

SHEET 1 OF 6 SHEETS
5 LOTS AND LOTS A, B,
C & D
ACREAGE: 21.517 ACRES

TRACT NO. 13331

(PORTION OF TENTATIVE
TRACT NO. 13162)

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

BLOCK: 5055
MODULES: 57, 67

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND 8 OF TRACT NO. 13005 AS PER
MAP FILED IN BOOK 596, PAGES 45 THROUGH 50, INCLUSIVE, OF MISCELLANEOUS
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

TOM R. McGANNON

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

DATE OF SURVEY: JANUARY, 1988

ACCEPTED AND FILED AT THE
REQUEST OF

TICOR TITLE INS. CO.
DATE DEC 5, 1988
TIME 11:45 AM FEE \$16.00
INSTRUMENT # 88-630848
BOOK 618 PAGE 35MM
LEE A. BRANCH
COUNTY RECORDER
BY *John Greene*
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 RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE, ALL VEHICULAR
ACCESS RIGHTS TO LA PAZ ROAD.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE: AN EASEMENT FOR
EMERGENCY VEHICULAR ACCESS PURPOSES OVER ALL PRIVATE STREETS AS SHOWN ON
SAID MAP.

WE HEREBY DEDICATE TO THE MOULTON NIGUEL WATER DISTRICT: THE EASEMENTS
FOR SEWER AND WATER PURPOSES AS SHOWN ON SAID MAP, WHICH EASEMENTS SHALL
BE SUBJECT TO THE SAME TERMS AND CONDITIONS SHOWN IN THAT CERTAIN EASEMENT
RECORDED MAY 12, 1980 IN BOOK 13597, PAGE 195 OF OFFICIAL RECORDS.

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 LOTS "A" THROUGH
"D", INCLUSIVE, AS SHOWN ON SAID MAP.

SEE BELOW TRUSTEE SIGNATURE FOR ADDITIONAL DEDICATION.

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 Schwelienbach* BY: *Jeffrey L. Stoddard*
JACK SCHWELIENBACH VICE PRESIDENT JEFFREY L. STODDARD
EXECUTIVE VICE PRESIDENT

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

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

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

BY: *Michael B. McCook* BY: *Donald R. Faye*
MICHAEL B. MCCOOK AUTHORIZED SIGNER DONALD R. FAYE
AUTHORIZED SIGNER

WE ALSO HEREBY OFFER TO CONVEY TO THE COUNTY OF ORANGE THE PRIVATE PARK
EASEMENT OVER ALL OF LOT 9 AS SHOWN HEREON, FOR THE PURPOSES AND SUBJECT
TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN
EASEMENT RECORDED OCTOBER 7, 1987, AS DOCUMENT NO. 87-563594, OFFICIAL
RECORDS OF ORANGE COUNTY, CALIFORNIA.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS _____ DAY OF _____, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, WARREN
BENSON, 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: _____

CERTIFICATE OF ACCEPTANCE

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
NIGUEL DEVELOPMENT COMPANY AND DOES HEREBY CERTIFY THAT THE GRANTEE
CONSENTS TO THE RECORDATION OF SAID MAP.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGEMENTS.

I HEREBY CERTIFY 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 JANUARY, 1988, 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 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 12-31-89

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 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 6th DAY OF November, 1988.

C. R. NELSON
COUNTY SURVEYOR

BY: *Paul A. Gurno* 154136
DEPUTY 51P6/30/92

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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)

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.

DATED THIS 31st DAY OF OCTOBER, 1988.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: *Martha M. Gorman*
DEPUTY TREASURER-TAX COLLECTOR

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 29th 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 COUNTY OF ORANGE:

1. ALL VEHICULAR ACCESS RIGHTS TO LA PAZ ROAD AS RELEASED AND RELINQUISHED.
2. THE EASEMENT FOR EMERGENCY VEHICULAR ACCESS PURPOSES AS DEDICATED.

3. THE EASEMENT FOR PRIVATE LOCAL PARK PURPOSES AS SHOWN ON SAID MAP.

AND DID NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. THE EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES AS SHOWN ON SAID MAP.

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

DATED THIS 29th DAY OF November, 1988.

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

Linda D. Roberts

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

1. LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT HOLDER OF AN IRREVOCABLE
OFFER FOR LANDSCAPE MAINTENANCE PURPOSES PER TRACT NO. 13005,
MM. 596/45-50.
2. MOULTON NIGUEL WATER DISTRICT HOLDER OF AN EASEMENT FOR WATER,
SEWER, PUBLIC UTILITY AND ACCESS PURPOSES PER TRACT NO. 13005,
MM. 596/45-50.

SHEET 2 OF 6 SHEETS
ACREAGE: 21.517 ACRES
5 LOTS AND LOTS A, B,
C & D

TRACT NO. 13331

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: JANUARY, 1988

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 14th DAY OF March, 1988, BEFORE ME, Sharon Garcia,
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Jack
Schwelmbach AND Jeffrey 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
Ex-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
(PRINT NAME HERE)
MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES 4-22-88

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 25 DAY OF July, 1988, BEFORE ME, Valerie L. Gavin
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:

Valerie L. Gavin
NOTARY PUBLIC IN AND FOR SAID STATE
Valerie L. Gavin
(PRINT NAME)
MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: May 1, 1992

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON THIS 10 DAY OF March, 1988, BEFORE ME, Annabel L. Frank
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Marilyn K. 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 Project Manager 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:

Annabel L. Frank
NOTARY PUBLIC IN AND FOR SAID STATE
Annabel L. Frank
(PRINT NAME HERE)
MY PRINCIPAL PLACE OF BUSINESS
IS IN SAN DIEGO COUNTY.
MY COMMISSION EXPIRES: 2-23-90

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON THIS 10 DAY OF March, 1988, BEFORE ME, Annabel L. Frank
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ~~DON WHITE~~ Michael B. Meddook
AND DONALD R. FAYE, PERSONALLY KNOWN TO ME ~~OR PROVED TO ME ON THE~~
~~BASES OF SATISFACTORY EVIDENCE~~ TO BE THE AUTHORIZED SIGNER AND AUTHORIZED
SIGNER, 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:

Annabel L. Frank
NOTARY PUBLIC IN AND FOR SAID STATE
Annabel L. Frank
(PRINT NAME HERE)
MY PRINCIPAL PLACE OF BUSINESS
IS IN SAN DIEGO COUNTY.
MY COMMISSION EXPIRES: 2-23-90

SHEET 3 OF 6 SHEETS
SCALE: 1" = 100'
ACREAGE: 21.517 ACRES
5 LOTS AND LOTS A, B,
C & D

TRACT NO. 13331

(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: JANUARY, 1988

MONUMENT NOTES:

2" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 IN CONCRETE OR AN 8" S&W STAMPED R.C.E. 23956 IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE TO BE SET AT ALL TRACT CORNERS, EXCEPT B.C.'s, E.C.'s, P.R.C.'s AND P.C.C.'s WHICH ABUT A STREET AND ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 IN CONCRETE OR AN 8" S&W STAMPED R.C.E. 23956 IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE 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 WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

○ INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 OR S&W STAMPED R.C.E. 23956 TO BE SET PER TRACT NO. 13005, M.M. 596/45-50.

○ INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 OR S&W STAMPED R.C.E. 23956 TO BE SET PER TRACT NO. 13003, M.M. 589/29-35.

△ INDICATES LOCATION OF S&W STAMPED R.C.E. 23956 OR 2" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 TO BE SET PER TRACT NO. 13005, M.M. 596/45-50.

□ INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 OR S&W STAMPED R.C.E. 23956 TO BE SET PER TRACT NO. 13005, M.M. 596/45-50.

● INDICATES FOUND MONUMENT, UNLESS OTHERWISE NOTED

BASIS OF BEARINGS:

THE BEARING OF N.78°41'00"W. ALONG THE SOUTHERLY BOUNDARY OF TRACT NO. 13330, AS PER MAP FILED IN BOOK , PAGES THROUGH , INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES:

(A) INDICATES EASEMENT FOR SEWER AND WATER PURPOSES DEDICATED HEREON TO THE MOULTON NIGUEL WATER DISTRICT.

(B) INDICATES 1/2 OF 28' EASEMENT FOR WATER AND SEWER PIPELINE PUBLIC UTILITY, ACCESS PURPOSES DEDICATED TO MOULTON NIGUEL WATER DISTRICT PER TRACT NO. 13005, M.M. 596/45-50.

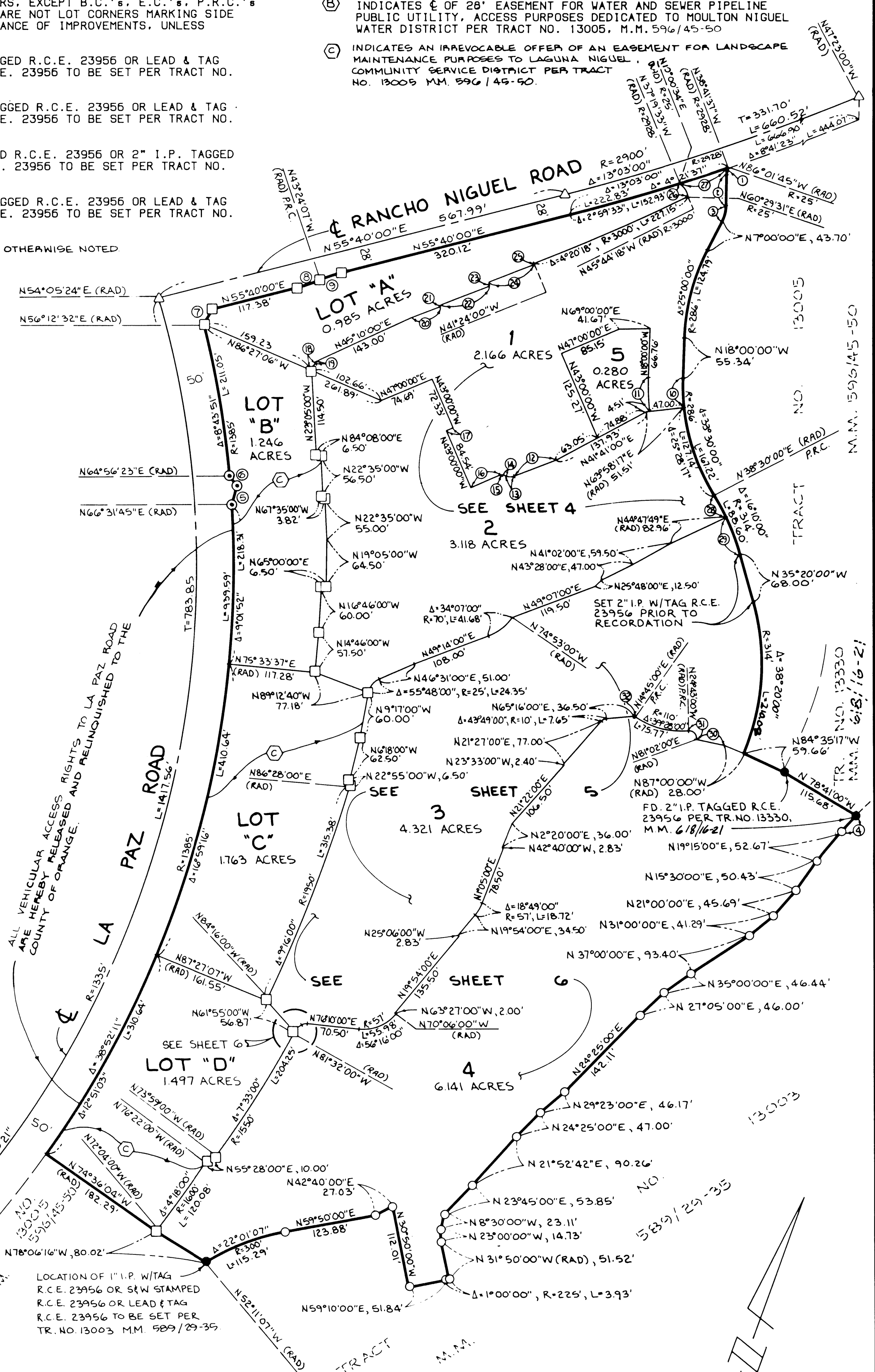
(C) INDICATES AN IRREVOCABLE OFFER OF AN EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES TO LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT PER TRACT NO. 13005 M.M. 596/45-50.

