

SHEET 1 OF 6 SHEETS
92 LOTS & LOT A
ACREAGE: 16.103 ACRES

(A PORTION OF TENTATIVE
TRACT NO. 13162)

BLOCK: 5055
MODULES: 57, 67

TRACT NO. 13330

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 13005,
AS FILED IN BOOK 596, PAGES 45-50, INCLUSIVE, OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER & ASSOCIATES, INC.
TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: NOVEMBER, 1987

ACCEPTED AND FILED AT THE
REQUEST OF

TICOR Title Insurance Company
DATE November 18, 1988
TIME 3:55 PM FEE \$ 16.00
INSTRUMENT # 88-595040
BOOK 618 PAGE 16 M.M.
LEE A. BRANCH
COUNTY RECORDER
BY Lily Ann Hane
DEPUTY

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: EL PEPPINO, EL PORTICO, LA ALCALA AND EL MANZANO.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE:
ALL VEHICULAR ACCESS RIGHTS TO MOULTON PARKWAY.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE WE HEREBY IRREVOCABLY
OFFER TO DEDICATE TO THE COUNTY OF ORANGE AN
EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES OVER LOT "A" AS SHOWN ON
SAID MAP.

WE ALSO HEREBY DEDICATE TO MOULTON-NIGUEL WATER DISTRICT THE EASEMENT
FOR WATER AND SEWER PIPELINE, PUBLIC UTILITY AND ACCESS PURPOSES AS
SHOWN ON THIS MAP. SAID EASEMENT SHALL BE SUBJECT TO THE SAME TERMS
AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED MAY 2,
1980, IN BOOK 13597, PAGES 195-197, INCLUSIVE, OF OFFICIAL RECORDS OF
THE COUNTY OF ORANGE.

NIGUEL DEVELOPMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP.

BY: THE BUIE-NIGUEL LTD., A CALIFORNIA LIMITED PARTNERSHIP,
AS GENERAL PARTNER.

BY: THE BUIE CORPORATION, A CALIFORNIA CORPORATION, AS GENERAL PARTNER.

BY: Jack Schwellenbach BY: Jeffrey L. Stoddard
JACK SCHWELLENBACH JEFFREY L. STODDARD
VICE PRESIDENT EXECUTIVE VICE PRESIDENT

BY: HOME CAPITAL CORPORATION, A CALIFORNIA CORPORATION,
AS GENERAL PARTNER.

BY: Donald R. Faye BY: Donald R. Faye
DONALD R. FAYE, VICE PRESIDENT DONALD R. FAYE, VICE PRESIDENT
MARILYN K. ASHBY, PROJECT MANAGER

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AS
UNDER DEED OF TRUST RECORDED DECEMBER 31, 1984, AS INSTRUMENT NO. 84-
537811, OFFICIAL RECORDS.

BY: Donald R. Faye
DONALD R. FAYE, VICE PRESIDENT

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE MOULTON-NIGUEL
WATER DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY, CALIFORNIA, PURSUANT TO
ITS RESOLUTION NO. 81-29 DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT
THE GRANT OF ALL INTERESTS IN REAL ESTATE FOR PUBLIC PURPOSES AS SHOWN
ON THIS TRACT MAP BY AND BETWEEN THE MOULTON NIGUEL WATER DISTRICT AND
BROCK GLENFED CHAPMAN AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS
TO THE RECORDATION OF SAID MAP.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 22 DAY OF February, 1988, BEFORE ME, Sharon Garcia
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Jack
Schwellenbach AND Jeffrey L. Stoddard, PERSONALLY KNOWN TO ME (OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT AS Vice President AND
Exec. Vice President, RESPECTIVELY, OF THE BUIE CORPORATION, AS OR ON
BEHALF OF THE CORPORATION THEREIN NAMED, SAID CORPORATION BEING KNOWN
TO ME TO BE THE GENERAL PARTNER OF BUIE-LAGUNA NIGUEL, LTD., A
CALIFORNIA LIMITED PARTNERSHIP, KNOWN TO ME TO BE ONE OF THE PARTNERS
OF NIGUEL DEVELOPMENT COMPANY, THE PARTNERSHIP THAT EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE
SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

Sharon Garcia
NOTARY PUBLIC IN AND FOR SAID STATE
Sharon Garcia

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES 4-22-88

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

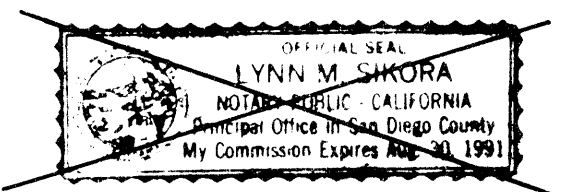
ON THIS 26th DAY OF February, 1988, BEFORE ME, LYNN M. SIKORA
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARILYN ASHBY
AND DONALD R. FAYE, PERSONALLY KNOWN TO ME (OR PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED
THE WITHIN INSTRUMENT AS PROJ. MGR. AND VICE PRESIDENT
RESPECTIVELY, OF HOME CAPITAL CORPORATION, THE CORPORATION THAT
EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF NIGUEL DEVELOPMENT COMPANY,
THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT
SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

Lynn M. Sikora
NOTARY PUBLIC IN AND FOR SAID STATE
Lynn M. Sikora

MY PRINCIPAL PLACE OF BUSINESS
IS IN SAN DIEGO COUNTY.

MY COMMISSION EXPIRES: 8-30-91



I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE
OF CALIFORNIA; THAT THIS MAP CONSISTING OF 6 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN NOVEMBER 1987, 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
MY REGISTRATION EXPIRES 12-31-89

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 THERE-
OF 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.

DATED THIS 31st DAY OF OCTOBER, 1988.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: Marcia M. Yamata
DEPUTY TREASURER-TAX COLLECTOR

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I 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 ____ DAY OF _____, 1988.

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

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 NOVEMBER, 1988, 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: EL PEPPINO, EL PORTICO, LA ALCALA
AND EL MANZANO.
AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE VEHICULAR
ACCESS RIGHTS TO MOULTON PARKWAY AS RELEASED AND RELINQUISHED.

AND DID NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE EASEMENT
FOR LANDSCAPE MAINTENANCE PURPOSES OVER LOT "A" AS SHOWN ON SAID
MAP.

DATED THIS 15th DAY OF NOVEMBER, 1988.

Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

I HEREBY CERTIFY 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 COMMIT-
TEE; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUB-
DIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID
MAP IS TECHNICALLY CORRECT.

DATED THIS 19th DAY OF November, 1988.

C. R. NELSON
COUNTY SURVEYOR

BY: Paul A. Cuenca LS4136
Deputy EXP 6/30/92

SEE SHEET 2 FOR ADDITIONAL
NOTARY ACKNOWLEDGEMENTS.

SHEET 2 OF 6 SHEETS
ACREAGE: 16.103 ACRES
92 LOTS AND LOT A

TRACT NO. 13330

(PORTION OF TENTATIVE
TRACT NO. 13162)

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

TOM R. McGANNON HUNSAKER & ASSOCIATES, INC.
R.C.E. 23956 DATE OF SURVEY: NOVEMBER, 1987

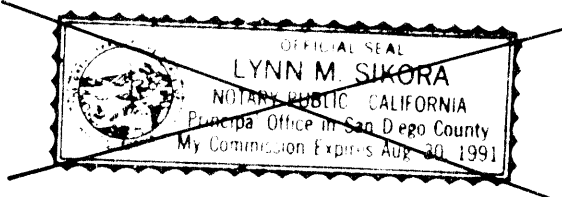
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 26th DAY OF FEBRUARY, 1988, BEFORE ME, LYNN M. SIKORA,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LINELL HARROUN
AND DONALD R. FAYE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND VICE
PRESIDENT, RESPECTIVELY, OF HOME FEDERAL SAVINGS AND LOAN ASSOCIATION,
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME
(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION
AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

WITNESS MY HAND:

Lynn M. Sikora
NOTARY PUBLIC IN AND FOR SAID STATE
Lynn M. Sikora

MY PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: 8-30-91



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 11th DAY OF MARCH, 1988, BEFORE ME, JACQUIE A. BENCH
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CARLO H.
HABASH, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE DIRECTOR OF ENGINEERING OF MOULTON NIGUEL
WATER DISTRICT, A PUBLIC AGENCY, AND KNOWN TO ME (OR PROVED TO ME ON
THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE
WITHIN INSTRUMENT ON BEHALF OF SAID PUBLIC AGENCY AND ACKNOWLEDGED TO
ME THAT SUCH PUBLIC AGENCY EXECUTED THE SAME.

WITNESS MY HAND:

Jacquie A. Bench
NOTARY PUBLIC IN AND FOR SAID STATE
JACQUIE A. BENCH
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: 1/6/92

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS _____ DAY OF _____, BEFORE ME, _____,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JAMES
MOCALIS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT
AS THE GENERAL MANAGER OF THE LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT,
A PUBLIC AGENCY, THE PUBLIC AGENCY THAT EXECUTED THE WITHIN INSTRUMENT
AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID
PUBLIC AGENCY AND ACKNOWLEDGED TO ME THAT SUCH PUBLIC AGENCY EXECUTED
THE SAME.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE

(PRINT NAME HERE)
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: _____

SHEET 3 OF 6 SHEETS
SCALE: 1" = 100'
ACREAGE: 16.103 ACRES
92 LOTS AND LOT A

TRACT NO. 13330

(PORTION OF TENTATIVE
TRACT NO. 13162)

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

HUNSAKER & ASSOCIATES, INC.
TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: NOVEMBER, 1987

MONUMENT NOTES:

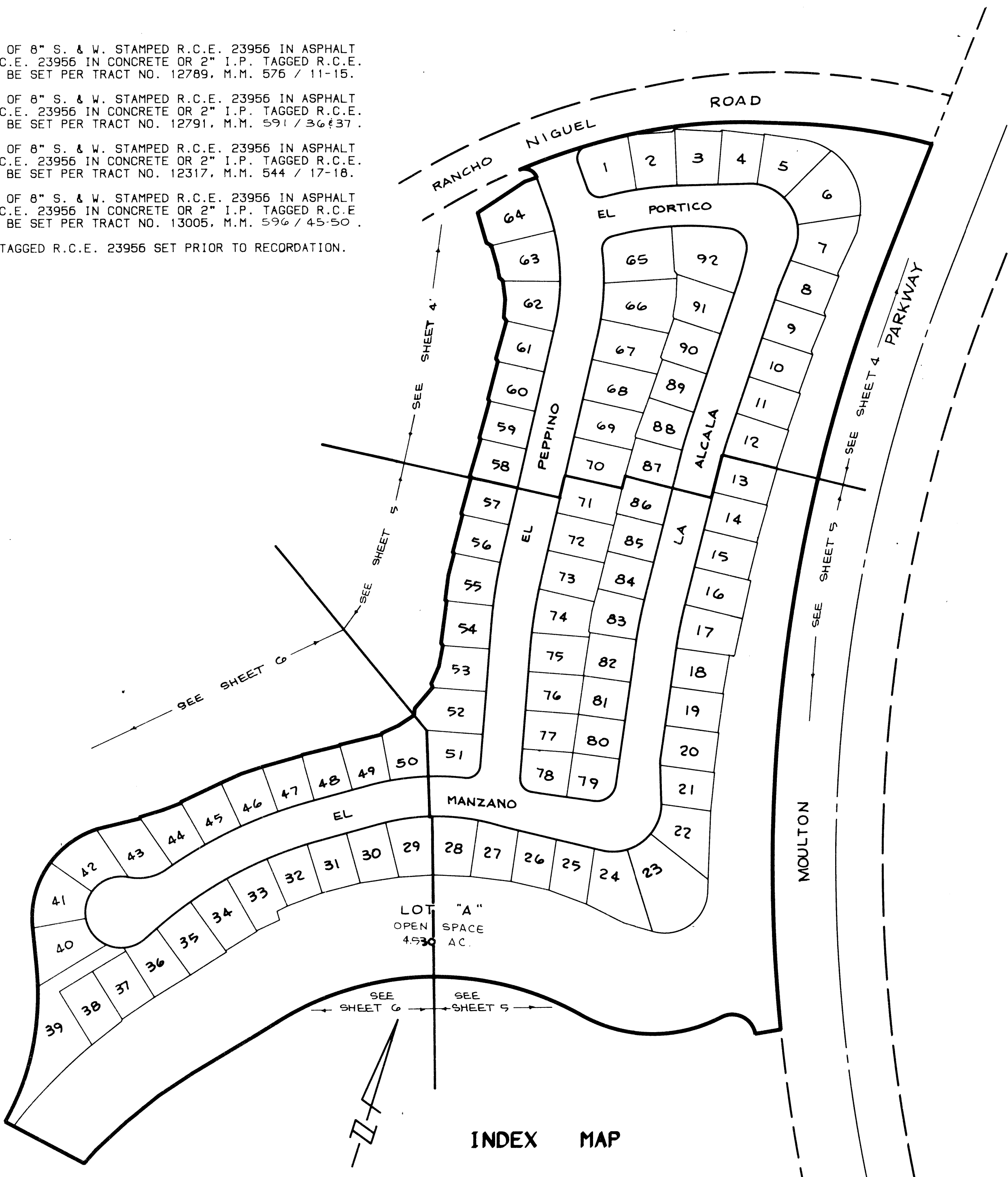
- 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE OR A LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET AT ALL TRACT CORNERS, EXCEPT AT B.C.'S, E.C.'S, P.R.C.'S, AND P.C.C.'S THAT ABUT A STREET WHICH ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 1" I.P. TAGGED R.C.E. 23956 OR S. & W. STAMPED R.C.E. 23956 IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE OR A LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET AT ALL LOT CORNERS, EXCEPT AT B.C.'S, E.C.'S, P.R.C.'S, AND P.C.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MAKING SIDE LOT LINES, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR LEAD AND TAG IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET AT ALL B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S AND ALL OTHER CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- INDICATES MONUMENT FOUND AS NOTED.
- INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG IN CONCRETE TO BE SET PER TRACT NO. 12317, M.M. 544 / 17-18.
- INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 13003, M.M. 589 / 30-36.
- △ INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 12791, M.M. 591 / 36-37.
- INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER TRACT NO. 12789, M.M. 576 / 11-15.
- INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER TRACT NO. 12791, M.M. 591 / 36-37.
- ▲ INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER TRACT NO. 12317, M.M. 544 / 17-18.
- INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER TRACT NO. 13005, M.M. 596 / 45-50.
- ◎ INDICATES 2" I.P. TAGGED R.C.E. 23956 SET PRIOR TO RECORDATION.

