 3 3/4"
ALUM. O.C.S. TRIANGULATION
MONUMENT STAMPED "7-7-10"
SET IN A 9" DIA. CONC. PIPE
PER TR. No. 13575, M.M. 718/19-25.
2158575.702N
6149262.580E

BOUNDARY AND
SHEET INDEX MAP

○ INDICATES SHEET NUMBER

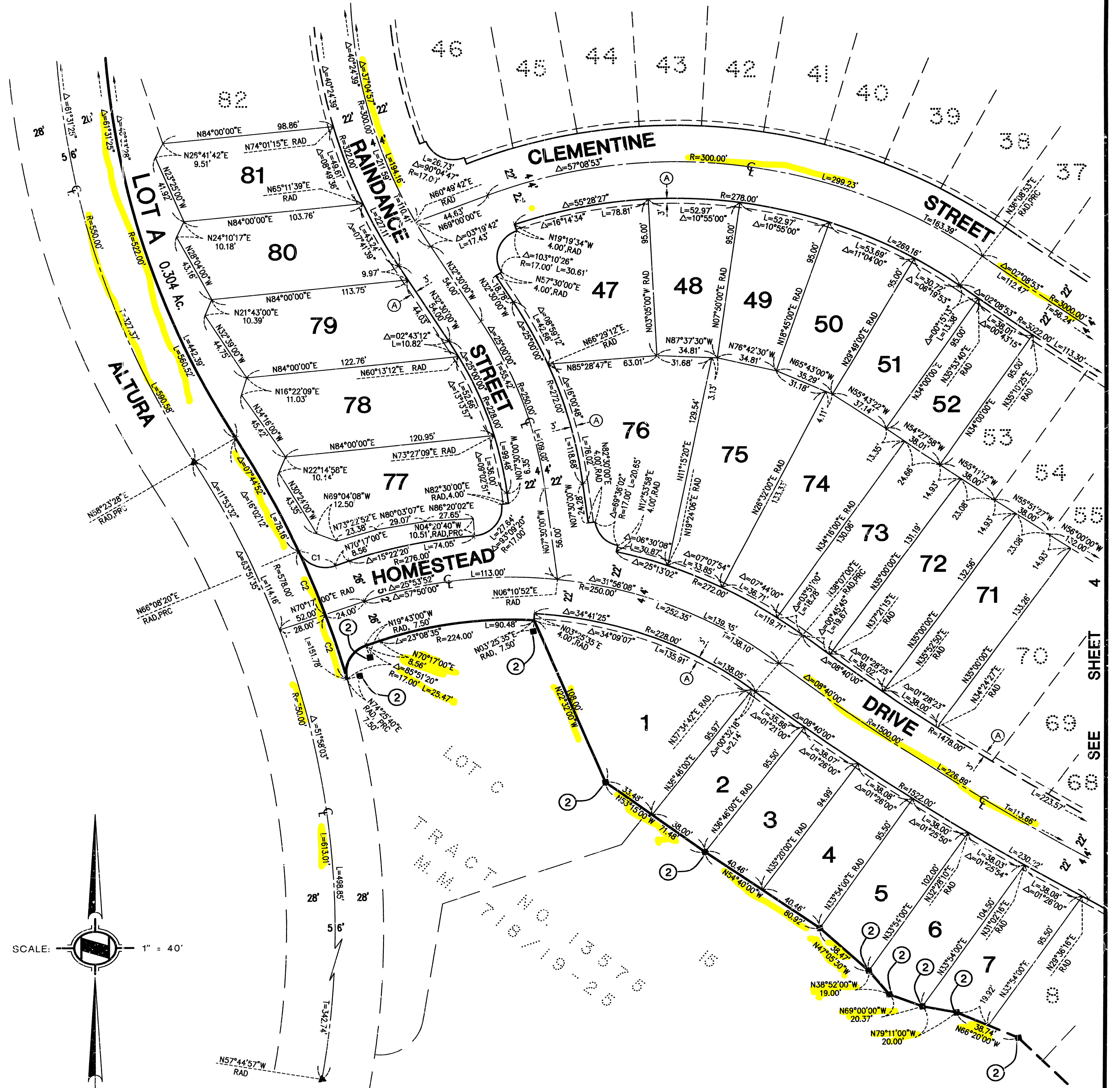
SHEET 3 OF 5 SHEETS
 SCALE 1" = 40'
 125 NUMBERED LOTS
 AND LOT A
 ACREAGE: 17.876 Ac.
 (A PORTION OF TENTATIVE
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
 STATE OF CALIFORNIA

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

SEE SHEET 5



DATA TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	17.00'	85°51'20"	15.81'	25.47'
C2	578.00'	04°08'40"	20.91'	41.81'

SEE SHEET 2 FOR BASIS OF BEARINGS,
 BOUNDARY AND SHEET INDEX MAP,
 EASEMENT AND MONUMENT NOTES.

