

SHEET 1 OF 5 SHEETS
ALL OF TENTATIVE TRACT NO. 19253
NUMBERED LOTS: 48
LETTERED LOTS: 4
GROSS AREA: 2.711 ACRES
NET AREA: 1.984 ACRES

TRACT NO. 19253

IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT H OF THE VAN DE GRAAFF TRACT
PER MAP FILED IN LA BOOK 1, PAGE 57, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID ORANGE COUNTY.

DANE P. MCDUGALL
L.S. 9297

C&V
CONSULTING, INC.

DATE OF SURVEY:
AUGUST 2024

ACCEPTED AND FILED
AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

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

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES: NORTH CAMBRIDGE STREET

WE ALSO HEREBY DEDICATE TO THE CITY OF ORANGE, AN EASEMENT FOR EMERGENCY ACCESS, AND TRASH COLLECTION PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO NORTH CAMBRIDGE STREET AND EAST KATELLA AVENUE, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNS, AN EASEMENT FOR PRIVATE DRIVEWAYS AND PRIVATE UTILITY PURPOSES FOR FUTURE DEDICATION TO THE HOMEOWNERS ASSOCIATION, AS SHOWN ON SAID MAP.

TAYLOR MORRISON OF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: [Signature]
SEAN DOYLE
VICE PRESIDENT

BENEFICIARY

KATELLA RE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED AUGUST 5, 2024 AS INSTRUMENT NO. 2024000200059 OF OFFICIAL RECORDS.

BY: [Signature] BY: _____
NAME: Mark Tingstad NAME: _____
TITLE: EVP TITLE: _____

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 }
COUNTY OF orange } SS

ON July 25, 2025, BEFORE ME, Charnette Neal,
NOTARY PUBLIC, PERSONALLY APPEARED Sean Doyle

_____, 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 C Neal
NOTARY PUBLIC IN AND FOR SAID STATE
NAME Charnette Neal
(PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY
MY COMMISSION NO. 2416701
MY COMMISSION EXPIRES 9-18-2026

NOTARY ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

MARK TINGSTAD

IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED JULY 28, 2025

Virginia Y. Pinkney
SIGNATURE
VIRGINIA Y. PINKNEY
NAME PRINTED

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING IN

LYNNWOOD

MY APPOINTMENT EXPIRES APRIL 14, 2028

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 TAYLOR MORRISON OF CALIFORNIA, LLC, IN AUGUST 2024. 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 1 YEAR AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature] 7/23/25
DANE P. MCDUGALL DATE
L.S. 9297



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.

DATED THIS _____ DAY OF _____, _____

LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
P.L.S. 8402



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 COUNCIL OF THE CITY OF ORANGE; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 4th DAY OF August, 2025

[Signature]
FRANK SUN, R.C.E. 52835
CITY ENGINEER, CITY OF ORANGE



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF ORANGE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2025 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES OF: NORTH CAMBRIDGE STREET.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY:

- THE EASEMENT FOR EMERGENCY ACCESS AND TRASH COLLECTION PURPOSES AS DEDICATED.
- THE VEHICULAR ACCESS RIGHTS TO NORTH CAMBRIDGE STREET AND EAST KATELLA AVENUE AS RELEASED AND RELINQUISHED.

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

DATED THIS _____ DAY OF _____, _____

PAMELA COLEMAN, CMC
CITY CLERK, CITY OF ORANGE

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

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

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

DATED THIS _____ DAY OF _____, _____

SHARI L. FREIDENRICH BY: _____
COUNTY TREASURER-TAX COLLECTOR TREASURER - TAX COLLECTOR

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(A)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, HOLDER OF AN EASEMENT FOR STUB POLES, GUY WIRES, ANCHORS AND OTHER APPURTENANT FIXTURES AND/OR EQUIPMENT MADE FOR ANCHORAGE PURPOSE AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MAY 23, 1983 AS INSTRUMENT NO. 83-216107 OF OFFICIAL RECORDS.

AT&T INC., SUCCESSOR IN INTEREST TO PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR COMMUNICATION FACILITIES AND APPURTENANCES NECESSARY TO ANY AND ALL THEREOF, TOGETHER WITH THE RIGHT OF WAY THEREFORE IN, OVER, UNDER AND UPON AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 28, 2000 AS INSTRUMENT NO. 20000396907 OF OFFICIAL RECORDS.

