

SHEET 1 OF 26 SHEETS

ALL OF VESTING TENTATIVE TRACT MAP NO. 19327 TOTAL LOTS: 82 NUMBERED LOTS 1 THROUGH 82 AND 33 LETTERED LOTS A THROUGH GG GROSS AREA = 9.855 ACRES NET AREA = 8.945 ACRES DATE OF SURVEY: JANUARY 2025

TRACT NO. 19327

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

BEING A SUBDIVISION OF LOTS 45 THROUGH 51 INCLUSIVE AND LOT SS OF TRACT NO. 17935, AS SHOWN ON A MAP FILED IN BOOK 1017 PAGES 1 THROUGH 28 INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067

ACCEPTED AND FILED AT THE REQUEST OF LENNAR TITLE

DATE: _____ TIME _____ FEE \$ _____ INSTRUMENT # _____ BOOK _____ PAGE _____ 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: CANYON CREST.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

- 1. THE EASEMENTS FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES OVER LOTS A THROUGH M, INCLUSIVE, AS SHOWN ON SAID MAP.

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

WE HEREBY RESERVE FOR OURSELVES, AND OUR SUCCESSORS, HEIRS 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 VEHICLE MANEUVERABILITY WITHIN MOTOR COURTS/ALLEYWAYS, FOR PEDESTRIAN ACCESS EASEMENT, ALL AS SHOWN ON SAID MAP.

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 LENNAR HOMES OF CALIFORNIA, LLC IN JANUARY, 2025. 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 24 MONTHS AFTER THE 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.

N. Streeter 3/30/2026 DATE NICHOLAS A. STREETER, P.L.S. 9067



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND 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, 2026.

Lily M. N. Sandberg BY: LILY M. N. SANDBERG, L.S. 8402 COUNTY SURVEYOR



OWNER:

TPG AG EHC III (LEN) CA 1, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: Steven S. Benson BY: _____

PRINT NAME: Steven S. Benson PRINT NAME: _____

PRINT TITLE: Manager PRINT TITLE: _____

BENEFICIARY

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS BENEFICIARY UNDER A DEED OF TRUST RECORDED ON OCTOBER 15, 2025, AS INSTRUMENT NO. 2025000283189 OF OFFICIAL RECORDS, COUNTY OF ORANGE, AND UNDER A MEMORANDUM OF REPURCHASE OPTION RECORDED OCTOBER 15, 2025, AS INSTRUMENT NO. 2025000283188 OF OFFICIAL RECORDS, COUNTY OF ORANGE.

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

BY: Alex G. Berg BY: Elise L. Millington

PRINT NAME: Alex G. Berg PRINT NAME: Elise L. Millington

PRINT TITLE: SVP-Chief Financial Officer PRINT TITLE: EVP-Chief Operating Officer

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 THE COUNTY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026, 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: CANYON CREST.

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 OVER LOTS A THROUGH M, AS DEDICATED.

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

DATED THIS _____ DAY OF _____, 2026.

Robin Stielor 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 13th DAY OF APRIL, 2026.

Shari L. Freidenrich BY: Shari L. Freidenrich COUNTY TREASURER - TAX COLLECTOR TREASURER - TAX COLLECTOR

OPTIONEE:

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

AS OPTIONEE UNDER A MEMORANDUM OF REPURCHASE OPTION RECORDED FEBRUARY 02, 2026, AS INSTRUMENT NO. 2026000025253, OF OFFICIAL RECORDS.

BY: Derek Kegley BY: Brett Hamana

PRINT NAME: Derek Kegley PRINT NAME: Brett Hamana

PRINT TITLE: Authorized Agent Land Development Operations PRINT TITLE: Authorized Agent Land Development Operations

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 30, 2026 BEFORE ME, TERESA M. WILKINSON, NOTARY PUBLIC,

PERSONALLY APPEARED, DEREK KEGLEY; BRETT HAMANA 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:

Teresa M. Wilkinson NOTARY PUBLIC IN AND FOR SAID STATE

TERESA M. WILKINSON (print name)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY

MY COMMISSION EXPIRES 2/23/2030

MY COMMISSION NUMBER 2547204

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.

ARIZONA))SS COUNTY OF ORANGE)

ON March 31, 2026 BEFORE ME, Wendy Stoeckel, NOTARY PUBLIC,

PERSONALLY APPEARED, Steven S. Benson 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:

Wendy Stoeckel NOTARY PUBLIC IN AND FOR SAID STATE

Wendy Stoeckel (print name)

MY PRINCIPAL PLACE OF BUSINESS IS IN Maricopa COUNTY

MY COMMISSION EXPIRES Jan 14, 2028

MY COMMISSION NUMBER 1000645

SHEET 2 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES
DATE OF SURVEY: JANUARY 2025

TRACT NO. 19327

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

PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067

SIGNATURE OMISSIONS:

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

1. RANCHO MISSION VIEJO MUTUAL WATER COMPANY, HOLDER OF WATER RIGHTS AS CONVEYED BY DEED RECORDED APRIL 23, 2012 AS INSTRUMENT NO. 2012000230675 OF OFFICIAL RECORDS.
2. RMV TELECOM, LLC HOLDER OF AN EASEMENT FOR TELECOMMUNICATION PURPOSES, RECORDED ON DECEMBER 30, 2020 AS INSTRUMENT AS INSTRUMENT NO. 2020-0000775536, O.R.; AND AMENDED BY DOCUMENT RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775538, O.R.
3. SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND FACILITIES FOR ELECTRICITY, UNDERGROUND COMMUNICATION FACILITIES AND ABOVE GROUND FACILITIES FOR THE OPERATION OF UNDERGROUND ELECTRIC AND/OR COMMUNICATION FACILITIES PER DOCUMENT RECORDED _____ AS INSTRUMENT NO. _____, AND RECORDED _____ AS INSTRUMENT NO. _____, ALL OF OFFICIAL RECORDS.
4. SOUTHERN CALIFORNIA GAS COMPANY A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR FACILITIES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED APRIL 02, 2026 AS INSTRUMENT NO. 2026000094723, AND RECORDED APRIL 02, 2026 AS INSTRUMENT NO. 2026000094724, ALL OF OFFICIAL RECORDS.
5. RANCHO MISSION VIEJO MASTER MAINTENANCE CORPORATION, HOLDER OF A NON-EXCLUSIVE EASEMENT FOR MAINTENANCE AND USE PURPOSES, PER DOCUMENT RECORDED OCTOBER 13, 2022, AS INSTRUMENT NO. 2022000334204, OF OFFICIAL RECORDS.

GENERAL NOTES:

1. TRACT NO. 19327 IS SUBJECT TO THE STANDARDS OF THE RANCH PLAN PLANNED COMMUNITY.
2. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR ALL OF VESTING TENTATIVE TRACT NO. 19327.
3. ALL STORM DRAIN LINES AND APPURTENANCES CONSTRUCTED WITH PRIVATE COURTS WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS.
4. 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 THEREFORE UNLESS PURSUANT TO APPROPRIATE SECTIONS OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

AUTOMATIC FIRE SPRINKLERS:

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.

HIGH FIRE HAZARD AREA NOTE:

THIS DEVELOPMENT IS WITHIN A STATE RESPONSIBILITY AREA (SRA) - VERY HIGH FIRE HAZARD SEVERITY ZONE.

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 DOMESTIC WATER, SEWER AND ACCESS PURPOSES AS SHOWN ON SAID 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.

DATED THIS 2nd DAY OF April, 2026

Patricia A. Butler
PATRICIA A. BUTLER, CHIEF ENGINEER
SANTA MARGARITA WATER DISTRICT

SANTA MARGARITA WATER DISTRICT: 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)
)SS
COUNTY OF ORANGE)

ON April 2nd, 2026 BEFORE ME, Natali Nicole Castaneda 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:

Natali Nicole Castaneda
NOTARY PUBLIC IN AND FOR SAID STATE
Natali Nicole Castaneda
(print name)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY
MY COMMISSION EXPIRES 7/18/29
MY COMMISSION NUMBER 2527410

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)
)SS
COUNTY OF ORANGE)

ON April 1, 2026 2026 BEFORE ME, Suzanna Ferebee NOTARY PUBLIC,

PERSONALLY APPEARED, Elise L. Mullington: Alex G Berg
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:

Suzanna Ferebee
NOTARY PUBLIC IN AND FOR SAID STATE
Suzanna Ferebee
(print name)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY
MY COMMISSION EXPIRES July 25, 2029
MY COMMISSION NUMBER 2528133

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)
)SS
COUNTY OF ORANGE)

ON _____ 2026 BEFORE ME, _____ NOTARY PUBLIC,

PERSONALLY APPEARED, _____
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

(print name)

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

SHEET 3 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

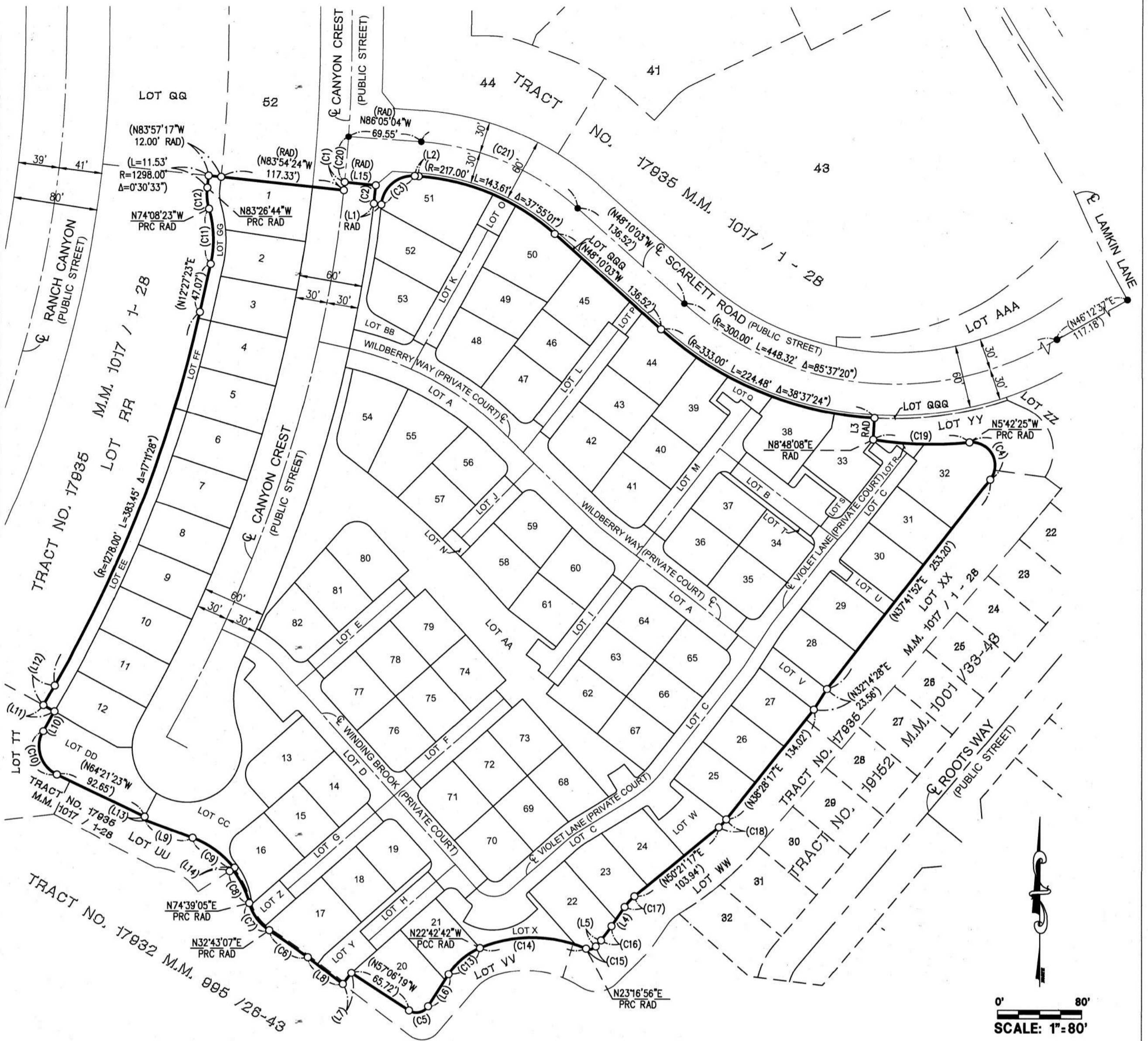
TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

BOUNDARY MAP SHEET

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
(C1)	7.75'	1350.00'	0°19'45"
(C2)	17.55'	1380.00'	0°43'43"
(C3)	46.50'	30.00'	88°48'41"
(C4)	51.22'	22.00'	133°24'17"
(C5)	20.52'	13.00'	90°27'34"
(C6)	44.54'	548.00'	4°39'26"
(C7)	32.93'	45.00'	41°55'57"
(C8)	36.50'	90.00'	23°14'06"
(C9)	49.26'	92.00'	30°40'37"
(C10)	49.22'	30.00'	94°00'14"
(C11)	53.38'	108.00'	28°19'01"
(C12)	20.34'	52.00'	22°24'54"
(C13)	39.54'	65.00'	34°51'10"
(C14)	104.36'	130.00'	45°59'38"
(C15)	10.18'	8.00'	72°53'16"
(C16)	17.04'	165.20'	5°54'57"
(C17)	13.85'	50.00'	15°52'35"
(C18)	10.37'	50.00'	11°53'00"
(C19)	91.92'	363.00'	14°30'33"
(C20)	43.56'	1350.00'	1°50'55"
(C21)	165.44'	250.00'	37°55'01"

LINE TABLE		
LINE	LENGTH	BEARING
(L1)	7.27'	N83°30'26"W
(L2)	3.68'	N86°05'04"W
(L3)	20.67'	N3°12'34"E
(L4)	22.24'	N34°28'43"E
(L5)	7.65'	N40°23'40"E
(L6)	36.38'	N32°26'07"E
(L7)	13.40'	N37°22'33"E
(L8)	42.12'	N52°37'27"W
(L9)	47.39'	N69°15'38"W
(L10)	21.47'	N29°38'51"E
(L11)	12.00'	N60°21'09"W
(L12)	21.85'	N29°38'51"E
(L13)	3.67'	N15°11'06"W
(L14)	2.00'	N51°24'59"E
(L15)	30.00'	N84°14'09"W



LETTERED LOT LISTING:

(NOTE: LETTERED LOTS ARE NOT SEPARATE BUILDING SITES)

LOT DESIGNATION	LOT SIZE		USE
	SQ. FT.	ACRES	
A	18,517	0.43	PRIVATE COURT
B	3,217	0.07	PRIVATE COURT
C	18,755	0.43	PRIVATE COURT
D	11,341	0.26	PRIVATE COURT
E	2,793	0.06	PRIVATE COURT
F	2,781	0.06	PRIVATE COURT
G	2,673	0.06	PRIVATE COURT
H	2,067	0.05	PRIVATE COURT
I	3,134	0.07	PRIVATE COURT
J	1,725	0.04	PRIVATE COURT
K	2,987	0.07	PRIVATE COURT
L	2,896	0.07	PRIVATE COURT
M	4,396	0.10	PRIVATE COURT
N	319	0.01	LANDSCAPE LOT
O	790	0.02	LANDSCAPE LOT
P	433	0.01	LANDSCAPE LOT
Q	930	0.02	LANDSCAPE LOT
R	466	0.01	LANDSCAPE LOT
S	670	0.02	LANDSCAPE LOT
T	545	0.01	LANDSCAPE LOT
U	813	0.02	LANDSCAPE LOT
V	1,532	0.04	LANDSCAPE LOT
W	2,329	0.05	LANDSCAPE LOT
X	2,359	0.05	LANDSCAPE LOT
Y	2,008	0.05	LANDSCAPE LOT
Z	955	0.02	LANDSCAPE LOT
AA	20,938	0.48	LANDSCAPE LOT
BB	1,690	0.04	SLOPE/LANDSCAPE
CC	7,353	0.17	SLOPE/LANDSCAPE
DD	5,410	0.12	SLOPE/LANDSCAPE
EE	3,743	0.09	SLOPE/LANDSCAPE
FF	1,069	0.02	SLOPE/LANDSCAPE
GG	1,669	0.04	SLOPE/LANDSCAPE
	133,303	3.06	

MONUMENT NOTES:

SET 1" IRON PIPE TAGGED, "P.L.S. 9067", OR SPIKE AND WASHER, STAMPED "P.L.S. 9067", OR LEAD, TACK AND TAG, "P.L.S. 9067" ON LOT LINES PRODUCED TOWARDS THE STREET ON TOP OF CURB ON A 0.25' OFFSET OR A NAIL & TAG "P.L.S. 9067" ON TOP OF WALL, AT ALL LOT CORNERS, WITHIN 24 MONTHS AFTER ACCEPTANCE OF IMPROVEMENTS. UNLESS OTHERWISE NOTED.

SET 8" SPIKE AND WASHER, STAMPED "P.L.S. 9067", OR LEAD, TACK AND TAG, "P.L.S. 9067" OR 1" I.P. TAGGED "P.L.S. 9067" AT ALL STREET CENTERLINE POINTS OF CONTROL, WITHIN 24 MONTHS AFTER ACCEPTANCE OF IMPROVEMENTS. UNLESS OTHERWISE NOTED. CORNER RECORDS WILL BE FURNISHED TO THE COUNTY SURVEYOR FOR ALL SET CENTERLINE MONUMENTS.

● INDICATES LOCATION OF 2" IRON PIPE & TAG, "PLS 8912", OR 1" IRON PIPE & TAG, "PLS 8912" OR SPIKE AND WASHER, STAMPED "PLS 8912", OR LEAD, TACK AND TAG, "PLS 8912" TO BE SET PER TRACT 17935, M.M. 1017/1-28 (90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS PER SAID TRACT)

▲ INDICATES FOUND OCS GPS HORIZONTAL CONTROL STATION PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR'S OFFICE AS NOTED.

○ INDICATES LOCATION OF 2" IRON PIPE & TAG, "P.L.S. 9067", OR SPIKE AND WASHER, STAMPED "P.L.S. 9067", OR LEAD, TACK AND TAG, "P.L.S. 9067" OR A NAIL & TAG "P.L.S. 9067" ON TOP OF WALL, TO BE SET AT ALL TRACT BOUNDARY CORNERS, WITHIN 24 MONTHS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

SBCC IS A PERMANENT CONTINUOUS GLOBAL POSITIONING STATION (CGPS), AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS), STATE PLANE COORDINATES SHOWN ARE PER COUNTY OF ORANGE HORIZONTAL DATA SHEET SBCC.

TRAK IS A PERMANENT CONTINUOUS GLOBAL POSITIONING STATION (CGPS), AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS), STATE PLANE COORDINATES SHOWN ARE PER COUNTY OF ORANGE HORIZONTAL CONTROL DATA SHEET TRAK

REFERENCE NOTES:

() INDICATES MEASURED AND RECORD DATA PER TRACT 17935, M.M. 1017/1-28, UNLESS OTHERWISE NOTED.

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 4 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, EASEMENT NOTES AND SHEET INDEX.
SEE SHEET 5 THROUGH 12 FOR MAP SHEETS.
SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

SHEET 4 OF 26 SHEETS

TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
 DATE OF SURVEY: JANUARY, 2025

ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19327
 TOTAL LOTS: 82 NUMBERED
 LOTS 1 THROUGH 82 AND 33
 LETTERED LOTS A THROUGH GG
 GROSS AREA = 9,855 ACRES
 NET AREA = 8,945 ACRES

GPS, SHEET INDEX AND VICINITY MAP

REFERENCE NOTES:

() INDICATES MEASURED AND RECORD DATA PER TRACT NO. 17935, M.M. 1017 / 1 - 28, UNLESS OTHERWISE NOTED.

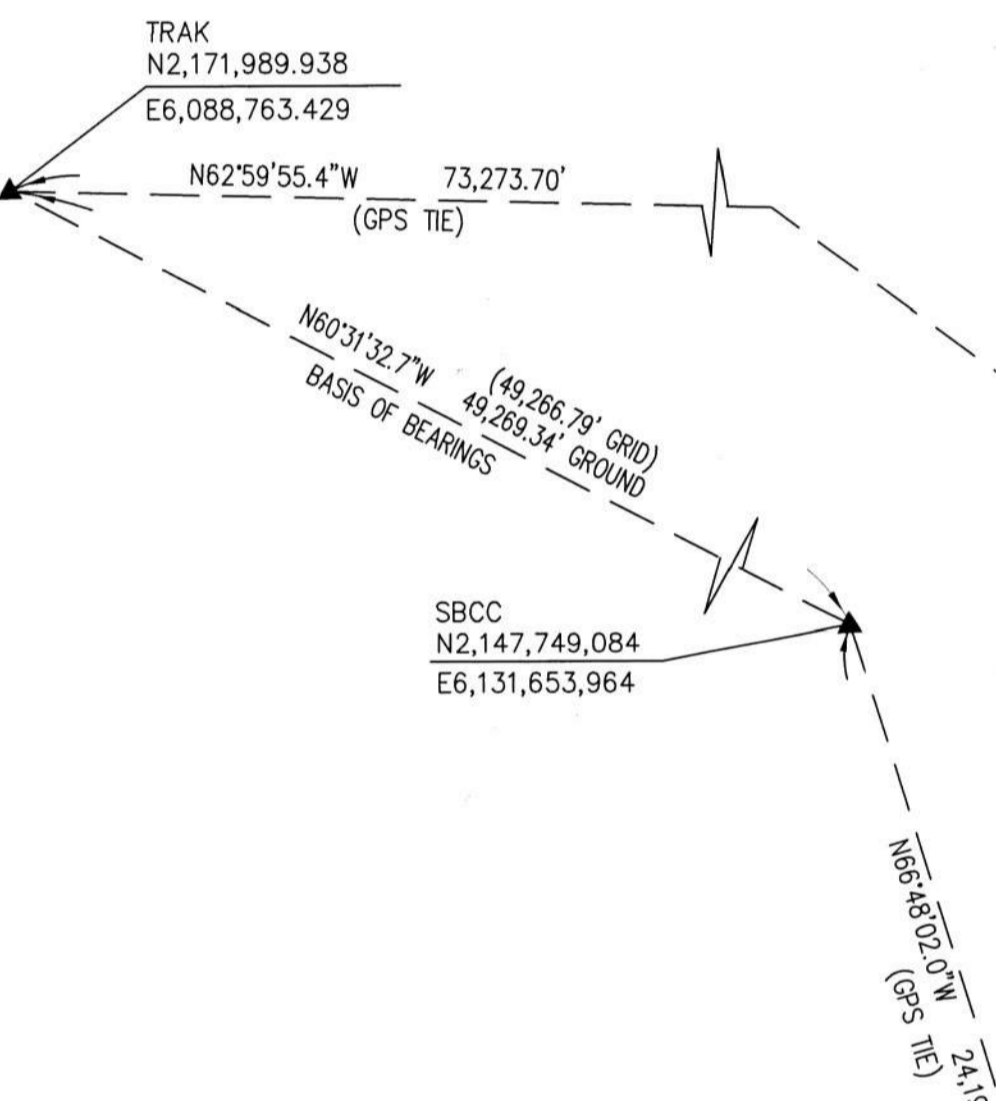
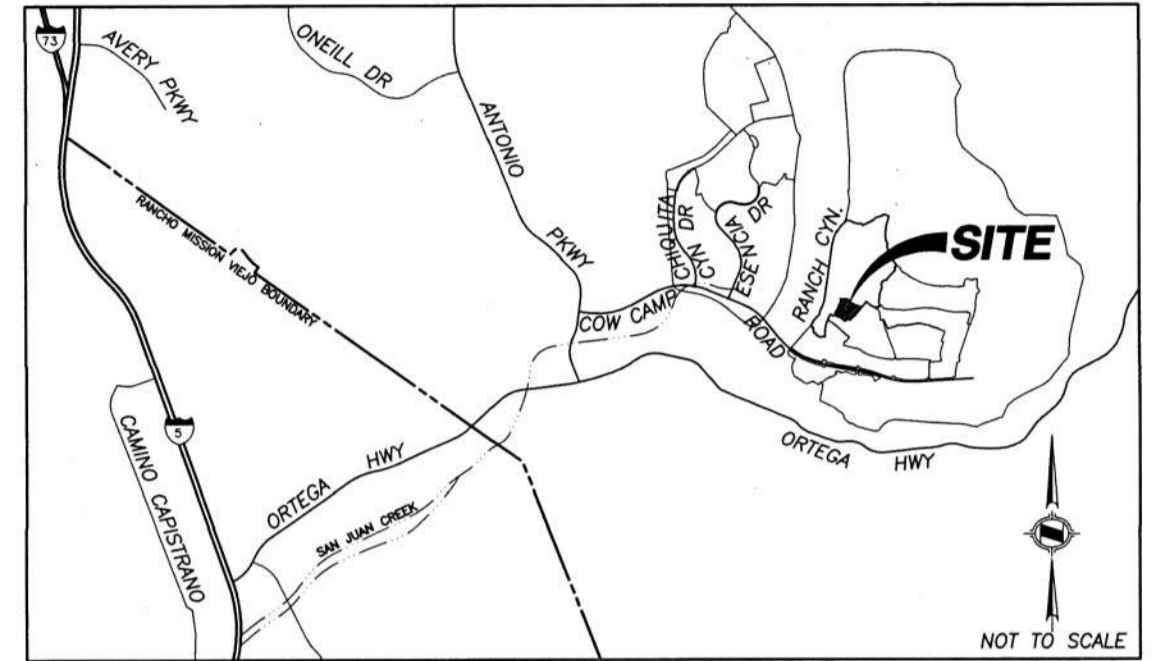
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, (1991.35 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING GLOBAL POSITIONING STATIONS (CGPS), TRAK AND SBCC, BEING NORTH 60°31'33" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NORTH AMERICAN DATUM, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY 0.99994830. COMBINATION FACTOR IS PROJECT BASED.

VICINITY MAP



EASEMENT NOTES

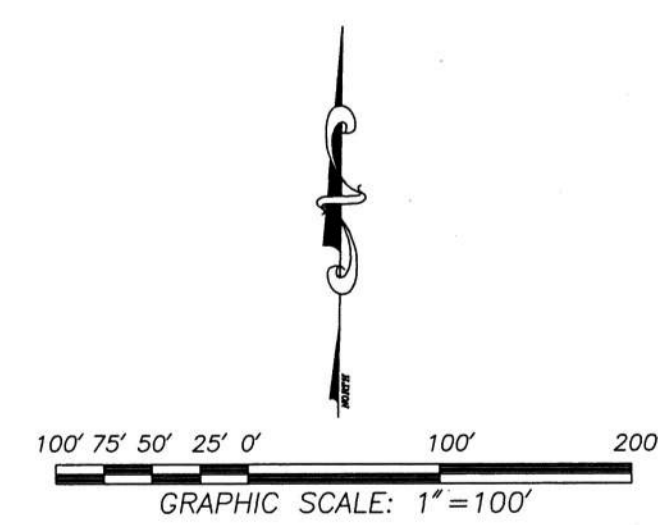
- A** INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES, AS DEDICATED HEREON TO THE COUNTY OF ORANGE.
- B** INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES AS DEDICATED HEREON TO SANTA MARGARITA WATER DISTRICT.
- C** INDICATES AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS, VEHICLE MANEUVERABILITY WITHIN MOTOR COURTS/ALLEYWAYS PURPOSES, AS RESERVED HEREON. SAID EASEMENT SHALL PROHIBIT PROPERTY OWNERS FROM INSTALLING ANY IMPROVEMENTS WITHIN THE EASEMENT AREA OR INTERFERING WITH THE USE OR MAINTENANCE OF THE EASEMENT.
- D** INDICATES AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES AS DEDICATED PER TRACT NO. 17935, M.M. 1017 / 1-28 TO THE COUNTY OF ORANGE.
- E** INDICATES AN EASEMENT FOR DOMESTIC WATER, SEWER, AND ACCESS PURPOSES AS DEDICATED PER TRACT NO. 17935, M.M. 1017 / 1-28 TO SANTA MARGARITA WATER DISTRICT.
- F** INDICATES A NON-EXCLUSIVE EASEMENT TO RANCHO MISSION VIEJO MASTER MAINTENANCE CORPORATION FOR ACCESS, MAINTENANCE AND USE PURPOSES RECORDED OCTOBER 13, 2022, AS INSTRUMENT NO. 2022000334204, O.R.
- G** INDICATES AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA GAS COMPANY AS GRANTED PER DOCUMENT RECORDED APRIL 2, 2026 AS INSTRUMENT NO. 2026000094723, OF OFFICIAL RECORDS.
- H** INDICATES AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA GAS COMPANY AS GRANTED PER DOCUMENT RECORDED APRIL 2, 2026 AS INSTRUMENT NO. 2026000094724, OF OFFICIAL RECORDS.
- I** INDICATES AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY AS GRANTED PER DOCUMENT RECORDED _____, 202_ AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
- J** INDICATES AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY AS GRANTED PER DOCUMENT RECORDED _____, 202_ AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.



NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, NOTES, AND LETTERED LOT AREA LISTING.
 SEE SHEET 5 THROUGH 12 FOR MAP SHEETS.
 SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

1 SHEET NUMBERS



SHEET 6 OF 26 SHEETS

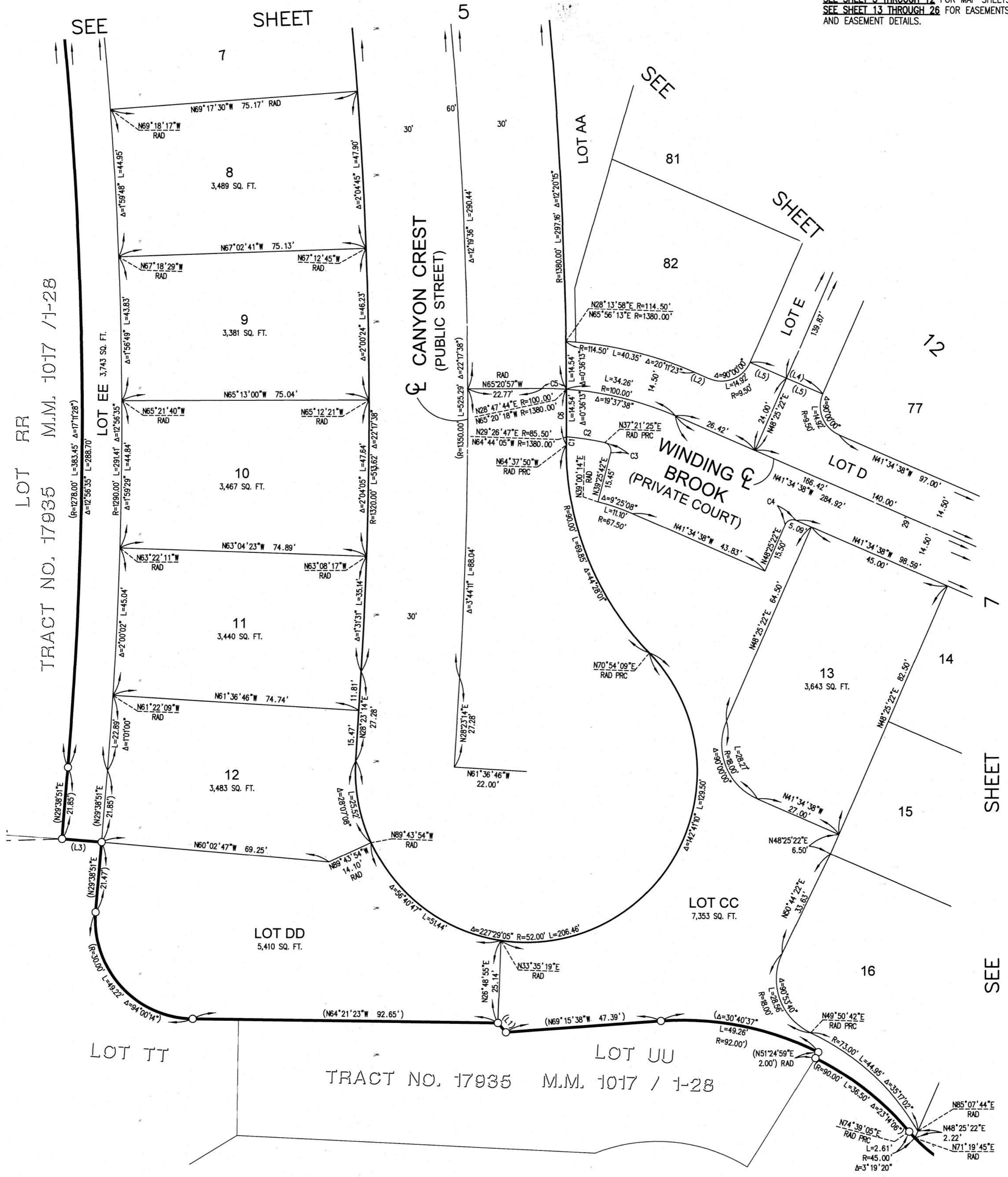
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH QG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

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SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	2.51'	1380.00'	0°06'15"
C2	11.80'	85.50'	7°54'38"
C3	4.02'	2.50'	92°04'17"
C4	3.93'	2.50'	90°00'00"
C5	7.23'	100.00'	4°08'41"
C6	17.05'	1380.00'	00°42'28"

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.67'	N15°11'06"W
L2	4.92'	N41°34'38"W
L3	12.00'	N60°21'09"W
L4	24.00'	N41°34'38"W
L5	12.00'	N41°34'38"W



0' 20'
SCALE: 1"=20'

SHEET 7 OF 26 SHEETS

TRACT NO. 19327

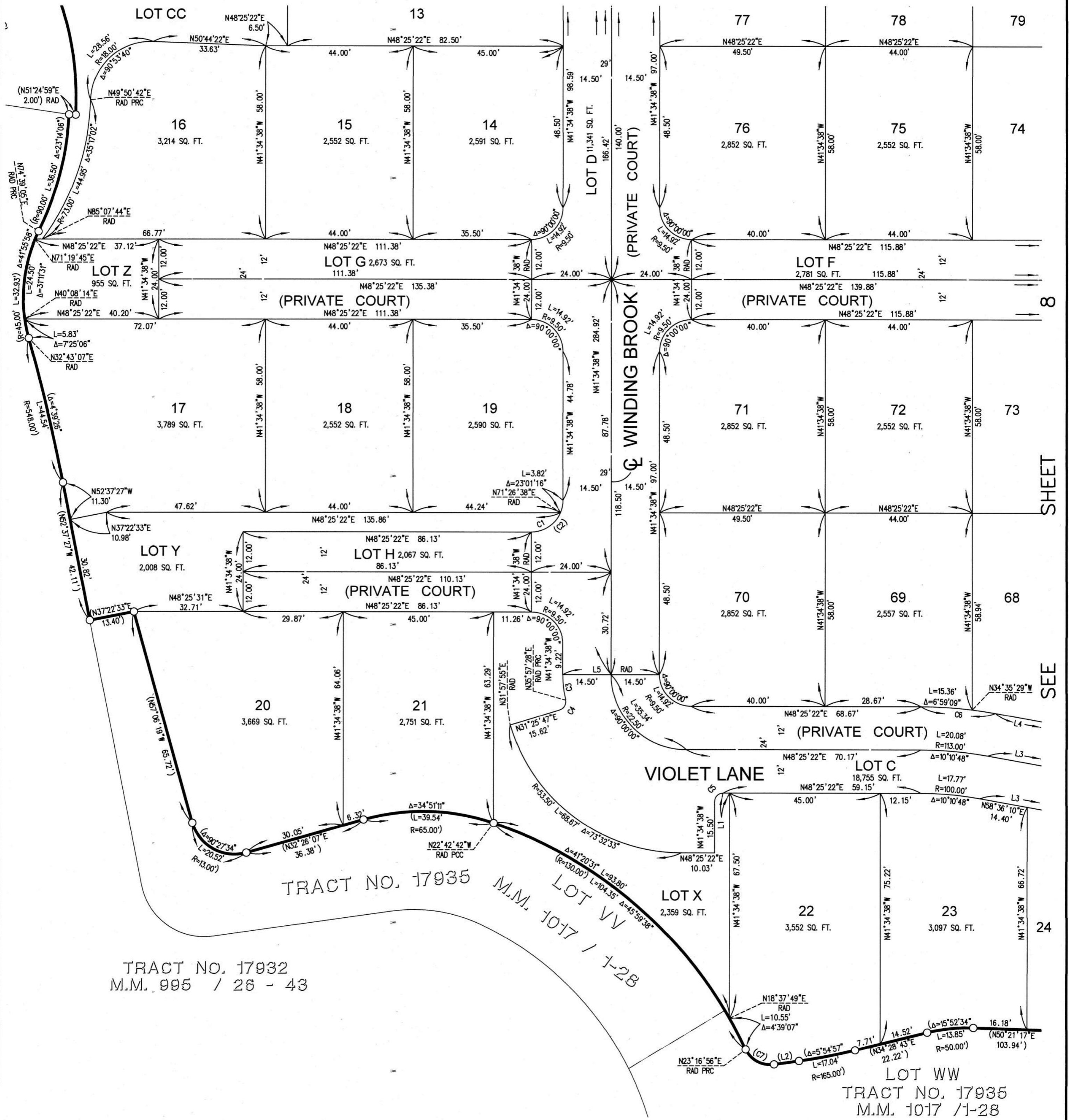
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
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ALL OF VESTING TENTATIVE TRACT MAP NO. 19327
 TOTAL LOTS: 82 NUMBERED LOTS 1 THROUGH 82 AND 33 LETTERED LOTS A THROUGH GG
 GROSS AREA = 9.855 ACRES
 NET AREA = 8.945 ACRES

SEE SHEET 6



LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1	2.00'	N48°25'22"E	C1	11.11'	9.50'	66°58'44"
(L2)	7.65'	N40°23'40"E	C2	14.92'	9.50'	90°00'00"
L3	54.70'	N58°36'10"E	C3	7.72'	35.50'	122°7'54"
L4	46.05'	N58°36'10"E	C4	3.73'	2.50'	85°28'19"
L5	29.00'	N48°25'22"E	C5	3.93'	2.50'	90°00'00"
			C6	22.39'	126.00'	101°0'48"
			(C7)	10.18'	8.00'	72°53'17"



0' 20'
 SCALE: 1"=20'

SHEET 8 OF 26 SHEETS

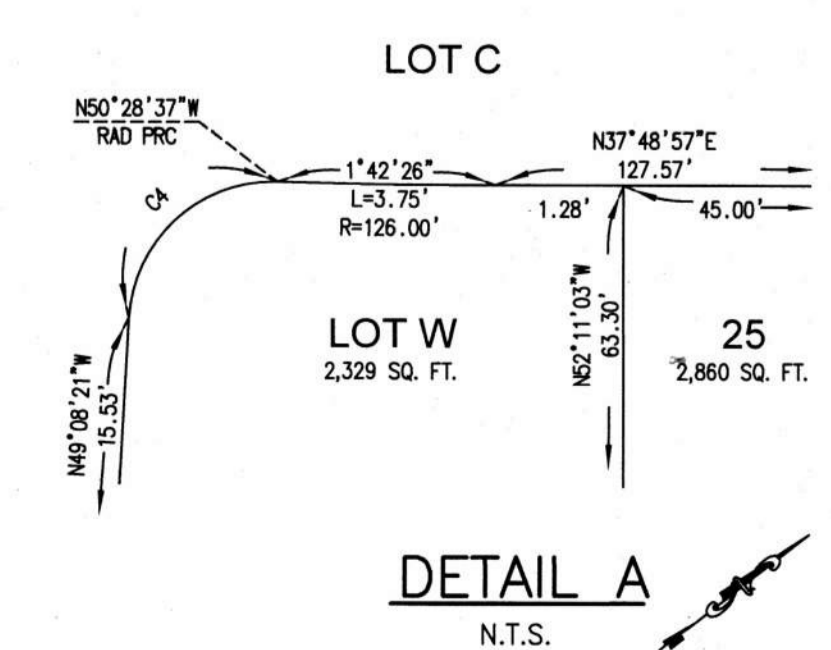
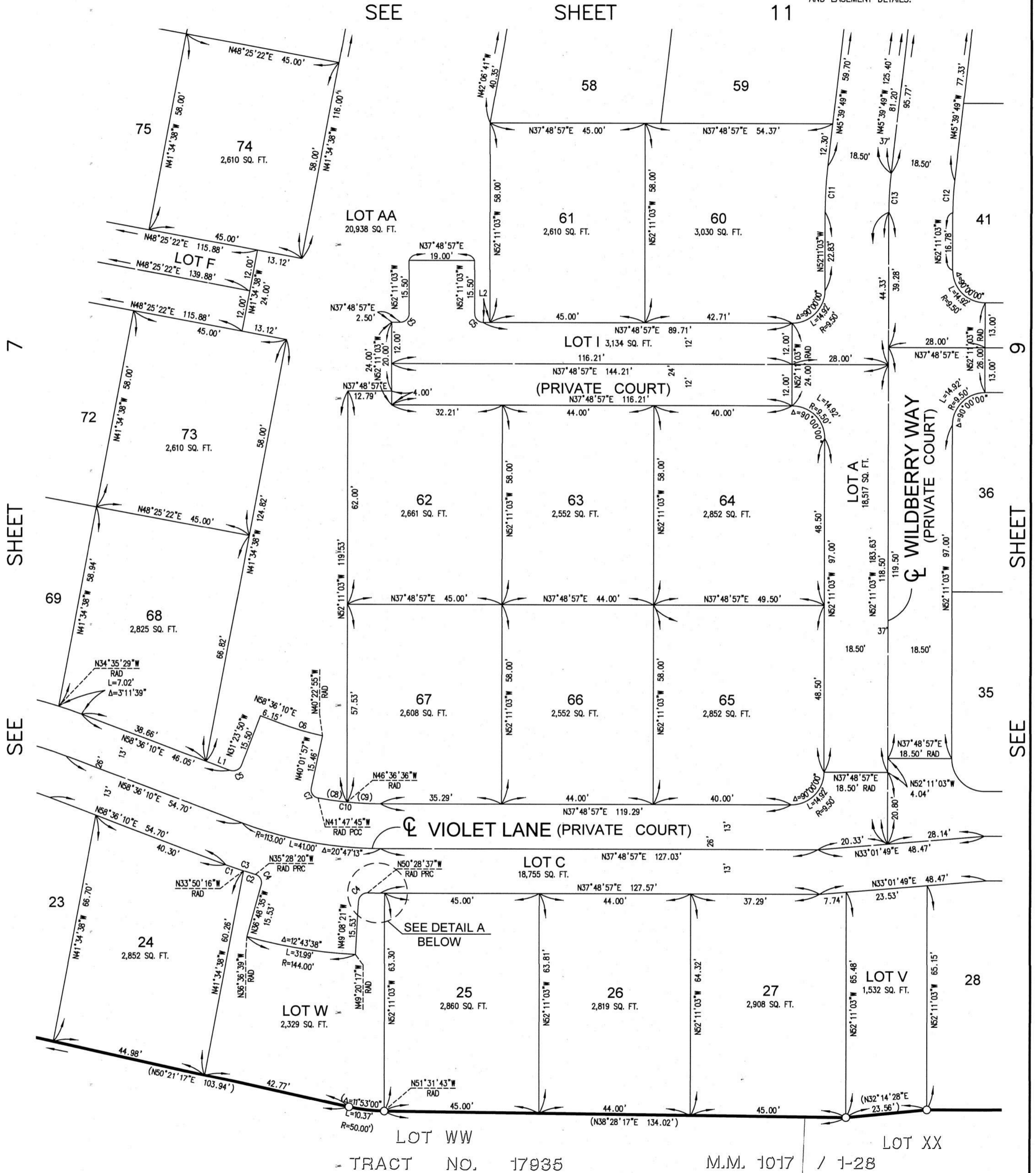
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
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LOTS 1 THROUGH 82 AND 33
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TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