DATA

- 1 — Δ=22°58'15", R=25', L=10.02'
- 2 — N19°00'00"W, 41.77'
- 3 — Δ=26°00'00", R=50', L=22.69'
- 4 — N23°28'00"E, 29.89'
- 5 — N4°19'47"W, 26.42'
- 6 — N57°49'47"W, 16.30'
- 7 — N10°56'16"E, 23.93'
- 8 — Δ=9°04'07", R=208', L=32.92'
- 9 — Δ=9°04'07", R=192', L=30.39'
- 10 — Δ=8°01'43", R=286', L=40.08'
- 11 — Δ=8°01'43", R=333', L=46.66'
- 12 — N48°43'00"E, 61.50'
- 13 — Δ=43°17'00", R=15', L=11.33'
- 14 — N88°00'00"W, 4.50'
- 15 — Δ=45°37'00", R=5', L=3.98'
- 16 — N46°23'00"E, 43.49'
- 17 — N47°00'00"E, 9.90'
- 18 — Δ=68°15'00", R=10', L=11.91'
- 19 — N44°50'00"W, 2.50' (RAD)
- 20 — N49°05'00"E, 42.00'
- 21 — N3°42'00"E, 2.83'
- 22 — N48°42'00"E, 70.50'
- 23 — N29°53'00"W, 5.50'
- 24 — N48°36'00"E, 65.20'
- 25 — N3°36'00"E, 2.12'
- 26 — Δ=50°28'51", R=25', L=22.03'
- 27 — Δ=1°22'04", R=2928', L=69.90'
- 28 — Δ=6°17'49", R=314', L=34.51'
- 29 — Δ=9°52'11", R=314', L=54.09'
- 30 — N82°10'33"E, 38.82'
- 31 — Δ=105°45'00", R=10', L=18.46'
- 32 — Δ=39°29'00", R=5', L=3.45'

ALL VEHICULAR ACCESS RIGHTS TO LA PAZ ROAD ARE HEREBY RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE.

LOCATION OF 1" I.P. W/TAG R.C.E. 23956 OR S&W STAMPED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 TO BE SET PER TR. NO. 13003 M.M. 589/29-35.



