

SHEET 1 OF 7 SHEETS

11 LOTS & LOTS "A"
THROUGH "N", INCLUSIVE

13.420 ACRES

(ALL OF TENTATIVE
TRACT NO. 13940)

BLOCK: 4955
MODULE: 55

TRACT NO. 13940

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

BEING A SUBDIVISION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LL 91-12
RECORDED AS INSTRUMENT NO. 91-529781 OF OFFICIAL RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER & ASSOCIATES, INC.

JAMES R. GILL, L.S. 5780 DATE OF SURVEY: SEPTEMBER, 1989

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICA TITLE INS. CO.

DATE Oct. 25, 1991

TIME 3:30 P.M. FEE \$18.00

INSTRUMENT 91-583913

BOOK 683 PAGE 26 mm.

LEE A. BRANCH

COUNTY RECORDER

BY James R. Gill
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: PARC VISTA.

WE HEREBY DEDICATE TO THE CITY OF LAGUNA NIGUEL: THE EASEMENT FOR
INGRESS, EGRESS OF EMERGENCY AND PUBLIC SERVICE VEHICLE PURPOSES AS
SHOWN ON SAID MAP.

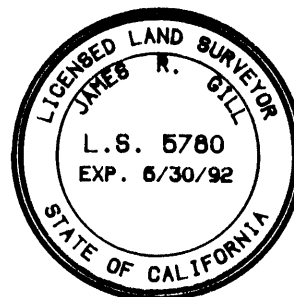
WE ALSO HEREBY DEDICATE TO THE MOULTON NIGUEL WATER DISTRICT, THE
EASEMENTS FOR WATER AND SEWER PIPELINE, PUBLIC UTILITY AND ACCESS
PURPOSES AS SHOWN ON SAID MAP. SAID EASEMENTS SHALL BE SUBJECT TO
THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT
RECORDED MAY 2, 1980, IN BOOK 13597,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

TAYLOR WOODROW HOMES CALIFORNIA LIMITED, A CALIFORNIA CORPORATION.

BY: Gordon Tiffell BY: R. Gordon Craig
GORDON TIFFELL VICE PRESIDENT

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 SEPTEMBER, 1989, WHICH IT CORRECTLY REPRE-
SENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS
ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDI-
CATED BY SAID MAP AND THE MONUMENT NOTES NOTED THEREON, AND THAT
SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



James R. Gill
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 THAT ALL
MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH
AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE TRACT
BOUNDARY.

DATED THIS 23rd DAY OF OCTOBER, 1991.

JOHN CANAS by: Paula Cuomo
COUNTY SURVEYOR DEPUTY



COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

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

I ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF
THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO
SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES
ON THE LAND COVERED BY THIS MAP.

DATED THIS 9th DAY OF October, 1991.

ROBERT L. CITRON BY: David B. Johnson
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

ON THIS 22nd DAY OF November, 1989, BEFORE ME, Pamela E. Gerbitz,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GORDON TIFFELL
AND R. GORDON CRAIG, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS
OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT AND VICE PRESIDENT,
RESPECTIVELY, OF TAYLOR WOODROW HOMES CALIFORNIA LIMITED, 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.

WITNESS MY HAND:

Pamela E. Gerbitz
NOTARY PUBLIC IN AND FOR SAID STATE
PAMELA E. GERBITZ

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION EXPIRES: 1/23/90

CITY ENGINEER'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 CITY PLANNING COMMISSION; THAT ALL PRO-
VISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS
HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RE-
PECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 10th DAY OF October, 1991.

Ken A. Montgomery
KEN A. MONTGOMERY R.C.E. 22402
CITY ENGINEER OF THE CITY OF LAGUNA NIGUEL
MY REGISTRATION EXPIRES 9-30-93



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

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 20th DAY OF August, 1991, 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 IMPROVEMENTS, THE
DEDICATION FOR STREET PURPOSES OF: PARC VISTA.

AND DID ACCEPT ON BEHALF OF THE CITY OF LAGUNA NIGUEL; THE EASEMENT
FOR INGRESS, EGRESS OF EMERGENCY AND PUBLIC SERVICE VEHICLE PURPOSES
AS DEDICATED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION
66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.
DATED THIS 10th DAY OF October, 1991.

Juanita Zarilla
JUANITA ZARILLA
CITY CLERK OF THE CITY OF LAGUNA NIGUEL

SIGNATURE OMISSION NOTES

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

NANCY SWANSTROM, HOLDER OF ONE-THIRD OF THE PROCEEDS FROM MINERAL AND
HYDROCARBON SALES, AS RESERVED IN THE DEED RECORDED JUNE 2, 1955, IN
BOOK 3089, PAGE 431 OF OFFICIAL RECORDS.

CARMA DEVELOPERS (CALIFORNIA), INC., A CALIFORNIA CORPORATION, HOLDER
OF EASEMENTS CONTAINED IN AN INSTRUMENT RECORDED SEPTEMBER 21, 1984, AS
INST. No. 84-394554 OF OFFICIAL RECORDS. SAID EASEMENT IS FOR INGRESS,
EGRESS, GRADING AND DRAINAGE PURPOSES, AND IS BLANKET IN NATURE.

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF A BLANKET
EASEMENT FOR PIPELINE AND INGRESS & EGRESS PURPOSES, RECORDED AUGUST 30,
1990, AS INST. No. 90-463905 OF OFFICIAL RECORDS.

SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, HOLDER OF A BLANKET
EASEMENT FOR UNDERGROUND FACILITIES AND INGRESS & EGRESS PURPOSES,
RECORDED SEPTEMBER 14, 1990, AS INST. No. 90-489642 OF OFFICIAL RECORDS.

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 MOULTON NIGUEL WATER DISTRICT
AND TAYLOR WOODROW HOMES CALIFORNIA LIMITED, AND DOES HEREBY CERTIFY
THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID MAP.

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

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

ON THIS 28th 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 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: 5-1-92

SHEET 2 OF 7 SHEETS

11 LOTS AND LOTS "A" THROUGH "N", INCLUSIVE

13.420 ACRES

CALL OF TENTATIVE TRACT NO. 13940

TRACT NO. 13940

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

HUNSAKER & ASSOCIATES, INC.

JAMES R. GILL, L.S. 5780

DATE OF SURVEY: SEPTEMBER, 1989

BASIS OF BEARINGS:

THE BEARING OF N. 21°02'42" E. ALONG THE EASTERLY BOUNDARY OF TRACT NO. 12984, M.M. 634/6-7, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

2" I.P. TAGGED L.S. 5780 OR 8" S. & W. STAMPED L.S. 5780 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG L.S. 5780 IN CONCRETE TO BE SET AT ALL TRACT CORNERS, EXCEPT B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S THAT ABUT A STREET AND ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

- INDICATES LOCATION OF 1" I.P. TAGGED L.S. 5780 OR 8" S. & W. STAMPED L.S. 5780 IN ASPHALT OR A LEAD & TAG L.S. 5780 IN CONCRETE TO BE SET WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS.
- ▲ INDICATES LOCATION OF 8" S. & W. STAMPED L.S. 5780 TO BE SET WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS.
- 8" S. & W. STAMPED L.S. 5780 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR A LEAD & TAG L.S. 5780 IN CONCRETE OR A 2" I.P. TAGGED L.S. 5780 IN MEDIAN TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S AND ALL OTHER STREET CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 13249, M.M. 608/12-15.
- INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 13258, M.M. 610/14-17.
- ▲ INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 12086, M.M. 586/40-41.
- INDICATES FOUND 1" I.P. TAGGED R.C.E. 23956 PER P.M. 129/15-21, AS SHOWN ON PARCEL MAP NO. 83-117, P.M.B. 201/11-14.
- INDICATES FOUND 8" S. & W. STAMPED R.C.E. 23956 PER TRACT NO. 13249, M.M. 608/12-15.
- INDICATES FOUND 8" S. & W. STAMPED R.C.E. 23956 PER TRACT NO. 12750, M.M. 581/1-3.
- △ INDICATES LOCATION OF 8" S. & W. OR LEAD & TAG OR 2" I.P., EACH STAMPED OR TAGGED R.C.E. 23956, TO BE SET PER TRACT NO. 13258, M.M. 610/14-17.
- ⊗ INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 12750, M.M. 581/1-3.
- ⊗ INDICATES LOCATION OF 2" I.P. OR LEAD & TAG OR 8" S. & W., EACH TAGGED OR STAMPED R.C.E. 23956, TO BE SET PER TRACT NO. 12984, M.M. 634/6-7.

