

SHEET 1 OF 28 SHEETS

ALL OF VESTING TENTATIVE TRACT MAP NO. 19324 TOTAL LOTS: 58 NUMBERED LOTS 1 THROUGH 58 AND 40 LETTERED LOTS A THROUGH NN GROSS AREA = 15.444 ACRES NET AREA = 13.049 ACRES DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

BEING A SUBDIVISION OF LOTS 1 THROUGH 9 INCLUSIVE AND LOT 54 OF TRACT No. 17935, AS SHOWN ON A MAP FILED IN BOOK 1017 PAGES 1 THROUGH 28 INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067

ACCEPTED AND FILED AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY DATE: TIME FEE \$ INSTRUMENT # BOOK PAGE HUGH NGUYEN COUNTY CLERK-RECORDER BY DEPUTY

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE COUNTY OF ORANGE, AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: HORIZON DRIVE, SUNFLOWER COURT AND MAPLEWOOD DRIVE.

WE HEREBY DEDICATE TO THE COUNTY OF ORANGE:

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

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 ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED OCTOBER 6, 1980 IN BOOK 13776, PAGE 341 OF OFFICIAL RECORDS, COUNTY OF ORANGE.

WE HEREBY RESERVE FOR OURSELVES, AND OUR SUCCESSORS, HEIRS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS PURPOSES, FOR VEHICLE MANEUVERABILITY WITHIN MOTOR COURTS/ALLEYWAYS AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES AS SHOWN ON SAID MAP.

OWNER

RMV AQ 13 - MISSION VIEJO, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: CAL HEARTHSTONE PBLO GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Steven C. Porath ITS: AUTHORIZED PERSON

BENEFICIARY:

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

AS BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 13, 2026 AS INSTRUMENT NO. 2026000035934, OF OFFICIAL RECORDS.

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

BY: Jeremy Laster (President) Elise L. Millington (EVP & COO)

OPTIONEE:

RMV PA3 DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

AS OPTIONEE UNDER A MEMORANDUM OF REPURCHASE OPTION RECORDED FEBRUARY 13, 2026, AS INSTRUMENT NO. 2026000035933, OF OFFICIAL RECORDS.

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

BY: Jeremy Laster (President) Elise L. Millington (EVP & COO)

OPTIONEE:

RMV AQ 13 - MISSION VIEJO, L.P., A DELAWARE LIMITED PARTNERSHIP

AS OPTIONEE UNDER A MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT RECORDED FEBRUARY 13, 2026, AS INSTRUMENT NO. 2026000035935, OF OFFICIAL RECORDS.

BY: CAL HEARTHSTONE PBLO GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Steven C. Porath ITS: AUTHORIZED PERSON

NOTARY ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA) LOS ANGELES) COUNTY OF ORANGE) ON 6th March 2026 BEFORE ME, Anusha Rajan, NOTARY PUBLIC,

PERSONALLY APPEARED, Steven C. Porath 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: Anusha Rajan

NOTARY PUBLIC IN AND FOR SAID STATE ANUSHA RAJAN (print name)

MY PRINCIPAL PLACE OF BUSINESS IS IN Ventura COUNTY MY COMMISSION EXPIRES May 25, 2029 MY COMMISSION NUMBER 2521364

NOTE:

SEE SHEET 2 FOR SIGNATURE OF OMISSIONS, SANTA MARGARITA WATER DISTRICT ACCEPTANCE CERTIFICATE AND ACKNOWLEDGEMENT, AND ADDITIONAL NOTARY ACKNOWLEDGMENTS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF TRI POINTE HOMES, INC. IN FEBRUARY, 2025. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 24 MONTHS AFTER THE ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

N. Stueb 2/25/2026 NICHOLAS A. STREETER, P.L.S. 9067 DATE



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, AS FILED WITH, AMENDED AND APPROVED BY THE ORANGE COUNTY SUBDIVISION COMMITTEE; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 8th DAY OF APRIL, 2026.

Lily M. N. Sandberg, L.S. 8402 COUNTY SURVEYOR LICENSE EXPIRATION DATE: 6/30/2026



CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA))SS) COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF THE COUNTY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON THE DAY OF , 2026, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT IN BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS: THE DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: OF HORIZON DRIVE, SUNFLOWER COURT AND MAPLEWOOD DRIVE.

OF THE EASEMENTS

AND DID ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

- 1. THE EASEMENTS FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES OVER LOTS A THROUGH X AS DEDICATED. 2. THE EASEMENT FOR PEDESTRIAN 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

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

DATED THIS 3rd DAY OF APRIL, 2026.

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

NOTARY ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA) LOS ANGELES) COUNTY OF ORANGE) ON 6th March 2026 BEFORE ME, Anusha Rajan, NOTARY PUBLIC,

PERSONALLY APPEARED, Steven C. Porath 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: Anusha Rajan

NOTARY PUBLIC IN AND FOR SAID STATE ANUSHA RAJAN (print name)

MY PRINCIPAL PLACE OF BUSINESS IS IN Ventura COUNTY MY COMMISSION EXPIRES May 25, 2029 MY COMMISSION NUMBER 2521364

SHEET 2 OF 28 SHEETS

ALL OF VESTING TENTATIVE TRACT MAP NO. 19324 TOTAL LOTS: 58 NUMBERED LOTS 1 THROUGH 58 AND 40 LETTERED LOTS A THROUGH NN GROSS AREA = 15.444 ACRES NET AREA = 13.049 ACRES DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

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

SIGNATURE OMISSIONS:

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

1. RANCHO MISSION VIEJO MUTUAL WATER COMPANY, HOLDER OF WATER RIGHTS AS CONVEYED BY DEED RECORDED APRIL 23, 2012 AS INSTRUMENT NO. 2012000230675 OF OFFICIAL RECORDS.
2. **RMV PA3 DEVELOPMENT, LLC, HOLDER OF ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AS RESERVED IN GRANT DEED RECORDED FEBRUARY 13, 2026 AS INSTRUMENT NO. 2026000035932 OF OFFICIAL RECORDS.**
3. SANTA MARGARITA WATER DISTRICT, HOLDER OF AN EASEMENT FOR DOMESTIC WATER, RECYCLED WATER AND ACCESS AND INCIDENTAL PURPOSES AS DEDICATED ON TRACT NO 17935, RECORDED IN BOOK 1017, PAGES 1 THROUGH 28 OF MISCELLANEOUS MAPS.
4. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND ACCESS AND INCIDENTAL PURPOSES AS DEDICATED ON TRACT NO 17935, RECORDED IN BOOK 1017, PAGES 1 THROUGH 28 OF MISCELLANEOUS MAPS.
5. SOUTHERN CALIFORNIA GAS COMPANY A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR FACILITIES AND INCIDENTAL PURPOSES, PER DOCUMENT RECORDED _____ 2026, AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.
6. **RMV PA3 DEVELOPMENT LLC, HOLDER OF NON-EXCLUSIVE EASEMENTS FOR CONSTRUCTION FACILITIES AND RIGHTS OF WAY, TECHNOLOGY FACILITIES, TECHNOLOGY FACILITIES - RMV/MC, TECHNOLOGY FACILITIES - OTHER, PUBLIC UTILITIES, AND PERMANENT NON-EXCLUSIVE EASEMENTS FOR SURFACE RUNOFF, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND NON-EXCLUSIVE EASEMENTS FOR IRRIGATION. PURPOSES PER DOCUMENT RECORDED FEBRUARY 13, 2026 AS INSTRUMENT NO. 2026000035932, OF OFFICIAL RECORDS.**

GENERAL NOTES:

1. TRACT NO. 19324 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. 19324.
3. ALL STORM DRAIN LINES AND APPURTENANCES CONSTRUCTED WITH PRIVATE STREETS WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS.
4. 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.
5. 101 UNITS FOR RESIDENTIAL USE.

AUTOMATIC FIRE SPRINKLERS:

ALL NEW HABITABLE STRUCTURES SHALL BE EQUIPPED WITH APPROPRIATE AUTOMATIC FIRE SPRINKLER SYSTEMS PER RANCH PLAN FIRE PROTECTION PROGRAM EXHIBIT 2, SECTION A, CONDITION OF APPROVAL NO. 1, EXCEPT AS NOTED PER THE EXCEPTIONS LISTED IN THE TEXT OF THE CONDITION.

HIGH FIRE HAZARD AREA NOTE:

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

CERTIFICATE OF ACCEPTANCE: SANTA MARGARITA WATER DISTRICT

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE SANTA MARGARITA WATER DISTRICT, A PUBLIC CORPORATION OF ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 88-10-2; DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT THE EASEMENTS FOR WATER, SEWER AND ACCESS PURPOSES AS SHOWN ON SAID MAP, BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND THE OWNERS AS STATED HEREON, AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT MAP.

DATED THIS 16th DAY OF March, 2026

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

SANTA MARGARITA WATER DISTRICT: NOTARY ACKNOWLEDGEMENT:

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

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

ON March 16th, 2026 BEFORE ME, Natali Nicole Castaneda NOTARY PUBLIC,

PERSONALLY APPEARED, Patricia A. Butler
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE:

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

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY
MY COMMISSION EXPIRES July 18, 2029
MY COMMISSION NUMBER 2527410

NOTARY ACKNOWLEDGEMENT:

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

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

ON March 10, 2026 BEFORE ME, Tammy Denise Lee NOTARY PUBLIC,

PERSONALLY APPEARED, Jeremy T. Lopez & 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:

Tammy Denise Lee
NOTARY PUBLIC IN AND FOR SAID STATE
Tammy Denise Lee
(print name)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY
MY COMMISSION EXPIRES 9-26-2027
MY COMMISSION NUMBER 2462263

NOTARY ACKNOWLEDGEMENT:

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

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

ON _____, 2026 BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED, _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE:

NOTARY PUBLIC IN AND FOR SAID STATE
(print name)

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

SHEET 3 OF 28 SHEETS

TRACT NO. 19324

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

NOTES:

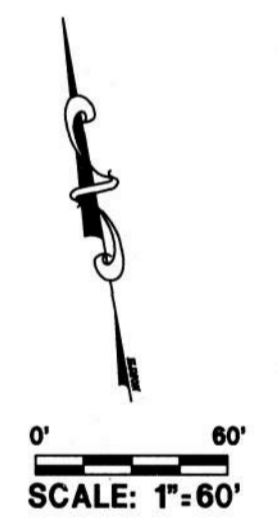
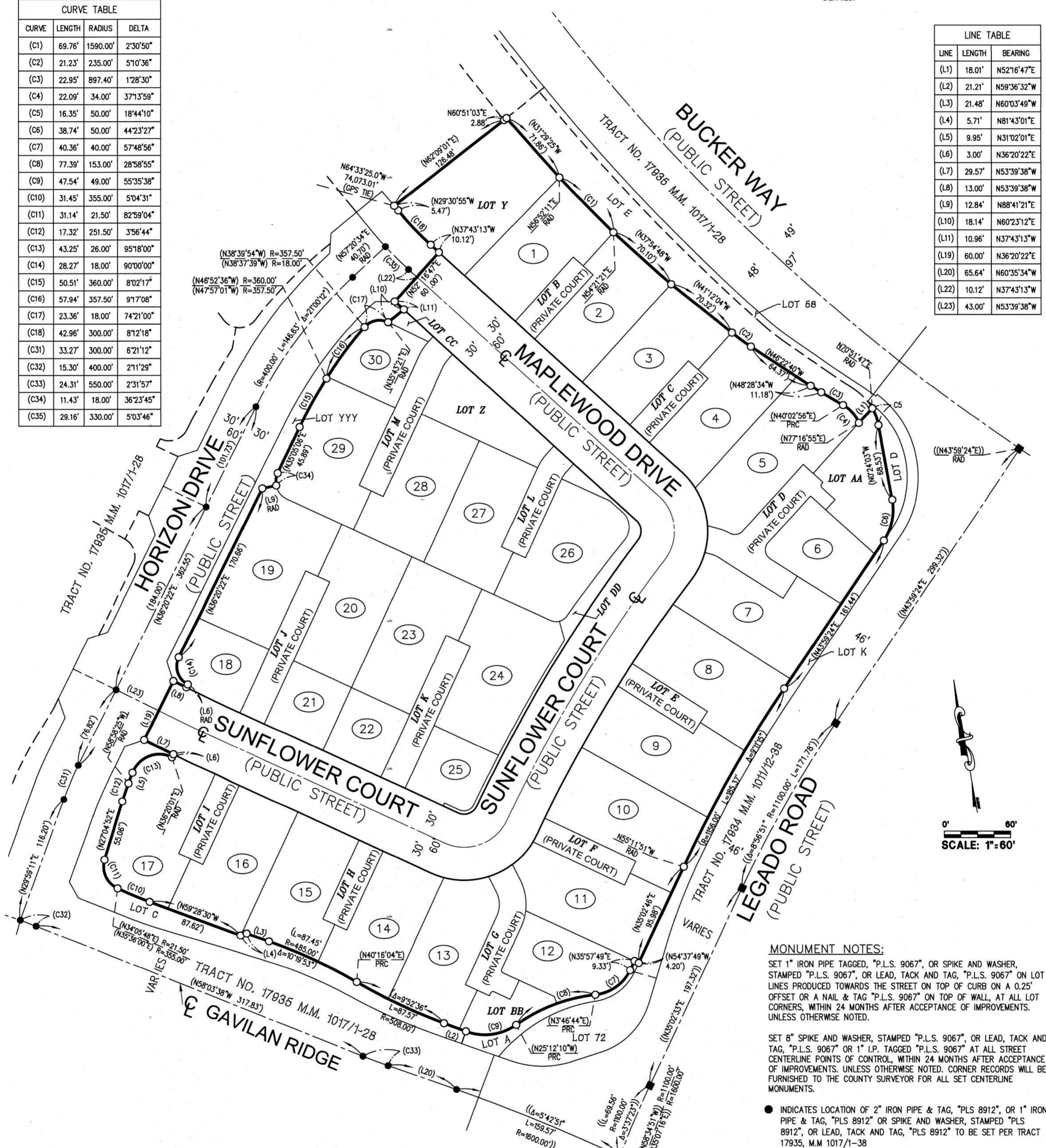
SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 4 FOR BOUNDARY MAP, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

ALL OF VESTING TENTATIVE TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED LOTS 1 THROUGH 58 AND 40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

BOUNDARY MAP SHEET 1

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
(C1)	69.76'	1590.00'	2'30'50"
(C2)	21.23'	235.00'	5'10'36"
(C3)	22.95'	897.40'	1'28'30"
(C4)	22.09'	34.00'	37'13'59"
(C5)	16.35'	50.00'	18'44'10"
(C6)	38.74'	50.00'	44'23'27"
(C7)	40.36'	40.00'	57'48'56"
(C8)	77.39'	153.00'	28'58'55"
(C9)	47.54'	49.00'	55'35'38"
(C10)	31.45'	355.00'	5'04'31"
(C11)	31.14'	21.50'	82'59'04"
(C12)	17.32'	251.50'	3'56'44"
(C13)	43.25'	26.00'	95'18'00"
(C14)	28.27'	18.00'	90'00'00"
(C15)	50.51'	360.00'	8'02'17"
(C16)	57.94'	357.50'	9'17'08"
(C17)	23.36'	18.00'	74'21'00"
(C18)	42.96'	300.00'	8'12'18"
(C31)	33.27'	300.00'	6'21'12"
(C32)	15.30'	400.00'	2'11'29"
(C33)	24.31'	550.00'	2'31'57"
(C34)	11.43'	18.00'	36'23'45"
(C35)	29.16'	330.00'	5'03'46"

LINE TABLE		
LINE	LENGTH	BEARING
(L1)	18.01'	N52'16'47"E
(L2)	21.21'	N59'36'32"W
(L3)	21.48'	N60'03'49"W
(L4)	5.71'	N81'43'01"E
(L5)	9.95'	N31'02'01"E
(L6)	3.00'	N36'20'22"E
(L7)	29.57'	N53'39'38"W
(L8)	13.00'	N53'39'38"W
(L9)	12.84'	N88'41'21"E
(L10)	18.14'	N60'23'12"E
(L11)	10.96'	N37'43'13"W
(L19)	60.00'	N36'20'22"E
(L20)	65.64'	N60'35'34"W
(L22)	10.12'	N37'43'13"W
(L23)	43.00'	N53'39'38"W



MONUMENT NOTES:

- SET 1" IRON PIPE TAGGED, "P.L.S. 9067", OR SPIKE AND WASHER, STAMPED "P.L.S. 9067", OR LEAD, TACK AND TAG, "P.L.S. 9067" ON LOT LINES PRODUCED TOWARDS THE STREET ON TOP OF CURB ON A 0.25' OFFSET OR A NAIL & TAG "P.L.S. 9067" ON TOP OF WALL, AT ALL LOT CORNERS, WITHIN 24 MONTHS AFTER ACCEPTANCE OF IMPROVEMENTS. UNLESS OTHERWISE NOTED.
- SET 8" SPIKE AND WASHER, STAMPED "P.L.S. 9067", OR LEAD, TACK AND TAG, "P.L.S. 9067" OR 1" I.P. TAGGED "P.L.S. 9067" AT ALL STREET CENTERLINE POINTS OF CONTROL, WITHIN 24 MONTHS AFTER ACCEPTANCE OF IMPROVEMENTS. UNLESS OTHERWISE NOTED. CORNER RECORDS WILL BE FURNISHED TO THE COUNTY SURVEYOR FOR ALL SET CENTERLINE MONUMENTS.
- INDICATES LOCATION OF 2" IRON PIPE & TAG, "PLS 8912", OR 1" IRON PIPE & TAG, "PLS 8912" OR SPIKE AND WASHER, STAMPED "PLS 8912", OR LEAD, TACK AND TAG, "PLS 8912" TO BE SET PER TRACT 17935, M.M. 1017/1-28
- INDICATES LOCATION OF 2" IRON PIPE & TAG, "PLS 8912", OR 1" IRON PIPE & TAG, "PLS 8912" OR SPIKE AND WASHER, STAMPED "PLS 8912", OR LEAD, TACK AND TAG, "PLS 8912" TO BE SET PER TRACT 17934, M.M. 1011/12-36
- ▲ INDICATES FOUND OCS GPS HORIZONTAL CONTROL STATION PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR'S OFFICE AS NOTED.
- INDICATES LOCATION OF 2" IRON PIPE & TAG, "P.L.S. 9067", OR SPIKE AND WASHER, STAMPED "P.L.S. 9067", OR LEAD, TACK AND TAG, "P.L.S. 9067" OR A NAIL & TAG "P.L.S. 9067" ON TOP OF WALL, TO BE SET AT ALL TRACT BOUNDARY CORNERS, WITHIN 24 MONTHS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- SBCC IS A PERMANENT CONTINUOUS GLOBAL POSITIONING STATION (CGPS), AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS). STATE PLANE COORDINATES SHOWN ARE PER COUNTY OF ORANGE HORIZONTAL DATA SHEET SBCC.
- TRAK IS A PERMANENT CONTINUOUS GLOBAL POSITIONING STATION (CGPS), AND IS PART OF THE CALIFORNIA SPATIAL REFERENCE SYSTEM (CSRS). STATE PLANE COORDINATES SHOWN ARE PER COUNTY OF ORANGE HORIZONTAL CONTROL DATA SHEET TRAK.

