

SHEET 1 OF 6 SHEETS
NUMBERED LOTS: 60
LETTERED LOTS: 18 (A-R)
AREA = 10.124 ACRES (GROSS)
AREA = 7.068 ACRES (NET)
DATE OF SURVEY: SEPTEMBER 2025
ALL OF VESTING TENTATIVE
TRACT NO. 19325

TRACT NO. 19325

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF LOTS 33 THROUGH 39, INCLUSIVE, AND LETTERED LOTS KK, NN, AND PP,
AS SHOWN ON TRACT NO. 17935, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP
FILED IN BOOK 1017, PAGES 1 THROUGH 28, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
SEPTEMBER 2025

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE CO.

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: CANYON CREST, FERNLEAF DRIVE, BIRCHWOOD DRIVE AND MAPLELEAF COURT.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

THE EASEMENT 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 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, COUNTY OF ORANGE.

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

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, OWNER

BY: Brooke Doi BY: Nicole Murray
PRINT NAME Brooke Doi PRINT NAME Nicole Murray
PRINT TITLE Assistant Secretary PRINT TITLE Vice President

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 15, 2025, AS
INSTRUMENT NUMBER 2025000282888 OF OFFICIAL RECORDS.

BY: RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS
AUTHORIZED AGENT AND MANAGER
BY: Jeremy T. Laster BY: Elise L. Millington
PRINT NAME Jeremy T. Laster PRINT NAME Elise L. Millington
PRINT TITLE President PRINT TITLE Chief Operating Officer

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS OPTIONEE UNDER A MEMORANDUM OF REPURCHASE OPTION RECORDED OCTOBER
15, 2025 AS INSTRUMENT NUMBER 2025000282887 OF OFFICIAL RECORDS.

BY: RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS
AUTHORIZED AGENT AND MANAGER
BY: Jeremy T. Laster BY: Elise L. Millington
PRINT NAME Jeremy T. Laster PRINT NAME Elise L. Millington
PRINT TITLE President PRINT TITLE Chief Operating Officer

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 NUMBER 88-10-2, DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT, THE PIPELINE 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.

DATED THIS 5th DAY OF February, 2026.

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

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 February 5th, 2025, BEFORE ME, Natali Nicole Castaneda

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:
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 No: 2527410

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 ORDINANCE AT THE REQUEST OF SHEA HOMES LIMITED PARTNERSHIP, IN SEPTEMBER 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 NINETY (90) 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.

K.R. Troxell 2/3/2026
KURT R. TROXELL, L.S. 7854 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 20th DAY OF FEBRUARY, 2026

Lily M. N. Sandberg
BY: LILY M. N. SANDBERG, COUNTY SURVEYOR
P.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 5th DAY OF FEBRUARY, 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 FOR PUBLIC STREET AND PUBLIC UTILITY EASEMENT PURPOSES OF: CANYON CREST, FERNLEAF DRIVE, BIRCHWOOD DRIVE AND MAPLELEAF COURT.

AND DID ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

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

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 _____, 2026

Robin Stieler
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 19th DAY OF FEBRUARY, 2026.

Shari L. Freidenrich
SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: Shari L. Freidenrich
TREASURER-TAX COLLECTOR

SHEET 2 OF 6 SHEETS
 NUMBERED LOTS: 60
 LETTERED LOTS: 18 (A-R)
 AREA = 10.124 ACRES (GROSS)
 AREA = 7.068 ACRES (NET)
 DATE OF SURVEY: SEPTEMBER 2025
 ALL OF VESTING TENTATIVE
 TRACT NO. 19325

TRACT NO. 19325

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

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
 SEPTEMBER 2025

NOTARY ACKNOWLEDGMENTS:

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER

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 February 3, 2026, BEFORE ME, Bonnie MacEwan-Campbell,

A NOTARY PUBLIC PERSONALLY APPEARED Brooke Doi and Nicole Murray 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:

Bonnie MacEwan-Campbell
 NOTARY PUBLIC IN AND FOR SAID STATE

Bonnie MacEwan-Campbell
 (PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS
 IS IN Orange COUNTY.
 MY COMMISSION EXPIRES: 6/6/26
 MY COMMISSION No: 2407104

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE AND BENEFICIARY:

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 February 5, 2026, BEFORE ME, Suzanna Ferebee

A NOTARY PUBLIC PERSONALLY APPEARED Jeremy J. Laster 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:

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: 7.25.29
 MY COMMISSION No: 2528133

GENERAL NOTES:

1. TRACT NO. 19325 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. 19325

3. 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, THE SAID PRIVATE COURTS HAVE BEEN ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS.

4. LOTS C THROUGH R SHALL BE DEVELOPED EXCLUSIVELY AS OPEN SPACE AND LANDSCAPE AREA AND SHALL NOT BE DEVELOPED AS RESIDENTIAL LOTS OR FOR ANY OTHER USE.

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:

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

LOTS AND PROPOSED BUILDINGS ARE LOCATED WITHIN THE EMBER MITIGATION ZONE AND WITHIN THE RADIANT HEAT/EMBER MITIGATION ZONE. LOTS 1-60 ARE WITHIN THE RADIANT HEAT ZONE/EMBER MITIGATION ZONE.

REFER TO APPROVED FIRE MASTER PLAN OCFA SR# 25000812.

NUMBERED LOT AREA AND PURPOSE LISTING

NUMBERED LOTS 1 THROUGH 60 ARE FOR SINGLE-FAMILY HOME PURPOSES. THEIR AREAS ARE NOTED ON THE MAP SHEETS.

