

SHEET 1 OF 8
TOTAL ACREAGE: 20.494 AC.
NO. OF LOTS:
81 NUMBERED
6 LETTERED
DATE OF SURVEY:
SEPTEMBER, 1988
BEING A PORTION OF VESTING
TENTATIVE TRACT NO. 9947

TRACT NO. 13929

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF PARCEL 1, AS PER MAP FILED IN BOOK 209,
PAGES 37 AND 38 OF PARCEL MAPS, TOGETHER WITH A PORTION OF PARCEL 1
OF PARCEL MAP NO. 85-343 AS PER MAP FILED IN BOOK 228, PAGES 41
TO 43 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER
OF ORANGE COUNTY, CALIFORNIA.

FUSCOE, WILLIAMS, LINDOREN & SHORT
DAVID H. WILLIAMS L.S. 4131

BLOCK 4855 MODULE 24

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE
DATE JULY 12, 1990
TIME 9:30 FEE \$ 20.00
INSTRUMENT 90-3167861
BOOK 663 PAGE 26 M.M.
LEE A. BRANCH
COUNTY RECORDER
BY Kamala Lopez
DEPUTY

OWNER'S STATEMENT:

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: CHARLES ROAD, PARADISE COVE, HIGH BLUFF, TREASURE COVE AND SPRINGTIDE. WE ALSO HEREBY DEDICATE TO THE CITY OF LAGUNA NIGUEL THE EASEMENTS FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP, subject to improvements.

WE ALSO DEDICATE TO MOULTON NIGUEL WATER DISTRICT THOSE PIPELINE EASEMENTS FOR SEWER AND WATER PURPOSES SHOWN ON THIS MAP WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED MAY 2, 1980 IN BOOK 13597, PAGES 195 THROUGH 197 OF OFFICIAL RECORDS OF ORANGE COUNTY.

STANDARD PACIFIC, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: STANPAC CORP., A DELAWARE CORPORATION, ITS MANAGING PARTNER

BY: Stephen J. Scarborough BY: John Blakley
STEPHEN J. SCARBOROUGH AUTHORIZED REPRESENTATIVE JOHN BLAKLEY AUTHORIZED REPRESENTATIVE

MOULTON NIGUEL WATER DISTRICT, A CALIFORNIA WATER DISTRICT, MORTGAGE HOLDER UNDER AGREEMENT RECORDED SEPT. 26, 1986 AS INSTRUMENT NO. 86-448268 OF OFFICIAL RECORDS.

BY: Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA }
COUNTY OF ORANGE }

ON THIS 25th DAY OF July, 1989, BEFORE ME L.A. Barnes, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEPHEN J. SCARBOROUGH AND JOHN BLAKLEY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS AUTHORIZED REPRESENTATIVE AND AUTHORIZED REPRESENTATIVE, ON BEHALF OF STANPAC CORP., A DELAWARE CORPORATION, THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, SAID CORPORATION BEING KNOWN TO ME TO BE THE GENERAL PARTNER OF STANDARD PACIFIC, L.P., A DELAWARE LIMITED PARTNERSHIP, THE LIMITED 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:

L.A. Barnes
NOTARY PUBLIC IN AND FOR SAID STATE
L.A. Barnes
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES: 12-01-92.

STATE OF CALIFORNIA }
COUNTY OF ORANGE }

ON THIS 10th DAY OF October, 1989, BEFORE ME Valerie L. Gavin, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Carlo H. Habash AND John Blakley, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE Director of Engineering AND Authorized Representative RESPECTIVELY, OF MOULTON NIGUEL WATER DISTRICT, A PUBLIC AGENCY, THE PUBLIC AGENCY THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS 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

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES: 5-1-92.

VALERIE L. GAVIN
PRINT NAME

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 6 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN SEPTEMBER, 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 THE MONUMENT NOTES NOTED THEREON, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

David H. Williams
DAVID H. WILLIAMS, L.S. 4131
EXPIRATION DATE: JUNE 30, 1992

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 12th DAY OF MAY, 1990.

JOHN CANAS
COUNTY SURVEYOR

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

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE }
CITY OF LAGUNA NIGUEL }

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 2nd DAY OF July, 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 THE DEDICATION FOR STREET PURPOSES OF: CHARLES ROAD, PARADISE COVE, HIGH BLUFF, TREASURE COVE AND SPRINGTIDE, subject to improvements.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF LAGUNA NIGUEL:
1. THE EASEMENTS FOR STORM DRAIN PURPOSES AS DEDICATED, subject to improvements.

DATED THIS 3rd DAY OF July, 1990.

J. Garilla
CITY CLERK OF LAGUNA NIGUEL

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE }

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

DATED THIS 8th DAY OF May, 1990.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: Robert Hilborn
DEPUTY TREASURER-TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

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 22nd DAY OF MAY, 1990.

Linda D. Ruth
LINDA D. RUTH
CLERK OF THE BOARD OF SUPERVISOR'S

SIGNATURE OMISSIONS:

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

1. THE CHANDLER - SHERMAN CORPORATION, HOLDER OF MINERAL AND GAS RIGHTS RECORDED IN BOOK 6656, PAGE 141 OF OFFICIAL RECORDS.

SEE SHEET NO. 2 FOR MOULTON NIGUEL WATER DISTRICT CERTIFICATE OF ACCEPTANCE

BUILDING PERMIT ISSUANCE BY THE CITY OF LAGUNA NIGUEL SHALL BE PHASED IN ACCORDANCE WITH ANY BOARD OF SUPERVISOR'S APPROVED GROWTH MANAGEMENT PHASING PLAN PERTAINING TO THE TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES. A VALID BOARD OF SUPERVISOR'S APPROVED DEVELOPMENT AGREEMENT PERTAINING TO THE PROPERTY WHICH INCLUDES A DEVELOPMENT PHASING PLAN SHALL SATISFY THE REQUIREMENTS OF THIS CONDITION.

663 27

SHEET 2 OF 8
TOTAL ACREAGE: 20.444 AC.
NO. OF LOTS:
81 NUMBERED
6 LETTERED
DATE OF SURVEY:
SEPTEMBER, 1988
BEING A PORTION OF VESTING
TENTATIVE TRACT NO. 9947

TRACT NO. 13929

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

FUSCOE, WILLIAMS, LINDGREN & SHORT
DAVID H. WILLIAMS L.S. 4131 MARCH 1989

BASIS OF BEARINGS:

BEARINGS HEREON ARE BASED ON THE NORTH LINE OF PARCEL 1 OF PARCEL
MAP NO. 85-343 SHOWN AS N 89°56'35"W ON A MAP FILED
IN BOOK 228, PAGES 41 THROUGH 43 OF PARCEL MAPS, RECORDS
OF ORANGE COUNTY, CALIFORNIA.

SURVEYOR'S NOTES:

() INDICATES RECORD DATA PER P.M. NO. 85-343, P.M.B. 228/41-43
< > INDICATES RECORD AND MEASURED PER TRACT NO. 12315 M.M. 648 / 43-46
(()) INDICATES RECORD AND MEASURED PER TRACT NO. 13927 M.M. 648 / 38-42

ALL LETTERED LOTS ARE NON-BUILDABLE SITES AND SHALL BE GRANTED
IN FEE TO THE APPROPRIATE HOMEOWNERS ASSOCIATION

EASEMENT NOTES:

- (A) INDICATES A NON-EXCLUSIVE EASEMENT FOR SEWER AND WATER LINE PURPOSES
DEDICATED TO MOULTON NIGUEL WATER DISTRICT
(B) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO
THE CITY OF LAGUNA NIGUEL HEREON.

MONUMENT NOTES:

- ☐ INDICATES FOUND MONUMENT PER P.M. NO. 85-343 AS DESCRIBED BELOW
UNLESS NOTED OTHERWISE.
[1] FD. 2" I.P. RCE 23956 PER TR. 11488
N 6°45'08"E 0.10' HELD FOR LINE
[2] FD. SPK. AND W. RCE 23956 PER TRACT NO. 11488
[3] FD. 2" I.P. RCE 23956 PER TR. NO. 11488 S 6°45'08" W 0.12.
AND S 83°14'52"E 0.10'
[4] FD. LEAD AND TAG RCE 23956 IN CONC. WALK PER TR. NO. 11488
[5] FD. 2" I.P. AND TAG STAMPED L.S. 2528 FLUSH
● INDICATES FOUND MONUMENT AS NOTED

2" I.P. AND TAG L.S. 4131 OR A LEAD AND TAG L.S. 4131 IN CONCRETE OR A SPIKE
AND WASHER L.S. 4131 IN ASPHALT PAVEMENT TO BE SET AT ALL BOUNDARY CORNERS
WITHIN 90 DAYS AFTER ACCEPTANCE OF FINAL IMPROVEMENTS, UNLESS OTHERWISE NOTED.