BASIS OF BEARINGS:

THE BEARING SHOWN AS N 89°15'51"W ALONG THE NORTHERLY BOUNDARY OF PARCEL MAP 84-127, AS PER MAP FILED IN BOOK 202, PAGES 26 THROUGH 36, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES:

- (A) INDICATES PRIVATE EASEMENT FOR ACCESS PURPOSES AS RESERVED HEREON.
- (B) INDICATES 5.00' PRIVATE EASEMENT FOR DRAINAGE PURPOSES RESERVED HEREON.
- (C) INDICATES 20.00' EASEMENT FOR WATERLINE PURPOSES TO MOULTON NIGUEL WATER DISTRICT AS DEDICATED HEREON.



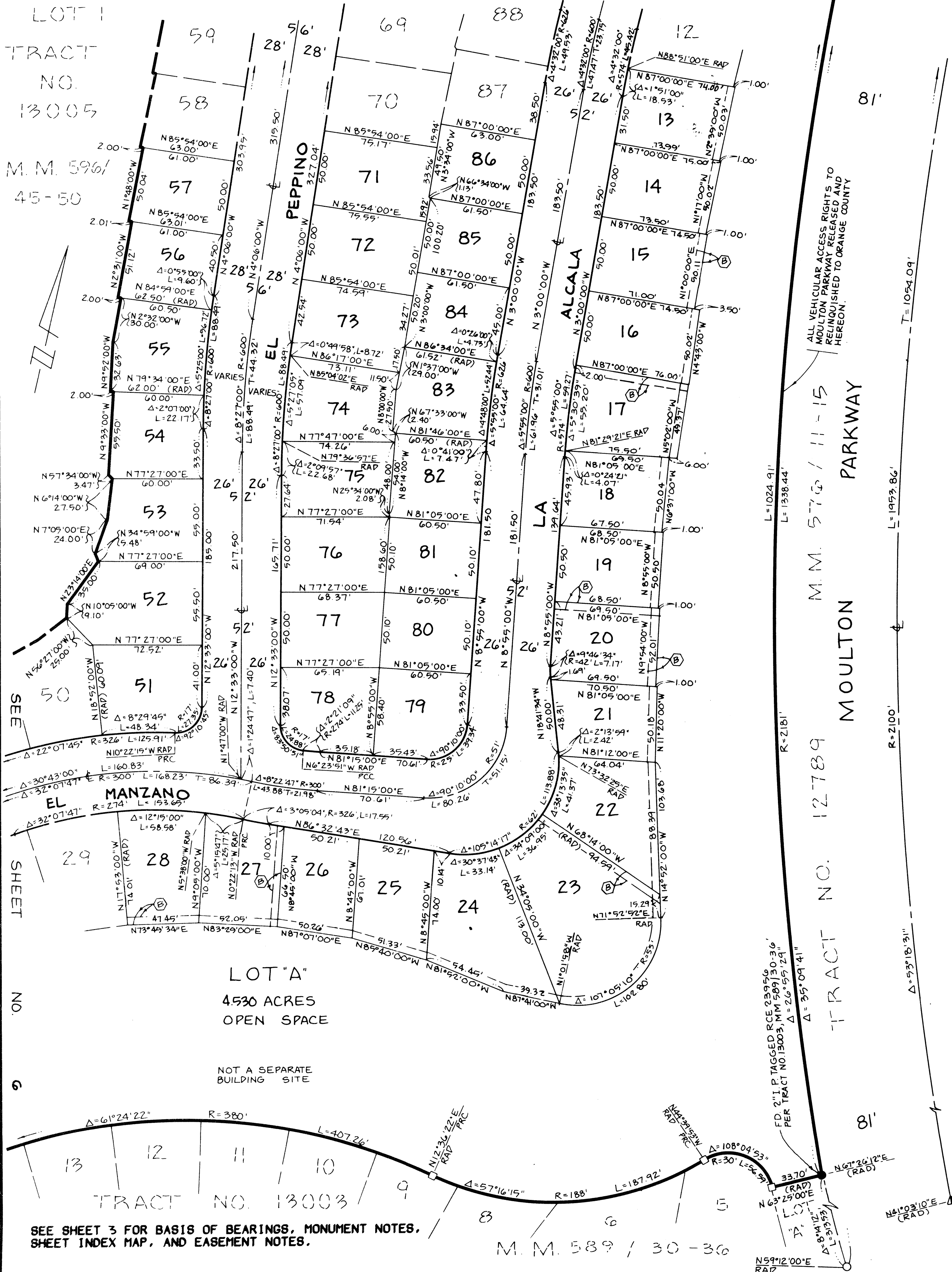
SHEET 5 OF 6 SHEETS
SCALE: 1" = 40'
ACREAGE: 16.103 ACRES
92 LOTS AND LOT A

TRACT NO. 13330

(PORTION OF TENTATIVE TRACT NO. 13162) IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES, INC.
TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: NOVEMBER, 1987

SEE SHEET NO. 4



ALL VEHICULAR ACCESS RIGHTS TO MOULTON PARKWAY RELEASED AND RELINQUISHED TO ORANGE COUNTY HEREON.

M.M. 576 / 11-15
MOULTON PARKWAY

TRACT NO. 12789

TRACT NO. 13003

SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, SHEET INDEX MAP, AND EASEMENT NOTES.