REFERENCE NOTES:

- () INDICATES MEASURED AND RECORD DATA PER TRACT NO. 17935, M.M. 1017 / 1-28, UNLESS OTHERWISE NOTED.
- (()) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 17934, M.M. 1011 / 12-36, UNLESS OTHERWISE NOTED.

SHEET 4 OF 28 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

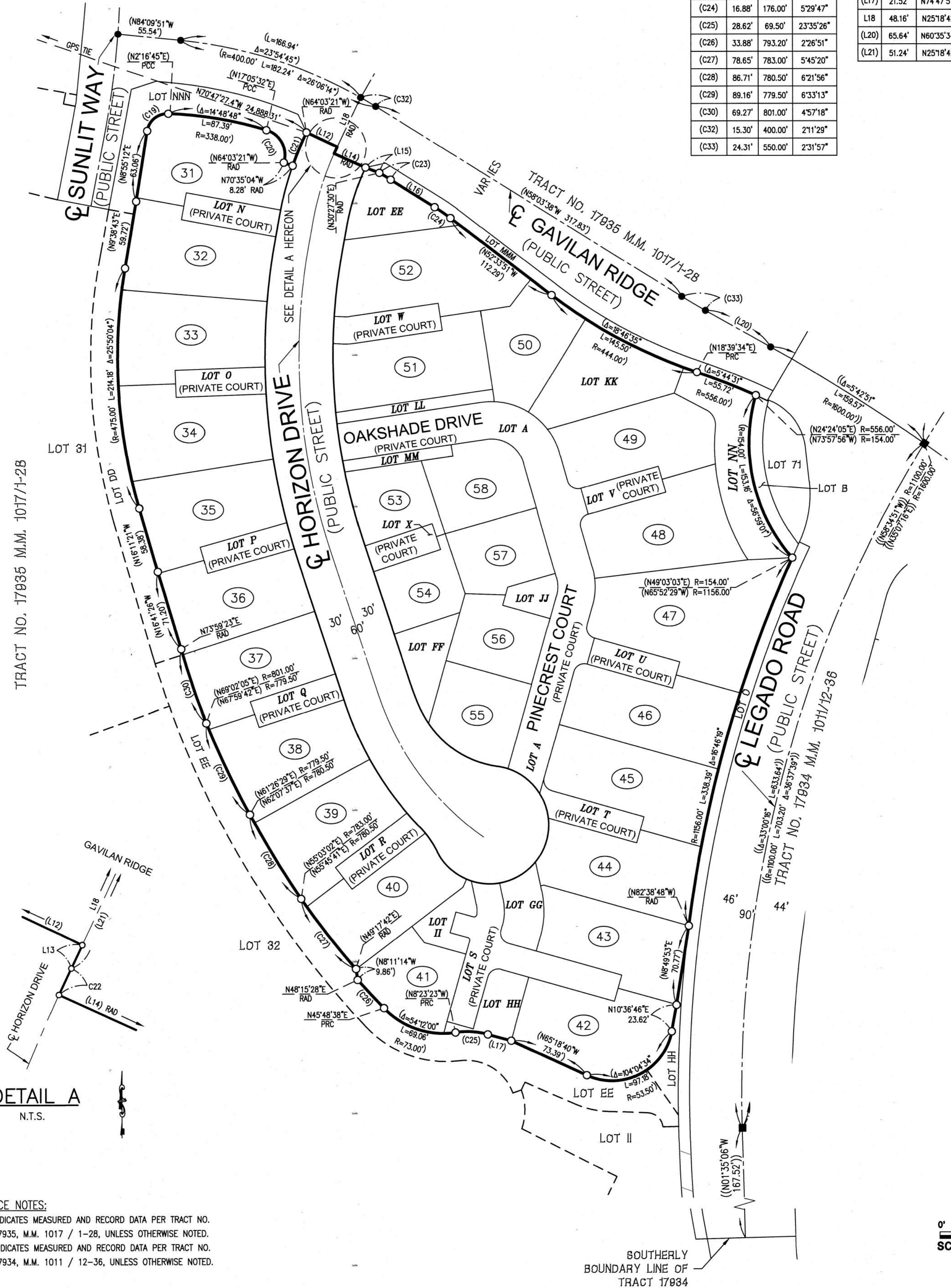
BOUNDARY MAP SHEET 2

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 4 FOR BOUNDARY MAP, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
(C19)	26.19'	18.00'	83°21'33"
(C20)	36.09'	23.00'	89°54'21"
(C21)	31.90'	280.00'	6°31'43"
(C22)	3.37'	250.00'	0°46'21"
(C23)	11.69'	452.00'	1°28'52"
(C24)	16.88'	176.00'	5°29'47"
(C25)	28.62'	69.50'	23°35'26"
(C26)	33.88'	793.20'	2°26'51"
(C27)	78.65'	783.00'	5°45'20"
(C28)	86.71'	780.50'	6°21'56"
(C29)	89.16'	779.50'	6°33'13"
(C30)	69.27'	801.00'	4°57'18"
(C32)	15.30'	400.00'	2°11'28"
(C33)	24.31'	550.00'	2°31'57"

LINE TABLE		
LINE	LENGTH	BEARING
(L12)	29.98'	N64°40'29"W
L13	3.08'	N25°18'42"E
(L14)	30.00'	N65°27'39"W
(L15)	13.13'	N69°08'26"W
(L16)	45.82'	N58°03'38"W
(L17)	21.52'	N74°47'57"W
L18	48.16'	N25°18'42"E
(L20)	65.64'	N60°35'34"W
(L21)	51.24'	N25°18'42"E



REFERENCE NOTES:

- () INDICATES MEASURED AND RECORD DATA PER TRACT NO. 17935, M.M. 1017 / 1-28, UNLESS OTHERWISE NOTED.
- (()) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 17934, M.M. 1011 / 12-36, UNLESS OTHERWISE NOTED.

0' 60'
SCALE: 1"=60'

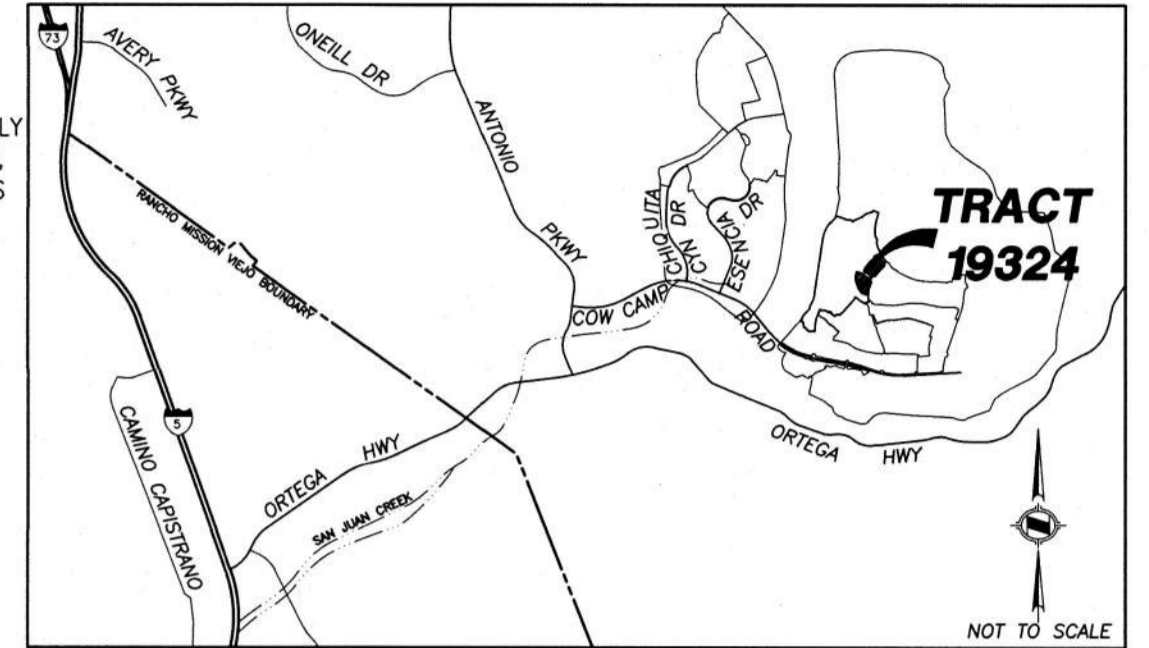
SHEET 5 OF 28 SHEETS
 ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

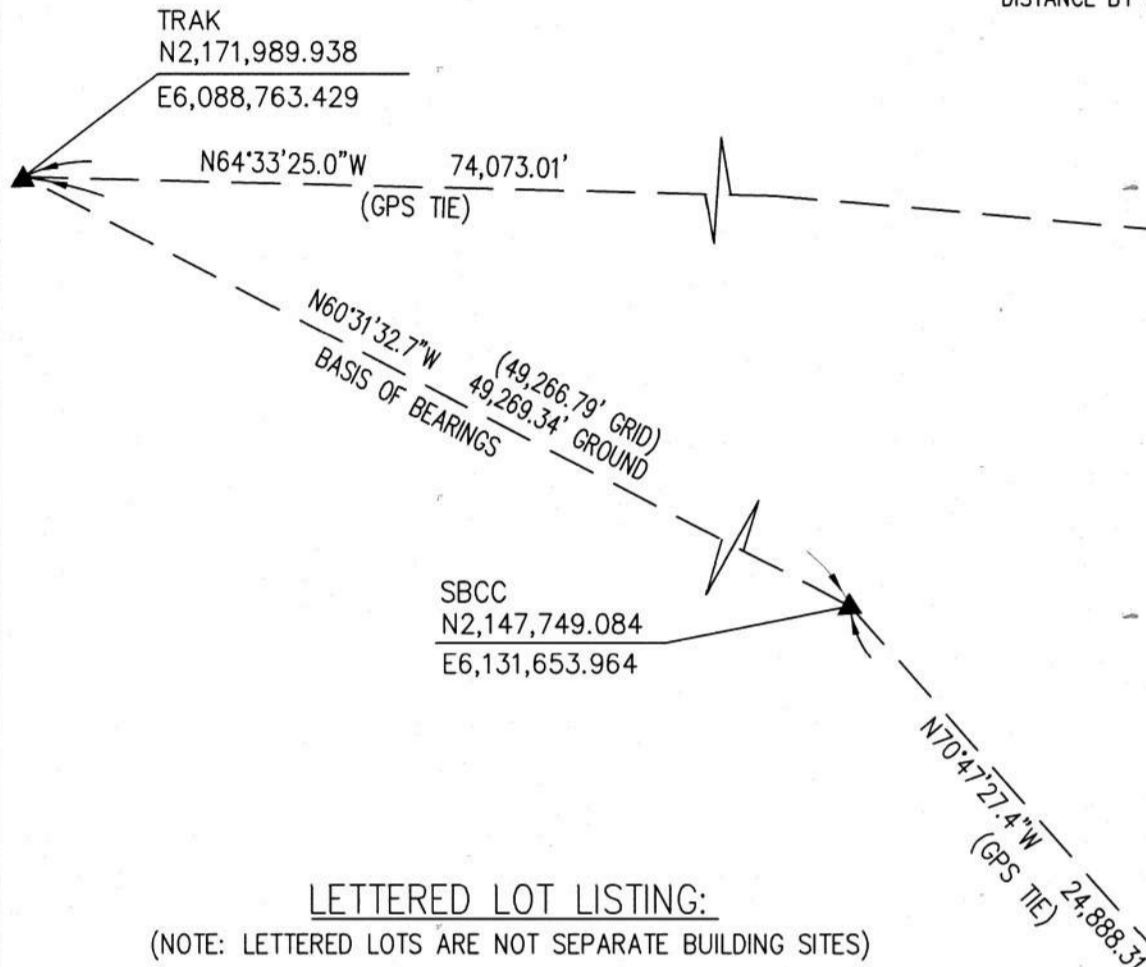
GPS, SHEET INDEX AND VICINITY MAP

VICINITY MAP



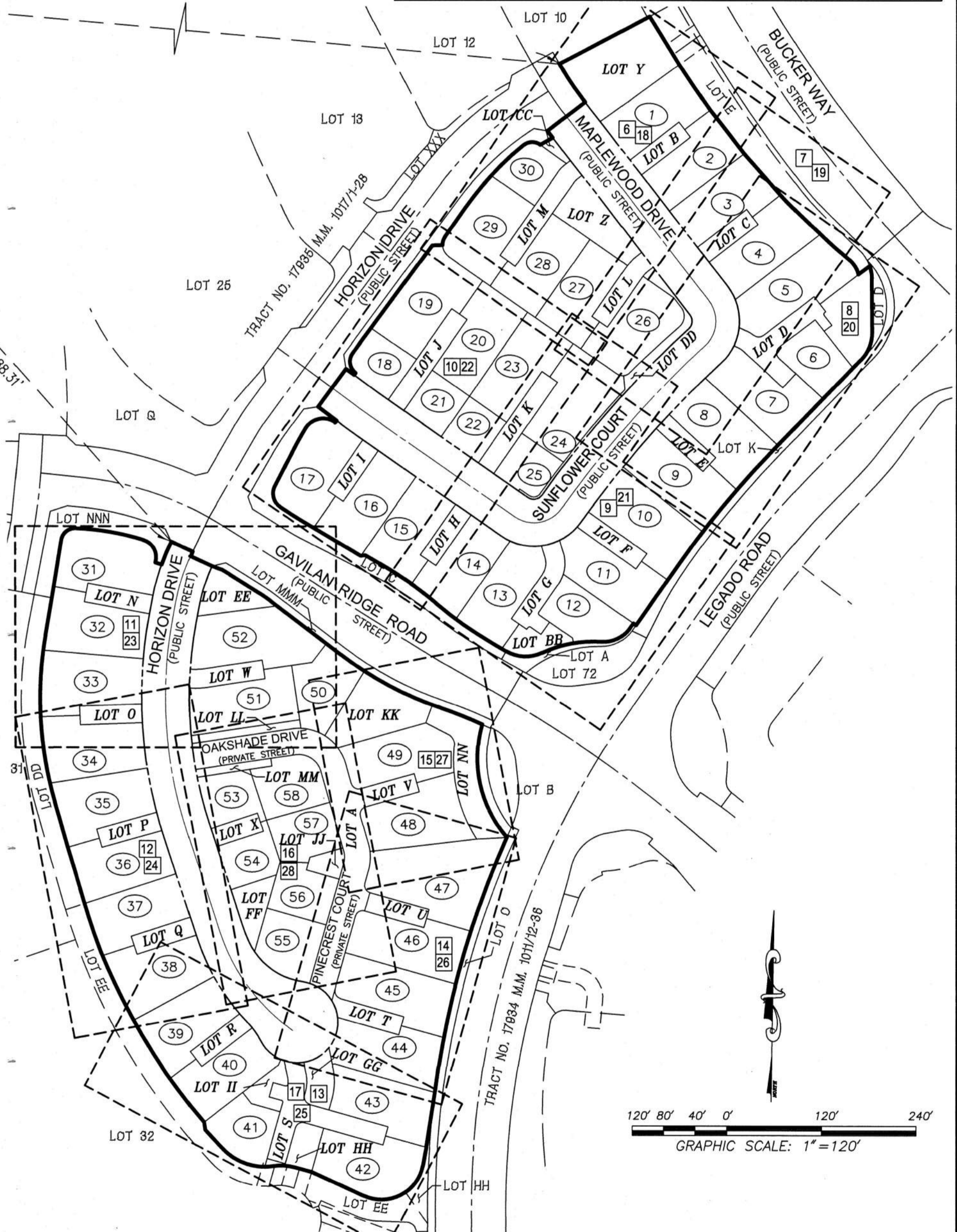
BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, (1991.35 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING GLOBAL POSITIONING STATIONS (CGPS), TRAK AND SBCC, BEING NORTH 60°31'33" WEST AS DERIVED FROM GEODETIC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

DATUM STATEMENT:
 COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NORTH AMERICAN DATUM, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY 0.999994830. COMBINATION FACTOR IS PROJECT BASED.