EASEMENT NOTES:

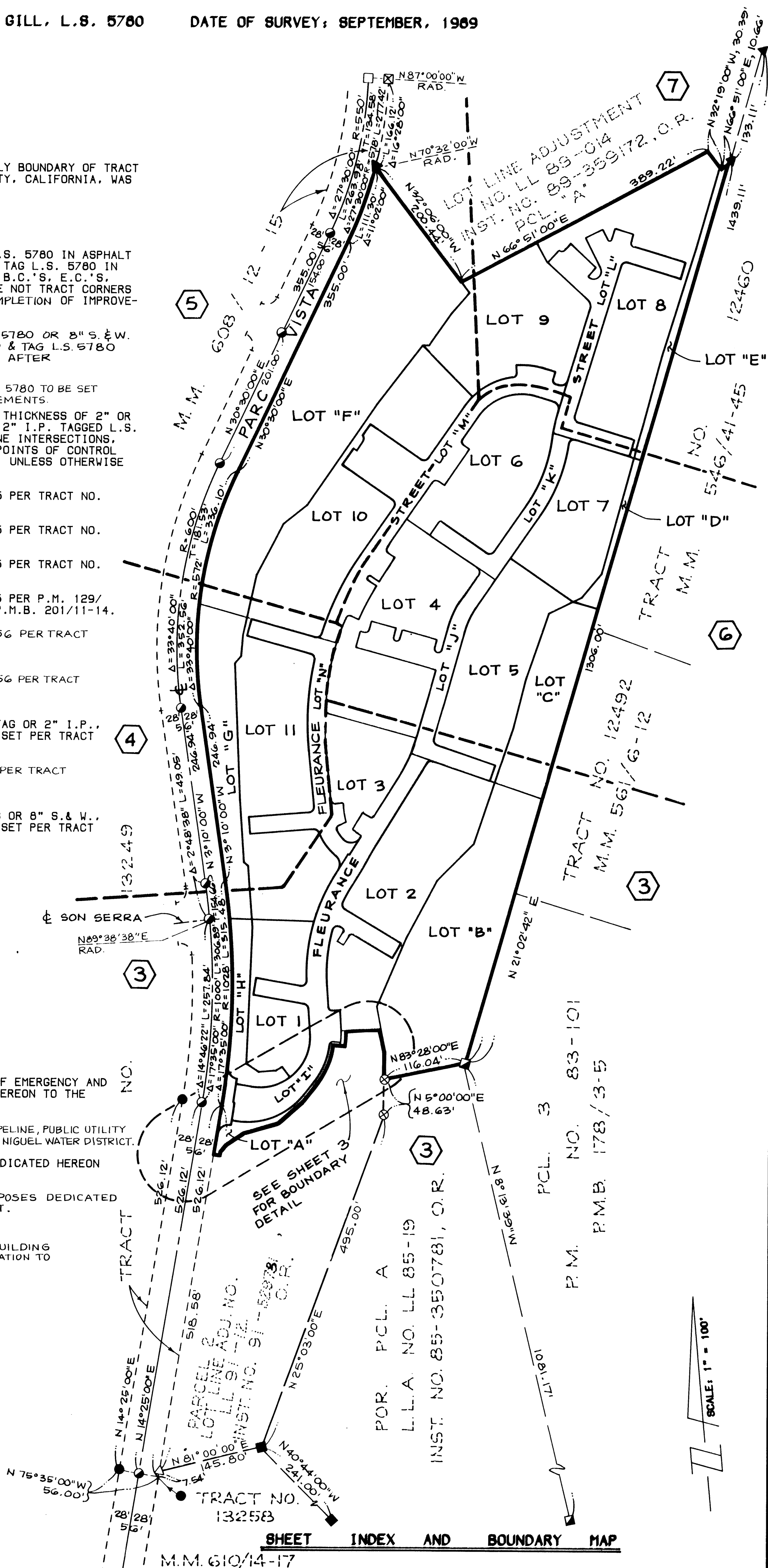
- (A) INDICATES AN EASEMENT FOR INGRESS, EGRESS OF EMERGENCY AND PUBLIC SERVICE VEHICLE PURPOSES DEDICATED HEREON TO THE CITY OF LAGUNA NIGUEL.
- (B) INDICATES AN EASEMENT FOR WATER AND SEWER PIPELINE, PUBLIC UTILITY AND ACCESS PURPOSES DEDICATED HEREON TO MOULTON NIGUEL WATER DISTRICT.
- (C) INDICATES AN EASEMENT FOR SEWER PURPOSES DEDICATED HEREON TO THE MOULTON NIGUEL WATER DISTRICT.
- (D) INDICATES AN EASEMENT FOR WATER LINE PURPOSES DEDICATED HEREON TO MOULTON NIGUEL WATER DISTRICT.

NOTE:

LETTERED LOTS "A" THROUGH "H" ARE NOT BUILDING SITES AND ARE RESERVED FOR FUTURE DEDICATION TO THE HOMEOWNER'S ASSOCIATION FOR LANDSCAPE MAINTENANCE PURPOSES.

NOTE:

- (3) INDICATES SHEET NUMBER.



SHEET INDEX AND BOUNDARY MAP

M.M. 610/14-17

SHEET 3 OF 7 SHEETS

11 LOTS & LOTS "A"
THROUGH "N", INCLUSIVE

13.420 ACRES

CALL OF TENTATIVE
TRACT NO. 13940

TRACT NO. 13940

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

HUNSAKER & ASSOCIATES, INC.,

JAMES R. GILL, L.S. 5780

DATE OF SURVEY, SEPTEMBER, 1989

SEE

SHEET

SEE SHEET 4

LOT 3

0.306 AC.

DATA TABLE

- ① $\Delta=90^{\circ}00'00''$ R=5' L=7.85'
- ② $\Delta=89^{\circ}30'00''$ E 11.00'
- ③ $\Delta=90^{\circ}30'00''$ W 8.00'
- ④ $\Delta=25^{\circ}55'10''$ R=42' L=19.00'
- ⑤ $\Delta=63^{\circ}34'50''$ E 10.76' (RAD)
- ⑥ $\Delta=95^{\circ}24'48''$ R=5' L=8.33'
- ⑦ $\Delta=7^{\circ}25'55''$ R=58' L=7.52'
- ⑧ $\Delta=91^{\circ}46'54''$ R=15' L=24.03'
- ⑨ $\Delta=101^{\circ}32'13''$ R=250' L=4.43'
- ⑩ $\Delta=52^{\circ}35'00''$ W 13.25'
- ⑪ $\Delta=37^{\circ}25'00''$ E 36.00'
- ⑫ $\Delta=52^{\circ}35'00''$ W 11.00'
- ⑬ $\Delta=30^{\circ}00'00''$ R=5' L=7.85'

LOT 5

LOT "C"

LOT 2

0.817 AC.

LOT "B"

1.043 AC.

LOT 1

0.354 AC.

LOT "I"

0.530 AC.

LOT "A"

0.047 AC.

PARCEL 2
LOT LINE ADJ.
NO. 111-19-112
INST. NO. 91-529781
O.R.

