

SHEET 1 OF 6 SHEETS
22 NUMBERED LOTS AND
6 LETTERED LOTS
LOTS A THROUGH F, INCLUSIVE
ACREAGE: 10.876 ACRES
DATE OF SURVEY: JUNE 2022
(ALL OF TENTATIVE
TRACT NO. 18163)

TRACT NO. 18163

IN THE CITY OF ORANGE, COUNTY OF ORANGE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 2021-187 AS
SHOWN ON A PARCEL MAP FILED IN BOOK 415, PAGES 38 THROUGH 47,
INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV. L.S. 8639

ACCEPTED AND FILED AT THE
REQUEST OF
CHICAGO 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.

WE HEREBY DEDICATE TO THE CITY OF ORANGE AN EASEMENT FOR THE RIGHTS OF ACCESS FOR TRASH COLLECTION, POLICE SERVICES, FIRE SAFETY, HEALTH PROTECTION AND GENERAL WELFARE PURPOSES. THIS EASEMENT FOR THE RIGHT OF ACCESS SHALL INCLUDE A RIGHT OF ACCESS BY ANY VEHICLE AUTHORIZED BY THE CITY OF ORANGE TO PERFORM FUNCTIONS ON BEHALF OF THE CITY, SUCH AS TRASH COLLECTION AND PUBLIC UTILITY PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF ORANGE A 25.00' WIDE EASEMENT FOR PUBLIC TRAIL USE AND MAINTENANCE PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF ORANGE AN EASEMENT FOR ACCESS FOR EMERGENCY SERVICES AND FUEL MODIFICATION MAINTENANCE PURPOSES, OVER LOTS A, B, C AND D AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF ORANGE AN EASEMENT FOR LINE OF SIGHT PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR FUTURE GRANT BY SEPARATE INSTRUMENT, THE EASEMENT FOR UTILITY PURPOSES FOR PRIVATE SEWER AND WATER LINE PURPOSES, AS SHOWN ON SAID MAP.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR FUTURE GRANT BY SEPARATE INSTRUMENT, THE EASEMENT FOR UTILITY ACCESS PURPOSES, AS SHOWN ON SAID MAP.

D.R. HORTON LOS ANGELES HOLDING COMPANY, INC., A CALIFORNIA CORPORATION

BY: _____
NAME:
TITLE:

MILAN REI X, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 2, 2026 AS INSTRUMENT NO. 2026000025269 OF OFFICIAL RECORDS, COUNTY OF ORANGE.

BY: TIVOLI CAPITAL, INC., ITS MANAGING MEMBER

BY: _____
NAME:
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 } ss.
COUNTY OF _____
ON _____, 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 _____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

(NAME PRINTED) MY COMMISSION EXPIRES: _____
MY COMMISSION NO.: _____

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 } ss.
COUNTY OF _____
ON _____, 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 _____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

(NAME PRINTED) MY COMMISSION EXPIRES: _____
MY COMMISSION NO.: _____

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 MILAN REI X, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JUNE, 2022. 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 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.


ROBERT L. WHEELER IV. L.S. 8639

2/23/2026

DATE



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

DATED THIS _____ DAY OF _____, 2026.

ALAN C. TRUONG, R.C.E. 76381
CITY ENGINEER
CITY OF ORANGE



CITY CLERK'S STATEMENT:

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 _____, 2026 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY, SUBJECT TO IMPROVEMENTS.

THE EASEMENT FOR THE RIGHTS OF ACCESS FOR TRASH COLLECTION, POLICE SERVICES, FIRE SAFETY, HEALTH PROTECTION AND GENERAL WELFARE AS DEDICATED. THIS EASEMENT FOR THE RIGHT OF ACCESS SHALL INCLUDE A RIGHT OF ACCESS BY ANY VEHICLE AUTHORIZED BY THE CITY OF ORANGE TO PERFORM FUNCTIONS ON BEHALF OF THE CITY, SUCH AS TRASH COLLECTION AND PUBLIC UTILITY.

THE 25.00' WIDE EASEMENT FOR PUBLIC TRAIL USE AND MAINTENANCE PURPOSES, AS DEDICATED.

THE EASEMENT FOR ACCESS FOR EMERGENCY SERVICES AND FUEL MODIFICATION MAINTENANCE PURPOSES OVER LOTS A, B, C AND D, AS DEDICATED.

THE EASEMENT FOR LINE OF SIGHT PURPOSES, AS DEDICATED.

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

DATED THIS _____ DAY OF _____, 2026.

PAMELA COLEMAN
CITY CLERK OF THE CITY OF ORANGE

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2026.

LILY M. N. 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 PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2026.

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

SEE SIGNATURE OMISSION ON SHEET 2.

SHEET 2 OF 6 SHEETS
22 NUMBERED LOTS AND
6 LETTERED LOTS
LOTS A THROUGH F, INCLUSIVE
ACREAGE: 10.876 ACRES
DATE OF SURVEY: JUNE 2022
(ALL OF TENTATIVE
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OF SAID COUNTY.

HUNSAKER AND ASSOCIATES IRVINE, INC.
ROBERT L. WHEELER IV. L.S. 8639

SIGNATURE OMISSIONS:

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

JOHN T. CARPENTER, HOLDER OF AN EASEMENT FOR DITCH PURPOSES RECORDED NOVEMBER 1, 1873 IN BOOK 26, PAGE 426 OF DEEDS, RECORD OF LOS ANGELES COUNTY.

VICTOR MONTGOMERY, HOLDER OF AN EASEMENT FOR THE RIGHT TO CONSTRUCT AND USE IRRIGATION DITCHES ON SAID LAND, AS MAY BE NECESSARY TO IRRIGATE ADJOINING LANDS RECORDED JANUARY 6, 1881 IN BOOK 77, PAGE 22 OF DEEDS, RECORDS OF LOS ANGELES COUNTY.