M.M. 589 / 30-36

DUPLICATE

SHEET 6 OF 6 SHEETS
SCALE: 1" = 40'
ACREAGE: 16.103 ACRES
92 LOTS AND LOT A

PORTION OF TENTATIVE
TRACT NO. 13162

TRACT NO. 13330

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

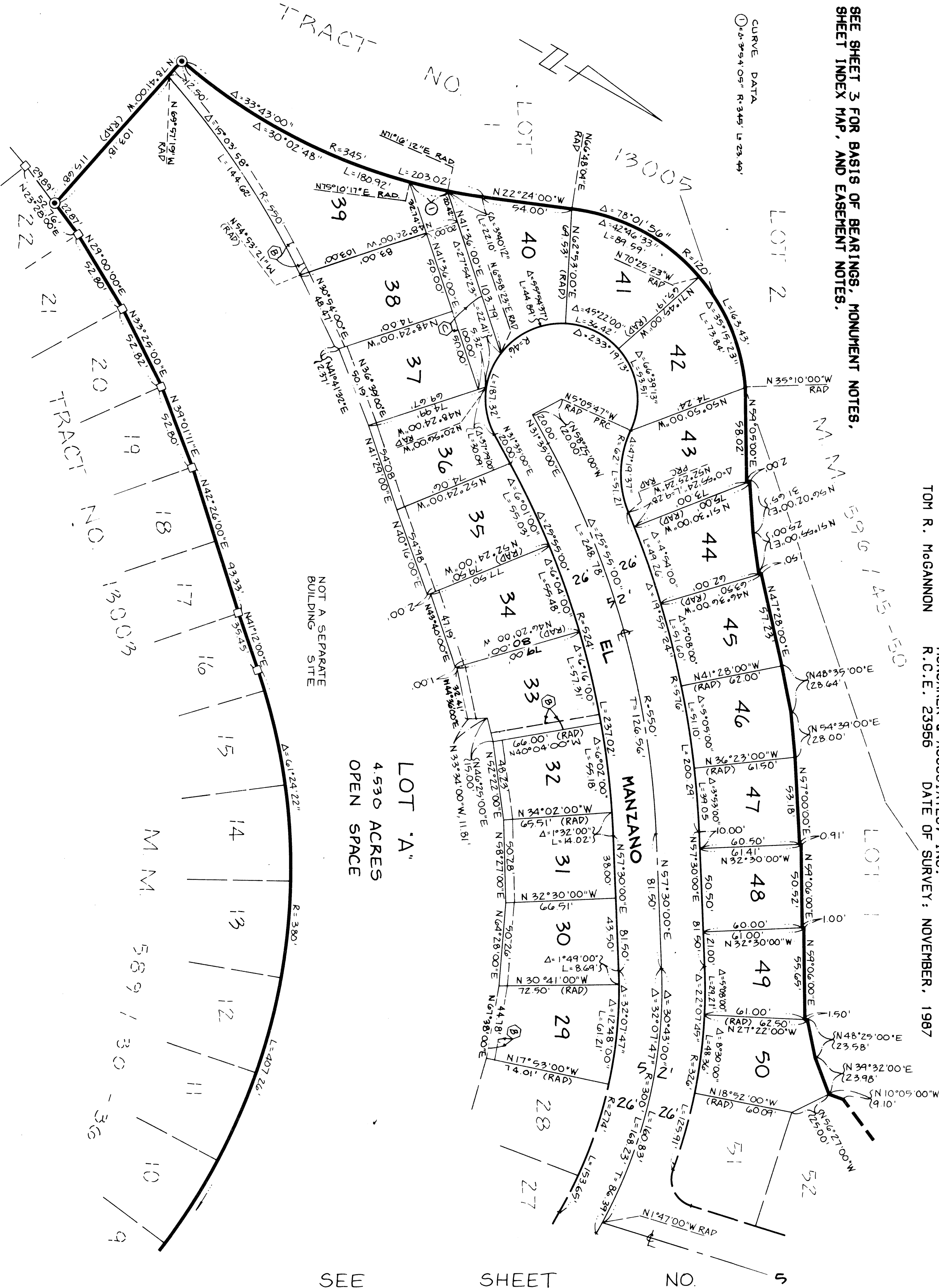
TOM R. MCGANNON

HUNSAKER & ASSOCIATES, INC.
R.C.E. 23956

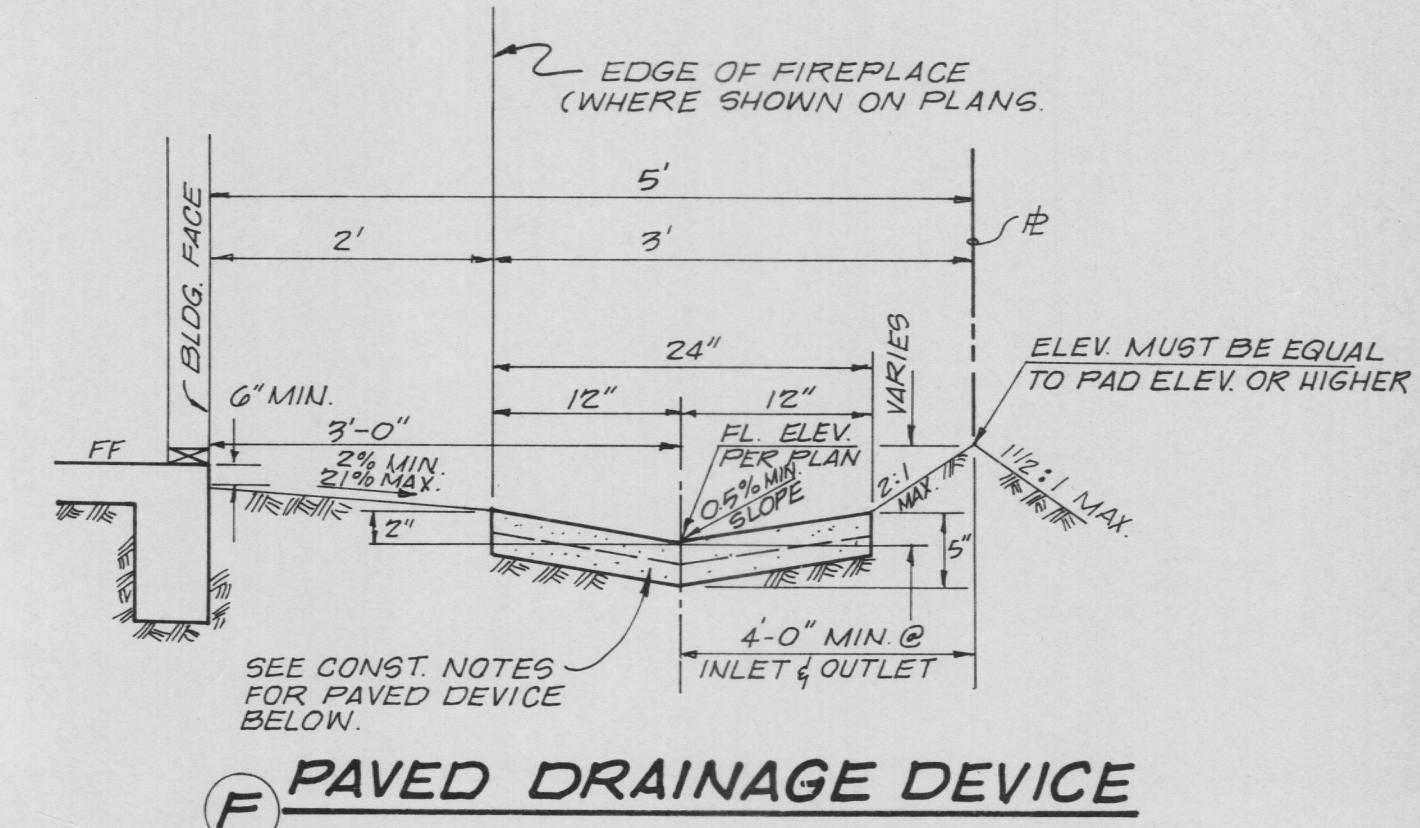
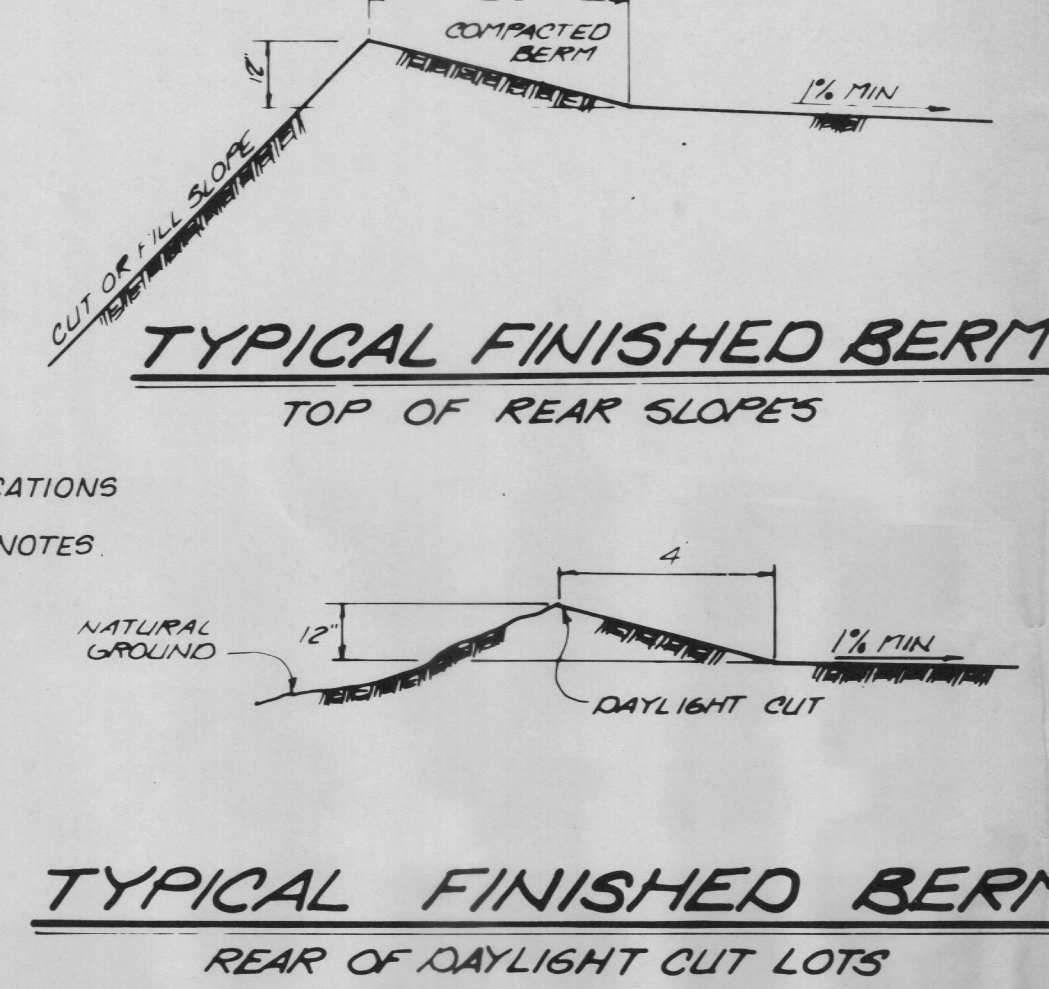
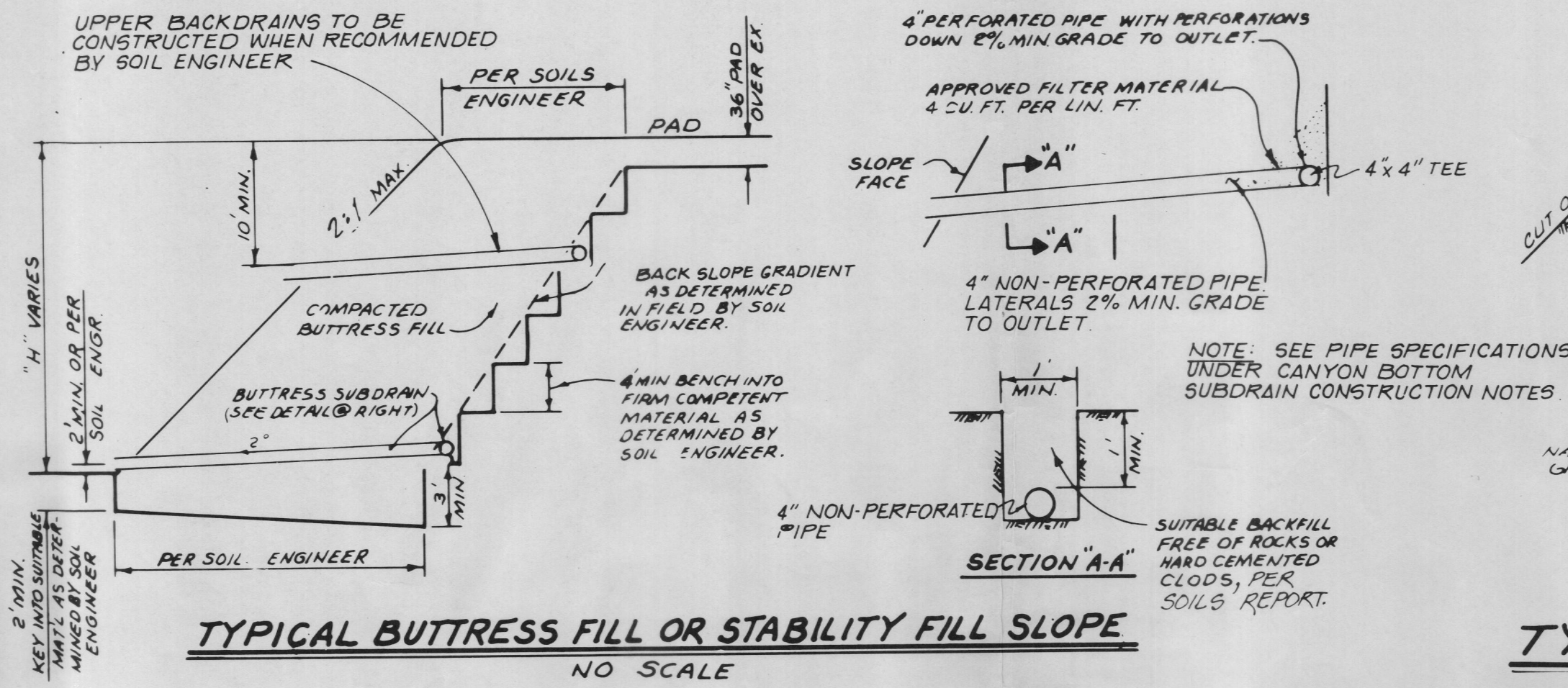
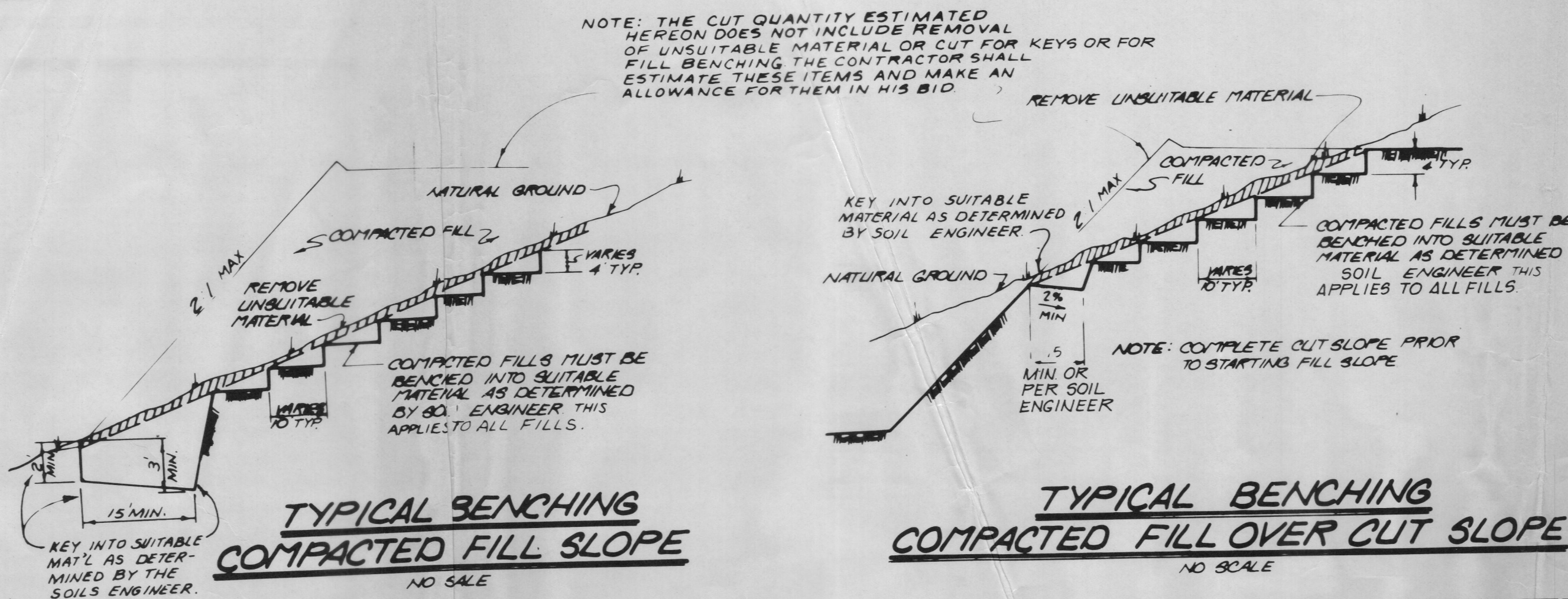
DATE OF SURVEY: NOVEMBER, 1967

SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES,
SHEET INDEX MAP, AND EASEMENT NOTES.