8" SPIKE AND WASHER STAMPED L.S. 4131 OR 1" I.P. AND TAG L.S. 4131 TO BE SET
AT ALL CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S AND TERMINATIONS OF STREETS
WITHIN 90 DAYS AFTER ACCEPTANCE OF FINAL IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. L.S. 4131 OR A LEAD AND TAG L.S. 4131 IN CONCRETE OR A SPIKE AND WASHER
L.S. 4131 IN ASPHALT TO BE SET AT ALL LOT CORNERS
AND ANGLE POINTS, EXCEPT THOSE THAT ABUT A STREET WHICH
WILL BE MARKED ON A 7.75' OFFSET OUTSIDE THE TRUE LOT CORNER ON SIDELINES
PRODUCED UNLESS OTHERWISE NOTED (NO MONUMENTS WILL BE SET FOR B.C.'S, E.C.'S,
P.C.C.'S AND P.R.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING
SIDELINES, UNLESS OTHERWISE NOTED) SAID MONUMENTS TO BE SET WITHIN 90 DAYS
AFTER ACCEPTANCE OF FINAL IMPROVEMENTS.

- ☐ INDICATES 2" I.P. AND TAG L.S. 4131 OR A LEAD AND TAG L.S. 4131 IN CONCRETE OR A SPIKE
AND WASHER L.S. 4131 IN ASPHALT PAVEMENT TO BE SET AT ALL BOUNDARY CORNERS
WITHIN 90 DAYS AFTER ACCEPTANCE OF FINAL IMPROVEMENTS, UNLESS OTHERWISE NOTED.
PER TRACT NO. 13927, M.M. 648 / 38-42
⊙ INDICATES 8" SPIKE AND WASHER STAMPED L.S. 4131 OR 1" I.P. AND TAG L.S. 4131 TO BE SET
AT ALL CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S AND TERMINATIONS OF STREETS
WITHIN 90 DAYS AFTER ACCEPTANCE OF FINAL IMPROVEMENTS, UNLESS OTHERWISE NOTED.
PER TRACT NO. 13927, M.M. 648 / 38-42
△ INDICATES 2" I.P. AND TAG L.S. 4131 OR A LEAD AND TAG L.S. 4131 IN CONCRETE OR A SPIKE
AND WASHER L.S. 4131 IN ASPHALT PAVEMENT TO BE SET AT ALL BOUNDARY CORNERS
WITHIN 90 DAYS AFTER ACCEPTANCE OF FINAL IMPROVEMENTS, UNLESS OTHERWISE NOTED.
PER TRACT NO. 12315, M.M. 648 / 42-46
○ INDICATES 1" I.P. W/ P.V.C. PLUG STAMPED L.S. 4131, OR A LEAD & TAG L.S. 4131 IN CONC. OR A SPK. & W. L.S. 4131 IN
ASPHALT PAVEMENT TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF FINAL IMPROVEMENTS, UNLESS NOTED
OTHERWISE.

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED BEING THE DULY APPOINTED AGENT OF THE MOULTON NIGUEL WATER
DISTRICT, A PUBLIC AGENCY, 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 STANDARD PACIFIC, L.P., A CALIFORNIA CORPORATION
AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID
TRACT MAP

Carlo H. Habash

CARLO HABASH, DIRECTOR OF ENGINEERING
MOULTON NIGUEL WATER DISTRICT

STATE OF CALIFORNIA } 60
COUNTY OF ORANGE }

ON THIS 10th DAY OF October, 1989 BEFORE ME Valerie L. Gavin, A
NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED CARLO H. HABASH, PERSON-
ALLY 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 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

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.

MY COMMISSION EXPIRES 2-1-92

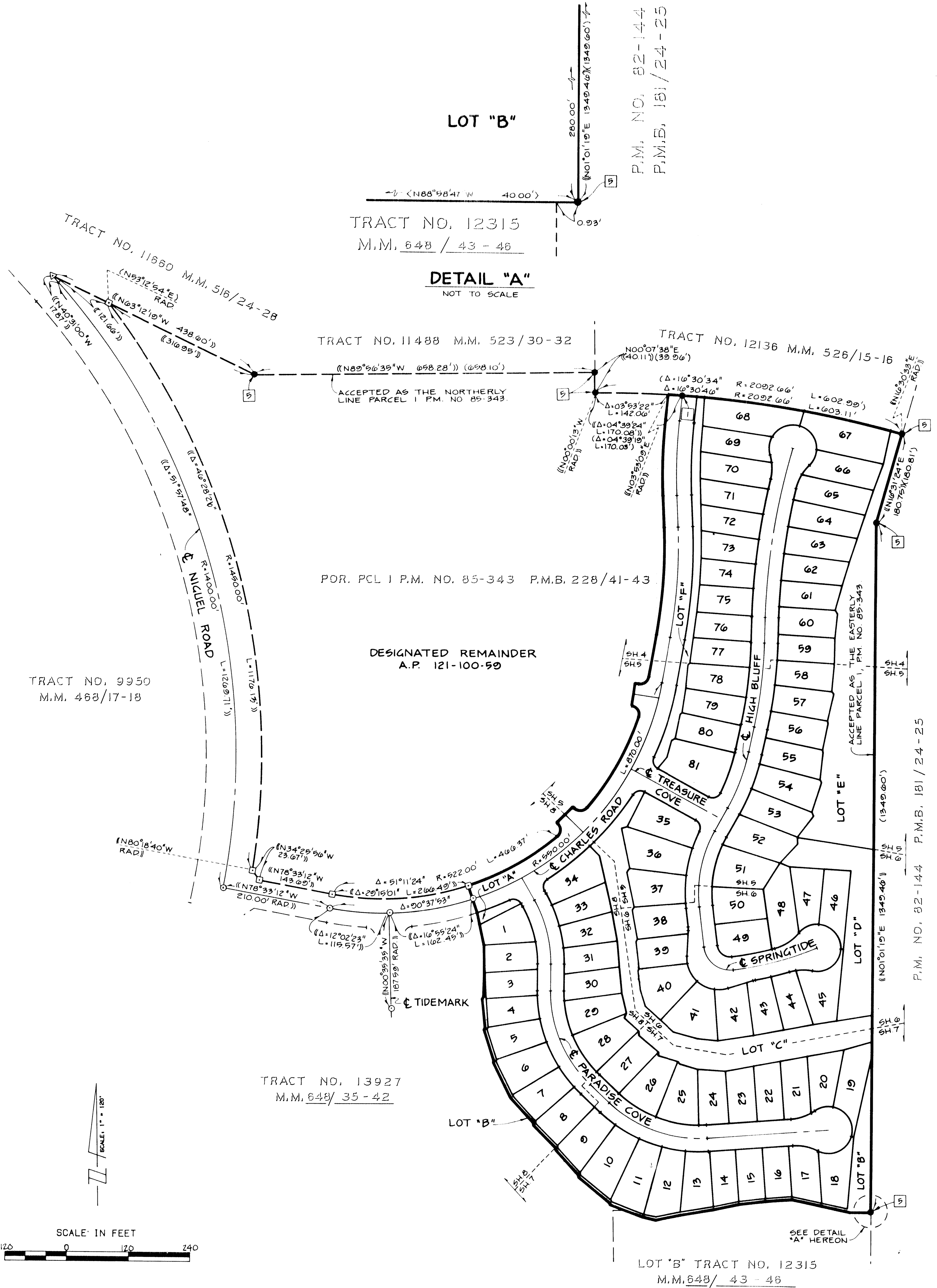
SHEET 3 OF 8
TOTAL ACREAGE: 20.404 AC.
NUMBER OF LOTS:
81 NUMBERED
6 LETTERED
DATE OF SURVEY:
SEPTEMBER 1988
BEING A PORTION OF VESTING
TENTATIVE TRACT NO. 9947

