

SHEET 1 OF 5 SHEETS
10 NUMBERED LOTS
1 LETTERED LOT (LOT A)
ACREAGE: 4.720 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 19031)
DATE OF SURVEY: JANUARY, 2020

TRACT NO. 19031

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA.
BEING A SUBDIVISION OF LOTS 58 THROUGH 70, INCLUSIVE, AND LOT 93 OF TRACT NO. 17931,
AS SHOWN ON A MAP FILED IN BOOK 991, PAGES 9 THROUGH 35, 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
FOR CONDOMINIUM PURPOSES

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.

WE HEREBY 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 ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE PIPELINE EASEMENTS FOR WATER, SEWER AND ACCESS PURPOSES, AS SHOWN ON THIS TRACT 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 SAID MAP.

RANCHO MISSION VIEJO OR ASSIGNS HEREBY RELEASE AND RELINQUISH VEHICULAR ACCESS RIGHTS TO SADDLE WAY AND AMANDA LANE, TO THE COUNTY OF ORANGE, EXCEPT FOR ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE.

OWNERS:

MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: [Signature] BY: _____
NAME: Aaron Talarico NAME: _____
TITLE: Vice President TITLE: _____

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: [Signature] BY: [Signature]
NAME: Paul Johnson NAME: Elise L. Millington
TITLE: EVP. Community Development TITLE: EVP & CFO

BENEFICIARY/OPTONEE:

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 13, 2021, AS INSTRUMENT NO. 2021000249243 AND AS OPTONEE UNDER A MEMORANDUM OF REPURCHASE OPTION RECORDED APRIL 13, 2021, AS INSTRUMENT NO. 2021000249242, BOTH OF OFFICIAL RECORDS.

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

BY: [Signature] BY: [Signature]
NAME: Paul Johnson NAME: Elise L. Millington
TITLE: EVP. Community Development TITLE: EVP & CFO

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 } SS
COUNTY OF Orange

ON July 1, 2021 BEFORE ME, Tracey Curioso, A NOTARY PUBLIC,
PERSONALLY APPEARED Aaron Talarico
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
Tracey Curioso
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES: 1/6/2022
MY COMMISSION NO.: 2227667

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 July 12, 2021 BEFORE ME, Vania Itzel Bailey, A NOTARY PUBLIC,
PERSONALLY APPEARED Paul Johnson & 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 [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
Vania Itzel Bailey
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES: Mar 30, 2023
MY COMMISSION NO.: 2283698

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. 38-13-2, 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.

[Signature]
PATRICIA A. BUTLER, CHIEF ENGINEER
SANTA MARGARITA WATER DISTRICT

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 RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN JANUARY, 2020. 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] 06/23/2021
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 5TH DAY OF OCTOBER, 2021.

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

[Signature]
BY: Lily M. N. Sandberg, DEPUTY COUNTY SURVEYOR
L.S. 8402



CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2021, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. THE EASEMENTS FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES, AS DEDICATED.
2. THE VEHICULAR ACCESS RIGHTS TO SADDLE WAY AND AMANDA LANE 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 _____, 2021.

[Signature]
ROBIN STIELER
CLERK OF THE BOARD OF SUPERVISORS

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE

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

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 3rd DAY OF September, 2021.

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]
TREASURER-TAX COLLECTOR

SEE SHEET 2 FOR SIGNATURE OMISSIONS

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 } SS
COUNTY OF Orange

ON August 11, 2021 BEFORE ME, T. Cornish, 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.

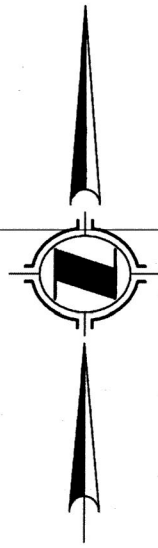
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR SAID STATE
T. Cornish
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES: 4/10/2025
MY COMMISSION NO.: 2351310

SHEET 2 OF 5 SHEETS
SCALE: 1" = 100'
10 NUMBERED LOTS
1 LETTERED LOT (LOT A)
ACREAGE: 4.720 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 19031)
DATE OF SURVEY: JANUARY, 2020



TRACT NO. 19031

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

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

SHEET INDEX MAP AND BOUNDARY ESTABLISHMENT MAP

INDICATES SHEET NUMBER

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF AMANDA LANE, BEING NORTH 00°55'55" EAST PER TRACT NO. 17931, M.M. 991/9-35, WHOSE BASIS OF BEARINGS IS BETWEEN CONTINUOUS 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 AND MEASURED DATA PER TRACT NO. 17931, M.M. 991/9-35.

() INDICATES RECORD DATA PER TRACT NO. 17931, M.M. 991/9-35.

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 FIRE HAZARD SEVERITY ZONE - STATE RESPONSIBILITY AREA DUE TO WILDLAND EXPOSURE.

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. 19031.
3. LOT A IS FOR LANDSCAPE/OPEN SPACE PURPOSES, IS NOT A SEPARATE BUILDING SITE AND TO BE MAINTAINED BY MASTER HOMEOWNERS ASSOCIATION.
4. 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.
5. OCFA SR# 292612 & 286437 - FUEL MODIFICATION REQUIREMENTS

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.

