

SHEET 1 OF 12 SHEETS

TRACT NO. 19384

ACCEPTED AND FILED AT
THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

ALL OF VESTING TENTATIVE TRACT
NO. 19384

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

DATE OF SURVEY: MARCH, 2025

BEING A SUBDIVISION OF LOTS 15, 16, 17, Q, R, AND S, AND A PORTION OF LOT 18 OF TRACT NO.
19227, AS SHOWN ON THE MAP FILED IN BOOK 1012, PAGES 13 THROUGH 49, OF MISCELLANEOUS
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

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.

WE HEREBY DEDICATE TO THE COUNTY OF ORANGE:

1. THE EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES AS SHOWN ON SAID MAP.
2. WE ALSO HEREBY RELEASE AND RELINQUISH VEHICULAR ACCESS RIGHTS TO COW CAMP ROAD,
EXCEPT AT APPROVED ACCESS LOCATIONS.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE EASEMENT FOR DOMESTIC
WATER, SEWER, AND ACCESS PURPOSES, AS SHOWN ON SAID MAP, SAID EASEMENT 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.

DMB SAN JUAN INVESTMENT NORTH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

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

BY: [Signature]
PRINT NAME: Jeremy T. Laster
PRINT TITLE: President

BY: [Signature]
PRINT NAME: Elise L. Millington
PRINT TITLE: Exp & COO

RMV SAN JUAN WATERSHED, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

BY: [Signature]
PRINT NAME: Jeremy T. Laster
PRINT TITLE: President

BY: [Signature]
PRINT NAME: Elise L. Millington
PRINT TITLE: Exp & COO

NOTARY ACKNOWLEDGMENT

DMB SAN JUAN INVESTMENT NORTH, 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 April 21, 2026 BEFORE ME, Suzanna Ferebee

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 [Signature] MY PRINCIPAL PLACE OF BUSINESS IS IN
Orange COUNTY
MY COMMISSION NO. 2528133
PRINT NAME Suzanna Ferebee MY COMMISSION EXPIRES 7.25.2029

NOTARY ACKNOWLEDGMENT

RMV SAN JUAN WATERSHED, LLC, A CALIFORNIA 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

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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
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WITNESS MY HAND

SIGNATURE [Signature] MY PRINCIPAL PLACE OF BUSINESS IS IN
Orange COUNTY
MY COMMISSION NO. 2528133
PRINT NAME Suzanna Ferebee MY COMMISSION EXPIRES 7.25.2029

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 MARCH, 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 90 DAYS OF ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS
FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature] 4-20-2026
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 28th DAY OF MAY, 2026

[Signature]
LILY M. N. SANDBERG, 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 ORANGE COUNTY 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 21st DAY OF MAY, 2026

SHARI L. FREIDENRICH BY: [Signature]
COUNTY TREASURER-TAX COLLECTOR 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 _____, 2026, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY
PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. THE EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES, AS DEDICATED.
2. THE VEHICULAR ACCESS RIGHTS TO COW CAMP ROAD AS RELEASED AND RELINQUISHED.

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

DATED THIS _____ DAY OF _____, 2026.

ROBIN STIELER
CLERK OF THE BOARD OF SUPERVISORS

NOTES:

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS,
SIGNATURE OMISSIONS, AND CERTIFICATE OF ACCEPTANCE.
SEE SHEET 3 FOR GENERAL NOTES AND EASEMENT NOTES.

SHEET 2 OF 12 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 19384

DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

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

HUITT
ZOLLARS

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

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 EASEMENTS FOR 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.

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)
) SS
COUNTY OF ORANGE)

ON April 22nd, 2026 BEFORE ME, Natali N. 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

SIGNATURE Natali N. Castaneda MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION NO. 2521410
PRINT NAME Natali N. Castaneda MY COMMISSION EXPIRES 7-18-29

LAND USE SUMMARY

- LOT 1: LEASING OFFICE/RECREATION.
- LOT 2: RESIDENTIAL.
- LOTS A, B, AND I: LANDSCAPING AND SIDEWALK, AND ARE NOT SEPARATE BUILDING SITES.
- LOTS C, D, H, J, & K: LANDSCAPING, AND ARE NOT SEPARATE BUILDING SITES.
- LOTS E, F, AND G: LANDSCAPING AND BIKE TRAIL, AND ARE NOT SEPARATE BUILDING SITES.
- LOTS AAA AND BBB: PRIVATE STREET.

GENERAL NOTES

1. TRACT NO. 19384 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. 19384.
3. THE PRIVATE STREETS CONSTRUCTED WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS. THE COUNTY OF ORANGE SHALL HAVE NO RESPONSIBILITY THEREFORE UNLESS, PURSUANT TO APPROPRIATE SECTIONS OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, THE SAID PRIVATE STREETS HAVE BEEN ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS.
4. 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.
5. VEHICULAR ACCESS RIGHTS HAVE BEEN RELINQUISHED ON TRACT NO. 19227, M.M. 1012/13-49.

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.

NOTES:

1. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, RECORD DATA NOTE, REFERENCES, AND LAND USE SUMMARY.
2. SEE SHEET 4 FOR INDEX MAP
3. SEE SHEETS 8 THROUGH 12 FOR EASEMENTS AND EASEMENT DETAILS

SIGNATURE OMISSIONS:

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

1. SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF EASEMENTS FOR POLES, WIRES, CABLE AND APPURTENANCES, COMMUNICATION FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 4, 1994, AS INSTRUMENT NO. 94-0649675, OFFICIAL RECORDS; FOR UNDERGROUND ELECTRIC FACILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, AND INCIDENTAL PURPOSES RECORDED MARCH 22, 1996, AS INSTRUMENT NO. 19960141378, OFFICIAL RECORDS; FOR UNDERGROUND FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 17, 2007, AS INSTRUMENT NO. 200700565915, OFFICIAL RECORDS; FOR PUBLIC UTILITY PURPOSES RECORDED NOVEMBER 22, 2022, AS INSTRUMENT NO. 2022000386419, OFFICIAL RECORDS; FOR FACILITIES AND INCIDENTAL PURPOSES RECORDED JULY 25, 2025, AS INSTRUMENT NO. 2025000208230, OFFICIAL RECORDS; FOR FACILITIES AND INCIDENTAL PURPOSES RECORDED JULY 25, 2025, AS INSTRUMENT NO. 2025000208232, OFFICIAL RECORDS.
2. COXCOM, INC., HOLDER OF AN EASEMENT FOR TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 24, 2008, AS INSTRUMENT NO. 2008000491246, OFFICIAL RECORDS.
3. RMV TELECOM, LLC, HOLDER OF AN EASEMENT FOR TELECOMMUNICATION PURPOSES, RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775536, OFFICIAL RECORDS, AND AMENDED BY DOCUMENT RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 202000077538, OFFICIAL RECORDS.
4. SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES RECORDED AUGUST 5, 2022, AS INSTRUMENT NO. 2022000269768, OFFICIAL RECORDS.
5. RANCHO MISSION VIEJO MASTER MAINTENANCE CORPORATION, HOLDER OF AN EASEMENT FOR LANDSCAPE, MAINTENANCE AND ACCESS PURPOSES RECORDED NOVEMBER 8, 2023, AS INSTRUMENT NO. 2023000273451, OFFICIAL RECORDS.

