SHEET 1 OF 19 SHEETS
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

TRACT NO. 15230

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

BEING A SUBDIVISION OF LOTS 1 THROUGH 705, INCLUSIVE, LOTS 707 THROUGH 718, INCLUSIVE, AND LETTERED LOTS A THROUGH L, INCLUSIVE, OF TRACT NO. 10692, AS SHOWN ON A MAP FILED IN BOOK 621, PAGES 9 THROUGH 26, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV. LS. 8639

ACCEPTED AND FILED AT THE REQUEST OF
CHICAGO TITLE INSURANCE COMPANY
DATE: July 18, 2025
TIME: 03:32 pm FEE: $ 119.00
INSTRUMENT NO. 2025000201909
BOOK 1014 PAGES 27-45 M/M
HUGH NGUYEN
COUNTY CLERK – RECORDER
BY Janet Barajas
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.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE:

THE EASEMENTS FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE:

THE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OVER VALLEY VISTA WAY.

THE EASEMENT FOR RECREATION FOR RIDING AND HIKING TRAIL PURPOSES OVER PORTION OF LOT L, AS SHOWN ON SAID MAP.

THE EASEMENT FOR RECREATION FOR RIDING AND HIKING TRAIL PURPOSES OVER PORTION OF LOT Y, AS SHOWN ON SAID MAP.

THE EASEMENT FOR SCENIC PRESERVATION PURPOSES OVER LOTS L, Q, W, X AND Y, AS SHOWN ON SAID MAP.

THE EASEMENT FOR OPEN SPACE PURPOSES OVER LOTS Z, AA, BB, CC, AND DD, AS SHOWN ON SAID MAP.

THE EASEMENT FOR INGRESS/EGRESS PURPOSES, AS SHOWN ON SAID MAP.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE, LOTS Z, AA, BB, CC AND DD IN FEE SIMPLE FOR BIOLOGICAL CONSERVATION PURPOSES, APPROVED BY THE U.S. FISH AND WILDLIFE SERVICE AND THE U.S. ARMY CORPS OF ENGINEERS, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO EL TORO ROAD, EXCEPT AT STREET INTERSECTIONS AND APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR FUTURE GRANT BY SEPARATE INSTRUMENT, THE EASEMENT FOR DRAINAGE AND ACCESS PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR FUTURE GRANT BY SEPARATE INSTRUMENT, THE EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY OFFER FOR DEDICATION TO TRABUCO CANYON WATER DISTRICT THE WATER RIGHTS INCLUDED WITHIN THE DISTINCTIVE BOUNDARIES OF THIS TRACT. WE ALSO OFFER FOR DEDICATION THE EASEMENT FOR DOMESTIC WATER AND SEWER PIPELINE, APPURTENANCES AND ACCESS PURPOSES, AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS TRACT. WE ALSO HEREBY DEDICATE THE EASEMENTS FOR WATER PIPELINE, APPURTENANCES AND ACCESS PURPOSES AS SHOWN ON SAID MAP.

CALIFORNIA QUARTET, A CALIFORNIA LIMITED PARTNERSHIP

BY: ARADI, LTD., A NEVADA LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: ARADI, INC., A NEVADA CORPORATION, ITS GENERAL PARTNER

BY: _____
NAME: David C. Brainard
TITLE: Vice President

RAF PACIFICA LOAN OPPORTUNITY FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO AN UNDIVIDED 2,875,000.00/5,750,000.00), BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 13, 2024 AS INSTRUMENT NO. 2024000325135, O.R.

BY: _____
NAME: Kari Lambert
TITLE: Manager

ARNOLD FISHMAN, AS TRUSTEE OF THE ARNOLD FISHMAN REVOCABLE TRUST DATED JULY 15, 1999 (AS TO AN UNDIVIDED 2,875,000.00/5,750,000.00), BENEFICIARY UNDER A DEED OF TRUST RECORDED DECEMBER 13, 2024 AS INSTRUMENT NO. 2024000325135, O.R.

BY: _____
NAME: ERIC KEILLOR
TITLE: As Agent on behalf of Lender, ARNOLD FISHMAN, Trustee

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF TEXAS)
) SS
COUNTY OF WILLIAMSON)

ON March 6, 2025, BEFORE ME, Lisa J. Chavez, A NOTARY PUBLIC, PERSONALLY APPEARED Kari Nadine Lambert,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF TEXAS THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE
Lisa J. Chavez
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN WILLIAMSON COUNTY.
MY COMMISSION EXPIRES: September 6, 2025.
MY COMMISSION NO.: 131269214

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
) SS
COUNTY OF Orange)

ON March 10, 2025, BEFORE ME, Amy Hill, A NOTARY PUBLIC, PERSONALLY APPEARED Eric Keillor,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE
Amy Hill
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION EXPIRES: 11/21/25
MY COMMISSION NO.: 2384038

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF CALIFORNIA QUARTET, A CALIFORNIA LIMITED PARTNERSHIP, IN SEPTEMBER, 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN NINETY DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

02/19/2025
ROBERT L. WHEELER IV. L.S. 8639 DATE

LICENSED LAND SURVEYOR
ROBERT L. WHEELER IV
No. 8639
STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

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

DATED THIS 14TH DAY OF APRIL, 2025.

LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
L.S. 8402

LICENSED LAND SURVEYOR
LILY M. N. SANDBERG
No. 8402
STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

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 24TH DAY OF June 2025, 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 IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF: VALLEY VISTA WAY.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

THE EASEMENTS FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES, AS DEDICATED HEREON.

THE VEHICULAR ACCESS RIGHTS TO EL TORO ROAD AS RELEASED AND RELINQUISHED.

THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT FOR RECREATION FOR RIDING AND HIKING TRAIL PURPOSES OVER PORTION OF LOT L, AS DEDICATED HEREON.

THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT FOR INGRESS/EGRESS PURPOSES, AS DEDICATED HEREON.

AND DID NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT FOR OPEN SPACE PURPOSES OVER LOTS Z, AA, BB, CC AND DD, AS DEDICATED HEREON.

THE IRREVOCABLE OFFER OF DEDICATION THE EASEMENT FOR SCENIC PRESERVATION PURPOSES OVER LOTS L, Q W, X AND Y, AS DEDICATED HEREON.

THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT FOR RECREATION FOR RIDING AND HIKING TRAIL PURPOSES OVER PORTION OF LOT Y, AS DEDICATED HEREON.

THE IRREVOCABLE OFFER OF DEDICATION, IN FEE SIMPLE, OF LOTS Z, AA, BB, CC AND DD FOR BIOLOGICAL CONSERVATION PURPOSES, APPROVED BY THE U.S. FISH AND WILDLIFE SERVICE AND THE U.S. ARMY CORPS OF ENGINEERS, AS DEDICATED.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, ALL PUBLIC STREETS AND PUBLIC EASEMENTS FOR FIRE PROTECTION ACCESS, SCENIC PRESERVATION, AIRCRAFT OPERATIONS, SOUNDS, AIRSPACE AND AVIGATION, RIDING AND HIKING TRAIL AND PRIVATE LOCAL PARK PURPOSES WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE COUNTY OF ORANGE PER THE MAP OF TRACT NO. 10692 FILED IN BOOK 621, PAGE 9 THROUGH 26, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF THE COUNTY OF ORANGE, CALIFORNIA; AND PER DOCUMENT RECORDED MAY 2, 1988 AS INSTRUMENT NO. 88-200906, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF ORANGE, CALIFORNIA, NOT SHOWN ON THIS MAP.

WE ALSO HEREBY TERMINATE, PURSUANT TO SECTION 66477.2(e) OF THE SUBDIVISION MAP ACT, THE IRREVOCABLE OFFER OF LOT 707, IN FEE SIMPLE, FOR REGIONAL PARK PURPOSES WITHIN THE BOUNDARY OF THIS MAP WHICH WAS ACQUIRED BY THE COUNTY OF ORANGE PER TRACT NO. 10692 FILED IN BOOK 621, PAGES 9 THROUGH 26, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF THE COUNTY OF ORANGE, 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 24TH DAY OF June, 2025.

BY: ROBIN STIELER
CLERK OF THE BOARD OF SUPERVISORS

BOARD OF SUPERVISORS
ORANGE COUNTY
CALIFORNIA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

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

AND DO CERTIFY TO THE RECORDER OF ORANGE 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 9TH DAY OF APRIL, 2025.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

SEE SHEET 2 FOR CERTIFICATE OF ACCEPTANCE - TRABUCO CANYON WATER DISTRICT ACCEPTANCE CERTIFICATE, NOTARY ACKNOWLEDGEMENT - TRABUCO CANYON WATER DISTRICT, SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED, RECORD DATA NOTES AND ADDITIONAL NOTARY ACKNOWLEDGEMENT.

SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.

1014 27

SHEET 2 OF 19 SHEETS
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV. L.S. 8639

TRABUCO CANYON WATER DISTRICT ACCEPTANCE CERTIFICATE:

I, MICHAEL PEREA OF THE BOARD OF DIRECTORS OF TRABUCO CANYON WATER DISTRICT DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR ACCEPTANCE AND DEDICATION TO THE BOARD OF DIRECTORS OF THE TRABUCO CANYON WATER DISTRICT AT A REGULAR MEETING OF THE BOARD OF DIRECTORS HELD ON THE MARCH 19, 2025, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, ACCEPT THE WATER RIGHTS AND EASEMENTS FOR WATER, SEWER PIPELINES, APPURTENANCES, ACCESS, ROADWAY, MAINTENANCE AND DRAINAGE PURPOSES DEDICATED HEREON.

THIS TRACT MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF AMENDMENT NO. 1 OF THE PROCESSING AGREEMENT IN CONNECTION WITH REQUEST FOR CONDITIONAL WILL-SERVE LETTER DATED MARCH 20, 2025

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE WATER RIGHTS, THE EASEMENTS FOR INGRESS AND EGRESS, DOMESTIC WATER SYSTEM AND SEWER SYSTEM PURPOSES AS DEDICATED TO THE TRABUCO CANYON WATER DISTRICT, SUCCESSOR IN INTEREST TO SANTA ANA MOUNTAINS COUNTY WATER DISTRICT PER TRACT NO. 10692, M.M. 621/9-26, NOT SHOWN ON THIS MAP.

DATED THIS 20TH DAY OF MARCH, 2025.

NAME: MICHAEL PEREA
TRABUCO CANYON WATER DISTRICT

NOTARY ACKNOWLEDGEMENT - TRABUCO CANYON WATER DISTRICT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Orange) SS
)

ON March 20, 2025, BEFORE ME, Tammie J. Lewis, A NOTARY PUBLIC, PERSONALLY APPEARED Michael Perea,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE Tammie Lewis
NOTARY PUBLIC IN AND FOR SAID STATE
Tammie J. Lewis
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION EXPIRES: Feb. 10, 2029
MY COMMISSION NO.: 2509645

NOTES:

STATE RESPONSIBILITY AREA:
THE PROPERTY IS IN A (HIGH/VERY HIGH) FIRE HAZARD AREA DUE TO WILDLAND EXPOSURE BASED ON STATE SRA MAPS.

STRUCTURES LOCATED IN A FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA ARE SUBJECT TO THE CONSTRUCTION REQUIREMENTS PRESCRIBED IN CHAPTER 7A OF THE 2019 CBC AND/OR SECTION 337 OF THE 2019 CRC. CONSTRUCTION MATERIALS/METHODS ARE REVIEWED AND INSPECTED BY THE BUILDING DEPARTMENT

ONE OR MORE STRUCTURES ON THIS MAP WILL BE LOCATED ADJACENT TO A FUEL MODIFICATION AREA. CHANGES TO THE FUEL MODIFICATION ZONE LANDSCAPING, NEW STRUCTURES, OR ADDITION/ALTERATION TO EXISTING STRUCTURES REQUIRES REVIEW AND APPROVAL BY OCFA

PROJECTS LOCATED IN STATE RESPONSIBILITY AREAS AND IN LOCAL RESPONSIBILITY AREA VHFHSZ SHALL ALSO COMPLY WITH ALL APPLICABLE REQUIREMENTS FROM TITLE 14, DIV. 1.5, CH. 7, SUBCH. 2 "SRA FIRE SAFE REGULATIONS" AND GUIDELINE B-09A

ALL RESIDENTIAL STRUCTURES WITHIN THIS MAP ARE REQUIRED TO BE PROVIDED WITH AUTOMATIC FIRE SPRINKLERS PER THE STATE CODE AND AS INDICATED IN THE OCFA APPROVED FIRE MASTER PLAN.

THE PRIVATE STREETS CONSTRUCTED WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS. THE COUNTY OF ORANGE SHALL HAVE NO RESPONSIBILITY THEREFORE UNLESS PURSUANT TO APPROPRIATE SECTIONS OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, THE SAID PRIVATE STREETS HAVE BEEN ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS.

THE PROPERTY IS WITHIN THE FOOTHILL/TRABUCO SPECIFIC PLAN AREA AND SUBJECT TO ITS SPECIAL PROVISIONS.

RETENTION/WATER QUALITY BASINS WILL BE REQUIRED TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WQMP. SAID BASINS WILL LIE WITHIN LOT Y OF THIS MAP.

THE IMPACTS OF THE PROJECT ON THE RAMAKRISHNA MONASTERY ARE ADDRESSED IN A SEPARATE SETTLEMENT BETWEEN THE VEDANTA SOCIETY OF SOUTHERN CALIFORNIA, A CALIFORNIA RELIGIOUS CORPORATION ("VEDANTA"), AND CALIFORNIA QUARTET, A CALIFORNIA LIMITED PARTNERSHIP ("CALIFORNIA QUARTET"), AND REFLECTED IN THE MAY 5, 2004 COVENANT, GRANT OF EASEMENT, AND RESTRICTIONS AGREEMENT BETWEEN VEDANTA AND CALIFORNIA QUARTET (THE "2004 VEDANTA COVENANT"), AS AMENDED BY THE NOVEMBER 25, 2019 SETTLEMENT AGREEMENT ("2019 SETTLEMENT AGREEMENT") ENTERED BY CONSENT AWARD PURSUANT TO STIPULATION ON JANUARY 31, 2020 ("CONSENT AWARD") AND IN THE JUDGMENT OF THE ORANGE COUNTY SUPERIOR COURT ENTERED ON JULY 28, 2022 IN THE CASE OF VEDANTA SOCIETY OF SOUTHERN CALIFORNIA, PETITIONER V. CALIFORNIA QUARTET, RESPONDENT, CASE NUMBER 30-2022-01245287-CU-PA-CJ ("THE COURT JUDGMENT"). THE 2004 VEDANTA COVENANT, AS AMENDED BY THE 2019 SETTLEMENT AGREEMENT, AND THE COURT JUDGMENT PROVIDES FOR THE PARTIES' RESPECTIVE RIGHTS AND OBLIGATIONS WITH RESPECT TO THE PROJECT.