LETTERED LOT LISTING:
 (NOTE: LETTERED LOTS ARE NOT SEPARATE BUILDING SITES)

LOT NUMBER	LOT SIZE		USE
	SQ. FT.	ACRES	
A	16,637	0.38	PRIVATE COURT
B	1,888	0.04	PRIVATE COURT
C	1,888	0.04	PRIVATE COURT
D	4,460	0.10	PRIVATE COURT
E	1,933	0.04	PRIVATE COURT
F	2,192	0.05	PRIVATE COURT
G	3,158	0.07	PRIVATE COURT
H	1,888	0.04	PRIVATE COURT
I	1,888	0.04	PRIVATE COURT
J	3,392	0.08	PRIVATE COURT
K	3,392	0.08	PRIVATE COURT
L	2,396	0.06	PRIVATE COURT
M	3,537	0.08	PRIVATE COURT
N	2,013	0.05	PRIVATE COURT
O	1,889	0.04	PRIVATE COURT
P	1,889	0.04	PRIVATE COURT
Q	1,888	0.04	PRIVATE COURT
R	1,922	0.04	PRIVATE COURT
S	6,226	0.14	PRIVATE COURT
T	2,136	0.05	PRIVATE COURT
U	1,874	0.04	PRIVATE COURT
V	1,703	0.04	PRIVATE COURT
W	2,278	0.05	PRIVATE COURT
X	1,499	0.03	PRIVATE COURT
Y	10,281	0.24	LANDSCAPE LOT
Z	5,136	0.12	LANDSCAPE LOT
AA	5,304	0.12	LANDSCAPE LOT
BB	2,354	0.05	LANDSCAPE LOT
CC	450	0.01	LANDSCAPE LOT
DD	2,611	0.06	LANDSCAPE LOT
EE	3,403	0.08	LANDSCAPE LOT
FF	2,696	0.06	LANDSCAPE LOT
GG	2,211	0.05	LANDSCAPE LOT
HH	2,179	0.05	LANDSCAPE LOT
II	1,716	0.04	LANDSCAPE LOT
JJ	1,258	0.03	LANDSCAPE LOT
KK	6,948	0.16	LANDSCAPE LOT
LL	1,400	0.03	LANDSCAPE LOT
MM	953	0.02	LANDSCAPE LOT
NN	5,961	0.14	SLOPE/LANDSCAPE
TOTAL	128,827	2.96	



1 SHEET NUMBERS

EASEMENT NOTES

- (A)** INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES, AS DEDICATED HEREON TO THE COUNTY OF ORANGE.
- (B)** INDICATES AN EASEMENT FOR WATER, SEWER AND ACCESS PURPOSES AS DEDICATED HEREON TO SANTA MARGARITA WATER DISTRICT.
- (C)** INDICATES AN EASEMENT FOR RECIPROCAL INGRESS AND EGRESS PURPOSES, FOR VEHICLE MANEUVERABILITY WITHIN MOTOR COURTS/ALLEYWAYS, AS RESERVED HEREON FOR THE BENEFIT OF ALL LOTS. SAID EASEMENT SHALL PROHIBIT PROPERTY OWNERS FROM INSTALLING ANY IMPROVEMENTS WITHIN THE EASEMENT AREA OR INTERFERING WITH THE USE OR MAINTENANCE OF THE EASEMENT.
- (D)** INDICATES AN EASEMENT FOR PEDESTRIAN ACCESS PURPOSES, AS DEDICATED HERON.
- (E)** INDICATES AN EASEMENT FOR STORM DRAIN, AND ACCESS PURPOSES AS DEDICATED PER TRACT NO. 17935, M.M. 1017/1-28 TO THE COUNTY OF ORANGE.
- (F)** INDICATES AN EASEMENT FOR DOMESTIC WATER, RECYCLED WATER AND ACCESS PURPOSES AS DEDICATED PER TRACT NO. 17935, M.M. 1017/1-28 TO THE SANTA MARGARITA WATER DISTRICT.
- (G)** INDICATES AN EASEMENT FOR FACILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA GAS COMPANY AS GRANTED PER DOCUMENT RECORDED _____, 2026 AS INSTRUMENT NO. _____ OF OFFICIAL RECORDS.

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

SHEET 6 OF 28 SHEETS

TRACT NO. 19324

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

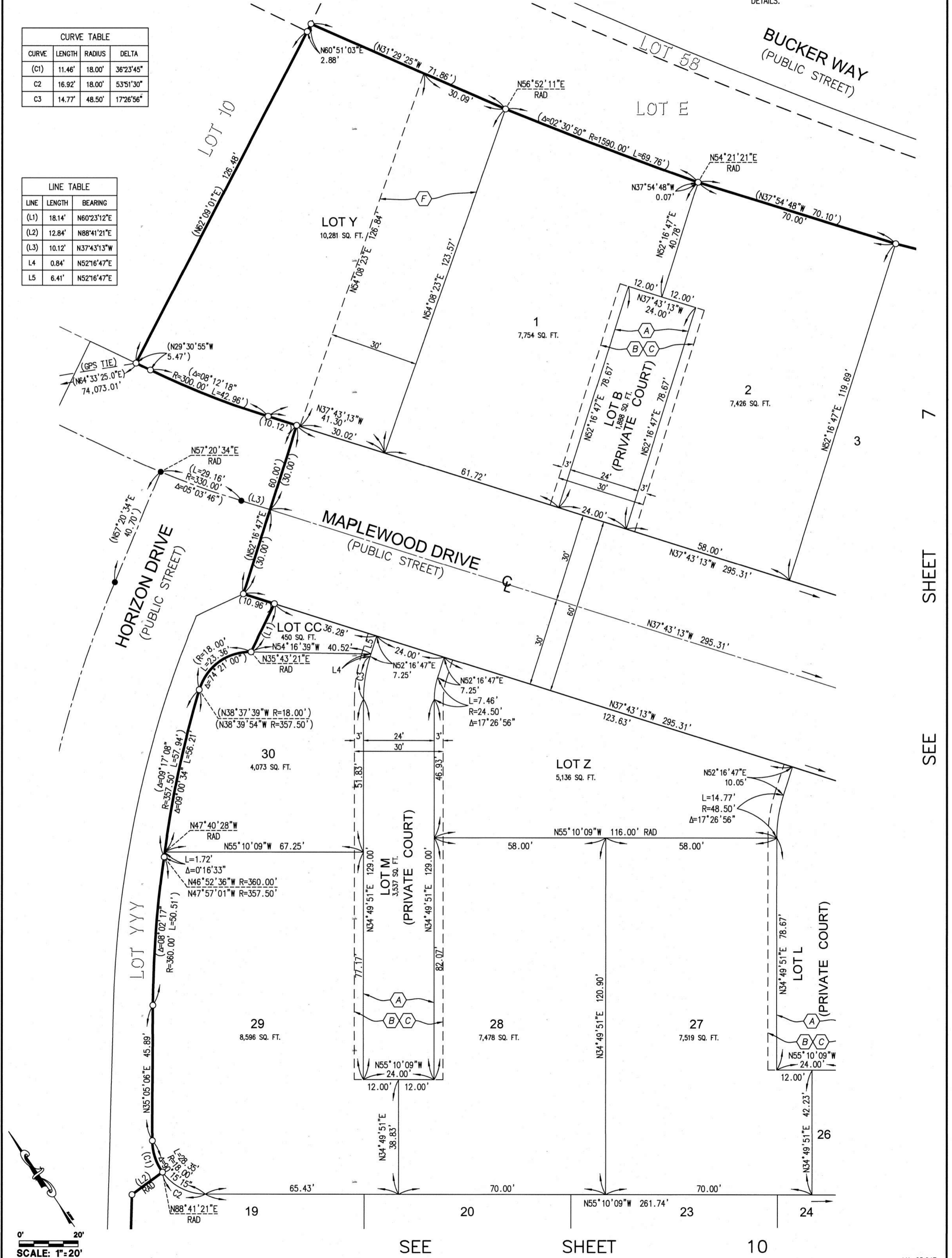
NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
(C1)	11.46'	18.00'	36°23'45"
C2	16.92'	18.00'	53°51'30"
C3	14.77'	48.50'	17°26'56"

LINE TABLE		
LINE	LENGTH	BEARING
(L1)	18.14'	N60°23'12"E
(L2)	12.84'	N88°41'21"E
(L3)	10.12'	N37°43'13"W
L4	0.84'	N52°16'47"E
L5	6.41'	N52°16'47"E



SEE SHEET 7

SEE SHEET 10

SHEET 7 OF 28 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

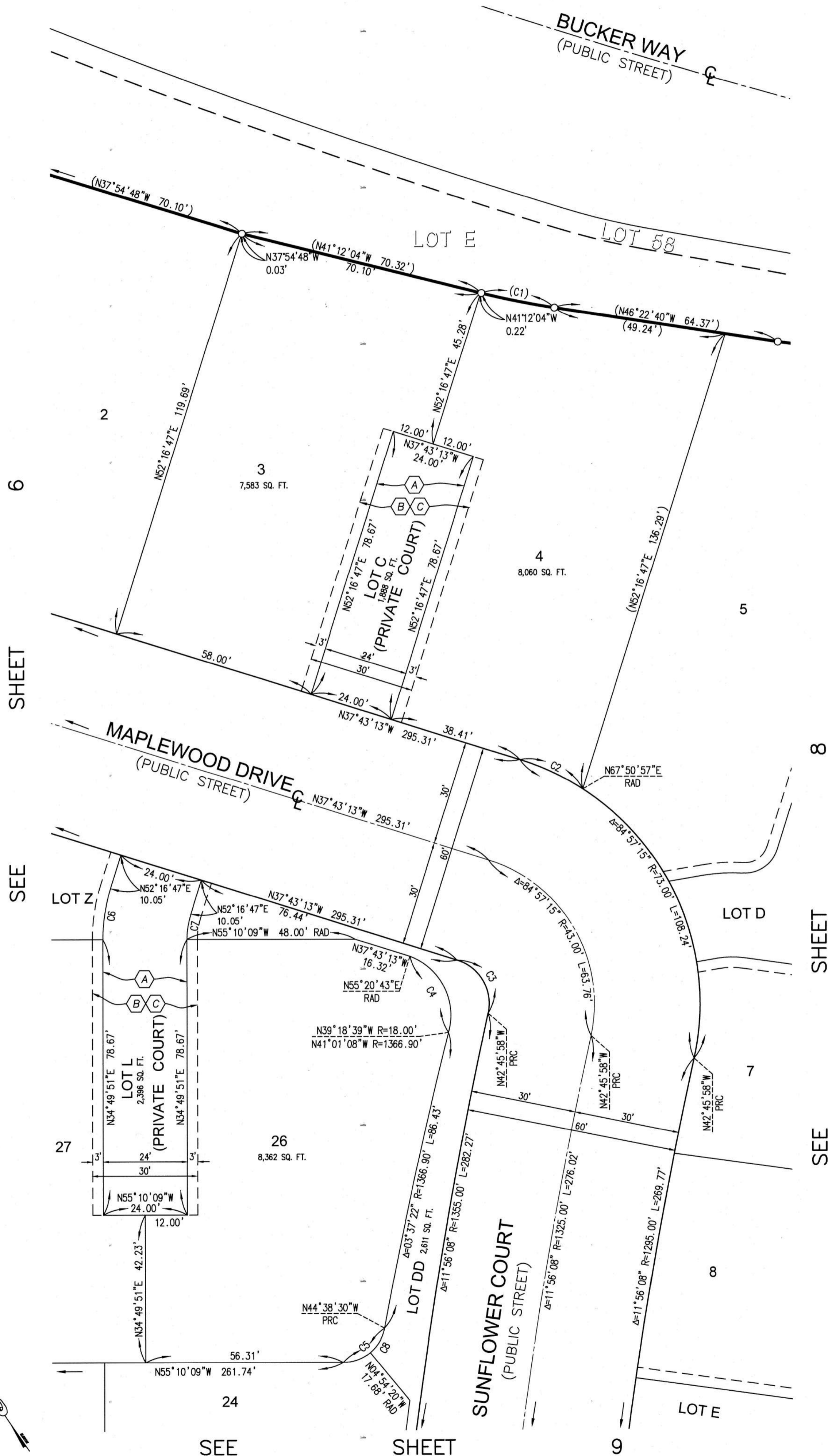
TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
(C1)	21.23'	235.00'	51°0'36"
C2	19.84'	73.00'	15°34'10"
C3	19.28'	13.00'	84°57'15"
C4	26.81'	18.00'	85°20'38"
C5	16.64'	12.00'	79°28'21"
C6	14.77'	48.50'	17°26'56"
C7	7.46'	24.50'	17°26'56"
C8	8.32'	12.00'	39°44'10"



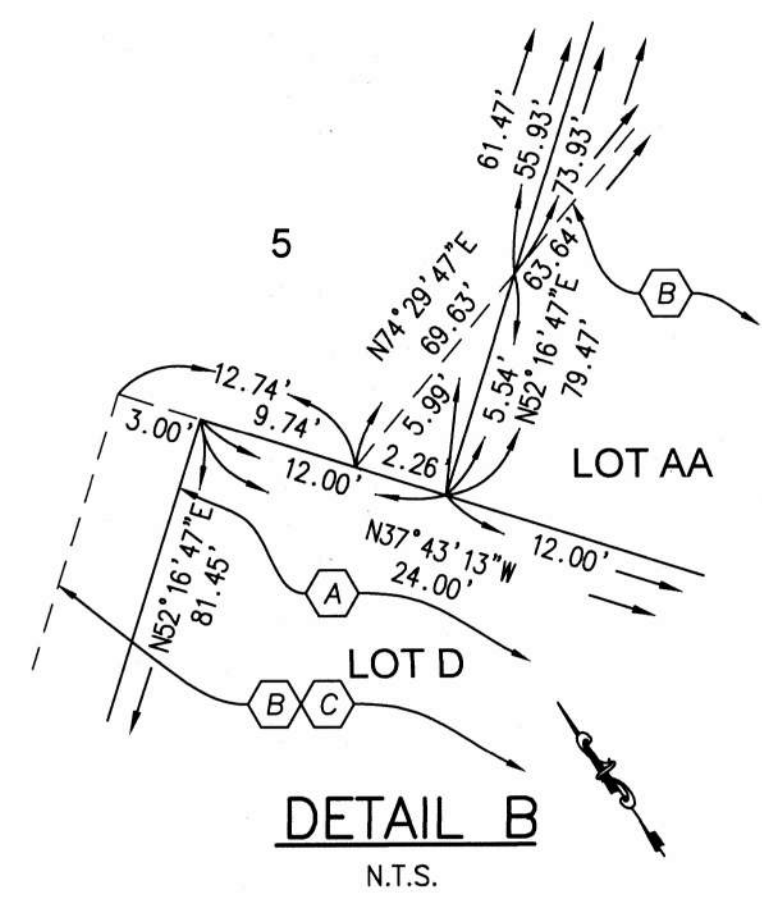
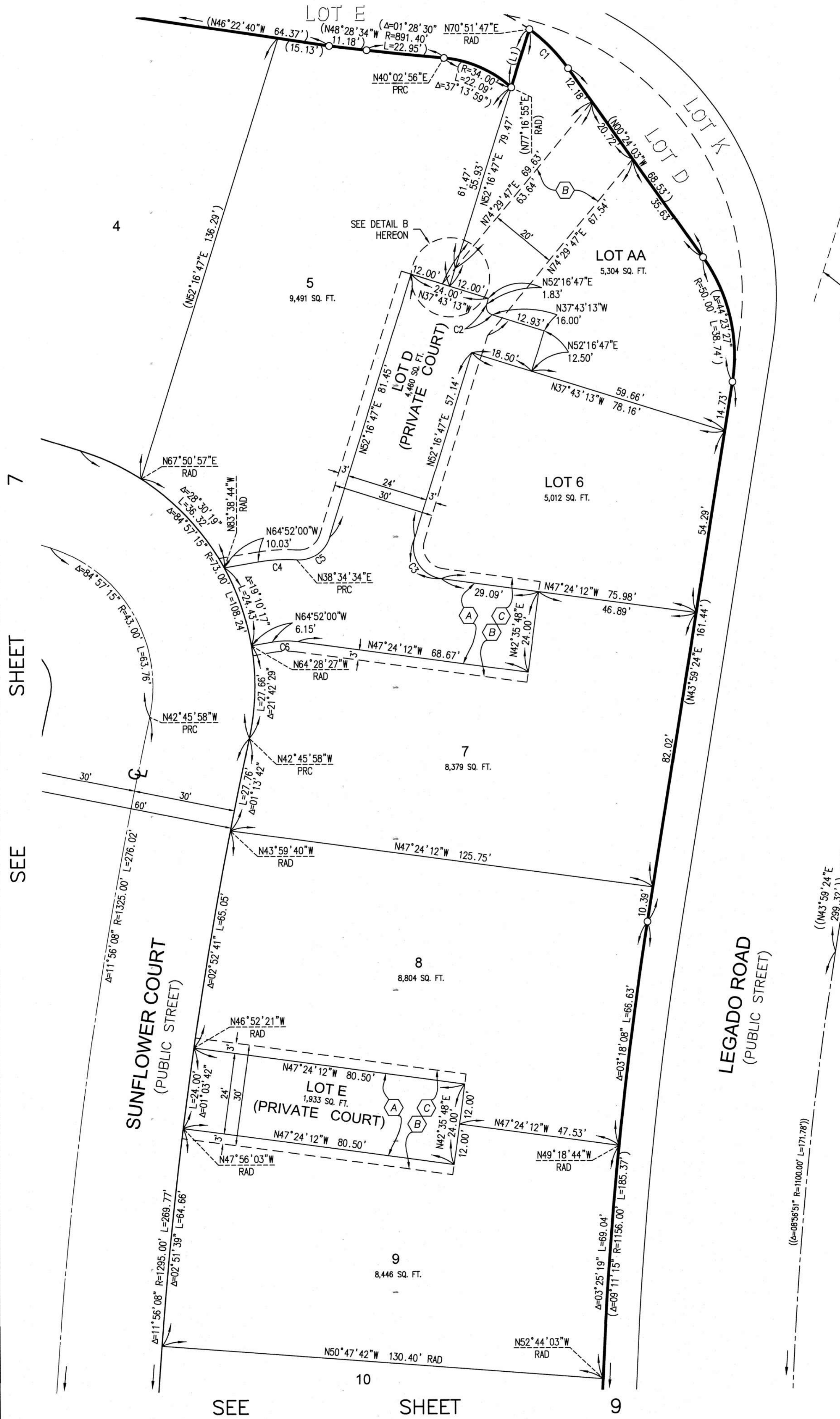
SHEET 8 OF 28 SHEETS
 ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



