DUPLICATE

661 17

SHEET 1 OF 7 SHEETS
ACREAGE: 13.738 ACRES
8 LOTS AND LOTS "A" THROUGH "O", INCLUSIVE (ALL OF TENTATIVE TRACT NO. 13405)

BLOCK: 4856
MODULE: 80

TRACT NO. 13405

IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 88-451 AS PER MAP FILED IN BOOK 242, PAGES 34 AND 35 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH ALL OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. LL 89-088 RECORDED AS INSTRUMENT NO. 89-574546 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, ALSO TOGETHER WITH LOT "A", "B" AND "C" OF TRACT NO. 13404 AS PER MAP FILED IN BOOK 643, PAGES 9 AND 10 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE SAID COUNTY RECORDER.

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL, L.S.5780 DATE OF SURVEY: AUGUST, 1989

FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE REQUEST OF
First American Title
DATE May 31, 1990
TIME 12:00 p.m. FEE $ 18.00
INSTRUMENT # 90-290419
BOOK 6661 PAGE 17 M.M.
LEE A. BRANCH
COUNTY RECORDER
BY Sheryl Robertson
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: OLD RANCH ROAD.
WE HEREBY DEDICATE TO THE CITY OF LAGUNA NIGUEL:
AN EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SERVICE VEHICLE PURPOSES AS SHOWN ON SAID MAP.
A SCENIC PRESERVATION EASEMENT OVER LOTS "D", "E" AND "F", AS SHOWN HEREON.
WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF LAGUNA NIGUEL ALL VEHICULAR ACCESS RIGHTS TO THE STREET OF THE GOLDEN LANTERN, EXCEPT AT STREET INTERSECTIONS AND APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY DEDICATE TO MOULTON NIGUEL WATER DISTRICT:
THE EASEMENTS FOR WATER AND SEWER PIPELINE, PUBLIC UTILITY AND ACCESS PURPOSES OVER LOTS 1 THROUGH 8, INCLUSIVE, SHOWN ON THIS MAP AS (B), (D), (E), (F) & (H) 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 THROUGH 197, INCLUSIVE, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

SHAWNTANA PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP.
BY: LAUREL HOLDING CORPORATION, A CALIFORNIA CORPORATION, GENERAL PARTNER

BY: _____ James B. Fleig, President
BY: _____ James B. Fleig, Secretary

BY: CENTERMARK DEVELOPMENT, A CALIFORNIA CORPORATION, GENERAL PARTNER

BY: _____ Mark L. Conselman, President
BY: _____ Mark L. Conselman, Secretary

BY: LBH CORPORATION, A CALIFORNIA CORPORATION, GENERAL PARTNER

BY: _____ Bart Hansen, President
BY: _____ Bart Hansen, Secretary

UNION BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEEDS OF TRUST RECORDED AS INSTRUMENT NOS. 89-138360, 89-328566, 89-328567, 89-328568 AND 89-328569, ALL OF OFFICIAL RECORDS.

BY: _____ CRAIG Leupold, Assistant Vice President
BY: _____ Kurt W. Kraushaar, Vice President

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 19th DAY OF December, 1989, BEFORE ME, Cheryl Rae Helwig, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James B. Fleig AND same, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE President AND Secretary, RESPECTIVELY, OF LAUREL HOLDING CORPORATION, A CALIFORNIA CORPORATION, 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, SAID CORPORATION BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE PARTNERS OF SHAWNTANA PARTNERS, A CALIF. GEN PARTNERSHIP, 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:

Cheryl Rae Helwig
NOTARY PUBLIC IN AND FOR SAID STATE
CHERYL RAE HELWIG
(Print Name)
MY PRINCIPAL PLACE OF BUSINESS IS IN Newport Beach, COUNTY.
MY COMMISSION EXPIRES: May 18, 1990

MOULTON NIGUEL WATER DISTRICT 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 SHAWNTANA PARTNERS , AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING
MOULTON NIGUEL WATER DISTRICT

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 7 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN AUGUST, 1989, 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.

LICENSED LAND SURVEYOR JAMES R. GILL L.S. 5780 EXP. 6/30/92 STATE OF CALIFORNIA

JAMES R. GILL, L.S. 5780
LICENSE EXPIRES: 6/30/92

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 22nd DAY OF MAY, 1990.

JOHN CANAS
COUNTY SURVEYOR
Paul A Cuomo
BY: PAUL A. CUOMO, DEPUTY
L.S. 4136 EXPIRES 6-30-92

LICENSED LAND SURVEYOR PAUL ANTHONY CUOMO EXP 06/30/92 No 4136 STATE OF CALIFORNIA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LEINS 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 NOT YET DUE AND PAYABLE.

DATED THIS 23rd DAY OF April, 1990.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR
BY: Cheryl L Hathaway
DEPUTY TREASURER-TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS' TAX CERTIFICATE:

STATE OF CALIFORNIA)
) SS
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 8TH DAY OF MAY, 1990.

Linda D. Ruth
LINDA D. RUTH
CLERK OF THE BOARD OF SUPERVISORS

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF LAGUNA NIGUEL AT A REGULAR MEETING THEREOF, HELD ON THE 15th DAY OF May, 1990, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP; AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMEMTS, THE DEDICATION FOR STREET PURPOSES OF: OLD RANCH ROAD.
AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF LAGUNA NIGUEL:
THE SCENIC PRESERVATION EASEMENT AS DEDICATED;
THE VEHICULAR ACCESS RIGHTS TO THE STREET OF THE GOLDEN LANTERN AS RELEASED AND RELINQUISHED.
THE EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY AND PUBLIC SERVICE VEHICLE PURPOSES AS DEDICATED.

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

DATED THIS 17th DAY OF May 1990.

Pamela Van Haun
CITY CLERK OF THE CITY OF LAGUNA NIGUEL

SEE SHEET 2 FOR ADDITIONAL SIGNATURE ACKNOWLEDGEMENTS AND SIGNATURE OMISSIONS.

661 17

DUPLICATE

661 18

SHEET 2 OF 7 SHEETS
ACREAGE: 13.738 ACRES
8 LOTS AND LOTS "A" THROUGH "O", INCLUSIVE
(ALL OF TENTATIVE TRACT NO. 13405)

TRACT NO. 13405

IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, STATE OF CALIFORNIA.
HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL, L.S. 5780 DATE OF SURVEY: AUGUST, 1989.
FOR CONDOMINIUM PURPOSES

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 20th DAY OF December, 1989, BEFORE ME, Amy L. Solorio A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Craig Leupold AND Kurt W. Kraushaar PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE Assist. Vice President AND Vice President RESPECTIVELY, OF UNION BANK, A CALIFORNIA CORPORATION, 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 BENEFICIARY.

WITNESS MY HAND:

Amy L. Solorio
NOTARY PUBLIC IN AND FOR SAID STATE

Amy L. Solorio
(Print Name)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES: 1-7-91.

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 19th DAY OF December, 1989, BEFORE ME, Cheryl Rae Helwig A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Mark L. Congdon AND same, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE President AND Secretary, RESPECTIVELY, OF CENTERMARK DEVELOPMENT, A CALIFORNIA CORPORATION, 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, SAID CORPORATION BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE PARTNERS OF SHAWNTANA PARTNERS, A CALIF. GEN. PARTNERSHIP, 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:

Cheryl Rae Helwig
NOTARY PUBLIC IN AND FOR SAID STATE

CHERYL RAE HELWIG
(Print Name)

MY PRINCIPAL PLACE OF BUSINESS IS IN Newport Beach, Orange COUNTY.

MY COMMISSION EXPIRES: May 18, 1990

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 19th DAY OF December, 1989, BEFORE ME, Cheryl Rae Helwig A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Bart Hansen AND same, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE President AND Secretary, RESPECTIVELY, OF LBH CORPORATION, A CALIFORNIA CORPORATION, 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, SAID CORPORATION BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE PARTNERS OF SHAWNTANA PARTNERS, A CALIF GEN PARTNERSHIP, 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:

Cheryl Rae Helwig
NOTARY PUBLIC IN AND FOR SAID STATE

CHERYL RAE HELWIG
(Print Name)

MY PRINCIPAL PLACE OF BUSINESS IS IN Newport Beach, Orange COUNTY.

MY COMMISSION EXPIRES: May 18, 1990

SIGNATURE OMISSIONS:
PURSUANT TO THE PROVISIONS OF SECTION 66436 [a][3] OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. TIME MIRROR CABLE TELEVISION OF ORANGE COUNTY, INC. HOLDER OF AN EASEMENT RECORDED MAY 22, 1990 AS INSTRUMENT NO. 90-274550 OF OFFICIAL RECORDS. (EASEMENT IS UNPLOTTABLE)
2. SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND AND COMMUNICATION FACILITIES AND APPURTENANCES PER DEED RECORDED MAY 15, 1990 AS INST. NO. 90-259787 OF OFFICIAL RECORDS.
3. NANCY SWANSTROM, HOLDER OF AN EASEMENT FOR OIL AND MINERAL RIGHTS PURPOSES PER DEED RECORDED IN BOOK 3089, PAGE 431 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE.)
4. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY AND DRAINAGE PURPOSES PER DEED RECORDED AUGUST 3, 1987 AS INSTRUMENT NO. 87-439848 OF OFFICIAL RECORDS. (EASEMENT IS OVER STREET OF THE GOLDEN LANTERN.)
5. PACIFIC BELL, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES PER DEED RECORDED AS INST. NO. 89-535751 OF OFFICIAL RECORDS. (EASEMENT IS OVER OLD RANCH ROAD.)
6. COAST CABLE PARTNERS, HOLDER OF AN EASEMENT FOR INSTALLATION PURPOSES PER DEED RECORDED AS INST. NO. 89-328563 OF OFFICIAL RECORDS. (EASEMENT IS UNPLOTTABLE.)

