

SHEET 1 OF 8 SHEETS  
73 NUMBERED LOTS AND  
15 LETTERED LOTS  
LOT A THROUGH O, INCLUSIVE  
ACREAGE: 10.863 ACRES  
(ALL OF VESTING TENTATIVE  
TRACT NO. 19151)  
DATE OF SURVEY: SEPTEMBER, 2021

# TRACT NO. 19151

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

BEING A SUBDIVISION OF LOTS 11, 12 AND 14 THROUGH 22, INCLUSIVE, AND  
LOTS NN, OO, QQ AND SS OF TRACT NO. 17932, AS SHOWN ON A MAP FILED IN  
BOOK 995, PAGES 26 THROUGH 43, INCLUSIVE, OF MISCELLANEOUS MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE COMPANY

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_ FEE: \$ \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGES \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK - RECORDER  
BY \_\_\_\_\_  
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. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE COUNTY OF ORANGE AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: AUTUMN WAY, BUNKHOUSE DRIVE AND LEONARD DRIVE.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE EASEMENTS FOR WATER, SEWER AND ACCESS PURPOSES, AS SHOWN ON SAID MAP, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORDED OCTOBER 6, 1980, IN BOOK 13776, PAGE 341 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

WE ALSO HEREBY RESERVE FOR OURSELVES AND OUR SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF ALL LOTS AS SHOWN ON THIS MAP.

WE ALSO HEREBY RESERVE FOR OURSELVES AND OUR SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, AN EASEMENT FOR PEDESTRIAN WALKWAYS FOR THE BENEFIT OF ALL LOTS AS SHOWN ON THIS MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH VEHICULAR ACCESS RIGHTS TO BUNKHOUSE DRIVE AND LEONARD DRIVE, TO THE COUNTY OF ORANGE, EXCEPT AT ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE.

TH RANCHO MISSION VIEJO MR 45 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: RICHARD P. DOUGLASS  
TITLE: AUTHORIZED AGENT

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS BENEFICIARY  
UNDER A DEED OF TRUST RECORDED MARCH 16, 2022, AS INSTRUMENT NO.  
2022000102970 OF OFFICIAL RECORDS.

BY: RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT AND MANAGER

BY: [Signature] NAME: PAUL JOHNSON TITLE: EVP. Community Development  
BY: [Signature] NAME: ELISE L. MILLINGTON TITLE: EVP & CFO

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, IN ITS CAPACITY AS ADMINISTRATIVE  
AGENT, BENEFICIARY UNDER A CONSTRUCTION DEED OF TRUST AND FIXTURE FILING RECORDED  
JULY 6, 2022 AS INSTRUMENT NO. 2022000238591, OF OFFICIAL RECORDS.

BY: [Signature] NAME: STEVEN A. STRELOW TITLE: VICE PRESIDENT  
BY: [Signature] NAME: Kelly Audrey TITLE: Chief Accounting Officer, SVP

### NOTARY ACKNOWLEDGMENTS:

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 JUNE 28, 2022 BEFORE ME, MICHELLE L. WEHR, A NOTARY PUBLIC, PERSONALLY APPEARED RICHARD P. DOUGLASS

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: [Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE  
MICHELLE L. WEHR  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN ORANGE COUNTY.  
MY COMMISSION EXPIRES: APR. 9, 2024  
MY COMMISSION NO.: 232A732

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 Maricopa } SS

ON July 6, 2022 BEFORE ME, Holly GRIESER, A NOTARY PUBLIC, PERSONALLY APPEARED Steven B. StreLOW + Kelly Audrey

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: [Signature]  
NOTARY PUBLIC IN AND FOR SAID STATE  
Holly GRIESER  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Maricopa COUNTY.  
MY COMMISSION EXPIRES: May 7, 2026  
MY COMMISSION NO.: 624794

### 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 TH RANCHO MISSION VIEJO MR 45 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN SEPTEMBER, 2021. 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.

[Signature] 06/23/2022  
ROBERT L. WHEELER IV. L.S. 8639 DATE



### 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 2<sup>nd</sup> DAY OF August, 2022.

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617

BY: [Signature]  
LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR  
L.S. 8402



### 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, 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 OF THE EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: AUTUMN WAY, BUNKHOUSE DRIVE AND LEONARD DRIVE.

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

1. THE EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES, AS DEDICATED.
2. THE VEHICULAR ACCESS RIGHTS TO AUTUMN WAY, BUNKHOUSE DRIVE AND LEONARD DRIVE AS RELEASED AND RELINQUISHED.

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: [Signature]  
ROBIN STIELER  
CLERK OF THE BOARD OF SUPERVISORS

### 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 22<sup>nd</sup> DAY OF JULY, 2022.

SHARI L. FREIDENRICH  
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]  
TREASURER-TAX COLLECTOR

SEE SHEET 2 FOR CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICT, NOTARY ACKNOWLEDGEMENT - SANTA MARGARITA WATER DISTRICT AND SIGNATURE OMISSIONS. AND ADDITIONAL NOTARY ACKNOWLEDGMENT.

SHEET 2 OF 8 SHEETS  
73 NUMBERED LOTS AND  
15 LETTERED LOTS  
LOT A THROUGH O, INCLUSIVE  
ACREAGE: 10.863 ACRES  
(ALL OF VESTING TENTATIVE  
TRACT NO. 19151)  
DATE OF SURVEY: SEPTEMBER, 2021

# TRACT NO. 19151

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

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

**EASEMENT NOTES:**

- (A) INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED HEREON TO SANTA MARGARITA WATER DISTRICT.
- (B) INDICATES AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE.
- (C) INDICATES AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF ALL LOTS ON THIS MAP, AS RESERVED HEREON.
- (D) INDICATES AN EASEMENT FOR PEDESTRIAN WALKWAYS FOR THE BENEFIT OF ALL LOTS RESERVED HEREON.
- (E) INDICATES AN EASEMENT FOR WATER AND ACCESS PURPOSES IN FAVOR OF SANTA MARGARITA WATER DISTRICT PER TRACT NO. 17932, M.M. 995/26-43.
- (F) INDICATES AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES IN FAVOR OF THE COUNTY OF ORANGE PER TRACT NO. 17932, M.M. 995/26-43.
- (G) INDICATES AN EASEMENT FOR SEWER AND ACCESS PURPOSES IN FAVOR OF SANTA MARGARITA WATER DISTRICT PER TRACT NO. 17932, M.M. 995/26-43.

