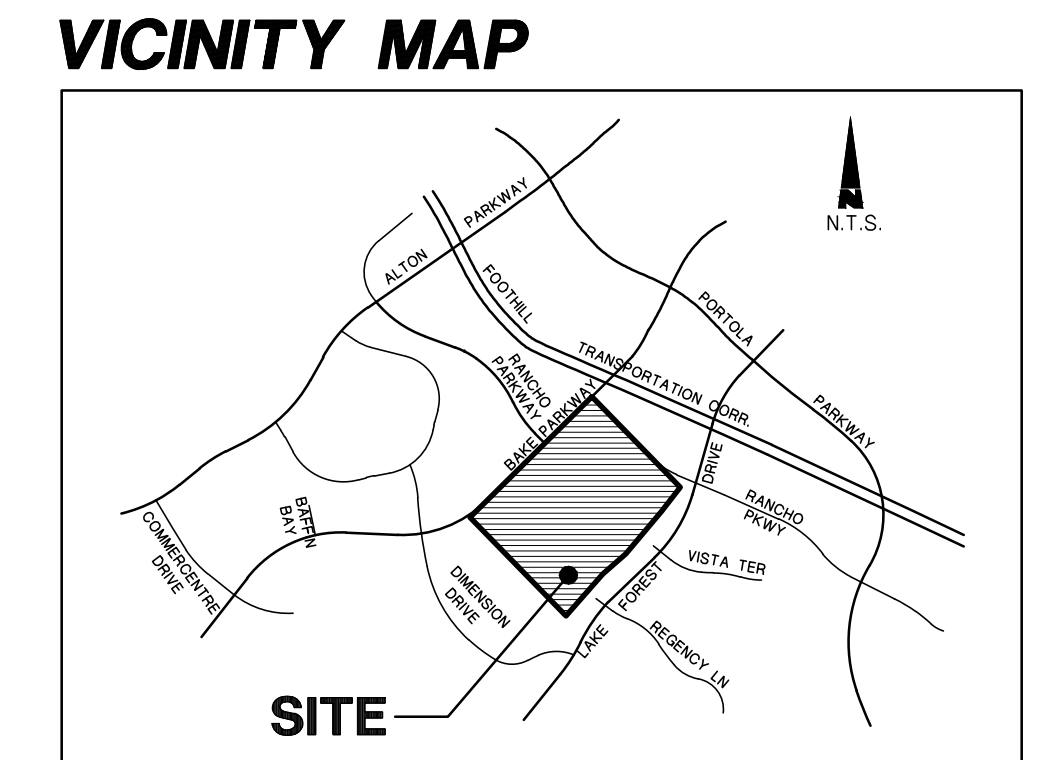
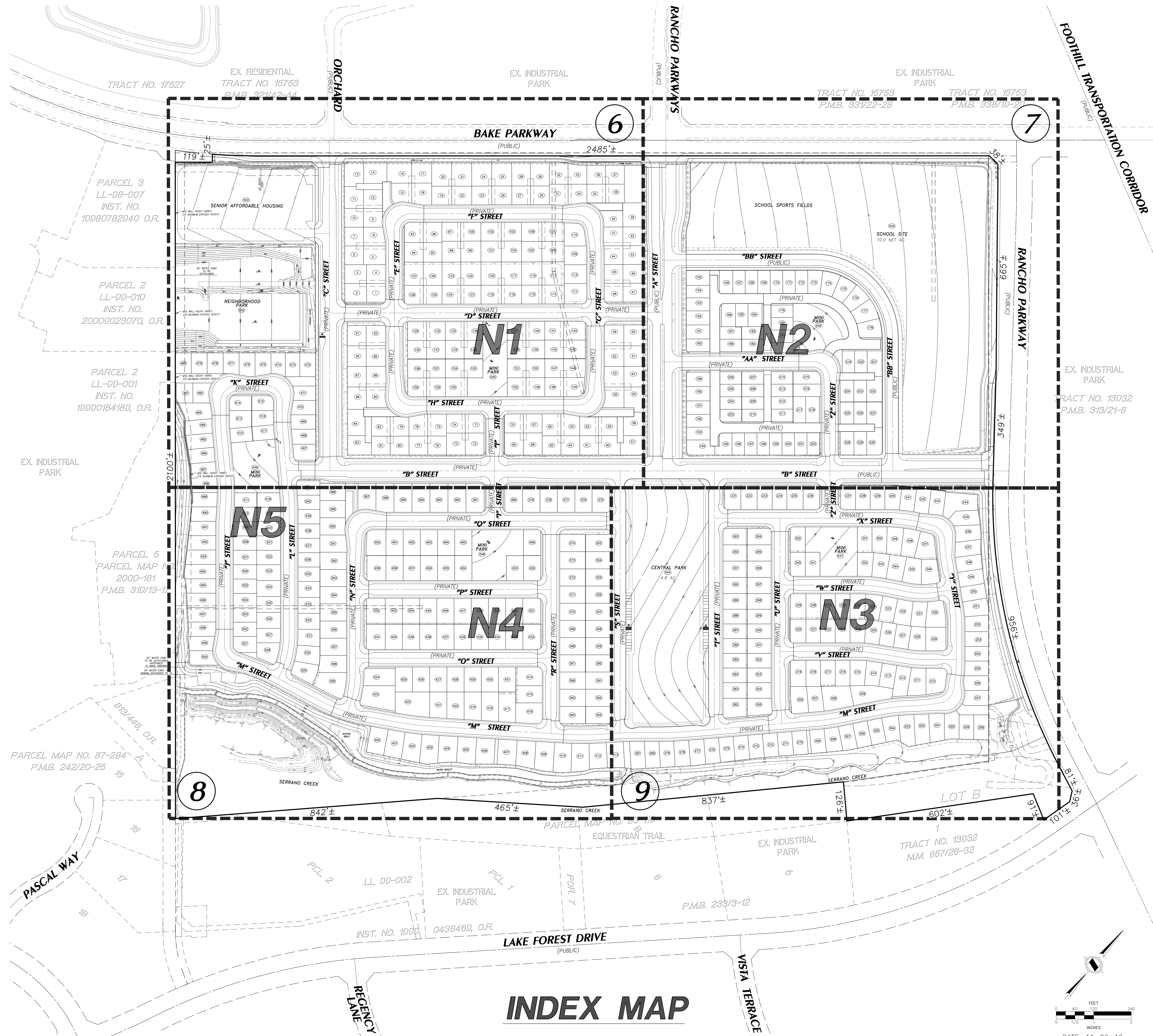


VESTING TENTATIVE TRACT MAP 18142

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1 AS SHOWN ON EXHIBIT A ATTACHED TO LOT LINE OF ADJUSTMENT NO. LL 77-12 RECORDED AUGUST 24, 1977 AS INSTRUMENT NO. 41101, BOOK 12350, PAGE 1595 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 TOGETHER WITH LOT E OF TRACT NO. 15753, AS SHOWN ON A MAP FILED IN BOOK 793, PAGES 9 THROUGH 15, INCLUSIVE, OF MISCELLANEOUS MAPS, IN SAID OFFICE OF THE ORANGE COUNTY RECORDER.
 TOGETHER WITH PARCELS A, B, AND C OF PARCEL MAP NO. 99-103, AS SHOWN ON A MAP FILED IN BOOK 313, PAGES 1 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.



