

SHEET 1 OF 10 SHEETS

DUPLICATE

(PORTION TENT. TRACT 9529)

TRACT No 9974

29867

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIABEING A SUBDIVISION OF A PORTION OF THE RANCHO NIGUEL AS SHOWN ON A MAP RECORDED IN BOOK 2,
PAGES 230 AND 231 OF PATENTS, RECORDS OF LOS ANGELES, CALIFORNIA.

ACCEPTED AND FILED
DEC 22 1977 AT 8:00 AM
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
J. WYLLIE CARLILE, County Recorder

4623.00

49.447 ACRES

JULY, 1977

67 LOTS & LOTS A,B,C,D&E

WILLIAM J. FROST L.S. 3109

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 COLORED BORDER LINE AND WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: PEBBLE BEACH PLACE, CONCORD LANE, INNISBROOK LANE, SEMINOLE PLACE, INVERNESS PLACE, MEDINAH LANE, CANTERBURY PLACE, GLEN ABBEY DRIVE, AUGUSTA DRIVE AND CLUB HOUSE DRIVE. WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE THE EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN ON SAID MAP. WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE LOT 67 IN FEE SIMPLE FOR PARK, RECREATION, TRAIL AND LANDSCAPE PURPOSES TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES.

BROADMOOR HOMES INC., A CALIFORNIA CORPORATION

[Signature]
PRESIDENT

[Signature]
Assistant Secretary

I, WILLIAM J. FROST, DO HEREBY CERTIFY THAT I AM LICENSED LAND SURVEYOR (NO. 3109) OF THE STATE OF CALIFORNIA, THAT THIS MAP, CONSISTING OF TEN SHEETS, AND THE TRUE AND COMPLETE SURVEY MADE IN JUNE, 1977, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN NINETY DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
WILLIAM J. FROST
LICENSED LAND SURVEYOR NO. 3109

I, C. R. NELSON, COUNTY SURVEYOR OF ORANGE COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED, AMENDED AND APPROVED BY THE ORANGE COUNTY PLANNING COMMISSION; 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 17th DAY OF Dec, 1977.

C. R. NELSON
COUNTY SURVEYOR

[Signature]
DEPUTY

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

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

DATED THIS 20th DAY OF December, 1977.

JUNE ALEXANDER
CLERK OF THE BOARD

[Signature]
DEPUTY

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

ON THIS 20th DAY OF October, 1977, BEFORE ME, *[Signature]*, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *[Signature]*, KNOWN TO ME TO BE *[Signature]*, AND *[Signature]*, KNOWN TO ME TO BE *[Signature]*, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND THEY ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL: *[Signature]*
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

MY COMMISSION EXPIRES: June 2, 1980

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

I, JUNE ALEXANDER, CLERK OF THE BOARD OF ORANGE COUNTY, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF SAID COUNTY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON THE 20th DAY OF December, 1977, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION FOR STREET PURPOSES: PEBBLE BEACH PLACE, CONCORD LANE, INNISBROOK LANE, SEMINOLE PLACE, INVERNESS PLACE, MEDINAH LANE, CANTERBURY PLACE, GLEN ABBEY DRIVE, CLUB HOUSE DRIVE AND AUGUSTA DRIVE. AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE THE EASEMENTS FOR DRAINAGE PURPOSES AS DEDICATED AND LOT 67 IN FEE SIMPLE FOR PARK PURPOSES AS DEDICATED.

DATED THIS 20th DAY OF December, 1977.

JUNE ALEXANDER
CLERK OF THE BOARD

[Signature]
DEPUTY

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss

I, ROBERT L. CITRON, COUNTY TAX COLLECTOR - TREASURER OF SAID COUNTY OF ORANGE, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND SHOWN WITHIN THE COLORED BORDER ON THIS MAP OR ANY PART THEREOF FOR UNPAID STATE OR COUNTY TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

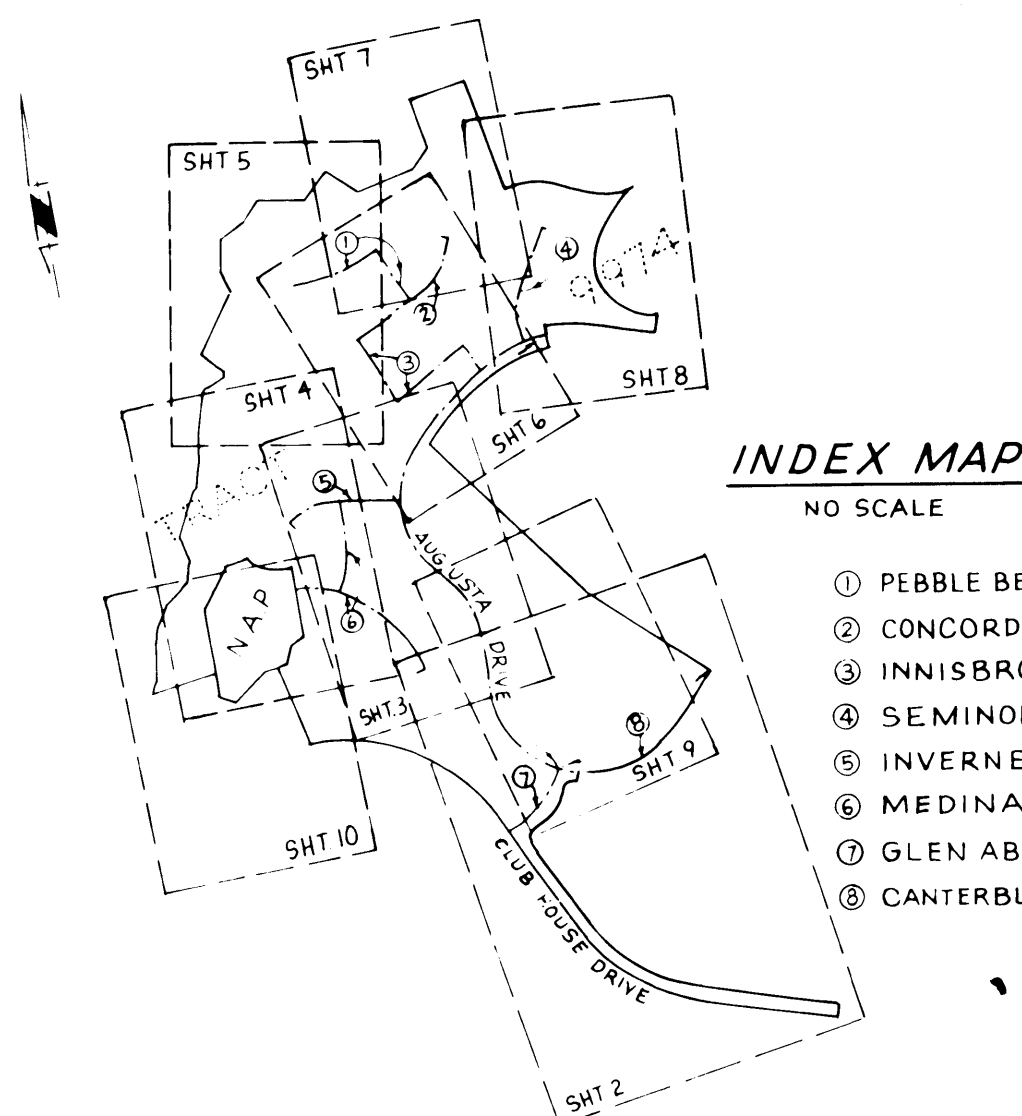
DATED THIS 5th DAY OF Dec, 1977

ROBERT L. CITRON
COUNTY TAX COLLECTOR -
TREASURER

[Signature]
DEPUTY TAX COLLECTOR

MONUMENT NOTES:

- SET 2" I.P. TAGGED "L S 3109" AT ALL POINTS SHOWN THUS —●—
- SET 1" I.P. TAGGED "L S 3109" AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED
- SET 1" I.P. TAGGED "L S 3109" AT ALL POINTS SHOWN THUS —□—
- SET LEAD AND TACK TAGGED "L S 3109" IN TOP OF CURB OR SIDEWALK ON 7.75' OFFSET FROM THE TRUE FRONT LOT CORNERS ON LOT LINES PRODUCED AND AT ALL FRONT PROPERTY CORNER B.C.'S ON RADIAL LINES PRODUCED
- SET LEAD AND TACK TAGGED "L S 3109" IN TOP OF CURB OR SIDEWALK ON 9.75' OFFSET FROM THE TRUE REAR LOT CORNERS ON LOT LINES PRODUCED ALONG CLUBHOUSE DRIVE UNLESS OTHERWISE NOTED
- SET LEAD AND TACK TAGGED "L S 3109" IN TOP OF CURB OR SIDEWALK ON 3.75' OFFSET FROM THE TRUE REAR LOT CORNERS ON LOT LINES PRODUCED ALONG MEDINAH LANE AND PEBBLE BEACH PLACE UNLESS OTHERWISE NOTED
- SET LEAD AND TACK TAGGED "L S 3109" IN TOP OF CURB ON 5.75' OFFSET FROM TRUE REAR LOT CORNERS ON LOT LINES PRODUCED AND AT ALL PROPERTY CORNER B.C.'S ON RADIAL LINES PRODUCED AT ALL POINTS SHOWN THUS —■—
- SET LEAD AND TACK TAGGED "L S 3109" IN TOP OF CURB AT ALL POINTS SHOWN THUS —●—
- SET LEAD AND TACK TAGGED "L S 3109" IN TOP OF CURB ON RADIAL LINES AT ALL POINTS SHOWN THUS —○—
- SET 8" SPIKE W/ BRASS WASHER STAMPED "L S 3109" IN THE FINISHED SURFACE AT ALL STREET E.C.'S, B.C.'S AND CENTERLINE INTERSECTIONS UNLESS OTHERWISE NOTED
- SET O.C.S. TYPE 'A' WELL MONUMENT WITH TACK AND TAG "L S 3109" IN CONC. AT ALL POINTS SHOWN THUS —△—
- TIES TO CENTERLINE MONUMENT WILL BE MADE AND A COPY OF SAID TIES FURNISHED TO THE COUNTY SURVEYOR
- FD 2" I.P. TAGGED "L S 2921" PER P.M. 93/32 & 33 AT ALL POINTS SHOWN THUS —●—
- FD 2" I.P. TAGGED "L S 3246" PER P.M. 93/32 & 33 AT ALL POINTS SHOWN THUS —●—
- SET LEAD AND TACK TAGGED "L S 3109" IN TOP OF CURB OR SIDEWALK ON 7.75' OFFSET FROM THE TRUE REAR LOT CORNERS ON LOT LINES PRODUCED ALONG AUGUSTA DRIVE UNLESS OTHERWISE NOTED
- ALL MONUMENTS SHOWN AS "SET" WILL BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS
- FD 2" I.P. TAGGED "L S 3246" PER P.M. 93/32 & 33 REPLACED WITH O.C.S. TYPE 'A' WELL MON. WITH TACK AND TAG "L S 3109" IN CONC. AT ALL POINTS SHOWN THUS —△—



DUPLICATE

SHEET 2 OF 10 SHEETS

SCALE: 1" = 40'

(PORTION TENT TRACT 9529)

67 LOTS & LOTS A,B,C,D,E

49.447 ACRES

TRACT NO. 9974

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

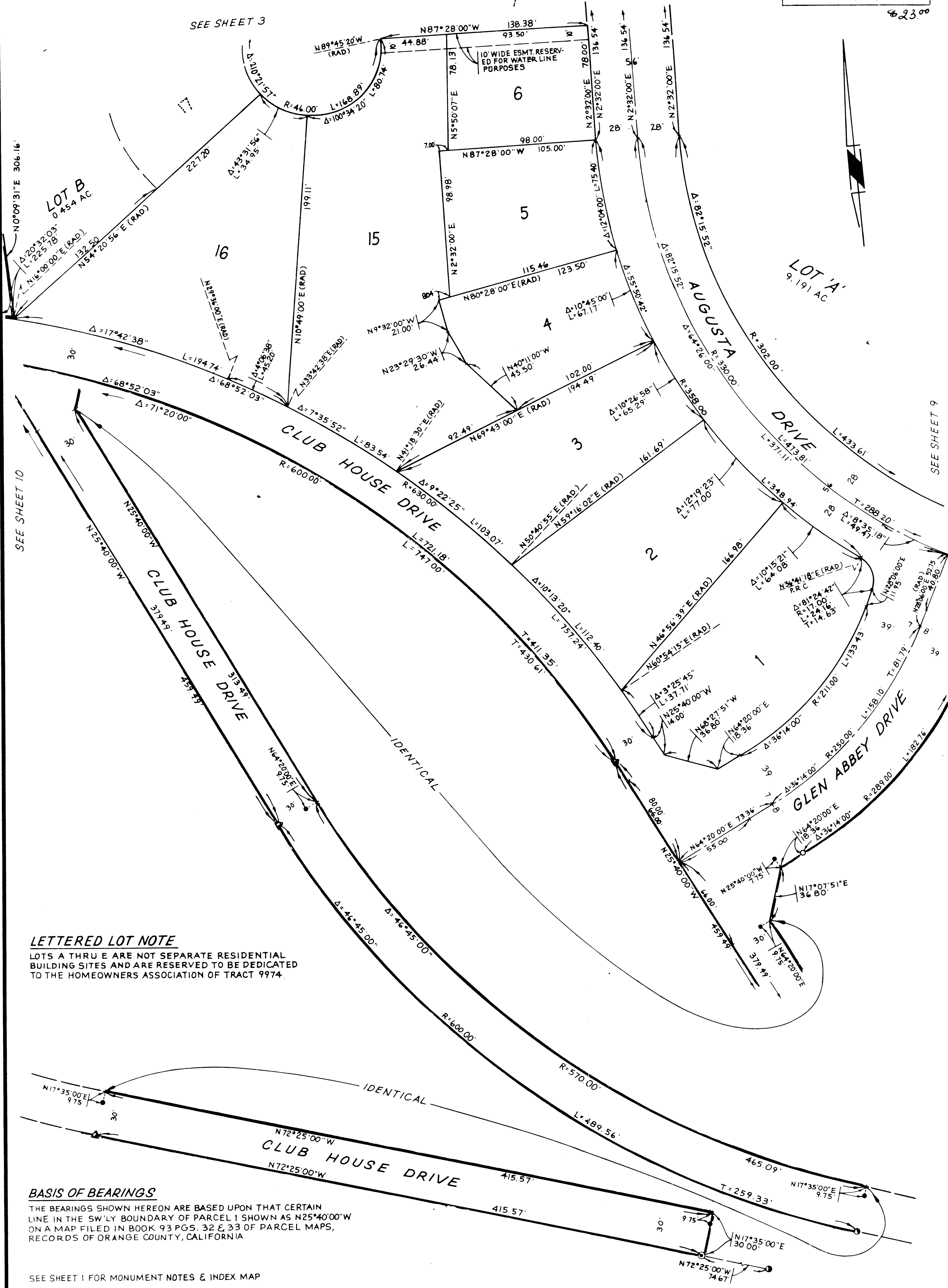
JULY, 1977

WILLIAM J. FROST, "L.S. 3109"

29867

ACCEPTED AND FILED
DEC 22 1977 AT 8:00 AM
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
J. WYLIE CARLYLE, County Recorder

623.00



DUPLICATE

SHEET 3 OF 10 SHEETS

SCALE: 1" = 40'

(PORTION TENT TRACT 9529)