CURVE DATA
① $\Delta=37^{\circ}54'05''$ $R=345'$ $L=23.49'$

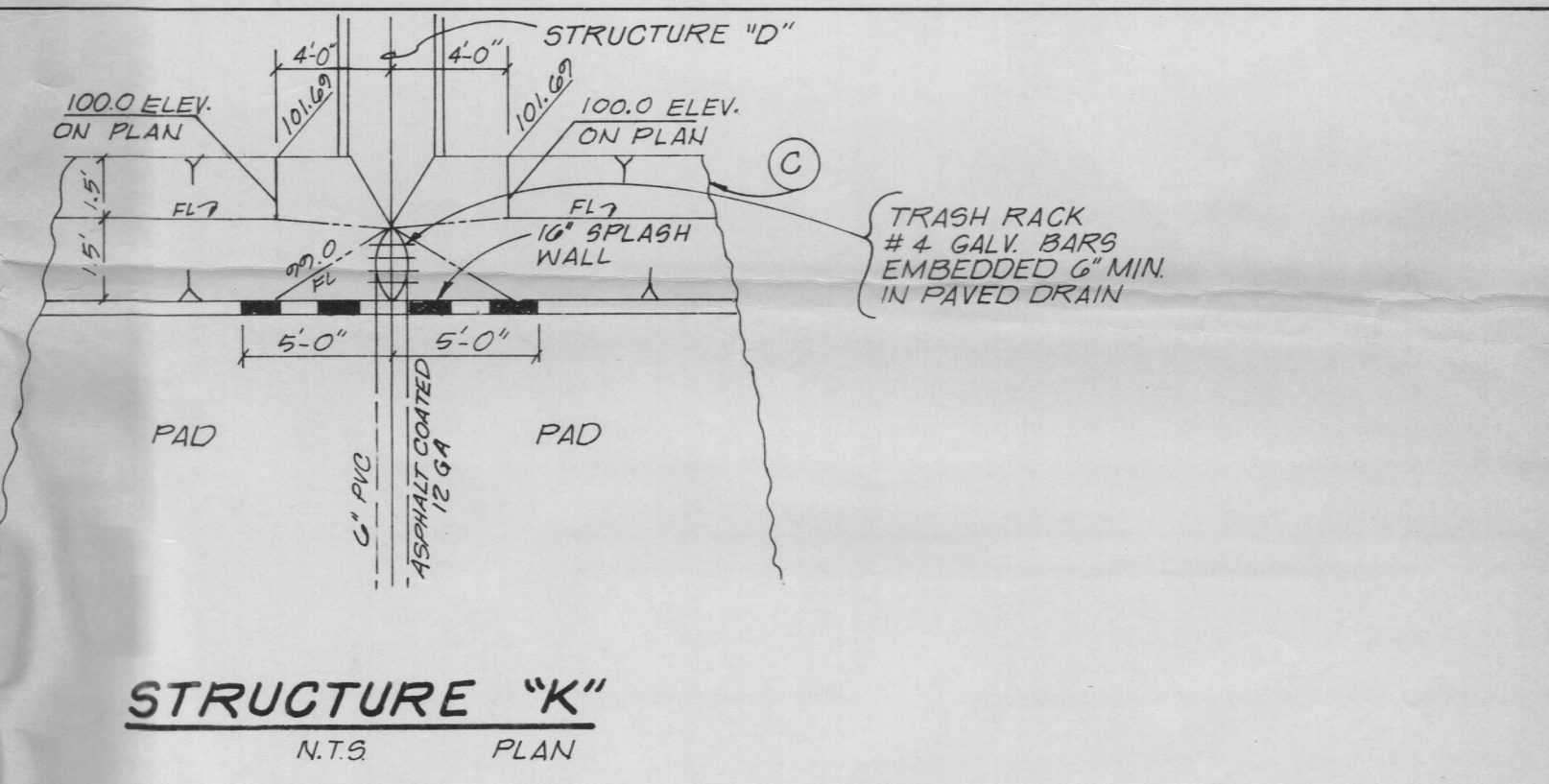
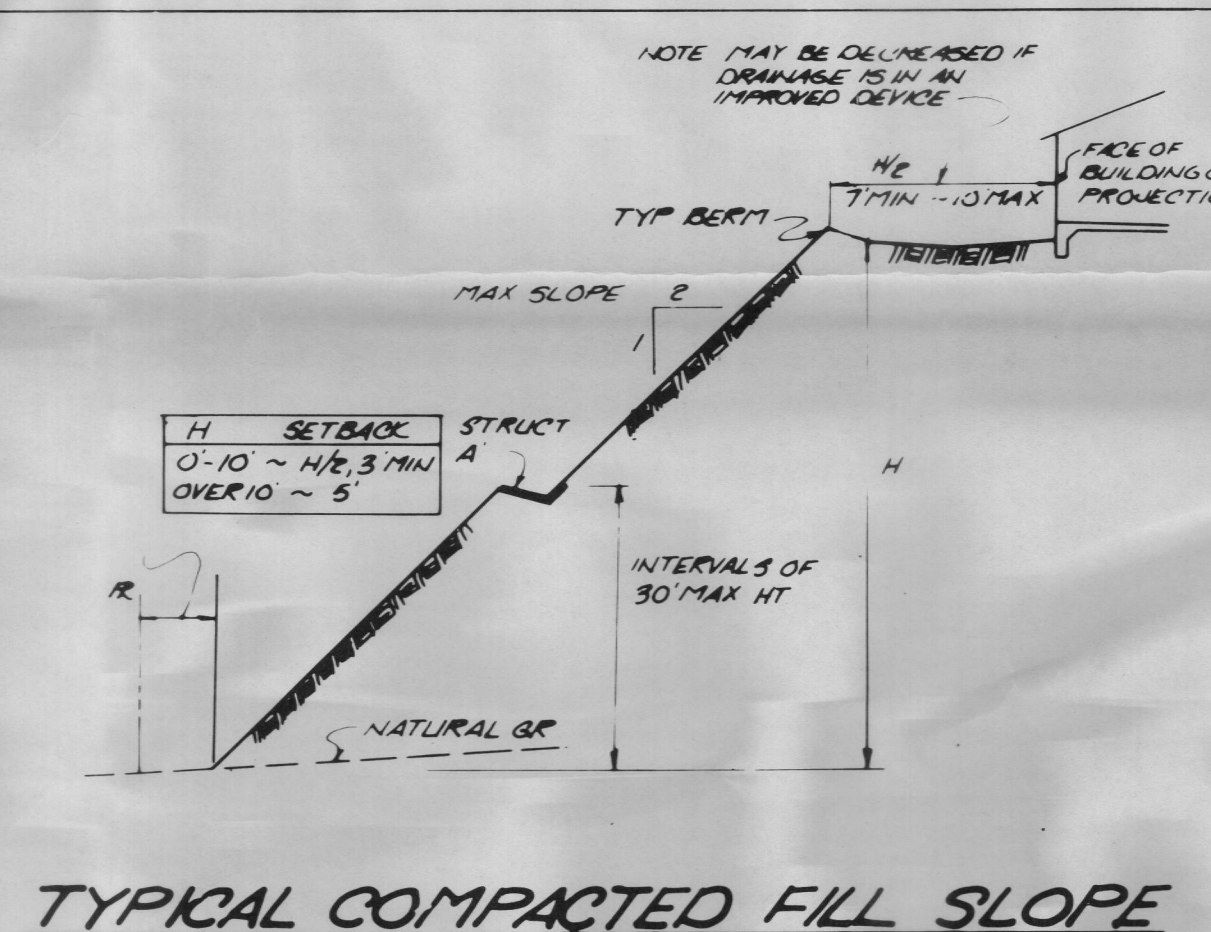
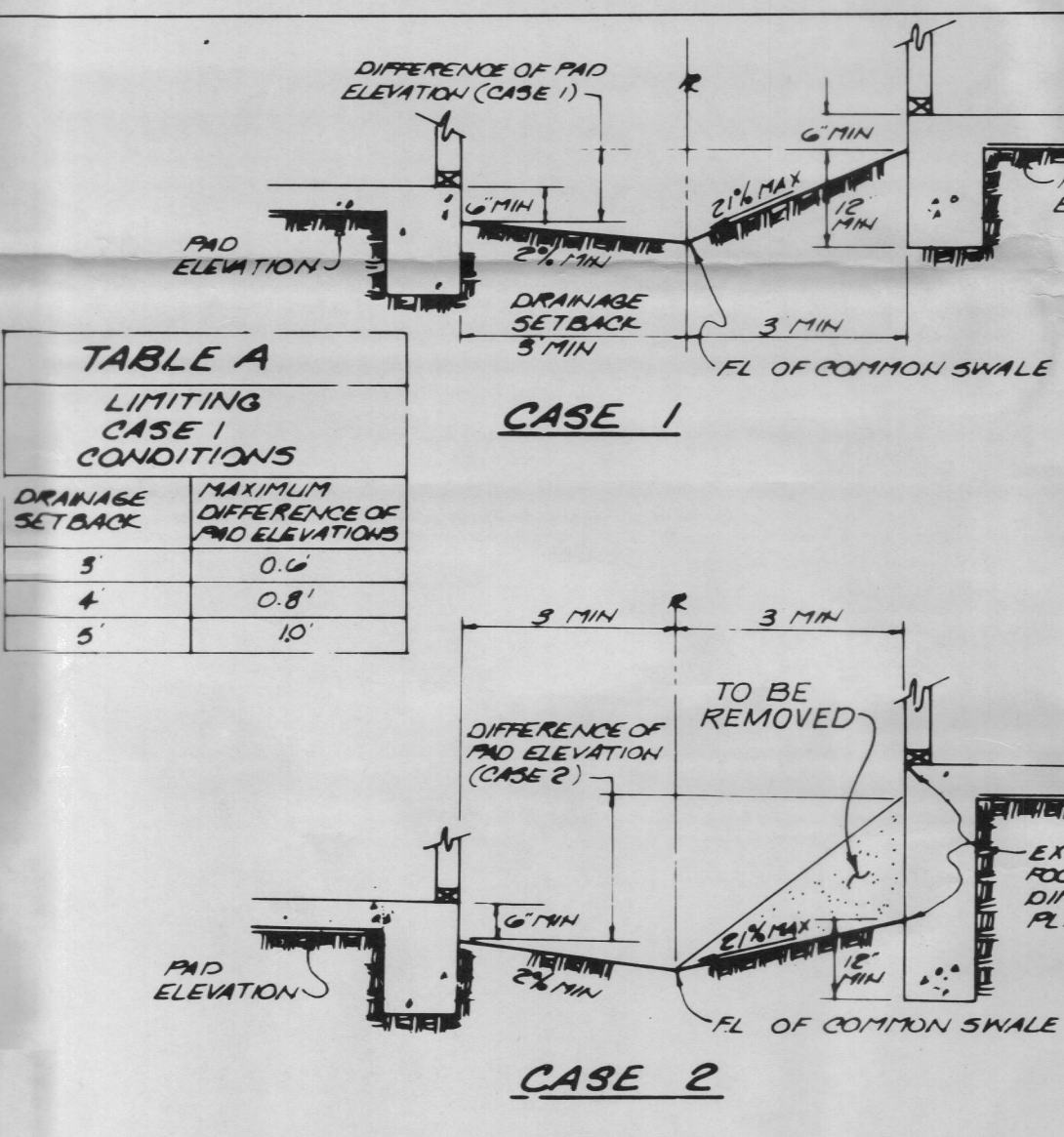
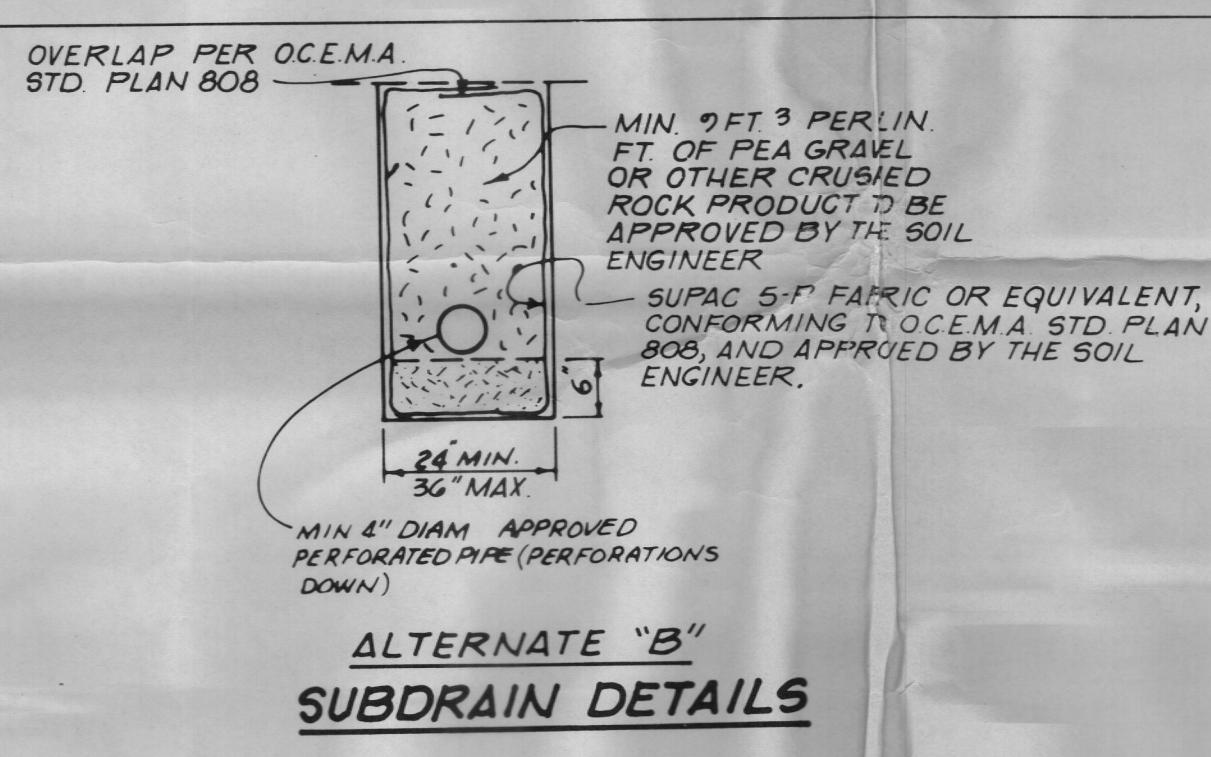
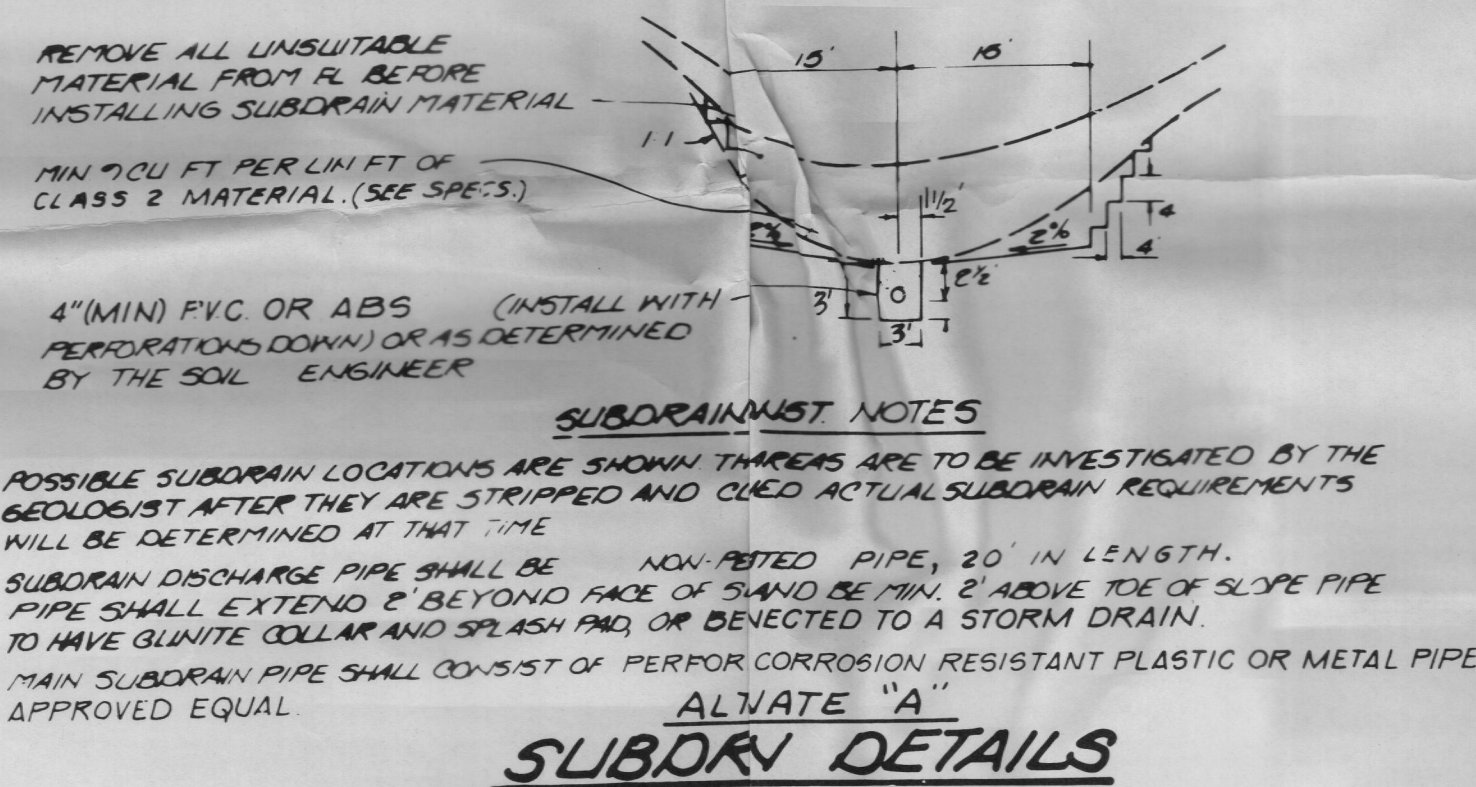