**SIGNATURE OMISSIONS:**

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

SANTA MARGARITA WATER DISTRICT, HOLDER OF AN EASEMENT FOR WATER AND ACCESS PURPOSES AS DEDICATED ON TRACT NO. 17932, M.M. 995/26-43.

SANTA MARGARITA WATER DISTRICT, HOLDER OF AN EASEMENT FOR SEWER AND ACCESS PURPOSES AS DEDICATED ON TRACT NO. 17932, M.M. 995/26-43.

RANCHO MISSION VIEJO MUTUAL WATER COMPANY, HOLDER OF WATER AND WATER RIGHTS RECORDED APRIL 23, 2012 AS INSTRUMENT NO. 2012000230675, OF OFFICIAL RECORDS.

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF OIL, OIL RIGHTS, MINERAL, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS AS RESERVED IN A GRANT DEED RECORDED MARCH 16, 2022 AS INSTRUMENT NO. 2022000102968 OF OFFICIAL RECORDS.

**CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICT**

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE SANTA MARGARITA WATER DISTRICT, A PUBLIC CORPORATION OF ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 88-10-2, DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT, THE EASEMENTS FOR WATER, SEWER AND ACCESS PURPOSES, AS DEDICATED AND AS SHOWN ON THIS TRACT MAP, BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND THE OWNERS AS STATED HEREON, AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT MAP.

*Patricia A. Butler*

PATRICIA A. BUTLER, CHIEF ENGINEER  
SANTA MARGARITA WATER DISTRICT

**NOTARY ACKNOWLEDGEMENT - SANTA MARGARITA 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 June 28, 2022 BEFORE ME, Catherine Rose Aamodt A NOTARY PUBLIC, PERSONALLY APPEARED Patricia A. Butler

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 Catherine Rose Aamodt  
NOTARY PUBLIC IN AND FOR SAID STATE  
Catherine Rose Aamodt  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.  
MY COMMISSION EXPIRES: Mar. 16, 2025  
MY COMMISSION NO.: 2397214

**NOTARY ACKNOWLEDGMENTS:**

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 July 18, 2022 BEFORE ME, Tammy D Lee A NOTARY PUBLIC, PERSONALLY APPEARED Paul Johnson and Elise L Millington

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 Tammy D. Lee  
NOTARY PUBLIC IN AND FOR SAID STATE  
Tammy D. Lee  
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS  
IN Orange COUNTY.  
MY COMMISSION EXPIRES: 9.24.2023  
MY COMMISSION NO.: 2306908

SEE SHEET 3 FOR SHEET INDEX MAP, BASIS OF BEARINGS, MEASURED AND RECORD DATA NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, FIRE HAZARD SEVERITY ZONE-STATE RESPONSIBILITY AREA, MONUMENT NOTES, NOTES AND BOUNDARY ESTABLISHMENT MAP.  
SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT MAP (CONTINUED).

SHEET 3 OF 8 SHEETS  
 SCALE: 1" = 100'  
 73 NUMBERED LOTS AND  
 15 LETTERED LOTS  
 LOT A THROUGH O, INCLUSIVE  
 ACREAGE: 10.863 ACRES  
 (ALL OF VESTING TENTATIVE  
 TRACT NO. 19151)  
 DATE OF SURVEY: SEPTEMBER, 2021

# TRACT NO. 19151

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 NOTES:**

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 BY A "P#" AS DEFINED BELOW.

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 AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

LEAD, TACK & TAG "L.S. 8639" TO BE SET IN TOP OF CURB ON ALL SIDE LOT LINES PRODUCED, 11.75 FEET FROM FRONT LOT CORNERS FOR ALL SIDE LOT LINES FACING PUBLIC STREET AND 5.25 FEET FROM FRONT LOT CORNERS FOR ALL SIDE LOT LINES FACING PRIVATE COURTS 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.

○ INDICATES LOCATION OF 2" I.P. & TAG, "PLS 8873", OR 5/8" REBAR & 1.5" ALUMINUM CAP, "PLS 8873" OR SPIKE AND WASHER, STAMPED "PLS 8873", OR LEAD TACK AND TAG, "PLS 8873" TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS PER TRACT NO. 17931, M.M. 991/9-35.

● FOUND SPIKE AND WASHER STAMPED "LS 8873" PER CERTIFICATE OF CORRECTION FOR TRACT NO. 17561, M.M. 932/1-38 PER DOCUMENT RECORDED SEPTEMBER 14, 2015 AS INST. NO. 2015000471543 O.R.

□ INDICATES LOCATION OF 2" I.P. & TAG, "PLS 8873", OR 5/8" REBAR & 1.5" ALUMINUM CAP, "PLS 8873" OR SPIKE AND WASHER, STAMPED "PLS 8873", OR LEAD TACK AND TAG, "PLS 8873" TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS PER TRACT NO. 17932, 995/26-43.

■ INDICATES NOTHING TO BE SET.

**SURVEYOR'S NOTE ABOUT BOUNDARY ESTABLISHMENT**

THE BOUNDARY AND ADJACENT CENTERLINES ARE ESTABLISHED AT RECORD ANGLES AND DISTANCES FROM FOUND MONUMENTS ON COW CAMP ROAD.