LINE TABLE		
LINE	LENGTH	BEARING
(L1)	18.01'	N52°16'47"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	16.35'	50.00'	18°44'10"
C2	3.93'	2.50'	90°00'00"
C3	16.53'	9.50'	99°40'59"
C4	11.38'	48.50'	13°26'34"
C5	12.65'	9.50'	76°17'47"
C6	7.47'	24.50'	17°27'48"

SEE SHEET 7

SEE SHEET 9



SHEET 9 OF 28 SHEETS

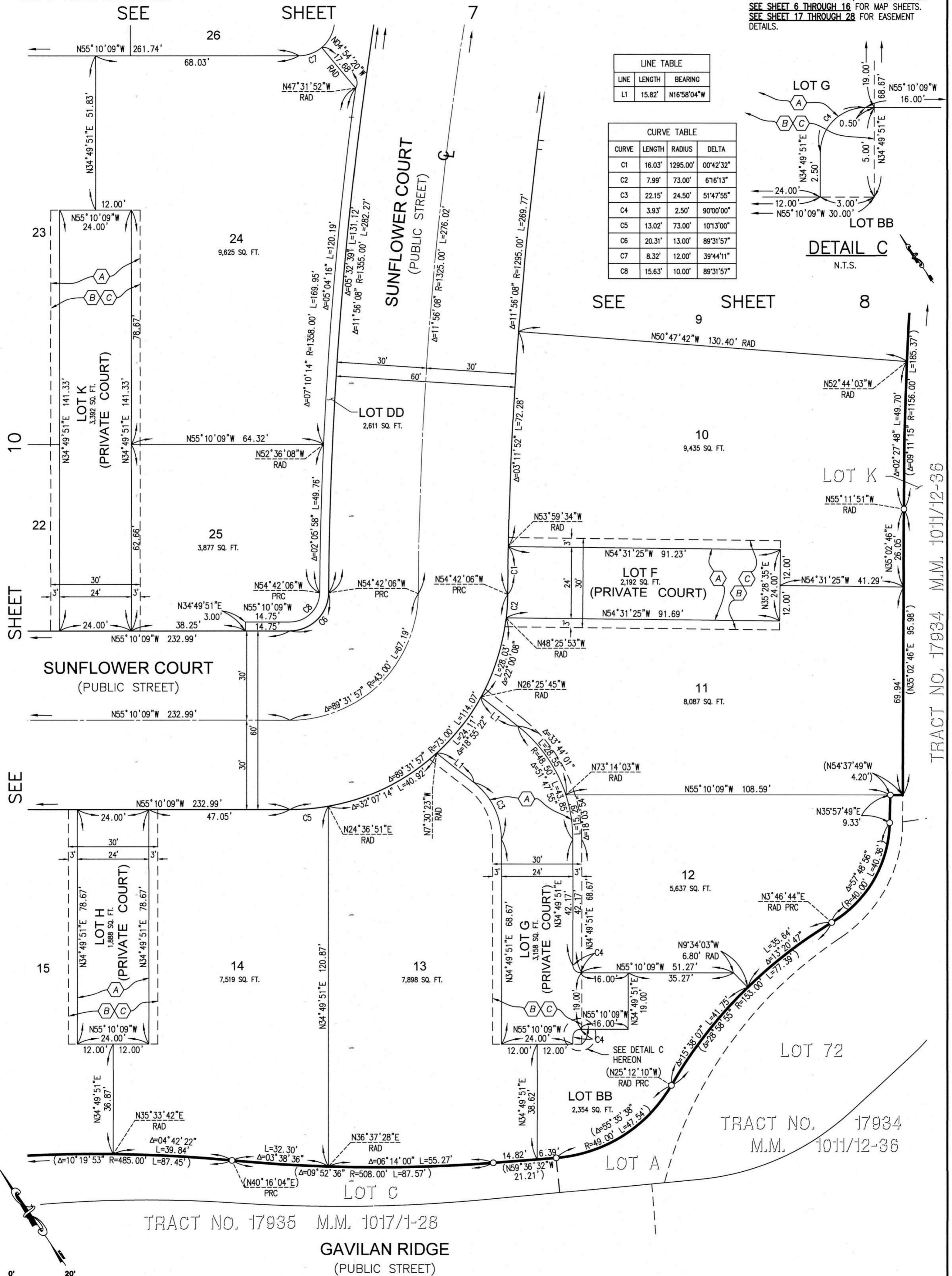
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

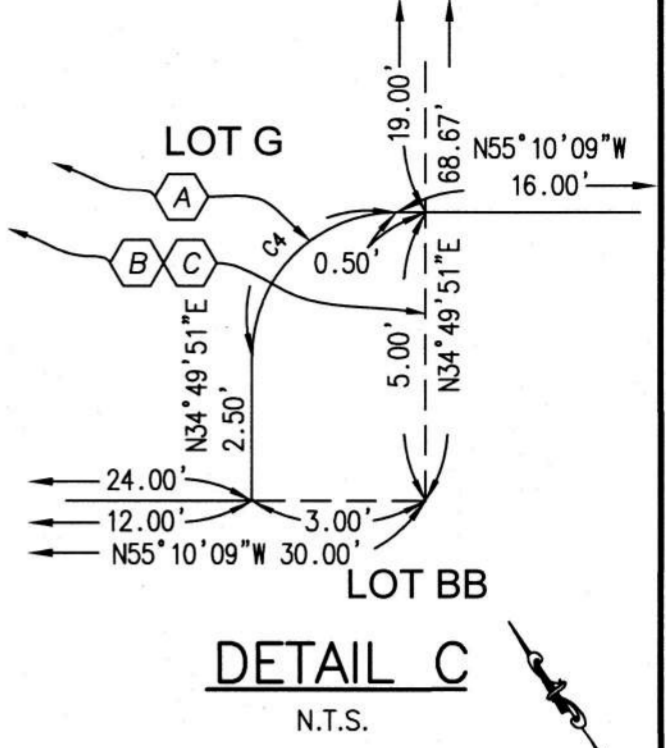
NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



LINE	LENGTH	BEARING
L1	15.82'	N16°58'04"W

CURVE	LENGTH	RADIUS	DELTA
C1	16.03'	1295.00'	00°42'32"
C2	7.99'	73.00'	6°16'13"
C3	22.15'	24.50'	51°47'55"
C4	3.93'	2.50'	90°00'00"
C5	13.02'	73.00'	10°13'00"
C6	20.31'	13.00'	89°31'57"
C7	8.32'	12.00'	39°44'11"
C8	15.63'	10.00'	89°31'57"



TRACT NO. 17934 M.M. 1011/12-36

TRACT NO. 17934
M.M. 1011/12-36

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

GAVILAN RIDGE
(PUBLIC STREET)

SHEET 10 OF 28 SHEETS

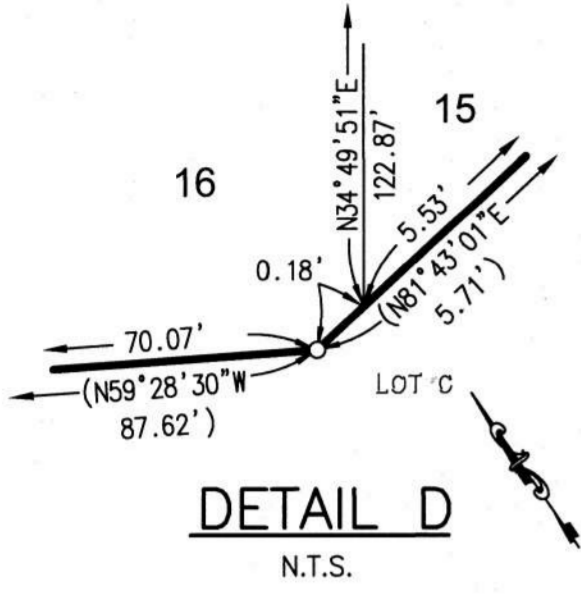
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

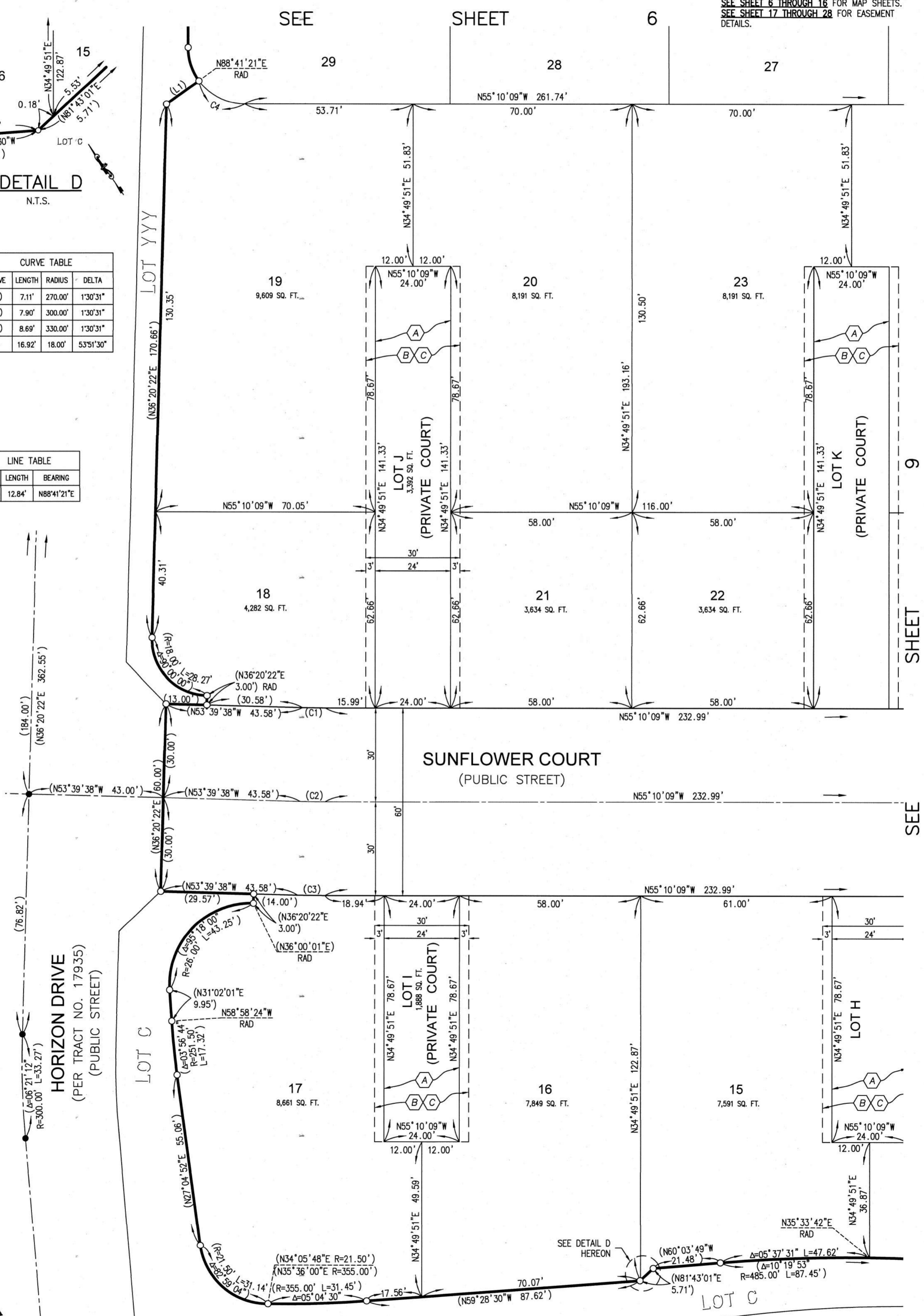
NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
(C1)	7.11'	270.00'	1°30'31"
(C2)	7.90'	300.00'	1°30'31"
(C3)	8.69'	330.00'	1°30'31"
C4	16.92'	18.00'	53°51'30"

LINE TABLE		
LINE	LENGTH	BEARING
(L1)	12.84'	N88°41'21"E



SEE SHEET 11

SEE SHEET 9

SHEET 11 OF 28 SHEETS

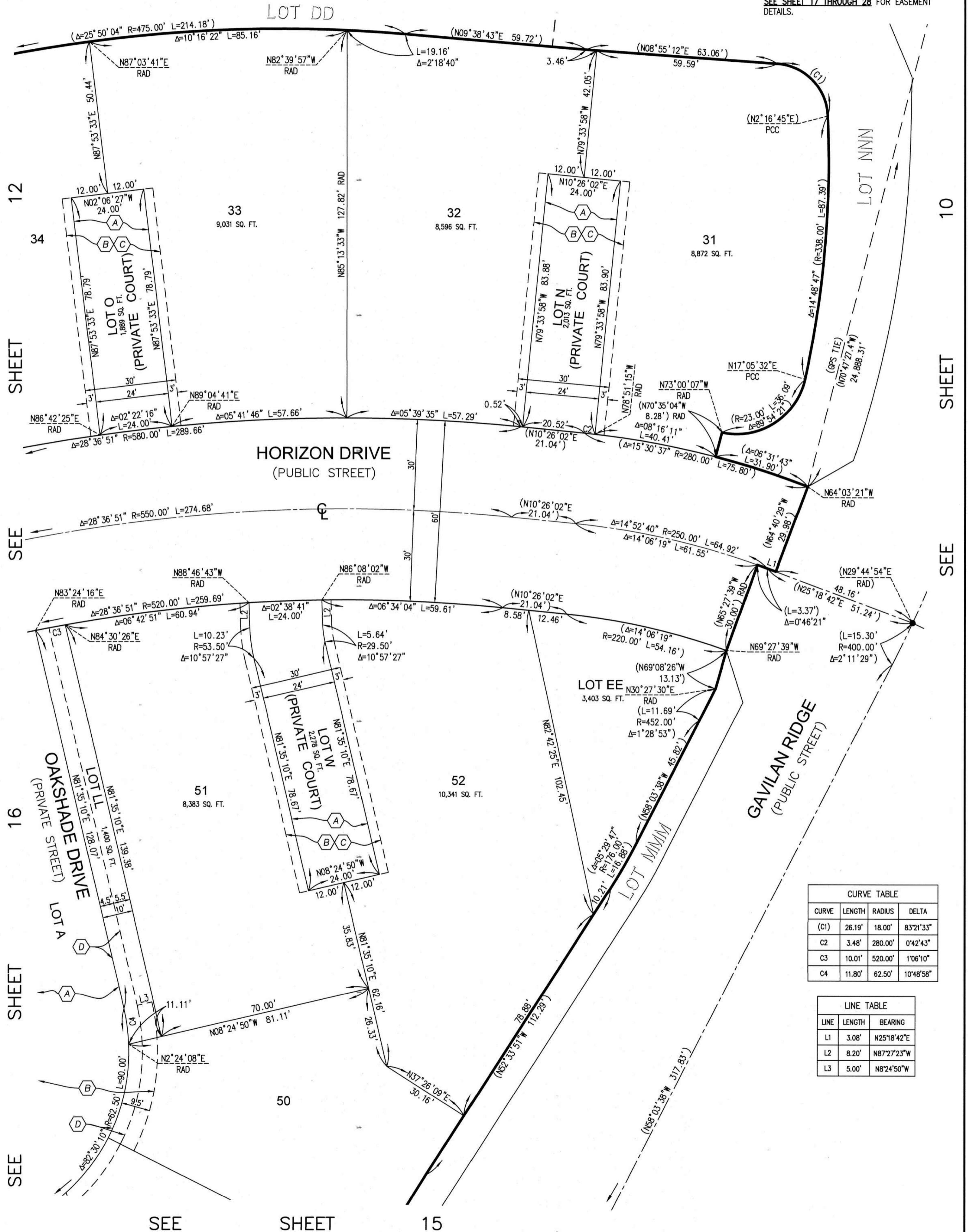
TRACT NO. 19324

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

NOTES:

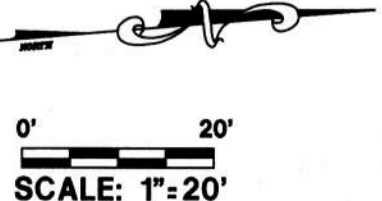
SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
(C1)	26.19'	18.00'	83°21'33"
C2	3.48'	280.00'	0°42'43"
C3	10.01'	520.00'	1°06'10"
C4	11.80'	62.50'	10°48'58"

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.08'	N25°18'42"E
L2	8.20'	N87°27'23"W
L3	5.00'	N8°24'50"W