PTN. PCL. "A"
LLA NO. 85-19
INST. NO. 85-350781, O.R.

SCALE: 1" = 30'

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

SEE SHEET 2

SHEET 4 OF 7 SHEETS

11 LOTS AND LOTS "A" THROUGH "N", INCLUSIVE

13.420 ACRES

CALL OF TENTATIVE TRACT NO. 13940

TRACT NO. 13940

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

HUNSAKER & ASSOCIATES, INC.

JAMES R. GILL, L.S. 5780

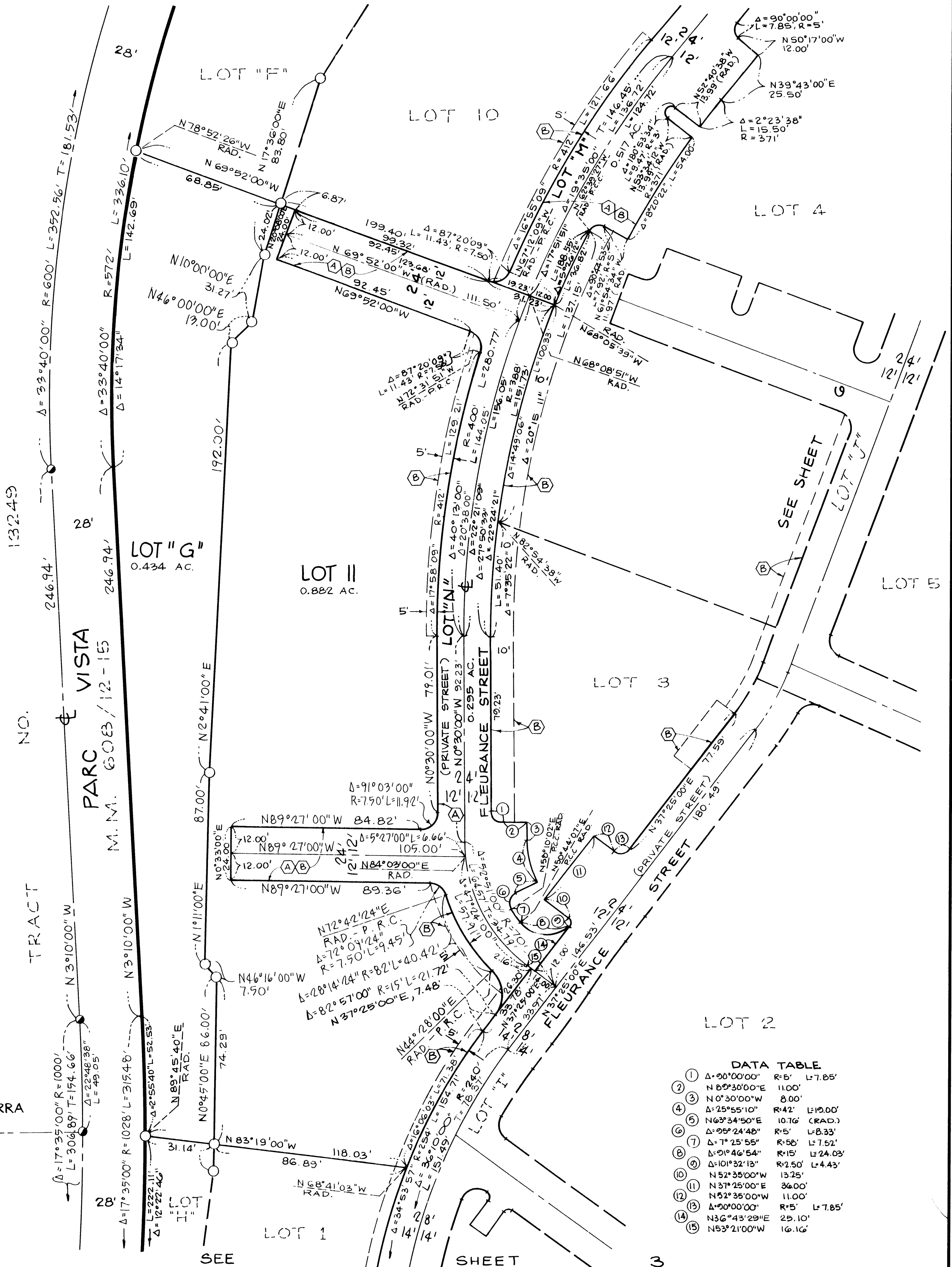
DATE OF SURVEY: SEPTEMBER, 1989

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS,
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SHEET INDEX AND BOUNDARY MAP.

SEE SHEET 5



SCALE: 1" = 30'



DATA TABLE			
①	N 0°00'00" W	R=5'	L=7.85'
②	N 80°30'00" E	11.00'	
③	N 0°30'00" W	8.00'	
④	N 25°55'10" E	R=42'	L=10.00'
⑤	N 63°34'50" E	10.76'	(RAD.)
⑥	N 25°24'48" E	R=5'	L=8.33'
⑦	N 7°25'55" E	R=58'	L=7.52'
⑧	N 21°46'54" E	R=15'	L=24.03'
⑨	N 10°32'13" E	R=2.50'	L=4.43'
⑩	N 52°35'00" W	13.25'	
⑪	N 37°25'00" E	36.00'	
⑫	N 52°35'00" W	11.00'	
⑬	N 20°00'00" E	R=5'	L=7.85'
⑭	N 36°43'29" E	25.10'	
⑮	N 53°21'00" W	16.16'	

