

SHEET 1 OF 17 SHEETS

TRACT NO. 17575

ACCEPTED AND FILED AT
THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

A PORTION OF VESTING TENTATIVE
TRACT NO. 17575

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOTS 13, 14, AND 15, AND PORTIONS OF LOTS 3, 8, 9, 10, 11, 12, 16,
17 AND 18 OF TRACT NO. 17564, AS SHOWN ON A MAP FILED IN BOOK 961, PAGES 12 THROUGH
17, INCLUSIVE, OF MISCELLANEOUS MAPS; TOGETHER WITH THOSE PORTIONS OF LOTS 7 AND 8
OF TRACT NO. 18194, AS SHOWN ON A MAP FILED IN BOOK 984, PAGES 15 THROUGH 20,
INCLUSIVE, OF MISCELLANEOUS MAPS; TOGETHER WITH A PORTION OF PARCEL A OF LOT LINE
ADJUSTMENT LL 2022-005, RECORDED NOVEMBER 15, 2022, AS INSTRUMENT NO. 2022000363123,
OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
BY HUGH NGUYEN
COUNTY CLERK - RECORDER
DEPUTY

DATE OF SURVEY: AUGUST, 2023
26 NUMBERED LOTS
2 LETTERED LOTS
18.851 ACRES

HUIT ZOLLARS

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

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 EASEMENTS FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY RELEASE AND RELINQUISH VEHICULAR ACCESS RIGHTS TO AIROSO STREET TO THE COUNTY OF ORANGE, EXCEPT FOR ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THE 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.

LOS PATRONES RETAIL PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS TO A 65% TENANT IN COMMON INTEREST.

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

BY: Jeremy Laster
PRINT NAME: Jeremy Laster
PRINT TITLE: President

BY: Elise L. Millington
PRINT NAME: Elise L. Millington
PRINT TITLE: EVP + COO

ESENCIA CHIQUITA ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, AS TO A 35% TENANT IN COMMON INTEREST.

BY: Robert T. Best
ROBERT T. BEST, AS TRUSTEE OF THE BEST FAMILY TRUST ESTABLISHED OCTOBER 2, 2001
ITS: MANAGING PARTNER

ESENCIA RETAIL, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY

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

BY: Jeremy Laster
PRINT NAME: Jeremy Laster
PRINT TITLE: President

BY: Elise L. Millington
PRINT NAME: Elise L. Millington
PRINT TITLE: EVP + COO

NOTARY ACKNOWLEDGMENTS

LOS PATRONES RETAIL PARTNERS, LLC, 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)
) SS
COUNTY OF ORANGE)

ON February 23, 2026 BEFORE ME, Tammy Denise Lee
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 AND OFFICIAL SEAL

SIGNATURE Tammy Denise Lee MY PRINCIPAL PLACE OF BUSINESS IS IN
Orange COUNTY
PRINT NAME Tammy Denise Lee MY COMMISSION NO. 2462263
MY COMMISSION EXPIRES 9.26.2027

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 ESENCIA RETAIL, LLC, IN AUGUST, 2023. 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.

David W. Mackey 2-18-2026
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 1st DAY OF APRIL, 2026.

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



COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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

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

DATED THIS 30th DAY OF MARCH, 2026

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

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 202____, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

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

WE HEREBY ACCEPT ALL VEHICULAR ACCESS RIGHTS TO AIROSO STREET TO THE COUNTY OF ORANGE, EXCEPT FOR ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE AS RELEASED AND RELINQUISHED.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, ALL PUBLIC EASEMENTS WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE COUNTY OF ORANGE PER THE MAP OF TRACT NO. 18194, FILED IN BOOK 984, PAGES 15 THROUGH 20, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF THE COUNTY OF ORANGE, CALIFORNIA, NOT SHOWN ON THIS MAP.

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 _____, 202____

ROBIN STIELER
CLERK OF THE BOARD OF SUPERVISORS

NOTES:

1. SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS, SIGNATURE OMISSIONS, AND CERTIFICATE OF ACCEPTANCE.
2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
3. SEE SHEET 4 FOR BASIS OF BEARINGS MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.

SHEET 2 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

DATE OF SURVEY: AUGUST, 2023

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

HUITT ZOLLARS

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

NOTARY ACKNOWLEDGMENTS

ESENCIA CHIQUITA ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP

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.

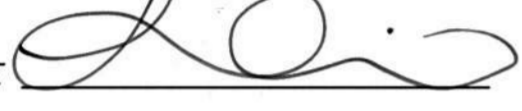
STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON February 23, 2026 BEFORE ME, Lauren Olivia Victoria Rufino
A NOTARY PUBLIC, PERSONALLY APPEARED Robert T. Beut

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 AND OFFICIAL SEAL

SIGNATURE  MY PRINCIPAL PLACE OF BUSINESS IS IN orange COUNTY
MY COMMISSION NO. 2522281
PRINT NAME Lauren Olivia Victoria Rufino MY COMMISSION EXPIRES 09/29/2029

ESENCIA RETAIL, L.L.C., 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)
) SS
COUNTY OF ORANGE)

ON February 23, 2026 BEFORE ME, Tammy Denise Lee
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 AND OFFICIAL SEAL

SIGNATURE  MY PRINCIPAL PLACE OF BUSINESS IS IN orange COUNTY
MY COMMISSION NO. 2462263
PRINT NAME Tammy Denise Lee MY COMMISSION EXPIRES 9.26.2027

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 EASEMENT 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 2nd DAY OF March, 2026.


PATRICIA A. BUTLER, CHIEF ENGINEER
SANTA MARGARITA WATER DISTRICT

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 March 2, 2024 BEFORE ME, Natali Nicole Castaneda
A NOTARY PUBLIC, PERSONALLY APPEARED Patricia Anne 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 AND OFFICIAL SEAL

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

SIGNATURE OMISSIONS:

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

1. DMB SAN JUAN INVESTMENT NORTH, LLC, HOLDER OF OIL RIGHTS, MINERAL RIGHTS AS RESERVED IN THE GRANT DEED RECORDED SEPTEMBER 7, 2012 AS INSTRUMENT NO. 20180000329120, 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:

1. SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOCUMENT RECORDED JULY 21, 2017, AS INSTRUMENT NO. 2017000299705, O.R. AND RECORDED JUNE 15, 2016 PER INSTRUMENT NO. 2016000269924, O.R.; AND UNDERGROUND ELECTRIC UTILITY FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE 5, 2020, AS INSTRUMENT NO. 2020000254698, O.R.; RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 2018000053580, O.R.; AND UNDERGROUND ELECTRIC UTILITY FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 30, 2023, AS INSTRUMENT NO. 2023000264988, O.R.
2. SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 18, 2019, AS INSTRUMENT NO. 2019000408120, O.R.; AND AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JANUARY 15, 2021, AS INSTRUMENT NO. 2021000029866, O.R.
3. RMV TELECOM, LLC HOLDER OF AN EASEMENT FOR TELECOMMUNICATION PURPOSES RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775608, O.R., AND AMENDED BY DOCUMENT RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775775, O.R.
4. RANCHO MISSION VIEJO MASTER MAINTENANCE CORPORATION, HOLDER OF A NON-EXCLUSIVE EASEMENT FOR ACCESS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM DRAINS AND OTHER UTILITY AND SERVICE FACILITIES PURPOSES RECORDED SEPTEMBER 29, 2021, AS INSTRUMENT NO. 2021000602176, O.R.

SHEET 3 OF 17 SHEETS

TRACT NO. 17575A PORTION OF VESTING TENTATIVE
TRACT NO. 17575

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

DATE OF SURVEY: AUGUST, 2023

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

**HUITT
ZOLLARS**

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

GENERAL NOTES

1. TRACT NO. 17575 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. 17575.
3. ALL STORM DRAIN LINES & APPURTENANCES CONSTRUCTED WITHIN LETTERED LOTS WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS.
4. ACCESS TO INTERIOR LOTS FROM PUBLIC STREETS WILL BE PROVIDED BY A RECIPROCAL COVENANT AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENT.
5. LOT NUMBERS 1 THROUGH 9, INCLUSIVE, AND LOT 19 HAVE BEEN INTENTIONALLY OMITTED SO THAT THE LOT NUMBERING ON THIS TRACT MAP IS CONSISTENT WITH TENTATIVE TRACT MAP NO. 17575.
6. 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.

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.

LAND USE SUMMARY

- LOTS 10 THROUGH 18, 20 THROUGH 28, INCLUSIVE, AND LOT 34: URBAN ACTIVITY CENTER.
- LOTS 29 THROUGH 33, INCLUSIVE, AND LOTS 35 AND 36: NEIGHBORHOOD CENTER.
- LOTS C AND D: ACCESS AND UTILITY PURPOSES (LOTS C AND D ARE NOT SEPARATE BUILDING SITES)

EASEMENT NOTES: (DEDICATED HEREON)

AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE (OVER ALL OF LOT C AND LOT D).

AN EASEMENT FOR WATER, SEWER AND ACCESS PURPOSES, DEDICATED HEREON TO SANTA MARGARITA WATER DISTRICT (OVER ALL OF LOT C AND LOT D).

EASEMENT NOTES: (EXISTING)

- ① AN EASEMENT FOR WATER, SEWER, AND ACCESS PURPOSES DEDICATED TO AND ACCEPTED BY SANTA MARGARITA WATER DISTRICT ON TRACT NO. 17564, M.M. 961/12-17.
- ② AN EASEMENT FOR WATER, SEWER, AND ACCESS PURPOSES DEDICATED TO AND ACCEPTED BY SANTA MARGARITA WATER DISTRICT ON TRACT NO. 18194, M.M. 984/15-20.
- ③ AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, PER DOCUMENT RECORDED JULY 21, 2017, AS INSTRUMENT NO. 2017000299705, O.R.
- ④ AN EASEMENT FOR FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, PER DOCUMENT RECORDED OCTOBER 18, 2019, AS INSTRUMENT NO. 2019000408120, O.R.
- 5 AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, PER DOCUMENT RECORDED JANUARY 15, 2021, AS INSTRUMENT NO. 2021000029866, O.R. (EASEMENT IS NOT LOCATABLE FROM RECORD).
- 6 AN EASEMENT FOR TELECOMMUNICATION PURPOSES IN FAVOR OF RMV TELECOM, LLC, PER DOCUMENT RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775773, O.R. AND AMENDED BY DOCUMENT RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775775, O.R. (EASEMENT IS BLANKET IN NATURE).
- 7 A RECIPROCAL EASEMENT FOR INGRESS, EGRESS, AND PRIVATE UTILITIES PURPOSES RESERVED IN THE DOCUMENT RECORDED SEPTEMBER 9, 2019, AS INSTRUMENT NO. 2019000339648, O.R. (EASEMENT IS BLANKET OVER TRACT NO. 18194, M.M. 984/15-20).
- 8 NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING, UTILITY, CONSTRUCTION, MAINTENANCE, RECYCLING CENTERS, TRASH, REFUSE AND GARBAGE CONTAINER STORAGE AREAS, AND BUILDING ENCROACHMENT PURPOSES RESERVED IN THE DOCUMENT RECORDED OCTOBER 7, 2019, AS INSTRUMENT NO. 2019000388991, O.R. (EASEMENT IS BLANKET IN NATURE).
- ⑨ AN EASEMENT FOR ACCESS PURPOSES IN FAVOR OF LOT 19 OF TRACT NO. 18194, M.M. 984/15-20, RESERVED IN THE DOCUMENT RECORDED SEPTEMBER 22, 2020, AS INSTRUMENT NO. 202000512828, O.R. (EASEMENT IS BLANKET OVER LOT A OF TRACT NO. 18194).
- ⑩ AN EASEMENT FOR UNDERGROUND ELECTRIC UTILITY FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, PER DOCUMENT RECORDED JUNE 5, 2020, AS INSTRUMENT NO. 2020000254698, O.R.
- 13 AN EASEMENT FOR TELECOMMUNICATION PURPOSES IN FAVOR OF RMV TELECOM, LLC, RECORDED DECEMBER 30, 2020, AS INSTRUMENT NO. 2020000775608, O.R. (EASEMENT IS BLANKET IN NATURE).
- 16 A NON-EXCLUSIVE EASEMENT FOR ACCESS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM DRAINS AND OTHER UTILITY AND SERVICE FACILITIES PURPOSES IN FAVOR OF RANCHO MISSION VIEJO MASTER MAINTENANCE CORPORATION, RECORDED SEPTEMBER 29, 2021, AS INSTRUMENT NO. 2021000602176, O.R. (EASEMENT IS BLANKET IN NATURE).
- ⑪ AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, PER DOCUMENT RECORDED JUNE 15, 2016 PER INSTRUMENT NO. 2016000269924, O.R.
- ⑫ AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, PER DOCUMENT RECORDED FEBRUARY 15, 2018, AS INSTRUMENT NO. 2018000053580, O.R.
- ⑬ AN EASEMENT FOR UNDERGROUND ELECTRIC UTILITY FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, PER DOCUMENT RECORDED OCTOBER 30, 2023, AS INSTRUMENT NO. 2023000264988, O.R.

