

TRACT No. 12214  
M.M. 611/22-27

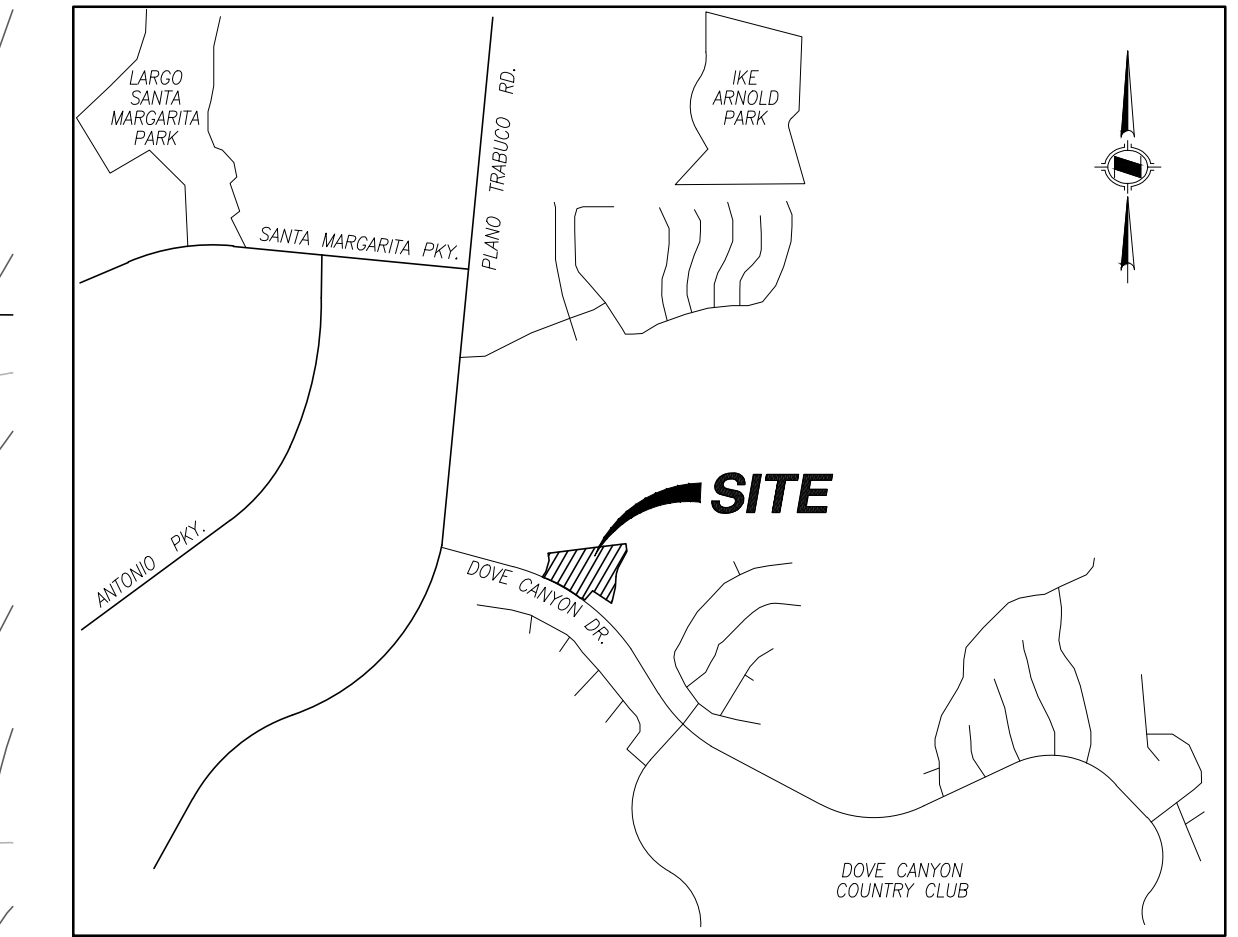
TRACT No. 12215  
M.M. 611/28-32

PARCEL 3  
PARCEL MAP  
No. 88-354

TRACT No. 13131  
M.M. 60719-30

PARCEL 2  
PARCEL MAP  
No. 88-354  
P.M.B. 244/1-3

**VICINITY MAP**



**NOTES**

1. RESERVE THE RIGHT TO FILE MULTIPLE MAPS
2. EXISTING LAND USE: COMMERCIAL CENTER
3. PROPOSED LAND USE: SPECIFIC PLAN
4. GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL-NEIGHBORHOOD (CN)
5. ZONING: COMMERCIAL-NEIGHBORHOOD (CN)
6. ASSESSOR PARCEL NUMBER: 804-542-26
7. THERE IS AN EXISTING EASEMENT OVER THE SITE FOR SEWER, WATER AND INCIDENTAL PURPOSES IN FAVOR OF TRABUCO CANYON WATER DISTRICT.
8. SCHOOL DISTRICT: CAPISTRANO UNIFIED SCHOOL DISTRICT

