

SHEET 1 OF 13 SHEETS
ACREAGE: 102.016 ACRES
186 LOTS AND LOTS A,B,C,D,
E,F,G,H, AND I
[ALL OF TENTATIVE
TRACT NO. 9455]

BLOCK: 5055
MODULES: 32,33,42,43,52,53

TRACT NO. 9455

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 5 OF THE PARCEL MAP FILED IN
BOOK 92, PAGES 43 THROUGH 46, INCLUSIVE, OF PARCEL MAPS AND A PORTION
OF PARCEL 1 OF THE PARCEL MAP FILED IN BOOK 113, PAGE 26 OF PARCEL
MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988

ACCEPTED AND FILED AT THE
REQUEST OF

Chicago Title Insurance Co.
DATE March 10, 1989
TIME 10:00 a.m. FEE \$ 30.00
INSTRUMENT # 89-125031
BOOK 1629 PAGE 11 N.H.
LEE A. BRANCH
COUNTY RECORDER
BY John P. [Signature]
DEPUTY

WE, THE UNDERSIGNED, BEING ALL THE 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 DIS-
TINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET
PURPOSES: ALICIA PARKWAY, HIGHLANDS AVENUE, MIKI COURT, RIKI COURT,
RIMI COURT, SEAN DRIVE, KANE STREET, COLLEEN WAY, STULINDA AVENUE,
KORBEL WAY, KELLE STREET, DORIELLE DRIVE.
WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE: THE EASEMENTS
FOR STORM DRAIN PURPOSES AS SHOWN HEREON.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE, ALL
VEHICULAR ACCESS RIGHTS TO ALICIA PARKWAY AND HIGHLANDS AVENUE, EX-
CEPT AT STREET INTERSECTIONS.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE, AN EASEMENT FOR AIR-
CRAFT OPERATIONS, SOUND, AIRSPACE AND AVIGATION OVER ALL LOTS SHOWN
HEREIN ABOVE A MEAN SEA LEVEL ELEVATION OF 1000 FEET FOR THE PURPOSES
AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT
CERTAIN EASEMENT RECORDED JULY 2, 1979, IN BOOK 13213, PAGE 1111 OF
OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

WE ALSO MAKE THIS DECLARATION AND NOTICE CONCERNING AIRCRAFT ENVIRON-
MENTAL IMPACT OVER ALL LOTS SHOWN HEREIN FOR THE PURPOSES AND SUBJECT TO
THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN DECLARATION
AND NOTICE CONCERNING AIRCRAFT ENVIRONMENTAL IMPACTS RECORDED DECEMBER
1, 1983, AS INSTRUMENT NO. 83-549335 OF OFFICIAL RECORDS OF THE COUNTY
OF ORANGE.

WE ALSO DO HEREBY DECLARE THAT THE LAND COVERED BY THIS MAP IS LOCATED
IN AN EXTREME FIRE HAZARD AREA DUE TO WILDLAND EXPOSURE. THIS DECLARATION
SHALL RUN WITH THE LAND UNTIL A DETERMINATION IS MADE BY THE FIRE AGENCY
THAT THE PROPERTY IS NO LONGER LOCATED IN AN EXTREME FIRE HAZARD AREA.

WE ALSO HEREBY DEDICATE TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT:
THE FLOODPLAIN EASEMENT AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO MOULTON NIGUEL WATER DISTRICT, THE
EASEMENTS FOR WATER AND SEWER PIPELINE AND ACCESS PURPOSES AS
SHOWN HEREIN, WHICH 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.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOC-
ABLY OFFER TO DEDICATE TO LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT
THE EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES OVER LOTS "A" AND "I".
WE HEREBY DEDICATE TO LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT THE
EASEMENTS FOR SCENIC PRESERVATION PURPOSES OVER LOTS "A", "B", AND
"I" ALL AS SHOWN ON SAID MAP.

WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE THE
EASEMENT FOR SCENIC PRESERVATION PURPOSES OVER LOT "D" AND THE EASEMENT
FOR RESOURCE PRESERVATION OVER LOTS "C", "E", AND "F" ALL AS SHOWN ON SAID MAP.
SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION

BY: Nathan Shapell BY: Margaret Leong
NATHAN SHAPELL PRESIDENT MARGARET LEONG SECRETARY

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

ON THIS 23rd DAY OF September, 1988,

BEFORE ME Carol Jo Houser
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
NATHAN SHAPELL AND MARGARET LEONG,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE PRESIDENT AND
SECRETARY, RESPECTIVELY, OF SHAPELL INDUSTRIES, INC.,
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 CORPORA-
TION EXECUTED THE SAME.

WITNESS MY HAND:

Carol Jo Houser
NOTARY PUBLIC IN AND FOR SAID STATE
Carol Jo Houser
NAME (PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

MY COMMISSION EXPIRES: March 26, 1989

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 DIS-
TRICT 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 SHAPELL INDUSTRIES, INC., AND DOES HEREBY CERTIFY THAT THE GRANTEE
CONSENTS TO THE RECORDATION OF SAID TRACT.

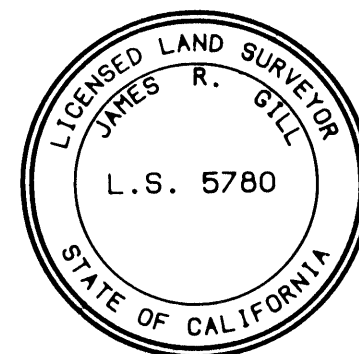
Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

I, WARREN S. BENSON, BEING THE DULY APPOINTED AGENT OF THE LAGUNA NIGUEL
COMMUNITY SERVICE DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY, CALIFORNIA,
DO NOT ACCEPT THE EASEMENTS FOR LANDSCAPE MAINTENANCE PURPOSES OVER
LOTS "A" AND "I" AS IRREVOCABLY OFFERED AND DO ACCEPT THE EASEMENTS
FOR SCENIC PRESERVATION PURPOSES OVER LOTS "A", "B" AND "I" AS DEDICATED.

Warren S. Benson
WARREN S. BENSON, GENERAL MANAGER
LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT

SEE SHEET 13 FOR ADDITIONAL NOTARY
ACKNOWLEDGEMENTS AND SIGNATURE OMISSIONS.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA;
THAT THIS MAP CONSISTING OF 13 SHEETS AND THE TRUE AND COMPLETE SURVEY
MADE IN JULY, 1988, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY
ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND
OCCUPY, OR WILL OCCUPY THE POSITIONS INDICATED BY SAID MAP AND MONUMENT
NOTES NOTED THEREON; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE
THE SURVEY TO BE RETRACED.



James R. Gill
JAMES R. GILL, L.S. 5780
LICENSE EXPIRES: 06/30/92

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO
BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH.
AMENDED AND APPROVED BY THE ORANGE COUNTY SUBDIVISION COMMITTEE; THAT
ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION
REGULATIONS HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS
TECHNICALLY CORRECT.

DATED THIS 14th DAY OF February, 1989.

C. R. NELSON
COUNTY SURVEYOR

BY: Paul H. [Signature] LS4136
DEPUTY BR 6/30/92

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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

DATED THIS 14th DAY OF March, 1989.

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

STATE OF CALIFORNIA)
) SS
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 15th DAY OF February, 1989.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: Dina H. Murphy
DEPUTY TREASURER-TAX COLLECTOR

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE
BOARD OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF
HELD ON THE 14th DAY OF March, 1989, AND THAT THEREUPON
SAID BOARD 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: ALICIA PARKWAY, HIGHLANDS AVENUE,
SEAN DRIVE, MIKI COURT, RIMI COURT, KORBEL WAY, KELLE STREET,
STULINDA AVENUE, DORIELLE DRIVE, RIKI COURT, COLLEEN WAY, KANE STREET

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:
THE EASEMENTS FOR STORM DRAIN PURPOSES, AS DEDICATED;
AND DO NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:
THE EASEMENT FOR SCENIC PRESERVATION PURPOSES OVER LOT "D".
THE EASEMENT FOR RESOURCE PRESERVATION PURPOSES OVER LOT "C", "E", AND "F".
AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:
THE VEHICULAR ACCESS RIGHTS TO ALICIA PARKWAY AND HIGHLANDS AVE., AS
RELEASED AND RELINQUISHED.
THE EASEMENT FOR AIRCRAFT OPERATIONS, SOUND, AIRSPACE AND AVIGATION
PURPOSES ABOVE A MEAN SEA LEVEL ELEVATION OF 1000 FEET 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 14th DAY OF March, 1989.

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

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED TO THE BOARD OF
SUPERVISORS OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT AT A
REGULAR MEETING THEREOF HELD ON THE 14th DAY OF March,
1989, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY
PASSED AND ENTERED, ACCEPT THE FLOODPLAIN EASEMENT AS DEDI-
CATED.

DATED THIS 14th DAY OF March, 1989.

Linda D. Ruth
LINDA D. RUTH
CLERK OF THE BOARD OF SUPERVISORS
OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT.

TRACT NO. 9455

HUNSAKER & ASSOCIATES, INC.

JAMES R. GILL L.S. 5780 DATE OF SURVEY; JULY, 1988

EASEMENT NOTES:

(A) INDICATES A 16' WIDE PRIVATE EASEMENT FOR RIDING AND
HIKING TRAIL PURPOSES TO BE GRANTED BY SEPARATE INSTRUMENT.

(B) INDICATES AN EASEMENT FOR FLOODPLAIN PURPOSES
TO THE ORANGE COUNTY FLOOD CONTROL DISTRICTS DEDICATED HEREON

(C) INDICATES A PRIVATE EASEMENT FOR LANDSCAPE MAINTENANCE
PURPOSES TO BE GRANTED BY SEPARATE INSTRUMENT.

MONUMENT NOTES

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

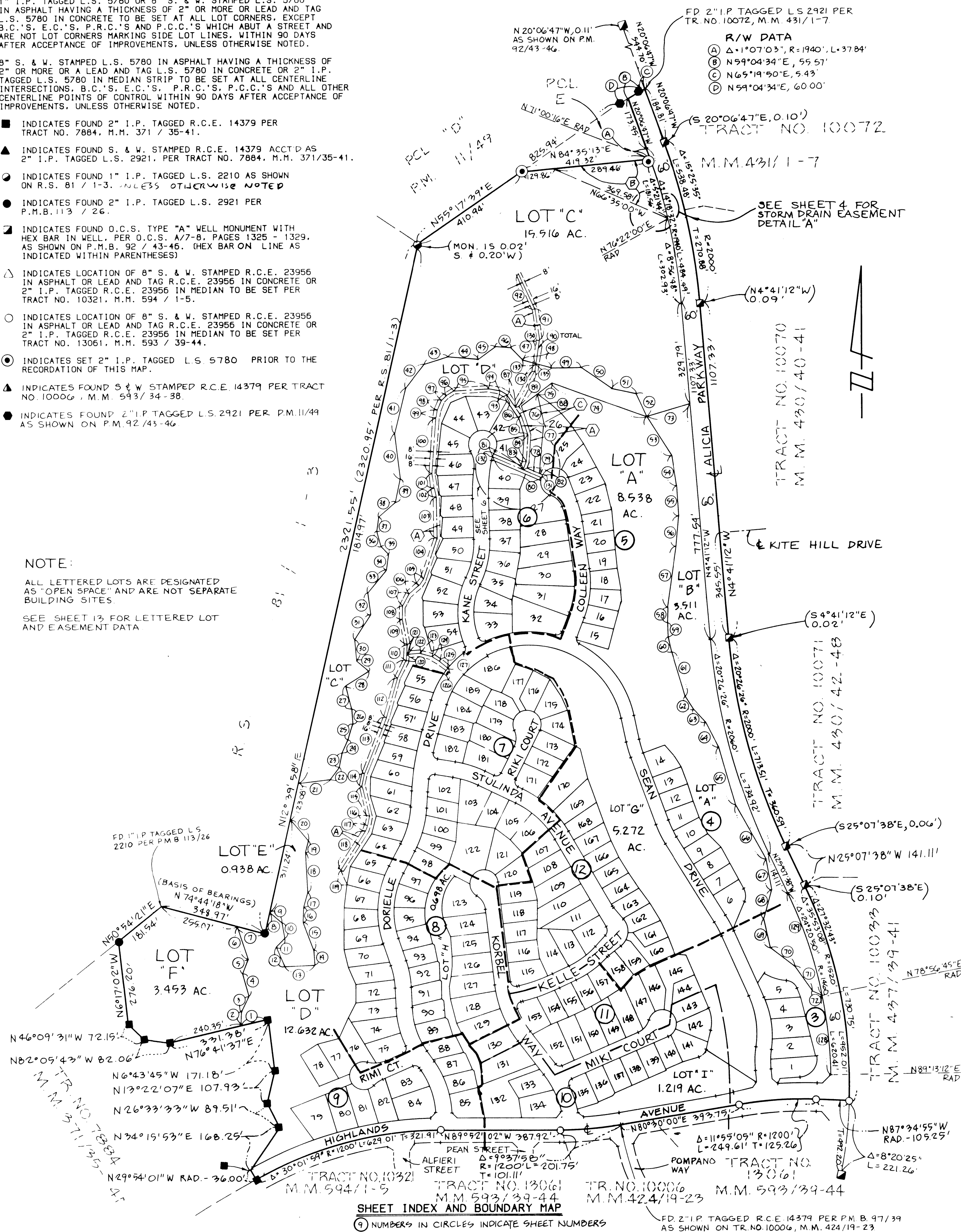
8" S. & W. STAMPED L.S. 5780 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR A LEAD AND TAG L.S. 5780 IN CONCRETE OR 2" 1.P. TAGGED L.S. 5780 IN MEDIAN STRIP TO BE SET AT ALL CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, P.R.C.'S, P.C.C.'S AND ALL OTHER CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