- ### SHEET LEGEND
- SHEET 1 - INDEX MAP
 - SHEET 2 - TITLE AND EXISTING EASEMENTS
 - SHEET 3-4 - TYPICAL SECTIONS
 - SHEET 5 - STATISTICAL SUMMARY
 - SHEETS 6-9 - TENTATIVE TRACT MAP SHEET

- ### NOTES
1. EXISTING LAND USE: COMMERCIAL, NURSERY
 2. EXISTING GENERAL PLAN LAND USE DESIGNATION: BUSINESS PARK
 3. PROPOSED GENERAL PLAN LAND USE DESIGNATION: LOW-MEDIUM, MEDIUM, & HIGH DENSITY RESIDENTIAL, PUBLIC FACILITIES AND REGIONAL PARK/OPEN SPACE.
 4. EXISTING ZONING: A1 (AGRICULTURE), LU-URBAN ACTIVITY (BAKER RANCH PLANNED COMMUNITY), OS-OPEN SPACE (BAKER RANCH PLANNED COMMUNITY)
 5. PROPOSED ZONING: PLANNED COMMUNITY
 6. ASSESSOR PARCEL NUMBERS: AP 612-221-01, 612-212-01, 612-212-02, 612-212-03, 612-192-01, 612-472-01
 7. UTILITY/SERVICE PROVIDERS:
 GAS - SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC - SOUTHERN CALIFORNIA EDISON
 CABLE TELEVISION/INTERNET - COX COMMUNICATION
 PHONE - AT&T + COX
 WATER - IRVINE RANCH WATER DISTRICT
 RECYCLED WATER - IRVINE RANCH WATER DISTRICT
 SEWER - IRVINE RANCH WATER DISTRICT
 STORM DRAIN - PRIVATE SD (NOA)
 STORM DRAIN - PUBLIC 84" SD FACILITY F19-F07 (OCCFD)
 TRASH - CRBR
 8. THE PROPERTY IS LOCATED WITHIN SADDLEBACK UNIFIED SCHOOL DISTRICT.
 9. THE PROPOSED SITE DEVELOPMENT AREA IS LOCATED WITHIN ZONE X.
 10. THE PROPERTY IS LOCATED WITHIN THE SAN DIEGO WATERSHED OF SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD.
 11. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH CITY OF LAKE FOREST STANDARD PLANS AND SPECIFICATIONS OR AS SPECIFIED ON THIS TENTATIVE MAP.
 12. PROPOSED GRADING AND DRAINAGE SHALL COMPLY WITH GRADING AND EXCAVATION CODE OF THE LAKE FOREST MUNICIPAL CODE.
 13. THE PROPOSED SUBDIVISION IS A VESTING TENTATIVE TRACT MAP AND SHALL PROVIDE THE VESTED DEVELOPMENT RIGHTS ESTABLISHED BY THE SUBDIVISION MAP ACT AND THE CITY OF LAKE FOREST.
 14. THE PROPERTY OWNER REQUESTS THE RIGHT TO FILE MULTIPLE FINAL TRACT MAPS WITH THIS VESTING TENTATIVE TRACT MAP.
 15. INFRASTRUCTURE PHASING SHALL PROVIDE ALL NECESSARY DRAINAGE, UTILITY AND CIRCULATION IMPROVEMENTS TO PHASED DEVELOPMENT AREAS (IF APPLICABLE).
 16. CONSTRUCTION AND DEVELOPMENT PHASING IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON MARKET DEMANDS (IF APPLICABLE).
 17. AREA CALCULATIONS ARE APPROXIMATE AND PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 18. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
 19. ALL EXISTING EASEMENTS CONFLICTING WITH THE PROPOSED RESIDENTIAL DEVELOPMENT AND PROPOSED PRIVATE LOTS WILL BE OBTAINED PRIOR TO FINAL MAP RECORDED.

EARTHWORK SUMMARY

CUT	FILL
2,625.00 CYS	2,625.00 CYS

NOTE: UP TO 150,000 CYS OF IMPORT/EXPORT AS NEEDED

LAND USE SUMMARY

LOT NO.	DESCRIPTION	ACRES
1 - 541	SINGLE FAMILY LOTS	49.55
542	SENIOR AFFORDABLE HOUSING	2.6
543	SCHOOL SITE	11.0
544	CENTRAL PARK	4.8
545 - 549	MINI PARKS	2.6
550	NEIGHBORHOOD PARK	3.6
A - Q	PRIVATE ALLEY	2.1
S - MMMM	LANDSCAPE	4.3
NNNN	MITIGATION	6.5
0000 - PPPP	WATER QUALITY	3.2
0000 - ZZZZ		
AND MMMM	LANDSCAPE	5.4
AAAAA-HHHHHH	PRIVATE STREETS	24.4
IIIII-LLLLLL	PUBLIC STREETS	5.6
PUBLIC ROW	PUBLIC ARTERIAL DEDICATION	0.9
TOTAL		126.5

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: 11-06-19

INDEX MAP

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

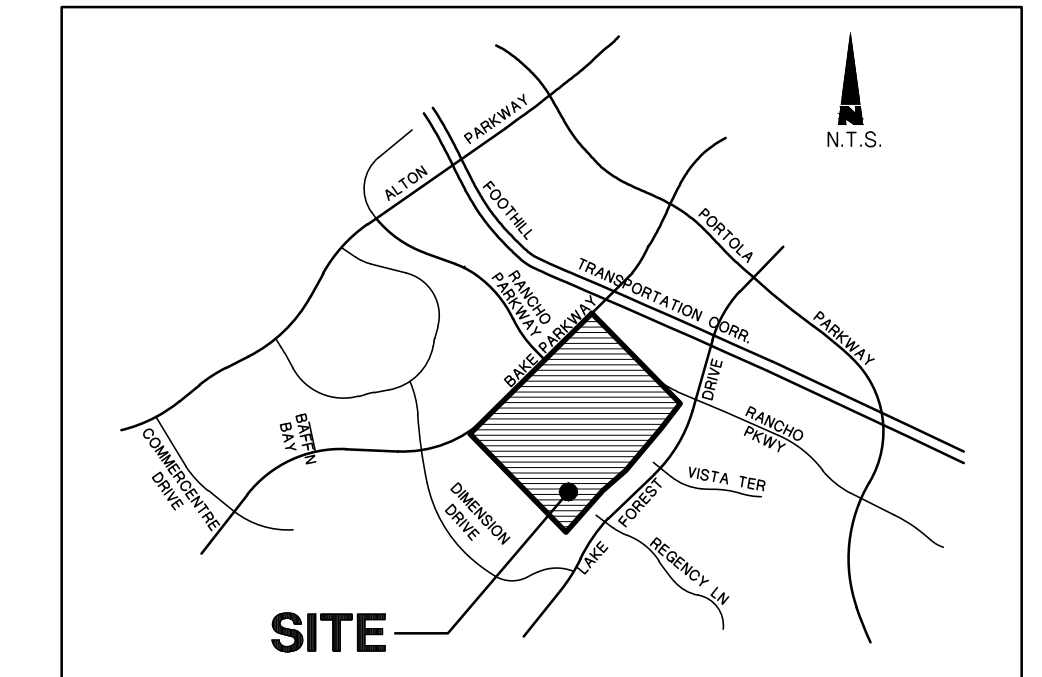
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VESTING TENTATIVE TRACT NO. 18142
 CASE# TTM 08-19-5302
 INDEX MAP
 NAKASE RANCH City of Lake Forest