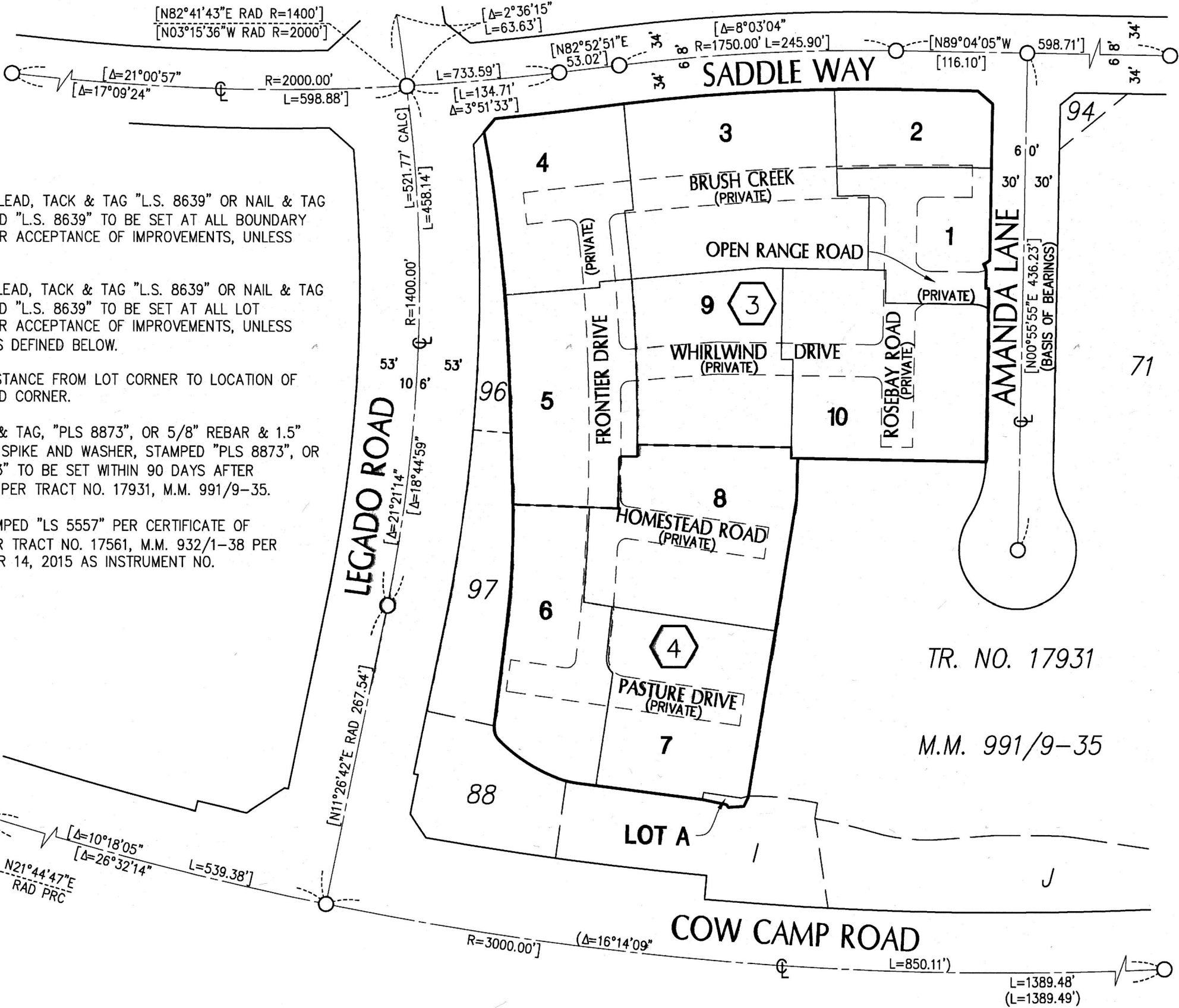
1" I.P. TAGGED "L.S. 8639" OR LEAD, TACK & TAG "L.S. 8639" OR NAIL & TAG "L.S. 8639" OR 8" S&W STAMPED "L.S. 8639" TO BE SET AT ALL LOT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED BY A "P#" AS DEFINED BELOW.

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

○ 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 5557" PER CERTIFICATE OF CORRECTION OF CORRECTION FOR TRACT NO. 17561, M.M. 932/1-38 PER DOCUMENT RECORDED SEPTEMBER 14, 2015 AS INSTRUMENT NO. 2015000471543, O.R.

■ INDICATES NOTHING TO BE SET.



EASEMENT NOTES:

- (A) INDICATES AN EASEMENT 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, SEWER AND ACCESS PURPOSES DEDICATED HEREON TO THE SANTA MARGARITA WATER DISTRICT.
- (C) INDICATES AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF ALL LOTS RESERVED HEREON.
- (D) INDICATES AN EASEMENT FOR WATER AND ACCESS PURPOSES DEDICATED HEREON TO THE SANTA MARGARITA WATER DISTRICT.
- (E) INDICATES AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION RECORDED AUGUST 24, 2021 AS INSTRUMENT NO. 2021000529389 OF OFFICIAL RECORDS. (SEE SHEET 5)
SURVEYOR'S NOTE: THE LEGAL DESCRIPTION FOR PARCEL 2 OF THIS DOCUMENT CONTAINS TRANSCRIPTION ERRORS. THE EASEMENTS WERE PREPARED IN CONJUNCTION WITH THIS MAP BY HUNSAKER & ASSOCIATES AND ARE PLOTTED HEREON AS PER THE INTENT OF SAID LEGALS AND SKETCHES.
- (F) INDICATES AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION RECORDED AUGUST 24, 2021 AS INSTRUMENT NO. 2021000529388 OF OFFICIAL RECORDS. (SEE SHEET 5)
- (G) INDICATES AN EASEMENT FOR UNDERGROUND ELECTRIC UTILITY FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CALIFORNIA CORPORATION RECORDED AUGUST 5, 2021 AS INSTRUMENT NO. 2021000495471 OF OFFICIAL RECORDS.

SIGNATURE OMISSIONS:

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

RANCHO MISSION VIEJO MUTUAL WATER COMPANY, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, HOLDER OF WATER AND WATER RIGHTS PER DOCUMENT RECORDED APRIL 23, 2012 AS INSTRUMENT NO. 2012000230675, OF OFFICIAL RECORDS. BLANKET IN NATURE.

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HOLDER OF OIL AND MINERAL RIGHTS, TOGETHER WITH EASEMENTS FOR PUBLIC UTILITIES, TRANSMISSION LINES, IRRIGATION, ACCESS, MAINTENANCE, CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 2021 AS INSTRUMENT NO. 2021000249241 OF OFFICIAL RECORDS. SAID EASEMENTS ARE NOT PLOTTABLE.