67 LOTS & LOTS A

TRACT NO. 9974

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

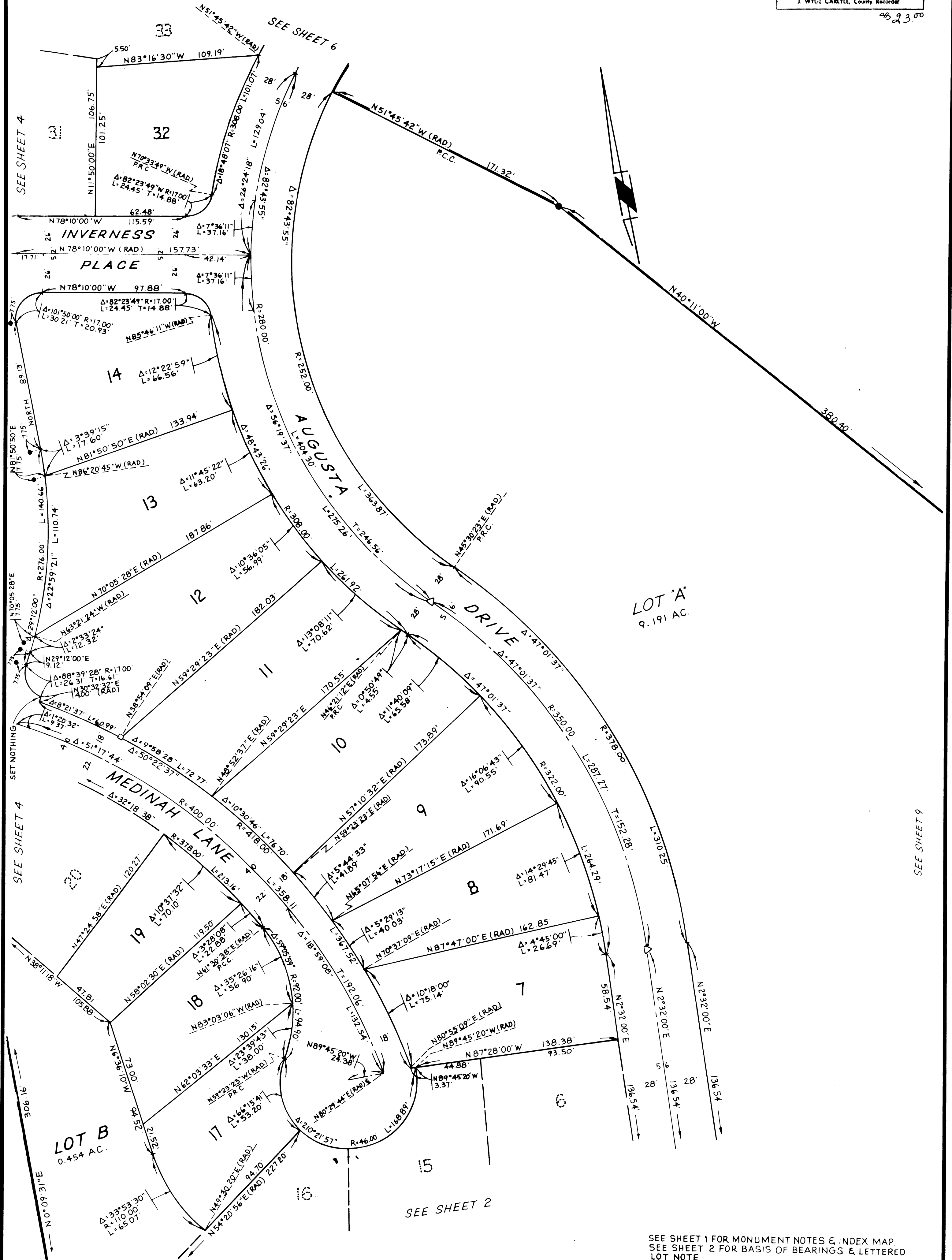
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J. WYLIE CARLYLE, County Recorder

245 23.00



6137A.S 77C

42049

SEE SHEET 1 FOR MONUMENT NOTES & INDEX MAP
SEE SHEET 2 FOR BASIS OF BEARINGS & LETTERED
LOT NOTE.

DUPLICATE

SHEET 4 OF 10 SHEETS

SCALE: 1" = 40'

(PORTION TENT TRACT 9529)

67 LOTS & LOTS A,B,C,D,E
49.447 ACRES

TRACT NO. 9974

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

JULY, 1977

WILLIAM J. FROST, "L.S.3109"

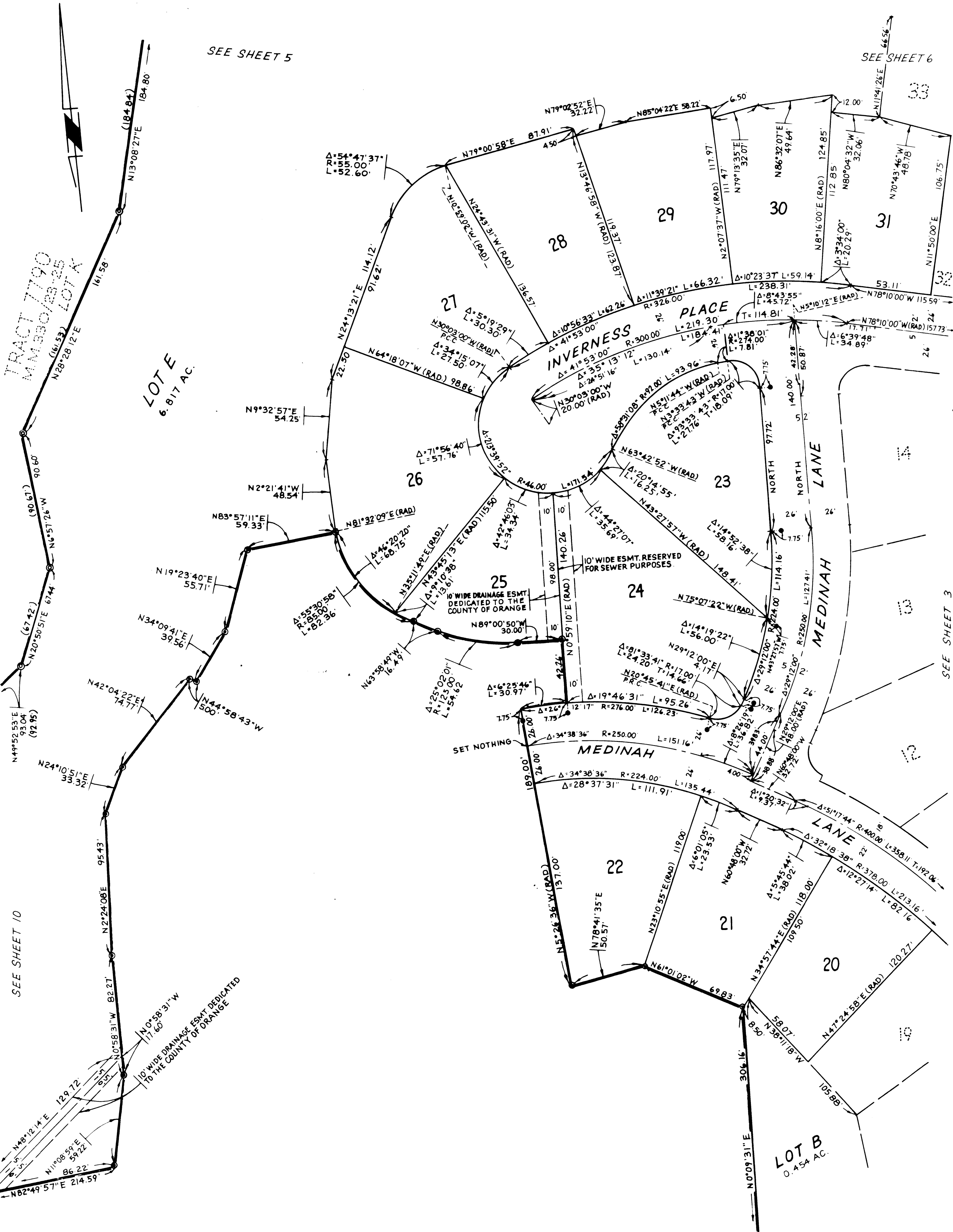
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SEE SHEET 5

SEE SHEET 6



SEE SHEET 1 FOR MONUMENT NOTES & INDEX MAP
SEE SHEET 2 FOR BASIS OF BEARINGS & LETTERED LOT NOTE.

SCALE: 1" = 40'

(PORTION TENT. TRACT 9529)