SHEET 1 OF 9

VICINITY MAP

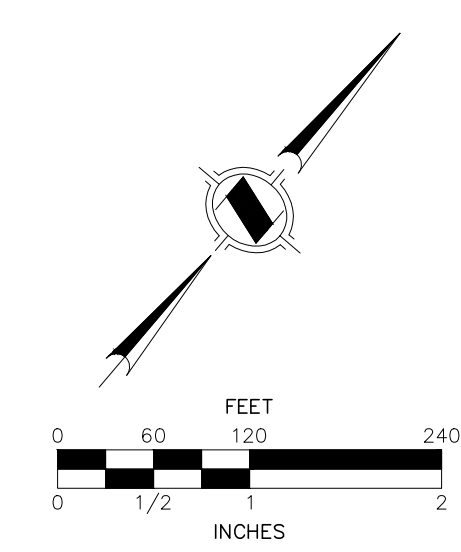
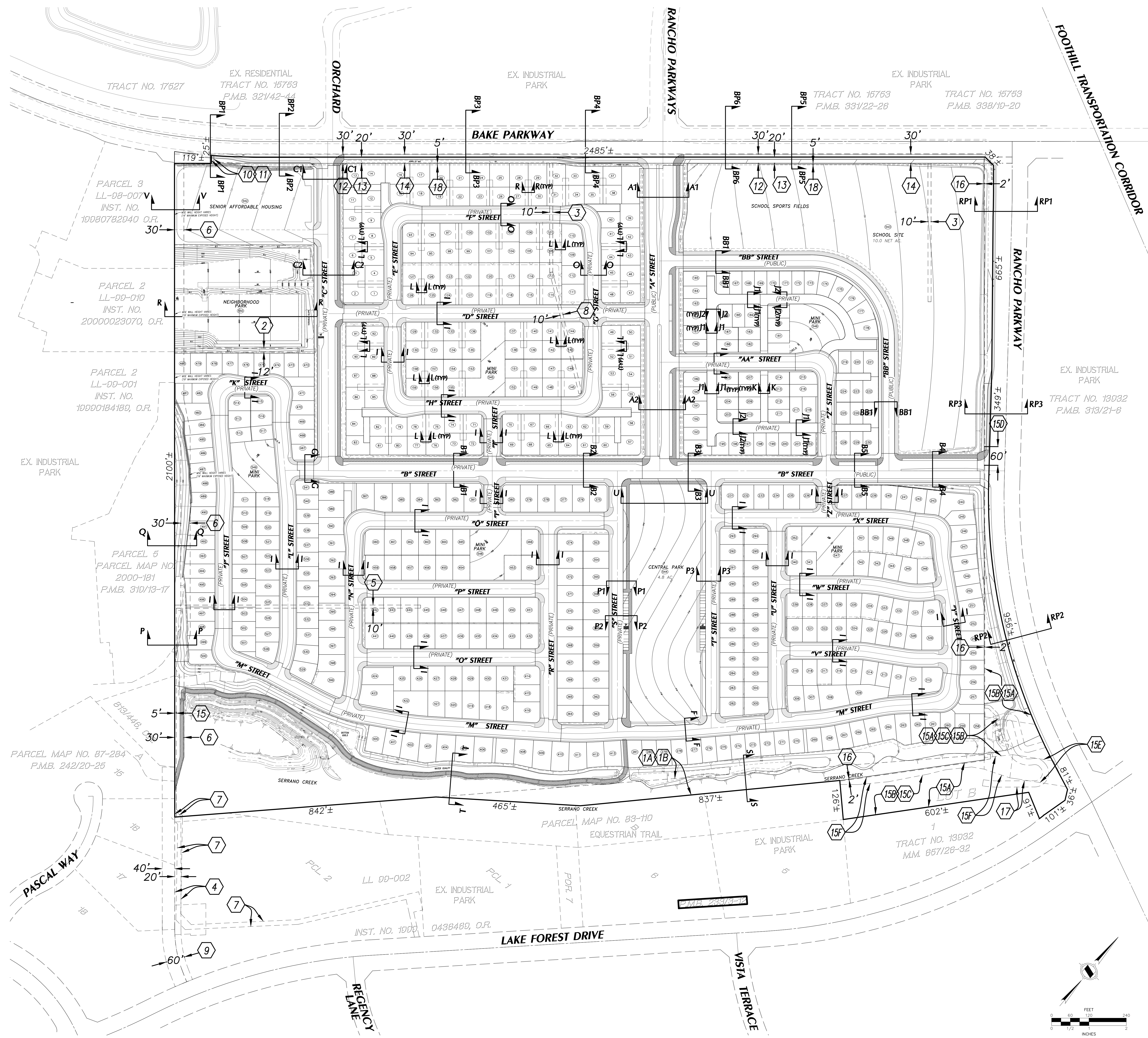


EASEMENT NOTES:

PROPOSED EASEMENTS: SEE SHEETS 6-9

EXISTING EASEMENTS:

1. AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 3, 1934 AS BOOK 696, PAGE 113 OF OFFICIAL RECORDS. (1A)
IN FAVOR OF: BENNIE W. OSTERMAN AND WIFE
SURVEYORS NOTE: AFFECTS PARCEL C
2. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 696, PAGE 113 OF OFFICIAL RECORDS. (1B)
SURVEYORS NOTE: AFFECTS PARCEL C
3. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1955 AS BOOK 3022, PAGE 290 OF OFFICIAL RECORDS. PLOTTED HEREON AS (2)
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 1956 AS BOOK 3641, PAGE 83 OF OFFICIAL RECORDS. PLOTTED HEREON AS (3)
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
5. AN EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAVEL, POLE LINES AND UNDERGROUND PIPELINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 1977 AS BOOK 12401, PAGE 248 OF OFFICIAL RECORDS. PLOTTED HEREON AS (4)
IN FAVOR OF: LLOYDS BANK CALIFORNIA, FORMERLY FIRST WESTERN BANK AND TRUST COMPANY, SUCCESSOR IN INTEREST TO THE FIRST NATIONAL BANK IN SANTA ANA, A CORPORATION
6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1977 AS BOOK 12496, PAGE 1540 OF OFFICIAL RECORDS. PLOTTED HEREON AS (5)
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1979 AS BOOK 13404, PAGE 954 OF OFFICIAL RECORDS. PLOTTED HEREON AS (6)
IN FAVOR OF: LOS ALISOS WATER DISTRICT, A CALIFORNIA WATER DISTRICT PORTION TO BE QUITCLAIMED, SEE SHEETS 5 & 7
8. AN EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1979 AS BOOK 13404, PAGE 1033 OF OFFICIAL RECORDS. PLOTTED HEREON AS (7)
IN FAVOR OF: LOS ALISOS WATER DISTRICT, A CALIFORNIA WATER DISTRICT
9. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 13, 1980 AS BOOK 13533, PAGE 546 OF OFFICIAL RECORDS. PLOTTED HEREON AS (8)
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY EASEMENT AND MAINTENANCE AGREEMENT" RECORDED OCTOBER 26, 1990 AS INSTRUMENT NO. 95070908 OF OFFICIAL RECORDS. PLOTTED HEREON AS (9)
11. AN EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1979 AS BOOK 13404, PAGE 1021 OF OFFICIAL RECORDS. PLOTTED HEREON AS (10)
IN FAVOR OF: LOS ALISOS WATER DISTRICT, A CALIFORNIA WATER DISTRICT
12. AN EASEMENT FOR WATER AND SEWAGE TRANSMISSION AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1979 AS BOOK 13404, PAGE 1049 OF OFFICIAL RECORDS. PLOTTED HEREON AS (11)
IN FAVOR OF: LOS ALISOS WATER DISTRICT, A CALIFORNIA WATER DISTRICT
13. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1981 AS BOOK 14245, PAGE 1724 OF OFFICIAL RECORDS. PLOTTED HEREON AS (12)
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
14. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, ABOVE-GROUND APURTMENT FIXTURES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1991 AS INSTRUMENT NO. 91-63527 OF OFFICIAL RECORDS. PLOTTED HEREON AS (13)
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
15. AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 1936 AS BOOK 855, PAGE 318 OF OFFICIAL RECORDS. PLOTTED HEREON AS (14)
IN FAVOR OF: THE WHITING COMPANY
16. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 13932 FILED OR RECORDED APRIL 6, 1990 IN BOOK 657, PAGE 26-32 OF TRACT MAPS.
FOR: SCENIC PRESERVATION. PLOTTED HEREON AS (15)
MAINTENANCE VEHICULAR ACCESS. PLOTTED HEREON AS (16)
RECREATIONAL. PLOTTED HEREON AS (17)
STORM DRAIN. PLOTTED HEREON AS (18)
FLOOD CONTROL. PLOTTED HEREON AS (19)
FLOOD PLAN. PLOTTED HEREON AS (20)
17. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION
FOR: STORM DRAIN AND INCIDENTAL PURPOSES. PLOTTED HEREON AS (21)
18. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 2000 AS INSTRUMENT NO. 20000295491 OF OFFICIAL RECORDS. PLOTTED HEREON AS (22)
IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION
19. AN EASEMENT FOR RIDING AND HIKING TRAIL PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 1, 2002 AS INSTRUMENT NO. 20020271180 OF OFFICIAL RECORDS. PLOTTED HEREON AS (23)
IN FAVOR OF: COUNTY OF ORANGE
20. AN EASEMENT FOR METAL TOWER, POLES AND/OR OTHER STRUCTURES, WIRES, CABLES, INCLUDING GROUND WIRES AND COMMUNICATION CIRCUITS AND INCIDENTAL PURPOSES, RECORDED APRIL 7, 1972 AS BOOK 10071, PAGE 684 OF OFFICIAL RECORDS. PLOTTED HEREON AS (24)
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
SURVEYORS NOTE: DOES NOT AFFECT SUBJECT PROPERTY.



