

SHEET 1 OF 29 SHEETS

TRACT NO. 17936

ACCEPTED AND FILED AT
THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

33 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
144.050 ACRES (NET)

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF PARCELS 85 THROUGH 87, INCLUSIVE, AND PARCELS 95
THROUGH 98, INCLUSIVE, AND PARCEL 102, OF CERTIFICATE OF COMPLIANCE NO. CC 2011-01, RECORDED
DECEMBER 27, 2011, AS INSTRUMENT NO. 2011000677171, OF OFFICIAL RECORDS; TOGETHER WITH LOTS
31 AND V OF TRACT NO. 17933, AS SHOWN ON THE MAP FILED IN BOOK 1010, PAGES 1 THROUGH 23,
INCLUSIVE, OF MISCELLANEOUS MAPS; TOGETHER WITH LOT D OF TRACT NO. 17934, AS SHOWN ON THE
MAP FILED IN BOOK 1011, PAGES 12 THROUGH 36, INCLUSIVE, OF MISCELLANEOUS MAPS, ALL IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
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: GIBBY ROAD, BUCKER WAY,
MORNINGSTAR AVENUE, DOS PRADOS, ORCHID LANE, SADDLE WAY, AND SAGEWOOD DRIVE.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

1. THE EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES AS SHOWN ON SAID MAP.
2. THE EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES AS SHOWN ON SAID MAP.
3. AN EASEMENT FOR PRIVATE PARK PURPOSES OVER LOTS 11 THROUGH 13.

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE AN EASEMENT
FOR STORM DRAIN AND ACCESS PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH VEHICULAR ACCESS RIGHTS TO GIBBY ROAD, BUCKER
WAY, MORNINGSTAR AVENUE, DOS PRADOS, ORCHID LANE, SADDLE WAY, AND SAGEWOOD DRIVE TO
THE COUNTY OF ORANGE, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO EXPRESSLY RESERVE FOR OURSELVES AND OUR SUCCESSORS AND ASSIGNS, TOGETHER
WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, THE EASEMENTS AS
NOTED AND SHOWN HEREON AS EASEMENTS RESERVED FOR ACCESS PURPOSES.

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 ACCESS EASEMENT OVER
AND ACROSS LOTS 12 THROUGH 15, INCLUSIVE, LOT 21, AND LOTS 28 THROUGH 31, INCLUSIVE, AS
SHOWN HEREON. THIS EASEMENT SHALL BE NON-EXCLUSIVE AND THE UNDERSIGNED RETAINS THE
RIGHT TO USE AND GRANT TO OTHERS THE RIGHT TO USE ALL OR ANY PORTION OF THE AREA
COVERED BY THE EASEMENT FOR ALL LAWFUL PURPOSES. THIS EASEMENT SHALL AUTOMATICALLY
TERMINATE UPON THE FIRST TO OCCUR OF:

- 1) DEDICATION OF A PUBLIC ROADWAY TO THE BOUNDARIES OF SAID LOTS OR PORTION THEREOF,
OR GRANT OF ANOTHER PRIVATE EASEMENT WHICH PROVIDES ACCESS FROM SUCH LOT, OR
PORTION THEREOF, TO A PUBLIC OR PRIVATE ROADWAY, OR
- 2) RECORDATION OF A MAP PURSUANT TO THE CALIFORNIA SUBDIVISION MAP ACT COVERING SAID
LOTS OR PORTION THEREOF, OR ANY ADJACENT PROPERTY WHICH ESTABLISHES ROADWAYS
WHICH PROVIDE ACCESS FROM SAID LOTS OR PORTION THEREOF, TO A PUBLIC OR PRIVATE
ROADWAY.

CONVEYANCE OF ANY NUMBERED LOTS SHOWN ON SAID MAP MUST INCLUDE INGRESS AND EGRESS
TO A PUBLIC STREET.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE PIPELINE EASEMENTS
FOR DOMESTIC WATER AND ACCESS PURPOSES; SEWER AND ACCESS PURPOSES; AND DOMESTIC
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.

RMV PA3 DEVELOPMENT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

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

BY: Jeremy T. Laster
PRINT NAME: Jeremy T. Laster
PRINT TITLE: President + CEO

BY: Elise L. Millington
PRINT NAME: Elise L. Millington
PRINT TITLE: Chief Operating Officer

NOTARY ACKNOWLEDGMENT

RMV PA3 DEVELOPMENT, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

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

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON June 29, 2026 BEFORE ME Suzanna Ferebee, Notary Public
A NOTARY PUBLIC, PERSONALLY APPEARED Jeremy T. 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

SIGNATURE Suzanna Ferebee MY PRINCIPAL PLACE OF BUSINESS IS IN
NOTARY PUBLIC IN AND Orange COUNTY
FOR SAID STATE MY COMMISSION NO. July 25, 2025 2528133
PRINT NAME Suzanna Ferebee MY COMMISSION EXPIRES July 25, 29

NOTE:
SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS,
SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL
NOTES, EASEMENT NOTES AND LAND USE SUMMARY.

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 RMV PA3 DEVELOPMENT, LLC, IN JANUARY, 2026. 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 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.

David W. Mackey 6-23-2026
DAVID W. MACKEY, P.L.S. 8912



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 30th DAY OF July, 2026.

Lily M. Nunez
LILY M. N. NUNEZ, COUNTY SURVEYOR
L.S. 8402



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 THE COUNTY OF ORANGE THAT THE PROVISIONS OF THE
SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT
OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 29 DAY OF July, 2026.

On behalf of Shari L. Freidenrich BY: Celia Diaz
SHARI L. FREIDENRICH COUNTY TREASURER-TAX COLLECTOR CELIA DIAZ TREASURER-TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF
SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY
OF _____, 202____, 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 EASEMENTS FOR PUBLIC STREET AND PUBLIC UTILITY
PURPOSES OF: GIBBY ROAD, BUCKER WAY, MORNINGSTAR AVENUE, DOS PRADOS, ORCHID LANE,
SADDLE WAY, AND SAGEWOOD DRIVE.

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

1. THE EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES, AS DEDICATED
AND SHOWN HEREON.
2. THE EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES, AS DEDICATED
AND SHOWN HEREON.
3. THE EASEMENT FOR PRIVATE PARK PURPOSES OVER LOTS 11 THROUGH 13, AS
DEDICATED HEREON.
4. VEHICULAR ACCESS RIGHTS TO GIBBY ROAD, BUCKER WAY, MORNINGSTAR AVENUE,
DOS PRADOS, ORCHID LANE, SADDLE WAY, AND SAGEWOOD DRIVE, AS RELEASED AND
RELINQUISHED.

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

1. THE IRREVOCABLE OFFER OF THE DEDICATION OF THE EASEMENT FOR STORM DRAIN AND
ACCESS 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
CLERK OF THE BOARD OF SUPERVISORS

SHEET 2 OF 29 SHEETS

TRACT NO. 17936

ALL OF VESTING TENTATIVE TRACT
NO. 17936

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

DATE OF SURVEY: JANUARY, 2026

HUIT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

33 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
144.050 ACRES (NET)

GENERAL NOTES

- TRACT NO. 17936 IS SUBJECT TO THE STANDARDS OF THE RANCH PLAN PLANNED COMMUNITY.
- THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR ALL OF VESTING TENTATIVE TRACT NO. 17936.
- ALL STORM DRAIN LINES & APPURTENANCES CONSTRUCTED WITHIN LETTERED LOTS WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS, EXCEPT FOR STORM DRAIN LINES & APPURTENANCES CONSTRUCTED WITHIN THE EASEMENTS DEDICATED TO THE COUNTY OF ORANGE.
- 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 NOT BEEN ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS.
- NO OTHER EASEMENT SHALL BE GRANTED OVER THE PRIVATE PARK EASEMENT WHICH IS INCONSISTENT WITH THE SITE FOR LOCAL PARK USES, UNLESS THE EASEMENT IS MADE SUBORDINATE TO SAID PRIVATE PARK EASEMENT IN A MANNER MEETING THE APPROVAL OF THE COUNTY OF ORANGE.
- THE MAINTENANCE AND LIABILITY OF THE PRIVATE PARK SHALL REMAIN THE RESPONSIBILITY OF THE RANCHO MISSION VIEJO MASTER MAINTENANCE CORPORATION, THE SUBDIVIDER, OR THEIR SUCCESSORS.

HIGH FIRE HAZARD AREA NOTE

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

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.

EASEMENT NOTES: (EXISTING)

- A AN EASEMENT TO RMV TELECOM, LLC, FOR TELECOMMUNICATION PURPOSES, RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775536, O.R. AND AMENDED BY DOCUMENT RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775538, O.R. (EASEMENT IS BLANKET IN NATURE)

EASEMENT NOTES: (DEDICATED HEREON)

- INDICATES A RESERVATION OF AN EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF SAID LOTS AS INDICATED ON APPLICABLE MAP SHEETS AND NOTED IN OWNERSHIP CERTIFICATE ON SHEET 1.
- AN EASEMENT FOR DOMESTIC WATER PIPELINE AND ACCESS PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT HEREON.
- AN EASEMENT FOR DOMESTIC WATER PIPELINE, SEWER PIPELINE, AND ACCESS PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT HEREON.
- AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES DEDICATED TO THE COUNTY OF ORANGE HEREON.
- AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES DEDICATED TO THE COUNTY OF ORANGE HEREON.
- AN EASEMENT FOR SEWER PIPELINE AND ACCESS PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT HEREON.
- THE IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES AS DEDICATED TO THE COUNTY OF ORANGE HEREON.
- AN EASEMENT FOR PRIVATE PARK PURPOSES OVER LOTS 11 THROUGH 13 DEDICATED TO THE COUNTY OF ORANGE HEREON, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A "COVENANT OF USE" TO BE RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

SIGNATURE OMISSIONS:

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a)(3)(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- WATER RIGHTS CONVEYED TO RANCHO MISSION VIEJO MUTUAL WATER COMPANY, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION RECORDED APRIL 23, 2012, AS INSTRUMENT NO. 2012000230675, O.R.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- RMV TELECOM, LLC HOLDER OF AN EASEMENT FOR TELECOMMUNICATION PURPOSES RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775536, O.R.; AND AMENDED BY DOCUMENT RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775538, O.R.
- DMB SAN JUAN INVESTMENT NORTH, LLC, HOLDER OF AN EASEMENT FOR TELECOMMUNICATION PURPOSES AS RESERVED IN THE GRANT DEED RECORDED AUGUST 28, 2024, AS INSTRUMENT NO. 2024000221633, O.R.

CERTIFICATE OF ACCEPTANCE

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 PIPELINE EASEMENTS FOR DOMESTIC WATER AND ACCESS PURPOSES; SEWER AND ACCESS PURPOSES; AND DOMESTIC 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 1st DAY OF July, 2026

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

NOTARY ACKNOWLEDGMENT
SANTA MARGARITA WATER DISTRICT

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

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON July 1, 2026 BEFORE ME, Caroline Butler
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 Caroline Butler MY PRINCIPAL PLACE OF BUSINESS IS IN
NOTARY PUBLIC IN AND Orange COUNTY
FOR SAID STATE
MY COMMISSION NO. 2436111
PRINT NAME Caroline Butler MY COMMISSION EXPIRES January 27, 2027

LAND USE SUMMARY

- LOTS 1 THROUGH 6:
 - LOTS 7 THROUGH 10, LOTS 14 THROUGH 17, AND LOTS 19 THROUGH 31:
 - LOT 32:
 - LOTS 11 THROUGH 13:
 - LOTS 18, N, Q, DD, AND VV:
 - LOTS A, J, HH, QQ, AND AAA:
 - LOT 33, LOTS B THROUGH I, LOTS K THROUGH M, LOTS O AND P, LOTS R THROUGH CC, LOTS EE THROUGH GG, LOTS II THROUGH PP, LOTS RR THROUGH UU, LOTS WW THROUGH ZZ, AND LOTS BBB THROUGH EEE:
- ENTRY MONUMENT
RESIDENTIAL
CHURCH SITE
PRIVATE PARK
ACCESS LOTS
LANDSCAPE LOTS
OPEN SPACE/SLOPES AND ARE NOT SEPARATE BUILDING SITES.

SHEET 3 OF 28 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

33 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)

REFERENCES

- R1 TRACT NO. 17933, M.M. 1010/1-23
R2 TRACT NO. 17934, M.M. 1011/12-36
R3 COW CAMP ROAD PHASE 2C-1 (Z99718-115) AS ACCEPTED BY THE COUNTY OF ORANGE BOARD OF SUPERVISORS, BY ACTION TAKEN AT THEIR BOARD MEETING ON JULY 14, 2020, AND FORMALIZED BY THE DEED WHICH WAS SIGNED AND CERTIFIED BY THE CHAIRWOMAN OF THE BOARD OF SUPERVISORS AND THE CLERK OF THE BOARD ON JULY 14, 2020. THIS SIGNED DEED IS ON FILE WITH THE ORANGE COUNTY RECORDERS OFFICE, RECORDATION PENDING.
R4 COW CAMP ROAD PHASE 2C-2 (Z998718-123) AS ACCEPTED BY THE COUNTY OF ORANGE BOARD OF SUPERVISORS, BY ACTION TAKEN AT THEIR BOARD MEETING ON MAY 5, 2026, AND FORMALIZED BY THE DEED WHICH WAS SIGNED AND CERTIFIED BY THE CHAIRWOMAN OF THE BOARD OF SUPERVISORS AND THE CLERK OF THE BOARD ON MAY 5, 2026. THIS SIGNED DEED IS ON FILE WITH THE ORANGE COUNTY RECORDERS OFFICE, RECORDATION PENDING.
M MEASURED

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 DISTANCE BY 0.99994830. COMBINATION FACTOR IS PROJECT BASED.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, EPOCH 1991.35, 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.

CONTROL CONVERSION GRID AND GROUND COORDINATES:

THIS CONVERSION IS BASED ON THE OCS OLD CONTROL POINT 'TRABUCO' AS THE COMMON POINT BETWEEN BOTH COORDINATE SYSTEMS.

SEE DATUM STATEMENT ABOVE FOR GRID COORDINATE DATUM AND PROJECT BASED COMBINATION FACTOR.

TRABUCO	NORTHING 2,140,142.672
(GRID COORDINATE)	EASTING 6,133,776.311
TRABUCO	NORTHING 110,000.000
(GROUND COORDINATE)	EASTING 110,000.000

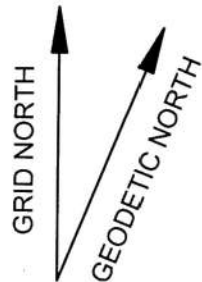
TO MOVE AN ITEM FROM GRID TO GROUND, MOVE FROM THE GRID COORDINATE TO THE GROUND COORDINATE AND SCALE THE POINTS FROM TRABUCO USING A FACTOR OF 1.00005170.

TO MOVE AN ITEM FROM GROUND TO GRID, MOVE FROM THE GROUND COORDINATE TO THE GRID COORDINATE AND SCALE THE POINTS FROM TRABUCO USING A FACTOR OF 0.99994830.

HERE ARE THREE CHECK POINTS ON BOTH DATUMS:

OCS GPS	GROUND	GRID
1670	99,035.538 126,444.817	2,129,178.776 6,150,220.278
0070	102,410.888 141,989.728	2,132,553.952 6,165,764.385
1500	134,770.067 170,217.593	2,164,911.458 6,193,990.790

CONVERGENCE ANGLE AT "TRABUCO" = -0°46'18"
COMBINATION FACTOR OF 0.99994830.
ELEVATION OF 500.00' USED AT "TRABUCO".
"TRABUCO" GRID COORDINATES:
NORTHING: 2,140,142.672
EASTING: 6,133,776.311



TRACT NO. 17936

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

HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

DRIVE

CHIQUITA CANYON

(BASIS OF BEARINGS)
N60°31'32.17"W 49,266.79' (GRID)
(49,269.34' GROUND)

N64°15'22"W 77,855.13' (GROUND)
77,851.10' (GRID)
(GPS TIE)

SBCC
N 2,147,749.084
E 6,131,653.964

♀ COW CAMP ROAD

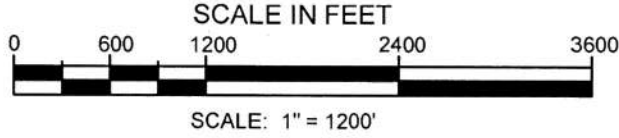
N65°58'50"W
29,165.13' (GROUND)
29,163.62' (GRID)
(GPS TIE)

CERTIFICATE OF COMPLIANCE

CC 2011-01

R.S. 2019-1053
R.S.B. 314 / 9-14
79 80 81 82

INST. NO. 2011000677171, O.R.



♀ BUCKER WAY

GROUND: N 108,032.45
E 135,112.30
GRID: N 2,138,175.22
E 6,158,887.31

LEGADO ROAD
WILLIAMS WAY
SADDLE WAY
PABLO WAY
COYOTES WAY

TRACT NO. 19227

GROUND: N 105,735.21
E 134,517.17
GRID: N 2,135,878.10
E 6,158,292.21

M.M. 1012/13-49

♀ ORTEGA HIGHWAY
(STATE ROUTE 74)

OCS GPS BOUNDARY CONTROL MAP

BOUNDARY ESTABLISHMENT NOTE:

FOR THE ESTABLISHMENT OF A SIGNIFICANT PORTION OF THE PERIMETER BOUNDARY OF TRACT NO. 17936, REFER TO TRACT NO. 17933, M.M. 1010/1-23, TRACT NO. 17934, M.M. 1011/12-36 AND TRACT NO. 19227, M.M. 1012/13-49.

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 TACK AND TAG, "PLS 8912" TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

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

- INDICATES MONUMENT TO BE SET IN THE FUTURE PER TRACT NO. 17933, M.M. 1010/1-23, IN ACCORDANCE WITH THE MONUMENT NOTES ON SAID MAP.
- INDICATES MONUMENT TO BE SET IN THE FUTURE PER TRACT NO. 17934, M.M. 1011/12-36, IN ACCORDANCE WITH THE MONUMENT NOTES ON SAID MAP.
- ▲ INDICATES OCS HORIZONTAL CONTROL STATION DESCRIBED AS FOLLOWS:

"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 CONTROL 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".

NOTES:

1. SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, CERTIFICATE OF ACCEPTANCE, SIGNATURE OMISSIONS, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, REFERENCES, AND GENERAL NOTES.
3. SEE SHEET 4 FOR INDEX MAP.
4. SEE SHEETS 23 THROUGH 28 FOR EASEMENTS AND EASEMENT DETAILS.

SHEET 4 OF 28 SHEETS

TRACT NO. 17936

ALL OF VESTING TENTATIVE TRACT
NO. 17936

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

DATE OF SURVEY: JANUARY, 2026

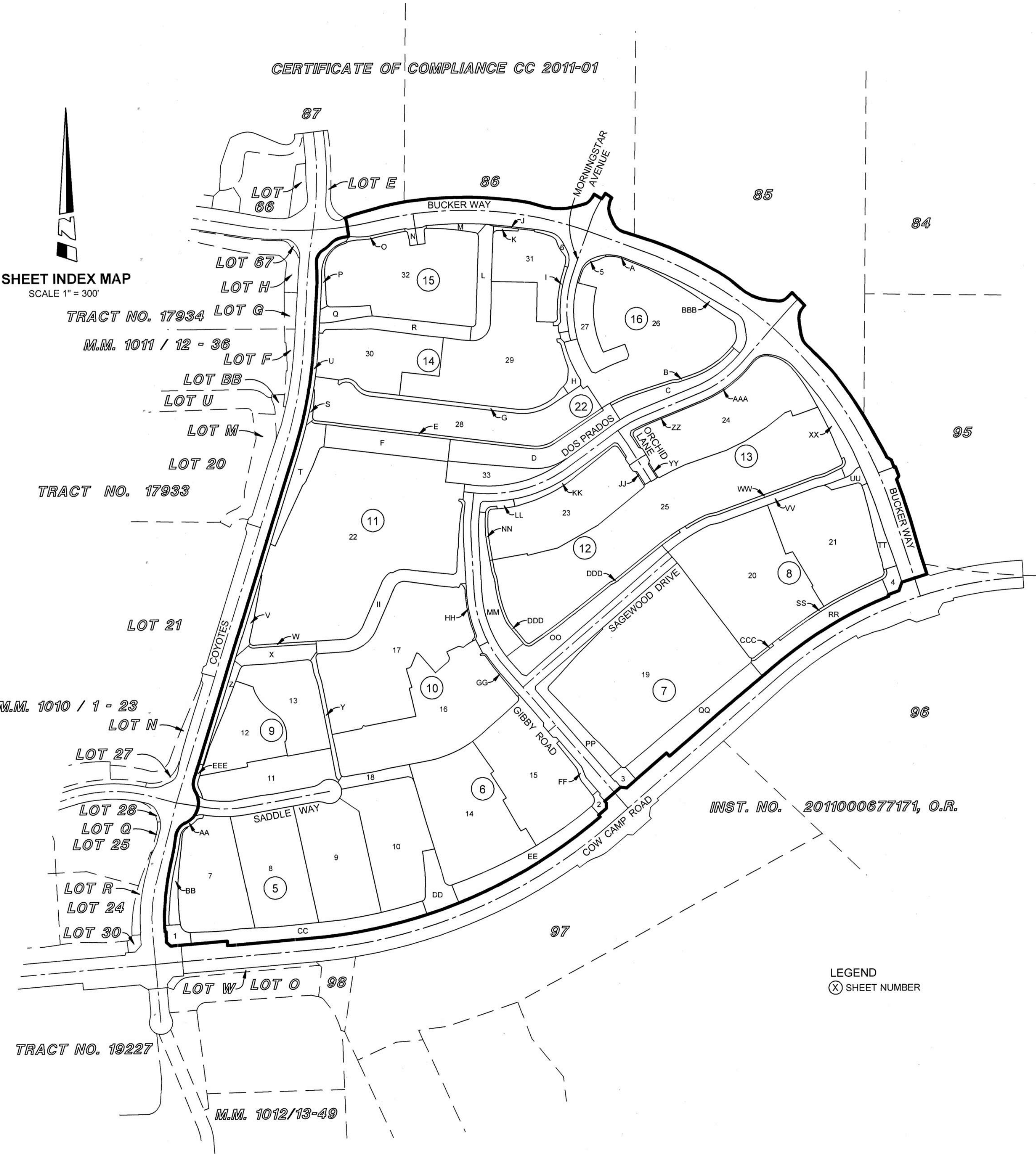
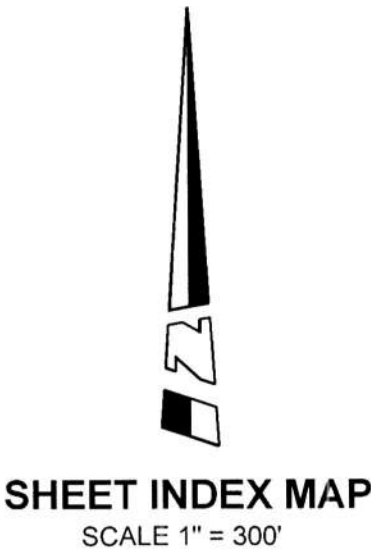
HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

33 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)

CERTIFICATE OF COMPLIANCE CC 2011-01



LEGEND
(X) SHEET NUMBER

NOTE:
1. SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGEMENTS, SIGNATURE
OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT
NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM
STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES

SHEET 5 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)TRACT NO.
17936
M.M. 1010/1-23COURSE AND CURVE DATA
(THIS SHEET ONLY)

- 1 $\Delta=2^{\circ}37'58''$ R=1043.00' L=47.93' (M & R1, R3)
- 2 $\Delta=2^{\circ}01'13''$ R=595.00' L=20.98'
- 3 $\Delta=6^{\circ}50'13''$ R=736.00' L=87.82'
- 4 $\Delta=6^{\circ}48'50''$ R=716.00' L=85.15' (M & R1)
- 5 $\Delta=60^{\circ}01'59''$ R=54.00' L=56.58'
- 6 $\Delta=20^{\circ}12'50''$ R=97.50' L=34.40'
- 7 $\Delta=27^{\circ}52'09''$ R=117.50' L=57.15'
- 8 $\Delta=96^{\circ}49'47''$ R=97.50' L=164.77' (M & R1)
- 9 $\Delta=37^{\circ}26'55''$ R=97.89' L=63.98'
- 10 $\Delta=56^{\circ}40'23''$ R=97.50' L=96.44'
- 11 $\Delta=36^{\circ}27'32''$ R=97.50' L=62.04'
- 12 $\Delta=2^{\circ}06'51''$ R=2267.00' L=83.65'
- 13 $\Delta=44^{\circ}12'41''$ R=54.00' L=41.67'
- 14 $\Delta=8^{\circ}36'48''$ R=210.00' L=31.57'
- 15 $\Delta=4^{\circ}47'27''$ R=127.00' (M & R3, R4)
- 16