67 LOTS & LOTS A,B,C,D&E

49.447 ACRES

TRACT NO. 9974

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

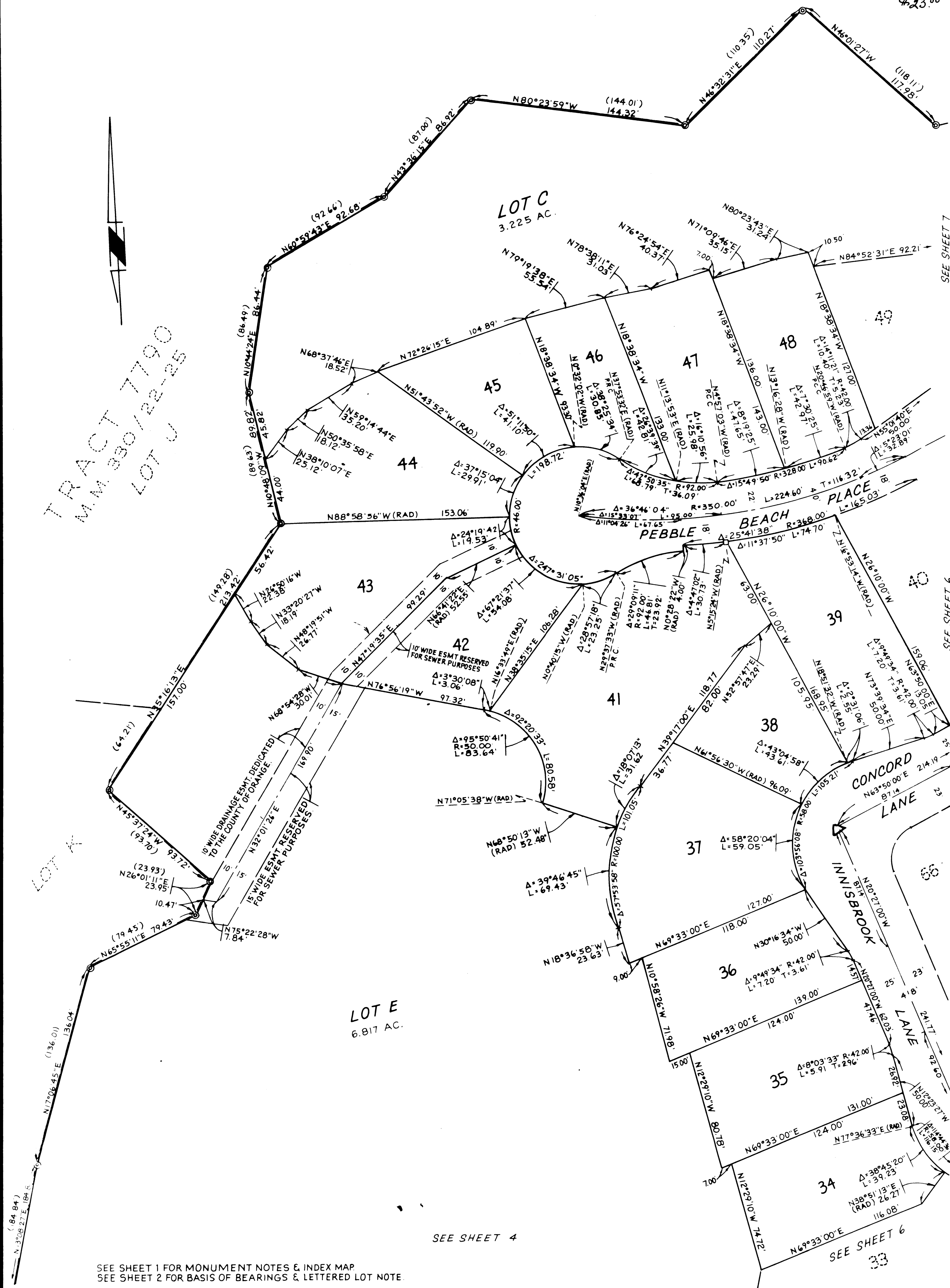
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949300



420 45

SEE SHEET 1 FOR MONUMENT NOTES & INDEX MAP.
SEE SHEET 2 FOR BASIS OF BEARINGS & LETTERED LOT NOTE

SHEET 6 OF 10 SHEETS

SCALE: 1"=40'

(PORTION TENT. TRACT 9529)

67 LOTS & LOTS A,B,C,D,E

49.447 ACRES

DUPLICATE

TRACT NO. 9974

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

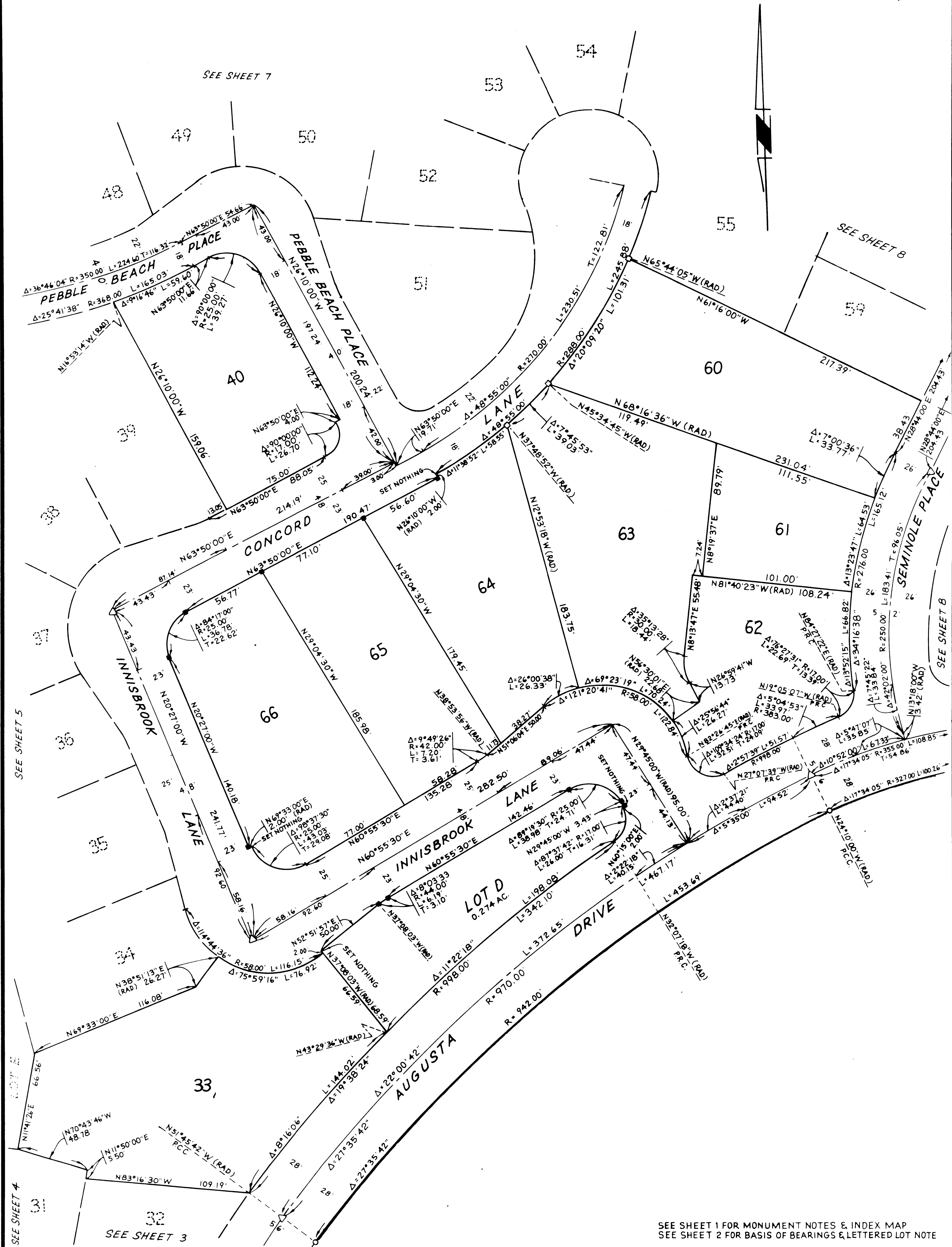
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SEE SHEET 2 FOR BASIS OF BEARINGS & LETTERED LOT NOTE