LETTERED LOT AREA AND PURPOSE LISTING

LETTERED LOTS A THROUGH R ARE FOR PRIVATE COURT/ALLEY, OPEN SPACE, AND LANDSCAPE PURPOSES AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THEIR AREAS ARE NOTED AS FOLLOWS:

LOT NAME	SQUARE FOOTAGE	ACREAGE	PURPOSE
A	7,592	0.174	PRIVATE COURT
B	4,055	0.093	PRIVATE COURT
C	1,836	0.042	OPEN SPACE
D	1,264	0.029	OPEN SPACE
E	687	0.016	SLOPE/LANDSCAPE
F	651	0.015	SLOPE/LANDSCAPE
G	641	0.015	SLOPE/LANDSCAPE
H	737	0.017	SLOPE/LANDSCAPE
I	400	0.009	SLOPE/LANDSCAPE
J	380	0.009	SLOPE/LANDSCAPE
K	457	0.010	SLOPE/LANDSCAPE
L	800	0.018	SLOPE/LANDSCAPE
M	430	0.010	SLOPE/LANDSCAPE
N	2,880	0.066	SLOPE/LANDSCAPE
O	3,384	0.078	SLOPE/LANDSCAPE
P	4,246	0.097	SLOPE/LANDSCAPE
Q	4,246	0.097	SLOPE/LANDSCAPE
R	2,837	0.065	SLOPE/LANDSCAPE

NOTE: LETTERED LOTS ARE NOT SEPARATE BUILDING SITES.

SIGNATURE OMISSIONS:

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

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY HOLDER OF ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE WITHIN OR UNDER THE PARCEL, BUT WITHOUT, HOWEVER, THE RIGHT TO ENTER THE PARCEL OR THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE PARCEL, AS SET FORTH IN GRANT DEED RECORDED OCTOBER 15, 2025 AS INSTRUMENT NO. 2025000282886 OF OFFICIAL RECORDS

RANCHO MISSION VIEJO MUTUAL WATER COMPANY, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION HOLDER OF ALL RIPARIAN, APPROPRIATIVE, OVERLYING OR OTHER WATER AND WATER RIGHTS AND ANY AND ALL INTERESTS IN SUCH WATER, INCLUDING SURFACE WATER, SUBSURFACE UNDERFLOW, AND PERCOLATING GROUNDWATER APPURTENANT OR RELATING TO SAID LAND, AS DESCRIBED IN THE DEED OF WATER RIGHTS RECORDED APRIL 23, 2012 AS INSTRUMENT NOS. 2012000230675 OF OFFICIAL RECORDS.

SEE SHEET 3 FOR EXTERIOR BOUNDARY AND INDEX MAP, BASIS OF BEARINGS, MONUMENT NOTES, EASEMENT NOTES, AND RECORD DATA NOTE.

SHEET 3 OF 6 SHEETS
 NUMBERED LOTS: 60
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 AREA = 10.124 ACRES (GROSS)
 AREA = 7.068 ACRES (NET)
 DATE OF SURVEY: SEPTEMBER 2025
 ALL OF VESTING TENTATIVE
 TRACT NO. 19325

TRACT NO. 19325

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

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
 SEPTEMBER 2025

EXTERIOR BOUNDARY AND INDEX SHEET

RECORD DATA NOTE:

ALL EXTERIOR TRACT AND EXISTING STREET CENTERLINE DATA IS MEASURED AND RECORD PER TRACT NO. 17935, M.M. 1017/1-28.

BASIS OF BEARINGS:

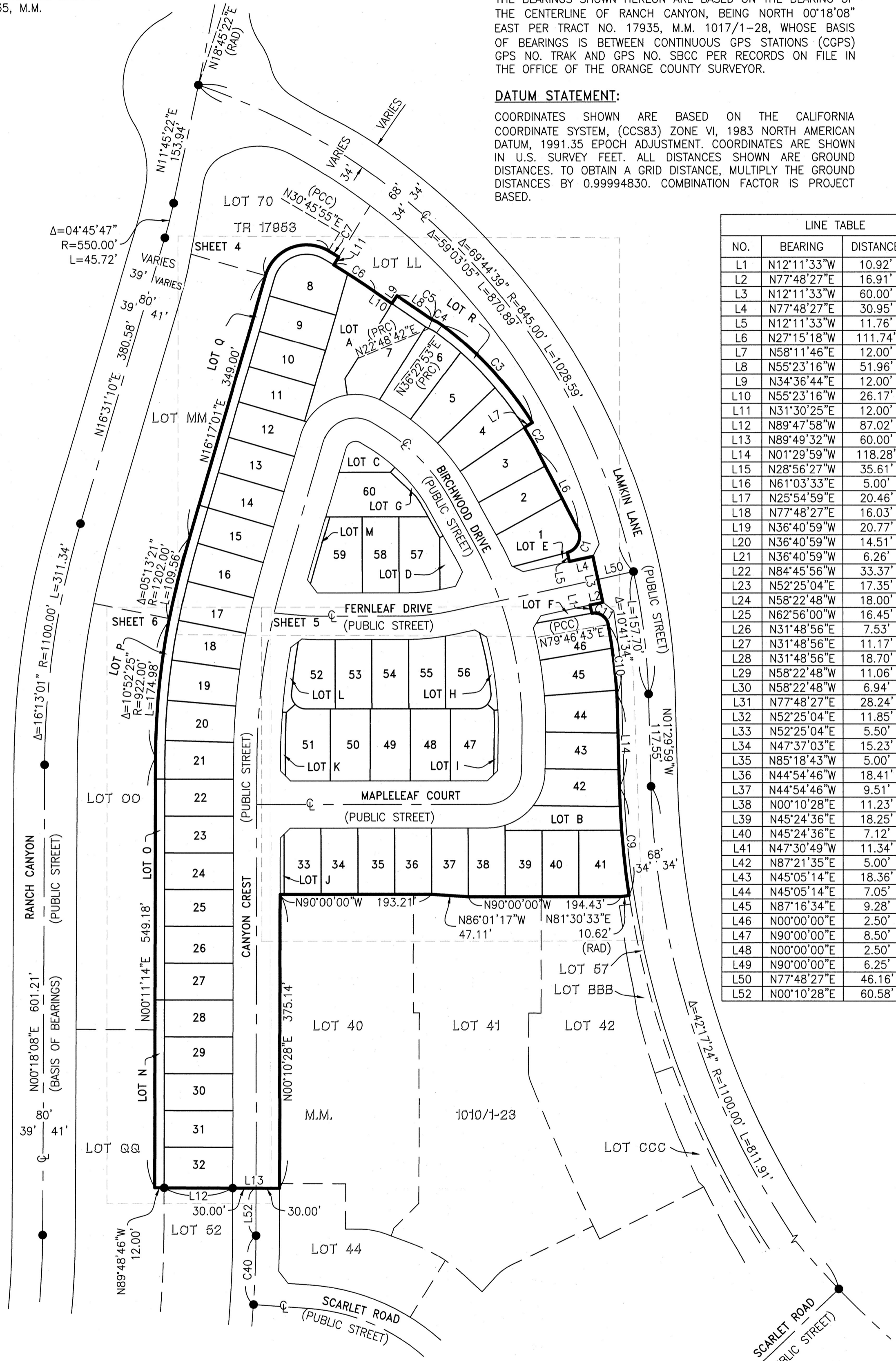
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF RANCH CANYON, BEING NORTH 00°18'08" EAST PER TRACT NO. 17935, M.M. 1017/1-28, WHOSE BASIS OF BEARINGS IS BETWEEN CONTINUOUS GPS STATIONS (CGPS) GPS NO. TRAK AND GPS NO. SBCC PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