ALL LOTS, WITH THE EXCEPTION OF LOTS EE AND FF, WITHIN THE BOUNDARIES OF TRACT NO. 15230, ARE SUBJECT TO A COVENANT, GRANT OF EASEMENT, AND RESTRICTION AGREEMENT EXECUTED BY VEDANTA SOCIETY OF SOUTHERN CALIFORNIA, A CALIFORNIA RELIGIOUS CORPORATION AND CALIFORNIA QUARTET, A CALIFORNIA LIMITED PARTNERSHIP, EXECUTED ON MAY 21, 2004.

EASEMENT NOTES:

(A) INDICATES AN EASEMENTS FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE.

(B) INDICATES AN EASEMENT FOR WATER AND SEWER PIPELINE, APPURTENANCES AND ACCESS PURPOSES DEDICATED HEREON TO THE TRABUCO CANYON WATER DISTRICT.

(C) INDICATES AN EASEMENT FOR RIDING AND HIKING TRAIL PURPOSES OVER PORTION OF LOT L, IRREVOCABLY OFFERED FOR DEDICATION HEREON TO THE COUNTY OF ORANGE.

(D) INDICATES AN EASEMENT FOR WATER PIPELINE, APPURTENANCES AND ACCESS PURPOSES DEDICATED HEREON TO TRABUCO CANYON WATER DISTRICT.

(E) INDICATES AN EASEMENT FOR DRAINAGE AND ACCESS PURPOSES RESERVED HEREON FOR FUTURE GRANT.

(F) INDICATES AN EASEMENT FOR RIDING AND HIKING TRAIL PURPOSES OVER PORTION OF LOT Y, IRREVOCABLY OFFERED FOR DEDICATION HEREON TO THE COUNTY OF ORANGE.

(G) INDICATES AN EASEMENT FOR SCENIC PRESERVATION PURPOSES OVER LOTS L, Q, W, X AND Y, IRREVOCABLY OFFERED FOR DEDICATION HEREON TO THE COUNTY OF ORANGE.

(H) INDICATES AN EASEMENT FOR PUBLIC UTILITIES PURPOSES RESERVED HEREON FOR FUTURE GRANT TO TRABUCO CANYON WATER DISTRICT.

(I) INDICATES AN EASEMENT FOR OPEN SPACE PURPOSES OVER LOTS Z, AA, BB, CC AND DD, IRREVOCABLY OFFERED FOR DEDICATION HEREON TO THE COUNTY OF ORANGE.

(J) INDICATES AN EASEMENT FOR LANDSCAPING AND GARDENING PURPOSES IN FAVOR OF THE NORBERTINE FATHERS OF CSNORNA, A CORPORATION SOLE AS SHOWN IN THE DOCUMENT RECORDED DECEMBER 28, 1988 AS INSTRUMENT NO. 88-676773, OF OFFICIAL RECORDS.

(K) INDICATES AN EASEMENT FOR INGRESS/EGRESS PURPOSES IRREVOCABLY OFFERED FOR DEDICATION HEREON TO THE COUNTY OF ORANGE.

VEDANTA SOCIETY OF SOUTHERN CALIFORNIA, A CALIFORNIA RELIGIOUS CORPORATION AND CALIFORNIA QUARTET, A CALIFORNIA LIMITED PARTNERSHIP, HOLDER OF AN EASEMENT FOR LOT BERM INSPECTION AND AIRSPACE PURPOSES AS SHOWN IN THE DOCUMENT RECORDED MAY 21, 2004 AS INSTRUMENT NO. 2004000457898, OF OFFICIAL RECORDS. (NOT PLOTTABLE).

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS NO. WHYT AND GPS NO. SBCC, BEING NORTH 07°50'54" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY A PROJECT SPECIFIC VALUE OF 0.99991400.

MEASURED AND RECORD DATA NOTES:

( ) INDICATES RECORD DATA AS NOTED.

[ ] INDICATES RECORD AND MEASURED DATA AS NOTED.

R1 INDICATES TRACT NO. 10692, M.M. 621/9-26

R2 INDICATES TRACT NO. 12724, M.M. 624/8-14

R3 INDICATES RECORD OF SURVEY NO. 82-1105, R.S.B. 103/24

R4 INDICATES RECORD OF SURVEY 97-1003, R.S.B. 163/44

R5 INDICATES TRACT NO. 12541, M.M. 571/22-26

R6 INDICATES RECORD OF SURVEY 97-1079, R.S.B. 173/1-10

R7 INDICATES RECORD OF SURVEY, R.S.B. 49/44

R8 INDICATES CORNER RECORD NO. 2021-3329

R9 INDICATES CENTERLINE TIE/ALIGNMENT NOTES A/6-7/3091-3101

R10 INDICATES GOVERNMENT PLAT (1882)

R11 INDICATES TRACT NO. 12401, M.M. 545/40-50

R12 INDICATES TRACT NO. 12400, M.M. 558/10-15

R13 INICATES TRACT NO. 17392, M.M. 953/8-19

R14 INDICATES RECORD OF SURVEY NO. 79-1117, R.S.B. 100/20-23

SIGNATURE OMISSIONS:

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

THE NORBERTINE FATHERS OF CSNORNA, A CORPORATION SOLE, HOLDER OF AN EASEMENT FOR LANDSCAPING AND GARDENING PURPOSES AS SHOWN IN THE DOCUMENT RECORDED DECEMBER 28, 1988 AS INSTRUMENT NO. 88-676773, OF OFFICIAL RECORDS.

VEDANTA SOCIETY OF SOUTHERN CALIFORNIA, A CALIFORNIA RELIGIOUS CORPORATION AND CALIFORNIA QUARTET, A CALIFORNIA LIMITED PARTNERSHIP, HOLDER OF AN EASEMENT FOR LOT BERM INSPECTION AND AIRSPACE PURPOSES AS SHOWN IN THE DOCUMENT RECORDED MAY 21, 2004 AS INSTRUMENT NO. 2004000457898, OF OFFICIAL RECORDS. (NOT PLOTTABLE).

DESERET TRUST COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, TRUSTEE AND RUTH L. OSTER TRUSTEE, HOLDER OF SUB-SURFACE MINERAL RIGHTS BY DEED RECORDED IN BOOK 12259, PAGE 1666, OF OFFICIAL RECORDS.

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
COUNTY OF Orange) SS
)

ON March 14, 2025, BEFORE ME, Leyna T. Duong, A NOTARY PUBLIC, PERSONALLY APPEARED David Brainerd,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE
NOTARY PUBLIC IN AND FOR SAID STATE
Leyna T. Duong
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION EXPIRES: Nov. 21, 2027
MY COMMISSION NO.: 2472996

1014 28

SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.

DUPLICATE

SHEET 3 OF 19 SHEETS
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV. L.S. 8639

MONUMENT AND ESTABLISHMENT NOTES:

▲ INDICATES FOUND ORANGE COUNTY SURVEYOR GPS HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

■ INDICATES NOTHING TO BE SET.

● INDICATES FOUND MONUMENT AS NOTED.

○ INDICATES 8" S&W STAMPED "L.S. 8639" TO BE SET AT OFFSITE CENTERLINE POINT OF CONTROL.

2" I.P. TAGGED "L.S. 8639" OR LEAD, TACK & TAG "L.S. 8639" OR NAIL & TAG "L.S. 8639" OR 8" S&W STAMPED "L.S. 8639" TO BE SET AT ALL BOUNDARY CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED "L.S. 8639" OR LEAD, TACK & TAG "L.S. 8639" OR NAIL & TAG "L.S. 8639" OR 8" S&W STAMPED "L.S. 8639" TO BE SET AT ALL LOT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

8" S&W STAMPED "L.S. 8639" OR LEAD, TACK & TAG "L.S. 8639" OR 1" I.P. TAGGED "L.S. 8639" TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, WITHIN 90 DAYS OF ACCEPTANCE OF IMPROVEMENT, UNLESS OTHERWISE NOTED.

SET LEAD, TACK & TAG, L.S. 8639 IN TOP OF CURB IN LIEU OF FRONT LOT CORNERS ON SIDE LINES PROJECTED AND FOR E.C.'S AND B.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM RIGHT OF WAY, UNLESS OTHERWISE NOTED.

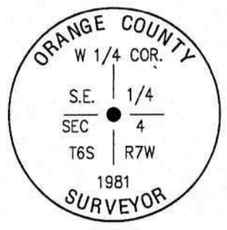
LEAD, TACK & TAG "L.S. 8639" TO BE SET IN TOP OF CURB ON ALL SIDE LOT LINES PRODUCED, 4.75 FEET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED BY A "P#" AS DEFINED BELOW.

P# INDICATES BEARING AND DISTANCE FROM LOT CORNER TO LOCATION OF THE OFFSET MONUMENT FOR SAID CORNER.

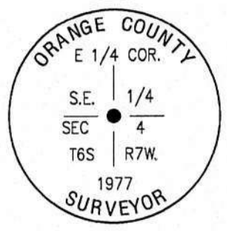
CORNER RECORDS TO BE SUBMITTED TO THE COUNTY OF ORANGE FOR ALL CENTERLINE POINTS OF CONTROL SHOWN AS TO BE MONUMENTED ON THIS MAP.

M1 FOUND 2" IRON PIPE TAGGED "RCE 23956" PER R2, DOWN 0.4'.

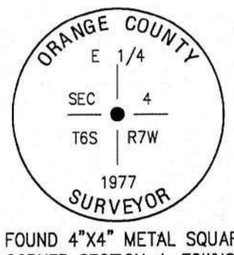
M2 ESTABLISHED BY PRORATED DISTANCE BETWEEN M30 AND M8. FOUND 2" IRON PIPE TAGGED "LS 2921" PER R1, R2, DOWN 0.4', S79°18'49"W 0.22' OF INTERSECTION.

M3 

ESTABLISHED BY PRORATED DISTANCE BETWEEN M30 AND M8. FOUND 3 3/4" ALUMINUM CAP STAMPED "W 1/4 COR., S.E. 1/4, SEC 4 T 6S R 7W 1981" PER R3, DOWN 0.3', N71°53'53"E 0.17' FROM POINT.

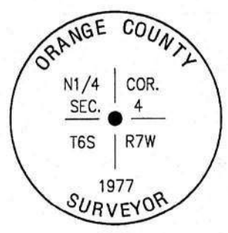
M4 

ESTABLISHED BY PRORATED DISTANCE BETWEEN M5 AND M29. FOUND 3 3/4" ALUMINUM CAP, STAMPED "E 1/4 COR., SE 1/4, SEC 4, T 6 S, R 7 W, 1977" PER R3, DOWN 0.5', S72°37'41"W 0.27' FROM POINT.

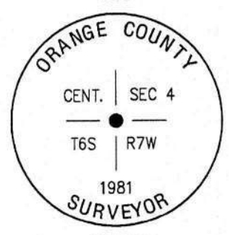
M5 

FOUND 3 3/4" ALUMINUM CAP, STAMPED "E 1/4, SEC 4, T6S, R7W, 1977" PER R1, FLUSH. HELD AS EASTERLY 1/4 SECTION 4, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.M.

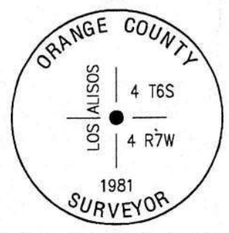
M6 FOUND 4"X4" METAL SQUARE FILLED W/CONC, W/PK NAIL, PER R1, DOWN 1', HELD AS THE NORTHEAST CORNER SECTION 4, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.M.

M7 

FOUND 3 3/4" ALUMINUM CAP, STAMPED "N1/4 COR., SEC 4, T6S, R7W, 1977", PER R1, DOWN 1.5', HELD AS THE NORTH 1/4 SECTION 4, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.M.

M8 

ESTABLISHED CENTER SECTION BY INTERSECTION BETWEEN M7 AND M30, AND BETWEEN M5 AND M9. FOUND 3 3/4" ALUMINUM CAP, STAMPED "CENTER SEC 4, T6S, R7W 1981" PER R1, R3 DOWN 1', N11°42'50"E 0.77' FROM INTERSECTION.

M9 

ESTABLISHED BY INTERSECTION OF A LINE BETWEEN THE FOUND MONUMENTS OF M9 (HELD FOR LINE) AND M5, AND THE ESTABLISHED RANCHO CANADA DE LOS ALISOS LINE OF M10 AND M11. FOUND 3 3/4" ALUMINUM CAP, STAMPED "LOS ALISOS, 4 T6S, 4 R7W, 1981" PER R3, UP 0.3', N89°43'25"W 1.13' FROM INTERSECTION.

M10 FOUND 1" IRON PIPE W/NAIL ONLY, PER R1, DOWN 1.2', ACCEPTED AS THE ANGLE POINT OF THE RANCHO CANADA DE LOS ALISOS LINE.

M11 ESTABLISHED BY COMPASS ADJUSTMENT BETWEEN M16 AND M26. FOUND AXLE, NO TAG, PER R1, LOOSE AND NOT ACCEPTED, UP 1.3'.

M12 FOUND GEAR SPIKE AND WASHER, STAMPED "RCE 23956", SET PER R5 AND FOUND PER R4, DOWN 1'.

M13 FOUND GEAR SPIKE AND WASHER, ILLEGIBLE, ACCEPTED AS SET SPIKE AND WASHER STAMPED "RCE 23956" PER R5 AND FOUND PER R4, DOWN 1'.

M14 FOUND BOLT, NO TAG, ACCEPTED AS "P.I. #2" PER R1 AND R4, DOWN 0.2'.

M15 FOUND SPIKE AND WASHER STAMPED "ORANGE COUNTY SURVEYOR", PER R4, FLUSH.

M16 FOUND 3/4" IRON PIPE (1/2" PER R1), NO TAG, DESCRIBED AS "P.I. #3" PER R1, DOWN 1'.

M17 FOUND 1" IRON PIPE, NO TAG, PER R1, FLUSH.

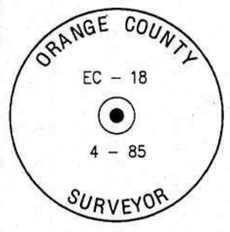
M18 FOUND 1" IRON PIPE, NO TAG, PER R1, UP 0.2'.

M19 SEARCHED FOUND NOTHING. ESTABLISHED BY RECORD OFFSET (50.00') FROM THE CENTERLINE EL TORO ROAD PER R14 AS SHOWN ON R1.

M20 ESTABLISHED BY PRORATED DISTANCE BETWEEN M6 AND M5 PER R10. FOUND 60D NAIL, DISTURBED, NO REFERENCE, DOWN 0.3', N35°52'53"E 0.20' OF POINT.

M21 FOUND SPIKE AND WASHER, TAG ILLEGIBLE, PER R4, DOWN 0.4'.

MONUMENT AND ESTABLISHMENT NOTES:

M22 

FOUND 2 1/2" BRASS DISC, STAMPED "ORANGE COUNTY SURVEYOR EC–18 4–85", PER R2, DOWN 1'.