TRACT NO. 13929

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

FUSCOE, WILLIAMS, LINDGREN AND SHORT, INC.
DAVID H. WILLIAMS L.S. 4131 MARCH 1989

BOUNDARY SURVEY AND INDEX MAP



SHEET 4 OF 8
TOTAL ACREAGE: 20.494 AC.
NUMBER OF LOTS:
81 NUMBERED
6 LETTERED
DATE OF SURVEY:
SEPTEMBER 1988
BEING A PORTION OF VESTING
TENTATIVE TRACT NO. 9947

TRACT NO. 13929

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA.
FUSCOE, WILLIAMS, LINDGREN AND SHORT, INC.
DAVID H. WILLIAMS L.S. 4131 MARCH 1989

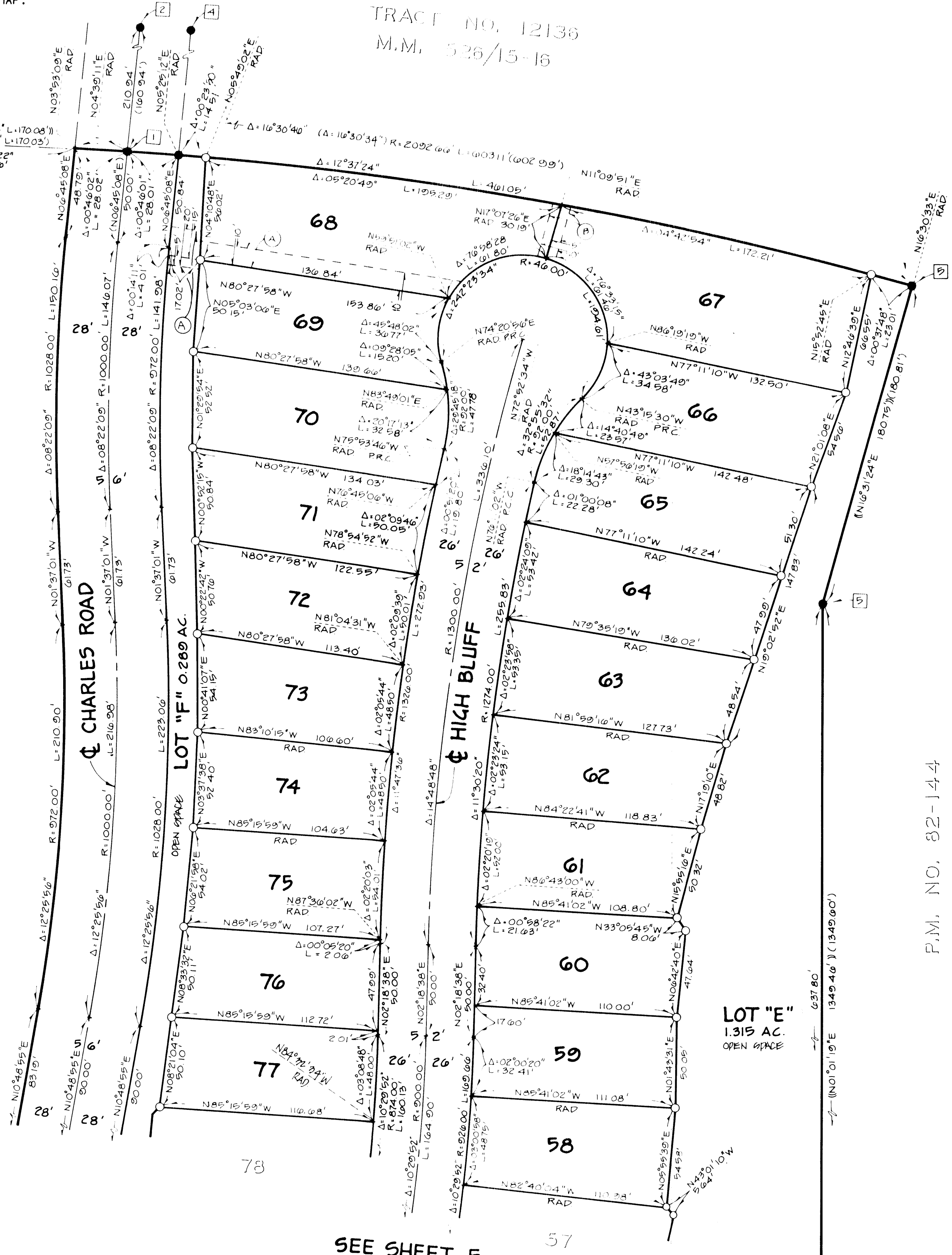
SEE SHEET NO. 2 FOR EASEMENT NOTES,
SURVEYORS NOTES, MONUMENT NOTES AND
BASIS OF BEARINGS.

SEE SHEET NO. 3 FOR BOUNDARY SURVEY
AND SHEET INDEX MAP.

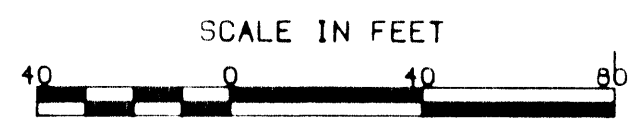
SEE BOUNDARY
SURVEY SHEET
NO. 3

DESIGNATED REMAINDER
A.P. 121-100-59

FOR, PCL. J P.M. NO. 85-343 P.M.B. 228/41-43



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

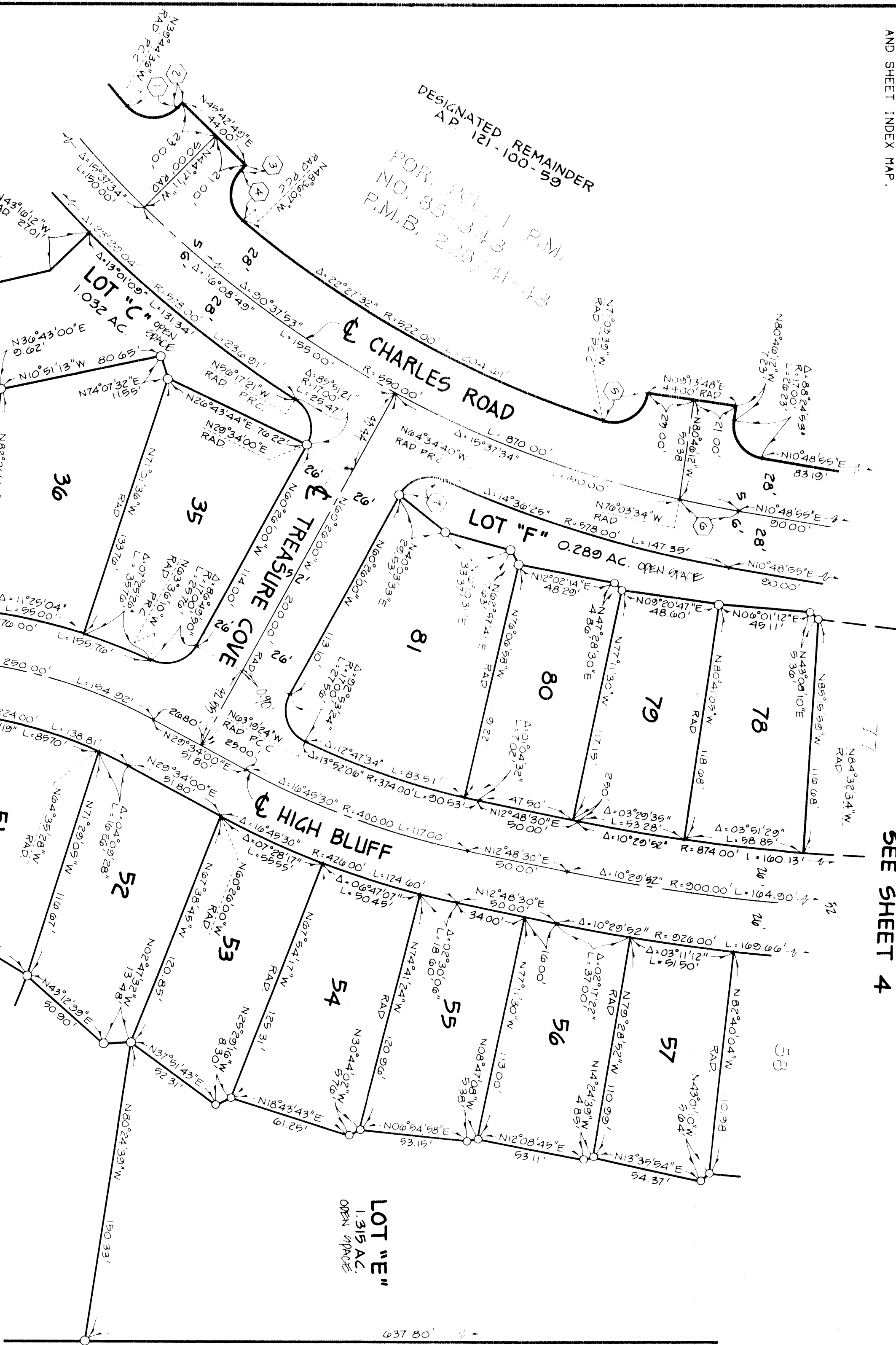


TRACT NO. 13929

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA.
FUSCOE, WILLIAMS, LINDGREN AND SHORT, INC.
DAVID H. WILLIAMS L.S. 4131 MARCH 1989