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 20th DAY OF February, 1990, 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 SATISFACTORY EVIDENCE) TO BE THE DIRECTOR OF ENGINEERING OF MOULTON NIGUEL WATER 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:

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: 5/1/92

661 19

DUPLICATE

661 19

SHEET 3 OF 7 SHEETS
SCALE: 1" = 100'
ACREAGE: 13.738 ACRES
8 LOTS AND LOTS "A" THROUGH "O", INCLUSIVE
(ALL OF TENTATIVE TRACT NO. 13405)

TRACT NO. 13405

IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, STATE OF CALIFORNIA.
HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL, L.S. 5780 DATE OF SURVEY: AUGUST, 1989.
FOR CONDOMINIUM PURPOSES

BASIS OF BEARINGS

THE BEARING OF N 2°00'58" E ALONG THE EASTERLY BOUNDARY OF PARCEL MAP NO. 82-144, P.M.B. 181/24-25 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

2" I.P. TAGGED L.S. 5780, OR S.& W. STAMPED L.S. 5780 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR L.& T. STAMPED L.S. 5780 IN CONCRETE TO BE SET AT ALL TRACT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED L.S. 5780, OR S. & W. STAMPED L.S. 5780 OR L. & T. L.S 5780 TO BE SET AT ALL LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, EXCEPT AT LOT CORNERS WHICH FALL ON CURB FACE WHERE A L. & T. L.S. 5780 WILL BE SET IN THE TOP OF CURB 0.25' BEHIND THE FRONT LOT CORNER, UNLESS OTHERWISE NOTED.

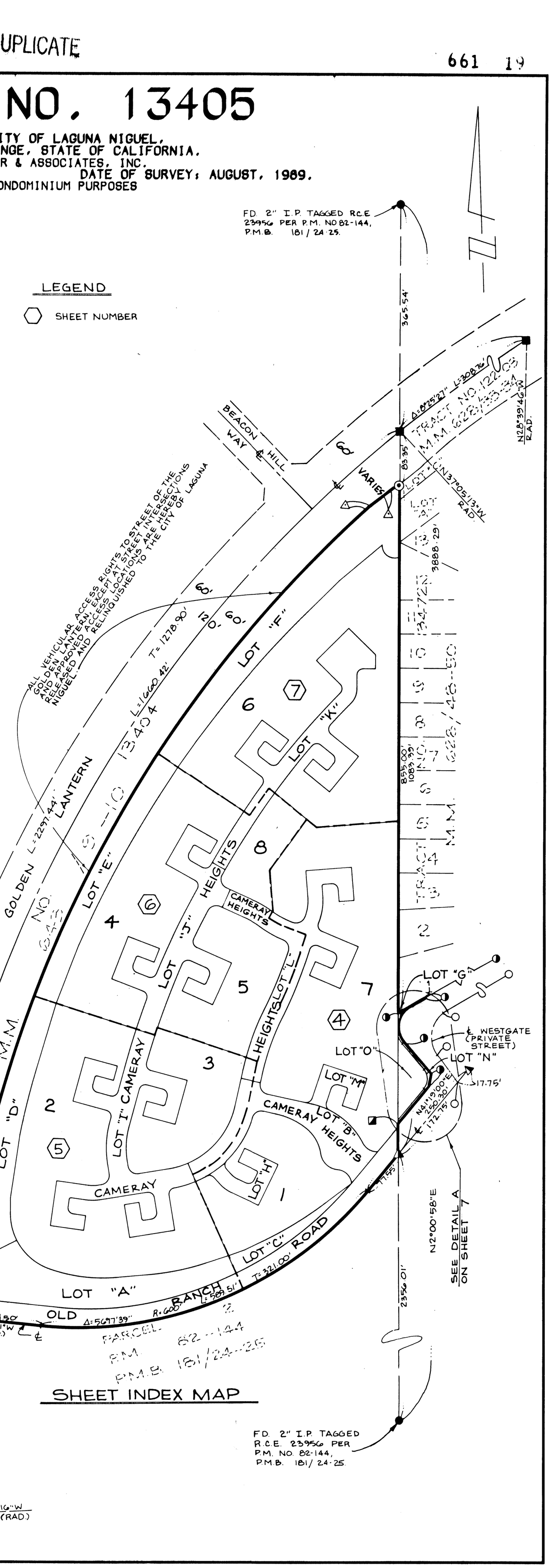
- ● INDICATES FOUND MONUMENT AS NOTED.
- △ INDICATES FOUND 8" S. & W. STAMPED L.S. 5780 PER TRACT NO. 13390, M.M. 641/36-39.
- ■ INDICATES 2" I.P. TAGGED L.S. 5780 OR 8" S. & W. STAMPED L.S. 5780 IN ASPHALT PAVING OR A LEAD AND TAG L.S. 5780 IN CONCRETE TO BE SET PER TRACT NO. 12203, M.M. 628/33-34.
- ⊙ INDICATES 1" I.P. TAGGED L.S. 5780 OR 8" S. & W. STAMPED L.S. 5780 IN ASPHALT OR A LEAD AND TAG L.S. 5780 IN CONCRETE TO BE SET PER TRACT NO. 12203, M.M. 628/33-34.
- ◪ INDICATES 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT PAVING OR A LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 12026, M.M. 606/15-21.
- ◮ INDICATES 8" S. & W. STAMPED R.C.E. 23956 OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN OR A LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 12026, M.M. 606/15-21.
- ◑ INDICATES 1" I.P. TAGGED L.S. 5780 OR 8" S. & W. STAMPED L.S. 5780 IN ASPHALT OR A LEAD AND TAG L.S. 5780 IN CONCRETE TO BE SET PER TRACT NO. 13472, M.M. 628/48-50.
- ○ INDICATES 8" S. & W. STAMPED L.S. 5780 OR 2" I.P. TAGGED L.S. 5780 IN MEDIAN OR LEAD AND TAG L.S. 5780 IN CONCRETE TO BE SET PER TRACT NO. 13472, M.M. 628/48-50.
- △ INDICATES 1" I.P. TAGGED L.S. 5780 OR 8" S. & W. STAMPED L.S. 5780 IN ASPHALT OR A LEAD AND TAG L.S. 5780 IN CONCRETE TO BE SET PER TRACT NO. 13404, M.M. 643/9-10.
- ▲ INDICATES 2" I.P. TAGGED L.S. 5780 OR 8" S. & W. STAMPED L.S. 5780 IN ASPHALT PAVING OR A LEAD AND TAG L.S. 5780 IN CONCRETE TO BE SET PER TRACT NO. 13404, M.M. 643/9-10.

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS TO THE CITY OF LAGUNA NIGUEL AS DEDICATED HEREON.
- (B) INDICATES AN EASEMENT FOR WATER, SEWER AND ACCESS PURPOSES TO MOULTON NIGUEL WATER DISTRICT AS DEDICATED HEREON.
- (C) INDICATES EASEMENT FOR SCENIC PRESERVATION PURPOSES TO THE CITY OF LAGUNA NIGUEL AS DEDICATED HEREON.
- (D) INDICATES CENTERLINE OF 10' WIDE EASEMENT FOR WATER AND WATERLINE PURPOSES DEDICATED TO MOULTON NIGUEL WATER DISTRICT AS SHOWN HEREON.
- (E) INDICATES CENTERLINE OF 30' WIDE EASEMENT FOR WATER AND WATERLINE PURPOSES DEDICATED TO MOULTON NIGUEL WATER DISTRICT AS SHOWN HEREON.
- (F) INDICATES AN EASEMENT FOR WATER AND WATERLINE PURPOSES DEDICATED TO MOULTON NIGUEL WATER DISTRICT AS SHOWN HEREON.
- (G) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES RESERVED FOR THE HOMEOWNERS ASSOCIATION AS SHOWN HEREON.
- (H) INDICATES CENTERLINE OF AN EASEMENT FOR WATER AND WATERLINE PURPOSES DEDICATED TO MOULTON NIGUEL WATER DISTRICT AS SHOWN HEREON. (WIDTHS ARE AS SHOWN)
- (I) INDICATES AN EXISTING EASEMENT FOR UNDERGROUND COMMUNICATION AND INCIDENTAL PURPOSES TO PACIFIC BELL PER DEED RECORDED AS INST. NO. 89-535751 O.R.
- (J) INDICATES AN EXISTING EASEMENT FOR UNDERGROUND AND COMMUNICATION FACILITIES AND APPURTENANCES PER DEED RECORDED AS INST. NO. 90-259787 O.R..

LEGEND

⬡ SHEET NUMBER



SHEET INDEX MAP

NOTE:

LOTS "A", "C", "D", "E", "G", "N" AND "O" ARE HEREBY RESERVED FOR LANDSCAPE MAINTENANCE PURPOSES IN FAVOR OF THE HOMEOWNER'S ASSOCIATION, AND ARE NOT BUILDING SITES.