M23 SEARCHED FOUND NOTHING. ESTABLISHED BY TIES, PER R8. (SEE DETAIL "D" ON SHEET 6)

M24 SEARCHED FOUND NOTHING. ESTABLISHED BY TIES, PER R9. SOUTHERLY TIE MISSING. (SEE DETAIL "E" ON SHEET 6)

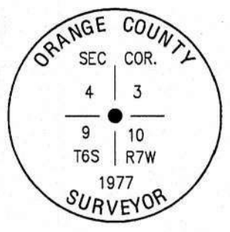
M25 SEARCHED FOUND NOTHING. ESTABLISHED BY TIES, PER R9. (SEE DETAIL "C" ON SHEET 6)

M26 FOUND 1" IRON PIPE, NO TAG, PER R1, DOWN 0.3'.

M27 DELETED INTENTIONALLY.

M28 

ESTABLISHED BY PRORATED DISTANCE BETWEEN M3 AND M4. FOUND 2" IRON PIPE WITH 2 1/4" O.C.S. ALUMINUM DISK STAMPED "1981" PER R1, DOWN 0.3', S09°55'27"W 0.27' FROM POINT.

M29 

FOUND O.C.S. WELL MONUMENT WITH 3 3/4" ALUMINUM DISK STAMPED "SEC COR., 4, 3, 10, 9, T6S, R7W, 1977" PER R1 AND R4, DOWN 1.8', ACCEPTED AS THE SOUTHEAST CORNER SECTION 4, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.M.

M30 FOUND AXLE, NO TAG, UP 0.3'. ACCEPTED AS FOUND AXLE WITH SET TAG STAMPED "LS 4838" PER R1 AND THE SOUTH 1/4 SECTION 4, TOWNSHIP 6 SOUTH, RANGE 7 WEST, S.B.M.

M31 FOUND 1" IRON PIPE, NO TAG. ACCEPTED AS 1" IRON PIPE TAGGED "LS 9808" PER R7, UP 0.2'.

M32 SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATED DISTANCE ALONG RANCHO CANADA DE LOS ALISOS PER R1.

M33 SEARCHED FOUND NOTHING. ESTABLISHED BY COMPASS ADJUSTMENT BETWEEN M1 AND M32.

M34 SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATED DISTANCE ON A LINE BETWEEN M7 AND M8 PER R1.

M35 SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD ANGLES AND DISTANCES PER A DEED RECORDED MARCH 5, 1980 IN BOOK 13524, PAGE 262 OF OFFICIAL RECORDS.

M36 SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD ANGLES AND DISTANCES PER A DEED RECORDED MARCH 5, 1980 IN BOOK 13524, PAGE 262 OF OFFICIAL RECORDS.

M37 SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD ANGLES AND DISTANCES PER A DEED RECORDED MARCH 5, 1980 IN BOOK 13524, PAGE 262 OF OFFICIAL RECORDS.

M38 SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD ANGLES AND DISTANCES PER A DEED RECORDED MARCH 5, 1980 IN BOOK 13524, PAGE 262 OF OFFICIAL RECORDS.

M39 SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATED DISTANCE OF A LINE BETWEEN M8 AND M38 PER R1.

M40 SEARCHED FOUND NOTHING. ESTABLISHED BY COMPASS ADJUSTMENT BETWEEN M18 AND M31 PER R7.

M41 SEARCHED FOUND NOTHING. ESTABLISHED BY COMPASS ADJUSTMENT BETWEEN M31 AND M39 PER R7.

M42 SEARCHED FOUND NOTHING. ESTABLISHED BY COMPASS ADJUSTMENT BETWEEN M31 AND M39 PER R7.

M43 SEARCHED FOUND NOTHING. ESTABLISHED BY COMPASS ADJUSTMENT BETWEEN M31 AND M39 PER R7.

M44 SEARCHED FOUND NOTHING. ESTABLISHED BY TIES PER R13 (DETAIL "F" ON SHEET 12).

M45 SEARCHED FOUND NOTHING. ESTABLISHED P.I. BY COMPASS ADJUSTMENT BETWEEN M22 AND M15 PER R1 AND R14.

M46 SEARCHED FOUND NOTHING. ESTABLISHED BC'S AND EC'S BY HOLDING RECORD RADIUS CURVE (1600.00') TANGENT BETWEEN P.I.'S PER R1, R14.

M47 SEARCHED FOUND NOTHING. ESTABLISHED BC AND EC BY HOLDING RECORD RADIUS CURVE (8,000.00') TANGENT PER R1, R14 AND LINE FROM M15 AND M21.

M48 SEARCHED FOUND NOTHING. ESTABLISHED BY PRORATED DISTANCE OF A LINE BETWEEN M20 AND M34 PER R1.

M49 SEARCHED FOUND NOTHING, ESTABLISHED BY PRORATED DISTANCE BETWEEN M5 AND M20 PER R1.

M50 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION OF A LINE PARALLEL TO M20 AND M34 THROUGH M49 AND RECORD ANGLE (90°00'00") BETWEEN M48 AND M34, PER R1.

M51 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION BETWEEN M32 AND M33, AND A 50' OFFSET SOUTHEASTERLY OF THE CENTERLINE OF EL TORO ROAD PER R14 AS SHOWN ON R1.

M52 SEARCHED FOUND NOTHING. ESTABLISHED THE CENTERLINE BC OF EL TORO ROAD PER R14 AS SHOWN ON R1 BY HOLDING RECORD RADIUS CURVE (1600.00') TANGENT BETWEEN P.I.'S PER R14.

M53 ESTABLISHED THE CENTERLINE BC OF THE PROPOSED EL TORO ROAD PER R1 BY RECORD DISTANCE FROM M52 PER R1.

M54 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION OF THE CENTERLINE OF EL TORO ROAD PER R14 AS SHOWN ON R1 AND A LINE TANGENT FROM A RECORD RADIUS CURVE (550.00') BETWEEN M23 AND M25.

M55 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION OF THE PROPOSED CENTERLINE OF EL TORO ROAD PER R1 AND A LINE PRODUCED FROM M25 AND M54.

M56 SEARCHED FOUND NOTHING. ESTABLISHED BY A 50.00' OFFSET EASTERLY OF EL TORO ROAD PER R14 AS SHOWN ON R1.

M57 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION OF THE EASTERLY LINE OF RANCHO CANADA LOS ALISOS BETWEEN M10 AND M11, AND A 50.00' OFFSET EASTERLY OF THE CENTERLINE OF EL TORO ROAD PER R14 AS SHOWN ON R1.

M58 SEARCHED FOUND NOTHING. ESTABLISHED THE CENTERLINE OF PROPOSED EL TORO ROAD PER R1 BY RECORD ANGLES AND DISTANCES TANGENT FROM M52 AND M53 PER R1.

M59 SEARCHED FOUND NOTHING. ESTABLISHED BY INTERSECTION OF THE CENTERLINE OF VALLEY VISTA WAY ESTABLISHED HEREON AND A LINE BETWEEN M32 AND M33.

SEE SHEET 2 FOR DATUM STATEMENT, MEASURED AND RECORD DATA NOTES AND MONUMENT NOTES AND ESTABLISHMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.

1014 29

DUPLICATE

DUPLICATE

TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L WHEELER IV, LS. 8639

SHEET 4 OF 19 SHEETS
SCALE: 1" = 300'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

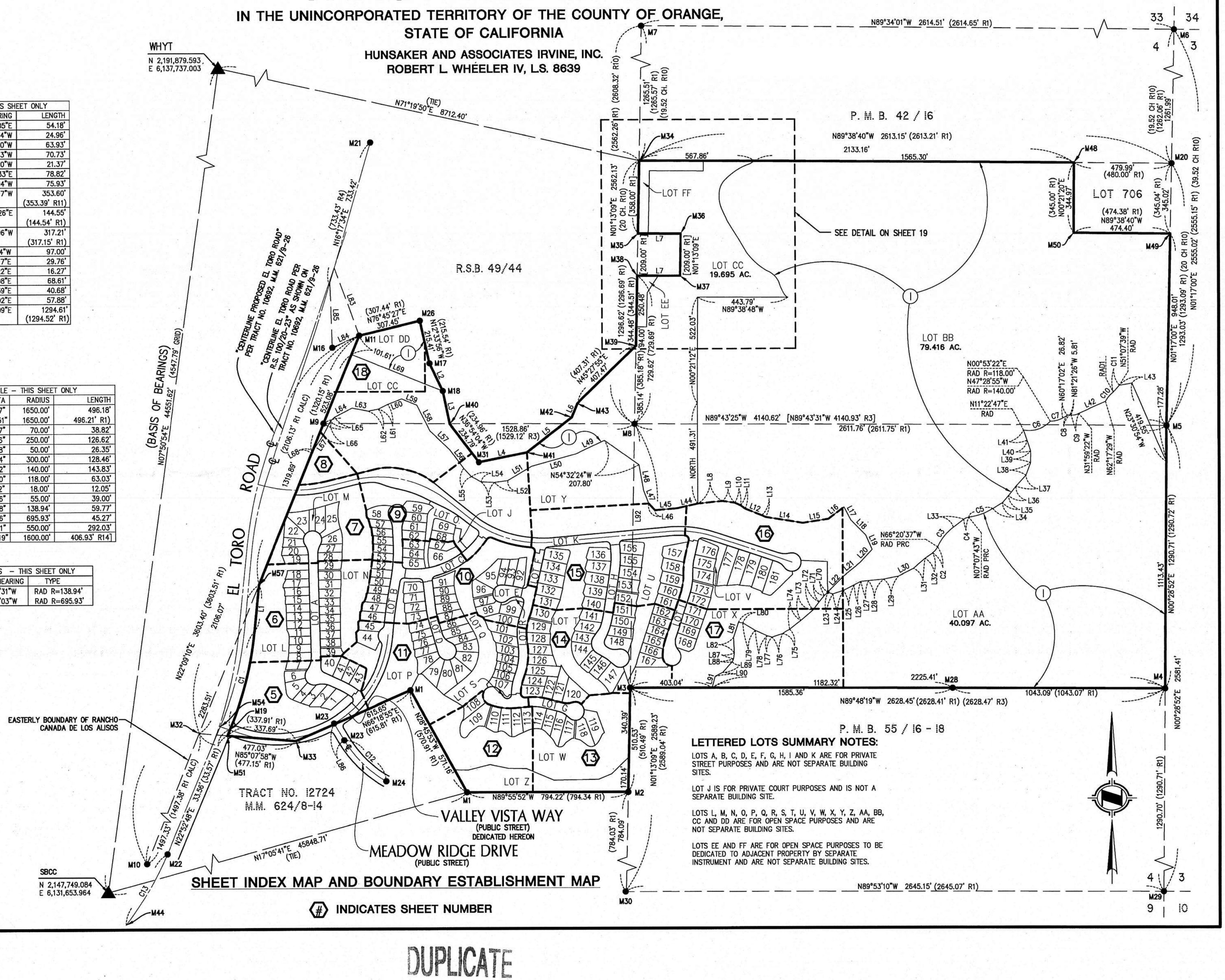
SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.

LINE TABLE – THIS SHEET ONLY		
LINE	BEARING	LENGTH
L1	N05°39'01"E	231.10' (230.86' R1)
L2	N25°12'01"W	151.49' (151.69' R1)
L3	N11°54'01"W	164.69' (164.53' R1)
L4	N78°44'45"E	241.62' (241.63' R1)
L5	N52°13'08"E	278.36' (278.25' R1)
L6	N22°29'29"E	72.20' (72.18' R1)
L7	N89°38'40"W	[209.00' R1]
L8	N84°11'01"E	118.93'
L9	N81°45'22"W	61.83'
L10	N64°39'52"W	31.13'
L11	N54°09'00"W	27.84'
L12	N67°59'13"W	87.65'
L13	N64°39'52"W	20.29'
L14	N80°54'51"W	185.83'
L15	N81°16'42"E	127.54'
L16	N52°41'40"E	96.45'
L17	N27°08'21"W	72.28'
L18	N44°17'10"W	103.20'
L19	N23°15'37"W	79.53'
L20	N43°03'43"E	86.48'
L21	N50°47'55"E	108.63'
L22	N44°59'22"E	103.98'
L23	N72°04'13"W	24.54'
L24	N71°34'41"E	55.77'
L25	N62°46'14"E	58.06'
L26	N62°26'53"E	37.31'
L27	N84°25'55"E	37.69'
L28	N84°31'14"E	74.53'
L29	N79°20'37"E	74.88'
L30	N63°02'00"E	83.46'
L31	N49°37'23"E	74.13'
L32	N55°25'40"E	45.83'
L33	N52°40'29"E	64.67'
L34	N58°20'13"E	55.61'
L35	N40°34'26"E	45.47'
L36	N38°28'41"E	58.50'
L37	N42°30'59"E	73.14'
L38	N20°30'31"E	66.37'
L39	N00°15'38"E	56.56'
L40	N17°11'52"W	56.01'
L41	N19°36'21"W	52.14'
L42	N66°05'31"E	145.49'
L43	N79°43'25"E	62.63'
L44	N77°37'48"E	107.22'
L45	N85°05'09"E	108.89'
L46	N42°02'34"W	44.52'
L47	N21°20'31"W	68.68'
L48	N09°57'02"W	127.93'
L49	N64°54'20"E	157.73'
L50	N74°34'29"E	224.49'
L51	N59°19'48"E	136.23'
L52	N82°17'57"E	65.50'
L53	N87°18'22"W	65.50'
L54	N62°27'51"W	55.43'
L55	N42°36'06"W	55.43'
L56	N35°58'26"W	113.11'
L57	N46°01'23"W	133.71'
L58	N27°19'17"W	141.06'
L59	N67°51'26"W	80.50'
L60	N68°55'02"E	72.11'
L61	N63°57'00"E	52.76'
L62	N79°42'25"E	52.76'
L63	N79°26'44"W	79.44'
L64	N63°20'30"E	96.29'
L65	N45°17'07"E	28.13'
L66	N27°13'43"E	76.56'
L67	N34°24'20"E	91.96'
L68	N27°32'55"E	13.52'
L69	N67°50'50"W	484.74'
L70	N50°11'27"E	23.22'
L71	N39°25'53"E	40.66'
L72	N36°54'41"E	50.15'
L73	N49°35'21"E	79.35'
L74	N51°37'03"E	69.95'
L75	N59°26'56"E	43.15'

LINE TABLE – THIS SHEET ONLY		
LINE	BEARING	LENGTH
L76	N71°48'05"E	54.18'
L77	N74°19'54"W	24.96'
L78	N65°16'20"W	63.93'
L79	N58°00'33"W	70.73'
L80	N81°42'10"W	21.37'
L81	N18°26'33"E	78.82'
L82	N02°48'04"W	75.93'
L83	N19°57'17"W	353.60' (353.39' R11)
L84	N65°51'26"E	144.55' (144.54' R1)
L85	N01°54'06"W	317.21' (317.15' R1)
L86	N30°41'14"W	97.00'
L87	N08°01'17"E	29.76'
L88	N25°41'22"E	16.27'
L89	N42°23'08"E	68.61'
L90	N63°13'39"E	40.68'
L91	N15°19'02"E	57.88'
L92	N01°13'09"E	1294.61' (1294.52' R1)

CURVE TABLE – THIS SHEET ONLY			
CURVE	DELTA	RADIUS	LENGTH
C1	17°13'47" (17°13'51")	1650.00' 1650.00'	496.18' 496.21' R1)
C2	31°46'17"	70.00'	38.82'
C3	29°01'06"	250.00'	126.62'
C4	30°11'48"	50.00'	26.35'
C5	24°32'04"	300.00'	128.46'
C6	58°51'42"	140.00'	143.83'
C7	30°36'20"	118.00'	63.03'
C8	38°21'32"	18.00'	12.05'
C9	40°37'56"	55.00'	39.00'
C10	24°38'58"	138.94'	59.77'
C11	3°43'36"	695.93'	45.27'
C12	30°25'21"	550.00'	292.03'
C13	[14°34'19"	1600.00'	406.93' R14]

RADIAL BEARINGS – THIS SHEET ONLY		
LINE	BEARING	TYPE
RAD1	N37°38'31"W N47°24'03"W	RAD R=138.94' RAD R=695.93'



SHEET INDEX MAP AND BOUNDARY ESTABLISHMENT MAP

(#) INDICATES SHEET NUMBER

P. M. B. 55 / 16 - 18

LETTERED LOTS SUMMARY NOTES:

LOTS A, B, C, D, E, F, G, H, I AND K ARE FOR PRIVATE STREET PURPOSES AND ARE NOT SEPARATE BUILDING SITES.