- INDICATES FOUND 2" I.P. TAGGED R.C.E. 14379 PER TRACT NO. 7884, M.M. 371 / 35-41.
- ▲ INDICATES FOUND S. & W. STAMPED R.C.E. 14379 ACCT'D AS 2" I.P. TAGGED L.S. 2921, PER TRACT NO. 7884, M.M. 371/35-41.
- INDICATES FOUND 1" I.P. TAGGED L.S. 2210 AS SHOWN ON R.S. 81 / 1-3. ~~UNLESS OTHERWISE NOTED~~
- INDICATES FOUND 2" I.P. TAGGED L.S. 2921 PER P.M.B. 113 / 26.
- INDICATES FOUND O.C.S. TYPE "A" WELL MONUMENT WITH HEX BAR IN WELL, PER O.C.S. A/7-8, PAGES 1325 - 1329, AS SHOWN ON P.M.B. 92 / 43-46. (HEX BAR ON LINE AS INDICATED WITHIN PARENTHESES)
- △ INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER TRACT NO. 10321, M.M. 594 / 1-5.
- INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER TRACT NO. 13061, M.M. 593 / 39-44.
- ◎ INDICATES SET 2" I.P. TAGGED L.S. 5780 PRIOR TO THE RECORDATION OF THIS MAP.
- ▲ INDICATES FOUND S & W STAMPED R.C.E. 14379 PER TRACT NO. 10006, M.M. 593/ 34-38.
- INDICATES FOUND 2" I.P. TAGGED L.S. 2921 PER P.M. 11/49 AS SHOWN ON P.M. 92/43-46

NOTE:

ALL LETTERED LOTS ARE DESIGNATED
AS "OPEN SPACE" AND ARE NOT SEPARATE
BUILDING SITES

SEE SHEET 13 FOR LETTERED LOT
AND EASEMENT DATA.



SHEET 3 OF 13 SHEETS
SCALE: 1" = 40'
ACREAGE: 102.016 ACRES
186 LOTS AND LOTS A,B,C,D,
E,F,G,H,AND I
[ALL OF TENTATIVE
TRACT NO. 9455]

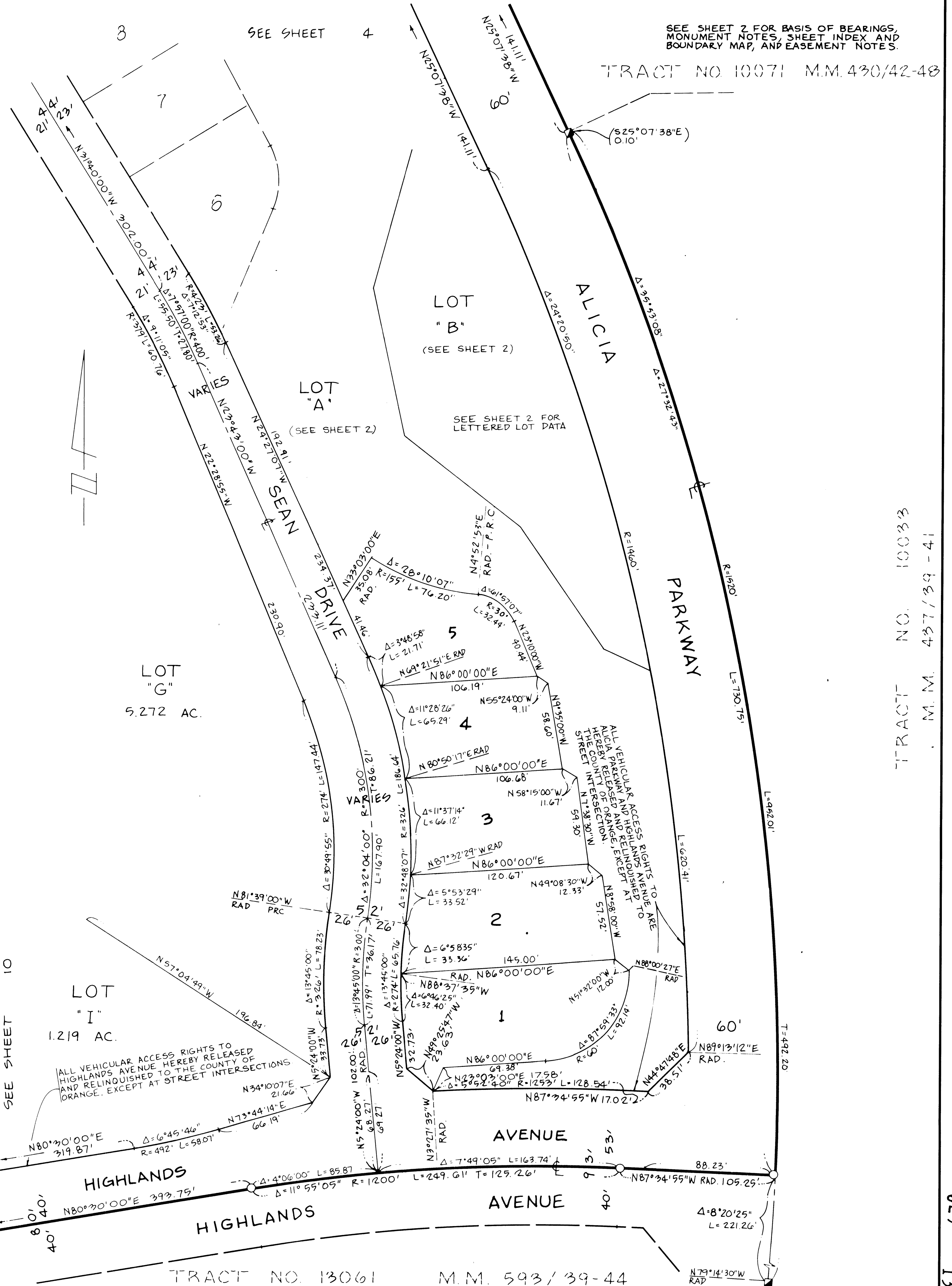
TRACT NO. 9455

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988

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

TRACT NO. 10071 M.M. 430/42-48



TRACT NO. 10033
M.M. 437/39-41

TRACT NO. 9455

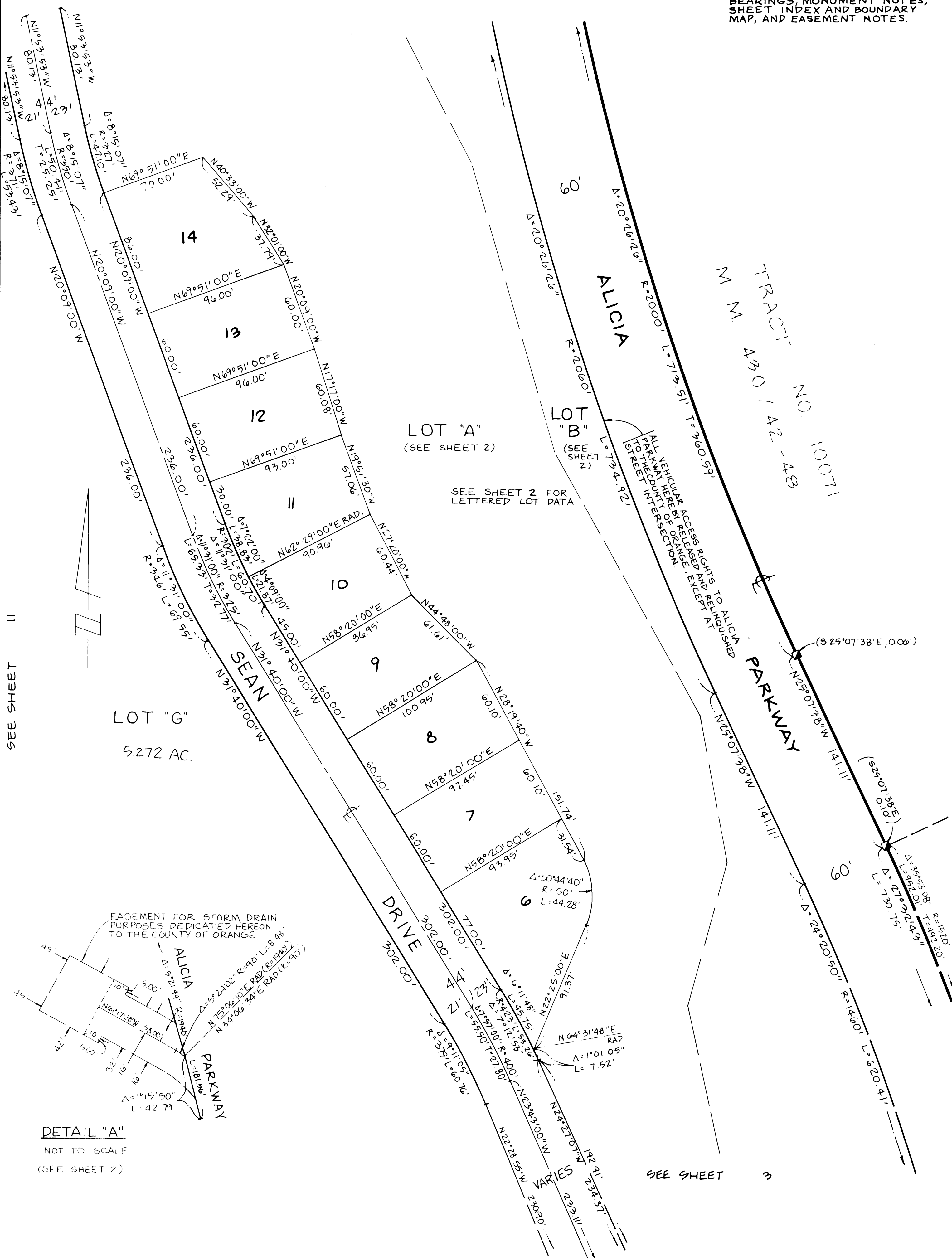
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

**JAMES R. GILL HUNSAKER & ASSOCIATES, INC.
L.S. 5780 DATE OF SURVEY: JULY, 1988**

SEE SHEET 5

SEE SHEET 5

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



SHEET 5 OF 13 SHEETS
SCALE: 1" = 40'
ACREAGE: 102.016 ACRES
186 LOTS AND LOTS A,B,C,D,
E,F,G,H,AND I
[ALL OF TENTATIVE
TRACT NO. 9455]