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

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	102°46'13"	21.00'	37.67'
C2	04°32'56"	436.00'	34.61'
C3	21°48'53"	448.00'	170.57'
C4	13°34'11"	62.00'	14.68'
C5	11°48'02"	8.00'	1.65'
C6	03°06'18"	1160.00'	62.87'
C7	00°44'30"	1172.00'	15.17'
C9	06°59'28"	1140.00'	139.10'
C10	06°22'50"	804.00'	89.53'
C11	89°40'39"	18.00'	28.17'
C12	21°48'53"	436.00'	166.00'
C13	13°34'11"	50.00'	11.84'
C14	11°48'02"	20.00'	4.12'
C15	02°04'14"	1160.00'	41.92'
C16	01°46'35"	1160.00'	35.96'
C17	03°50'49"	1160.00'	77.88'
C18	00°44'30"	1160.00'	15.02'
C19	18°46'53"	220.00'	72.12'
C20	10°56'59"	220.00'	42.04'
C21	02°57'57"	450.00'	23.29'
C22	11°01'37"	220.00'	42.33'
C23	01°09'56"	220.00'	4.48'
C24	05°14'04"	250.00'	22.84'
C25	12°11'33"	280.00'	59.58'
C26	05°15'59"	510.00'	46.88'
C27	95°14'07"	18.00'	29.92'
C28	47°37'04"	18.00'	14.96'
C29	47°37'03"	18.00'	14.96'
C30	95°01'38"	18.00'	29.85'
C31	47°30'49"	18.00'	14.93'
C32	47°30'49"	18.00'	14.93'
C33	34°41'26"	73.00'	44.20'
C34	06°59'28"	1140.00'	139.10'
C35	06°22'50"	804.00'	89.53'
C36	05°13'22"	1190.00'	108.47'
C37	04°30'49"	810.00'	63.81'
C38	03°27'37"	450.00'	27.18'
C39	356°15'32"	1350.00'	8394.15'
C40	03°44'28"	1350.00'	88.15'
C41	35°32'30"	73.00'	45.28'
C42	07°10'53"	215.00'	26.95'

LINE TABLE			
NO.	BEARING	DISTANCE	RAD
L1	N12°11'33"W	10.92'	
L2	N77°48'27"E	16.91'	
L3	N12°11'33"W	60.00'	
L4	N77°48'27"E	30.95'	
L5	N12°11'33"W	11.76'	
L6	N27°15'18"W	111.74'	
L7	N58°11'46"E	12.00'	
L8	N55°23'16"W	51.96'	
L9	N34°36'44"E	12.00'	
L10	N55°23'16"W	26.17'	
L11	N31°30'25"E	12.00'	
L12	N89°47'58"W	87.02'	
L13	N89°49'32"W	60.00'	
L14	N01°29'59"W	118.28'	
L15	N28°56'27"W	35.61'	
L16	N61°03'33"E	5.00'	
L17	N25°54'59"E	20.46'	
L18	N77°48'27"E	16.03'	
L19	N36°40'59"W	20.77'	
L20	N36°40'59"W	14.51'	
L21	N36°40'59"W	6.26'	
L22	N84°45'56"W	33.37'	
L23	N52°25'04"E	17.35'	
L24	N58°22'48"W	18.00'	
L25	N62°56'00"W	16.45'	
L26	N31°48'56"E	7.53'	
L27	N31°48'56"E	11.17'	
L28	N31°48'56"E	18.70'	
L29	N58°22'48"W	11.06'	
L30	N58°22'48"W	6.94'	
L31	N77°48'27"E	28.24'	
L32	N52°25'04"E	11.85'	
L33	N52°25'04"E	5.50'	
L34	N47°37'03"E	15.23'	
L35	N85°18'43"W	5.00'	(RAD)
L36	N44°54'46"W	18.41'	
L37	N44°54'46"W	9.51'	
L38	N00°10'28"E	11.23'	
L39	N45°24'36"E	18.25'	
L40	N45°24'36"E	7.12'	
L41	N47°30'49"W	11.34'	
L42	N87°21'35"E	5.00'	(RAD)
L43	N45°05'14"E	18.36'	
L44	N45°05'14"E	7.05'	
L45	N87°16'34"E	9.28'	
L46	N00°00'00"E	2.50'	
L47	N90°00'00"E	8.50'	
L48	N00°00'00"E	2.50'	
L49	N90°00'00"E	6.25'	
L50	N77°48'27"E	46.16'	
L52	N00°10'28"E	60.58'	