SHEET 4 OF 6 SHEETS
SCALE: 1" = 40'
ACREAGE: 21.517 ACRES
5 LOTS AND LOTS A, B, C & D

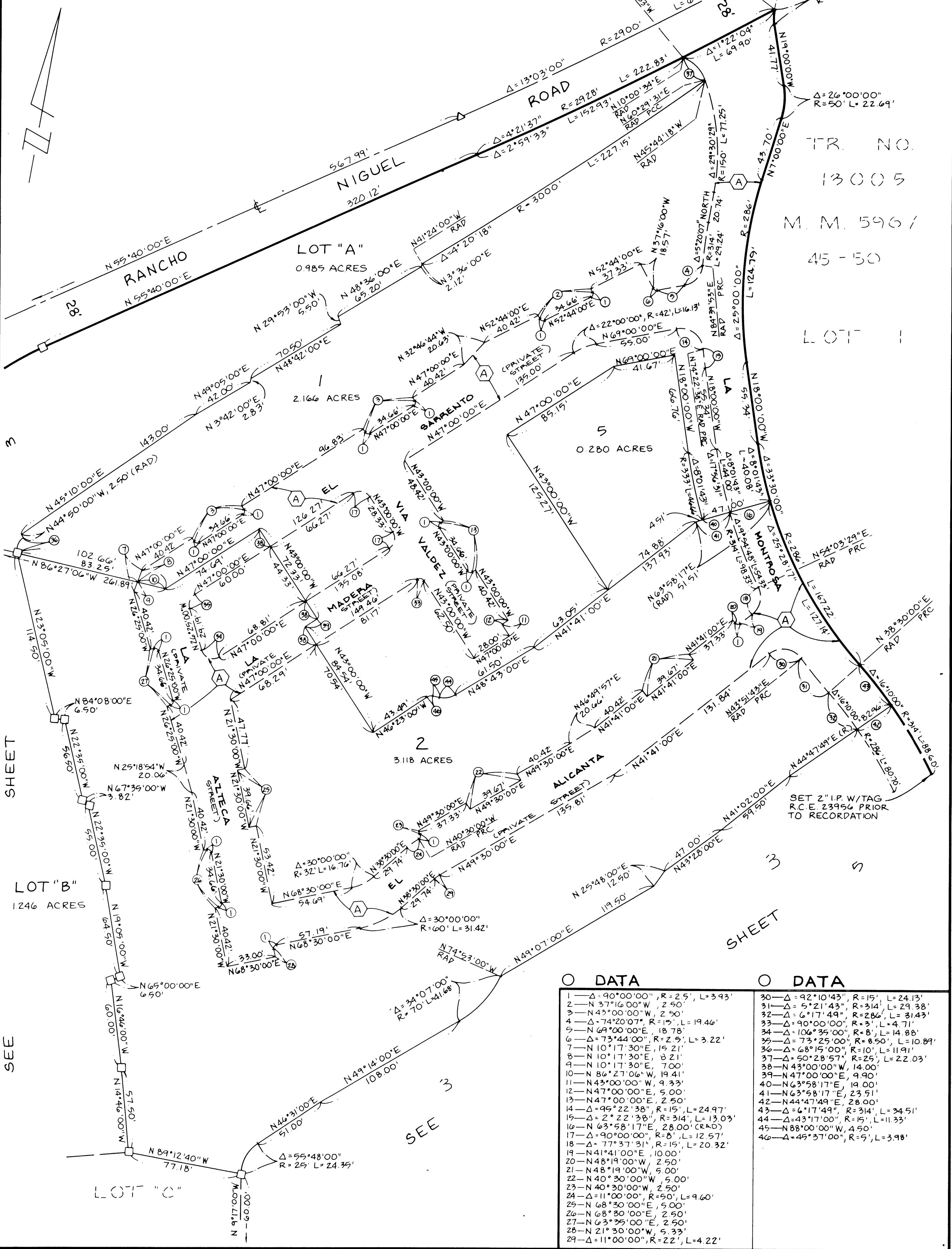
TRACT NO. 13331

(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: JANUARY, 1988

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



DATA	DATA
1 - Δ = 90°00'00", R = 2.5', L = 3.93'	30 - Δ = 92°10'43", R = 15', L = 24.13'
2 - Δ = 37°16'00"W, R = 2.50'	31 - Δ = 5°21'43", R = 314', L = 29.38'
3 - Δ = 43°00'00"W, R = 2.50'	32 - Δ = 6°17'49", R = 286', L = 31.43'
4 - Δ = 74°20'07", R = 15', L = 19.46'	33 - Δ = 90°00'00", R = 3', L = 4.71'
5 - Δ = 69°00'00"E, R = 2.5', L = 3.22'	34 - Δ = 106°35'00", R = 8', L = 14.88'
6 - Δ = 73°44'00", R = 2.5', L = 3.22'	35 - Δ = 73°25'00", R = 8.50', L = 10.89'
7 - Δ = 10°17'30"E, R = 2.5', L = 3.22'	36 - Δ = 68°15'00", R = 10', L = 11.91'
8 - Δ = 10°17'30"E, R = 2.5', L = 3.22'	37 - Δ = 50°28'57", R = 25', L = 22.03'
9 - Δ = 10°17'30"E, R = 2.5', L = 3.22'	38 - Δ = 43°00'00"W, R = 10', L = 11.91'
10 - Δ = 86°27'06"W, R = 19.41'	39 - Δ = 47°00'00"E, R = 9.90'
11 - Δ = 43°00'00"W, R = 9.33'	40 - Δ = 63°58'17"E, R = 19.00'
12 - Δ = 47°00'00"E, R = 5.00'	41 - Δ = 63°58'17"E, R = 23.51'
13 - Δ = 47°00'00"E, R = 2.50'	42 - Δ = 44°47'49"E, R = 28.00'
14 - Δ = 49°22'38", R = 15', L = 24.97'	43 - Δ = 6°17'49", R = 314', L = 29.38'
15 - Δ = 2°22'38", R = 314', L = 13.03'	44 - Δ = 43°17'00", R = 15', L = 11.33'
16 - Δ = 63°58'17"E, R = 28.00' (CRAD)	45 - Δ = 88°00'00"W, R = 4.50'
17 - Δ = 90°00'00", R = 8', L = 12.57'	46 - Δ = 45°37'00", R = 9', L = 3.98'
18 - Δ = 77°37'31", R = 15', L = 20.32'	
19 - Δ = 41°41'00"E, R = 10.00'	
20 - Δ = 48°19'00"W, R = 2.50'	
21 - Δ = 48°19'00"W, R = 5.00'	
22 - Δ = 40°30'00"W, R = 5.00'	
23 - Δ = 40°30'00"W, R = 5.00'	
24 - Δ = 11°00'00", R = 50', L = 9.60'	
25 - Δ = 68°30'00"E, R = 5.00'	
26 - Δ = 68°30'00"E, R = 5.00'	
27 - Δ = 63°25'00"E, R = 2.50'	
28 - Δ = 21°30'00"W, R = 5.33'	
29 - Δ = 11°00'00", R = 22', L = 4.22'	

DATE

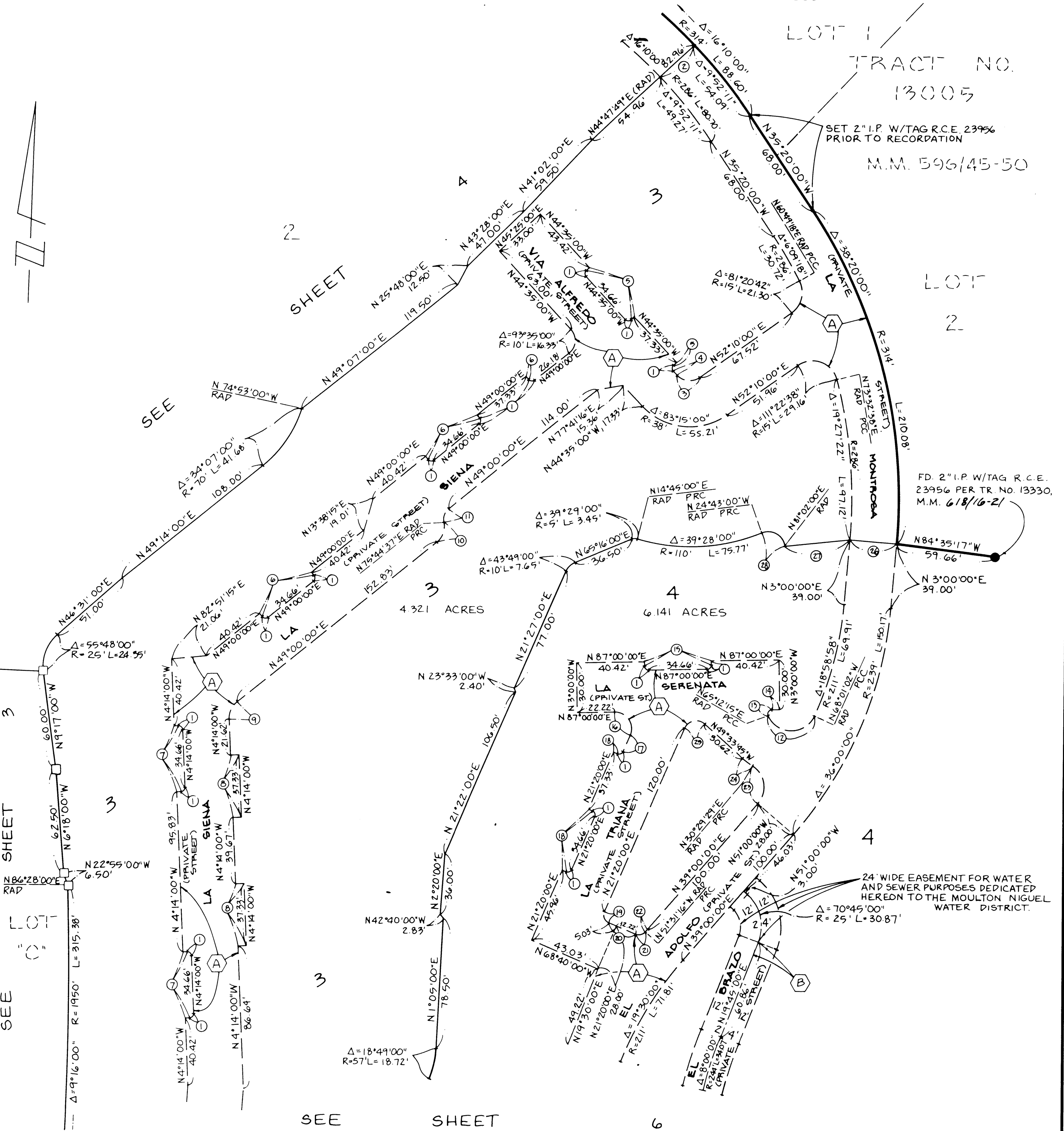
SHEET 5 OF 6 SHEETS
SCALE: 1" = 40'
ACREAGE: 21.517 ACRES
5 LOTS AND LOTS A, B,
C & D

TRACT NO. 13331

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

(PORTION OF TENTATIVE
TRACT NO. 13162)