NOTE:
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

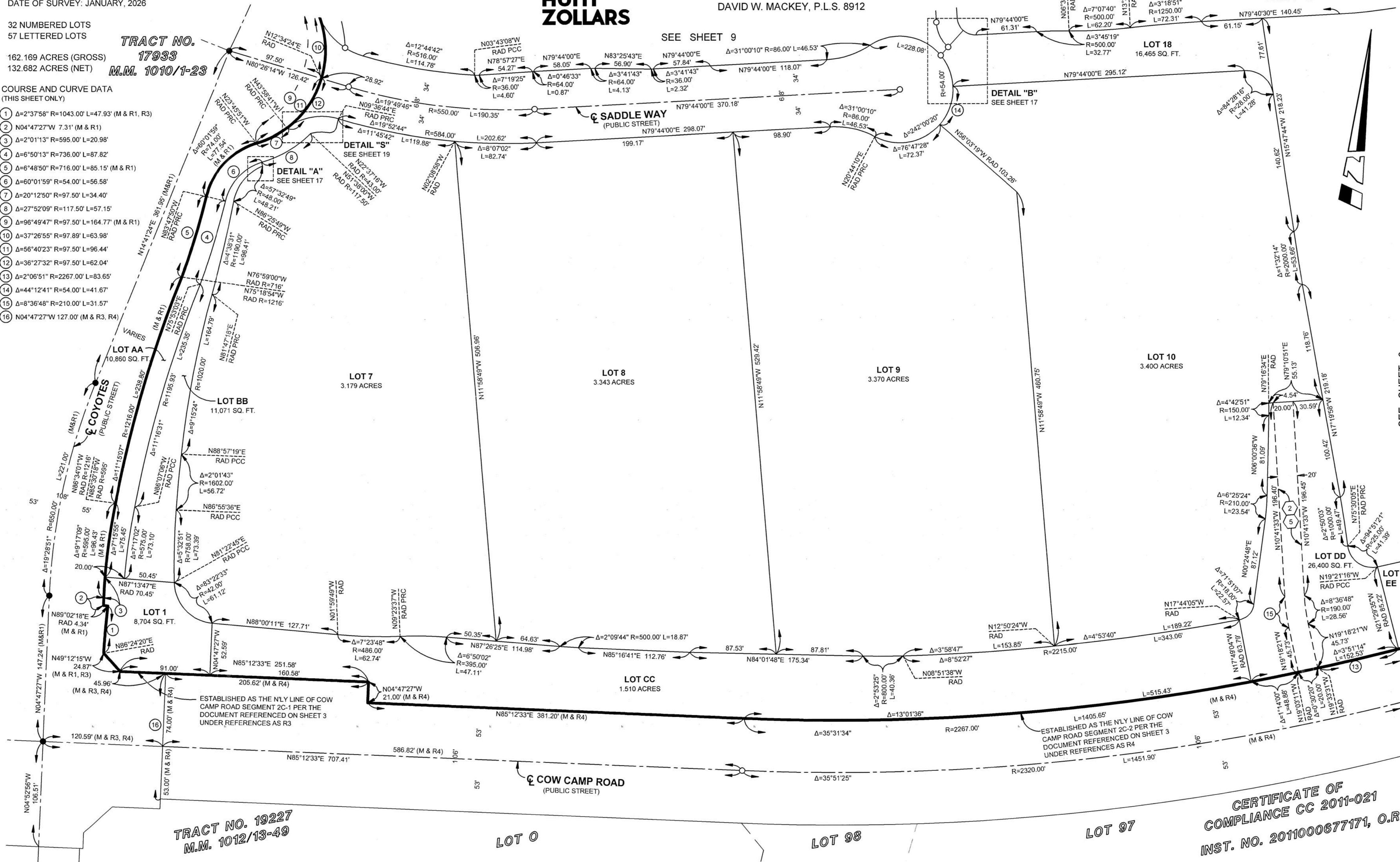
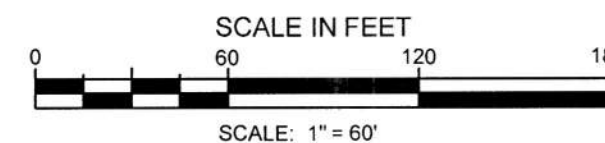
TRACT NO. 17936

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

HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

SEE SHEET 9



SEE SHEET 6

TRACT NO. 17936

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

SHEET 6 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS

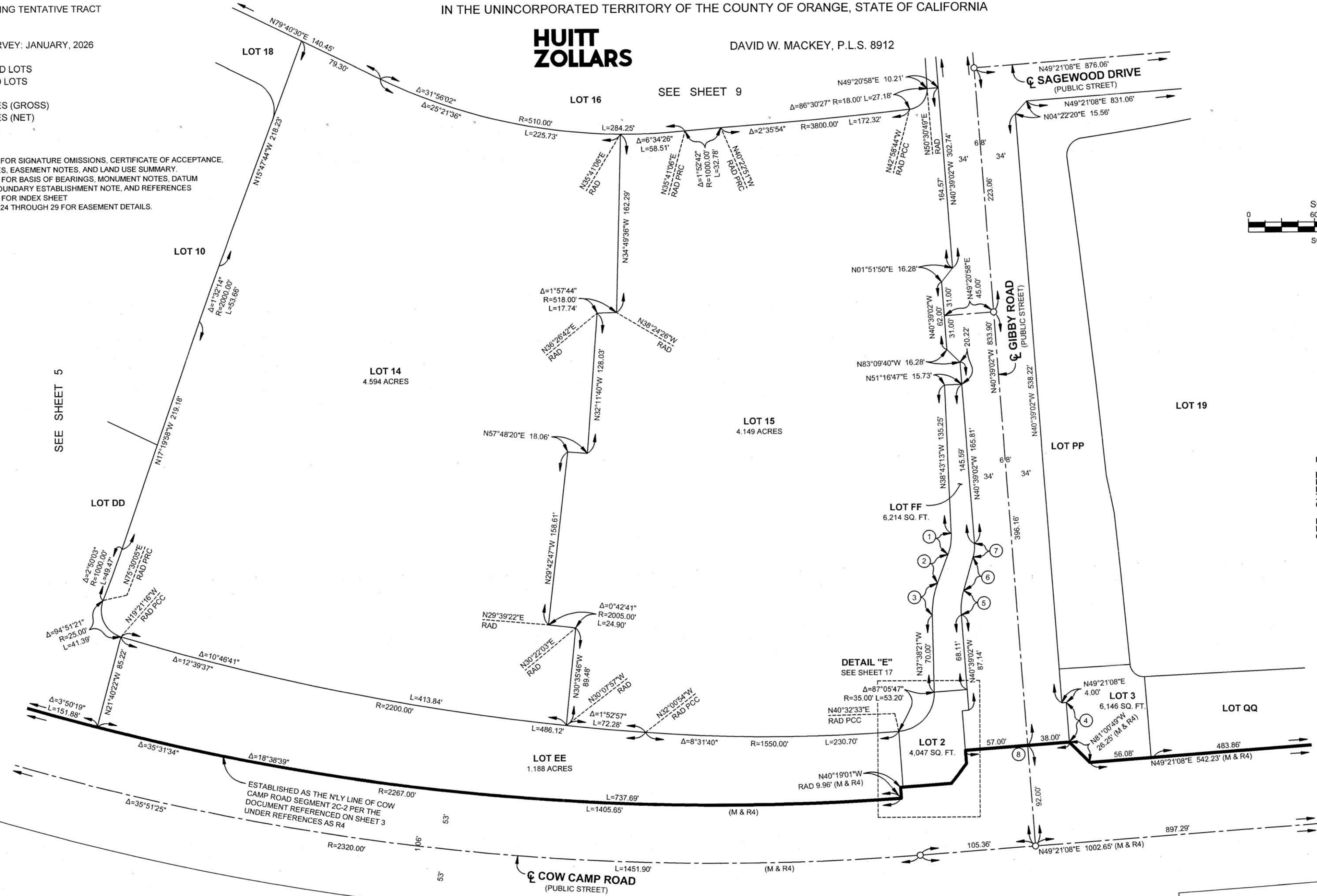
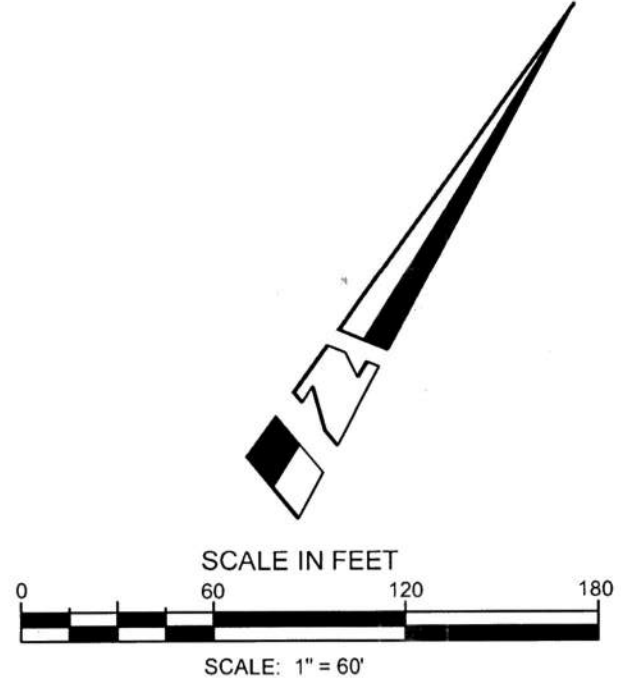
162.169 ACRES (GROSS)
132.682 ACRES (NET)

NOTE:
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE,
GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM
STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

SEE SHEET 9



SEE SHEET 7

- COURSE AND CURVE DATA
(THIS SHEET ONLY)
- ① Δ=22°30'03" R=50.00' L=19.64'
 - ② N16°13'10"W 27.92'
 - ③ Δ=21°25'10" R=80.00' L=29.91'
 - ④ N40°39'02"W 36.00'
 - ⑤ Δ=20°07'19" R=64.00' L=22.48'
 - ⑥ N20°31'44"W 31.67'
 - ⑦ Δ=20°07'19" R=36.00' L=12.64'
 - ⑧ N49°20'58"E 95.00' (M & R4)

CERTIFICATE OF
COMPLIANCE CC 2011-021

SHEET 7 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

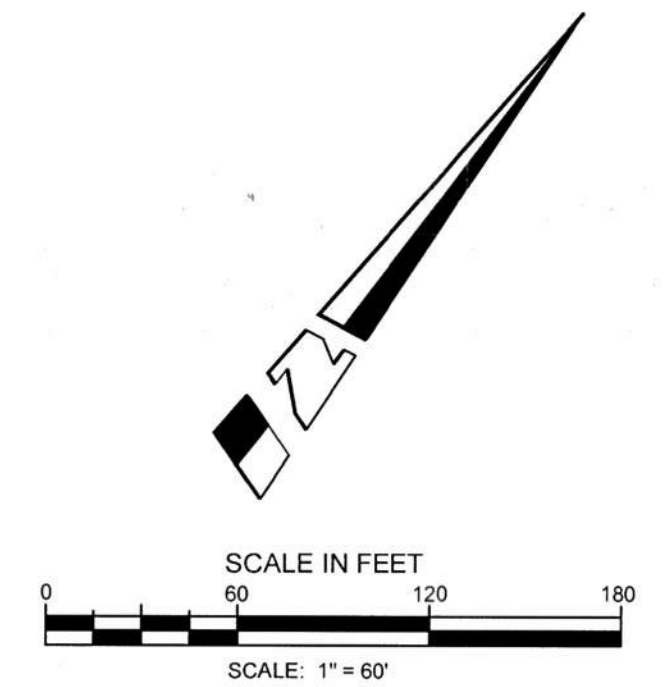
32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

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

**HUITT
ZOLLARS**

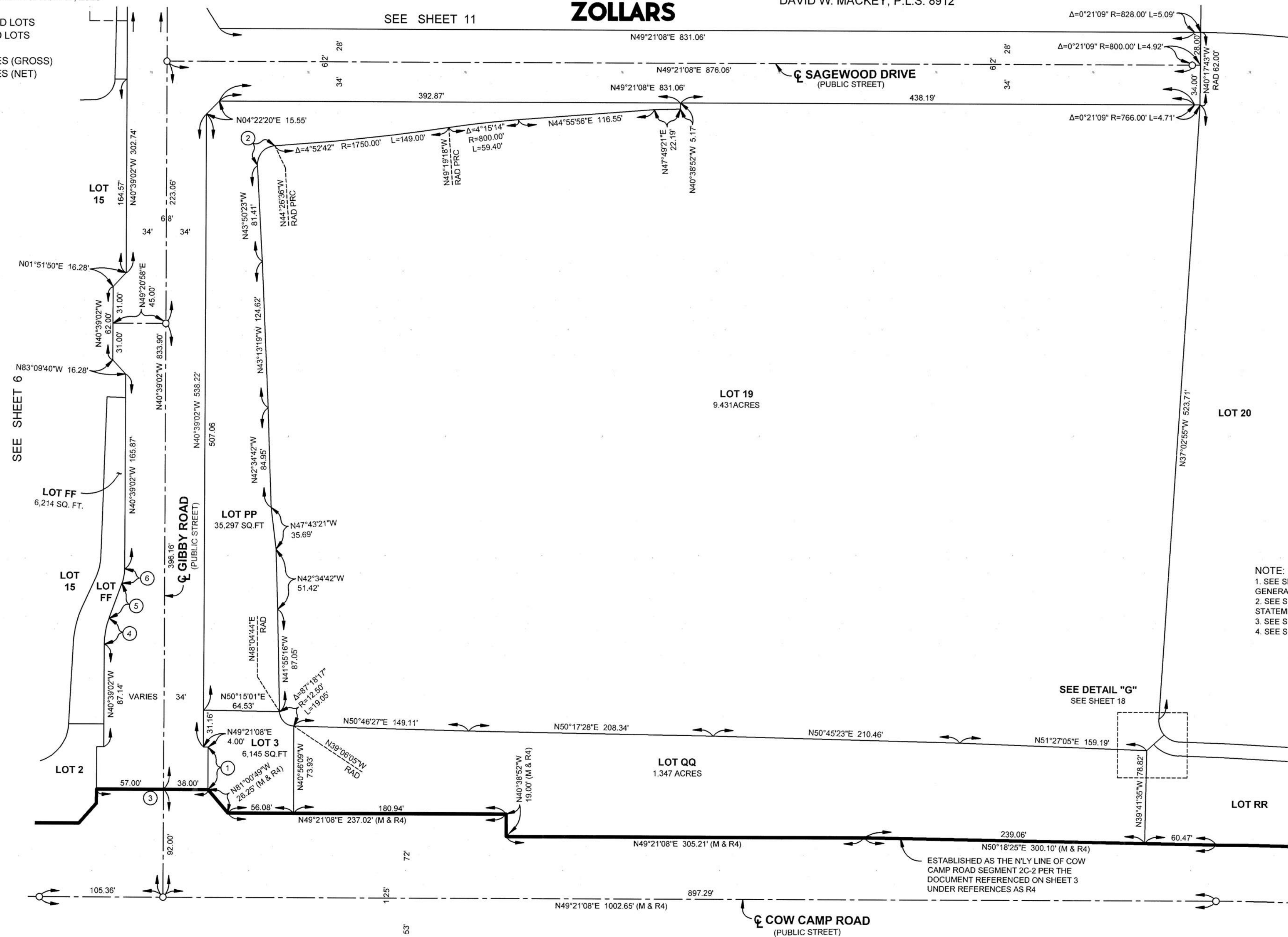
DAVID W. MACKEY, P.L.S. 8912

COURSE AND CURVE DATA
(THIS SHEET ONLY)

- ① N40°39'02"W 36.00'
- ② Δ=89°23'47" R=16.00' L=24.96'
- ③ N49°20'58"E 95.00' (M & R4)
- ④ Δ=20°07'19" R=64.00' L=22.48'
- ⑤ N20°31'44"W 31.67'
- ⑥ Δ=20°07'19" R=36.00' L=12.64'

NOTE:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

CERTIFICATE OF
COMPLIANCE CC 2011-021

97

INST. NO. 2011000677171, O.R.

96

SHEET 8 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

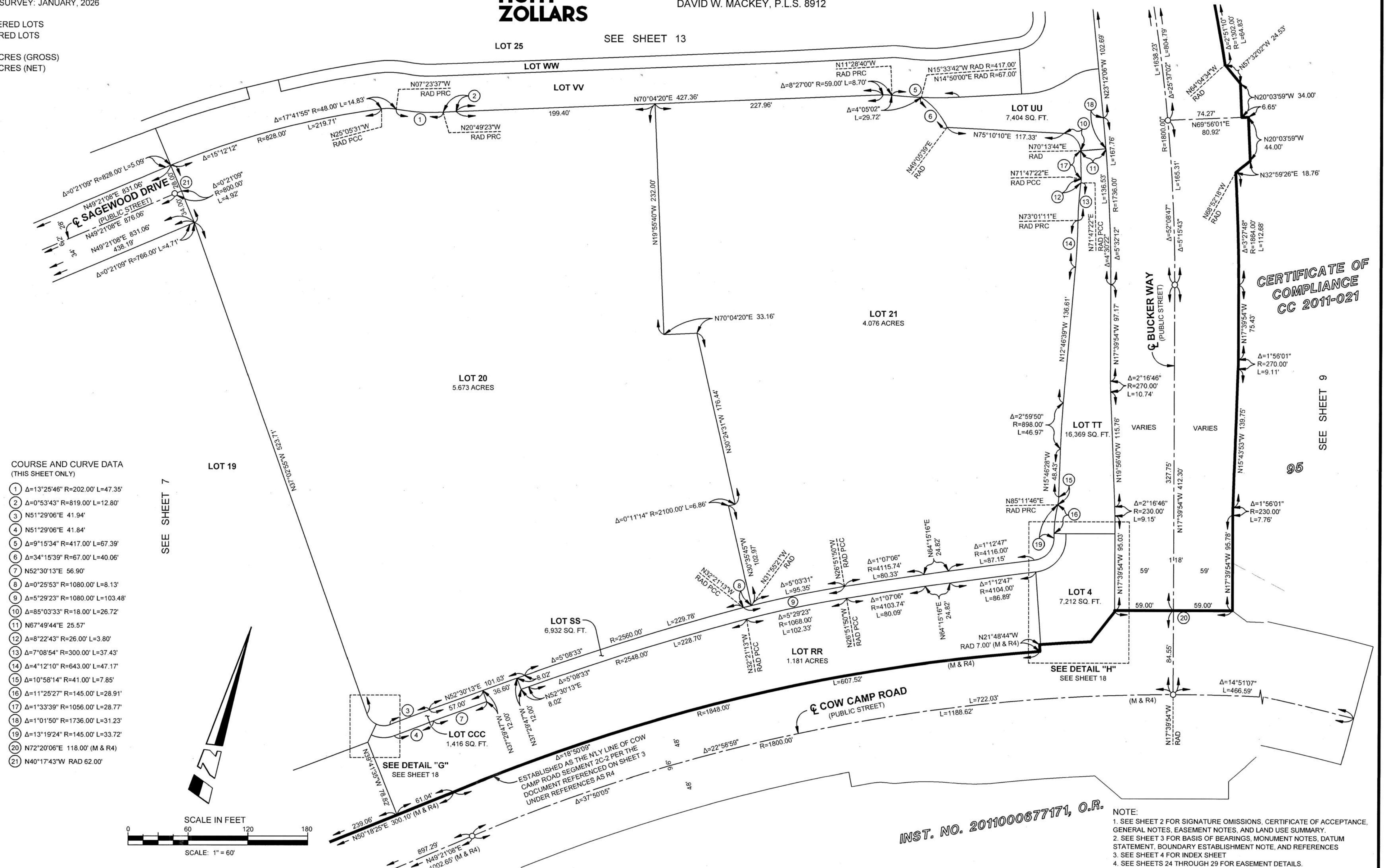
32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

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

**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912



SEE SHEET 9

SHEET 9 OF 29 SHEETS

TRACT NO. 17936

ALL OF VESTING TENTATIVE TRACT
NO. 17936

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

DATE OF SURVEY: JANUARY, 2026

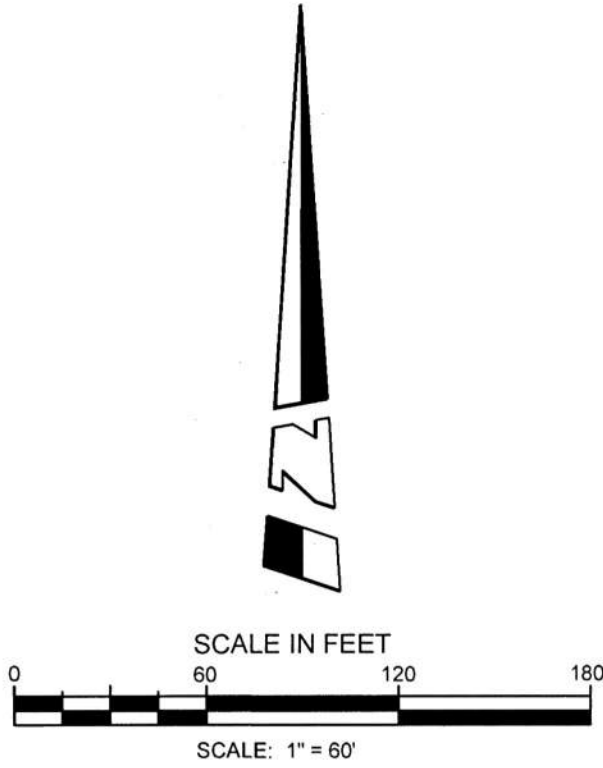
HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)

SEE SHEET 11

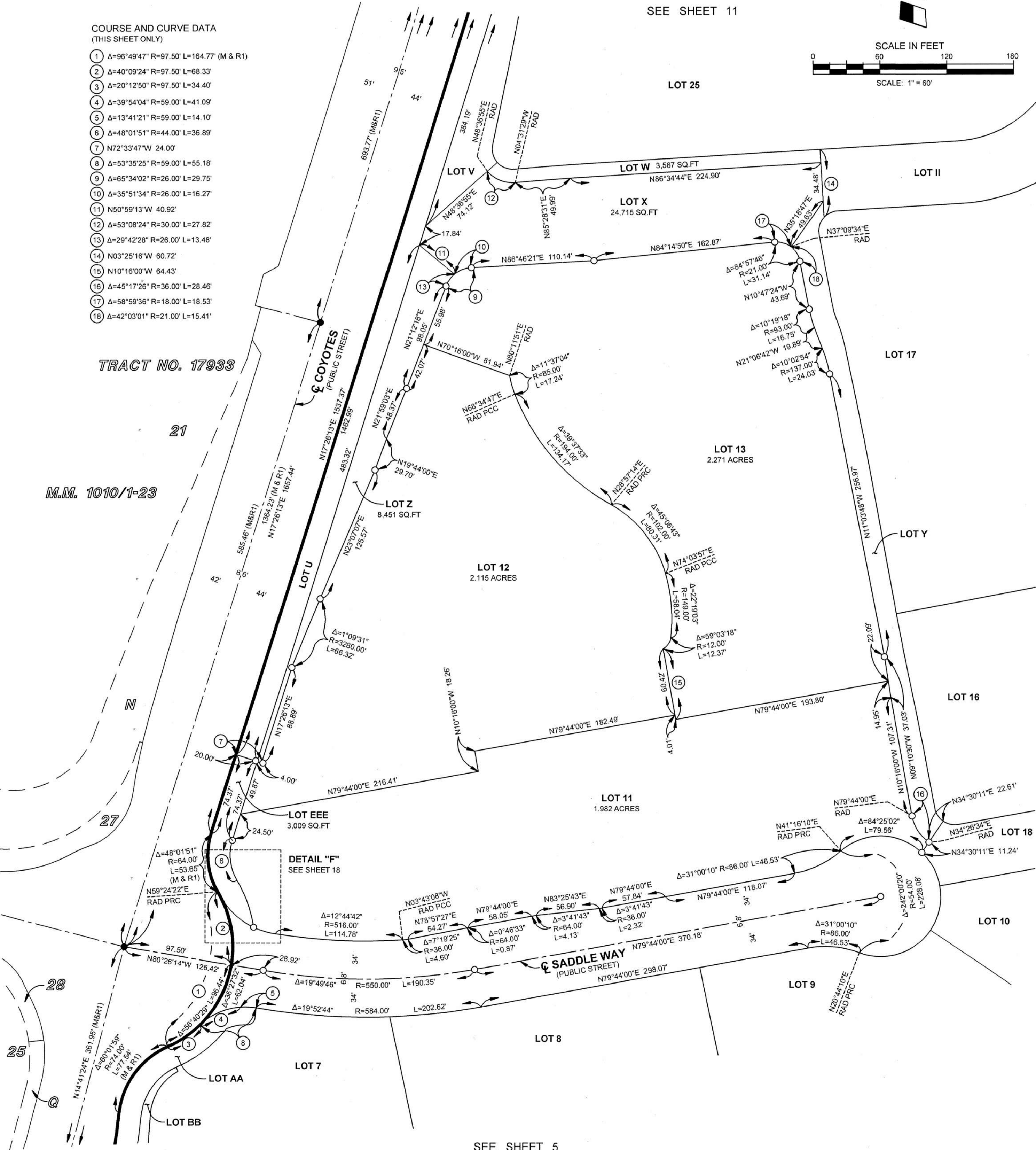


COURSE AND CURVE DATA
(THIS SHEET ONLY)

- 1 $\Delta=96^{\circ}49'47''$ R=97.50' L=164.77' (M & R1)
- 2 $\Delta=40^{\circ}09'24''$ R=97.50' L=68.33'
- 3 $\Delta=20^{\circ}12'50''$ R=97.50' L=34.40'
- 4 $\Delta=39^{\circ}54'04''$ R=59.00' L=41.09'
- 5 $\Delta=13^{\circ}41'21''$ R=59.00' L=14.10'
- 6 $\Delta=48^{\circ}01'51''$ R=44.00' L=36.89'
- 7 N72°33'47"W 24.00'
- 8 $\Delta=53^{\circ}35'25''$ R=59.00' L=55.18'
- 9 $\Delta=65^{\circ}34'02''$ R=26.00' L=29.75'
- 10 $\Delta=35^{\circ}51'34''$ R=26.00' L=16.27'
- 11 N50°59'13"W 40.92'
- 12 $\Delta=53^{\circ}08'24''$ R=30.00' L=27.82'
- 13 $\Delta=29^{\circ}42'28''$ R=26.00' L=13.48'
- 14 N03°25'16"W 60.72'
- 15 N10°16'00"W 64.43'
- 16 $\Delta=45^{\circ}17'26''$ R=36.00' L=28.46'
- 17 $\Delta=58^{\circ}59'36''$ R=18.00' L=18.53'
- 18 $\Delta=42^{\circ}03'01''$ R=21.00' L=15.41'