SHEET 5 OF 8
TOTAL ACREAGE: 20.494 AC
NUMBER OF LOTS: 81
LETTERED
DATE OF SURVEY: SEPTEMBER 1988
BEING A PORTION OF VESTING TENTATIVE TRACT NO. 9947
SEE SHEET NO. 2 FOR EASEMENT NOTES, SURVEYORS NOTES, MONUMENT NOTES AND BASIS OF BEARINGS.
SEE SHEET NO. 3 FOR BOUNDARY SURVEY AND SHEET INDEX MAP.

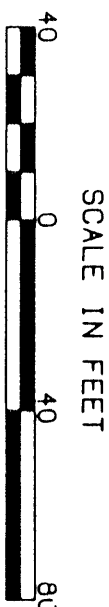
SEE SHEET 4



COURSE DATA:			
2	Δ: 24°32'35"	R: 17.00'	L: 28.05'
3	N44°17'11"W	341'	
4	Δ: 94°08'56"	R: 17.00'	L: 27.98'
5	Δ: 99°42'33"	R: 17.00'	L: 29.98'
6	Δ: 03°07'31"	R: 19.00'	L: 30.00'
7	Δ: 85°51'20"	R: 17.00'	L: 25.47'

P.M. NO. 32-144
P.M.B. 181/24-25

SCALE: 1" = 40'



SEE SHEET 8
SEE SHEET 6

SHEET 6 OF 8
TOTAL ACRES: 20.494 AC
NUMBER OF LOTS:
61 NUMBERED
6 LETTERED
DATE OF SURVEY:
SEPTEMBER 1988
BEING A PORTION OF VESTING
TENTATIVE TRACT NO. 9947

SEE SHEET NO. 2 FOR EASEMENT NOTES,
SURVEYORS NOTES, MONUMENT NOTES AND
BASIS OF BEARINGS.

SEE SHEET NO. 3 FOR BOUNDARY SURVEY
AND SHEET INDEX MAP.

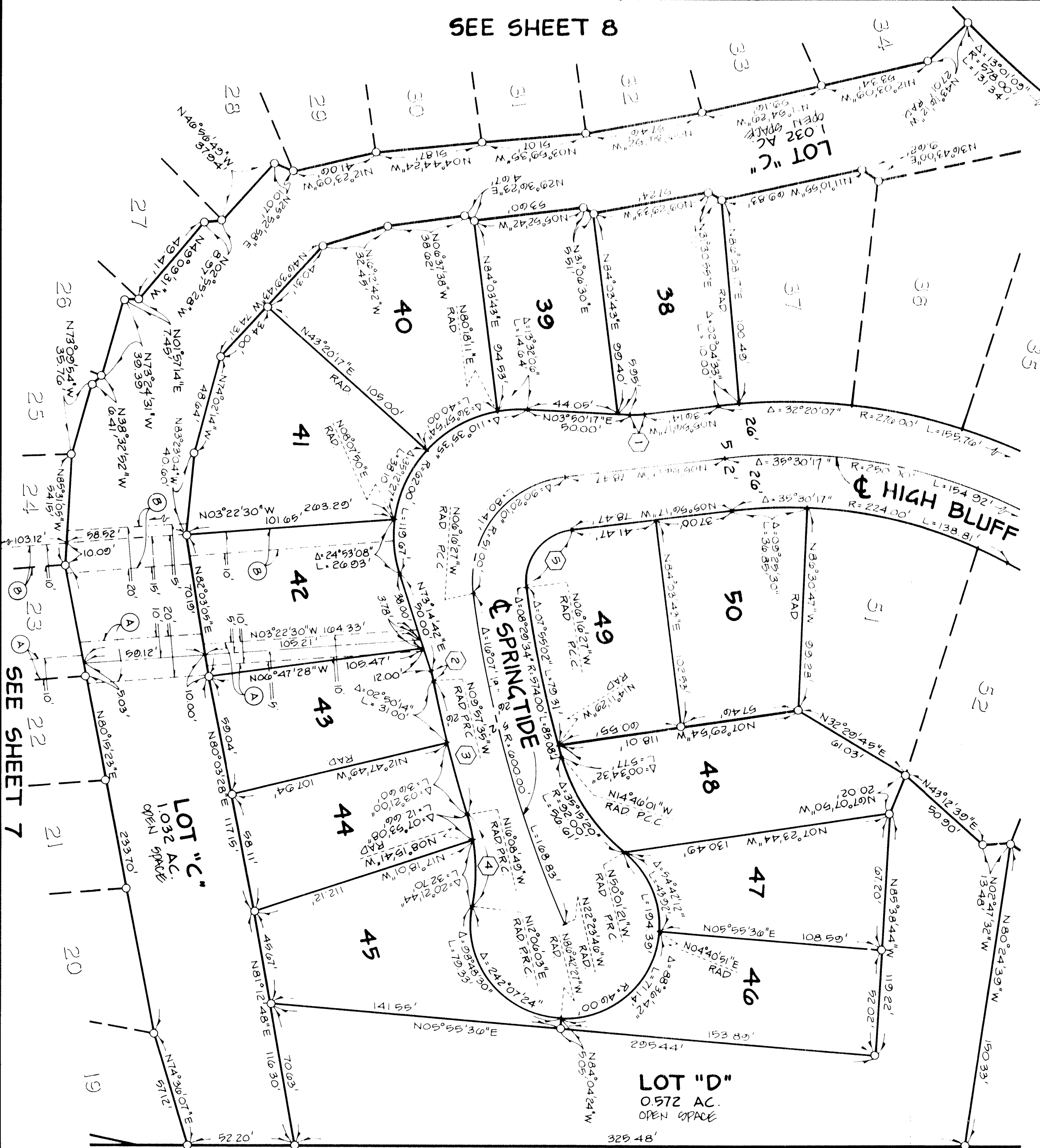
TRACT NO. 13929

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA.
FUSCOE, WILLIAMS, LINDREN AND SHORT, INC.
DAVID H. WILLIAMS L.S. 4131 MARCH 1989

SEE SHEET 5

LOT "E"

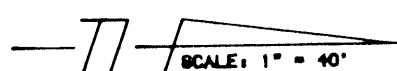
SEE SHEET 8



P.M. NO. 82-144 P.M.B. 131/24-25

COURSE DATA:

1	$\Delta = 0^{\circ}46'34''$	$R = 42.00'$	$L = 7.17'$
2	$\Delta = 0^{\circ}47'43''$	$R = 42.00'$	$L = 4.98'$
3	$\Delta = 0^{\circ}11'14''$	$R = 626.00'$	$L = 67.00'$
4	$\Delta = 28^{\circ}4'52''$	$R = 92.00'$	$L = 45.36'$
5	$\Delta = 90^{\circ}20'10''$	$R = 29.00'$	$L = 39.42'$



SCALE IN FEET



SHEET 7 OF 8
TOTAL ACREAGE: 20.494 AC
NUMBER OF LOTS:
81 NUMBERED
6 LETTERED
DATE OF SURVEY: SEPTEMBER, 1988
BEING A PORTION OF VESTING
TENTATIVE TRACT NO. 9947
SEE SHEET NO. 2 FOR EASEMENT NOTES,
SURVEYORS NOTES, MONUMENT NOTES AND
BASIS OF BEARINGS.
SEE SHEET NO. 3 FOR BOUNDARY SURVEY
AND SHEET INDEX MAP.