DUPLICATE

SHEET 7 OF 10 SHEETS
SCALE: 1" = 40'
(PORTION TENT TRACT 9529)
67 LOTS & LOTS A, B, C, D, E
49.447 ACRES

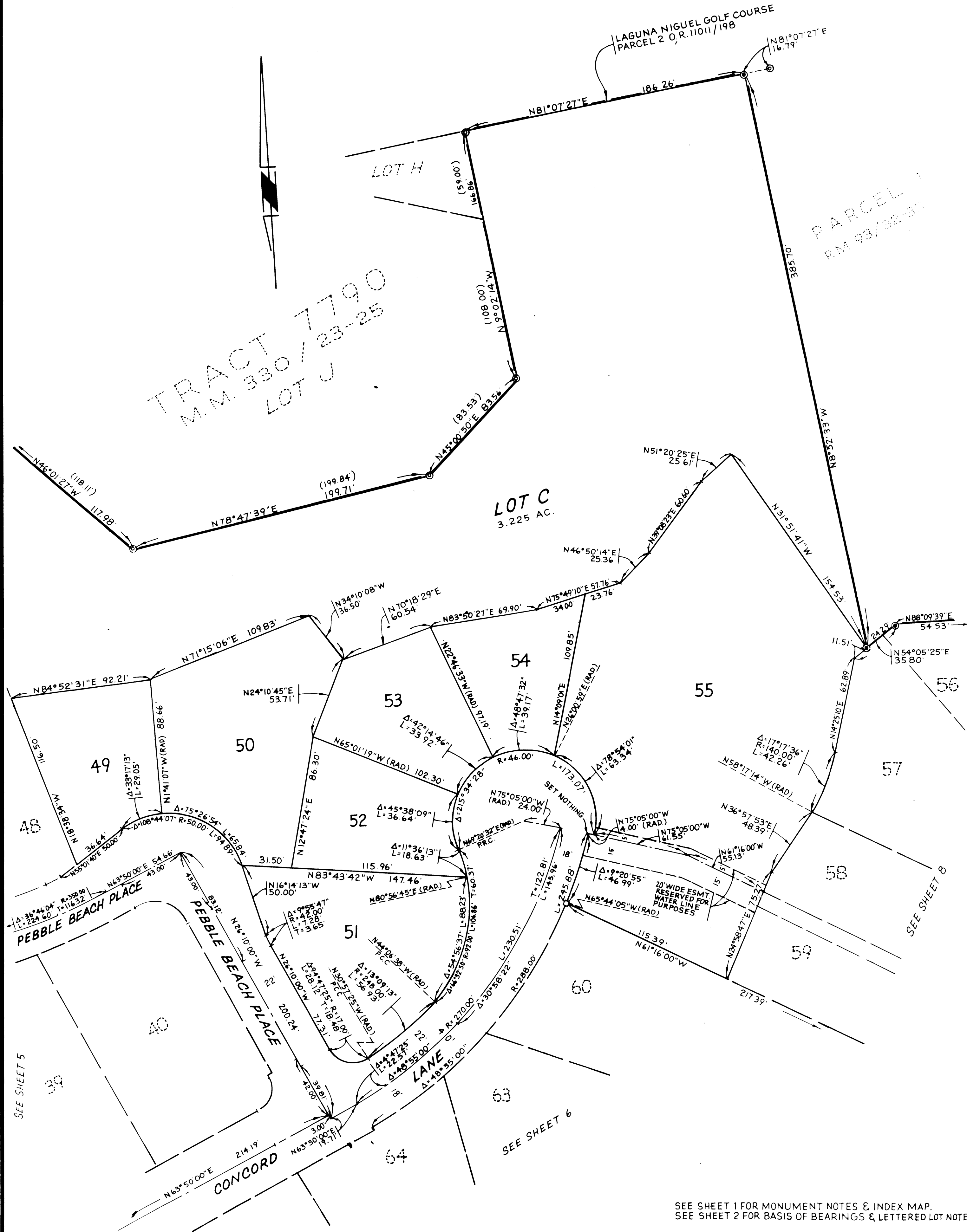
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SHEET 8 OF 10 SHEETS

SCALE: 1" = 40'

(PORTION TENT. TRACT 9529)

67 LOTS & LOTS A,B,C,D,E,E

49.447 ACRES

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

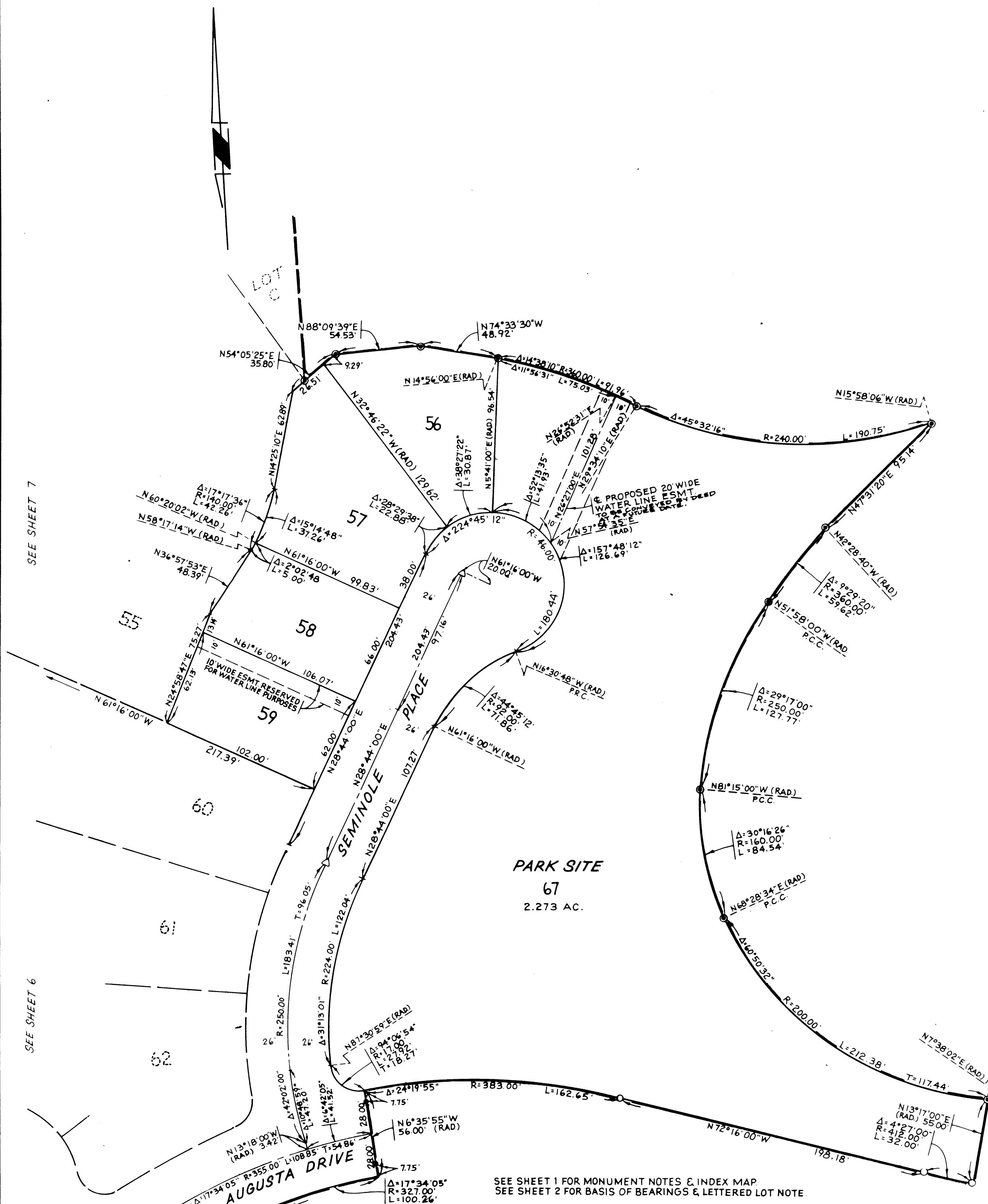
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SEE SHEET 2 FOR BASIS OF BEARINGS & LETTERED LOT NOTE

DUPLICATE

SHEET 9 OF 10 SHEETS

SCALE 1" = 40'

(PORTION OF TRACT 9529)

LOIS A,B,C,D,E

ACRES

TRACT NO. 9974

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

JULY, 1977

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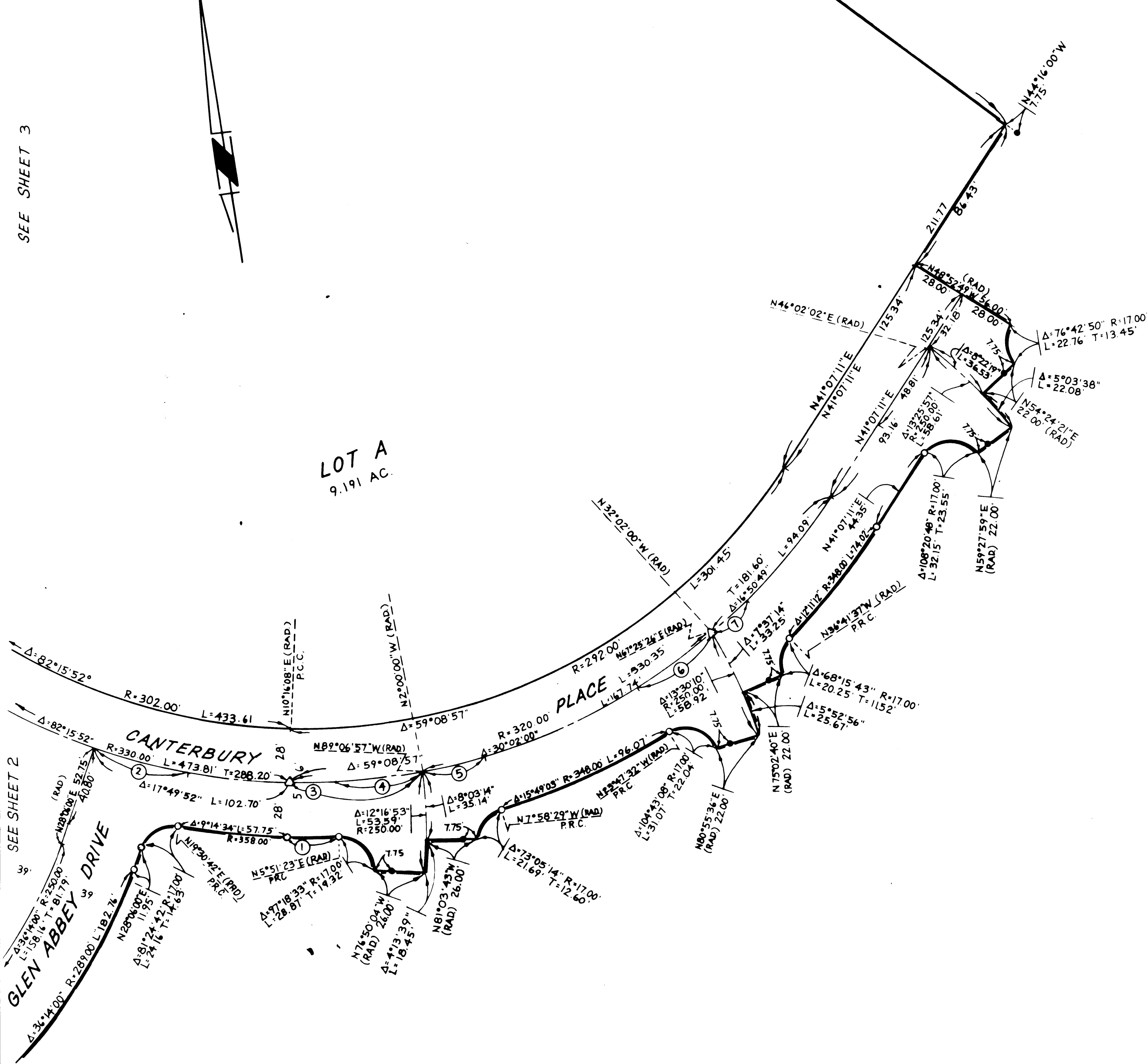
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423.00