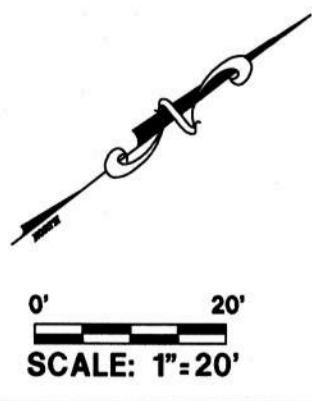
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CURVE	LENGTH	RADIUS	DELTA
C1	5.37'	126.00'	2°26'26"
C2	3.59'	126.00'	1°38'04"
C3	8.96'	126.00'	4°04'30"
C4	3.87'	2.50'	88°39'45"
C5	3.93'	2.50'	90°00'00"
C6	12.86'	82.00'	8°59'05"
C7	4.00'	2.50'	91°45'48"
C8	8.40'	100.00'	4°48'51"
C9	9.73'	100.00'	5°34'27"
C10	18.13'	100.00'	10°23'18"
C11	13.49'	118.50'	6°31'14"
C12	9.28'	81.50'	6°31'14"
C13	11.38'	100.00'	6°31'14"

LINE	LENGTH	BEARING
L1	7.38'	N58°36'10"E
L2	2.00'	N37°48'57"E



SHEET 9 OF 26 SHEETS

TRACT NO. 19327

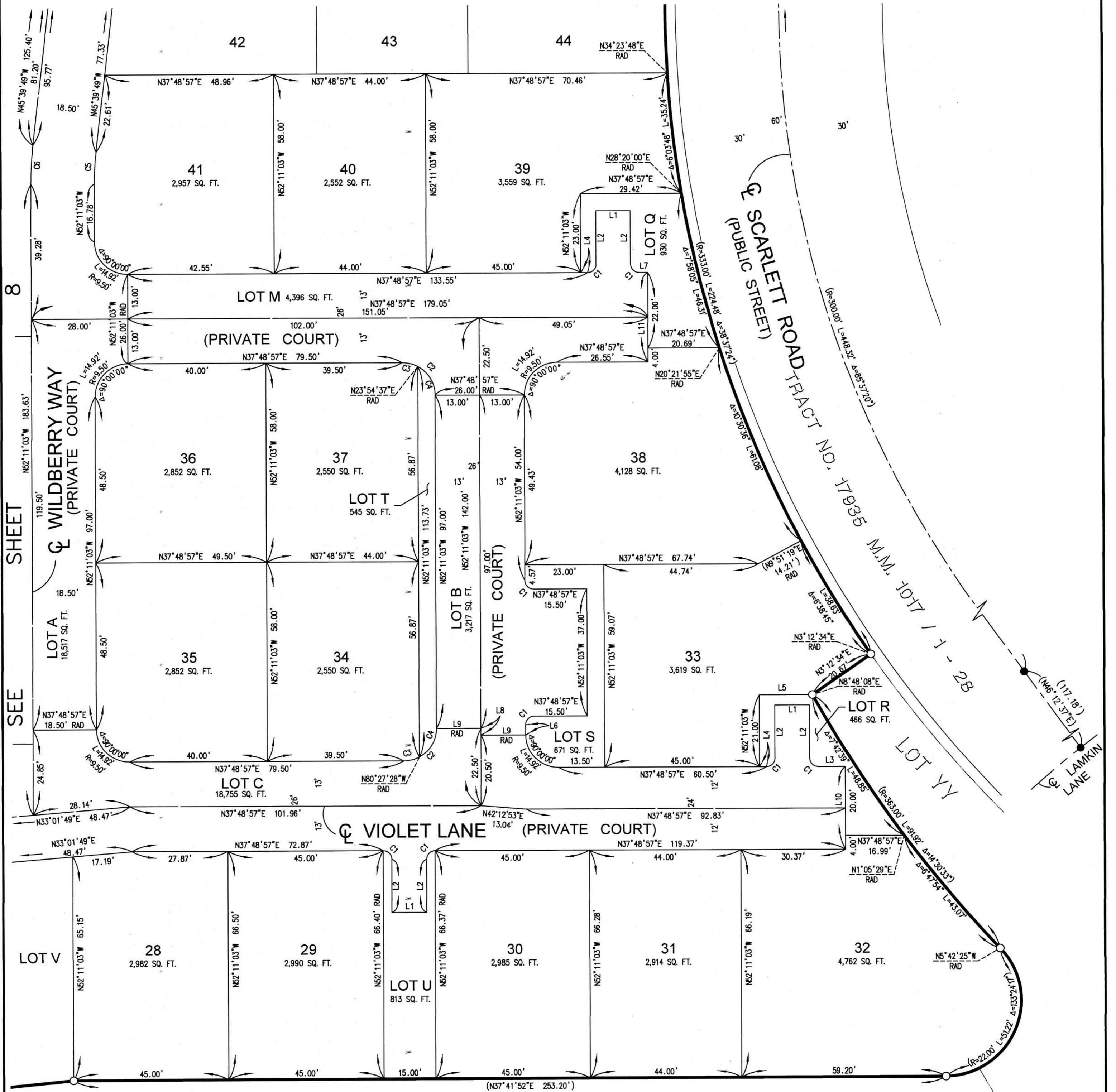
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ALL OF VESTING TENTATIVE TRACT MAP NO. 19327
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 GROSS AREA = 9.855 ACRES
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SEE SHEET 10

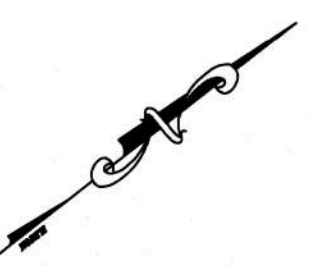


TRACT NO. 17935

M.M. 1017 / 1 - 28

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	3.93'	2.50'	90°00'00"
C2	14.92'	9.50'	90°00'00"
C3	4.69'	9.50'	28°16'25"
C4	10.23'	9.50'	61°43'35"
C5	9.28'	81.50'	6°31'14"
C6	11.38'	100.00'	6°31'14"

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N37°48'57"E
L2	15.50'	N52°11'03"W
L3	7.83'	N37°48'57"E
L4	2.00'	N37°48'57"E
L5	15.33'	N37°48'57"E
L6	3.00'	N52°11'03"W
L7	2.50'	N37°48'57"E
L8	2.00'	N52°11'03"W
L9	13.00'	N37°48'57"E
L10	24.00'	N52°11'03"W
L11	26.00'	N52°11'03"W



SCALE: 1"=20'

SHEET 10 OF 26 SHEETS

TRACT NO. 19327

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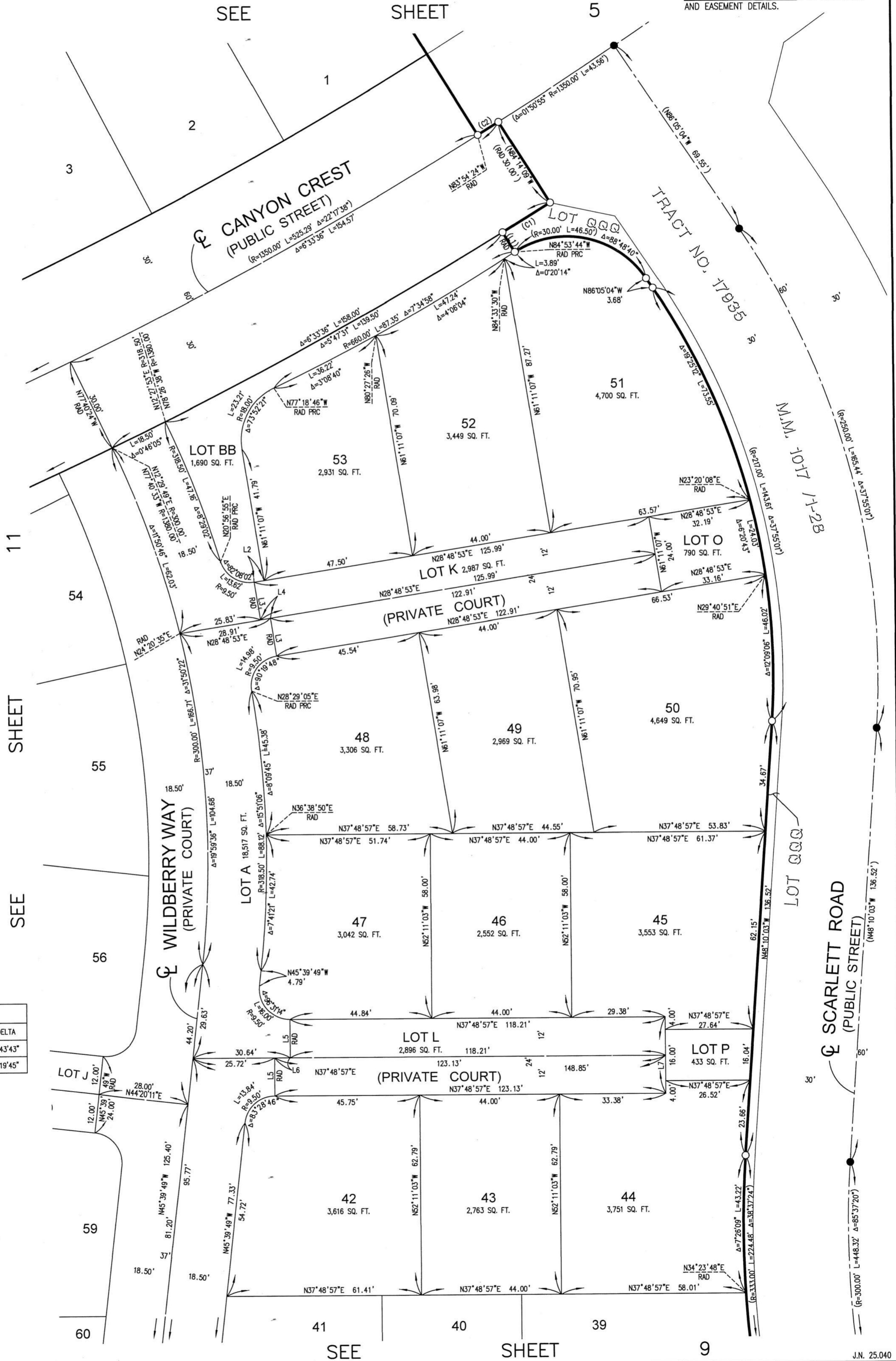
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ALL OF VESTING TENTATIVE TRACT MAP NO. 19327
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 NET AREA = 8.945 ACRES

LINE	LENGTH	BEARING
L1	7.27'	N83°30'26"W
L2	3.12'	N28°48'53"E
L3	12.00'	N61°11'07"W
L4	3.08'	N28°48'53"E
L5	12.00'	N52°11'03"W
L6	4.91'	N37°48'57"E
L7	24.00'	N52°11'03"W

CURVE	LENGTH	RADIUS	DELTA
C1	17.55'	1380.00'	0°43'43"
C2	7.75'	1350.00'	0°19'45"



SHEET 11 OF 26 SHEETS

TRACT NO. 19327

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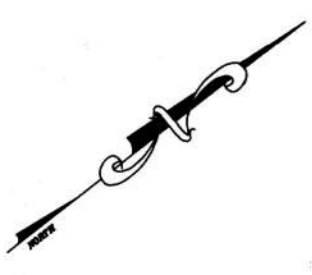
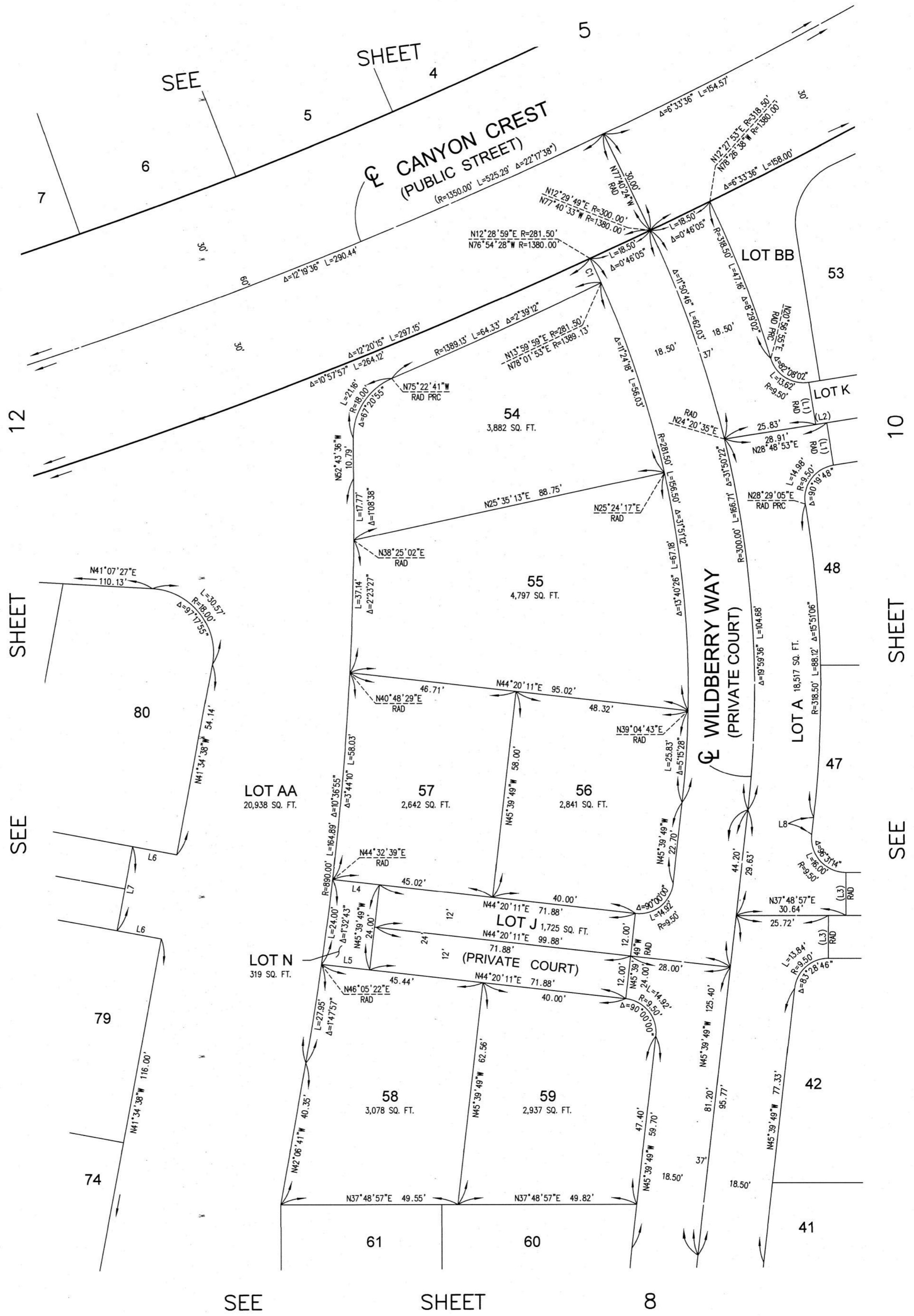
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ALL OF VESTING TENTATIVE TRACT MAP NO. 19327
 TOTAL LOTS: 82 NUMBERED LOTS 1 THROUGH 82 AND 33 LETTERED LOTS A THROUGH G
 GROSS AREA = 9,855 ACRES
 NET AREA = 8,945 ACRES