661 19

DUPLICATE

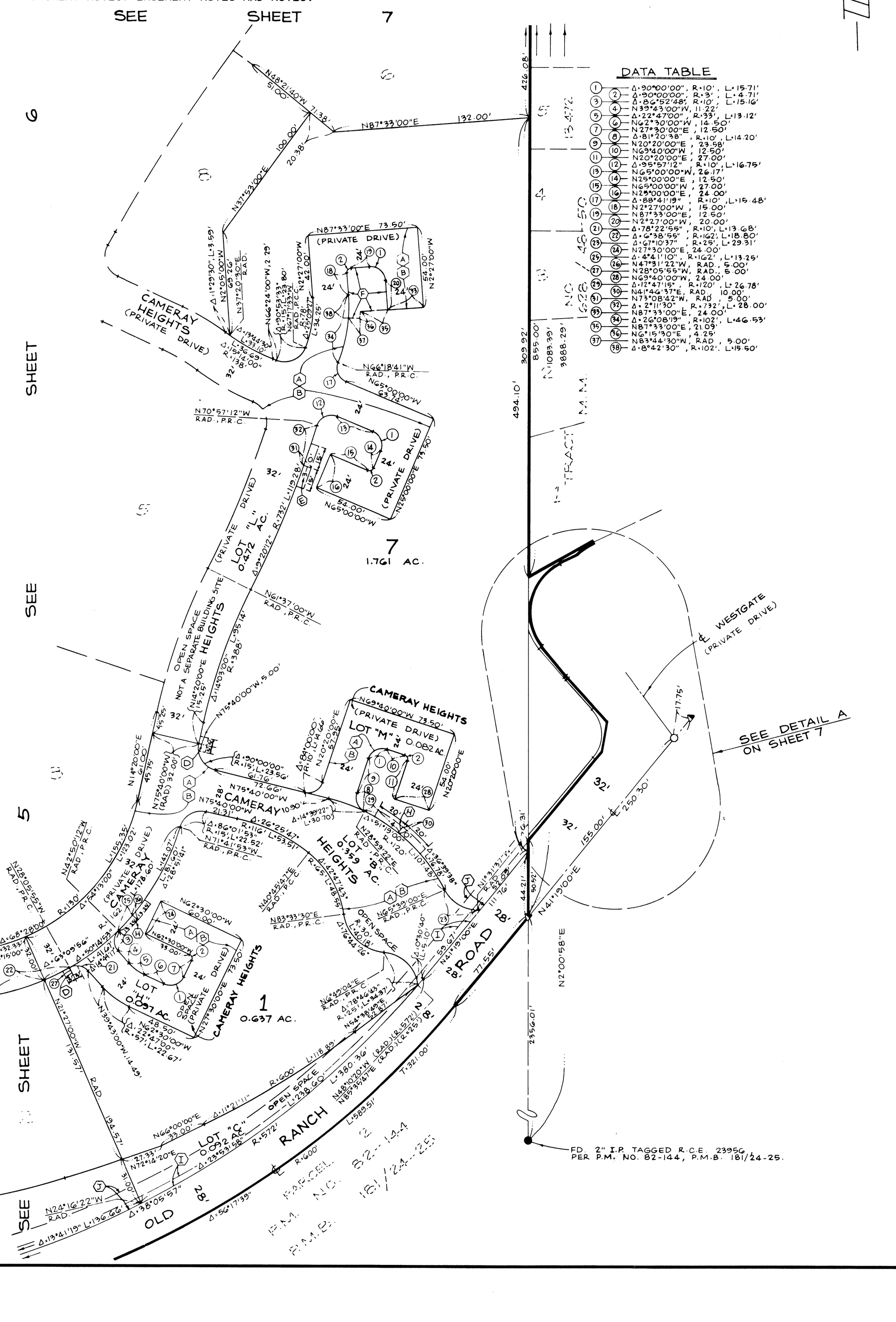
661 20

SHEET 4 OF 7 SHEETS
SCALE: 1" = 40'
ACREAGE: 13.738 ACRES
8 LOTS AND LOTS "A" THROUGH "O", INCLUSIVE
(ALL OF TENTATIVE TRACT NO. 13405)

TRACT NO. 13405

IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, STATE OF CALIFORNIA.
HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL, L.S. 5780 DATE OF SURVEY: AUGUST, 1989.
FOR CONDOMINIUM PURPOSES

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



661 20

DUPLICATE

661 21

SHEET 5 OF 7 SHEETS
SCALE: 1" = 40'
ACREAGE: 13.738 ACRES
8 LOTS AND LOTS "A" THROUGH "O", INCLUSIVE (ALL OF TENTATIVE TRACT NO. 13405)

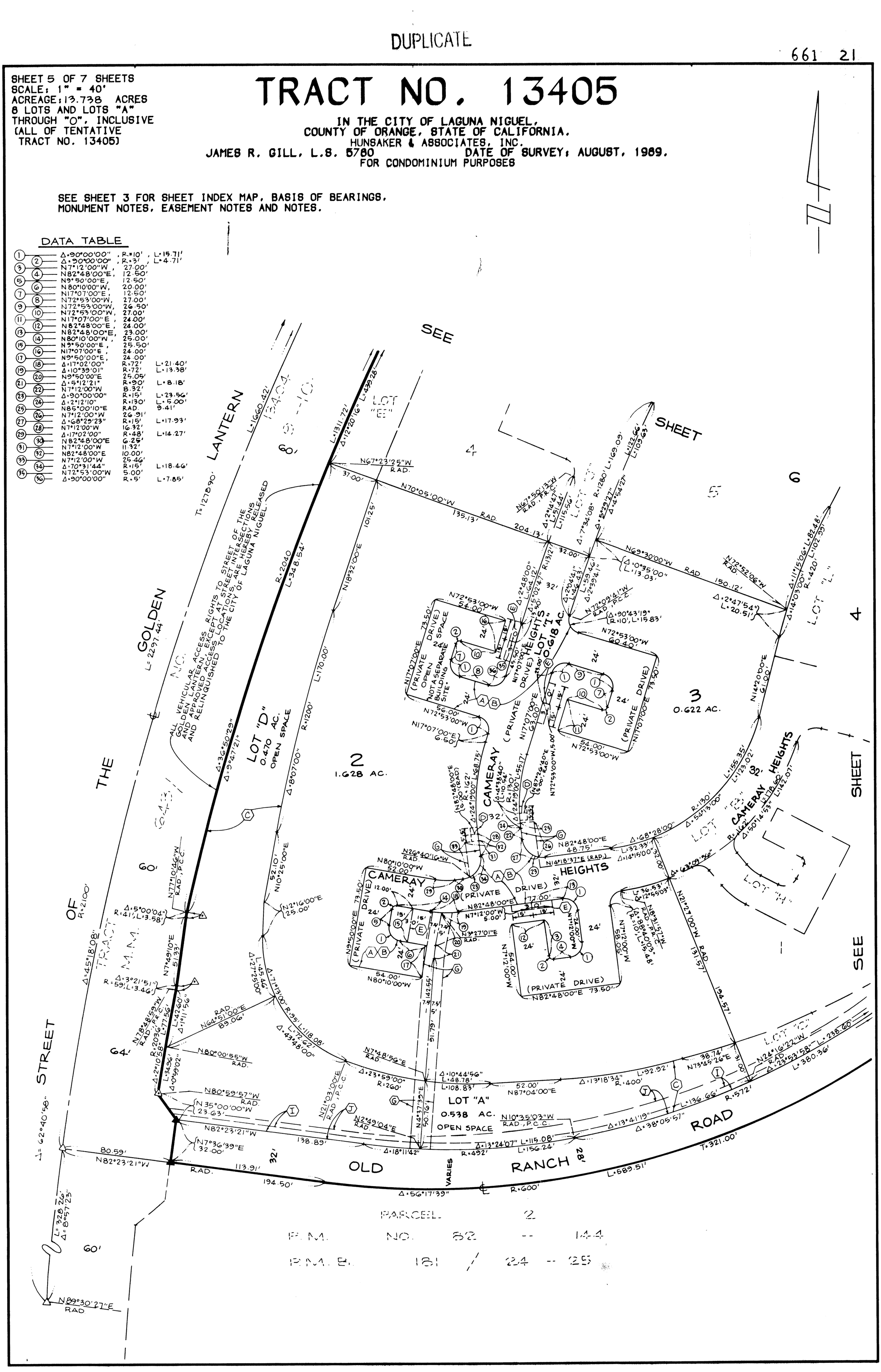
TRACT NO. 13405

IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, STATE OF CALIFORNIA.
HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL, L.S. 5780 DATE OF SURVEY: AUGUST, 1989.
FOR CONDOMINIUM PURPOSES

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

DATA TABLE

1	Δ=90°00'00"	R=10'	L=15.71'
2	Δ=90°00'00"	R=3'	L=4.71'
3	N7°12'00"W	27.00'	
4	N82°48'00"E	12.50'	
5	N9°50'00"E	12.50'	
6	N80°10'00"W	20.00'	
7	N17°07'00"E	12.50'	
8	N72°53'00"W	27.00'	
9	N72°53'00"W	26.50'	
10	N72°53'00"W	27.00'	
11	N17°07'00"E	24.00'	
12	N82°48'00"E	24.00'	
13	N82°48'00"E	23.00'	
14	N80°10'00"W	25.00'	
15	N9°50'00"E	25.50'	
16	N17°07'00"E	24.00'	
17	N9°50'00"E	24.00'	
18	Δ=17°02'00"	R=72'	L=21.40'
19	Δ=10°39'01"	R=72'	L=13.38'
20	N9°50'00"E	25.05'	
21	Δ=5°12'21"	R=90'	L=8.18'
22	N7°12'00"W	8.32'	
23	Δ=90°00'00"	R=15'	L=23.56'
24	Δ=2°12'10"	R=130'	L=5.00'
25	N85°00'10"E	RAD.	9.41'
26	N7°12'00"W	26.91'	
27	Δ=68°29'23"	R=15'	L=17.93'
28	N7°12'00"W	16.32'	
29	Δ=17°02'00"	R=48'	L=14.27'
30	N82°48'00"E	6.25'	
31	N7°12'00"W	11.32'	
32	N82°48'00"E	10.00'	
33	N7°12'00"W	25.46'	
34	Δ=70°31'44"	R=15'	L=18.46'
35	N72°53'00"W	5.00'	
36	Δ=90°00'00"	R=5'	L=7.85'



PARCEL 2
P.M. NO. 82 -- 144
P.M.B. 181 / 24 -- 25

661 21

DUPLICATE

661 22

SHEET 6 OF 7 SHEETS
SCALE: 1" = 40'
ACREAGE: 13.738 ACRES
8 LOTS AND LOTS "A" THROUGH "O", INCLUSIVE
(ALL OF TENTATIVE TRACT NO. 13405)