TOM R. McGANNON HUNSAKER & ASSOCIATES, INC.
R.C.E. 23956 DATE OF SURVEY: JANUARY, 1988



DATA TABLE

1	$\Delta=90^{\circ}00'00''$, R=2.5', L=3.93'
2	$N\ 44^{\circ}47'49''E$, 28.00'
3	$\Delta=83^{\circ}15'00''$, R=10', L=14.53'
4	$N\ 44^{\circ}35'00''W$, 3.50'
5	$N\ 45^{\circ}25'00''E$, 2.50'
6	$N\ 41^{\circ}00'00''W$, 2.50'
7	$N\ 85^{\circ}46'00''E$, 2.50'
8	$N\ 85^{\circ}46'00''E$, 5.00'
9	$\Delta=53^{\circ}14'00''$, R=13', L=12.08'
10	$\Delta=63^{\circ}15'23''$, R=12', L=13.25'
11	$\Delta=63^{\circ}15'23''$, R=8', L=8.83'
12	$\Delta=133^{\circ}13'17''$, R=15', L=34.88'
13	$\Delta=111^{\circ}47'45''$, R=2.5', L=4.88'
14	$N\ 87^{\circ}00'00''E$, 4.56'
15	$N\ 3^{\circ}00'00''W$, 2.50'
16	$\Delta=114^{\circ}20'00''$, R=10', L=19.95'
17	$N\ 21^{\circ}20'00''E$, 10.77'
18	$N\ 68^{\circ}40'00''W$, 2.50'
19	$\Delta=90^{\circ}00'00''$, R=5', L=7.85'
20	$N\ 68^{\circ}40'00''W$, 17.25'
21	$\Delta=72^{\circ}51'16''$, R=5', L=6.36'
22	$\Delta=0^{\circ}31'16''$, R=23.9', L=2.17'
23	$\Delta=98^{\circ}30'31''$, R=15', L=25.79'
24	$\Delta=9^{\circ}56'46''$, R=43', L=7.46'
25	$\Delta=109^{\circ}06'15''$, R=7.5', L=14.28'
26	$N\ 87^{\circ}00'00''W$ (RAD), 28.00'
27	$N\ 82^{\circ}10'33''E$, 38.82'
28	$\Delta=105^{\circ}45'00''$, R=10', L=18.46'

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

SHEET 6 OF 6 SHEETS
SCALE: 1" = 40'
ACREAGE: 21.517 ACRES
5 LOTS AND LOTS A, B,
C & D

TRACT NO. 13331

(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: JANUARY, 1988

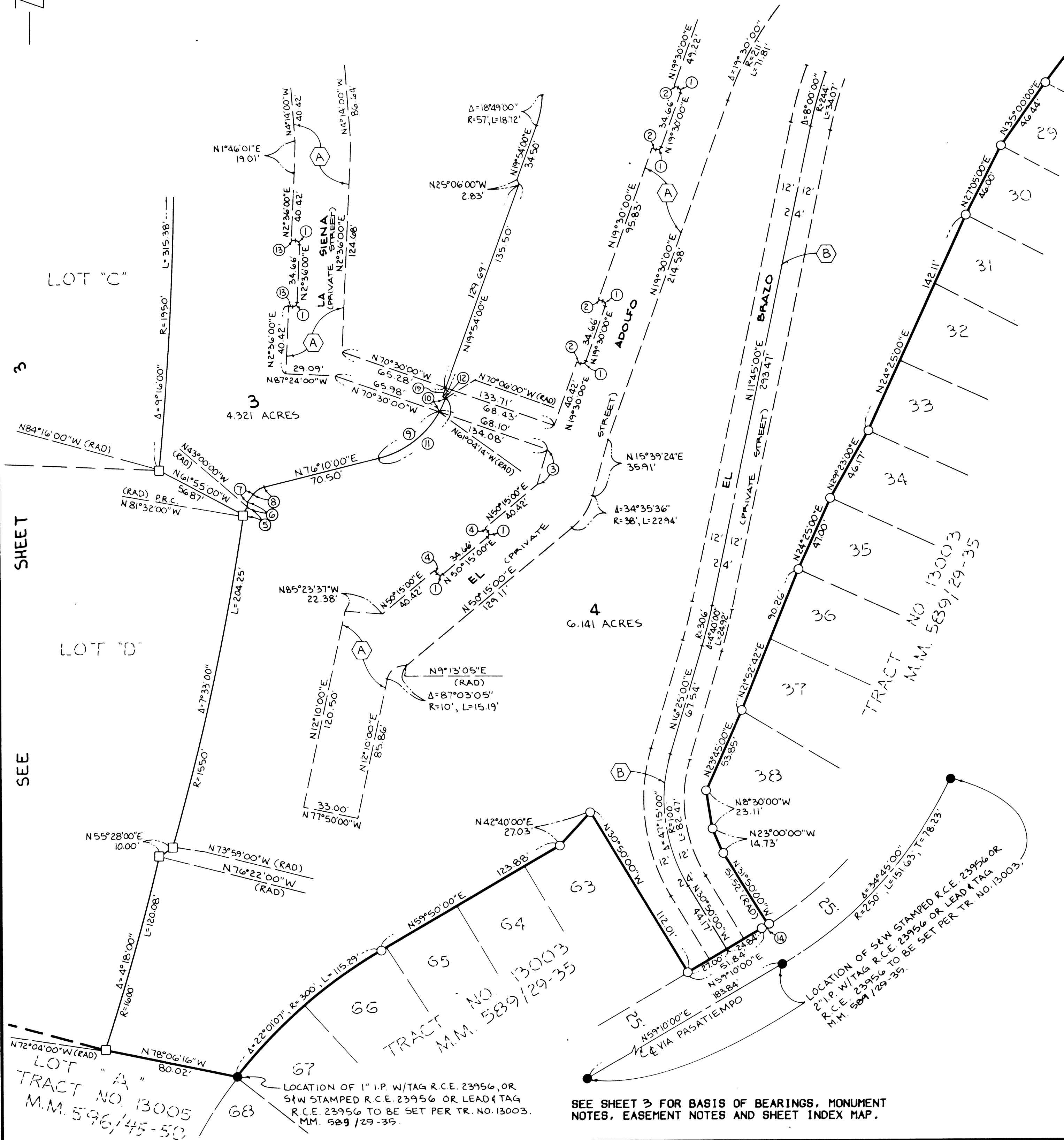
DATA

- 1 — $\Delta=90^{\circ}00'00"$, $R=2.5'$, $L=3.93'$
- 2 — $N70^{\circ}30'00"W$, 2.50'
- 3 — $N16^{\circ}16'05"E$, 22.01'
- 4 — $N39^{\circ}45'00"W$, 2.50'
- 5 — $\Delta=38^{\circ}32'00"$, $R=8'$, $L=5.38'$
- 6 — $N7^{\circ}00'00"W$, 2.83'
- 7 — $N38^{\circ}00'00"E$, 6.00'
- 8 — $\Delta=38^{\circ}10'00"$, $R=12'$, $L=7.99'$
- 9 — $\Delta=47^{\circ}14'14"$, $R=57'$, $L=47.00'$
- 10 — $\Delta=9^{\circ}01'46"$, $R=57'$, $L=8.98'$
- 11 — $\Delta=56^{\circ}16'00"$, $R=57'$, $L=55.98'$
- 12 — $N63^{\circ}27'00"W$, 2.00'
- 13 — $N87^{\circ}24'00"W$, 2.50'
- 14 — $\Delta=1^{\circ}00'00"$, $R=22.5'$, $L=3.93'$
- 15 — $N19^{\circ}54'00"E$, 5.81'