EASEMENT NOTES: (EXISTING)

- 1 AN EASEMENT FOR POLES, WIRES, CABLE AND APPURTENANCES, COMMUNICATION FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED NOVEMBER 4, 1994, AS INSTRUMENT NO. 94-0649675, OFFICIAL RECORDS (EASEMENT IS NOT LOCATABLE FROM RECORD).
- 2 AN EASEMENT FOR UNDERGROUND ELECTRIC FACILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED MARCH 22, 1996, AS INSTRUMENT NO. 19960141378, OFFICIAL RECORDS (EASEMENT IS NOT LOCATABLE FROM RECORD).
- 4 AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED SEPTEMBER 17, 2007, AS INSTRUMENT NO. 200700565915, OFFICIAL RECORDS (EASEMENT IS NOT LOCATABLE FROM RECORD).
- 5 AN EASEMENT FOR TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF COXCOM, INC., RECORDED OCTOBER 24, 2008, AS INSTRUMENT NO. 2008000491246, OFFICIAL RECORDS (EASEMENT IS NOT LOCATABLE FROM RECORD).
- 6 AN EASEMENT FOR TELECOMMUNICATION PURPOSES IN FAVOR OF RMV TELECOM, LLC, RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775536, OFFICIAL RECORDS AND AMENDED BY DOCUMENT RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775538, OFFICIAL RECORDS (EASEMENT IS BLANKET IN NATURE)
- 7 AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF ORANGE RECORDED DECEMBER 21, 2021, AS INSTRUMENT NO. 2021000762190, OFFICIAL RECORDS.
- 8 AN EASEMENT FOR WATER AND SEWER LINES AND INCIDENTAL PURPOSES IN FAVOR OF SANTA MARGARITA WATER DISTRICT RECORDED MAY 2, 2022, AS INSTRUMENT NO. 2022000165794, OFFICIAL RECORDS.
- 9 AN EASEMENT FOR BIKEWAY PURPOSES IN FAVOR OF THE COUNTY OF ORANGE RECORDED JUNE 30, 2022, AS INSTRUMENT NO. 2022000233130, OFFICIAL RECORDS.
- 10 AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY RECORDED AUGUST 5, 2022, AS INSTRUMENT NO. 2022000269768, OFFICIAL RECORDS.
- 11 AN EASEMENT FOR SEWER, WATER AND RECYCLED WATER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF SANTA MARGARITA WATER DISTRICT RECORDED NOVEMBER 3, 2022, AS INSTRUMENT NO. 2022000353887, OFFICIAL RECORDS.
- 12 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED NOVEMBER 22, 2022, AS INSTRUMENT NO. 2022000386419, OFFICIAL RECORDS.
- 13 AN EASEMENT FOR LANDSCAPE, MAINTENANCE AND ACCESS PURPOSES IN FAVOR OF RANCHO MISSION VIEJO MASTER MAINTENANCE CORPORATION RECORDED NOVEMBER 8, 2023, AS INSTRUMENT NO. 2023000273451, OFFICIAL RECORDS.
- 14 AN EASEMENT FOR TELECOMMUNICATIONS SERVICES PURPOSES IN FAVOR OF DMB SAN JUAN INVESTMENT NORTH, LLC, RESERVED IN THE GRANT DEED RECORDED AUGUST 28, 2024, AS INSTRUMENT NO. 2024000221633, OFFICIAL RECORDS (EASEMENT IS NOT LOCATABLE FROM RECORD).
- 15 AN EASEMENT FOR RECYCLED WATER AND ACCESS PURPOSES DEDICATED TO AND ACCEPTED BY SANTA MARGARITA WATER DISTRICT ON TRACT NO. 19227, M.M. 1012/13-49.
- 16 AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED JULY 25, 2025, AS INSTRUMENT NO. 2025000208230, OFFICIAL RECORDS.
- 17 AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED JULY 25, 2025, AS INSTRUMENT NO. 2025000208232, OFFICIAL RECORDS.

EASEMENT NOTES: (DEDICATED HEREON)

- A AN EASEMENT FOR DOMESTIC WATER, SEWER, AND ACCESS PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT HEREON.
- B AN EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES DEDICATED TO THE COUNTY OF ORANGE HEREON.

SHEET 3 OF 12 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 19384

DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

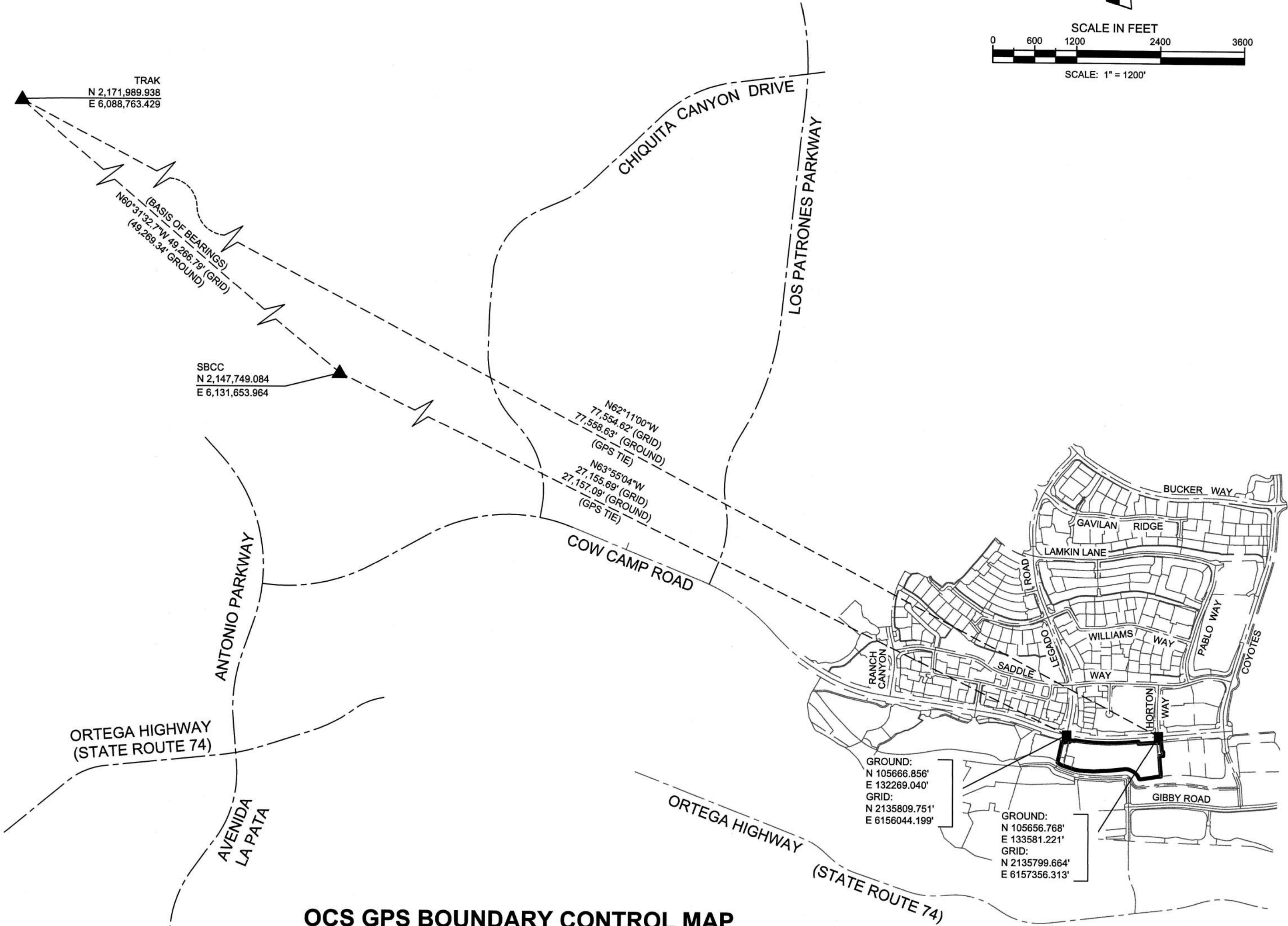
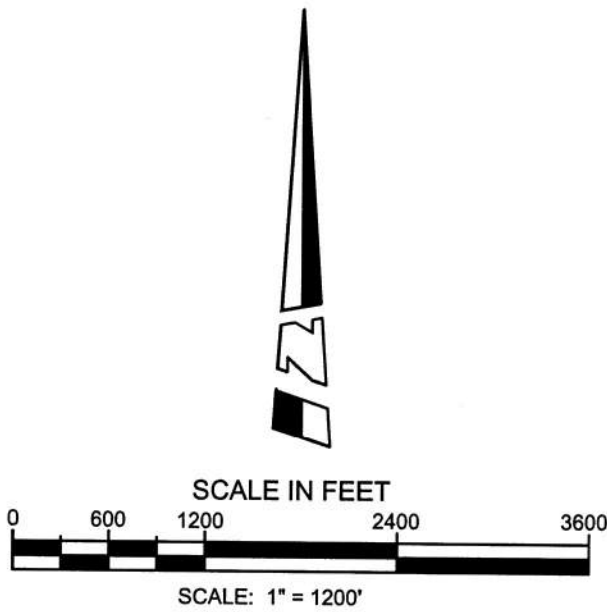
13.780 ACRES

TRACT NO. 19384

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

HUITT
ZOLLARS

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



OCS GPS BOUNDARY CONTROL MAP

RECORD DATA NOTE:

ALL EXISTING TRACT AND EXISTING STREET CENTERLINE DATA AS MEASURED AND RECORD PER TRACT NO. 19227, M.M. 1012/13-49.