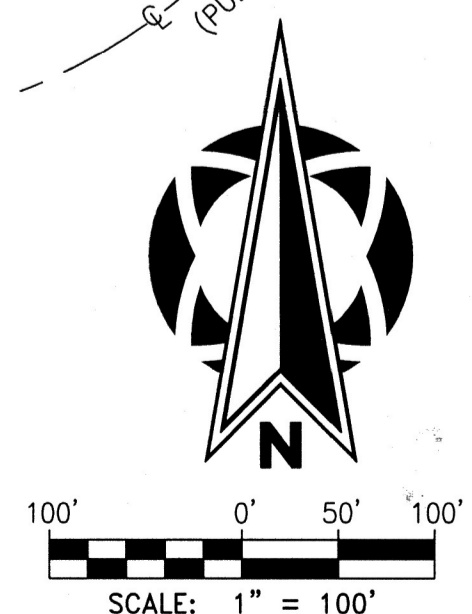


MONUMENT NOTES:

- 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 AND TAG "PLS 8912" TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS PER TRACT NO. 17935, MM 1017/1-28.
- 2" IRON PIPE AND TAG "L.S. 7854" OR SPIKE AND WASHER STAMPED "L.S. 7854", OR LEAD TACK AND TAG "L.S. 7854" TO BE SET AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

MONUMENT NOTES (CONT.):

- 1" IRON PIPE AND TAG "L.S. 7854" OR SPIKE AND WASHER STAMPED "L.S. 7854", OR LEAD TACK AND TAG "L.S. 7854" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, EXCEPT AT BC'S, EC'S, PRC'S AND PCC'S, UNLESS OTHERWISE NOTED.
- 1" IRON PIPE AND TAG "L.S. 7854" OR SPIKE AND WASHER "L.S. 7854", OR LEAD TACK AND TAG "L.S. 7854" TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, UNLESS NOTED OTHERWISE. THE NOTES TO SAID CENTERLINE MONUMENTS WILL BE SUBMITTED AS CORNER RECORDS TO THE ORANGE COUNTY SURVEYOR.



SEE SHEET 2 FOR SIGNATURE OMISSIONS, LETTERED LOT AREA AND PURPOSE LISTING, AND GENERAL NOTES.

SHEET 4 OF 6 SHEETS
NUMBERED LOTS: 60
LETTERED LOTS: 18 (A-R)
AREA = 10.124 ACRES (GROSS)
AREA = 7.068 ACRES (NET)
DATE OF SURVEY: SEPTEMBER 2025
ALL OF VESTING TENTATIVE
TRACT NO. 19325