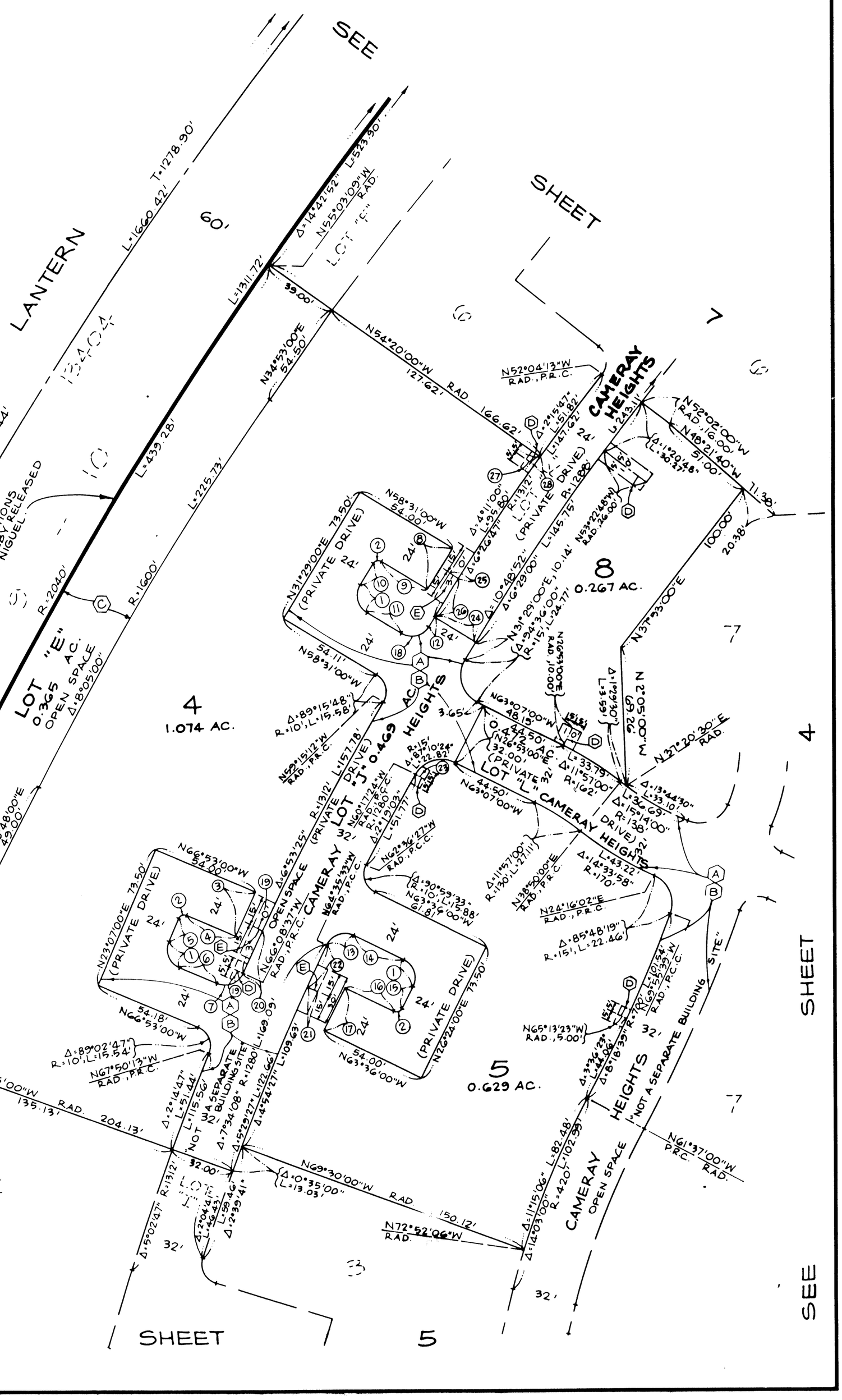
TRACT NO. 13405

IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, STATE OF CALIFORNIA.
HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL, L.S. 5780 DATE OF SURVEY: AUGUST, 1989.
FOR CONDOMINIUM PURPOSES

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

DATA TABLE

(1)	Δ=90°00'00",	R=10',	L=15.71'
(2)	Δ=90°00'00",	R=3',	L=4.71'
(3)	N 23°07'00"E,	24.00'	
(4)	N 66°53'00"W,	27.00'	
(5)	N 23°07'00"E,	12.50'	
(6)	N 66°53'00"W,	25.11'	
(7)	Δ=89°15'37"	R=5',	L=7.79'
(8)	N 31°29'00"E,	24.00'	
(9)	N58°31'00"W,	27.00'	
(10)	N 31°29'00"E	12.50'	
(11)	N 58°31'00"W	25.00'	
(12)	N 31°29'00"E	10.50'	
(13)	Δ=90°59'33",	R=10'	L=15.88'
(14)	N 63°36'00"W	27.81'	
(15)	N 26°24'00"E	12.50'	
(16)	N 63°36'00"W	27.00'	
(17)	N 26°24'00"E	24.00'	
(18)	Δ=90°00'00",	R=5',	L=7.85'
(19)	N64°55'04"W,	RAD.,	5.00'
(20)	Δ=1°13'33"	R=1312'	L=28.07'
(21)	N65°36'53"W,	RAD.,	5.00'
(22)	Δ=1°01'20"	R=1280'	L=22.83'
(23)	N60°17'24"W,	RAD.,	5.00'
(24)	N58°31'00"W,	RAD.,	24.00'
(25)	N57°32'03"W,	RAD.,	5.00'
(26)	Δ=0°58'57"	R=1312'	L=22.50'
(27)	N54°33'06"W,	RAD.,	5.00'
(28)	Δ=0°13'06"	R=1312'	L=5.00'



661 22

SHEET 7 OF 7 SHEETS
SCALE: 1" = 40'
ACREAGE: 13.738 ACRES
8 LOTS AND LOTS "A" THROUGH "O", INCLUSIVE (ALL OF TENTATIVE TRACT NO. 13405)

TRACT NO. 13405

IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, STATE OF CALIFORNIA.
HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL, L.S. 5780 DATE OF SURVEY: AUGUST, 1989.
FOR CONDOMINIUM PURPOSES

TRACT NO. 13472
M.M. 628/48-50

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

FD. 2" I.P. TAGGED R.C.E. 23956 PER P.M. NO. 82-144, P.M.B. 181/24-25.

DETAIL A
SCALE 1"=20'

