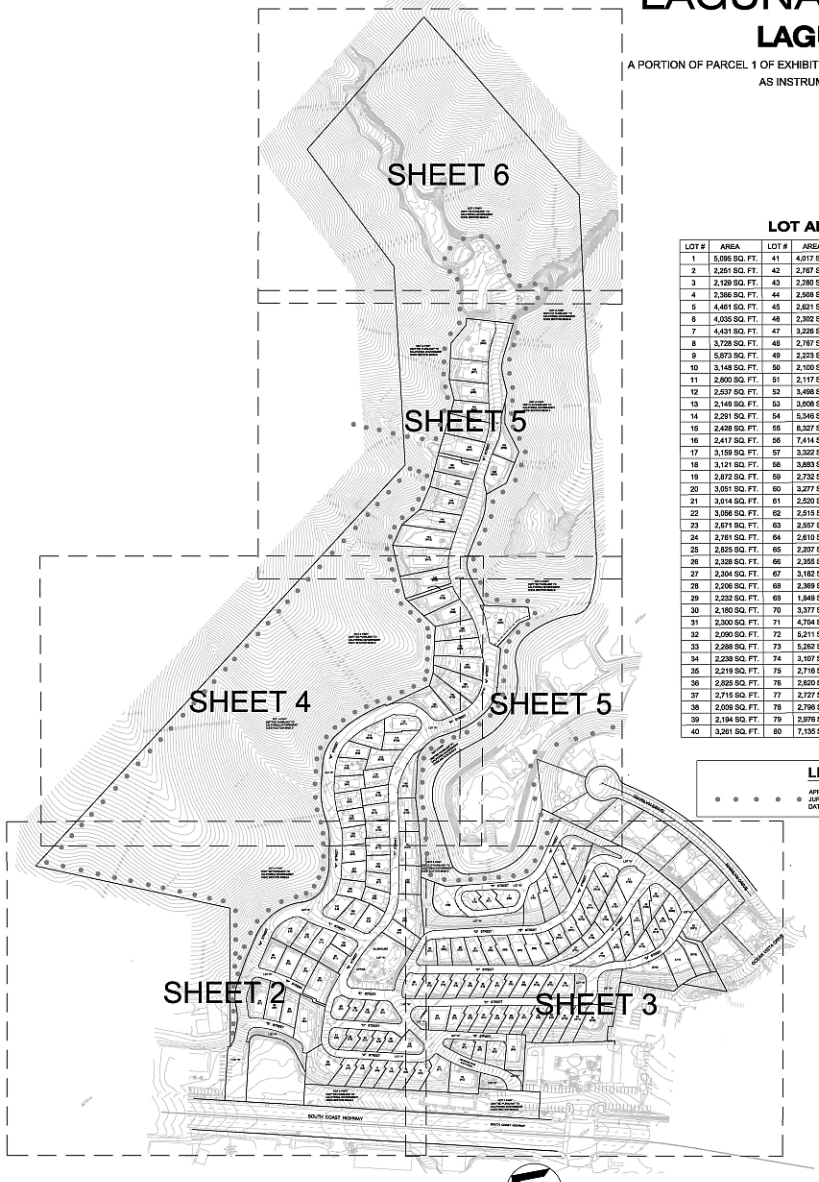
VESTING TENTATIVE TRACT NO. 17301

LAGUNA TERRACE PARK

LAGUNA BEACH, CA.

A PORTION OF PARCEL 1 OF EXHIBIT "B" OF LOT LINE ADJUSTMENT LL 95-01 RECORDED NOVEMBER 22, 1995 AS INSTRUMENT NO. 19950520276 OF OFFICIAL RECORDS.

A-5-LGB-10-174
Exhibit 06
Page 1 of 6



INDEX MAP

NOT TO SCALE

NO SCALE

AERIAL TOPO:

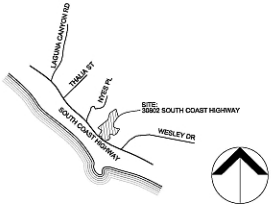
THE AERIAL TOPOGRAPHY USED HEREON WAS FLOWN ON 12-8-01.