SHEET 4 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

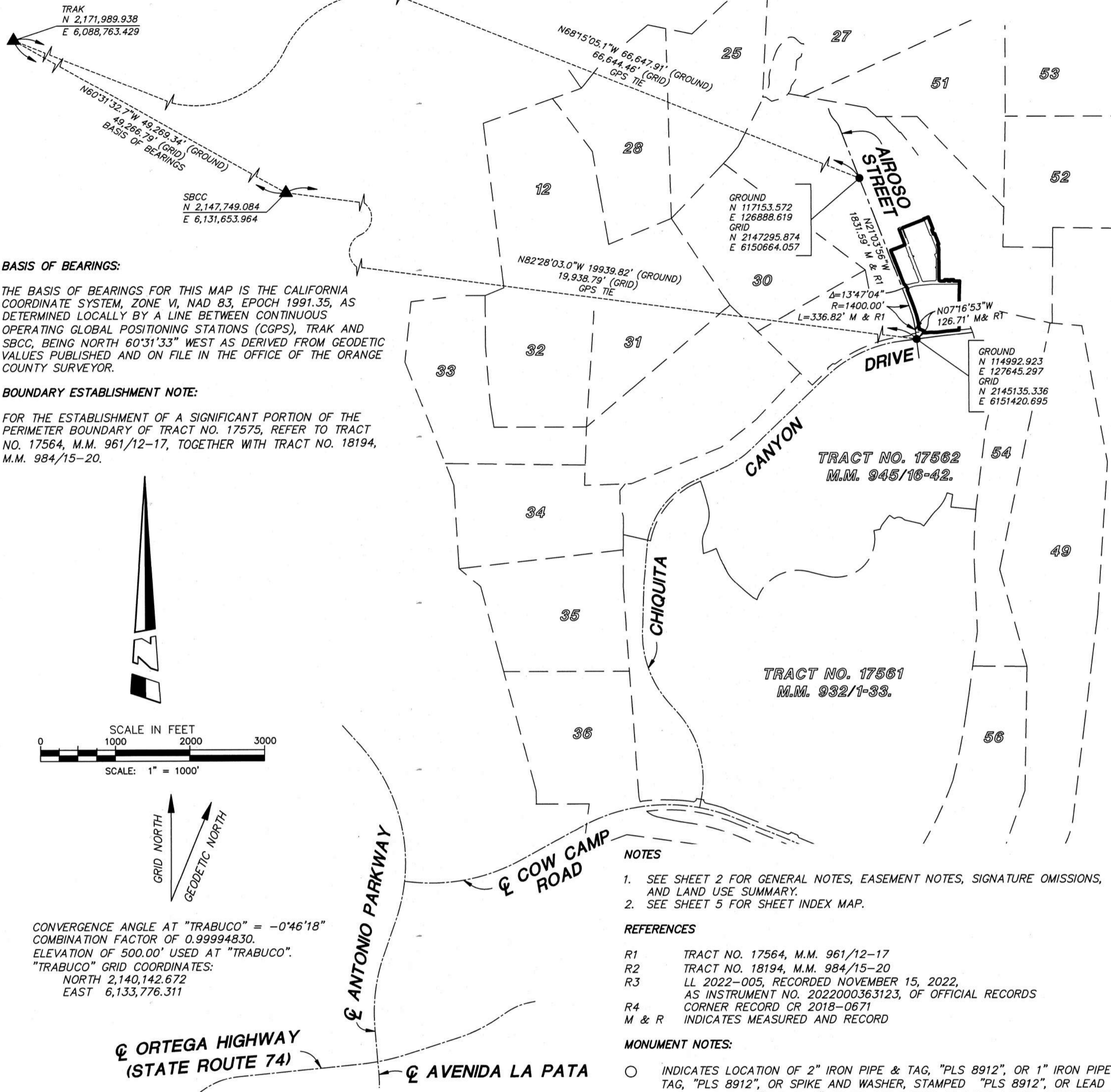
DATE OF SURVEY: AUGUST, 2023

**HUITT
ZOLLARS**

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

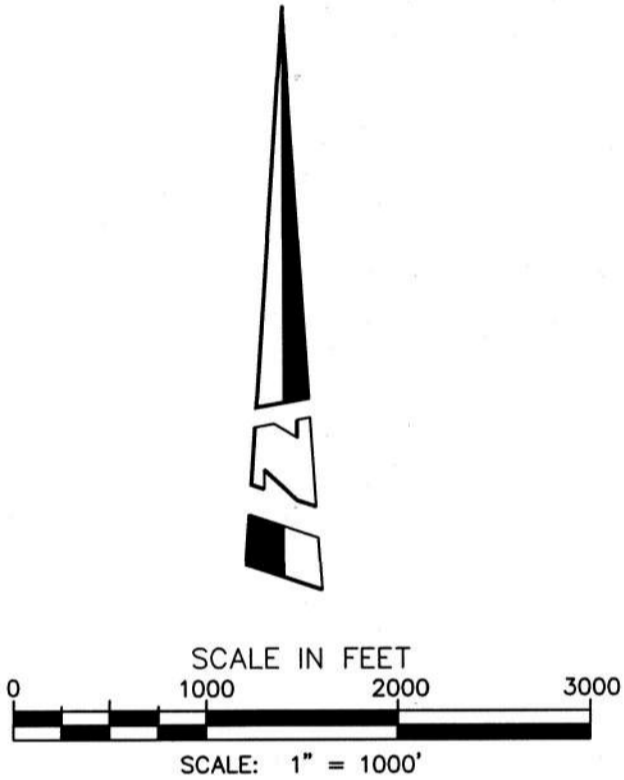


BASIS OF BEARINGS:

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.

BOUNDARY ESTABLISHMENT NOTE:

FOR THE ESTABLISHMENT OF A SIGNIFICANT PORTION OF THE PERIMETER BOUNDARY OF TRACT NO. 17575, REFER TO TRACT NO. 17564, M.M. 961/12-17, TOGETHER WITH TRACT NO. 18194, M.M. 984/15-20.



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

NOTES

- SEE SHEET 2 FOR GENERAL NOTES, EASEMENT NOTES, SIGNATURE OMISSIONS, AND LAND USE SUMMARY.
- SEE SHEET 5 FOR SHEET INDEX MAP.

REFERENCES

- R1 TRACT NO. 17564, M.M. 961/12-17
- R2 TRACT NO. 18194, M.M. 984/15-20
- R3 LL 2022-005, RECORDED NOVEMBER 15, 2022, AS INSTRUMENT NO. 2022000363123, OF OFFICIAL RECORDS
- R4 CORNER RECORD CR 2018-0671
- M & R INDICATES MEASURED AND RECORD

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 LOCATION OF LEAD TACK AND TAG, "PLS 8912" TO BE SET AT A 0.5' OFFSET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 1 INDICATES FOUND SPIKE & WASHER, STAMPED "PLS 8873" PER R1, FLUSH
- 2 INDICATES FOUND REBAR & ALUMINUM CAP, STAMPED "PLS 8873" PER R1, FLUSH
- 3 INDICATES FOUND REBAR WITH MISSING CAP, ACCEPTED AS LOCATION OF REBAR & ALUMINUM CAP, STAMPED "PLS 8873" PER R1
- 4 INDICATES FOUND LEAD, TACK & TAG, "PLS 8873" PER R1
- 5 INDICATES FOUND LEAD, TACK & TAG, "TIE PT PLS 8873" PER R4, FLUSH
- 1 INDICATES FOUND LEAD, TACK & TAG, "PLS 8873" PER R2, FLUSH
- 2 INDICATES FOUND 1" IRON PIPE & TAG, "PLS 8873" PER R2, FLUSH
- ▲ 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".

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.

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	NORTH 2,140,142.672
(GRID COORDINATE)	EAST 6,133,776.311
TRABUCO	NORTH 110,000.000
(GROUND COORDINATE)	EAST 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

SHEET 5 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

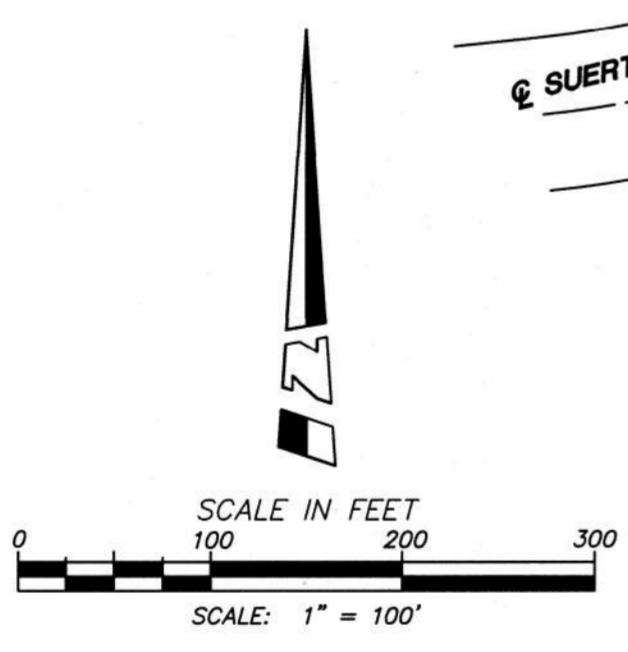
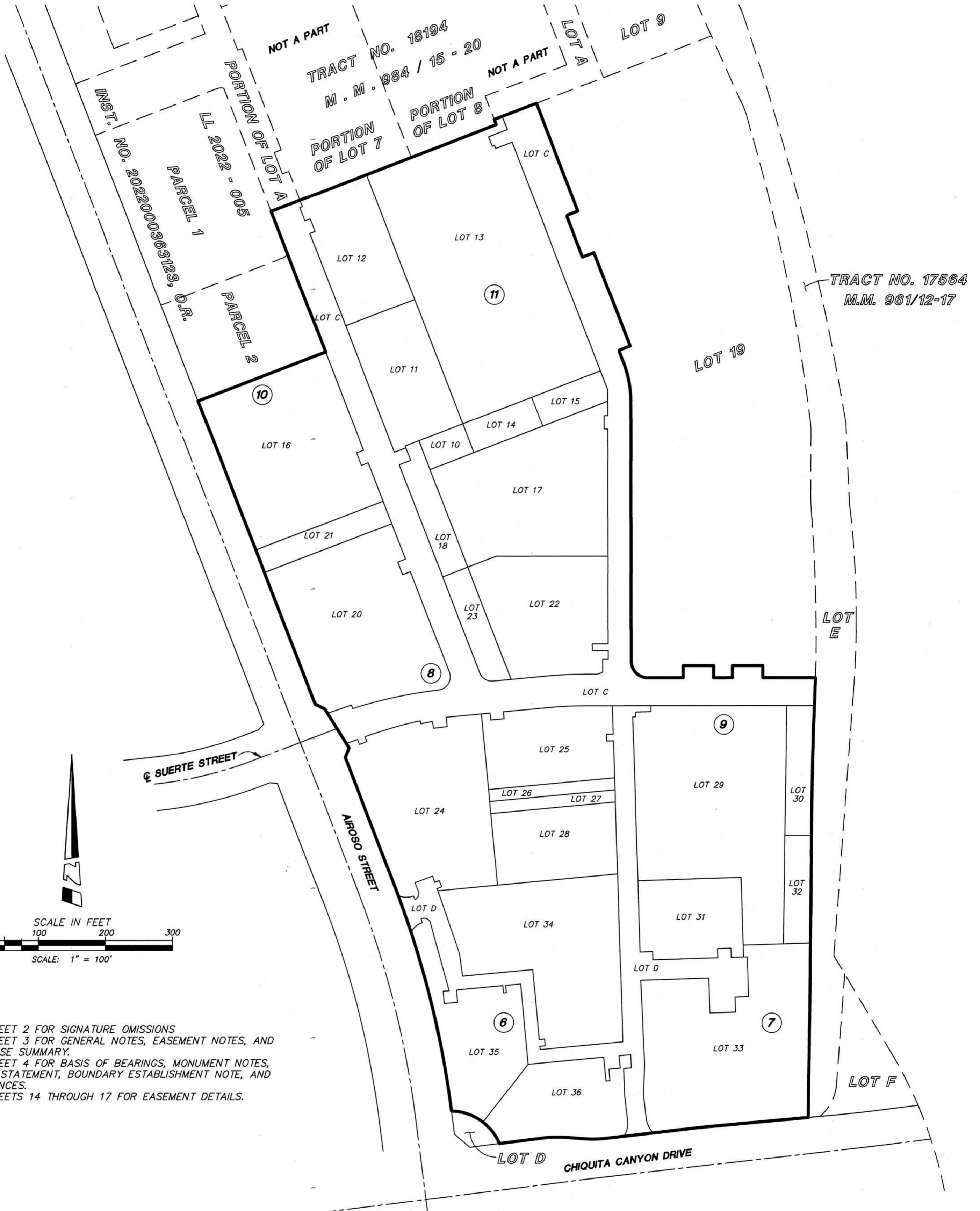
DATE OF SURVEY: AUGUST, 2023

HUITT ZOLLARS

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES



- NOTES:**
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS
 2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
 3. SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
 4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.

SHEET INDEX MAP

(X) INDICATES SHEET NUMBER

SHEET 6 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

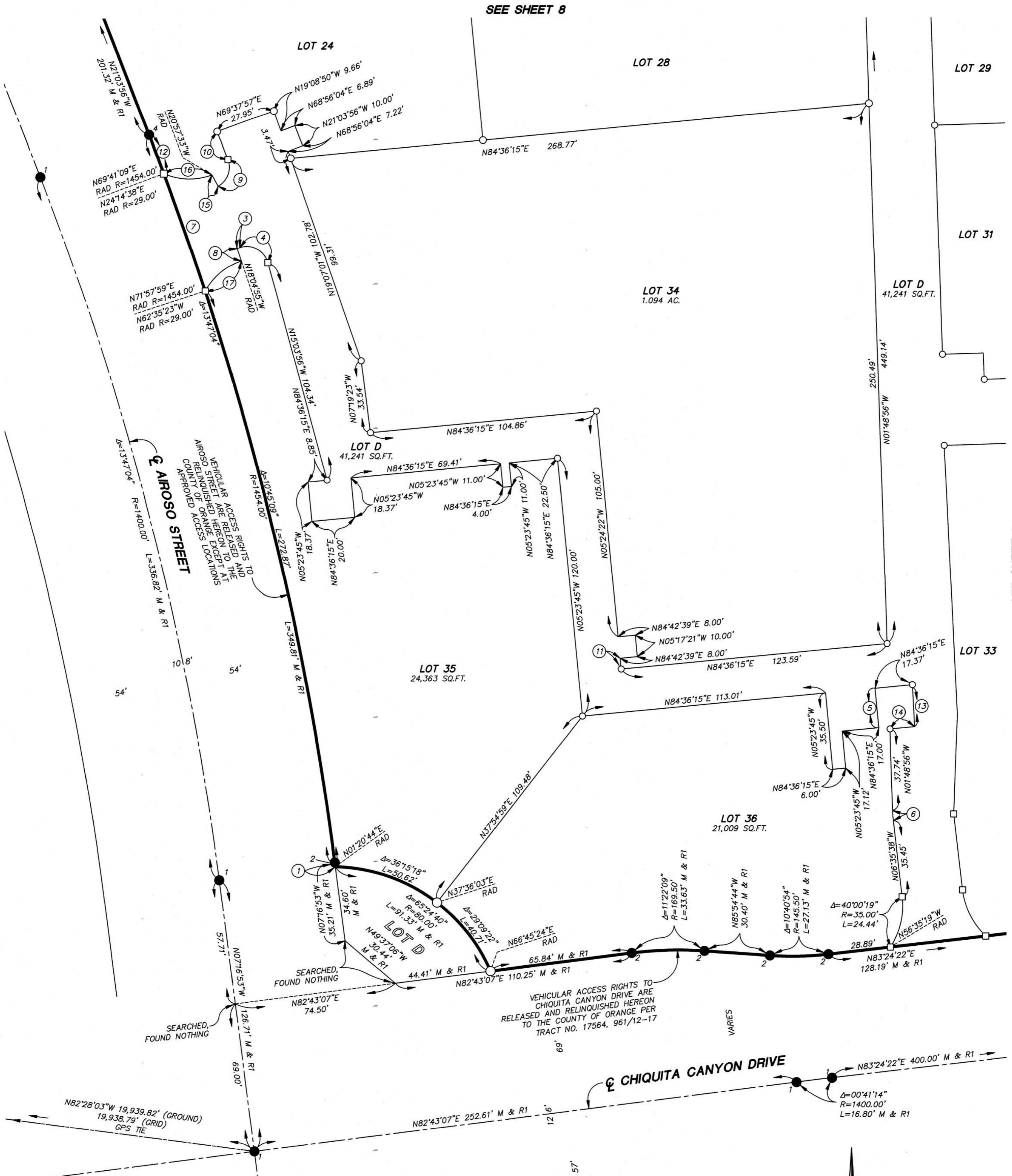
DATE OF SURVEY: AUGUST, 2023

HUITT ZOLLARS

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

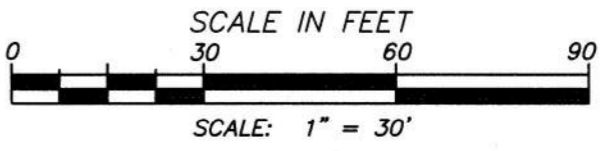


COURSE AND CURVE DATA (THIS SHEET ONLY)

- | | |
|----------------------------------|----------------------------------|
| ① N07°16'53"W 0.61' | ⑩ N21°03'56"E 13.71' |
| ② Δ=25°10'32" R=35.00' L=15.38' | ⑪ N05°23'45"W 5.00' |
| ③ N71°24'33"E 1.40' | ⑫ Δ=0°45'05" R=1454.00' L=19.07' |
| ④ Δ=93°31'30" R=10.00' L=16.32' | ⑬ N02°53'42"W 19.48' |
| ⑤ N05°23'45"W 18.38' | ⑭ N84°36'15"E 11.41' |
| ⑥ Δ=04°46'42" R=58.00' L=4.84' | ⑮ N28°25'11"W 5.96' RAD |
| ⑦ Δ=2°16'50" R=1454.00' L=57.87' | ⑯ Δ=45°12'11" R=29.00' L=22.88' |
| ⑧ N18°35'27"W 6.00' | ⑰ Δ=44°30'28" R=29.00' L=22.53' |
| ⑨ Δ=82°38'46" R=10.00' L=14.42' | |

NOTES:

- SEE SHEET 2 FOR SIGNATURE OMISSIONS
- SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
- SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
- SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.