CURVE DATA

①	Δ=4°24'45"	R=348.00'	L=26.80'
②	Δ=8°35'18"	R=330.00'	L=49.47'
③	Δ=12°16'08"	R=320.00'	L=68.52'
④	Δ=7°51'23"	R=320.00'	L=43.88'
⑤	Δ=5°58'29"	R=320.00'	L=33.37'
⑥	Δ=8°14'28"	R=320.00'	L=46.03'
⑦	Δ=4°39'37"	R=320.00'	L=26.03'

SEE SHEET 3



SEE SHEET 2

SEE SHEET 1 FOR MONUMENT NOTES & INDEX MAP
SEE SHEET 2 FOR BASIS OF BEARINGS & LETTERED
LOT NOTE

SHEET 10 OF 10 SHEETS

SCALE: 1"=40'

(PORTION TENT TRACT 9529)

67 LOTS E, LOTS A, B, C, D & E

49.447 ACRES

DUPLICATE

TRACT NO. 9974

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

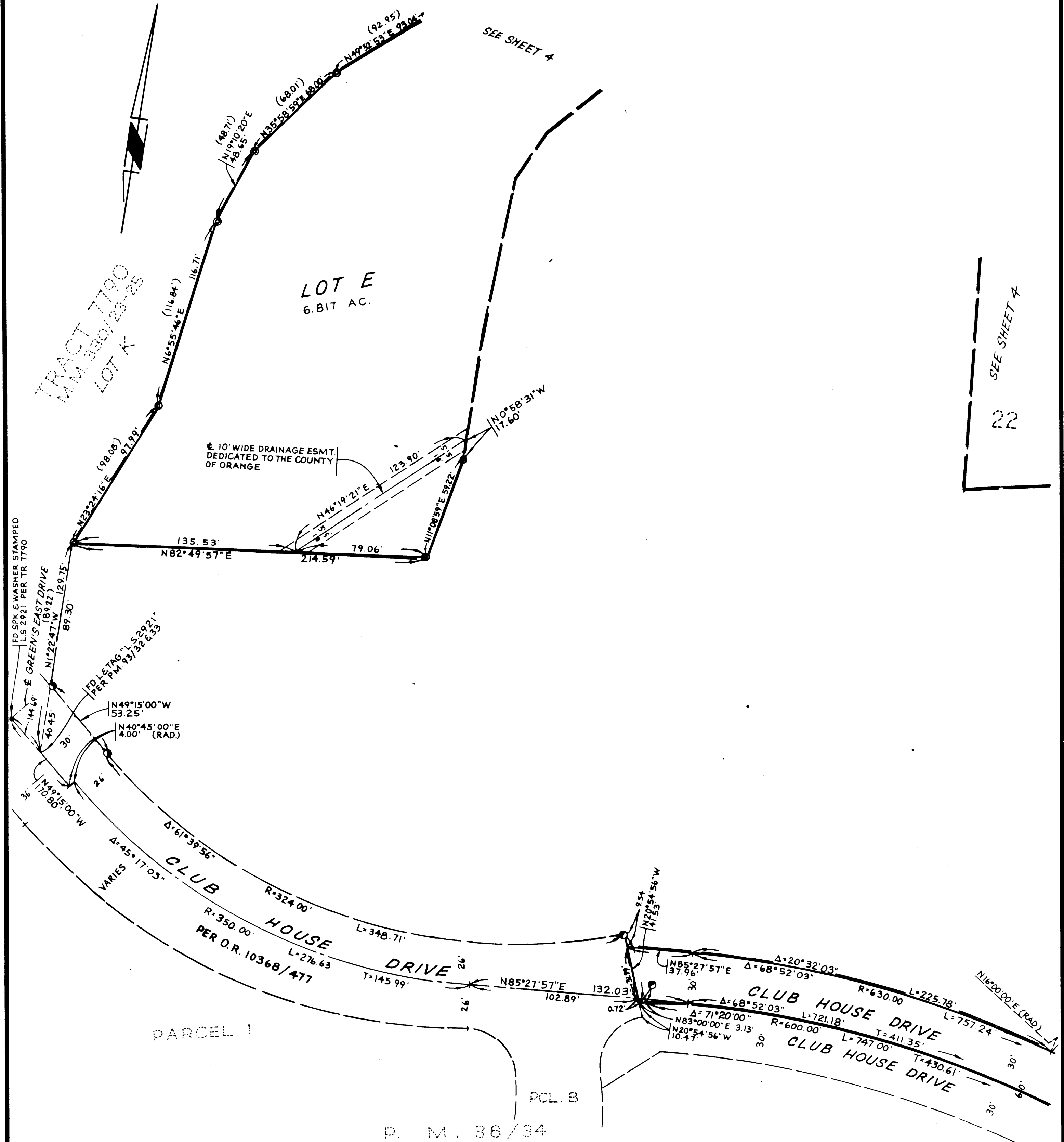
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WILLIAM J. FROST, "L.S.3109"

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423.00



SEE SHEET 1 FOR MONUMENT NOTES & INDEX MAP
SEE SHEET 2 FOR BASIS OF BEARINGS & LETTERED LOT NOTE

- a) Initial Inspection. When the permittee is ready to begin work, before any grading or brushing is started, fill is placed.
- b) Toe Inspection. After the natural ground or bedrock is exposed and prepared to receive fill, but before excavation inspection is started, but before the vertical height of the excavation exceeds ten feet.
- c) Excavation Inspection. After the excavation is started, but before the vertical height of the fill exceeds ten feet.
- d) Fill Inspection. After the fill placement is started, but before the vertical height of the fill exceeds ten feet.
- e) Drainage Device Inspection. After forming of terrace drains, downspouts or after placement of pipe in subdrains, but before any concrete is placed or filter material.
- f) Rough Grading. When all rough grading has been completed. This inspection may be called for at the completion of rough grading without the necessity of the Building Official having previously reviewed and approved the reports.
- g) Final. When all work, including installation of all drainage structures and other protective devices has been completed and the as-graded plan, professional certifications and the required reports have been submitted.

4. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
5. Fill slopes shall be no steeper than 2 horizontal to 1 vertical and shall have not less than 90% compaction out to the finished surface.
6. Fills shall be compacted throughout to 90% density as determined by A.S.T.M. Standard No. D-1557-70 T.
7. Areas to receive fill shall be properly prepared and approved by the Building Official and soils engineer prior to placing of fill.
8. Fills shall be banded into competent material as per detail on plan.
9. All existing fills shall be approved by the Building Official or removed before any additional fills are added.
10. The face of all cut and fill slopes shall be planted and maintained with a ground cover approved by the Building Official. An approved irrigation system or watering facilities may be required by the Building Official prior to rough grade approval.

11. The stockpiling of excess material shall be approved by the Building Official prior to excavation.
12. The design civil engineer, prior to rough grade approval, shall provide a minimum of one blue toper 100' set at the pad elevation. The elevation of the floor shall also be provided to insure proper clearance and fall to drainage swale. These elevations shall be noted on the building plans.
13. All trench backfills shall be tested and certified by the site soils engineer per the Grading Code.
14. The engineering geologist and soils engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and to determine the presence or absence of subsurface water or spring flow. If needed, drains will be designed and constructed prior to the placement of fill in each respective canyon.