BOUNDARY ESTABLISHMENT NOTE:

FOR THE ESTABLISHMENT OF A SIGNIFICANT PORTION OF THE PERIMETER BOUNDARY OF TRACT NO. 19384, REFER TO TRACT NO. 19227, M.M. 1012/13-49.

REFERENCES

R1 TRACT NO. 19227, M.M. 1012/13-49

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.

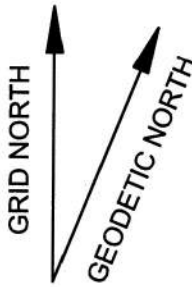
TRABUCO	NORTHING 2,140,142.672
(GRID COORDINATE)	EASTING 6,133,776.311
TRABUCO	NORTHING 110,000.000
(GROUND COORDINATE)	EASTING 110,000.000

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.

THE FOLLOWING ARE THREE CHECK POINTS ON BOTH DATUMS:

OCS GPS	GROUND	GRID
1670	99,035.538	126,444.817
0070	102,410.888	141,989.728
1500	134,770.067	170,217.593



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

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.
- INDICATES MONUMENT TO BE SET PER TRACT NO. 19227, M.M. 1012/13-49, UNLESS NOTED OTHERWISE.
- INDICATES FOUND SPIKE & WASHER, STAMPED "PLS 8873," PER TRACT NO. 17931, M.M. 991/9-35 AND TIES PER CORNER RECORD NOTED AT EACH LOCATION.
- ▲ 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 ACKNOWLEDGEMENTS, SIGNATURE OMISSIONS AND EASEMENT NOTES.
2. SEE SHEET 4 FOR INDEX MAP
3. SEE SHEETS 8 THROUGH 12 FOR EASEMENTS AND EASEMENT DETAILS

SHEET 4 OF 12 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 19384

DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

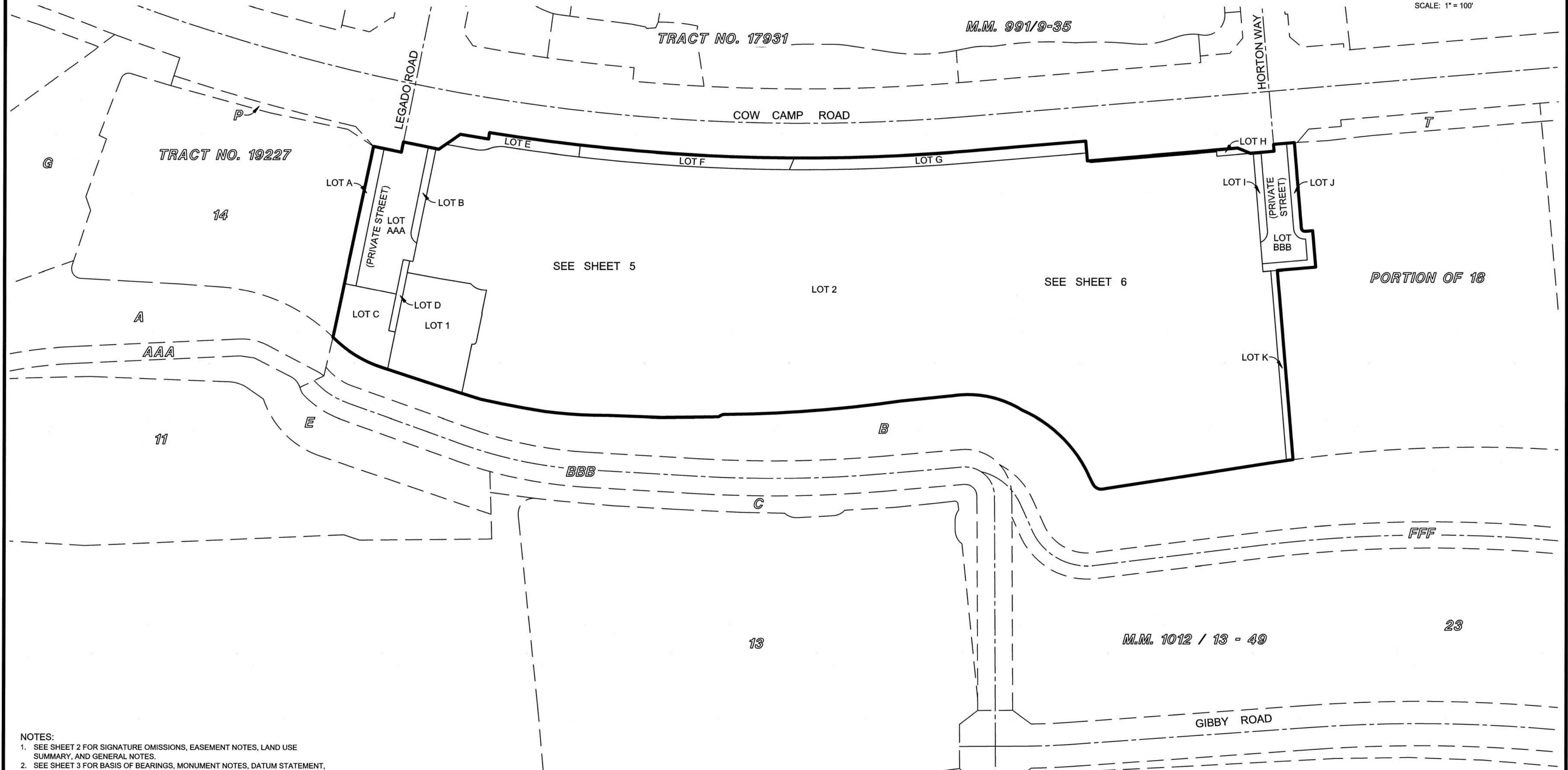
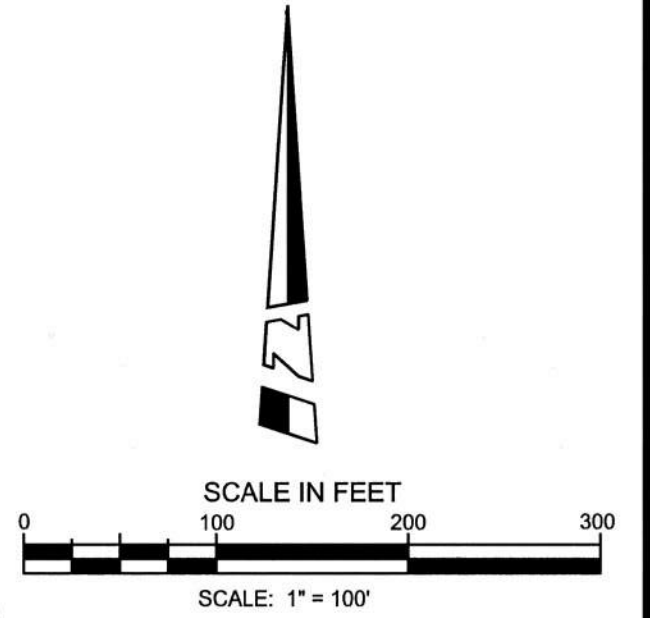
TRACT NO. 19384

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

**HUITT
ZOLLARS**

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

SHEET INDEX MAP



- NOTES:
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, LAND USE SUMMARY, AND GENERAL NOTES.
 2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, RECORD DATA NOTE, AND REFERENCES.
 3. SEE SHEETS 8 THROUGH 12 FOR EASEMENTS AND EASEMENT DETAILS