SHEET 7 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

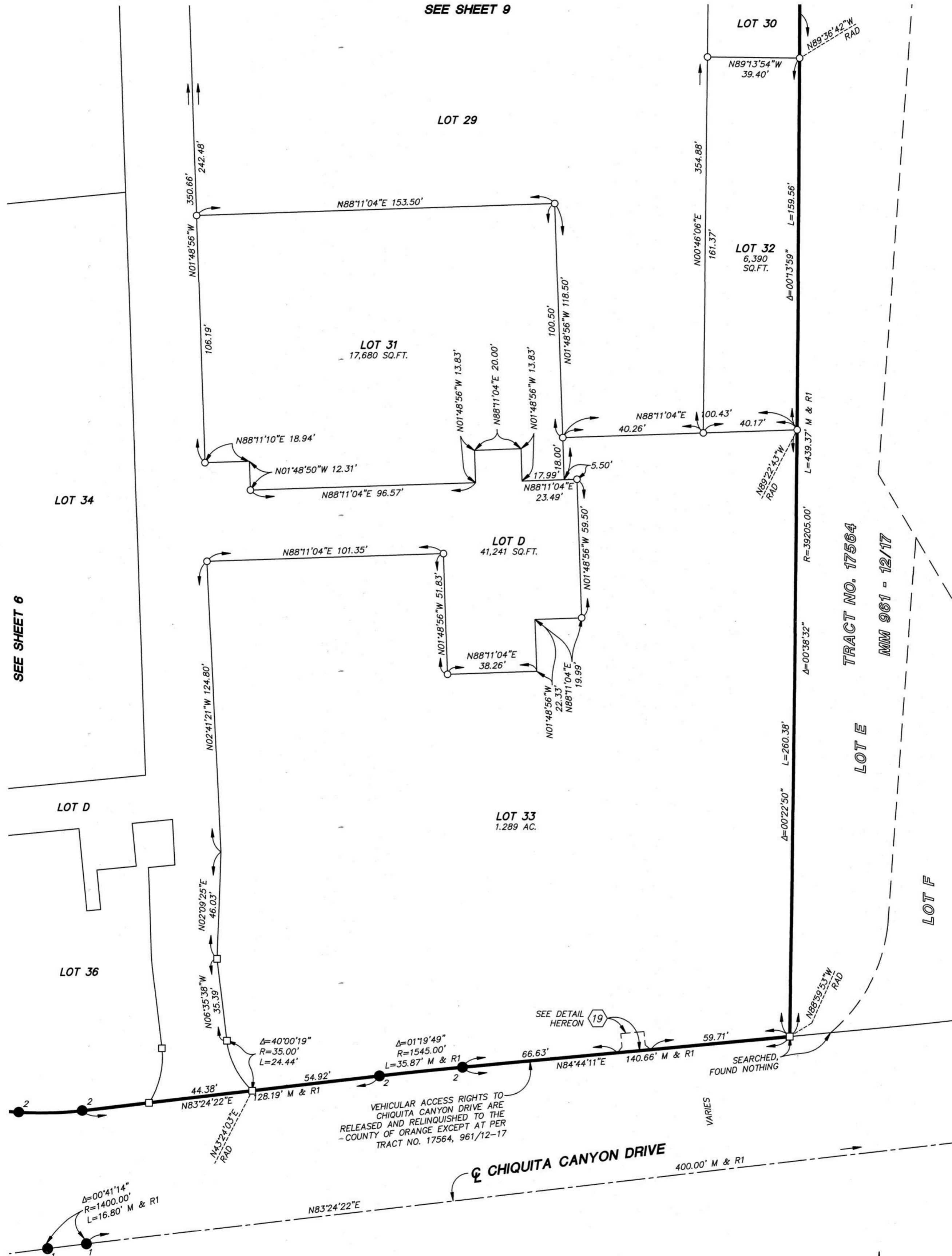
DATE OF SURVEY: AUGUST, 2023

**HUITT
ZOLLARS**

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

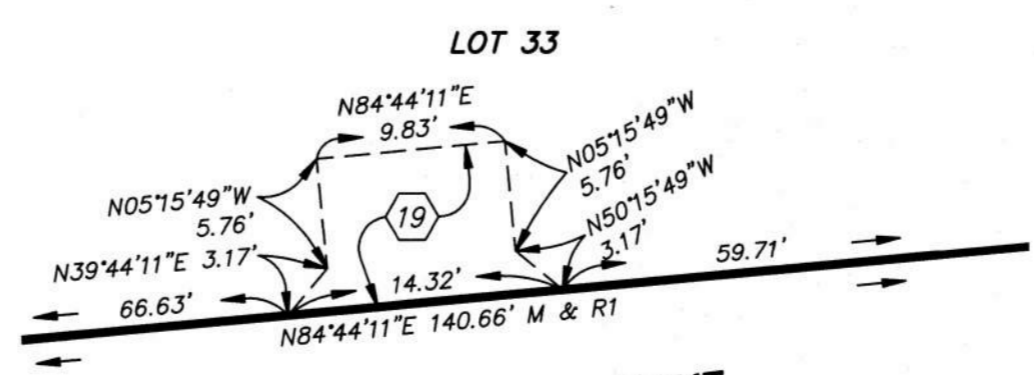
26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES



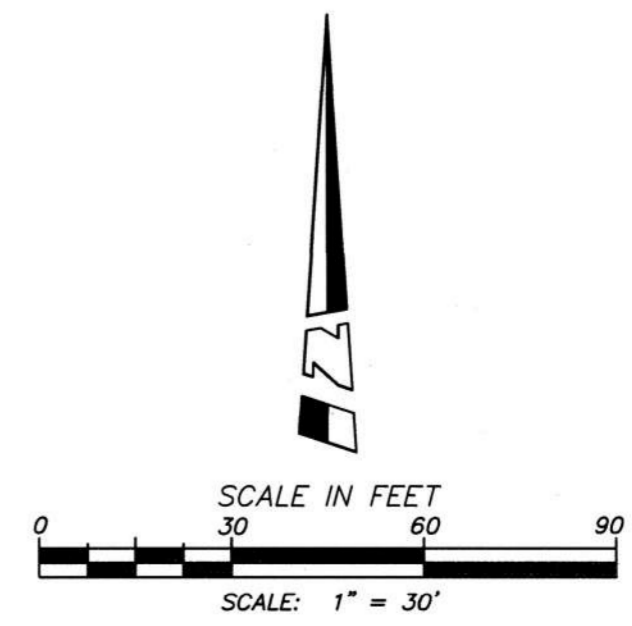
VEHICULAR ACCESS RIGHTS TO CHIQUITA CANYON DRIVE ARE RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE EXCEPT AT PER TRACT NO. 17564, 961/12-17

SEARCHED, FOUND NOTHING



CHIQUITA CANYON DRIVE
DETAIL SCALE 1"=10'

- NOTES:**
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS
 2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
 3. SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
 4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.



SHEET 8 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

DATE OF SURVEY: AUGUST, 2023

HUIT ZOLLARS

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

NOTES:

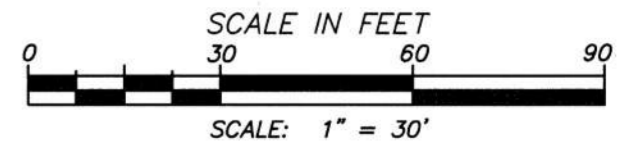
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS
2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
3. SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.

SEE SHEET 11



COURSE AND CURVE DATA (THIS SHEET ONLY)

- | | | |
|------------------------------------|-------------------------|-----------------------------------|
| ① N69°33'55"E 2.49' | ⑥ N69°33'55"E 17.81' | ⑩ Δ=82°38'46" R=10.00' L=14.42' |
| ② N17°34'11"W RAD 5.50' | ⑦ N20°26'05"E 8.01' | ⑪ N21°03'56"E 13.71' |
| ③ Δ=13°47'04" R=1454.00' L=349.81' | ⑧ N69°33'33"E 12.00' | ⑫ Δ=0°45'05" R=1454.00' L=19.07' |
| ④ N21°19'54"E 15.57' | ⑨ N20°26'27"W 7.93' | ⑬ Δ=45°12'11" R=29.00' L=22.88' |
| ⑤ N32°02'47"W 7.66' | ⑪ N00°03'56"W 13.00' | ⑭ Δ=0°18'26" R=1454.00' L=7.80' |
| | ⑫ N28°25'11"W 5.96' RAD | ⑮ Δ=01°58'23" R=1454.00' L=50.07' |



SHEET 9 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

DATE OF SURVEY: AUGUST, 2023

HUITT ZOLLARS

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

SEE SHEET 11

LOT 17

LOT 22

LOT C

TRACT NO. 18194

LOT 19

M.M. 984 / 15 - 20

TRACT NO. 17564

LOT E

SEE SHEET 8

SEARCHED,
FOUND
NOTHING

$\Delta=90^{\circ}00'00''$
 $R=24.50'$
 $L=38.48'$ M & R2

SEARCHED,
FOUND
NOTHING

LOT C
2.408 AC.

SEARCHED,
FOUND
NOTHING

$\Delta=00^{\circ}49'25''$
 $R=2366.00'$
 $L=34.01'$ M & R2

SEARCHED,
FOUND
NOTHING

M.M. 961/12-17

LOT 25

LOT 26

LOT 27

LOT 28

LOT D

LOT 29
1.463 AC.

LOT 30
7,679 SQ.FT.

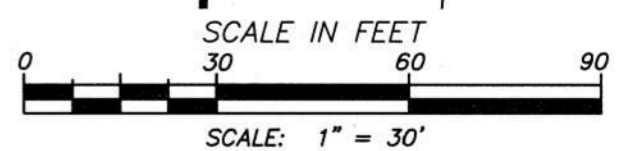
LOT 32

LOT 31

SEE SHEET 7

NOTES:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS
2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
3. SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.



SHEET 10 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

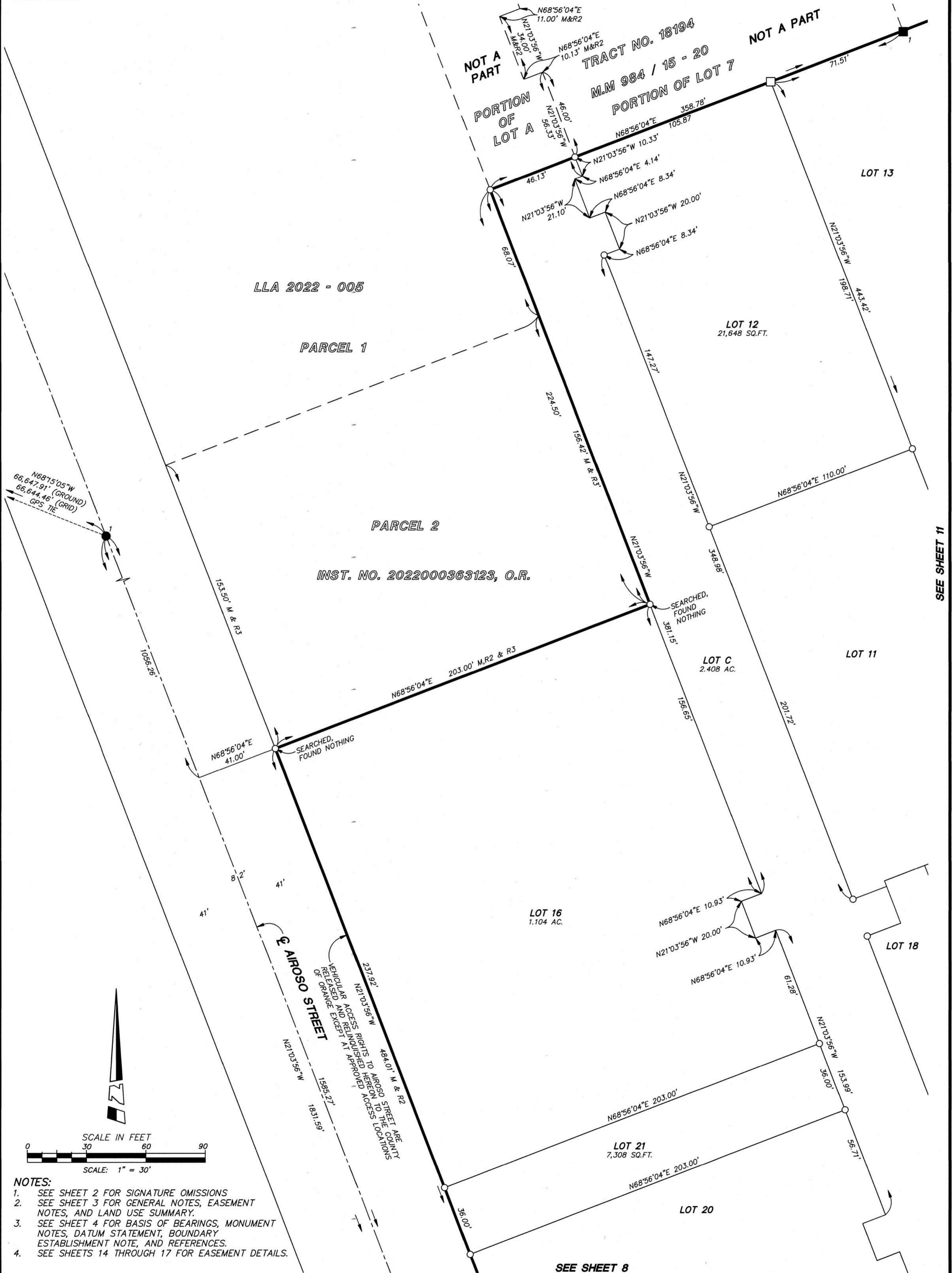
DATE OF SURVEY: AUGUST, 2023

HUIT ZOLLARS

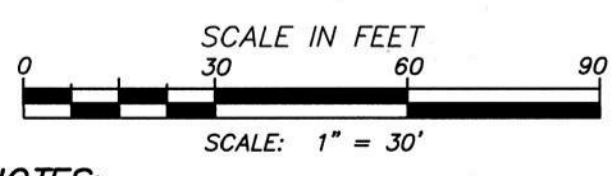
DAVID W. MACKEY, P.L.S. 8912

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES



N68°15'05"W
66,647.91' (GROUND)
68,644.46' (GRID)
GPS TIE



- NOTES:**
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS
 2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
 3. SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
 4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.