SHEET 5 OF 7 SHEETS

11 LOTS AND LOTS "A" THROUGH "N", INCLUSIVE

13.420 ACRES

CALL OF TENTATIVE TRACT NO. 13940

TRACT NO. 13940

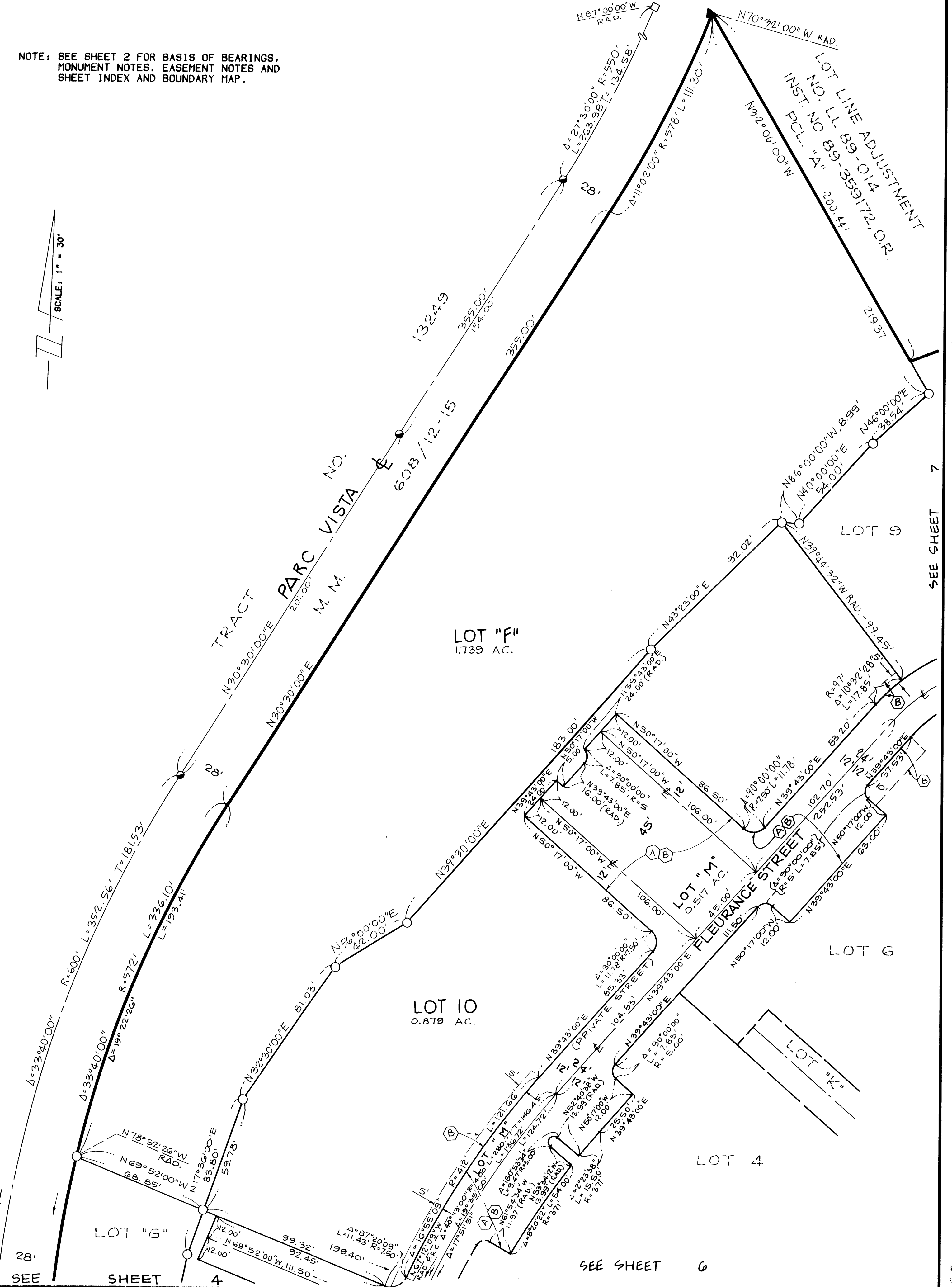
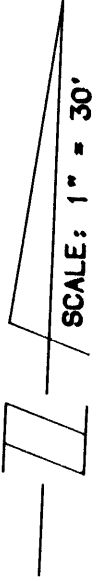
IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

HUNSAKER & ASSOCIATES, INC.

JAMES R. GILL, L.S. 5780

DATE OF SURVEY: SEPTEMBER, 1989

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



SHEET 6 OF 7 SHEETS

11 LOTS AND LOTS "A" THROUGH "N", INCLUSIVE

13.420 ACRES

(ALL OF TENTATIVE TRACT NO. 13940)

TRACT NO. 13940

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

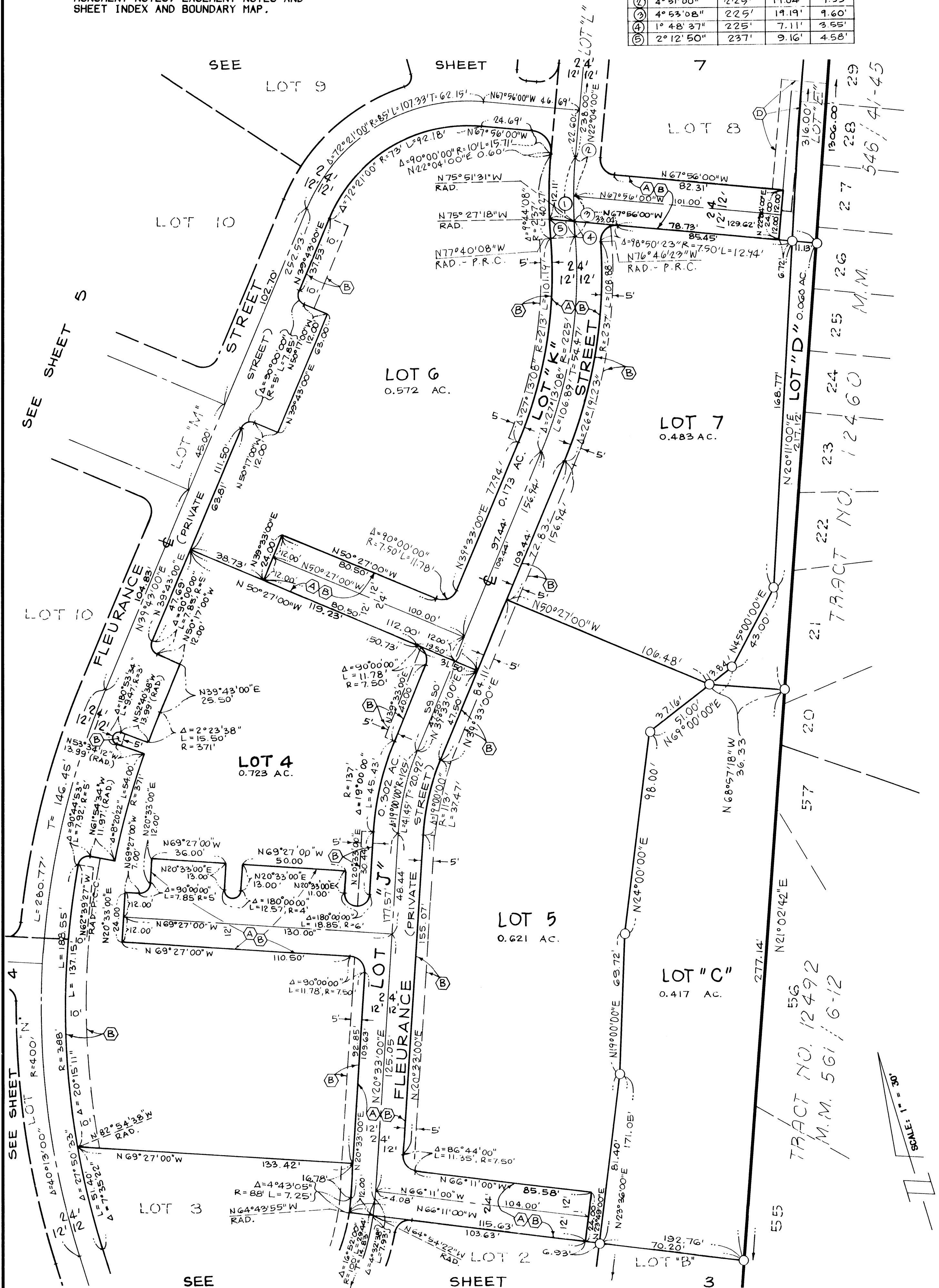
HUNSAKER & ASSOCIATES, INC.