SHEET 5 OF 12 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 19384

DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

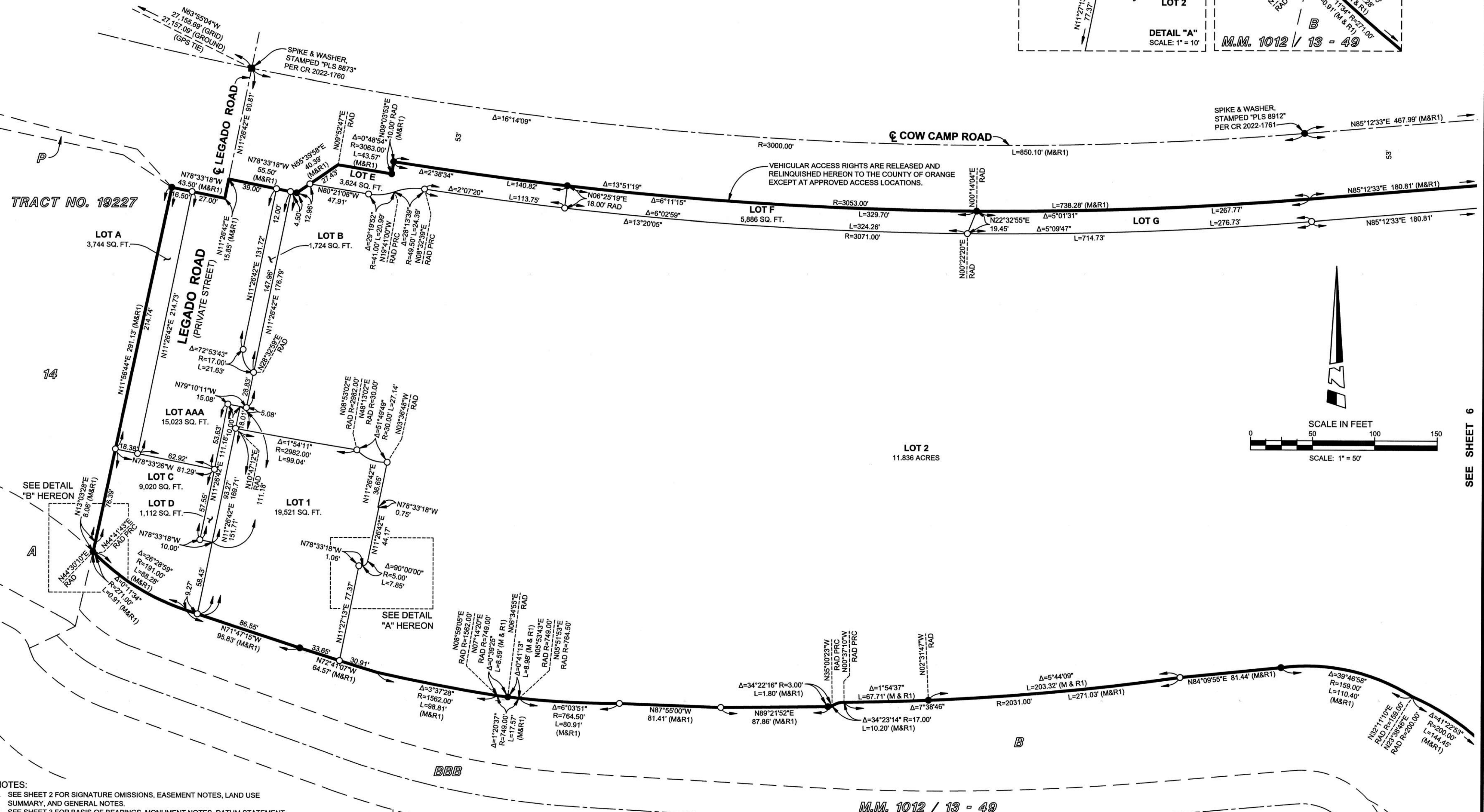
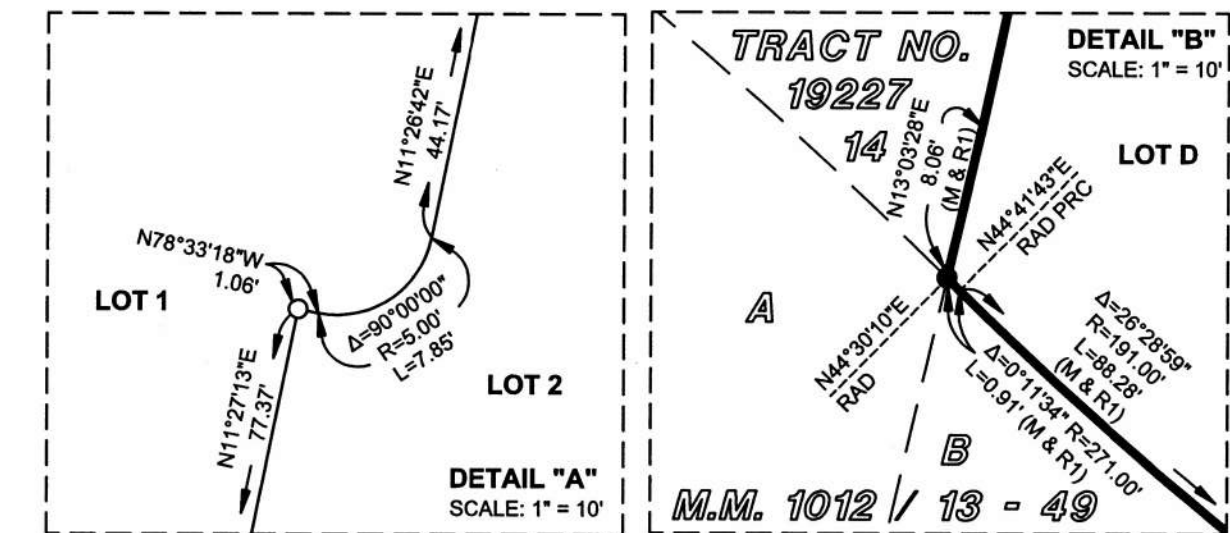
13.780 ACRES

TRACT NO. 19384

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

**HUITT
ZOLLARS**

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



- NOTES:**
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, LAND USE SUMMARY, AND GENERAL NOTES.
 2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, RECORD DATA NOTE, AND REFERENCES.
 3. SEE SHEET 4 FOR INDEX MAP
 4. SEE SHEETS 8 THROUGH 12 FOR EASEMENTS AND EASEMENT DETAILS

SEE SHEET 6

ALL OF VESTING TENTATIVE TRACT
NO. 19384
DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