LOT AREA TABLE

LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
1	5,095 SQ. FT.	41	4,017 SQ. FT.	81	2,053 SQ. FT.	121	2,786 SQ. FT.
2	2,251 SQ. FT.	42	2,767 SQ. FT.	82	1,965 SQ. FT.	122	2,709 SQ. FT.
3	2,129 SQ. FT.	43	2,280 SQ. FT.	83	1,944 SQ. FT.	123	2,856 SQ. FT.
4	2,366 SQ. FT.	44	2,508 SQ. FT.	84	1,791 SQ. FT.	124	2,854 SQ. FT.
5	4,461 SQ. FT.	45	2,621 SQ. FT.	85	1,941 SQ. FT.	125	2,792 SQ. FT.
6	4,035 SQ. FT.	46	2,302 SQ. FT.	86	3,261 SQ. FT.	126	3,064 SQ. FT.
7	4,431 SQ. FT.	47	3,226 SQ. FT.	87	3,459 SQ. FT.	127	3,330 SQ. FT.
8	3,728 SQ. FT.	48	2,787 SQ. FT.	88	1,933 SQ. FT.	128	3,765 SQ. FT.
9	5,673 SQ. FT.	49	2,223 SQ. FT.	89	1,925 SQ. FT.	129	6,402 SQ. FT.
10	3,148 SQ. FT.	50	2,100 SQ. FT.	90	2,338 SQ. FT.	130	4,313 SQ. FT.
11	2,800 SQ. FT.	51	2,117 SQ. FT.	91	8,584 SQ. FT.	131	4,811 SQ. FT.
12	2,537 SQ. FT.	52	3,498 SQ. FT.	92	3,699 SQ. FT.	132	4,265 SQ. FT.
13	2,149 SQ. FT.	53	3,606 SQ. FT.	93	4,118 SQ. FT.	133	4,146 SQ. FT.
14	2,291 SQ. FT.	54	5,346 SQ. FT.	94	4,997 SQ. FT.	134	5,808 SQ. FT.
15	2,428 SQ. FT.	55	6,327 SQ. FT.	95	3,707 SQ. FT.	135	4,976 SQ. FT.
16	2,417 SQ. FT.	56	7,414 SQ. FT.	96	3,349 SQ. FT.	136	5,628 SQ. FT.
17	3,159 SQ. FT.	57	3,322 SQ. FT.	97	3,222 SQ. FT.	137	5,516 SQ. FT.
18	3,121 SQ. FT.	58	3,883 SQ. FT.	98	5,808 SQ. FT.	138	5,303 SQ. FT.
19	2,872 SQ. FT.	59	2,732 SQ. FT.	99	3,158 SQ. FT.	139	4,812 SQ. FT.
20	3,051 SQ. FT.	60	3,277 SQ. FT.	100	2,420 SQ. FT.	140	4,753 SQ. FT.
21	3,014 SQ. FT.	61	2,520 SQ. FT.	101	3,464 SQ. FT.	141	5,962 SQ. FT.
22	3,056 SQ. FT.	62	2,515 SQ. FT.	102	3,341 SQ. FT.	142	6,465 SQ. FT.
23	2,671 SQ. FT.	63	2,597 SQ. FT.	103	4,105 SQ. FT.	143	8,695 SQ. FT.
24	2,761 SQ. FT.	64	2,610 SQ. FT.	104	3,035 SQ. FT.	144	7,387 SQ. FT.
25	2,825 SQ. FT.	65	2,237 SQ. FT.	105	3,346 SQ. FT.	145	5,648 SQ. FT.
26	2,328 SQ. FT.	66	2,355 SQ. FT.	106	2,950 SQ. FT.	146	5,860 SQ. FT.
27	2,304 SQ. FT.	67	3,182 SQ. FT.	107	3,076 SQ. FT.	147	4,675 SQ. FT.
28	2,206 SQ. FT.	68	2,369 SQ. FT.	108	2,751 SQ. FT.	148	5,191 SQ. FT.
29	2,232 SQ. FT.	69	1,849 SQ. FT.	109	2,887 SQ. FT.	149	5,598 SQ. FT.
30	2,160 SQ. FT.	70	3,377 SQ. FT.	110	3,005 SQ. FT.	150	5,673 SQ. FT.
31	2,300 SQ. FT.	71	4,794 SQ. FT.	111	3,197 SQ. FT.	151	4,191 SQ. FT.
32	2,090 SQ. FT.	72	5,211 SQ. FT.	112	3,147 SQ. FT.	152	4,863 SQ. FT.
33	2,288 SQ. FT.	73	5,262 SQ. FT.	113	3,482 SQ. FT.	153	5,556 SQ. FT.
34	2,238 SQ. FT.	74	3,197 SQ. FT.	114	2,846 SQ. FT.	154	9,810 SQ. FT.
35	2,219 SQ. FT.	75	2,716 SQ. FT.	115	4,078 SQ. FT.	155	4,058 SQ. FT.
36	2,825 SQ. FT.	76	2,620 SQ. FT.	116	3,755 SQ. FT.	156	4,976 SQ. FT.
37	2,715 SQ. FT.	77	2,727 SQ. FT.	117	3,435 SQ. FT.	157	8,006 SQ. FT.
38	2,009 SQ. FT.	78	2,798 SQ. FT.	118	3,677 SQ. FT.	LOT A	285,231 SQ. FT.
39	2,194 SQ. FT.	79	2,976 SQ. FT.	119	3,172 SQ. FT.		
40	3,261 SQ. FT.	80	7,135 SQ. FT.	120	3,118 SQ. FT.		