LOT J IS FOR PRIVATE COURT PURPOSES AND IS NOT A SEPARATE BUILDING SITE.

LOTS L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC AND DD ARE FOR OPEN SPACE PURPOSES AND ARE NOT SEPARATE BUILDING SITES.

LOTS EE AND FF ARE FOR OPEN SPACE PURPOSES TO BE DEDICATED TO ADJACENT PROPERTY BY SEPARATE INSTRUMENT AND ARE NOT SEPARATE BUILDING SITES.

DUPLICATE

DUPLICATE

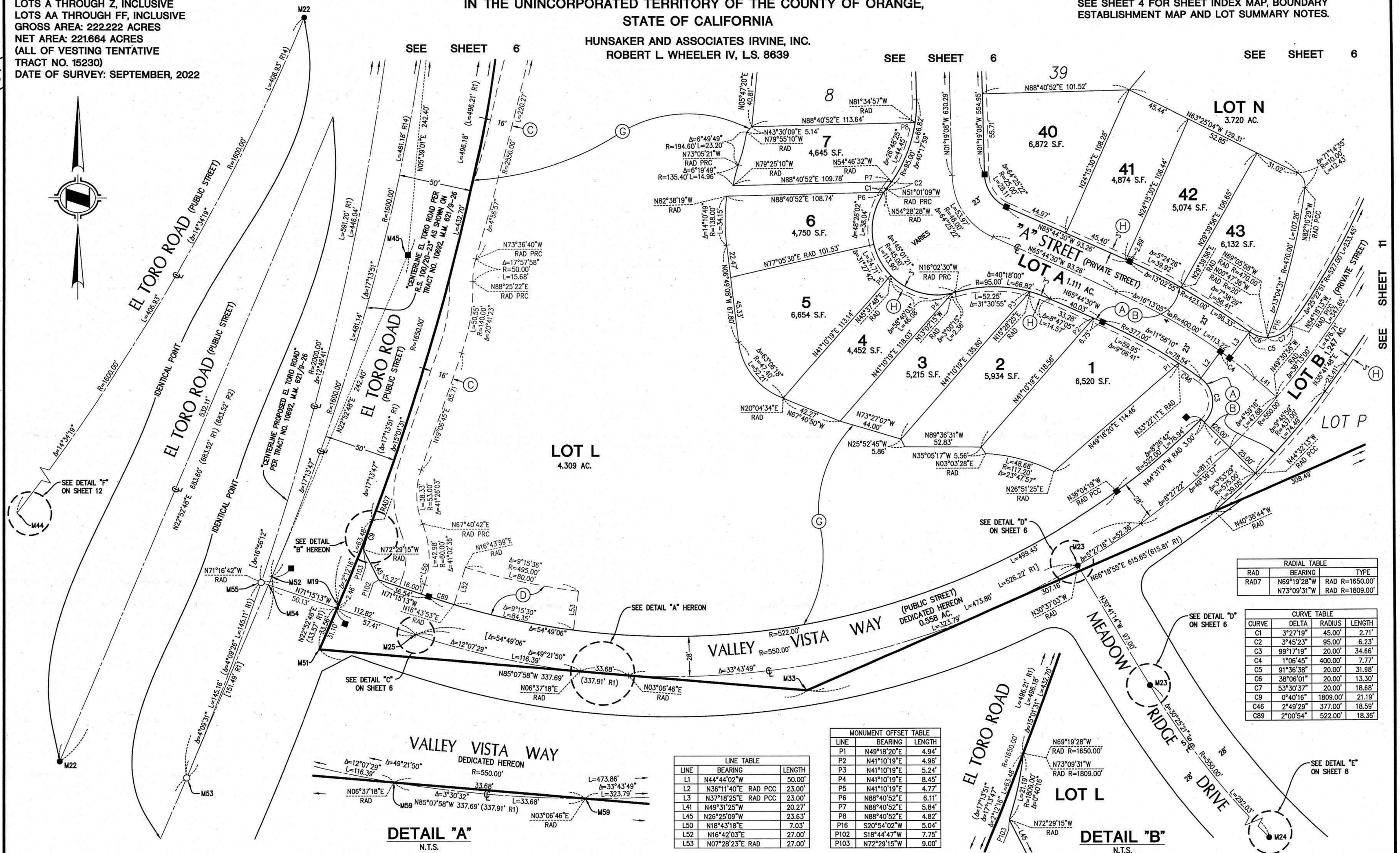
SHEET 5 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639

SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.



RADIAL TABLE		
RAD	BEARING	TYPE
RAD7	N69°19'28"W	RAD R=1650.00'
	N73°09'31"W	RAD R=1809.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°27'19"	45.00'	2.71'
C2	3°45'23"	95.00'	6.23'
C3	99°17'19"	20.00'	34.66'
C4	1°06'45"	400.00'	7.77'
C5	91°36'38"	20.00'	31.98'
C6	38°06'01"	20.00'	13.30'
C7	53°30'37"	20.00'	18.68'
C9	0°40'16"	1809.00'	21.19'
C46	2°49'29"	377.00'	18.59'
C89	2°00'54"	522.00'	18.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°44'02"W	50.00'
L2	N36°11'40"E RAD PCC	23.00'
L3	N37°18'25"E RAD PCC	23.00'
L41	N49°31'25"W	20.27'
L45	N26°25'09"W	23.63'
L50	N16°43'18"E	7.03'
L52	N16°42'03"E	27.00'
L53	N07°28'23"E RAD	27.00'

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P1	N49°18'20"E	4.94'
P2	N41°10'19"E	4.96'
P3	N41°10'19"E	5.24'
P4	N41°10'19"E	8.45'
P5	N41°10'19"E	4.77'
P6	N88°40'52"E	6.11'
P7	N88°40'52"E	5.84'
P8	N88°40'52"E	4.82'
P16	S20°54'02"W	5.04'
P102	S18°44'47"W	7.75'
P103	N72°29'15"W	9.00'

DUPLICATE

DUPLICATE

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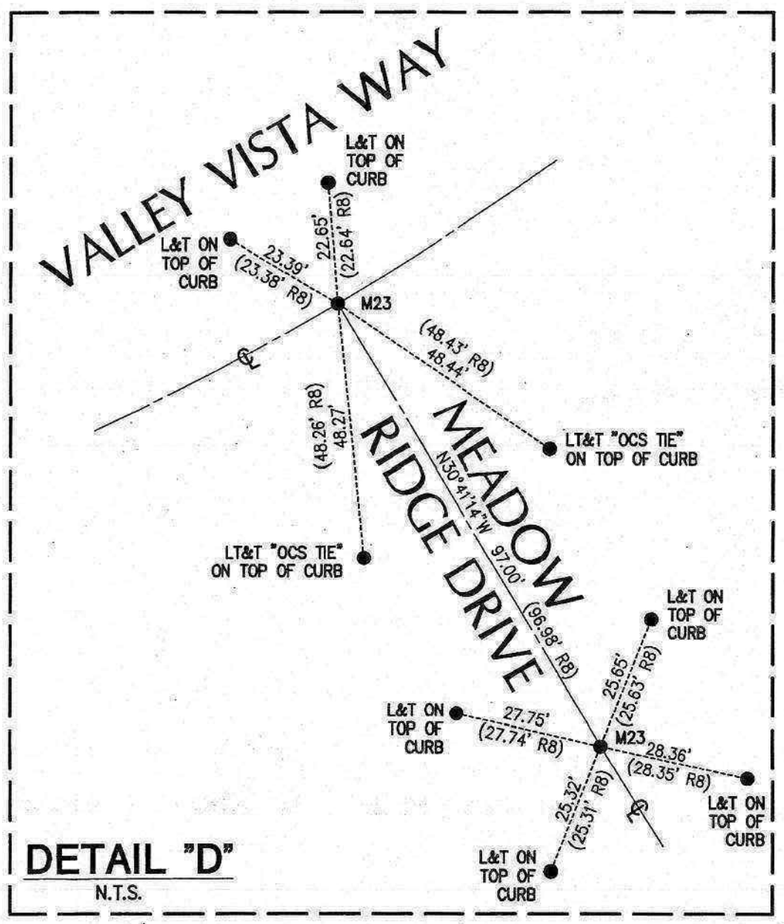
SHEET 6 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

32
1014

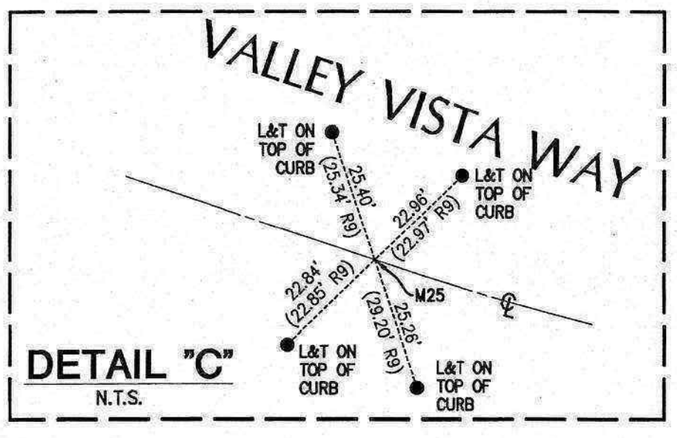
TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, LS. 8639



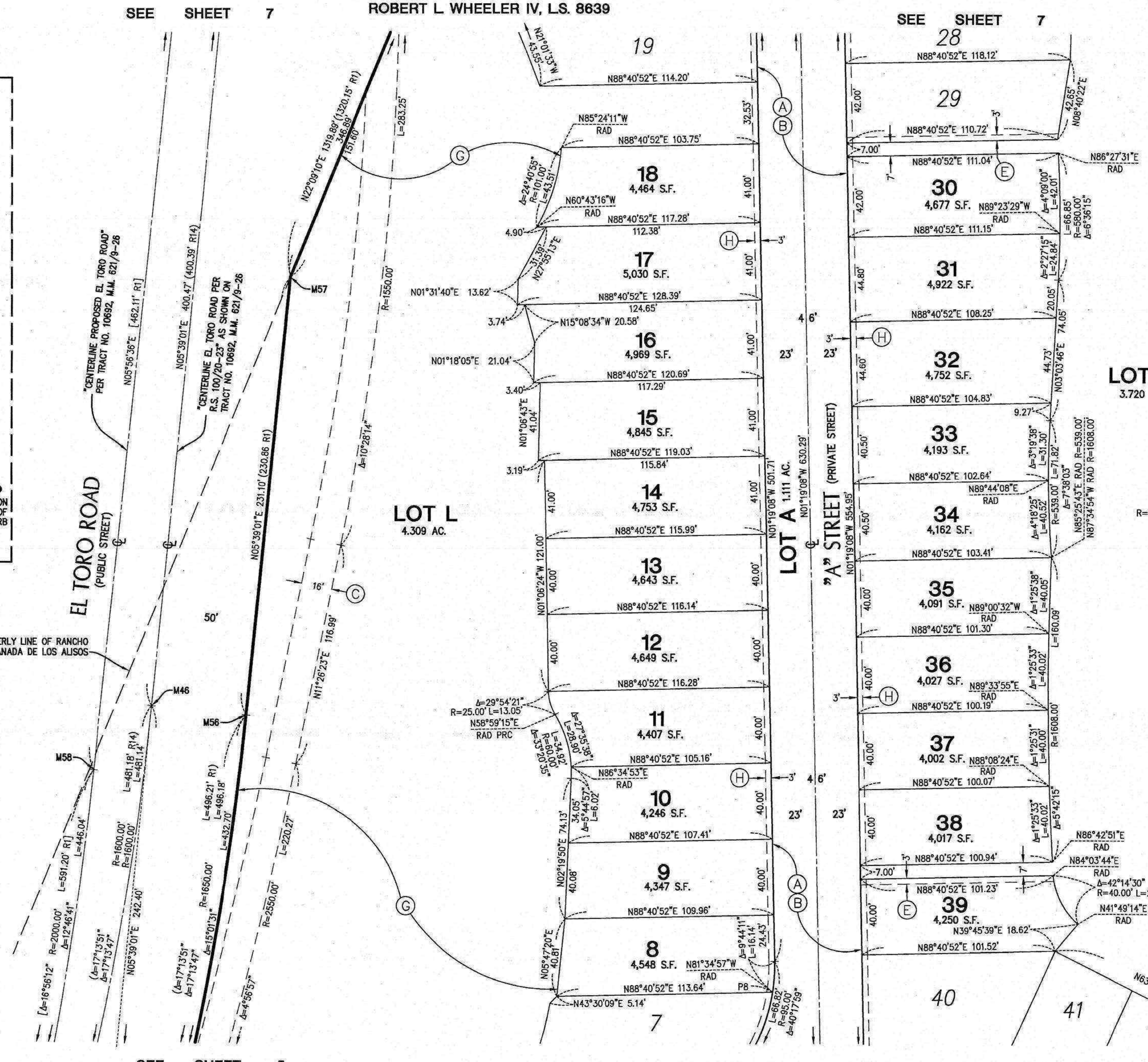
DETAIL "D"
N.T.S.



DETAIL "C"
N.T.S.

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P8	N88°40'52"E	4.82'

SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.