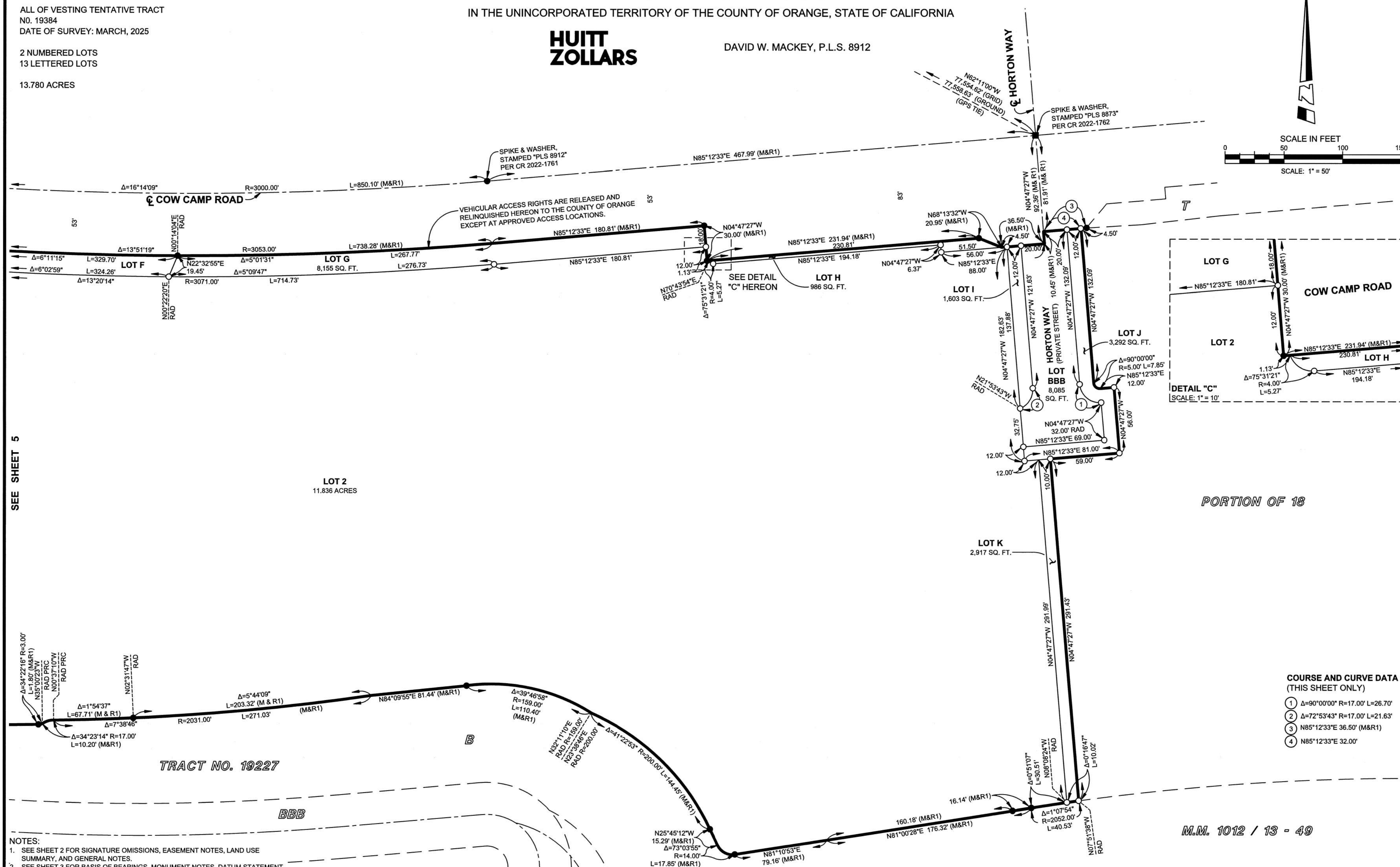
13.780 ACRES

TRACT NO. 19384

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

HUITT ZOLLARS

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



SEE SHEET 5

NOTES:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, LAND USE SUMMARY, AND GENERAL NOTES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT RECORD DATA NOTE, AND REFERENCES.
3. SEE SHEET 4 FOR INDEX MAP
4. SEE SHEETS 8 THROUGH 12 FOR EASEMENTS AND EASEMENT DETAILS

M.M. 1012 / 13 - 49

SHEET 7 OF 12 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 19384
DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

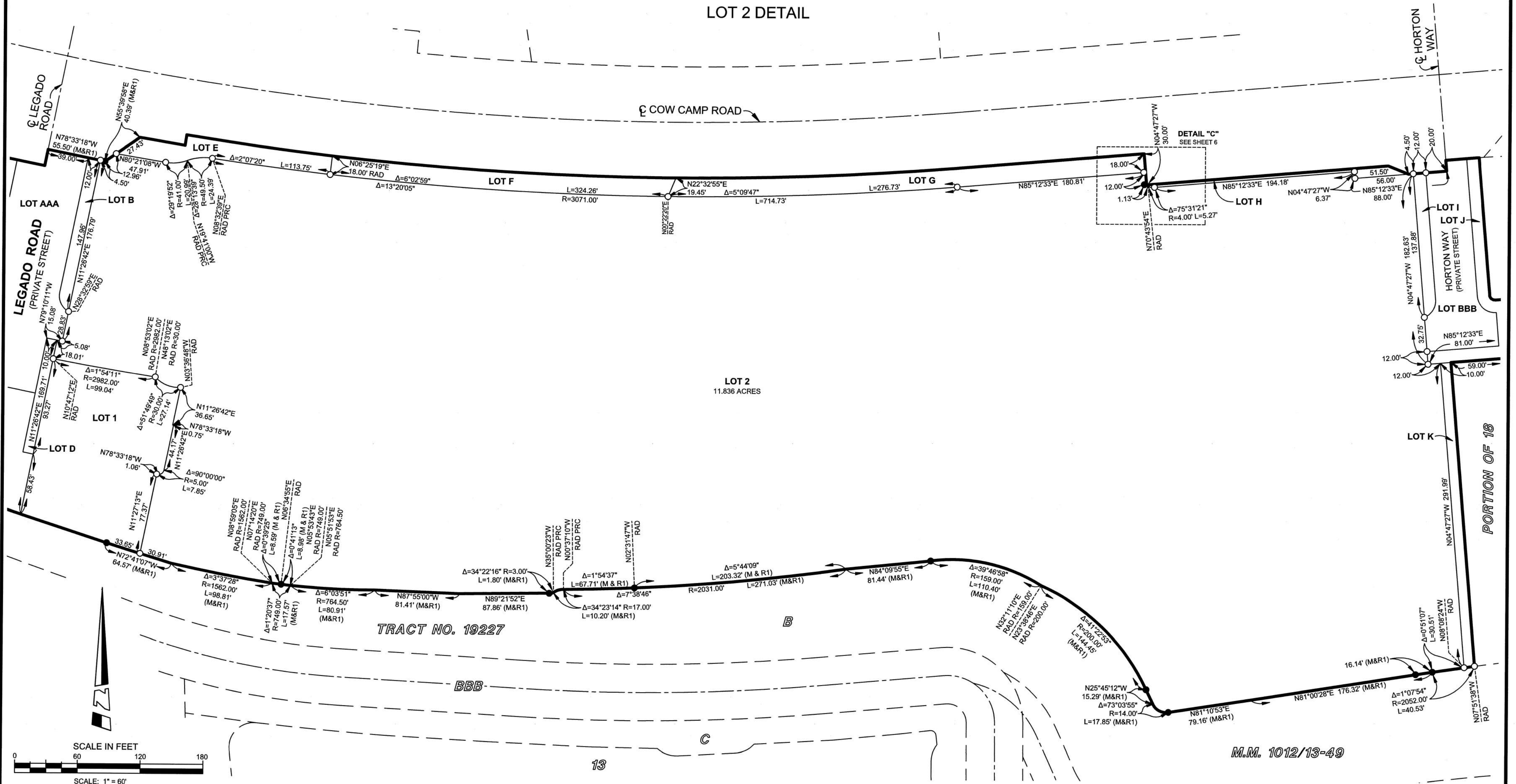
TRACT NO. 19384

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

HUITT
ZOLLARS

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

LOT 2 DETAIL



SHEET 8 OF 12 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 19384
DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