HENRY SNYDER, HOLDER OF AN EASEMENT FOR IRRIGATION DITCHES PURPOSES RECORDED SEPTEMBER 21, 1921 IN BOOK 221, PAGE 115 OF DEEDS.

GRAY TRACT WELL COMPANY, HOLDER OF AN EASEMENT FOR AN UNDERGROUND PIPE LINE PURPOSES, WITH SURFACE GATES WITH REASONABLE RIGHTS OF INGRESS AND EGRESS RECORDED AUGUST 4, 1923 IN BOOK 482, PAGE 303 OF DEEDS.

JAMES R. RAGAN, ET. AL, HOLDERS OF AN EASEMENT FOR THE RIGHT TO USE ESTABLISHED ROAD RECORDED APRIL 19, 1927 IN BOOK 37, PAGE 228, OF OFFICIAL RECORDS.

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT FOR WATER TRANSPORTATION PURPOSES RECORDED MARCH 27, 1995 AS INSTRUMENT NO. 95-0119382, OF OFFICIAL RECORDS.

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT FOR WATER TRANSPORTATION PURPOSES RECORDED MARCH 27, 1995 AS INSTRUMENT NO. 95-0119383, OF OFFICIAL RECORDS.

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT FOR WATER TRANSPORTATION PURPOSES RECORDED FEBRUARY 2, 1981 IN BOOK 13935, PAGE 413, BOTH OF OFFICIAL RECORDS.

ANTHONY B. HEINSBERGEN AND NEDITH C. HEINSBERGEN, HUSBAND AND WIFE, HOLDER OF CERTAIN OIL, GAS, ASPHALTUM AND TAR AS RESERVED IN A DEED RECORDED NOVEMBER 15, 1972, AS IN BOOK 10426, PAGE 541, OF OFFICIAL RECORDS.

BERGUM CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, HOLDER OF ANY AND ALL OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS, RIGHTS TO ALL OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL HEAT RIGHTS OR GEOTHERMAL SUBSTANCES THAT MAY BE PRODUCED FROM THE PROPERTY, WATER RIGHTS AND CLAIMS OR RIGHTS TO WATER AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING LOCATED IN OR UNDER THAT CERTAIN REAL PROPERTY, THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE AND OPERATE FOR AND PRODUCE, STORE AND REMOVE ANY OF THE SUBSURFACE RESOURCES ON OR FROM THE PROPERTY, INCLUDING WITHOUT LIMITATION THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE, FROM LANDS OTHER THAN THE PROPERTY, WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE PROPERTY, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS WITHIN OR BEYOND THE EXTERIOR LIMITS OF THE PROPERTY, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, BUT WITHOUT THE RIGHT TO DRILL, MINE, EXPLORE, OPERATE, PRODUCE, STORE OR REMOVE ANY OF THE SUBSURFACE RESOURCES THROUGH OR IN THE SURFACE OF THE PROPERTY AS RESERVED IN A DEED RECORDED FEBRUARY 2, 2026 AS INSTRUMENT NO. 2026000025270, OF OFFICIAL RECORDS.

SHEET 3 OF 6 SHEETS
 SCALE: 1" = 100'
 22 NUMBERED LOTS AND
 6 LETTERED LOTS
 LOTS A THROUGH F, INCLUSIVE
 ACREAGE: 10.876 ACRES
 DATE OF SURVEY: JUNE 2022
 (ALL OF TENTATIVE
 TRACT NO. 18163)

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IN THE CITY OF ORANGE, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
 ROBERT L. WHEELER IV, L.S. 8639

BOUNDARY ESTABLISHMENT MAP AND SHEET INDEX MAP

INDICATES SHEET NUMBER
 - - - - - INDICATES SHEET LIMIT

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF MABURY AVENUE, BEING NORTH 83°52'47" EAST PER PARCEL MAP NO. 2021-187 P.M.B. 415/38-47, WHOSE BASIS OF BEARINGS IS BETWEEN CONTINUOUS OPERATING GPS STATIONS (CGPS) GPS NO. OEOC AND GPS NO. CCCS PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED.

DATUM STATEMENT:

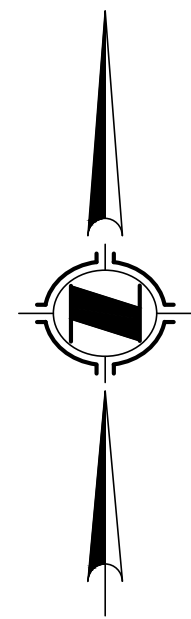
COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD (2017.50 EPOCH O.C.S. GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.9999756710 (COMBINATION FACTOR IS PROJECT SPECIFIC).

RECORD DATA NOTES:

- [] INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 2021-187, P.M.B. 415/38-47.
- () INDICATES RECORD DATA PER PARCEL MAP NO. 2021-187, P.M.B. 415/38-47.
- { } INDICATES RECORD AND MEASURED DATA PER CITY OF ORANGE CENTERLINE TIES #2572.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	[9°25'05"]	436.00'	71.67'
C2	[27°39'18"]	600.00'	289.61' (289.60')



NOTE:

LOTS C AND D ARE FOR OPEN SPACE PROPOSES AND ARE NOT SEPARATE BUILDING SITES.