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA.
FUSCOE, WILLIAMS, LINDGREN AND SHORT, INC.
DAVID H. WILLIAMS L.S. 4131 MARCH 1989

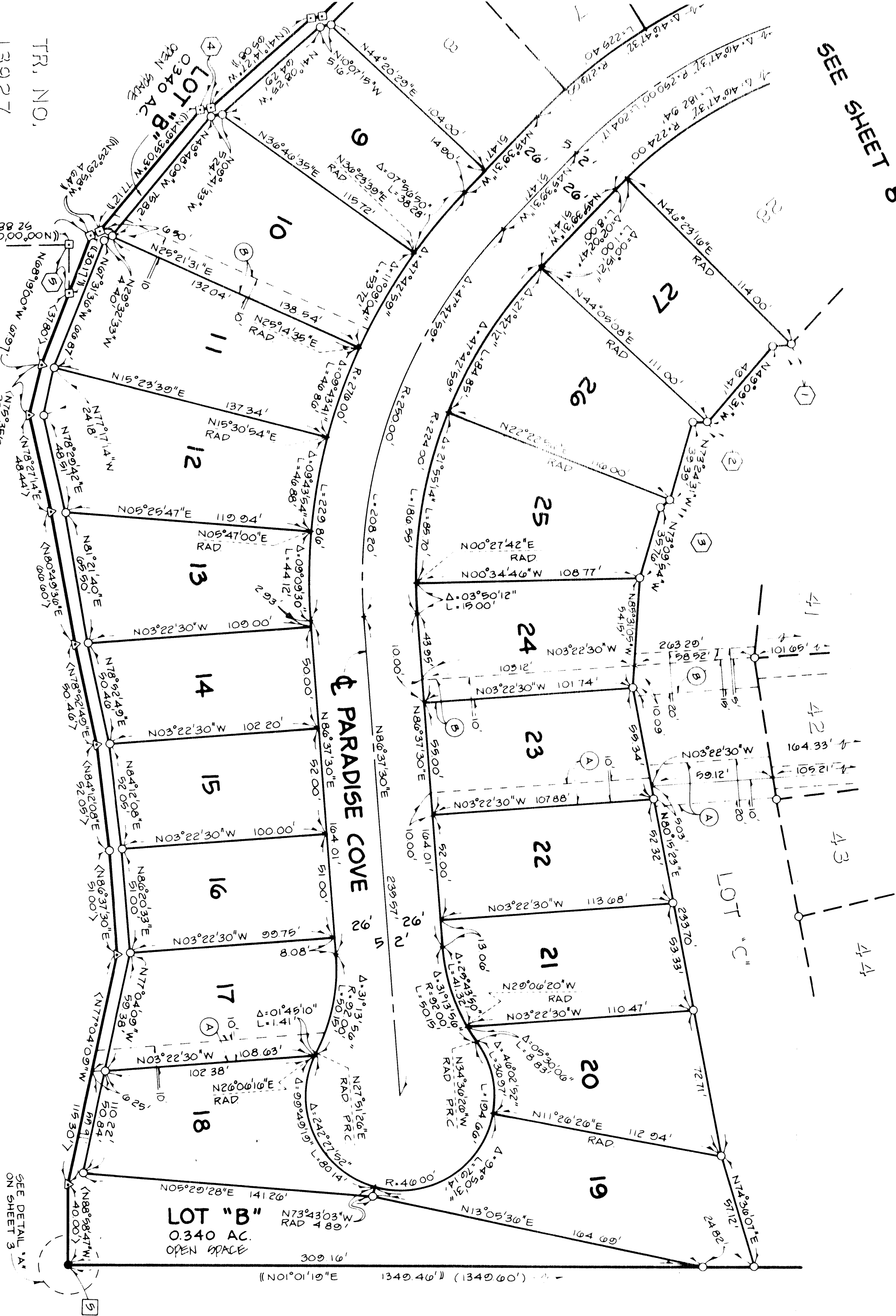
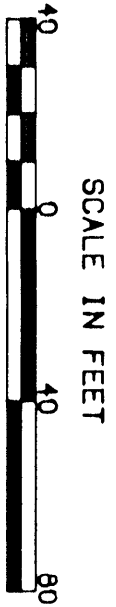
TRACT NO. 13929

SEE SHEET 6

SEE SHEET 8

COURSE DATA:

1	N02°55'28"W	8.97'
2	N01°57'14"E	7.45'
3	N38°32'52"W	6.41'
4	N09°41'33"W	5.24'
5	N88°58'47"W	23.33'



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

TR. NO.
13927
M.M. 648 / 35-42

TR. NO. 12315 M.M. 648 / 43-45

SHEET 8 OF 8
TOTAL ACREAGE: 20.424 AC
NUMBER OF LOTS:
81 NUMBERED
6 LETTERED
DATE OF SURVEY:
SEPTEMBER 1988
BEING A PORTION OF VESTING
TENTATIVE TRACT NO. 9947

TRACT NO. 13929

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA.
FUSCOE, WILLIAMS, LINDGREN AND SHORT, INC.
DAVID H. WILLIAMS L.S. 4131 MARCH 1989

SEE SHEET NO. 2 FOR EASEMENT NOTES,
SURVEYORS NOTES, MONUMENT NOTES AND
BASIS OF BEARINGS.

SEE SHEET NO. 3 FOR BOUNDARY SURVEY
AND SHEET INDEX MAP.