SAN DIEGO GAS & ELECTRIC COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRIC UTILITY FACILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 5, 2021 AS INSTRUMENT NO. 2021000495471 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 24, 2021 AS INSTRUMENT NO. 2021000529389 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 24, 2021 AS INSTRUMENT NO. 2021000529388 OF OFFICIAL RECORDS.

SHEET 3 OF 5 SHEETS
SCALE: 1" = 40'
10 NUMBERED LOTS
1 LETTERED LOT (LOT A)
ACREAGE: 4.720 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 19031)
DATE OF SURVEY: JANUARY, 2020

SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES, MEASURED
AND RECORD DATA NOTES, HIGH FIRE
HAZARD AREA NOTE, AUTOMATIC FIRE
SPRINKLERS NOTE, EASEMENT NOTES
AND NOTES.

SEE SHEET 5 FOR EASEMENTS (E) AND (F)

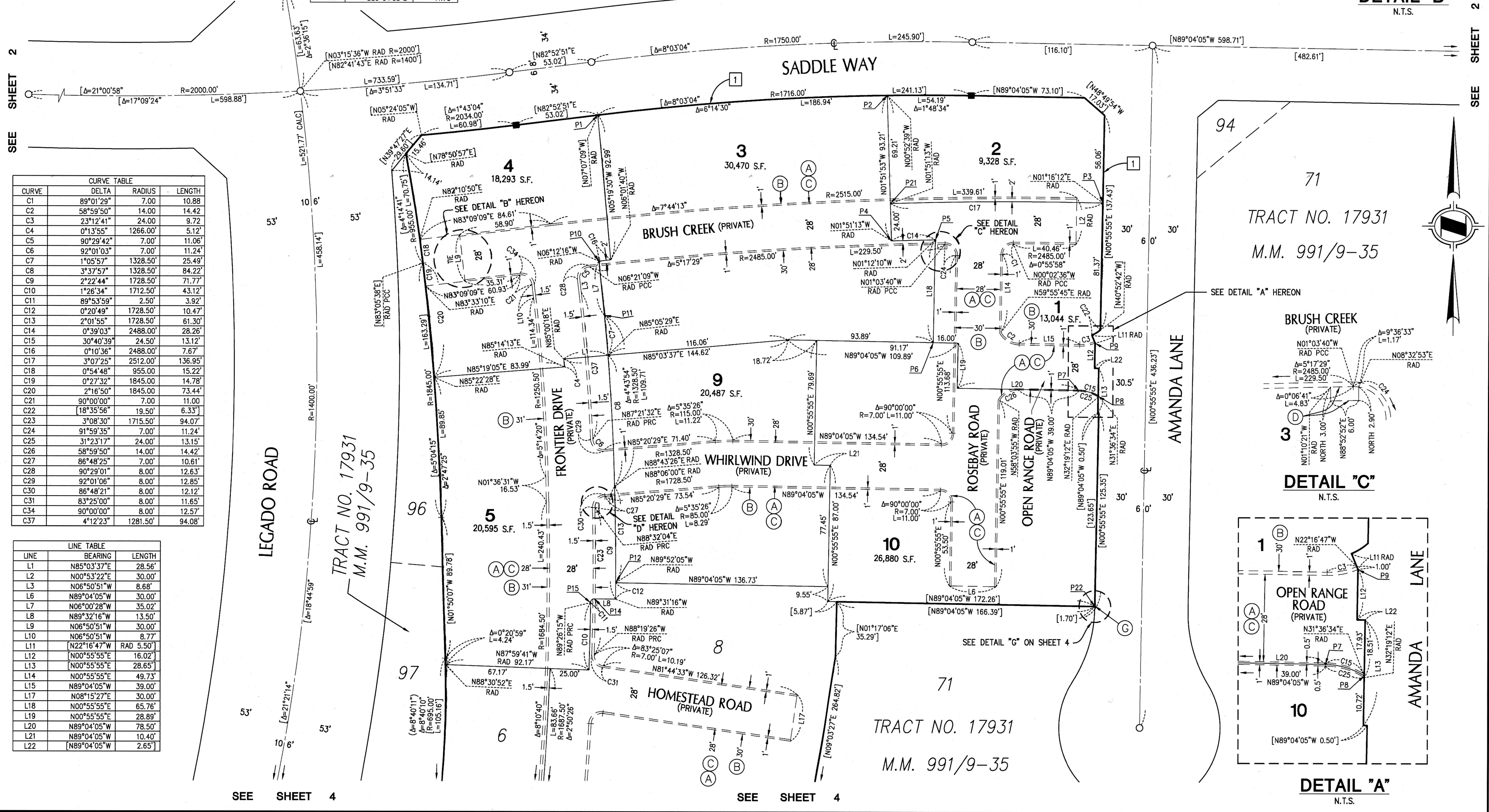
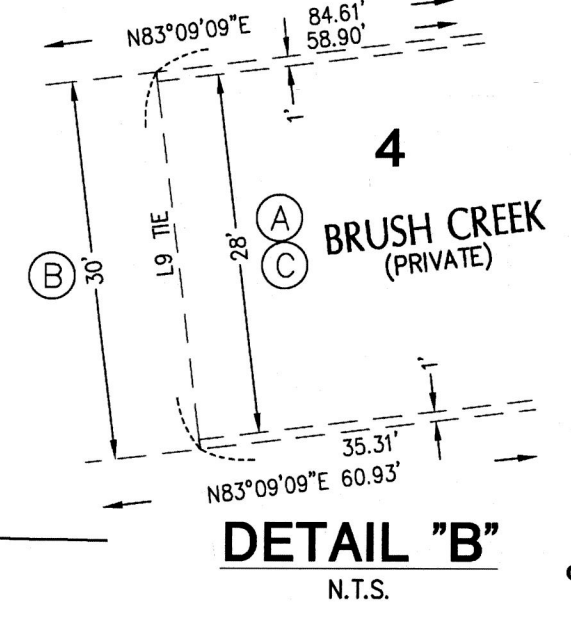
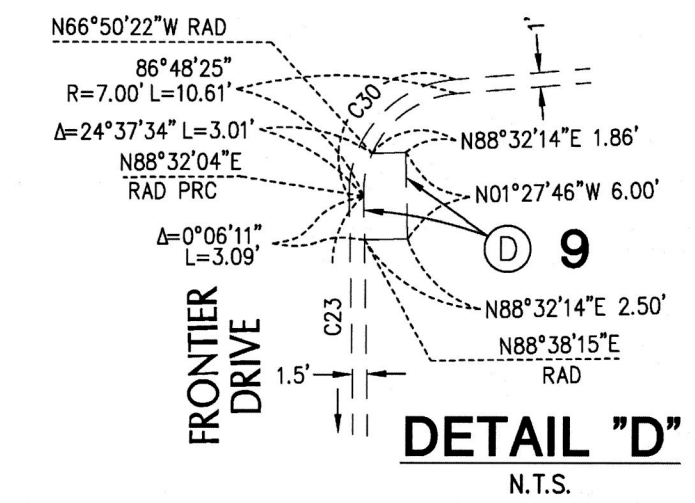
MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P1	N05°19'30"W	13.76'
P2	N01°51'53"W	13.75'
P3	S88°43'48"E	11.75'
P4	N01°51'53"W	0.25'
P5	N00°55'55"E	0.25'
P6	S89°04'05"E	0.25'
P7	N00°55'55"E	0.25'
P8	N31°36'34"E	0.25'
P9	N22°16'47"W	0.25'
P10	N06°00'28"W	0.25'
P11	S83°59'32"W	0.25'
P12	N89°04'05"W	0.25'
P14	N00°27'44"E	0.25'
P15	N89°26'15"W	0.25'
P21	S01°51'53"E	0.25'
P22	S89°04'05"E	11.75'