SHEET 12 OF 28 SHEETS

TRACT NO. 19324

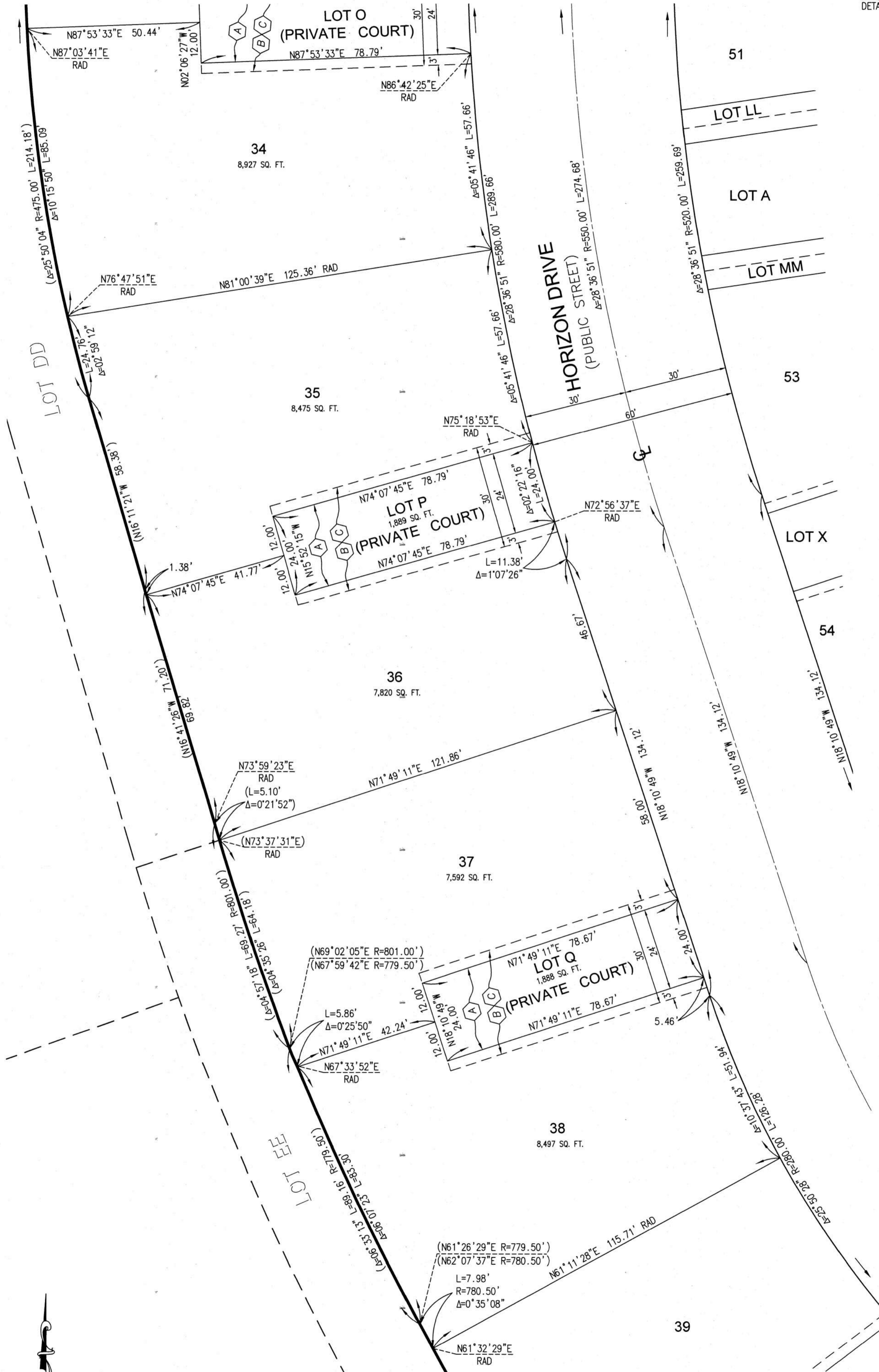
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

SEE SHEET 11



SEE SHEET 16

SEE SHEET 13



SHEET 13 OF 28 SHEETS

TRACT NO. 19324

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

NOTES:

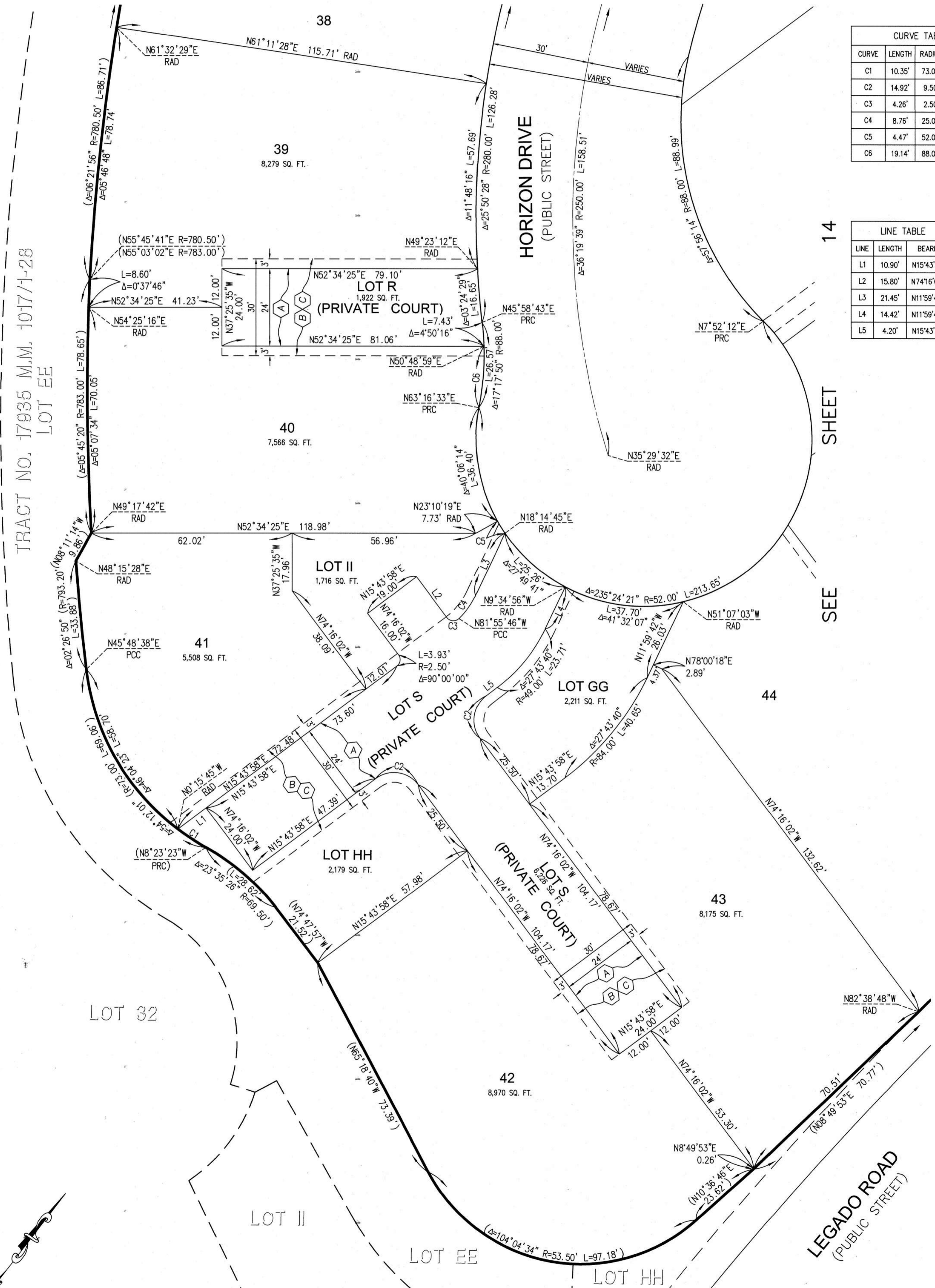
SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

SEE SHEET 12

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.35'	73.00'	8'07'39"
C2	14.92'	9.50'	90'00'00"
C3	4.26'	2.50'	97'39'44"
C4	8.76'	25.00'	200'3'56"
C5	4.47'	52.00'	4'55'34"
C6	19.14'	88.00'	12'27'34"

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.90'	N15°43'58"E
L2	15.80'	N74°16'02"W
L3	21.45'	N11°59'42"W
L4	14.42'	N11°59'42"W
L5	4.20'	N15°43'58"E



SHEET 14 OF 28 SHEETS

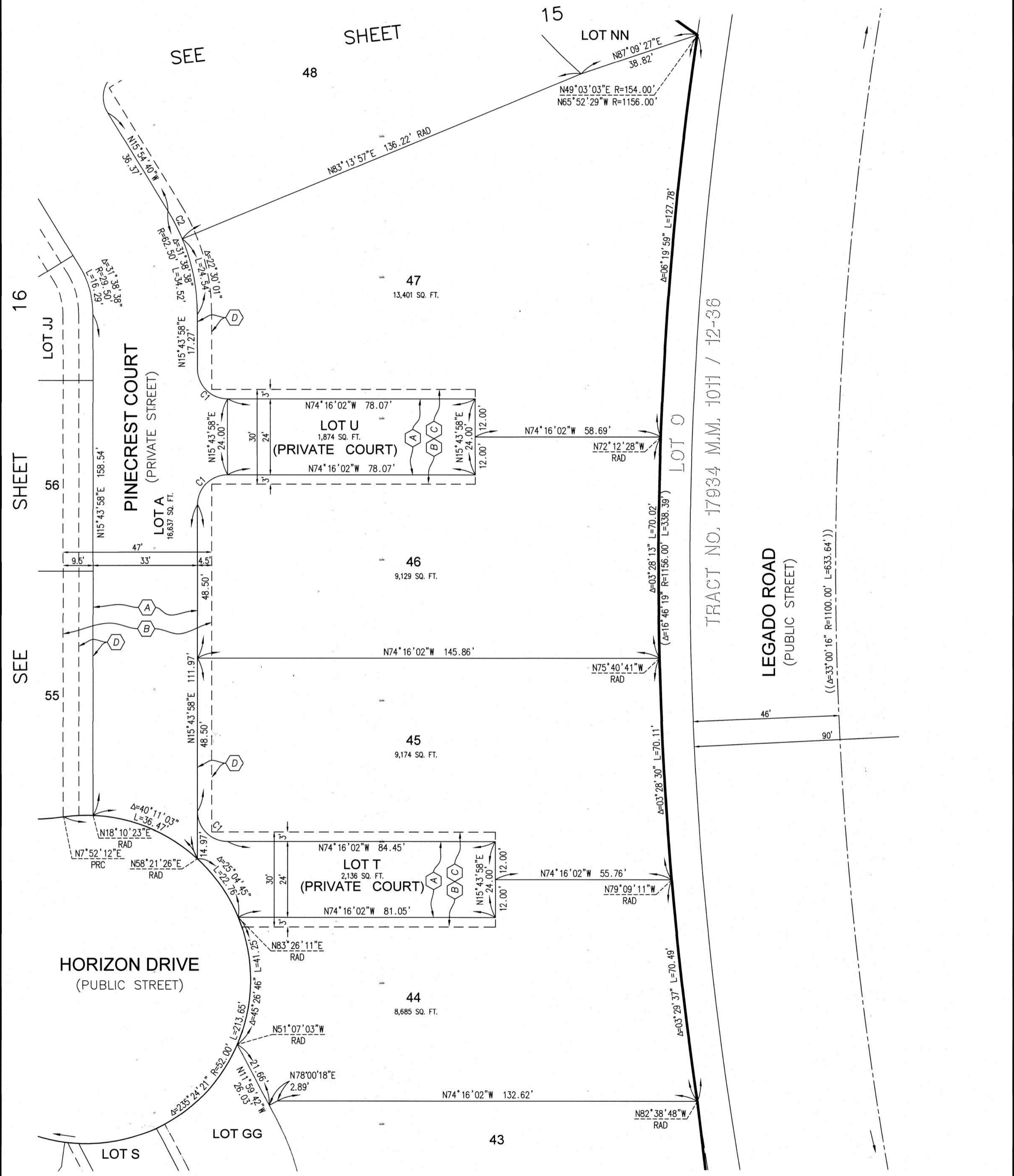
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	14.92'	9.50'	90°00'00"
C2	9.97'	62.50'	9°08'37"

SHEET 15 OF 28 SHEETS

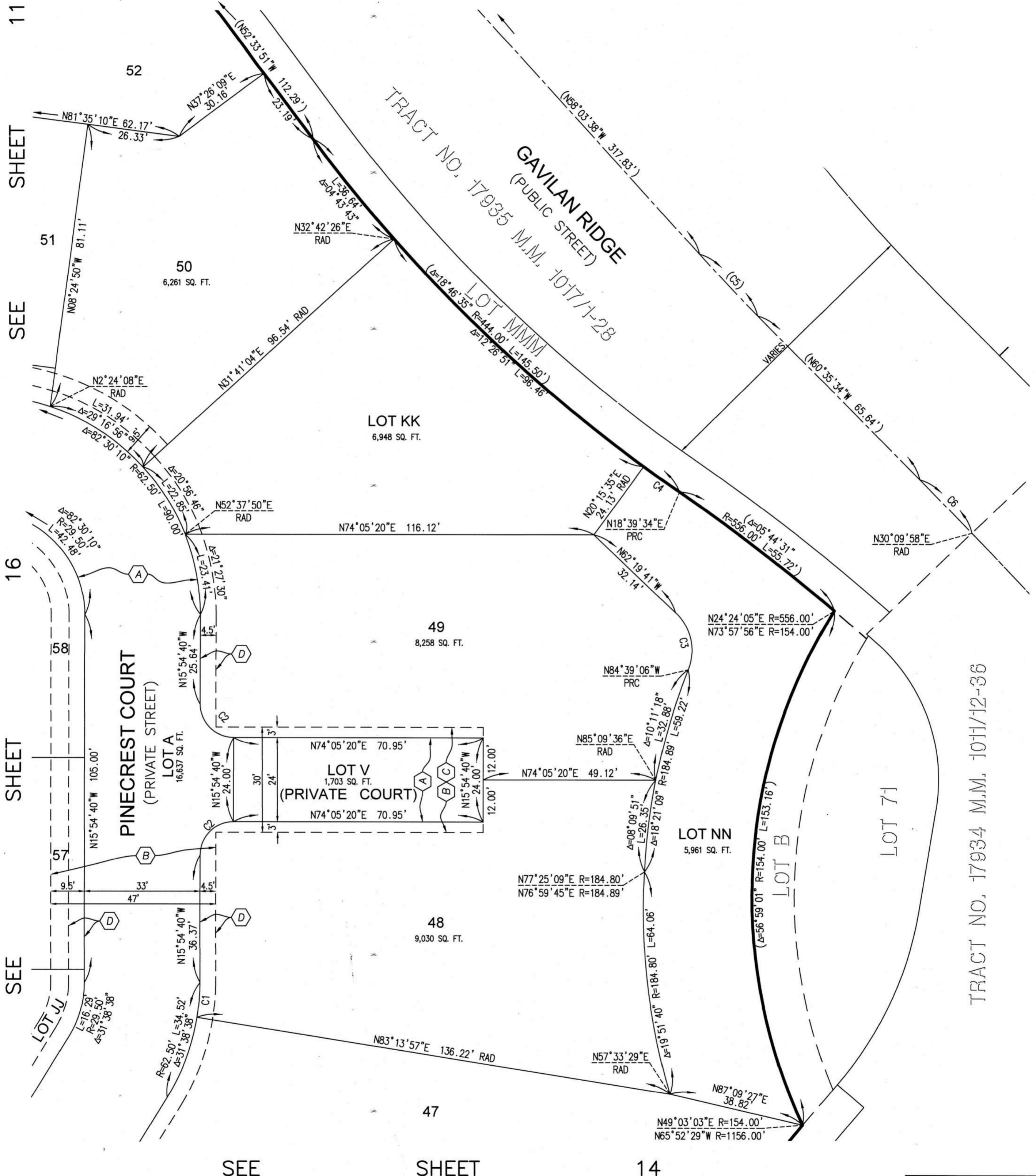
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



TRACT NO. 17934 M.M. 1011/12-36

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	9.97'	62.50'	9°08'37"
C2	14.92'	9.50'	90°00'00"
C3	17.72'	15.00'	67°40'35"
C4	12.40'	444.00'	1°36'01"
(C5)	24.31'	550.00'	2°31'57"
C6	21.20'	1600.00'	0°45'32"



SHEET 16 OF 28 SHEETS

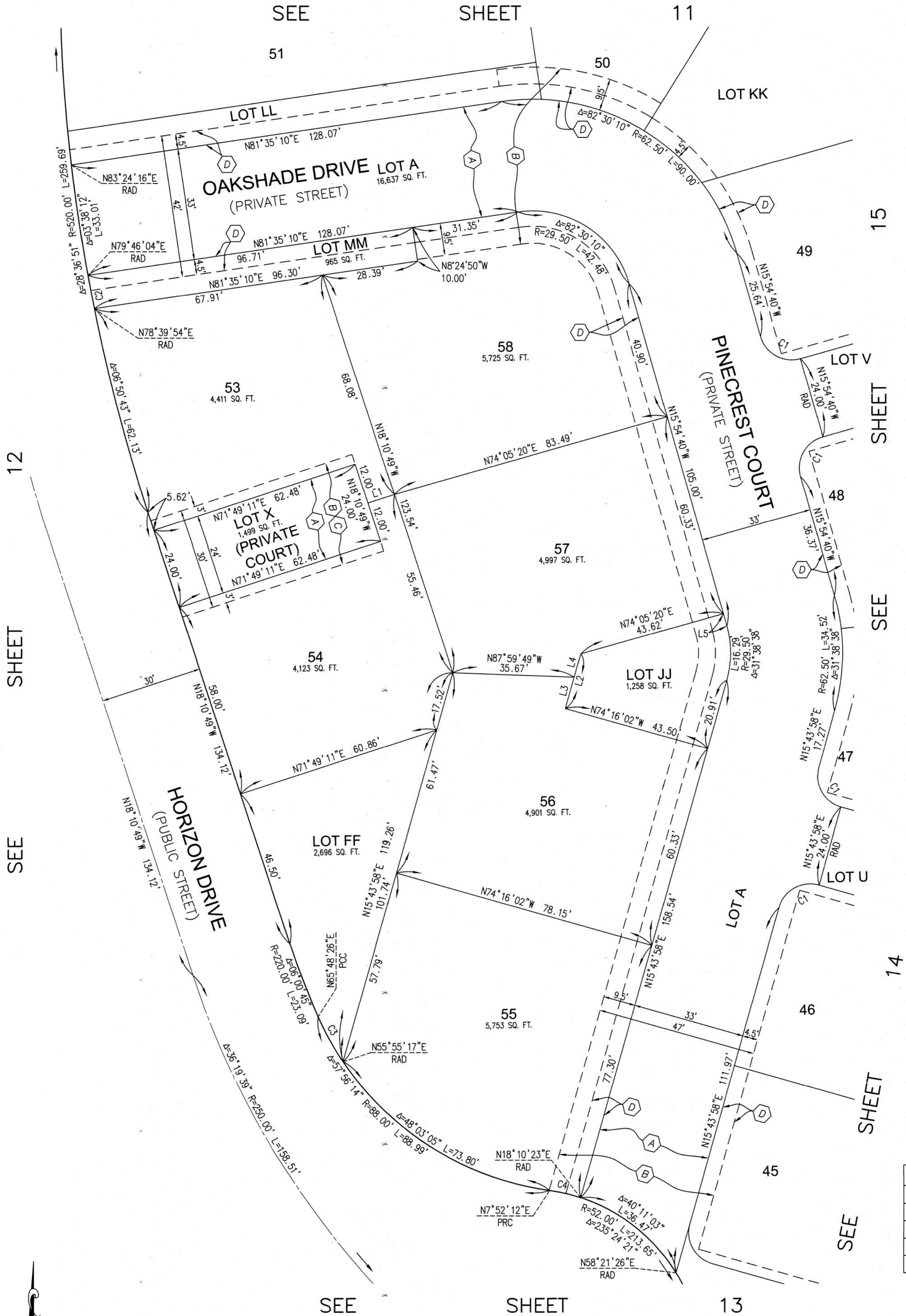
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