TRACT NO. 17933

M.M. 1010/1-23



SEE SHEET 10

SEE SHEET 5

NOTE:
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
3. SEE SHEET 4 FOR INDEX SHEET.
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SHEET 10 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

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

**HUITT
ZOLLARS**

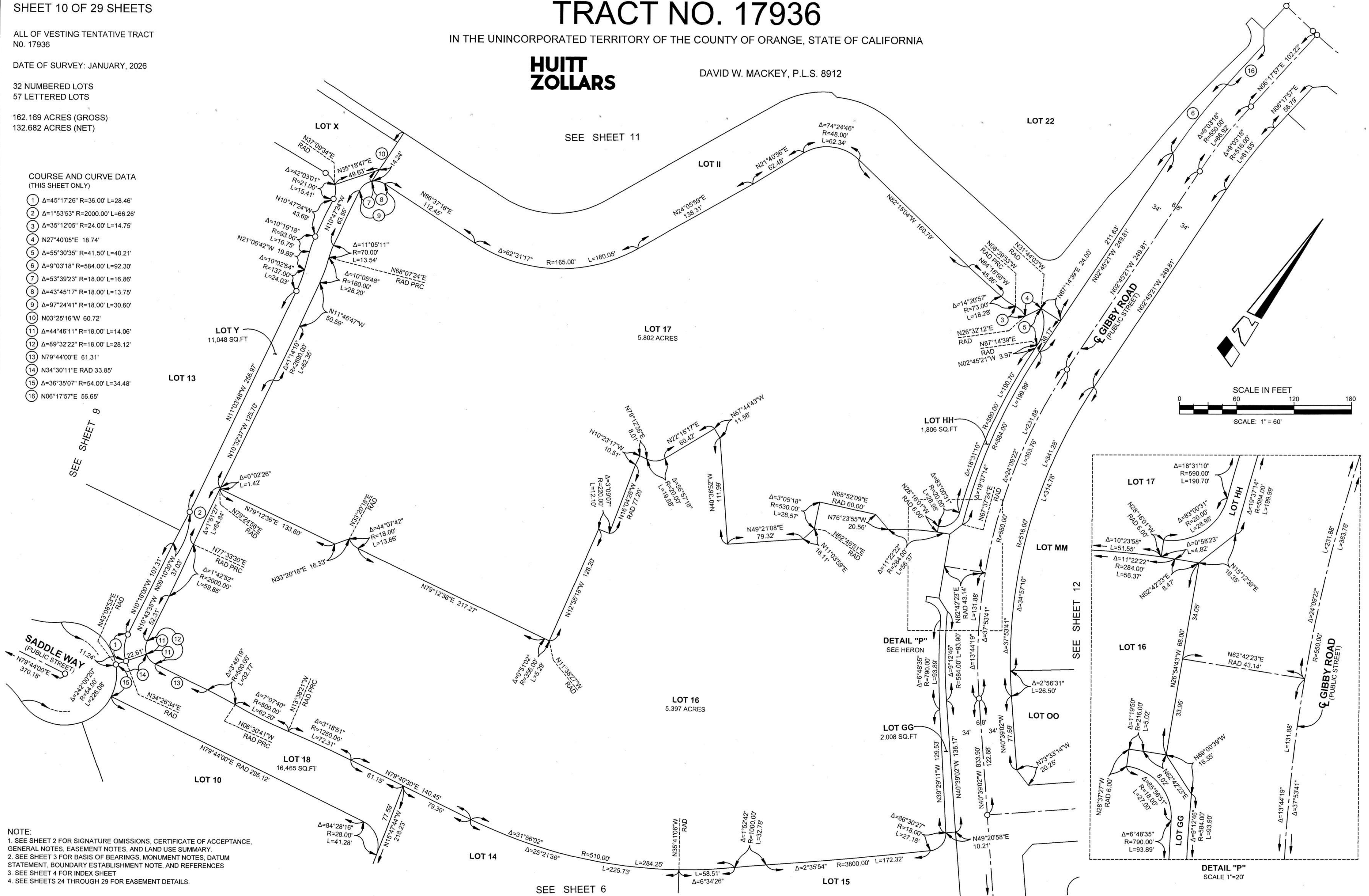
DAVID W. MACKEY, P.L.S. 8912

SEE SHEET 11

COURSE AND CURVE DATA
(THIS SHEET ONLY)

- 1 $\Delta=45^{\circ}17'26''$ R=36.00' L=28.46'
- 2 $\Delta=1^{\circ}53'53''$ R=2000.00' L=66.26'
- 3 $\Delta=35^{\circ}12'05''$ R=24.00' L=14.75'
- 4 $\Delta=27^{\circ}40'05''$ E 18.74'
- 5 $\Delta=55^{\circ}30'35''$ R=41.50' L=40.21'
- 6 $\Delta=9^{\circ}03'18''$ R=584.00' L=92.30'
- 7 $\Delta=53^{\circ}39'23''$ R=18.00' L=16.86'
- 8 $\Delta=43^{\circ}45'17''$ R=18.00' L=13.75'
- 9 $\Delta=97^{\circ}24'41''$ R=18.00' L=30.60'
- 10 $\Delta=03^{\circ}25'16''$ W 60.72'
- 11 $\Delta=44^{\circ}46'11''$ R=18.00' L=14.06'
- 12 $\Delta=89^{\circ}32'22''$ R=18.00' L=28.12'
- 13 $\Delta=79^{\circ}44'00''$ E 61.31'
- 14 $\Delta=34^{\circ}30'11''$ E RAD 33.85'
- 15 $\Delta=36^{\circ}35'07''$ R=54.00' L=34.48'
- 16 $\Delta=06^{\circ}17'57''$ E 56.65'

SEE SHEET 9



NOTE:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SHEET 11 OF 29 SHEETS

TRACT NO. 17936

ALL OF VESTING TENTATIVE TRACT
NO. 17936

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

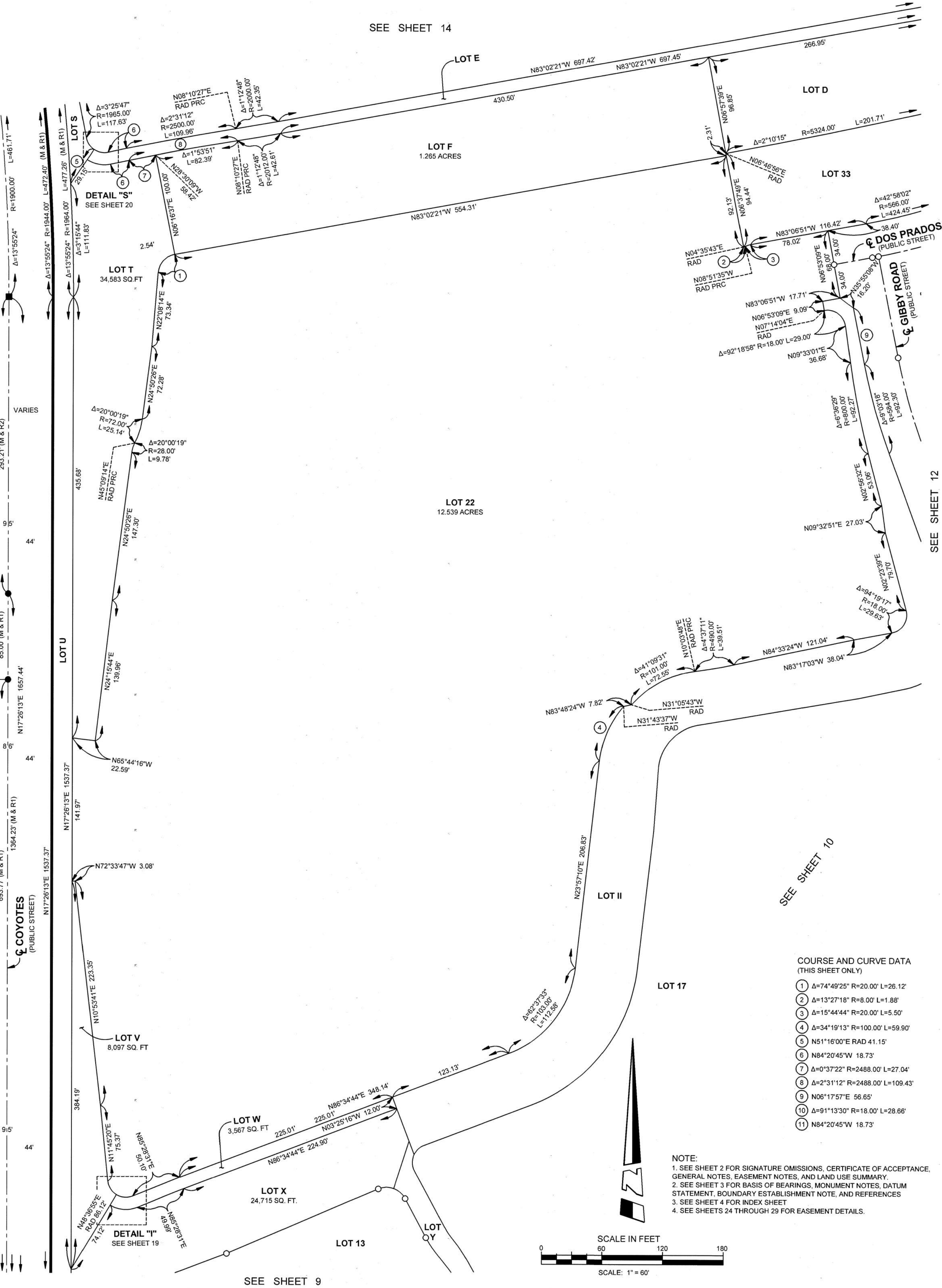
DATE OF SURVEY: JANUARY, 2026

HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)



SHEET 12 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)

NOTE:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

TRACT NO. 17936

**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912

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

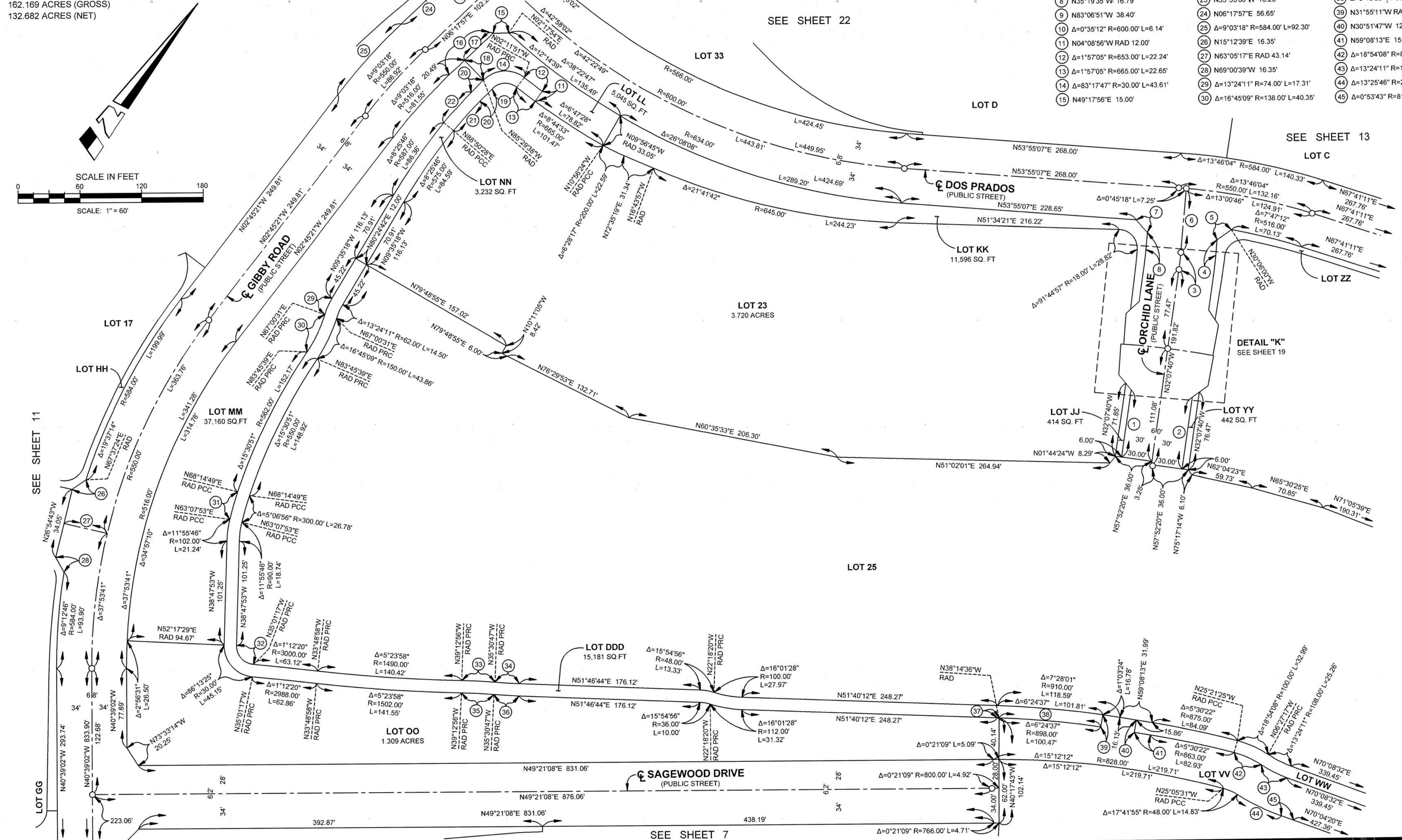
COURSE AND CURVE DATA
(THIS SHEET ONLY)

- | | | |
|----------------------------------|-----------------------------------|-----------------------------------|
| 1 N32°07'40"W 66.26' | 16 N06°17'57"E 58.79' | 31 Δ=5°06'56" R=312.00' L=27.86' |
| 2 N32°07'40"W 70.72' | 17 N06°17'57"E 38.31' | 32 Δ=86°13'25" R=18.00' L=27.09' |
| 3 Δ=3°11'55" R=300.00' L=16.75' | 18 N83°42'03"W 26.45' | 33 Δ=3°42'09" R=500.00' L=32.31' |
| 4 N35°19'35"W 15.26' | 19 Δ=83°17'47" R=18.00' L=26.17' | 34 Δ=2°42'29" R=500.00' L=23.63' |
| 5 N14°33'33"E 17.00' | 20 N04°30'22"E 16.94' | 35 Δ=3°42'09" R=488.00' L=31.53' |
| 6 N35°19'35"W RAD 62.36' | 21 Δ=5°39'54" R=385.00' L=38.07' | 36 Δ=2°42'29" R=512.00' L=24.20' |
| 7 N83°10'11"W 16.39' | 22 Δ=5°39'54" R=397.00' L=39.25' | 37 Δ=0°05'11" R=898.00' L=1.36' |
| 8 N35°19'35"W 16.79' | 23 N35°55'08"W 16.20' | 38 Δ=6°19'26" R=898.00' L=99.11' |
| 9 N83°06'51"W 38.40' | 24 N06°17'57"E 56.65' | 39 N31°55'11"W RAD 12.00' |
| 10 Δ=0°35'12" R=600.00' L=6.14' | 25 Δ=9°03'18" R=584.00' L=92.30' | 40 N30°51'47"W 12.00' |
| 11 N04°08'56"W RAD 12.00' | 26 N15°12'39"E 16.35' | 41 N59°08'13"E 15.86' |
| 12 Δ=1°57'05" R=653.00' L=22.24' | 27 N63°05'17"E RAD 43.14' | 42 Δ=18°54'08" R=88.00' L=29.03' |
| 13 Δ=1°57'05" R=665.00' L=22.65' | 28 N69°00'39"W 16.35' | 43 Δ=13°24'11" R=120.00' L=28.07' |
| 14 Δ=83°17'47" R=30.00' L=43.61' | 29 Δ=13°24'11" R=74.00' L=17.31' | 44 Δ=13°25'46" R=202.00' L=47.35' |
| 15 N49°17'56"E 15.00' | 30 Δ=16°45'09" R=138.00' L=40.35' | 45 Δ=0°53'43" R=819.00' L=12.80' |

SEE SHEET 22

SEE SHEET 13

SEE SHEET 13



SEE SHEET 7

SHEET 14 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

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

**HUITT
ZOLLARS**

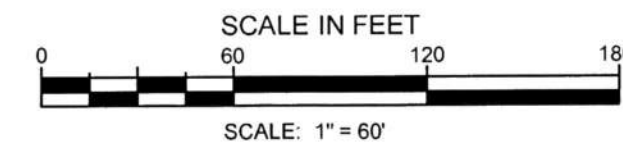
DAVID W. MACKEY, P.L.S. 8912

NOTE:

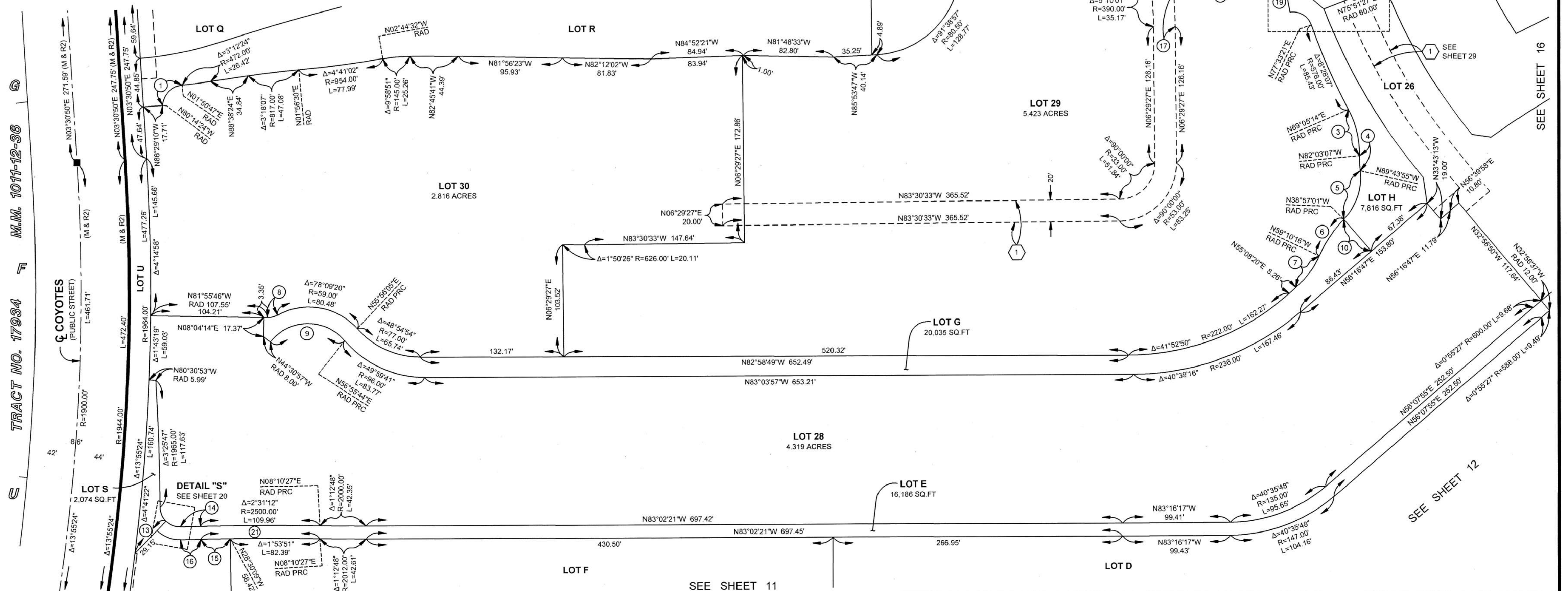
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

COURSE AND CURVE DATA
(THIS SHEET ONLY)

- | | |
|---|--|
| ① $\Delta=82^{\circ}05'12''$ R=20.00' L=28.65' | ⑫ N88°40'34"W 85.36' |
| ② $\Delta=7^{\circ}26'43''$ R=167.00' L=21.70' | ⑬ N51°16'00"E 41.15' |
| ③ $\Delta=28^{\circ}51'39''$ R=88.00' L=44.33' | ⑭ N84°20'45"W 18.73' |
| ④ $\Delta=7^{\circ}40'47''$ R=105.00' L=14.07' | ⑮ $\Delta=0^{\circ}37'22''$ R=2488.00' L=27.04' |
| ⑤ $\Delta=50^{\circ}46'54''$ R=55.00' L=48.75' | ⑯ N84°20'45"W 18.73' |
| ⑥ $\Delta=20^{\circ}13'15''$ R=116.00' L=40.94' | ⑰ $\Delta=4^{\circ}28'26''$ R=410.00' L=32.01' |
| ⑦ $\Delta=24^{\circ}18'36''$ R=86.00' L=36.49' | ⑱ N88°40'34"W 85.39' |
| ⑧ $\Delta=30^{\circ}17'29''$ R=18.00' L=9.52' | ⑲ $\Delta=8^{\circ}53'41''$ R=210.00' L=32.60' |
| ⑨ $\Delta=101^{\circ}26'42''$ R=44.00' L=77.90' | ⑳ N07°34'15"W 16.00' |
| ⑩ N33°43'13"W 38.86' | ㉑ $\Delta=2^{\circ}31'12''$ R=2488.00' L=109.43' |
| ⑪ $\Delta=7^{\circ}43'17''$ R=190.00' L=25.61' | |



SEE SHEET 15



SEE SHEET 11

SHEET 16 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

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

**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912

**CERTIFICATE OF
COMPLIANCE
CC 2011-021**

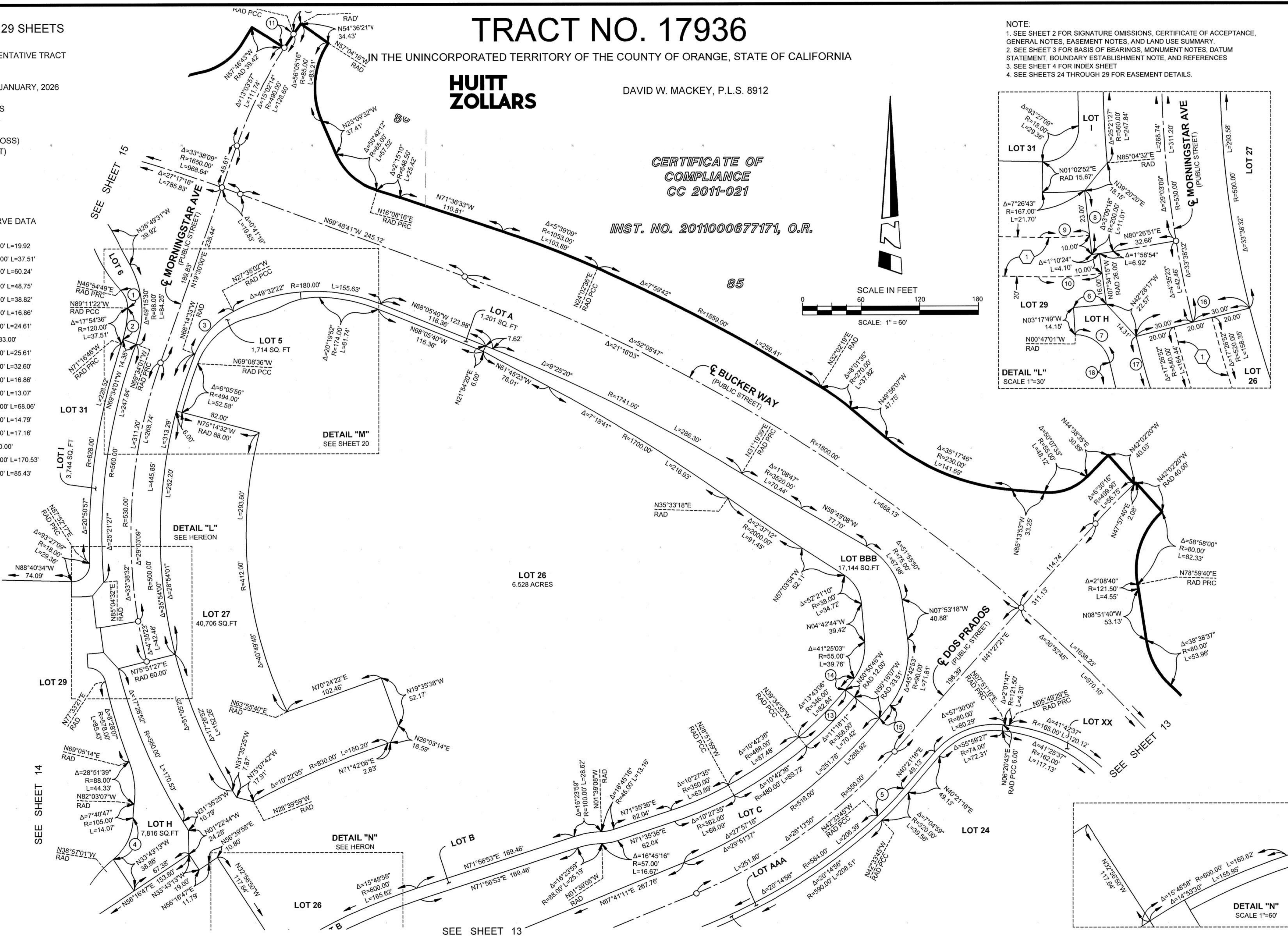
INST. NO. 2011000677171, O.R.