TRACT NO. 19031

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

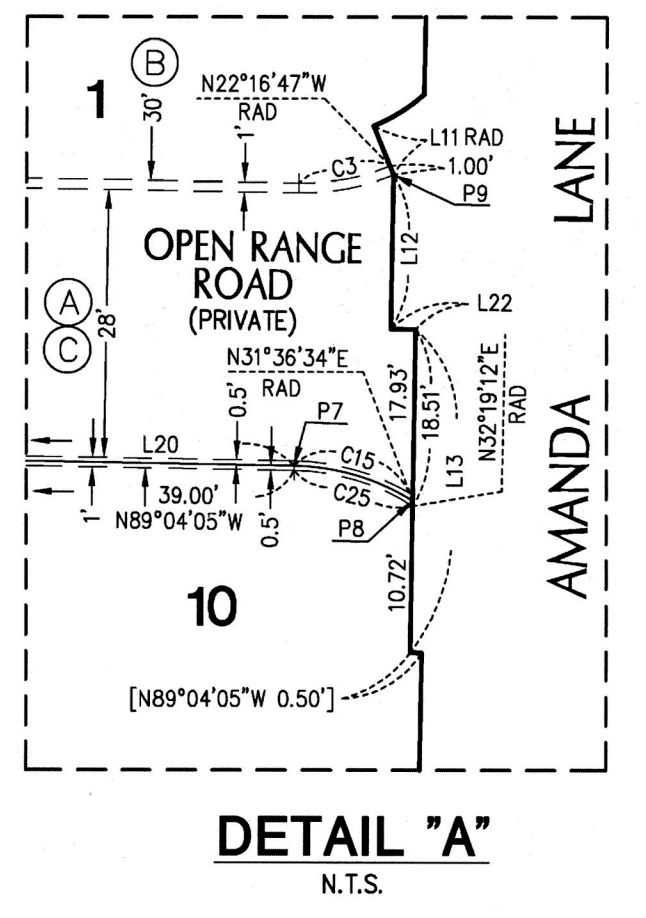
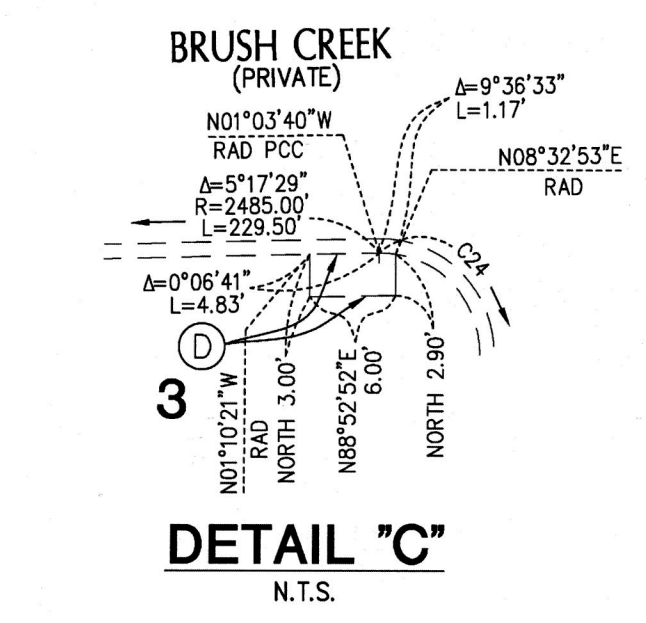
HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639