SEE SHEET 4

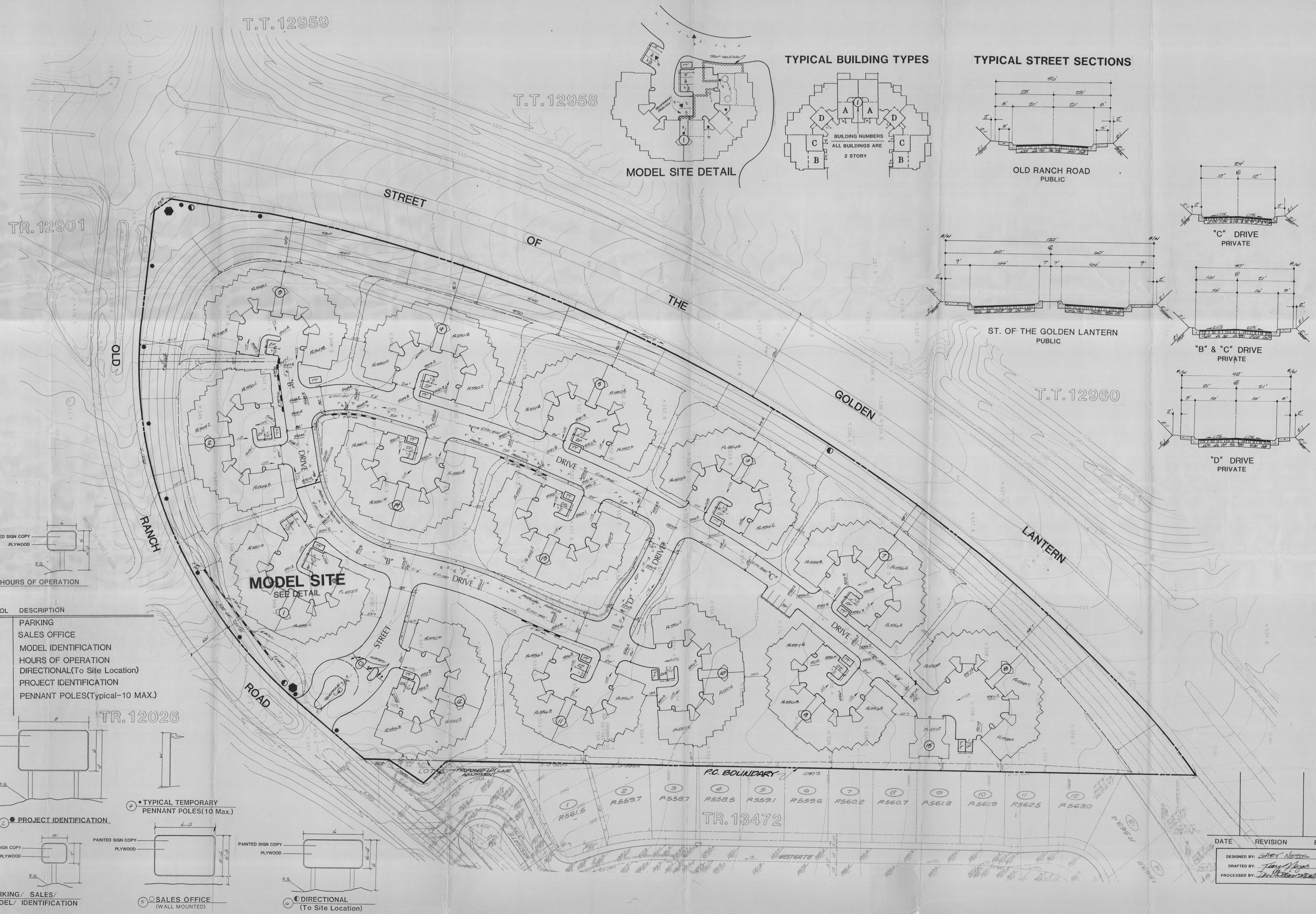
SEE SHEET 6

SEE SHEET 7

DATA TABLE

1	Δ=90°00'00"	R=10'	L=15.71'
2	Δ=90°00'00"	R=3'	L=4.71'
3	Δ=89°02'47"	R=5'	L=7.77'
4	N 38°53'00" E		24.00'
5	N 51°07'00" W		27.00'
6	N 38°53'00" E		12.50'
7	N 51°07'00" W		24.11'
8	N 1°50'00" E		22.59'
9	N 88°10'00" W		19.75'
10	Δ=93°01'18"	R=10'	L=16.24'
11	N 41°15'00" E		24.00'
12	N 48°45'00" W		27.00'
13	N 41°15'00" E		12.50'
14	N 48°45'00" W		25.08'
15	Δ=88°57'08"	R=10'	L=15.53'
16	Δ=89°15'37"	R=5'	L=7.79'
17	N 47°42'08" W	RAD.	10.00'
18	N 49°09'04" W	RAD.	5.00'
19	Δ=1°13'33"	R=1312'	L=28.07'
20	N 48°44'01" W	RAD.	5.00'
21	Δ=1°01'53"	R=1312'	L=23.18'
22	Δ=0°55'01"	R=1312'	L=21.00'
23	N 44°30'01" W	RAD.	10.32'
24	N 46°50'00" E	RAD.	31.16'

661 23



MODEL SITE DETAIL

TYPICAL BUILDING TYPES

TYPICAL STREET SECTIONS

OLD RANCH ROAD
PUBLIC

"C" DRIVE
PRIVATE

ST. OF THE GOLDEN LANTERN
PUBLIC

"B" & "C" DRIVE
PRIVATE

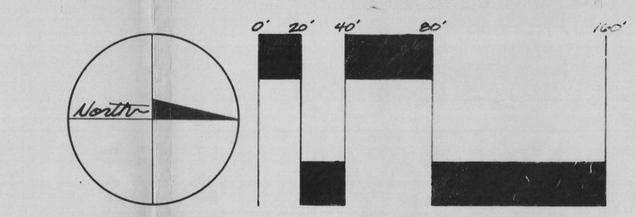
"D" DRIVE
PRIVATE

NOTES

1. EXISTING LAND USE: VACANT AND PARTIALLY GRADED.
2. PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL.
3. EXISTING ZONING: BEAR BRAND PLANNED COMMUNITY (P.A.1H).
4. SEWER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT.
5. WATER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT.
6. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
7. ELECTRICAL SERVICE PROVIDED BY: SAN DIEGO GAS AND ELECTRIC.
8. CABLE TELEVISION SERVICE PROVIDED BY: COAST CABLE COMPANY.
9. ALL GRADING SHALL CONFORM TO THE COUNTY OF ORANGE GRADING PLAN.
10. SITE CONTAINS NO EXISTING BUILDINGS OR OTHER STRUCTURES.
11. THERE ARE NO EXISTING EASEMENTS ON SITE, EXCEPT THOSE SHOWN HEREON.
12. ALL DIMENSIONS, ELEVATIONS AND UNIT MIX SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE WITHIN O.C.E.M.A. STANDARDS.
13. REFER TO THE PROPOSED BUILDING ELEVATIONS FOR ARCHITECTURAL CRITERIA & DESIGN.
14. REFER TO THE PRELIMINARY LANDSCAPE DESIGN FOR LOCATION OF WALLS, WALKS, AND OTHER RELATED LANDSCAPES.
15. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

LEGAL DESCRIPTION

PORTION OF PARCEL ONE OF PARCEL MAP# 87-483, AS FILED IN BOOK 231 PAGES 13 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDS OF THE SAID COUNTY.



PARKING TABULATION

UNIT TYPE	COUNT	BDRMS.	SQ. FT.	COVERED FAC.	COVERED REQ.	COVERED PROV.	OPEN FAC.	OPEN REQ.	OPEN PROV.	GUEST FAC.	GUEST REQ.	GUEST PROV.
A	30	2	1393	1	30	60	1	30		.2	6	6
B	28	3	1760	2.0	56	56	.5	14	14	.2	6	8
C	28	3	2059	2.0	56	56	.5	14	14	.2	6	8
D	28	3	2133	2.0	56	56	.5	14	14	.2	6	8
TOTAL	114				198	228		72	42*		24	30

OPEN SPACE PARKING REQUIREMENT MET BY ADDITIONAL COVERED PARKING SPACES.

1 ▫ HOURS OF OPERATION

SYMBOL	DESCRIPTION
▼	PARKING
○	SALES OFFICE
▪	MODEL IDENTIFICATION
▫	HOURS OF OPERATION
◐	DIRECTIONAL(To Site Location)
⬢	PROJECT IDENTIFICATION
•	PENNANT POLES(Typical-10 MAX.)

2 ⬢ PROJECT IDENTIFICATION

3 • TYPICAL TEMPORARY PENNANT POLES(10 Max.)

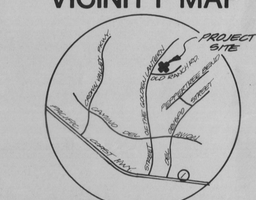
4 ▼ PARKING/ SALES/ ■ MODEL/ IDENTIFICATION

5 ○ SALES OFFICE (WALL MOUNTED)

6 ◐ DIRECTIONAL (To Site Location)

SCALE 1" = 40'
DATE 8-7-89
W.O. 384-13923
GROSS AREA 13.0 AC.±
CONTOUR INTERVAL 1'
TOTAL LOTS 1

VICINITY MAP



PREPARED FOR:
SHAWNTANA DEVELOPMENT
1301 DOVE STREET NEWPORT BEACH,
SUITE 300 CA. 92660 (714)851-1601

PREPARED BY:
Hunsaker & Associates inc.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92718
Offices: Irvine • Ontario • San Diego
(714) 583-1010

NOV 30 1989

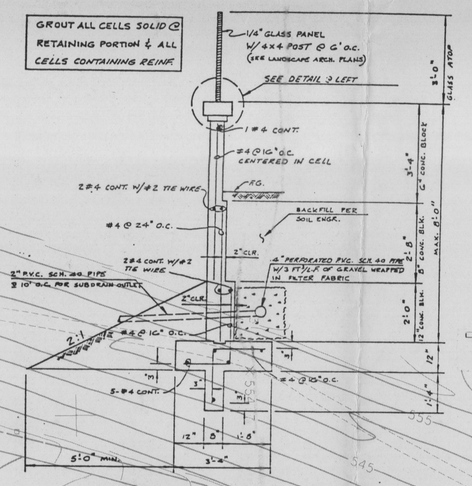
DATE	REVISION	BY

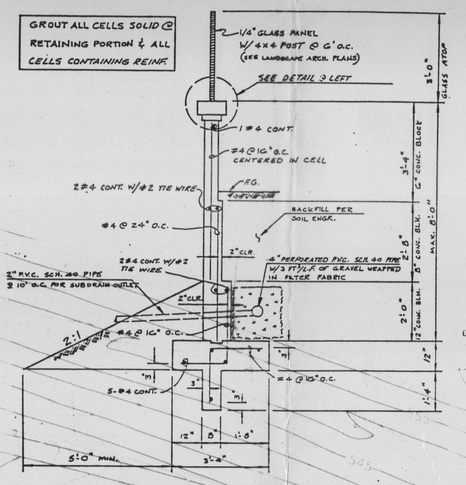
DESIGNED BY: GARY NORTH
DRAFTED BY: TONY HOMAS
PROCESSED BY: DAN STEWART

SITE PLAN

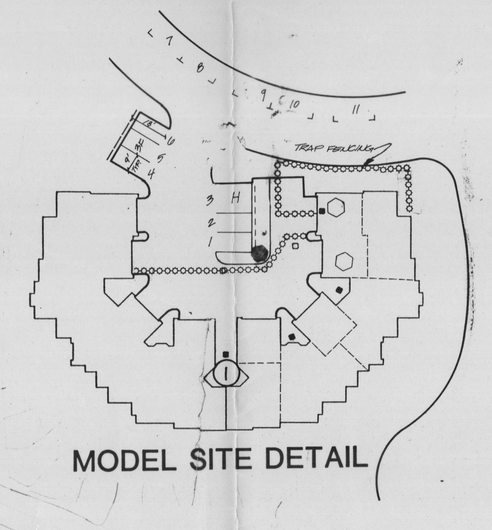
FOR CONDOMINIUM PURPOSES

W.O.•384-13923 BRK•150-E DOC•18028.SP-13923


GROUT ALL CELLS SOLID @ RETAINING PORTION & ALL CELLS CONTAINING REINF.
1/4" GLASS PANEL W/ 4x4 POST @ 6'-0" OC. (SEE HARDWARE AREA PLANS)
SEE DETAIL 2 LEFT
#4 @ 16"-0" OC. CENTERED IN CELL
#4 @ 24"-0" OC.
#4 @ 24"-0" OC.
#4 @ 24"-0" OC.