SEE SHEET 11

SEE SHEET 8

SHEET 11 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

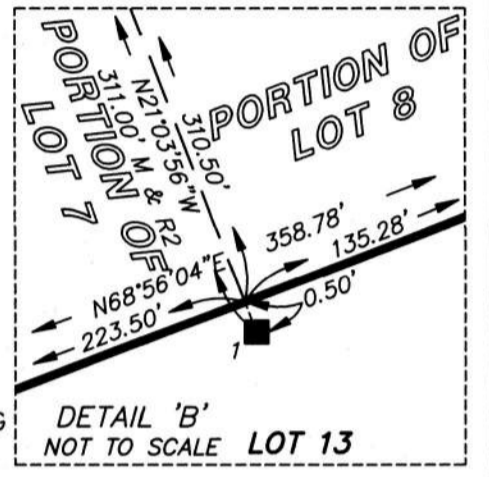
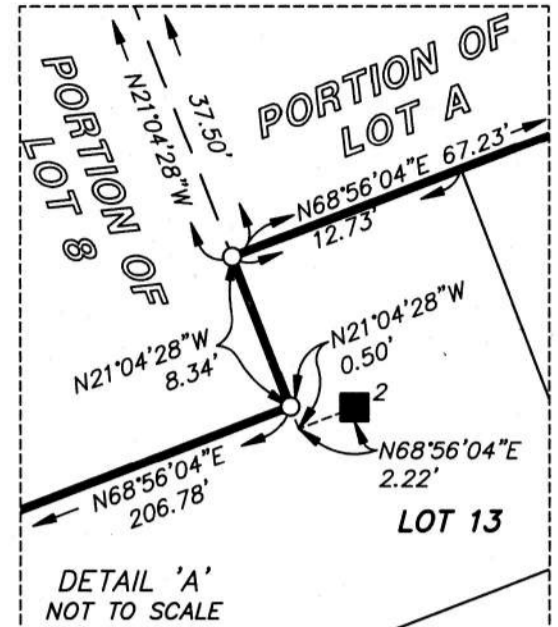
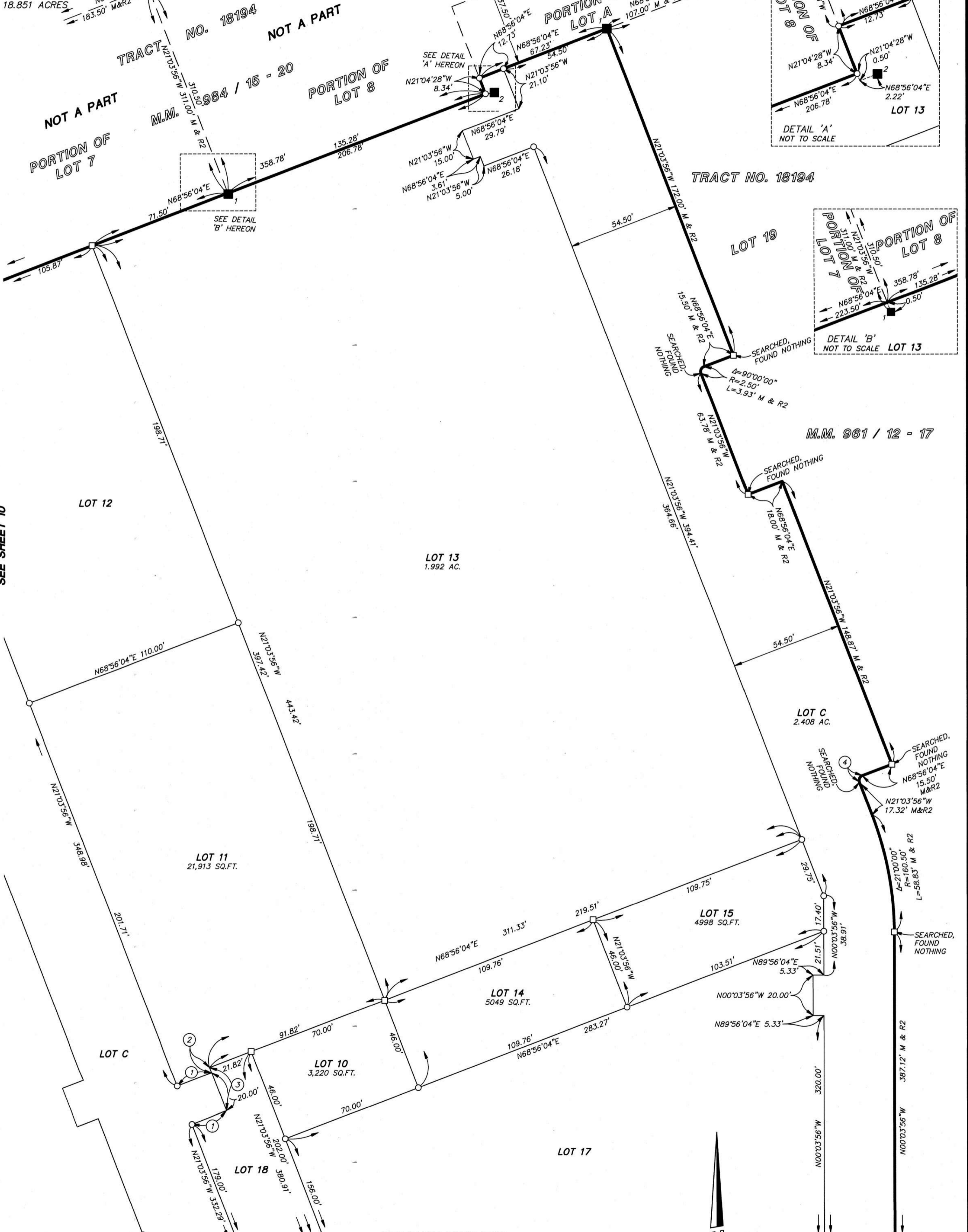
DATE OF SURVEY: AUGUST, 2023

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

HUITT ZOLLARS

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



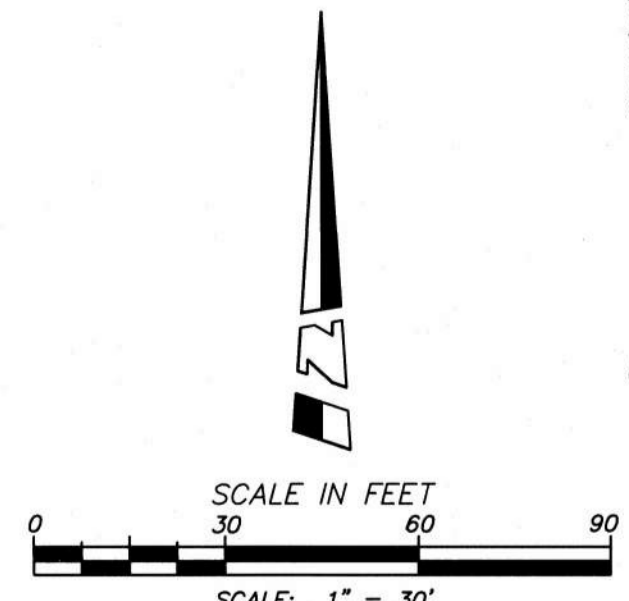
SEE SHEET 10

M.M. 961 / 12 - 17

SEE SHEET 9

- NOTES:**
1. SEE SHEET 2 FOR SIGNATURE OMISSIONS
 2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
 3. SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
 4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.

- COURSE AND CURVE DATA (THIS SHEET ONLY)**
- ① N68°56'04"E 18.18'
 - ② N21°03'56"W 3.00'
 - ③ N21°03'56"W 23.00'
 - ④ Δ=90°00'00" R=2.50' L=3.93' M & R2



SHEET 12 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

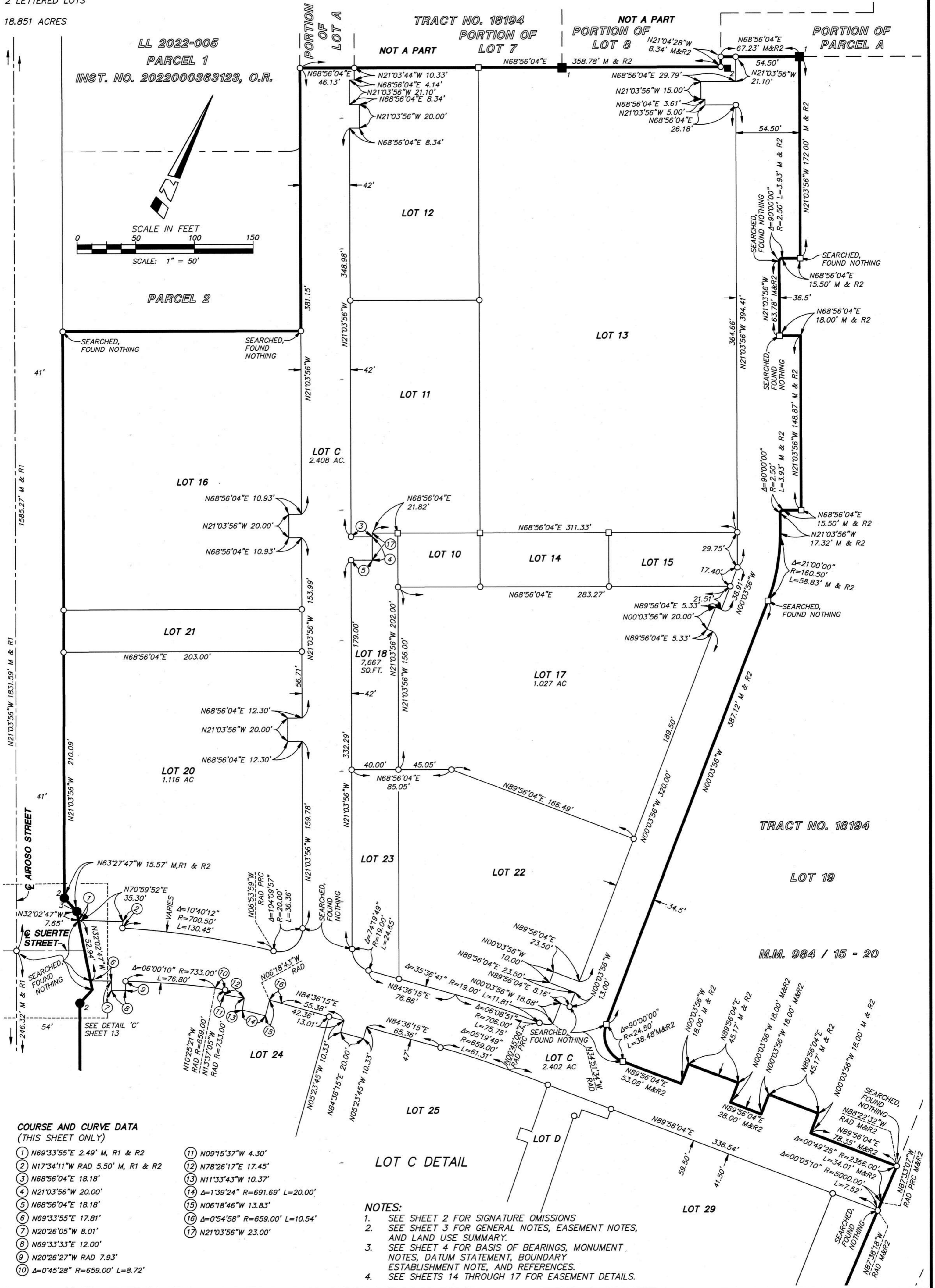
DATE OF SURVEY: AUGUST, 2023

HUITT ZOLLARS

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES



COURSE AND CURVE DATA (THIS SHEET ONLY)

- | | |
|------------------------------------|---------------------------------|
| ① N69°33'55"E 2.49' M, R1 & R2 | ⑪ N09°15'37"W 4.30' |
| ② N17°34'11"W RAD 5.50' M, R1 & R2 | ⑫ N78°26'17"E 17.45' |
| ③ N68°56'04"E 18.18' | ⑬ N11°33'43"W 10.37' |
| ④ N21°03'56"W 20.00' | ⑭ Δ=1°39'24" R=691.69' L=20.00' |
| ⑤ N68°56'04"E 18.18' | ⑮ N06°18'46"W 13.83' |
| ⑥ N69°33'55"E 17.81' | ⑯ Δ=0°54'58" R=659.00' L=10.54' |
| ⑦ N20°26'05"W 8.01' | ⑰ N21°03'56"W 23.00' |
| ⑧ N69°33'33"E 12.00' | |
| ⑨ N20°26'27"W RAD 7.93' | |
| ⑩ Δ=0°45'28" R=659.00' L=8.72' | |

LOT C DETAIL

- NOTES:
- SEE SHEET 2 FOR SIGNATURE OMISSIONS
 - SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
 - SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
 - SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.