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



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°01'29"	7.00'	10.88'
C2	58°59'50"	14.00'	14.42'
C3	23°12'41"	24.00'	9.72'
C4	0°13'55"	1266.00'	5.12'
C5	90°29'42"	7.00'	11.06'
C6	92°01'03"	7.00'	11.24'
C7	1°05'57"	1328.50'	25.49'
C8	3°37'57"	1328.50'	84.22'
C9	2°22'44"	1728.50'	71.77'
C10	1°26'34"	1712.50'	43.12'
C11	89°53'59"	2.50'	3.92'
C12	0°20'49"	1728.50'	10.47'
C13	2°01'55"	1728.50'	61.30'
C14	0°39'03"	2488.00'	28.26'
C15	30°40'39"	24.50'	13.12'
C16	0°10'36"	2488.00'	7.67'
C17	3°07'25"	2512.00'	136.95'
C18	0°54'48"	955.00'	15.22'
C19	0°27'32"	1845.00'	14.78'
C20	2°16'50"	1845.00'	73.44'
C21	90°00'00"	7.00'	11.00'
C22	18°35'56"	19.50'	6.33'
C23	3°08'30"	1715.50'	94.07'
C24	91°59'35"	7.00'	11.24'
C25	31°23'17"	24.00'	13.15'
C26	58°59'50"	14.00'	14.42'
C27	86°48'25"	7.00'	10.61'
C28	90°29'01"	8.00'	12.63'
C29	92°01'06"	8.00'	12.85'
C30	86°48'21"	8.00'	12.12'
C31	83°25'00"	8.00'	11.65'
C34	90°00'00"	8.00'	12.57'
C37	4°12'23"	1281.50'	94.08'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°03'37"E	28.56'
L2	N00°53'22"E	30.00'
L3	N06°50'51"W	8.68'
L6	N89°04'05"W	30.00'
L7	N06°00'28"W	35.02'
L8	N89°32'16"W	13.50'
L9	N06°50'51"W	30.00'
L10	N06°50'51"W	8.77'
L11	N22°16'47"W	RAD 5.50'
L12	N00°55'55"E	16.02'
L13	N00°55'55"E	28.65'
L14	N00°55'55"E	49.73'
L15	N89°04'05"W	39.00'
L17	N08°15'27"E	30.00'
L18	N00°55'55"E	65.76'
L19	N00°55'55"E	28.89'
L20	N89°04'05"W	78.50'
L21	N89°04'05"W	10.40'
L22	N89°04'05"W	2.65'



SHEET 4 OF 5 SHEETS
SCALE: 1" = 40'
10 NUMBERED LOTS
1 LETTERED LOT (LOT A)
ACREAGE: 4.720 ACRES
(ALL OF VESTING TENTATIVE)
TRACT NO. 19031
DATE OF SURVEY: JANUARY, 2020

SEE SHEET 2 FOR BASIS OF BEARINGS,
MONUMENT NOTES, MEASURED AND RECORD
DATA NOTES, HIGH FIRE HAZARD AREA NOTE,
AUTOMATIC FIRE SPRINKLERS NOTE,
EASEMENT NOTES AND NOTES.

SEE SHEET 5 FOR EASEMENTS (E) AND (F)

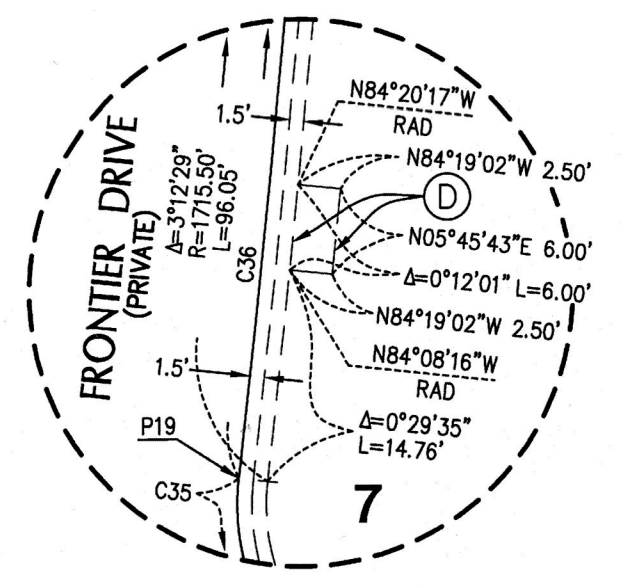
TRACT NO. 19031

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

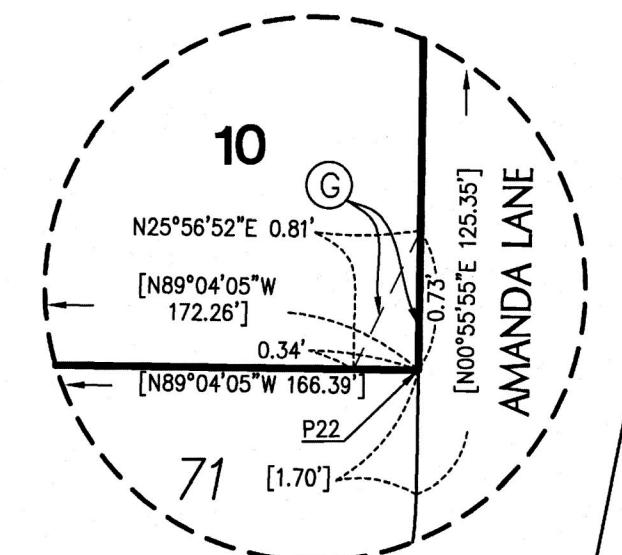
HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV, L.S. 8639

SEE SHEET 3

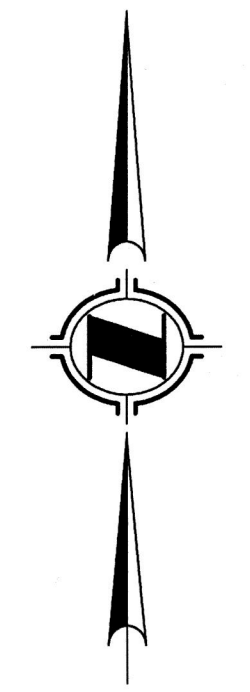
SEE SHEET 3



DETAIL "F"
N.T.S.