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	7.45'	281.50'	1°31'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N61°11'07"W
L2	3.08'	N28°48'53"E
L3	12.00'	N52°11'03"W
L4	13.15'	N44°20'11"E
L5	13.56'	N44°20'11"E
L6	12.63'	N48°25'22"E
L7	24.00'	N41°34'38"W
L8	4.79'	N45°39'49"W



0' 20'
 SCALE: 1"=20'

SHEET 12 OF 26 SHEETS

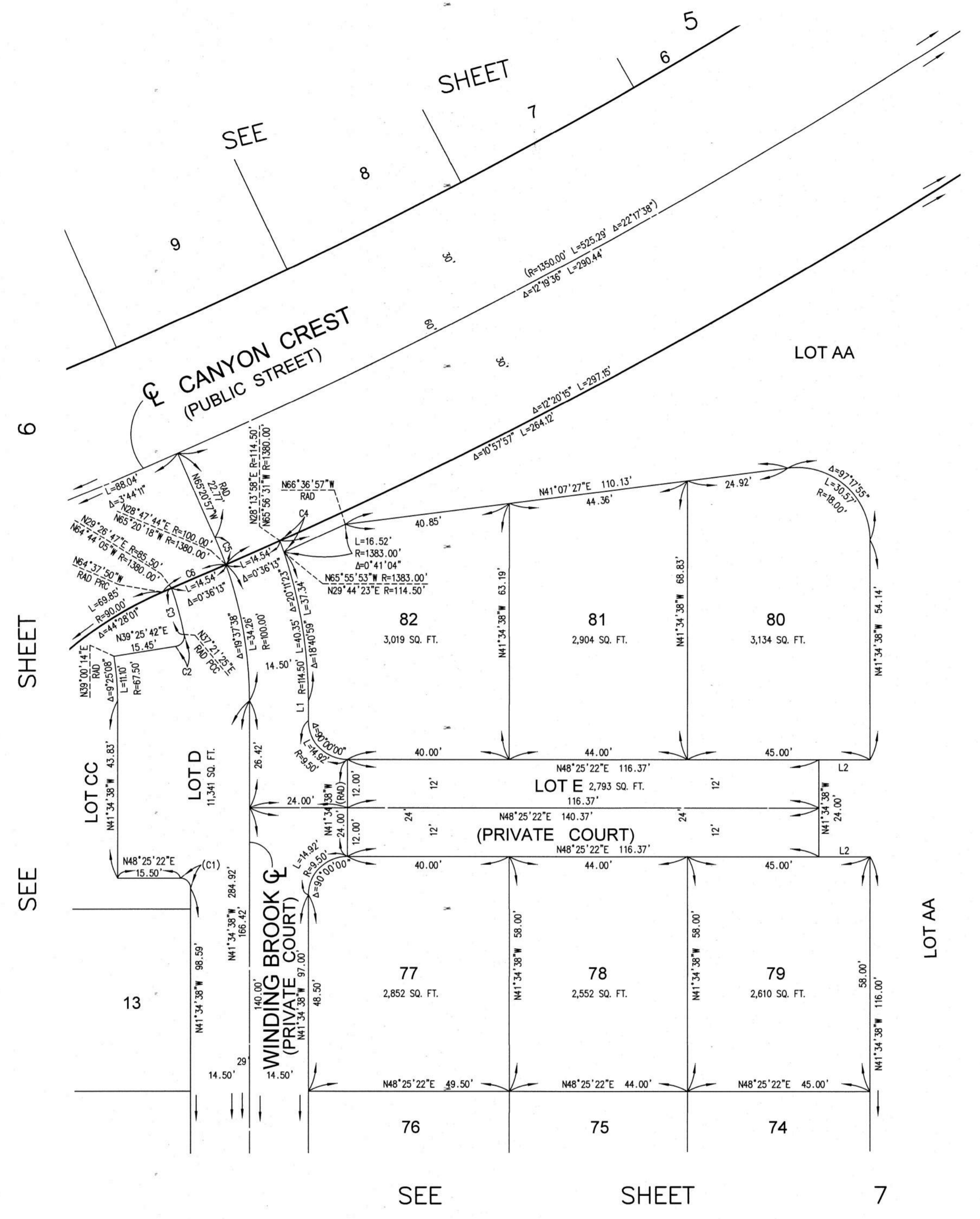
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TRACT MAP NO. 19327
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CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	3.93'	2.50'	90°00'00"
C2	4.02'	2.50'	92°04'17"
C3	11.80'	85.50'	75°4'37"
C4	3.01'	114.50'	1°30'24"
C5	7.23'	100.00'	4°08'41"

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.92'	N41°34'38"W
L2	12.63'	N48°25'22"E



0' 20'
SCALE: 1"=20'

SHEET 13 OF 26 SHEETS

ALL OF VESTING TENTATIVE
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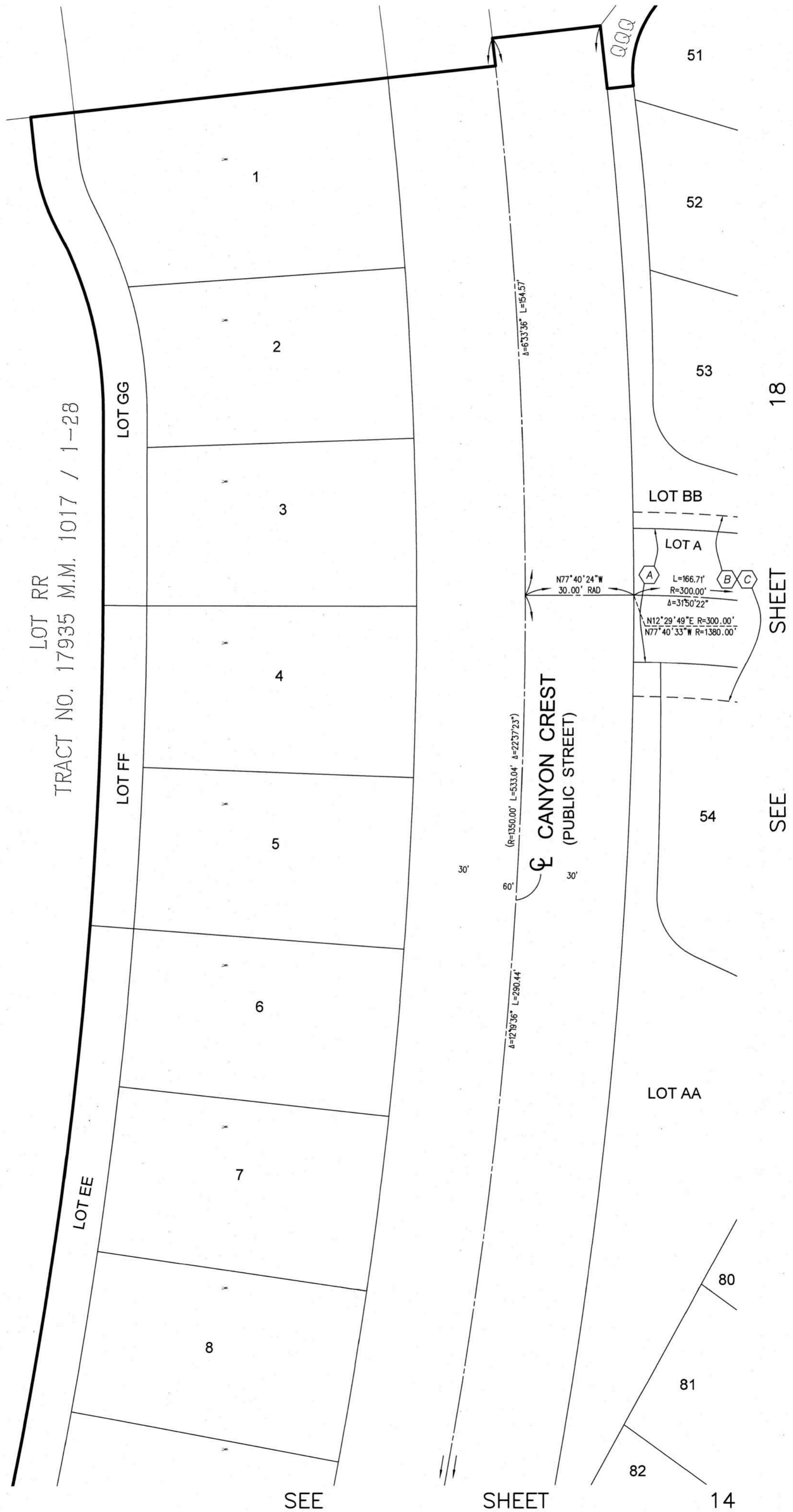
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EASEMENT DETAILS



18
SHEET
SEE

0' 20'
SCALE: 1"=20'

SEE

SHEET

14

SHEET 14 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
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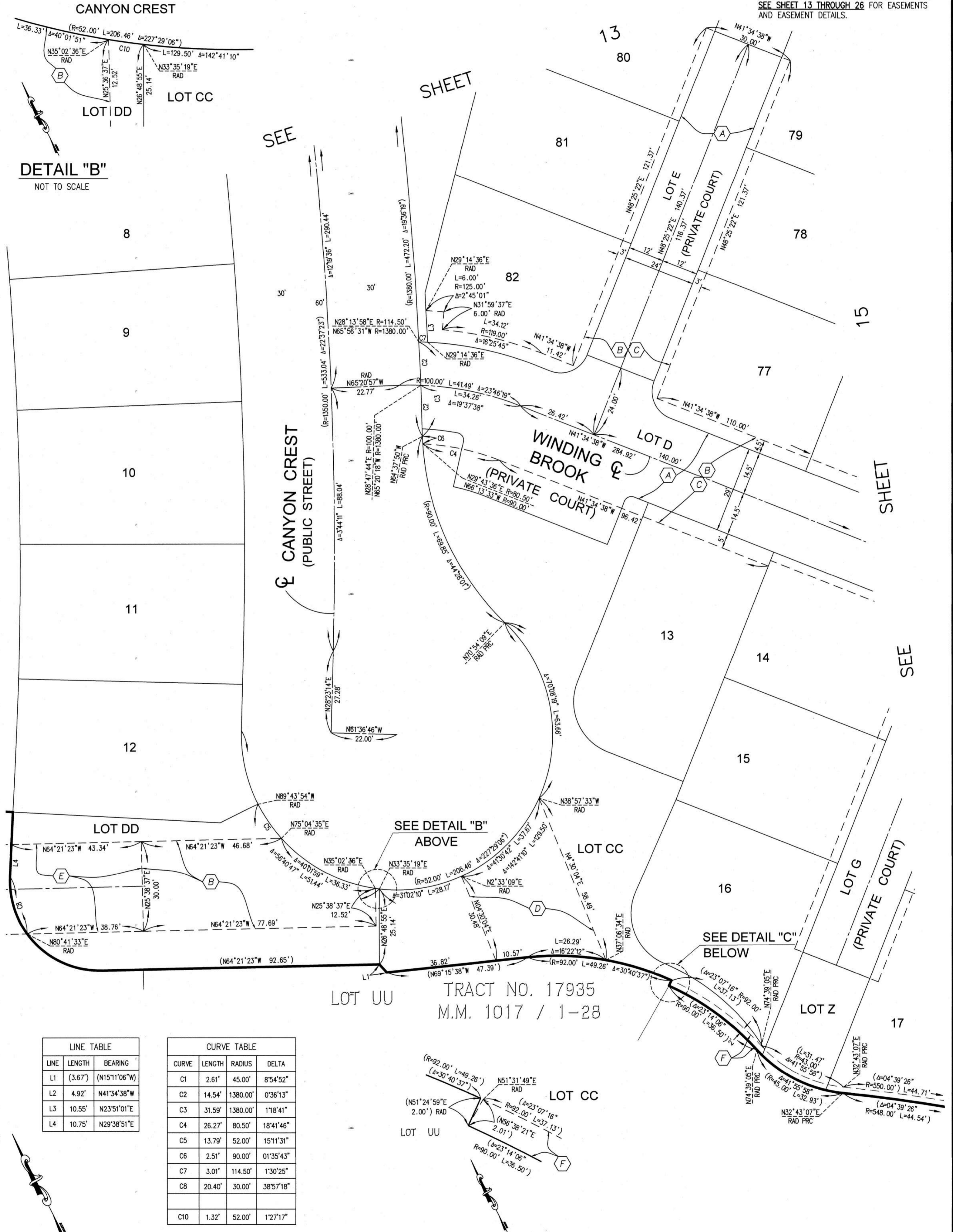
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EASEMENT DETAILS