LEGEND

	PROJECT BOUNDARY
	LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED CENTERLINE
	CURB
	SIDEWALK
	OFF-STREET PATH (SHARED BIKES/PEDESTRIAN)

NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

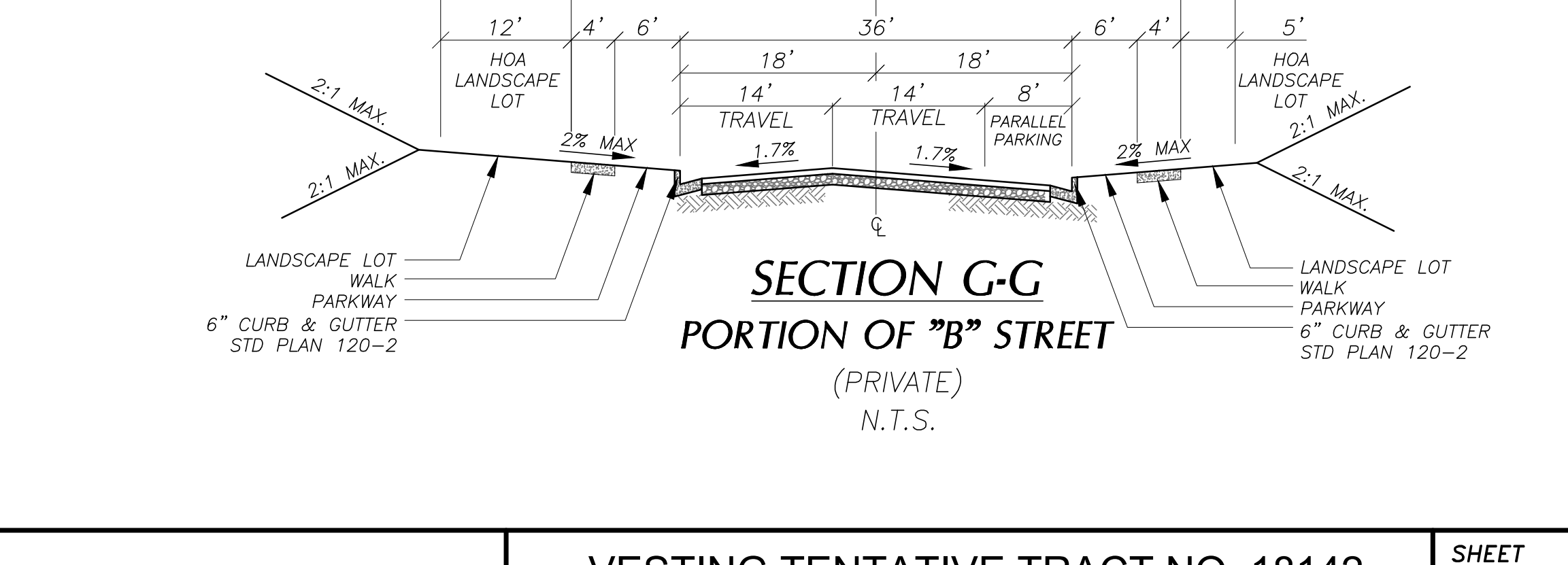
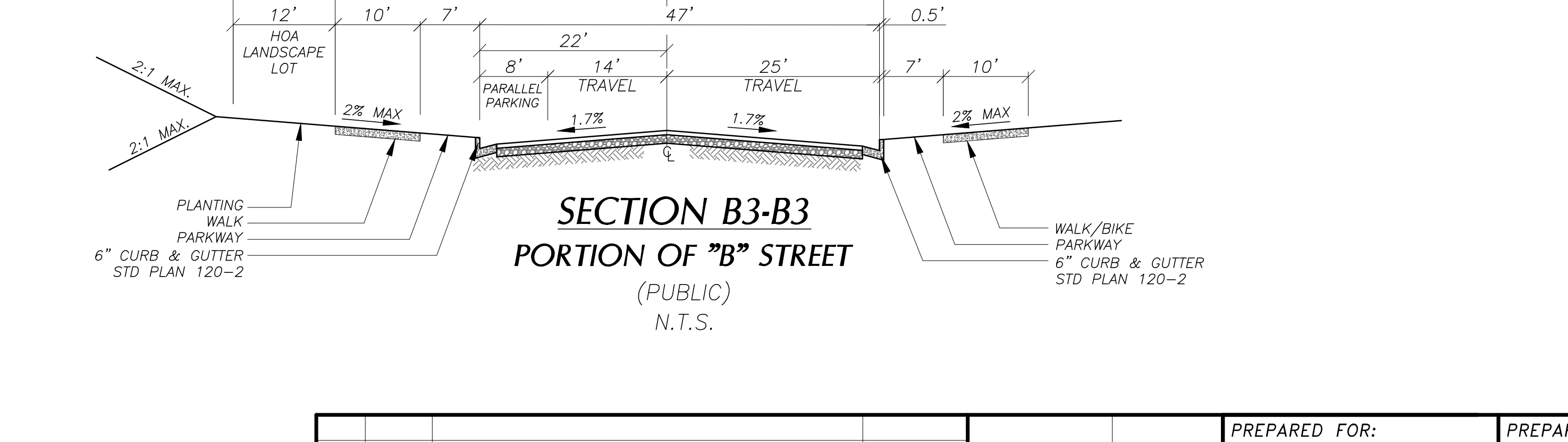
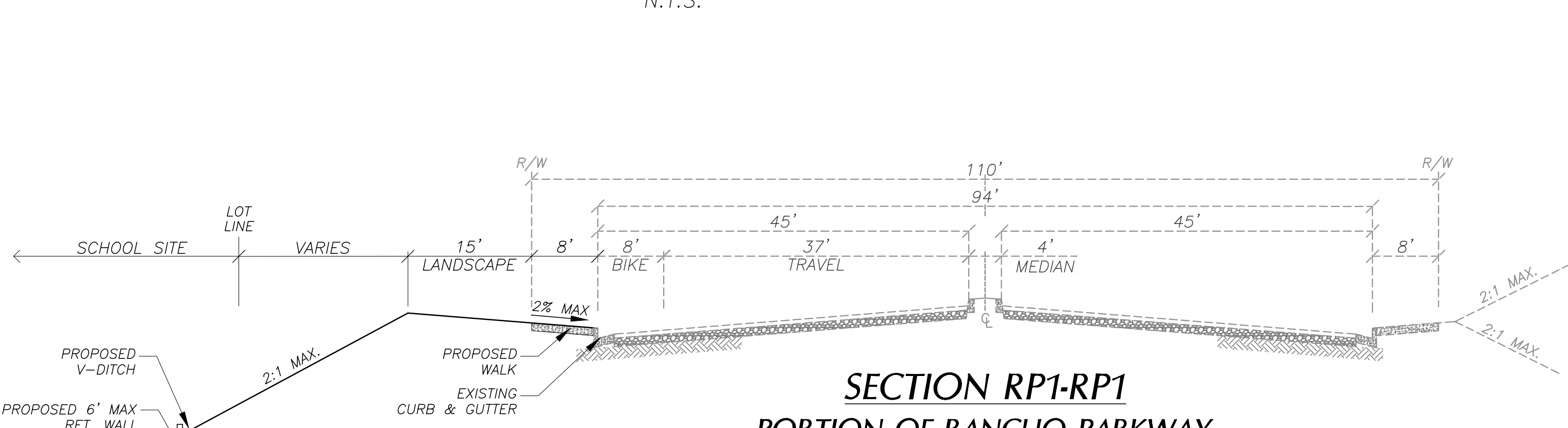
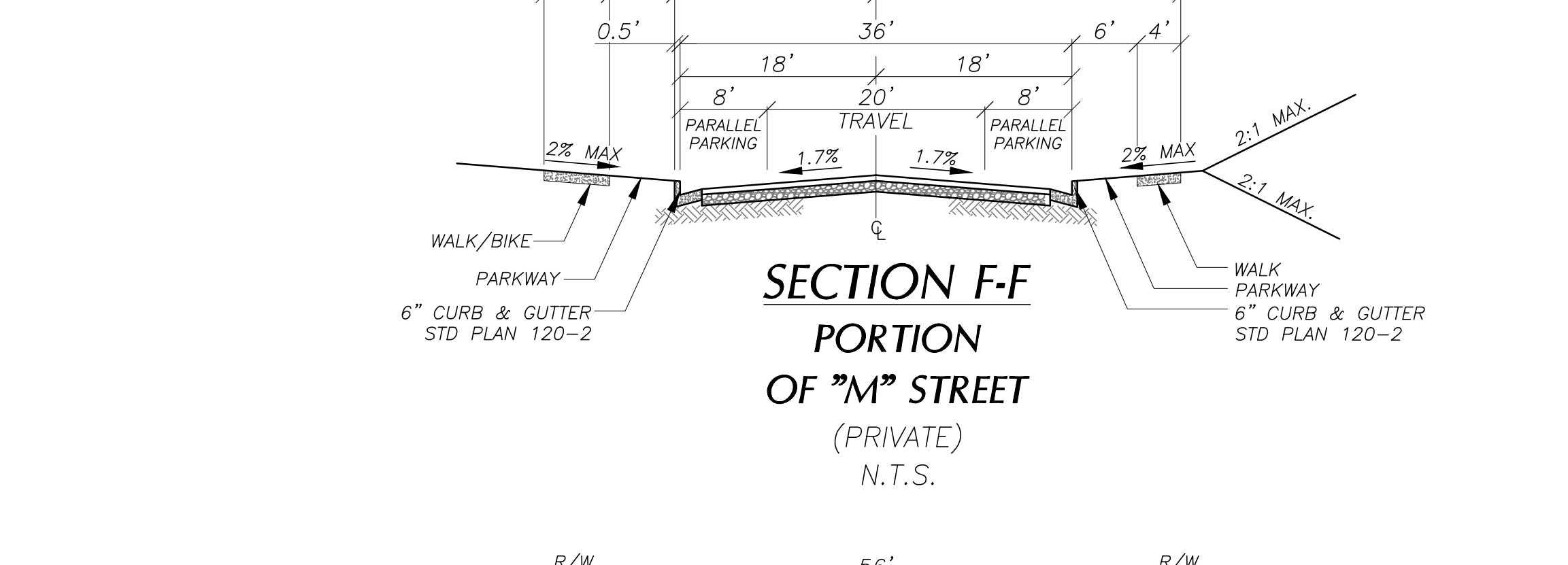