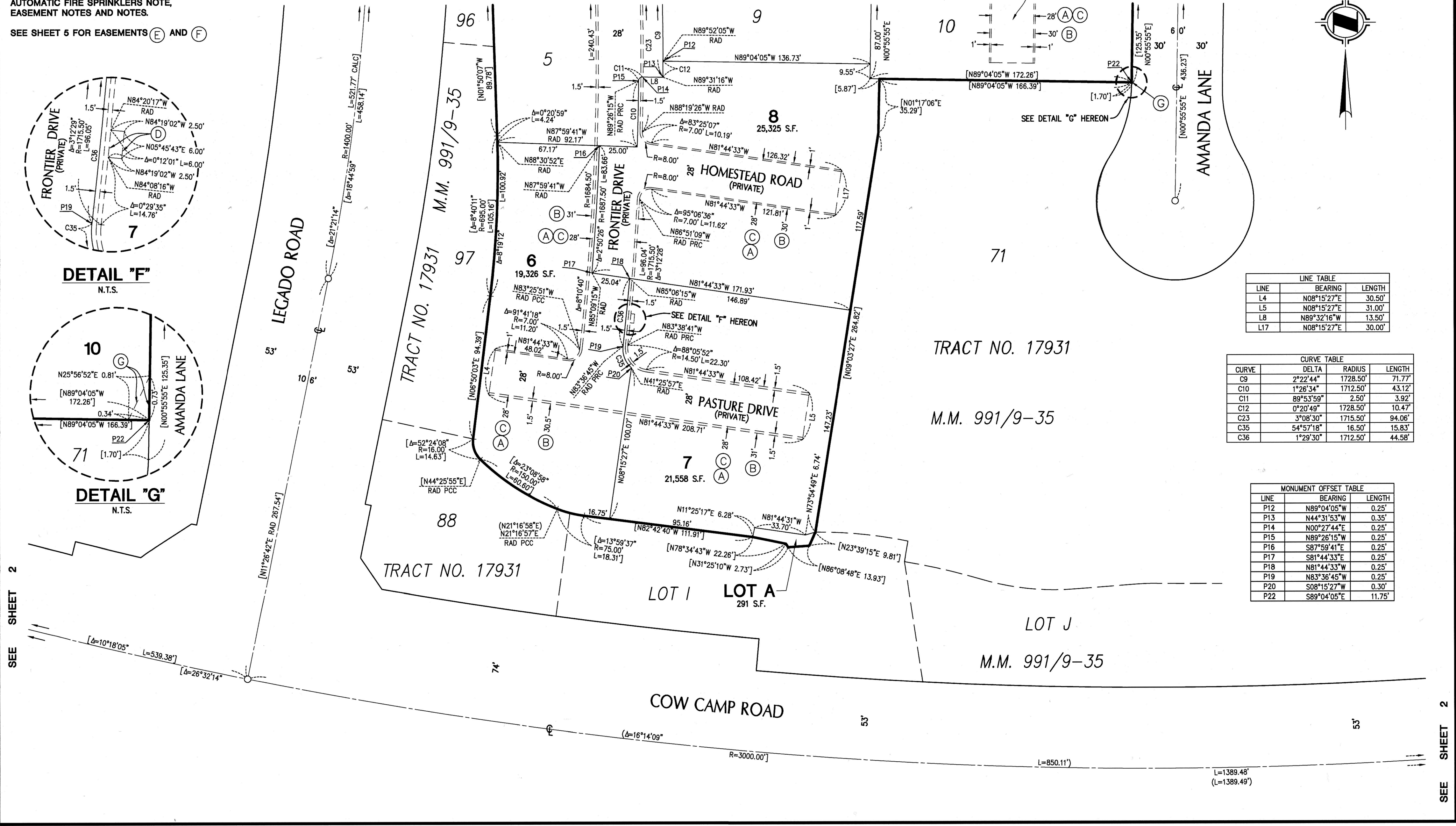
DETAIL "G"
N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L4	N08°15'27"E	30.50'
L5	N08°15'27"E	31.00'
L8	N89°32'16"W	13.50'
L17	N08°15'27"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	2°22'44"	1728.50'	71.77'
C10	1°26'34"	1712.50'	43.12'
C11	89°53'59"	2.50'	3.92'
C12	0°20'49"	1728.50'	10.47'
C23	3°08'30"	1715.50'	94.06'
C35	54°57'18"	16.50'	15.83'
C36	1°29'30"	1712.50'	44.58'

MONUMENT OFFSET TABLE		
LINE	BEARING	LENGTH
P12	N89°04'05"W	0.25'
P13	N44°31'53"W	0.35'
P14	N00°27'44"E	0.25'
P15	N89°26'15"W	0.25'
P16	S87°59'41"E	0.25'
P17	S81°44'33"E	0.25'
P18	N81°44'33"W	0.25'
P19	S83°36'45"W	0.25'
P20	S08°15'27"W	0.30'
P22	S89°04'05"E	11.75'



SEE SHEET 2

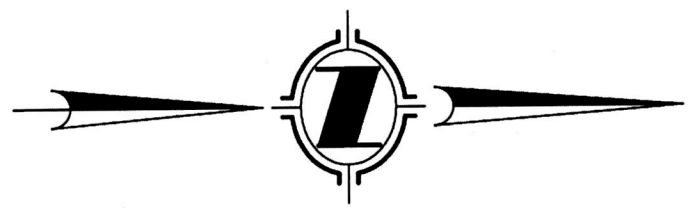
SEE SHEET 2

SHEET 5 OF 5 SHEETS
SCALE: 1" = 40'
10 NUMBERED LOTS
1 LETTERED LOT (LOT A)
ACREAGE: 4.720 ACRES
(ALL OF VESTING TENTATIVE
TRACT NO. 19031)
DATE OF SURVEY: JANUARY, 2020