NOTE:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

COURSE AND CURVE DATA
(THIS SHEET ONLY)

1. $\Delta=43^{\circ}53'49''$ R=26.00' L=19.92
2. $\Delta=17^{\circ}54'36''$ R=120.00' L=37.51'
3. $\Delta=40^{\circ}36'31''$ R=85.00' L=60.24'
4. $\Delta=50^{\circ}46'54''$ R=55.00' L=48.75'
5. $\Delta=7^{\circ}04'59''$ R=314.00' L=38.82'
6. $\Delta=4^{\circ}16'26''$ R=226.00' L=16.86'
7. $\Delta=78^{\circ}20'22''$ R=18.00' L=24.61'
8. $\Delta=06^{\circ}23'51''$ W RAD 33.00'
9. $\Delta=7^{\circ}43'17''$ R=190.00' L=25.61'
10. $\Delta=8^{\circ}53'41''$ R=210.00' L=32.60'
11. $\Delta=1^{\circ}58'17''$ R=490.00' L=16.86'
12. $\Delta=1^{\circ}21'41''$ R=550.00' L=13.07'
13. $\Delta=11^{\circ}16'11''$ R=346.00' L=68.06'
14. $\Delta=2^{\circ}26'55''$ R=346.00' L=14.79'
15. $\Delta=1^{\circ}54'18''$ R=516.00' L=17.16'
16. $\Delta=75^{\circ}51'27''$ W RAD 60.00'
17. $\Delta=17^{\circ}26'52''$ R=560.00' L=170.53'
18. $\Delta=8^{\circ}28'07''$ R=578.00' L=85.43'



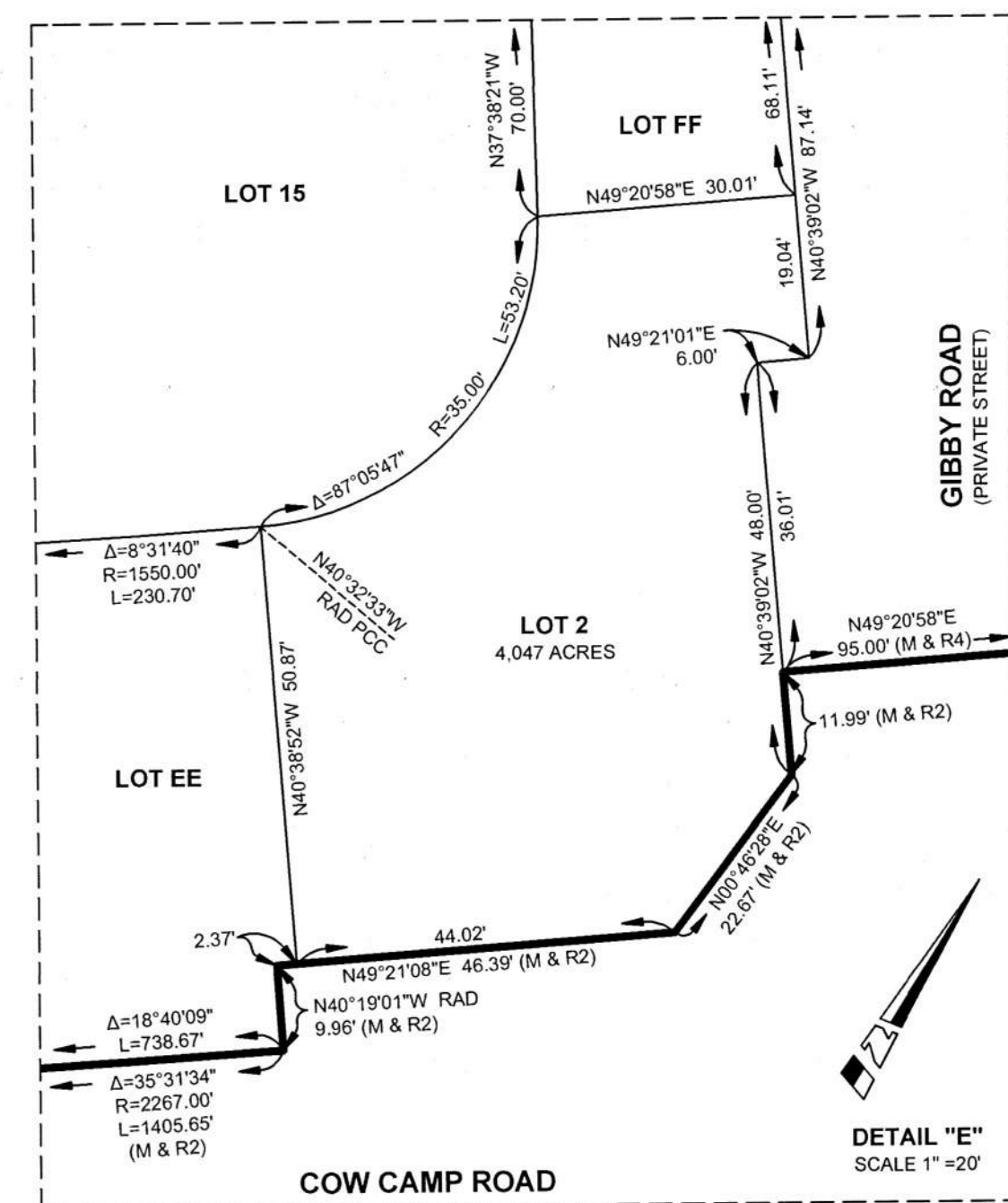
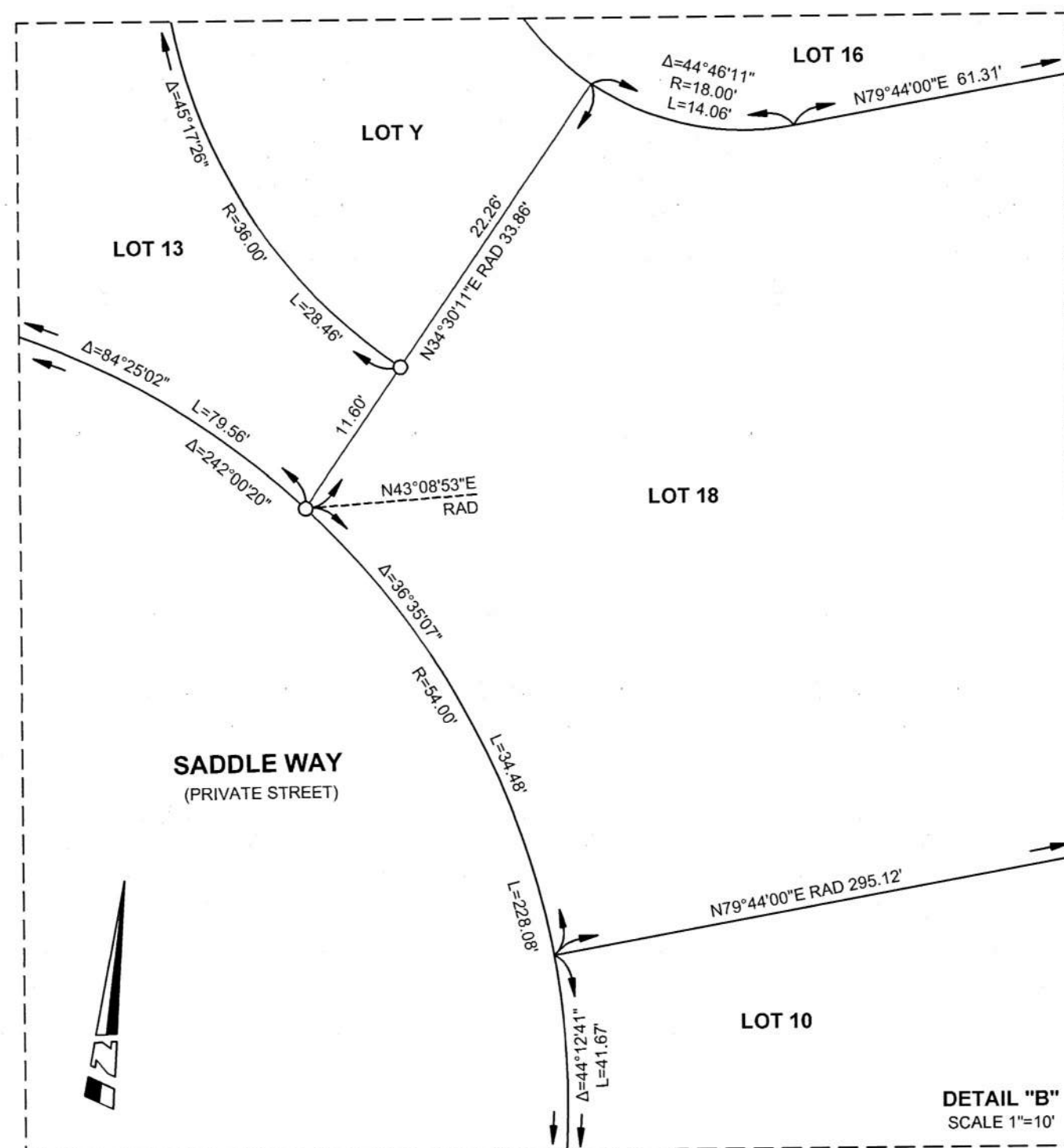
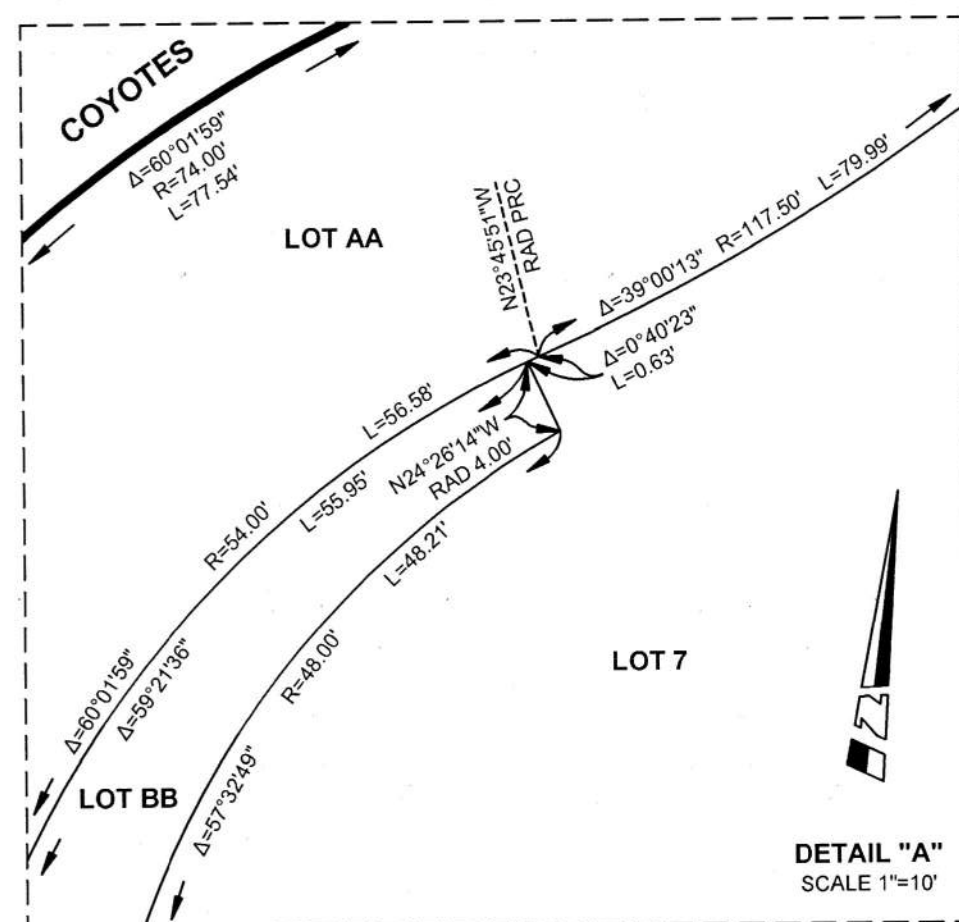
SHEET 17 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)TRACT NO. 17936
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912



NOTE:
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

TRACT NO. 17936

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

**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912

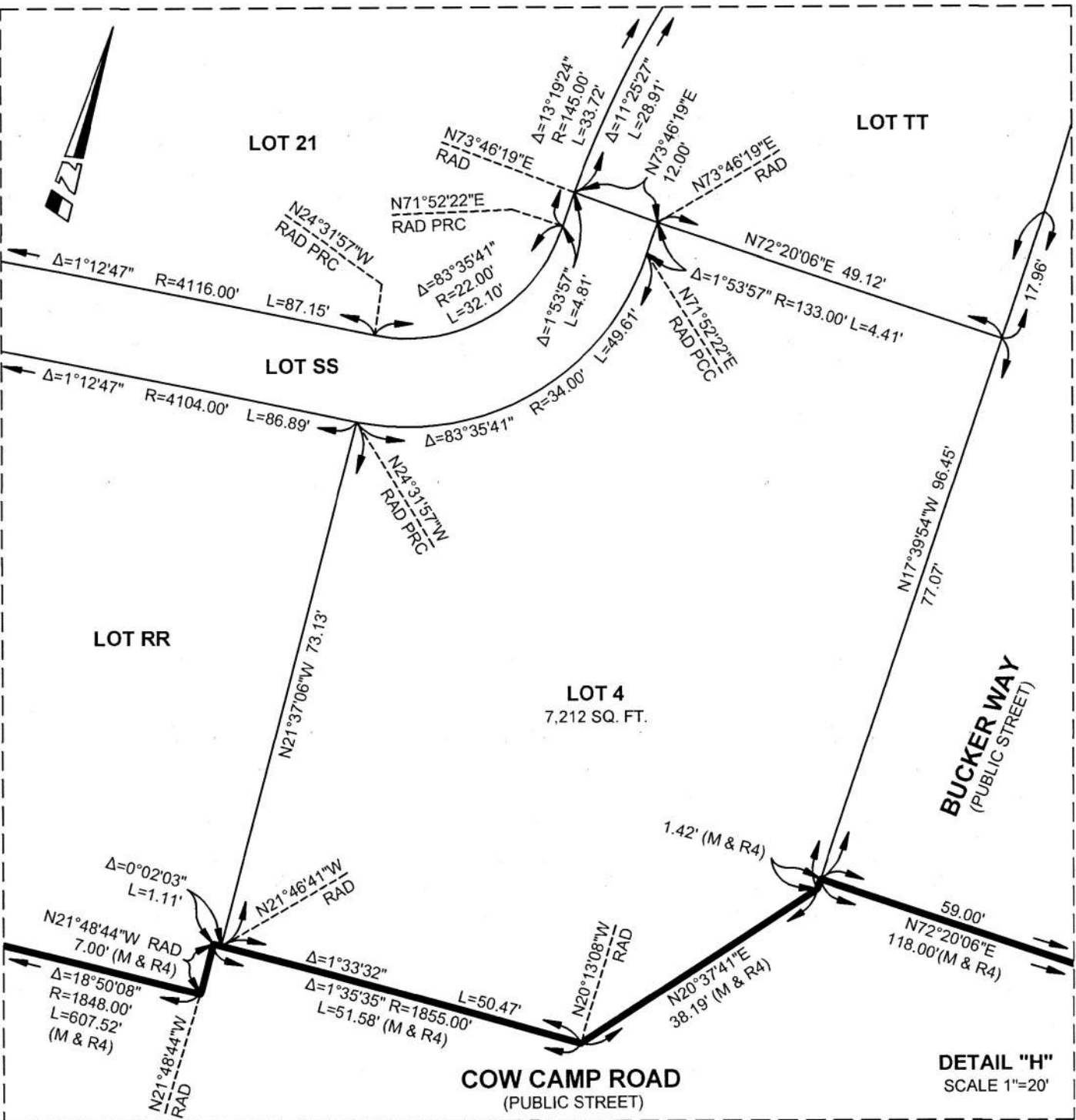
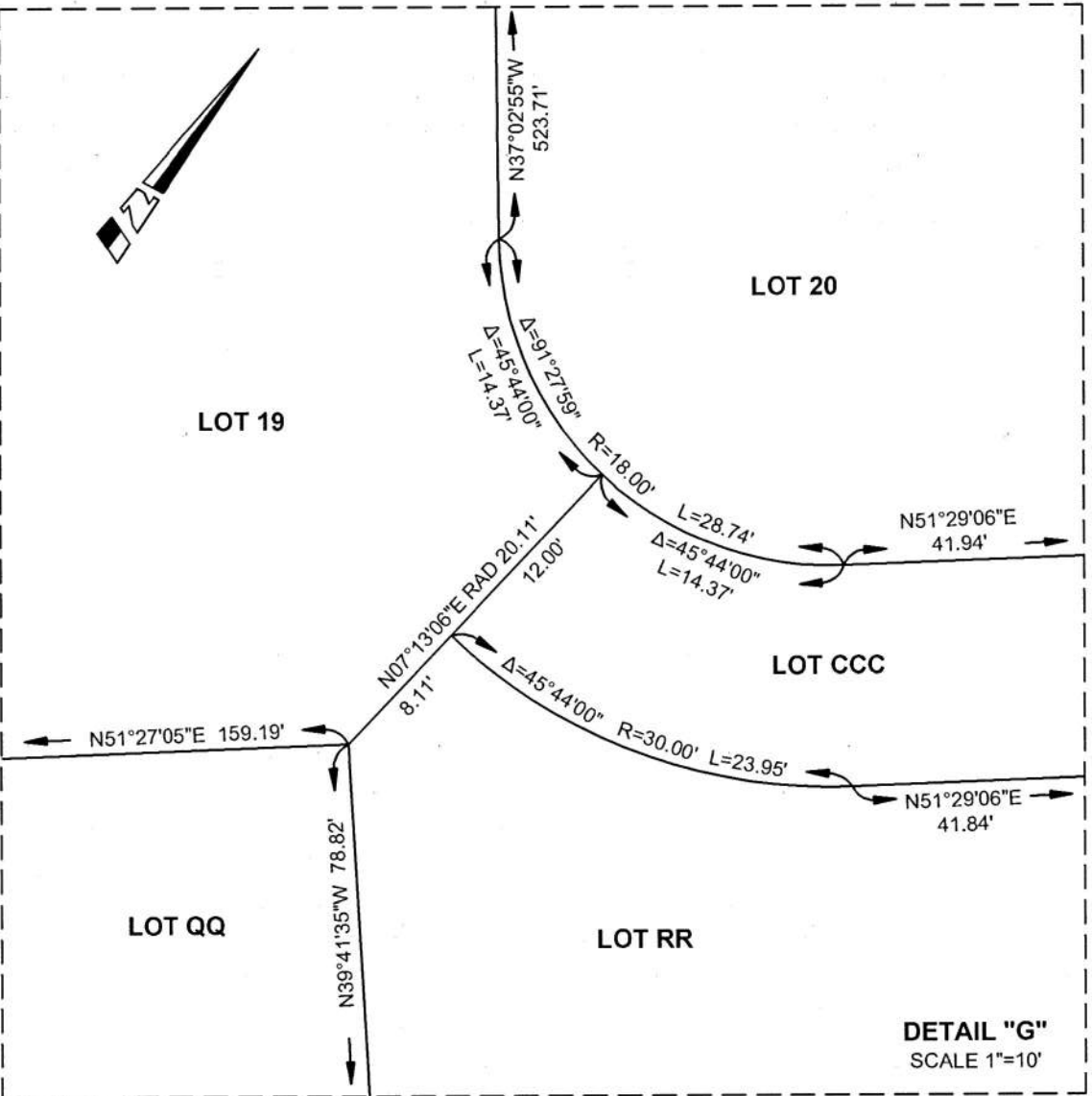
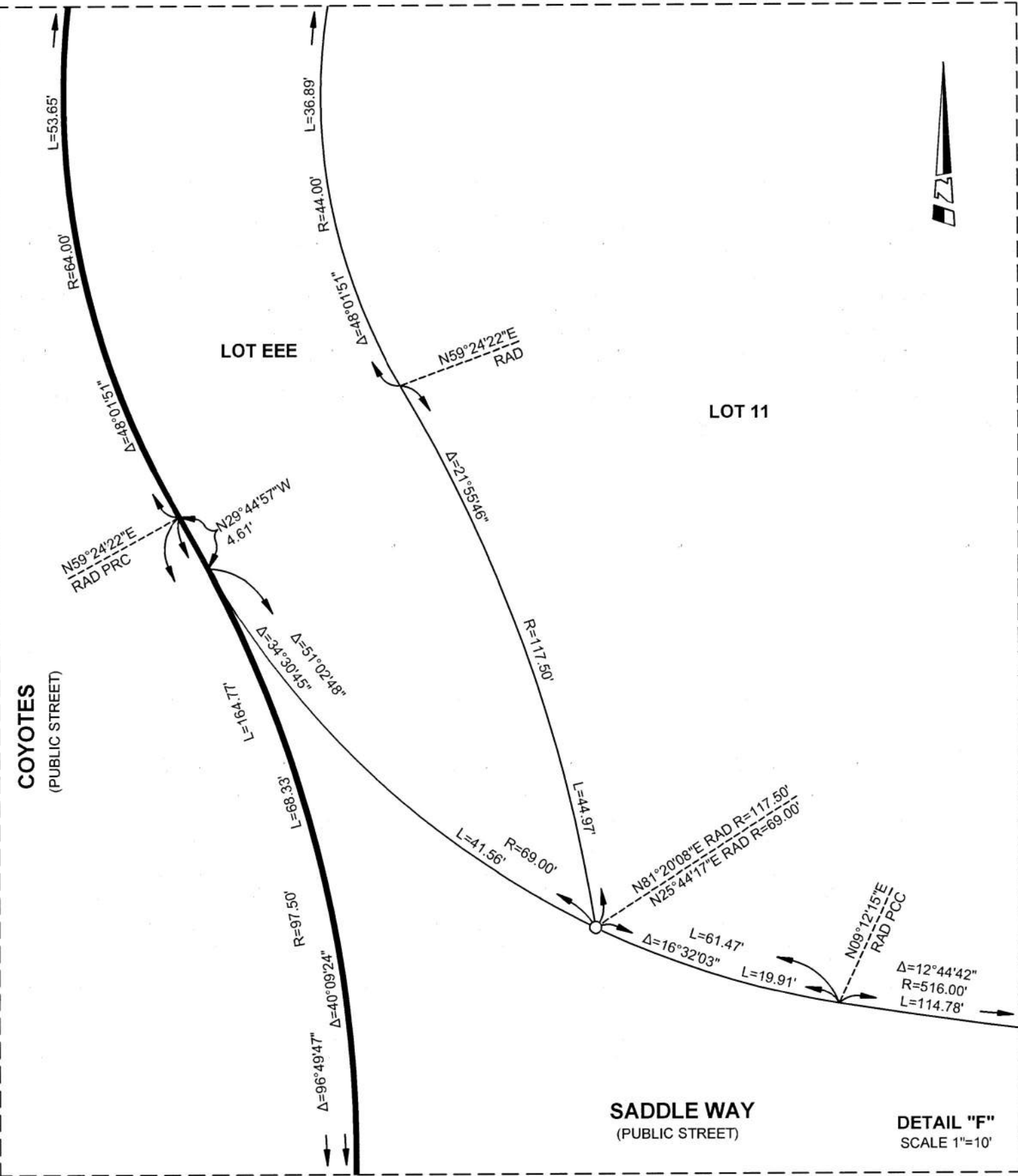
SHEET 18 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)



NOTE:
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4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SHEET 19 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