DUPLICATE

DUPLICATE

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33

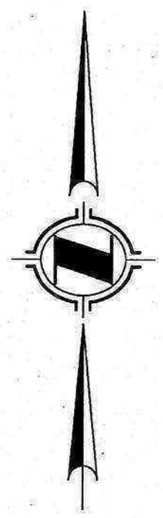
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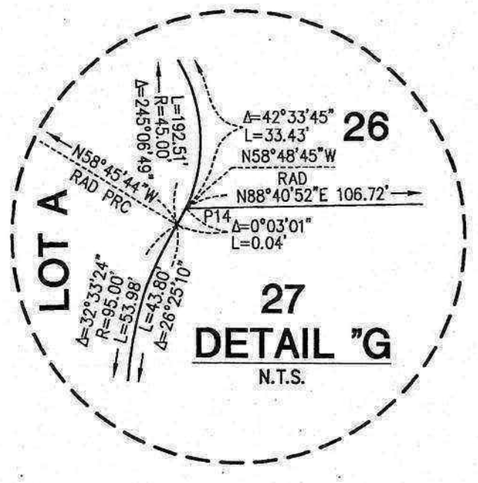
SHEET 7 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
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LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

TRACT NO. 15230

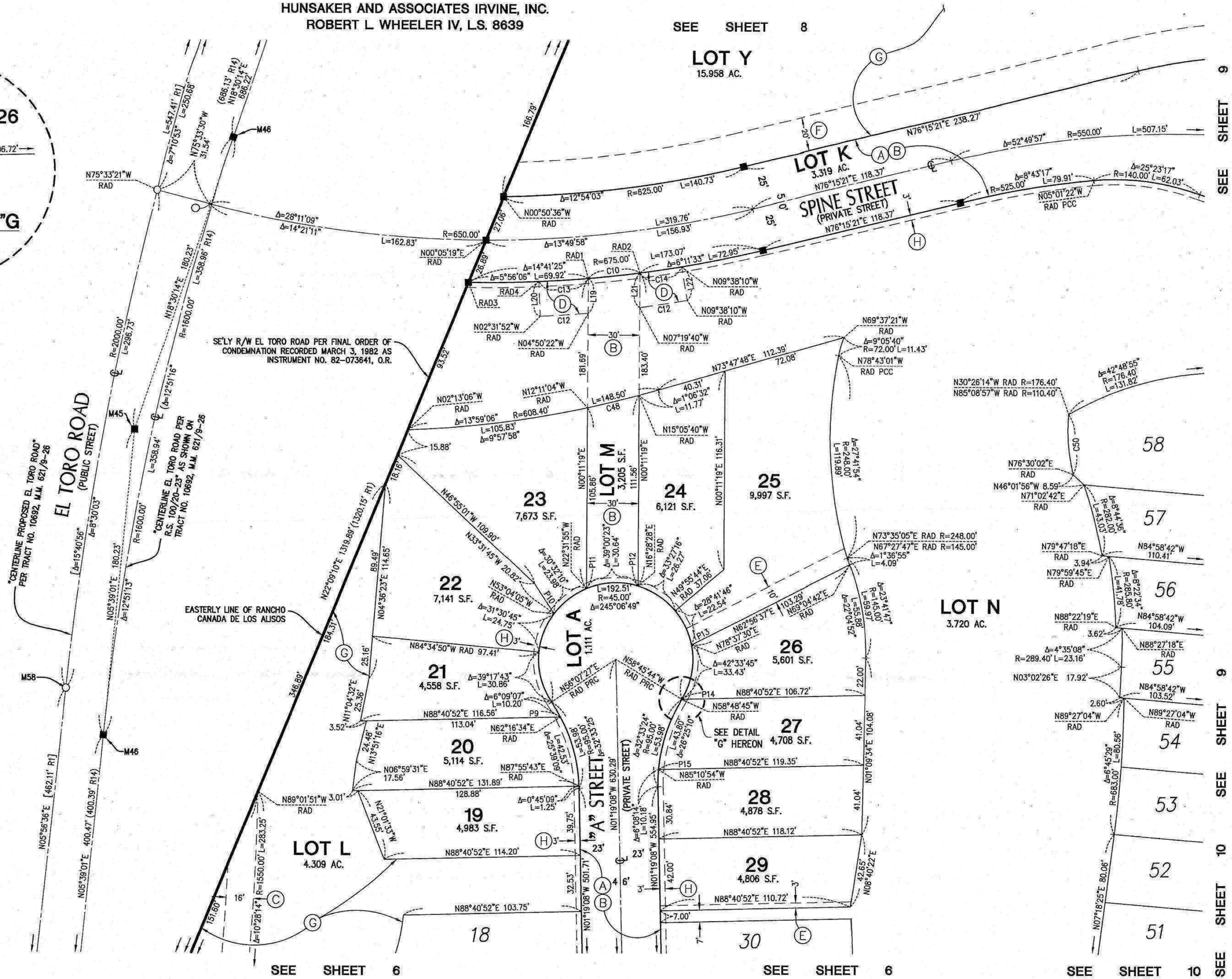
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639





SEE SHEET 8



RADIAL TABLE		
RAD	BEARING	TYPE
RAD1	N04°59'20"W	RAD
RAD2	N07°33'06"W	RAD
RAD3	N00°56'46"E	RAD
RAD4	N02°31'52"W	RAD

LINE TABLE		
LINE	BEARING	LENGTH
L19	N00°11'19"E	20.08'
L20	N02°31'52"W	20.00'
L21	N00°11'19"E	20.18'
L22	N09°38'10"W	20.00'

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P9	N88°40'52"E	5.27'
P10	S33°31'45"E	5.08'
P11	S00°11'19"W	5.20'
P12	S00°11'19"W	4.97'
P13	S62°56'37"W	4.96'
P14	S88°40'52"W	5.58'
P15	S88°40'52"W	4.78'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	2°33'46"	675.00'	30.20'
C12	2°18'30"	695.00'	28.00'
C13	2°27'28"	675.00'	28.95'
C14	2°05'04"	675.00'	24.56'
C48	2°54'36"	608.40'	30.90'
C50	18°21'01"	110.40'	35.36'

SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
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SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.

DUPLICATE

SHEET 8 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
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LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
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TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

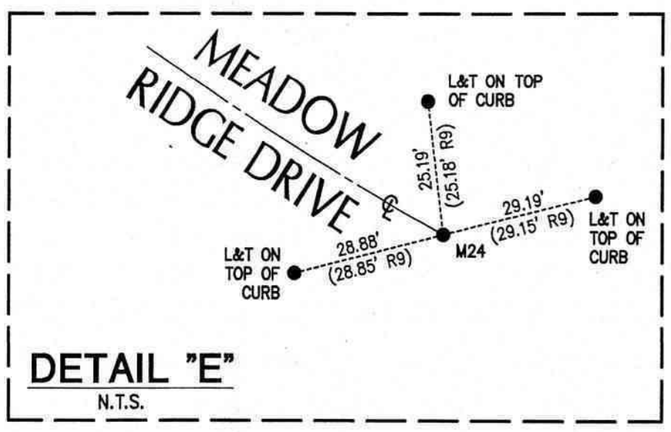
TRACT NO. 15230

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

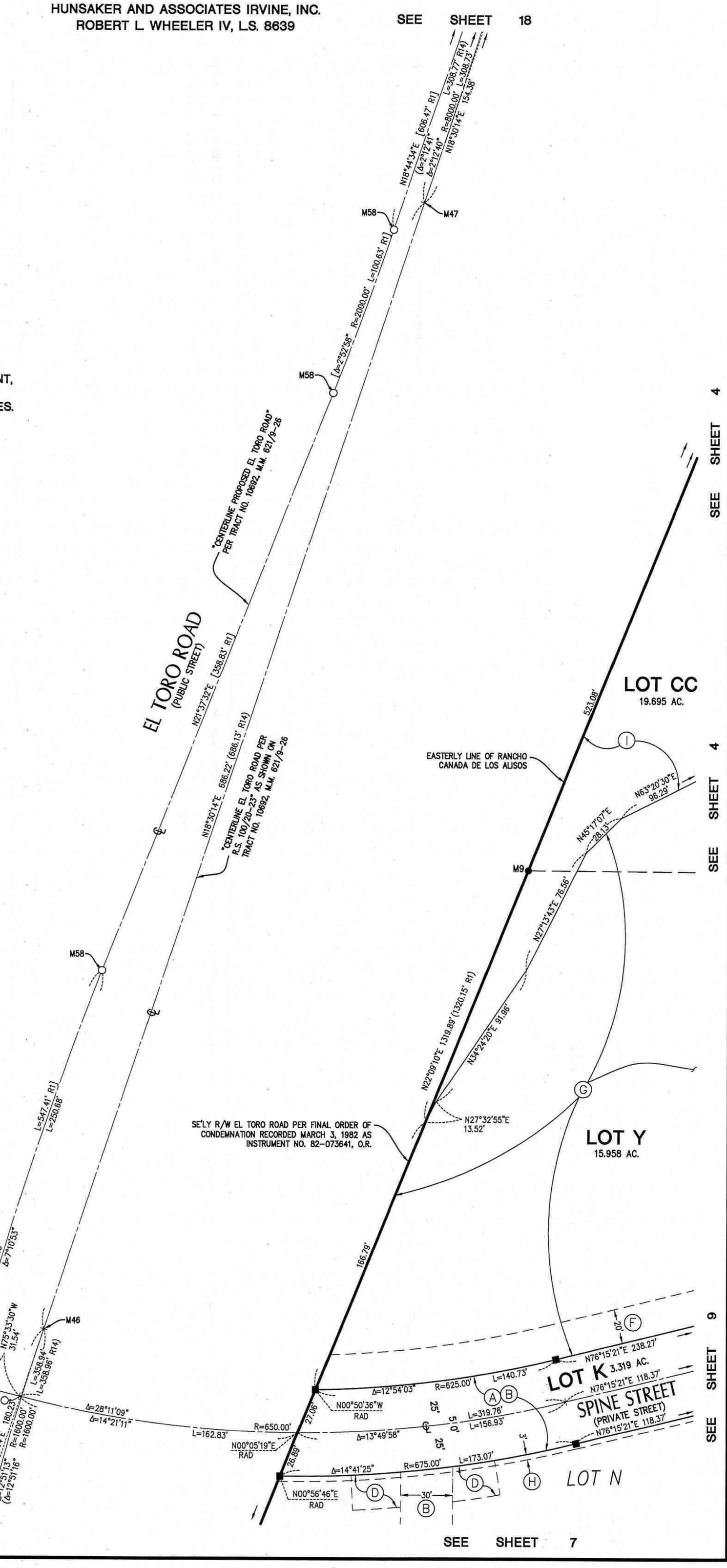
HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639



SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
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DETAIL "E"
N.T.S.



DUPLICATE

1014 35

35 1014

SHEET 9 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
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(ALL OF VESTING TENTATIVE
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TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L WHEELER IV, L.S. 8639

LINE TABLE		
LINE	BEARING	LENGTH
L6	N39°50'47"W RAD	64.14'
L7	N55°31'54"W RAD PCC	23.00'
L8	N56°41'06"W RAD PRC	23.00'
L24	N05°00'51"E	14.42'
L25	N39°50'47"W	29.91'
L26	N77°36'52"E RAD	29.61'
L28	N78°28'03"W	31.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	26°52'34"	45.00'	21.11'
C15	2°26'43"	500.00'	21.34'
C16	36°58'30"	44.60'	28.78'
C19	51°22'44"	65.50'	58.73'
C20	6°08'34"	377.00'	40.42'
C21	51°22'45"	50.00'	44.84'
C22	47°28'39"	14.50'	12.02'
C23	1°09'12"	400.00'	8.05'
C50	18°21'01"	110.40'	35.36'
C52	43°07'06"	55.00'	41.39'
C54	47°28'39"	14.50'	12.02'
C56	23°55'05"	65.50'	27.34'
C83	51°22'44"	34.50'	30.94'

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P23	S84°58'42"E	4.76'
P24	S84°58'42"E	4.78'
P25	S84°58'42"E	4.79'
P26	S84°58'42"E	4.79'
P27	S84°58'42"E	5.38'
P28	S77°37'19"E	6.65'
P29	S39°03'04"W	4.76'
P30	N84°58'42"W	4.93'
P31	S84°58'42"E	5.04'
P32	N84°58'42"W	4.79'
P33	N84°58'42"W	4.79'
P38	N50°09'13"E	0.25'
P40	N77°36'52"E	0.25'
P41	S78°28'03"E	0.25'
P42	S33°28'03"E	0.35'
P43	S56°31'57"W	0.35'
P44	N25°54'53"E	17.01'
P45	N25°54'53"E	19.75'
P46	N25°54'53"E	19.75'
P47	N09°48'39"E	19.75'
P48	N20°21'55"E	16.81'
P49	N20°21'55"E	11.44'
P50	S13°44'39"E	16.47'
P51	S09°48'44"W	19.75'
P52	S15°31'55"W	19.75'
P53	S39°05'18"W	7.54'
P101	S50°09'13"W	0.25'

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

SEE SHEET 15

SEE SHEET 15

SEE SHEET 10

SEE SHEET 10

SEE SHEET 10

SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.