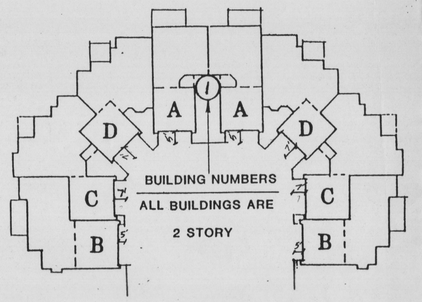


WALL "A" DETAIL
RETAINING W/ GLASS ATOP

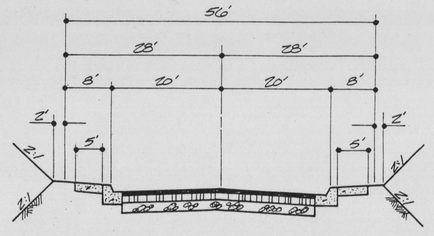


MODEL SITE DETAIL

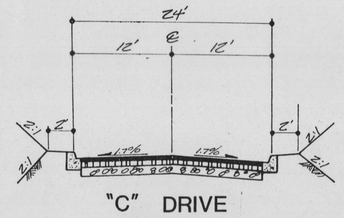
TYPICAL BUILDING TYPES



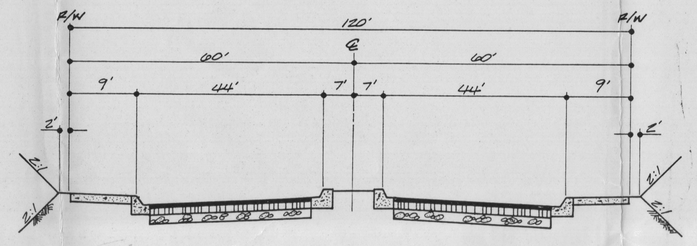
TYPICAL STREET SECTIONS



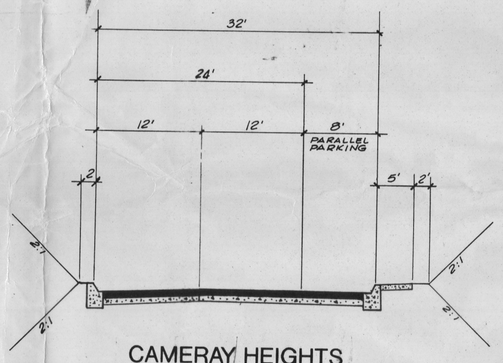
OLD RANCH ROAD
PUBLIC



"C" DRIVE
PRIVATE



ST. OF THE GOLDEN LANTERN
PUBLIC



CAMERAY HEIGHTS

T.T.12959

T.T.12958

T.T.12960

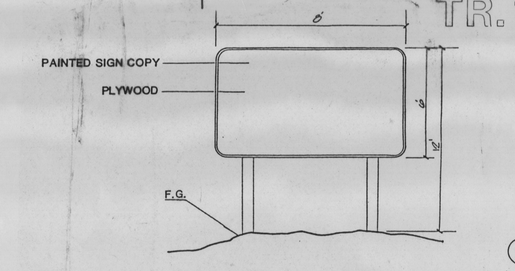
TR.12901

TR.12026

TR.13472

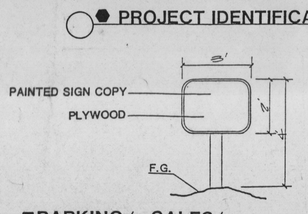
PAINTED SIGN COPY
PLYWOOD
F.G.
○=HOURS OF OPERATION

SYMBOL	DESCRIPTION
▼	PARKING
○	SALES OFFICE
■	MODEL IDENTIFICATION
□	HOURS OF OPERATION
◐	DIRECTIONAL(To Site Location)
⬢	PROJECT IDENTIFICATION
•	PENNANT POLES(Typical-10 MAX.)

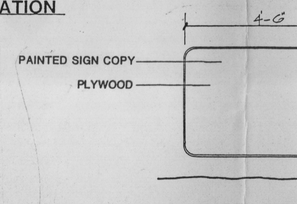


⬢ PROJECT IDENTIFICATION

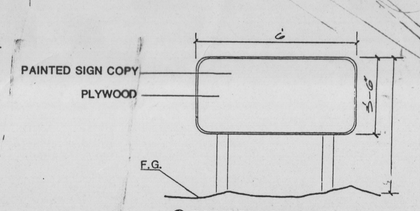
• TYPICAL TEMPORARY PENNANT POLES(8 Max.)



▼PARKING/ SALES/
■MODEL/ IDENTIFICATION



○SALES OFFICE
(WALL MOUNTED)



◐DIRECTIONAL
(To Site Location)

NOTES

1. EXISTING LAND USE: VACANT AND PARTIALLY GRADED.
2. PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL.
3. EXISTING ZONING: BEAR BRAND PLANNED COMMUNITY (P.A.1H).
4. SEWER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT.
5. WATER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT.
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9. ALL GRADING SHALL CONFORM TO THE COUNTY OF ORANGE GRADING PLAN.
10. SITE CONTAINS NO EXISTING BUILDINGS OR OTHER STRUCTURES.
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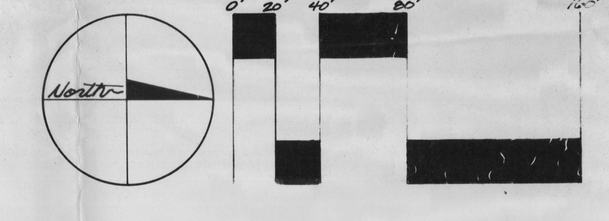
LEGAL DESCRIPTION

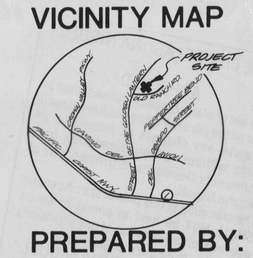
PORTION OF PARCEL ONE OF PARCEL MAP# 87-483, AS FILED IN BOOK 231 PAGES 13 THROUGH 18 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDS OF THE SAID COUNTY.



USE PERMIT FOR "CAMERY HEIGHTS" MODEL COMPLEX

SCALE 1"=40'
DATE 4/21/92
W.O. 384-21
GROSS AREA 13.0 AC.±
CONTOUR INTERVAL 1'
TOTAL LOTS 1

VICINITY MAP



PREPARED FOR:
SHAWNTANA DEVELOPMENT
1301 DOVE STREET NEWPORT BEACH,
SUITE 300 CA. 92660 (714)851-1601

PREPARED BY:
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PLANNING·ENGINEERING·SURVEYING
Three Hughes • Irvine, CA 92718
Offices: Irvine • Ontario • San Diego
(714) 583-1010

DATE	REVISION	BY

DESIGNED BY: Alex Hanna
DRAFTED BY: Tony Hayes
PROCESSED BY: [illegible]

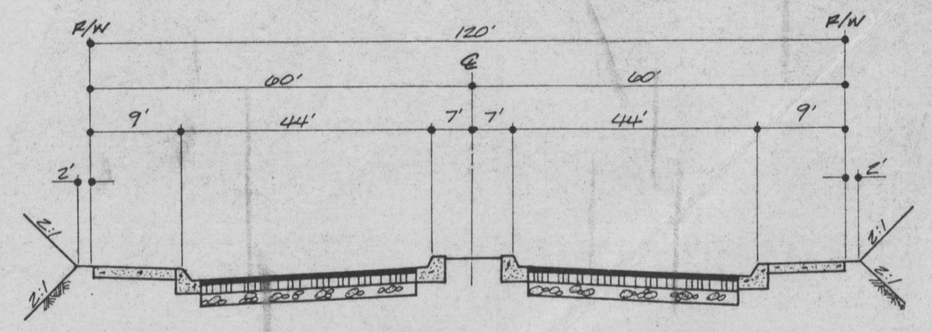
SITE PLAN

FOR CONDOMINIUM PURPOSES

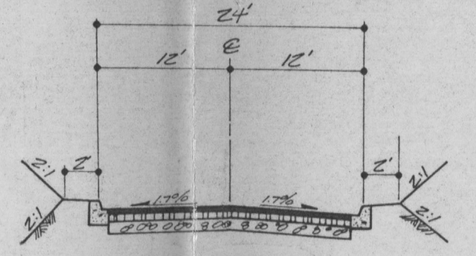
NOV 24 1993

W.O.#384-13923 Blk#150-E DOC# 19526 S.P.13923

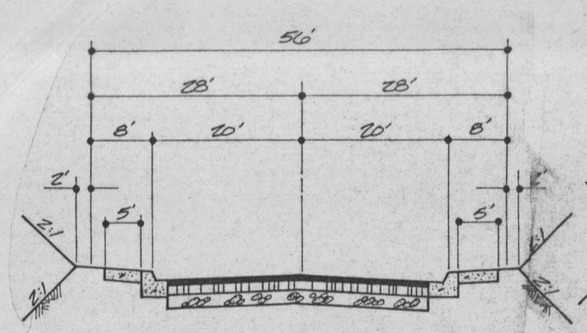
RECEIVED
OCT 30 1989
ORANGE COUNTY EMA
SUBDIVISION DIVISION
TENTATIVE MAP SECTION