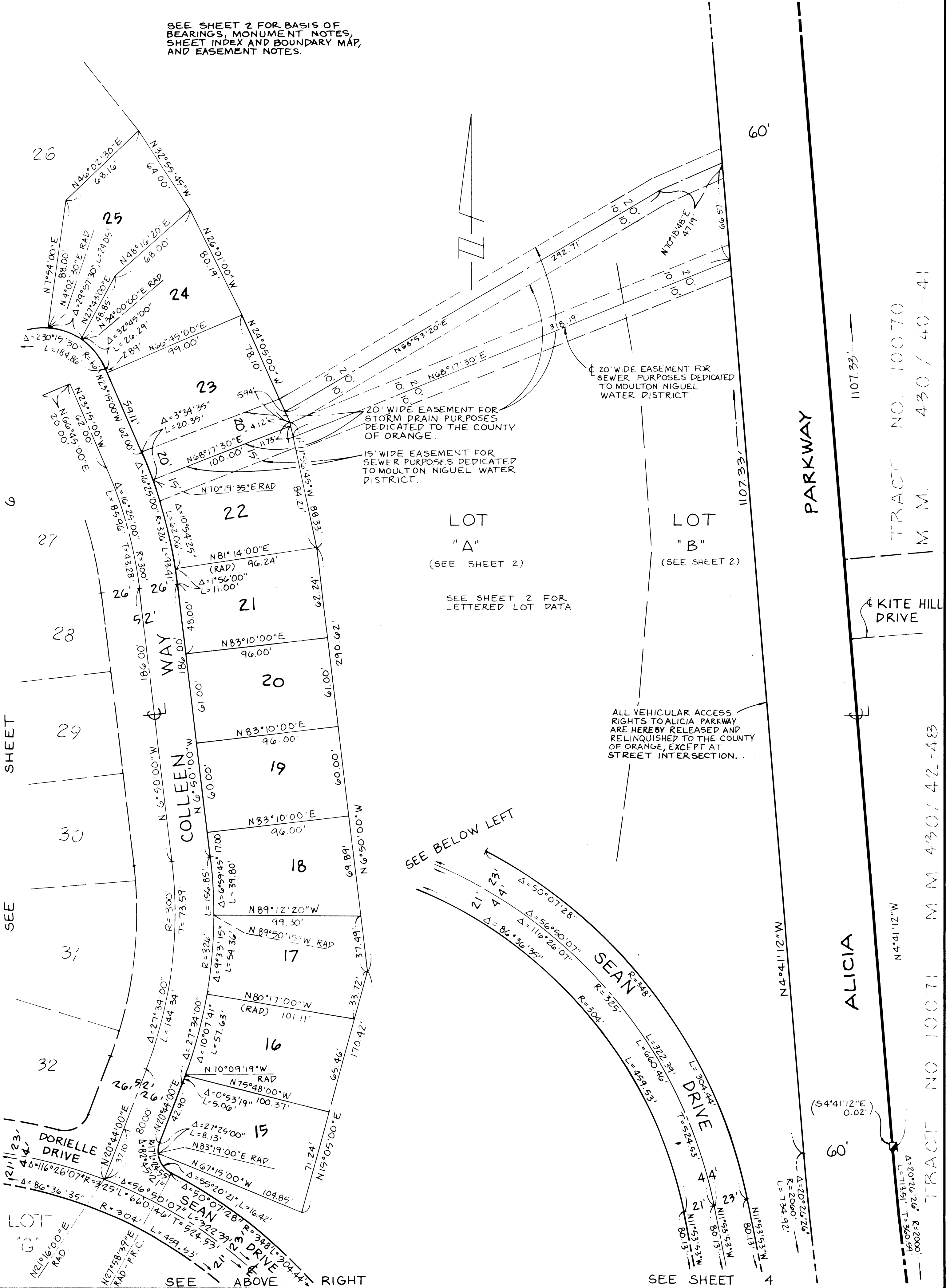
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988

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

SEE SHEET 2



SHEET 6 OF 13 SHEETS
SCALE: 1" = 40'
ACREAGE: 102.016 ACRES
186 LOTS AND LOTS A,B,C,D,
E,F,G,H,AND I
[ALL OF TENTATIVE
TRACT NO. 9455]

TRACT NO. 9455

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988

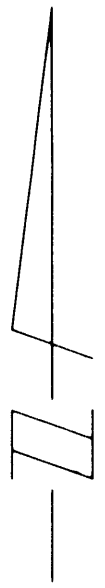
SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
SHEET INDEX AND BOUNDARY MAP,
AND EASEMENT NOTES.

SEE SHEET 2

DATA

1	$\Delta = 6^{\circ}13'56''$, $R = 92'$, $L = 10.01'$
2	$\Delta = 12^{\circ}31'01''$, $R = 42'$, $L = 20.10'$
3	$\Delta = 2^{\circ}08'10''$, $R = 92'$, $L = 3.43'$
4	$\Delta = 29^{\circ}10'03''$, $R = 46'$, $L = 20.21'$
5	$\Delta = 12^{\circ}40'29''$, $R = 46'$, $L = 10.18'$
6	$N 66^{\circ}30'00''W$, 52.00'
7	$N 66^{\circ}30'00''W$, 49.55'
8	$N 66^{\circ}30'00''W$, 2.45'
9	$N 23^{\circ}30'00''E$, 16.94'
10	$N 23^{\circ}30'00''E$, 28.32'
11	$N 23^{\circ}30'00''E$, 19.69'
12	$N 10^{\circ}00'30''E$, 54.21'
13	$N 66^{\circ}30'00''W$, 58.23'

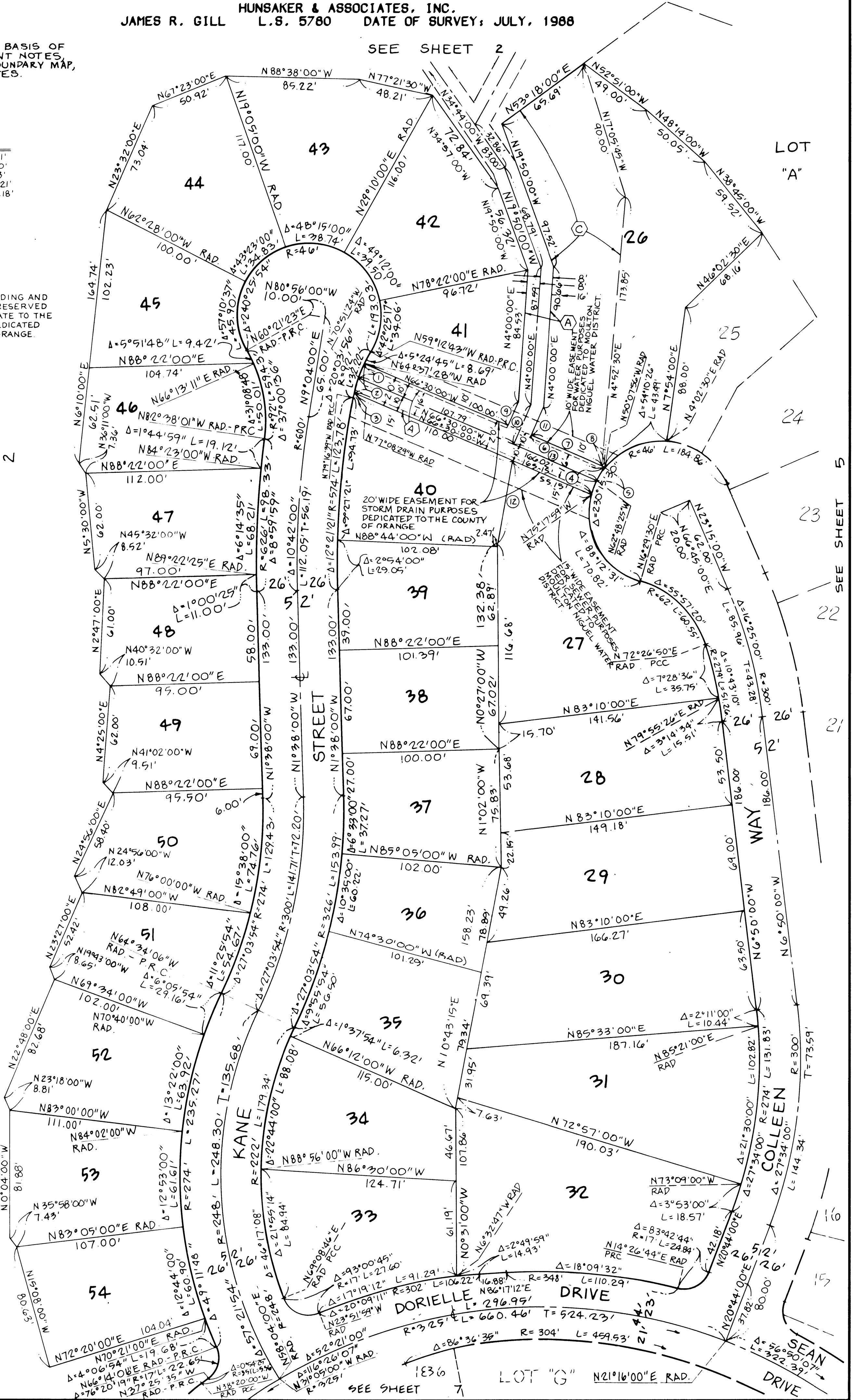
NOTE: THE 16.00' WIDE RIDING AND
HIKING TRAIL EASEMENT RESERVED
OVER LOT "D" IS SUBORDINATE TO THE
STORM DRAIN EASEMENT DEDICATED
HEREON TO THE COUNTY OF ORANGE.



SEE SHEET 2

SEE SHEET 2

LOT "D"



SHEET 7 OF 13 SHEETS
SCALE: 1" = 40'
ACREAGE: 102.016 ACRES
186 LOTS AND LOTS A,B,C,D,
E,F,G,H,AND I
[ALL OF TENTATIVE
TRACT NO. 9455]