LEGEND:

APPROXIMATE LIMITS OF COASTAL COMMISION PERMITTING JURISDICTION PER "VESTING TENTATIVE TRACT MAP 09-03" EXHIBIT DATED: 1-5-09 FROM THE CITY OF LAGUNA BEACH



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

A PORTION OF PARCEL 1 AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT LL 95-01 RECORDED NOVEMBER 22, 1995 AS INSTRUMENT NO. 19950520276 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

EASEMENTS:

AS TO THE TITLE MATTERS SHOWN HEREON, R.T. QUINN AND ASSOCIATES HAS RELIED SOLELY UPON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. NCS-269239 DATED FEBRUARY 29, 2008. R.T. QUINN AND ASSOCIATES AND ROBERT QUINN, R.C.E. 24968, MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE REPORT. ALL EASEMENTS THEREIN ARE SHOWN OR NOTED HEREON. NUMBER SHOWN REFERS TO ITEM NUMBER IN SAID TITLE REPORT.

5. A RIGHT OF WAY FOR STATE HIGHWAY, 80 FEET WIDE, AND INCIDENTS THERETO, AND RIGHT TO EXTEND EXCAVATION AND EMBANKMENT SLOPES BEYOND LIMITS OF SAID 80-FOOT STRIP, AS CONVEYED TO STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 23, 1926, IN BOOK 683, PAGE 215 OF DEEDS. (PLOTTED)

6. THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES UPON, OVER AND ACROSS THAT PORTION OF THE LAND OUTSIDE OF THE 80-FOOT RIGHT OF WAY CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 683, PAGE 215 OF DEEDS, AND RECORDED FEBRUARY 23, 1932 IN BOOK 533, PAGE 482 OF OFFICIAL RECORDS. (INDETERMINATE)

7. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A HIGHWAY OR FREEWAY CONTIGUOUS THERETO, IN FAVOR OF THE STATE OF CALIFORNIA, AS CONTAINED IN AN INSTRUMENT RECORDED IN BOOK 683, PAGE 215 OF DEEDS, AND IN BOOK 533, PAGE 482 OF OFFICIAL RECORDS. (N/A)

8. AN EASEMENT AND RIGHT OF WAY OVER A PORTION OF THE LAND FOR AN UNDERGROUND CONDUIT SYSTEM, ETC., AS CONVEYED TO THE SOUTHERN CALIFORNIA EDISON COMPANY LTD. BY DEED RECORDED APRIL 12, 1940 IN BOOK 1942, PAGE 141 OF OFFICIAL RECORDS. (INDETERMINATE)

9. EASEMENTS FOR INGRESS AND EGRESS, AND TO INSTALL, MAINTAIN, REPAIR, REPLACE AND USE PIPE LINES FOR WATER AND SEWAGE, OVER A PORTION OF THE LAND, AS CONVEYED BY PAUL H. ESSLINGER AND WIFE, TO LAGUNITA COMMUNITY ASSOCIATION, A CORPORATION, BY DEED RECORDED JUNE 16, 1943 IN BOOK 1189, PAGE 509 OF OFFICIAL RECORDS. (PLOTTED)

10. AN EASEMENT FOR: WATER SYSTEM TRANSPORTATION AND DISTRIBUTION, AND INCIDENTAL PURPOSES IN FAVOR OF: SOUTH COAST COUNTY WATER DISTRICT, AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 13, 1954 BOOK 2792, PAGE 464 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

11. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES IN FAVOR OF THE GENERAL TELEPHONE COMPANY OF CALIFORNIA, AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 12, 1955 IN BOOK 3028, PAGE 244 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

12. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 13, 1955 IN BOOK 3030, PAGE 79 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

13. AN EASEMENT FOR EITHER OR BOTH POLE LINES CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 13, 1955 IN BOOK 3030, PAGE 88 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

14. AN EASEMENT FOR GAS PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 7, 1955 IN BOOK 3306, PAGE 347 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

15. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 6, 1958 IN BOOK 4373, PAGE 594 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

16. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 3, 1960 IN BOOK 5594, PAGE 436 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

17. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 1, 1960 IN BOOK 5532, PAGE 37 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

18. AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES, AS SET FORTH IN AN AGREEMENT OF LEASE, DATED NOVEMBER 2, 1953, EXECUTED BY AND BETWEEN PAUL H. ESSLINGER AND MARIE M. ESSLINGER, AS LESSORS, AND ALPHA BETA FOOD MARKETS, INC., A CALIFORNIA CORPORATION, AS LESSEE, RECORDED JANUARY 29, 1961 IN BOOK 5985, PAGE 113 OF OFFICIAL RECORDS. A CERTIFICATE (MEMORANDUM) OF SAID LEASE WAS RECORDED JANUARY 14, 1955 IN BOOK 2923, PAGE 491 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND, SAID PORTION LYING ADJACENT TO AND NORTHEASTERLY OF THE LAND DESCRIBED IN THAT CERTAIN DEED TO THE STATE OF CALIFORNIA, RECORDED OCTOBER 23, 1926, IN BOOK 683, PAGE 215 OF DEEDS. (PLOTTED)

19. AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 7, 1951 IN BOOK 5682, PAGE 537 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

20. AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 15, 1952 IN BOOK 6079, PAGE 524 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

21. AN EASEMENT IN FAVOR OF SOUTH LAGUNA SANITARY DISTRICT FOR A SANITARY SEWER MAIN AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED JANUARY 4, 1963 IN BOOK 6394, PAGE 119 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

22. AN EASEMENT IN FAVOR OF SOUTH LAGUNA SANITARY DISTRICT FOR SEWER PIPELINES, MANHOLES, AND OTHER SEWER FACILITIES AND APPURTENANCES, AND FOR INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED JANUARY 4, 1963 IN BOOK 6394, PAGE 124 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

23. THE EASEMENT DESCRIBED UNDER THIS NUMBER IN THE TITLE REPORT IS NOT DESCRIBED HEREIN OR DEPICTED ON THIS MAP. THE EASEMENT HAS BEEN EXTINGUISHED AND THE MATTER IS CURRENTLY THE SUBJECT OF LITIGATION IN THE ORANGE COUNTY SUPERIOR COURT CASE NO. 05CC02237.

24. AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 17, 1967 IN BOOK 8179, PAGE 286 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

25. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR EITHER OF BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 3, 1968 IN BOOK 8561, PAGE 837 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

26. AN EASEMENT IN FAVOR OF SANTA ANITA DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION FOR PUBLIC SIDEWALK AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 1, 1981 IN BOOK 1461, PAGE 1903 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

27. AN EASEMENT IN FAVOR OF MARIE M. ESSLINGER, AS SUCCESSOR TRUSTEE OF THE MARILYN E. SMITH TRUST ESTABLISHED DECEMBER 30, 1976, BY PAUL H. ESSLINGER AND MARIE M. ESSLINGER, TRUSTORS, AND MARIE M. ESSLINGER AS SUCCESSOR TRUSTEE FOR MARILYN ESSLINGER SMITH AND DONALD K. SMITH, HUSBAND AND WIFE, BENEFICIARIES FOR INGRESS, EGRESS, PUBLIC UTILITY AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 29, 1984 AS INSTRUMENT No. 84-172918 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

29 AN EASEMENT IN FAVOR OF MARIE M. ESSLINGER AS SUCCESSOR TRUSTEE OF IRREVOCABLE TRUST ESTABLISHED BY INTERIM DECLARATION OF TRUST DATED DECEMBER 30, 1960 AND FORMALIZED BY TRUST AGREEMENT EFFECTIVE JANUARY 2, 1961 FOR INGRESS, EGRESS, PUBLIC UTILITY AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 29, 1984 AS INSTRUMENT No. 84-172917 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

32. AN EASEMENT IN FAVOR OF MARIE M. ESSLINGER, AS SUCCESSOR TRUSTEE FOR MARILYN SMITH AND DONALD K. SMITH, HUSBAND AND WIFE, BENEFICIARIES, AND MARILYN M. SMITH AND PAUL R. ESSLINGER AS SUCCESSORS CO-TRUSTEES OF THE ESSLINGER FAMILY TRUST DATED APRIL 16, 1976 FOR INGRESS, EGRESS, PUBLIC UTILITY AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 26, 1984 AS INSTRUMENT No. 84-172918 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

33. AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE GENERAL ELECTRIC TELEPHONE COMPANY OF CALIFORNIA AS SET FORTH IN AN INSTRUMENT RECORDED MAY 27, 1986 AS INSTRUMENT No. 86-210753 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

34. AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN AN INSTRUMENT RECORDED MAY 30, 1986 AS INSTRUMENT No. 86-224658 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

35. THE EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "PARKING AND EASEMENT AGREEMENT" EXECUTED BY AND BETWEEN DARREN E. ESSLINGER, CHERYL M. WING AND JENIFER L. ENGLISH, AS CO-TRUSTEES OF THE ESSLINGER TRUST AND ROBERT D. HAYWARD AND RACHEL B. HAYWARD, RECORDED APRIL 26, 1993 AS INSTRUMENT No. 93-0275201 OF OFFICIAL RECORDS. (SAID EASEMENT EXPIRES AUGUST 31, 2010) (PLOTTED)

36. THE EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "NATURAL GAS LINE EASEMENT AGREEMENT", EXECUTED BY AND BETWEEN DARREN E. ESSLINGER, CHERYL M. WING AND JENIFER L. ENGLISH, CO-TRUSTEES OF THE ESSLINGER TRUST AND ROBERT D. HAYWARD AND RACHEL B. HAYWARD, RECORDED APRIL 26, 1993 AS INSTRUMENT No. 93-0275210 OF OFFICIAL RECORDS. (INDETERMINATE)

37. AN INSTRUMENT ENTITLED "CERTIFICATE OF COMPLIANCE" RECORDED NOVEMBER 22, 1995 AS INSTRUMENT No. 19950520275 OF OFFICIAL RECORDS; REFERENCE BEING MADE TO THE RECORD THEREOF FOR FULL PARTICULARS. (N/A)