JAMES R. GILL, L.S. 5780

DATE OF SURVEY: SEPTEMBER, 1969

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

Nº	Δ	R	L	T
①	9°44'08"	225'	38.23'	19.16'
②	4°51'00"	225'	19.04'	9.53'
③	4°53'08"	225'	19.19'	9.60'
④	1°48'37"	225'	7.11'	3.65'
⑤	2°12'50"	237'	9.16'	4.58'



SHEET 7 OF 7 SHEETS

11 LOTS AND LOTS "A" THROUGH "N", INCLUSIVE

13.420 ACRES

(ALL OF TENTATIVE TRACT NO. 13940)

TRACT NO. 13940

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

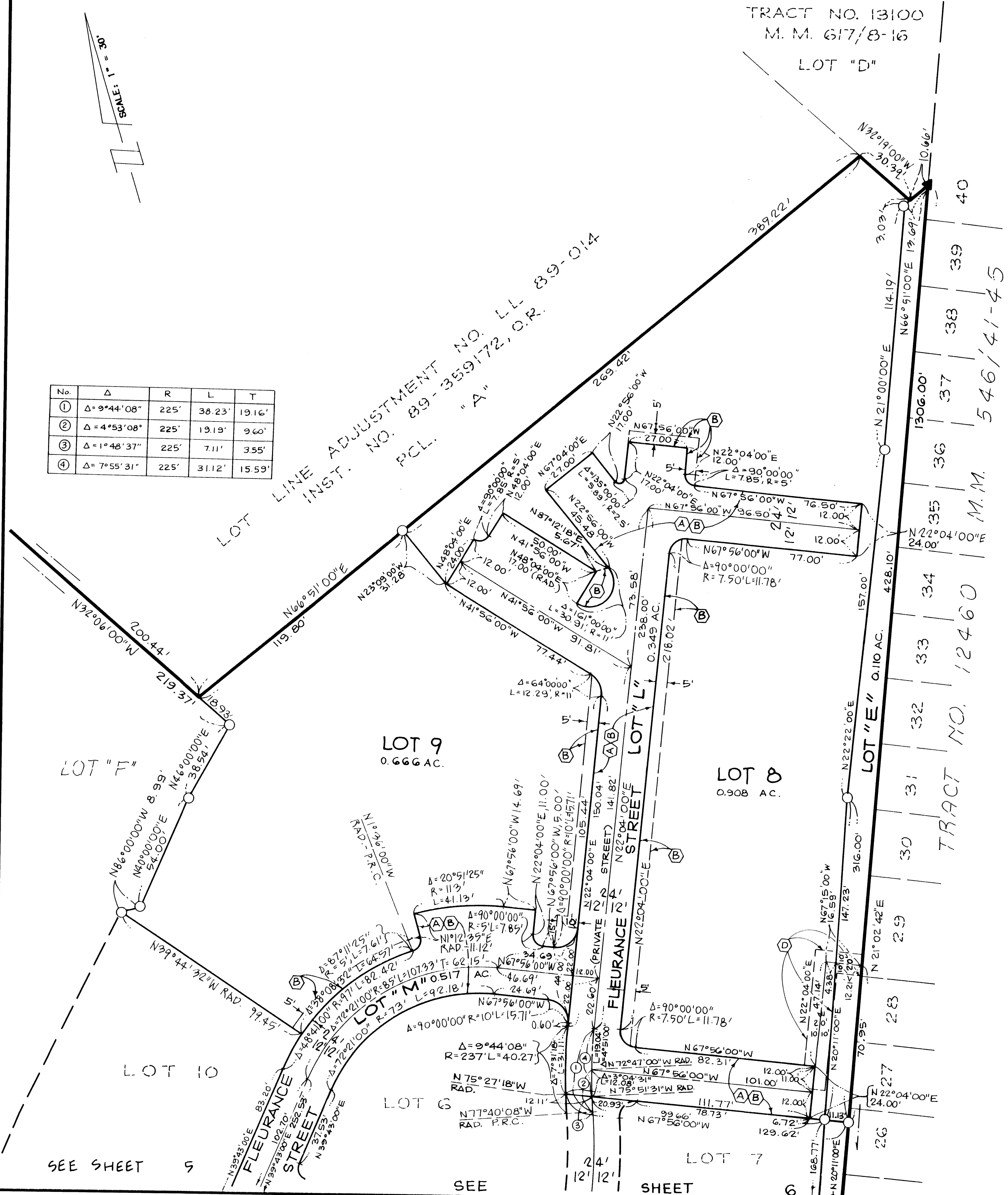
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JAMES R. GILL, L.S. 5780

DATE OF SURVEY: SEPTEMBER, 1989

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

No.	Δ	R	L	T
①	Δ=9°44'08"	225'	38.23'	19.16'
②	Δ=4°53'08"	225'	19.19'	9.60'
③	Δ=1°48'37"	225'	7.11'	3.55'
④	Δ=7°55'31"	225'	31.12'	15.59'



1. EXISTING AND PROPOSED ZONING: LAGUNA NGUELI PLANNED COMMUNITY.
2. PLANNING AREA: VACANT AND GRADED (PERMIT #14, 519).
3. PROPOSED LAND USE: RESIDENTIAL (FAMILY 12).
4. WATER AND SEWER SERVICE PROVIDED BY: MOUNTAIN NGUELI WATER
5. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS AND ELECTRIC
6. TELEPHONE SERVICE PROVIDED BY: PACIFIC BELL
7. ELECTRIC SERVICE PROVIDED BY: SAN DIEGO GAS AND ELECTRIC.
8. CABLE SERVICE PROVIDED BY: CABLE COMCAST TO BE DETERMINED.
9. DRAINAGE: PERFORMANCE COUNTY GRADING CODE.
10. GRADING FACILITIES IN ACCORDANCE WITH MASTER PLANS OF DRAINAGE
11. AND GRADE PLANS FOR ALL SUBMITTANT RESOURCES ON SITE.
12. THERE ARE NO SIGNIFICANT VEGETATION OR WILDLIFE RESOURCES ON SITE.
13. REFUSE COLLECTION: INDIVIDUAL PICKUP.
14. PARKING: 100 SPACES (100' X 20' PER SPACE) (3.5 AC.) (BUILDINGS AND PARKING STALLS)
15. PERCENT OF BUILDING COVERAGE: 3.5 AC. (31.2% MAX. 60%)
16. USABLE OPEN SPACE: 139.28 SQ. FT. (11.1 AC.)
17. PERCENT OF USABLE OPEN SPACE: 3.1 AC. (28.1% MIN. 10%)
18. SEE LANDSCAPE PLAN FOR RECREATIONAL FACILITY DETAILS.
19. TOTAL AREA PER UNIT PROVIDED: 6,648 SQ. FT.
20. TOTAL AREA REQUIRED: 1,000 SQ. FT.

TYPE 300

TYPE 400

UNIT TYPE	NO. OF BIRTHS	COVERED		OPEN		GUEST		TOTAL		
		FAC.	PROV.	FAC.	PROV.	FAC.	PROV.			
1	16	2	1	16	32	1	16	0	35.2	
2	16	2	1	16	32	1	16	0	35.2	
3	25	2	1	25	50	1	25	0	50.0	
4	36	2	1	36	72	1	36	0	72.2	
5	30	3	0	30	60	5	15	16	2	79.2
TOTAL	123	13	2	123	246	108	16	25	39	301.6

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA,
BEING LOTS 1 & 2 OF TRACT 12984, AS FILED IN BOOK 634, PAGES 6 & 7 OF
MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

[illegible]