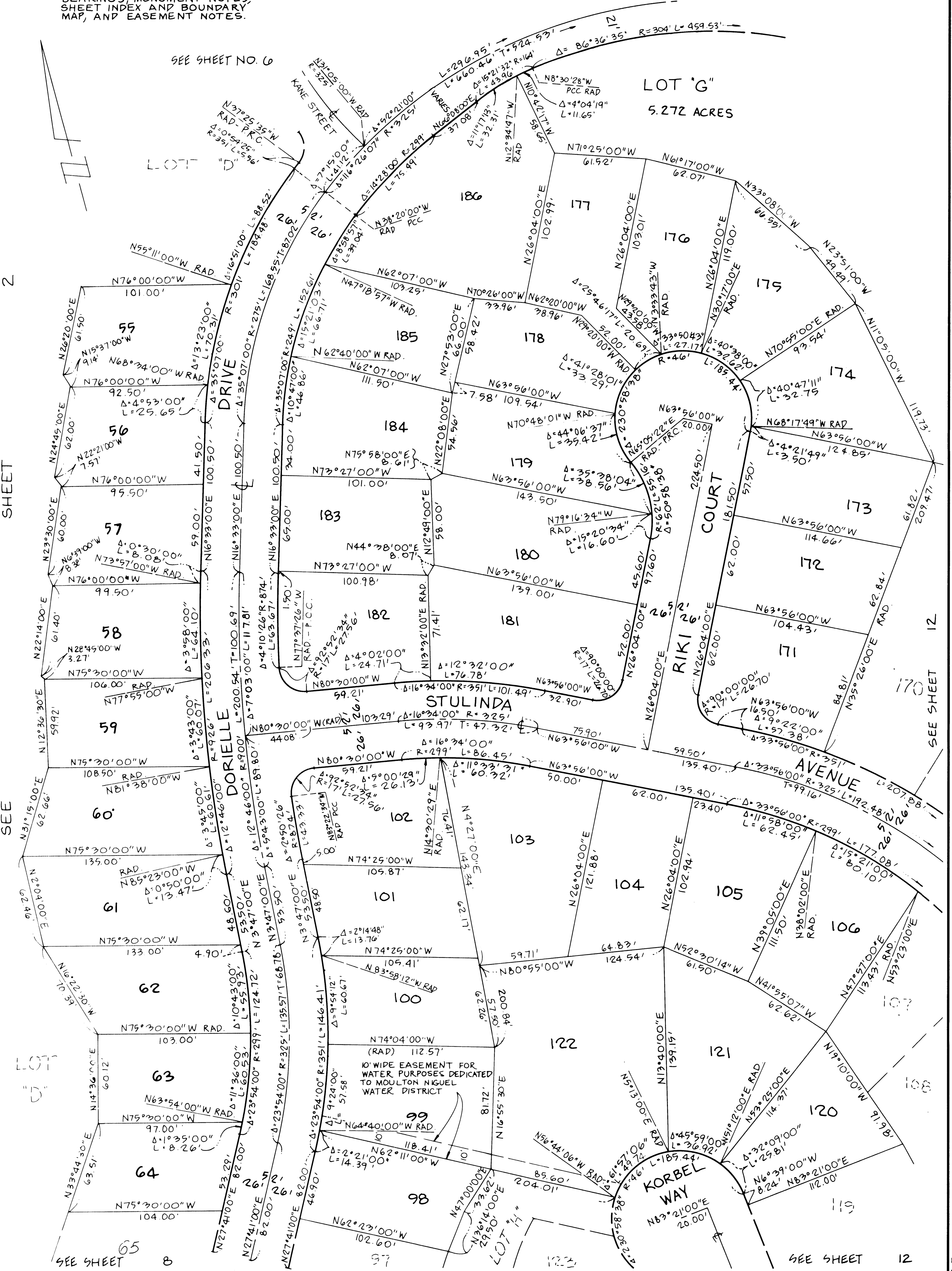
TRACT NO. 9455

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988

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

SEE SHEET 6



SEE SHEET 9

SHEET 9 OF 13 SHEETS
SCALE: 1" = 40'
ACREAGE: 102.016 ACRES
186 LOTS AND LOTS A,B,C,D,
E,F,G,H,I AND J
ALL OF TENTATIVE
TRACT NO. 9455J

TRACT NO. 9455

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

JAMES R. GILL
HUNSAKER & ASSOCIATES, INC.
L.S. 5780 DATE OF SURVEY: JULY, 1988

SEE SHEET

2

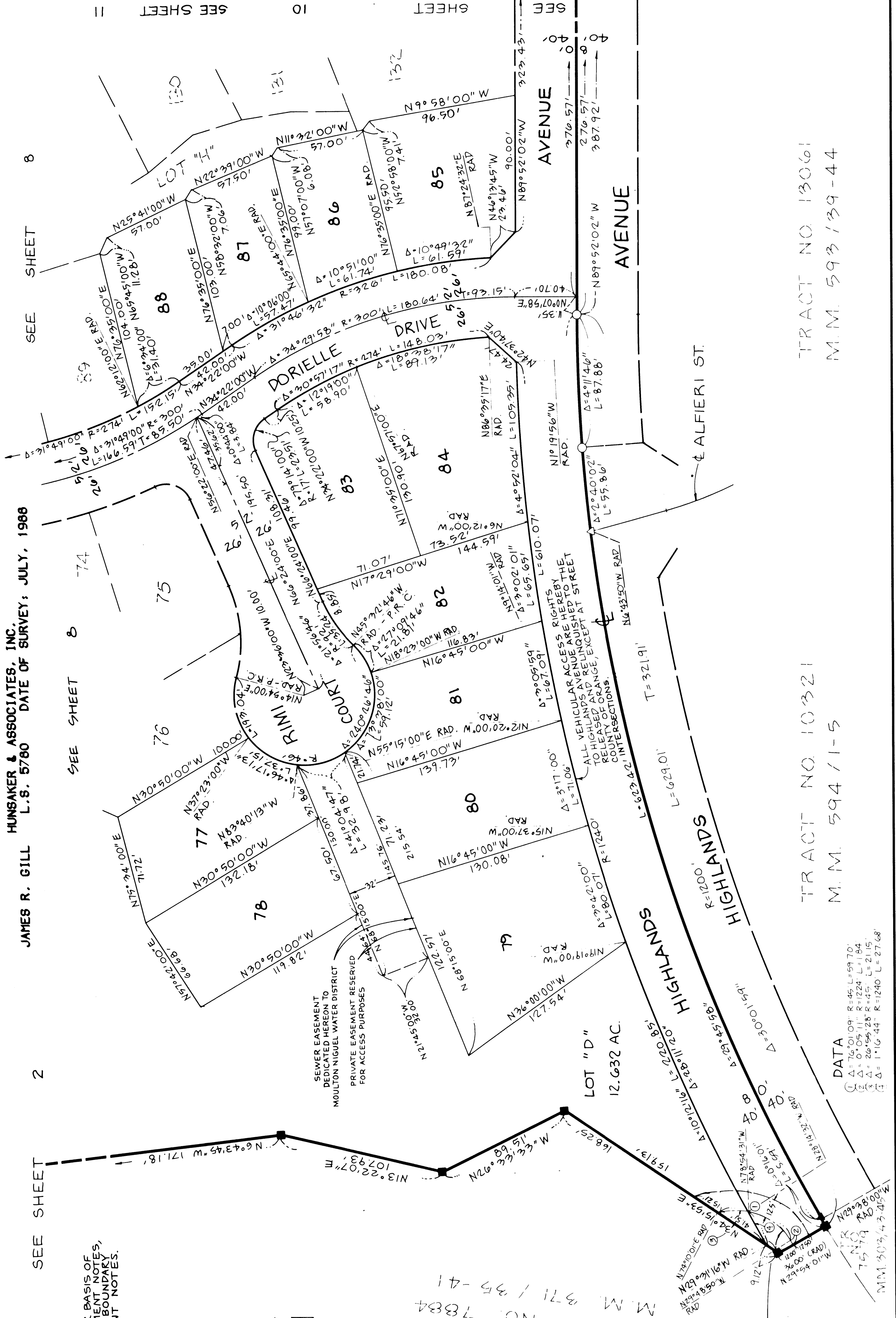
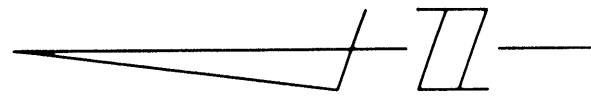
SEE SHEET

8

SEE SHEET

8

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



DATA
(1) $\Delta = 76^{\circ}01'09''$ R=45 L=59.70'
(2) $\Delta = 0^{\circ}05'11''$ R=1224 L=1.84
(3) $\Delta = 26^{\circ}55'28''$ R=45 L=21.15'
(4) $\Delta = 1^{\circ}16'44''$ R=1240 L=27.68'

PROPOSED STORM
DRAIN PER TR. NO.
7884, M.M. 371/35-41.

TRACT NO. 10321

M.M. 594 / 1-5

TRACT NO. 13061

M.M. 593 / 39-44

TRACT NO. 9455

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

HUNSAKER & ASSOCIATES, INC.

JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988

SHEET 10 OF 13 SHEETS

SCALE: 1" = 40'

ACREAGE: 102.016 ACRES

186 LOTS AND LOTS A.B.C.D., E.F.G.H. AND I

(ALL OF TENTATIVE TRACT NO. 9455)

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

SEE SHEET

11

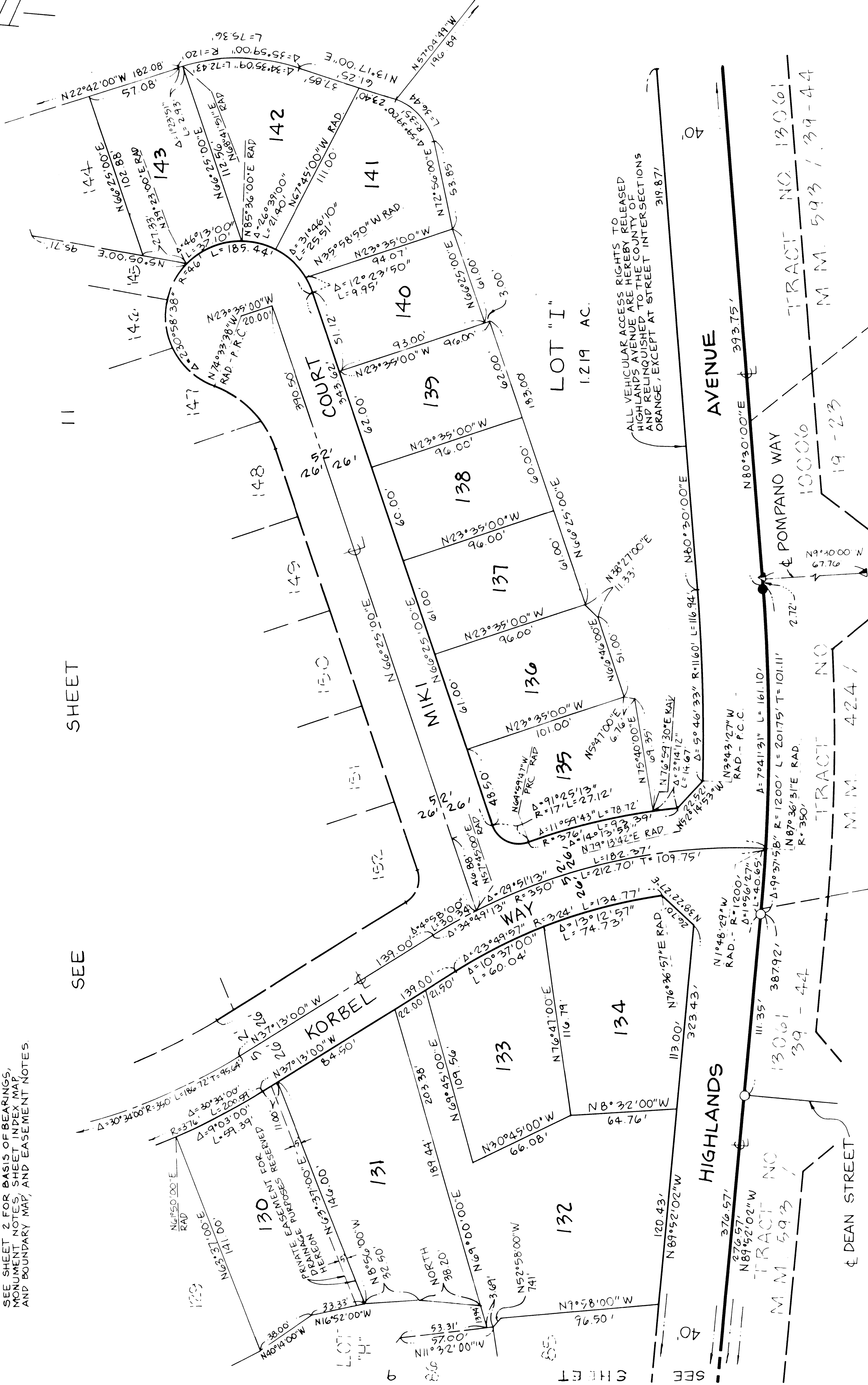
SHEET

LOT "G"