39. A PERPETUAL, NON-EXCLUSIVE APPURTENANT EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED SEPTEMBER 15, 1997 AS INSTRUMENT No. 19970449412 OF OFFICIAL RECORDS OVER A PORTION OF THE LAND. (PLOTTED)

30. A PERPETUAL, NON-EXCLUSIVE APPURTENANT EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED SEPTEMBER 15, 1997 AS INSTRUMENT No. 19970449412 OF OFFICIAL RECORDS OVER PORTIONS OF THE LAND. (PLOTTED)

NOTES:

1. ASSESSORS PARCEL: 056-240-64 & 656-191-38
2. THOMAS BROS.: 951/M8
3. SITE AREA: =851,867 S.F. /± 19.56 AC.
4. ALL UTILITIES ARE EXISTING AND AVAILABLE TO SERVE THIS PROJECT.
5. EXISTING ZONE: MH (MOBILEHOME)
6. ALL EXISTING ON SITE IMPROVEMENTS ARE TO REMAIN, NO CONSTRUCTION IS PROPOSED AT THIS TIME.
7. FLOOD ZONE: "X" PER FEMA MAP 06059C0419H DATED 2/18/04.
8. THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE INFORMATION PROVIDED BY THE OWNER.
9. PROJECT: 157 RESIDENTIAL LOTS & 1 LETTERED LOTS (A).
10. ALL INTERIOR STREETS ARE TO REMAIN PRIVATE STREETS.
11. SEWAGE DISPOSAL: SANITARY SEWER.
12. STORMWATER WILL BE CARRIED THROUGH THE SUBDIVISION IN THE EXISTING ON SITE STORM DRAIN SYSTEM.
13. SIGNS, PARKING SPACES, LANDSCAPING, ECT. AND SIMILAR NON-MATERIAL FEATURES SHOWN BY AERIAL PHOTOGRAPHY ARE SUBJECT TO CHANGE ON THE FINAL MAP AND THEIR DEPICTION ON THE TENTATIVE MAP DOES NOT CREATE RIGHTS THEREIN.

ABBREVIATIONS

A.P.	ANGLE POINT
A.C.	ASPHALT
B.W.	BACK OF WALK
B.C.	BEGIN CURVE
C/L	CENTERLINE
C.O.	CLEANOUT
CONC.	CONCRETE
E.D.	EDGE OF DRIVEWAY
E.G.	EDGE OF GUTTER
E.C.	END CURVE
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.S.	FINISHED SURFACE
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
G.B.	GRADE BREAK
G.F.	GARAGE FLOOR
H.C	HOUSE CONNECTION
H.P.	HIGH POINT
INV.	INVERT
M.H.	MANHOLE
N.G	NATURAL GROUND
P.O.S.	POINT ON SLOPE
P/L	PROPERTY LINE
P.P.	POWER POLE
S.D.M.H.	STORM DRAIN MANHOLE
S.S.M.H.	SANITARY SEWER MANHOLE
T.C.	TOP OF CURB
T.G	TOP OF GRATE
T.H.	TOP OF HEADER
T.W.	TOP OF WALL
T.S.	TOP OF STEP
B.S.	BOTTOM OF STEP
P.V.T.	PRIVATE

BASIS OF BEARINGS:

THE BEARING NORTH 48°18'00" WEST ALONG THE CENTERLINE OF SOUTH COAST HIGHWAY AS SHOWN ON TRACT NUMBER 5263 RECORDED IN MAP BOOK 195 PAGES 47 TO 50, RECORDS OF ORANGE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

UTILITY PROVIDERS:

1. WATER COMPANY	SOUTH COAST WATER
2. GAS COMPANY	SOUTHERN CALIFORNIA GAS
3. POWER COMPANY	EDISON
4. TELEPHONE COMPANY	VERIZON AND COX
5. CABLE COMPANY	COX

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER

BENCH MARK:

SOIL ENGINEER

REGISTERED PROFESSIONAL ENGINEER ROBERT T. QUINN No. 24968 EXPIRES 12-31-11 STATE OF CALIFORNIA

PLANS PREPARED BY:
R. T. QUINN & ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS
1927 Border Avenue
Torrance, California 90501
Voice (310) 320-4125 Fax (310) 320-5125
E-Mail Address: rq@rtquinn.net
ROBERT T. QUINN R.C.E. 24968 EXP. 12-31-11
DATE: 2-2-09 JOB N ° 207082 DRAWN BY: SW

REVISIONS

N°	DATE	BY	DESCRIPTION
1	7-22-09	SW	REVISED NOTE #9
2	9-23-09	SW	REVISED NOTE #9 AND LOT NUMBERS
3	1-14-10	SW	REV. LOT B, RENUMBERED LOTS 155-157
4	1-20-10	SW	OMIT LOT "D", REVISED LOTS AND AREAS
5	3-11-10	SW	REVISED NOT A PART, ADDED COASTAL INFO.
6			

RECORD OWNER AND SUBDIVIDER
LAGUNA TERRACE PARK, LLC
30802 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA. 92651
(949) 499-3000
(949) 499-1231

PROJECT TITLE
TENTATIVE TRACT NO. 17301

JOB ADDRESS
30802 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA. 92651

LEGAL DESCRIPTION
SEE SHEET 1

TRACT NO.
17301

DRAWING FILE NO.

