

SHEET 1 OF 2 SHEETS

CONTAINING 2 PARCELS
TOTAL AREA: 26.288 ACRES
DATE OF SURVEY: MARCH, 2007
ALL OF TENTATIVE PARCEL
MAP NO. 2004-215

PARCEL MAP NO. 2004-215

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 80-123 AS SHOWN ON A
MAP FILED IN BOOK 146, PAGE 46 OF PARCEL MAPS, RECORDS OF
SAID ORANGE COUNTY.

TWO PARCELS FOR RESIDENTIAL PURPOSES

TOAL ENGINEERING INC.

OLAV S. MEUM, LS 4384

SUBDIVIDER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE SUBDIVIDERS OF THE LAND COVERED BY THIS MAP, RECORD OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE.

ALFONSO G. CORDERO AND MERCY B. CORDERO, HUSBAND AND WIFE, OWNERS

BY Alfonso G. Cordero BY Mercy B. Cordero

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 ALFONSO G. CORDERO ON MARCH, 2007. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE OCTOBER, 2008; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Olav S. Meum
OLAV S. MEUM LS 4384
LICENSED LAND SURVEYOR, STATE OF CALIFORNIA
MY REGISTRATION EXPIRES SEPT. 30, 2009



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 20TH DAY OF MAY, 2008 BEFORE ME, LEE SUN MI, A NOTARY PUBLIC, PERSONALLY APPEARED ALFONSO G. CORDERO / MERCY B. CORDERO, 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 Lee Sun Mi
NOTARY PUBLIC IN AND FOR SAID STATE
LEE SUN MI
PRINT NAME



MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES JULY 21, 2011
COMMISSION NO. 1758188

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT STATED TO BY THE COUNTY SURVEYOR.

DATED THIS 17TH DAY OF December, 2008.

Ken Montgomery
KEN MONTGOMERY, R.C.E. NO. 22402
CITY ENGINEER, CITY OF LAGUNA NIGUEL
MY REGISTRATION EXPIRES 9-30-09



COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE PARCEL MAP BOUNDARY.

DATED THIS 18TH DAY OF FEBRUARY, 2009.

BY: Raymond L. Mathe, DEPUTY
RAYMOND L. MATHE, COUNTY SURVEYOR
LS 6185; EXPIRATION DATE: 3-31-10



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }
CITY OF LAGUNA NIGUEL }

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF LAGUNA NIGUEL AT A REGULAR MEETING THEREOF HELD ON THE 18TH DAY OF December, 2008, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

DATED THIS 18TH DAY OF December, 2008.

Pam Lawrence
PAM LAWRENCE, ACTING CITY CLERK
CITY OF LAGUNA NIGUEL

IMPROVEMENT CERTIFICATE

PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED WITHIN A FUTURE TIME LIMIT.

- 1) WATER AND SEWER IMPROVEMENTS PURSUANT TO MOUTON NIGUEL WATER DISTRICT STANDARDS.
- 2) UTILITY IMPROVEMENTS AND UNDERGROUNDING PURSUANT TO APPLICABLE UTILITY COMPANY STANDARDS.

COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA } S.S.
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 22ND DAY OF January, 2009.

CHRISS M. STREET
COUNTY TREASURER - TAX COLLECTOR

BY: Chris M. Street
DEPUTY TREASURER - TAX COLLECTOR

306 5

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TWO PARCELS FOR RESIDENTIAL PURPOSES