5.272 AC.

SEE SHEET

SEE



SEE SHEET

SEE

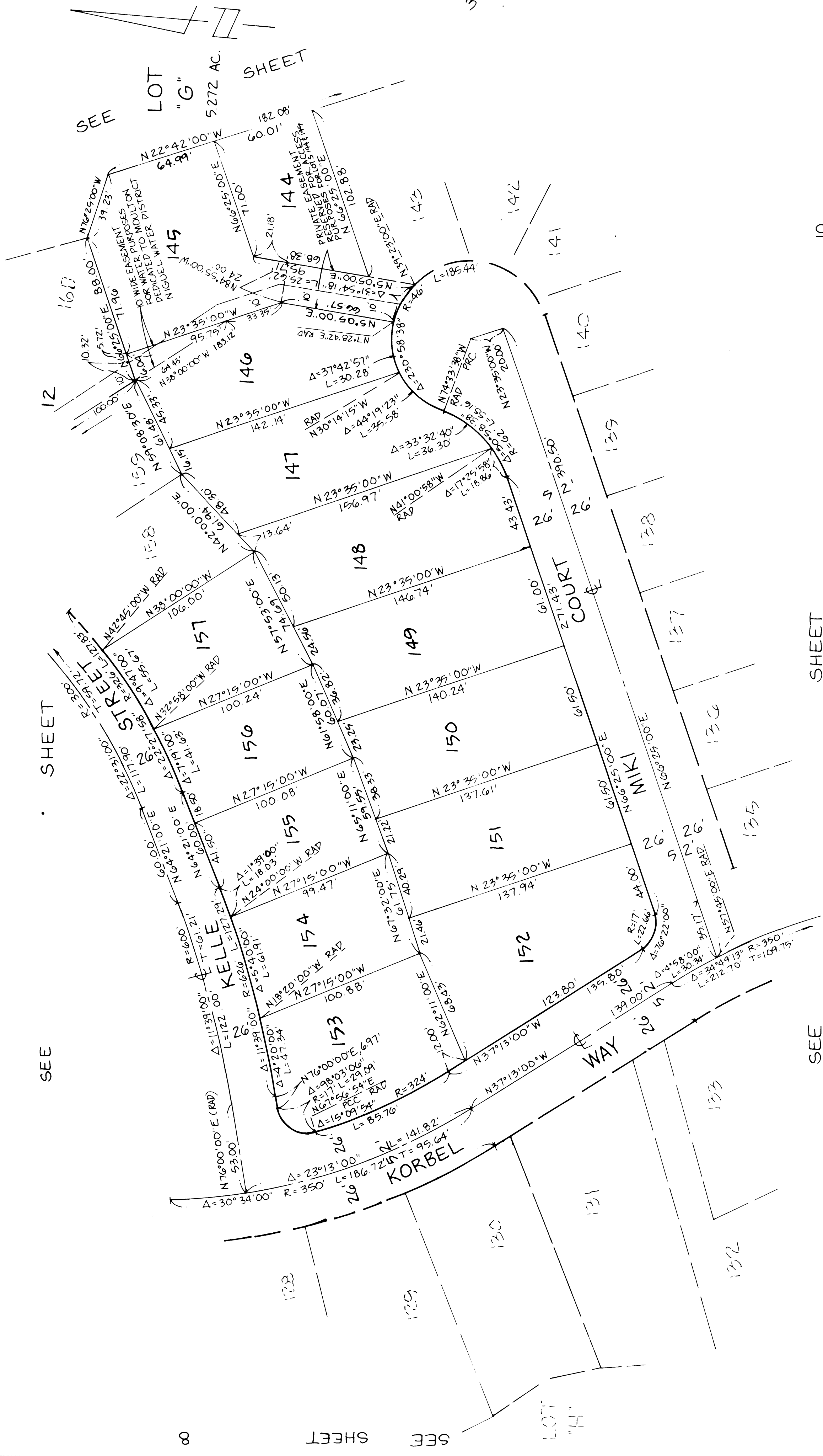
SHEET 11 OF 13 SHEETS
SCALE: 1" = 40'
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E,F,G,H,I AND J
(ALL OF TENTATIVE
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988
HUNSAKER & ASSOCIATES, INC.

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



SHEET 12 OF 13 SHEETS
SCALE: 1" = 40'
ACREAGE: 102.016 ACRES
186 LOTS AND LOTS A,B,C,D,
E,F,G,H,AND I
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TRACT NO. 9455]

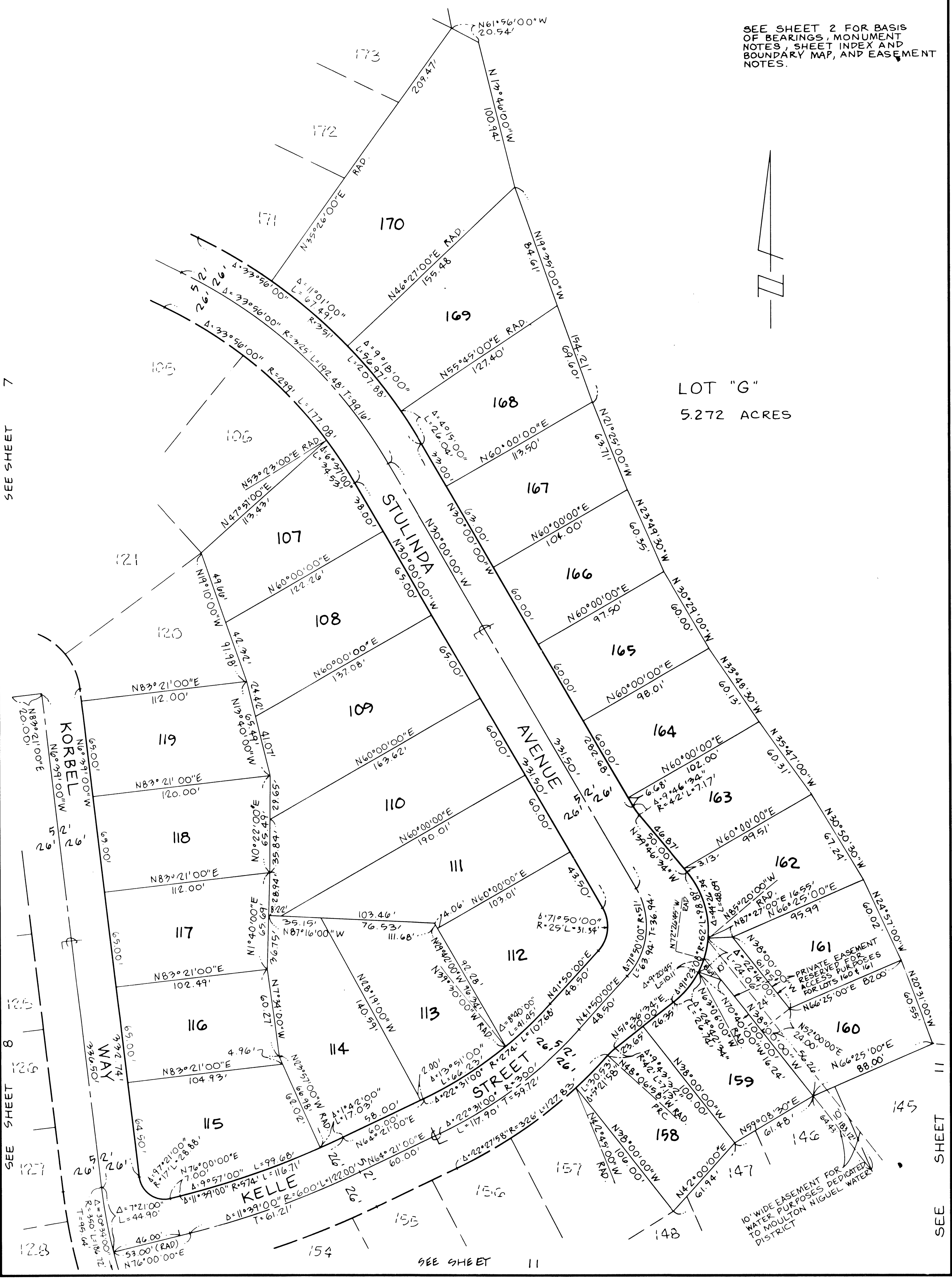
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988

SEE SHEET 7

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



LOT "G"
5.272 ACRES

SHEET 13 OF 13 SHEETS

ACREAGE: 102.016 ACRES
186 LOTS AND LOTS A,B,C,D,
E,F,G,H,AND I
[ALL OF TENTATIVE
TRACT NO. 9455]

TRACT NO. 9455

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: JULY, 1988

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS 9th DAY OF December, 1988, 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, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN IN-
STRUMENT 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
NAME
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: 5-1-92

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS 8th DAY OF FEBRUARY, 1989, BEFORE ME, KRISTY WHEELER,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, WARREN
S. BENSON, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT
AS THE GENERAL MANAGER OF THE LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT,
A PUBLIC AGENCY, THE PUBLIC AGENCY THAT EXECUTED THE WITHIN INSTRUMENT
AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID
PUBLIC AGENCY AND ACKNOWLEDGED TO ME THAT SUCH PUBLIC AGENCY EXECUTED
THE SAME.

WITNESS MY HAND:
Kristy Wheeler
NOTARY PUBLIC IN AND FOR SAID STATE
KRISTY WHEELER
(PRINT NAME HERE)
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: OCT. 18, 1991

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

1. THE COUNTY OF ORANGE, HOLDER OF EASEMENTS FOR STREET AND HIGHWAY
PURPOSES PER DOCUMENT RECORDED IN BOOK 8591, PAGE 576.
- OFFICIAL RECORDS OF THE
COUNTY OF ORANGE.
2. TRI CITIES MUNICIPAL WATER DISTRICT AND MOULTON NIGUEL WATER
DISTRICT, JOINT HOLDERS OF AN EASEMENT FOR WATER TRANSMISSION
PURPOSES PER DOCUMENT RECORDED IN BOOK 7879, PAGE 642 OF OFFICIAL
RECORDS OF THE COUNTY OF ORANGE. (LIES WITHIN ALICIA PARKWAY AS DEDICATED).
3. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR
UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES PER
DOCUMENT RECORDED IN BOOK 9993, PAGE 44 OF OFFICIAL RECORDS OF THE
COUNTY OF ORANGE. (SAID EASEMENT LIES WITHIN ALICIA PARKWAY)
4. ORANGE COUNTY HARBORS, BEACHES, AND PARKS DISTRICT, HOLDER OF AN
EASEMENT FOR RIGHT OF WAY AND INGRESS/EGRESS PURPOSES RECORDED
NOVEMBER 25, 1987 AS INSTRUMENT NO. 87-660511, OFFICIAL RECORDS.
(LIES WITHIN ALICIA PARKWAY AS DEDICATED).

ADDITIONAL SIGNATURE OMISSIONS:

- 4 THE ENVIRONMENTAL PROTECTION AGENCY, HOLDERS OF AN EASEMENT
FOR ACCEPTANCE OF SURFACE WATER PURPOSES, PER DOCUMENT
RECORDED AUGUST 10, 1978 IN BOOK 12794, PAGE 1573, O.R.
- 5 THE ENVIRONMENTAL PROTECTION AGENCY, HOLDERS OF AN EASEMENT
FOR ACCEPTANCE OF SURFACE WATER PURPOSES, PER DOCUMENT
RECORDED MARCH 14, 1979 IN BOOK 13068, PAGE 964, O.R.