DESIGNATED REMAINDER
A.P. 121-100-59

POR. OF P.M. NO. 85-343
P.M.B. 228/41-43

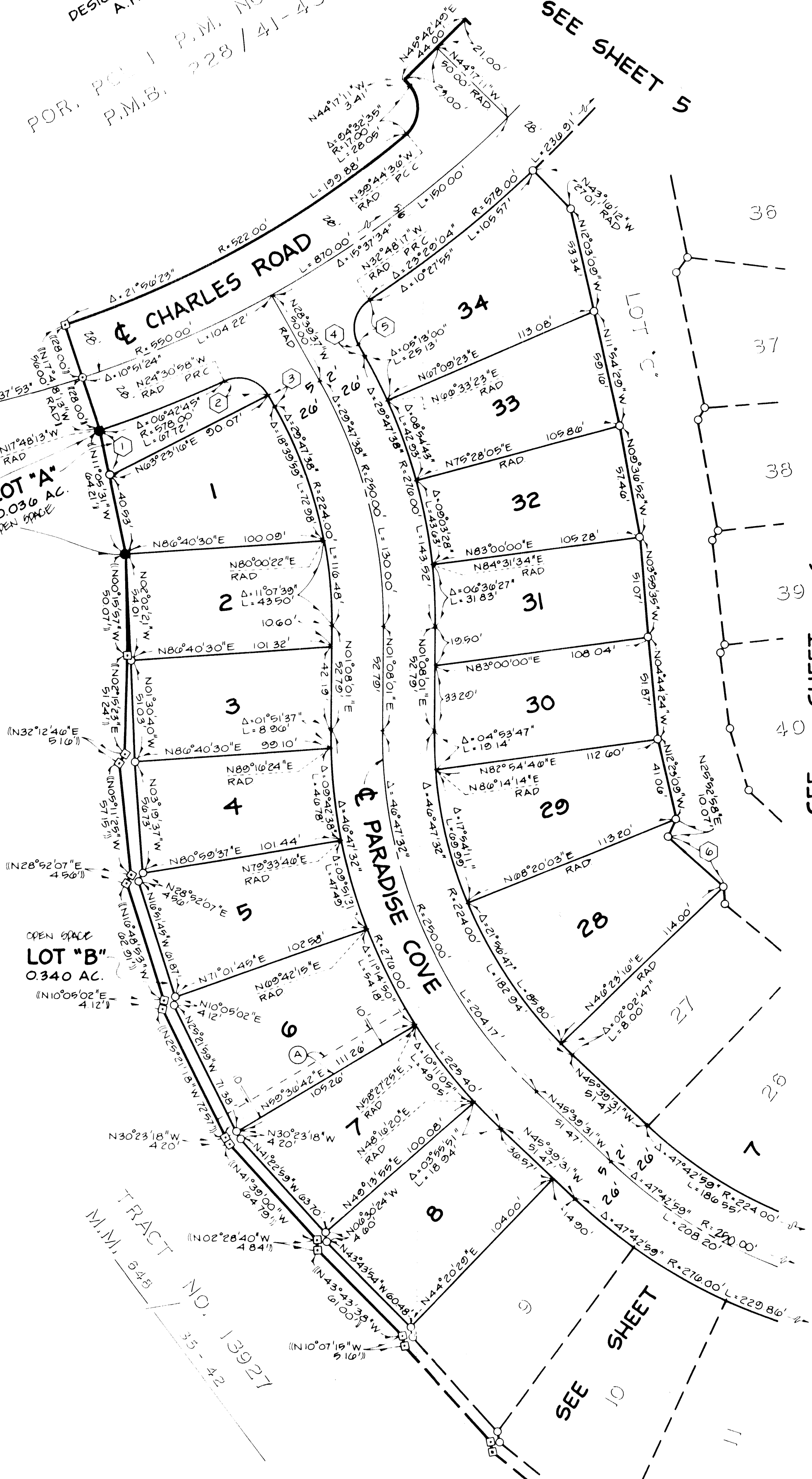
SEE SHEET 5

SEE BOUNDARY
SURVEY
SHEET 3

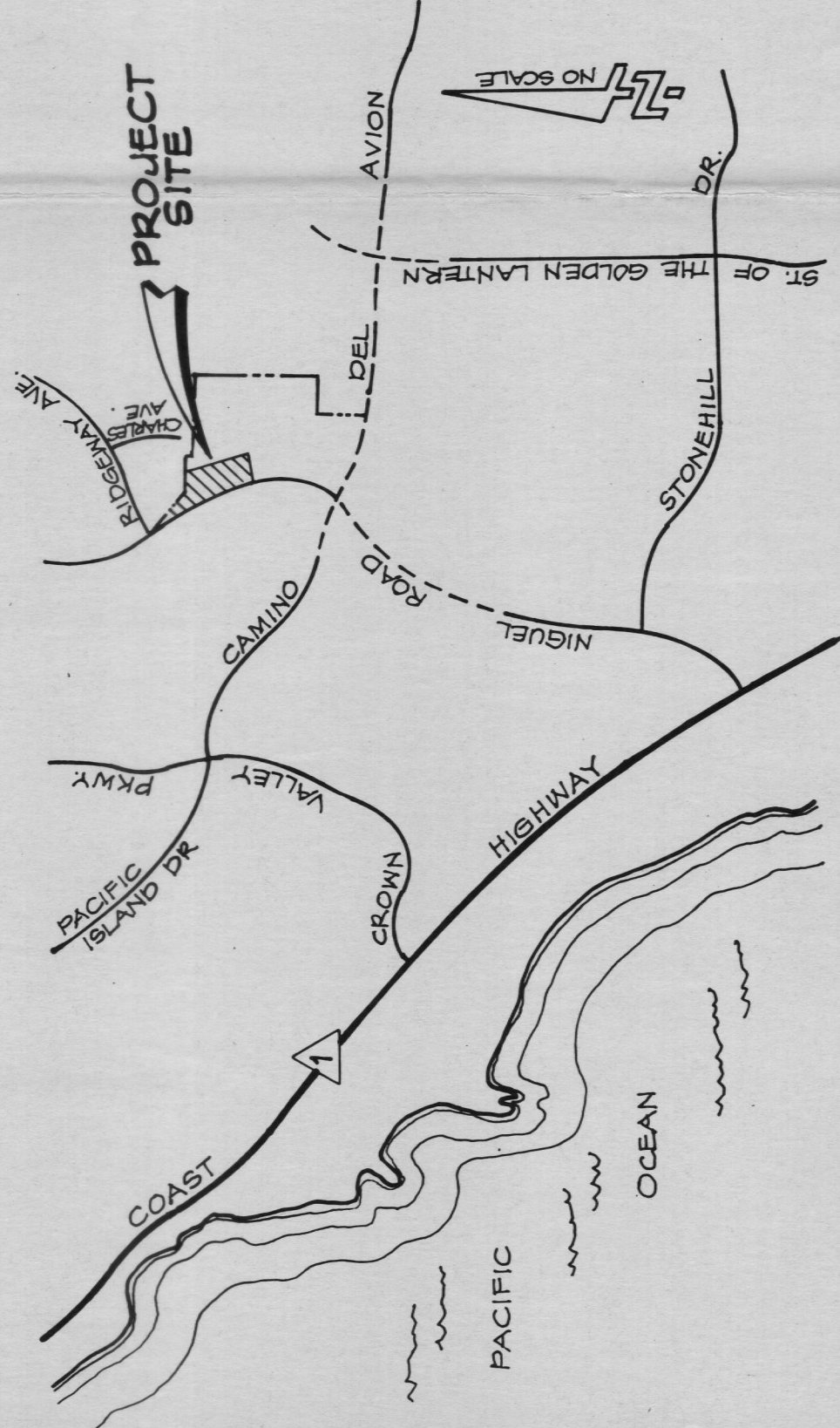
FD 210 P. 4 TAG "L.A.
4191" PER TRACT NO
13929

COURSE DATA:

1	N11°05'31"W	23.08'	
2	Δ=85°51'21"	R=17.00'	L=25.47'
3	N28°30'37"W	0.90'	
4	N28°30'37"W	0.90'	
5	Δ=85°51'20"	R=17.00'	L=25.47'
6	N46°56'40"W	37.04'	



SEE SHEET 6



VICINITY MAP



LEGEND FOR PLUMBING NOTES

SECTION 409 - DRAINAGE OF FIXTURES LOCATED BELOW THE NEXT UP-STREAM MANHOLE OR BELOW MAIN SEWER LEVEL.

(A) Drainage piping serving fixtures which have flood level rims located below the elevation of the next up-stream manhole cover of the public sewer serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve.

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 garage floor connecting to the backwater valve.

Fixtures on the first floor connecting to the backwater valve.

Fixtures on the second floor connecting to the backwater valve.

B.M.H. - BELOW THE NEXT UP-STREAM MANHOLE HEIGHT OF FIXTURES ABOVE FINISHED FLOOR GRADE.

HEIGHT	FIXTURE
3.0	KITCHEN SINK (15 ONLY)
2.0	WASHING MACHINE (15 ONLY)
2.0	LAVATORY (15, 25)
1.5	BATH TUB (15, 25)
1.5	WATER CLOSET (15, 25)
0.5	SHOWER (25 ONLY)