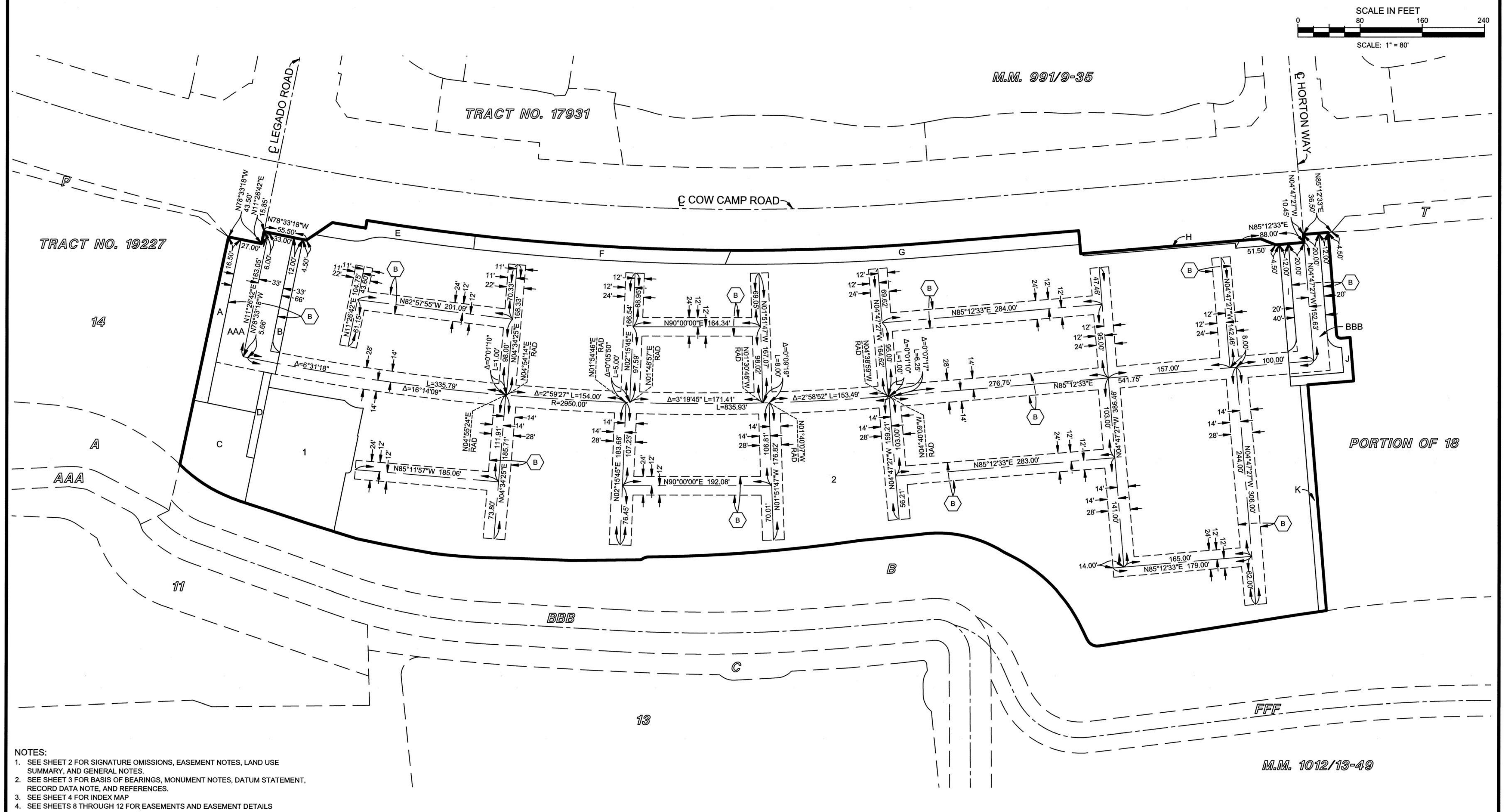
TRACT NO. 19384

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

**HUITT
ZOLLARS**

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

EASEMENT DETAILS



ALL OF VESTING TENTATIVE TRACT
NO. 19384
DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

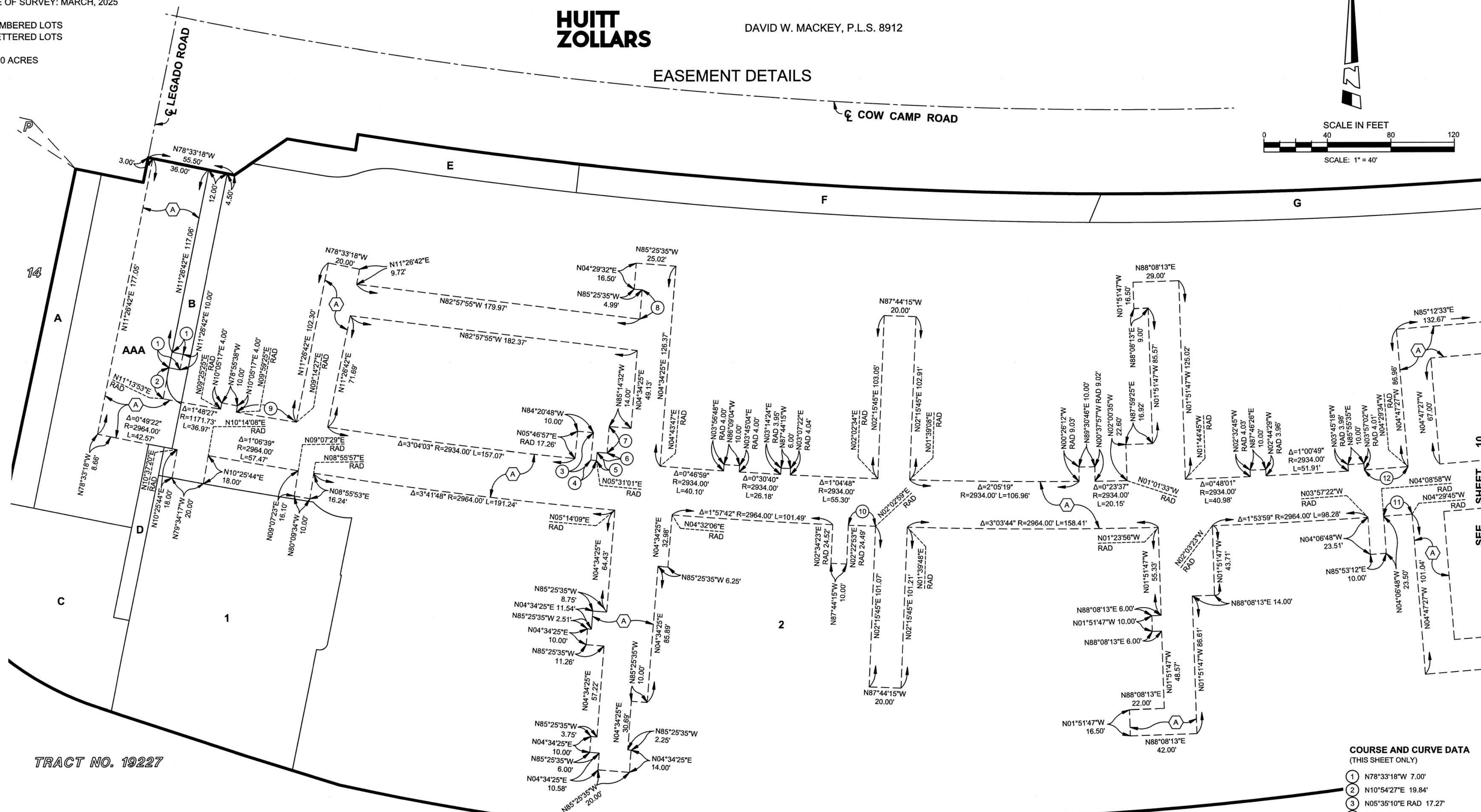
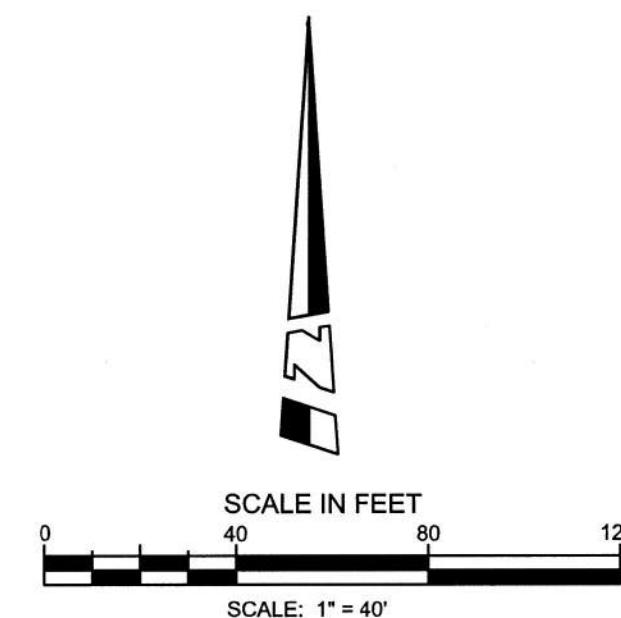
TRACT NO. 19384

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

HUITT ZOLLARS

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

EASEMENT DETAILS



TRACT NO. 19227

NOTES:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS, EASEMENT NOTES, LAND USE SUMMARY, AND GENERAL NOTES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, RECORD DATA NOTE, AND REFERENCES.
3. SEE SHEET 4 FOR INDEX MAP
4. SEE SHEETS 8 THROUGH 12 FOR EASEMENTS AND EASEMENT DETAILS

COURSE AND CURVE DATA (THIS SHEET ONLY)

- ① N78°33'18"W 7.00'
- ② N10°54'27"E 19.84'
- ③ N05°35'10"E RAD 17.27'
- ④ $\Delta=0^{\circ}04'10"$ R=2934.00' L=3.55'
- ⑤ N04°34'25"E 5.26'
- ⑥ N85°25'35"W 6.30'
- ⑦ N04°34'25"E 16.78'
- ⑧ N04°34'25"E 18.35'
- ⑨ $\Delta=0^{\circ}44'58"$ R=2934.00' L=38.37'
- ⑩ $\Delta=0^{\circ}19'54"$ R=2964.00' L=17.16'
- ⑪ $\Delta=0^{\circ}20'47"$ R=2964.00' L=17.93'
- ⑫ $\Delta=0^{\circ}32'32"$ R=2934.00' L=27.77'

M . M . 1012 / 13 - 49

ALL OF VESTING TENTATIVE TRACT
NO. 19384
DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