SEE SHEET 2 FOR EASEMENT NOTES.  
 SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT MAP.

**BOUNDARY ESTABLISHMENT MAP (CONTINUED)**

# INDICATES SHEET NUMBER

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF COW CAMP ROAD, BEING NORTH 67°44'00" WEST PER TRACT NO. 17931, M.M. 991/9-35, WHOSE BASIS OF BEARINGS IS BETWEEN CONTINUOUS OPERATING GPS STATIONS (CGPS) GPS NO. TRAK AND GPS NO. SBCC PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED.

**MEASURED AND RECORD DATA NOTE:**

( ) INDICATES RECORD DATA AS NOTED.

[ ] INDICATES RECORD AND MEASURED AND OR CALC'D FROM RECORD DATA AS NOTED.

R1 TRACT NO. 17931, M.M. 991/9-35.

R2 TRACT NO. 17932, M.M. 995/26-43.

R3 CERTIFICATE OF CORRECTION, INST. NO. 2022000056333, O.R.

**NOTES:**

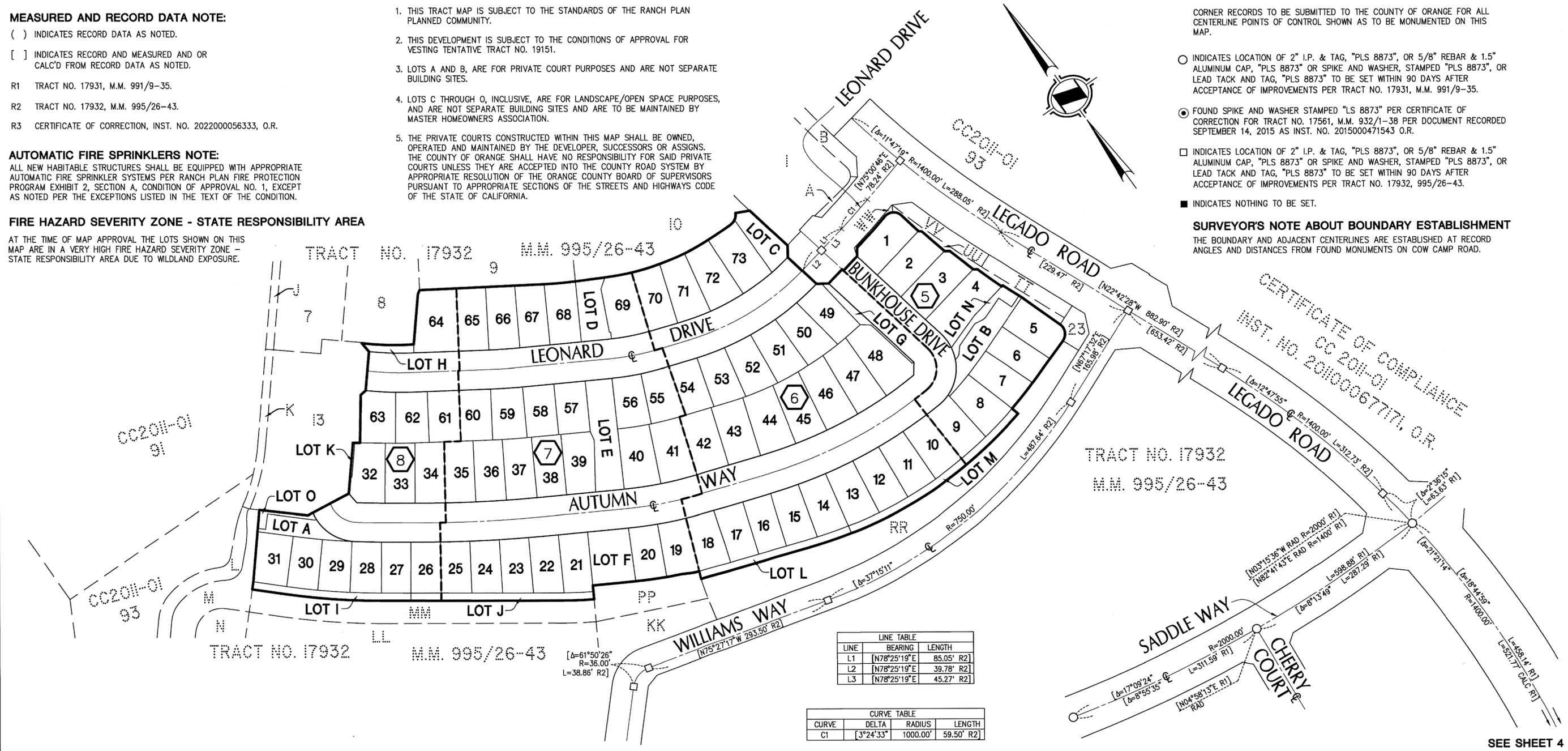
1. THIS TRACT MAP IS SUBJECT TO THE STANDARDS OF THE RANCH PLAN PLANNED COMMUNITY.
2. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT NO. 19151.
3. LOTS A AND B, ARE FOR PRIVATE COURT PURPOSES AND ARE NOT SEPARATE BUILDING SITES.
4. LOTS C THROUGH O, INCLUSIVE, ARE FOR LANDSCAPE/OPEN SPACE PURPOSES, AND ARE NOT SEPARATE BUILDING SITES AND ARE TO BE MAINTAINED BY MASTER HOMEOWNERS ASSOCIATION.
5. THE PRIVATE COURTS CONSTRUCTED WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS. THE COUNTY OF ORANGE SHALL HAVE NO RESPONSIBILITY FOR SAID PRIVATE COURTS UNLESS THEY ARE ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS PURSUANT TO APPROPRIATE SECTIONS OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

**AUTOMATIC FIRE SPRINKLERS NOTE:**

ALL NEW HABITABLE STRUCTURES SHALL BE EQUIPPED WITH APPROPRIATE AUTOMATIC FIRE SPRINKLER SYSTEMS PER RANCH PLAN FIRE PROTECTION PROGRAM EXHIBIT 2, SECTION A, CONDITION OF APPROVAL NO. 1, EXCEPT AS NOTED PER THE EXCEPTIONS LISTED IN THE TEXT OF THE CONDITION.