MONUMENT NOTES:

- 2" I.P. TAGGED L.S. 8639 OR LEAD, TACK & TAG L.S. 8639 OR NAIL & TAG L.S. 8639 OR 8" SPIKE & WASHER STAMPED L.S. 8639 TO BE SET FLUSH AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED L.S. 8639 OR LEAD, TACK & TAG L.S. 8639 OR NAIL & TAG L.S. 8639 OR 8" SPIKE & WASHER STAMPED L.S. 8639 TO BE SET FLUSH AT ALL LOT CORNERS, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- 8" SPIKE & WASHER STAMPED L.S. 8639 OR LEAD, TACK & TAG L.S. 8639 OR 1" I.P. TAGGED L.S. 8639 TO BE SET FLUSH AT ALL STREET CENTERLINE POINTS OF CONTROL, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- LEAD, TACK & TAG L.S. 8639 TO BE SET FLUSH IN TOP OF CURB ON ALL SIDE LOT LINES AT THE OFFSET INDICATED BY THE P# SHOWN FROM FRONT LOT CORNER FOR ALL SIDE LOT LINES, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

P# INDICATES BEARING AND DISTANCE OF LOT LINE PRODUCED FROM LOT CORNER TO MONUMENT.

- INDICATES MONUMENT FOUND AS NOTED.
- INDICATES MONUMENT TO BE SET AS NOTED.
- INDICATES NOTHING TO BE SET.

EASEMENT NOTES:

- (A) INDICATES A 25.00' WIDE EASEMENT FOR PUBLIC TRAIL USE AND MAINTENANCE PURPOSES DEDICATED HEREON TO THE CITY OF ORANGE.
- (B) INDICATES AN EASEMENT FOR UTILITY PURPOSES FOR PRIVATE SEWER AND WATER LINE PURPOSES RESERVED HEREON FOR FUTURE GRANT.
- (C) INDICATES AN EASEMENT FOR WATER TRANSPORTATION PURPOSES IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF CALIFORNIA, A PUBLIC CORPORATION, RECORDED MARCH 27, 1995 AS INSTRUMENT NO. 95-0119382, OF OFFICIAL RECORDS. SEE SHEET 6.
- (D) INDICATES AN EASEMENT FOR WATER TRANSPORTATION PURPOSES IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED MARCH 27, 1995 AS INSTRUMENT NO. 95-0119383, AND RECORDED FEBRUARY 2, 1981 IN BOOK 13935, PAGE 413, BOTH OF OFFICIAL RECORDS. SEE SHEET 6.
- (E) INDICATES AN EASEMENT FOR THE RIGHTS OF ACCESS FOR TRASH COLLECTION, POLICE SERVICES, FIRE SAFETY, HEALTH PROTECTION AND GENERAL WELFARE PURPOSES. THIS EASEMENT FOR THE RIGHT OF ACCESS SHALL INCLUDE A RIGHT OF ACCESS BY ANY VEHICLE AUTHORIZED BY THE CITY OF ORANGE TO PERFORM FUNCTIONS ON BEHALF OF THE CITY, SUCH AS TRASH COLLECTION AND PUBLIC UTILITY, DEDICATED HEREON TO THE CITY OF ORANGE.

INDICATES AN EASEMENT FOR ACCESS FOR EMERGENCY SERVICES AND FUEL MODIFICATION MAINTENANCE PURPOSES OVER LOTS A, B, C, AND D AS DEDICATED HEREON TO THE CITY OF ORANGE. (EASEMENT IS BLANKET OVER SAID LOTS).

JOHN T. CARPENTER, HOLDER OF AN EASEMENT FOR DITCH PURPOSES RECORDED NOVEMBER 1, 1873 IN BOOK 26, PAGE 426 OF DEEDS, RECORD OF LOS ANGELES COUNTY.
 (THE EXACT LOCATION AND EXTENT OF EASEMENT IS NOT DISCLOSED OF RECORDS).

VICTOR MONTGOMERY, HOLDER OF AN EASEMENT FOR THE RIGHT TO CONSTRUCT AND USE IRRIGATION DITCHES ON SAID LAND, AS MAY BE NECESSARY TO IRRIGATE ADJOINING LANDS RECORDED JANUARY 6, 1881 IN BOOK 77, PAGE 22 OF DEEDS, RECORDS OF LOS ANGELES COUNTY. (THE EXACT LOCATION AND EXTENT OF EASEMENT IS NOT DISCLOSED OF RECORDS).

HENRY SNYDER, HOLDER OF AN EASEMENT FOR IRRIGATION DITCHES PURPOSES RECORDED SEPTEMBER 21, 1921 IN BOOK 221, PAGE 115 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF EASEMENT IS NOT DISCLOSED OF RECORDS).

GRAY TRACT WELL COMPANY, HOLDER OF AN EASEMENT FOR AN UNDERGROUND PIPE LINE, WITH SURFACE GATES WITH REASONABLE RIGHTS OF INGRESS AND EGRESS PURPOSES RECORDED AUGUST 4, 1923 IN BOOK 482, PAGE 303 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF EASEMENT IS NOT DISCLOSED OF RECORDS).