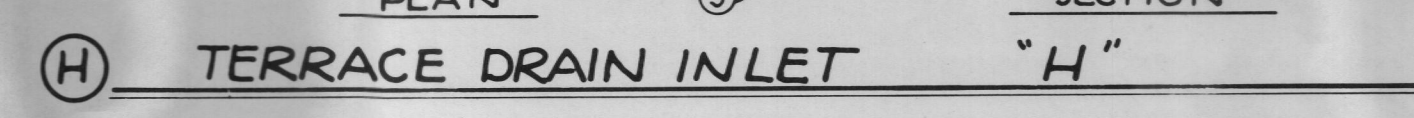
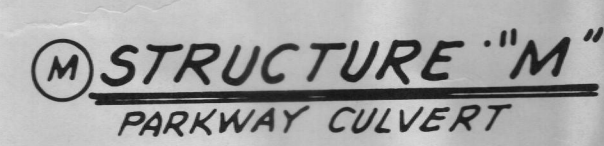
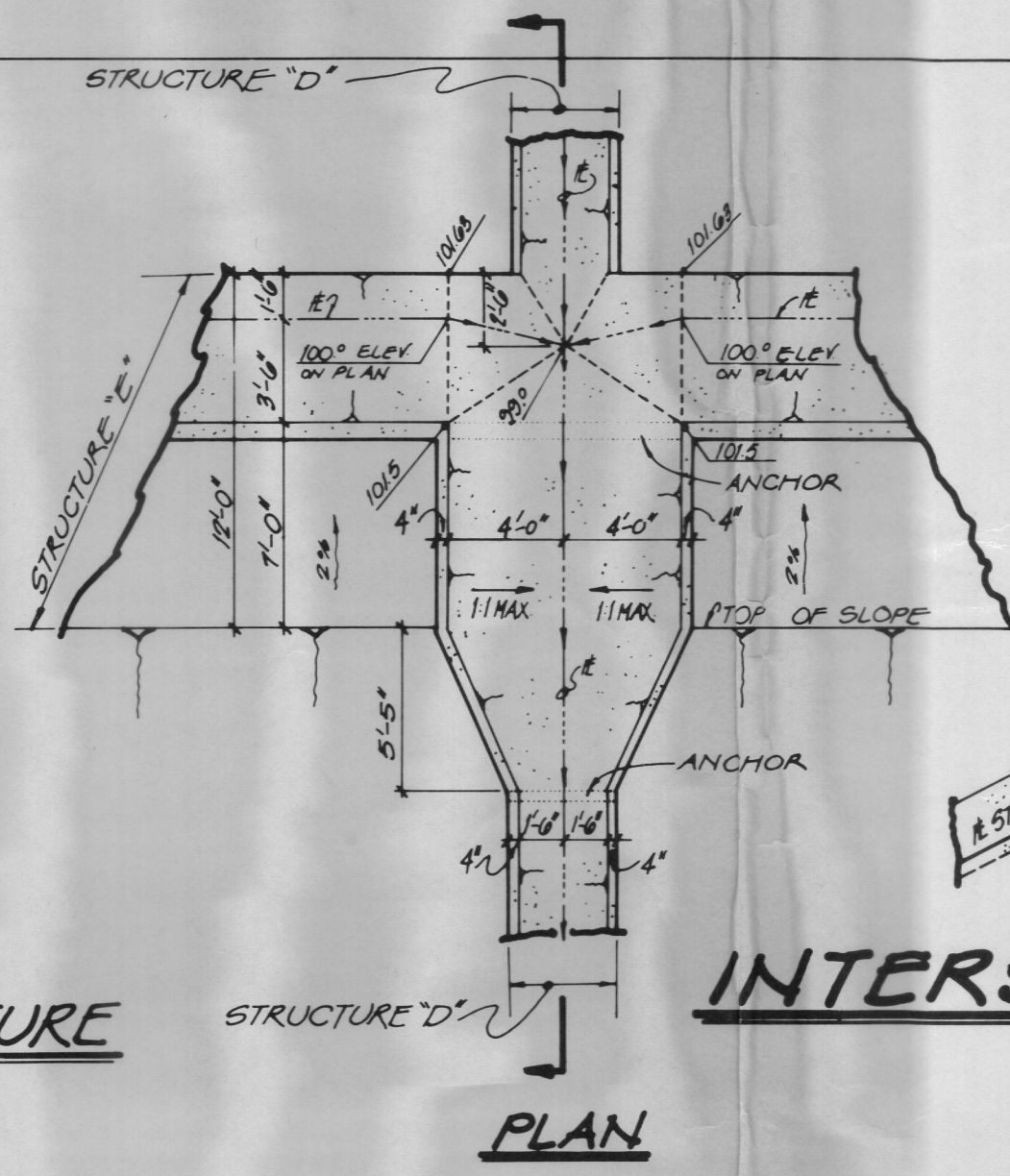
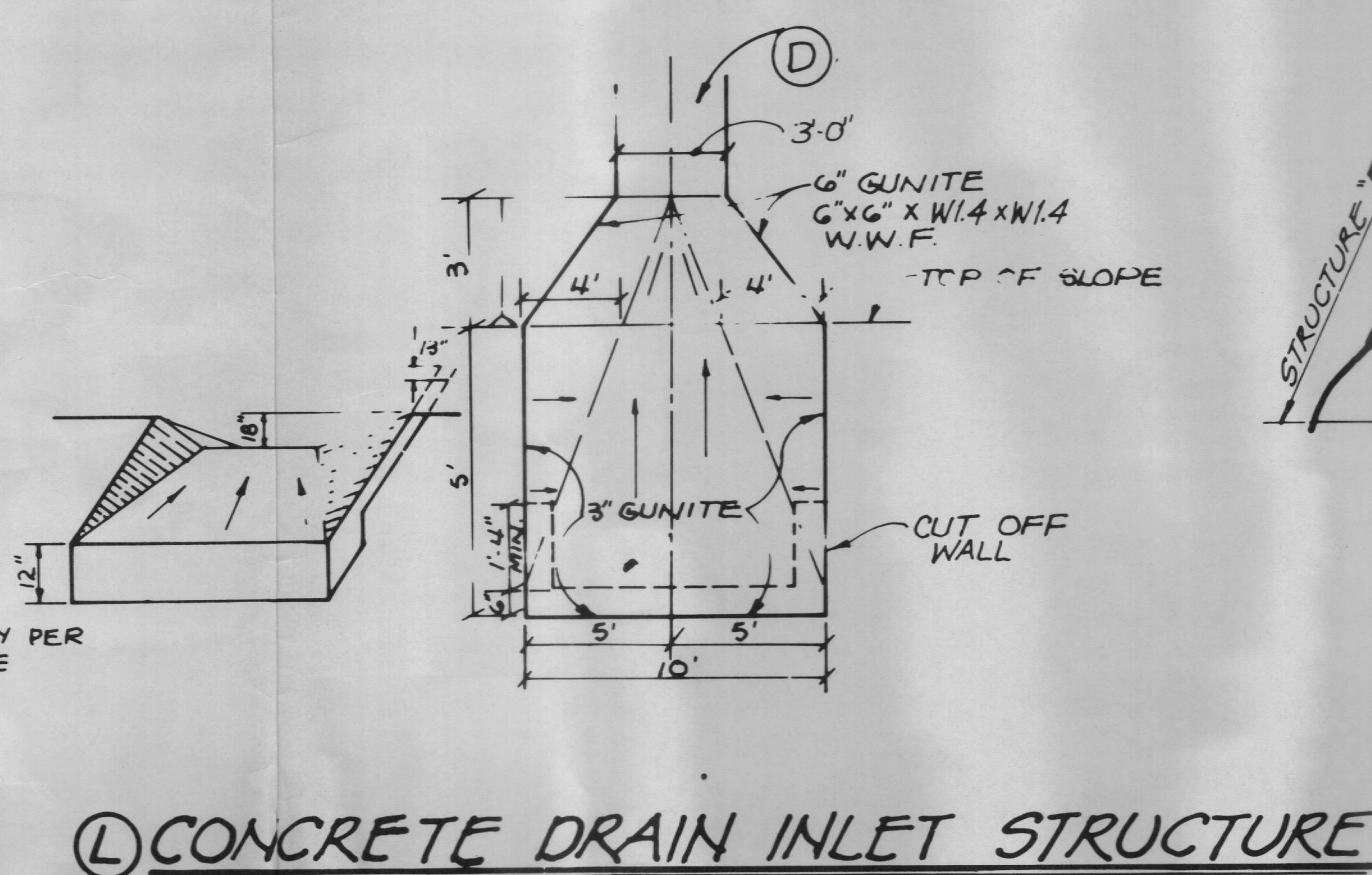
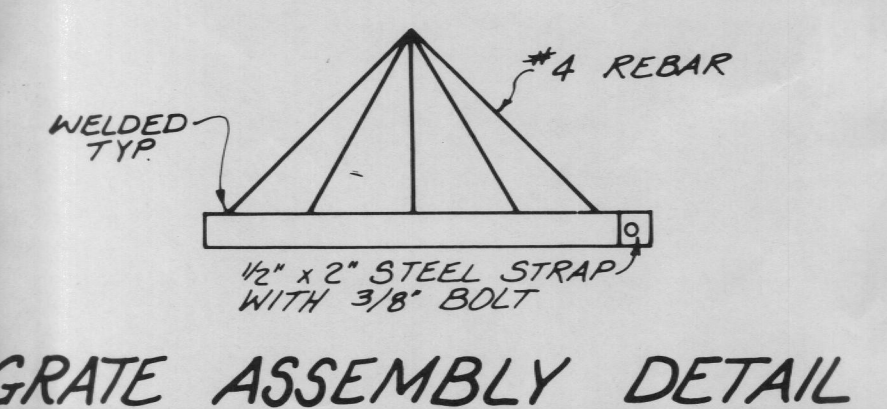
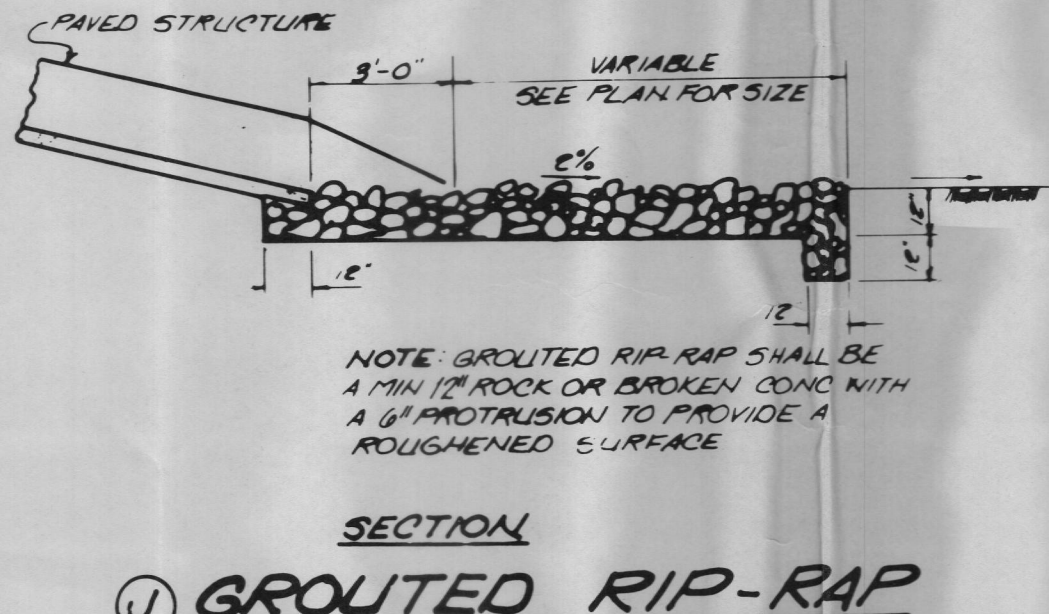
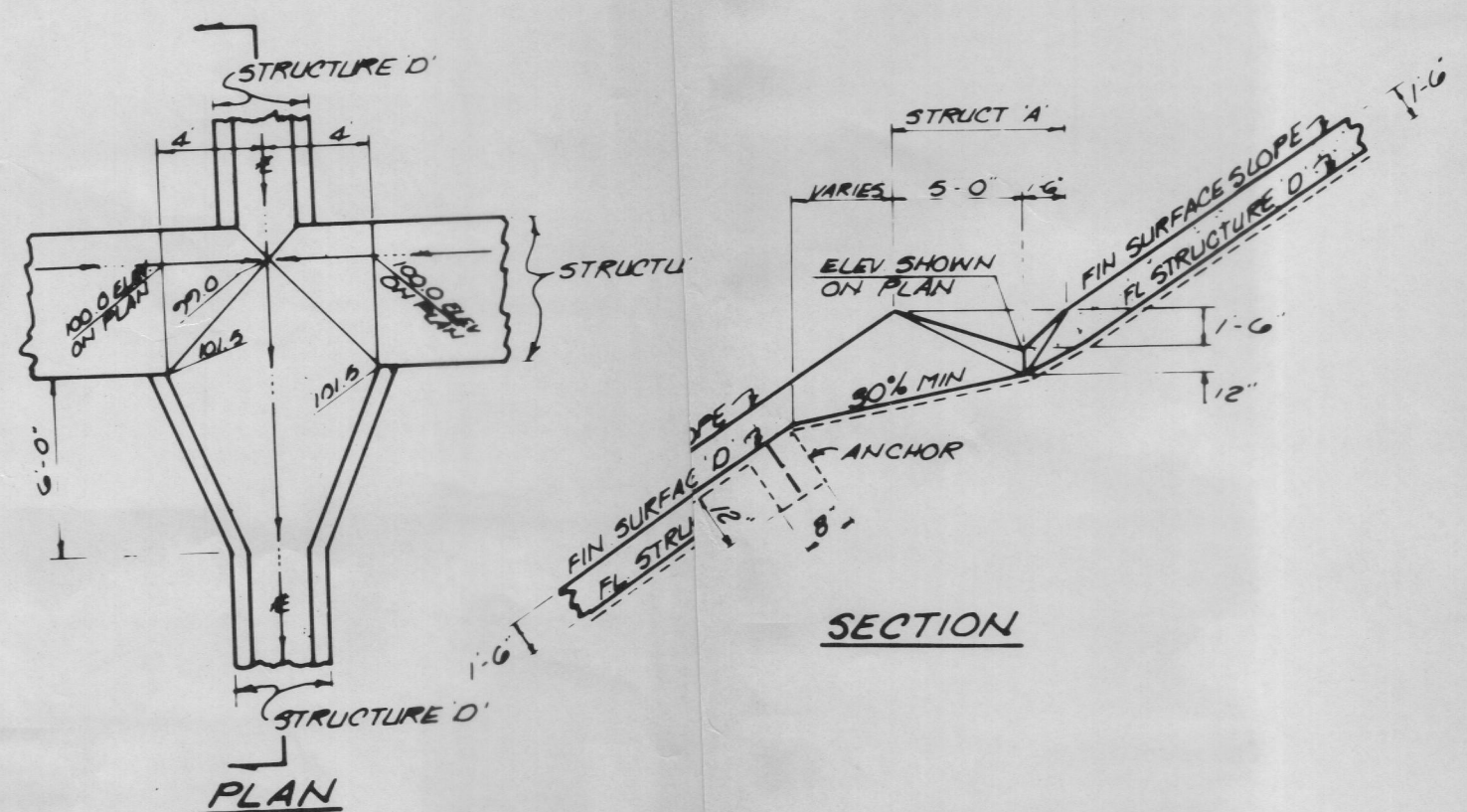