**FIRE HAZARD SEVERITY ZONE - STATE RESPONSIBILITY AREA**

AT THE TIME OF MAP APPROVAL THE LOTS SHOWN ON THIS MAP ARE IN A VERY HIGH FIRE HAZARD SEVERITY ZONE - STATE RESPONSIBILITY AREA DUE TO WILDLAND EXPOSURE.



LINE	BEARING	LENGTH
L1	N78°25'19"E	85.05' R2
L2	N78°25'19"E	39.78' R2
L3	N78°25'19"E	45.27' R2

CURVE	DELTA	RADIUS	LENGTH
C1	3°24'33"	1000.00'	59.50' R2

SEE SHEET 4

SHEET 4 OF 8 SHEETS  
SCALE: 1" = 100'  
73 NUMBERED LOTS AND  
15 LETTERED LOTS  
LOT A THROUGH O, INCLUSIVE  
ACREAGE: 10.863 ACRES  
(ALL OF VESTING TENTATIVE  
TRACT NO. 19151)  
DATE OF SURVEY: SEPTEMBER, 2021

# TRACT NO. 19151

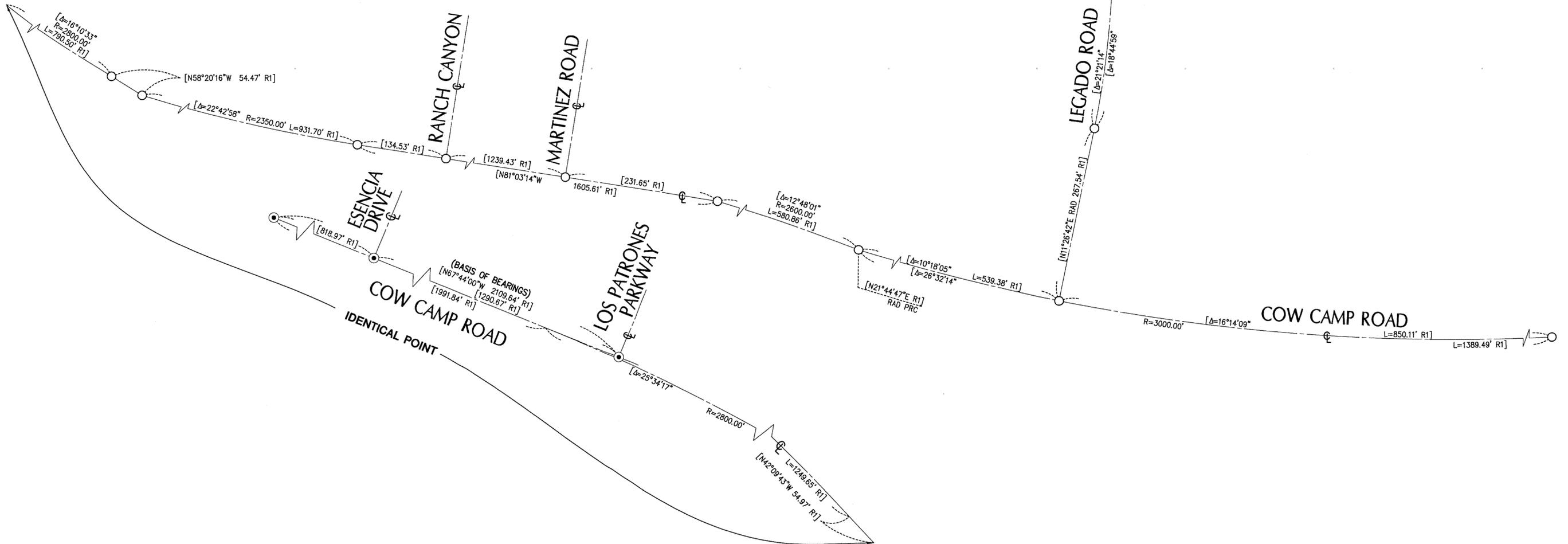
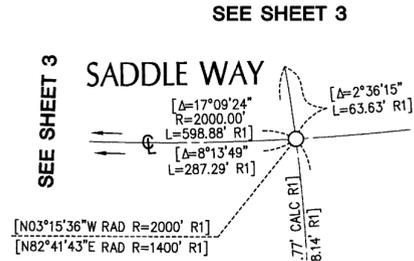
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,  
STATE OF CALIFORNIA

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

## BOUNDARY ESTABLISHMENT MAP (CONTINUED)



SEE SHEET 2 FOR EASEMENT NOTES.  
SEE SHEET 3 FOR SHEET INDEX MAP, BASIS OF  
BEARINGS, MEASURED AND RECORD DATA NOTES,  
AUTOMATIC FIRE SPRINKLERS NOTE, FIRE HAZARD  
SEVERITY ZONE-STATE RESPONSIBILITY AREA,  
MONUMENT NOTES, NOTES AND BOUNDARY  
ESTABLISHMENT MAP.



SHEET 5 OF 8 SHEETS  
 SCALE: 1" = 30'  
 73 NUMBERED LOTS AND  
 15 LETTERED LOTS  
 LOT A THROUGH O, INCLUSIVE  
 ACREAGE: 10.863 ACRES  
 (ALL OF VESTING TENTATIVE  
 TRACT NO. 19151)  
 DATE OF SURVEY: SEPTEMBER, 2021

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 STATE OF CALIFORNIA

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

SEE SHEET 2 FOR EASEMENT NOTES.  
 SEE SHEET 3 FOR SHEET INDEX MAP, BASIS OF  
 BEARINGS, MEASURED AND RECORD DATA NOTES,  
 AUTOMATIC FIRE SPRINKLERS NOTE, FIRE HAZARD  
 SEVERITY ZONE-STATE RESPONSIBILITY AREA,  
 MONUMENT NOTES, NOTES AND BOUNDARY  
 ESTABLISHMENT MAP.  
 SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT  
 MAP (CONTINUED).