**UTILITY PROVIDERS**

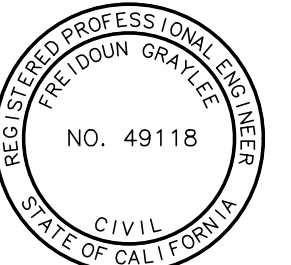
- |   |   |
|---|---|
| <b>WATER</b><br>TRABUCO CANYON WATER DISTRICT | <b>CABLE TELEVISION</b><br>COX COMMUNICATIONS         |
| <b>SEWER</b><br>TRABUCO CANYON WATER DISTRICT | <b>ELECTRIC</b><br>SOUTHERN CALIFORNIA EDISON COMPANY |
| <b>GAS</b><br>SOUTHERN CALIFORNIA GAS COMPANY | <b>TELEPHONE</b><br>PACIFIC BELL                      |

**LEGAL DESCRIPTION**

IN THE CITY OF RANCHO SANTA MARGARITA, COUNTY OF ORANGE COUNTY, STATE OF CALIFORNIA, BEING ALL OF PARCEL 1 OF PARCEL MAP NO. 88-354, AS FILED IN BOOK 244, PAGES 1 THROUGH 3, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

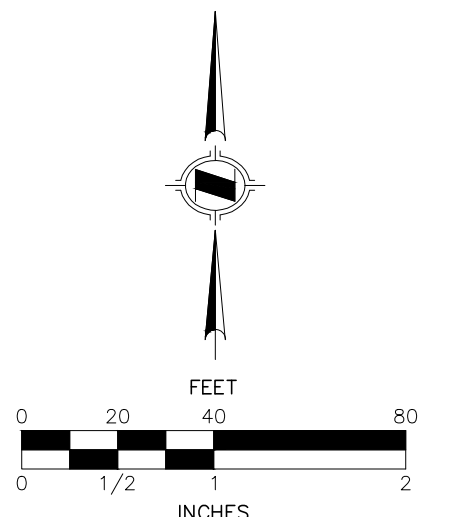
**STATEMENT OF OWNERSHIP**

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



DATE \_\_\_\_\_

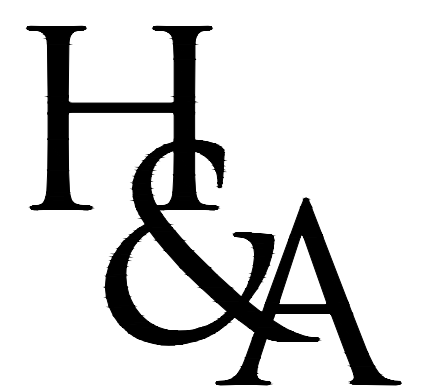
DATE 07/16/2019  
W.O. 0346-228  
GROSS AREA 8.9±  
CONTOUR INTERVAL 1  
TOTAL LOTS 1



**PREPARED FOR:**

**William Lyon Homes, Inc.**  
4695 MACARTHUR COURT 8TH FLOOR,  
NEWPORT BEACH, CA  
92660

**PREPARED BY:**



**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes Irvine, CA 92618  
P: (949) 583-0759 F: (949) 583-1070

**VESTING  
TENTATIVE TRACT  
NO. 16921  
FOR CONDOMINIUM PURPOSES**

**LOT  
SUMMARY**

LOT	AREA (S.F.)	AREA (AC.)
1	273,407	6.28

**OPEN SPACE  
SUMMARY**

LOT	AREA (S.F.)	AREA (AC.)
A	64,337	1.48
B	19,086	0.44
C	21,623	0.50
<b>TOTAL</b>	<b>105,046</b>	<b>2.41</b>

**LEGEND**

- LOT LINE
- TRACT BOUNDARY
- - - PROPOSED TRACT BOUNDARY
- - - EASEMENT
- ~ ~ ~ CONTOURS
- - - TOP AND TOE OF SLOPE
- - - DAYLIGHT LINE
- - - RETAINING WALL
- - - PROPOSED V-DITCH
- - - PROPOSED CENTER LINE
- - - PROPOSED CURB
- - - PROPOSED STORM DRAIN
- - - PROPOSED WATER
- - - PROPOSED SEWER
- - - EXISTING CURB
- - - EXISTING MEDIAN
- - - EXISTING LIGHT POLE

**STREET SECTIONS**