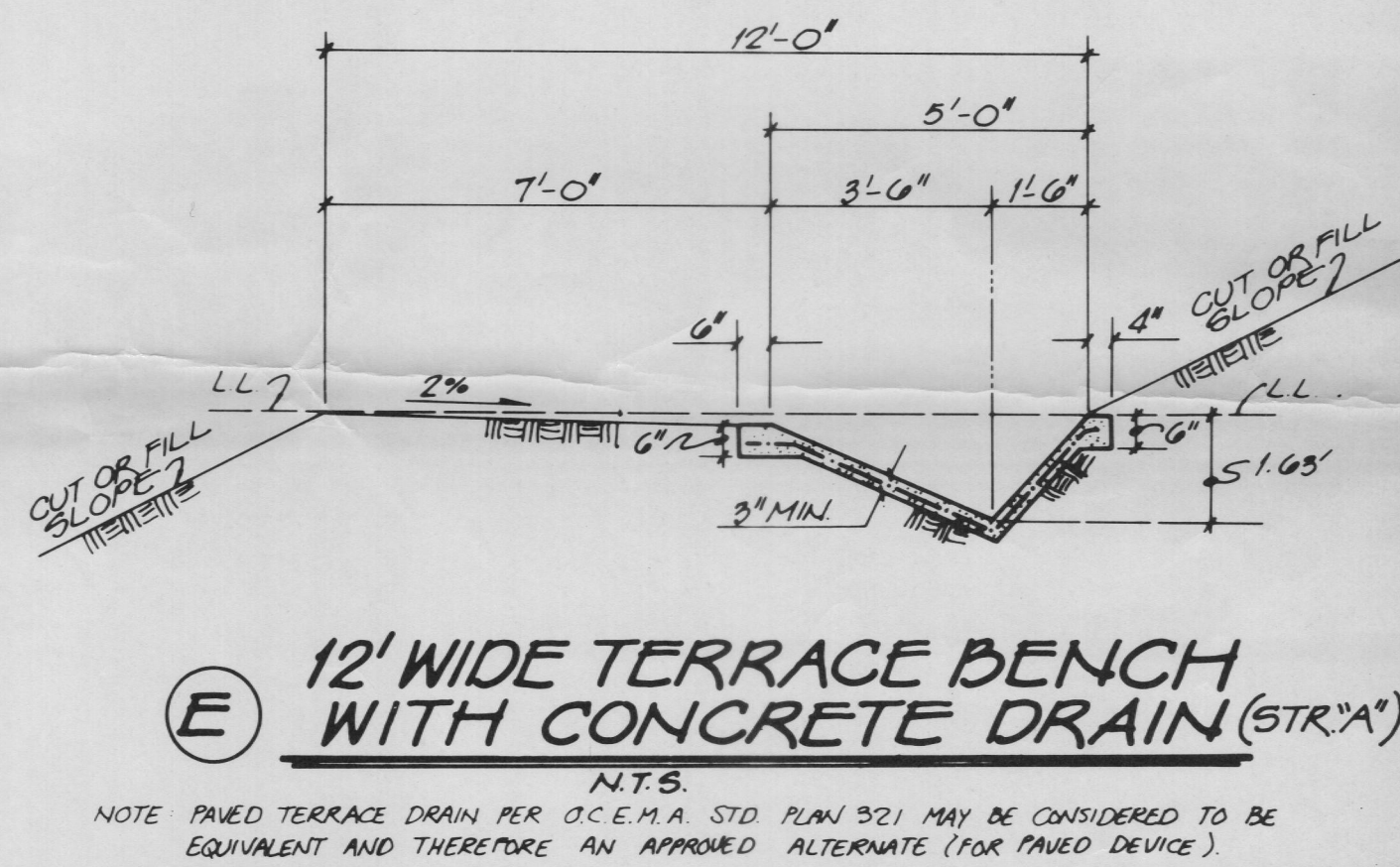
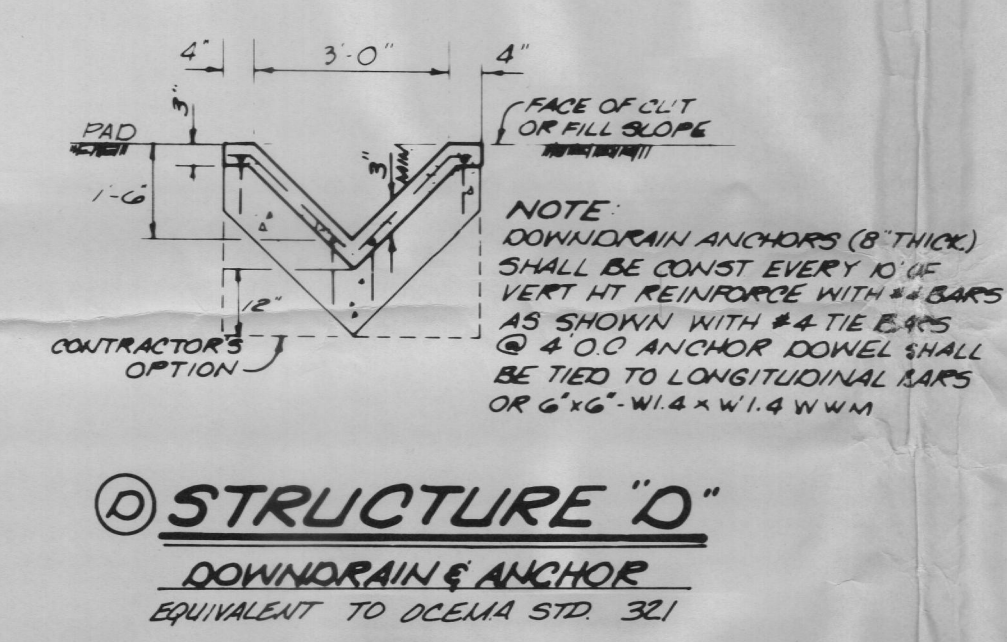
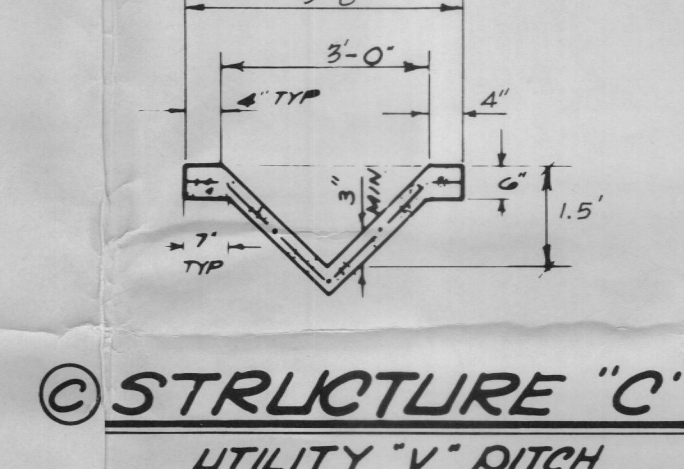
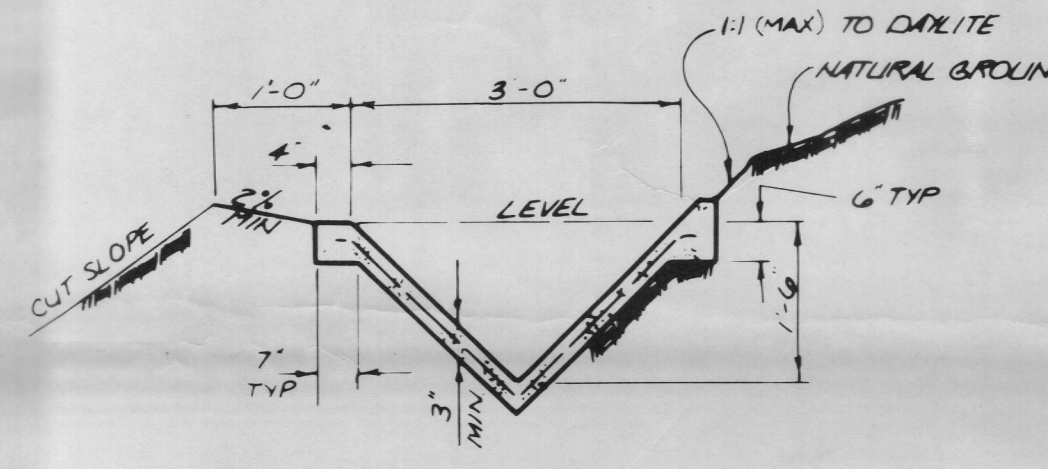
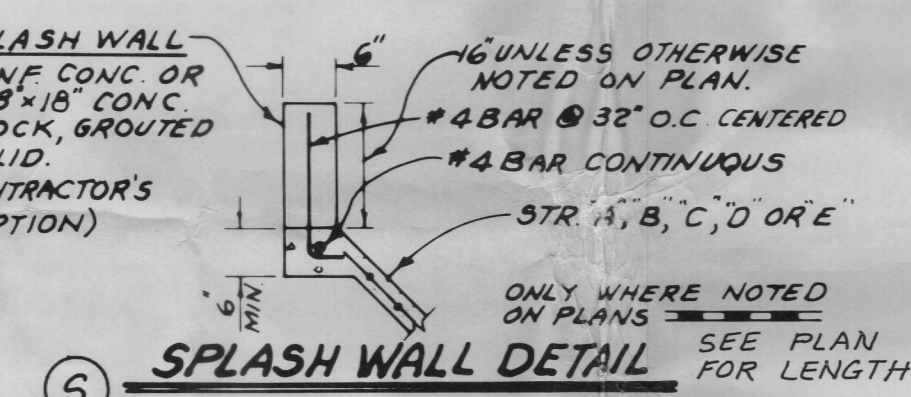
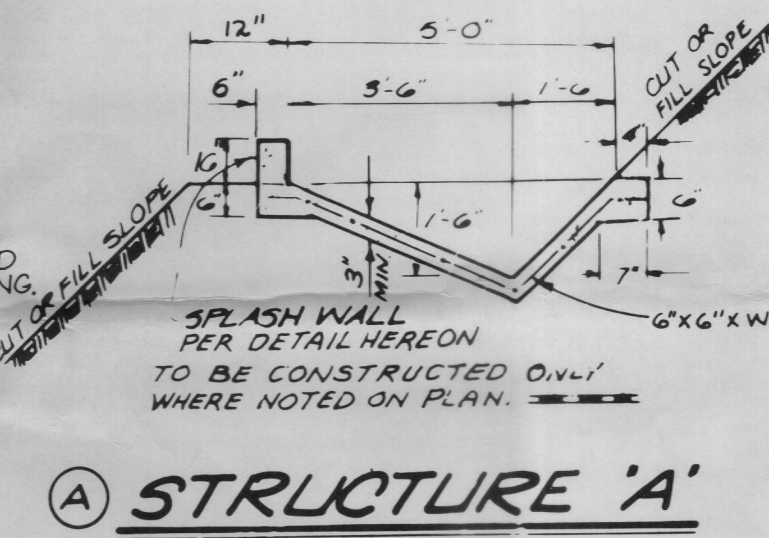