15. Subdrain outlets shall be completed at the beginning of the subdrain construction.
16. The exact location of the subdrains shall be surveyed in the field for line and grade.
17. All cut slopes shall be investigated both during and after grading by an engineering geologist to determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the engineering geologist shall recommend necessary treatment to the Building Official for approval.
18. Where support or buttressing of cut and natural slopes is determined to be necessary by the engineering geologist and soils engineer, the soils engineer will submit design, location and calculations to the Building Official prior to construction. The engineering geologist and soils engineer will inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion. *Stabilization fills or buttresses may be deleted in the field during grading if inspection by the engineering geologist deems them unnecessary.*
19. 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 soils engineer, a compacted fill blanket will be placed.

20. The engineering geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
21. The final compaction report and certification from the soils engineer shall contain 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.
22. The soils engineer and engineering geologist shall perform sufficient inspections and be available during grading and construction to provide consultation concerning compliance with the plans, specifications, and code within their purview.

23. The design civil engineer shall be available during grading and construction for consultation concerning compliance with the plans, specifications, and code within his purview.
24. Dust shall be controlled by watering.
25. Sanitary facilities shall be maintained on the site.
26. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
27. The location and protection of all utilities are the responsibility of the Contractor.
28. Prior to final approval, the Design Civil Engineer shall provide to the Building Official the number of yards of cut, fill and import moved during the grading operation.
29. The cut portion of cut/fill transition lots should be overexcavated 36" and be replaced with compacted fill to a minimum relative compaction of 90 per cent.

SOILS ENGINEER

IRVINE SOILS ENGINEERING & TESTING LABORATORY
17781 SKY PARK CIRCLE, SUITE E
IRVINE, CALIFORNIA 92614-7733 (714) 540-7733

BENCH MARK
O.C.B.M. DESIGNATION 3 U 31 TO ALUMINUM CAP NORTH ALONG CROWN VALLEY PARKWAY FROM THE INTERSECTION OF NATIONAL PARK DRIVE, TO THE SOUTH DRIVEWAY INTO THE "NIGUEL COUNTRY CLUB", 215.5 FEET SOUTH OF THE CENTER OF THE SOUTH DRIVE INTO THE CLUB 40 FEET EAST OF THE CENTER OF THE PARKWAY TO THE SOUTH, SET IN THE TOP OF THE SOUTHWEST CORNER OF A 3' BY 5' FOOT CONCRETE CATCH BASIN

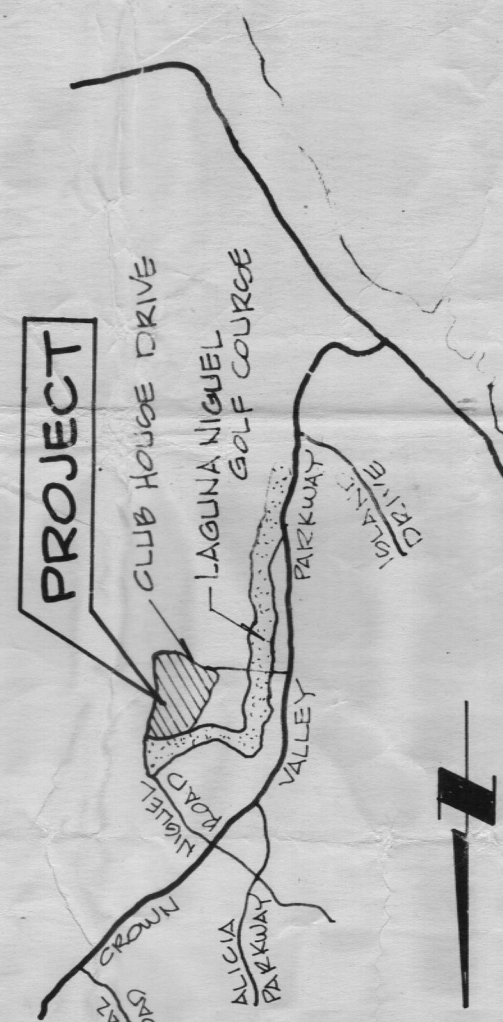
32. Fire Retardant Roofing may be required. To be determined by District grading inspector at time of rough grade release.
33. All of the pedestrian walkways shall be constructed in a manner meeting the approval of the Road Commissioner and under the inspection of the Road Department.
34. Prior to issuance of a certificate of use and occupancy, the approved irrigation system and the approved landscaping shall be installed and certified by a licensed landscape architect as having been installed in accordance with the related plans approved by the Planning Commission. Such certification shall be furnished in writing to the Director of Building and Safety for his official records. Any proposed, significant change in the installed landscaping of the subject project shall be submitted to the planning commission for its consideration and approval.
- ☐ All grading shall be done in conformance with requirements of the Preliminary Soils Report Irvine Soils Engineer & Testing Laboratory, dated March 16, 1977.
- ☐ Denotes items applicable to grading permit

UNIT SCHEDULE				
NO.	A	B	C	TOTAL
1	4	4	5	13
2	5	6	5	16
3	5	6	6	17
4	8	5	7	20

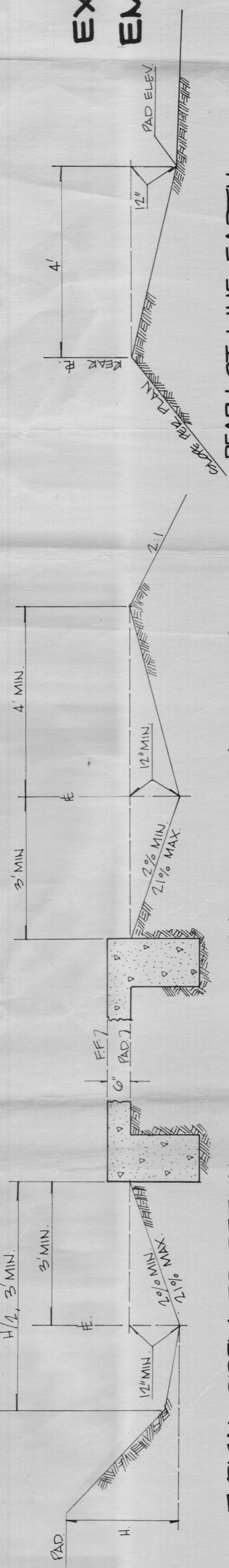
TOTAL : 66



INDEX MAP
SCALE : 1" = 100'



VICINITY MAP
N.T.S.



TYPICAL SIDEYARD DETAIL
AT TOE OF SLOPE

TYPICAL SIDEYARD DETAIL
AT TOP OF SLOPE

REAR LOT LINE EARTH
BERM DETAIL

EXCAVATION : 3300 C.Y.
EMBANKMENT : 3300 C.Y.

RECEIVED
LAND USE SECTION
MAY 17 1978

ORANGE COUNTY
Current Planning & Dev.

LEGEND

CODE	DEFINITION	SYMBOL	DEFINITION
FS	FINISHED SURFACE	---	CENTERLINE
FG	FINISHED GRADE	---	TRACT BOUNDARY
RG	ROUGH GRADE	---	RAVED BROW DITCH (AS NOTED)
TC	TOP OF CURB	---	FINISHED COUNTRY
FL	FLOWLINE	---	RIM OF TERRACE DRAIN
IN	INVERT	---	DAYLIGHT LINE
FF	FINISHED FLOOR	---	RETAINING WALL
GB	GRADE BREAK	---	EXISTING COUNTRY
GF	GRADE FLOOR	---	MODEL TYPE
17	FINAL LOT N°	---	DENOTES REVERSE PLAN ELEVATION TYPE

JOB ADDRESS

23729 CLUBHOUSE DRIVE
LAGUNA NIGUEL, CALIF.



SCALE: 1"=30'

LOT SURVEY MARKERS
ALL LOT CORNERS SHALL BE IDENTIFIED
BY PERMANENT SURVEY MARKERS PRIOR
TO ANY FINAL GRADING INSPECTION OR
FINAL BUILDING INSPECTION.

DELETES DEEMED FOOTING
ADDITIONAL DEPTH PER PLAN

PLOT PLAN SEP 05 1978
AN
PRECISE GRADING PLAN
FO
TRACT N° 9974

Robert Beint, William Frost & Associates
PROFESSIONAL ENGINEERS & PLANNERS
P.O. BOX 2390-1401 DUAL STREET, NEWPORT BEACH, CALIFORNIA 92663
1714 833 0070
DATE: 9-7-77
R.C.E. 12759



SEE SHEET 5

SEE SHEET 3



RECEIVED
LAND USE SECTION
MAY 17 1978
ORANGE COUNTY
Current Planning & Dev.