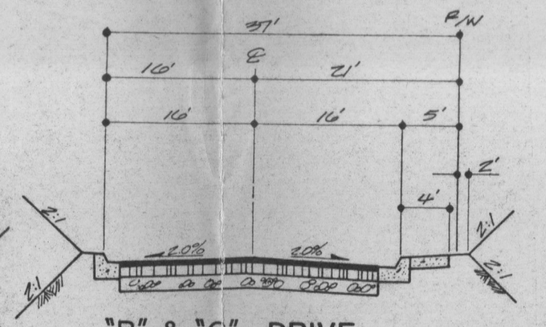
ST. OF THE GOLDEN LANTERN
PUBLIC



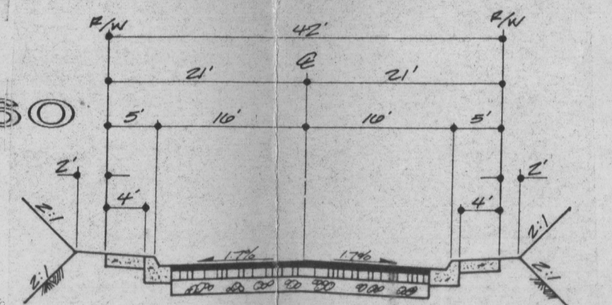
"C" DRIVE
PRIVATE



OLD RANCH ROAD
PUBLIC



"B" & "C" DRIVE
PRIVATE



"D" DRIVE
PRIVATE

NOTES

1. EXISTING LAND USE: VACANT AND PARTIALLY GRADED.
2. PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL.
3. EXISTING ZONING: BEAR BRAND PLANNED COMMUNITY (P.A.1H).
4. SEWER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT.
5. WATER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT.
6. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
7. ELECTRICAL SERVICE PROVIDED BY: SAN DIEGO GAS AND ELECTRIC.
8. CABLE SERVICE PROVIDED BY: COAST CABLE COMPANY.
9. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND.
10. PROJECT LOCATED WITHIN THE SAN JUAN CAPISTRANO UNIFIED SCHOOL DISTRICT.
11. DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE MASTER PLAN OF DRAINAGE AND THE COUNTY OF ORANGE STANDARDS.
12. ALL SLOPES TO BE CONSTRUCTED AT A 2:1 RATIO UNLESS OTHERWISE NOTED.
13. ALL GRADING SLOPE TERRACE DRAINS AND DOWNDRAINS SHALL CONFORM TO THE COUNTY OF ORANGE GRADING AND EXCAVATION CODES.
14. ALL SLOPES TO BE TYPE "A" UNLESS OTHERWISE NOTED.
15. STREET IMPROVEMENTS PER COUNTY OF ORANGE STANDARDS.
16. PLANTING SCHEDULE AS SOON AS FEASABLE AFTER THE COMPLETION OF GRADING.
17. IN THE DESIGN OF THIS MAP, THE SOLAR ACCESS GUIDELINES ADOPTED BY THE BOARD OF SUPERVISORS WERE CONSIDERED.

LOT SUMMARY

LOT	LAND USE/ AREAGE	
1-8	RESIDENTIAL	8.14 AC
B, I, J, K, L, M	STREETS	2.67 AC
A, C, D, E, F, G, H, N, O, P	SLOPES	2.19 AC

LEGAL DESCRIPTION

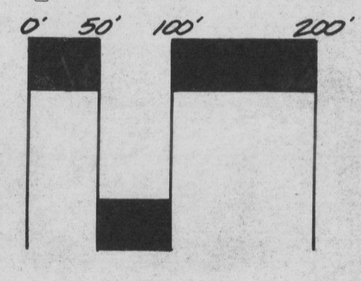
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA. BEING PARCEL 1 OF P.M. 88-451 AS FILED IN BOOK 242 PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER IN THAT SAID COUNTY.

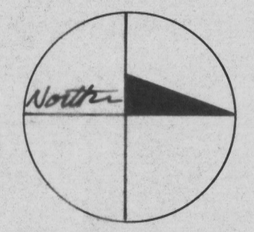
SLOPE DESIGNATIONS

Ⓐ MAINTAINED BY PUBLIC AGENCY OR HOME OWNERS ASSOCIATION

Ⓑ MAINTAINED BY HOME OWNERS ASSOCIATION

Ⓒ MAINTAINED BY PRIVATE OWNERS





REGISTERED PROFESSIONAL ENGINEER
RICHARD HUNSAKER
NO. 17061
Exp. 6/30/93
CIVIL
STATE OF CALIFORNIA

STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF THE RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

RICHARD HUNSAKER RCE 17061 DATE: 9/1/89

SCALE 1" = 100'
DATE 8-22-89
W.O. 384-13923
GROSS AREA 13.0 AC.±
CONTOUR INTERVAL 1'
TOTAL LOTS NUMBERED 8 LETTERED 16

VICINITY MAP



PREPARED FOR
SHAWNTANA DEVELOPMENT
1301 DOVE STREET
NEWPORT BEACH, CA. 92660
SUITE 300 (714)851-1601

PREPARED BY
Hunsaker & Associates inc.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92718
Offices: Irvine • Ontario • San Diego
(714) 583-1010

TENTATIVE TRACT NO. 13405

OCT 27 1989

A VESTING TENTATIVE TRACT MAP
FOR CONDOMINIUM PURPOSES

DATE	REVISION	BY

DESIGNED BY: GARY NELSON
DRAFTED BY: Terry Boyd
PROCESSED BY: DAN HESSINGER

W.O. 384-13405 BIN 317-F DCC 18179 TT 13405

SHEET 3 OF 7 SHEETS
TR 13405
PRECISE GRADE PLAN

TR # 13405
DOC # 182935

PRECISE GRADING PLANS (MODELS)

BOUNDARY P.M. No. 88-451

P.M. 88-451

CONSTRUCTION NOTES

1. CONST 4" PVC (SCH 40) DRAIN PIPE
2. CONST 6" PVC (SCH 40) DRAIN PIPE
3. CONST ATRA DRAIN INLET *4E DETAIL ON SHEET No 1
4. CONST 4" PVC SLOPEDRAIN PIPE PER DETAIL ON SHEET No 1
5. JOIN EXIST 18" C.M.P PER DETAIL ON THIS SHEET
6. CONST PRIVATE STREET ENTRY PER CCE MA STANDARD PLAN 106-0-0C
7. CONST 6" MASONRY RETAINING WALL PER DETAIL ON SHEET No 1
8. CONST PLANTING PER ARCHITECT PLANS
9. CONST 12" PCC SWALE DEVICE PER DETAIL ON SHT No 4
10. CONST CURB CURLEAR PER D.(ETAIL S.D. PLAN 157)
11. CONST MASONRY STUCCO WALL PER LANDSCAPE ARCHITECT PLANS
12. CONST SUBDRAIN PIPE & CONNECT TO AREA DRAIN SYSTEM
13. CONST INLET TO RODE DRAIN SYSTEM

RETAINING WALL PROFILE (A)

SCALE: HORZ. 1"=20'
VERT. 1"=4'

38'
14' 12' 12' 14'
8' 10' 20'
TF=543.90 545
TF=543.23
TF=542.67
FG
546.87 TW
547.23 TW
547.90 TW

NOTE:
ALL RETAINING WALLS PER SEPARATE PLANS

TYPICAL SECTION 4-4

GARAGE
GARAGE
8' 7' 11'

TEMP. CONNECTION (5)

SEE DET. ON SHEET No 1
5
10
CMP
24" DIA.

TYPICAL SECTION B-B

MASONRY STUCCO WALL
VARIES
F.F.=553.2
F.F.=554.7
P.A.D. ELEV.=552.7

RETAINING WALL PROFILE (B)

SCALE: HORZ. 1"=20'
VERT. 1"=4'

END WALL
TWALL 0.00 FT
TWALL 4.67 FT
BEGIN WALL
TWALL 0.00 FT
112.68 FT
4' 8' 8' 8' 8' 10'
548.66 TF
547.92 TF
547.79 TF
548.66 TF
549.33 TF
550.00 TF
550.67 TF
547.92 TF
550
550
FG
553.35 TW
44'

TYPICAL SECTION C-C

PRODUCTION
MODELS
VARIES
F.F.=553.2
P.=550.5
F.F.=551.0
P.=552.7

RETAINING WALL PROFILE (C)

SCALE: HORZ. 1"=20'
VERT. 1"=4'

END WALL
TWALL 0.00 FT
TWALL 4.67 FT
BEGIN WALL
TWALL 0.00 FT
10' 8' 8' 8' 10'
547.32 TF
547.99 TF
548.66 TF
549.33 TF
550.00 TF
550
550
FG
553.35 TW
92'