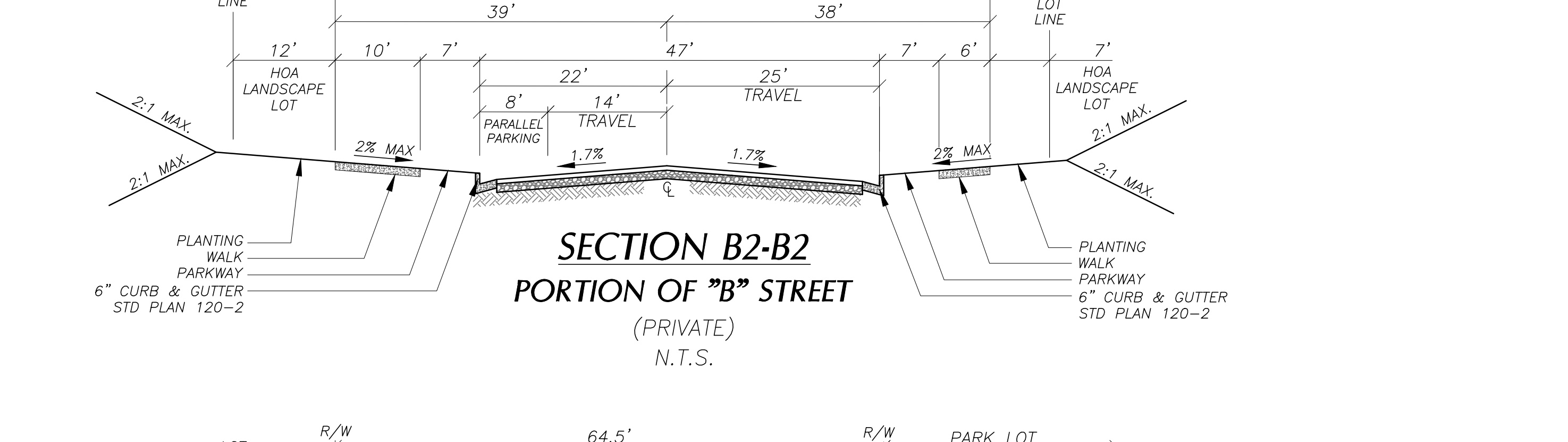
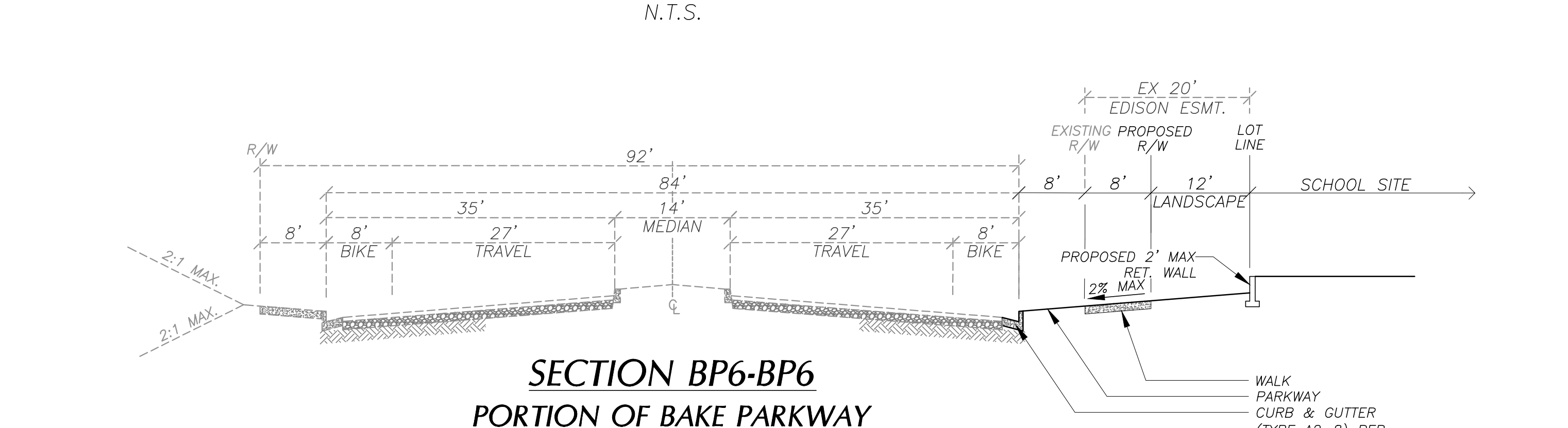
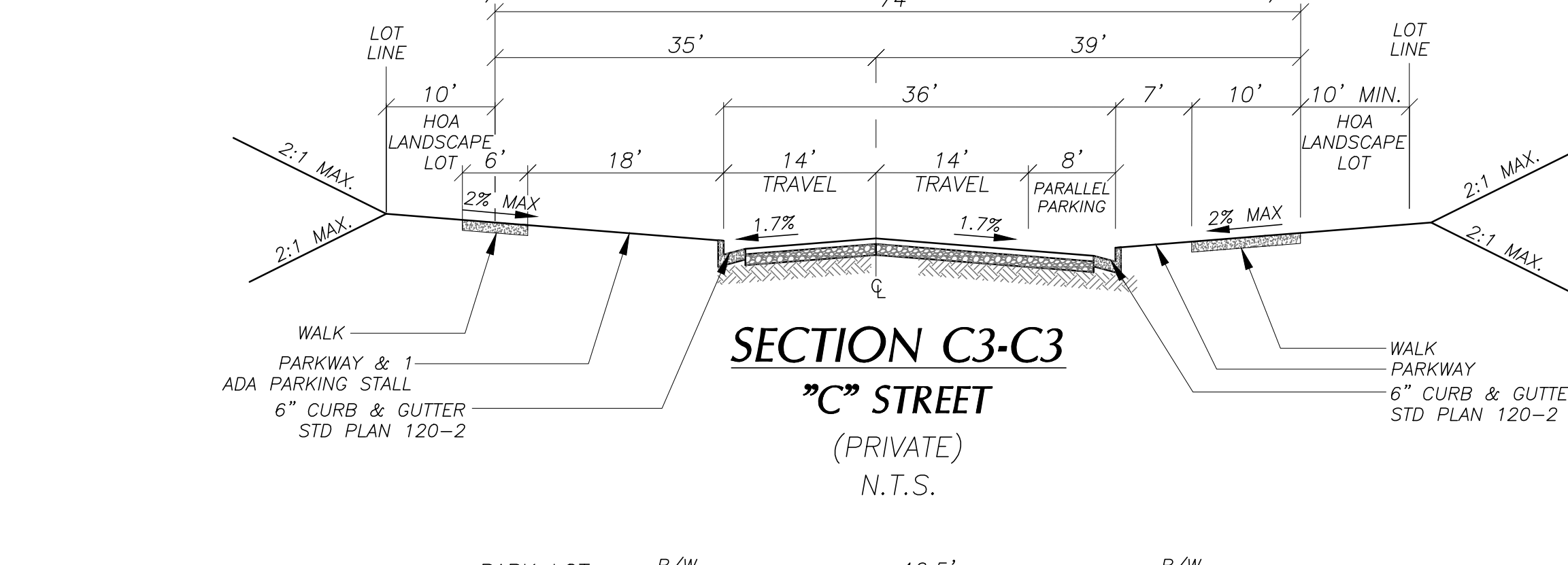
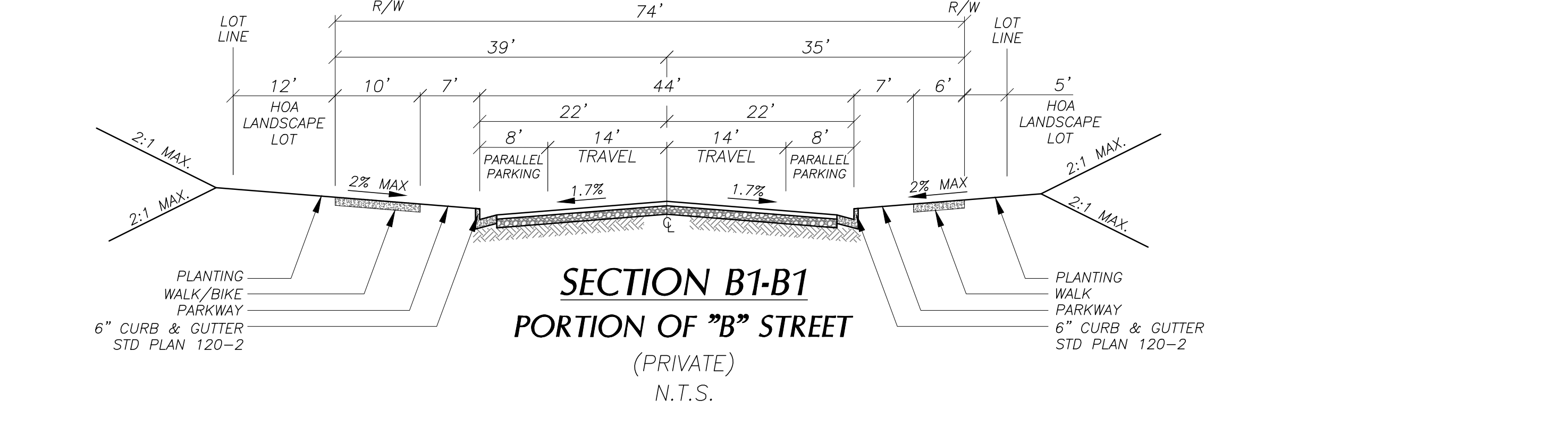
