

SHEET 1 OF 6 SHEETS

(ALL OF TENTATIVE TRACT NO. 14987)

ACREAGE: 9.428 ACRES

NUMBER OF LOTS: 94 LOTS & LOTS A-M

DATE OF SURVEY: DECEMBER, 1994

BLOCK: 5055

MODULE: 17

# TRACT NO. 14987

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

BEING A SUBDIVISION OF LOTS 1 TROUGH 16 INCLUSIVE AND LOTS A TROUGH H, INCLUSIVE, OF TRACT NO. 13930, IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 648, PAGES 25 TO 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
GREINER, INC. PAUL L. BAKER, L.S. NO. 5878

ACCEPTED AND FILED AT THE REQUEST OF

Chicago Title Ins. Co.

DATE March 1, 1995

TIME 9:43am FEE \$ 16.00

INSTRUMENT # 95-0081759

BOOK 720 PAGE 43mm

GARY L. GRANVILLE

COUNTY CLERK RECORDER

BY Sonia Munoz 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, KINGS ROAD AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE CITY OF LAGUNA NIGUEL: THE EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES, OVER LOT M AS SHOWN ON SAID MAP

WE ALSO HEREBY DEDICATE TO MOULTON NIGUEL WATER DISTRICT, THE EASEMENTS FOR WATER AND SEWER PIPELINES, PUBLIC UTILITY AND ACCESS PURPOSES, OVER LOTS M, L AND 58 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, INCLUSIVE, OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

POLYGON LA PAZ ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP, D.B.A. POLYGON LA PAZ ASSOCIATES, L.P.

BY: R. Lawrence Olin, GENERAL PARTNER  
BY: H. Daniel Lively, VICE PRESIDENT

GLENDAL FEDERAL BANK, FEDERAL SAVINGS BANK, A UNITED STATES CORPORATION, AS BENEFICIARY, BY DEED RECORDED MAY 31, 1994 AS INSTRUMENT NO. 94-0369953, OFFICIAL RECORD.

BY: William J. McMillan, SENIOR VICE PRESIDENT  
BY: Darrell J. Paulson, VICE PRESIDENT

## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON THIS 18th Day of January 1995  
BEFORE ME, Joanne Schultz, Notary Public  
PERSONALLY APPEARED R. LAWRENCE OLIN AND H. DANIEL LIVELY,  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Joanne Schultz  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

Joanne Schultz  
NAME  
MY COMMISSION EXPIRES: 5-5-95

## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

ON THIS 19th Day of January 1995  
BEFORE ME, Lori Jordache, Notary Public  
PERSONALLY APPEARED WILLIAM J. McMILLAN AND DARRELL J. PAULSON,  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Lori Jordache  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

Lori Jordache  
NAME  
MY COMMISSION EXPIRES: 4-24-98

## 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.

DATED THIS 15 DAY OF February 1995

COUNTY TREASURER-TAX COLLECTOR

DEPUTY TREASURER-TAX COLLECTOR

## NOTE:

THE PRIVATE STREETS CONSTRUCTED WITHIN THIS TRACT MAP SHALL BE OWNED OPERATED AND MAINTAINED BY THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS. THE CITY OF LAGUNA NIGUEL SHALL HAVE NO RESPONSIBILITY THEREFOR. ALL VEHICULAR ACCESS RIGHTS TO KINGS ROAD ARE RELEASED AND RELINQUISHED TO THE CITY OF LAGUNA NIGUEL EXCEPT AT APPROVED ACCESS LOCATIONS. LOTS A-M, INCLUSIVE, AS SHOWN HEREON ARE NOT SEPARATE BUILDING SITES AND ARE TO BE GRANTED IN FEE TO HOMEOWNER'S ASSOCIATION OF TRACT 14987. LOTS A-L ARE FOR OPEN SPACE, SLOPE AND LANDSCAPE MAINTENANCE PURPOSES. LOT M IS A PRIVATE STREET FOR VEHICULAR AND PEDESTRIAN ACCESS AND UTILITY PURPOSES.

ALL MANUFACTURED SLOPES IN EXCESS OF 5' SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. CITY OF LAGUNA NIGUEL SHALL MAINTAIN NO SLOPES WITHIN SUBDIVISION BOUNDARY.

## 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 DECEMBER, 1994, 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.



Paul L. Baker  
PAUL L. BAKER, L.S. NO. 5878  
REGISTRATION EXPIRES: 12-31-96

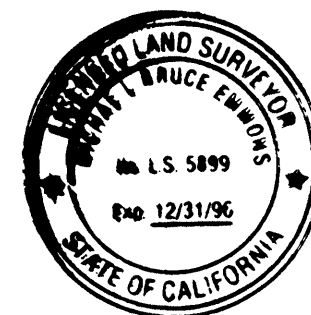
## COUNTY SURVEYORS STATEMENT:

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 MAP BOUNDARY.

DATED THIS 23rd DAY OF FEBRUARY, 1995.

Michael Blumens  
JOHN CANAS COUNTY SURVEYOR

BY: MICHAEL EMMONS, DEPUTY  
L.S. 5899 EXPIRES: 12-31-96

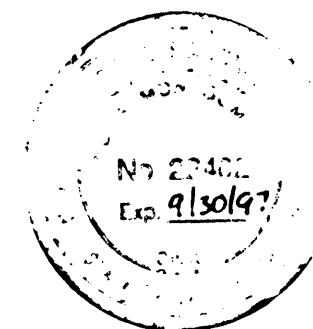


## CITY ENGINEER'S STATEMENT:

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 PROVISIONS OF THE SUBDIVISION MAP ACT AND THE CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 1st DAY OF Feb., 1995.

Ken Montgomery  
KEN MONTGOMERY, R.C.E. 22402  
CITY ENGINEER AND DIRECTOR OF PUBLIC WORKS, CITY OF LAGUNA NIGUEL  
REGISTRATION EXPIRES: 9-30-97



## 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 17th DAY OF February, 1995 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: KINGS ROAD.

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

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, ALL EASEMENTS WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF LAGUNA NIGUEL, SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE, PER THE MAP OF TRACT NO. 13930 RECORDED IN BOOK 648, PAGES 25 THROUGH 29 INCLUSIVE OF MISCELLANEOUS MAPS RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP

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

DATED THIS 13th DAY OF February, 1995.

JUANITA ZARILLA  
CITY CLERK OF LAGUNA NIGUEL

## SIGNATURE OMISSIONS

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

1. PACIFIC BELL, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DOCUMENT RECORDED FEBRUARY 5, 1990 AS INSTRUMENT NO. 90-063110, OFFICIAL RECORDS.
2. TIMES MIRROR CABLE TELEVISION OF ORANGE COUNTY, INC., A CORPORATION, HOLDER FOR CABLE TELEVISION FACILITIES BY DOCUMENT RECORDED APRIL 5, 1990 AS INSTRUMENT NO. 90-178703, OFFICIAL RECORDS.
3. SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES BY DOCUMENT RECORDED JUNE 7, 1990 AS INSTRUMENT NO. 90-303860, OFFICIAL RECORDS.
4. SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER FOR TRANSPORTATION OF GAS AND PETROLEUM PRODUCTS BY DOCUMENT RECORDED JUNE 15, 1990 AS INSTRUMENT NO. 90-318605, OFFICIAL RECORDS.

TRACT NO. 14987

SHEET 2 OF 6 SHEETS  
(ALL OF TENTATIVE TRACT NO. 14987)  
ACREAGE: 9.428 ACRES  
NUMBER OF LOTS: 94 LOTS AND LOTS A-M  
DATE OF SURVEY: DECEMBER, 1994

IN THE CITY OF LAGUNA NIGUEL, THE COUNTY OF ORANGE, STATE OF CALIFORNIA  
GREINER, INC.  
PAUL L. BAKER, L.S. NO. 5878

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 POLYCON LA PAZ ASSOCIATES, AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDED OF SAID MAP.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, ALL EASEMENTS WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE MOULTON NIGUEL WATER DISTRICT, PER THE MAP OF TRACT NO. 13930 RECORDED IN BOOK 648, PAGES 25 THROUGH 29 INCLUSIVE OF MISCELLANEOUS MAPS RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.