SCALE: 1"= 30'

SHEET 1 OF 6

SHEET TITLE
VESTING TENTATIVE TRACT MAP NO. 17301

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°15'27"	350.00'	129.85'	65.68'
C2	63°51'00"	45.00'	50.15'	28.04'
C3	62°46'00"	80.00'	87.64'	48.80'
C4	73°38'12"	170.00'	218.48'	127.28'
C5	78°20'00"	125.00'	170.90'	101.83'
C6	78°04'00"	45.00'	61.31'	35.48'
C7	77°38'15"	150.00'	203.25'	120.68'
C8	22°46'15"	90.00'	35.78'	18.13'
C9	52°04'00"	70.00'	63.61'	34.19'
C10	97°38'00"	20.00'	34.08'	22.86'

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ARCHITECT / PLANNER

BENCH MARK:

SOIL ENGINEER

REGISTERED PROFESSIONAL ENGINEER ROBERT T. QUINN No. 24988 EXPIRES 12-31-11 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
R. T. QUINN & ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS
1907 Border Avenue
Torrance, California 90501
Voice (310) 320-4125 Fax (310) 320-0125
E-Mail Address: rtq@rtquinn.net
ROBERT T. QUINN R.C.E. 24988 EXP. 12-31-11
DATE: 2-2-09 JOB N° 207062 DRAWN BY: SW

REVISIONS

N°	DATE	BY	DESCRIPTION
1	7-22-09	SW	REVISED NOTE #9
2	9-23-09	SW	REVISED NOTE #9 AND LOT NUMBERS
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6			

RECORD OWNER AND SUBDIVIDER
LAGUNA TERRACE PARK, LLC
30892 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA. 92651
(949) 499-3000
(949) 499-1231

PROJECT TITLE
TENTATIVE TRACT NO. 17301

JOB ADDRESS
30892 SOUTH COAST HIGHWAY
LAGUNA BEACH, CA. 92651

LEGAL DESCRIPTION
SEE SHEET 1

TRACT NO.
17301

DRAWING FILE NO.

SCALE: 1"= 30'

SHEET
2 OF 6

SHEET TITLE
VESTING TENTATIVE
TRACT MAP NO. 17301

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°15'27"	350.00'	129.85'	65.68'
C2	83°51'00"	45.00'	50.15'	28.04'
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TENTATIVE TRACT NO. 17301

TRACT NO.
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LAGUNA BEACH, CA. 92651

DRAWING FILE NO.

LEGAL DESCRIPTION
SEE SHEET 1

SCALE: 1"= 30'

SHEET
3 OF 6

SHEET TITLE
VESTING TENTATIVE
TRACT MAP NO. 17301

MATCH LINE SEE SHEET 5

CURVE TABLE				
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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NOT A PART
OMITTED PURSUANT TO
CALIFORNIA GOVERNMENT
CODE SECTION 66424.6

NOT A PART
OMITTED PURSUANT TO
CALIFORNIA GOVERNMENT
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NOT A PART
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"M" STREET

"K" STREET

LOT "A"

LOT "K"

142 (K40)
141 (K39)
140 (K38)
139 (K37)
138 (K35)
137 (K33)
136 (K31)
135 (K29)
134 (K27)
133 (K14)
132 (K12)
122 (K15)
121 (K17)
120 (K19)
119 (K21)
118 (K23)
117 (K25)
116 (M11)
115 (M10)
114 (M9)
113 (M8)
112 (M7)
111 (M6)
110 (M5)
109 (M4)

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 5

VESTING TENTATIVE
TRACT MAP NO. 17301

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LEGAL DESCRIPTION
SEE SHEET 1