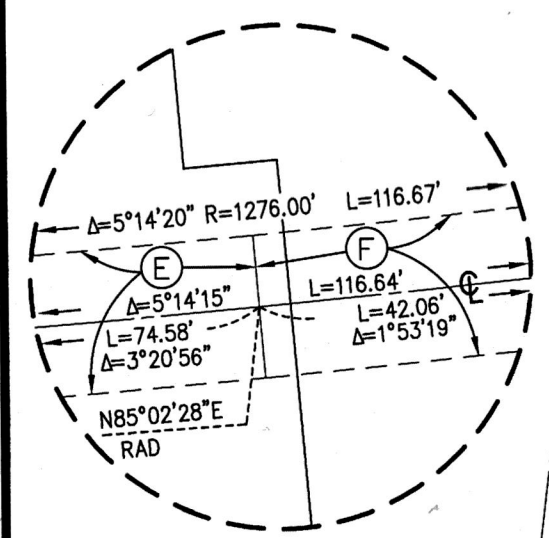
TRACT NO. 19031

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

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

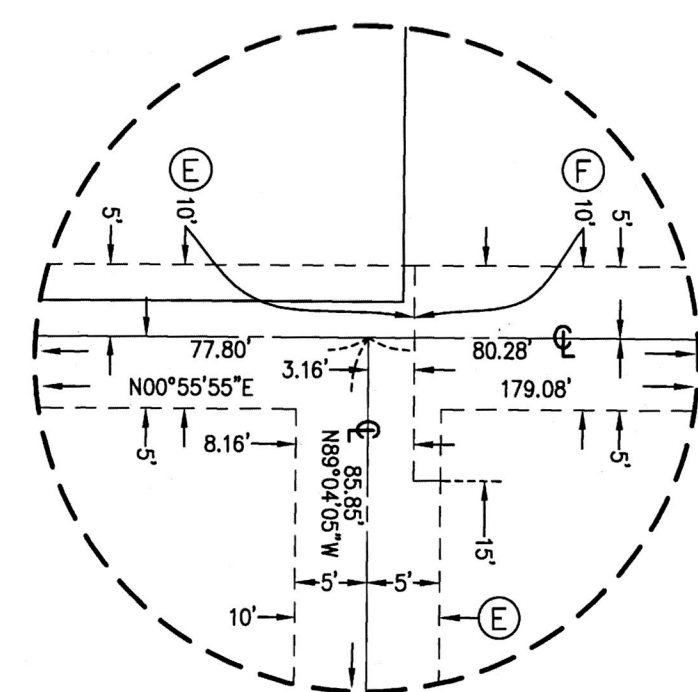
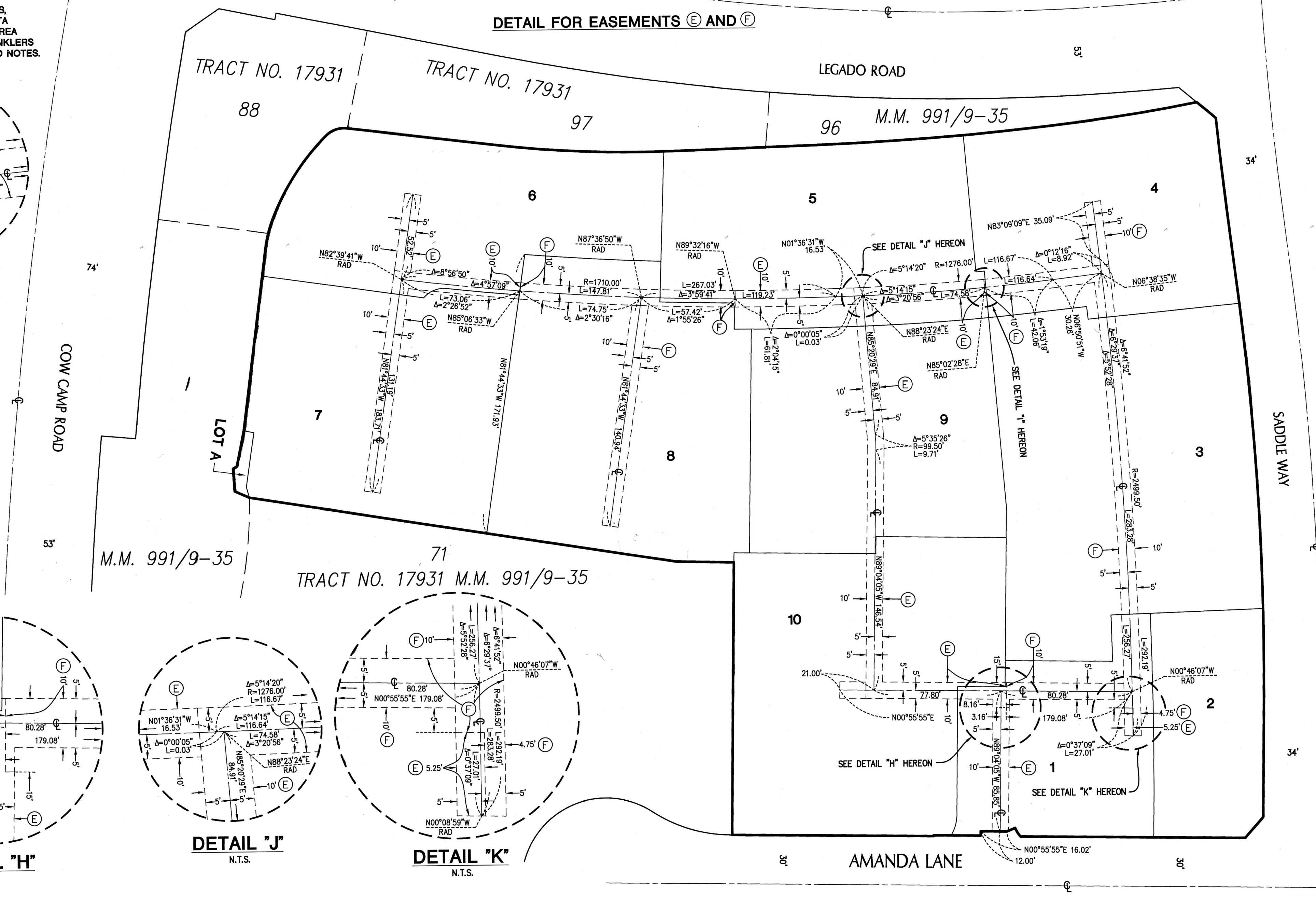


SEE SHEET 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES,
MEASURED AND RECORD DATA
NOTES, HIGH FIRE HAZARD AREA
NOTE, AUTOMATIC FIRE SPRINKLERS
NOTE, EASEMENT NOTES AND NOTES.