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

MONUMENT NOTES

1. ALL MONUMENTS TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
2. TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID TIES FURNISHED TO THE CITY ENGINEER'S OFFICE.
3. SET 6" SPIKE AND WASHER STAMPED "L.S. 5878" AT ALL CENTERLINE POINTS OF CONTROL UNLESS OTHERWISE NOTED.
4. SET 2" I.P. TAG STAMPED "L.S. 5878" OR SPIKE AND WASHER STAMPED "L.S. 5878" OR LEAD AND TAG "L.S. 5878" AT ALL TRACT CORNERS, UNLESS OTHERWISE NOTED.
5. SET 1" I.P. TAG STAMPED "L.S. 5878" OR SPIKE AND WASHER STAMPED "L.S. 5878" OR LEAD AND TAG "L.S. 5878" AT ALL LOT CORNERS EXCEPT AT LOT CORNERS THAT ABOUT A STREET THEY WILL BE MARKED ON A 7.75 FOOT OFFSET OUTSIDE THE TRUE LOT CORNER IN THE CURB OR SIDEWALK ON A PROLONGATION OF THE SIDE LOT LINES PRODUCED UNLESS OTHERWISE NOTED. (NO MONUMENTS WILL BE SET FOR B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S THAT ABOUT A STREET THAT ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED)
6. ☒ INDICATES FOUND SPIKE WITH TAG STAMPED "R.C.E. 12188" PER TRACT 13293, M.M. 602/35-36.
7. ☐ INDICATES FOUND 2" IRON PIPE WITH TAG STAMPED "R.C.E. 12188" PER TRACT 13293, M.M. 602/35-36.
8. ☐ INDICATES FOUND 2" IRON PIPE WITH TAG STAMPED "R.C.E. 12188" PER TRACT 12969 M.M. 608/1-15.
9. ☒ INDICATES FOUND LEAD AND TAG STAMPED "R.C.E. 12188" PER TRACT 13229, M.M. 602/24-34.
10. ☐ INDICATES FOUND SPIKE AND WASHER STAMPED "R.C.E. 12188" PER TRACT 13229, M.M. 602/24-34 AND RECORD OF SURVEY 91-1111, R.S.B. 135/122-127.
11. ☒ INDICATES FOUND SPIKE AND WASHER "R.C.E. 12188" PER TRACT 13930, M.M. 648/25-29.
12. ☒ INDICATES FOUND O.C.S. WELL MONUMENT WITH HEX BAR PER TRACT 13293, M.M. 602/35-36.
13. ☒ INDICATES FOUND SPIKE AND WASHER, STAMPED "R.C.E. 12188" PER TRACT 12969, M.M. 603/1-15.
14. ☐ INDICATES FOUND "C" NAIL AND TAG, STAMPED "R.C.E. 12188" PER RECORD OF SURVEY 91-1111, R.S.B. 135/122-127.
15. ☐ INDICATES FOUND 2" IRON PIPE AND TAG, STAMPED "R.C.E. 12188" PER PER TRACT 13229.
16. ☒ INDICATES FOUND MONUMENT AS NOTED.

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

ON THIS 14th day of Feb, 1995  
BEFORE ME, Carlo H. Habash, Personally Known to Me  
PERSONALLY APPEARED Carlo H. Habash, Personally Known to Me  
(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Carlo H. Habash MY PRINCIPAL PLACE OF BUSINESS IS  
NOTARY PUBLIC IN AND FOR SAID STATE IN ORANGE COUNTY.

NAME Leslie C. Gray-Perry MY COMMISSION EXPIRES: Dec 23, 1998

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7577 AND STATION GPS NO. 7618 BEING N 60°50'13" E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD. (1991.35 EPOCH OCS GPS ADJUSTMENT).  
ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.9999510505.

GPS # 7577

FOUND PUNCHED SPIKE AND ALUMINUM ORANGE COUNTY SURVEYOR WASHER FLUSH IN A.C. LOCATED AT THE CENTERLINE BEGINNING OF CURVE OF ANA MARIA LANE, 0.1+/- MILE SOUTH OF IVY GLENN DRIVE IN THE CITY OF LAGUNA NIGUEL. PER TRACT 9789 M.M. 410/15-20.

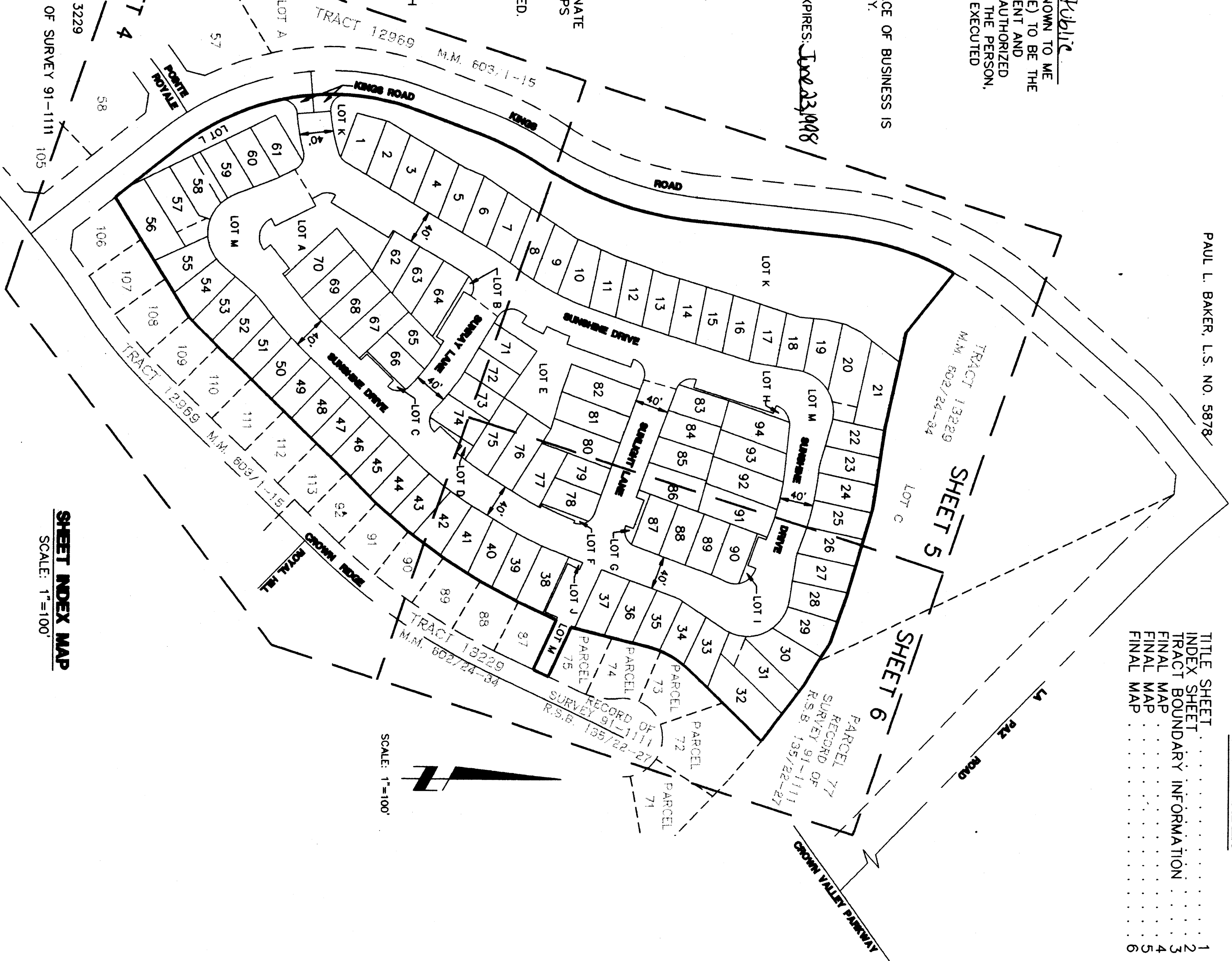
GPS # 7618

FOUND PUNCHED 2" BRASS DISK, STAMPED "R.C.E. 12188" DOWN 1.45' ON O.C.S. WELL MONUMENT. STATION IS LOCATED AT APPARENT CENTERLINE BEGINNING OF CURVE OF KINGS ROAD, 250' +/- NORTHEAST OF LA PAZ ROAD IN THE CITY LAGUNA NIGUEL. PER TRACT 9674 M.M. 474/23-28.

- ( ) INDICATES RECORD DATA FROM TRACT 13293
- (( )) INDICATES RECORD AND MEASURED DATA FROM TRACT 13293
- [ ] INDICATES RECORD DATA FROM TRACT 12969
- [ [ ] ] INDICATES RECORD AND MEASURED DATA FROM TRACT 12969
- < > INDICATES RECORD AND MEASURED DATA FROM TRACT 13229
- << >> INDICATES RECORD AND MEASURED DATA FROM RECORD OF SURVEY 91-1111
- M INDICATES MEASURED DISTANCE

**SHEET INDEX**

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**SHEET INDEX MAP**  
SCALE: 1"=100'



SHEET 3 OF 6 SHEETS

(ALL OF TENTATIVE TRACT NO. 14987)