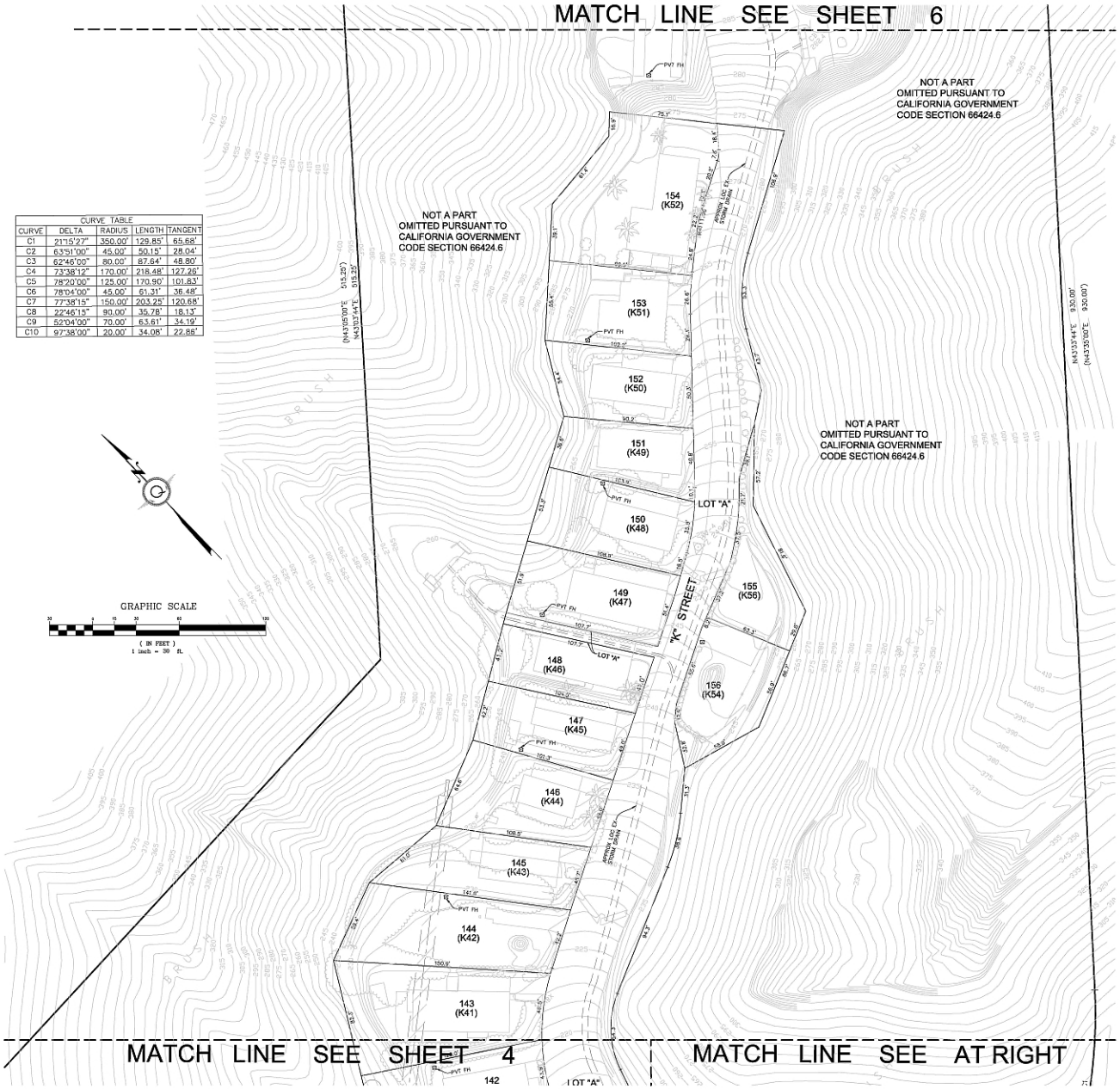
TRACT NO.
17301

DRAWING FILE NO.

SCALE: 1"= 30'

SHEET
4 OF 6

SHEET TITLE



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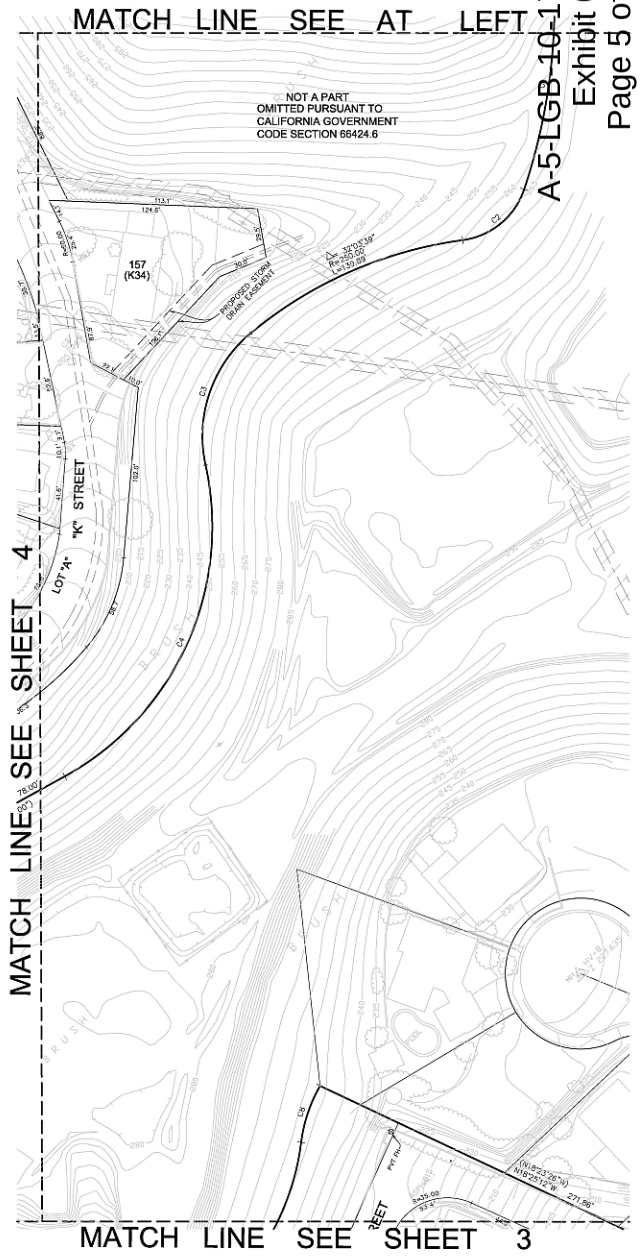