Hunsaker
Associates

TAYLOR-WOODROW HOMES
3991 MacArthur Blvd.
Newport Beach, CA 92660
(714) 752-7363

**TENTATIVE
TRACT 13940**

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

DESIGNED BY: <u>G. NEGOS</u>	REASONED "A" BY: <u>W. S.</u>
DRAFTED BY: <u>AJL</u>	REASONED "B" BY: <u>W. S.</u>
PROCESSED BY: <u>P. Buckley</u>	REASONED "C" BY: <u>W. S.</u>
	REASONED "D" BY: <u>W. S.</u>
	REASONED "E" BY: <u>W. S.</u>
	REASONED "F" BY: <u>W. S.</u>
	REASONED "G" BY: <u>W. S.</u>
	REASONED "H" BY: <u>W. S.</u>
	REASONED "I" BY: <u>W. S.</u>
	REASONED "J" BY: <u>W. S.</u>
	REASONED "K" BY: <u>W. S.</u>
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	REASONED "O" BY: <u>W. S.</u>
	REASONED "P" BY: <u>W. S.</u>
	REASONED "Q" BY: <u>W. S.</u>
	REASONED "R" BY: <u>W. S.</u>
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	REASONED "V" BY: <u>W. S.</u>
	REASONED "W" BY: <u>W. S.</u>
	REASONED "X" BY: <u>W. S.</u>
	REASONED "Y" BY: <u>W. S.</u>
	REASONED "Z" BY: <u>W. S.</u>
	REASONED "AA" BY: <u>W. S.</u>
	REASONED "AB" BY: <u>W. S.</u>
	REASONED "AC" BY: <u>W. S.</u>
	REASONED "AD" BY: <u>W. S.</u>
	REASONED "AE" BY: <u>W. S.</u>
	REASONED "AF" BY: <u>W. S.</u>
	REASONED "AG" BY: <u>W. S.</u>
	REASONED "AH" BY: <u>W. S.</u>
	REASONED "AI" BY: <u>W. S.</u>
	REASONED "AJ" BY: <u>W. S.</u>
	REASONED "AK" BY: <u>W. S.</u>
	REASONED "AL" BY: <u>W. S.</u>
	REASONED "AM" BY: <u>W. S.</u>
	REASONED "AN" BY: <u>W. S.</u>
	REASONED "AO" BY: <u>W. S.</u>
	REASONED "AP" BY: <u>W. S.</u>
	REASONED "AQ" BY: <u>W. S.</u>
	REASONED "AR" BY: <u>W. S.</u>
	REASONED "AS" BY: <u>W. S.</u>
	REASONED "AT" BY: <u>W. S.</u>
	REASONED "AU" BY: <u>W. S.</u>
	REASONED "AV" BY: <u>W. S.</u>
	REASONED "AW" BY: <u>W. S.</u>
	REASONED "AX" BY: <u>W. S.</u>
	REASONED "AY" BY: <u>W. S.</u>
	REASONED "AZ" BY: <u>W. S.</u>
	REASONED "BA" BY: <u>W. S.</u>
	REASONED "BB" BY: <u>W. S.</u>
	REASONED "BC" BY: <u>W. S.</u>
	REASONED "BD" BY: <u>W. S.</u>
	REASONED "BE" BY: <u>W. S.</u>
	REASONED "BF" BY: <u>W. S.</u>
	REASONED "BG" BY: <u>W. S.</u>
	REASONED "BH" BY: <u>W. S.</u>
	REASONED "BI" BY: <u>W. S.</u>
	REASONED "BJ" BY: <u>W. S.</u>
	REASONED "BK" BY: <u>W. S.</u>
	REASONED "BL" BY: <u>W. S.</u>
	REASONED "BM" BY: <u>W. S.</u>
	REASONED "BN" BY: <u>W. S.</u>
	REASONED "BO" BY: <u>W. S.</u>
	REASONED "BP" BY: <u>W. S.</u>
	REASONED "BQ" BY: <u>W. S.</u>
	REASONED "BR" BY: <u>W. S.</u>
	REASONED "BS" BY: <u>W. S.</u>
	REASONED "BT" BY: <u>W. S.</u>
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	REASONED "BW" BY: <u>W. S.</u>
	REASONED "BX" BY: <u>W. S.</u>
	REASONED "BY" BY: <u>W. S.</u>
	REASONED "BZ" BY: <u>W. S.</u>
	REASONED "CA" BY: <u>W. S.</u>
	REASONED "CB" BY: <u>W. S.</u>
	REASONED "CC" BY: <u>W. S.</u>
	REASONED "CD" BY: <u>W. S.</u>
	REASONED "CE" BY: <u>W. S.</u>
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	REASONED "CG" BY: <u>W. S.</u>
	REASONED "CH" BY: <u>W. S.</u>
	REASONED "CI" BY: <u>W. S.</u>
	REASONED "CJ" BY: <u>W. S.</u>
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	REASONED "CS" BY: <u>W. S.</u>
	REASONED "CT" BY: <u>W. S.</u>
	REASONED "CU" BY: <u>W. S.</u>
	REASONED "CV" BY: <u>W. S.</u>
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	REASONED "CZ" BY: <u>W. S.</u>
	REASONED "DA" BY: <u>W. S.</u>
	REASONED "DB" BY: <u>W. S.</u>
	REASONED "DC" BY: <u>W. S.</u>
	REASONED "DD" BY: <u>W. S.</u>
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	REASONED "DF" BY: <u>W. S.</u>
	REASONED "DG" BY: <u>W. S.</u>
	REASONED "DH" BY: <u>W. S.</u>
	REASONED "DI" BY: <u>W. S.</u>
	REASONED "DJ" BY: <u>W. S.</u>
	REASONED "DK" BY: <u>W. S.</u>
	REASONED "DL" BY: <u>W. S.</u>
	REASONED "DM" BY: <u>W. S.</u>
	REASONED "DN" BY: <u>W. S.</u>
	REASONED "DO" BY: <u>W. S.</u>

PROCESSED BY:	R. Buckley
DATE	3-10
REVISION	CHIEF OF POLICE
BY	

BRINDISI

TR. 13249

VISTA

PARC

TR: 12086

PARK

LLA 91-12

671 13%
FLEURANCE STREET

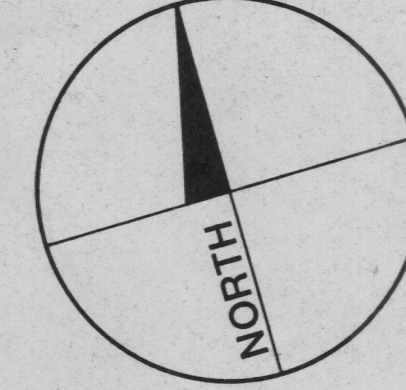
FLEURANCE STREET

TR. 12460

TR-12492

Build-out Plot Plan

T 13940



4-03-76	CONTAINED BLOCK 1 of 9 UNCLASSIFIED BY SP-12, JCS RECLASSIFIED "A" BY SP-12, JCS ON 07-27-2001, REASON: LAD 4 STREET ELEVATIONS.	M.E.	NP
3-20	RECLASSIFIED "A" BY SP-12, JCS INTERSECTION WITH "A" ST SHIPPED BY AIR 9-25-75	M.E.	NP
DATE	REVISION		

DESIGNED BY: G. NEZOS
DRAFTED BY: AJL
PROCESSED BY: R. BUCKLEY

NOTES

- EXISTING LAND USE: VACANT AND GRADED (PERMIT#141,519).
- PROPOSED LAND USE: RESIDENTIAL (MULTI-FAMILY)123
- CONDOMINIUM UNITS
- EXISTING AND PROPOSED ZONING: LAGUNA NIGUEL PLANNED COMMUNITY, PLANNING AREA "D"
- WATER AND SEWER SERVICE PROVIDED BY: MOULTON NIGUEL WATER DISTRICT, IMPROVEMENT DISTRICT NO. 1-A
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS CO. ELECTRIC SERVICE PROVIDED BY: SAN DIEGO GAS AND ELECTRIC
- TELEPHONE SERVICE PROVIDED BY: PACIFIC BELL
- DRAINAGE IN ACCORDANCE WITH ORANGE COUNTY STANDARDS & SPECIFICATIONS.
- MAXIMUM SLOPE RATIO IS 2:1. UNLESS OTHERWISE NOTED.
- GRADING PER ORANGE COUNTY GRADING CODE.
- THERE ARE NO CULTURAL/SCIENTIFIC RESOURCES ON SITE.
- THERE ARE NO SIGNIFICANT VEGETATION OR WILDLIFE RESOURCES ON SITE.
- REFUSE COLLECTION: INDIVIDUAL PICKUP
- STREET IMPROVEMENTS PER ORANGE COUNTY STANDARDS AND MASTER PLAN OF ARTERIAL HIGHWAYS.
- PLANTING SCHEDULE: WITHIN 120 DAYS AFTER COMPLETION OF GRADING.
- LOCAL PARK REQUIREMENTS FOR THIS MAP TO BE MET BY DEDICATIONS AND IMPROVEMENTS AS OUTLINED IN PARK IMPLEMENTATION PLAN AND PARK MODIFICATION(PM86-06) IN THE DESIGN OF THIS MAP THE SOLAR ACCESS GUIDELINES ADOPTED BY THE BOARD OF SUPERVISORS WERE CONSIDERED.
- A DEVIATION REQUEST TO PERMIT STREET GRADES DOWN TO 0.5% FOR THE INTERNAL PRIVATE DRIVES