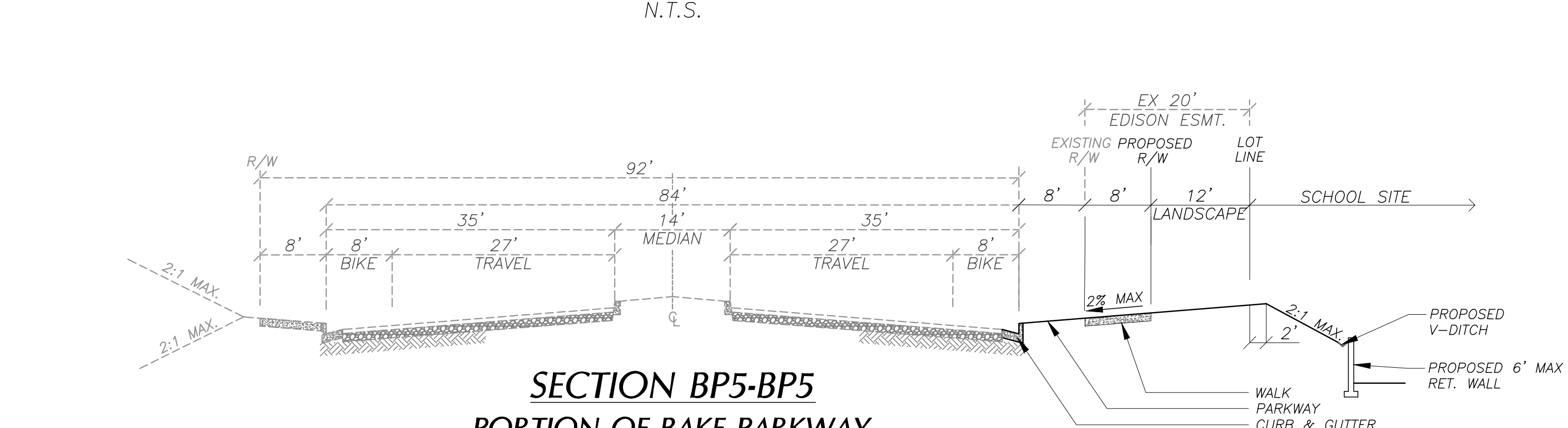
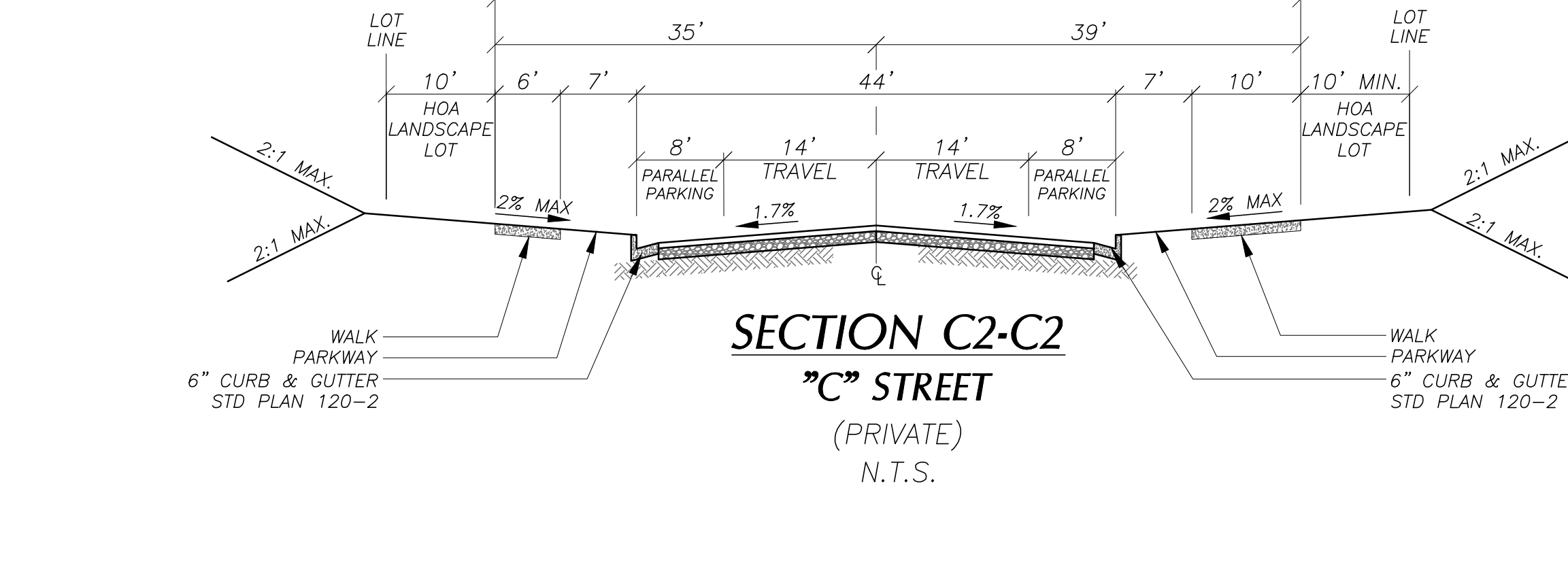
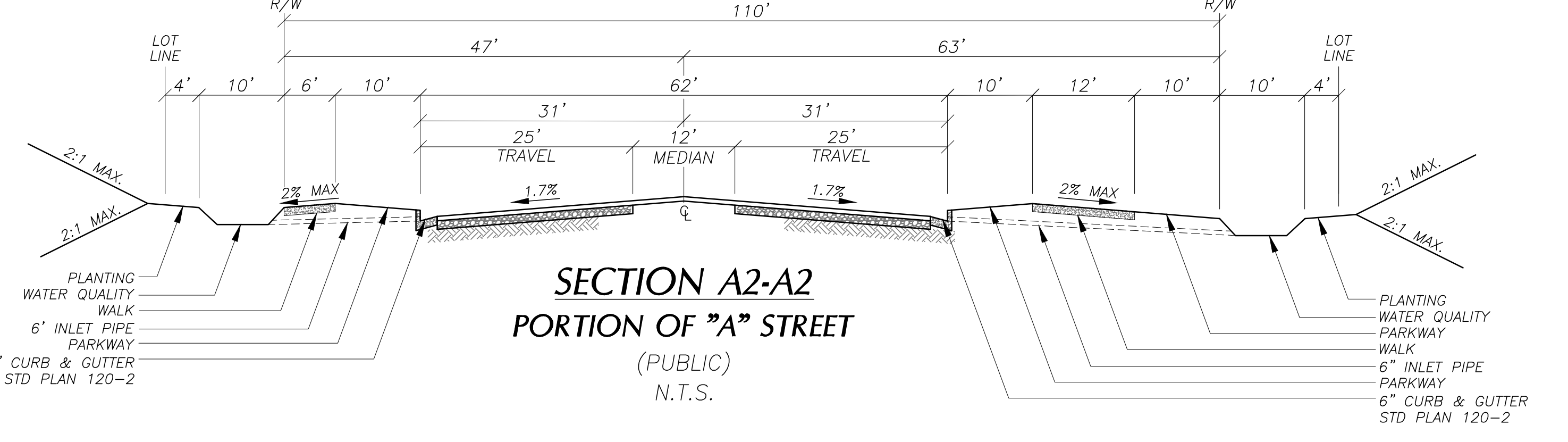
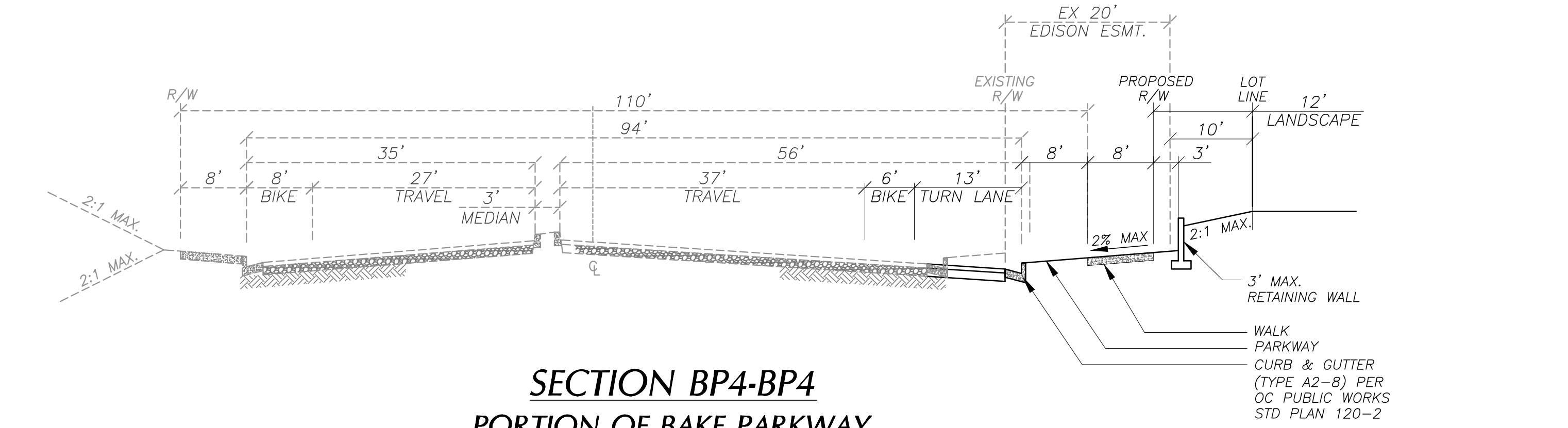
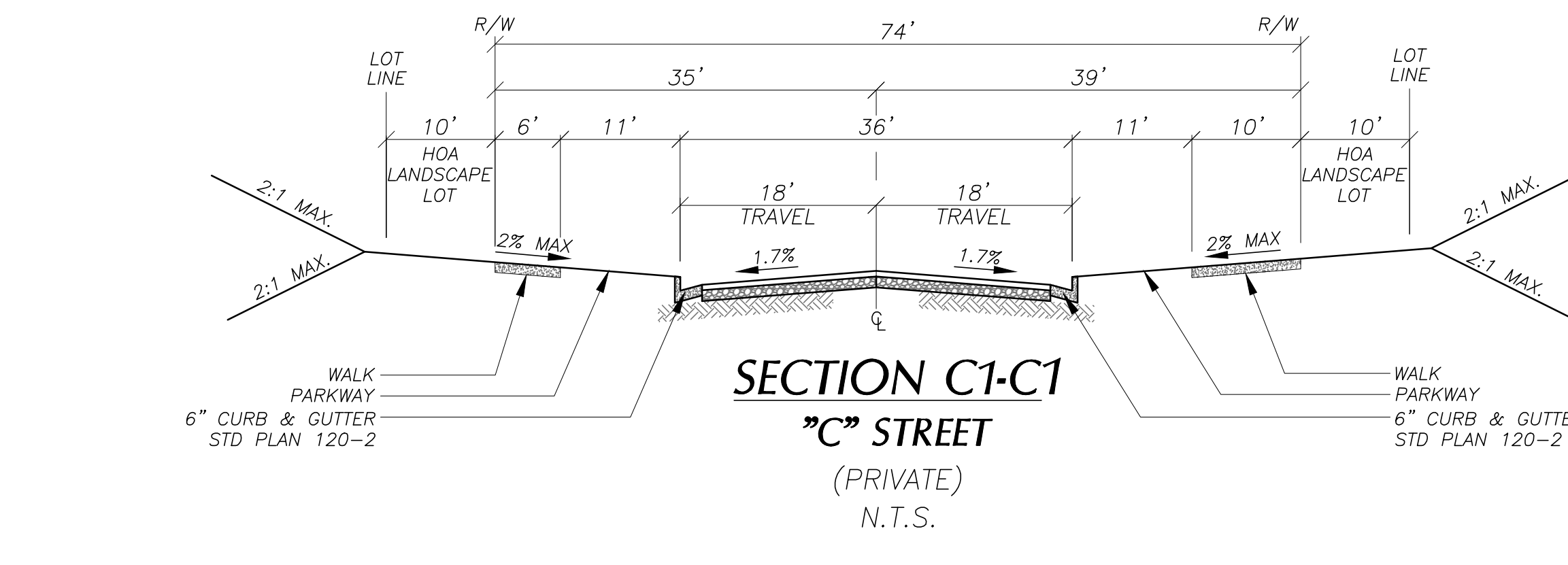