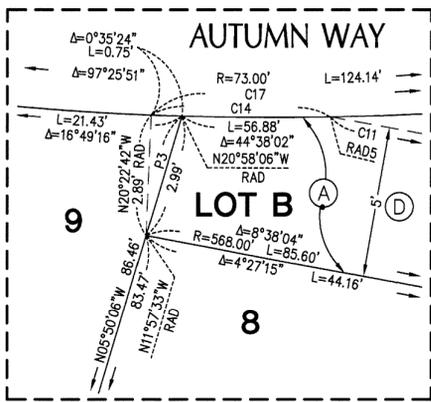
1 VEHICULAR ACCESS RIGHTS ARE RELEASED  
 AND RELINQUISHED HEREON TO THE COUNTY OF  
 ORANGE EXCEPT AT APPROVED ACCESS LOCATION.

RADIAL TABLE		
RADIAL	BEARING	TYPE
RAD2	N65°36'08"W N06°49'59"E	RAD R=73' RAD R=8'
RAD3	N17°25'32"W	RAD PCC
RAD4	N17°35'12"W	RAD PCC
RAD5	N28°27'35"W N12°56'18"W	RAD R=73' RAD R=563'
RAD6	N73°48'58"W	RAD

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P1	S70°37'12"W	13.80'
P2	N83°10'01"W	12.45'
P3	N05°50'06"W	12.28'
P8	S04°08'50"E	11.75'
P10	N78°25'19"E	11.75'
P17	S17°25'32"E	0.25'
P18	S17°35'12"E	0.25'
P19	S49°48'28"E	0.25'
P20	S49°48'28"E	0.25'
P21	S20°28'27"E	0.25'
P22	S20°28'27"E	0.25'
P23	S09°27'47"W	0.25'
P24	S09°27'47"W	0.25'
P25	S20°35'37"E	0.25'

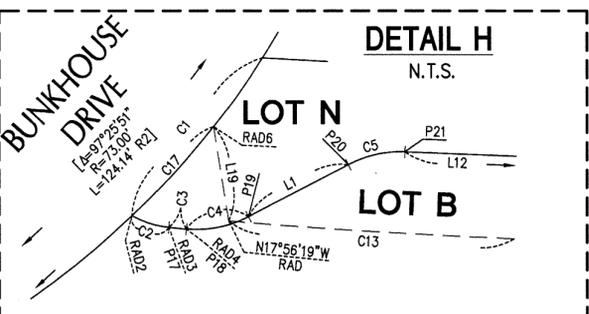
LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°11'32"E	9.85'
L2	N80°32'13"W	10.61'
L7	N69°24'23"E	20.62'
L9	N20°35'37"W	24.01'
L10	N69°24'23"E	36.32'
L11	N69°24'23"E	66.27'
L12	N69°31'33"E	36.11'
L13	N20°35'37"W	17.49'
L14	N69°24'23"E	15.64'
L15	N20°35'37"W	12.51'
L16	N20°35'37"W	20.00'
L17	N69°24'23"E	35.24'
L18	N69°24'23"E	35.98'
L19	N31°48'54"W	8.20'
L20	N69°24'23"E	102.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	15°08'33"	73.00'	19.29'
C2	24°15'31"	8.00'	3.39'
C3	0°09'40"	545.00'	1.53'
C4	32°13'16"	10.00'	5.62'
C5	29°20'01"	10.00'	5.12'
C6	29°56'14"	10.00'	5.23'
C7	30°03'24"	10.00'	5.25'
C11	7°39'19"	563.00'	75.22'
C13	2°39'18"	538.00'	24.93'
C14	8°04'53"	73.00'	10.30'
C17	53°26'16"	73.00'	68.08'

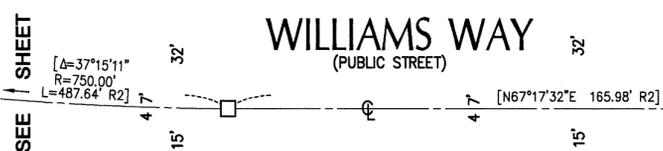


DETAIL B  
 N.T.S.

SEE SHEET 6



DETAIL H  
 N.T.S.



WILLIAMS WAY  
 (PUBLIC STREET)

M.M. 995/26-43

SEE SHEET 3

INST. NO. 201006677171, O.R.  
 00201-01  
 93

SHEET 6 OF 8 SHEETS  
 SCALE: 1" = 30'  
 73 NUMBERED LOTS AND  
 15 LETTERED LOTS  
 LOT A THROUGH O, INCLUSIVE  
 ACREAGE: 10.863 ACRES  
 (ALL OF VESTING TENTATIVE  
 TRACT NO. 19151)  
 DATE OF SURVEY: SEPTEMBER, 2021