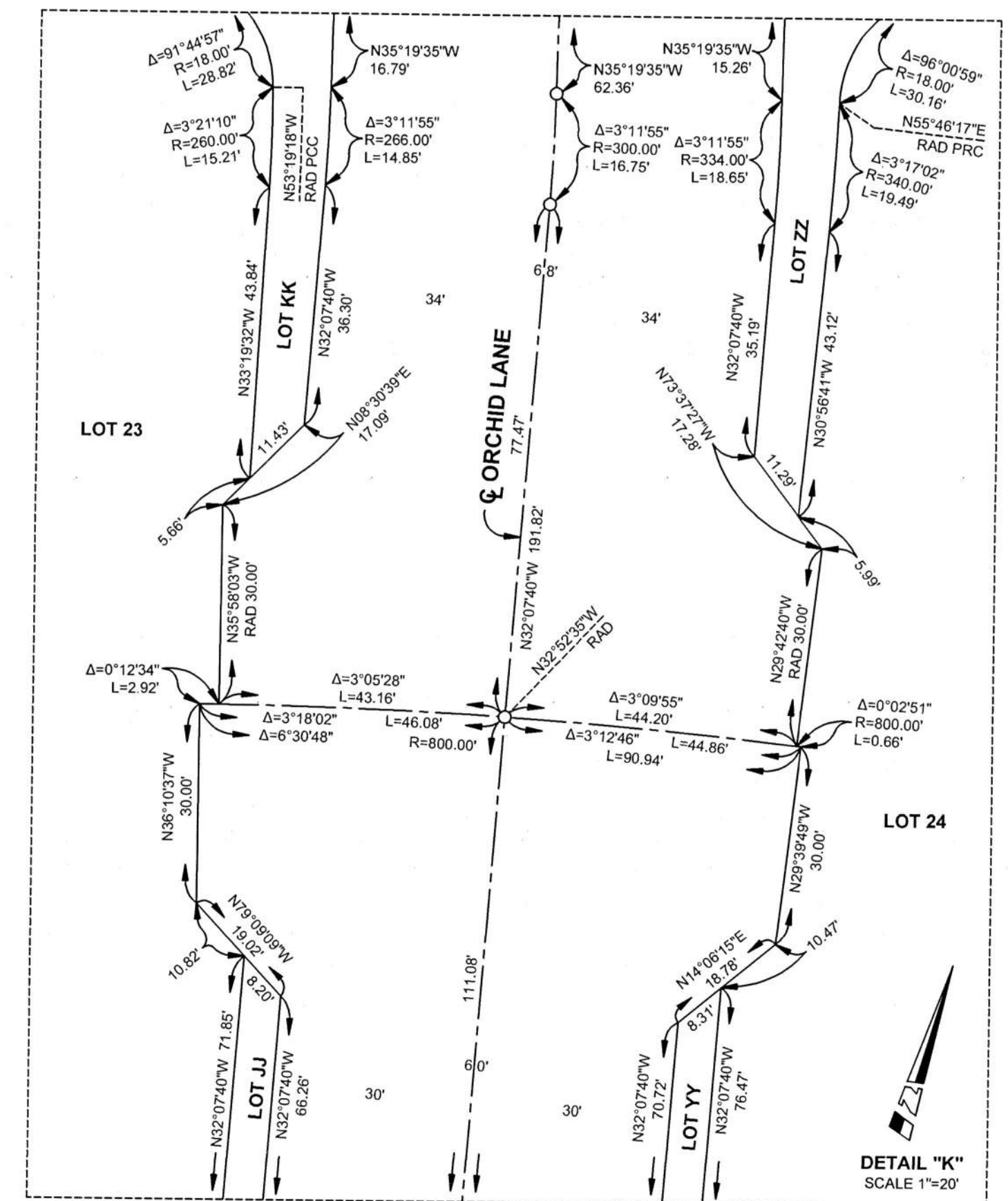
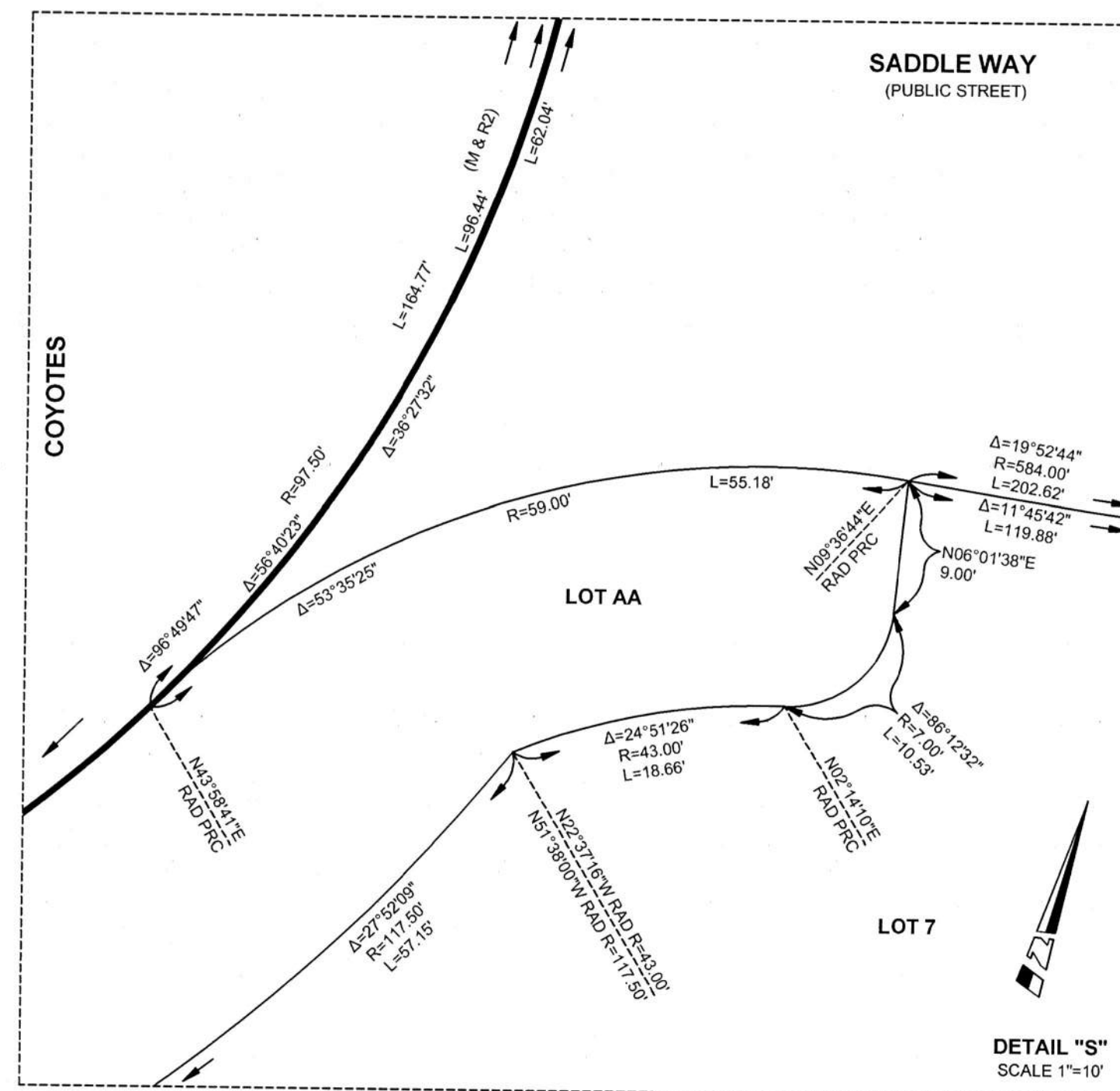
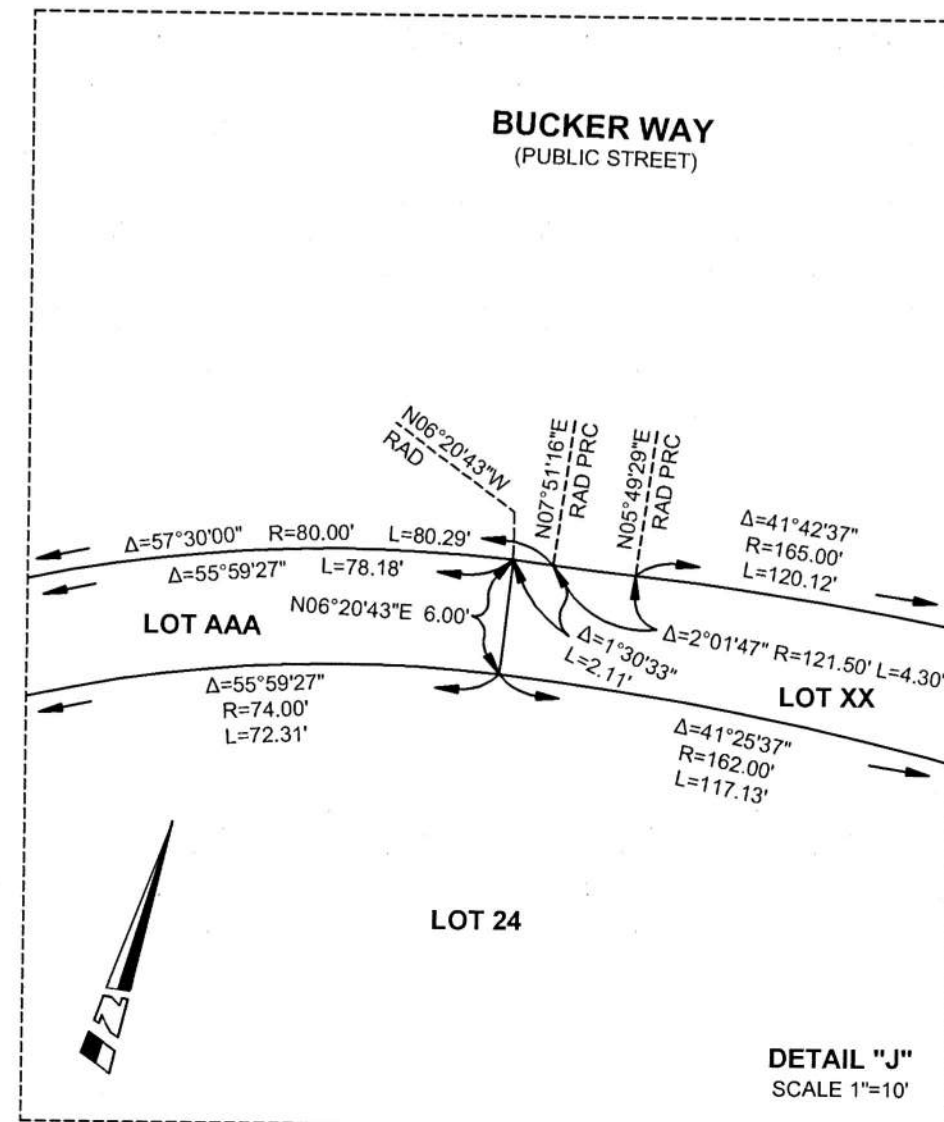
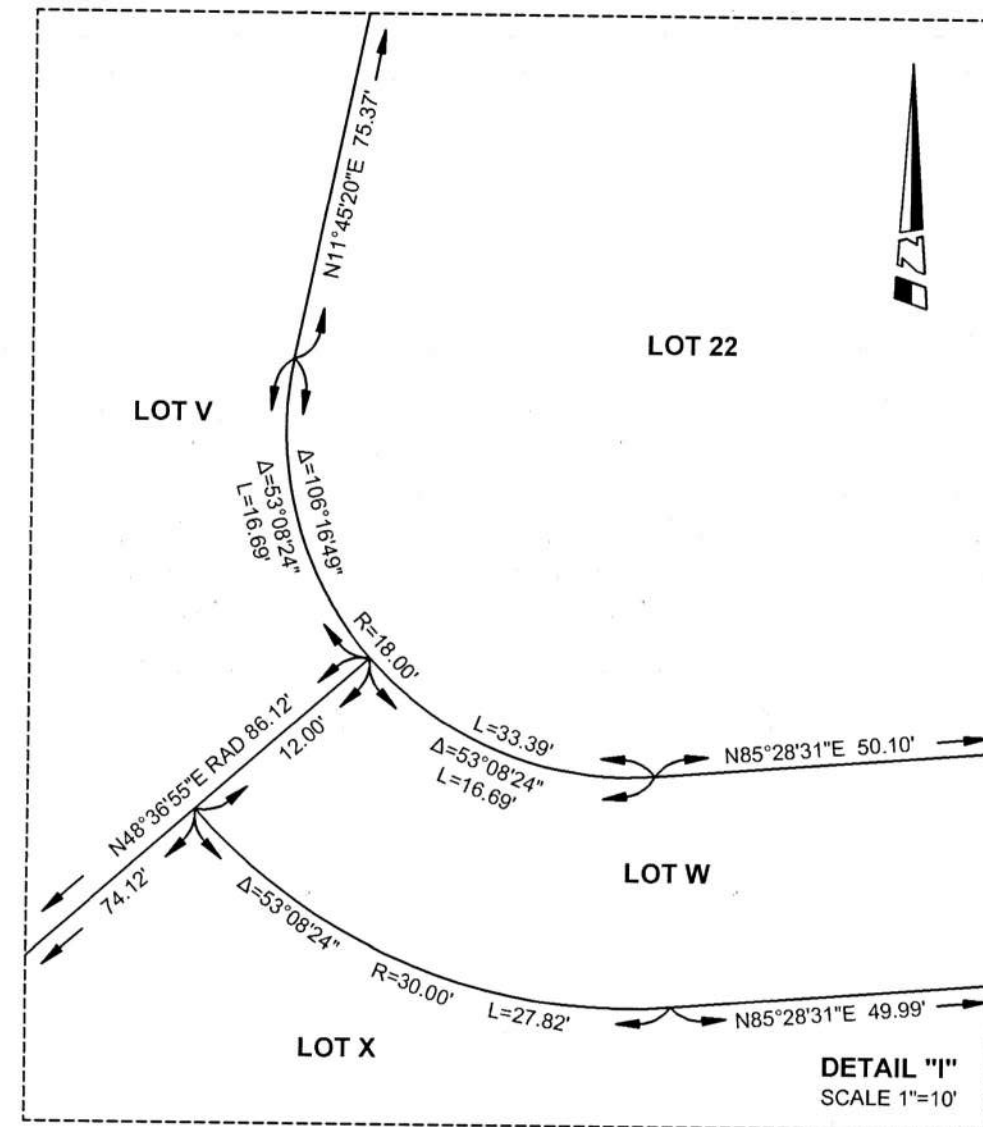
32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

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

**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912



NOTE:
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 3. SEE SHEET 4 FOR INDEX SHEET
 4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SHEET 20 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

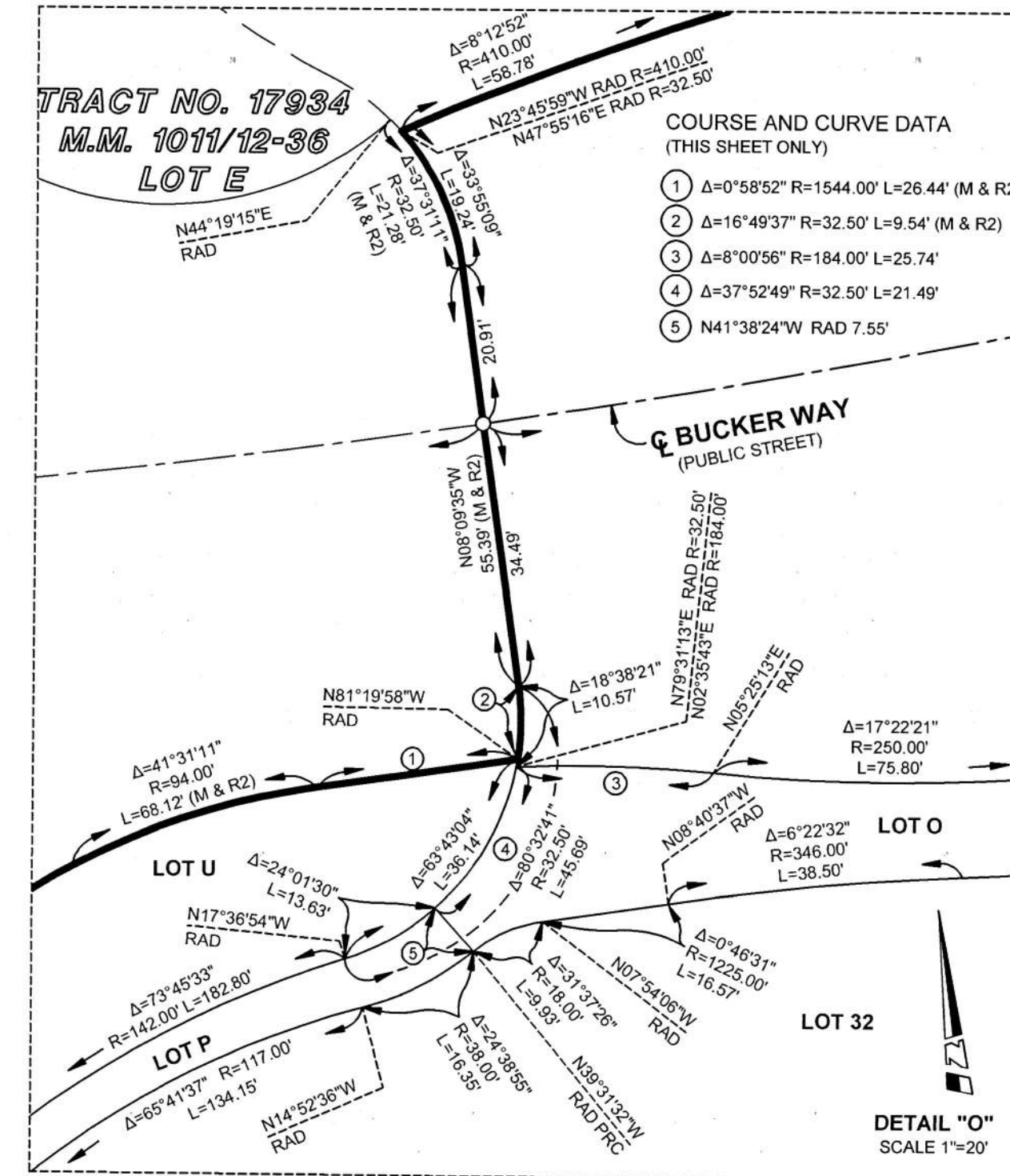
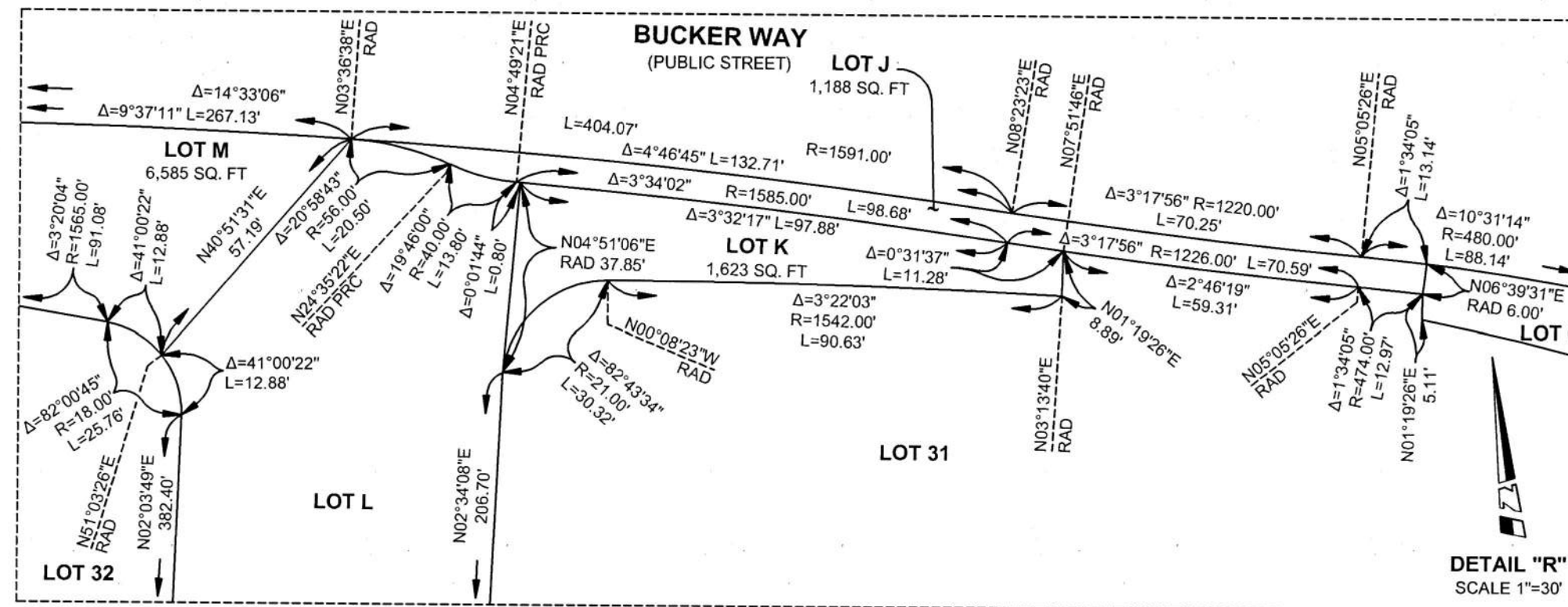
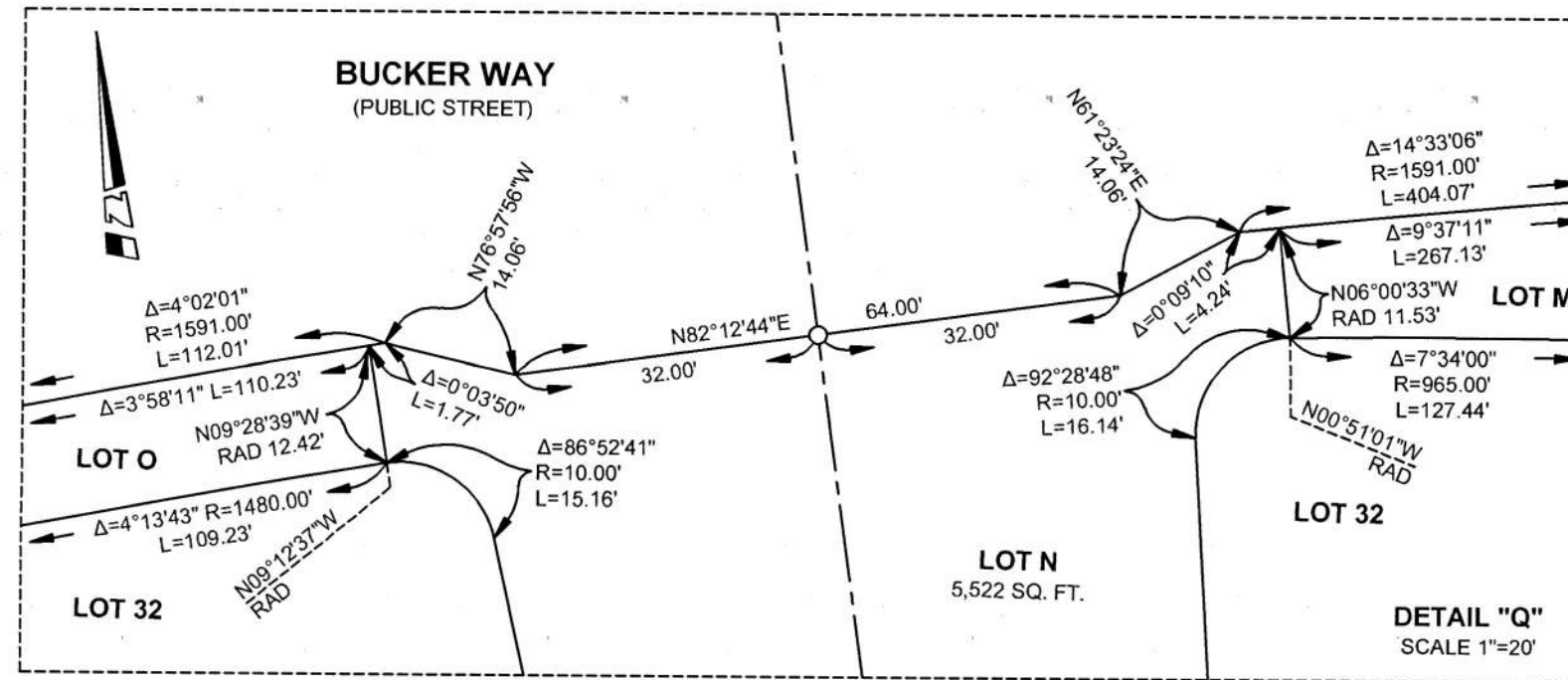
32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