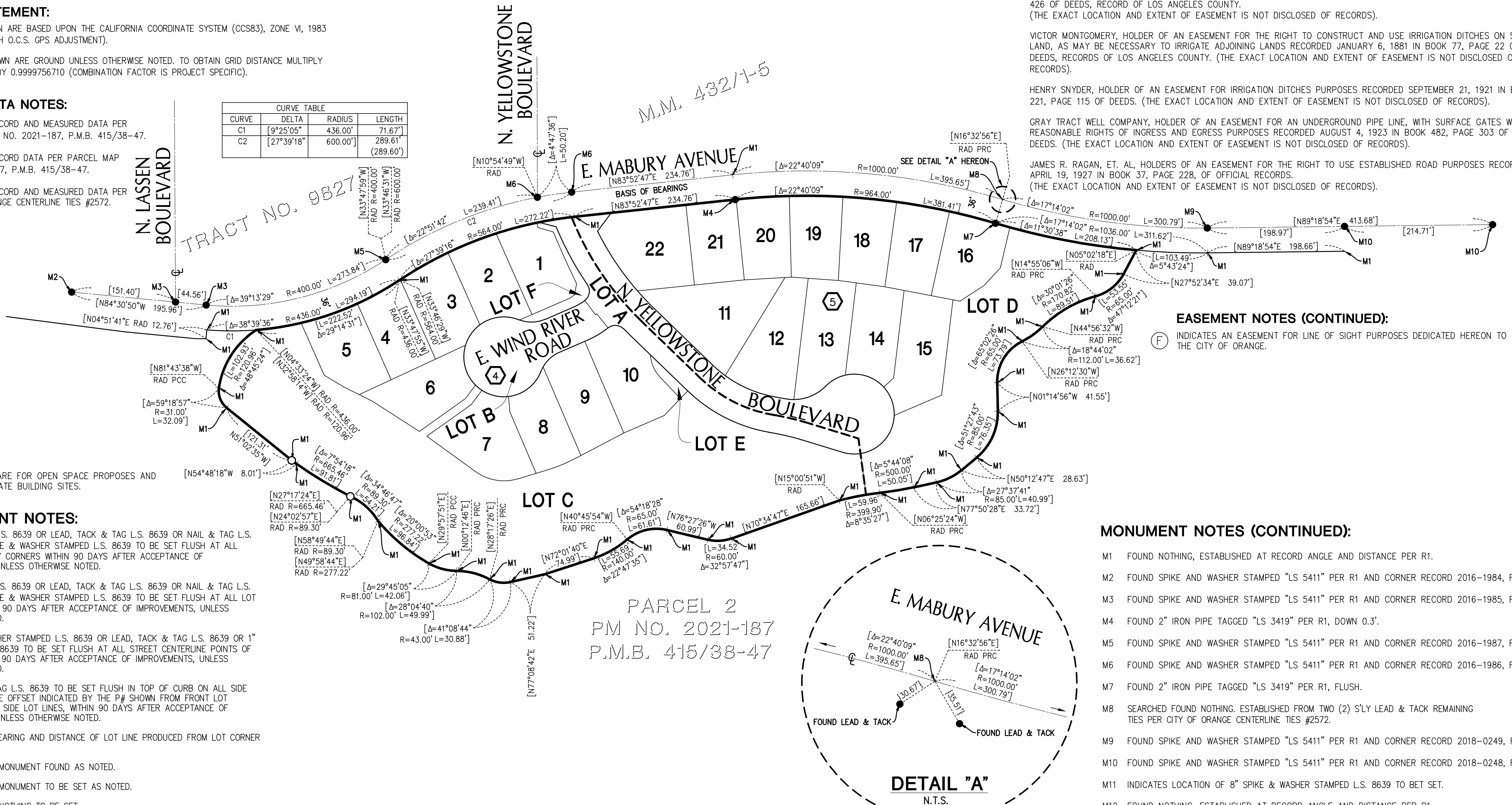
JAMES R. RAGAN, ET. AL, HOLDERS OF AN EASEMENT FOR THE RIGHT TO USE ESTABLISHED ROAD PURPOSES RECORDED APRIL 19, 1927 IN BOOK 37, PAGE 228, OF OFFICIAL RECORDS.
 (THE EXACT LOCATION AND EXTENT OF EASEMENT IS NOT DISCLOSED OF RECORDS).

EASEMENT NOTES (CONTINUED):

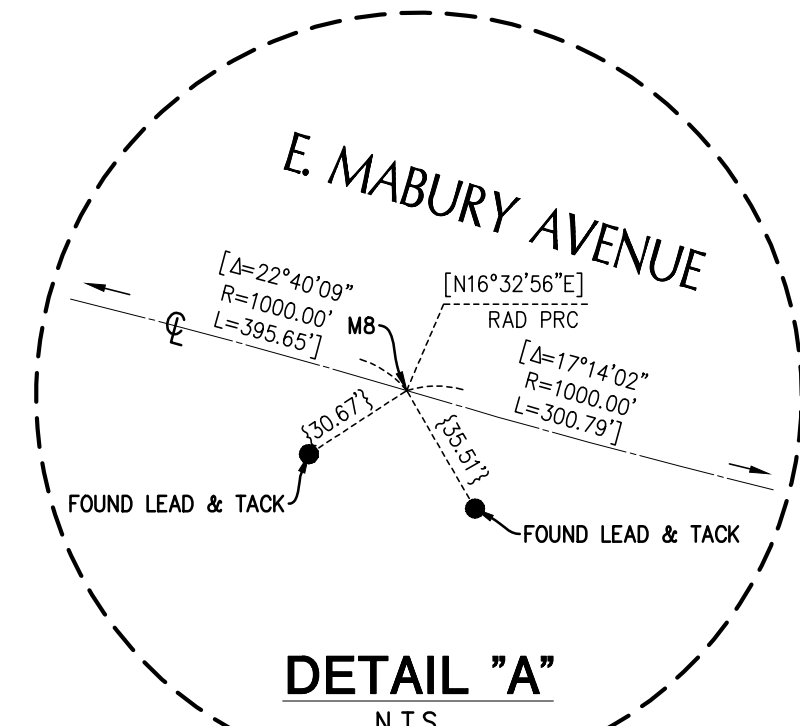
- (F) INDICATES AN EASEMENT FOR LINE OF SIGHT PURPOSES DEDICATED HEREON TO THE CITY OF ORANGE.