SEE

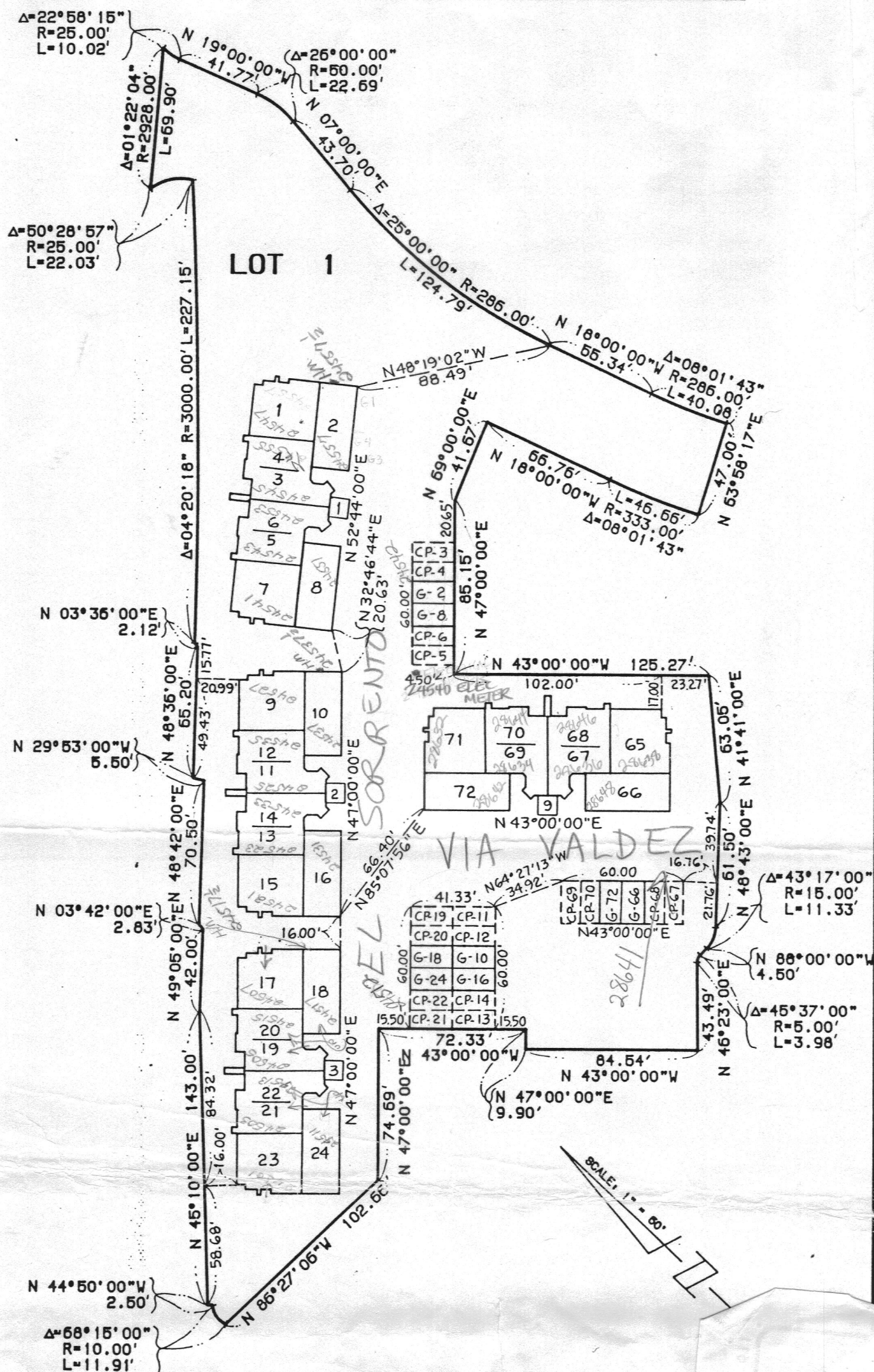
SHEET

5



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

BUILDING LOCATION PLAN



TRACT NO. 13331 CONDOMINIUM PLAN

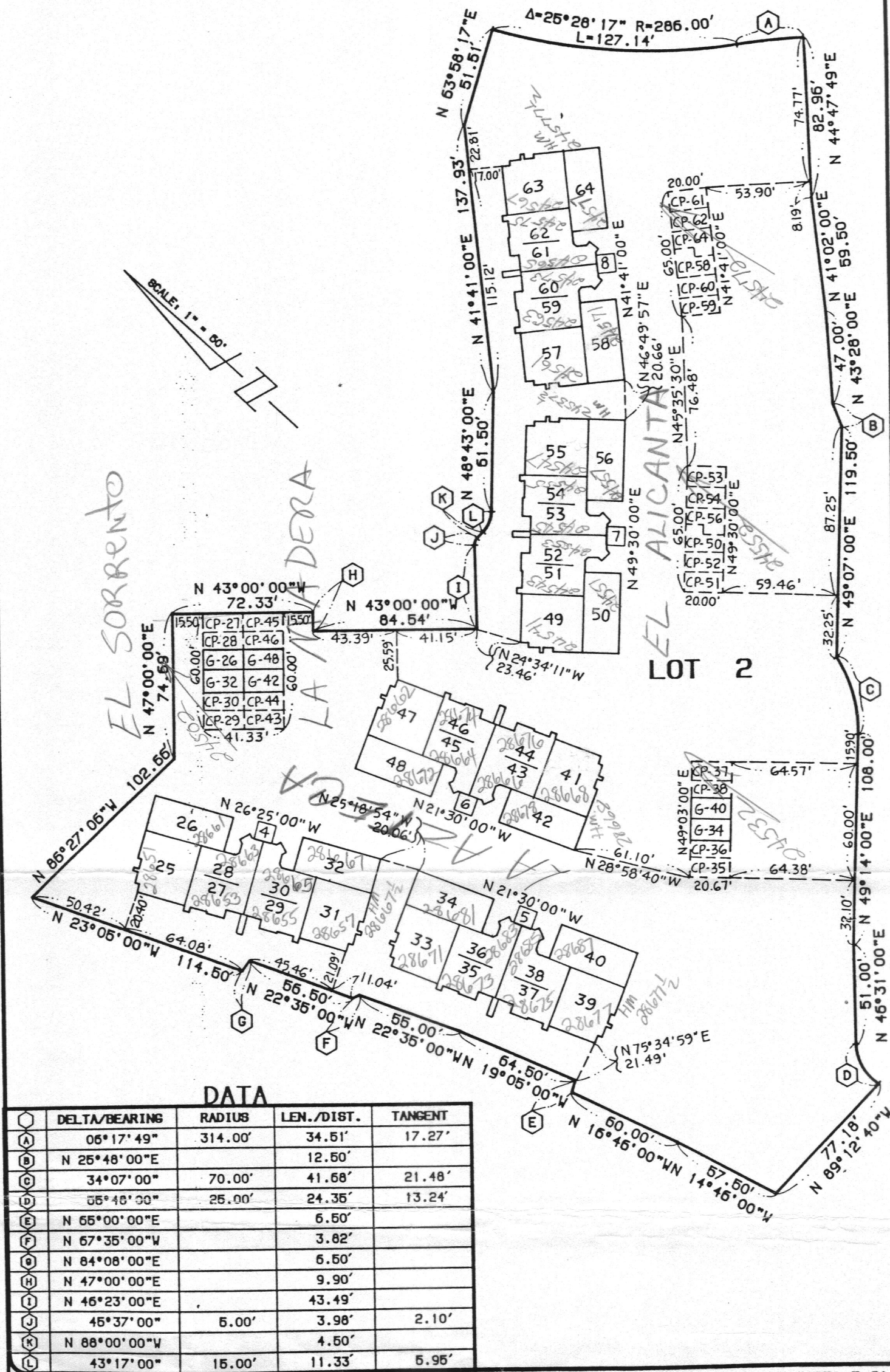
LOT 2

Bldgs 4-8