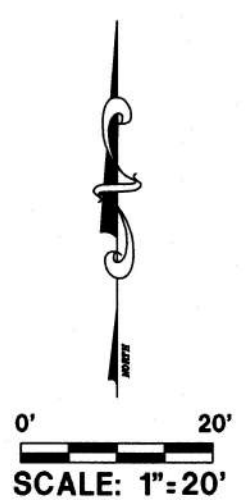
NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.15'	N71°49'11"E
L2	16.72'	N15°43'58"E
L3	9.60'	N15°43'58"E
L4	7.12'	N15°43'58"E
L5	3.77'	N15°54'40"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	14.92'	9.50'	90°00'00"
C2	10.01'	520.00'	1°06'10"
C3	15.18'	88.00'	9°53'09"
C4	9.35'	52.00'	10°18'11"



SHEET 17 OF 28 SHEETS

ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

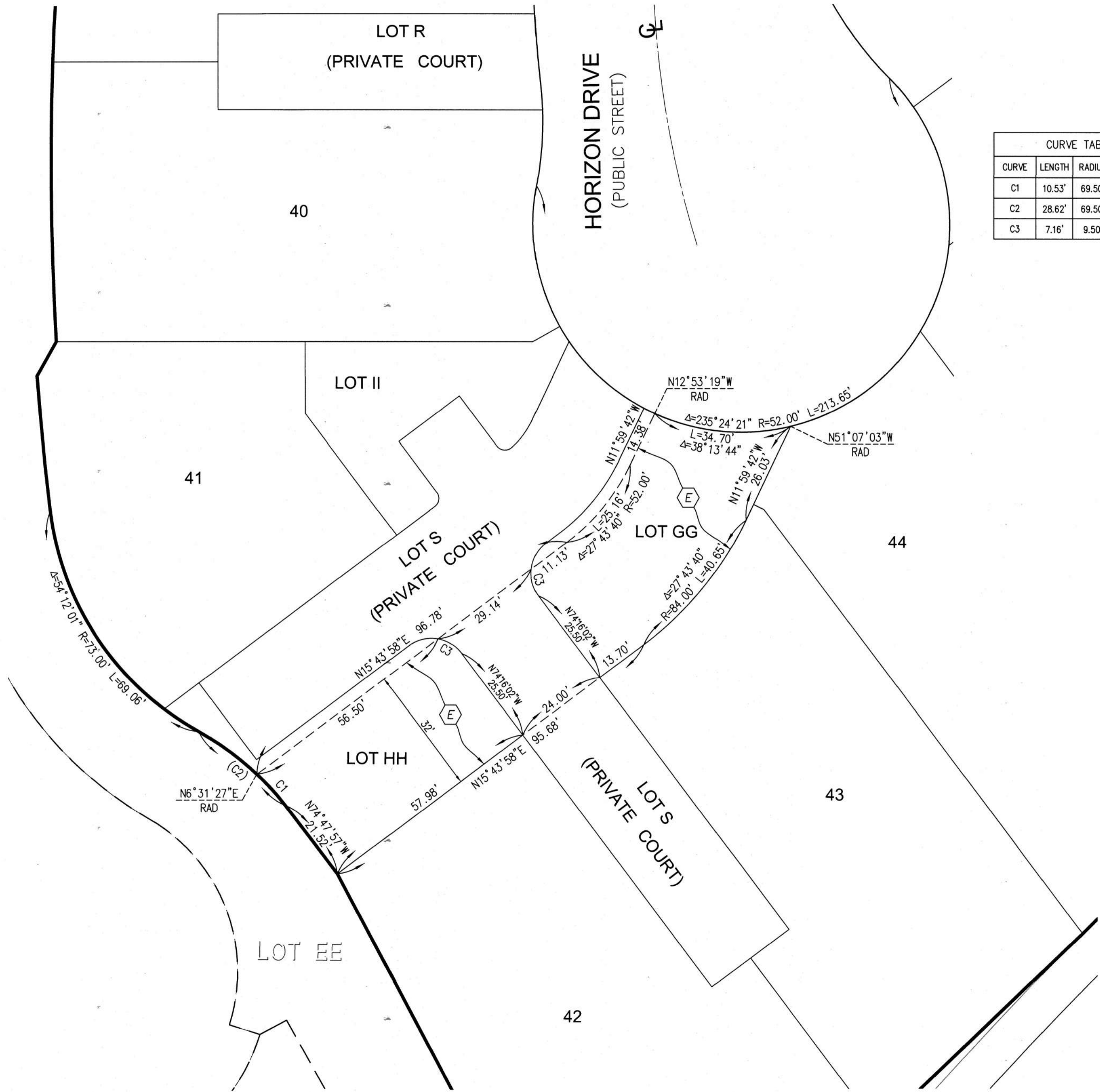
TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

EASEMENT DETAIL



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.53'	69.50'	8°40'37"
C2	28.62'	69.50'	23°35'26"
C3	7.16'	9.50'	43°10'24"



SHEET 18 OF 28 SHEETS

TRACT NO. 19324

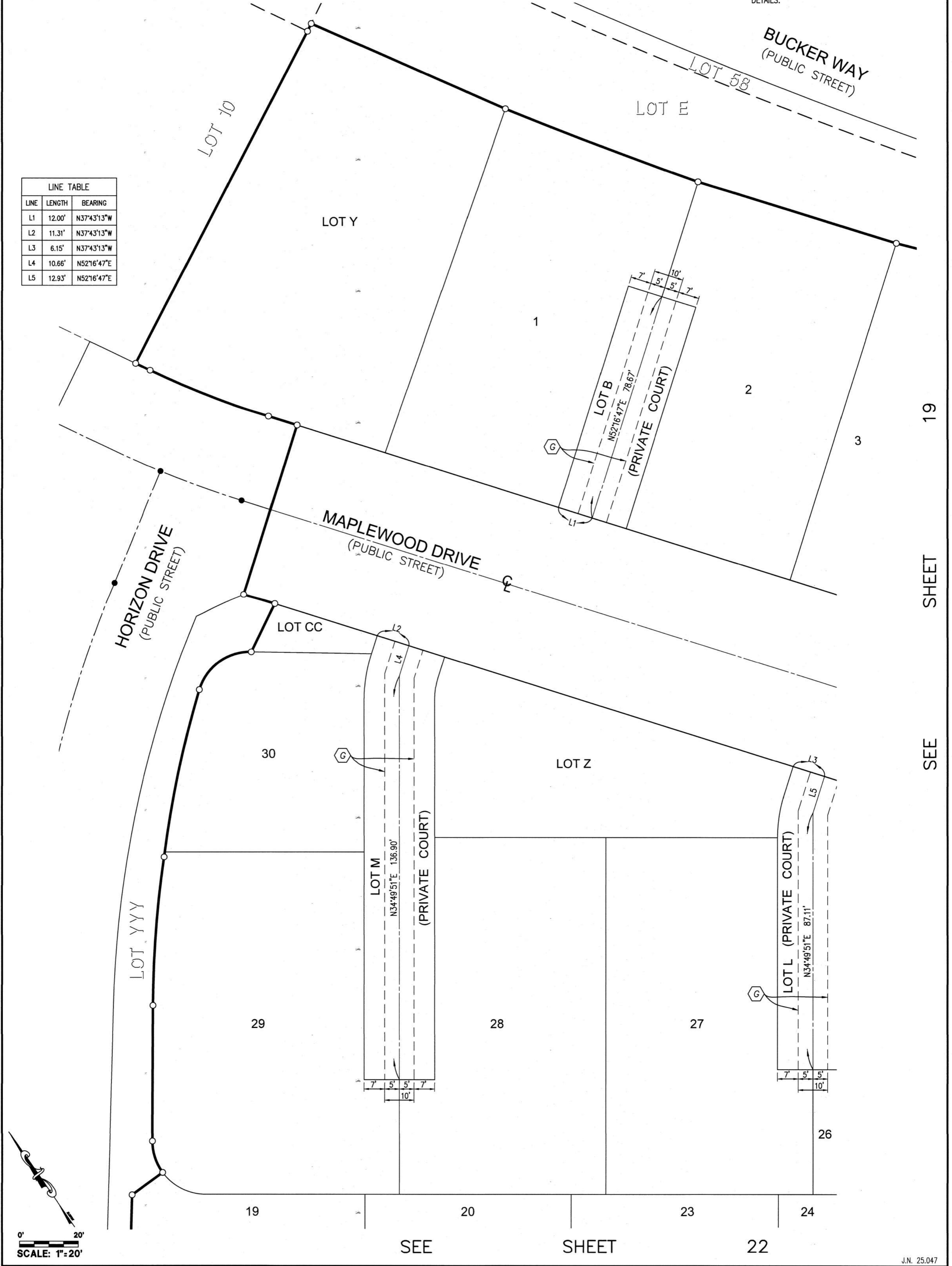
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N37°43'13"W
L2	11.31'	N37°43'13"W
L3	6.15'	N37°43'13"W
L4	10.66'	N52°16'47"E
L5	12.93'	N52°16'47"E



19
SHEET
SEE

SEE SHEET 22

SHEET 19 OF 28 SHEETS

ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

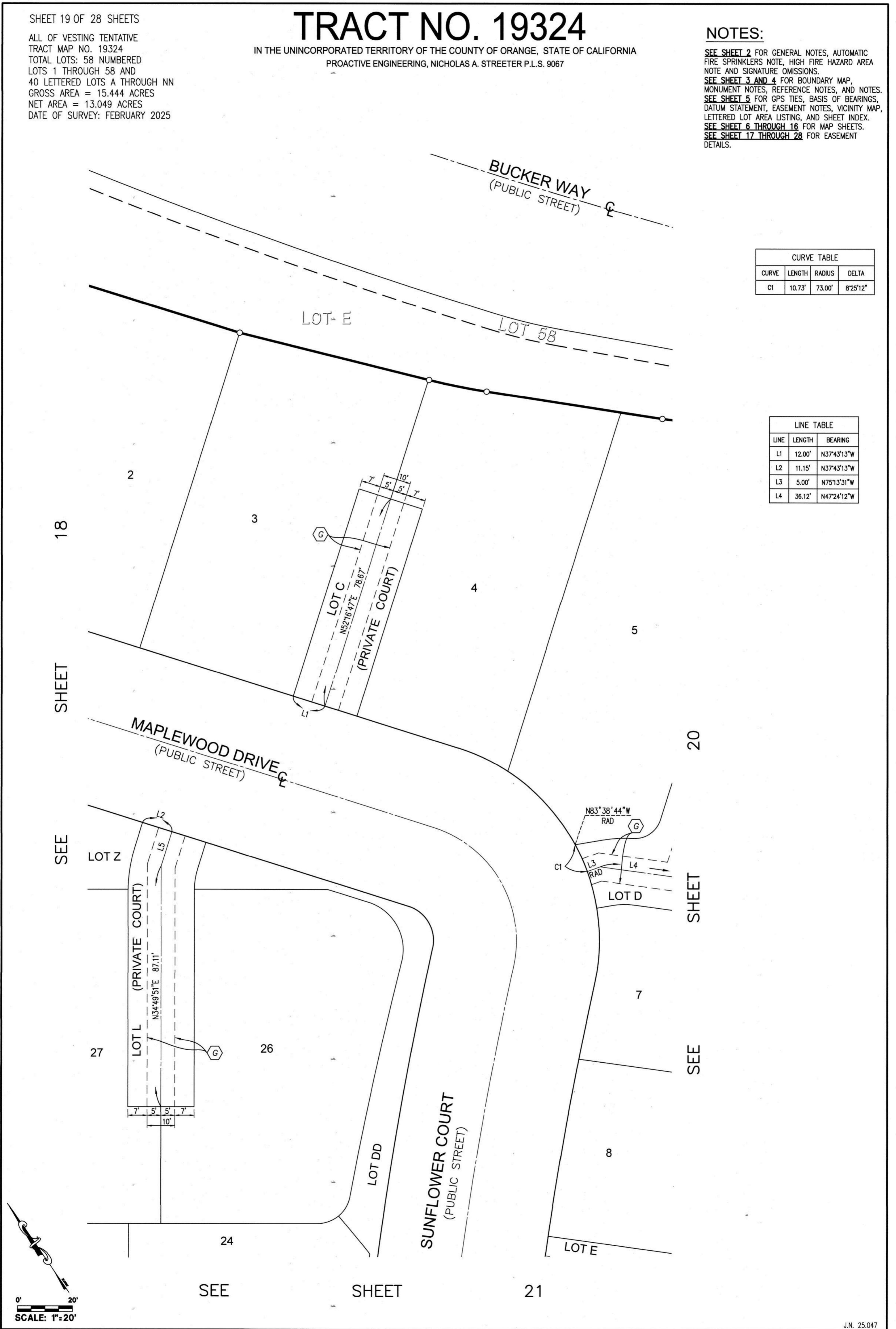
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.73'	73.00'	82°5'12"

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N37°43'13"W
L2	11.15'	N37°43'13"W
L3	5.00'	N75°13'31"W
L4	36.12'	N47°24'12"W



SCALE: 1"=20'

SHEET 20 OF 28 SHEETS

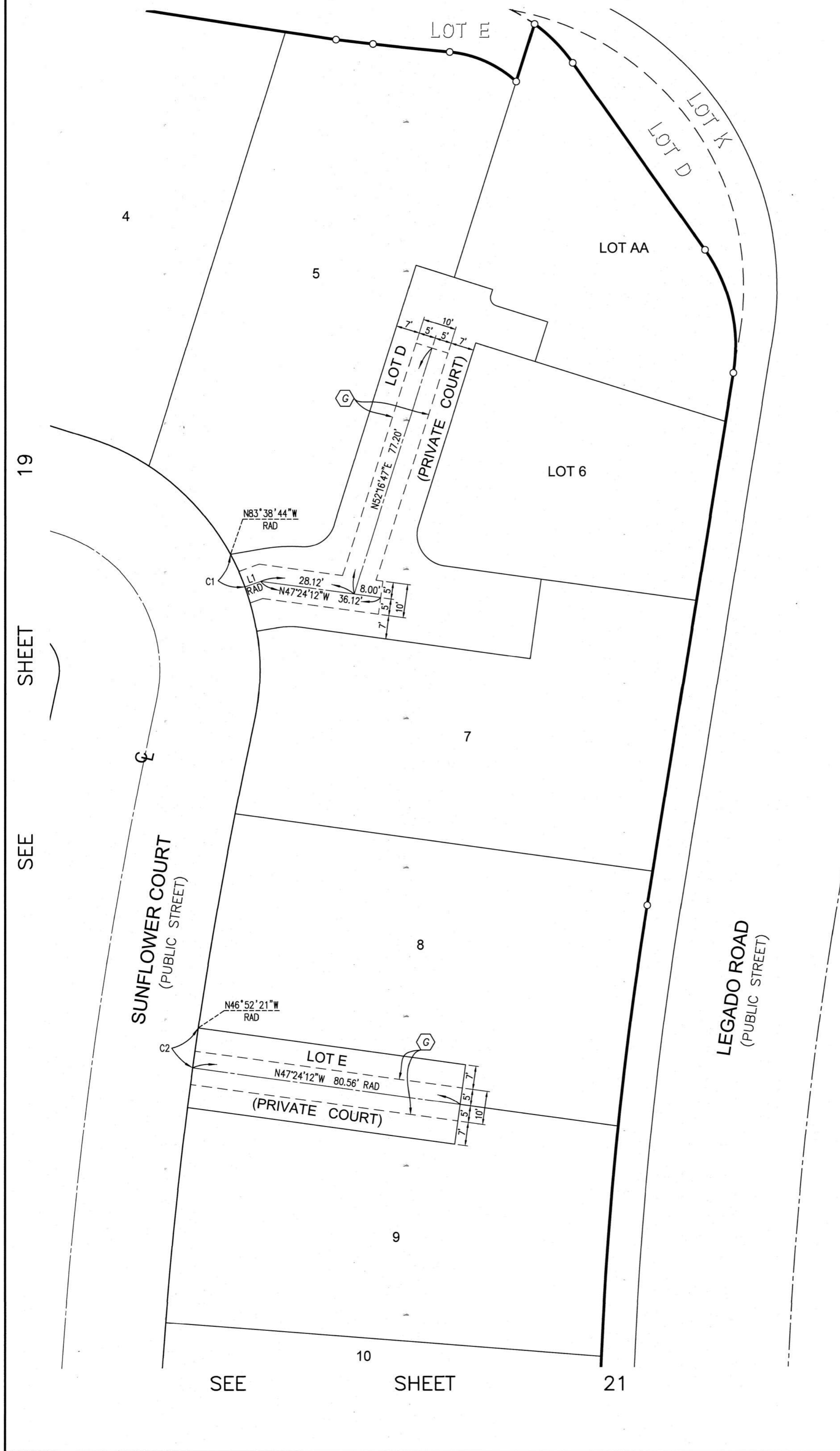
ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	N75°13'31"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.73'	73.00'	8°25'12"
C2	12.00'	1295.00'	0°31'51"