ACREAGE: 9.428 ACRES

NUMBER OF LOTS: 94 LOTS AND LOTS A-M

DATE OF SURVEY: DECEMBER, 1994

# TRACT NO. 14987

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

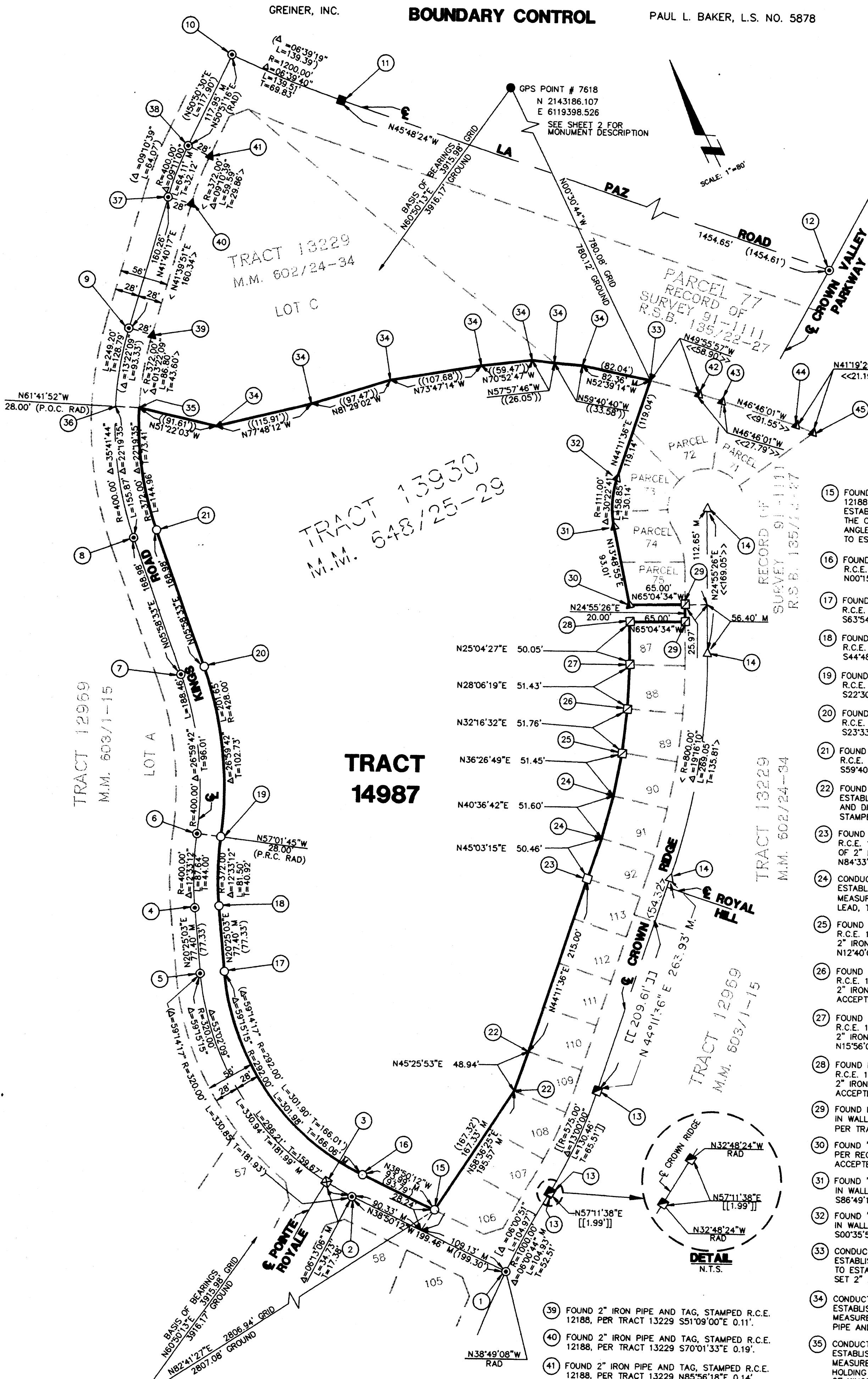
GREINER, INC.

BOUNDARY CONTROL

PAUL L. BAKER, L.S. NO. 5878

## MONUMENT NOTES (CONT.)

- ① FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, M.M. 602/35-36 ACCEPTED AS CENTERLINE INTERSECTION.
- ② FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, S09°12'05"E 0.13'
- ③ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13930, S57°22'53"W 0.05'
- ④ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, POSITION HELD FOR LINE AND DISTANCE.
- ⑤ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, HELD POSITION FOR LINE AND E.C.
- ⑥ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, HELD RECORD CURVE DATA TO ESTABLISH P.R.C. S07°13'35"E 0.09'
- ⑦ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, HELD RECORD CURVE DATA, ANGLE AND DISTANCE FOR POSITION. S07°50'48"W 0.08'
- ⑧ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, S19°58'47"W 0.10'
- ⑨ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, S37°47'57"W 0.10'
- ⑩ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293, HELD FOR RADIAL LINE ONLY.
- ⑪ FOUND O.C.S. WELL MONUMENT WITH HEX BAR PER TRACT 13293.
- ⑫ FOUND GEAR SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13293.
- ⑬ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 12969.
- ⑭ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188 PER TRACT 13229.
- ⑮ FOUND 2" IRON PIPE AND TAG STAMPED R.C.E. 12188 PER TRACT 13293, N38°47'54"E 0.13', ESTABLISHED BY HOLDING 28' HALF-WIDTH FROM THE CENTERLINE OF KINGS ROAD AND RECORD ANGLE MEASUREMENT ALONG THE TRACT BOUNDARY TO ESTABLISH THE TRACT CORNER.
- ⑯ FOUND 2" IRON PIPE AND TAG STAMPED R.C.E. 12188 PER TRACT 13293, N00°15'05"E 0.15'.
- ⑰ FOUND 2" IRON PIPE AND TAG STAMPED R.C.E. 12188 PER TRACT 13293, S63°54'53"W 0.10'.
- ⑱ FOUND 2" IRON PIPE AND TAG STAMPED R.C.E. 12188 PER TRACT 13293, S44°48'17"W 0.13'.
- ⑲ FOUND 2" IRON PIPE AND TAG STAMPED R.C.E. 12188 PER TRACT 13293, S22°30'00"W 0.12'.
- ⑳ FOUND 2" IRON PIPE AND TAG STAMPED R.C.E. 12188 PER TRACT 13293, S23°33'48"E 0.11'.
- ㉑ FOUND 2" IRON PIPE AND TAG STAMPED R.C.E. 12188 PER TRACT 13293, S59°40'10"E 0.08'.
- ㉒ FOUND NOTHING. ESTABLISHED POSITION BY RECORD ANGLE AND DISTANCE SET 2" IRON PIPE AND TAG STAMPED L.S. 5878.
- ㉓ FOUND LEAD, TACK AND TAG STAMPED R.C.E. 12188 IN WALL FOOTING IN LIEU OF 2" IRON PIPE AND TAG PER TRACT 12969, N84°33'41"W 0.10'.
- ㉔ CONDUCTED DILIGENT SEARCH, FOUND NOTHING. ESTABLISHED POSITION BY RECORD ANGLE MEASUREMENT, SET 2" IRON PIPE AND TAG OR LEAD, TACK AND TAG STAMPED L.S. 5878.
- ㉕ FOUND LEAD, TACK AND TAG STAMPED R.C.E. 12188 IN WALL FOOTING IN LIEU OF 2" IRON PIPE AND TAG PER TRACT 13229, N12°40'00"E 0.09'.
- ㉖ FOUND LEAD, TACK AND TAG STAMPED R.C.E. 12188 IN WALL FOOTING IN LIEU OF 2" IRON PIPE AND TAG PER TRACT 13229, ACCEPTED AS TRACT CORNER.
- ㉗ FOUND LEAD, TACK AND TAG STAMPED R.C.E. 12188 IN WALL FOOTING IN LIEU OF 2" IRON PIPE AND TAG PER TRACT 13229, N15°56'06"W 0.06'.
- ㉘ FOUND LEAD, TACK AND TAG STAMPED R.C.E. 12188 IN WALL FOOTING IN LIEU OF 2" IRON PIPE AND TAG PER TRACT 13229, ACCEPTED AS TRACT CORNER.
- ㉙ FOUND LEAD, TACK AND TAG STAMPED R.C.E. 12188 IN WALL FOOTING IN LIEU OF 2" IRON PIPE AND TAG PER TRACT 13229, ACCEPTED AS TRACT CORNER.
- ㉚ FOUND "C" NAIL AND TAG STAMPED R.C.E. 12188, PER RECORD OF SURVEY, 91-1111 R.S. 135/22-27 ACCEPTED AS TRACT CORNER.
- ㉛ FOUND "C" NAIL AND TAG STAMPED R.C.E. 12188 IN WALL FOOTING PER RECORD OF SURVEY, 91-1111 S86°49'12"E 0.08'.
- ㉜ FOUND "C" NAIL AND TAG STAMPED R.C.E. 12188 IN WALL FOOTING PER RECORD OF SURVEY, 91-1111 S00°35'56"E 0.09'.
- ㉝ CONDUCTED DILIGENT SEARCH AND FOUND NOTHING. ESTABLISHED BY RECORD ANGLE MEASUREMENT TO ESTABLISH THE TRACT CORNER. SET 2" IRON PIPE AND TAG STAMPED L.S. 5878.
- ㉞ CONDUCTED DILIGENT SEARCH AND FOUND NOTHING. ESTABLISHED BY RECORD ANGLE AND DISTANCE MEASUREMENT PER TRACT 13293, SET 2" IRON PIPE AND TAG STAMPED L.S. 5878 FLUSH.
- ㉟ CONDUCTED DILIGENT SEARCH AND FOUND NOTHING. ESTABLISHED POSITION BY RECORD ANGLE MEASUREMENT ALONG THE RADIAL LINE AND HOLDING 28' HALF-WIDTH FROM THE CENTERLINE OF KINGS ROAD.
- ㊱ CONDUCTED DILIGENT SEARCH AND FOUND NOTHING. ESTABLISHED POSITION BY MEASURING THE ANGLE AND DISTANCE USING THE RECORD CURVE DATA ALONG CENTERLINE OF KINGS ROAD, SET NOTHING.
- ㊲ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188, PER TRACT 13293, N79°34'51"E 0.11'.
- ㊳ FOUND SPIKE AND WASHER STAMPED R.C.E. 12188, PER TRACT 13293, S76°38'39"E 0.22'.