MONUMENT NOTES (CONTINUED):

- M1 FOUND NOTHING, ESTABLISHED AT RECORD ANGLE AND DISTANCE PER R1.
- M2 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER R1 AND CORNER RECORD 2016-1984, FLUSH.
- M3 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER R1 AND CORNER RECORD 2016-1985, FLUSH.
- M4 FOUND 2" IRON PIPE TAGGED "LS 3419" PER R1, DOWN 0.3'.
- M5 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER R1 AND CORNER RECORD 2016-1987, FLUSH.
- M6 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER R1 AND CORNER RECORD 2016-1986, FLUSH.
- M7 FOUND 2" IRON PIPE TAGGED "LS 3419" PER R1, FLUSH.
- M8 SEARCHED FOUND NOTHING. ESTABLISHED FROM TWO (2) S'LY LEAD & TACK REMAINING TIES PER CITY OF ORANGE CENTERLINE TIES #2572.
- M9 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER R1 AND CORNER RECORD 2018-0249, FLUSH.
- M10 FOUND SPIKE AND WASHER STAMPED "LS 5411" PER R1 AND CORNER RECORD 2018-0248, FLUSH.
- M11 INDICATES LOCATION OF 8" SPIKE & WASHER STAMPED L.S. 8639 TO BE SET.
- M12 FOUND NOTHING, ESTABLISHED AT RECORD ANGLE AND DISTANCE PER R1. INDICATES LOCATION OF 8" SPIKE & WASHER STAMPED L.S. 8639 TO BE SET.



PARCEL 2
 PM NO. 2021-187
 P.M.B. 415/38-47



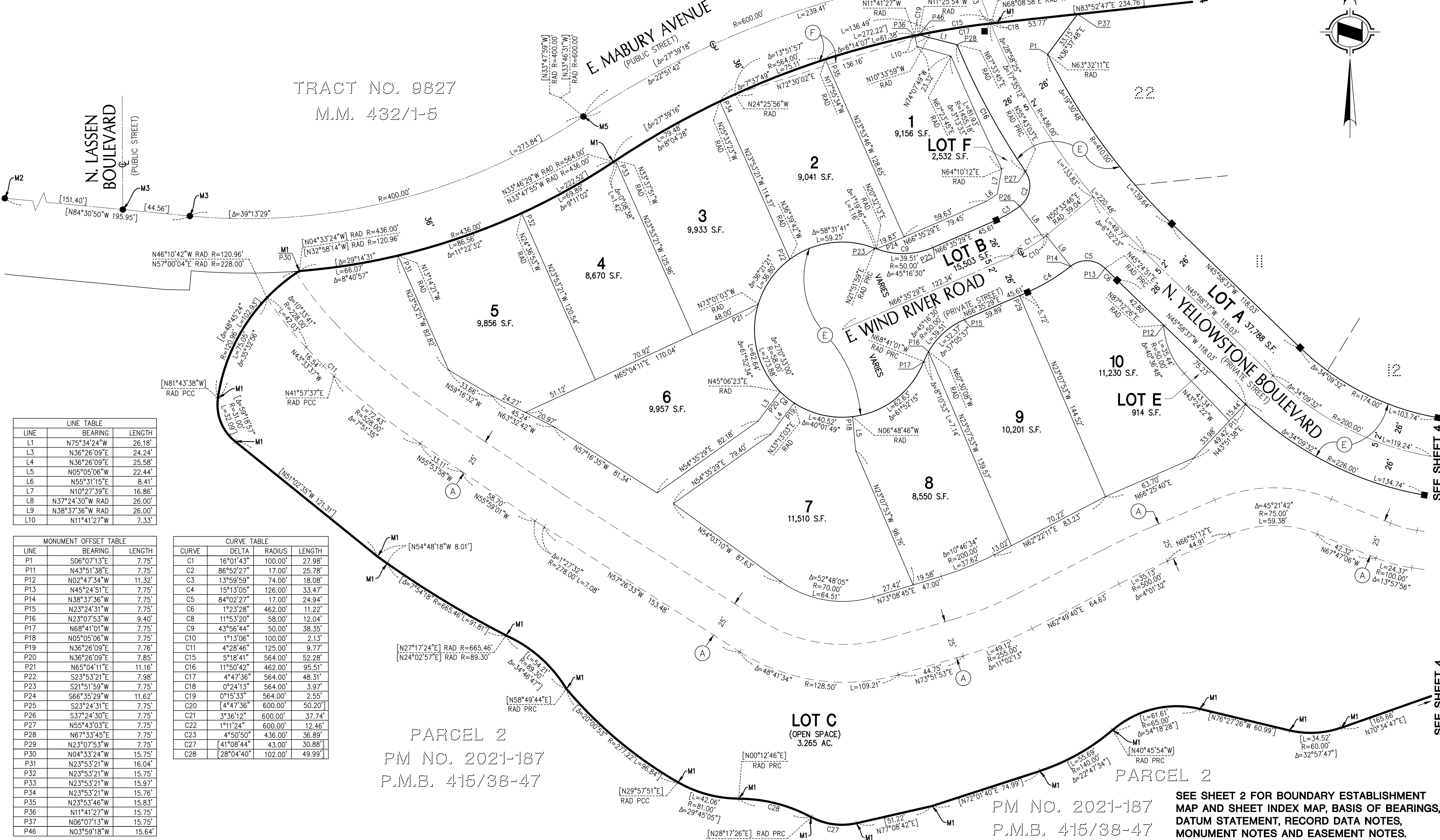
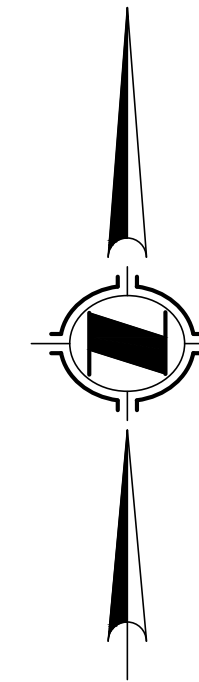
SHEET 4 OF 6 SHEETS
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 DATE OF SURVEY: JUNE 2022
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IN THE CITY OF ORANGE, COUNTY OF ORANGE,
 STATE OF CALIFORNIA
 HUNSAKER AND ASSOCIATES IRVINE, INC.
 ROBERT L. WHEELER IV. L.S. 8639