SHEET 13 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

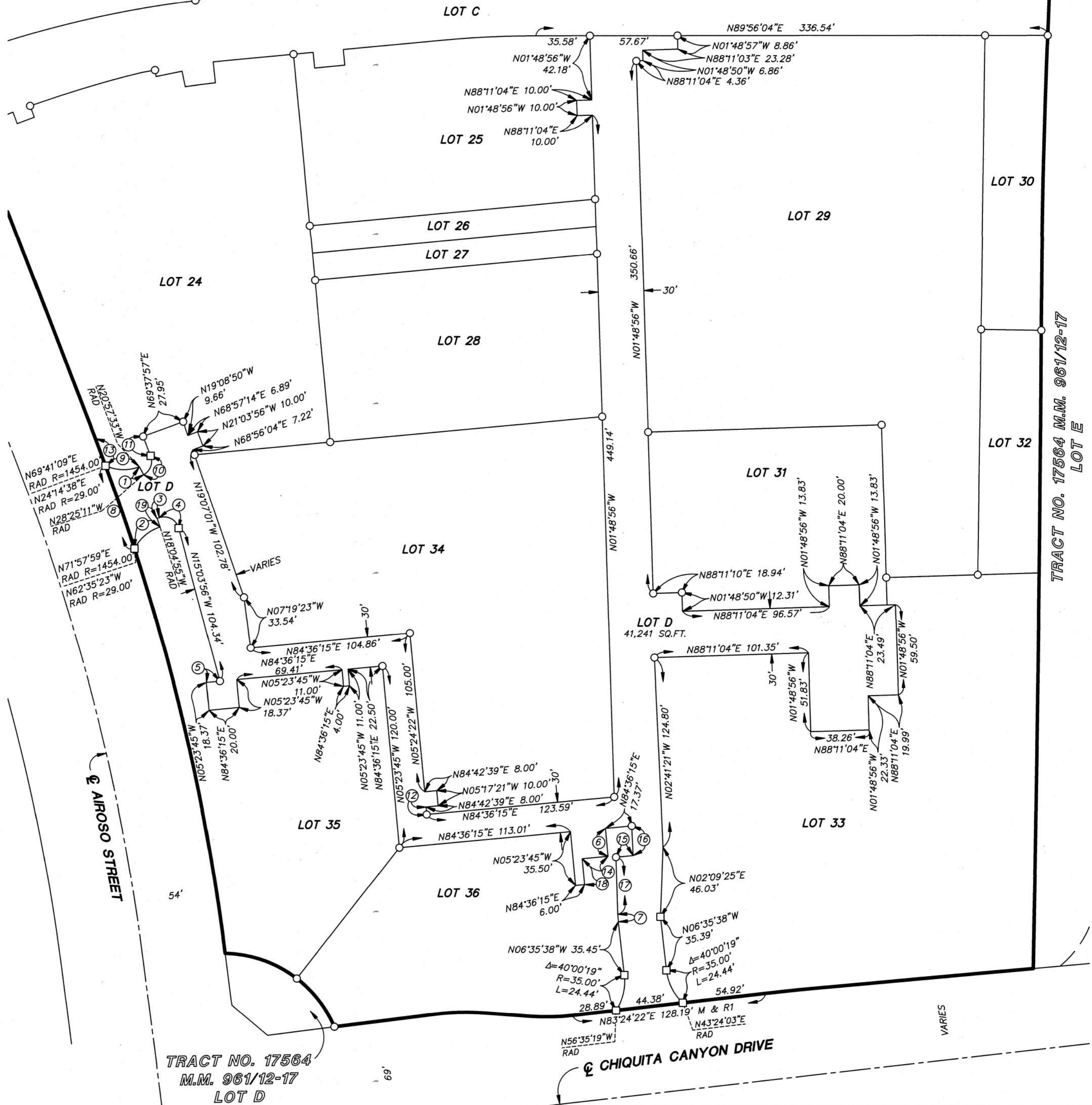
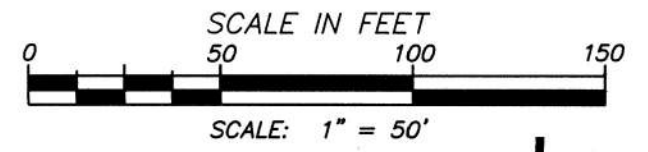
DATE OF SURVEY: AUGUST, 2023

**HUITT
ZOLLARS**

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

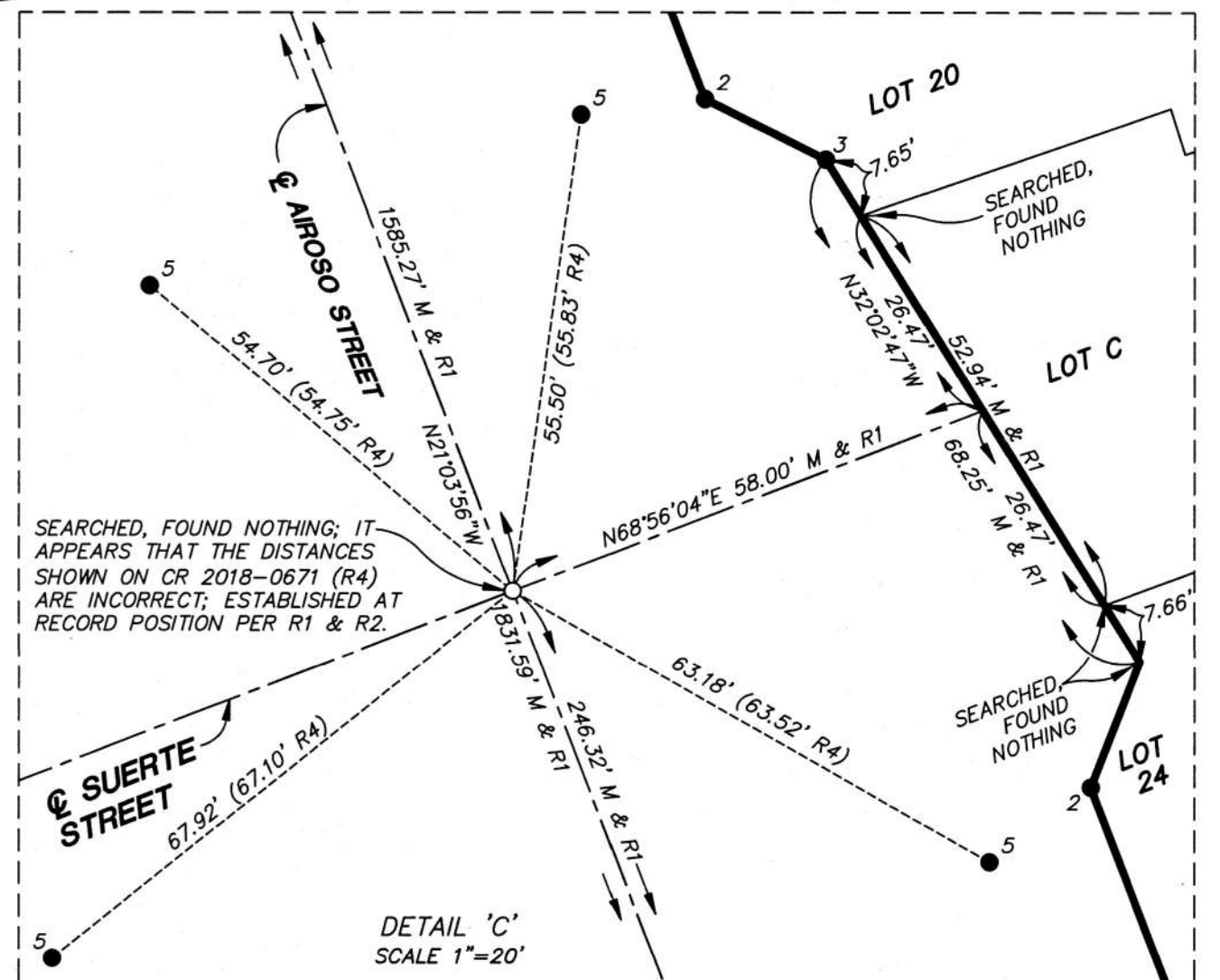


**COURSE AND CURVE DATA
(THIS SHEET ONLY)**

- | | | |
|----------------------------------|------------------------------------|-----------------------|
| ① N28°25'11\"W 5.96' | ⑧ Δ=02°16'50\" R=1454.00' L=57.87' | ⑮ N84°36'15\"E 11.41' |
| ② Δ=44°30'28\" R=29.00' L=22.53' | ⑨ Δ=45°12'11\" R=29.00' L=22.88' | ⑯ N02°53'42\"W 19.48' |
| ③ N71°24'33\"E 1.40' | ⑩ Δ=82°38'46\" R=10.00' L=14.42' | ⑰ N01°48'56\"W 37.74' |
| ④ Δ=93°31'30\" R=10.00' L=16.32' | ⑪ N21°03'56\"W 13.71' | ⑱ N05°23'45\"W 17.12' |
| ⑤ N84°36'15\"E 8.85' | ⑫ N05°23'45\"W 5.00' | ⑲ N18°35'27\"W 6.00' |
| ⑥ N05°23'45\"W 18.38' | ⑬ Δ=00°45'05\" R=1454.00' L=19.07' | |
| ⑦ Δ=04°46'42\" R=58.00' L=4.84' | ⑭ N84°36'15\"E 17.00' | |

NOTES:

- SEE SHEET 2 FOR SIGNATURE OMISSIONS
- SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
- SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
- SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.



SHEET 14 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

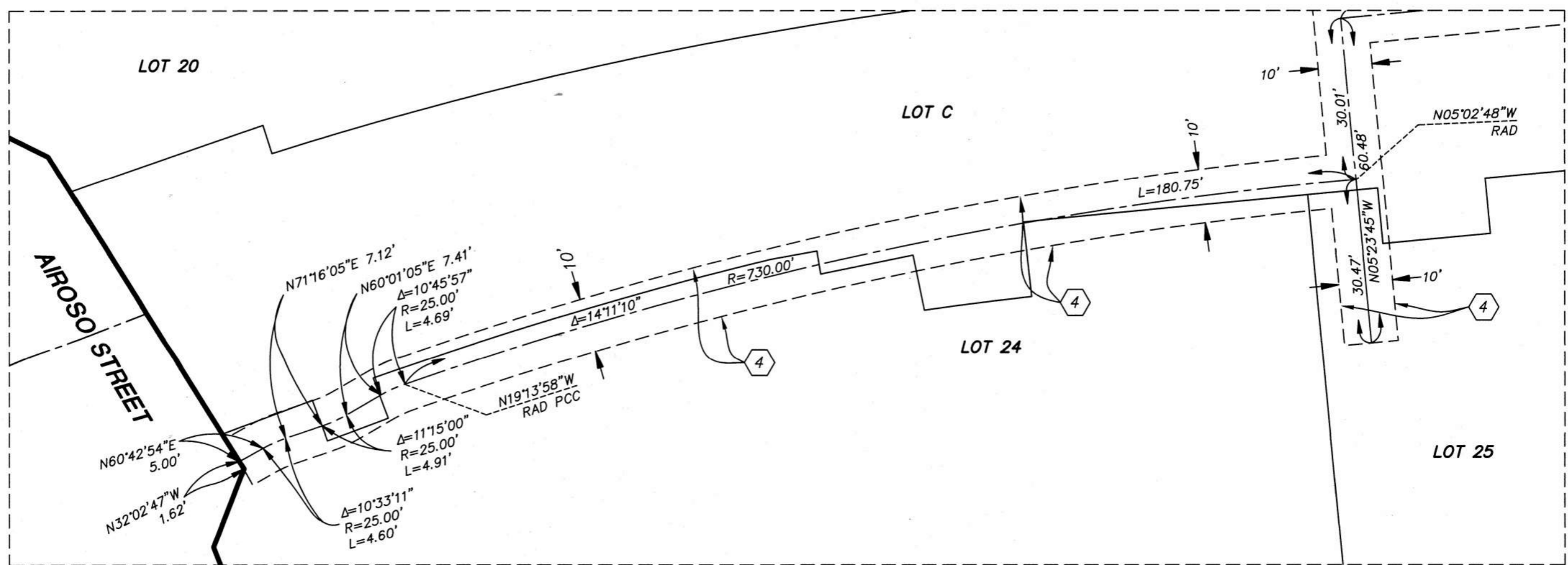
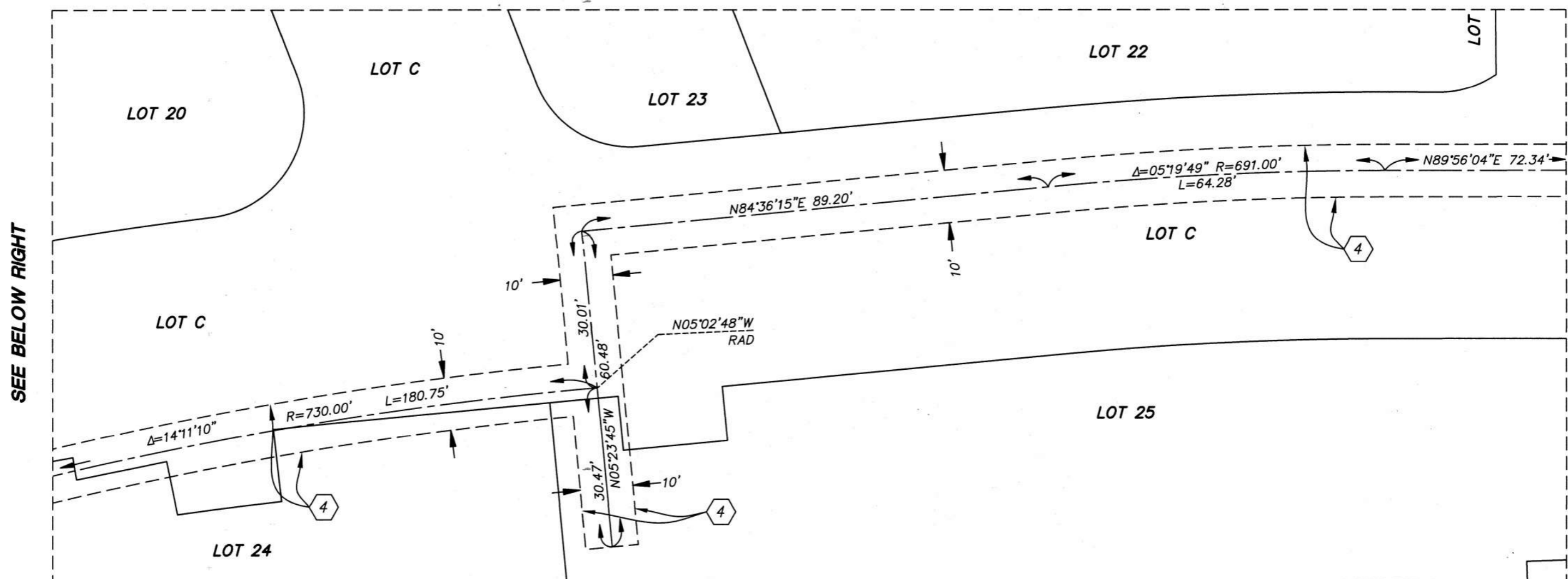
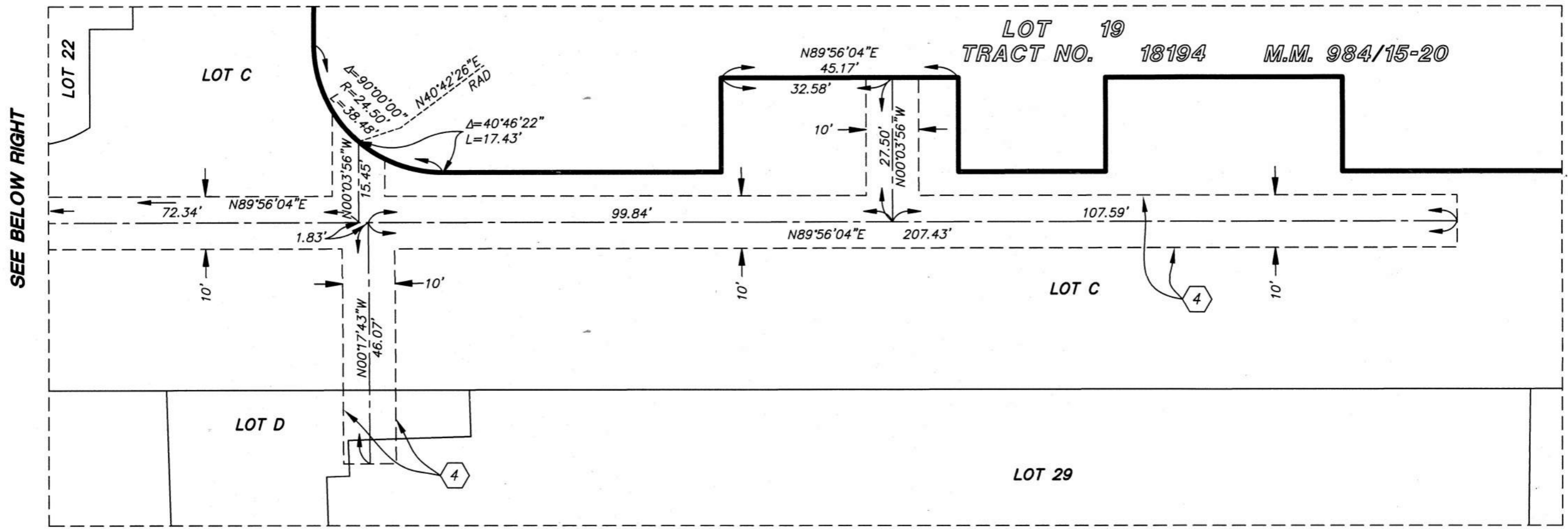
DATE OF SURVEY: AUGUST, 2023