LOT SUMMARY

LOT NUMBERS

1,2,4,5,6,7,8,9,10 & 11

12

3

"A" through "H"

"I" through "N"

LAND USE

Multi-Family Residential (Condos)

Park

Recreational Facility

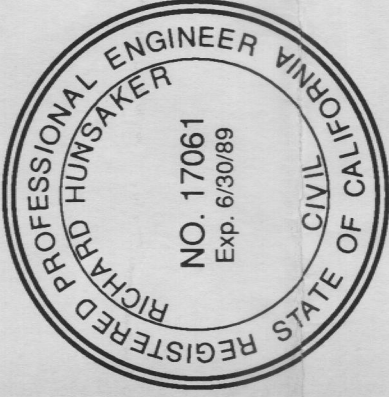
Landscaped Slopes

Private Drives

STATEMENT OF OWNERSHIP

I hereby certify that this map was prepared under my supervision and that the owner of record has knowledge of and consents to the filing of this map.

Richard Hunsaker
Richard Hunsaker RCE 17061
Date: 2/28/89



LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOTS 1 & 2 OF TRACT 12984 AS FILED IN BOOK 634, PAGES 6 & 7, RECORDS OF SAID COUNTY.

SCALE 1" = 100'

DATE 10-4-89

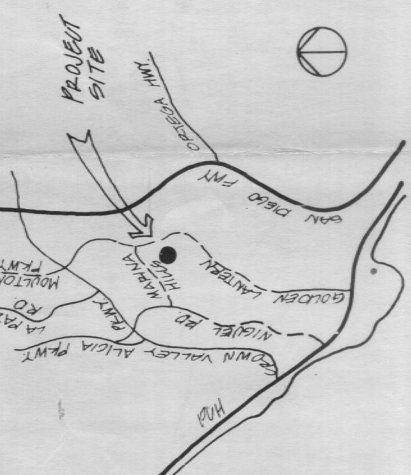
W.O. 042-58

GROSS AREA 15.5 AC

CONTOUR INTERVAL 10'

TOTAL LOTS 26

VICINITY MAP



PREPARED FOR:

TAYLOR WOODROW HOMES
3931 MAC ARTHUR BLVD
NEWPORT BEACH, CA. 92660
(714) 752-7363

PREPARED BY:

Hunsaker
Associates
inc.

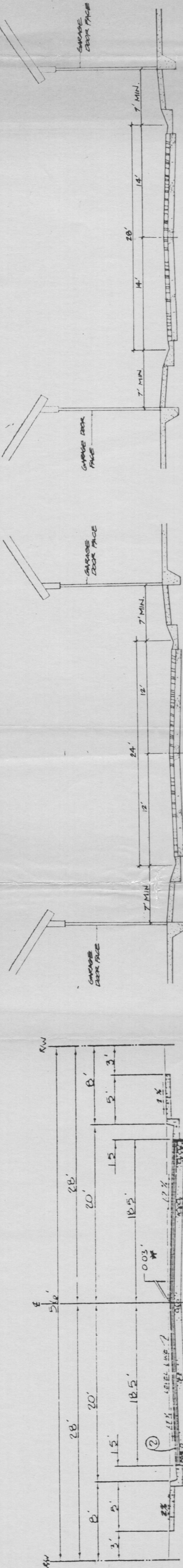
PLANNING-ENGINEERING-SURVEYING
Taylor Woodrow Homes
7777 Wilshire Blvd., Suite 1000
Los Angeles, CA 90048
Offices: Irvine • Ontario • San Diego
(714) 583-1010

TENTATIVE
TRACT NO.
FOR CONDOMINIUM PURPOSES

13940

REV A 7 1989

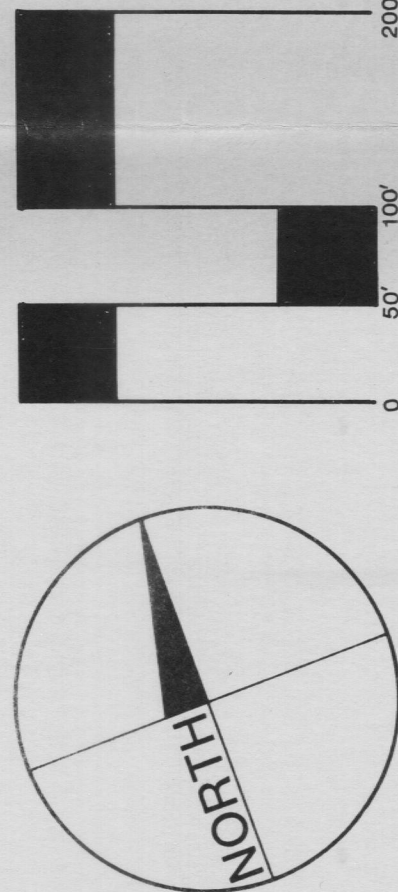
VESTING TENTATIVE MAP



PARC VISTA

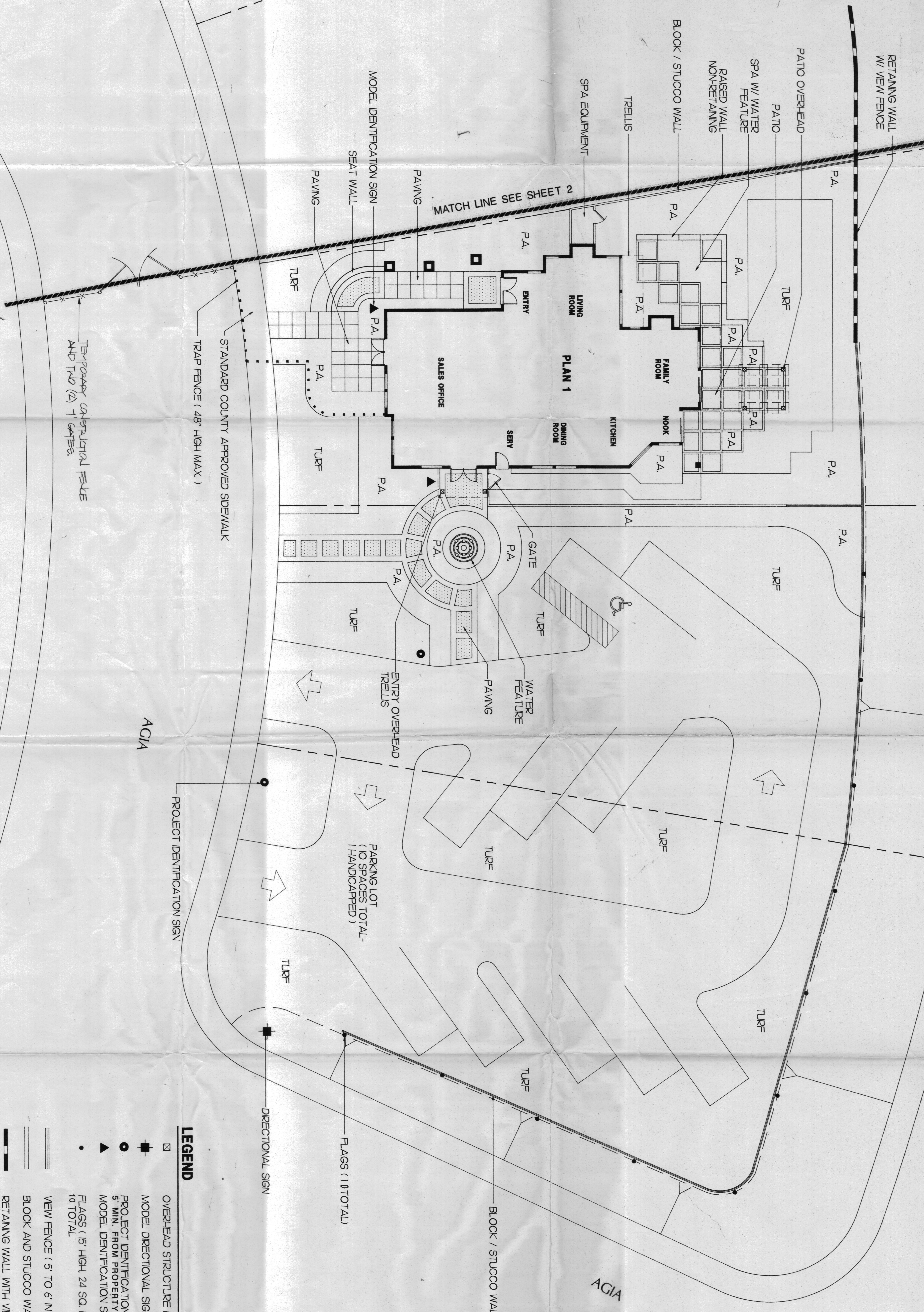
"B"-O" DRIVES &
PORTION OF "A" DRIVE
(PRIVATE DRIVE)