N. YELLOWSTONE BOULEVARD
 (PUBLIC STREET)

TRACT NO. 9827
 M.M. 432/1-5



LINE	BEARING	LENGTH
L1	N75°34'24"W	26.18'
L3	N36°26'09"E	24.24'
L4	N36°26'09"E	25.58'
L5	N05°05'06"W	22.44'
L6	N55°31'15"E	8.41'
L7	N10°27'39"E	16.86'
L8	N37°24'30"W	26.00'
L9	N38°37'36"W	26.00'
L10	N11°41'27"W	7.33'

LINE	BEARING	LENGTH
P1	S06°07'13"E	7.75'
P11	N43°51'38"E	7.75'
P12	N02°47'34"W	11.32'
P13	N45°24'51"E	7.75'
P14	N38°37'36"W	7.75'
P15	N23°24'31"W	7.75'
P16	N23°07'53"W	9.40'
P17	N68°41'01"W	7.75'
P18	N05°05'06"W	7.75'
P19	N36°26'09"E	7.75'
P20	N36°26'09"E	7.85'
P21	N65°04'11"E	11.16'
P22	S23°53'21"E	7.98'
P23	S21°51'59"W	7.75'
P24	S66°35'29"W	11.62'
P25	S23°24'31"E	7.75'
P26	S37°24'30"E	7.75'
P27	N55°43'03"E	7.75'
P28	N67°33'45"E	7.75'
P29	N23°07'53"W	7.75'
P30	N04°33'24"W	15.75'
P31	N23°53'21"W	16.04'
P32	N23°53'21"W	15.75'
P33	N23°53'21"W	15.97'
P34	N23°53'21"W	15.76'
P35	N23°53'46"W	15.83'
P36	N11°41'27"W	15.75'
P37	N06°07'13"W	15.75'
P46	N03°59'18"W	15.64'

CURVE	DELTA	RADIUS	LENGTH
C1	16°01'43"	100.00'	27.98'
C2	86°52'27"	17.00'	25.78'
C3	13°59'59"	74.00'	18.08'
C4	15°13'05"	126.00'	33.47'
C5	84°02'27"	17.00'	24.94'
C6	1°23'28"	462.00'	11.22'
C8	11°53'20"	58.00'	12.04'
C9	43°56'44"	50.00'	38.35'
C10	1°13'06"	100.00'	2.13'
C11	4°28'46"	125.00'	9.77'
C15	5°18'41"	564.00'	52.28'
C16	11°50'42"	462.00'	95.51'
C17	4°47'36"	564.00'	48.31'
C18	0°24'13"	564.00'	3.97'
C19	0°15'33"	564.00'	2.55'
C20	4°47'36"	600.00'	50.20'
C21	3°36'12"	600.00'	37.74'
C22	1°11'24"	600.00'	12.46'
C23	4°50'50"	436.00'	36.89'
C27	41°08'44"	43.00'	30.88'
C28	28°04'40"	102.00'	49.99'

PARCEL 2
 PM NO. 2021-187
 P.M.B. 415/38-47

PARCEL 2
 PM NO. 2021-187
 P.M.B. 415/38-47

SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT
 MAP AND SHEET INDEX MAP, BASIS OF BEARINGS,
 DATUM STATEMENT, RECORD DATA NOTES,
 MONUMENT NOTES AND EASEMENT NOTES.

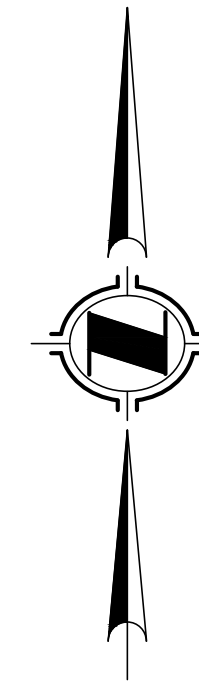
SEE SHEET 4

SHEET 5 OF 6 SHEETS
 SCALE: 1" = 40'
 22 NUMBERED LOTS AND
 6 LETTERED LOTS
 LOTS A THROUGH F, INCLUSIVE
 ACREAGE: 10.876 ACRES
 DATE OF SURVEY: JUNE 2022
 (ALL OF TENTATIVE
 TRACT NO. 18163)