**HUITT
ZOLLARS**

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

26 NUMBERED LOTS
2 LETTERED LOTS

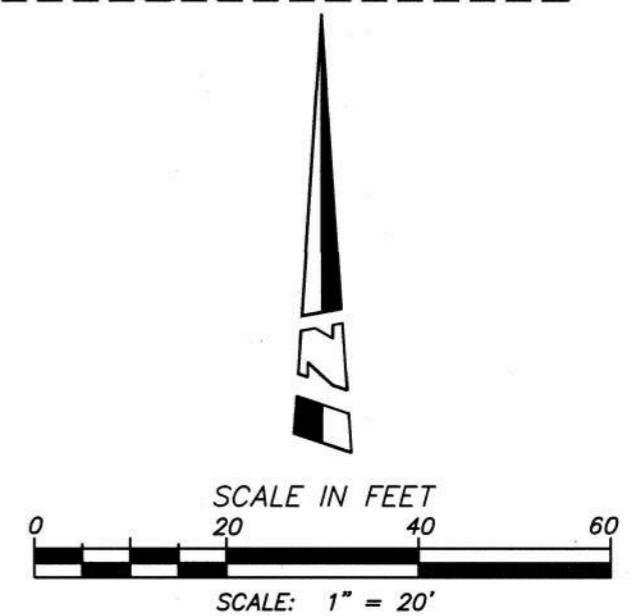
18.851 ACRES



EASEMENT DETAIL

NOTES:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS
2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
3. SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.



SHEET 15 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

DATE OF SURVEY: AUGUST, 2023

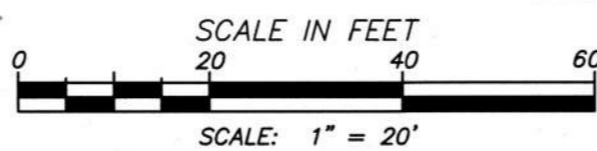
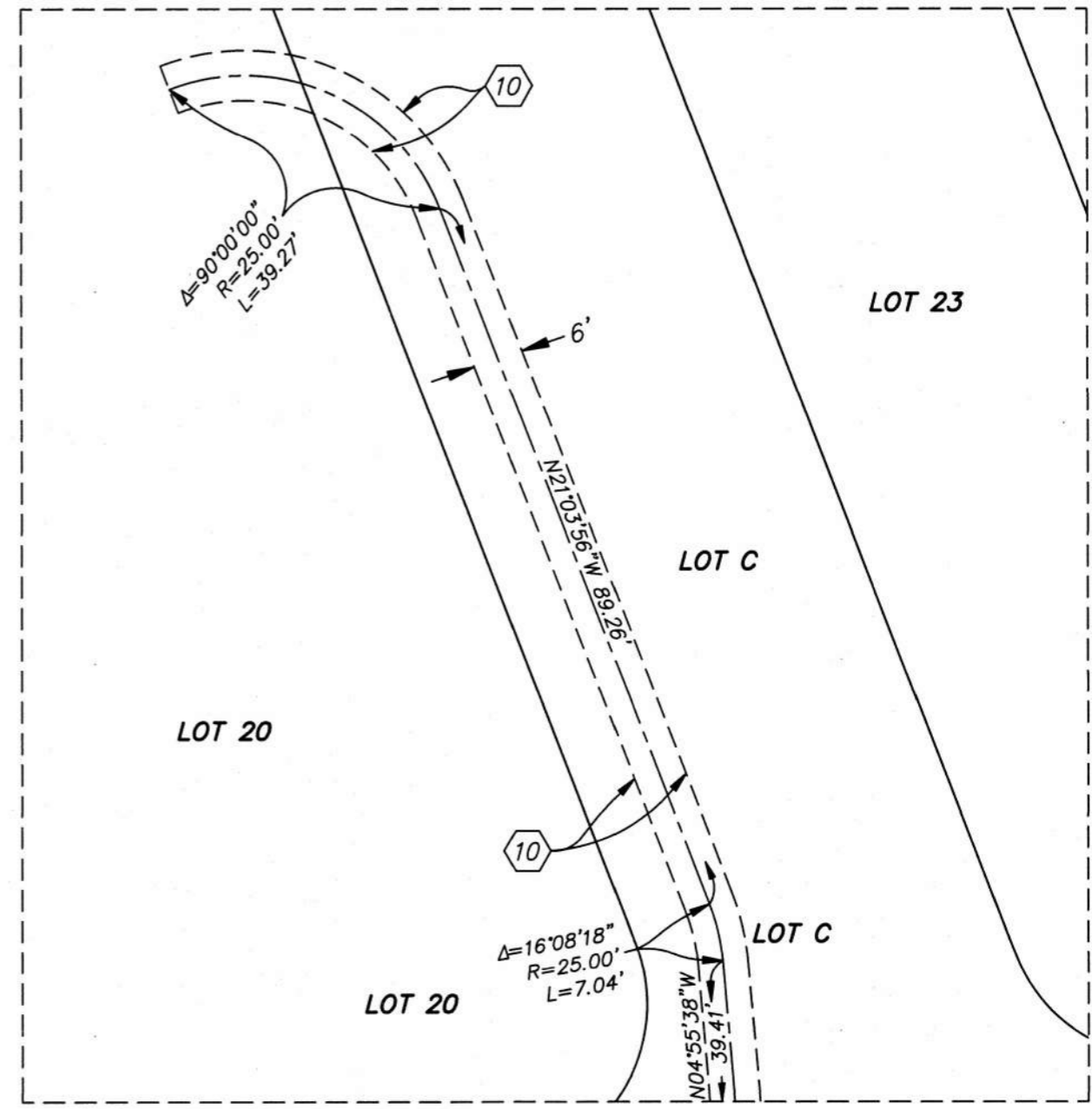
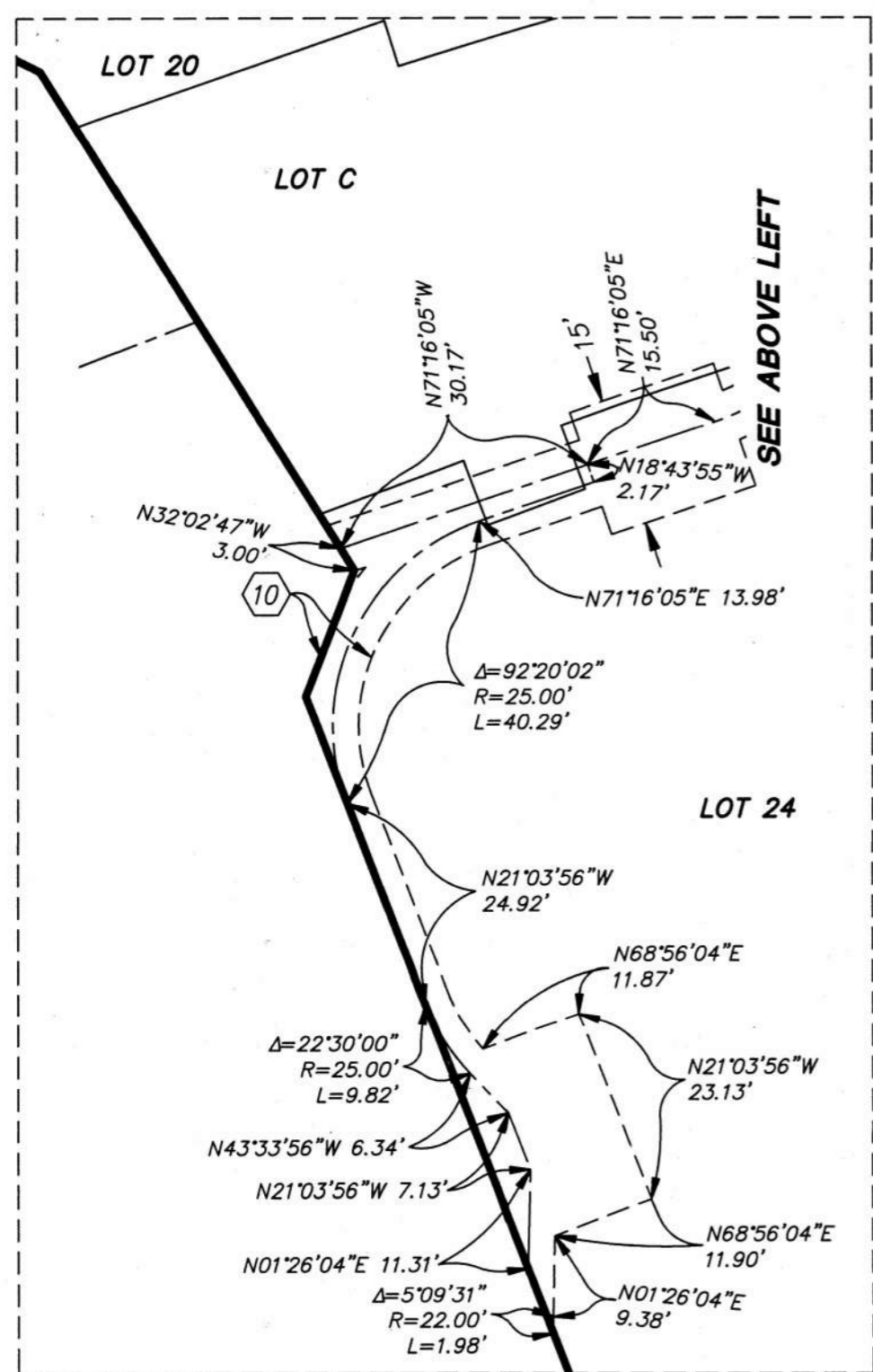
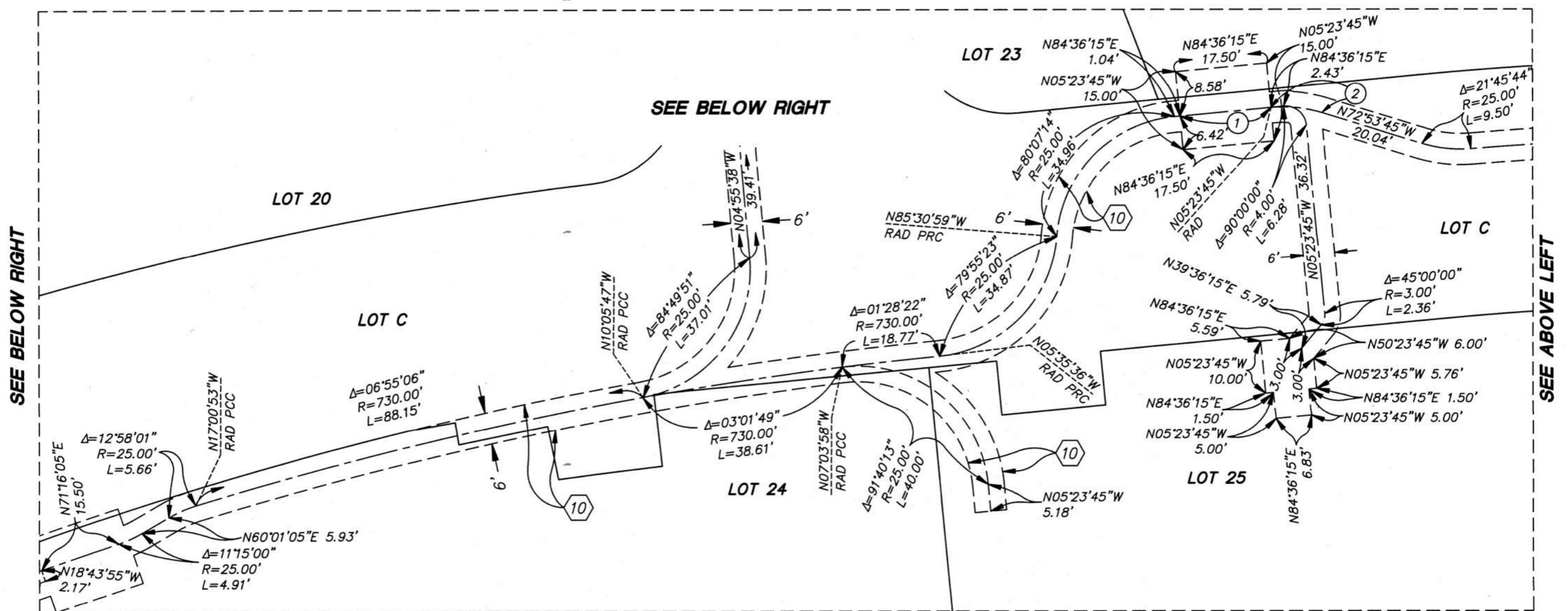
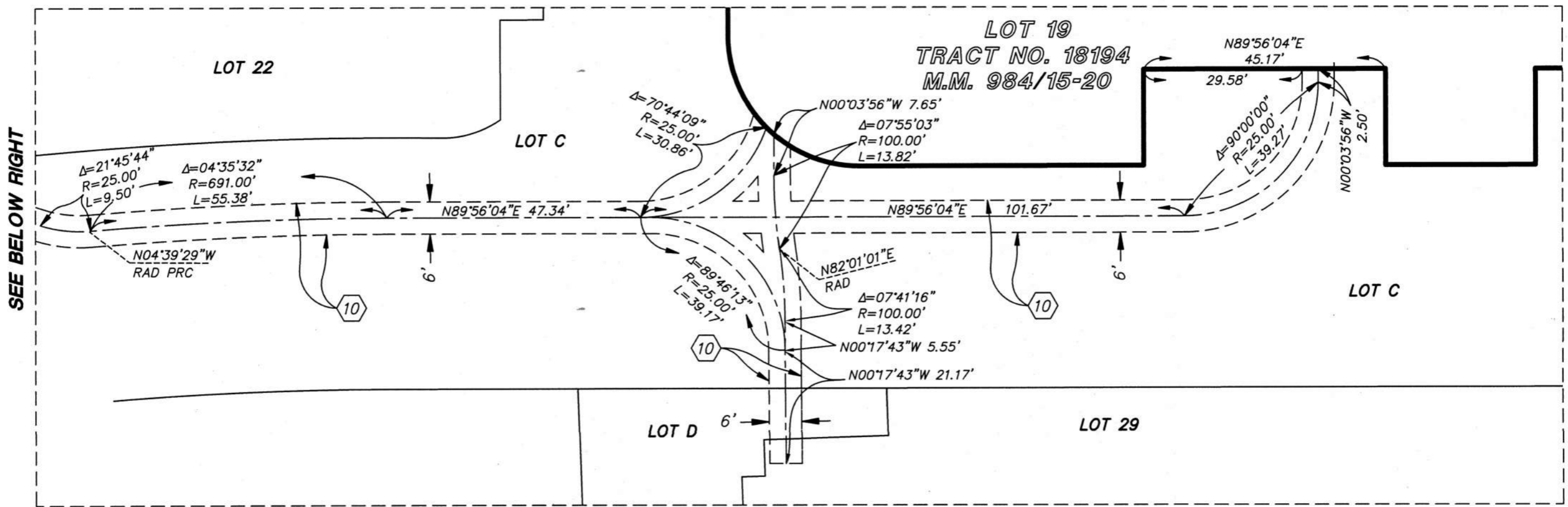
**HUITT
ZOLLARS**

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

EASEMENT DETAILS



EASEMENT DETAIL

COURSE AND CURVE DATA (THIS SHEET ONLY)

- ① 17.53' N84°36'15"E
- ② Δ=22°30'00" R=25.00' L=9.82'

NOTES:

1. SEE SHEET 2 FOR SIGNATURE OMISSIONS
2. SEE SHEET 3 FOR GENERAL NOTES, EASEMENT NOTES, AND LAND USE SUMMARY.
3. SEE SHEET 4 FOR BASIS OF BEARINGS, MONUMENT NOTES, DATUM STATEMENT, BOUNDARY ESTABLISHMENT NOTE, AND REFERENCES.
4. SEE SHEETS 14 THROUGH 17 FOR EASEMENT DETAILS.