DUPLICATE

DUPLICATE

1014 36

TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L WHEELER IV, LS. 8639

SHEET 10 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

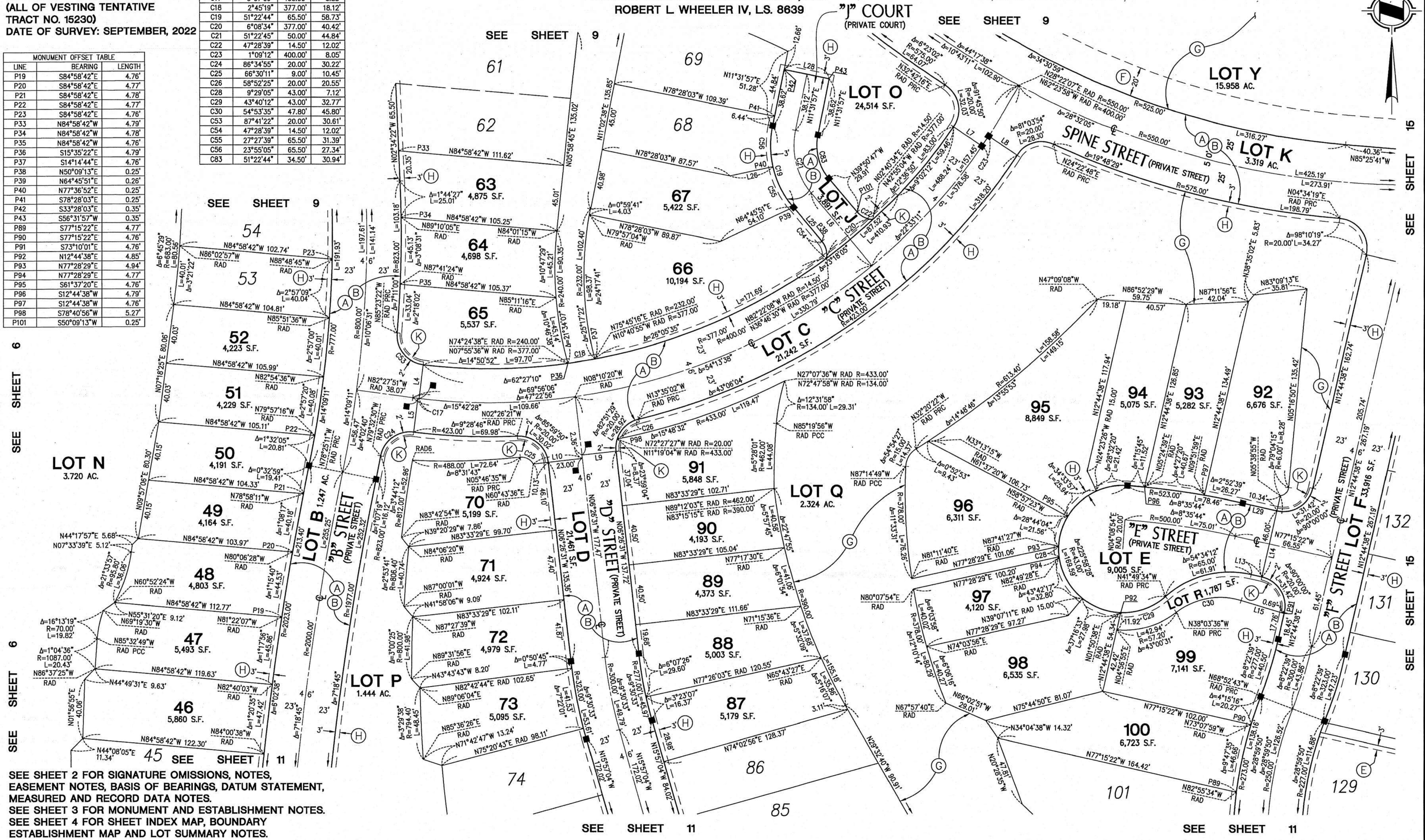
RADIAL TABLE		
RAD	BEARING	TYPE
RAD6	N02°45'08"E	RAD R=488.00'
	N79°58'42"W	RAD R=812.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C17	0°07'09"	400.00'	0.83'
C18	2°45'19"	377.00'	18.12'
C19	51°22'44"	65.50'	58.73'
C20	6°08'34"	377.00'	40.42'
C21	51°22'45"	50.00'	44.84'
C22	47°28'39"	14.50'	12.02'
C23	1°09'12"	400.00'	8.05'
C24	86°34'55"	20.00'	30.22'
C25	66°30'11"	9.00'	10.45'
C26	58°52'25"	20.00'	20.55'
C28	9°29'05"	43.00'	7.12'
C29	43°40'12"	43.00'	32.77'
C30	54°53'35"	47.80'	45.80'
C53	87°41'22"	20.00'	30.61'
C54	47°28'39"	14.50'	12.02'
C55	27°27'39"	65.50'	31.39'
C56	23°55'05"	65.50'	27.34'
C83	51°22'44"	34.50'	30.94'

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P19	S84°58'42"E	4.76'
P20	S84°58'42"E	4.77'
P21	S84°58'42"E	4.78'
P22	S84°58'42"E	4.77'
P23	S84°58'42"E	4.76'
P33	N84°58'42"W	4.79'
P34	N84°58'42"W	4.78'
P35	N84°58'42"W	4.76'
P36	S15°35'22"E	4.79'
P37	S14°14'44"E	4.76'
P38	N50°09'13"E	0.25'
P39	N64°45'51"E	0.26'
P40	N77°36'52"E	0.25'
P41	S78°28'03"E	0.25'
P42	S33°28'03"E	0.35'
P43	S56°31'57"W	0.35'
P89	S77°15'22"E	4.77'
P90	S77°15'22"E	4.76'
P91	S73°10'01"E	4.76'
P92	N12°44'38"E	4.85'
P93	N77°28'29"E	4.94'
P94	N77°28'29"E	4.77'
P95	S61°37'20"E	4.76'
P96	S12°44'38"W	4.79'
P97	S12°44'38"W	4.76'
P98	S78°40'56"W	5.27'
P101	S50°09'13"W	0.25'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N06°55'16"E RAD PCC	23.00'
L5	N07°02'25"E RAD PRC	23.00'
L6	N39°50'47"W RAD	64.14'
L7	N55°31'54"W RAD PCC	23.00'
L8	N56°41'06"W RAD PRC	23.00'
L9	N83°33'29"E RAD	23.00'
L10	N83°33'29"E RAD	33.13'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N77°15'22"W	7.29'
L14	N12°44'38"E RAD	56.34'
L15	N73°10'01"W	30.22'
L25	N39°50'47"W	29.91'
L26	N77°36'52"E RAD	29.61'
L28	N78°28'03"W	31.00'
L29	N77°15'22"W	23.55'



SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.

DUPLICATE

DUPLICATE

SHEET 11 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
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(ALL OF VESTING TENTATIVE
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DATE OF SURVEY: SEPTEMBER, 2022

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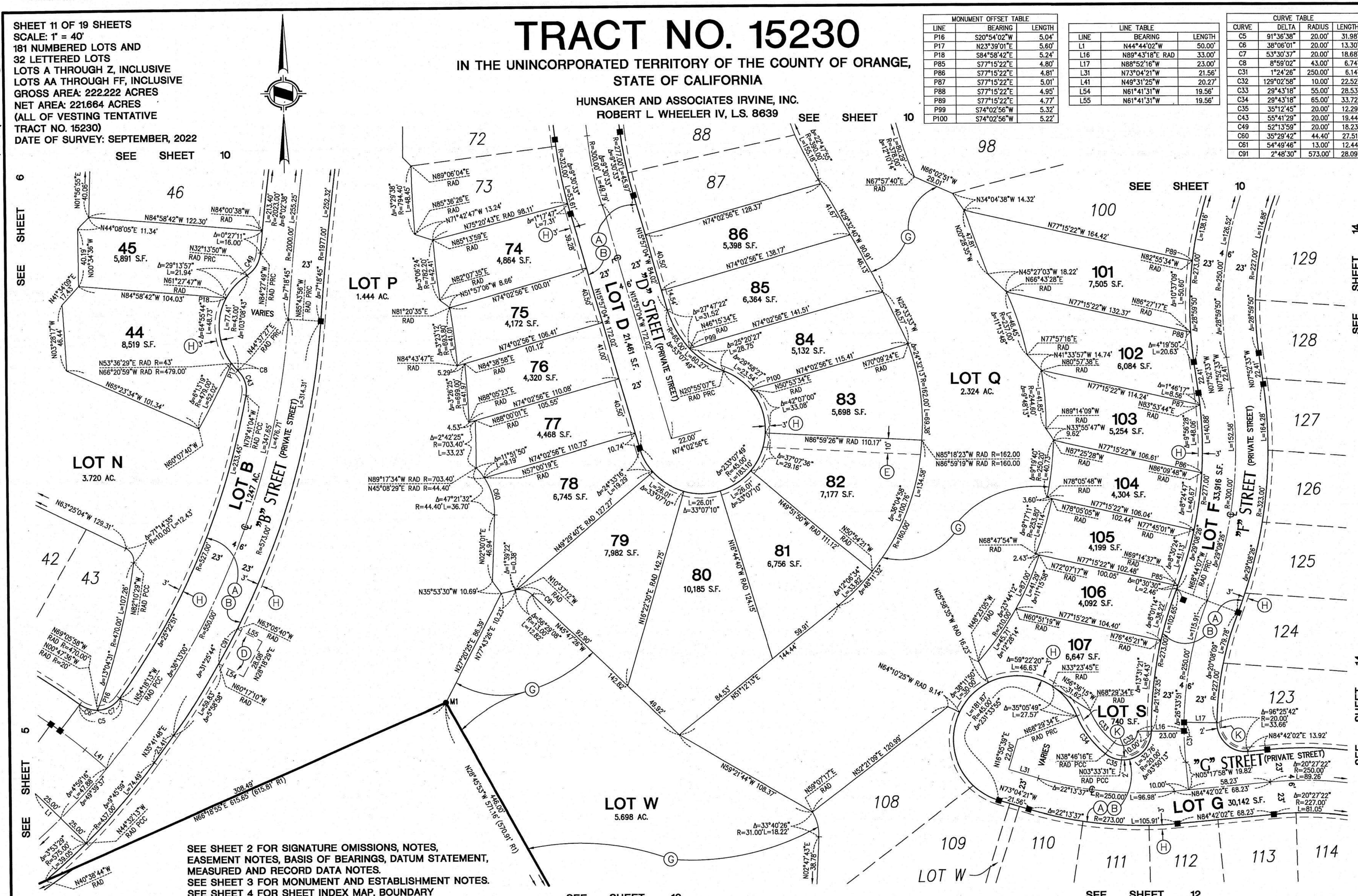
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, LS. 8639

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P16	S20°54'02"W	5.04'
P17	N23°39'01"E	5.60'
P18	S84°58'42"E	5.24'
P85	S77°15'22"E	4.80'
P86	S77°15'22"E	4.81'
P87	S77°15'22"E	5.01'
P88	S77°15'22"E	4.95'
P89	S77°15'22"E	4.77'
P99	S74°02'56"W	5.32'
P100	S74°02'56"W	5.22'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°44'02"W	50.00'
L16	N89°43'18"E RAD	33.00'
L17	N88°52'16"W	23.00'
L31	N73°04'21"W	21.56'
L41	N49°31'25"W	20.27'
L54	N61°41'31"W	19.56'
L55	N61°41'31"W	19.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	91°36'38"	20.00'	31.98'
C6	38°06'01"	20.00'	13.30'
C7	53°30'37"	20.00'	18.68'
C8	8°59'02"	43.00'	6.74'
C31	1°24'26"	250.00'	6.14'
C32	129°02'58"	10.00'	22.52'
C33	29°43'18"	55.00'	28.53'
C34	29°43'18"	65.00'	33.72'
C35	35°12'45"	20.00'	12.29'
C43	55°41'29"	20.00'	19.44'
C49	52°13'59"	20.00'	18.23'
C60	35°29'42"	44.40'	27.51'
C61	54°49'46"	13.00'	12.44'
C91	2°48'30"	573.00'	28.09'



SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.
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DUPLICATE

DUPLICATE

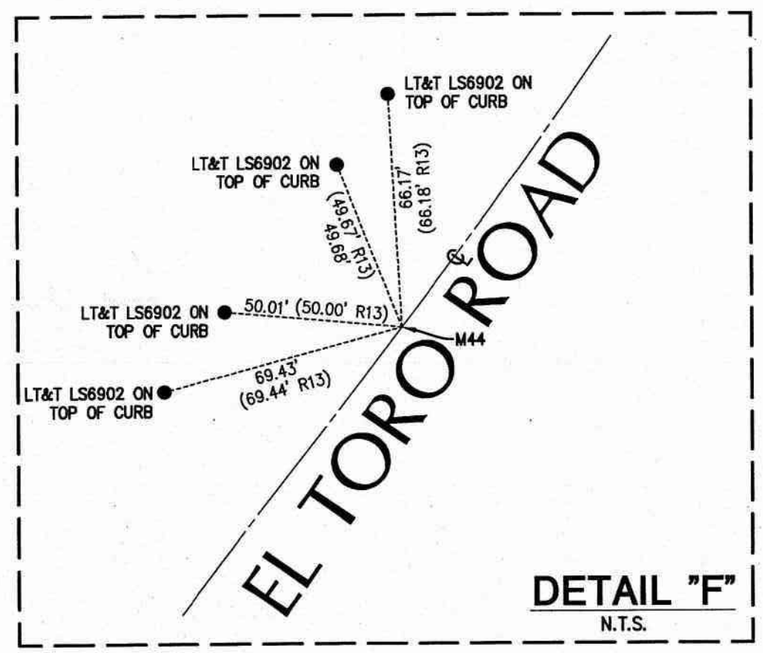
SHEET 12 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
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LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
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(ALL OF VESTING TENTATIVE
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1014

TRACT NO. 15230

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STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, LS. 8639



DETAIL "F"
N.T.S.

SEE SHEET 11

SEE SHEET 11

SEE SHEET 14

SEE SHEET 13

SEE SHEET 13

LOT Q
2.324 AC.

LOT S

LOT G
30,142 S.F.

"G" STREET

108
6,966 S.F.

109
12,649 S.F.

110
6,530 S.F.

111
7,041 S.F.

112
7,156 S.F.

113
5,958 S.F.

114

LOT W
5.698 AC.

LOT Z
1.817 AC.

80
107
123

N64°10'25"W RAD 9.14'
N59°21'44"W 108.37'
N52°21'09"E 120.99'
N59°07'17"E RAD
Δ=33°40'26" R=31.00' L=18.22'
N02°47'43"E 38.78'
Δ=30°48'21" R=18.00' L=9.68'
N56°23'56"W RAD PRC
Δ=6°08'38" L=9.86'
N62°32'34"W RAD
Δ=51°01'56" R=92.00' L=81.94'
N52°21'09"E 150.06'
N43°38'32"E RAD
P84
Δ=27°09'53" L=21.24'
N73°04'21"W 21.56'
Δ=231°33'55" R=45.50' L=181.87'
Δ=71°51'03" L=56.74'
N16°55'39"E 22.00'
L31
Δ=22°13'37" R=250.00' L=96.98'
10.00'
Δ=22°13'37" R=273.00' L=105.91'
L=39.14' Δ=8°12'55"
L=46.53' Δ=9°45'53"
N84°42'02"E 68.23'
58.23'
(PRIVATE STREET) N05°17'58"W 19.82'
Δ=20°27'22" R=250.00' L=89.26'
Δ=20°27'22" R=227.00' L=81.05'
39.90'
28.33'
Δ=3°56'18" L=15.60'
Δ=4°41'49" L=20.24'
N01°21'40"W RAD
N01°21'40"W 109.96'
N05°17'58"W 123.29'
N01°03'09"W RAD 140.17'
N16°55'39"E 110.70'
N16°55'39"E 112.32'
N08°42'44"E RAD 120.04'
N60°02'08"W 1.15'
N60°02'08"W 40.73'
C62 L30
Δ=16°46'20" R=56.00' L=16.00'
35.69'
N54°51'32"E
Δ=27°32'56" R=18.00' L=8.66'
N72°34'08"E RAD PCC
Δ=35°50'09" R=12.00' L=7.51'
N53°16'01"W 5.74'
N36°05'12"E 19.67'
Δ=90°38'47" R=15.00' L=23.73'
Δ=60°16'21" R=30.00' L=31.56'
L=22.98' R=27.00' Δ=48°45'20"
1.92'
6.61'
N71°12'32"E 8.53'
18.94'
N48°31'07"W
C63
L=48.02' R=35.00' Δ=78°36'44"
C64
N09°55'48"E RAD
N65°49'37"E 51.09'
24.86'
26.23'
Δ=12°57'28" R=38.00' L=8.59'
N37°07'51"W RAD PRC
N08°47'16"W RAD
C65 C66 C67
L=32.84' R=88.00' Δ=21°22'49"
N02°47'34"W RAD PCC
N05°51'04"E RAD PCC
N28°45'53"W 571.16' (570.91' R1)
N89°01'18"W 66.92'
N76°32'02"E 111.53'
N78°29'46"W 93.67'
N89°12'18"W 86.44'
N66°55'00"W 145.57'
125.16'
M1
N89°55'52"W 794.22' (794.34 R1)

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P84	N52°21'09"E	4.81'

LINE TABLE		
LINE	BEARING	LENGTH
L30	N87°55'04"W	14.83'
L31	N73°04'21"W	21.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C62	37°13'24"	16.00'	10.39'
C63	31°33'05"	35.00'	19.27'
C64	47°03'39"	35.00'	28.75'
C65	15°23'07"	88.00'	23.63'
C66	5°59'42"	88.00'	9.21'
C67	8°38'38"	155.00'	23.38'

SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.