SHEET 2
LINE DATA

○	BEARING	DISTANCE
①	N 76°41'37"E	91.03'
②	N 02°36'00"E	51.39'
③	N 26°44'00"E	51.00'
④	N 14°59'00"W	78.00'
⑤	N 21°39'30"E	52.00'
⑥	N 17°58'00"W	112.76'
⑦	N 74°44'18"W	93.90'
⑧	N 12°39'58"E	72.26'
⑨	N 49°00'00"W	51.81'
⑩	N 09°06'30"W	52.00'
⑪	N 46°32'00"E	40.00'
⑫	N 22°40'30"W	72.00'
⑬	N 87°51'30"E	99.50'
⑭	N 03°35'45"W	49.00'
⑮	N 20°33'00"W	102.00'
⑯	N 02°36'30"E	50.00'
⑰	N 17°32'00"E	48.00'
⑱	N 03°03'00"W	131.50'
⑲	N 14°37'30"E	40.00'
⑳	N 40°07'00"W	90.33'
㉑	N 83°07'00"E	102.98'
㉒	N 35°52'00"E	49.50'
㉓	N 10°29'30"E	50.00'
㉔	N 26°34'00"E	49.00'
㉕	N 17°13'00"E	49.00'
㉖	N 02°43'00"W	51.00'
㉗	N 14°11'00"W	80.00'
㉘	N 58°19'00"E	89.00'
㉙	N 48°58'00"W	52.00'
㉚	N 05°44'00"W	71.00'
㉛	N 33°06'00"E	98.50'
㉜	N 08°42'00"W	71.00'
㉝	N 38°27'00"E	99.00'
㉞	N 08°21'00"E	51.00'
㉟	N 44°10'30"W	34.00'
㊱	N 14°44'00"W	52.50'
㊲	N 07°46'00"E	49.00'
㊳	N 49°23'00"E	69.00'
㊴	N 12°43'00"E	82.00'
㊵	N 06°43'00"W	149.00'
㊶	N 13°51'00"E	150.50'
㊷	N 37°47'00"E	100.00'
㊸	N 72°40'00"E	78.00'
㊹	N 85°32'45"W	101.00'
㊺	N 52°10'45"E	70.00'

SHEET 2
LINE DATA

○	BEARING	DISTANCE
④⑥	N 84°13'30"W	50.00'
④⑦	N 43°14'30"W	54.00'
④⑧	N 73°58'30"W	99.00'
④⑨	N 89°34'30"E	98.00'
⑤⑩	N 54°36'45"W	120.00'
⑤⑪	N 77°35'30"W	81.50'
⑤⑫	N 24°33'00"W	81.00'
⑤⑬	N 31°53'45"W	152.00'
⑤⑭	N 09°37'30"W	98.00'
⑤⑮	N 03°50'30"W	100.00'
⑤⑯	N 05°03'30"E	101.00'
⑤⑰	N 08°01'00"E	198.00'
⑤⑱	N 01°35'30"E	54.00'
⑤⑲	N 02°43'30"W	49.00'
⑥⑩	N 12°46'00"W	52.00'
⑥⑪	N 16°39'30"W	150.00'
⑥⑫	N 32°49'00"W	51.00'
⑥⑬	N 42°46'00"W	52.00'
⑥⑭	N 27°32'00"W	97.00'
⑥⑮	N 16°05'00"W	201.00'
⑥⑯	N 29°01'00"W	201.00'
⑥⑰	N 10°30'00"W	100.00'
⑥⑱	N 15°06'00"E	99.00'
⑦⑩	N 12°21'00"W	102.00'
⑦⑪	N 51°53'00"W	100.00'
⑦⑫	N 34°28'00"W	100.00'
⑦⑬	N 65°10'00"W	35.00'
⑦⑭	N 73°46'00"E	147.76'
⑦⑮	N 70°10'00"W	325.00'
⑦⑯	N 53°05'30"E	65.00'
⑦⑰	N 17°05'45"W	90.00'
⑦⑱	N 04°52'30"E	173.85'
⑧⑩	N 66°30'00"W	49.55'
⑧⑪	N 66°30'00"W	2.45'
⑧⑫	N 66°30'00"W	166.02'
⑧⑬	N 66°30'00"W	107.79'
⑧⑭	N 66°30'00"W	58.23'
⑧⑮	N 23°30'00"E	28.32'
⑧⑯	N 04°00'00"E	87.59'
⑧⑰	N 19°50'00"W	68.79'
⑧⑱	N 34°44'00"W	83.00'
⑨⑩	N 34°44'00"W	50.14'
⑨⑪	N 34°44'00"W	32.86'
⑨⑫	N 28°36'30"E	138.82'
⑨⑬	N 08°19'00"E	103.00'

SHEET 2
DATA

○	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
⑨①	N 09°00'00"W		105.00'	
⑨②	N 25°05'00"W		126.00'	
⑨③	N 59°34'00"W		25.00'	
⑨④	N 79°40'00"W		35.00'	
⑨⑤	N 86°59'00"E		115.00'	
⑨⑥	N 60°00'00"E		28.00'	
⑨⑦	N 46°18'00"E		19.00'	
⑨⑧	N 25°24'00"E		38.00'	
⑨⑨	N 11°29'00"E		40.00'	
⑩①	N 03°21'00"E		167.00'	
⑩②	N 08°10'30"W		49.00'	
⑩③	N 12°28'00"W		31.00'	
⑩④	N 01°01'00"W		133.50'	
⑩⑤	N 18°17'00"E		146.50'	
⑩⑥	N 36°10'00"E		24.50'	
⑩⑦	N 50°05'00"E		41.50'	
⑩⑧	N 30°11'00"E		43.00'	
⑩⑨	N 04°24'00"E		39.00'	
⑪①	N 10°08'00"W		97.50'	
⑪②	N 04°53'30"E		46.50'	
⑪③	N 25°29'00"E		63.00'	
⑪④	N 16°12'00"E		148.00'	
⑪⑤	N 21°45'00"E		187.00'	
⑪⑥	N 13°22'00"E		38.00'	
⑪⑦	N 13°45'00"W		105.00'	
⑪⑧	N 11°04'00"E		36.00'	
⑪⑨	N 22°38'00"E		13.00'	
⑫①	N 32°40'30"E		154.00'	
⑫②	N 24°26'05"W		51.36'	
⑫③	N 04°53'30"E		18.00'	
⑫④	N 04°53'30"E		28.50'	
⑫⑤	N 84°07'00"E		43.50'	
⑫⑥	N 74°32'00"W		37.50'	
⑫⑦	N 59°09'00"W		26.68'	
⑫⑧	N 51°05'00"W (R)		42.00'	
⑫⑨	04°06'00"	301.00'	21.54'	10.77'
⑬①	12°45'00"	301.00'	66.98'	33.63'
⑬②	10°16'27"	1460.00'	261.80'	131.25'
⑬③	14°04'23"	1460.00'	358.61'	180.21'
⑬④	N 08°19'00"E		81.51'	
⑬⑤	12°40'29"	46.00'	10.18'	5.11'
⑬⑥	06°13'56"	92.00'	10.01'	5.01'
⑬⑦	N 73°58'00"W		48.25'	
⑬⑧	N 08°19'00"E		21.49'	
⑬⑨	N 73°58'00"W		50.75'	

Shapell Industries
8383 WILSHIRE BLVD.
BEVERLY HILLS, CA 90211
(213) 655-7330

PREPARED FOR:

HIGHLANDS AVE.

— CLEAR NATIVE VEGETATION AT MAJOR
GULLIES/DRAINAGE SWALES A MINIMUM
OF 200' FROM ALL RESIDENTIAL STRUCTURES.
REPLACE WITH HIGH MOISTURE LEVEL AND
LOW GROWING PLANT SPECIES

LANDSCAPE BERMS ALONG TOP OF SLOPES TO HELP
SCREEN DEVELOPMENT FROM ALSO CREEK CORRIDOR
TYPICAL CANDIDATE SITE FOR RIPARIAN HABITAT
RESTORATION

TYPICAL TREE CLUSTERS TO CREATE A NATURAL-
APPEARANCE FROM ALISO CREEK CORRIDOR

UNDULATING PLANT MASSES TO CREATE A NATURAL APPEARANCE

TYPICAL BUILDING ENVELOPE -

TRAIL -

TYPICAL CANDIDATE SITE FOR RIPARIAN HABITAT RESTORATION

NATURAL SLOPES

MAN-MADE SLOPES

PLANT SELECTIONS:	PRESERVE AND ENHANCE ALL EXISTING LOW FUEL VEGETATION BY REMOVAL OF ALL DEAD MATERIALS. ANY PLANT REPLACEMENTS SHALL BE OF THE SAME SPECIES.
FUEL MODIFICATIONS:	SELECTIVE CLEARING AND REMOVAL OF ALL HIGHLY FLAMMABLE PLANT SPECIES.
IRRIGATION:	NO PERMANENT IRRIGATION SYSTEMS WITHIN THIS NATIVE / NATURALIZED ZONE EXCEPT FOR TEMPORARY BUBBLER / DRIP SYSTEMS FOR THE ESTABLISHMENT OF NEW OAK TREES.
MAINTENANCE:	THIN OUT AND REMOVE PLANT GROWTHS AS REQUIRED TO MAINTAIN LOW FUEL VOLUME.
REQUIREMENTS:	REFER TO COUNTY OF ORANGE FIRE DEPARTMENT FOR STANDARDS.

VEGETATION BY HAND AND REPLACE WITH HIGH MOISTURE LEVEL PLANT SPECIES THAT
USE OF NATURALIZED AND NATIVE SPECIES THAT REQUIRE MINIMUM FERTILIZER /
CHEMICAL APPLICATIONS TO HELP MINIMIZE POTENTIAL RUN-OFF CONTAMINATION OF
ALISO CREEK.

PROVIDE PERMANENT AUTOMATIC IRRIGATION SYSTEMS WITHIN THIS ZONE WITH A REGULAR
WATERING SCHEDULE TO HELP MAINTAIN A HIGH LEVEL OF MOISTURE IN THE PLANT
MATERIALS.

CONTINUOUS MAINTENANCE OF THIS ZONE TO THIN OUT AND REMOVE ALL DEAD OR OVER-
GROWN PLANT MATERIALS TO HELP MAINTAIN A LOW FUEL VOLUME. MONITOR THE
AUTOMATIC IRRIGATION SYSTEMS FOR PROPER OPERATION.

ENHANCED NATURAL SLOPES

PLANT MODIFICATIONS:	WITHIN A 20' - 100' WIDE ZONE, CLEAR OUT ALL EXISTING VEGETATION BY HAND AND REPLACE WITH LOW GROWING AND FIRE RETARDANT NATIVE / NATURALIZED PLANTS.
PLANT SELECTIONS:	USE OF LOW GROWING, DROUGHT TOLERANT AND FIRE RETARDANT NATIVE / NATURALIZED SPECIES THAT ARE LOW FUEL VOLUME, SLOW BURNING AND REQUIRE NO SUPPLEMENTAL FERTILIZER APPLICATIONS.
IRRIGATION REQUIREMENTS:	PROVIDE PERMANENT AUTOMATIC IRRIGATION SYSTEMS WITHIN THIS ZONE FOR INITIAL PLANT ESTABLISHMENT PERIOD AND FOR USE DURING HOT DRY PERIODS TO HELP MAINTAIN ACCEPTABLE MOISTURE LEVEL.
MAINTENANCE REQUIREMENTS:	CONTINUOUS PERIODIC MAINTENANCE TO REMOVE INVASIVE GRASSES AND TO THIN OUT SHADE / GROUND COVER MASS TO MINIMIZE FUEL VOLUME AND LOWER THE INTENSITY OF POTENTIAL FIRE. TEST AND MAINTAIN IRRIGATION SYSTEMS ON A REGULAR BASIS TO INSURE PROPER OPERATION OF THE SYSTEMS.