TRACT NO. 19325

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

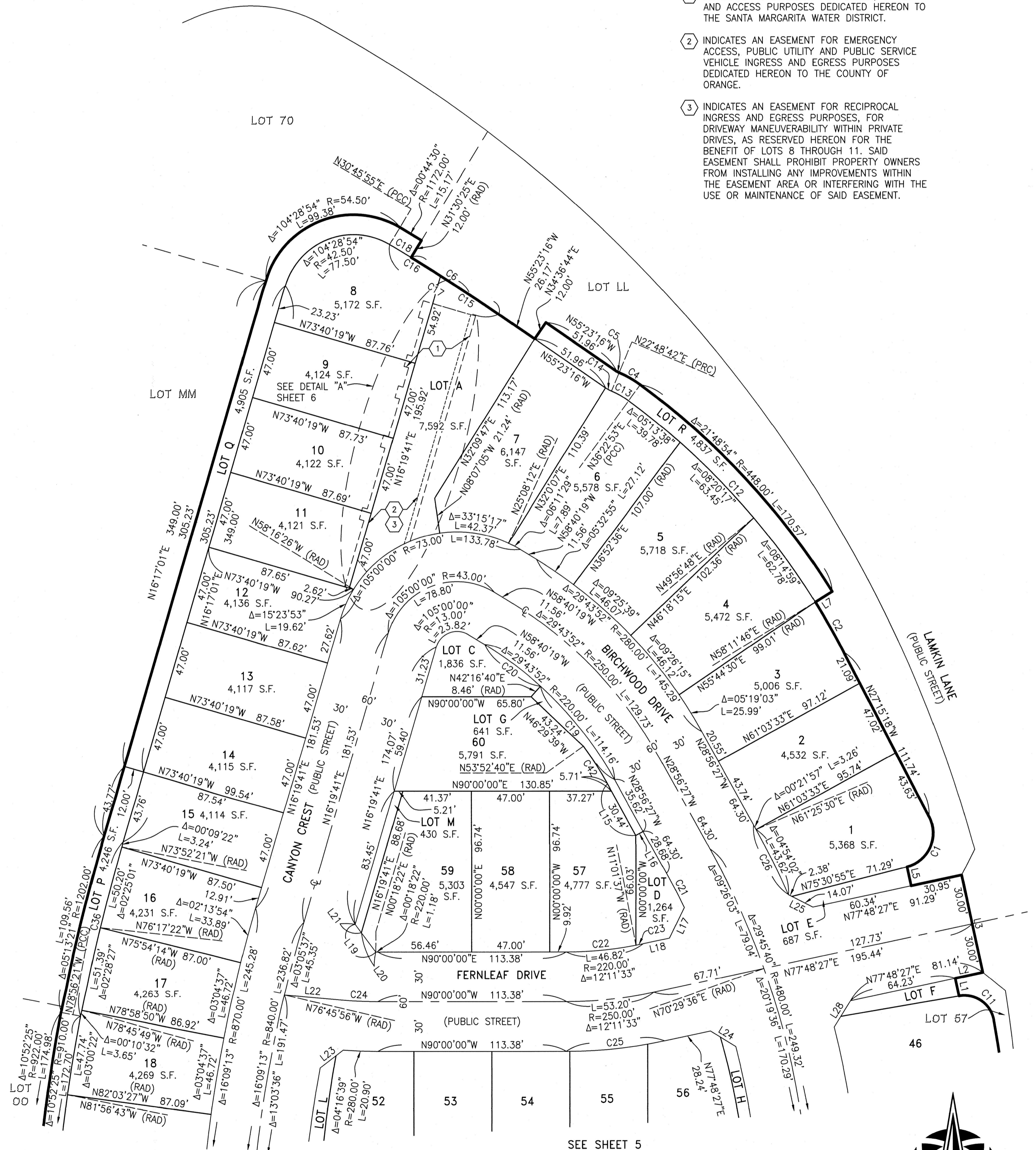
KURT R. TROXELL, L.S. 7854

FUSCOE ENGINEERING, INC.

SEPTEMBER 2025

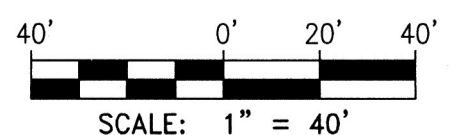
EASEMENT NOTES:

- ① INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED HEREON TO THE SANTA MARGARITA WATER DISTRICT.
- ② INDICATES AN EASEMENT FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE.
- ③ INDICATES AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS PURPOSES, FOR DRIVEWAY MANEUVERABILITY WITHIN PRIVATE DRIVES, AS RESERVED HEREON FOR THE BENEFIT OF LOTS 8 THROUGH 11. SAID EASEMENT SHALL PROHIBIT PROPERTY OWNERS FROM INSTALLING ANY IMPROVEMENTS WITHIN THE EASEMENT AREA OR INTERFERING WITH THE USE OR MAINTENANCE OF SAID EASEMENT.



SEE SHEET 6

SEE SHEET 5



SEE SHEET 2 FOR SIGNATURE OMISSIONS, LETTERED LOT AREA AND PURPOSE LISTING, AND GENERAL NOTES.
SEE SHEET 3 FOR EXTERIOR BOUNDARY AND INDEX MAP, BASIS OF BEARINGS, MONUMENT NOTES, EASEMENT NOTES, AND RECORD DATA NOTE.

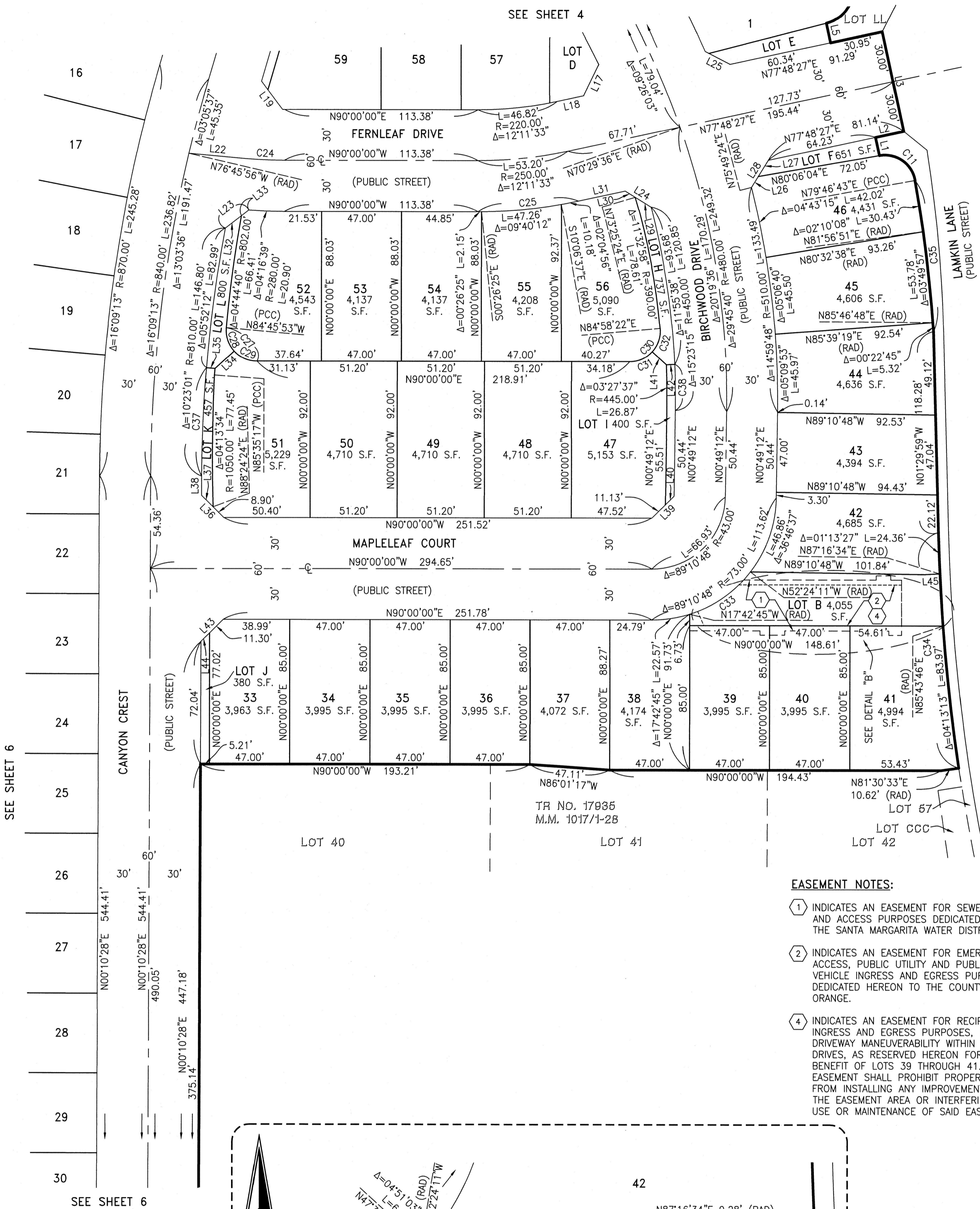
SHEET 5 OF 6 SHEETS
 NUMBERED LOTS: 60
 LETTERED LOTS: 18 (A-R)
 AREA = 10.124 ACRES (GROSS)
 AREA = 7.068 ACRES (NET)
 DATE OF SURVEY: SEPTEMBER 2025
 ALL OF VESTING TENTATIVE
 TRACT NO. 19325