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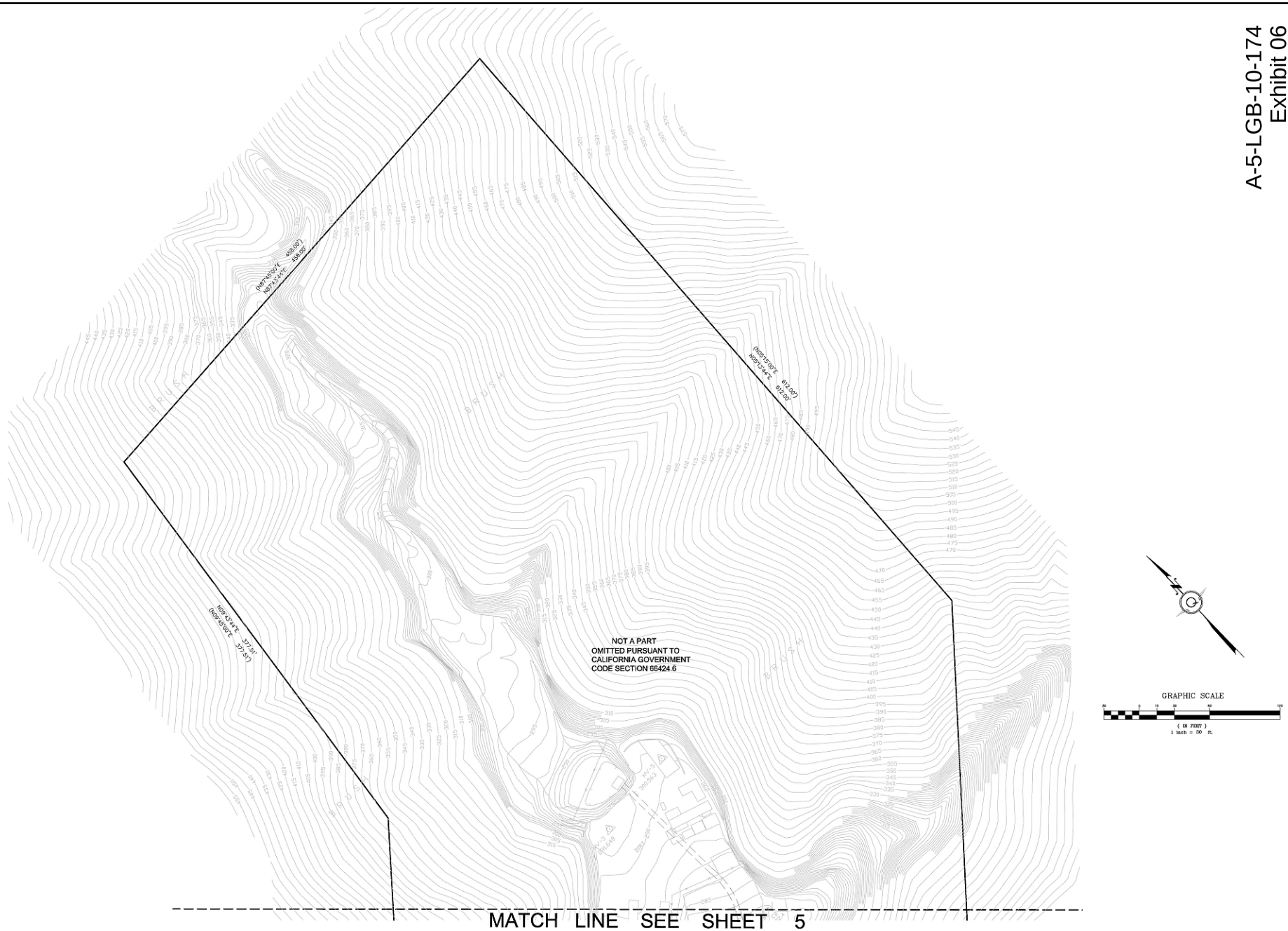

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LEGAL DESCRIPTION
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6 OF 6

SHEET TITLE
VESTING TENTATIVE TRACT MAP NO. 17301