PLANT LIST

MAN-MADE SLOPES

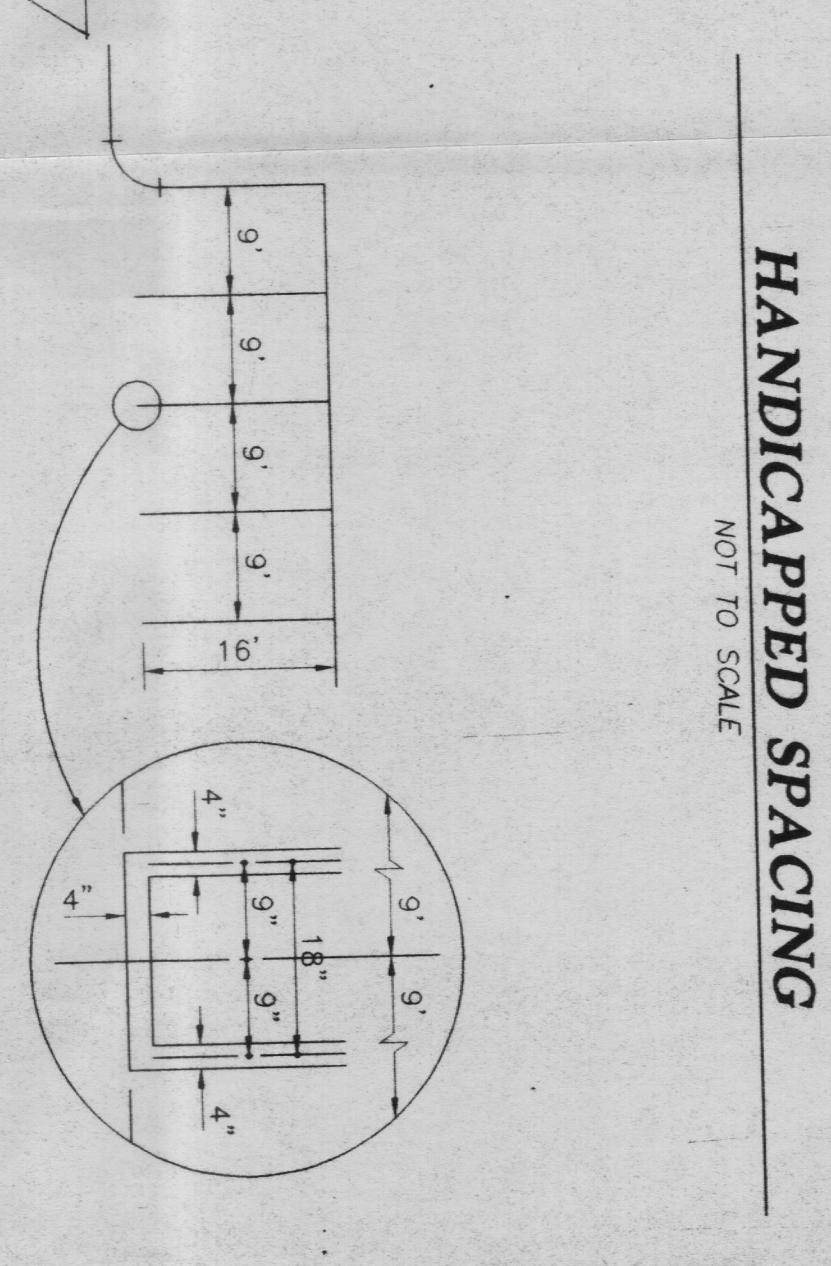
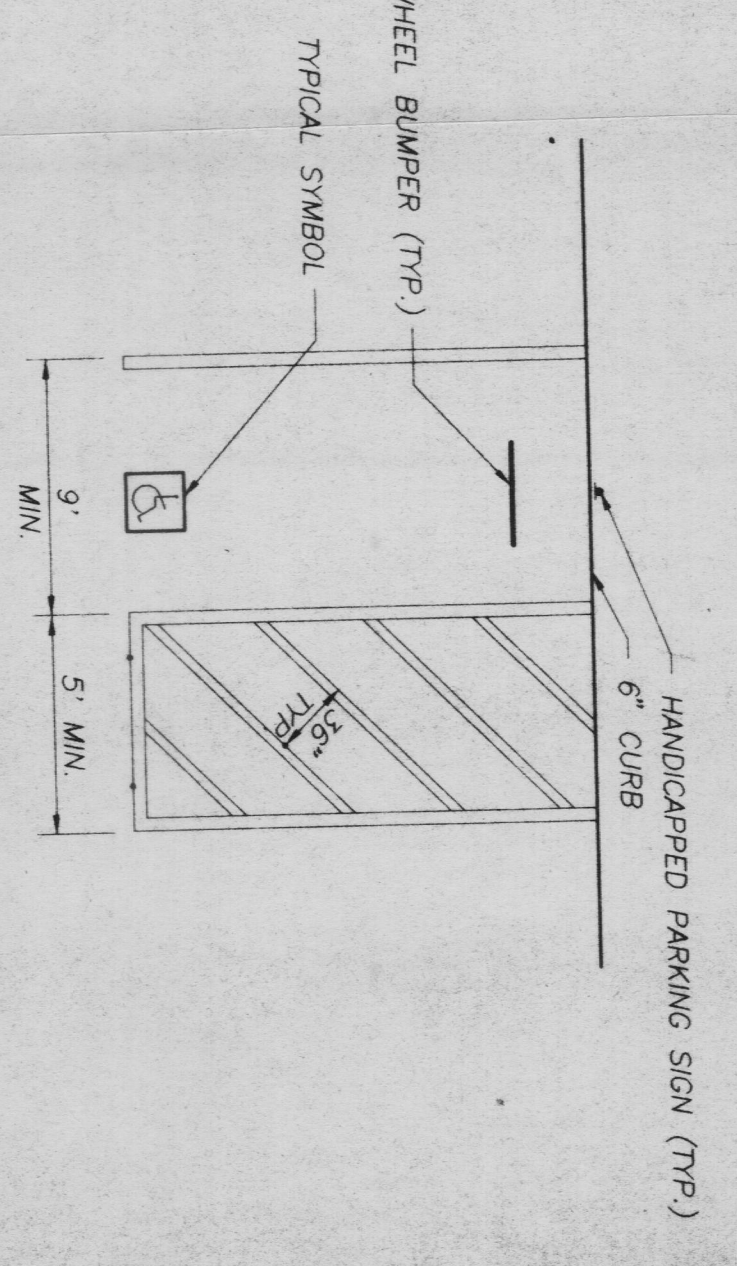
[illegible]

SEE SHEET 3

SEE SHEET 4

SEE SHEET 6

DATE: 11-20-80		SHEET 05 OF 10	
SCALE: 1" = 30'		DATE: 11-20-80	
DESIGN BY: J. L. BROWN		SHEET 05 OF 10	

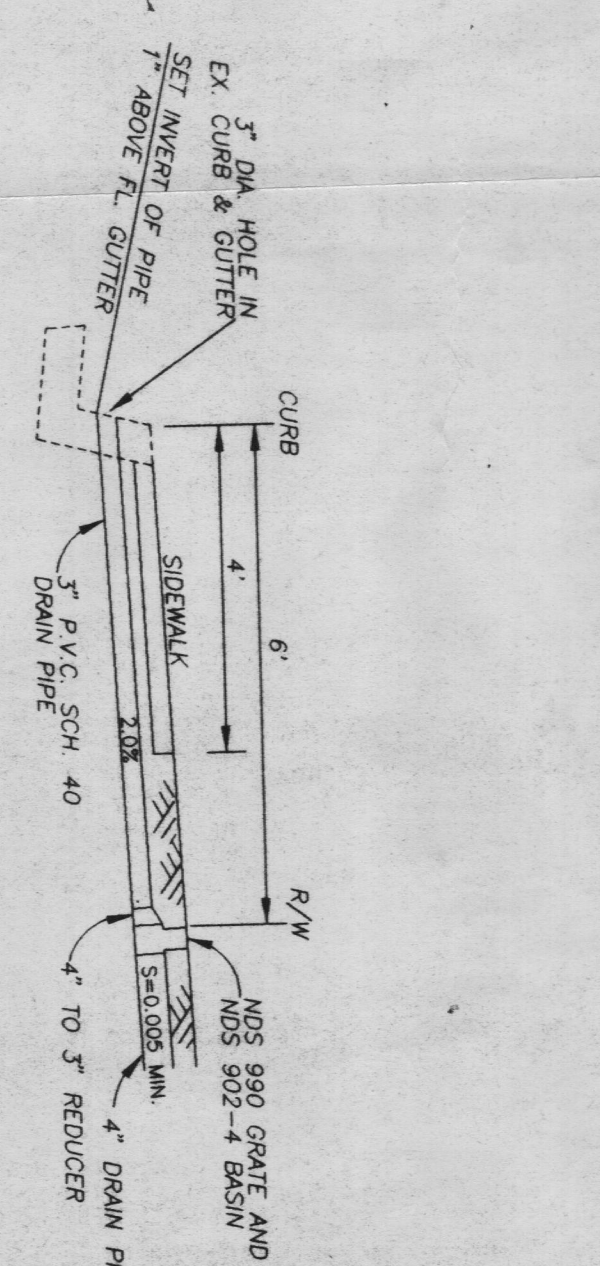


ALL PARKING STALLS SHALL BE CLEARLY OUTLINED WITH DOUBLE OR HARPIN STRIPES. HANDICAP STALLS SHALL BE PROPERLY MARKED WITH INDIVIDUAL SIGNS OCCASIONALLY IN WHITE ON A BLUE BACKGROUND. SIGNS SHALL BE REQUIRED BY THE BOARD OF SUPERVISORS RESOLUTION NO. 78-466 DATED APRIL 4, 1978.

MINIMUM STALL SHALL BE 9'-0" HANDICAP SPACES SHALL BE 14'-0"

STRIPING SHALL BE 3" WIDE AND SHALL BE PAINTED WITH A NON REFLECTORIZED WHITE PAINT PER STANDARD SPECIFICATION SUBSECTION 310-5.65.

PARKING STALL STRIPING DETAIL



AREA DRAIN OUTLET DETAIL

APPROVED FOR FULL PRODUCTION
LOTS: 94-99 (4 MODEL HOMES, PARKING LOT, ETC.)

1-18-97
1-24-97

- ### CONSTRUCTION NOTES
- A INSTALL AREA DRAIN SYSTEM PER DETAIL ON SHEET NO.1
 - B CONSTRUCT CURB OUTLET PER DETAIL ON HEREON.
 - C CONSTRUCT AC PAVEMENT PER SOILS ENGINEER'S RECOMMENDATIONS
 - D INSTALL PARKING STALL STRIPING PER DETAIL HEREON.

SEE FLAG AND SIGN PLAN FOR ADDITIONAL INFORMATION.

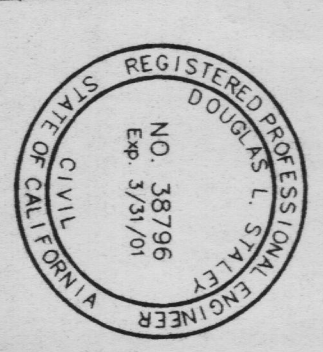
PARKING LOT

SALES OFFICE

PARTIAL PLAN OF DISABLED ACCESSIBILITY FROM PARKING LOT

1/8"=1'-0"

REVISIONS		ENGINEER	PREPARED FOR:	PRECISE GRADING BASE	SHEET 2 OF 2
NO.	DATE				
				TRACT NO. 9455	TR. 9455
				MODEL SITE - LOTS 94-99	ORIGINAL
				CITY OF LAGUNA NIGUEL	5-1-97



HUNSAKER & ASSOCIATES
PLANNING • ARCHITECTURE • ENGINEERING
1940 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
(714) 253-7880

S & S CONSTRUCTION CO.
1940 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
(714) 253-7880

PRECISE GRADING NOTES (cont.)

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 SPECIFIED.
 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 STATUS IS "3" A/C OVER 6" THICKNESS AND 10% FILLER. ALL OTHERS ARE TO BE CONSIDERED AS "1" OR "2".
 39. PRIOR TO ROAD GRADE RELEASE FOR BUILDING PERMIT BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PATENT SECTION, RECOMMENDATIONS BASED ON "R"-TYPE VALUE ANALYSIS OF PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY ENVIRONMENTAL. GRADING SECTION ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
 40. UNITS SHALL BE USED TO MEASURE STORM WATER BE APPROVED PER UNIT FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY OR ON A PUBLIC HOLIDAY.
 41. ROOF DRAINAGE SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
 42. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LOTS AND NEIGHBORS BEFORE BEGINNING EXCAVATIONS OR REMOVAL OF EXISTING STRUCTURES AND THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.

EROSION CONTROL NOTES:

1. IN CASE OF EMERGENCY CALL, Johanna Gomez AT (714) 282-3361 NUMBER
NAME _____
(714) 282-3361 (Gomez)

2. THE UNDERSIGNED CIVIL ENGINEER HAS REVIEWED THE EROSION CONTROL WORK AND CERTIFIES THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
Felipe D. Boud
ENGINEER R.C.E. NO. 44038 3.31.92 DATE 7-26-95

3. A STANDBY CREW 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 IMMEDIATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS FORECAST.

4. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.

5. 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%. INSURM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND DESTITLING BASINS AND THE EASTERN PIPELINE DRY. ANY GRADED SOLE SURFACE PROTECTION MEASURES DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED.