TRACT NO. 19325

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

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
 SEPTEMBER 2025

SEE SHEET 4

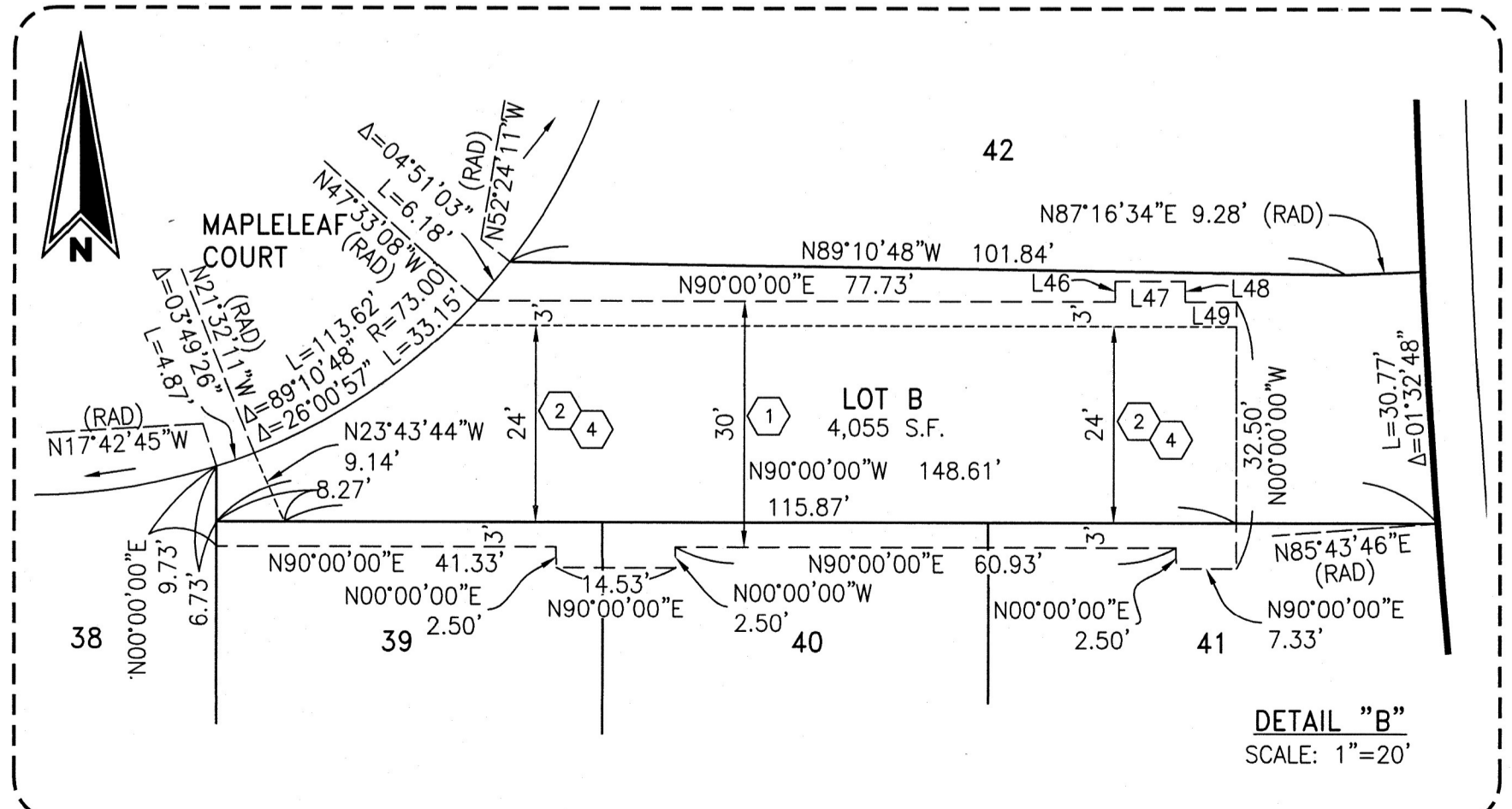


SEE SHEET 6

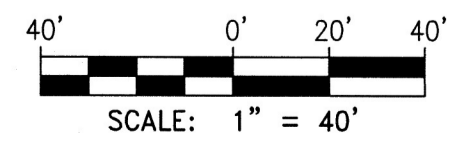
SEE SHEET 6

EASEMENT NOTES:

- ① INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED HEREON TO THE SANTA MARGARITA WATER DISTRICT.
- ② INDICATES AN EASEMENT FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE.
- ④ INDICATES AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS PURPOSES, FOR DRIVEWAY MANEUVERABILITY WITHIN PRIVATE DRIVES, AS RESERVED HEREON FOR THE BENEFIT OF LOTS 39 THROUGH 41. SAID EASEMENT SHALL PROHIBIT PROPERTY OWNERS FROM INSTALLING ANY IMPROVEMENTS WITHIN THE EASEMENT AREA OR INTERFERING WITH THE USE OR MAINTENANCE OF SAID EASEMENT.



DETAIL "B"
 SCALE: 1"=20'



SEE SHEET 2 FOR SIGNATURE OMISSIONS, LETTERED LOT AREA AND PURPOSE LISTING, AND GENERAL NOTES.
 SEE SHEET 3 FOR EXTERIOR BOUNDARY AND INDEX MAP, BASIS OF BEARINGS, MONUMENT NOTES, EASEMENT NOTES, AND RECORD DATA NOTE.

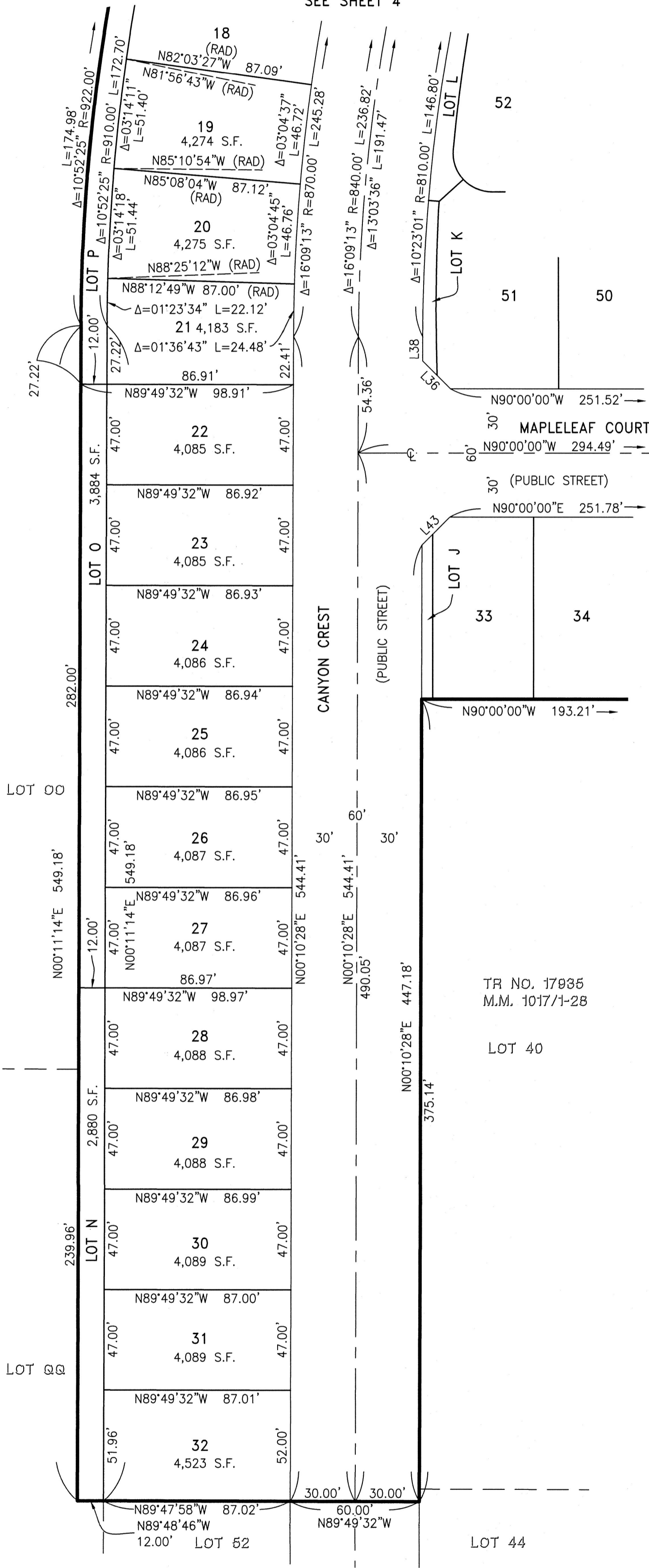
SHEET 6 OF 6 SHEETS
 NUMBERED LOTS: 60
 LETTERED LOTS: 18 (A-R)
 AREA = 10.124 ACRES (GROSS)
 AREA = 7.068 ACRES (NET)
 DATE OF SURVEY: SEPTEMBER 2025
 ALL OF VESTING TENTATIVE
 TRACT NO. 19325