# TRACT NO. 19151

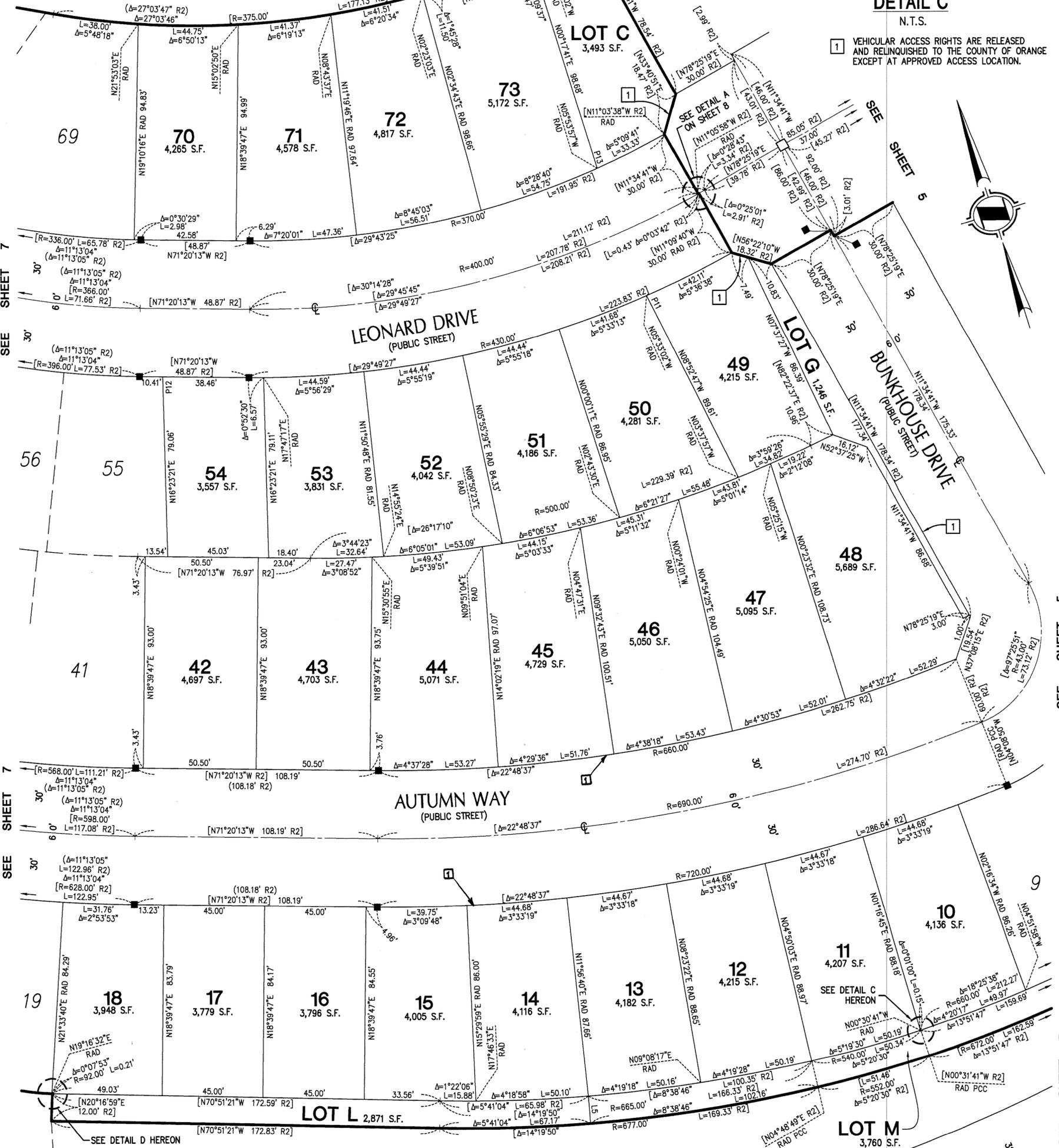
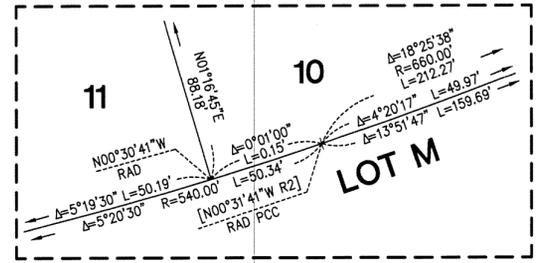
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,  
 STATE OF CALIFORNIA

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

SEE SHEET 2 FOR EASEMENT NOTES.  
 SEE SHEET 3 FOR SHEET INDEX MAP, BASIS OF BEARINGS,  
 MEASURED AND RECORD DATA NOTES, AUTOMATIC FIRE  
 SPRINKLERS NOTE, FIRE HAZARD SEVERITY ZONE-STATE  
 RESPONSIBILITY AREA, MONUMENT NOTES, NOTES AND  
 BOUNDARY ESTABLISHMENT MAP.  
 SEE SHEET 4 FOR BOUNDARY  
 ESTABLISHMENT MAP (CONTINUED).

TRACT NO. 17932

M.M. 995/26-43



SEE SHEET 7

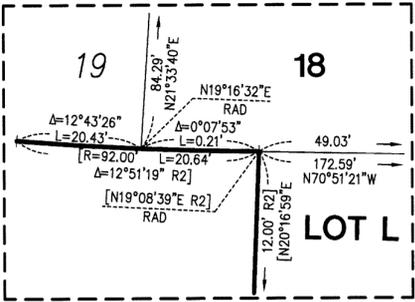
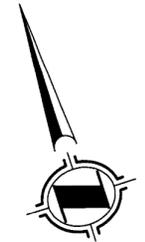
SEE SHEET 7

SEE SHEET 7

SEE SHEET 5

SEE SHEET 6

SEE SHEET 5



TRACT NO. 17932

WILLIAMS WAY (PUBLIC STREET)

M.M. 995/26-43

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
P11	N08°52'47"W	11.77'	P11	N08°52'47"W	11.77'
P12	N18°23'21"E	11.76'	P12	N18°23'21"E	11.76'
P13	S00°17'41"W	11.82'	P13	S00°17'41"W	11.82'
L5	N13°27'35"E	RAD 12.00'			