SHEET 2 OF 5 SHEETS
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DANE P. MCDOUGALL
L.S. 9297

C&V
CONSULTING, INC.

DATE OF SURVEY:
AUGUST 2024

SEE SHEETS 3-5 FOR LOT AND
EASEMENT DETAILS, AND EASEMENT
NOTES.

MONUMENT NOTES

- FOUND PUNCHED HEX DURAL BAR IN WELL MONUMENT, DOWN 1.2' PER C.R. 2017-0498. ACCEPTED AS A POINT ON THE CENTERLINE OF EAST KATELLA AVENUE PER R1, R2, AND R3.
- OCS GPS NO. 3127
FOUND PUNCHED HEX DURAL BAR IN WELL MONUMENT, PER C.R. 2017-0497, DOWN 1.4'. ACCEPTED AS THE CENTERLINE INTERSECTION OF EAST KATELLA AVENUE AND NORTH CAMBRIDGE STREET PER R1, R2, AND R3.
- FOUND GEAR SPIKE AND BROKEN WASHER STAMPED "LS" FLUSH, ACCEPTED AS GEAR SPIKE AND WASHER STAMPED "LS 5411" PER C.R. 2010-0734 AND ALSO ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF CAMBRIDGE STREET WITH THE SOUTH LINE OF R1.
- FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411", FLUSH, PER C.R. 2010-0734. ACCEPTED AS THE CENTERLINE INTERSECTION OF NORTH CAMBRIDGE STREET AND CARLETON AVENUE PER R1.
- FOUND MAG NAIL AND WASHER STAMPED "LS 5411", FLUSH PER C.R. 2007-0713. ACCEPTED AS POINTS ON THE CENTERLINE OF CARLETON AVENUE PER R1.
- FOUND MAG NAIL AND WASHER STAMPED "LS 5411", FLUSH PER C.R. 2007-0672. ACCEPTED AS POINTS ON THE CENTERLINE OF CARLETON AVENUE PER R2.

● INDICATES FOUND MONUMENT AS NOTED.

▲ INDICATES OCS CONTINUOUS GPS STATION (CGPS).

○ INDICATES 2" IRON PIPE TAGGED "LS 9297", FLUSH; OR LEAD, TACK, & TAG STAMPED "LS 9297", FLUSH; OR SPIKE & WASHER STAMPED "LS 9297", FLUSH, IN ASPHALT; OR NAIL & TAG STAMPED "LS 9297" ON TOP OF WALL, TO BE SET.

LEAD, TACK AND TAG "LS 9297" TO BE SET ON TOP OF CURB OFFSET 12.75' ALONG THE SIDE LOT LINE PRODUCED FROM LOT CORNERS LOCATED WITHIN THE PRIVATE DRIVE EASEMENT. NO OTHER LOT CORNERS TO BE SET UNLESS OTHERWISE NOTED.

ESTABLISHMENT NOTES

- SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R1.
- SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT FROM CALCULATED DISTANCES PER R1 AND R2.
- SEARCHED FOUND NOTHING. ESTABLISHED BY HOLDING RECORD DISTANCE OF 575.32' FROM THE EAST LINE OF CAMBRIDGE STREET PER R5
- SEARCHED FOUND NOTHING, ESTABLISHED BY INTERSECTING A TANGENT CURVE FROM (4) THROUGH (3) TO A REVERSE CURVE PASSING THROUGH (2).
- ESTABLISHED THE EAST LINE OF NORTH CAMBRIDGE STREET PER R6 40.00' EASTERLY OF AND CONCENTRIC WITH THE CENTERLINE AS ESTABLISHED FROM (2) TO (D).

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99998259 (PROJECT SPECIFIC).