19

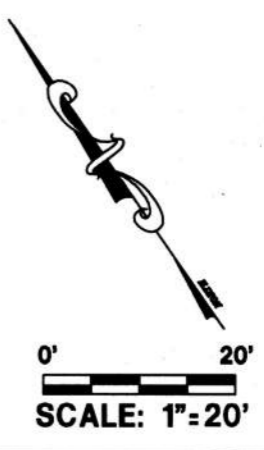
SHEET

SEE

SEE

SHEET

21



SHEET 21 OF 28 SHEETS

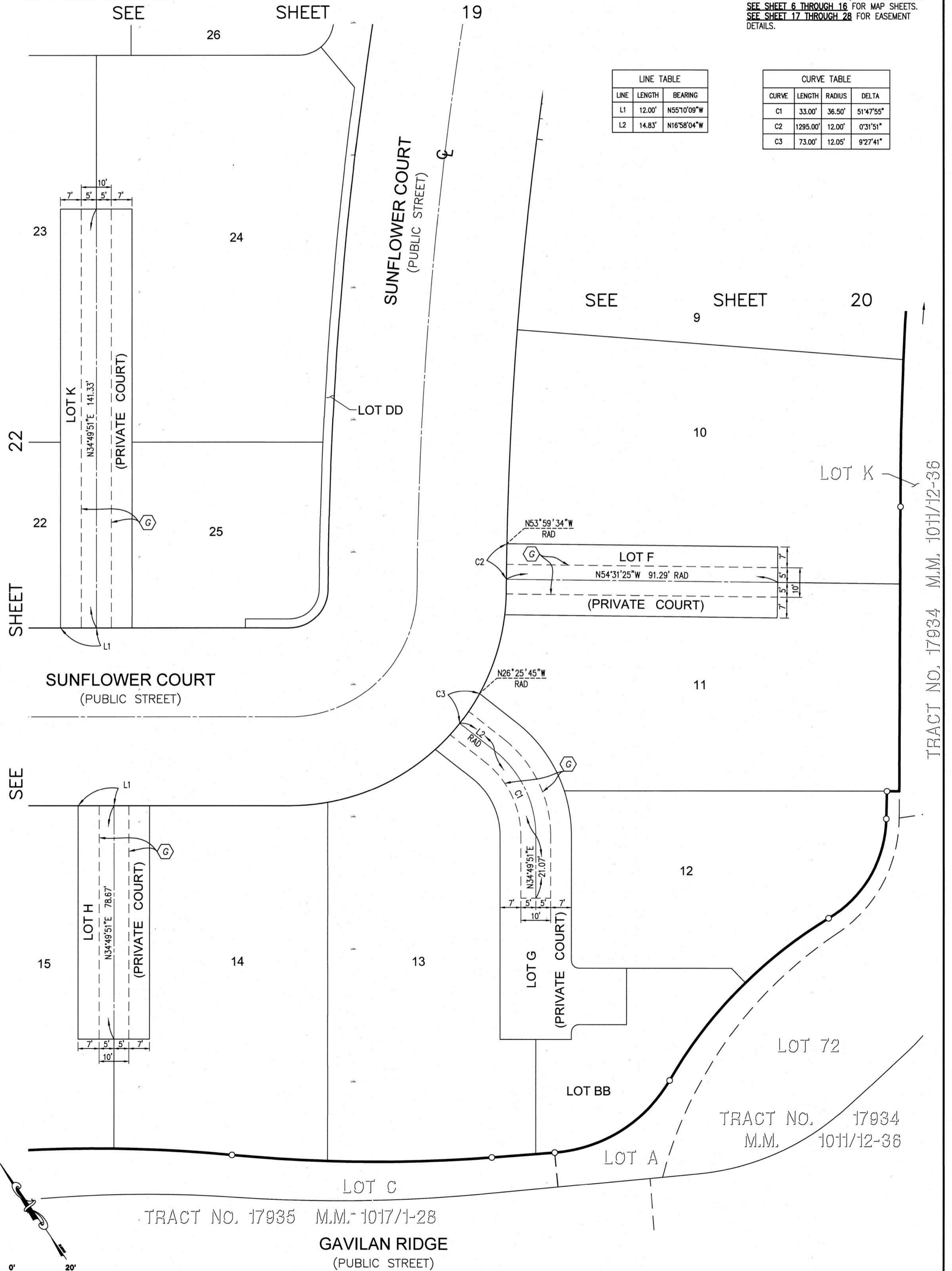
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N55°10'09"W
L2	14.83'	N16°58'04"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	33.00'	36.50'	51°47'55"
C2	1295.00'	12.00'	0°31'51"
C3	73.00'	12.05'	92°27'41"

TRACT NO. 17934 M.M. 10/11/12-36

TRACT NO. 17934
M.M. 10/11/12-36

TRACT NO. 17935 M.M. 10/17/1-28

GAVILAN RIDGE
(PUBLIC STREET)

0' 20'
SCALE: 1"=20'

SHEET 22 OF 28 SHEETS

TRACT NO. 19324

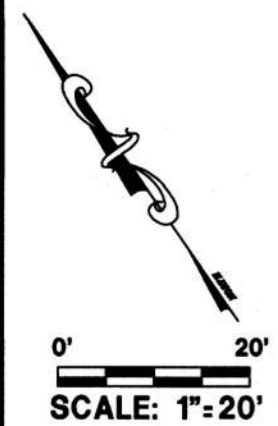
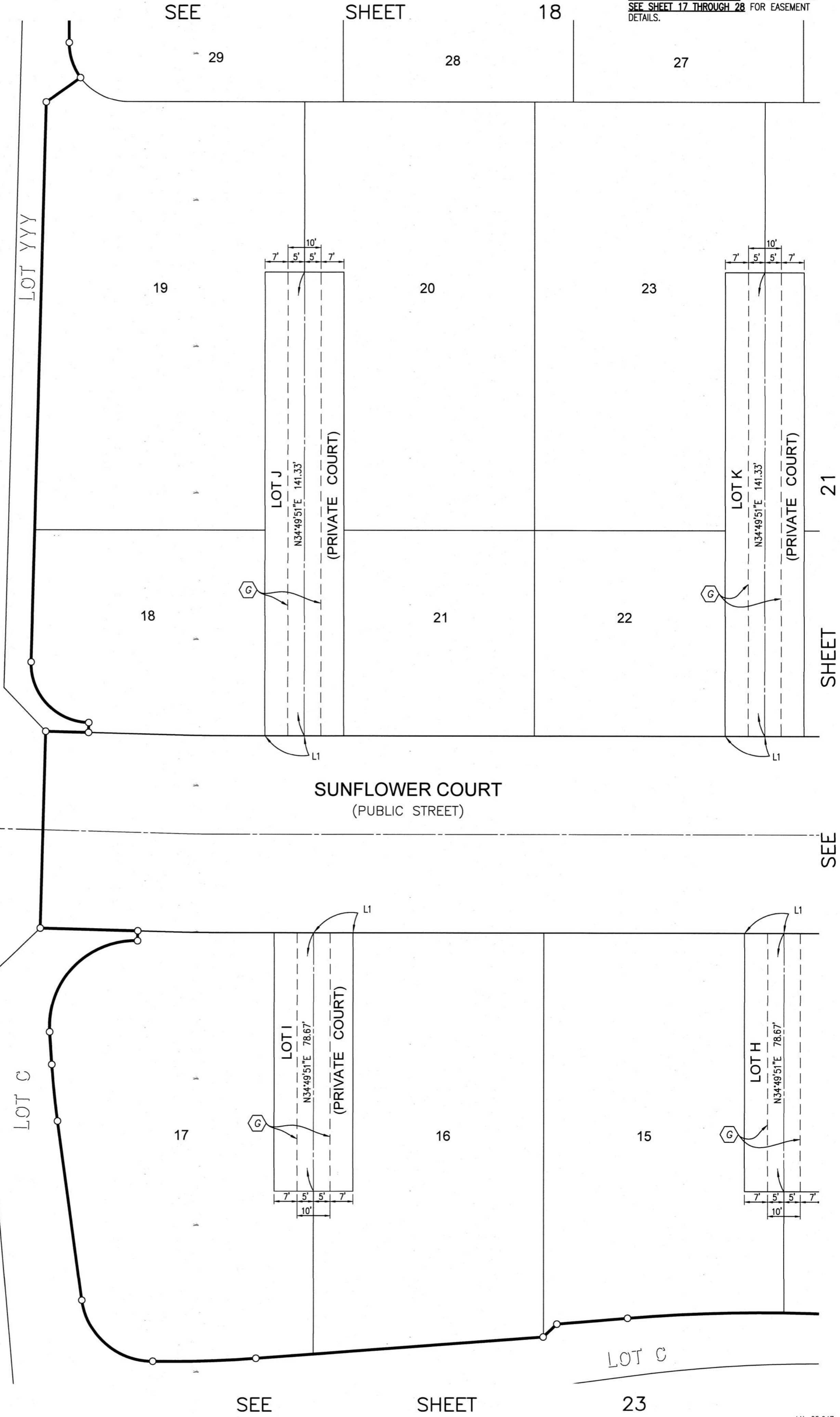
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 PROACTIVE ENGINEERING, NICHOLAS A. STREETER P.L.S. 9067

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N55°10'09"W



SEE

SHEET

23

SHEET 23 OF 28 SHEETS

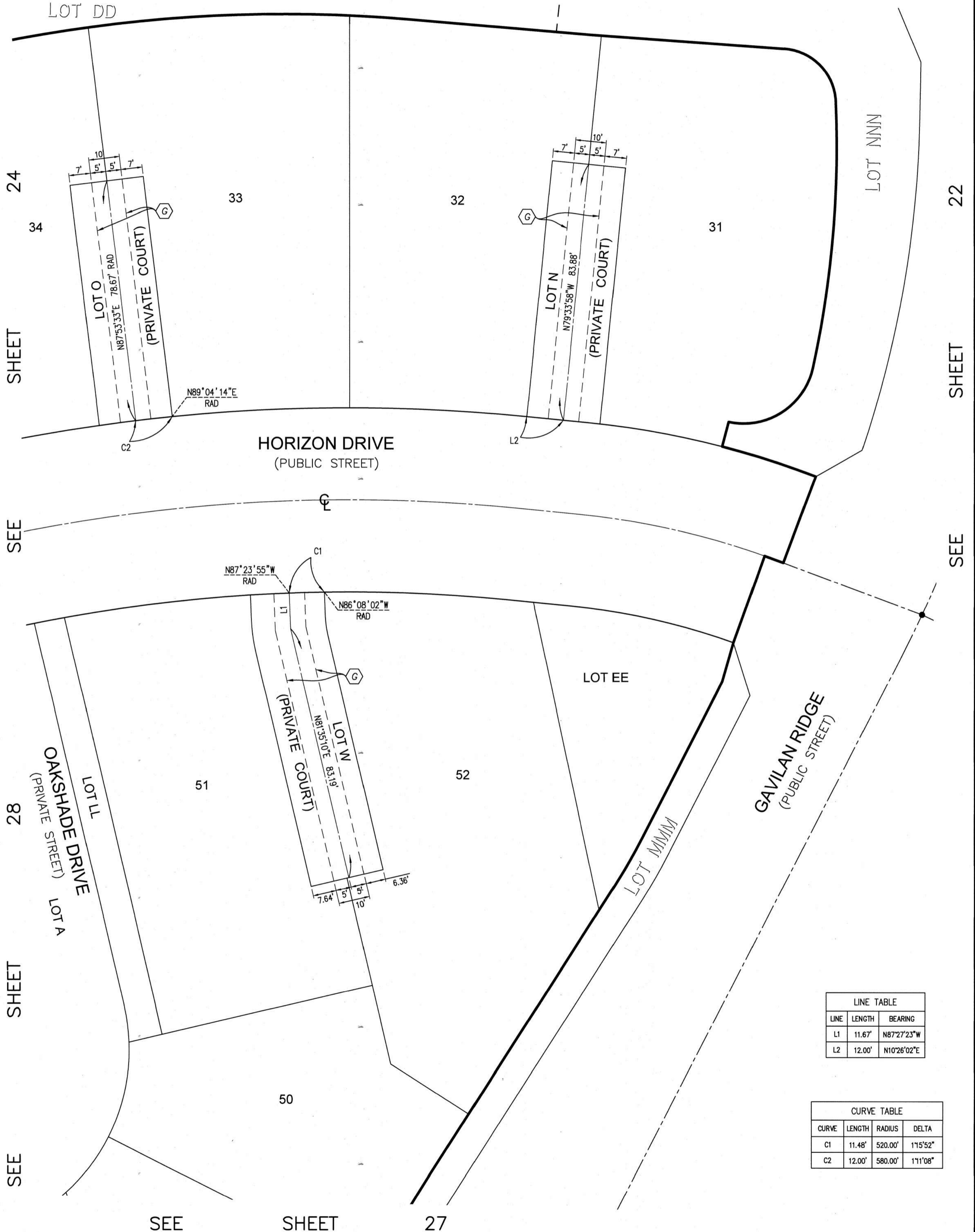
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

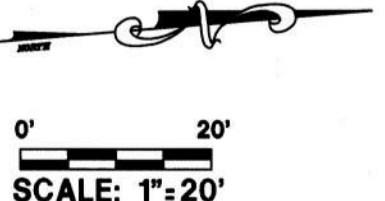
NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	11.67'	N87°23'55"W
L2	12.00'	N10°26'02"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	11.48'	520.00'	1°15'52"
C2	12.00'	580.00'	1°11'08"



SHEET 24 OF 28 SHEETS

ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

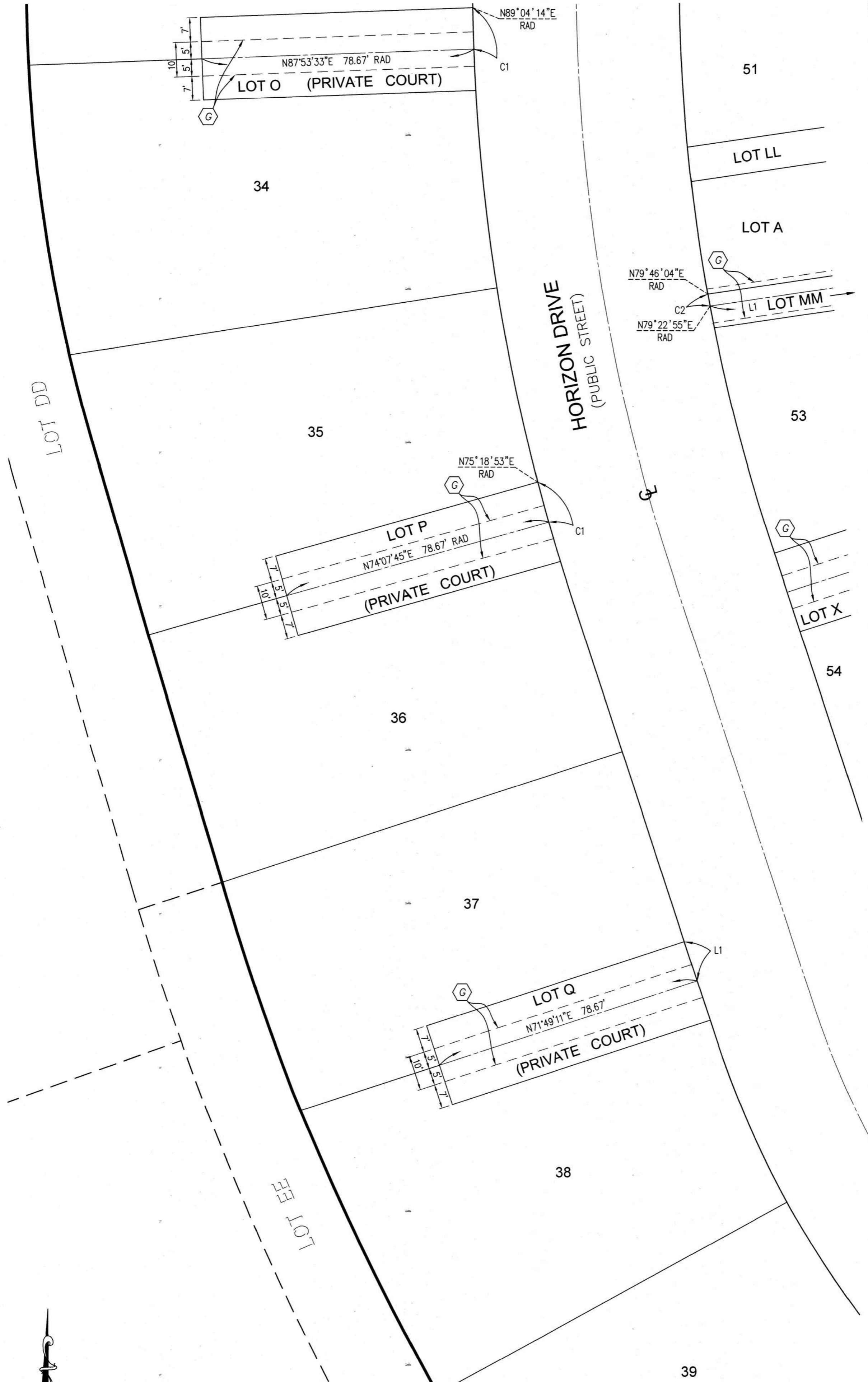
TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

SEE SHEET 23



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N18°10'49"W

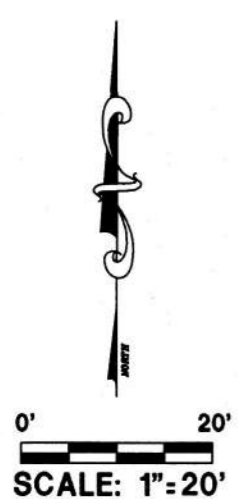
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	12.00'	580.00'	1°11'08"
C2	3.50'	520.00'	0°23'09"