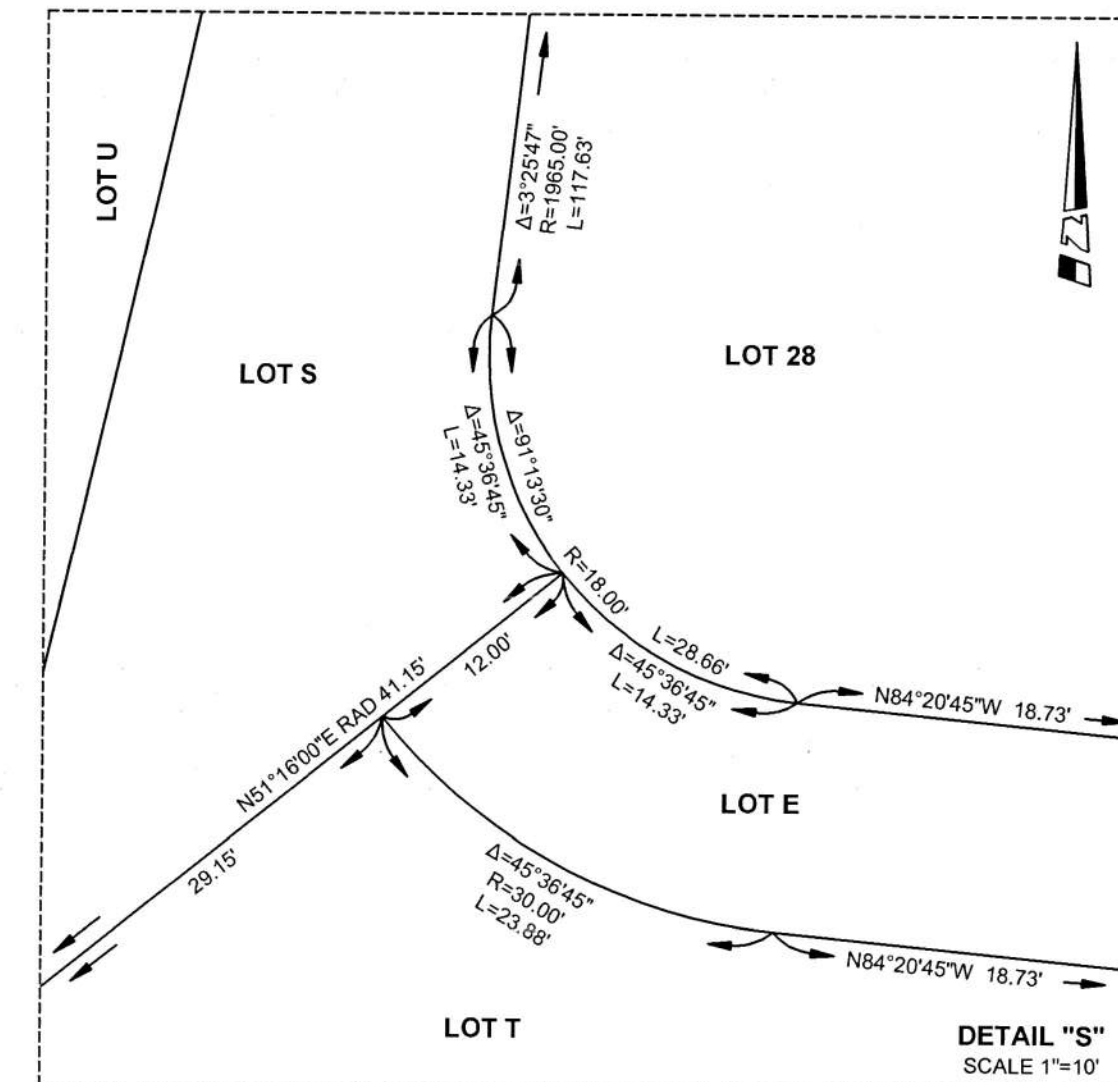
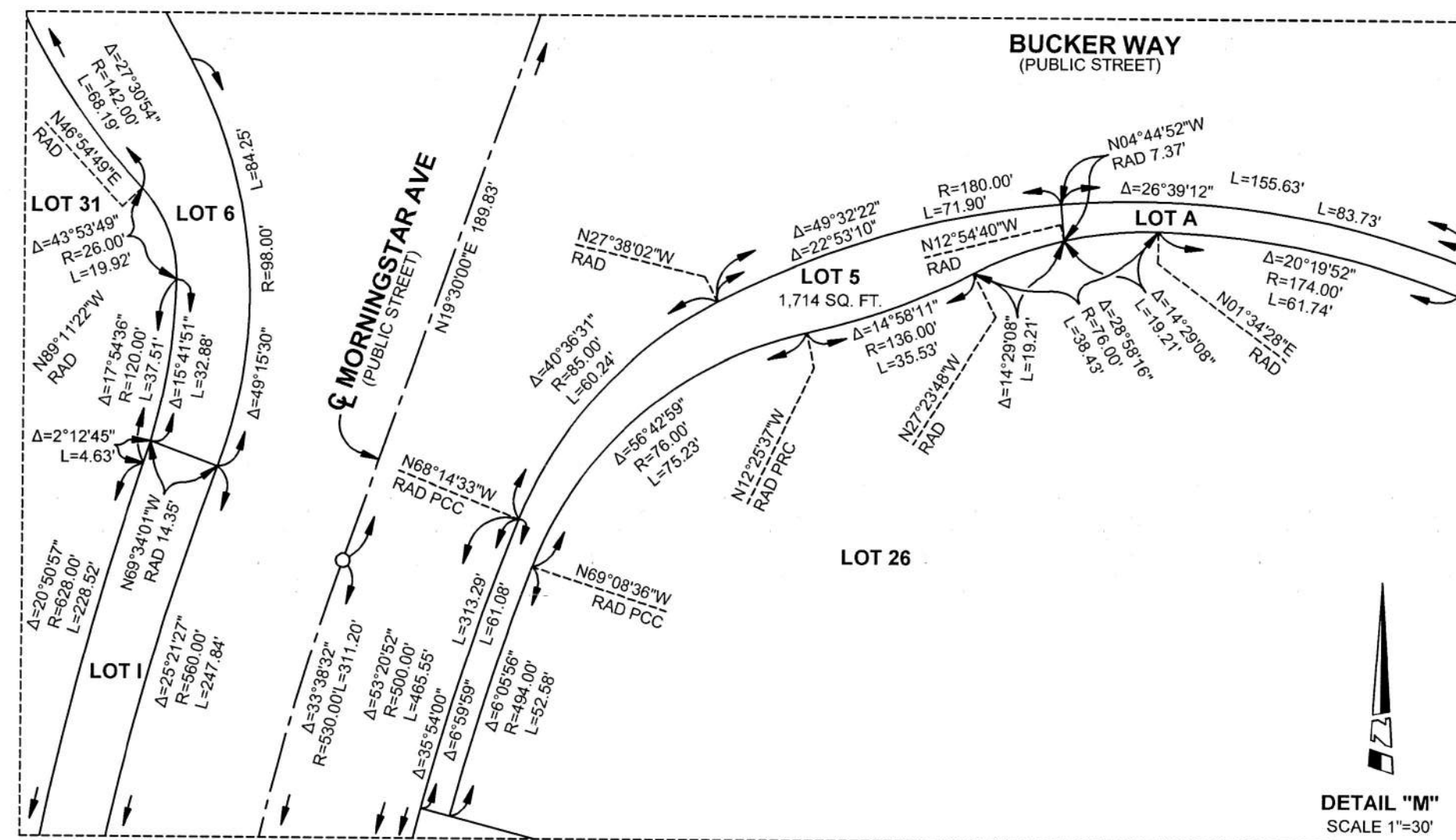
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912



- COURSE AND CURVE DATA**
(THIS SHEET ONLY)
- 1 $\Delta=0^{\circ}58'52''$ R=1544.00' L=26.44' (M & R2)
 - 2 $\Delta=16^{\circ}49'37''$ R=32.50' L=9.54' (M & R2)
 - 3 $\Delta=8^{\circ}00'56''$ R=184.00' L=25.74' (M & R2)
 - 4 $\Delta=37^{\circ}52'49''$ R=32.50' L=21.49' (M & R2)
 - 5 $\Delta=41^{\circ}38'24''$ RAD 7.55' (M & R2)



- NOTE:**
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 2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
 3. SEE SHEET 4 FOR INDEX SHEET
 4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS

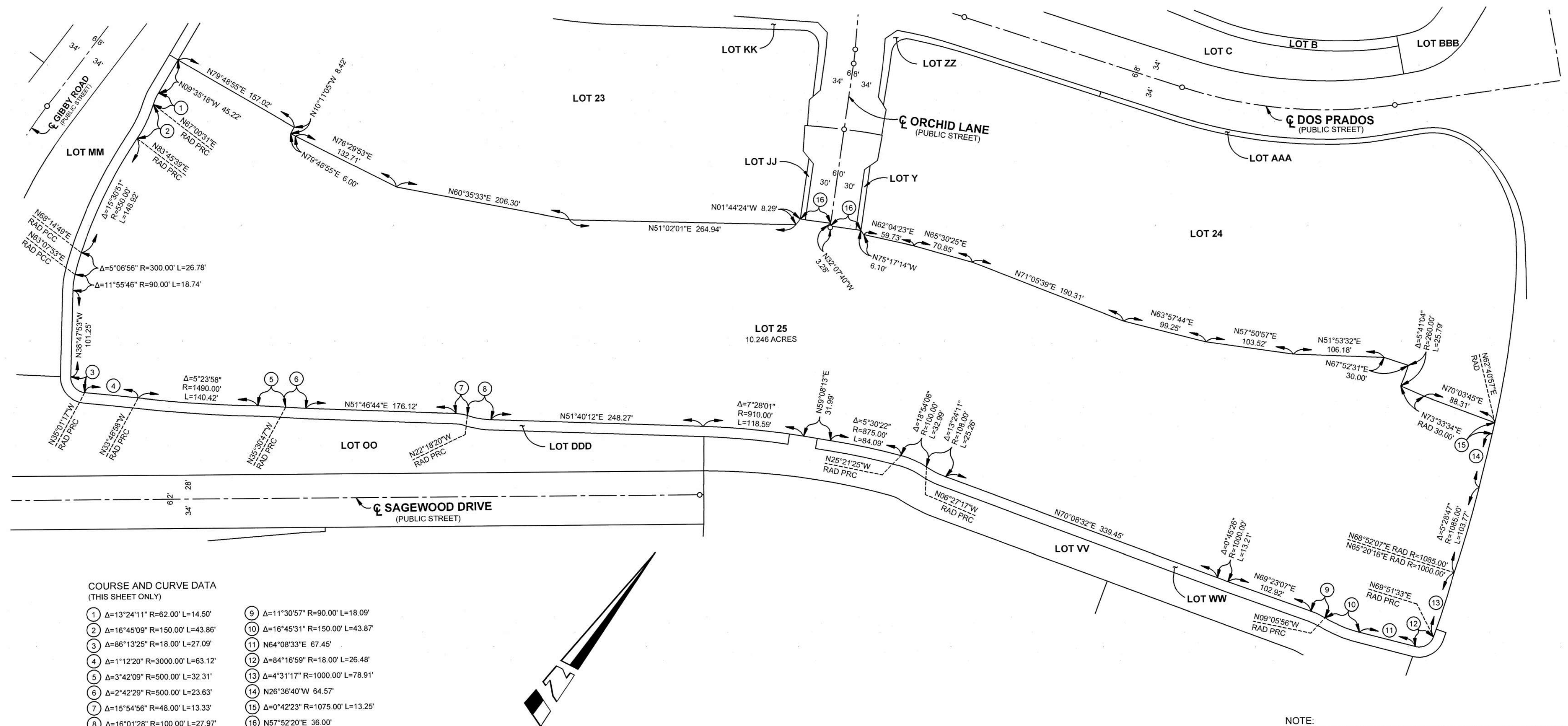
162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

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

HUITT ZOLLARS

DAVID W. MACKEY, P.L.S. 8912



COURSE AND CURVE DATA
(THIS SHEET ONLY)

- | | |
|---|---|
| ① $\Delta=13^{\circ}24'11''$ $R=62.00'$ $L=14.50'$ | ⑨ $\Delta=11^{\circ}30'57''$ $R=90.00'$ $L=18.09'$ |
| ② $\Delta=16^{\circ}45'09''$ $R=150.00'$ $L=43.86'$ | ⑩ $\Delta=16^{\circ}45'31''$ $R=150.00'$ $L=43.87'$ |
| ③ $\Delta=86^{\circ}13'25''$ $R=18.00'$ $L=27.09'$ | ⑪ $N64^{\circ}08'33''E$ 67.45' |
| ④ $\Delta=1^{\circ}12'20''$ $R=3000.00'$ $L=63.12'$ | ⑫ $\Delta=84^{\circ}16'59''$ $R=18.00'$ $L=26.48'$ |
| ⑤ $\Delta=3^{\circ}42'09''$ $R=500.00'$ $L=32.31'$ | ⑬ $\Delta=4^{\circ}31'17''$ $R=1000.00'$ $L=78.91'$ |
| ⑥ $\Delta=2^{\circ}42'29''$ $R=500.00'$ $L=23.63'$ | ⑭ $N26^{\circ}36'40''W$ 64.57' |
| ⑦ $\Delta=15^{\circ}54'58''$ $R=48.00'$ $L=13.33'$ | ⑮ $\Delta=0^{\circ}42'23''$ $R=1075.00'$ $L=13.25'$ |
| ⑧ $\Delta=16^{\circ}01'28''$ $R=100.00'$ $L=27.97'$ | ⑯ $N57^{\circ}52'20''E$ 36.00' |

NOTE:

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2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SHEET 22 OF 29 SHEETS

TRACT NO. 17936

ALL OF VESTING TENTATIVE TRACT
NO. 17936

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

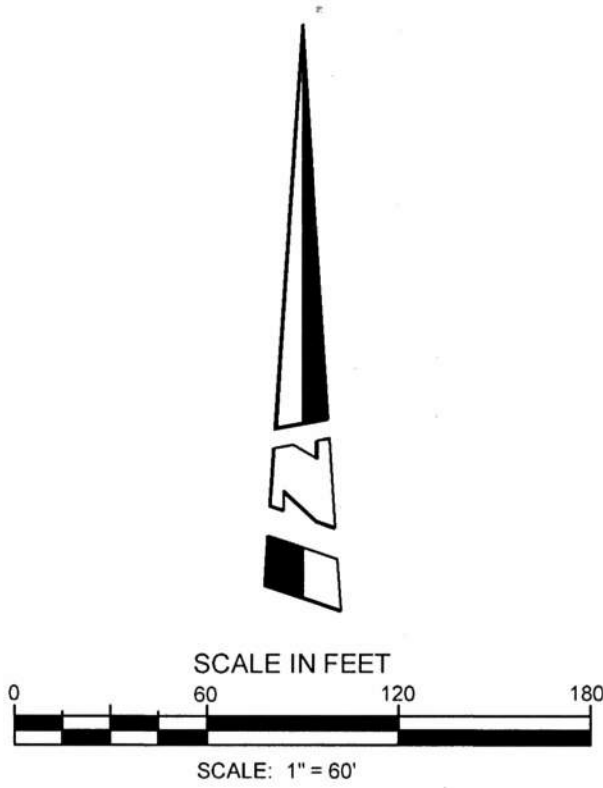
DATE OF SURVEY: JANUARY, 2026

HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

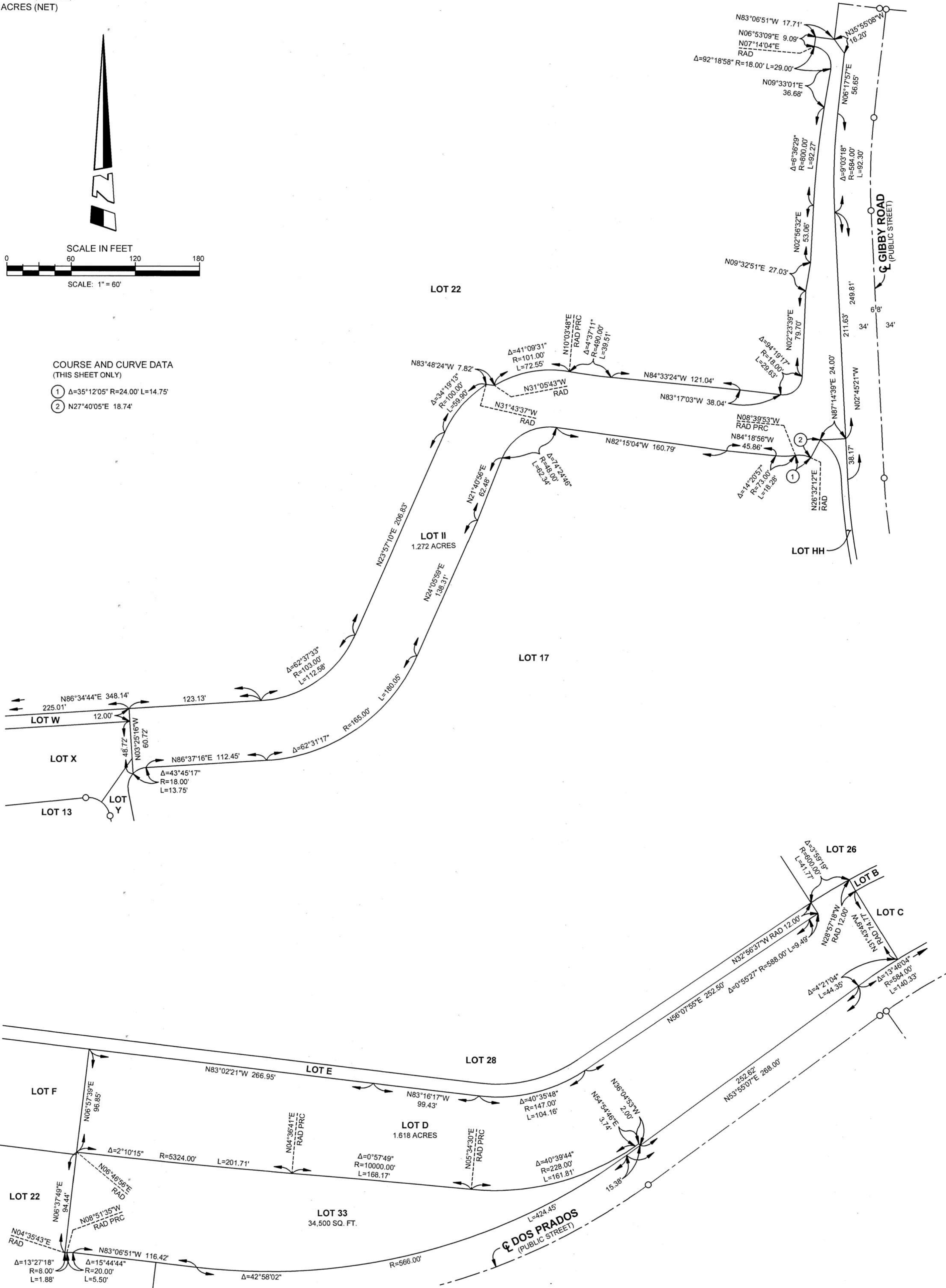
32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)



COURSE AND CURVE DATA
(THIS SHEET ONLY)

- ① $\Delta=35^{\circ}12'05''$ $R=24.00'$ $L=14.75'$
- ② $\Delta=27^{\circ}40'05''$ $R=18.74'$



NOTE:
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GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM
STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
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4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SHEET 24 OF 29 SHEETS

TRACT NO. 17936

ALL OF VESTING TENTATIVE TRACT
NO. 17936

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

HUITT
ZOLLARS

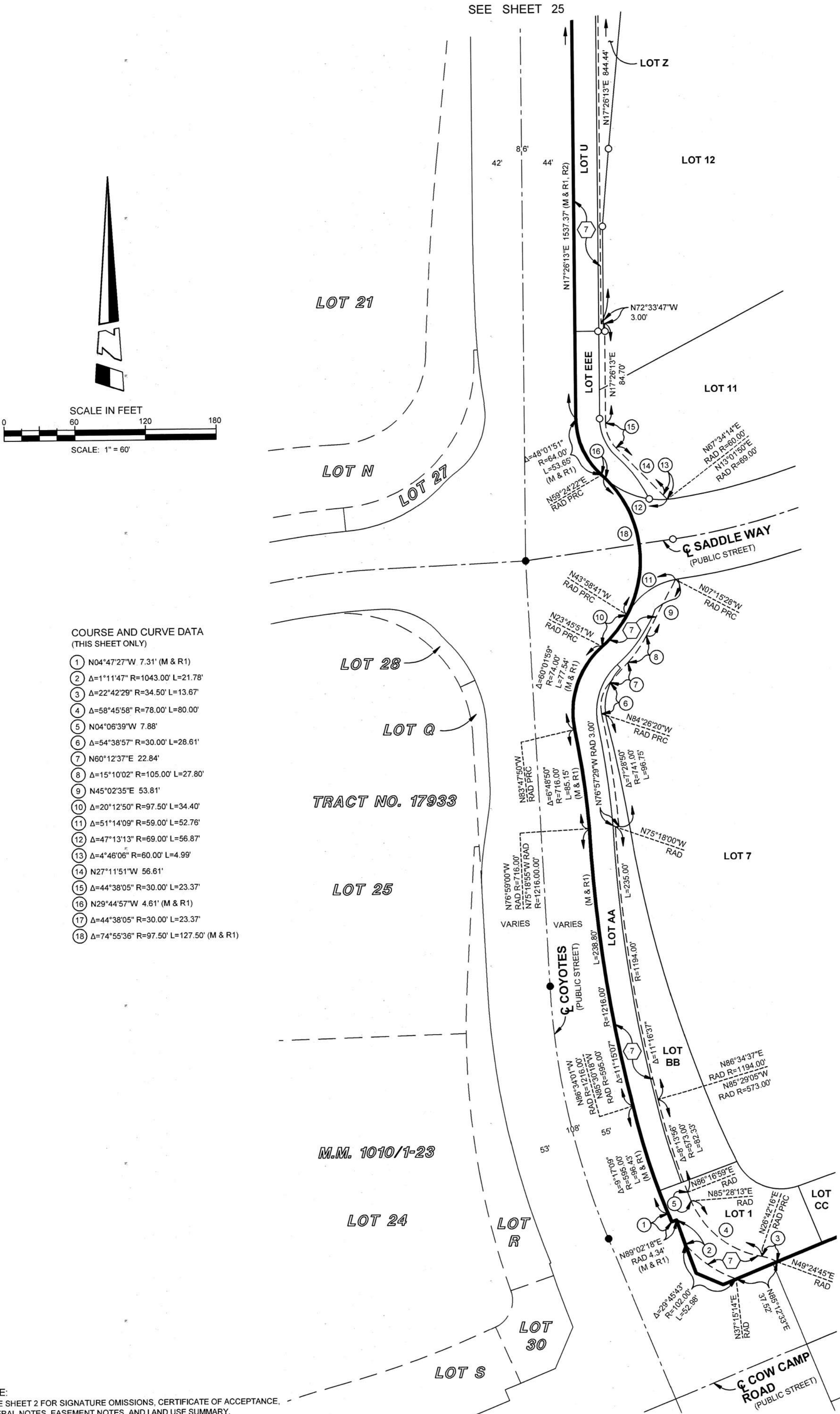
DAVID W. MACKEY, P.L.S. 8912

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)

EASEMENT SHEET



NOTE:
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SHEET 25 OF 29 SHEETS

TRACT NO. 17936

ALL OF VESTING TENTATIVE TRACT
NO. 17936

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

DATE OF SURVEY: JANUARY, 2026

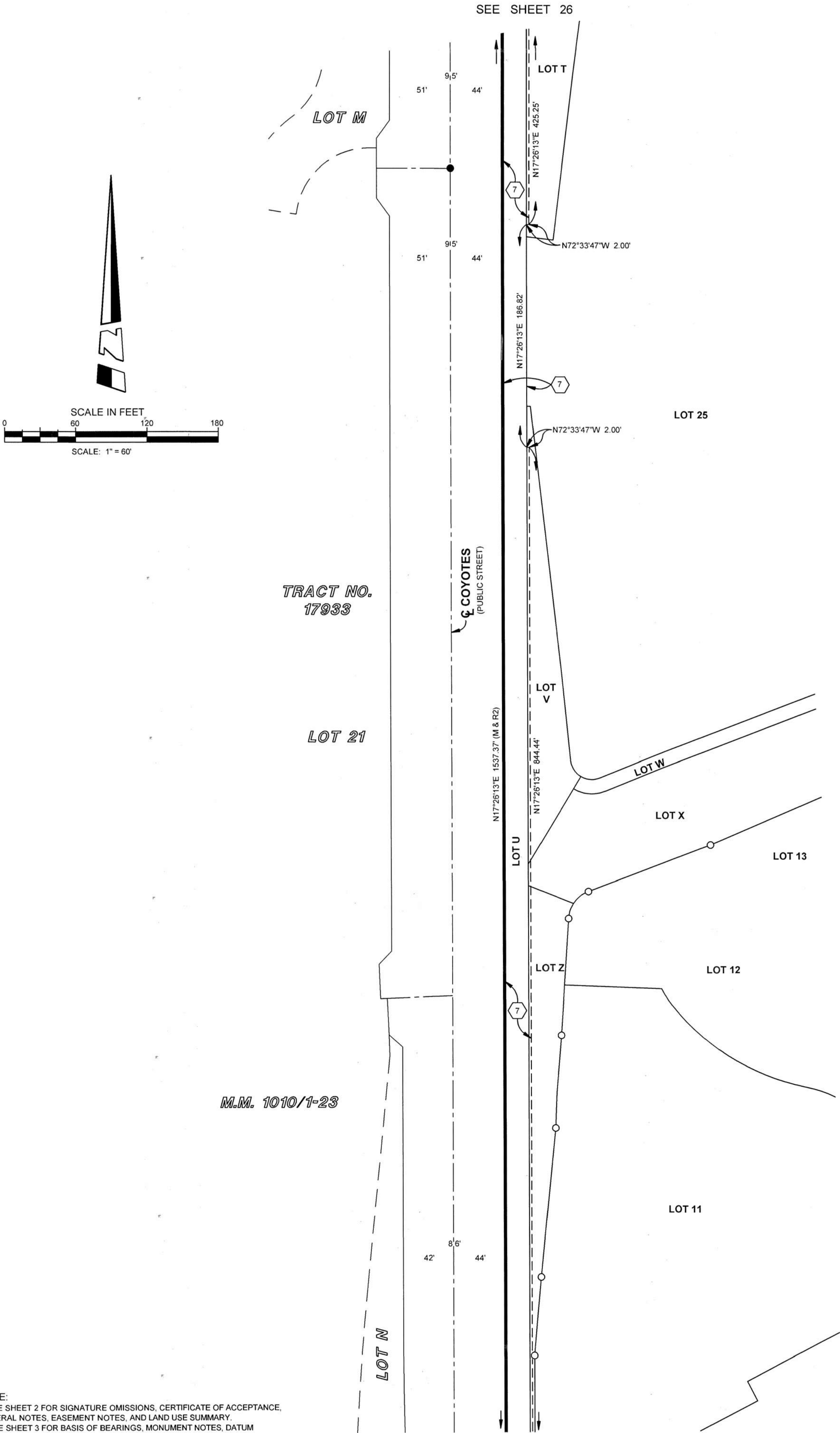
HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)

EASEMENT SHEET



SHEET 26 OF 29 SHEETS

TRACT NO. 17936

ALL OF VESTING TENTATIVE TRACT
NO. 17936

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

DATE OF SURVEY: JANUARY, 2026

HUITT
ZOLLARS

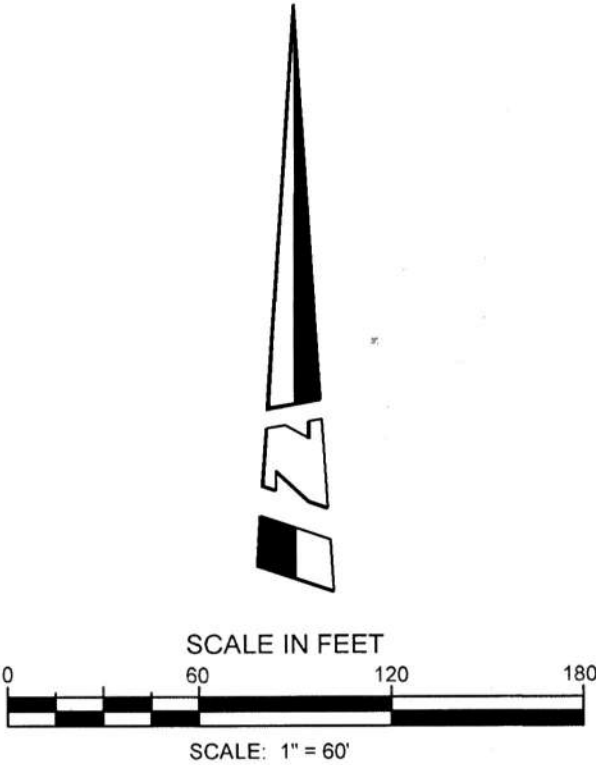
DAVID W. MACKEY, P.L.S. 8912

32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)