TRACT NO. 19325

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

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
 SEPTEMBER 2025

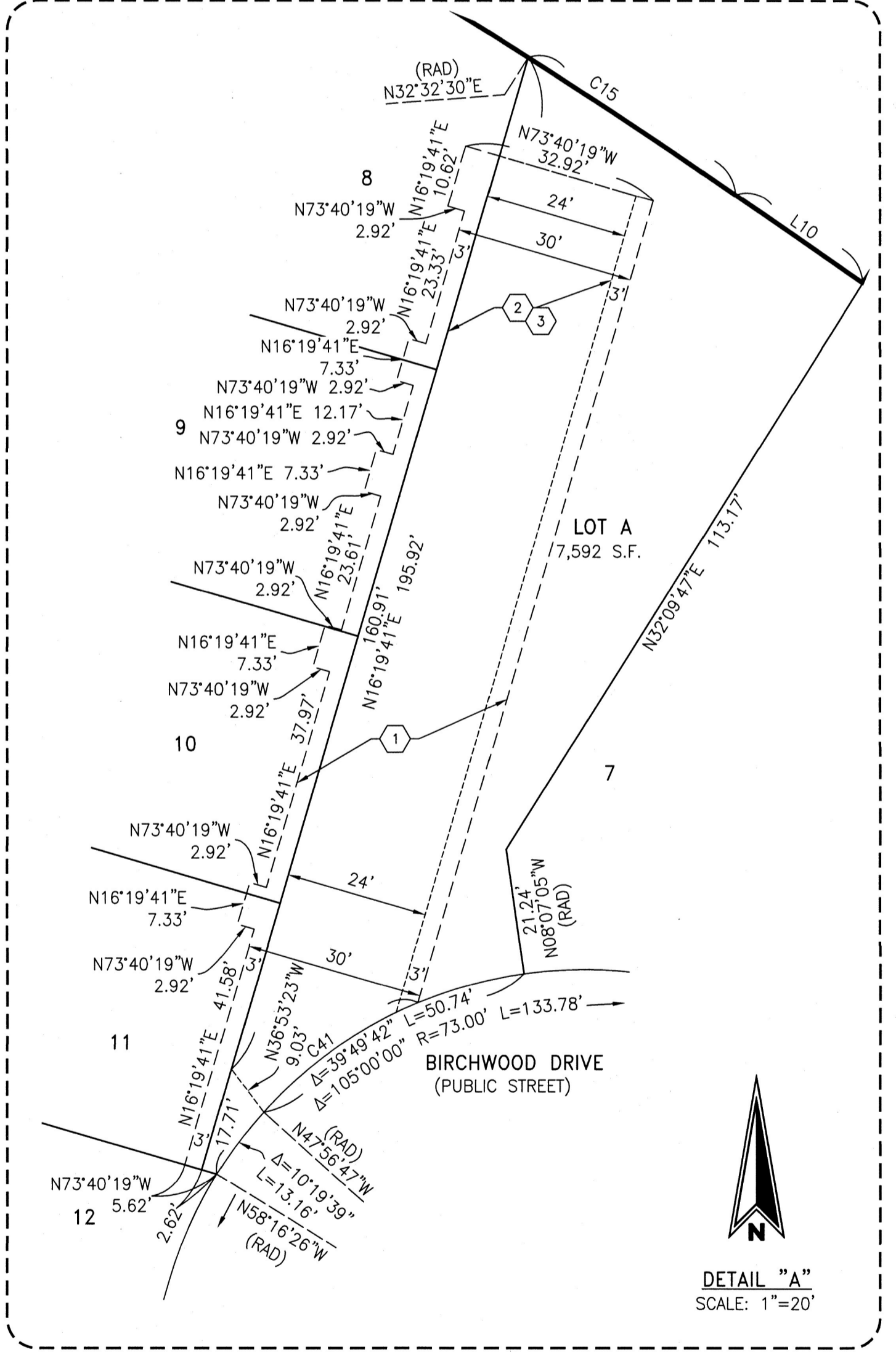
SEE SHEET 4



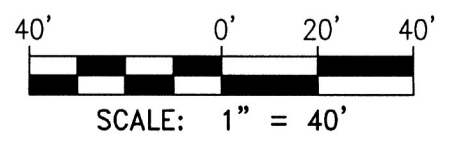
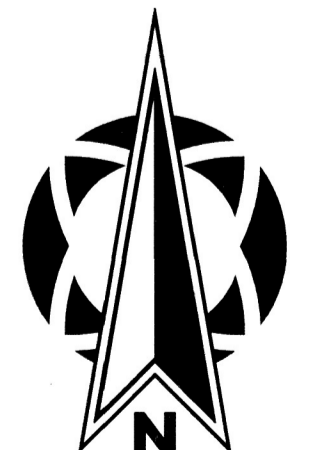
EASEMENT NOTES:

- ① INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED HEREON TO THE SANTA MARGARITA WATER DISTRICT.
- ② INDICATES AN EASEMENT FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE.
- ③ INDICATES AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS PURPOSES, FOR DRIVEWAY MANEUVERABILITY WITHIN PRIVATE DRIVES, AS RESERVED HEREON FOR THE BENEFIT OF LOTS 8 THROUGH 11. SAID EASEMENT SHALL PROHIBIT PROPERTY OWNERS FROM INSTALLING ANY IMPROVEMENTS WITHIN THE EASEMENT AREA OR INTERFERING WITH THE USE OR MAINTENANCE OF SAID EASEMENT.

SEE SHEET 5



DETAIL "A"
 SCALE: 1" = 20'



SEE SHEET 2 FOR SIGNATURE OMISSIONS, LETTERED LOT AREA AND PURPOSE LISTING, AND GENERAL NOTES.
 SEE SHEET 3 FOR EXTERIOR BOUNDARY AND INDEX MAP, BASIS OF BEARINGS, MONUMENT NOTES, EASEMENT NOTES, AND RECORD DATA NOTE.