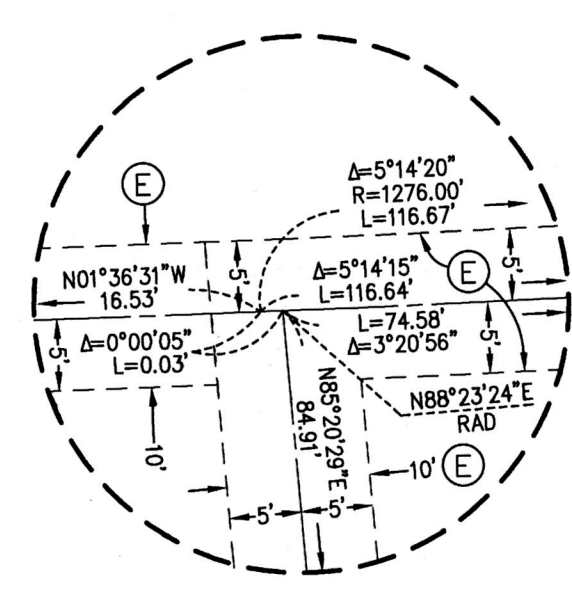


DETAIL "I"
N.T.S.

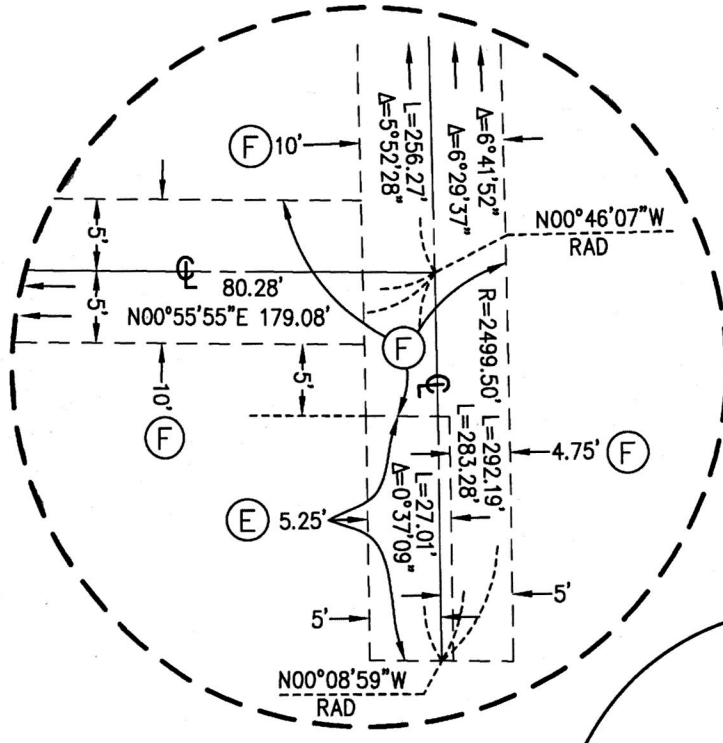
DETAIL FOR EASEMENTS (E) AND (F)



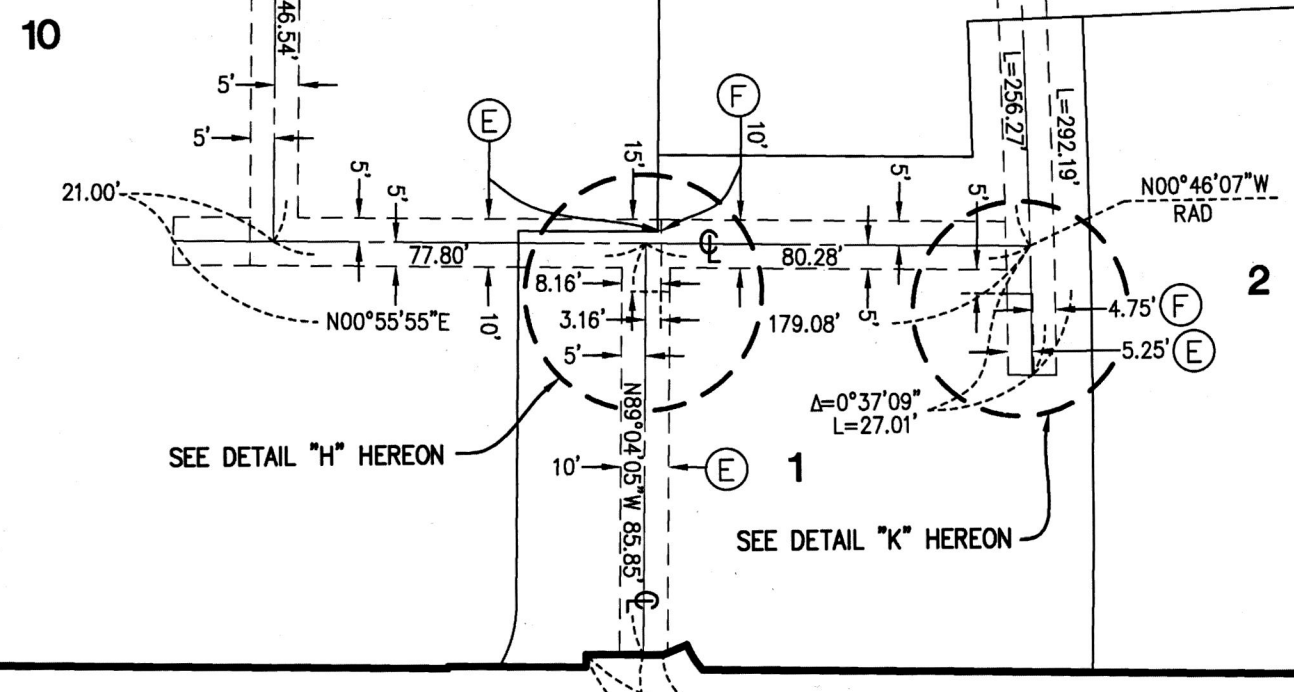
DETAIL "H"
N.T.S.



DETAIL "J"
N.T.S.



DETAIL "K"
N.T.S.



SEE DETAIL "H" HEREON

SEE DETAIL "K" HEREON