TYPICAL SECTION D-D

MASONRY STUCCO WALL
VARIES
F.F.=553.2
P.A.D. 552.7
21.5± MAX
25.5± MAX

ROAD
RANCH
OLD
STREET
OF
THE
GOLDEN
LANTERN
CAMERAY HEIGHTS
PERMIT & GRADING LIMITS
PERMIT & GRADING LIMITS
LINE OF SIGHT
LINE OF SIGHT
SEE SHEET 4
SEE SHEET 4
P.A.D. ELEV. 552.7
F.F. 553.2
F.F. 554.7
P. 552.7
P. 553.2
P. 553.7
P. 554.2
P. 554.7
P. 555.2
P. 555.7
P. 556.2
P. 556.7
P. 557.2
P. 557.7
P. 558.2
P. 558.7
P. 559.2
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P. 560.2
P. 560.7
P. 561.2
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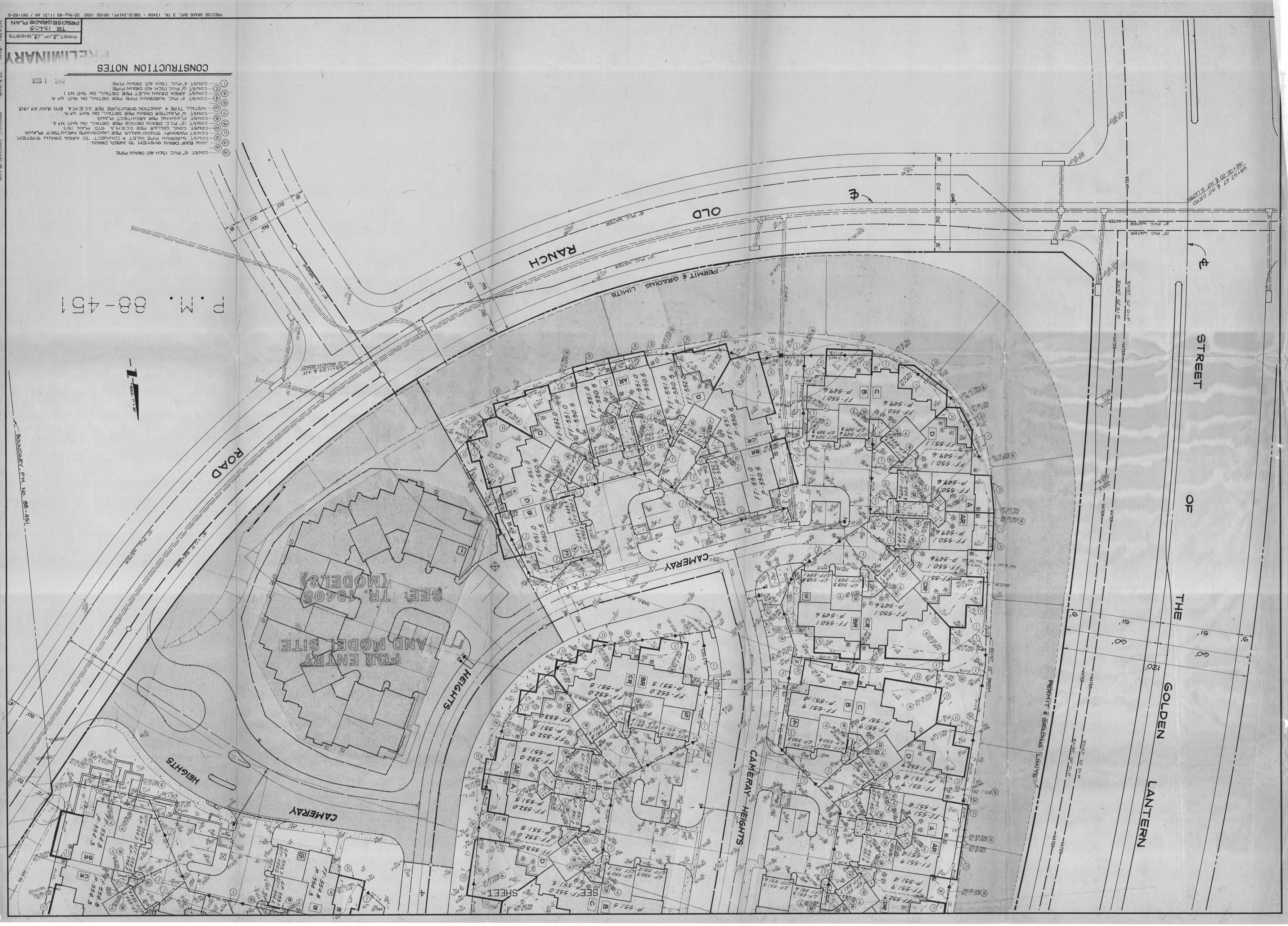
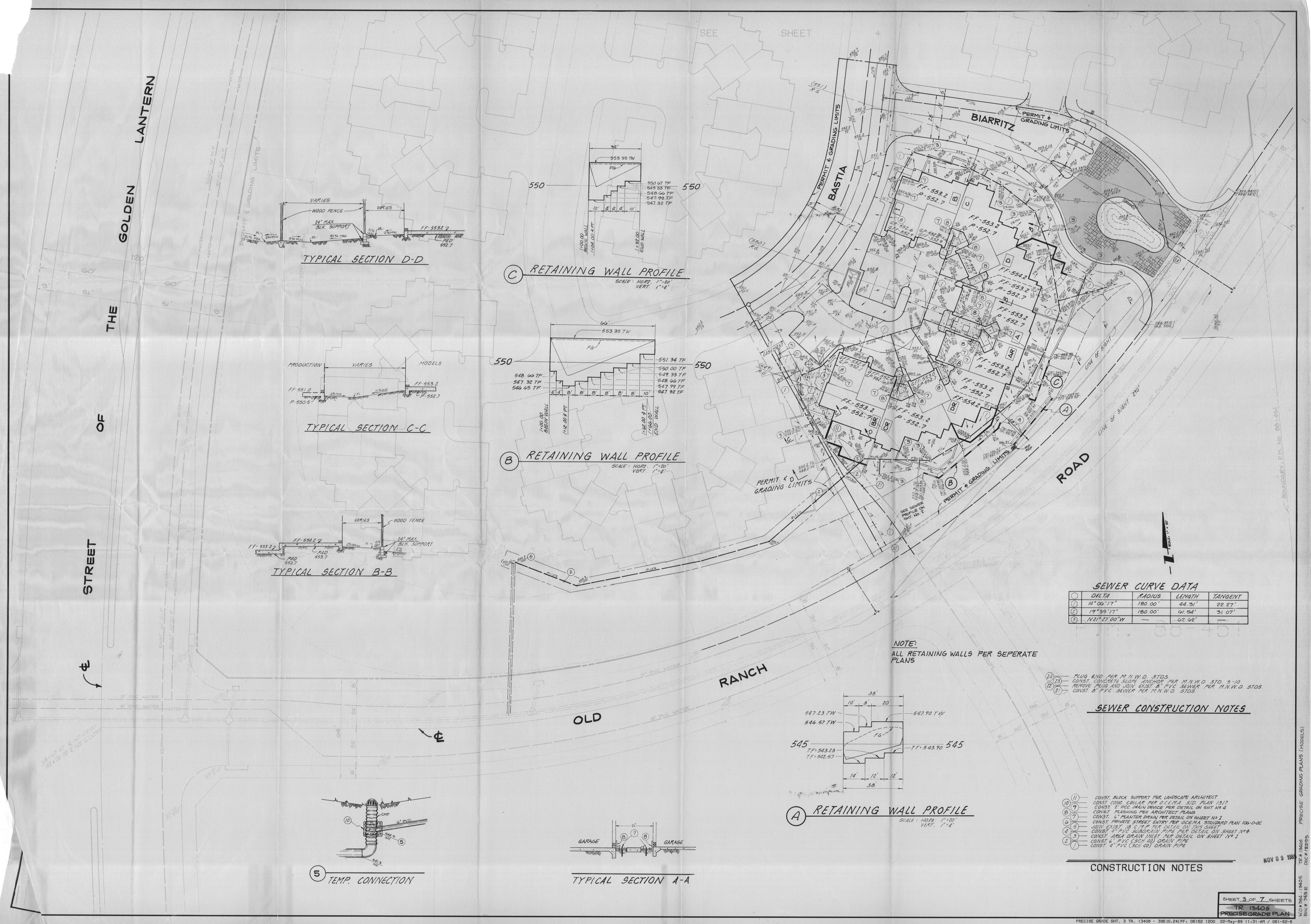
P. 562.2
P.



PRELIMINARY
SHEET 3 OF 13 SHEETS
TR. 13405
PRECISE GRADE PLAN
CONSTRUCTION NOTES
(15) CONST. 12" PVC (SCH. 40) DRAIN PIPE.
(14) JOIN ROOF DRAIN SYSTEM TO AREA DRAIN.
(13) CONST. SUBDRAIN PIPE INLET & CONNECT TO AREA DRAIN SYSTEM.
(12) CONST. MASONRY STUCCO WALLS PER LANDSCAPE ARCHITECT PLANS.
(11) CONST. CONC. COLLAR PER O.C.E.M.A. STD. PLAN 1317.
(10) CONST. 12" P.C.C. DRAIN DEVICE PER DETAIL ON SHT. No. 4.
(9) CONST. FLASHING PER ARCHITECT PLANS
(8) CONST. 6" PLANTER DRAIN PER DETAIL ON SHT. No. 5.
(7) INSTALL TYPE 4 JUNCTION STRUCTURE PER O.C.E.M.A. STD. PLAN No. 1313.
(6) CONST. 4" PVC. SUBDRAIN PIPE PER DETAIL ON SHT. No. 4.
(5) CONST. 4" PVC. SUBDRAIN PIPE PER DETAIL ON SHT. No. 1
(4) CONST. AREA DRAIN INLET PER DETAIL ON SHT. No. 1
(3) CONST. 6" PVC. (SCH. 40) DRAIN PIPE.
(2) CONST. 4" PVC. (SCH. 40) DRAIN PIPE.
(1) CONST. 4" PVC. (SCH. 40) DRAIN PIPE.
P.M. 88-451
OLD RANCH ROAD
CAMERAY HEIGHTS
CAMERAY HEIGHTS
CAMERAY
PERMIT & GRADING LIMITS
PERMIT & GRADING LIMITS
STREET OF THE GOLDEN LANTERN
SEE: TR. 13405 (MODELS)
FOR ENTRY AND MODEL SITE
SEE SHEET
BOUNDARY, P.M. No. 88-451



	DELTA	RADIUS	LENGTH	TANGENT
1	14°06'17"	180.00'	44.31'	22.27'
2	19°35'17"	180.00'	61.54'	31.07'
3	N21°27'00"W	—	62.62'	—

P.M. 88-451

24 — PLUG END PER M.N.W.D. STDS.
23 — CONST. CONCRETE SLOPE ANCHOR PER M.N.W.D. STD. S-10
22 — REMOVE PLUG AND JOIN EXIST. 8" PVC SEWER PER M.N.W.D. STDS.
21 — CONST. 8" PVC SEWER PER M.N.W.D. STDS.

11 — CONST. BLOCK SUPPORT PER LANDSCAPE ARCHITECT
10 — CONST. CONC. COLLAR PER O.C.E.M.A. STD. PLAN 1317
9 — CONST. 2" P.C.C. DRAIN DEVICE PER DETAIL ON SHT. Nº 4
8 — CONST. PLASHING PER ARCHITECT PLANS
7 — CONST. 6" PLANTER DRAIN PER DETAIL ON SHEET Nº 1
6 — CONST. PRIVATE STREET ENTRY PER O.C.E.M.A. STANDARD PLAN 106-D-OC
5 — JOIN EXIST. 18" C.M.P. PER DETAIL ON THIS SHEET
4 — CONST. 4" PVC SUBDRAIN PIPE PER DETAIL ON SHEET Nº 4
3 — CONST. AREA DRAIN INLET PER DETAIL ON SHEET Nº 1
2 — CONST. 6" PVC (SCH. 40) DRAIN PIPE
1 — CONST. 4" PVC (SCH. 40) DRAIN PIPE