DETAIL "B"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE

LINE	LENGTH	BEARING
L1	3.67'	(N15°11'06"W)
L2	4.92'	N41°34'38"W
L3	10.55'	N23°51'01"E
L4	10.75'	N29°38'51"E

CURVE	LENGTH	RADIUS	DELTA
C1	2.61'	45.00'	8°54'52"
C2	14.54'	1380.00'	0°36'13"
C3	31.59'	1380.00'	1°18'41"
C4	26.27'	80.50'	18°41'46"
C5	13.79'	52.00'	15°11'31"
C6	2.51'	90.00'	01°35'43"
C7	3.01'	114.50'	1°30'25"
C8	20.40'	30.00'	38°57'18"
C10	1.32'	52.00'	1°27'17"



0' 20'
SCALE: 1"=20'

SHEET 15 OF 26 SHEETS
 ALL OF VESTING TENTATIVE
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EASEMENT DETAILS

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LOT VV
 TRACT NO. 17935 M.M. 1017 / 1-28

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.21'	6.50'	90°00'00"
C2	44.70'	550.00'	4°39'26"



0' 20'
 SCALE: 1" = 20'

SHEET 16 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

TRACT NO. 19327

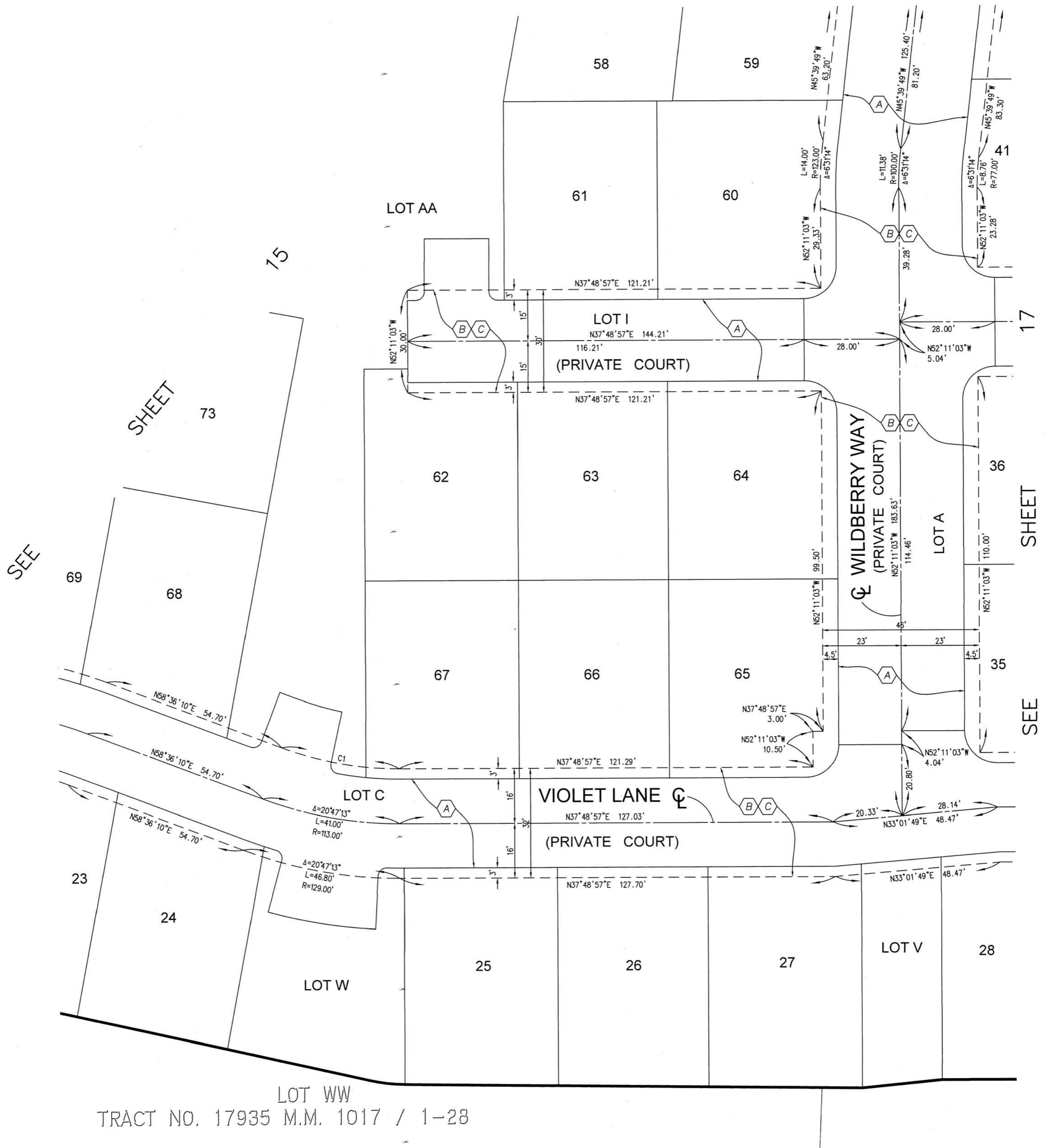
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, NOTES, AND LETTERED LOT AREA LISTING.
SEE SHEET 4 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, VICINITY MAP, EASEMENT NOTES AND SHEET INDEX.
SEE SHEET 5 THROUGH 12 FOR MAP SHEETS.
SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

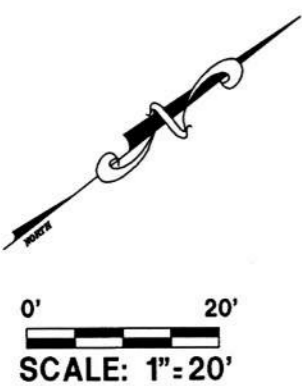
EASEMENT DETAILS

SEE SHEET 18



LOT WW
TRACT NO. 17935 M.M. 1017 / 1-28

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	35.19'	97.00'	20°47'13"



SHEET 17 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

TRACT NO. 19327

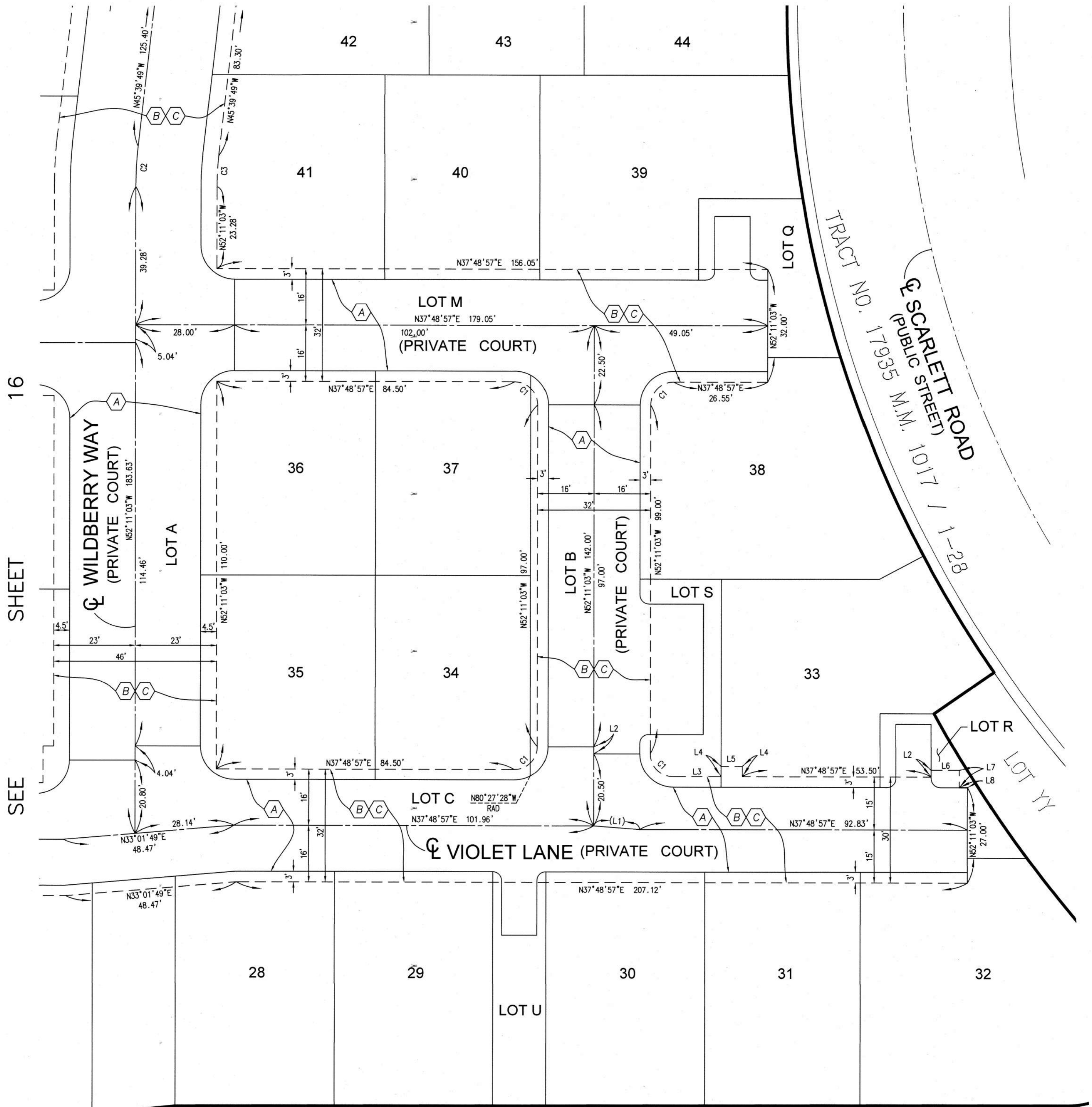
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

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SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

EASEMENT DETAILS

SEE SHEET 10



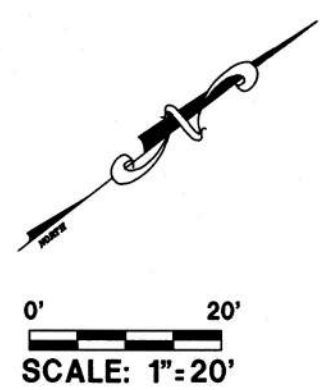
SEE SHEET 16

TRACT NO. 17935 M.M. 1017 / 1-28
SCARLETT ROAD
(PUBLIC STREET)

LOT XX
TRACT NO. 17935 M.M. 1017 / 1-28

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.21'	6.50'	90°00'00"
C2	11.38'	100.00'	6°31'14"
C3	8.76'	77.00'	6°31'14"

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.04'	N42°12'53"E
L2	2.00'	N52°11'03"W
L3	13.50'	N37°48'57"E
L4	3.00'	N52°11'03"W
L5	6.00'	N37°48'57"E
L6	8.00'	N37°48'57"E
L7	5.00'	N52°11'03"W
L8	2.33'	N37°48'57"E



SHEET 18 OF 26 SHEETS

TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

NOTES:

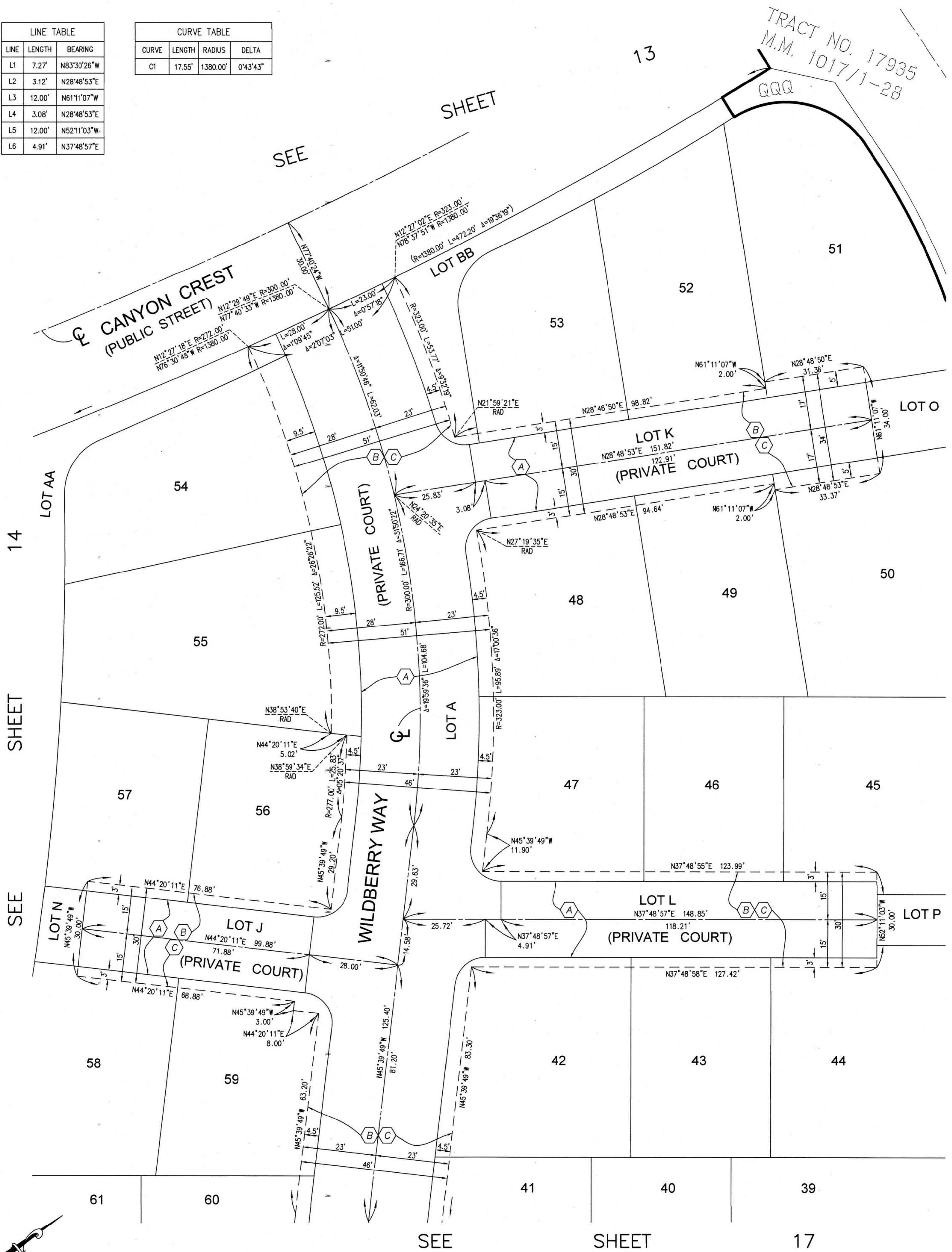
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SEE SHEET 5 THROUGH 12 FOR MAP SHEETS.
SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