6. FILL SLOPES AT THE TRACT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

7. ANY DEVICE INSTALLED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.

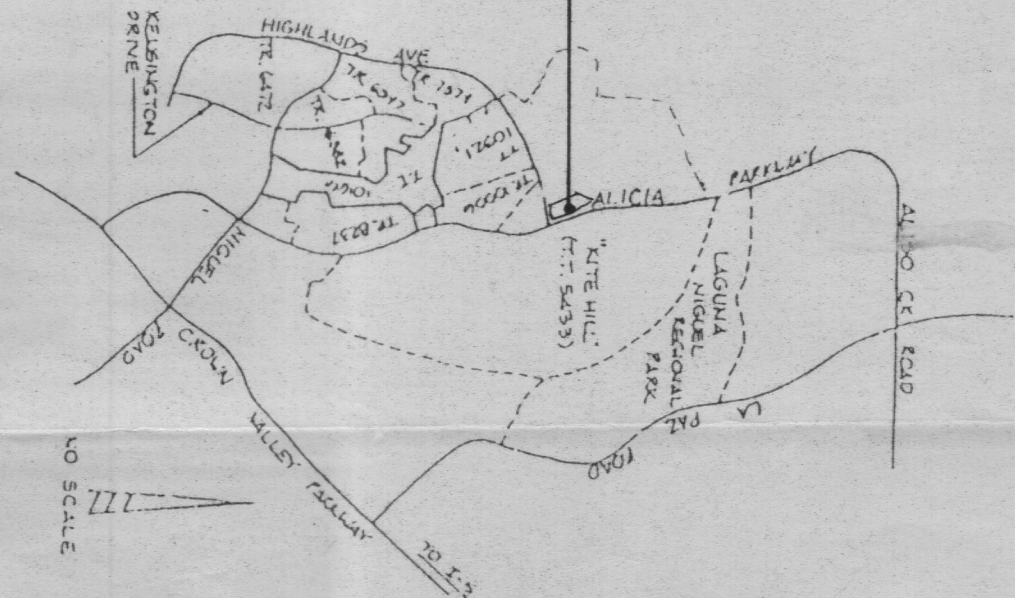
L.L.A. 93-03

PARCELS 1 THRU 5
SP 93-10A

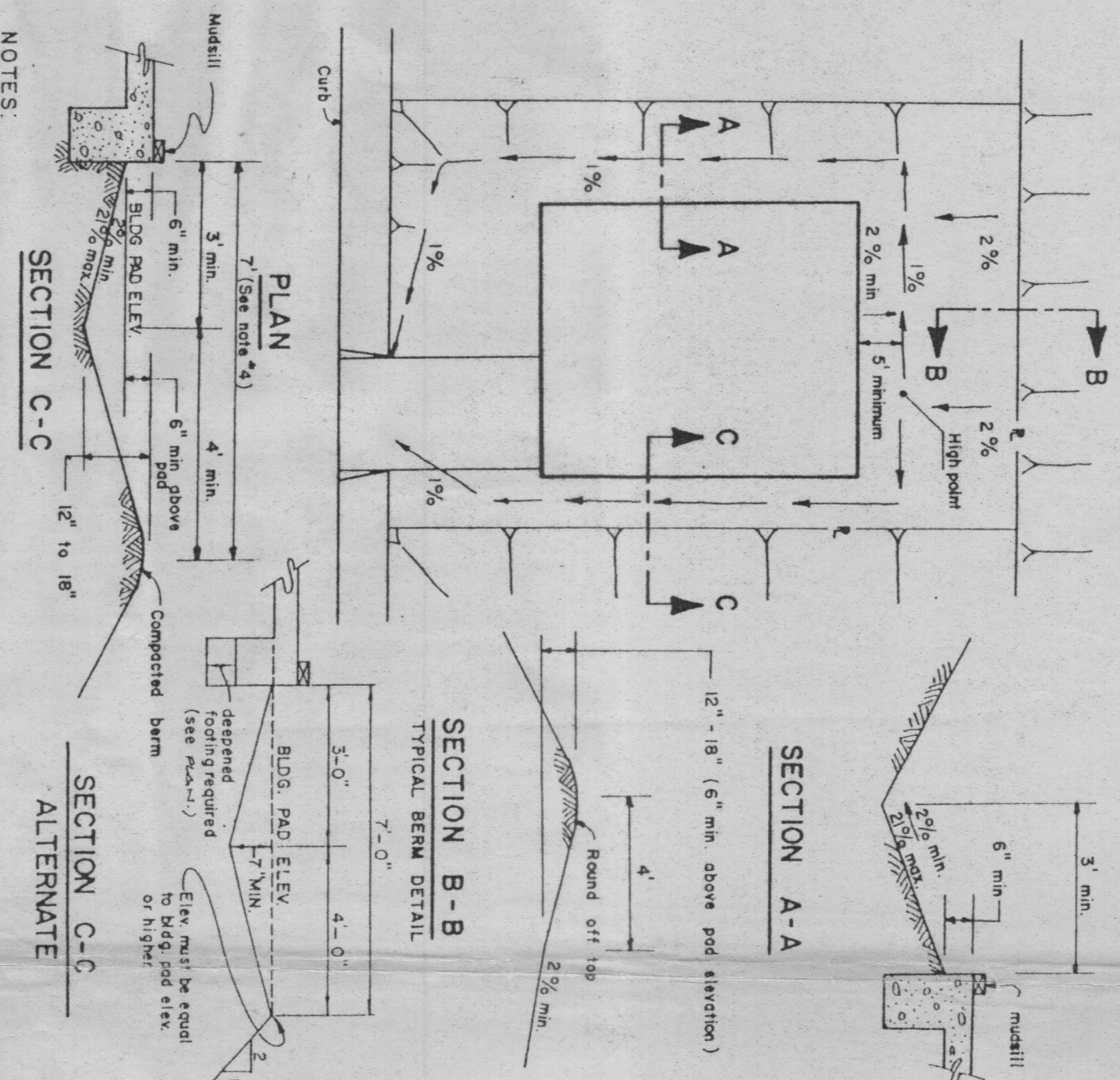
DRAINAGE STRUCTURE QUANTITIES					
ITEM	DESCRIPTION	QTY.	(UNIT)		
A	DRAIN OUTLET ASSEMBLY	4	E.A.		
B	12"x12" AREA DRAIN W/ RELATED HARDWARE	/O	E.A.		
C	SANITARY TIE CLEANOUT ASSEMBLY	4	E.A.		
D	4" Ø DRAIN PIPE PER SPECIFICATIONS.	71.6	L.F.		
E	4"x6" REDWOOD HEADER	335	L.F.		
F	4"x4" OG COMPACTED NATIVE (TEMPORAL MARKING)	6,820	S.F.		
G	FLUSHION CONTROL SANDBAGS	990	E.A.		

LEGEND OF ABBREVIATIONS & SYMBOLS

- | | | |
|--------|-----------------------|---------------------------|
| T.C. | TOP OF CURB | EXIST. CONTOUR |
| F.L. | FLOWLINE ELEV. | PROP. CONTOUR |
| T.G. | TOP OF GRATE | PROPERTY LINE |
| G.B. | GRADE BREAK | DAYLIGHT LINE |
| F.G. | FINISH GRADE | SHEET FLOW & RAKE |
| R.G. | ROUGH GRADE | GRADED SVALE |
| F.S. | FINISH SURFACE | CENTRELINE |
| INV. | INVERT OF DRAIN | SCALE HIGH POINT |
| P. | PAD ELEVATION | FLOWLINE |
| F.F. | FINISH FLOOR ELEV. | SUBDRAIN |
| G.F.F. | GARAGE FINISH FLOOR | AREA DRAIN |
| B.V.C. | BEGIN VERTICAL CURVE | TOP OF SLOPE |
| E.V.C. | END VERTICAL CURVE | TOE OF SLOPE |
| P.I. | POINT OF INTERSECTION | RETAINING WALL |
| E.P. | EDGE OF PAVEMENT | FIRE HYDRANT |
| I.V. | TOP OF WALL ELEV. | STREET LIGHT |
| T.F. | TOP OF FOOTING ELEV. | SOUND OR SCREEN WALL |
| D.F. | DEEPENED FOOTING | DEEPENED FOOTING |
| L. | LENGTH | WATER METER |
| DY. | DRIVEWAY | CATCH BASIN & LOCAL DEP. |
| T.S. | NOT TO SCALE | SEWER MANHOLE AND LATERAL |



SEE OCEMA STD. PLAN 1320



1. Series to be cast is at 1% of rough grading and prior to building construction.
2. A power driven stake, a cedar stake and pipe, or other similar drainage device is required when a slope, tripping, or pothole of the building extends within the minimum established drainage setbacks.
3. A common drainage stake may be used along required property lines as shown.
4. This dimension may be reduced to the required minimum setback in the Grading & Erosion Code if an impervious (i.e., concrete) drainage device is used.
5. All building setbacks from slopes shall be in accordance with the Grading & Erosion Code.

1. AREA DRAIN PIPE SHALL BE PER A.S.T.M. D765 SCH. 40.
2. P.V.C. PIPE PER A.S.T.M. D1785 SCH. 40.
3. APPROVED EQUALS.
4. ALL JOINT FITTINGS MUST BE A.B.S. (NO STYRENE PLASTID).
5. JOINTS TO BE REINFORCED WITH GREEN MEDIUM BODIED FAST SET A.B.S. ROUGHED UNDER 90° GREEN LABEL.
6. TO P.V.C. CEMENT.
7. A.B.S. OR P.V.C. TRANSITION PLASTIC PIPE CEMENT (TAN LABEL).
8. AREA DRAIN SYSTEMS ARE A PART OF THE PRECISE GRADING PLAN AND MUST BE INSTALLED AND OPERATIONAL PRIOR TO FINAL PRECISE GRADING CERTIFICATION.

THE BEARING OF N04°24'00"E FOR THAT CERTAIN COURSE IN THE W'LY BDRY, ORANGE PARCEL 2, SHOWN AS N04°24'00"E 380.0, ON MAP FILED IN BOOK 113, PAGE 26 C PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BASIS OF BEARINGS	BENCHMARK
THE BEARING OF NO.24-00E FOR THAT GENERAL COURSE IN THE WLY FOR THE CITY OF LOS ANGELES, 112° 29' 00" 64" FROM THE BEARING OF 112° 29' 00" 64" FROM THE BEARING OF 112° 29' 00" 64" PARCEL MAPS, RECORD 11, PAGE 28 OF 28 COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.	0.0, S. 3X-28-70 ELEV. 319,453 AD., 19 S. 112° 29' 00" 64" E. OF THE INT. OF NIGUEL RD. AND PCH. 465.5' S. OF THE CENTER OF THE CURVE, 112° 29' 00" 64" E. OF THE PROMULGATION OF THE MEDIAN OF THE PAVY, S. 112° 29' 00" 64" E. OF THE TOP OF A 4' X 15' CONCRETE CATCH BASIN, 1 FT. HIGHER THAN THE GUTTER.

28982 SEAN DRIVE
LAGUNA NIGUEL, CA.

[illegible]

EXISTING UTILITIES
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES OR CONDUITS OF UNKNOWN LOCATION SHALL BE DETERMINED BY THE CONTRACTOR. THESE PLANS, BASED ON THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE 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 RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL UTILITIES AND STRUCTURES CONCERNED BEFORE STARTING WORK. NO CONTRACTOR, FURTHER ASSURES ALL UTILITIES AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURE SHOWN OR NOT SHOWN ON THESE PLANS.

"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

Underground Service Alert
Call: Toll FREE
1-800
422-4133

SADON S DEVP. TR, 9455 P.C# 93-T4

[illegible]

HEREBY CERTIFY THAT THE OWNER OF RECORD HAS
KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

AGENT	CHINSAKER & ASSOCIATES	DATE
Raymond M. Buckles		6/12/87

PARCEL 5, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 92, PAGES 43-46 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCALE 1" = 100'
DATE 6-12-87
NO. OF LOTS 107 PRESIDENTIAL
GROSS AREA 103 ACRES
CONTOUR INT. 15'
W.O.# 22-59

H^{unsaker}

Associates

PLANING • ENGINEERING • SURVEYING
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Offices: Carlsbad • Irvine • Ontario
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TENTATIVE
TRACT NO.
9455

VESTING TENTATIVE MAP