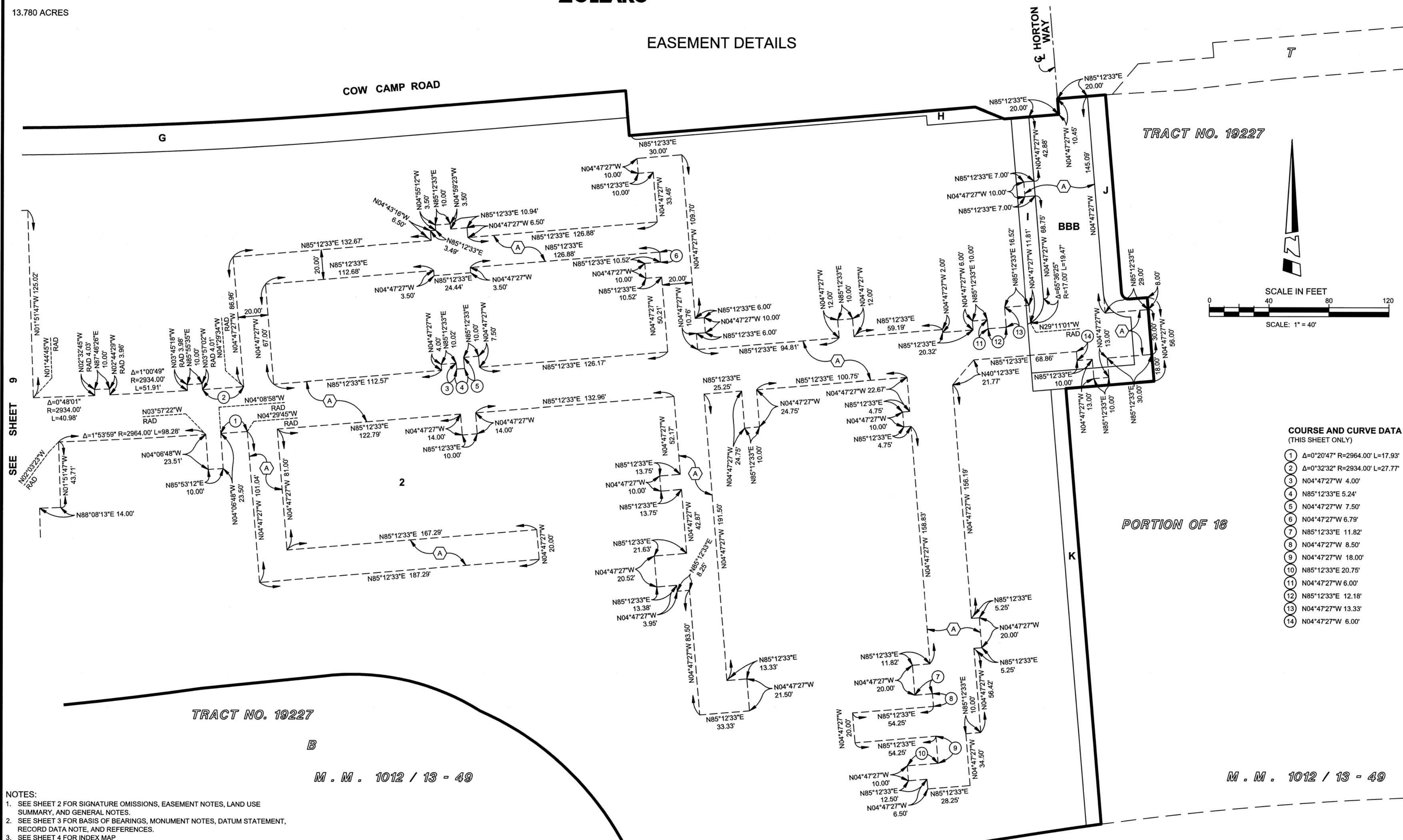
TRACT NO. 19384

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

HUITT ZOLLARS

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

EASEMENT DETAILS



COURSE AND CURVE DATA
(THIS SHEET ONLY)

- 1 $\Delta = 0^{\circ}20'47''$ $R = 2964.00'$ $L = 17.93^{\circ}$
- 2 $\Delta = 0^{\circ}32'32''$ $R = 2934.00'$ $L = 27.77^{\circ}$
- 3 $N04^{\circ}47'27''W$ $4.00'$
- 4 $N85^{\circ}12'33''E$ $5.24'$
- 5 $N04^{\circ}47'27''W$ $7.50'$
- 6 $N04^{\circ}47'27''W$ $6.79'$
- 7 $N85^{\circ}12'33''E$ $11.82'$
- 8 $N04^{\circ}47'27''W$ $8.50'$
- 9 $N04^{\circ}47'27''W$ $18.00'$
- 10 $N85^{\circ}12'33''E$ $20.75'$
- 11 $N04^{\circ}47'27''W$ $6.00'$
- 12 $N85^{\circ}12'33''E$ $12.18'$
- 13 $N04^{\circ}47'27''W$ $13.33'$
- 14 $N04^{\circ}47'27''W$ $6.00'$

NOTES:

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3. SEE SHEET 4 FOR INDEX MAP
4. SEE SHEETS 8 THROUGH 12 FOR EASEMENTS AND EASEMENT DETAILS

SHEET 11 OF 12 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 19384
DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

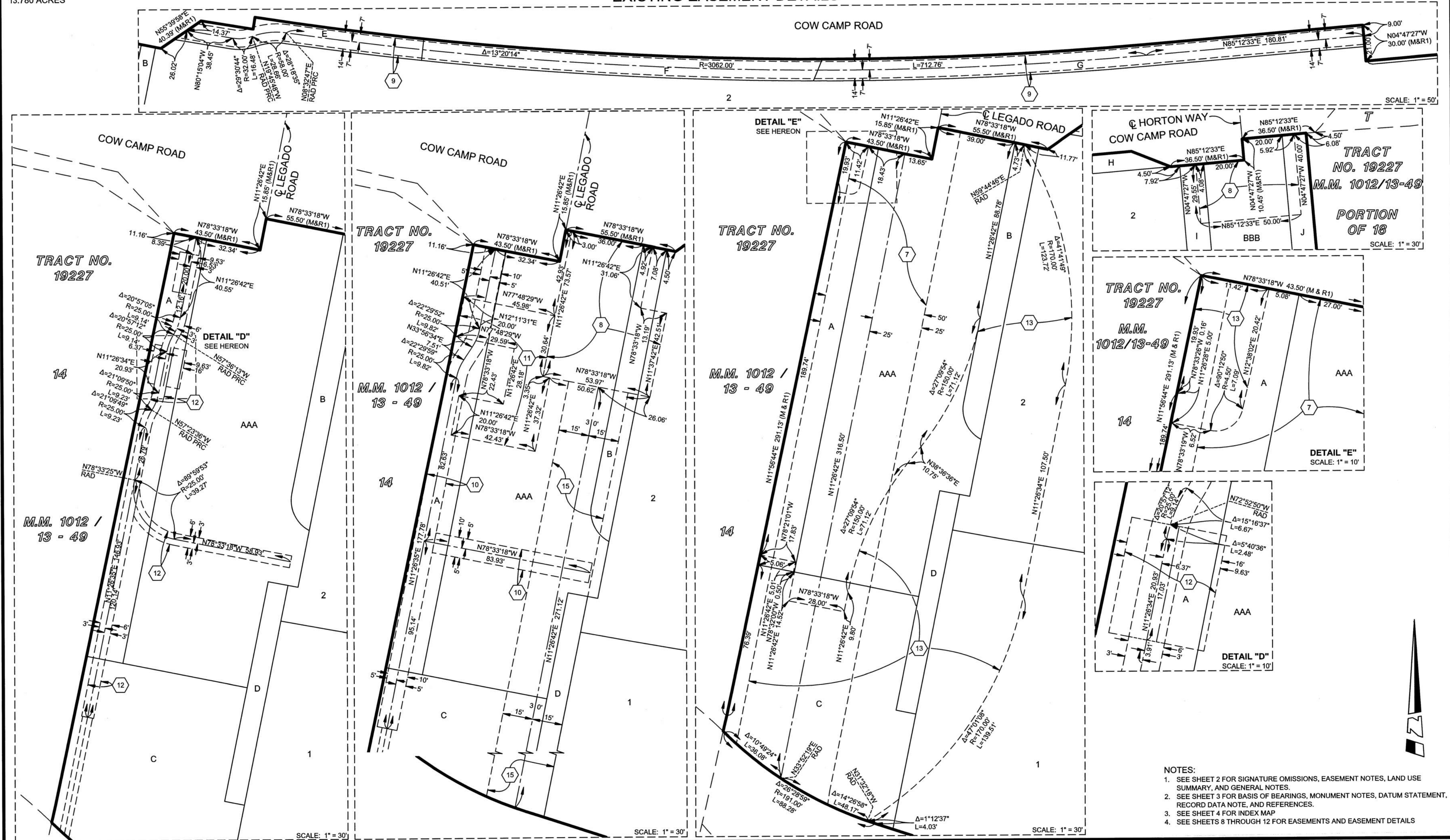
TRACT NO. 19384

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

**HUITT
ZOLLARS**

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

EXISTING EASEMENT DETAILS



- NOTES:
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SHEET 12 OF 12 SHEETS