SHEET 4 OF 5 SHEETS
SCALE 1" = 40'
125 NUMBERED LOTS
AND LOT A
ACREAGE: 17.876 Ac.
(A PORTION OF TENTATIVE
TRACT No. 14959)

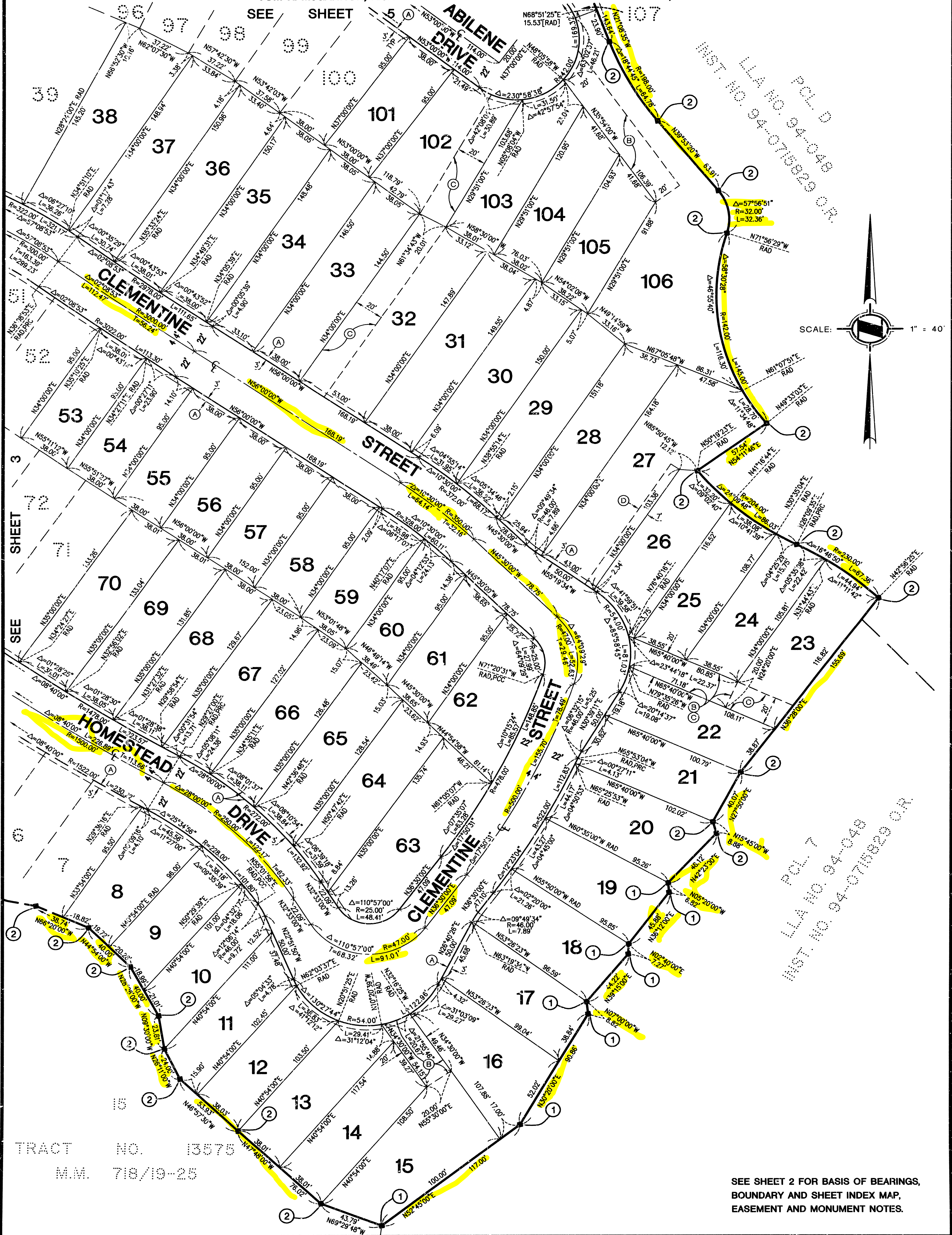
TRACT No. 15064

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



TRACT NO. 15064
M.M. 718/19-25

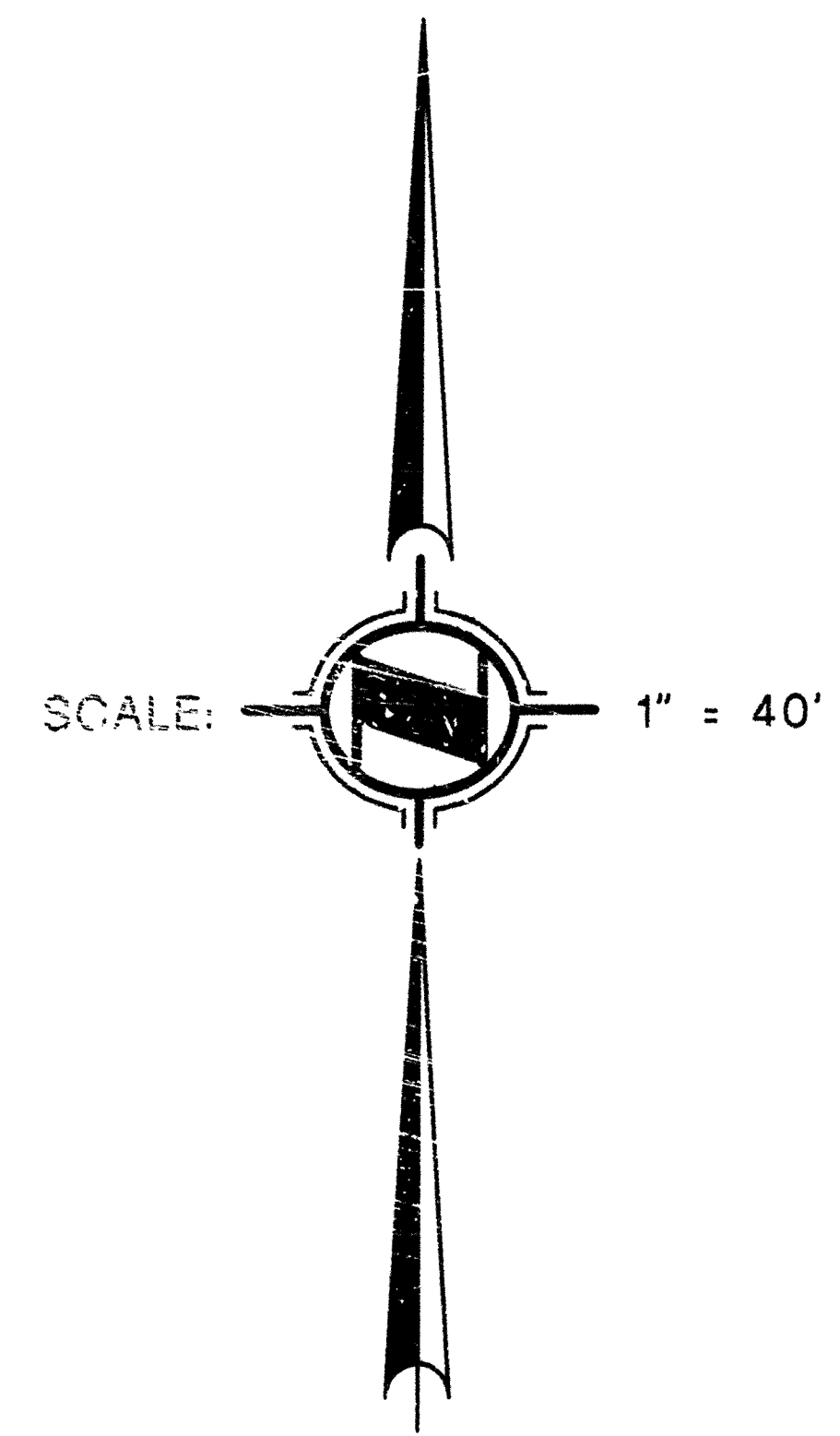
SEE SHEET 2 FOR BASIS OF BEARINGS,
BOUNDARY AND SHEET INDEX MAP,
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HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, R.C.E. 23956 DATE OF SURVEY: OCTOBER, 1994



DATA TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	17.00'	94°53'04"	18.51'	28.15'

SEE SHEET 2 FOR BASIS OF BEARINGS,
BOUNDARY AND SHEET INDEX MAP,
EASEMENT AND MONUMENT NOTES.