SHEET 16 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

DATE OF SURVEY: AUGUST, 2023

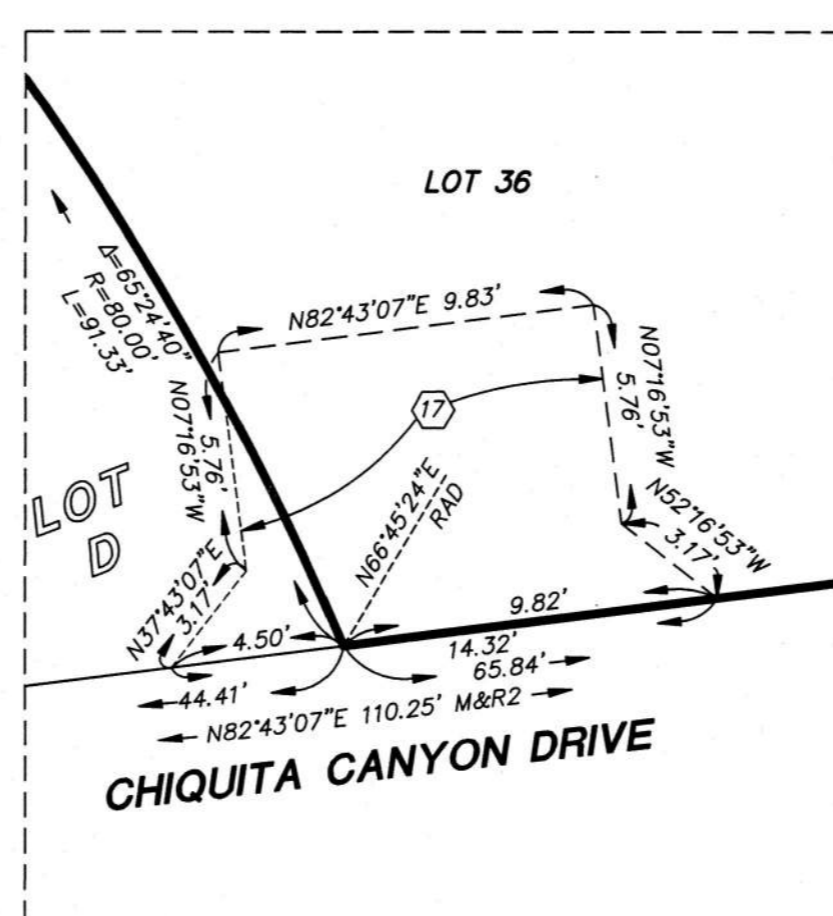
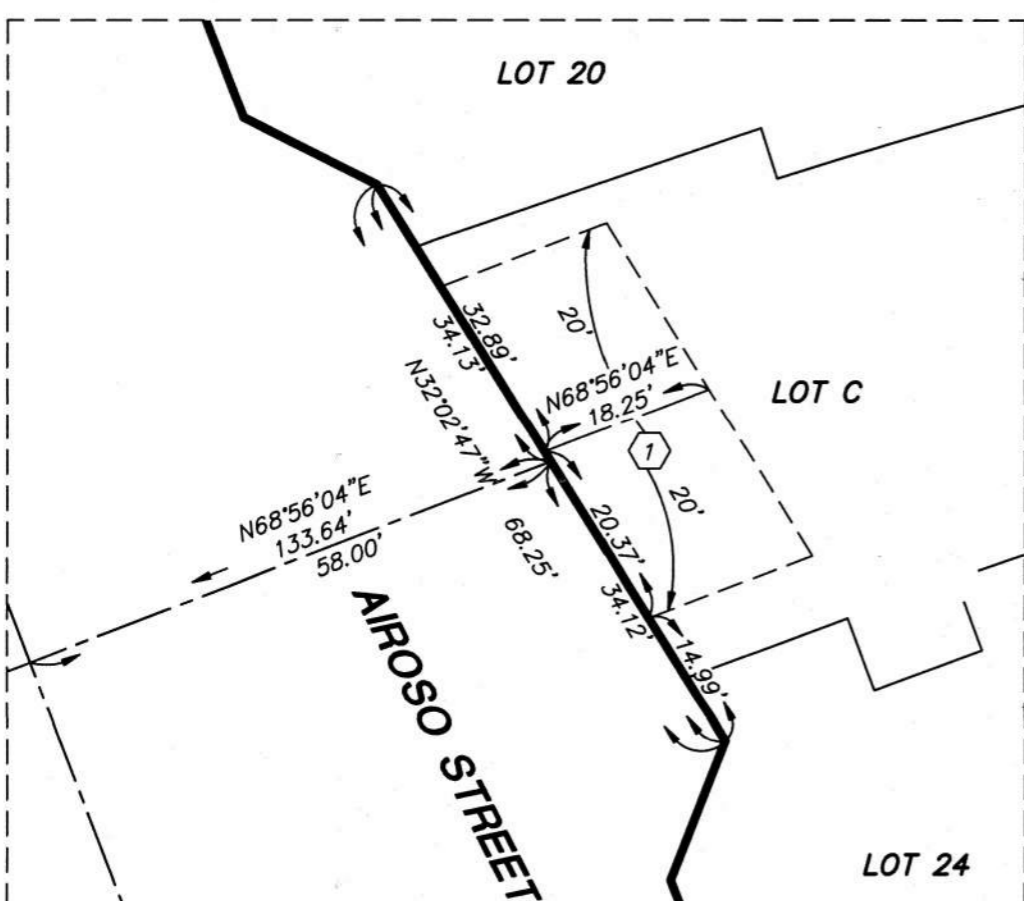
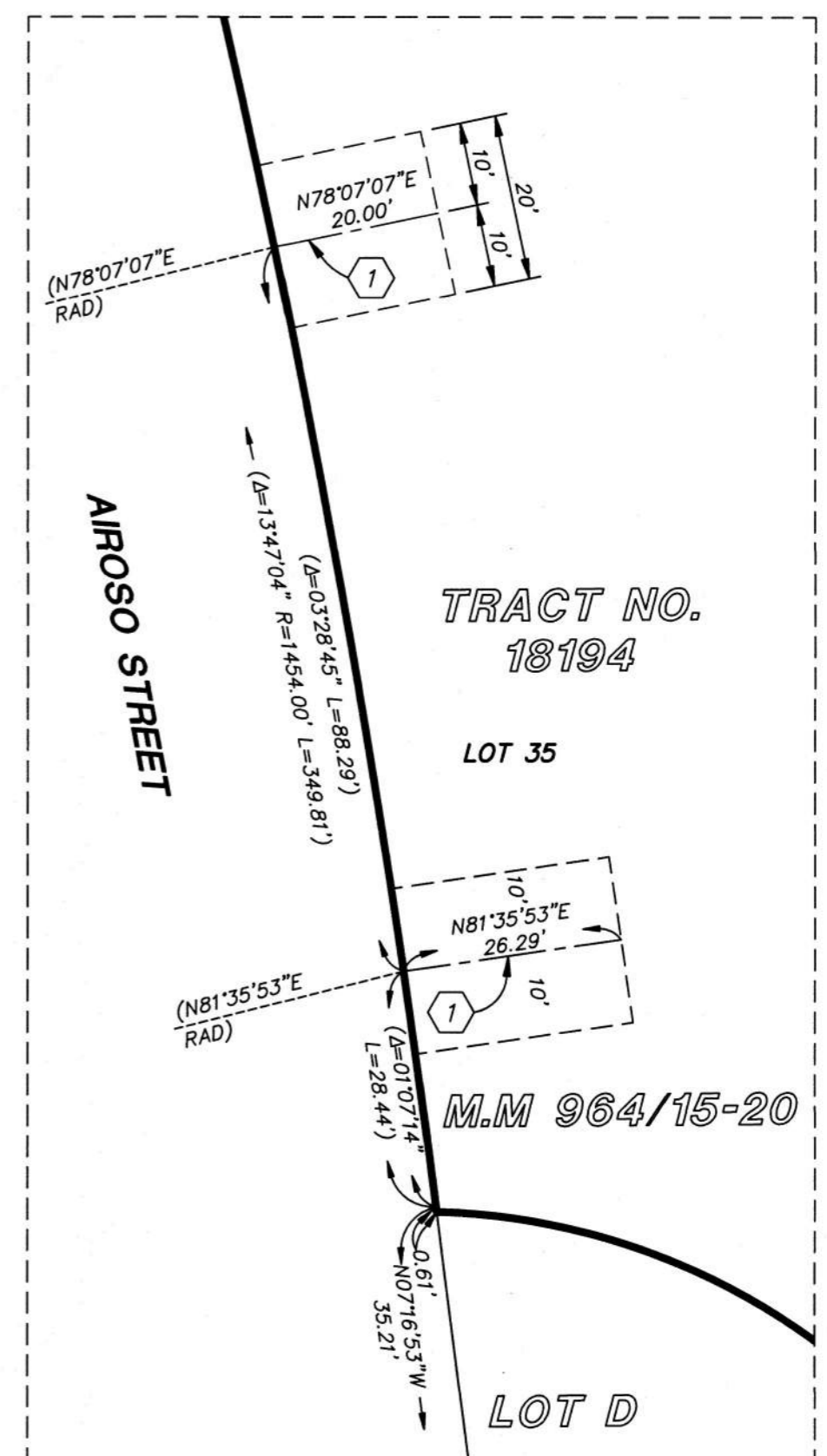
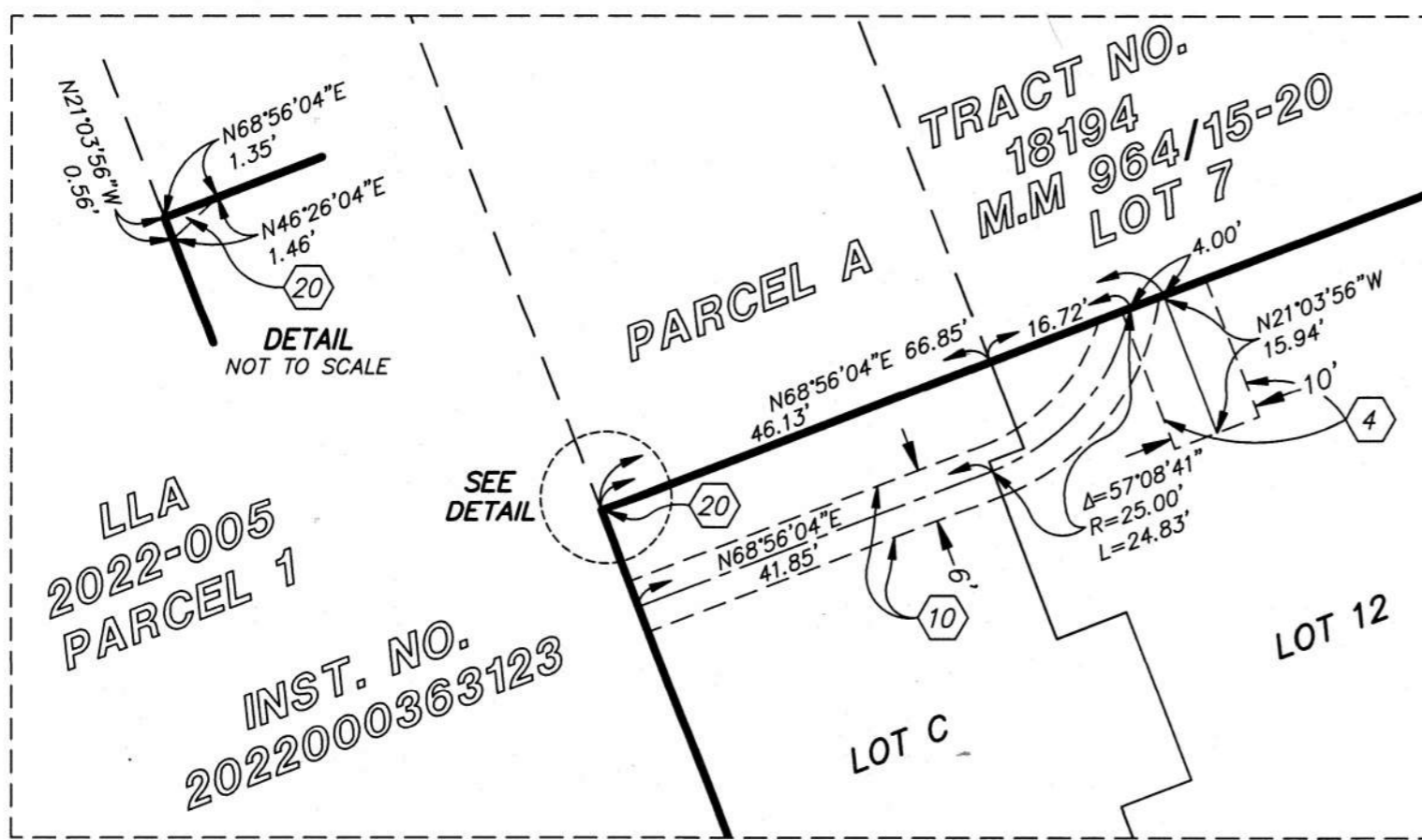
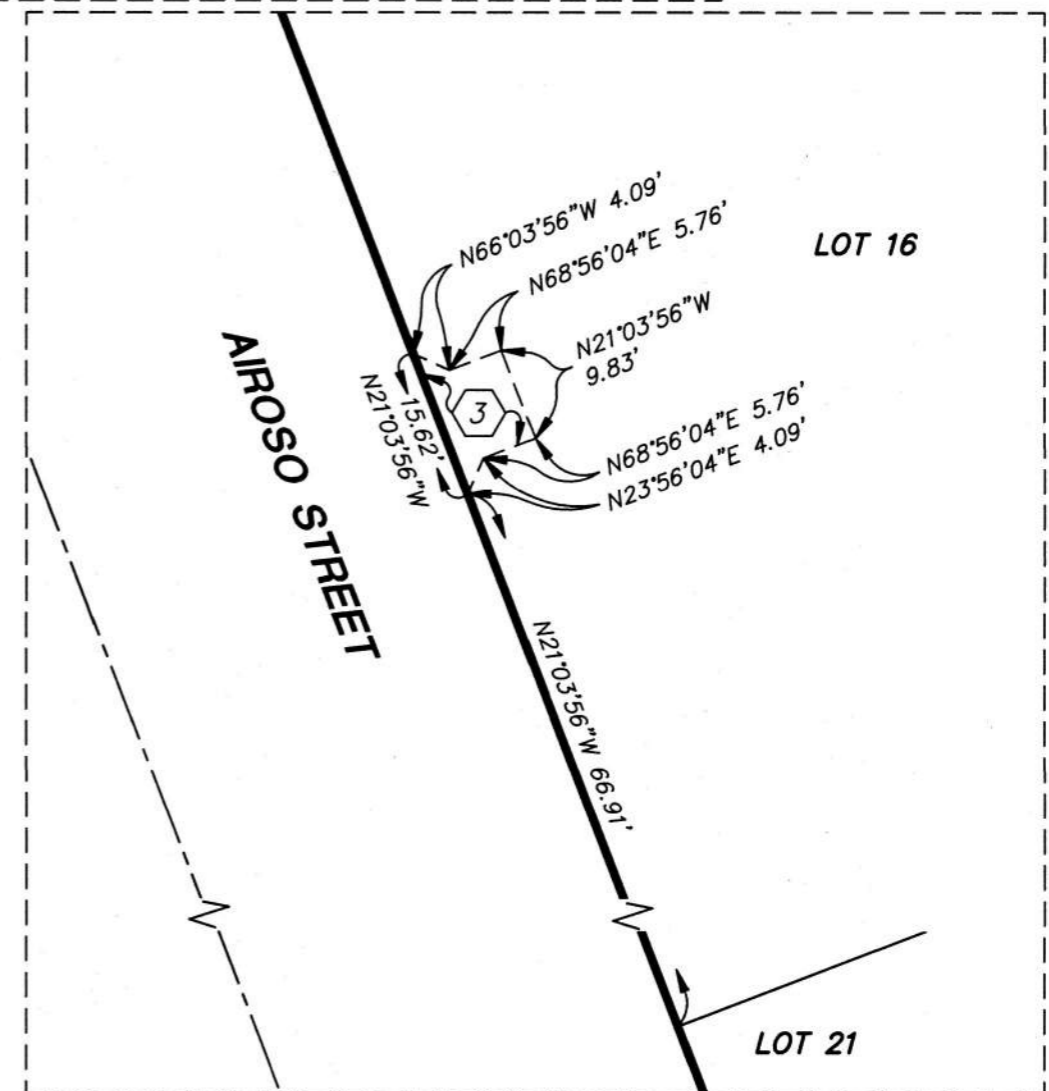
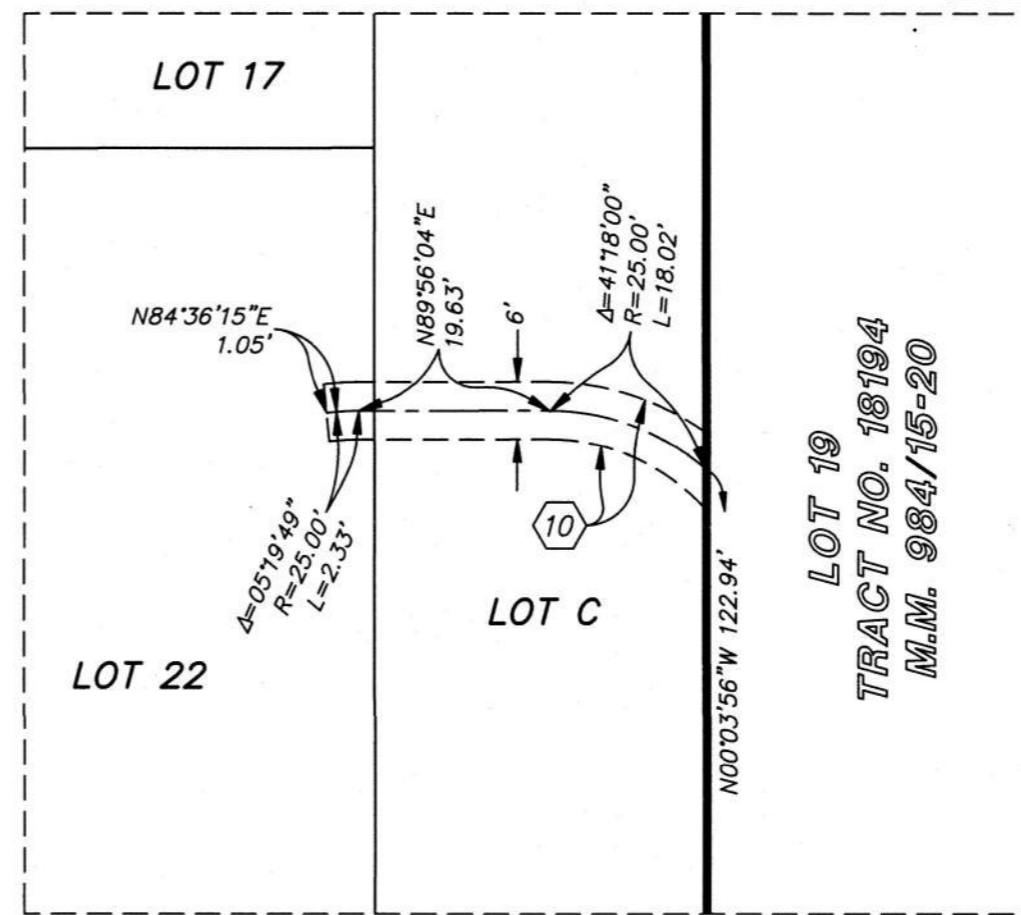
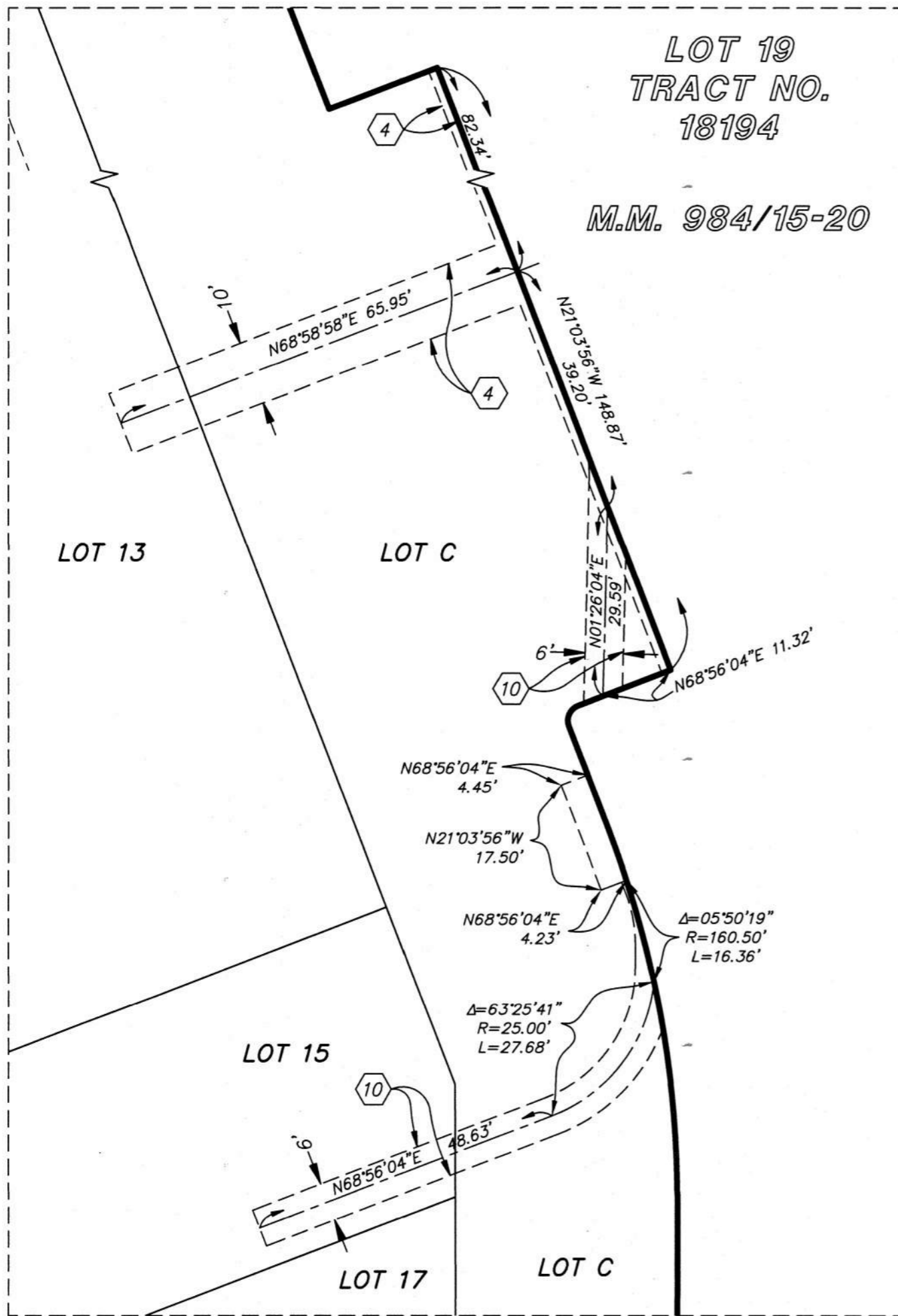
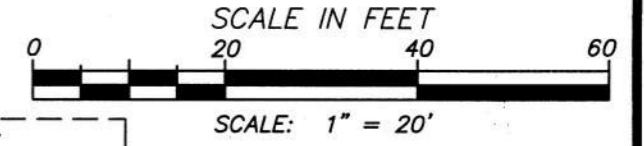
HUITT ZOLLARS