SHEET 4 OF 6 SHEETS

(ALL OF TENTATIVE TRACT NO. 14987)

ACREAGE: 9.428 ACRES

NUMBER OF LOTS: 94 LOTS AND LOTS A-M

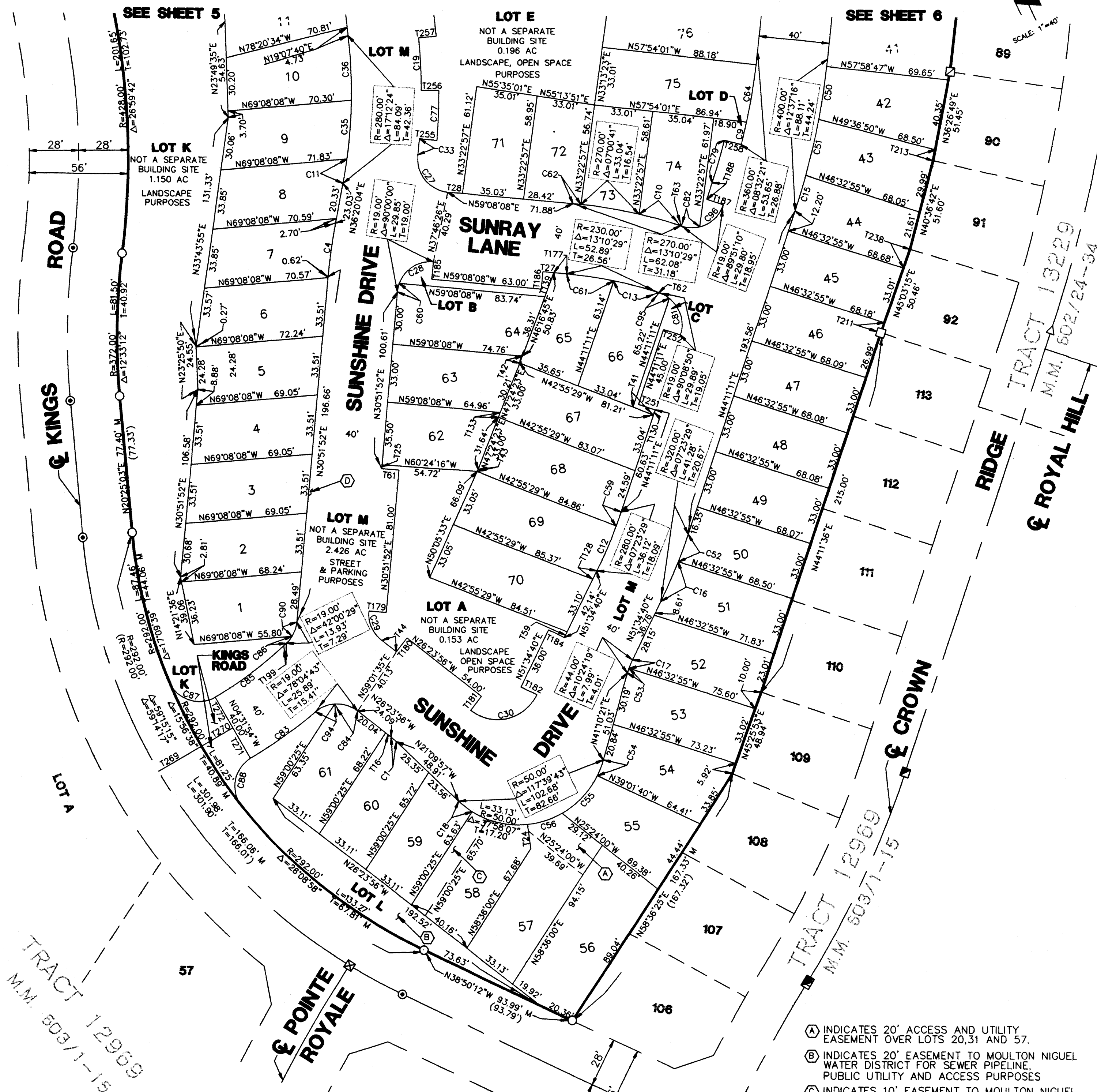
DATE OF SURVEY: DECEMBER, 1994

# TRACT NO. 14987

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

GREINER, INC.

PAUL L. BAKER, L.S. NO. 5878



- (A) INDICATES 20' ACCESS AND UTILITY EASEMENT OVER LOTS 20, 31 AND 57.
- (B) INDICATES 20' EASEMENT TO MOULTON NIGUEL WATER DISTRICT FOR SEWER PIPELINE, PUBLIC UTILITY AND ACCESS PURPOSES
- (C) INDICATES 10' EASEMENT TO MOULTON NIGUEL WATER DISTRICT FOR SEWER PIPELINE, PUBLIC UTILITY AND ACCESS PURPOSES
- (D) INDICATES EASEMENT TO MOULTON NIGUEL WATER DISTRICT FOR WATER AND SEWER PIPELINES, PUBLIC UTILITY AND ACCESS PURPOSES

| CURVE | RADIUS | LENGTH | TANGENT | DELTA      |
|-------|--------|--------|---------|------------|
| C1    | 44.00  | 4.02   | 2.01    | 05°14'00"  |
| C2    | 320.00 | 30.55  | 15.29   | 05°28'12"  |
| C3    | 270.00 | 12.24  | 6.12    | 05°09'04"  |
| C4    | 280.00 | 11.82  | 5.91    | 02°49'43"  |
| C5    | 280.00 | 27.68  | 13.85   | 05°39'50"  |
| C6    | 230.00 | 26.21  | 13.12   | 06°31'47"  |
| C7    | 400.00 | 20.81  | 10.41   | 02°58'49"  |
| C8    | 320.00 | 24.61  | 12.31   | 04°24'28"  |
| C9    | 330.00 | 31.14  | 15.58   | 06°43'03"  |
| C10   | 50.00  | 9.15   | 4.58    | 04°03'03"  |
| C11   | 320.00 | 29.85  | 14.94   | 05°20'40"  |
| C12   | 19.00  | 30.26  | 19.42   | 91°14'40"  |
| C13   | 19.00  | 24.79  | 14.51   | 74°44'33"  |
| C14   | 19.00  | 18.99  | 10.37   | 57°15'48"  |
| C15   | 25.00  | 44.52  | 30.89   | 102°01'24" |
| C16   | 320.00 | 31.17  | 15.58   | 01°36'33"  |
| C17   | 280.00 | 36.81  | 18.41   | 04°04'58"  |
| C18   | 400.00 | 30.29  | 15.15   | 04°20'21"  |
| C19   | 400.00 | 32.67  | 16.35   | 04°40'49"  |
| C20   | 320.00 | 16.67  | 8.34    | 02°59'03"  |
| C21   | 44.00  | 2.83   | 1.42    | 03°41'17"  |
| C22   | 330.00 | 28.37  | 14.70   | 10°44'31"  |
| C23   | 50.00  | 20.82  | 10.56   | 23°51'34"  |
| C24   | 280.00 | 8.44   | 4.22    | 01°43'39"  |
| C25   | 19.00  | 5.06   | 2.54    | 15°15'27"  |
| C26   | 230.00 | 26.68  | 13.35   | 06°38'42"  |
| C27   | 270.00 | 4.61   | 2.31    | 00°58'45"  |
| C28   | 360.00 | 33.07  | 16.54   | 05°15'45"  |
| C29   | 330.00 | 28.58  | 14.20   | 04°52'55"  |
| C30   | 350.00 | 24.94  | 12.47   | 04°04'56"  |
| C31   | 19.00  | 23.21  | 13.30   | 69°59'41"  |
| C32   | 19.00  | 10.53  | 5.40    | 31°45'31"  |
| C33   | 270.00 | 45.19  | 22.65   | 09°35'21"  |
| C34   | 19.00  | 13.88  | 7.27    | 41°52'05"  |
| C35   | 230.00 | 48.88  | 24.53   | 12°10'38"  |
| C36   | 19.00  | 5.27   | 2.64    | 01°04'00"  |
| C37   | 18.00  | 30.85  | 20.78   | 98°44'25"  |
| C38   | 18.00  | 30.72  | 20.63   | 97°47'45"  |
| C39   | 19.00  | 8.71   | 4.43    | 26°15'38"  |
| C40   | 19.00  | 12.01  | 6.21    | 36°12'38"  |
| C41   | 19.00  | 6.68   | 3.38    | 20°09'08"  |
| C42   | 19.00  | 19.26  | 10.55   | 58°05'39"  |

| LETTERED LOT AREA AND USE |          |           |                              |
|---------------------------|----------|-----------|------------------------------|
| LOT B                     | 0.012 AC | LANDSCAPE | NOT A SEPARATE BUILDING SITE |
| LOT C                     | 0.007 AC | LANDSCAPE |                              |
| LOT D                     | 0.012 AC | LANDSCAPE |                              |
| LOT L                     | 0.098 AC | LANDSCAPE |                              |

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES AND SHEET INDEX.