TRACT NO. 18163

IN THE CITY OF ORANGE, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

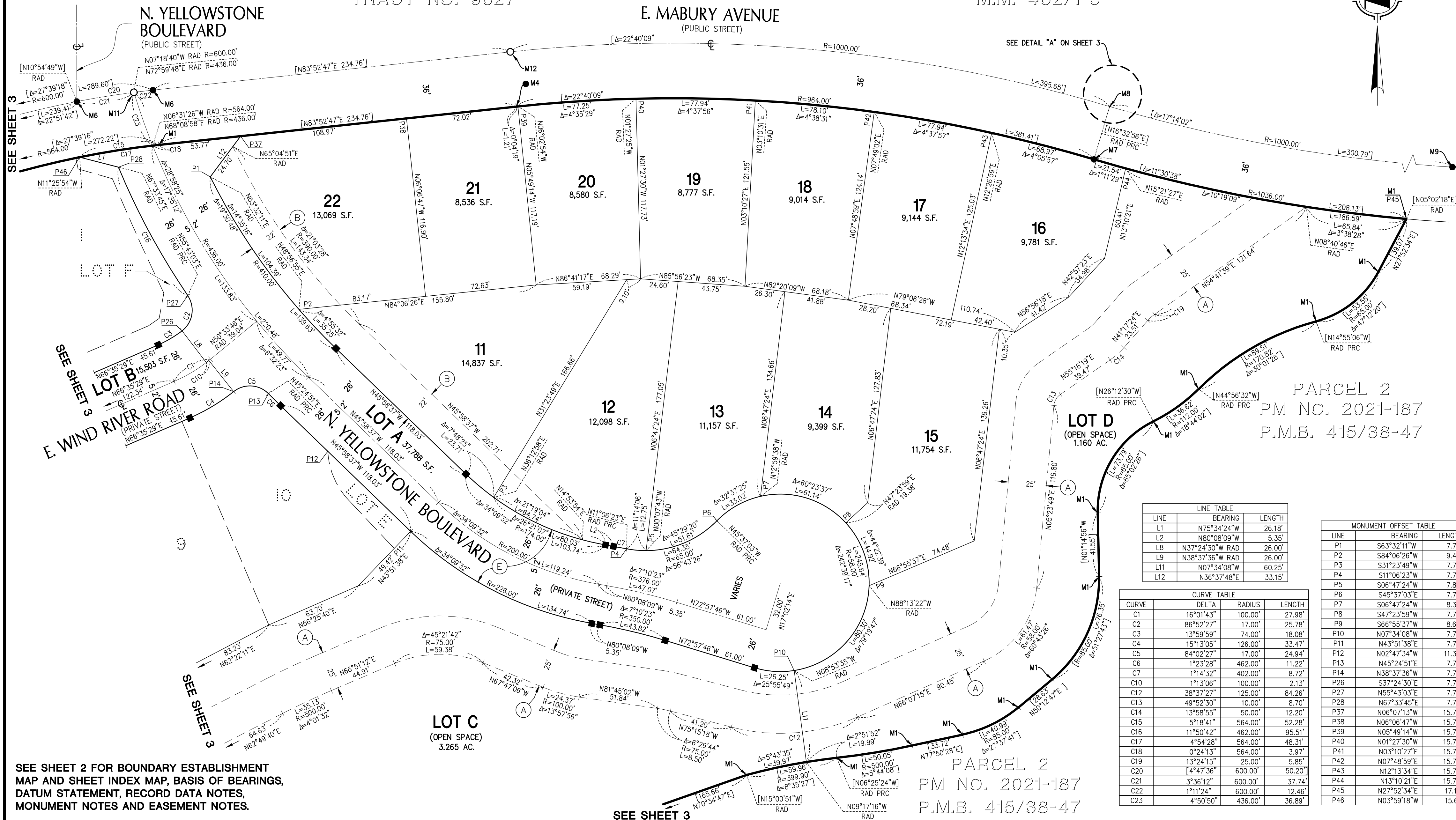
HUNSAKER AND ASSOCIATES IRVINE, INC.
 ROBERT L. WHEELER IV. L.S. 8639



TRACT NO. 9627

E. MABURY AVENUE
 (PUBLIC STREET)

M.M. 432/1-5



PARCEL 2
 PM NO. 2021-187
 P.M.B. 415/38-47

LINE	BEARING	LENGTH
L1	N75°34'24"W	26.18'
L2	N80°08'09"W	5.35'
L8	N37°24'30"W	26.00'
L9	N38°37'36"W	26.00'
L11	N07°34'08"W	60.25'
L12	N36°37'48"E	33.15'

LINE	BEARING	LENGTH
P1	S63°32'11"W	7.75'
P2	S84°06'26"W	9.45'
P3	S31°23'49"W	7.78'
P4	S11°06'23"W	7.75'
P5	S06°47'24"W	7.80'
P6	S45°37'03"E	7.75'
P7	S06°47'24"W	8.32'
P8	S47°23'59"W	7.75'
P9	S66°55'37"W	8.69'
P10	N07°34'08"W	7.75'
P11	N43°51'38"E	7.75'
P12	N02°47'34"W	11.32'
P13	N45°24'51"E	7.75'
P14	N38°37'36"W	7.75'
P26	S37°24'30"E	7.75'
P27	N55°43'03"E	7.75'
P28	N67°33'45"E	7.75'
P37	N06°07'13"W	15.75'
P38	N06°06'47"W	15.75'
P39	N05°49'14"W	15.75'
P40	N01°27'30"W	15.75'
P41	N03°10'27"E	15.75'
P42	N07°48'59"E	15.75'
P43	N12°13'34"E	15.75'
P44	N13°10'21"E	15.76'
P45	N27°52'34"E	17.11'
P46	N03°59'18"W	15.64'

CURVE	DELTA	RADIUS	LENGTH
C1	16°01'43"	100.00'	27.98'
C2	86°52'27"	17.00'	25.78'
C3	13°59'59"	74.00'	18.08'
C4	15°13'05"	126.00'	33.47'
C5	84°02'27"	17.00'	24.94'
C6	1°23'28"	462.00'	11.22'
C7	1°14'32"	402.00'	8.72'
C10	1°13'06"	100.00'	2.13'
C12	38°37'27"	125.00'	84.26'
C13	49°52'30"	10.00'	8.70'
C14	13°58'55"	50.00'	12.20'
C15	5°18'41"	564.00'	52.28'
C16	11°50'42"	462.00'	95.51'
C17	4°54'28"	564.00'	48.31'
C18	0°24'13"	564.00'	3.97'
C19	13°24'15"	25.00'	5.85'
C20	4°47'36"	600.00'	50.20'
C21	3°36'12"	600.00'	37.74'
C22	1°11'24"	600.00'	12.46'
C23	4°50'50"	436.00'	36.89'

SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT
 MAP AND SHEET INDEX MAP, BASIS OF BEARINGS,
 DATUM STATEMENT, RECORD DATA NOTES,
 MONUMENT NOTES AND EASEMENT NOTES.