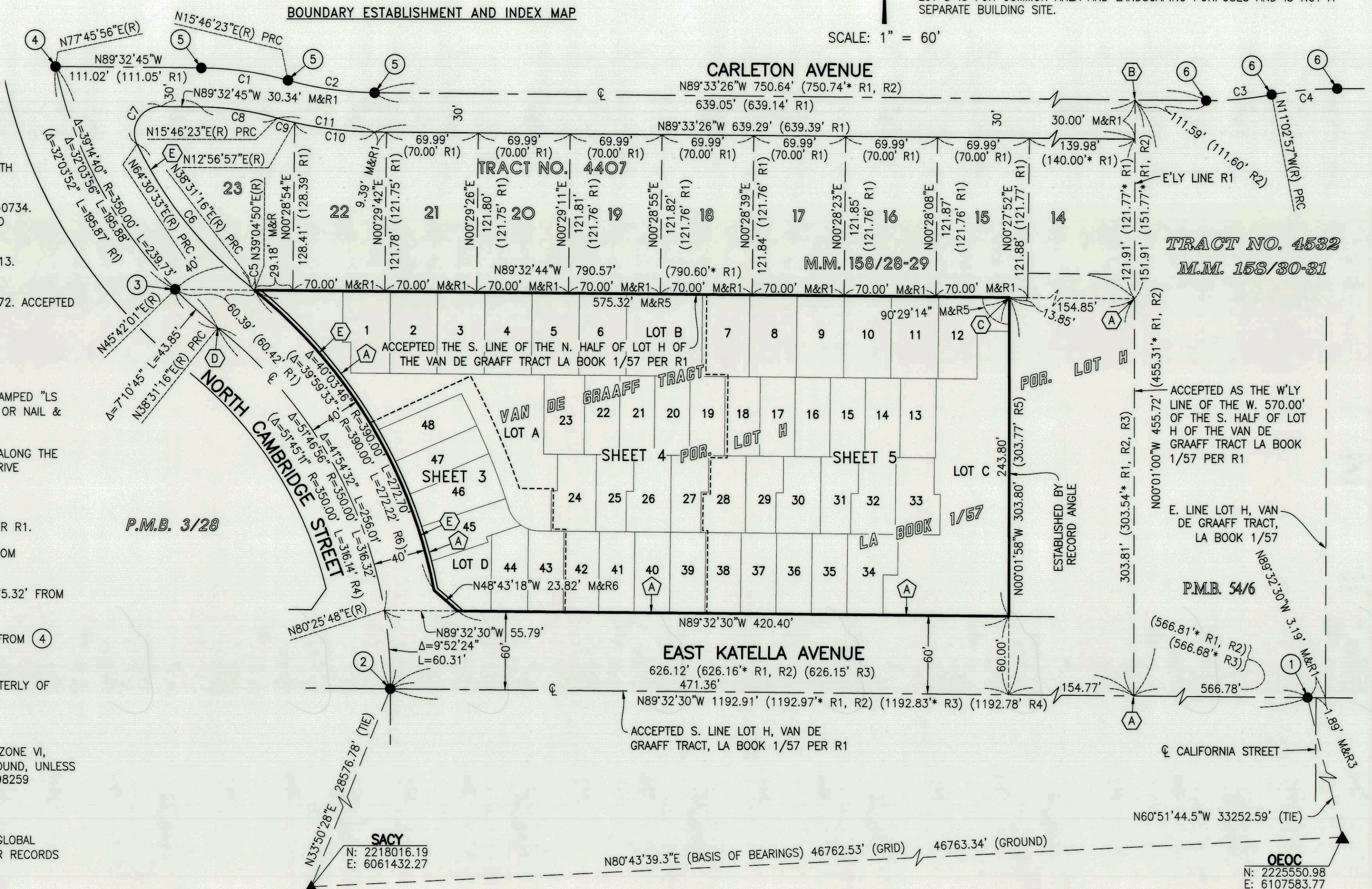
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CONTINUOUS GLOBAL POSITIONING STATION (CGPS) "SACY" AND "OEOC" BEING NORTH 80°43'39.3" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

SURVEYOR'S NOTES

- THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.
- THE EAST AND WEST LINES OF R3 WERE SEARCHED FOR, NOTHING WAS FOUND.
- THE NORTHWEST CORNER OF LOT 16 AND SOUTHWEST CORNER OF LOT 1, BOTH OF R2, WERE SEARCHED FOR, NOTHING WAS FOUND.
- ALL TIES PER C.R. 2007-0713 FOR (5) AND C.R. 2007-0672 FOR (6) WERE LOCATED AS A CHECK AND FIT TO THE PRESENT LOCATION OF THE CENTERLINE MONUMENTS AS SHOWN HEREON.
- ACCESS RIGHTS TO NORTH CAMBRIDGE STREET AND EAST KATELLA AVENUE HAVE BEEN RELEASED AND RELINQUISHED HEREON.