SEE SHEET 3 FOR ADDITIONAL MONUMENT NOTES.

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| T16  | N26°21'55"W | 4.05     |
| T17  | N18°14'11"E | 13.88    |
| T18  | N30°51'52"E | 2.11     |
| T19  | N59°08'08"W | 6.27     |
| T20  | N59°08'08"W | 8.43     |
| T21  | N42°55'29"W | 17.52    |
| T22  | N47°24'23"E | 4.21     |
| T23  | N50°05'33"E | 1.38     |
| T24  | N26°21'55"W | 10.71    |
| T25  | N51°34'40"E | 3.67     |
| T26  | N59°08'08"W | 10.00    |
| T27  | N45°37'39"W | 0.30     |
| T28  | N45°37'39"W | 0.50     |
| T29  | N51°34'40"E | 5.36     |
| T30  | N44°11'11"E | 3.00     |
| T31  | N47°24'23"E | 2.09     |
| T32  | N46°16'45"E | 14.52    |
| T33  | N59°08'08"W | 7.46     |
| T34  | N59°08'08"W | 10.00    |
| T35  | N63°36'04"E | 10.00    |
| T36  | N38°45'20"W | 10.00    |
| T37  | N38°45'20"W | 10.00    |
| T38  | N30°51'52"E | 10.00    |
| T39  | N45°48'49"W | 10.00    |
| T40  | N44°11'11"E | 9.92     |
| T41  | N72°52'21"E | 1.89     |
| T42  | N45°03'15"E | 6.03     |
| T43  | N46°32'55"W | 6.42     |
| T44  | N45°48'49"W | 10.00    |
| T45  | N45°48'49"W | 10.00    |
| T46  | N59°08'08"W | 10.00    |
| T47  | N64°27'37"W | 10.00    |
| T48  | N69°48'16"W | 10.00    |
| T49  | N46°32'55"W | 10.00    |
| T50  | N85°17'04"E | 20.68    |
| T51  | N04°31'54"W | 20.00    |
| T52  | N04°31'54"W | 20.00    |



SHEET 5 OF 6 SHEETS

# TRACT NO. 14987

(ALL OF TENTATIVE TRACT NO. 14987)

ACREAGE: 9.428 ACRES

NUMBER OF LOTS: 94 LOTS AND LOTS A-M

DATE OF SURVEY: DECEMBER, 1994

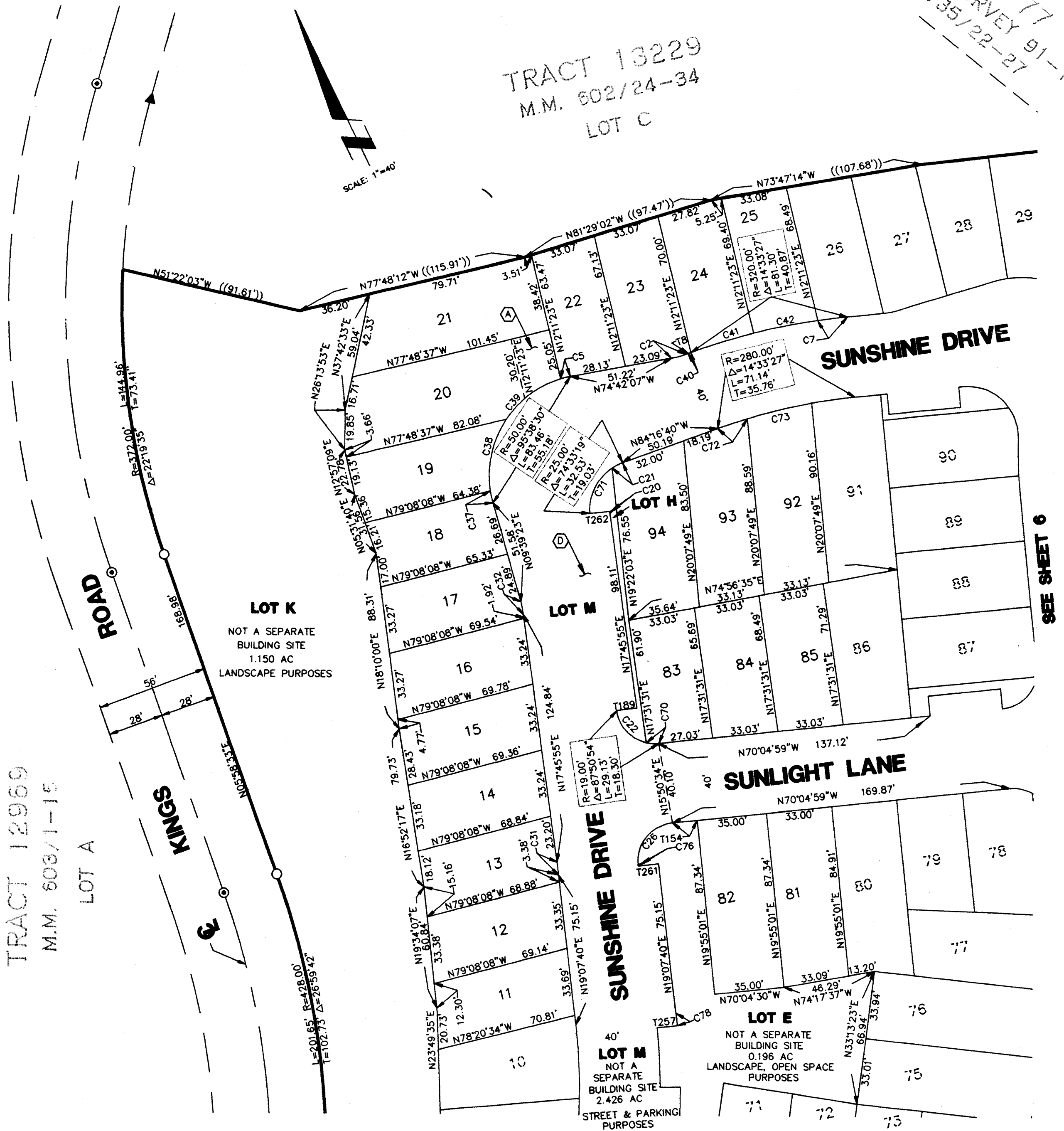
IN THE CITY OF LAGUNA NIGUEL  
THE COUNTY OF ORANGE, STATE OF CALIFORNIA

GREINER, INC.

PAUL L. BAKER, L.S. NO. 5878

PARCEL 77  
RECORD OF SURVEY 91-1111  
R.S.B. 135/22-27

TRACT 13229  
M.M. 602/24-34  
LOT C



| CURVE | RADIUS  | LENGTH | TANGENT | DELTA     |
|-------|---------|--------|---------|-----------|
| C2    | 44.00'  | 7.35'  | 3.69'   | 09°34'33" |
| C5    | 50.00'  | 4.92'  | 2.46'   | 05°38'07" |
| C7    | 320.00' | 15.05' | 7.53'   | 02°41'42" |
| C20   | 15.00'  | 0.89'  | 0.45'   | 03°24'06" |
| C21   | 25.00'  | 5.94'  | 2.99'   | 13°37'25" |
| C22   | 19.00'  | 22.99' | 13.14'  | 69°19'19" |
| C26   | 19.00'  | 30.14' | 19.30'  | 90°53'54" |
| C31   | 281.00' | 6.68'  | 3.34'   | 01°21'45" |
| C32   | 44.00'  | 6.23'  | 3.12'   | 08°06'32" |
| C37   | 50.00'  | 6.33'  | 3.17'   | 07°14'56" |
| C38   | 50.00'  | 37.53' | 19.70'  | 43°00'38" |
| C39   | 50.00'  | 34.69' | 18.07'  | 39°44'49" |
| C40   | 320.00' | 0.13'  | 0.07'   | 00°01'25" |
| C41   | 320.00' | 33.08' | 16.55'  | 05°55'20" |
| C42   | 320.00' | 33.04' | 16.54'  | 05°55'00" |
| C70   | 19.00'  | 6.14'  | 3.10'   | 18°31'35" |
| C71   | 25.00'  | 26.59' | 14.71'  | 60°55'54" |
| C72   | 280.00' | 15.78' | 7.89'   | 03°13'42" |
| C73   | 280.00' | 33.33' | 16.68'  | 06°49'10" |
| C76   | 321.00' | 0.61'  | 0.31'   | 00°06'33" |
| C78   | 330.00' | 6.15'  | 3.08'   | 01°04'04" |

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| T8   | N84°16'40"W | 2.48'    |
| T154 | N70°04'59"W | 12.37'   |
| T189 | N72°14'05"W | 10.00'   |
| T257 | N69°48'16"W | 10.00'   |
| T261 | N70°52'20"W | 10.00'   |
| T262 | N68°49'59"W | 10.00'   |

LETTERED LOT AREA AND USE

| LOT   | AREA     | USE                          |
|-------|----------|------------------------------|
| LOT H | 0.014 AC | LANDSCAPE                    |
| LOT E | 0.196 AC | NOT A SEPARATE BUILDING SITE |

- (A) INDICATES 20' ACCESS AND UTILITY EASEMENT OVER LOTS 20, 31 AND 57.
- (D) INDICATES EASEMENT TO MOULTON NIGUEL WATER DISTRICT FOR WATER AND SEWER PIPELINES, PUBLIC UTILITY AND ACCESS PURPOSES

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES AND SHEET INDEX.