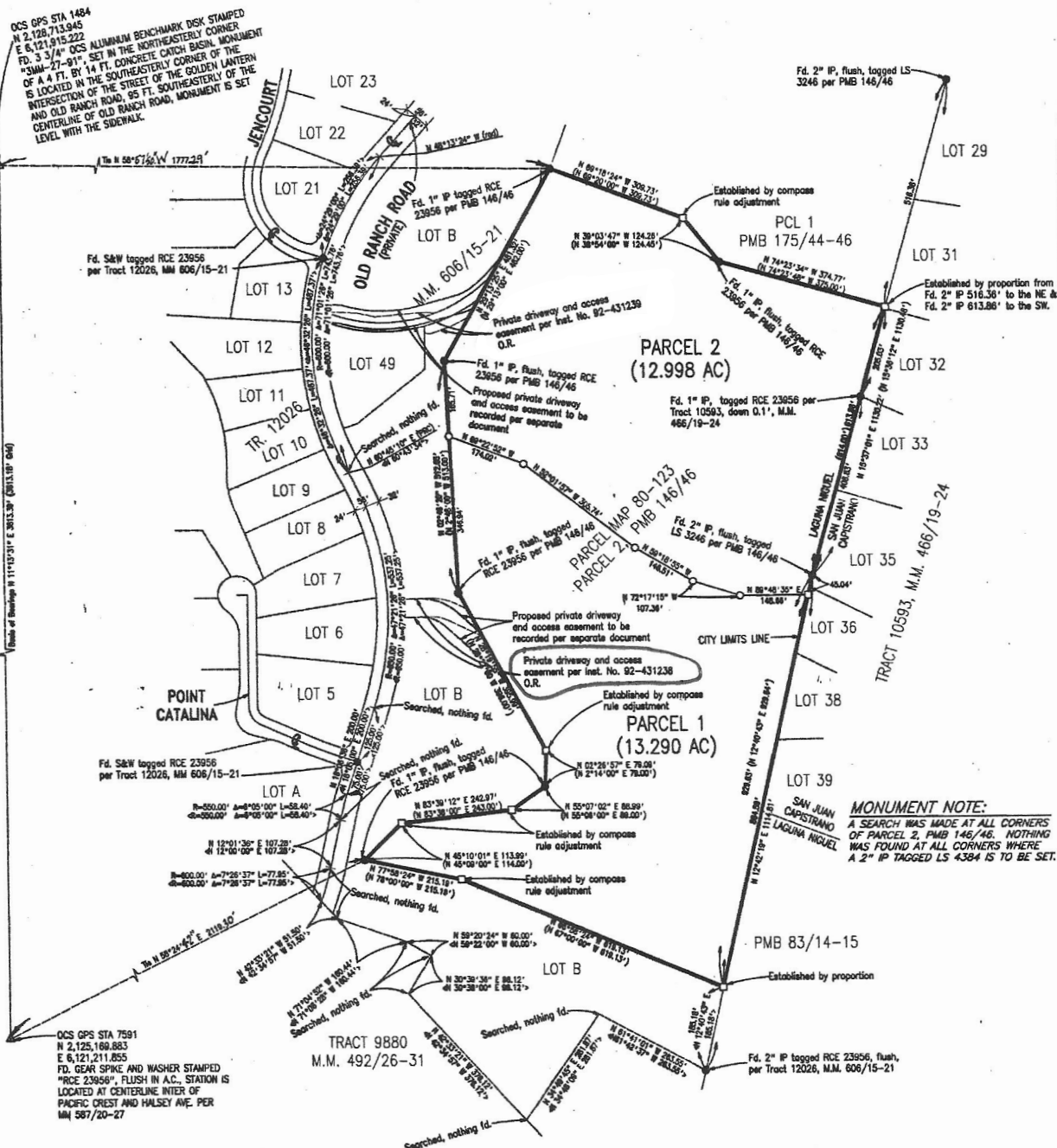
TOAL ENGINEERING INC.

OLAV S. MEUM, LS 4384



SCALE: 1"=150'

CONTAINING 2 PARCELS
TOTAL AREA: 26.288 ACRES
DATE OF SURVEY: MARCH, 2007
ALL OF TENTATIVE PARCEL
MAP NO. 2004-215

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7591 AND STATION GPS NO. 1484, BEING N 11°13'31" E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (OCS 83), ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT).
ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED.
TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99994149

RECORD MAP NOTE:

() INDICATES PER PARCEL MAP 80-123, PMB 146/46
◊ INDICATES PER TRACT 12026, M.M. 606/15-21

MONUMENT NOTES:

- INDICATES FOUND AS NOTED IN EACH INSTANCE
- INDICATES SET 2" IP TAGGED LS 4384, FLUSH, UNLESS NOTED OTHERWISE
- INDICATES SET 1" IP TAGGED LS 4384, FLUSH
- ▲ OCS GPS STATION

366 b

366 b