ALL OF VESTING TENTATIVE TRACT
NO. 19384
DATE OF SURVEY: MARCH, 2025

2 NUMBERED LOTS
13 LETTERED LOTS

13.780 ACRES

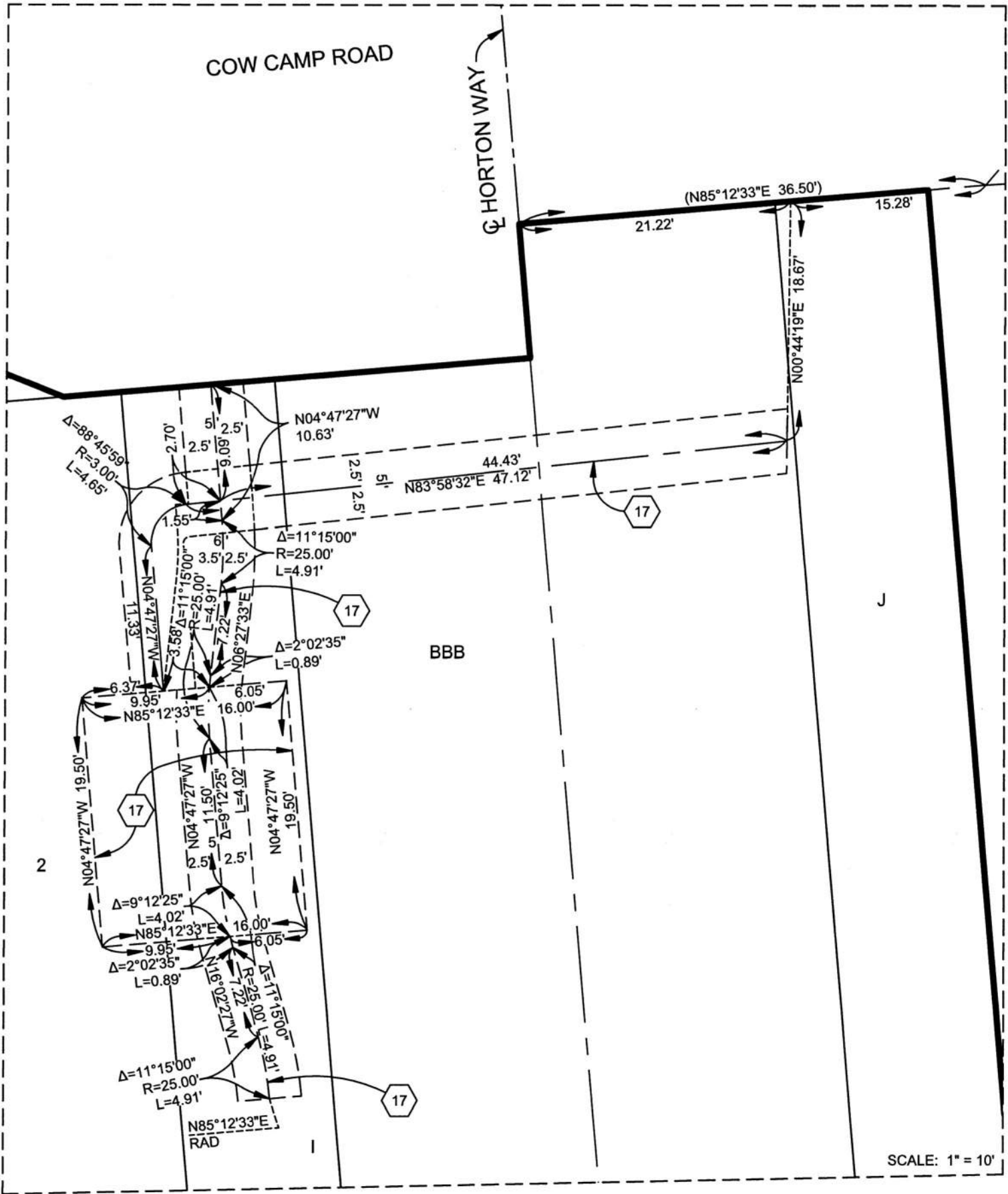
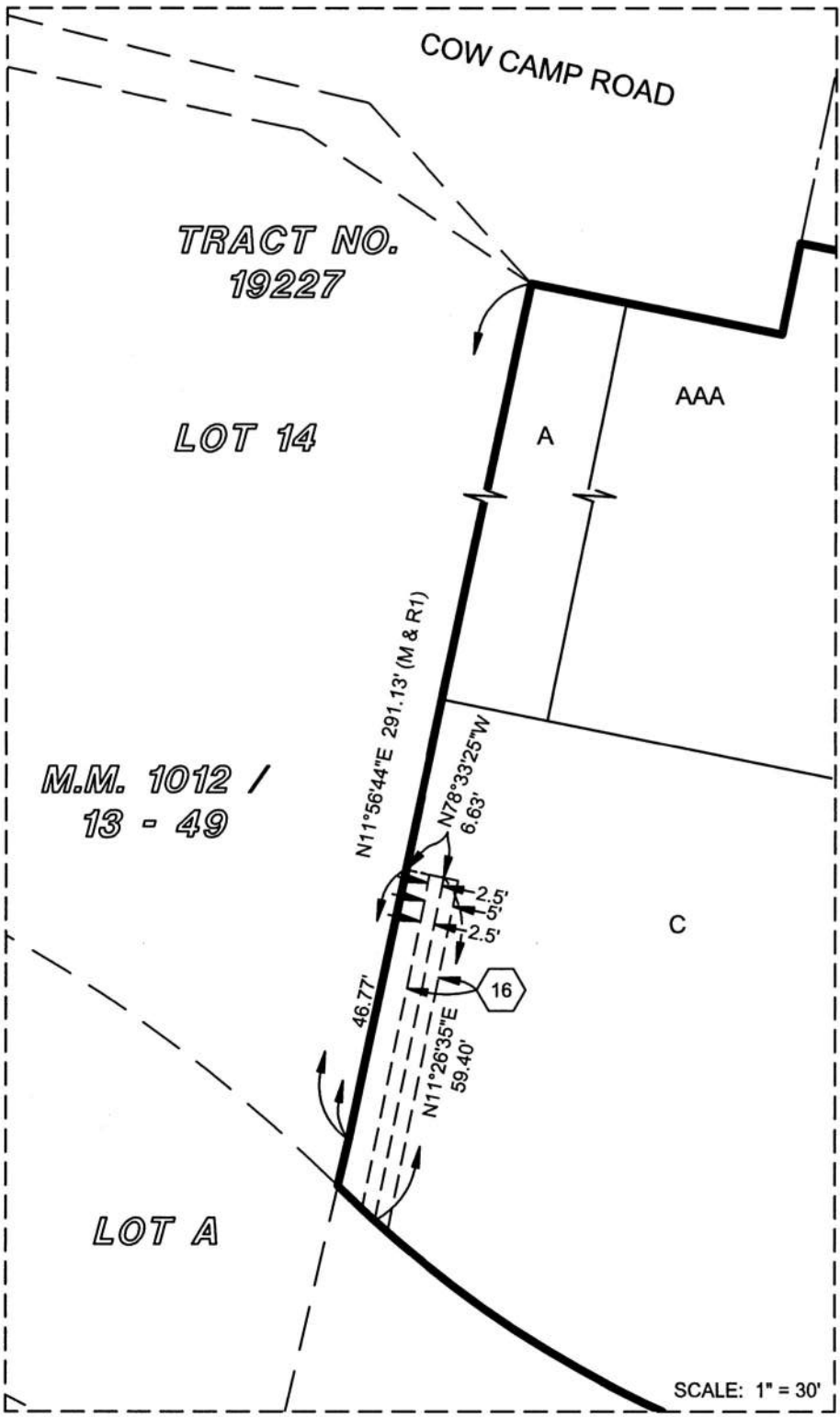
TRACT NO. 19384

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

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

EXISTING EASEMENT DETAILS



- NOTES:
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