SEE SHEET 3 FOR ADDITIONAL MONUMENT NOTES.

SHEET 6 OF 6 SHEETS

TRACT NO. 14987

(ALL OF TENTATIVE TRACT NO. 14987)

ACREAGE: 9.428 ACRES

NUMBER OF LOTS: 94 LOTS AND LOTS A-M

DATE OF SURVEY: DECEMBER, 1994

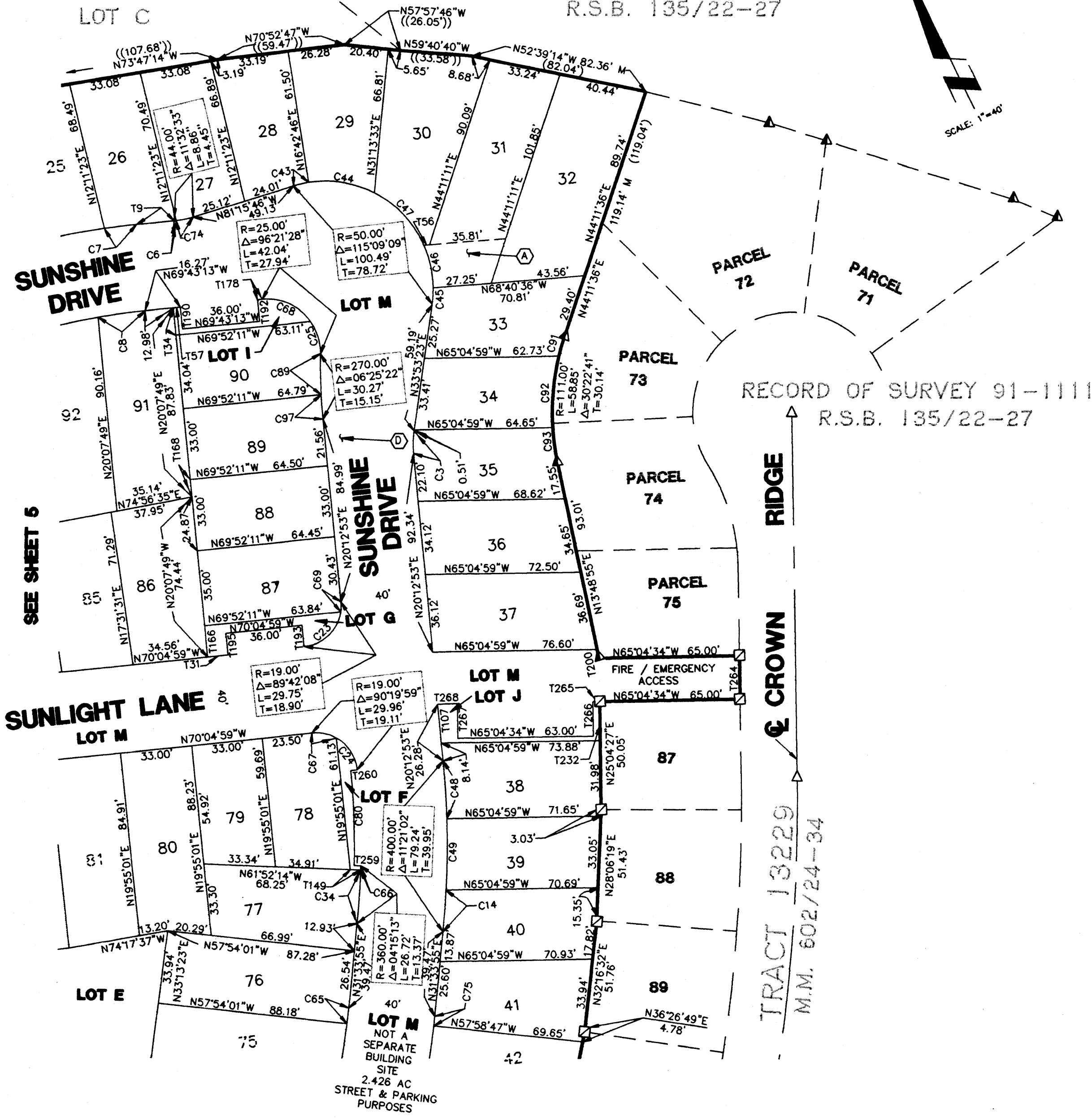
IN THE CITY OF LAGUNA NIGUEL  
THE COUNTY OF ORANGE, STATE OF CALIFORNIA

GREINER, INC.

PAUL L. BAKER, L.S. NO. 5878

TRACT 13229  
M.M. 602/24-34

PARCEL 77  
RECORD OF SURVEY 91-1111  
R.S.B. 135/22-27



| CURVE | RADIUS  | LENGTH | TANGENT | DELTA     |
|-------|---------|--------|---------|-----------|
| C3    | 44.00'  | 10.50' | 5.28'   | 13°40'31" |
| C6    | 44.00'  | 0.92'  | 0.46'   | 01°12'08" |
| C7    | 320.00' | 15.05' | 7.53'   | 02°41'42" |
| C8    | 280.00' | 22.04' | 11.02'  | 04°30'35" |
| C14   | 400.00' | 19.30' | 9.65'   | 02°45'53" |
| C23   | 19.00'  | 25.13' | 14.78'  | 75°46'29" |
| C24   | 19.00'  | 18.16' | 9.84'   | 54°46'02" |
| C25   | 25.00'  | 15.86' | 8.21'   | 36°21'28" |
| C34   | 360.00' | 24.71' | 12.36'  | 03°55'58" |
| C43   | 50.00'  | 7.32'  | 3.67'   | 08°23'10" |
| C44   | 50.00'  | 31.26' | 16.16'  | 35°49'07" |
| C45   | 50.00'  | 7.63'  | 3.82'   | 08°44'53" |
| C46   | 50.00'  | 20.33' | 10.31'  | 23°17'38" |
| C47   | 50.00'  | 33.95' | 17.66'  | 38°54'21" |
| C48   | 400.00' | 26.92' | 13.46'  | 03°51'21" |
| C49   | 400.00' | 33.02' | 16.52'  | 04°43'48" |
| C65   | 360.00' | 7.39'  | 3.69'   | 01°10'32" |
| C66   | 360.00' | 2.02'  | 1.01'   | 00°19'15" |
| C67   | 19.00'  | 11.79' | 6.09'   | 35°33'57" |
| C68   | 25.00'  | 26.18' | 14.43'  | 60°00'00" |
| C69   | 19.00'  | 4.62'  | 2.32'   | 13°55'40" |
| C74   | 44.00'  | 7.94'  | 3.98'   | 10°20'24" |
| C75   | 400.00' | 4.34'  | 2.17'   | 00°37'18" |
| C80   | 357.00' | 44.00' | 22.03'  | 07°03'42" |
| C89   | 270.00' | 18.82' | 9.42'   | 03°59'40" |
| C91   | 111.00' | 9.65'  | 4.83'   | 04°59'01" |
| C92   | 111.00' | 33.29' | 16.77'  | 17°10'58" |
| C93   | 111.00' | 15.91' | 7.97'   | 08°12'42" |
| C97   | 270.00' | 11.44' | 5.72'   | 02°25'42" |