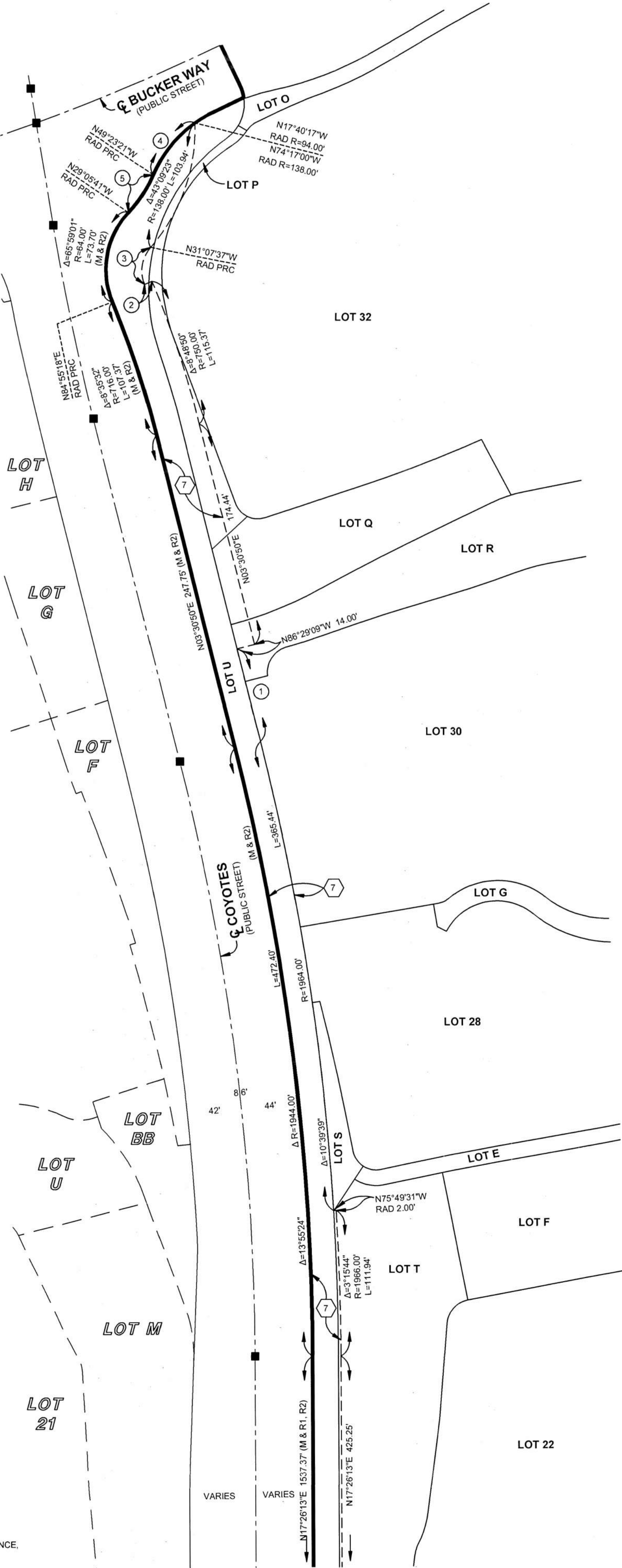
EASEMENT SHEET

- COURSE AND CURVE DATA
(THIS SHEET ONLY)
- 1 N03°30'50"E 247.75'
 - 2 N84°42'00"E RAD 6.00'
 - 3 Δ=64°10'23" R=27.00' L=30.24'
 - 4 Δ=31°43'04" R=94.00' L=52.04' (M & R2)
 - 5 Δ=20°17'39" R=97.50' L=34.53' (M & R2)



TRACT NO. 17934

M.M. 1011/12-36



NOTE:
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, CERTIFICATE OF ACCEPTANCE, GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES
3. SEE SHEET 4 FOR INDEX SHEET
4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SEE SHEET 25

SHEET 27 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS162.169 ACRES (GROSS)
132.682 ACRES (NET)

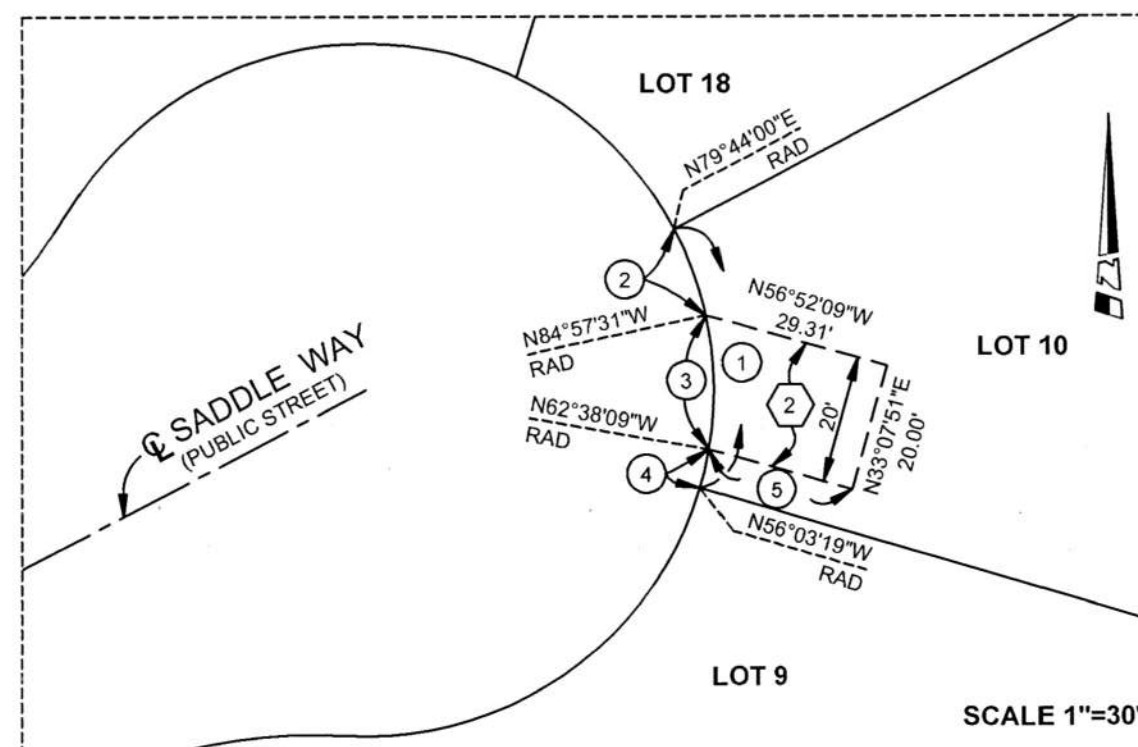
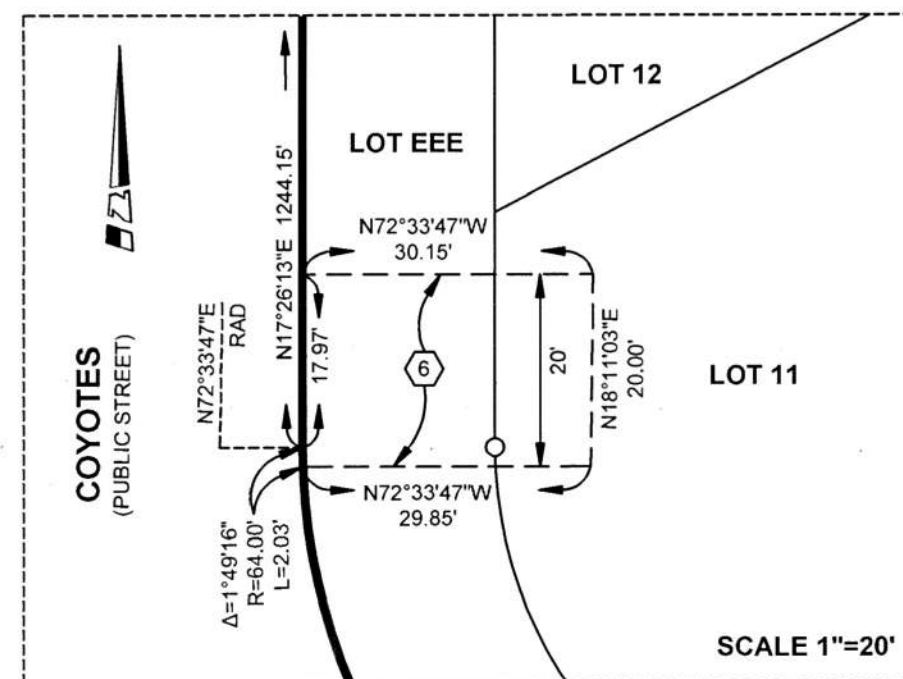
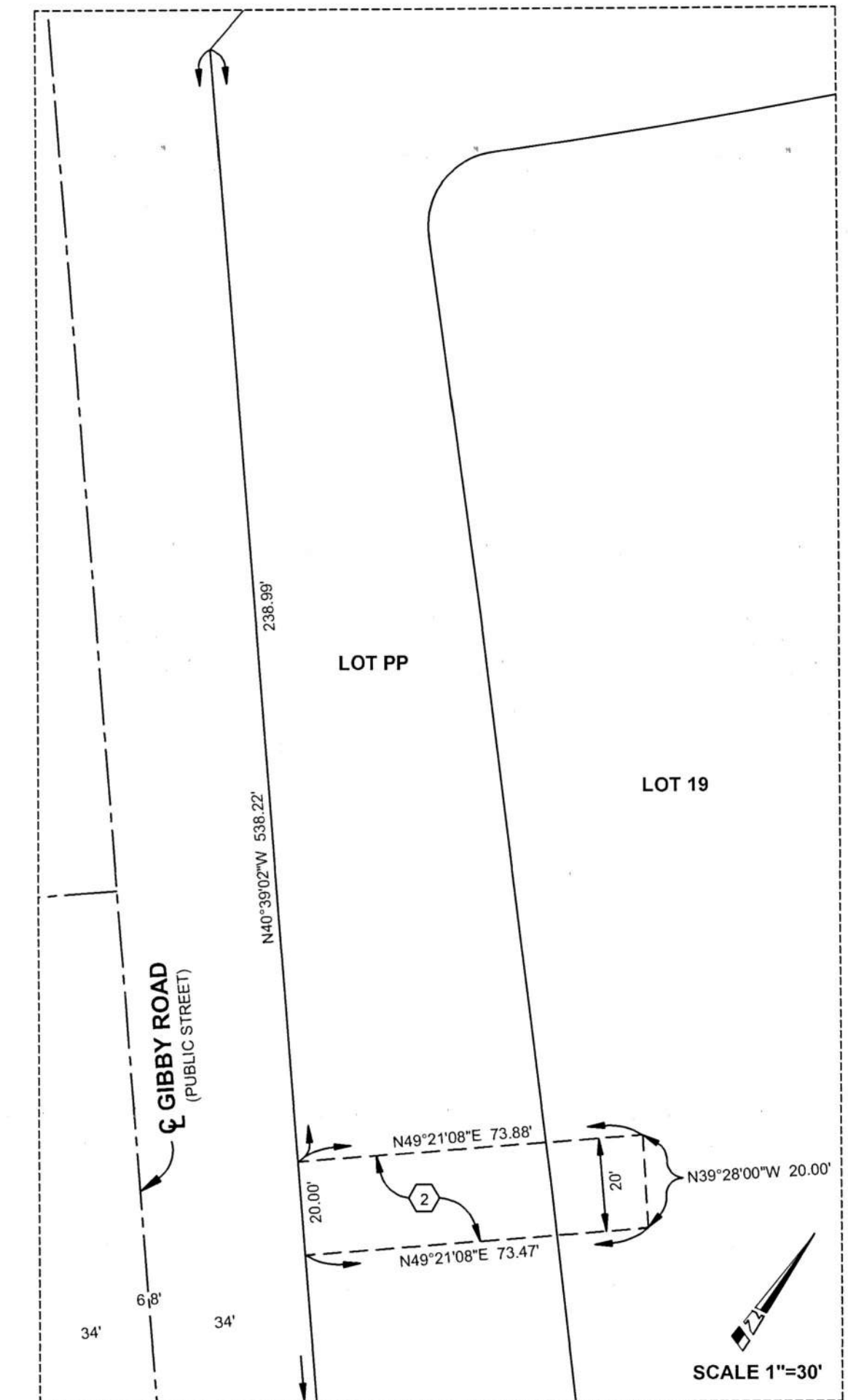
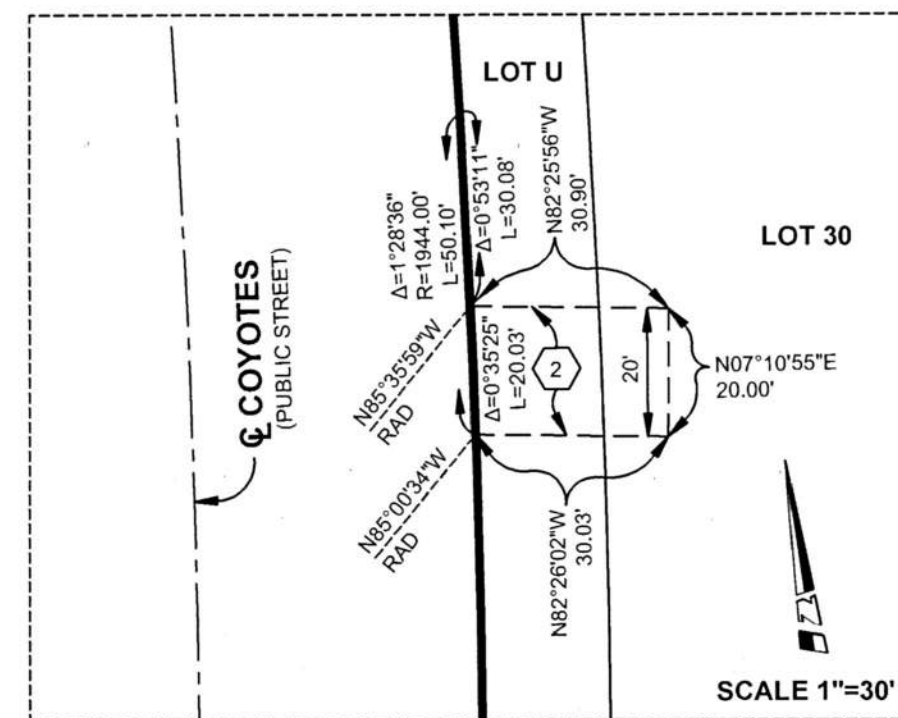
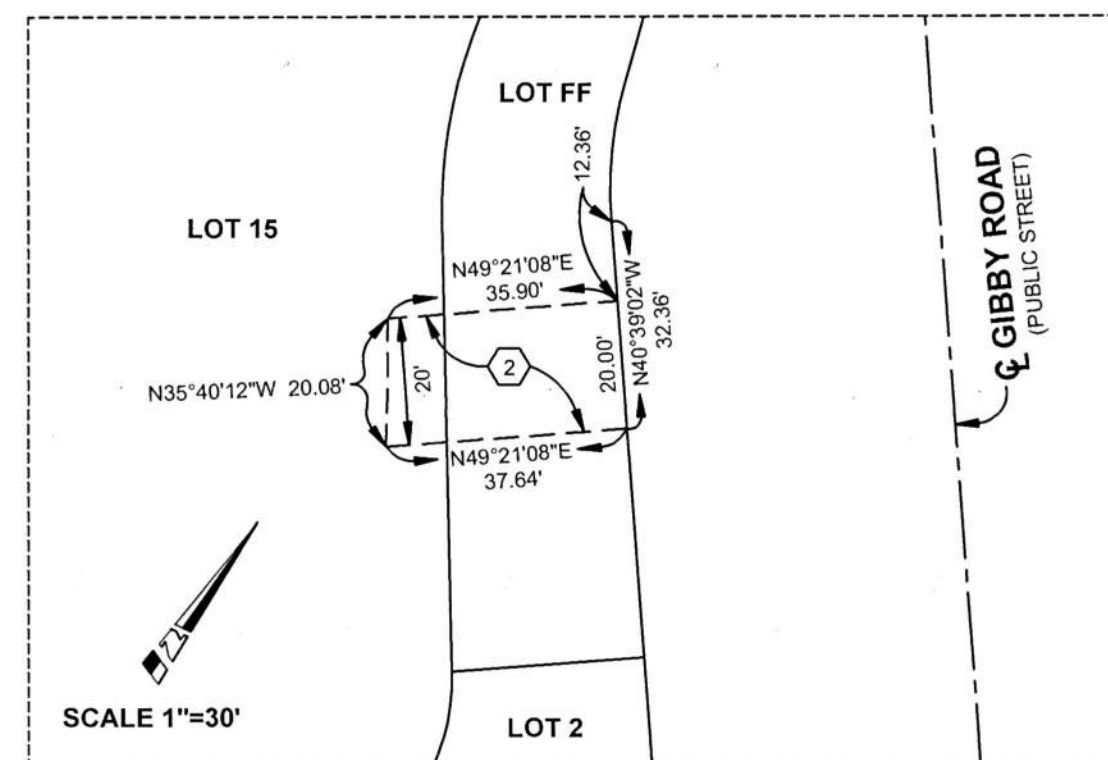
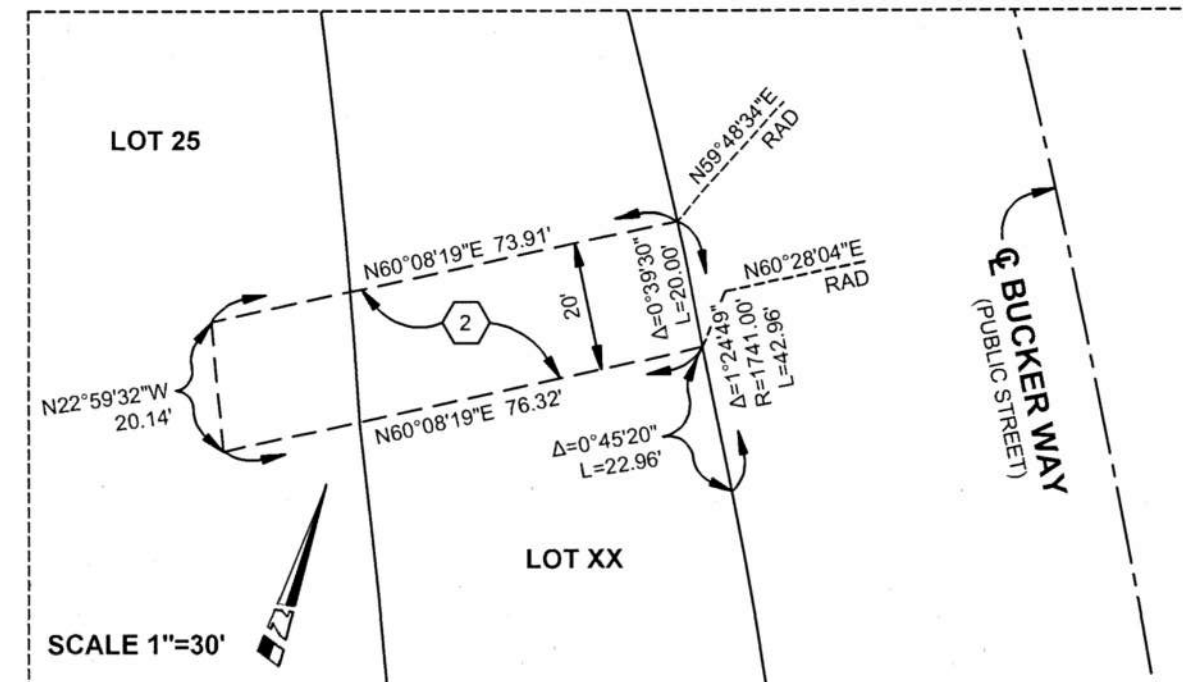
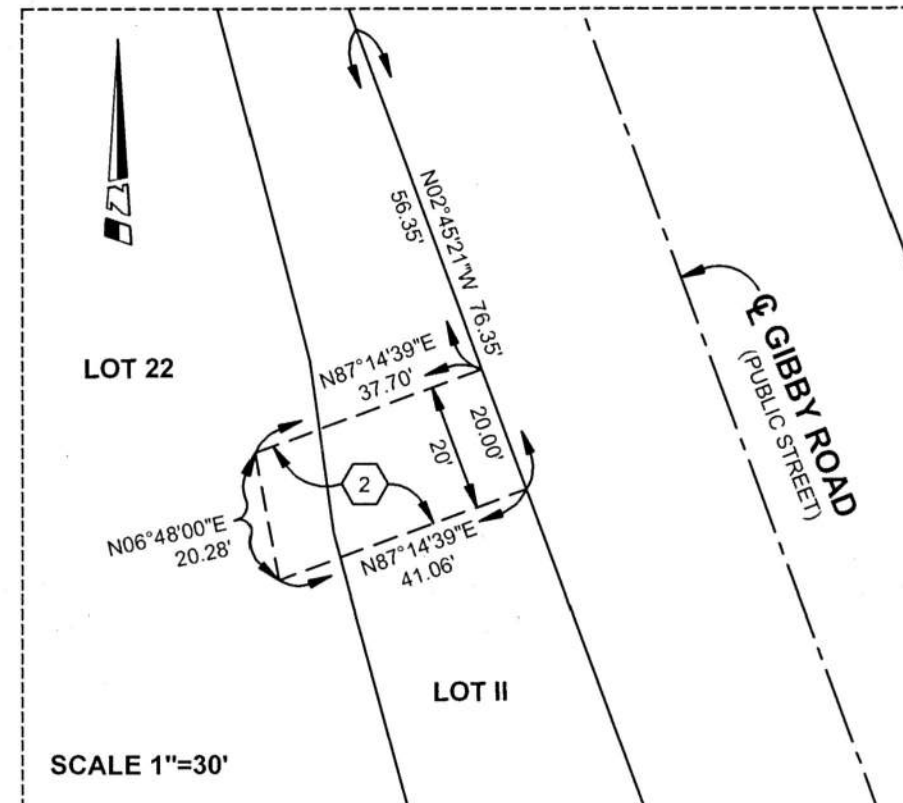
TRACT NO. 17936

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

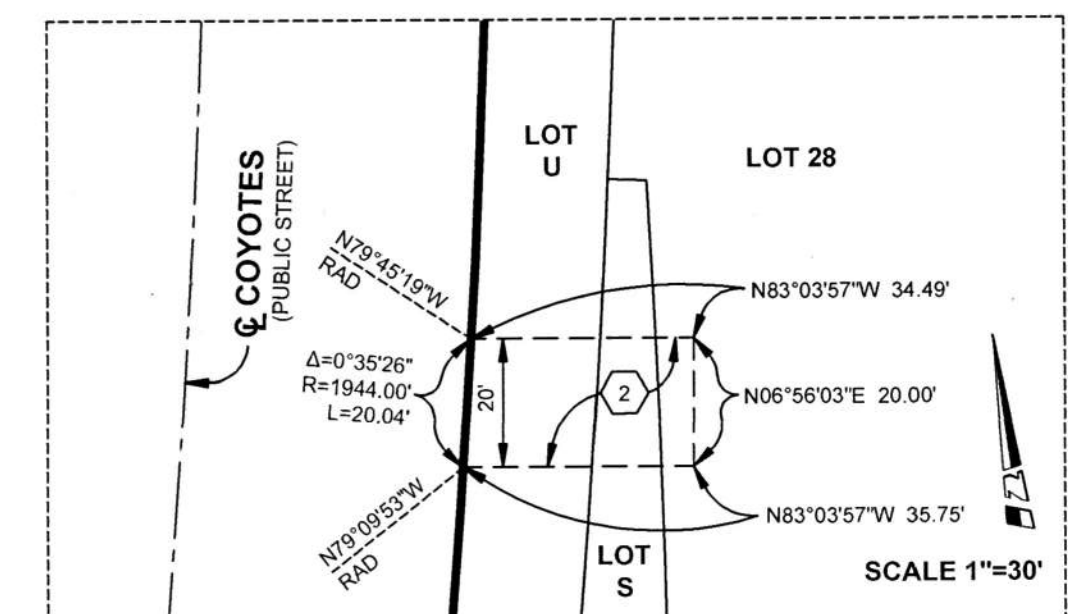
**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912

EASEMENT SHEET

COURSE AND CURVE DATA
(THIS SHEET ONLY)

- ① $\Delta=44^{\circ}12'41''$ $R=54.00'$ $L=41.67'$
- ② $\Delta=15^{\circ}18'29''$ $R=54.00'$ $L=14.43'$
- ③ $\Delta=22^{\circ}19'22''$ $R=54.00'$ $L=21.04'$
- ④ $\Delta=6^{\circ}34'51''$ $R=54.00'$ $L=6.20'$
- ⑤ $\Delta=56^{\circ}52'09''$ $R=54.00'$ $L=23.22'$



NOTE:

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4. SEE SHEETS 24 THROUGH 29 FOR EASEMENT DETAILS.