BOUNDARY ESTABLISHMENT AND INDEX MAP



LETTERED LOTS NOTE

LOTS A, B, AND C ARE FOR PRIVATE DRIVEWAY, COMMON AREA, AND LANDSCAPING PURPOSES AND ARE NOT SEPARATE BUILDING SITES.

LOT D IS FOR COMMON AREA AND LANDSCAPING PURPOSES AND IS NOT A SEPARATE BUILDING SITE.

SCALE: 1" = 60'

REFERENCES

- R1 - TRACT NO. 4407, M.M. 158/28-29.
R2 - TRACT NO. 4532, M.M. 158/30-31.
R3 - P.M.B. 54/6.
R4 - P.M.B. 3/28.
R5 - GRANT DEED TO TAYLOR MORRISON OF CALIFORNIA LLC, RECORDED AUGUST 5, 2024 AS INSTRUMENT NO. 2024000200058 O.R.
R6 - GRANT DEED TO THE CITY OF ORANGE, RECORDED SEPTEMBER 26, 1963 IN BOOK 6733, PAGE 723, O.R.
() - INDICATES RECORD OR CALCULATED DATA PER NOTED REFERENCE.
M&R - INDICATES MEASURED AND RECORD DATA PER NOTED REFERENCE.
* - INDICATES CALCULATED RECORD DISTANCE PER NOTED REFERENCE.

CURVE TABLE

C1	$\Delta=15^{\circ}19'08''$ R=250.00' L=66.84'	$(\Delta=15^{\circ}19'16''$ R=250.00' L=66.85' R1)
C2	$\Delta=15^{\circ}19'48''$ R=250.00' L=66.89'	$(\Delta=15^{\circ}19'16''$ R=250.00' L=66.85' R1)
C3	$\Delta=11^{\circ}29'31''$ R=250.00' L=50.14'	$(\Delta=11^{\circ}28'42''$ R=250.00' L=50.09' R2)
C4	$\Delta=11^{\circ}28'43''$ R=250.00' L=50.09'	$(\Delta=11^{\circ}28'42''$ R=250.00' L=50.09' R2)
C5	$\Delta=0^{\circ}33'34''$ R=390.00' L=3.81'	$(\Delta=0^{\circ}34'19''$ R=390.00' L=3.89' R1)
C6	$\Delta=25^{\circ}59'17''$ R=310.00' L=140.61'	$(\Delta=25^{\circ}58'22''$ R=310.00' L=140.53' R1)
C7	$\Delta=115^{\circ}56'42''$ R=20.00' L=40.47'	$(\Delta=115^{\circ}58'06''$ R=20.00' L=40.48' R1)
C8	$\Delta=15^{\circ}19'08''$ R=220.00' L=58.82'	$(\Delta=15^{\circ}19'16''$ R=220.00' L=58.83' R1)
C9	$\Delta=2^{\circ}49'26''$ R=280.00' L=13.80'	$(\Delta=2^{\circ}49'19''$ R=280.00' L=13.79' R1)
C10	$\Delta=12^{\circ}30'23''$ R=280.00' L=61.12'	$(\Delta=12^{\circ}29'57''$ R=280.00' L=61.08' R1)
C11	$\Delta=15^{\circ}19'48''$ R=280.00' L=74.92'	$(\Delta=15^{\circ}19'16''$ R=280.00' L=74.87' R1)