DATE: 12/92
SCALE: 1" = 20'
DRAWN: JC
DESIGN: JO
CHECKED: RT
JOB NO.: 114,0201
SHEET 1 OF 1

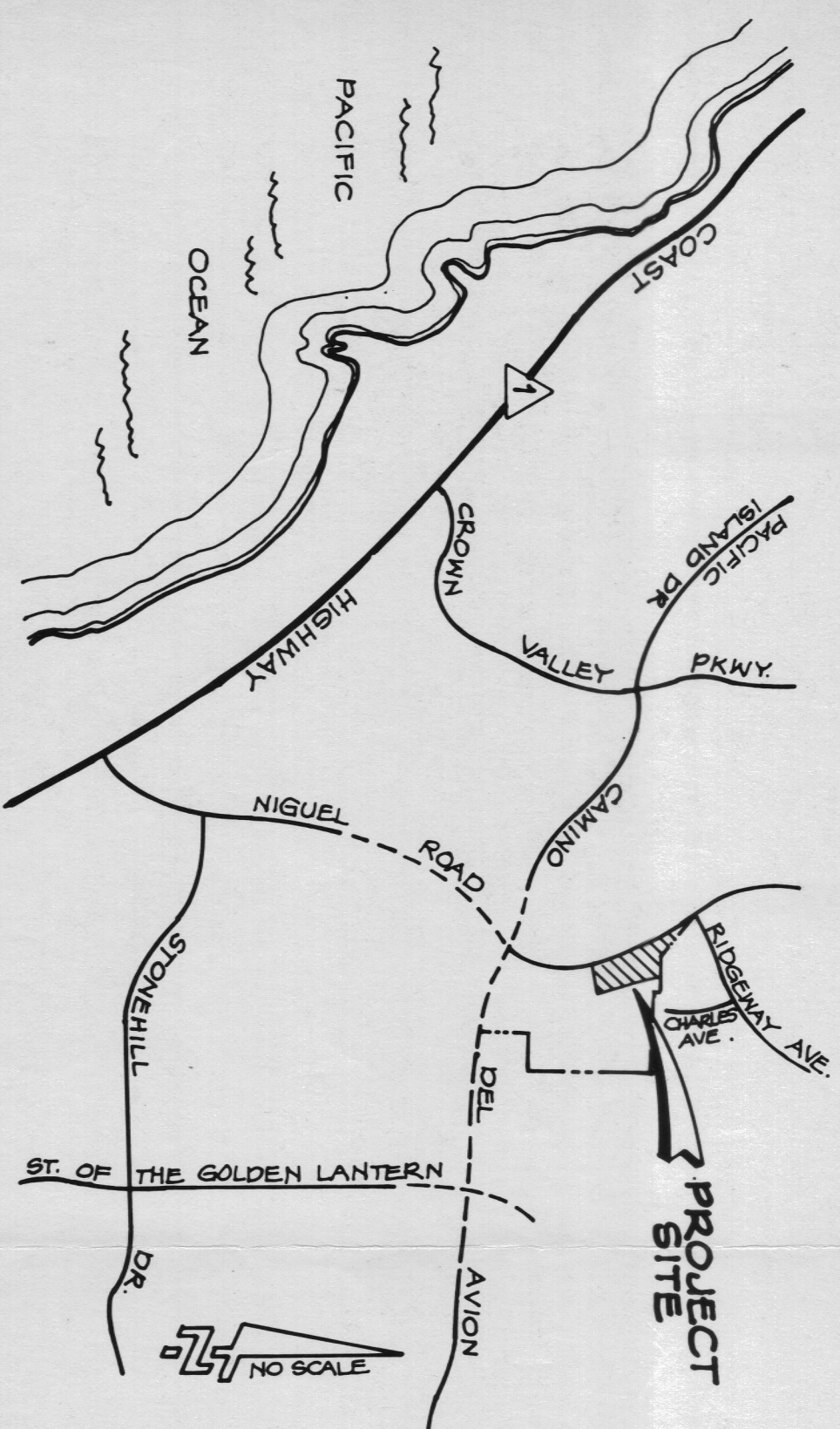
PLANS PREPARED BY:
FUSCOE
ENGINEERING

OWNER/BUILDER:
STANDARD PACIFIC
1565 W. McARTHUR
COSTA MESA, CA
(714) 668-4300

PROJECT ADDRESS:
32404 NIGUEL ROAD
AP # 121-100-59

NOTE: PROVIDE HOUSE STREET NUMBERS VISIBLE & LEGIBLE FROM THE STREET

DEC. 03.1983



VICINITY MAP

LEGEND FOR PLUMBING

SECTION 409 - DRAINAGE OF FIXTURES LOCATED BY STREAM MANHOLE OR BELOW MAIN SEWER LEVEL.

(A) Drainage piping serving fixtures which have flood level in the elevation of the next up-stream manhole cover of the public sewer drainage piping shall be protected from backflow of sewage by installing a type backwater valve. Fixtures above such elevation shall not discharge through backwater valve.

- 1 Backwater valve single system per Section 409 of the U.P.C.
 - 2 Backwater valve split system per Section 409 of the U.P.C.
 - 3 Fixtures on the garage floor connecting to the backwater valve.
 - 4 Fixtures on the first floor connecting to the backwater valve.
 - 5 Fixtures on the second floor connecting to the backwater valve.
- B.M.H. - BELOW THE NEXT UP-STREAM MANHOLE HEIGHT OF FIXTURES ABOVE FINISHED FLOOR GRADE.

HEIGHT	FIXTURE
8.0	KITCHEN SINK (15 ONLY)
3.0	WASHING MACHINE (15 ONLY)
2.6	LAVATORY (15, 25)
1.5	BATH TUB (15, 25)
1.5	WATER CLOSET (15, 25)
0.5	SHOWER (25 ONLY)



NOTE: PROVIDE HOUSE STREET NUMBERS VISIBLE & LEGIBLE FROM THE STREET

PROJECT ADDRESS:
32404 NIGUEL ROAD
AP # 121-100-59

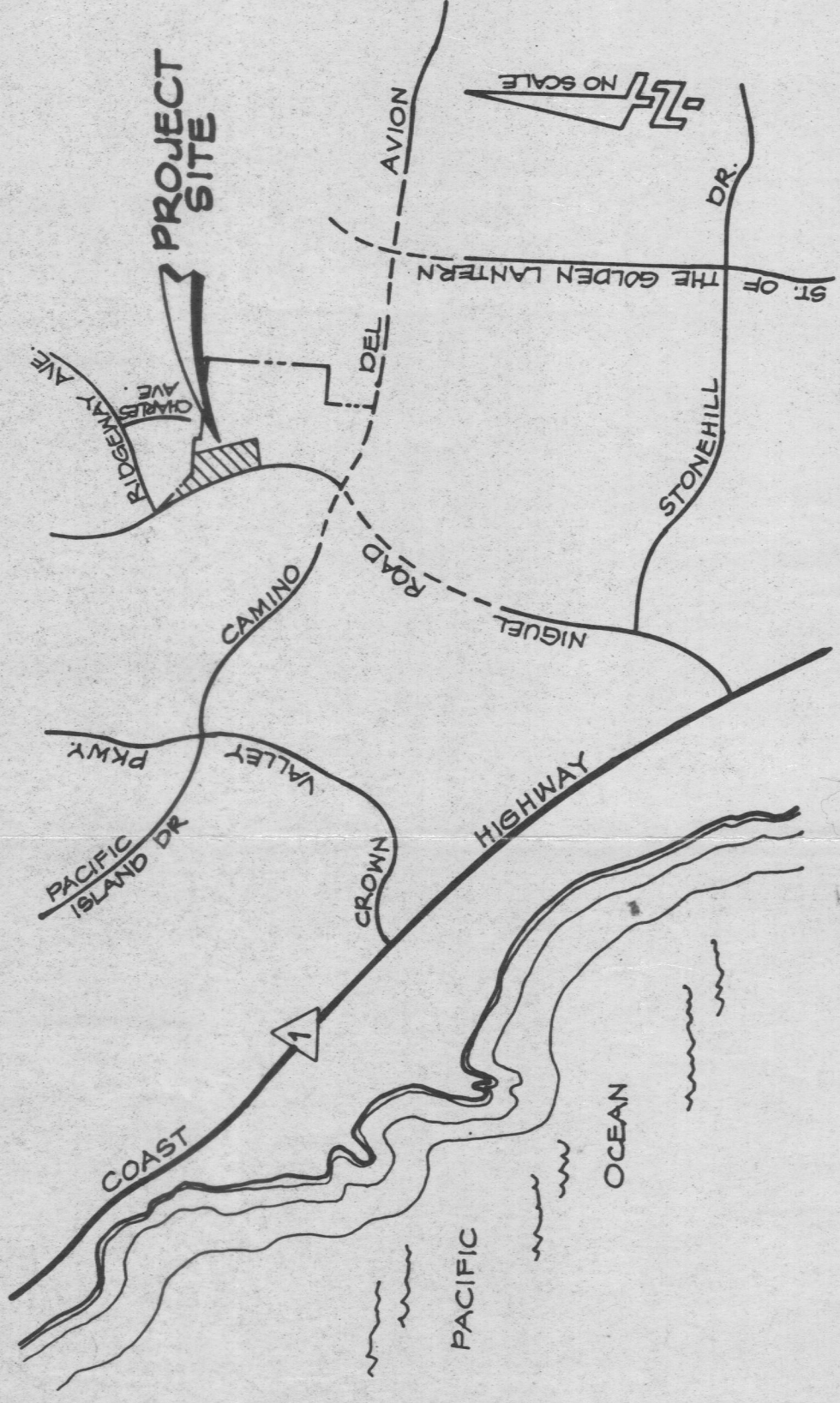
OWNER/BUILDER:
STANDARD PACIFIC
1365 W. MACARTHUR
COSTA MESA, CA
(714) 666-4500

PLANS PREPARED BY:
FUSCOE
ENGINEERING
1100 Main Street, Suite A
Irvine, California 92714
Phone: (714) 751-9800
Fax: (714) 751-9535

PLOT PLAN
TRACT 13929
LOTS 40 - 48

DATE: 12/98
SCALE: 1" = 20'
DRAWN: J.C.
DESIGN: J.C.
CHECKED: J.C.
JOB NO.: 114-0201
SHEET 1 OF 1

2/18/99
REV. check only



VICINITY MAP

LEGEND FOR PLUMBING NOTES

SECTION 409 - DRAINAGE OF FIXTURES LOCATED BELOW THE NEXT UP-STREAM MANHOLE OR BELOW MAIN SEWER LEVEL.