PORTION "A" DRIVE
(PRIVATE DRIVE)



DATE	REVISION	BY
4-10-89	"D" DRIVE ALIGNMENT	R.P.
4-17-89	REVISE LOTS G & H, CORRECT LETTERED LOTS.	
4-17-89	ADD LOT SUMMARY, PHASE "I" CHANGED	
9-9-89	PHASE "I" CHANGED	
10-4-89	PHASE "I" CHANGED, ADD LOT SUMMARY, CORRECT LETTERED LOTS.	

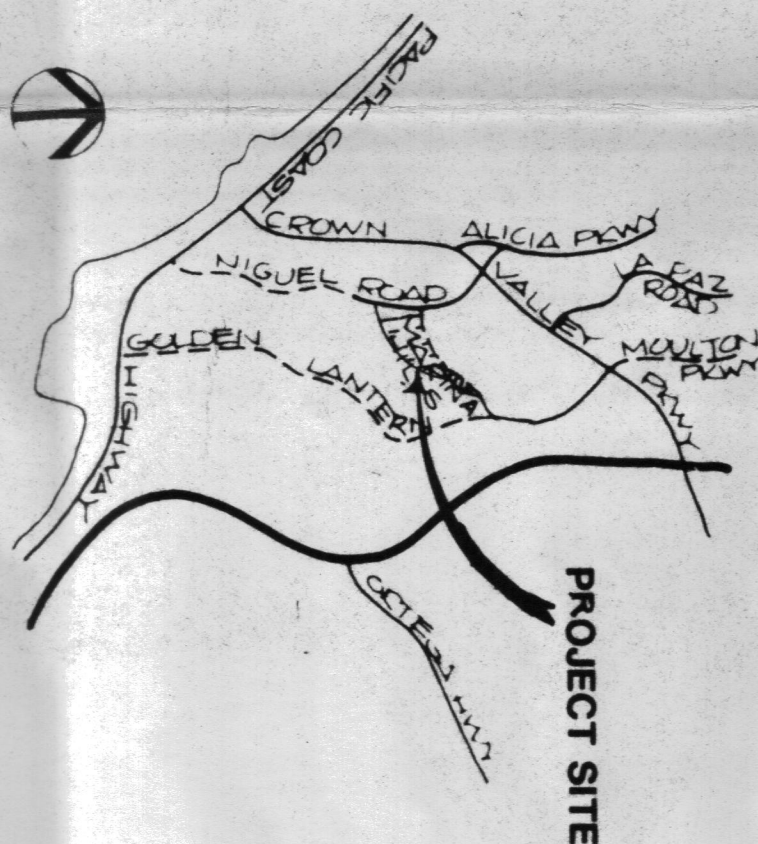
DESIGNED BY: Gary Nelson	
DRAFTED BY: Kenneth L. Hunsaker	
PROCESSED BY: Kathy Burchley	



LEGEND

- OVER-HEAD STRUCTURE POST LOCATION
- MODEL, DIRECTIONAL SIGN (24 SQ. FT. MAX.) 5' MIN. FROM PROPERTY LINE
- PROJECT IDENTIFICATION SIGN 24 SQ. FT. MAX
5' MIN. FROM PROPERTY LINE
- MODEL IDENTIFICATION SIGN (2' X 3' MAX.)
- FLAG (15" HIGH, 24 SQ. FT. IN SIZE MAX.)
10 TOTAL
- VIEW FENCE (5' TO 6' IN HEIGHT)
- BLOCK AND STUCCO WALL (5' TO 6' IN HEIGHT)
- RETAINING WALL WITH VIEW FENCE (5' TO 6' IN HEIGHT)
- TRAP FENCE (42" HIGH MAX)
-
- P.A.
- SP88-143 2A
- RECEIVED
JUN 30 1985
EMUDA
- Extra

VICINITY MAP



SP88-143 ZH

JUN 29 1988

REVISED

SCALE 1/8" = 1'-0"

AMARANTE AT MARINA HILLS
TRACT 12981
TAYLOR WOODROW HOMES

[illegible]

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THE
KEITH
COMPANIES

200 Baker Street, Costa Mesa, CA 92626 (714) 540-0800

- Planning
- Civil Engineering
- Architecture
- Landscape Architecture
- Land Surveying
- Construction Management

SITE DEVELOPMENT PERMIT PLAN

DRAWN BY	
CHECKED BY	
DATE	6/14/88
PROJ. NO.	
SHEET	

OF 2



LEGEND

- OVER-HEAD STRUCTURE POST LOCATION
- MODEL DIRECTIONAL SIGN (24 SQ. FT. MAX.) 5' MIN. FROM PROPERTY LINE
- PROJECT IDENTIFICATION SIGN 24 SQ. FT. MAX
- 5' MIN. FROM PROPERTY LINE
- MODEL IDENTIFICATION SIGN (2' X 3' MAX.)
- 10 FLAGS (15' HIGH, 24 SQ. FT. IN SIZE MAX.)
- VIEW FENCE (5' TO 6' N. HEIGHT)
- BLOCK AND STUCCO WALL (5' TO 6' N. HEIGHT)
- RETAINING WALL WITH VIEW FENCE (5' TO 6' IN HEIGHT)
- TRAP FENCE (42" HIGH MAX.)
- PLANTING AREA

VICINITY MAP

REUSED

JUN 90 1988

SCALE 1/8" = 1'-0"

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

AMARANTE AT MARINA HILLS

TRACT 12981

TAYLOR WOODROW HOMES

THE KEITH COMPANIES

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•Planning
•Civil
•Engineering
•Architecture
•Landscape
•Architecture
•Land Surveying
•Construction Management

SITE DEVELOPMENT PERMIT PLAN

DRAWN BY

CHECKED BY

DATE 6/14/88

PROJ. NO. 20021-002

SHEET

2

OF 2