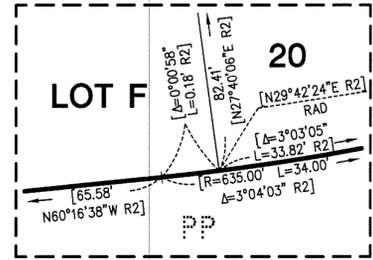
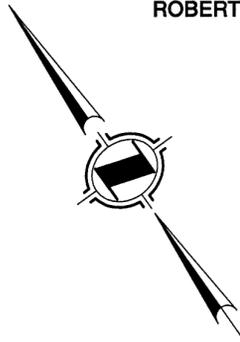
SHEET 7 OF 8 SHEETS  
 SCALE: 1" = 30'  
 73 NUMBERED LOTS AND  
 15 LETTERED LOTS  
 LOT A THROUGH O, INCLUSIVE  
 ACREAGE: 10.863 ACRES  
 (ALL OF VESTING TENTATIVE  
 TRACT NO. 19151)  
 DATE OF SURVEY: SEPTEMBER, 2021

# TRACT NO. 19151

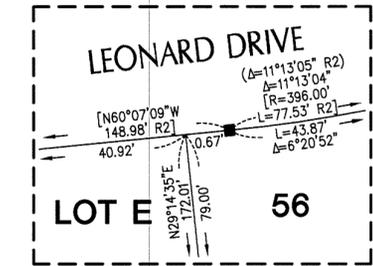
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,  
 STATE OF CALIFORNIA

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

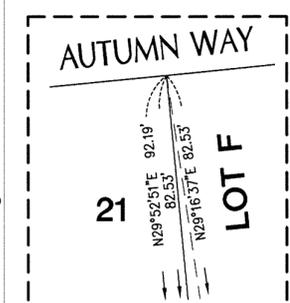
SEE SHEET 2 FOR EASEMENT NOTES.  
 SEE SHEET 3 FOR SHEET INDEX MAP, BASIS OF  
 BEARINGS, MEASURED AND RECORD DATA NOTES,  
 AUTOMATIC FIRE SPRINKLERS NOTE, FIRE HAZARD  
 SEVERITY ZONE-STATE RESPONSIBILITY AREA,  
 MONUMENT NOTES, NOTES AND BOUNDARY  
 ESTABLISHMENT MAP.  
 SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT  
 MAP (CONTINUED).



DETAIL E  
 N.T.S.



DETAIL F  
 N.T.S.



DETAIL H  
 N.T.S.



LINE	BEARING	LENGTH
P4	N27°40'06"E	11.76'
P9	S33°55'28"W	11.78'
P12	N16°23'21"E	11.76'

M.M. 995/26-43

SEE SHEET 8

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

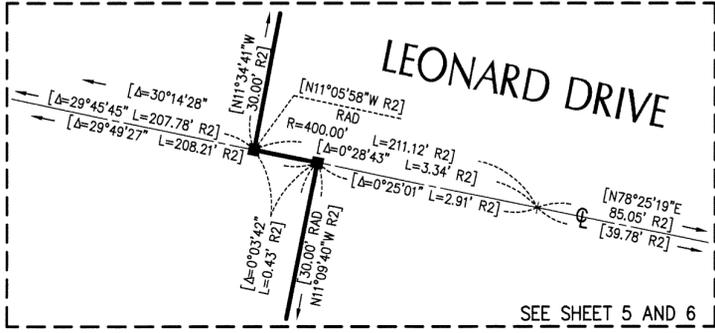
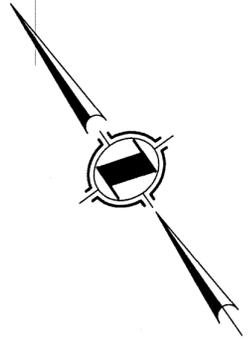
SHEET 8 OF 8 SHEETS  
 SCALE: 1" = 30'  
 73 NUMBERED LOTS AND  
 15 LETTERED LOTS  
 LOT A THROUGH O, INCLUSIVE  
 ACREAGE: 10.863 ACRES  
 (ALL OF VESTING TENTATIVE  
 TRACT NO. 19151)  
 DATE OF SURVEY: SEPTEMBER, 2021

# TRACT NO. 19151

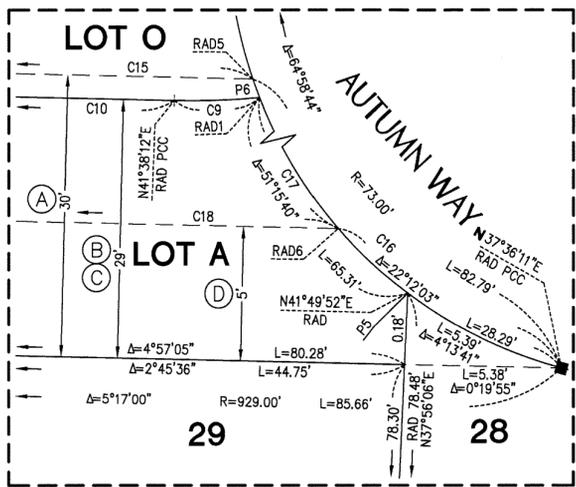
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,  
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HUNSAKER AND ASSOCIATES IRVINE, INC.  
 ROBERT L. WHEELER IV, L.S. 8639

SEE SHEET 2 FOR EASEMENT NOTES.  
 SEE SHEET 3 FOR SHEET INDEX MAP, BASIS OF  
 BEARINGS, MEASURED AND RECORD DATA NOTES,  
 AUTOMATIC FIRE SPRINKLERS NOTE, FIRE HAZARD  
 SEVERITY ZONE-STATE RESPONSIBILITY AREA,  
 MONUMENT NOTES, NOTES AND BOUNDARY  
 ESTABLISHMENT MAP.  
 SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT  
 MAP (CONTINUED).



DETAIL A  
 N.T.S.