6"=1'
DENOTES DEEPEST FOOTING
ADDITIONAL DEPTH PER PLAN

LOT SURVEY MARKERS
ALL LOT CORNERS SHALL BE IDENTIFIED
BY PERMANENT SURVEY MARKERS PRIOR
TO ANY FINAL GRADING INSPECTION OR
FINAL BUILDING INSPECTION.

**PLOT PLAN
AND
PRECISE GRADING PLAN
FOR
TRACT N° 9974**

Robert Bein, William Frost & Associates
PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS
P.O. BOX 2380, 1401 DUAL STREET, NEWPORT BEACH, CALIFORNIA 92663
(714) 835-0070

Robert Bein
ROBERT W. BEIN

DATE: 9-7-77
R.C.E. 12758

SHEET
3
OF 5 SHEETS
JN 16957

Date: MAY 12, 1978
Tract No. 9974 LOTS 1-32
These plans have been analyzed and found to comply with the provisions of the
PLANNED COMMUNITY II
DEVELOPMENT PLAN

They shall constitute a precise plan of development and any proposed construction changes, or any plan detail to be eliminated, shall first be approved by the Planning Commission and the Planning Commission shall be notified of any proposed changes by the Planning Commission, Regulation, Environmental Management Agency.

Checked by: Ch. H. H. H. H. H.
Technician

Approved by: B. W. White
Chief, Land Use

RECEIVED
LAND USE SECTION

MAY 17 1978

ORANGE COUNTY
Current Planning & Dev.

SHEET

2

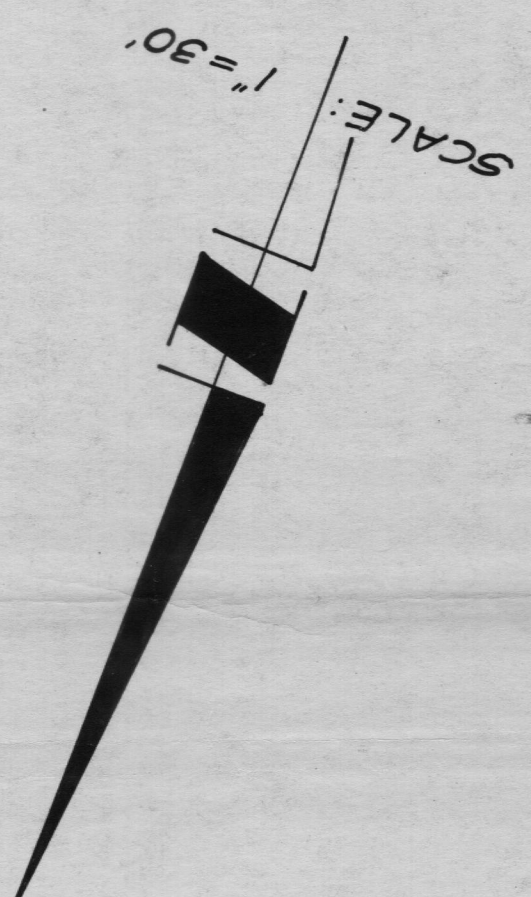
OF 5 SHTS.

J.N. 183987

PLOT PLAN
AND
PRECISE GRADING PLAN
FOR
TRACT N° 9974

Robert W. Bein, William Post & Associates
PROFESSIONAL ENVIRONMENTAL ENGINEERS & PLANNERS
P.O. BOX 3390 - 1401 GUAL STREET NEWPORT BEACH, CALIFORNIA 92643

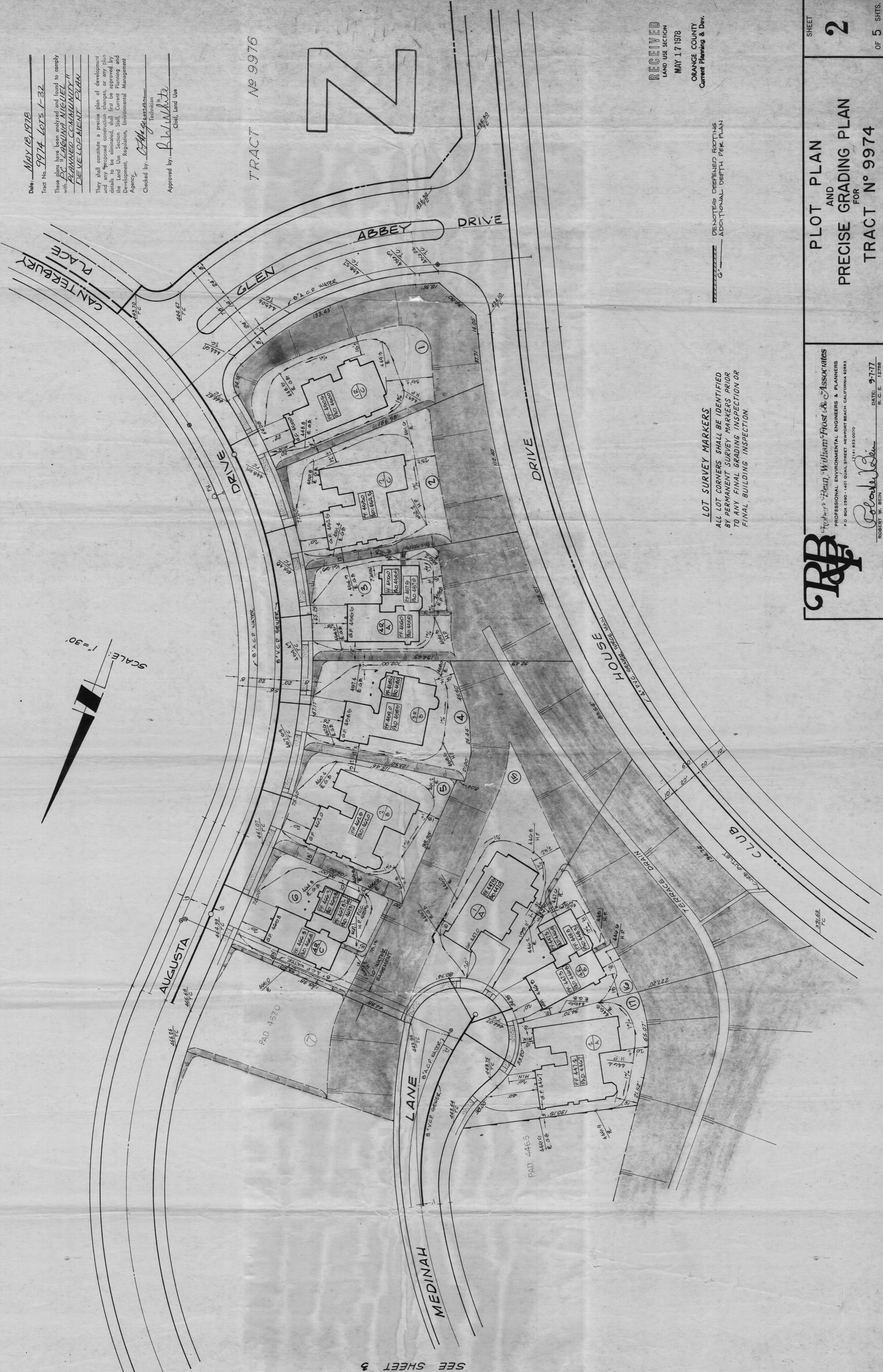
Robert W. Bein
DATE: 9-7-77
R. C. E. 12758



LOT SURVEY MARKERS
ALL LOT CORNERS SHALL BE IDENTIFIED
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TO ANY FINAL GRADING INSPECTION OR
FINAL BUILDING INSPECTION.

DENOTES DEEPEST FOOTING
G- ADDITIONAL DEPTH PER PLAN

SEE SHEET 3





SEE SHEET 4

SCALE: 1"=30'

/// DENOTES DELETED FOOTING
--- ADDITIONAL DEPTH PER PLAN

PUBLIC PARK SITE

LOT SURVEY MARKERS
ALL LOT CORNERS SHALL BE IDENTIFIED
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FINAL BUILDING INSPECTION.

RP
Robert D. Bain, William Frost & Associates
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P.O. BOX 2390 • 1401 QUAL STREET, NEWPORT BEACH, CALIFORNIA 92643
(714) 831-0070
Robert D. Bain
ROBERT W. BAIN
DATE: 9-7-77
R.C.E. 12738

PLOT PLAN AND
PRECISE GRADING PLAN
FOR
TRACT No. 9974

SHEET
5
OF 5 SHTS.
JAN 18 1978