PARCEL 2
 PM NO. 2021-187
 P.M.B. 415/38-47

SEE SHEET 3

SHEET 6 OF 6 SHEETS
 SCALE: 1" = 40'
 22 NUMBERED LOTS AND
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 LOTS A THROUGH F, INCLUSIVE
 ACREAGE: 10.876 ACRES
 DATE OF SURVEY: JUNE 2022
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 TRACT NO. 18163)

TRACT NO. 18163

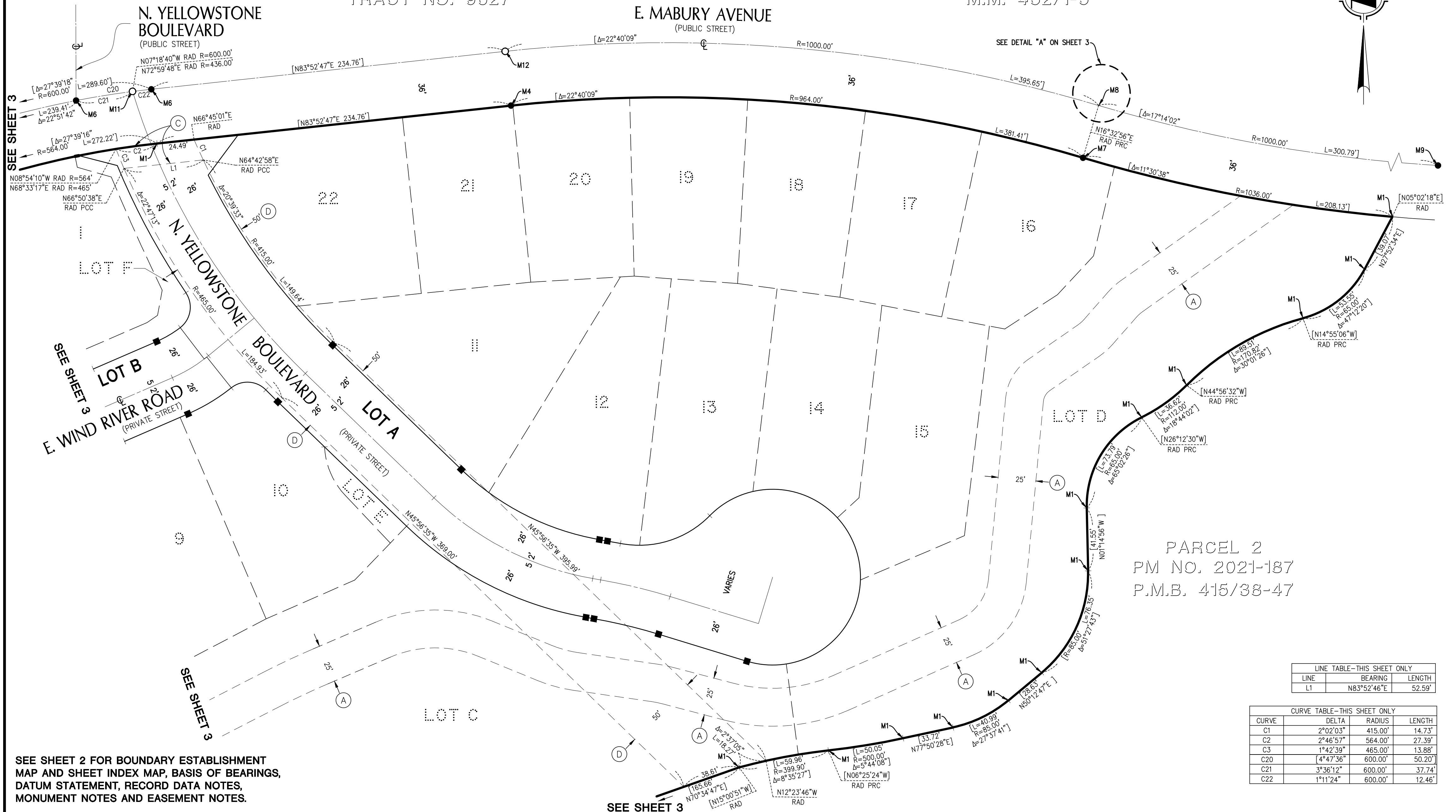
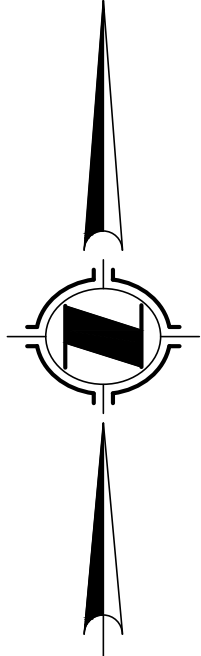
IN THE CITY OF ORANGE, COUNTY OF ORANGE,
 STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
 ROBERT L. WHEELER IV. LS. 8639

DETAIL OF EASEMENTS (C) AND (D)

TRACT NO. 9627

M.M. 432/1-5



PARCEL 2
 PM NO. 2021-187
 P.M.B. 415/38-47

LINE TABLE—THIS SHEET ONLY

LINE	BEARING	LENGTH
L1	N83°52'46"E	52.59'

CURVE TABLE—THIS SHEET ONLY

CURVE	DELTA	RADIUS	LENGTH
C1	2°02'03"	415.00'	14.73'
C2	2°46'57"	564.00'	27.39'
C3	1°42'39"	465.00'	13.88'
C20	4°47'36"	600.00'	50.20'
C21	3°36'12"	600.00'	37.74'
C22	1°11'24"	600.00'	12.46'

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SEE SHEET 3