DUPLICATE

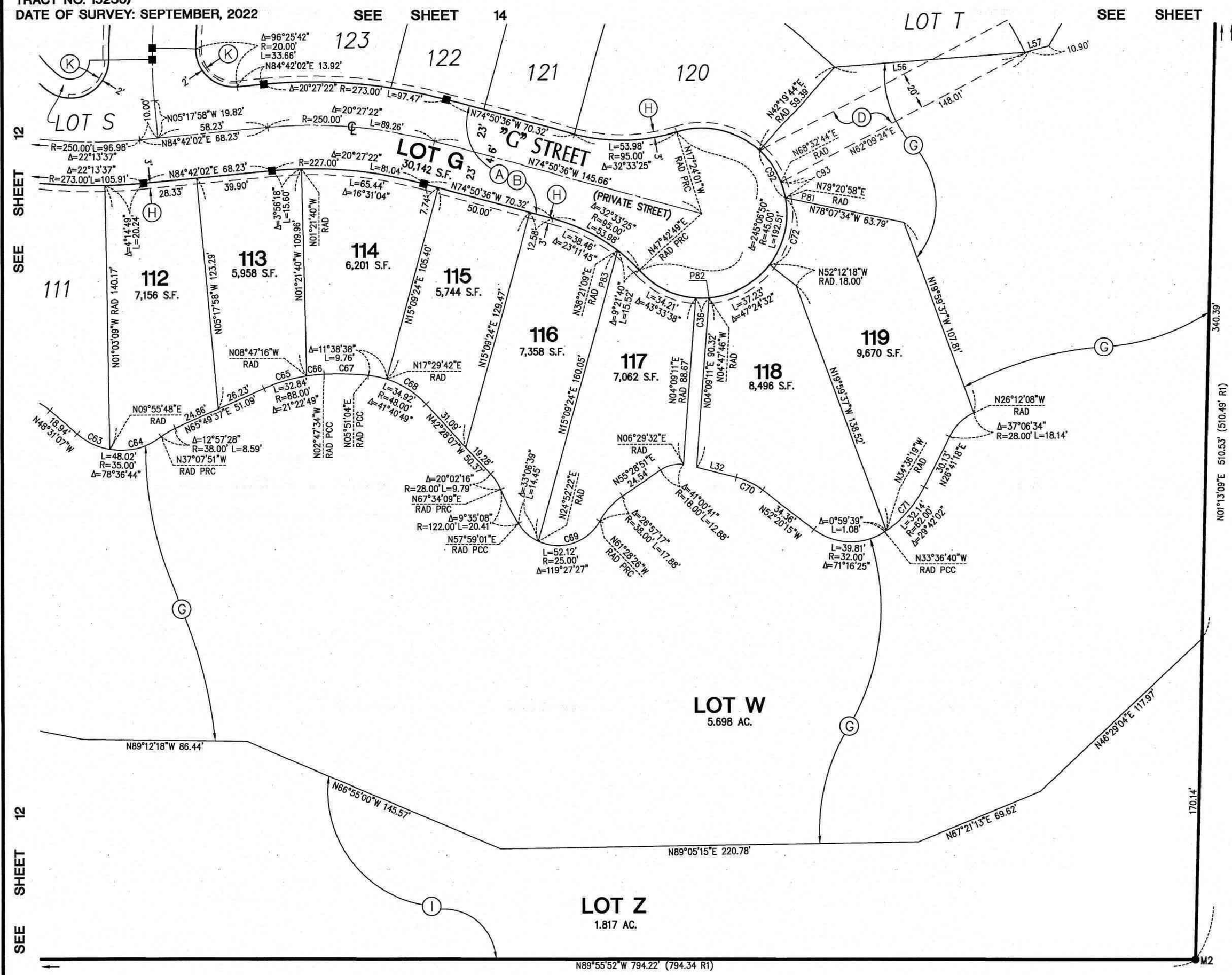
DUPLICATE

SHEET 13 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639



MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P81	N78°07'34"W	5.20'
P82	N04°09'11"E	4.82'
P83	N15°09'24"E	5.15'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N75°23'40"W	21.63'
L56	N85°33'25"E	100.45'
L57	N74°40'38"E	13.30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C36	8°56'57"	45.00'	7.03'
C63	31°33'05"	35.00'	19.27'
C64	47°03'39"	35.00'	28.75'
C65	15°23'07"	88.00'	23.63'
C66	5°59'42"	88.00'	9.21'
C67	8°38'38"	155.00'	23.38'
C68	30°02'11"	48.00'	25.16'
C69	86°20'48"	25.00'	37.67'
C70	23°03'25"	38.00'	15.29'
C71	28°42'23"	62.00'	31.06'
C72	48°26'44"	45.00'	38.05'
C92	37°01'14"	45.00'	29.08'
C93	10°48'14"	45.00'	8.49'

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DUPLICATE

DUPLICATE

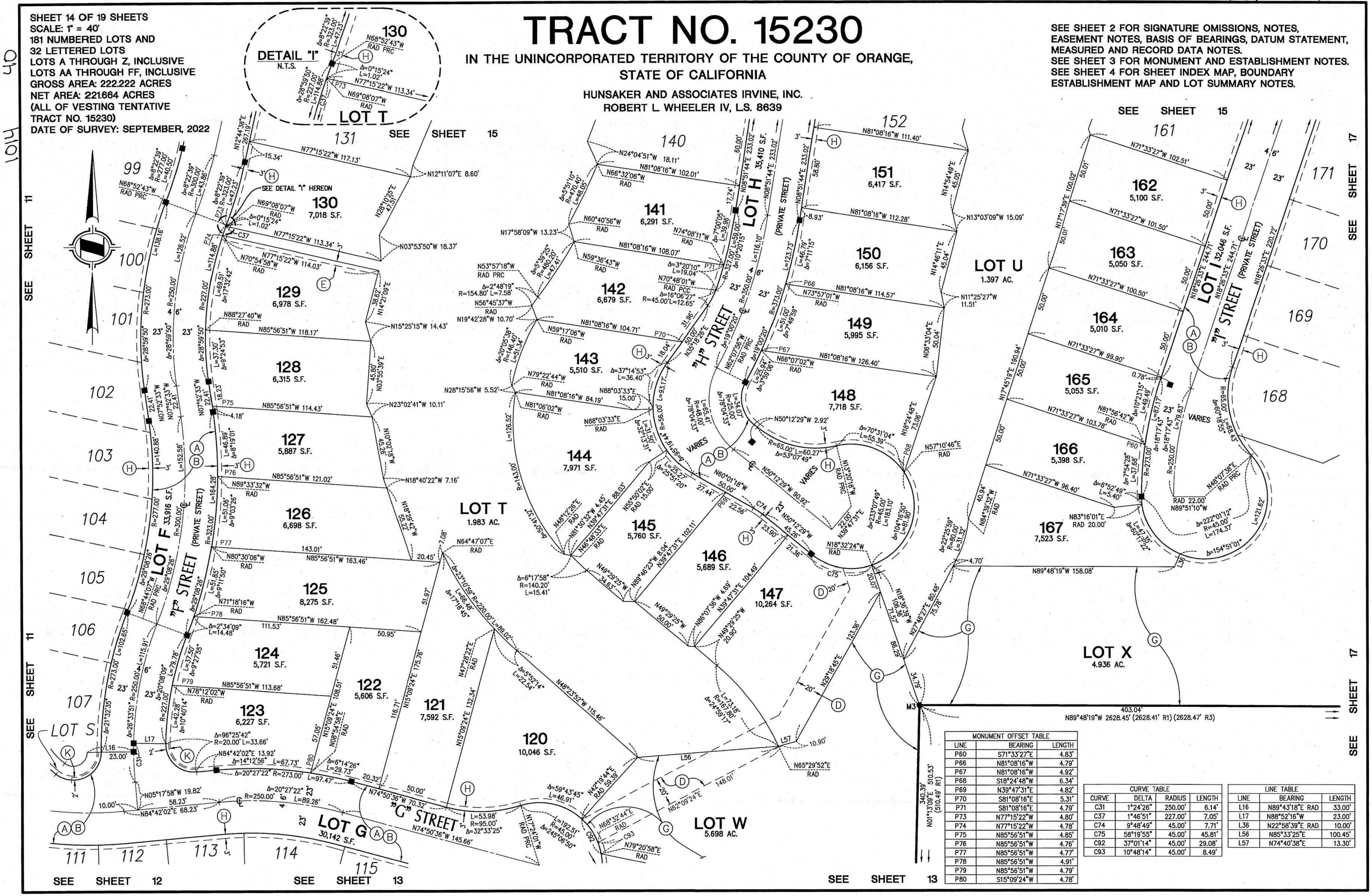
SHEET 14 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
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ROBERT L WHEELER IV, LS. 8639

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MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P60	S71°33'27"E	4.83'
P66	N81°08'16"W	4.79'
P67	N81°08'16"W	4.92'
P68	S18°24'48"W	6.34'
P69	N39°47'31"E	4.82'
P70	S81°08'16"E	5.31'
P71	S81°08'16"E	4.79'
P73	N77°15'22"W	4.80'
P74	N77°15'22"W	4.78'
P75	N85°56'51"W	4.85'
P76	N85°56'51"W	4.76'
P77	N85°56'51"W	4.77'
P78	N85°56'51"W	4.91'
P79	N85°56'51"W	4.79'
P80	S15°09'24"W	4.78'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C31	1°24'26"	250.00'	6.14'
C37	1°46'51"	227.00'	7.05'
C74	9°48'49"	45.00'	7.71'
C75	58°19'55"	45.00'	45.81'
C92	37°01'14"	45.00'	29.08'
C93	10°48'14"	45.00'	8.49'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N89°43'18"E RAD	33.00'
L17	N88°52'16"W	23.00'
L36	N22°58'39"E RAD	10.00'
L56	N85°33'25"E	100.45'
L57	N74°40'38"E	13.30'

DUPLICATE

DUPLICATE

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TRACT NO. 15230

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

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, LS. 8639

SHEET 15 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

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SEE SHEET 3 FOR MONUMENT AND ESTABLISHMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.

SEE SHEET 4

SEE SHEET 4

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P61	S77°24'32"E	4.84'
P62	S77°24'32"E	4.77'
P63	N79°11'49"E	5.18'
P64	N87°38'49"W	6.02'
P65	N83°58'04"W	4.81'
P72	N84°30'01"W	6.12'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N80°54'34"W RAD PRC	23.00'
L12	N77°15'22"W RAD	23.00'
L14	N12°44'38"E RAD	56.34'
L18	N84°47'40"E	46.00'
L33	N84°47'40"E	11.76'
L43	N87°38'49"W	49.81'
L44	N85°02'41"W	57.24'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C27	3°39'12"	300.00'	19.13'
C38	36°16'29"	20.00'	12.66'
C39	76°58'39"	20.00'	26.87'
C40	1°16'25"	572.00'	12.71'
C73	78°40'55"	10.00'	13.73'
C81	50°32'02"	20.00'	17.64'

LOT Y
15.958 AC.

SPINE STREET (PRIVATE STREET)

LOT K
3.319 AC.

LOT Q

LOT E
9,005 S.F.

"E" STREET
(PRIVATE STREET)

LOT R

LOT F
33,916 S.F.

"F" STREET (PRIVATE STREET)

LOT T
1.983 AC.

LOT H
35,410 S.F.

"H" STREET (PRIVATE STREET)

LOT U
1.397 AC.

"I" STREET (PRIVATE STREET)

LOT I
32,046 S.F.

135 7,827 S.F.
134 6,983 S.F.
133 7,148 S.F.
132 7,225 S.F.
131 6,548 S.F.
136 7,310 S.F.
137 7,347 S.F.
138 6,919 S.F.
139 6,638 S.F.
140 6,438 S.F.
156 7,305 S.F.
155 6,388 S.F.
154 6,298 S.F.
153 6,503 S.F.
152 6,193 S.F.
157 8,934 S.F.
158 6,796 S.F.
159 6,503 S.F.
160 6,195 S.F.
161 5,630 S.F.