ALL OF VESTING TENTATIVE TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED LOTS 1 THROUGH 82 AND 33 LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

EASEMENT DETAILS

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.27'	N83°30'26"W
L2	3.12'	N28°48'53"E
L3	12.00'	N61°11'07"W
L4	3.08'	N28°48'53"E
L5	12.00'	N52°11'03"W
L6	4.91'	N37°48'57"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	17.55'	1380.00'	0°43'43"



TRACT NO. 17935
M.M. 1017/1-28
QQQ



0' 20'
SCALE: 1"=20'

SHEET 19 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

TRACT NO. 19327

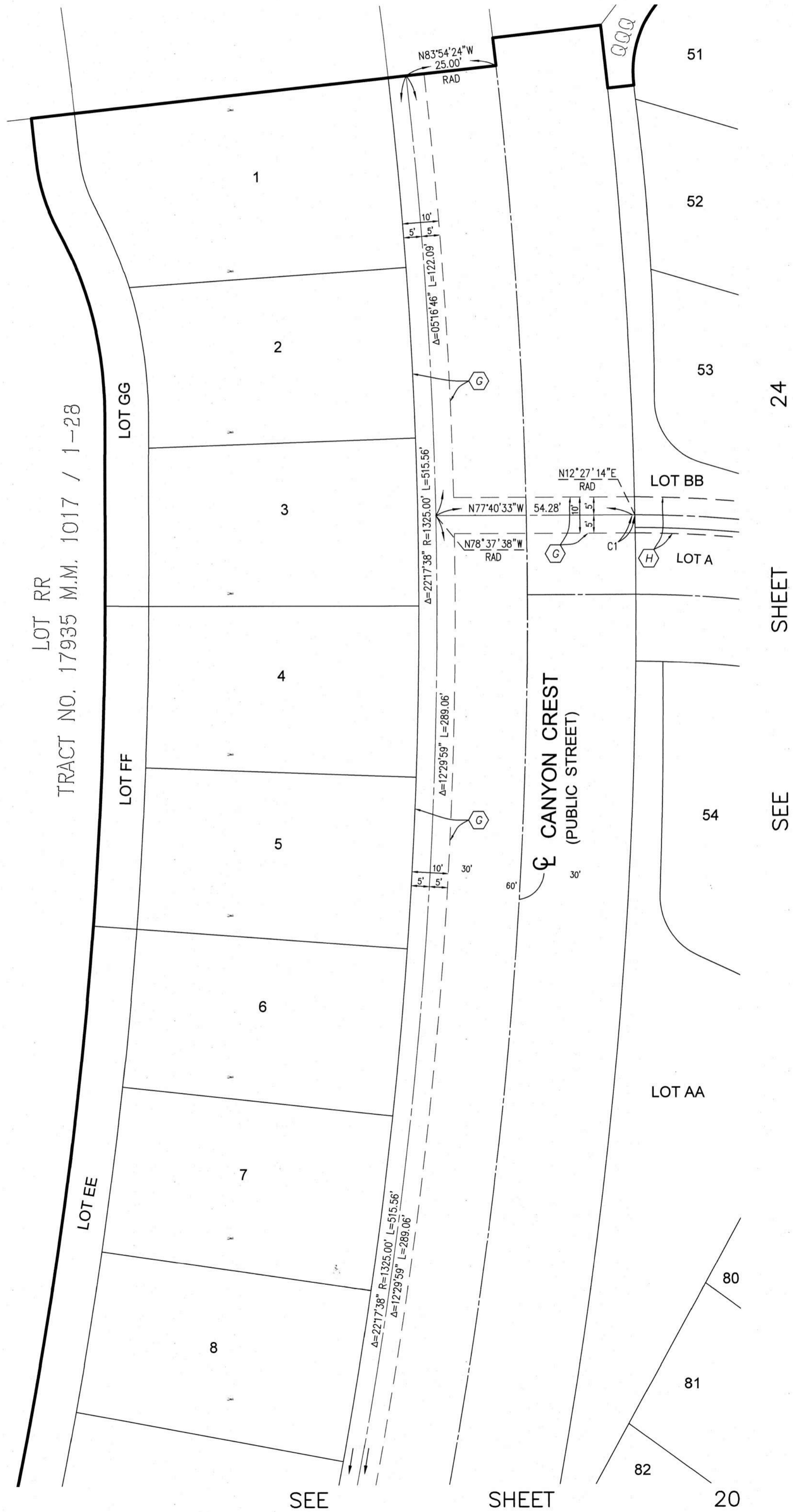
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

NOTES:

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SEE SHEET 5 THROUGH 12 FOR MAP SHEETS.
SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

EASEMENT DETAILS

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	0.73'	322.00'	0°07'47"



LOT RR
TRACT NO. 17935 M.M. 1017 / 1-28

24
SHEET
SEE

LOT AA



SEE SHEET 20

SHEET 20 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

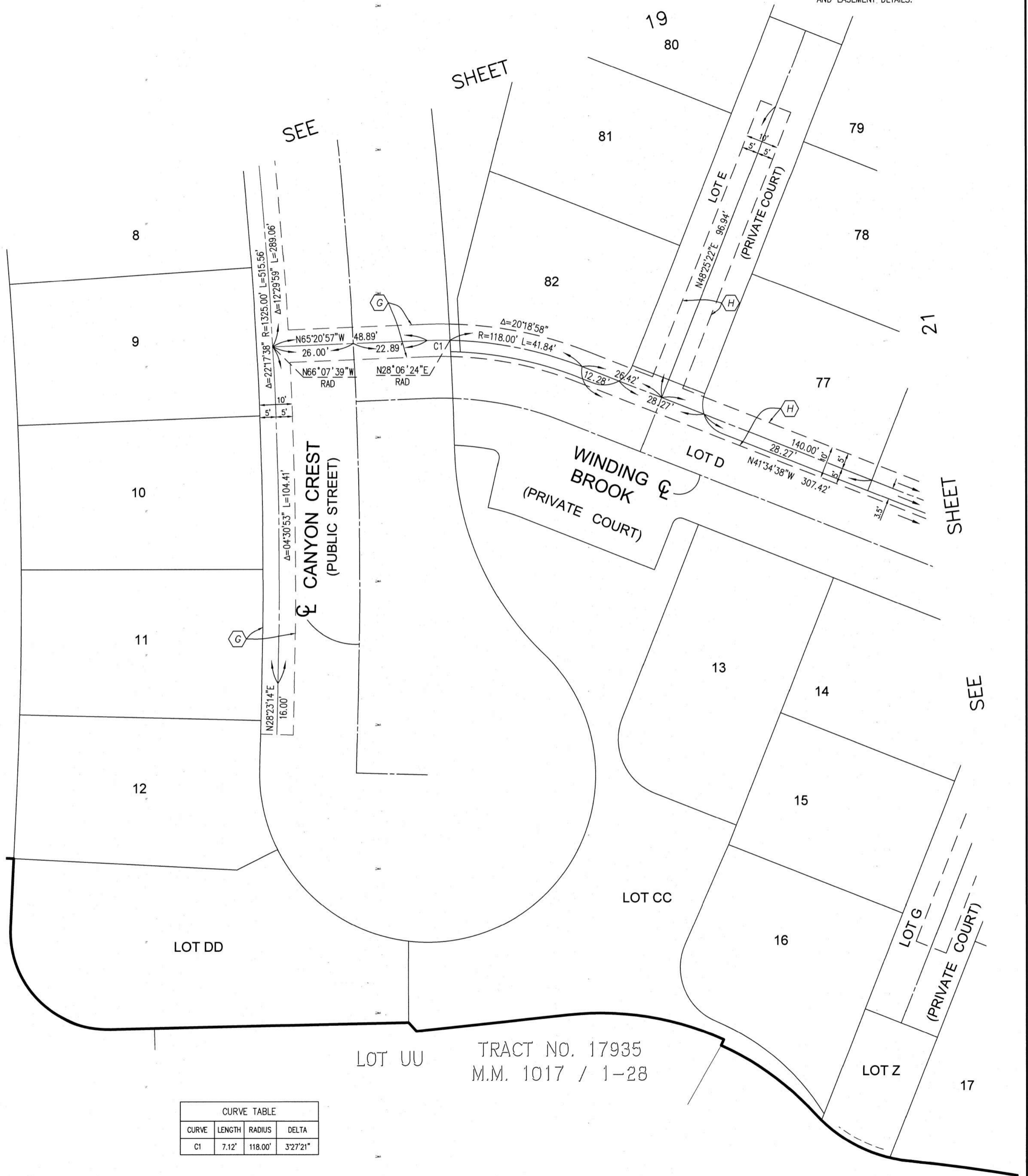
TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

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SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

EASEMENT DETAILS



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	7.12'	118.00'	3°27'21"



0' 20'
SCALE: 1"=20'

SHEET 21 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

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SEE SHEET 5 THROUGH 12 FOR MAP SHEETS.
SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

EASEMENT DETAILS



LOT VV
TRACT NO. 17935 M.M. 1017 / 1-28

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	20.08'	113.00'	101°0'48"



0' 20'
SCALE: 1"=20'

SHEET 22 OF 26 SHEETS
 ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19327
 TOTAL LOTS: 82 NUMBERED
 LOTS 1 THROUGH 82 AND 33
 LETTERED LOTS A THROUGH GG
 GROSS AREA = 9.855 ACRES
 NET AREA = 8.945 ACRES

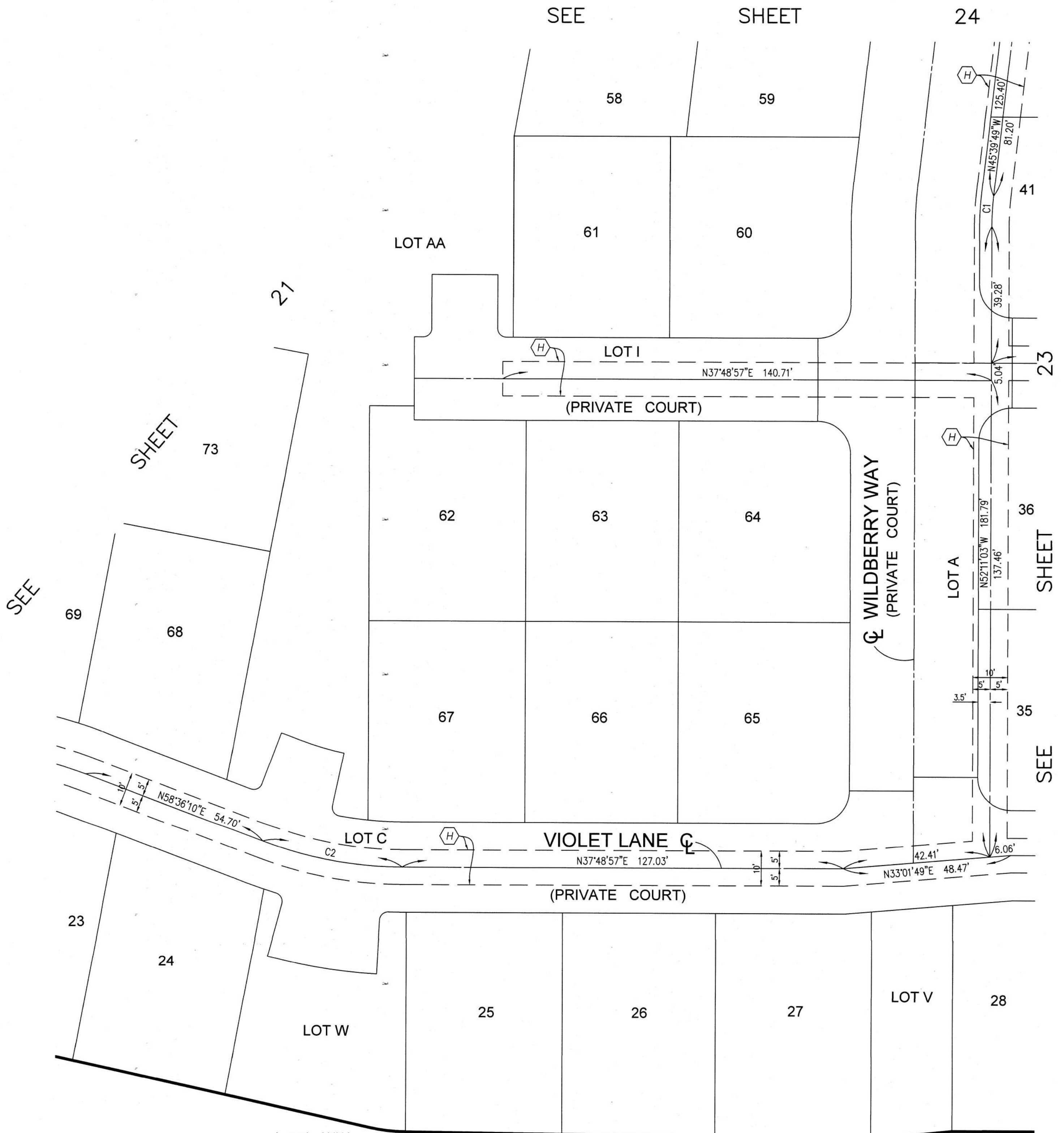
TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
 DATE OF SURVEY: JANUARY, 2025

NOTES:

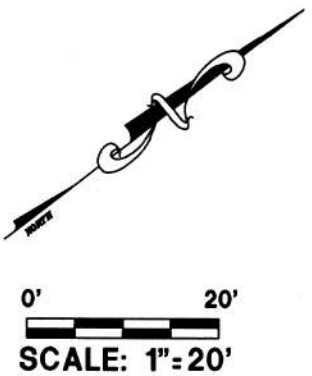
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 SEE SHEET 5 THROUGH 12 FOR MAP SHEETS.
 SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

EASEMENT DETAILS



LOT WW
 TRACT NO. 17935 M.M. 1017 / 1-28

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	8.88'	78.00'	6°31'14"
C2	35.19'	97.00'	20°47'13"



SHEET 23 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH QQ
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