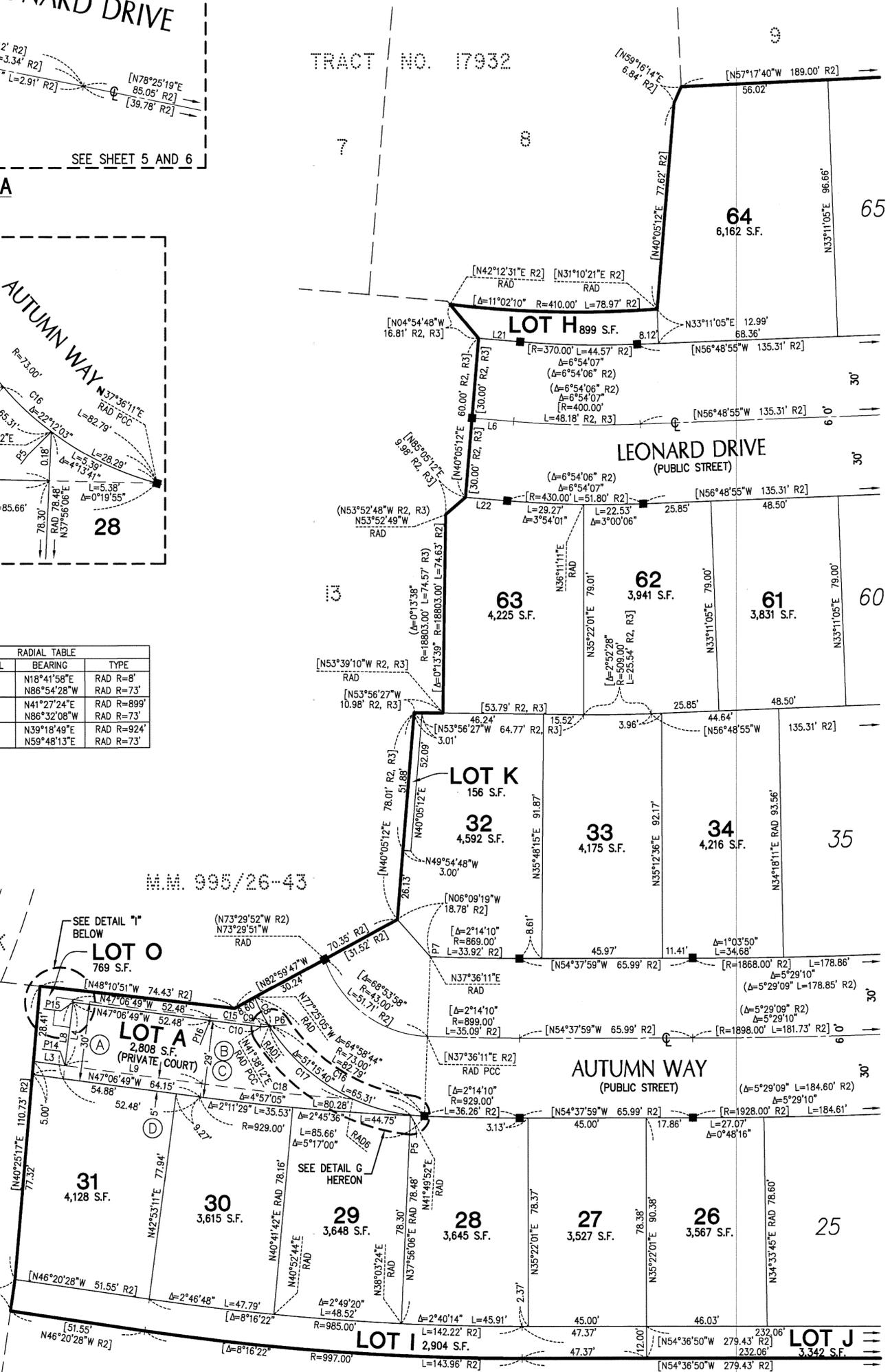
DETAIL G  
 N.T.S.

LINE	BEARING	LENGTH
L3	N47°06'49"W	11.88'
L4	N42°53'11"E	24.00'
L6	[N49°54'48"W 15.86' R2, R3]	
L8	N42°53'11"E	30.00'
L9	N47°06'49"W	52.48'
L21	N49°54'48"W	15.86'
L22	N49°54'48"W	15.86'

RADIAL	BEARING	TYPE
RAD1	N18°41'58"E	RAD R=8'
RAD5	N41°27'24"E	RAD R=899'
RAD6	N39°18'49"E	RAD R=924'

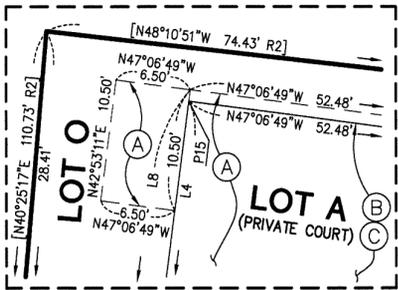
CURVE	DELTA	RADIUS	LENGTH
C8	9°29'23"	73.00'	12.09'
C9	22°56'14"	8.00'	3.20'
C10	1°14'59"	900.00'	19.63'
C15	1°25'47"	899.00'	22.43'
C16	55°51'41"	73.00'	71.17'
C17	33°17'19"	73.00'	42.41'
C18	3°34'22"	924.00'	57.62'

LINE	BEARING	LENGTH
P5	N37°56'06"E	11.78'
P6	S71°18'02"E	12.29'
P7	S37°36'11"W	11.75'
P14	N87°53'11"E	0.35'
P15	S02°06'49"E	0.35'
P16	S42°53'11"W	0.25'



M.M. 995/26-43

DETAIL I  
 N.T.S.



TRACT NO. 17932

M.M. 995/26-43

SEE SHEET 7

SEE SHEET 7

SEE SHEET 7