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES

EASEMENT DETAILS



- NOTES:**
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SHEET 17 OF 17 SHEETS

TRACT NO. 17575

A PORTION OF VESTING TENTATIVE TRACT NO. 17575

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

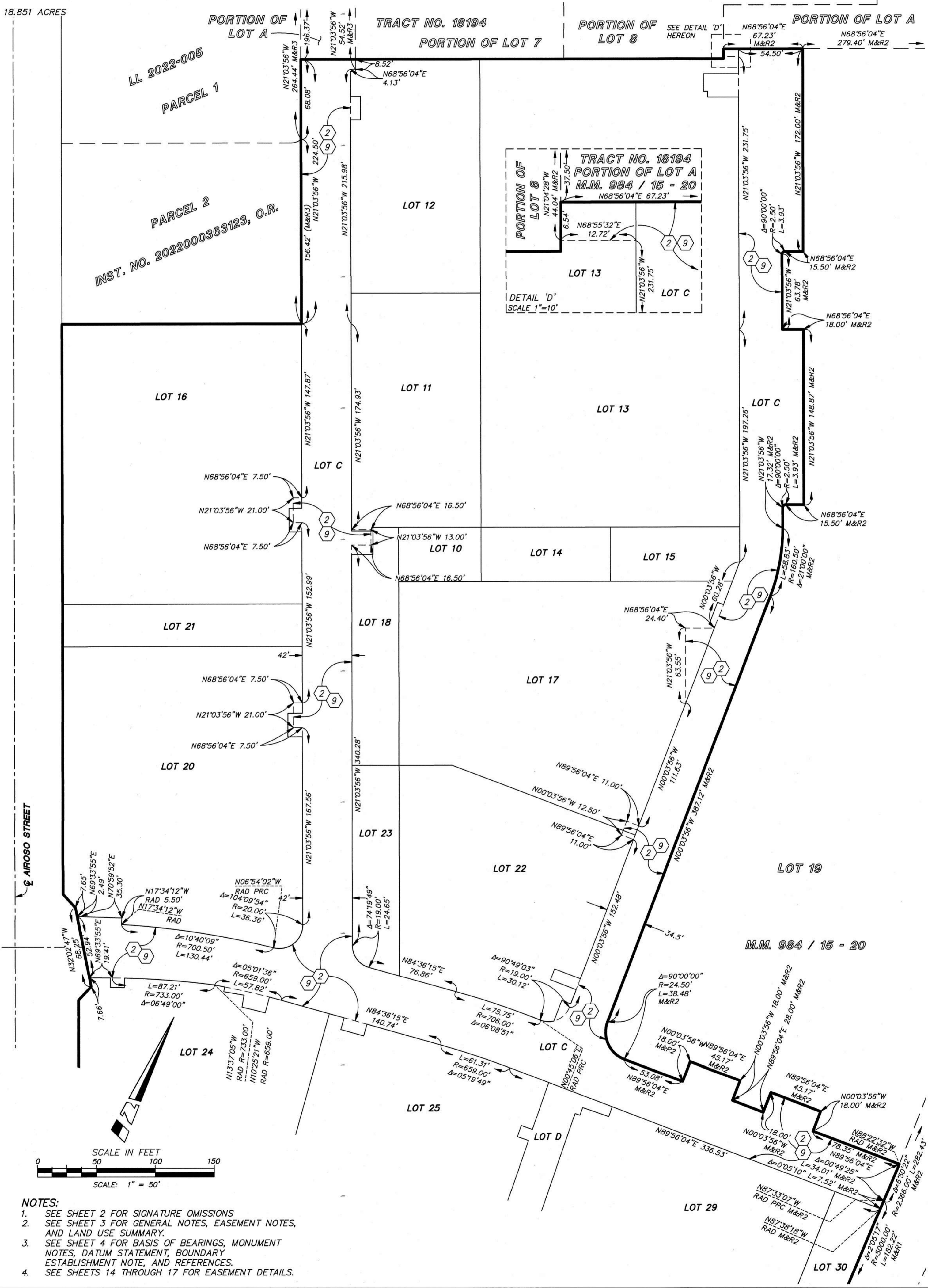
DATE OF SURVEY: AUGUST, 2023

HUITT ZOLLARS

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

26 NUMBERED LOTS
2 LETTERED LOTS

18.851 ACRES



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