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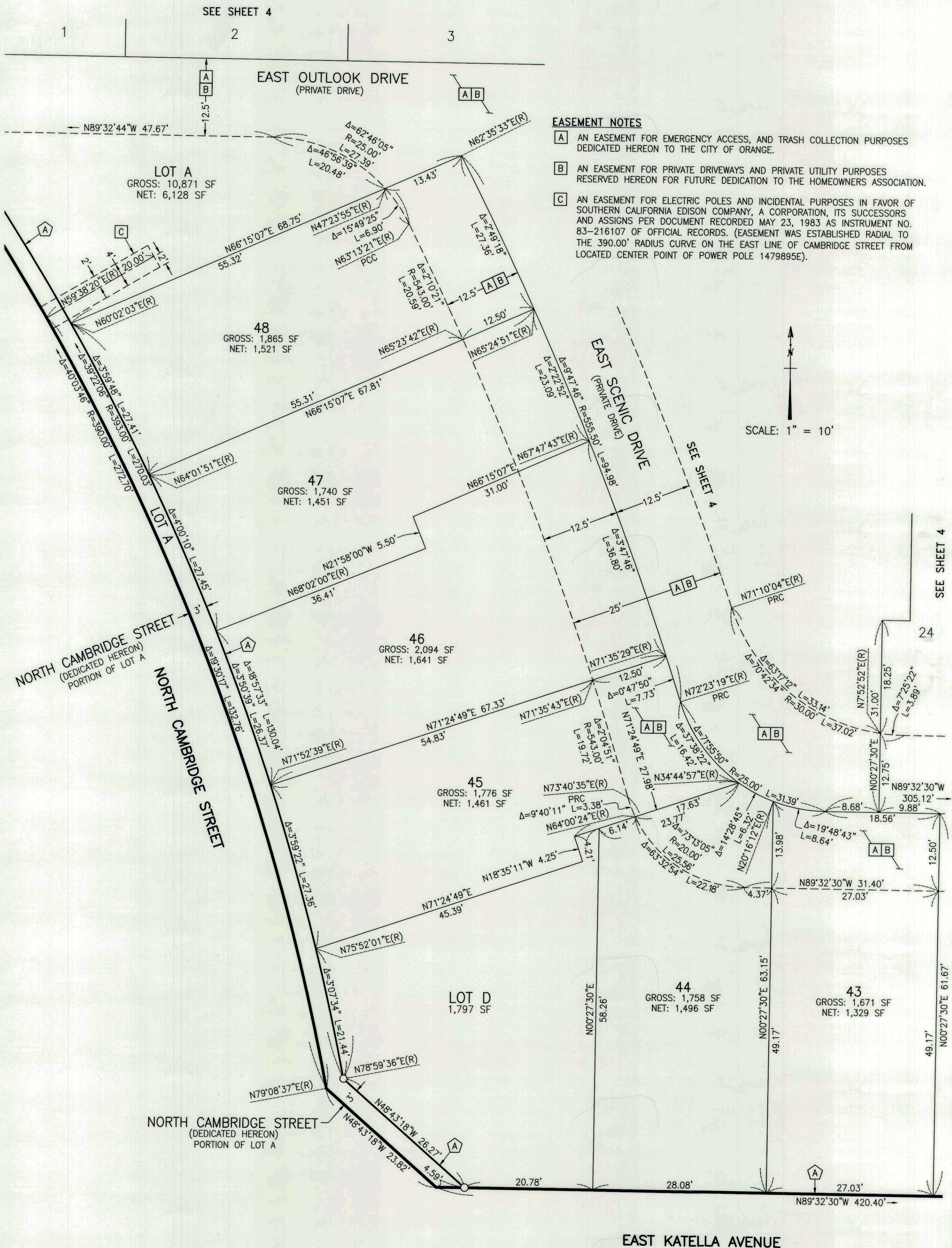
DANE P. MCDUGALL
L.S. 9297

C&V
CONSULTING, INC.

DATE OF SURVEY:
AUGUST 2024

SEE SHEET 2 FOR BOUNDARY
ESTABLISHMENT AND INDEX MAP,
MONUMENT NOTES, ESTABLISHMENT
NOTES, DATUM STATEMENT, BASIS OF
BEARINGS, SURVEYOR'S NOTES,
REFERENCES, AND LETTERED LOTS NOTE.
SEE SHEETS 4, AND 5 FOR LOT AND
EASEMENT DETAILS.