28

SHEET

SEE

SEE SHEET 25



SHEET 25 OF 28 SHEETS
 ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

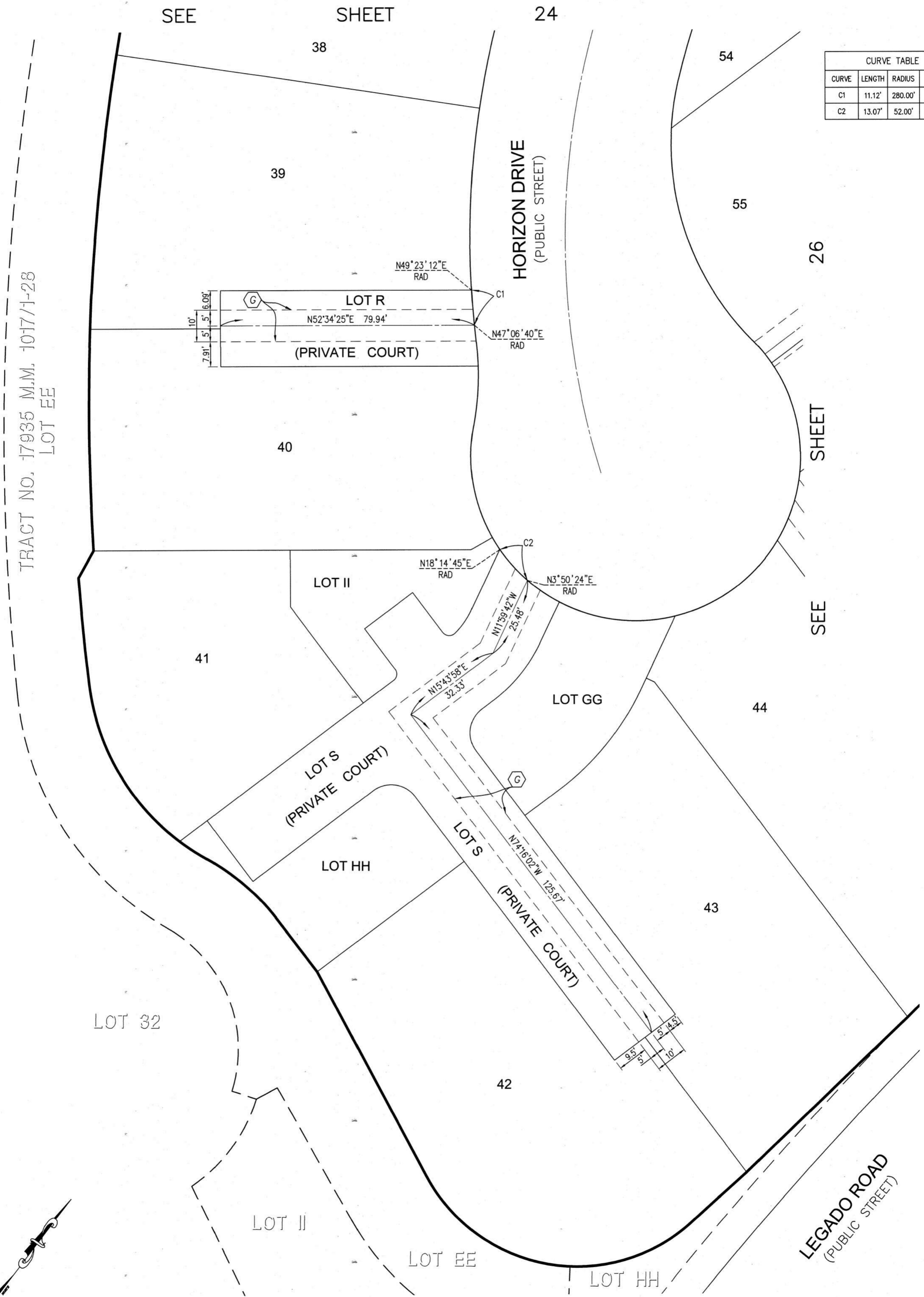
TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	11.12'	280.00'	2'16"32"
C2	13.07'	52.00'	14'24"21"



0' 20'
 SCALE: 1"=20'

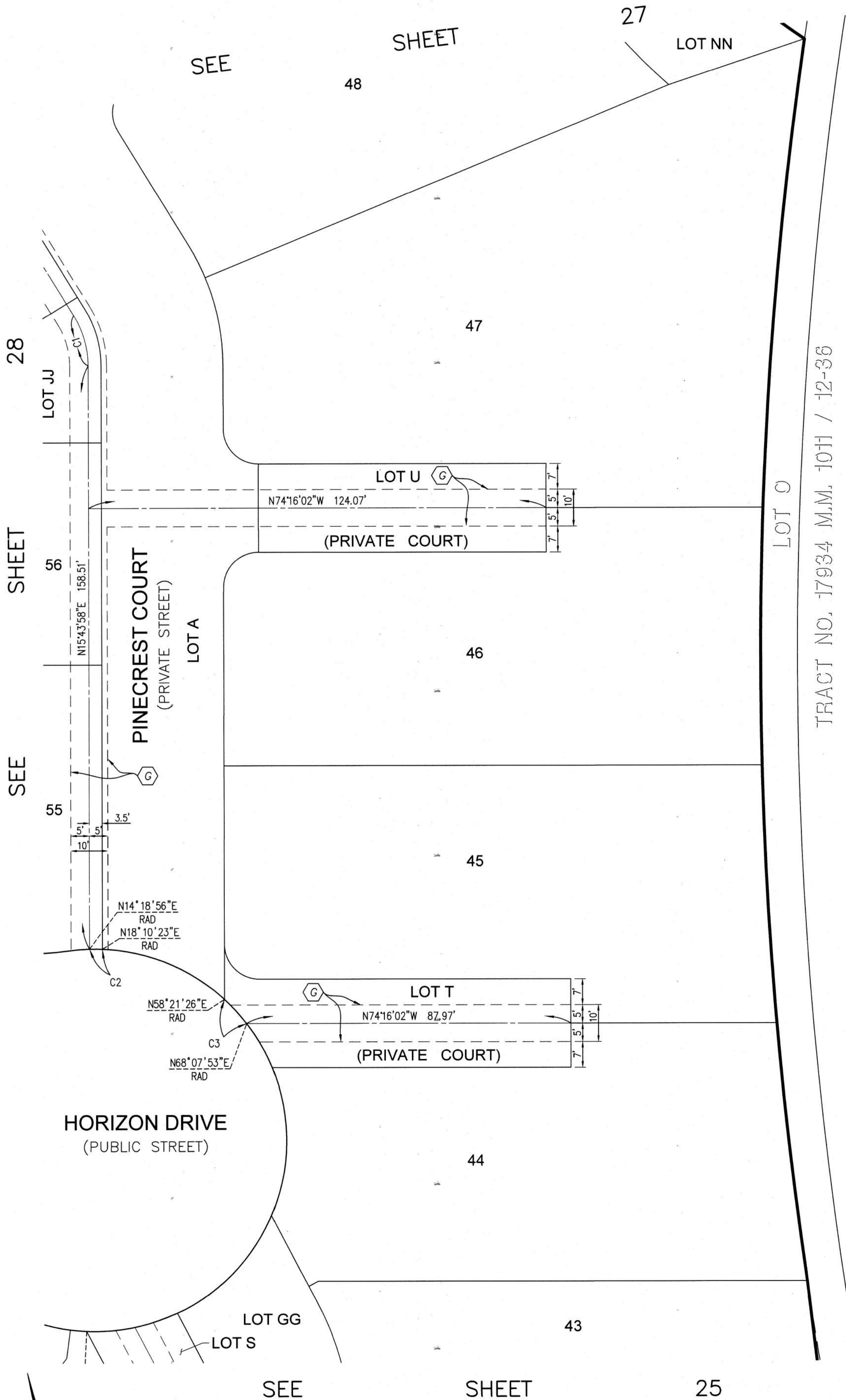
TRACT NO. 19324

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

SHEET 26 OF 28 SHEETS
 ALL OF VESTING TENTATIVE
 TRACT MAP NO. 19324
 TOTAL LOTS: 58 NUMBERED
 LOTS 1 THROUGH 58 AND
 40 LETTERED LOTS A THROUGH NN
 GROSS AREA = 15.444 ACRES
 NET AREA = 13.049 ACRES
 DATE OF SURVEY: FEBRUARY 2025

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
 SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
 SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
 SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
 SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	14.36'	26.00'	31°38'38"
C2	3.50'	52.00'	3°51'26"
C3	8.87'	52.00'	9°46'26"

SHEET 27 OF 28 SHEETS

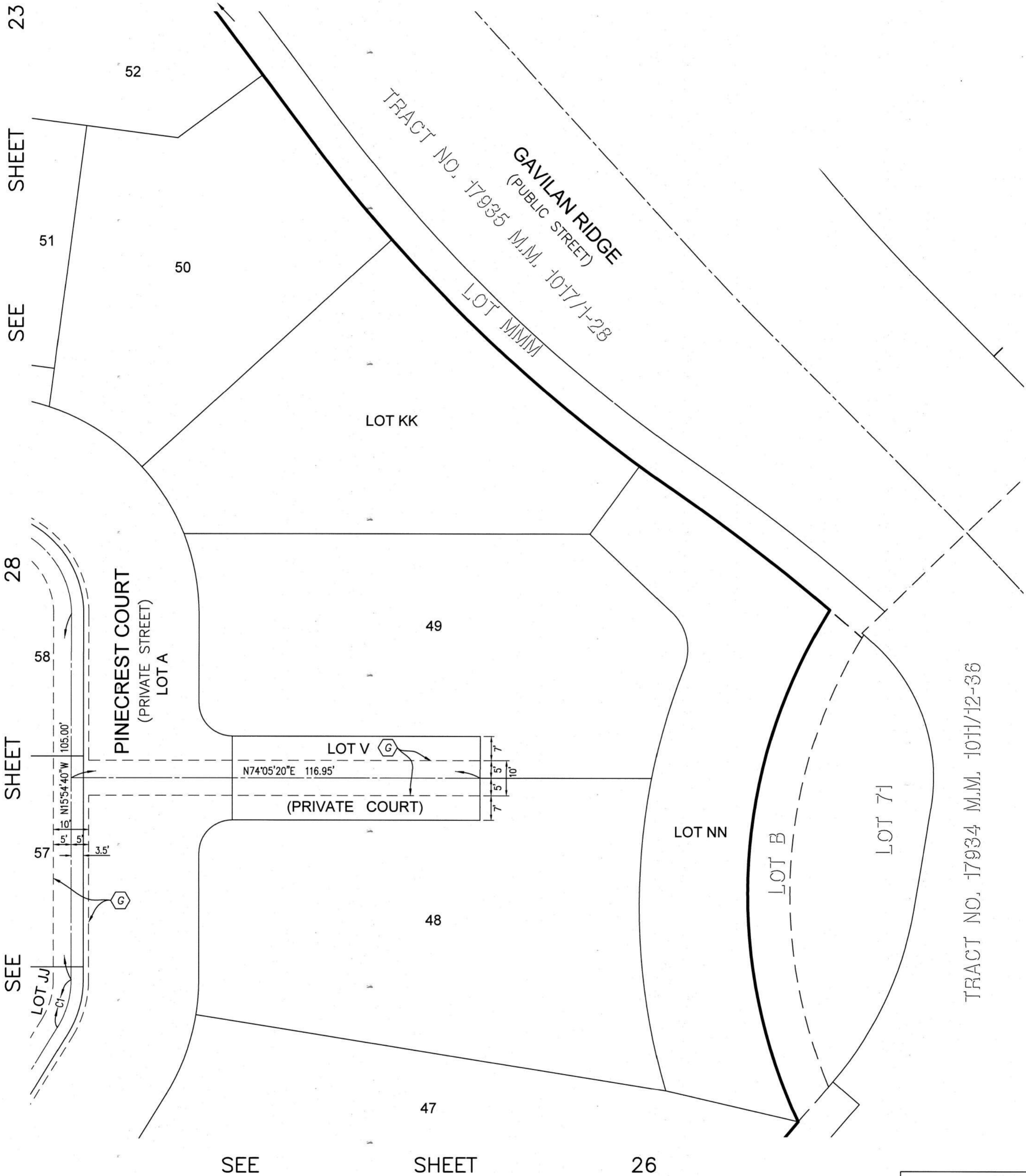
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



23
SHEET
51
SEE
28
SHEET
58
57
SEE
26
SHEET

TRACT NO. 17934 M.M. 1011/12-36

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	14.36'	26.00'	31°38'38"



SHEET 28 OF 28 SHEETS

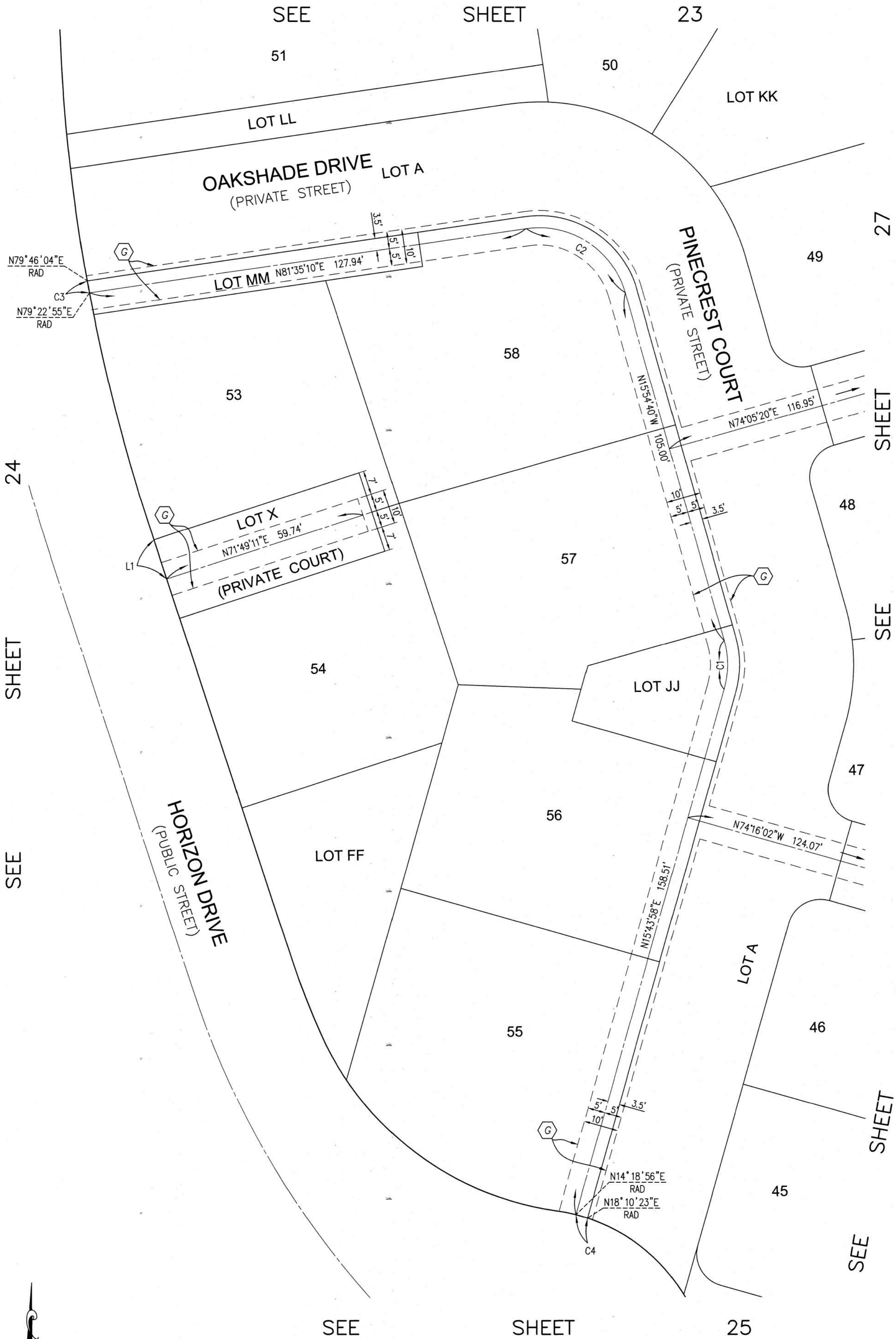
ALL OF VESTING TENTATIVE
TRACT MAP NO. 19324
TOTAL LOTS: 58 NUMBERED
LOTS 1 THROUGH 58 AND
40 LETTERED LOTS A THROUGH NN
GROSS AREA = 15.444 ACRES
NET AREA = 13.049 ACRES
DATE OF SURVEY: FEBRUARY 2025

TRACT NO. 19324

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

NOTES:

SEE SHEET 2 FOR GENERAL NOTES, AUTOMATIC FIRE SPRINKLERS NOTE, HIGH FIRE HAZARD AREA NOTE AND SIGNATURE OMISSIONS.
SEE SHEET 3 AND 4 FOR BOUNDARY MAP, MONUMENT NOTES, REFERENCE NOTES, AND NOTES.
SEE SHEET 5 FOR GPS TIES, BASIS OF BEARINGS, DATUM STATEMENT, EASEMENT NOTES, VICINITY MAP, LETTERED LOT AREA LISTING, AND SHEET INDEX.
SEE SHEET 6 THROUGH 16 FOR MAP SHEETS.
SEE SHEET 17 THROUGH 28 FOR EASEMENT DETAILS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N18°10'49"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	14.36'	26.00'	31°38'38"
C2	37.44'	26.00'	82°30'10"
C3	3.50'	520.00'	0°23'09"
C4	3.50'	52.00'	3°51'26"