SHEET 9 OF 21 SHEETS

SCALE: 1" = 60'

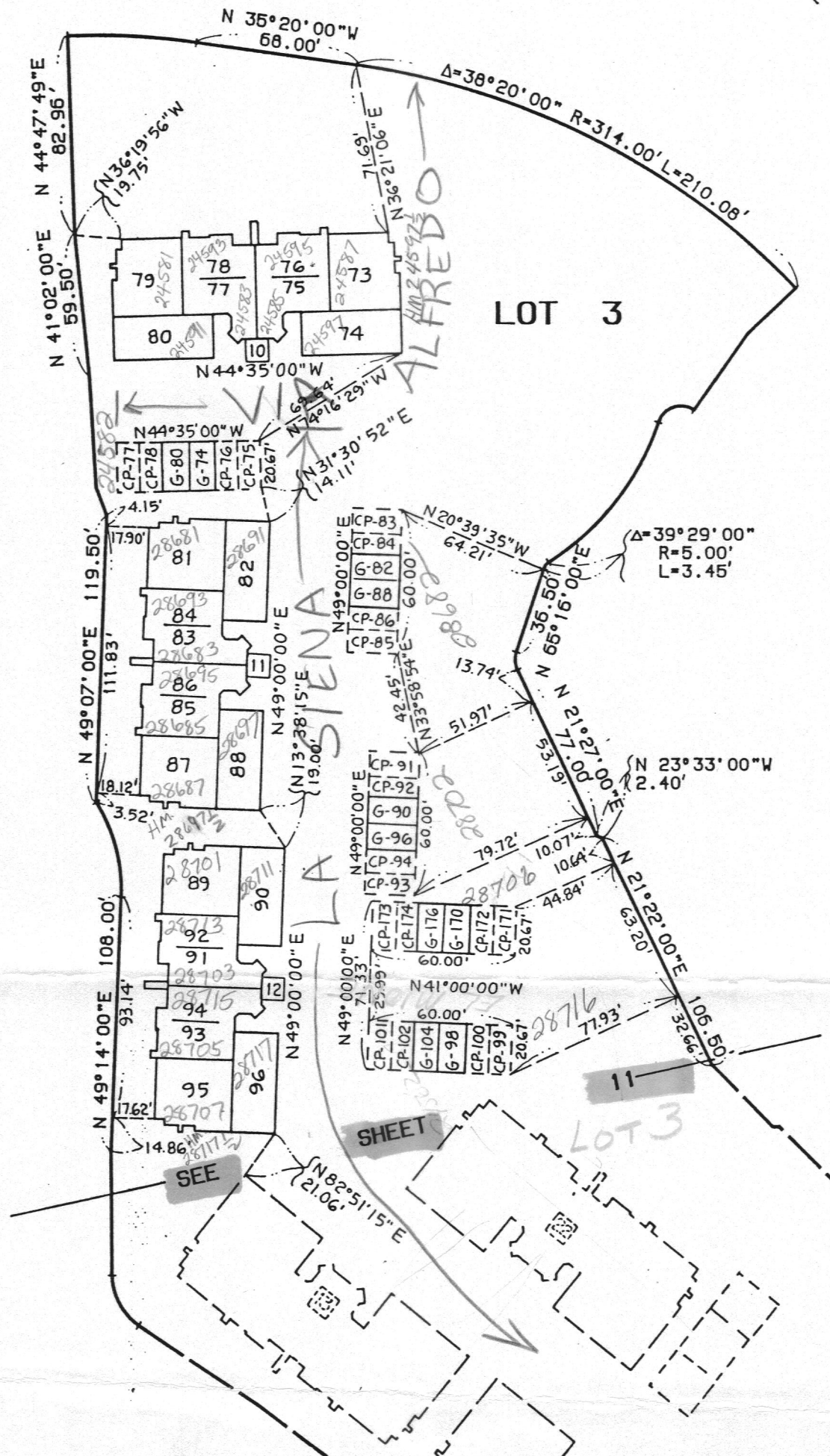
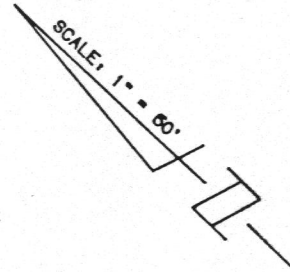
BUILDING LOCATION PLAN



SCALE: 1" = 60'

BUILDING LOCATION PLAN

SEE BOUNDARY PLAN HEREIN
FOR COMPLETE BOUNDARY DATA.