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| T9   | N69°43'13"W | 17.31'   |
| T31  | N70°04'59"W | 9.48'    |
| T34  | N20°07'49"E | 12.66'   |
| T56  | N68°40'36"W | 2.62'    |
| T57  | N69°43'13"W | 3.28'    |
| T107 | N20°12'53"E | 18.14'   |
| T149 | N61°52'14"W | 4.74'    |
| T166 | N20°07'49"E | 14.57'   |
| T168 | N20°07'49"E | 8.13'    |
| T178 | N69°43'13"W | 2.21'    |
| T190 | N20°16'47"E | 10.00'   |
| T192 | N20°16'47"E | 10.00'   |
| T193 | N19°55'01"E | 10.00'   |
| T195 | N19°55'01"E | 10.00'   |
| T200 | N13°48'55"E | 4.12'    |
| T232 | N25°04'27"E | 18.07'   |
| T259 | N62°41'18"W | 3.00'    |
| T260 | N69°45'00"W | 3.00'    |
| T264 | N24°55'26"E | 20.00'   |
| T265 | N65°04'34"W | 3.21'    |
| T266 | N24°55'26"E | 16.00'   |
| T267 | N24°55'26"E | 16.00'   |
| T268 | N65°04'34"W | 9.21'    |

| LETTERED LOT AREA AND USE |          |           |                              |
|---------------------------|----------|-----------|------------------------------|
| LOT F                     | 0.006 AC | LANDSCAPE | NOT A SEPARATE BUILDING SITE |
| LOT G                     | 0.011 AC | LANDSCAPE |                              |
| LOT I                     | 0.008 AC | LANDSCAPE |                              |
| LOT J                     | 0.008 AC | LANDSCAPE |                              |

- (A) INDICATES 20' ACCESS AND UTILITY EASEMENT OVER LOTS 20, 31 AND 57.
- (D) INDICATES EASEMENT TO MOULTON NIGUEL WATER DISTRICT FOR WATER AND SEWER PIPELINES, PUBLIC UTILITY AND ACCESS PURPOSES

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES AND SHEET INDEX.  
SEE SHEET 3 FOR ADDITIONAL MONUMENT NOTES.















Precise Grading Plan for Tract 14987, Lots 5-94, City of Laguna Niguel, Orange County, California

GENERAL NOTES

- 1. All work shall be in accordance with the Grading Code requirements when an excess of 5,000 cubic yards of earth is transported to or from a permitted site on public roadways.
- 2. Grading shall not be started without first notifying the City Grading Inspector. A grading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Geologist, City Grading Inspector and when required, the Archaeologist and Paleontologist. The required inspections for grading will be explained at this meeting.
- 3. An approved copy of the Grading Plan shall be on the permitted site while work is in progress.
- 4. Cut and fill slopes shall be no steeper than 2-foot horizontal to 1-foot vertical (2:1) except where specifically approved otherwise.
- 5. Fills shall be compacted throughout to a minimum of 90% relative density. Aggregate base for asphaltic areas shall be compacted to a minimum of 95% relative density. Maximum density shall be determined by Uniform Building Code Standard No. 70-1 or approved equivalent, and field density by Uniform Building Code Standard No. 70-2 or approved equivalent.
- 6. Areas to receive fill shall be properly prepared and approved in writing by the Soil Engineer and the Building Official prior to placing fill.
- 7. Fills shall be benched into competent material per EMA Standard Plan No. 1322.
- 8. All existing fills shall be approved by the Building Official or removed prior to placing additional fills.
- 9. Any existing irrigation lines and cisterns shall be removed, or crushed in place, and approved by the Building Official and Soil Engineer.
- 10. Stockpiling of excess material shall be approved by the Building Official prior to excavation.
- 11. The Design Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness sheet, set at the center of each pad reflecting the pad elevation for precise permits.

- 12. All trench backfills shall be tested and approved by the Soil Engineer per the Grading Code.
- 13. The Engineering Geologist and Soil Engineer shall, after clearing and prior to the construction of the subdrain, determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended treatment to the Building Official for approval.
- 14. Subdrain outlets shall be completed at the beginning of the subdrain construction.
- 15. The exact location of the subdrains shall be surveyed in the field for line/grade and reflected on as-graded plans.
- 16. All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended treatment to the Building Official for approval.

- 17. Where support or buttressing of cut and natural slopes is determined to be necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and certify the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.
- 18. When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.
- 19. The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- 20. The compaction report and approval from the Soil Engineer shall indicate the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the Field Technician.

- 21. The Soil Engineer and Engineering Geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications and the code within their purview.
- 22. The Civil Engineer shall be available during grading to verify compliance with the plans, specifications, code and any special conditions of the permit within their purview.
- 23. The permittee is responsible for dust control measures.

- 24. Sanitary facilities shall be maintained on the site.
- 25. The location and protection of all utilities is the responsibility of the permittee.
- 26. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.
- 27. Any existing water wells shall be abandoned in compliance with the specifications approved by Orange County, Human Services Agency, Division of Environmental Health.
- 28. Any existing oil wells shall be abandoned in compliance with the Orange County Oil Code to the approval of EMA/Regulation, Special Services Section.
- 29. Any existing cesspools and septic tanks shall be abandoned in compliance with the Uniform Plumbing Code to the approval of EMA/Regulation, Special Services Section and/or the City of Laguna Niguel.
- 30. Prior to final approval, the Civil Engineer shall certify to the Building Official the amount of earth moved during the grading operation.

BENCH MARK: 3U 46 82 ADJ. ELEV. 1976 280.227

THE NORTH PART OF THE JUNCTION OF LA PAZ ROAD WITH CROWN VILLY PARKWAY, 5.5 FT. NORTHERLY OF TRAFFIC LIGHT POLE, 1 FT. N. OF THE NORTHEAST CORNER OF THE NORTHERLY CURB RETURN, ONE WEST CORNER OF AN 8 FT X 4 FT CONCRETE CATCH BASIN.

BASIS OF BEARING:

BASE OF BEARING OBTAINED FROM G.P.S. OBSERVATIONS TO THE NORTH PART OF THE JUNCTION OF LA PAZ ROAD WITH CROWN VILLY PARKWAY, 5.5 FT. NORTHERLY OF TRAFFIC LIGHT POLE, 1 FT. N. OF THE NORTHEAST CORNER OF THE NORTHERLY CURB RETURN, ONE WEST CORNER OF AN 8 FT X 4 FT CONCRETE CATCH BASIN.

APPLICANT/DEVELOPER:

POLYGON LA PAZ ASSOCIATES  
A WASHINGTON LIMITED PARTNERSHIP  
15751 ROCKFIELD BOULEVARD, SUITE 120  
IRVINE, CALIFORNIA 92718  
(714) 452-0800

SOILS ENGINEER/GEOLOGIST:  
GEOSOLS, INC.  
1446 EAST CHESTNUT AVENUE  
SANTA ANA, CALIFORNIA 92701  
(714) 647-0277

ARCHITECT:  
DAWSON HANNOUCHE PATE  
2070 BUSINESS CENTER DRIVE, SUITE 220  
IRVINE, CALIFORNIA 92715  
(714) 852-9007

- 31. The permittee shall comply with the Grading Code requirements when an excess of 5,000 cubic yards of earth is transported to or from a permitted site on public roadways.

- 32. Asphalt concrete shall be constructed per the requirements of EMA Standard Plan No. 1805.
- 33. Aggregate base section shall be constructed per the requirements of EMA Standard Plan No. 1804.
- 34. All concrete structures that come in contact with the on-site soils shall be constructed with type V cement, unless deemed unnecessary by soluble sulphate-content tests conducted by the Soil Engineer.

- 35. Export soil must be transported to a legal dump or to a permitted site approved by the City Grading Inspector.
- 36. Slopes exceeding 5 feet in height shall be planted with an approved plant material. In addition, slopes exceeding 15 feet in height shall be provided with an approved irrigation system, unless otherwise approved by the Building Official.

- 37. The Grading Contractor shall submit a statement of compliance to the approved Grading Plan prior to final approval.

- 38. Asphalt sections must be per Code: Parking stalls = 3" A/C over 6" A/B, Drives 3" A/C over 10" (Comm.) 12" (Industrial). Or: Prior to rough grade release for Building Permits by the District Grading Inspector, the Soil Engineer shall submit for approval, pavement section test results based on R-Value analysis of the sub-grade soils, and expected traffic indices.

- 39. Preliminary soil and geology reports and all subsequent reports as approved by the City of Laguna Niguel, Grading Section are considered a part of the approved grading plan.

- 40. All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.

- 41. Grading operations including maintenance of equipment shall be limited to the hours of 7:00 a.m. to 6 p.m. Monday through Friday and 8:30 a.m. to 6:00 p.m. on Saturday. Also all such operations shall otherwise comply with City noise regulations.

- 42. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes.

- 43. The permittee shall give reasonable notice to the owner of adjoining lands and buildings prior to beginning excavations which may affect the lateral and subjacent support of the adjoining lands and buildings. The adjoining owner shall be notified in writing and when the excavation will commence. The adjoining owner shall be allowed at least 30 days and reasonable access on the permitted property to protect his structure, if he so desires, unless otherwise protected by law.

- 44. All trench excavations shall minimally conform to CAL-OSHA and local safety codes.
- 45. Soil binders shall be spread on the construction site and unpaved parking areas.

- 46. During grading operations, periodic watering of affected areas shall be required consistent with SCAQMD Rule 403.
- 47. Construction equipment shall be properly tuned and maintained to reduce pollutant emissions.
- 48. If trucks hauling dirt, sand, soil, and other loose materials to and from the project site shall be covered.