LOT AND EASEMENT DETAILS



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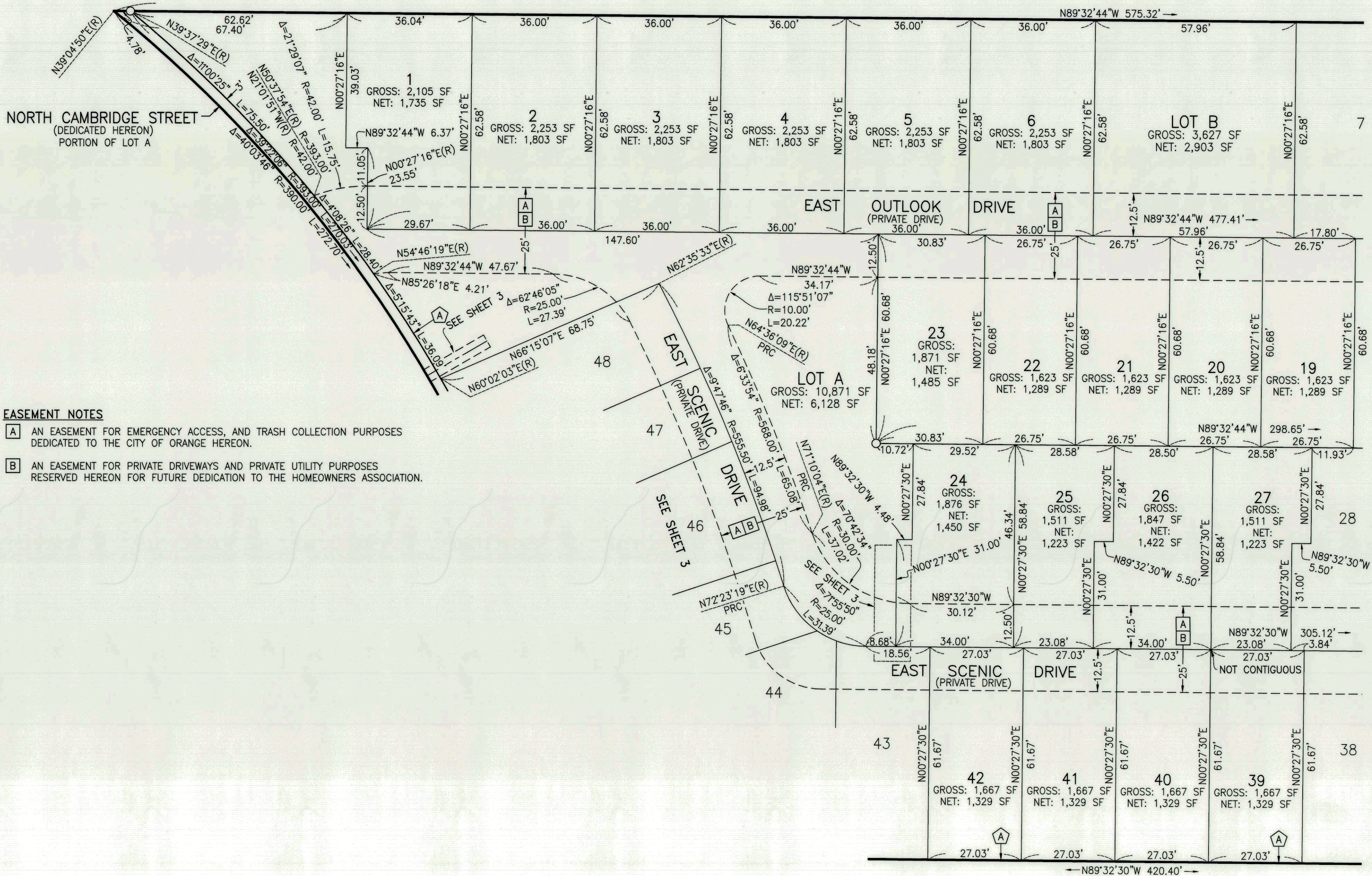
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CONSULTING, INC.

DATE OF SURVEY:
AUGUST 2024

LOT AND EASEMENT DETAILS

SCALE: 1" = 20'

SEE SHEET 2 FOR BOUNDARY
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SEE SHEETS 3-4 FOR LOT AND
EASEMENT DETAILS.

EASEMENT NOTES

- [A] AN EASEMENT FOR EMERGENCY ACCESS, AND TRASH COLLECTION PURPOSES DEDICATED TO THE CITY OF ORANGE HEREON.
- [B] AN EASEMENT FOR PRIVATE DRIVEWAYS AND PRIVATE UTILITY PURPOSES RESERVED HEREON FOR FUTURE DEDICATION TO THE HOMEOWNERS ASSOCIATION.
- [D] AN EASEMENT FOR COMMUNICATION FACILITIES AND APPURTENANCES NECESSARY TO ANY AND ALL THEREOF, TOGETHER WITH THE RIGHT OF WAY THEREFORE IN, OVER, UNDER AND UPON AND INCIDENTAL PURPOSES IN FAVOR OF AT&T INC., SUCCESSOR IN INTEREST TO PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, PER DOCUMENT RECORDED JULY 28, 2000 AS INSTRUMENT NO. 20000396907 OF OFFICIAL RECORDS.