ESTIMATE OF QUANTITIES

NO.	DESCRIPTION		
STREET CONSTRUCTION NOTES			
1	CONST. "A.C. WITH SEALCOAT OVER "A.B. WITH PRIMECOAT	132473	SF
2	CONST. 6" CONC. CURB & GUTTER TYPE "A2-6" PER APVA STD. 104-0-0C	270	LF
3	CONST. 6" CONC. CURB TYPE "A1-6" PER APVA STD. 104-0-0C	4843	LF
4	CONST. 3" CONC. GUTTER PER DETAIL ON SHT. NO. 3	844	LF
5	CONST. 6" CONC. ROLLED CURB PER OCEMA STD. 1201	1558	LF
6	CONST. MODIFIED CURB PER DETAIL ON SHT. NO. 3	120	LF
7	CONST. SIDEWALK ACCESS RAMP PER OCEMA STD. 1111	7	EA
8	CONST. SPECIAL CROSS GUTTER PER STD. 1208	421	SF
9	CONST. 0" CURBFACE PER DETAIL ON SHT. NO. 3	221	LF
10	CONST. 6" CONC. SLAB	9547	SF
11	INST. STREET LIGHT PER OCEMA STD. 1411	-	
12	INST. STREET NAME SIGN PER OCEMA STD. 1407	14	EA
13	INST. R-1 (STOP) SIGN	61	LF
14	REMOVE TIMBER BARRICADE TYPE 111 PER OCEMA STD. 1404	60	LF
15	CONST. TRANSITION FROM 6" TO 0" CURB FACE PER DETAIL ON SHT. NO. 3	1247	SF
16	CONST. CROSS GUTTER PER DETAIL ON SHT. 3	4837	SF
17	CONST. SIDEWALK PER OCEMA STD. 1205	46	LF
18	CONST. TRANSITION FROM ROLLED CURB TO CONC. GUTTER PER DETAIL ON SHT. 3	133	LF
19	CONST. CURB TRANSITION PER OCEMA STD. 1201	20254	SF
20	CONCRETE SLAB PER STR. ENGINEER PLAN	862	LF
21	CONST. PARKING LOT STRIPING PER OCEMA STD. 1681 & DETAIL ON SHT. 3	2	EA
22	CONST. PARKWAY CULVERT PER STD. 1309 TYPE "B" & DETAIL ON SHT. 5	24	LF
23	CONST. DEPRESSED CURB DRIVEWAY APPROACH PER APVA STD. 101-0 TYPE "B"		
24	4" DOUBLE YELLOW LINE		
25	PAINT 12" SOLID WHITE W/WHITE "STOP" LEGEND	4	EA
26	CONST. LOCAL DEPRESSION PER E.M.A. STD. 1308	1	EA
27	INST. W-53 (NOT A THROUGH STREET) SIGN	630	SF
28	CONST. 6" STAMPED CONC. PAVING PER DETAIL ON SHT. 4	1	EA
29	INST. POST CHAIN BARRICADE (FIRE DEPT ACCESS) PER DETAIL ON SHT. 5	108	LF
30	SPANDREL		
31			
SEWER CONSTRUCTION NOTES			
40	CONST. 48" M.H. FRAME & COVER PER MNWD STD. S-1	17	EA
41	CONST. 8" P.V.C. SEWER MAIN	3376	LF
42	CONST. 8" P.V.C. HOUSE LATERAL	363	LF
43	REMOVE EXISTING PLUG AND JOIN	1	EA
44	CONST. CLEAN OUT PER DETAIL ON SHT. 3	1	EA
45	INSTALL PLUG PER M.N.A.D. STD		
WATER CONSTRUCTION NOTES			
59	INST. 6" P.V.C. WATER LINE	197	LF
60	INST. 8" P.V.C. WATER LINE C.302 CLASS 200	3182	LF
61	INST. 8" RESILIENT WEDGE VALVE PER MNWD STD.	28	EA
62	INST. FIRE HYDRANT ASSEMBLY PER MNWD STD. W-3	12	EA
63	INST. BLOW-OFF ASSEMBLY PER MNWD STD. W-6	2	EA
64	INST. 2" WATER METER SERVICE PER MNWD STD. W-2	22	EA
65	INST. 2" WATER METER MND STD. W-2	936	LF
66	INST. 8" D.I.P. WATER LINE CLASS 52	2	EA
67	INST. PLUG PER MNWD STD. W-6	2	EA
68	INST. AIR & VACUUM RELEASE VALVE PER MNWD STD. W-7	2	EA
69	REMOVE EXIST. PLUG & JOIN		
STORM DRAIN CONST. NOTES			
70	REMOVE EXISTING PLUG AND JOIN	1	EA
71	INST. 24" R.C.P. (SEE PROFILE FOR D-LOAD)	93	LF
72	INST. 18" R.C.P. (SEE PROFILE FOR D-LOAD)	126	LF
73	CONST. INLET TYPE 1 PER O.C.E.M.A. STD. 1301	1	EA
74	CONST. INLET TYPE 11 PER O.C.E.M.A. STD. 1302	4	EA
75	CONST. JUNCTION STRUCTURE TYPE 1 PER O.C.E.M.A. STD. 1310	1	EA
76	CONST. JUNCTION STRUCTURE TYPE 1V PER O.C.E.M.A. STD. 1313	2	EA
77	CONST. CONC. COLLAR PER O.C.E.M.A. STD. 1317	1	EA

80.

BLow-OFF ASSEMBLY
- BUTTERFLY VALVE
- W—

P.V.C. WATER LINE
- FIRE HYDRANT
- ◊

STREET LIGHT
- ▲

STREET NAME SIGN
- PLUG
- P.V.C. SEWER & MANHOLE
- BOUNDARY
- LEGEND

NOTE:
O.C.E.M.A. INSPECTORS WILL REQUIRE PAVING TO BE PLACED
SO THAT FINISHED SURFACE ELEVATION AT CENTERLINE EQUALS
THE TOP OF CURB ELEVATION (UPGRADE MAY BE CONSTRUCTED
ACCORDINGLY). STREET SECTIONS 40' OR LESS, CURB TO CURB WIDTH.

NOTE:
STREET LIGHT LOCATIONS SHOWN ARE APPROXIMATE
AND ARE SHOWN ON INDEX MAP
FOR INFORMATION ONLY. ACTUAL STREET LIGHT
INSTALLATIONS ARE PER LANDSCAPE ARCHITECT PLANS.

INDEX MAP

LOCATION	STREET NAME SIGN INDEX	STREET NAME	STREET NAME
SOUTHWEST	LA MONTROSA	RANCHO NIGUEL	
NORTHWEST	EL SORRENTO	LA MONTROSA	
NORTHWEST	VIA ALFREDO	LA MONTROSA	
NORTHWEST	LA SERENATA	LA MONTROSA	
SOUTHEAST	ALICANTIA	LA MONTROSA	
NORTHWEST	EL ADOLFO	EL BRAZOS	
SOUTHWEST	EL SORRENTO	LA TRIANA	
SOUTHWEST	LA AZTECA	VALDEZ	
NORTHWEST	LA AZTECA	LA MADERA	
SOUTHWEST	LA SIENA	LA AZTECA	
SOUTHWEST	LA SIENA	VIA ALFREDO	
SOUTHWEST	LA SIENA	EL MONE	
SOUTHWEST	LA TRIANA	LA SERENATA	

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SHEET 2 OF SHEET 12
TR. 13331