SEE SHEET NO.



CONSTRUCTION NOTES FOR PAVED DRAINAGE DEVICES

- APPROVED MATERIAL FOR CONSTRUCTION OF DEVICE IS EITHER 3" CONC. WITH NO. 4 BARS LONGITUDINAL 24" O.C. WITH NO. 4 TIE BARS 48" O.C. OR 3" GUNITE WITH 6" x 6" W/4x14 W.W.F. WELDED WIRE MESH (W.W.M.) OR APPROVED EQUAL.
- INSPECTION OF GRADED SHALE BY THE SOIL ENGINEER AND THE COUNTY INSPECTOR PRIOR TO INSTALLATION OF PAVING.
- GRADED SHALE SHALL BE PRE-WET PRIOR TO PAVING.
- PAVED DEVICE SHALL BE CURED WITH A MOISTURE LOSS RETARDANT.
- PUMPCRETE IS AN ACCEPTABLE SUBSTITUTE FOR GUNITE AND MAY BE INSTALLED WITH 6" x 6" W/4x14 WELDED WIRE MESH.



- #### SUBDRAIN COJCTION NOTES
- POSSIBLE SUBDRAIN LOCATIONS ARE SHOWN THEREAS ARE TO BE INVESTIGATED BY THE GEOTECH CONSULTANT AFTER THEY ARE STRIPPED AND CLEANED. AS SUBDRAIN REQUIREMENTS WILL BE DETERMINED AT THAT TIME.
 - SUBDRAIN PIPE SHALL BE 6" INCH DIAMETER PERFORATED PIPE EMBEDDED IN A MINIMUM OF 19" CUBIC FEET PER LINEAR FOOT OF CLASS 2 PERMEABLE FILTER (AL).
 - SUBDRAIN PIPE SHALL BE ACRYLIC BUTADIENE STYRENE (A.B.S.) SOLID WALL PIPE, ASTM D271 35 OR ASTM D1527 SCHEDULE 40, OR POLYVINYL CHLORIDE (PVC) PIPE, ASTM D3034 SDR 35 OR ASTM D1785 SCHEDULE 40.
 - PERMEABLE FILTER MATERIAL, CONFORM TO THE GRADING FOR CLASS 2 MATERIAL PER 1981 CALIFORNIA STANDARD SPECIFICATION 60-1.025.

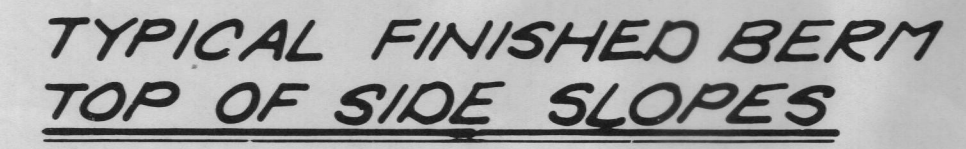
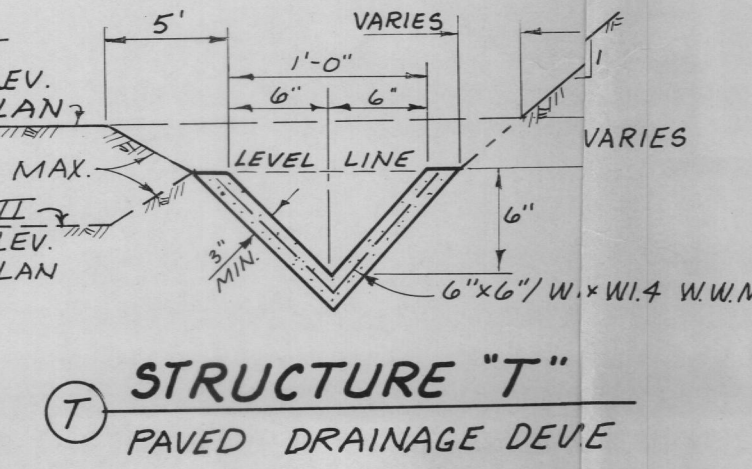
SLUBRI DETAILS

SUBDRAIN COJCTION NOTES

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SUBDRAIN COJCTION NOTES

SIEVE SIZE	PERCENTAGE PASSING
1"	100
3/4"	90-100
3/8"	40-100
NO. 4	25-40
NO. 8	10-33
NO. 30	5-15
NO. 50	0-7
NO. 200	0-3



PRECISE AND ROUGH GRADING PLAN
TENTATIVE TRACT No. 13330
LOTS 1-22

LOTS	REQ.	SPECIAL BLDG	SEWER
CONST.	PER. UPG.	SECT.	400
LOT 1	0 66 15	WC	LAV KS WM
LOT 2	0 66 15	WC	LAV WM
LOT 6	0 66 15	WC	LAV KS WM
LOT 7	0 66 15	WC	LAV KS WM
LOT 8	0 66 15	WC	LAV KS WM
LOT 87	0 66 15	WC	LAV KS WM
LOT 61	0 66 15	WC	LAV KS WM
LOT 62	0 66 15	WC	LAV KS WM
LOT 63	0 66 15	WC	LAV KS WM
LOT 65	0 66 15	WC	LAV KS WM
LOT 66	0 66 15	WC	LAV KS WM
LOT 67	0 66 15	WC	LAV KS WM
LOT 92	0 66 15	WC	LAV KS WM
LOT 9	0 66 15	WC	

SCALE: 1" = 20'

TRACT 12791
PRECISE PERMIT # 87-175,055

RANCHO
NIGUEL

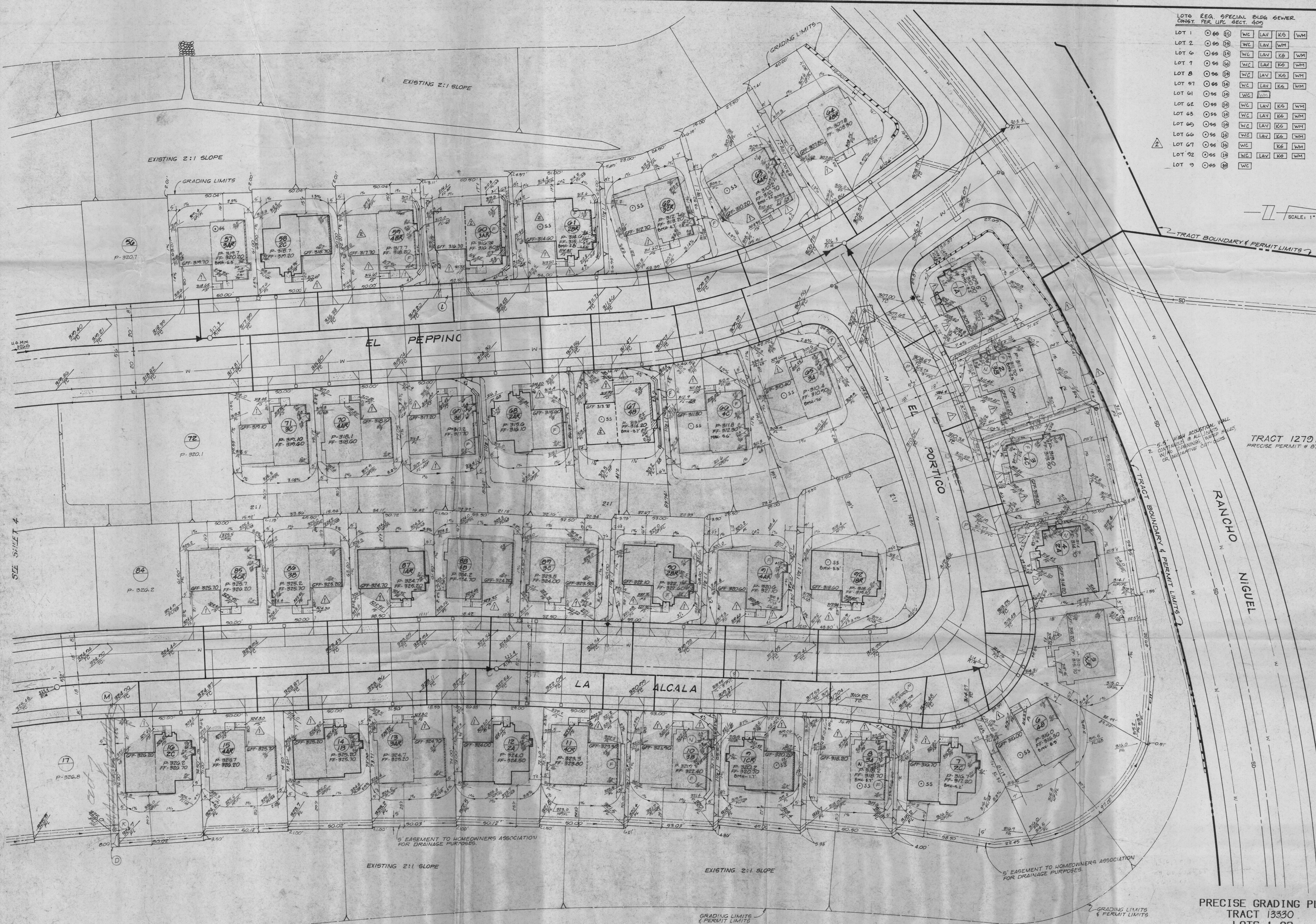
PRECISE GRADING PLAN TRACT 13330 LOTS 1-92