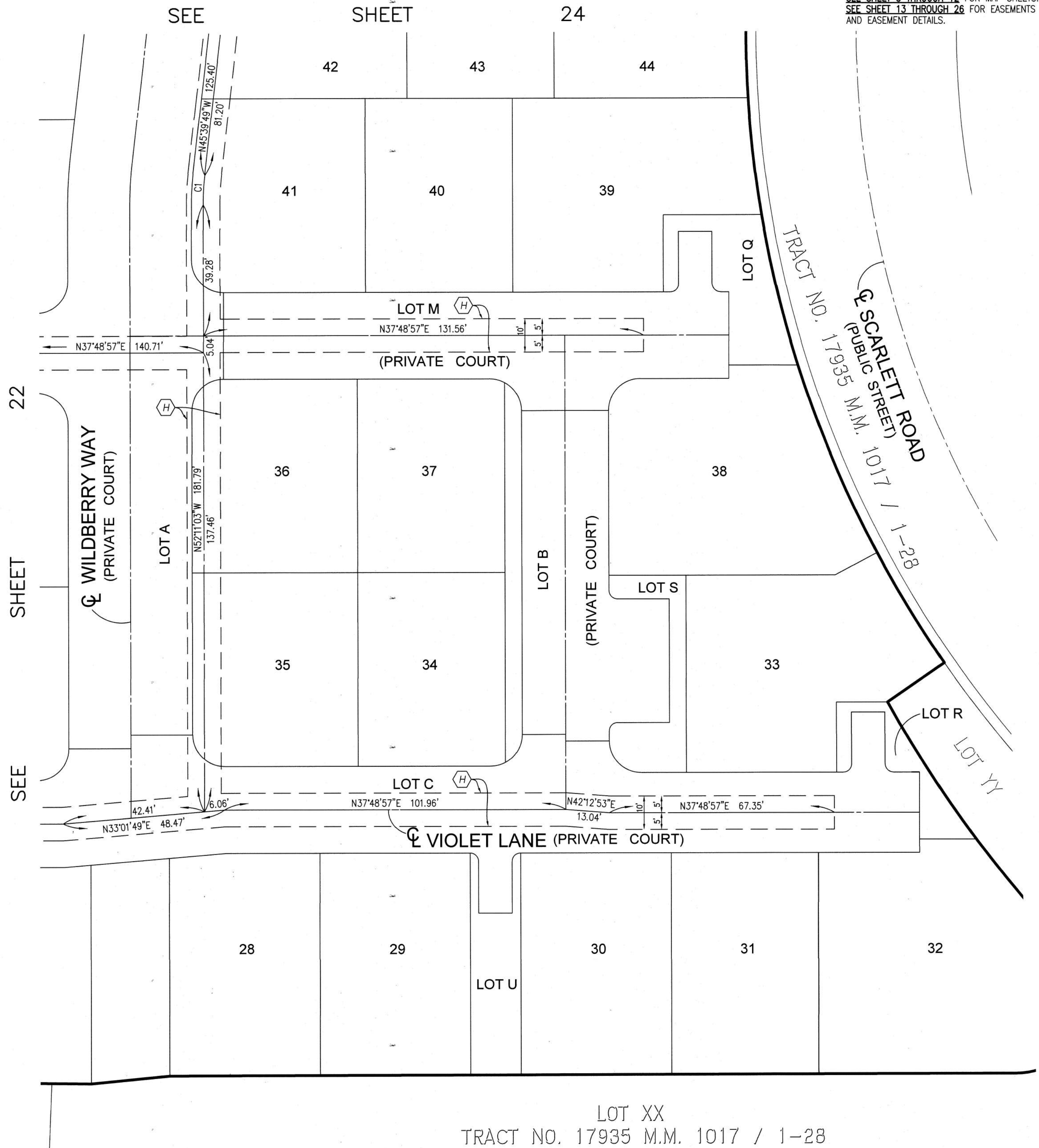
TRACT NO. 19327

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PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
DATE OF SURVEY: JANUARY, 2025

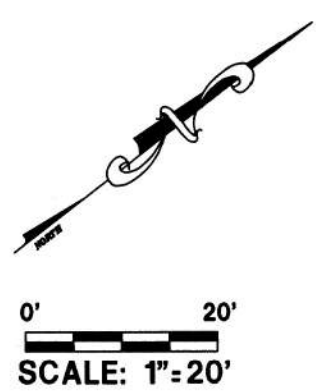
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SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

EASEMENT DETAILS



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	8.88'	78.00'	6°31'14"



SHEET 24 OF 26 SHEETS
 ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19327
 TOTAL LOTS: 82 NUMBERED
 LOTS 1 THROUGH 82 AND 33
 LETTERED LOTS A THROUGH GG
 GROSS AREA = 9.855 ACRES
 NET AREA = 8.945 ACRES

TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067
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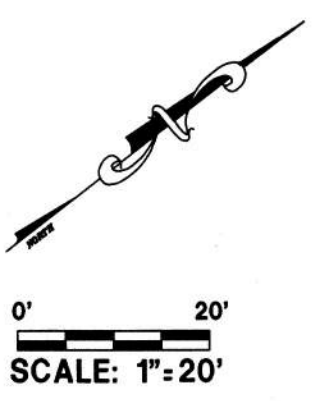
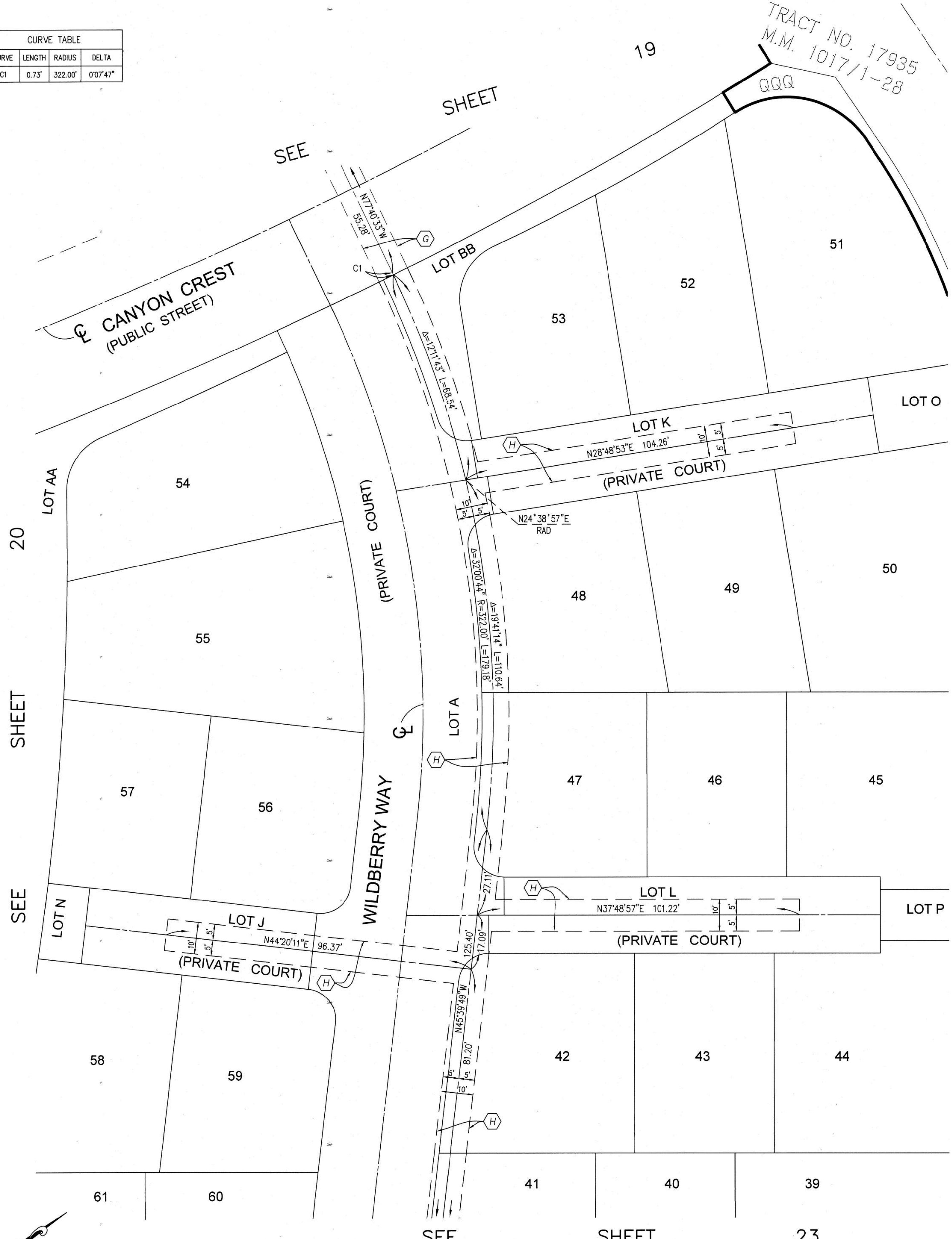
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 SEE SHEET 5 THROUGH 12 FOR MAP SHEETS.
 SEE SHEET 13 THROUGH 26 FOR EASEMENTS AND EASEMENT DETAILS.

EASEMENT DETAILS

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	0.73'	322.00'	0°07'47"

TRACT NO. 17935
 M.M. 1017/1-28
 QQQ



SHEET 25 OF 26 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19327
TOTAL LOTS: 82 NUMBERED
LOTS 1 THROUGH 82 AND 33
LETTERED LOTS A THROUGH GG
GROSS AREA = 9.855 ACRES
NET AREA = 8.945 ACRES

TRACT NO. 19327

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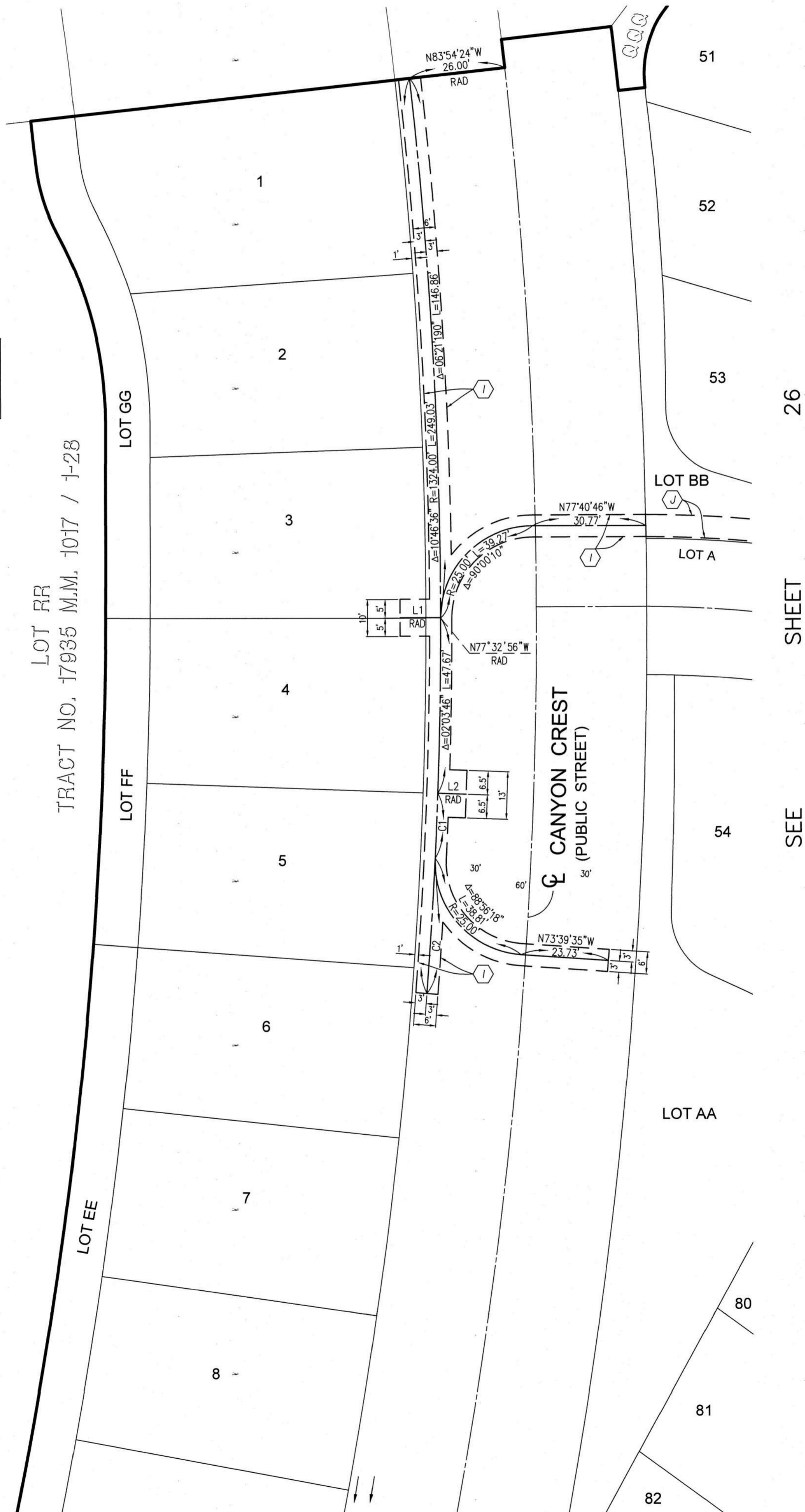
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EASEMENT DETAILS

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.00'	N77°33'05"W
L2	7.65'	N75°29'19"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	17.73'	1324.00'	0°46'02"
C2	36.77'	1324.00'	1°35'29"



SEE SHEET 26



SHEET 26 OF 26 SHEETS

TRACT NO. 19327

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
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ALL OF VESTING TENTATIVE TRACT MAP NO. 19327
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 LOTS 1 THROUGH 82 AND 33
 LETTERED LOTS A THROUGH GG
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 NET AREA = 8.945 ACRES

EASEMENT DETAILS

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N44°20'11"E
L2	3.00'	N61°11'07"E
L3	3.00'	N29°04'50"E
L4	3.40'	N68°00'31"W
L5	10.02'	N21°59'29"E
L6	9.00'	N68°00'31"W
L7	7.00'	N28°48'53"E
L8	4.56'	N45°39'49"W
L9	7.64'	N44°20'11"E
L10	7.00'	N37°48'57"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	6.00'	1380.00'	0°14'57"
C2	34.46'	22.00'	89°44'03"
C3	21.93'	319.00'	3°56'18"
C4	43.98'	28.00'	90°00'00"