SEE SHEET 10
SEE SHEET 16
SEE SHEET 14
SEE SHEET 14

DUPLICATE

DUPLICATE

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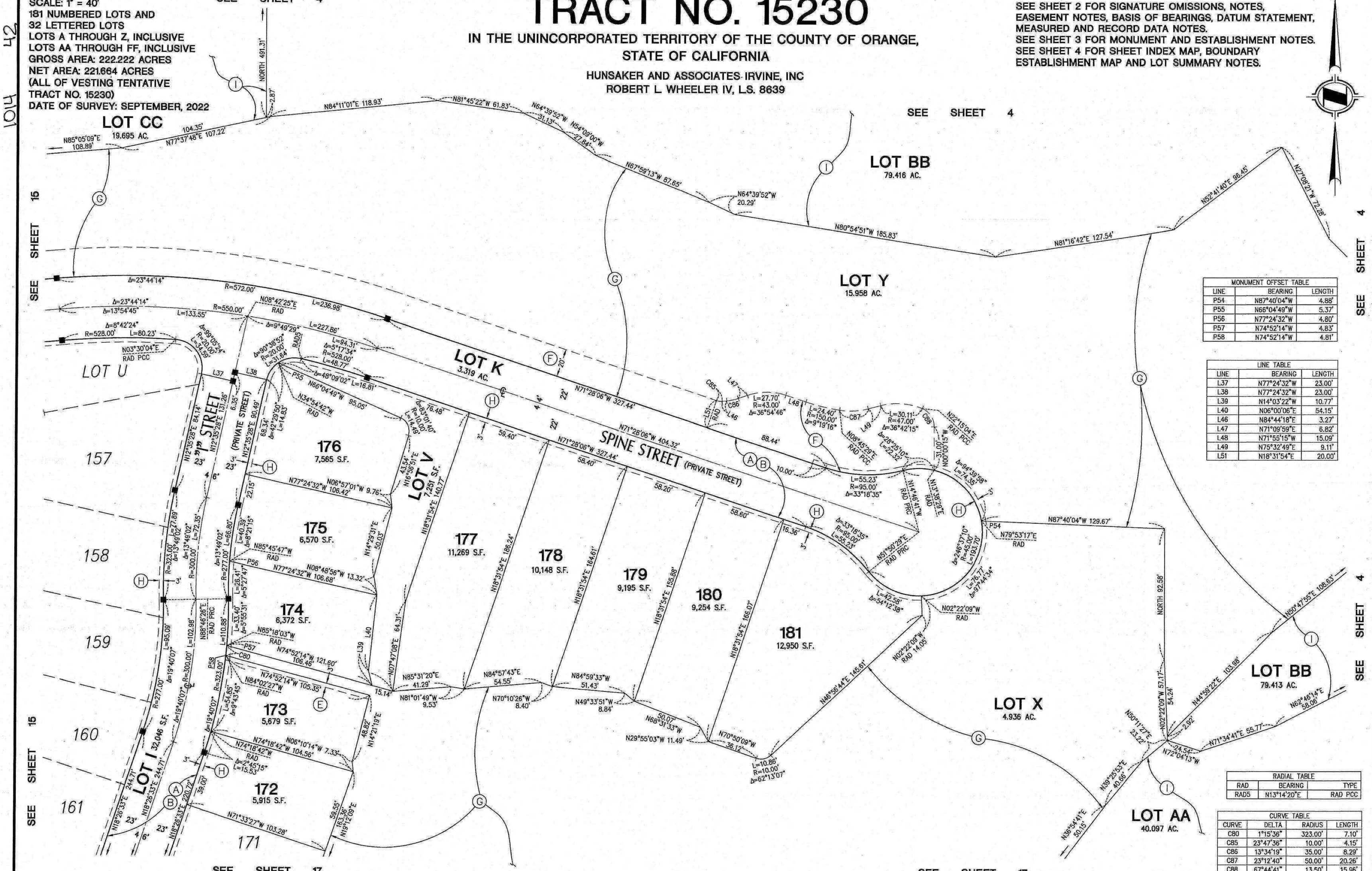
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STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC
ROBERT L. WHEELER IV, L.S. 8639

SHEET 16 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

SEE SHEET 2 FOR SIGNATURE OMISSIONS, NOTES, EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES.
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SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.



MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P54	N87°40'04"W	4.88'
P55	N66°04'49"W	5.37'
P56	N77°24'32"W	4.80'
P57	N74°52'14"W	4.83'
P58	N74°52'14"W	4.81'

LINE TABLE		
LINE	BEARING	LENGTH
L37	N77°24'32"W	23.00'
L38	N77°24'32"W	23.00'
L39	N14°03'22"W	10.77'
L40	N06°00'06"E	54.15'
L46	N84°44'18"E	3.27'
L47	N71°09'59"E	6.82'
L48	N71°55'15"W	15.09'
L49	N75°32'49"E	9.11'
L51	N18°31'54"E	20.00'

RADIAL TABLE		
RAD	BEARING	TYPE
RAD5	N13°14'20"E	RAD PCC

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C80	1°15'36"	323.00'	7.10'
C85	23°47'36"	10.00'	4.15'
C86	13°34'19"	35.00'	8.29'
C87	23°12'40"	50.00'	20.26'
C88	67°44'41"	13.50'	15.96'

DUPLICATE

DUPLICATE

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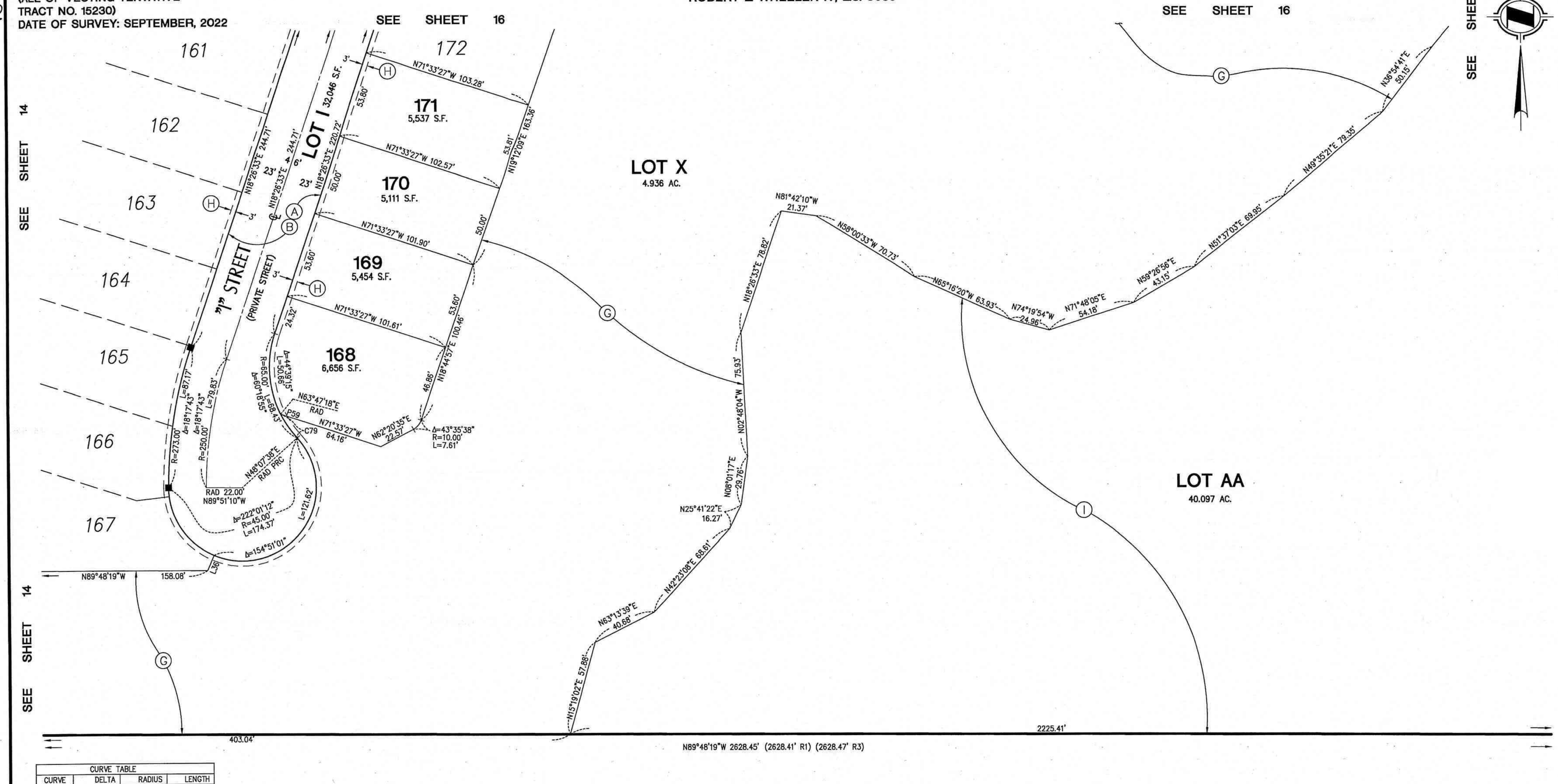
43
1014

SHEET 17 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
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ROBERT L. WHEELER IV, L.S. 8639



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C79	15°39'40"	65.00'	17.77'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N22°58'39"E	10.00'

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P59	N71°33'27"W	6.47'

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DUPLICATE

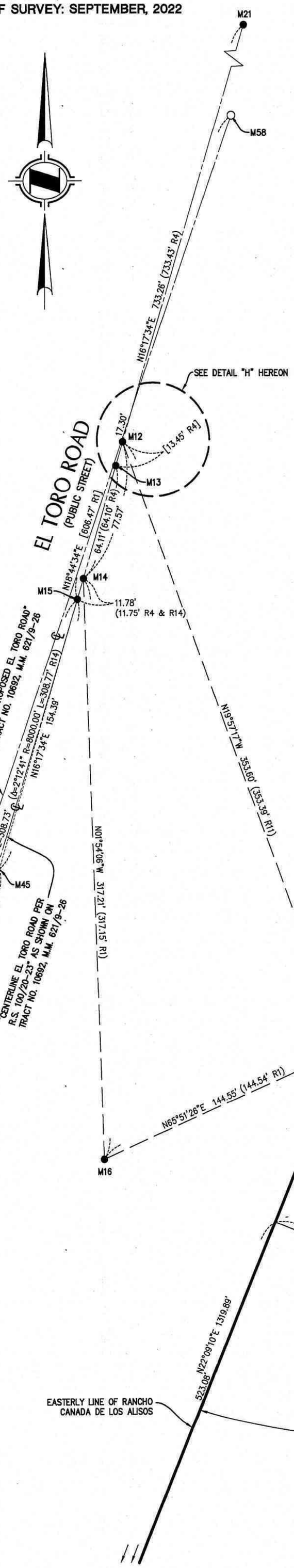
SHEET 18 OF 19 SHEETS
SCALE: 1" = 40'
181 NUMBERED LOTS AND
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GROSS AREA: 222.222 ACRES
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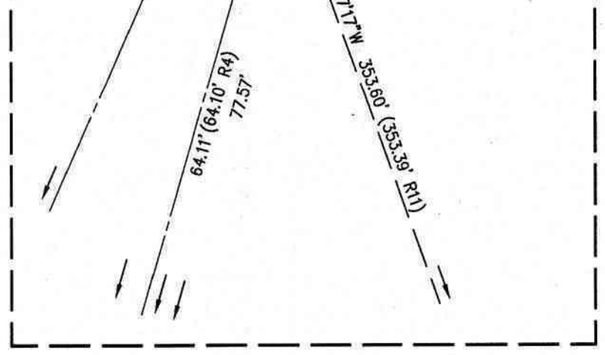
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ROBERT L. WHEELER IV, LS. 8639

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DETAIL "H"
N.T.S.



SEE SHEET 8

SEE SHEETS 4 & 8

SEE SHEET 4

1014

DUPLICATE

SHEET 19 OF 19 SHEETS
SCALE: 1" = 60'
181 NUMBERED LOTS AND
32 LETTERED LOTS
LOTS A THROUGH Z, INCLUSIVE
LOTS AA THROUGH FF, INCLUSIVE
GROSS AREA: 222.222 ACRES
NET AREA: 221.664 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 15230)
DATE OF SURVEY: SEPTEMBER, 2022

SEE SHEET 4

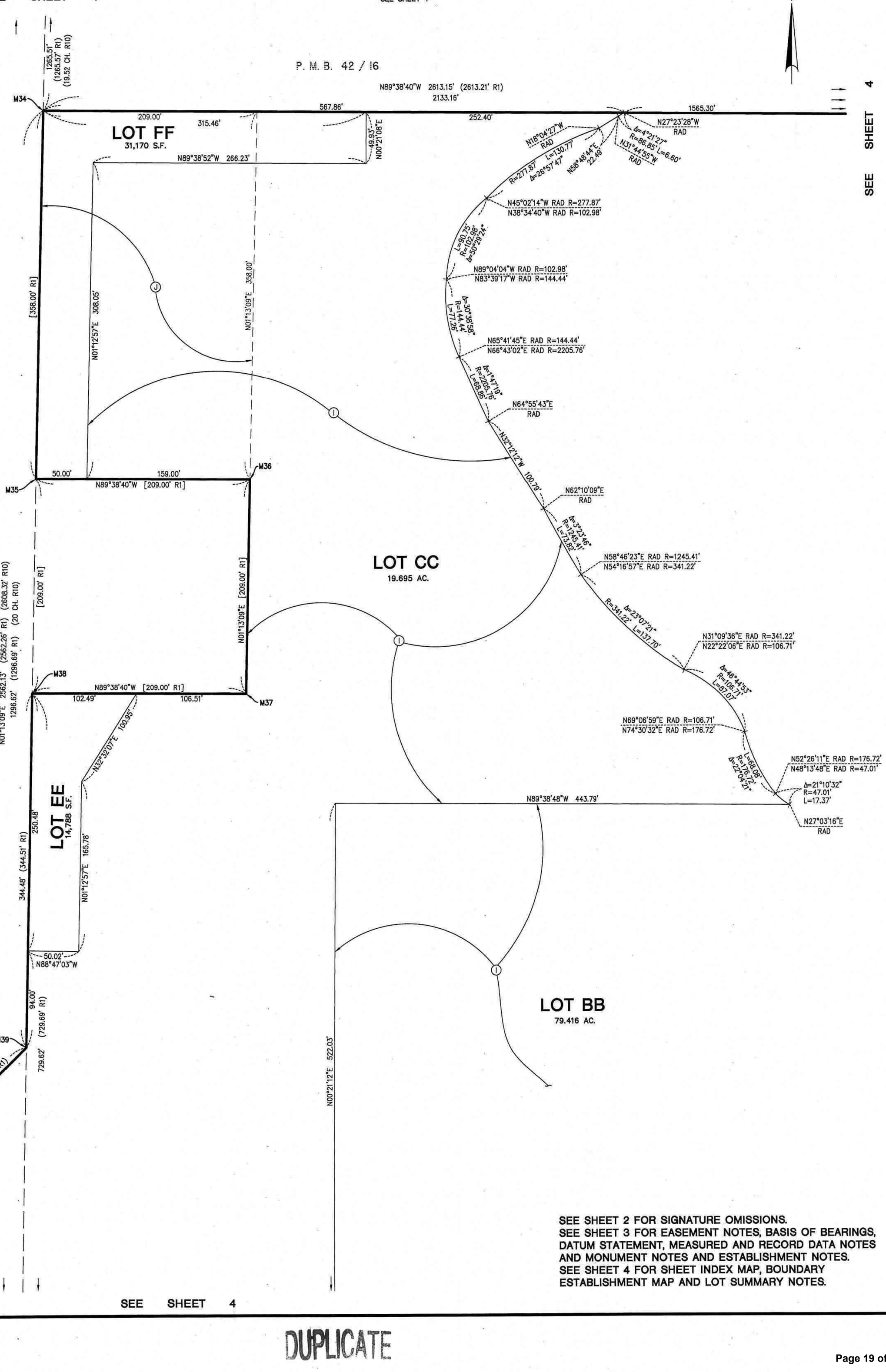
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ROBERT L. WHEELER IV, L.S. 8639

DETAIL

SEE SHEET 4



SEE SHEET 4

SEE SHEET 4

SEE SHEET 2 FOR SIGNATURE OMISSIONS.
SEE SHEET 3 FOR EASEMENT NOTES, BASIS OF BEARINGS, DATUM STATEMENT, MEASURED AND RECORD DATA NOTES AND MONUMENT NOTES AND ESTABLISHMENT NOTES.
SEE SHEET 4 FOR SHEET INDEX MAP, BOUNDARY ESTABLISHMENT MAP AND LOT SUMMARY NOTES.

1014 45