- 49. If visible soil material is carried onto adjacent public paved streets, the streets shall be swept to remove the soil material at the end of each work day.
- 50. All grading and construction equipment shall be equipped with engine mufflers maintained in proper working order.

- 51. If excavation of greater than three feet below grade is required, prior to issuance of a grading permit, the applicant shall provide written evidence to the Community Development Director that a City-certified paleontologist has been retained to observe grading activities and salvage any catalog fossils as necessary. The paleontologist shall be present at the pregrading conference, shall establish procedures for potential fossil resources, shall develop procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered which require long-term halting or redirecting of the paleontologist shall report such findings to the Community Development Director.

- 52. All cultural resources that may be recovered shall be donated to a suitable institution for curation, display and study by qualified personnel after laboratory analysis and a report has been prepared.

LEGEND

| LOT NUMBER | DESCRIPTION                         |
|------------|-------------------------------------|
| 20         | RETAINING WALL                      |
| 310.5 HP   | WOODEN FENCE                        |
| 310.2 FL   | 12" SQUARE GRATE INLET WITH 4" PIPE |
| 300.5 TG   | DITCH HIGH POINT ELEV.              |
| 0.5' EDF   | DITCH FLOW LINE ELEV.               |
| P=300.0    | TOP OF GRATE ELEV.                  |
| FF=300.50  | EXTRA DEPTH FOOTING                 |
| GF=300.00  | PAD ELEV.                           |
| (300.0)    | FINISHED FLOOR ELEV.                |
| 20         | GARAGE FINISHED FLOOR ELEV.         |
|            | EXISTING PAD ELEV.                  |
|            | EXISTING LOT NUMBER                 |

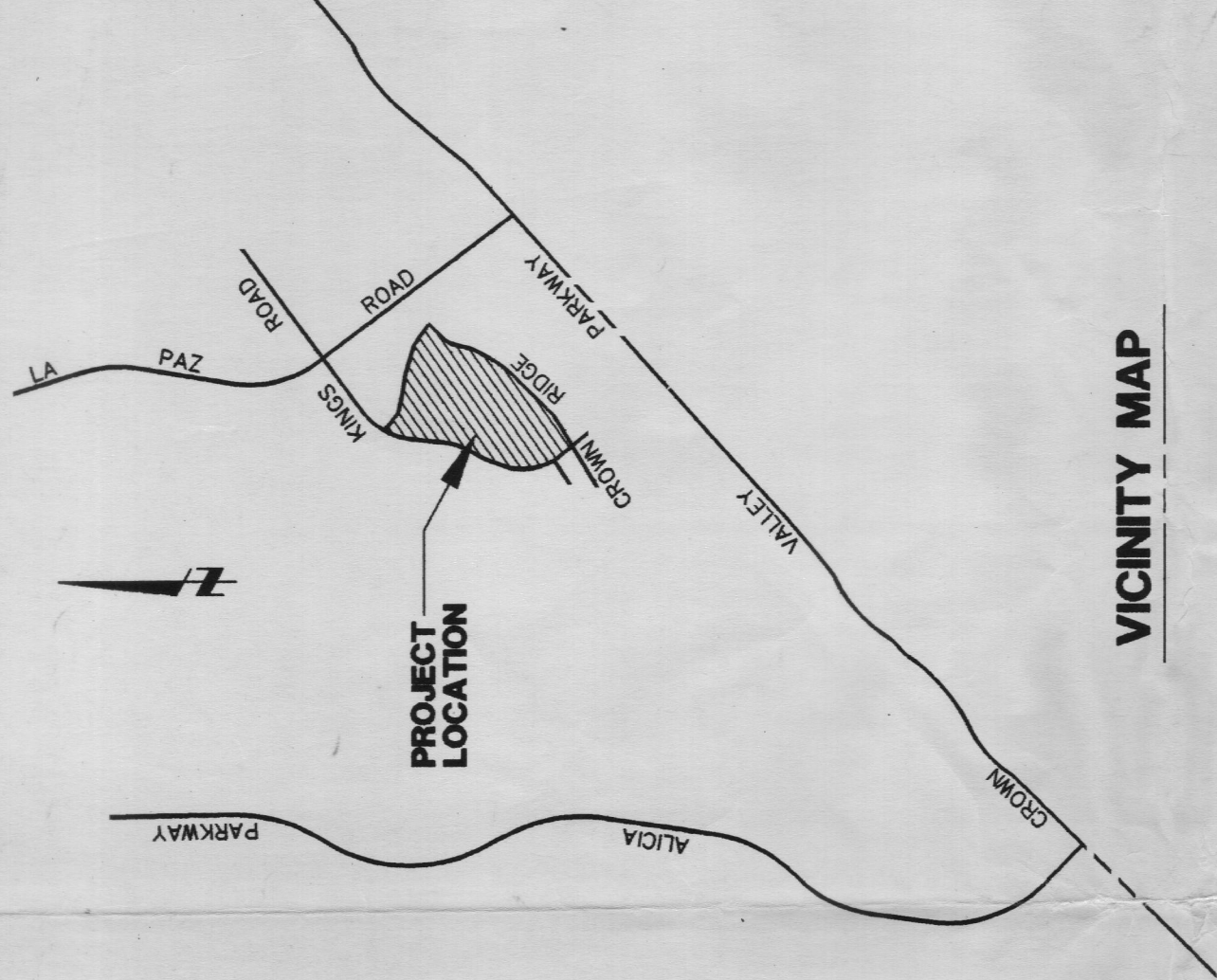
EROSION CONTROL NOTES

- 44. In case of emergency, call: JIM WRIGHTE at Work Phone # 714-452-0800, or Home Phone # 714-733-4083.
- 45. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- 46. Erosion control devices shall not be moved or modified without the approval of the Building Official.
- 47. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- 48. After a rainstorm all silt and debris shall be removed from streets, check berms and basins.
- 49. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward desilting facilities.
- 50. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- 51. The undersigned Civil Engineer shall inspect the erosion control work and insure that the work is in accordance with the approved plans.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Underground Storage Tank Removal

- 52. In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by the City of Laguna Niguel Grading.
- 53. Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorized on this plan.



VICINITY MAP

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT AND THE SAFETY OF PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL INDEMNIFY, AND HOLD THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, THE OWNER, AND THE PRIVATE ENGINEER HARMLESS FOR ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR STRUCTURES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, SEWER, GAS, WATER, AND CABLE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THERE ARE NO EXISTING AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS.

NOTICE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. THE ENGINEER SHALL BE NOTIFIED OF ANY REQUESTED CHANGE OR CORRECTION TO THESE PLANS.

NOTE: RETAINING WALLS ARE NOT A PART OF THIS GRADING PERMIT

THE GRADING CONTRACTOR MAY BE REQUIRED TO INSTALL A TRACK CLEAN TIRE CLEANER (OR EQUAL) AT THE JOB SITE ENTRANCE IF TRACKING BECOMES A PROBLEM.

CONSTRUCTION NOTES

- 1. INSTALL 12" SQUARE NDS SPEED-D-BASIN INLET 98 EA
- 2. INSTALL 4" DIAMETER P.V.C. DRAIN (ASTM D304 SDR 35) 3870 LF.

SEP 16 1996

ESTIMATED EARTHWORK QUANTITIES:

CUT: 4,700 C.Y.

95G-15

ISSUED: 9/15/96

COUNTY OF ORANGE

PRECISE GRADING PLAN FOR TRACT 14987 LOTS 5 - 94

PLANS PREPARED UNDER THE DIRECTION OF

GREINER INC. 250 SUITE 250 SANTA ANA, CALIFORNIA 92705-5605 (714) 556-9280

JAMES T. PREDEGAST P.E. 30300 DATE 09/16/96 CHECKED 5





COUNTY OF ORANGE  
PRECISE GRADING PLAN  
TRACT 14987 LOTS 5 - 94

DESIGNED BY: J.T.P.  
DRAWN BY: E.B.  
CHECKED BY: E.B.  
DATE: 9/16/96  
SCALE: 1"=20'

REVISIONS

| NO. | DESCRIPTION                                     | DATE    |
|-----|-------------------------------------------------|---------|
| 1   | CHANGED BLOCK FOOTPRINT ON LOTS 12, 41, 42 & 70 | 8/28/96 |
| 2   | CHANGED BLOCK FOOTPRINT ON LOTS 85 & 86         | 8/28/96 |
| 3   | CHANGED BLOCK FOOTPRINT ON LOTS 87 & 88         | 8/28/96 |
| 4   | CHANGED BLOCK FOOTPRINT ON LOTS 89 & 90         | 8/28/96 |
| 5   | MOVED BUILDINGS BACK ON LOTS 41 & 42            | 9/16/96 |

Greiner  
GREINER, INC.  
1241 EAST DYER ROAD  
SUITE 250  
SANTA ANA, CALIFORNIA 92705-5605  
(714) 556-9260