(A) Drainage piping serving fixtures which have flood level rims located below the elevation of the next up-stream manhole cover of the public sewer serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve.

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 garage floor connecting to the backwater valve.

Fixtures on the first floor connecting to the backwater valve.

Fixtures on the second floor connecting to the backwater valve.

B.M.H. - BELOW THE NEXT UP-STREAM MANHOLE HEIGHT OF FIXTURES ABOVE FINISHED FLOOR GRADE.

HEIGHT

FIXTURE

KS	KITCHEN SINK (15 ONLY)
WM	WASHING MACHINE (15 ONLY)
LAV	LAVATORY (15, 25)
BT	BATH TUB (15, 25)
WC	WATER CLOSET (15, 25)
SH	SHOWER (25 ONLY)

PLANNING & ZONING CLEARANCE

This plan was inspected on 6/14/75 found to comply with applicable Laguna Niguel Regulations.

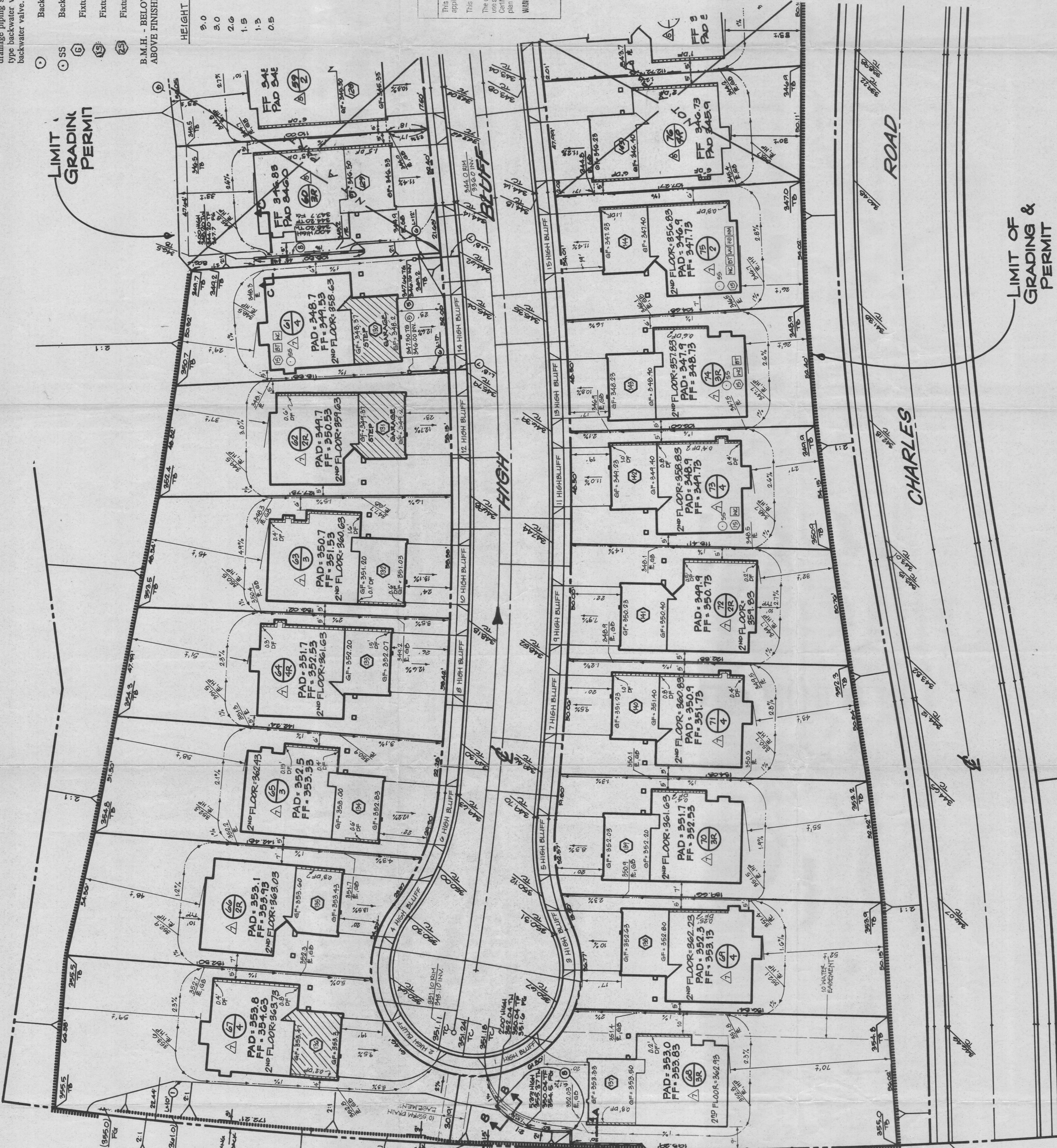
This clearance is only valid for the life of the building permit.

The occupancy of this building shall not be changed from the use shown on this plan without first obtaining a new Certificate of Use and Occupancy. Deviation from the approved plan shall be cause for stopping construction.

WARNING: This stamp indicates partial review only and does not constitute a building permit.

The City of Laguna Niguel

6/17/75



PROJECT ADDRESS:

32404 NIGUEL ROAD
AP # 121-100-59

OWNER/BUILDER:

STANDARD PACIFIC
1565 W. MacARTHUR
COSTA MESA, CA
(714) 668-4300

PLANS PREPARED BY:

FUSCOE
ENGINEERING

PLOT PLAN
TRACT 13929

NOTE: PROVIDE HOUSE STREET NUMBERS VISIBLE & LEGIBLE FROM THE STREET

DATE: 5-74
SCALE: 1" = 20'
DRAWN: RC
DESIGN: JC
CHECKED: RST
JOB NO.: 111-0201
SHEET 1 OF 1



SCALE: 1" = 20'

SEE SH. 5

RIGHT OF WAY SET BACK LINE

BLUFF

TREASURE COVE

ROAD

WHITE SAIL

CHARLES

PARADISE COVE

SPRINGTIDE

LIMIT OF GRADING & PERMIT

NOTE: SEE DETAIL 2 FOR BUILDING SET BACK CONTROL

NOTE: DRIVE APPROACH TO BE CONSTRUCTED PER IMPROVEMENT PLANS.

CONSTRUCTION NOTES:
1. CONSTRUCT CONCRETE SHALE PER DETAIL 2
2. CONSTRUCT 4" THICK CONCRETE DRIVEWAY
3. CONSTRUCT RETAINING WALLS PER SEPARATE PLANS
4. CONSTRUCT SPECIAL CONCRETE SHALE PER DETAIL 2
5. CONSTRUCT 12" G.G. GRATE DRAIN PER DETAIL 2
6. CONSTRUCT 4" DIA. PIPE PVC SCH 40 PER DETAIL 2
7. CONSTRUCT 8" DIA. PIPE PVC SCH 40 PER DETAIL 2

* INDICATES 'BUILD NO PORTICO'

SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SECTION F-F

DATE: 12-21-89
SCALE: 1" = 20'
DRAWN: FGS
DESIGN: BPD
CHECKED: DE
JOB NO.: 154, 242-1
SHEET 4 OF 5

PRECISE GRADING PLAN
FOR
TRACT NO. 13929
LOTS 1 - 34

2500 Redford Avenue, Suite 100
Santa Ana, California 92705
(714) 250-1500
FAX (714) 250-1501

**FUSCOE
WILLIAMS
LINDGREEN
& SHORT**
Civil Engineers - Land Surveyors

MPD:
NO. DATE REVISIONS
1 12/21/89 1.00
2 12/21/89 2.00
3 12/21/89 3.00
4 12/21/89 4.00
5 12/21/89 5.00
6 12/21/89 6.00
7 12/21/89 7.00
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34 12/21/89 34.00