SHEET 28 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS

162.169 ACRES (GROSS)
132.682 ACRES (NET)

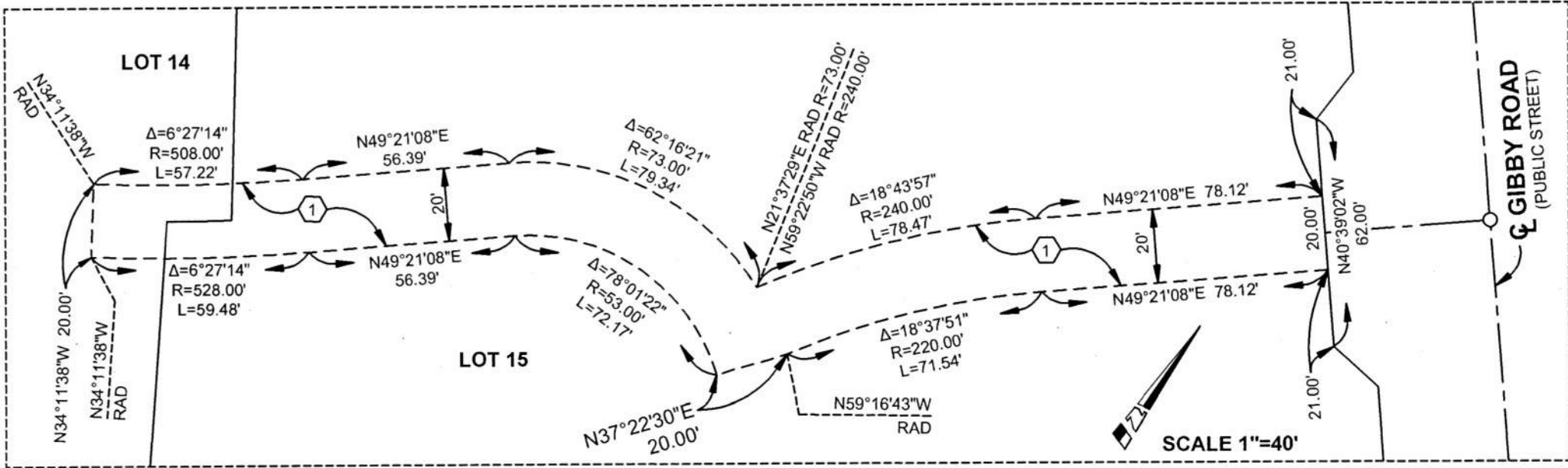
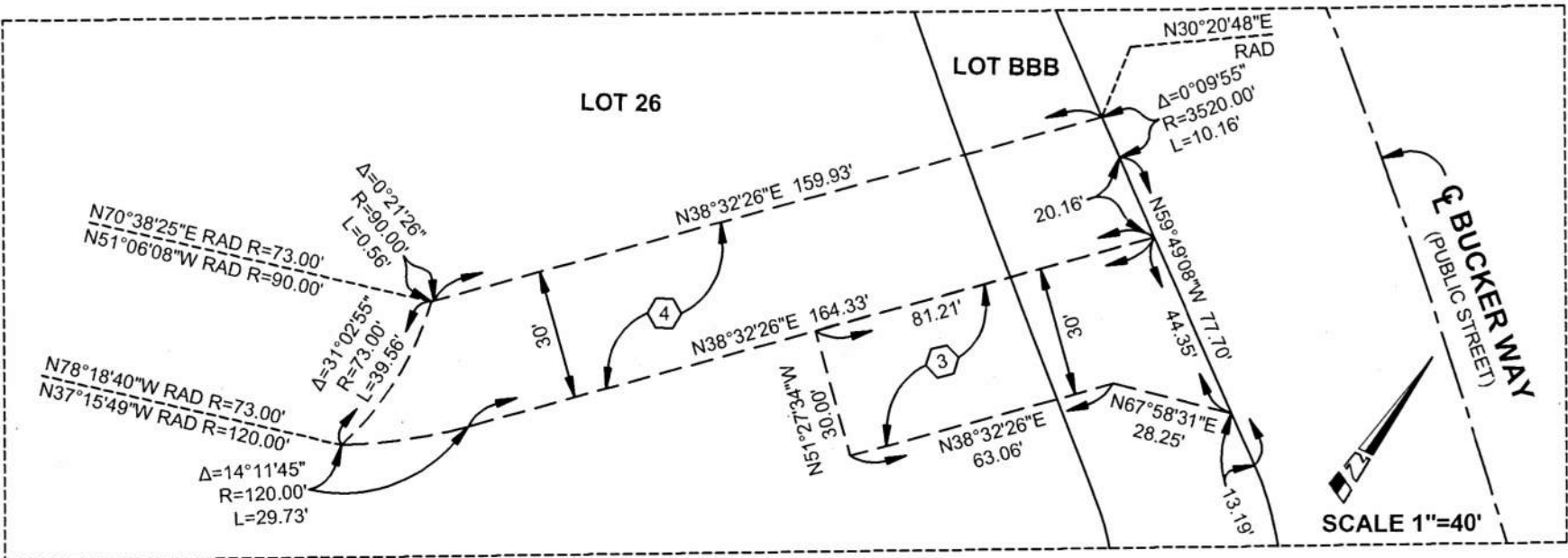
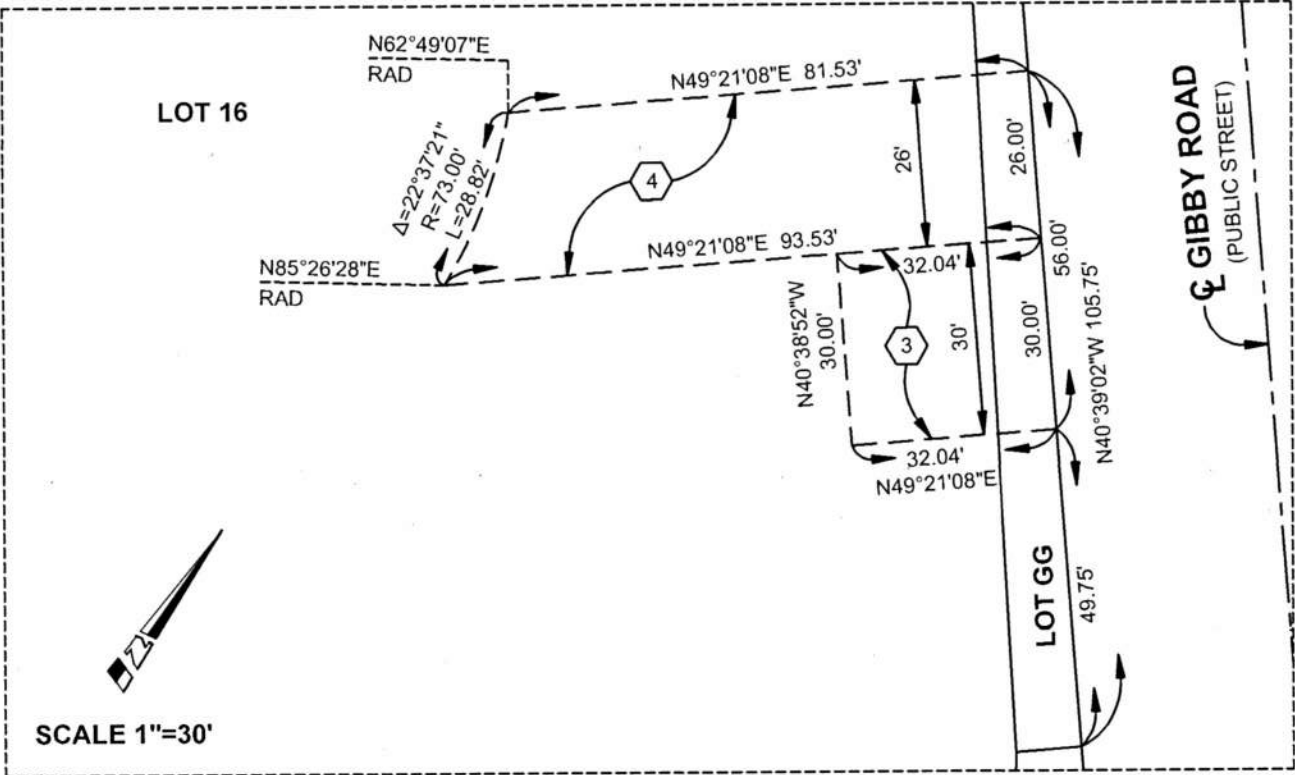
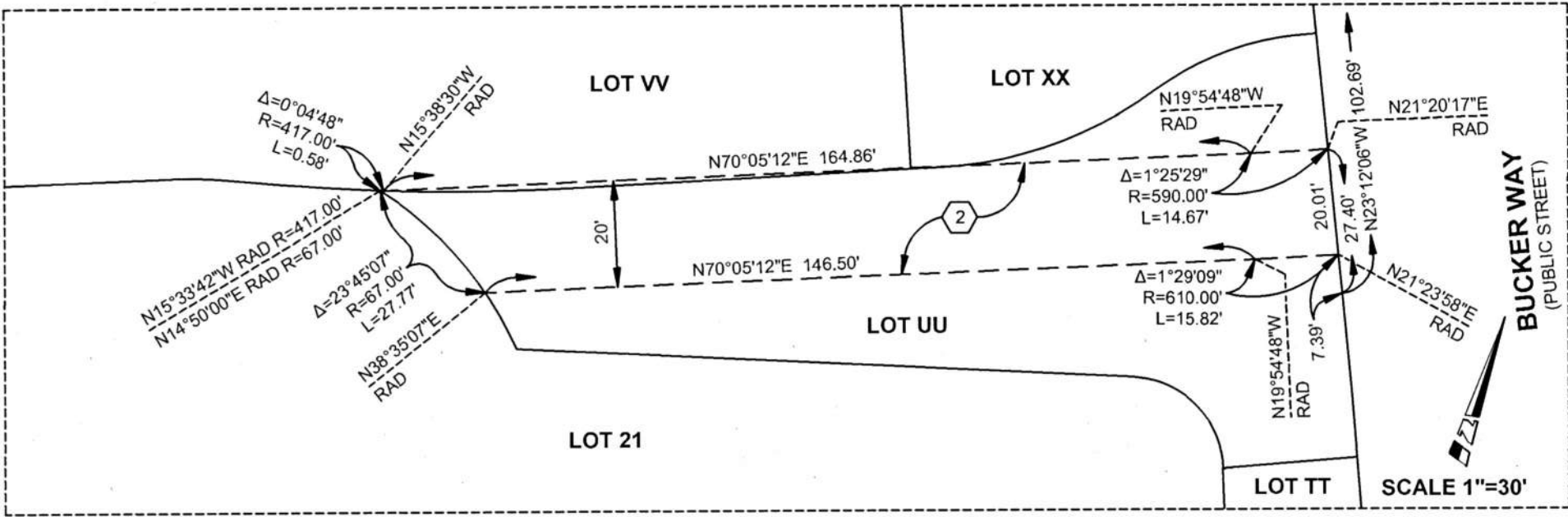
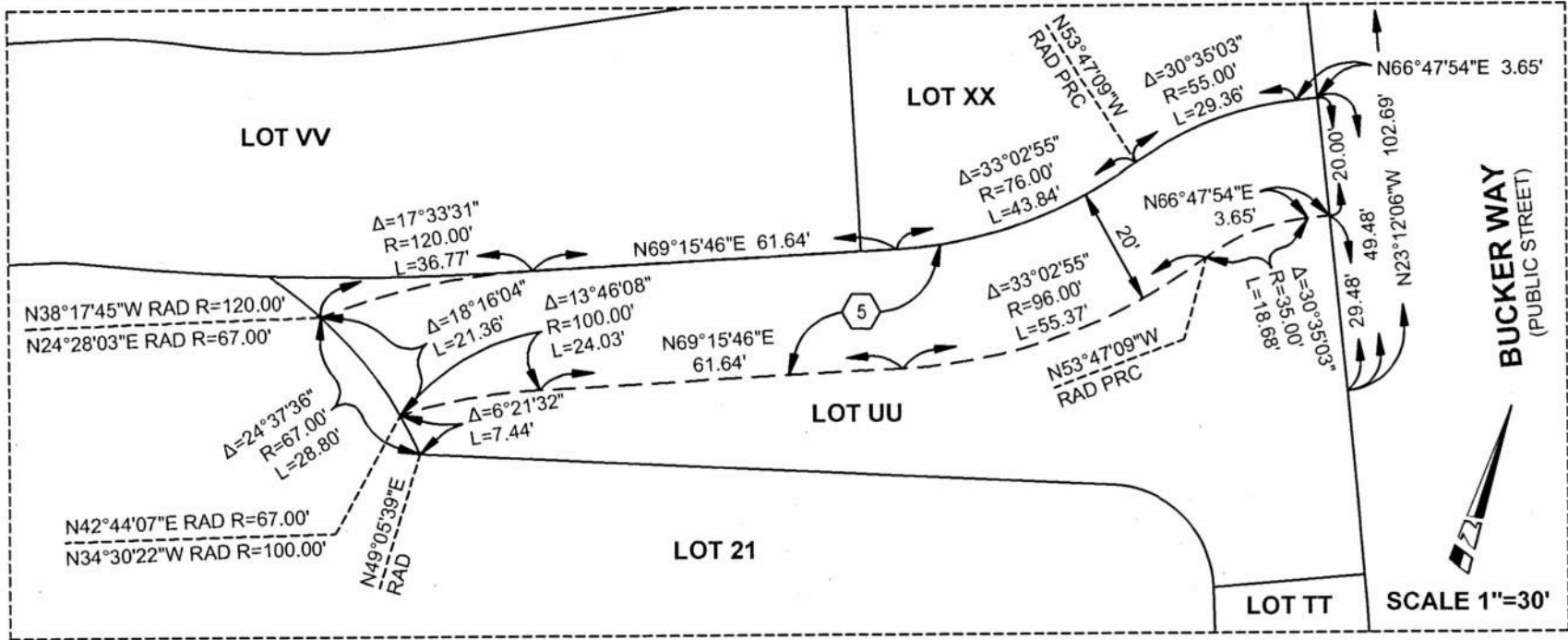
TRACT NO. 17936

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

HUITT
ZOLLARS

DAVID W. MACKEY, P.L.S. 8912

EASEMENT SHEET



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SHEET 29 OF 29 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 17936

DATE OF SURVEY: JANUARY, 2026

32 NUMBERED LOTS
57 LETTERED LOTS

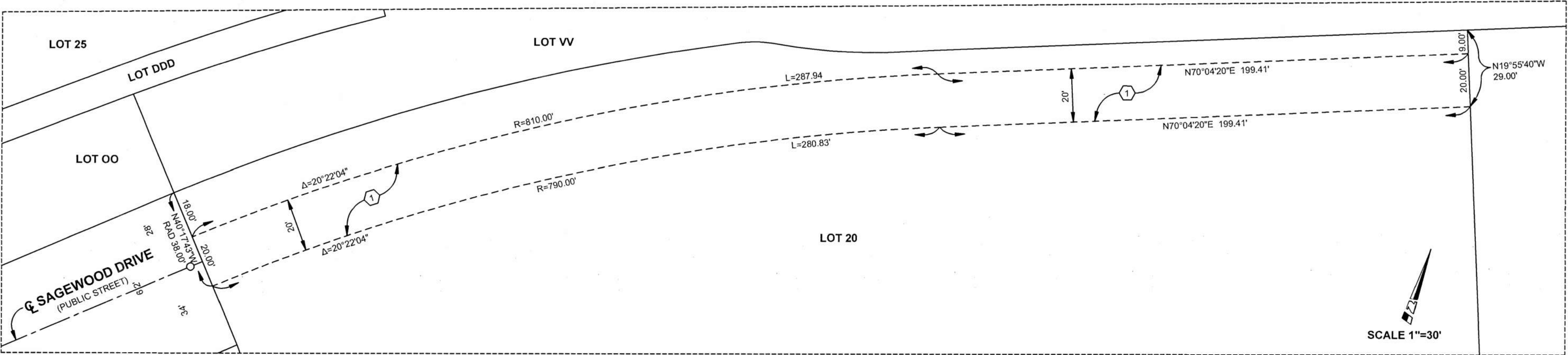
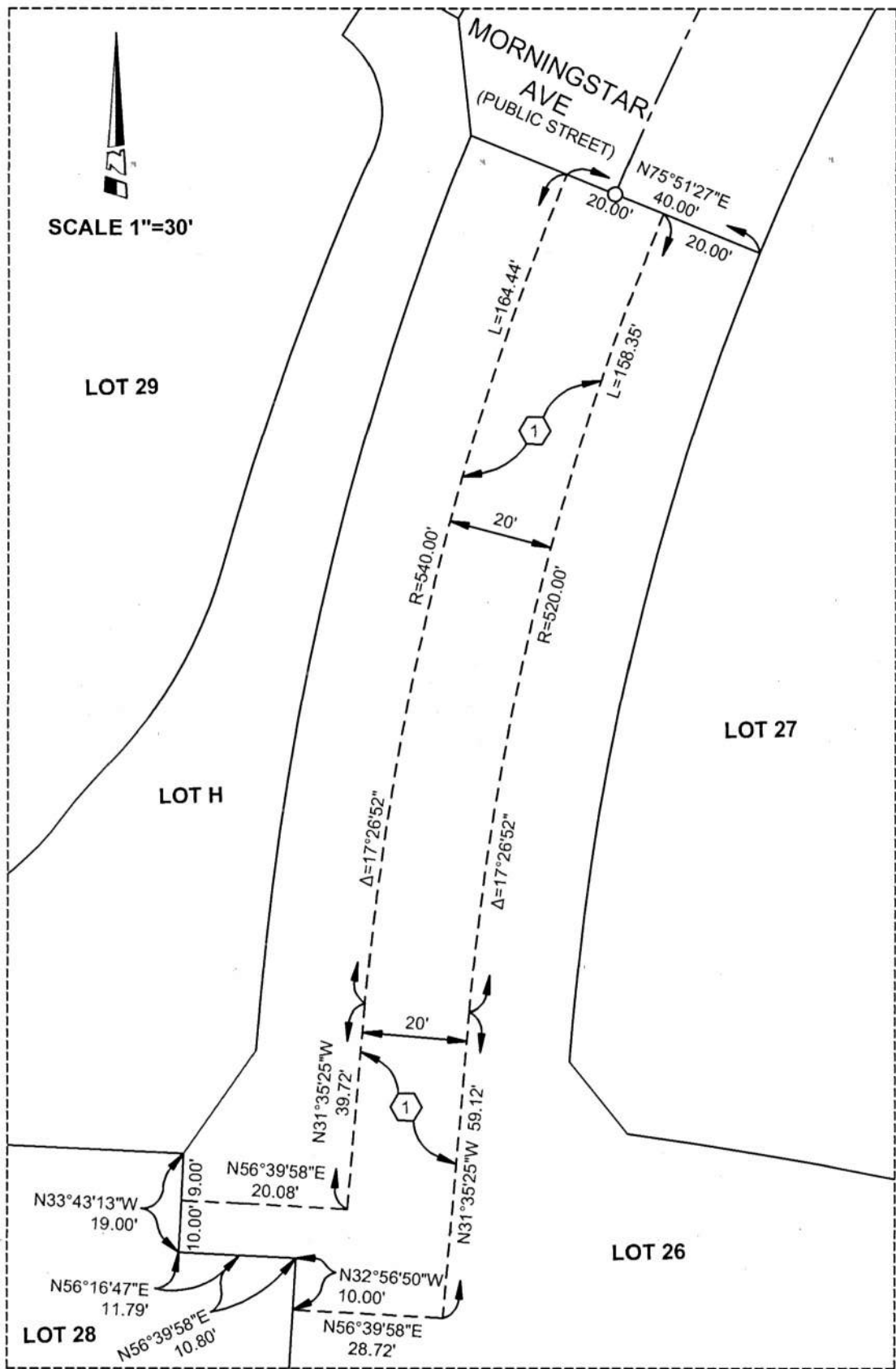
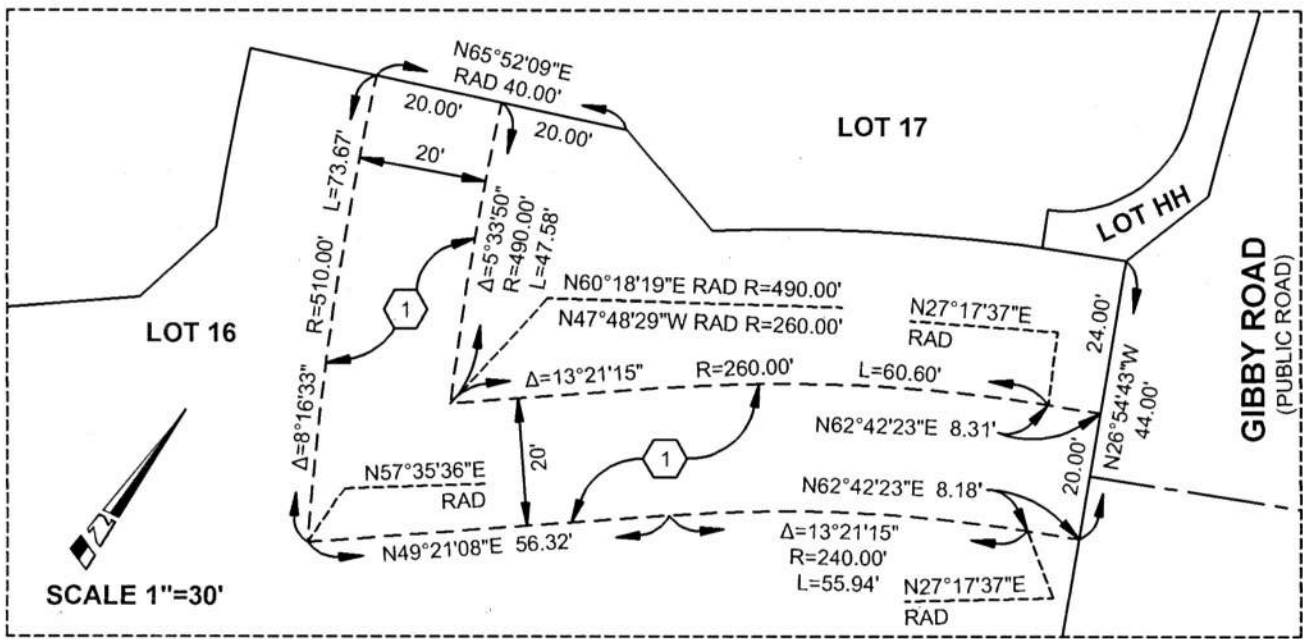
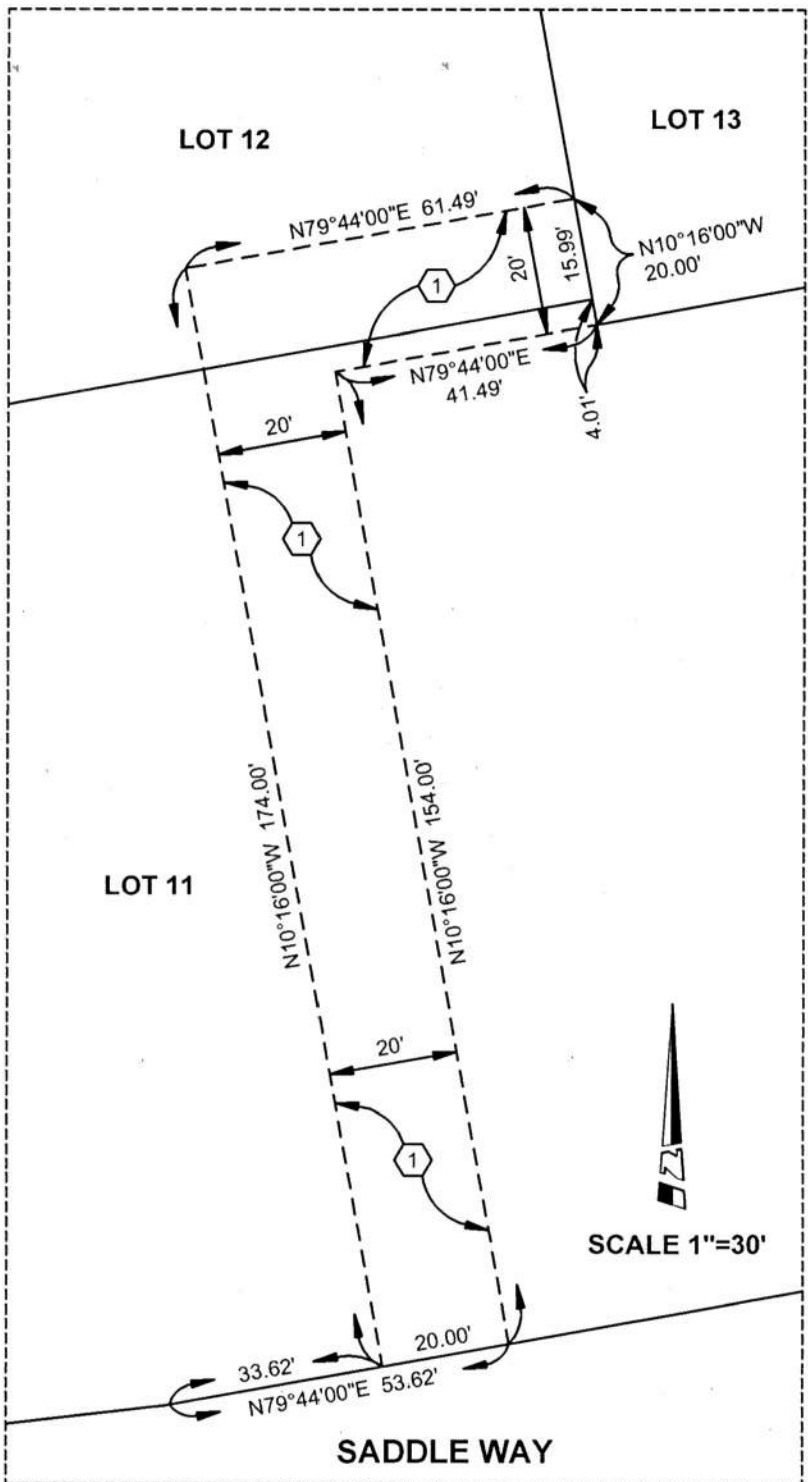
162.169 ACRES (GROSS)
132.682 ACRES (NET)

TRACT NO. 17936

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

**HUITT
ZOLLARS**

DAVID W. MACKEY, P.L.S. 8912
EASEMENT SHEET



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