(LOTS 1-92, TENTATIVE TRACT 13162)

AUG 7 1991

SHEET 3 OF 8 SHEETS

PRECISE GRADING-TR 13162, SHT 4 - 62.10.41 PF: 11658 343 15-06-87 02:47 PM / 270-2-850



SEE SHEET 5

TRACT 13003
PERMIT # 87-176, 638

SCALE: 1" = 20'

SEE SHEET 3

DATE IDENTIFIER: 7/10/91
DATE OF LATEST CHANGE

PRECISE GRADING PLAN
TRACT 13330
LOTS 1-92

(LOTS 1-92, TENTATIVE TRACT 13162)

LOTS REG. SPECIAL BLDG SEWER			
CONJ. PER 24 P.C. SECT. 405			
LOT 53	0.66	18	WC
LOT 54	0.66	18	WC LAY K6 WM
LOT 55	0.66	18	WC LAY K6 WM
LOT 56	0.66	18	WC LAY K6 WM
LOT 72	0.66	18	WC LAY K6 WM
LOT 73	0.66	18	WC LAY K6 WM
LOT 74	0.66	18	WC LAY K6 WM
LOT 75	0.66	18	WC LAY WM

SHEET 4 OF 10 SHEETS

AUG 17 1991

PRECISE GRADING-TR 13162, SHT 3 - 6210.41 PF: 11666 342 15-061-87 02:54 PM / 270-2-660

LEGEND FOR PLUMBING NOTES:

- ⊙ BACKWATER VALVE SINGLE SYSTEM PER SECTION 409 OF THE U.P.C.
- ⊙ BACKWATER VALVE SPLIT SYSTEM PER SECTION 409 OF THE U.P.C.
- ⊙ FIXTURES ON THE FIRST FLOOR CONNECTING TO THE BACKWATER VALVE.
- ⊙ LAVATORY
- ⊙ WATER CLOSET
- ⊙ WASHING MACHINE
- ⊙ BATH TUB
- ⊙ SHOWER
- ⊙ KITCHEN SINK

GENERAL NOTE: ONLY FIXTURES BELOW ELEVATION OF UPSTREAM MANHOLE TO BE ON BACKWATER VALVE SYSTEM AS PER U.P.C. SECTION 409.

HEIGHT OF FIXTURES ABOVE FINISHED FLOOR GRADE:

PLANS 1 & 3	HEIGHT
WATER CLOSET	1.23
LAVATORY	2'8"
KITCHEN SINK	3'
WASHING MACHINE	2'8" (off FF of house)

WATER CLOSET	1.23
SHOWER	.45
BATH TUB	1.23
LAVATORY	2'8"

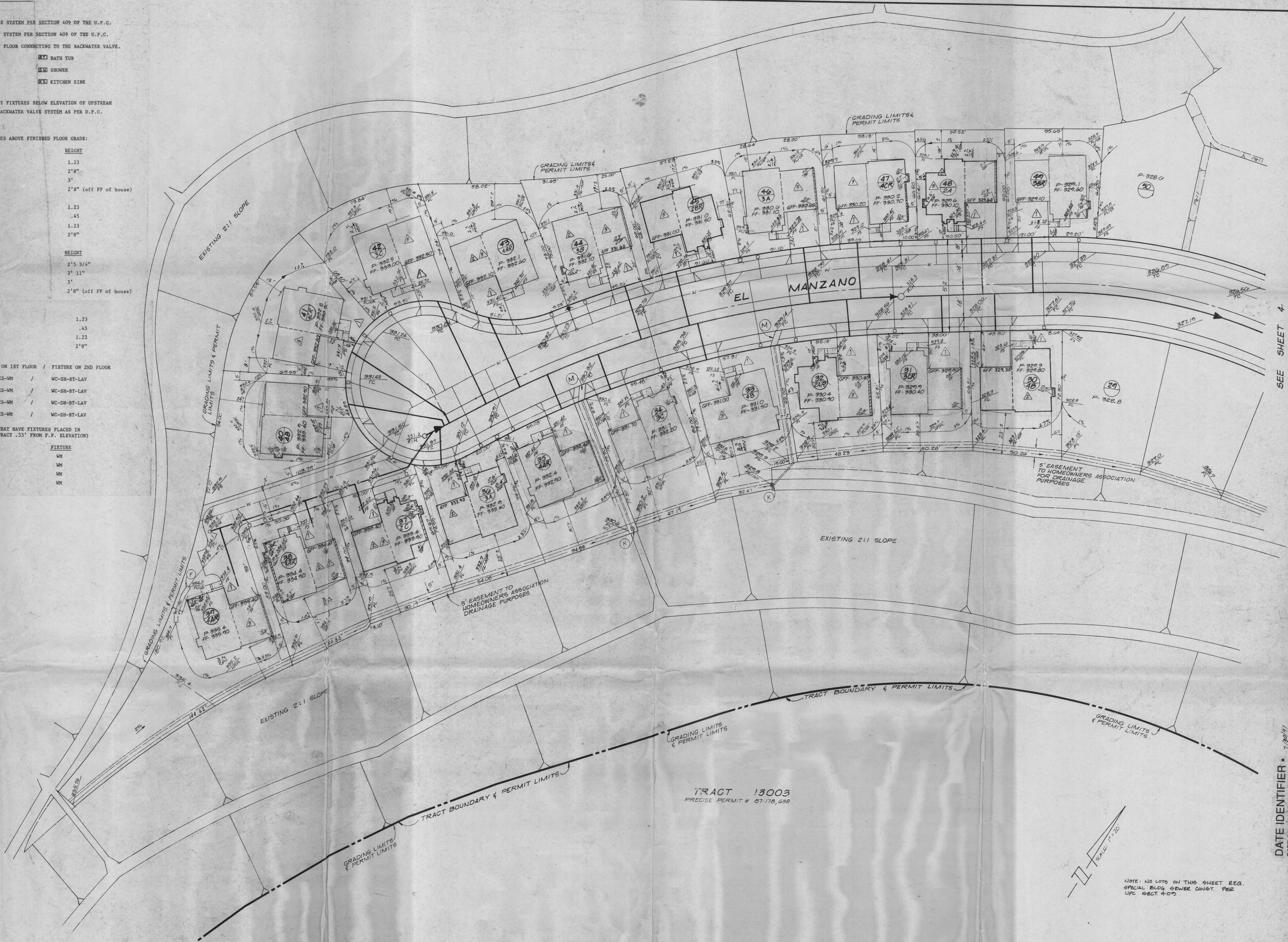
PLANS 2 & 4	HEIGHT
WATER CLOSET	2'5 3/4"
LAVATORY	3' 11"
KITCHEN SINK	3'
WASHING MACHINE	2'8" (off FF of house)

WATER CLOSET	1.23
SHOWER	.45
BATH TUB	1.23
LAVATORY	2'8"

PLAN	FIXTURE ON 1ST FLOOR	FIXTURE ON 2ND FLOOR
1	WC-LAV-KS-WM	WC-SH-BT-LAV
2	WC-LAV-KS-WM	WC-SH-BT-LAV
3	WC-LAV-KS-WM	WC-SH-BT-LAV
4	WC-LAV-KS-WM	WC-SH-BT-LAV

NOTE: PLANS 1-4 THAT HAVE FIXTURES PLACED IN GARAGE (SUBTRACT .33' FROM F.F. ELEVATION)

PLAN #	FIXTURE
1	WM
2	WM
3	WM
4	WM

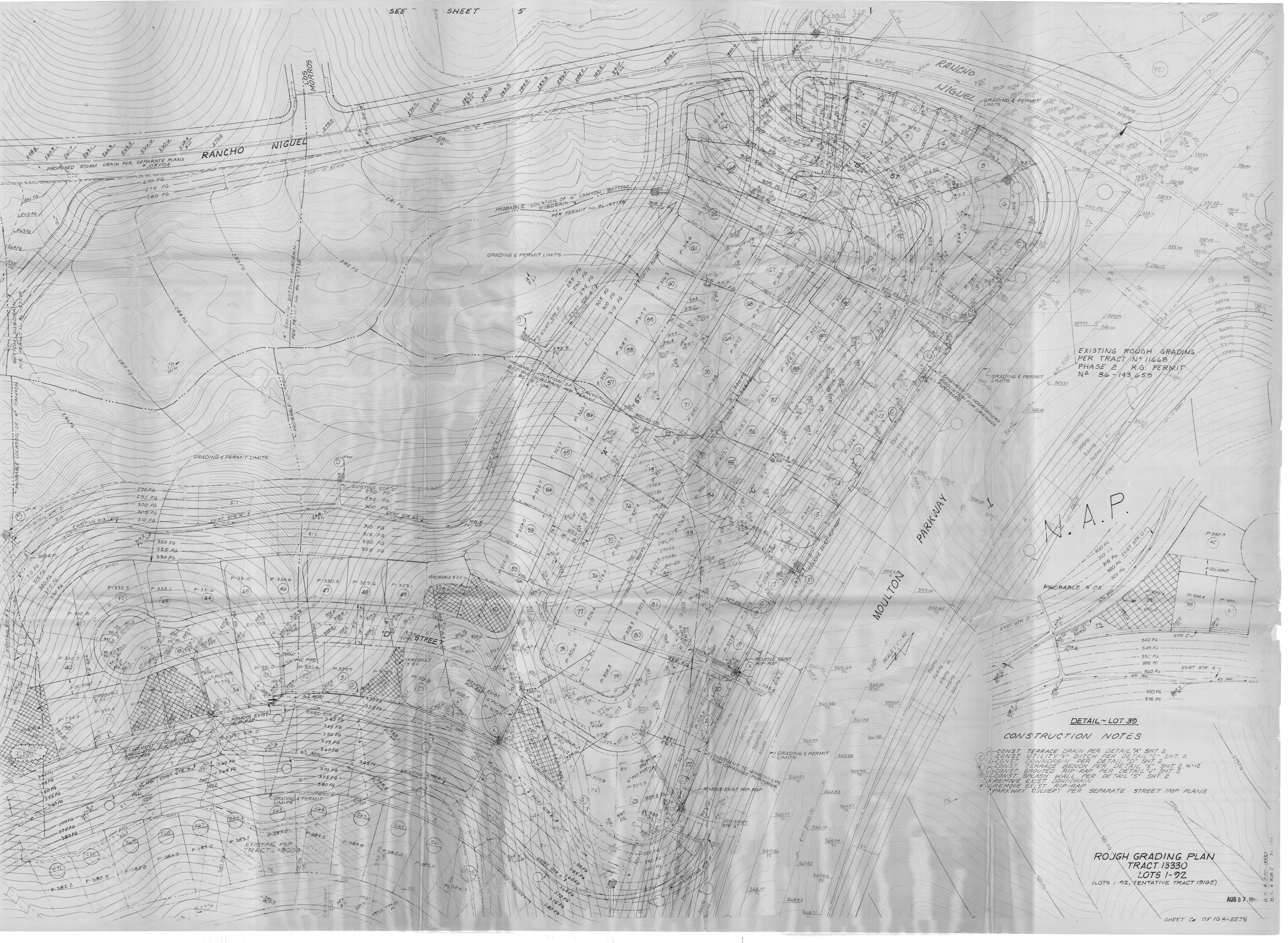


* NOTE: DIFFERENCE IN ELEVATION BETWEEN 2ND STORY F.F. ELEVATION & 1ST STORY F.F. ELEVATION FOR 2 STORY PLANS

PLAN	HEIGHT
1	+ 8.04'
2	+ 8.04'
3	+ 8.04'

PRECISE GRADING PLAN
TRACT 13330
LOTS 1-92
(LOTS 1-92, TENTATIVE TRACT 13162)

DATE IDENTIFIER: 7/30/91
DATE OF LATEST CHANGE: 7/30/91



EXISTING ROUGH GRADING
PER TRACT N° 11668
PHASE 2 R.G. PERMIT
N° 86-143,655

N.A.P.

- DETAIL - LOT 39
- CONSTRUCTION NOTES
- (A) CONST. TERRACE DRAIN PER DETAIL "A" SHT. 2
 - (B) CONST. UTILITY "V" DITCH PER DETAIL "C" SHT. 2
 - (C) CONST. DOWNSPOUT PER DETAIL "D" SHT. 2
 - (D) CONST. TERRACE BENCH PER DETAIL "E" SHT. 2, W=12"
 - (E) CONST. GROUTED RIP-RAP PER DETAIL "J" SHT. 2
 - (F) CONST. SPLASH WALL PER DETAIL "S" SHT. 2
 - (G) REMOVE EXIST. DOWNSPOUT
 - (H) REMOVE EXIST. RIP-RAP
 - (I) PARKWAY CULVERT PER SEPARATE STREET IMP. PLANS

ROUGH GRADING PLAN
TRACT 13330
LOTS 1-92
(LOTS 1-92, TENTATIVE TRACT 13162)

AUG 17, 1994