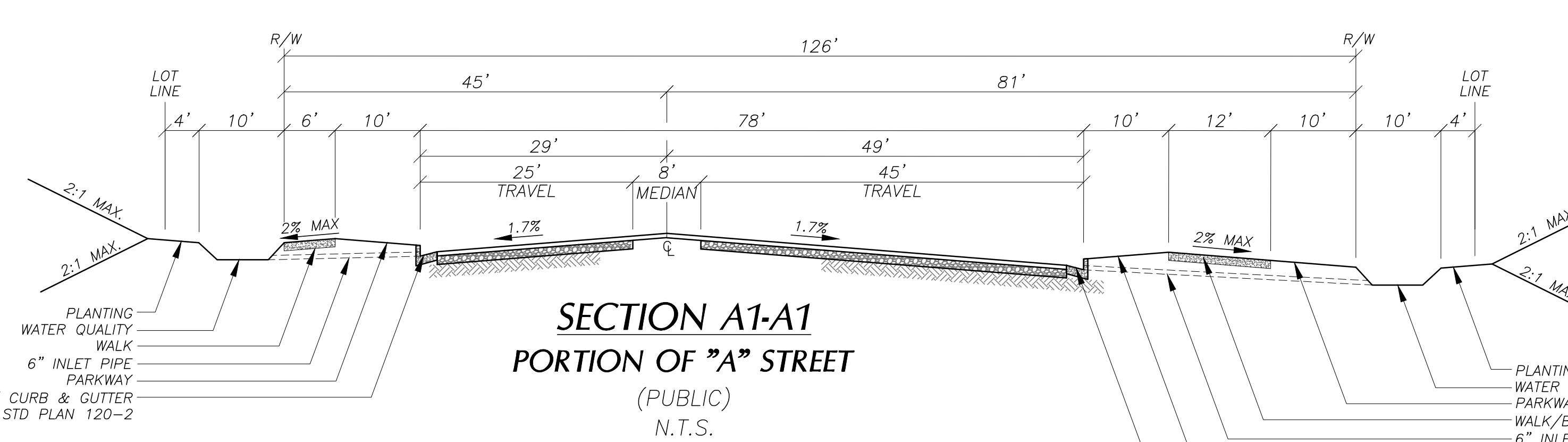
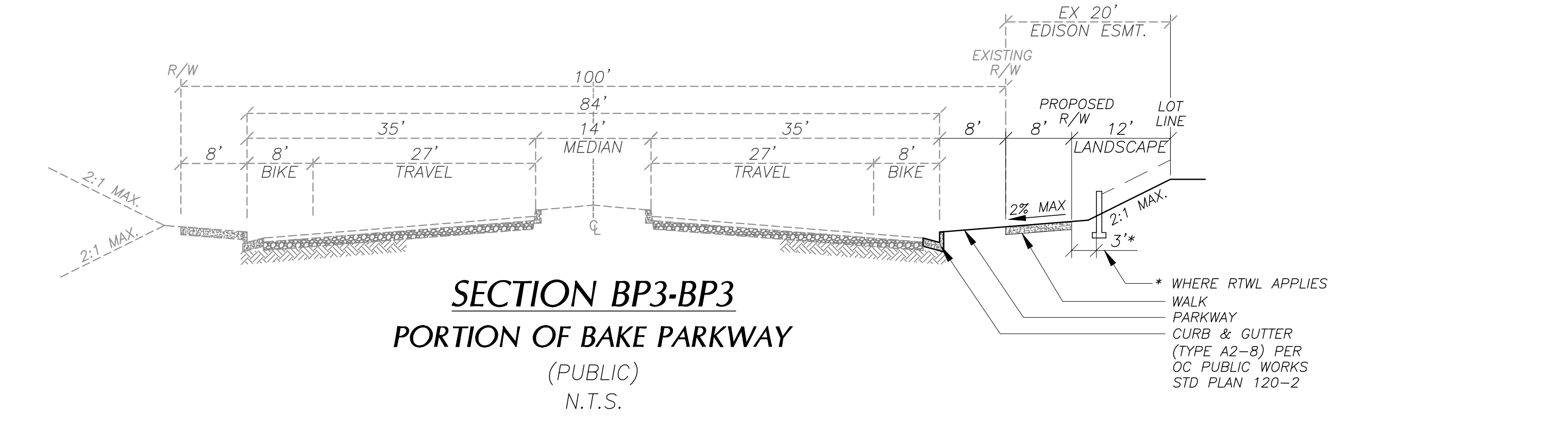
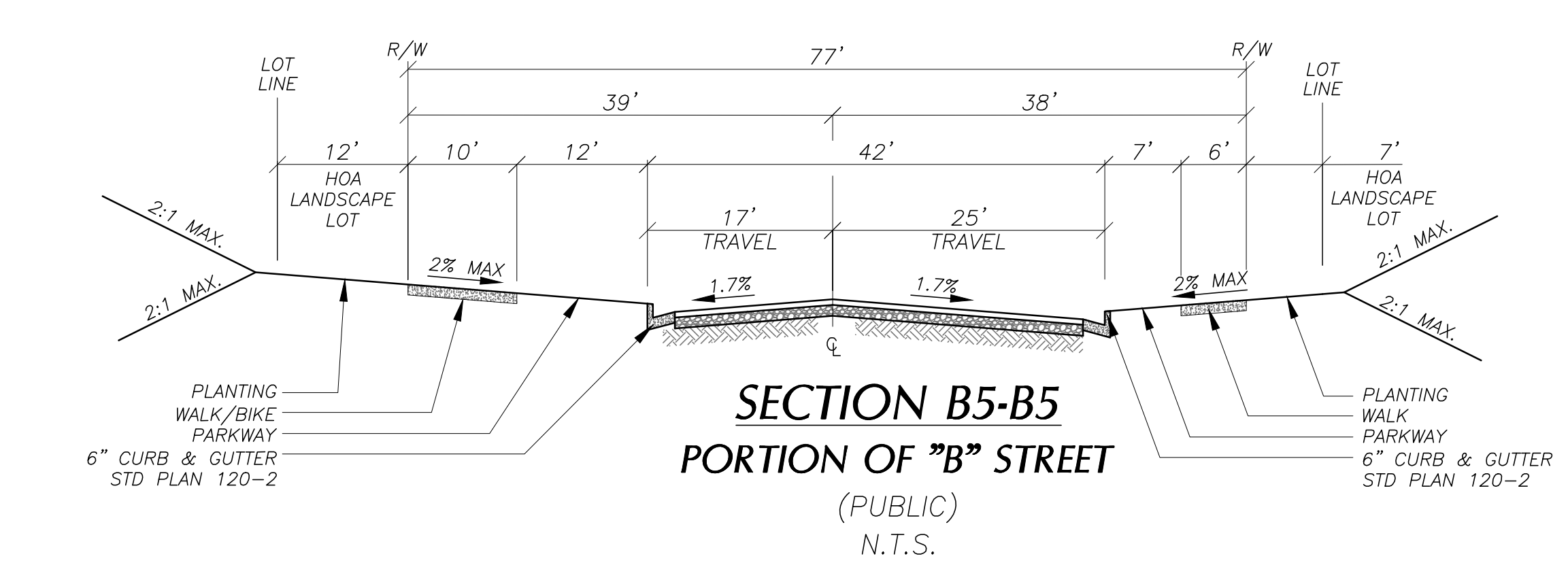
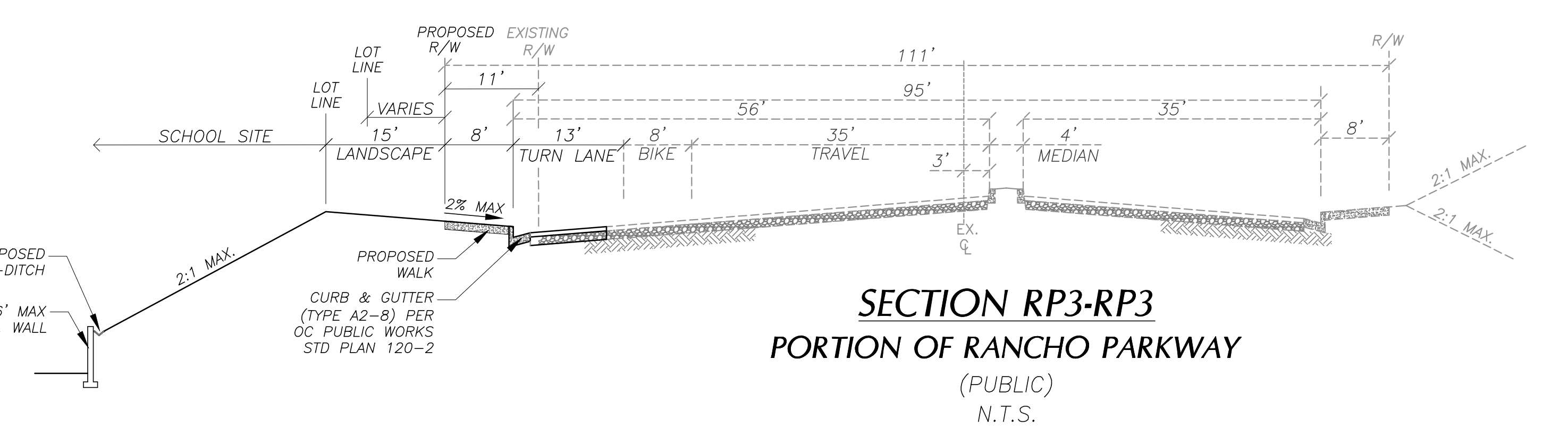
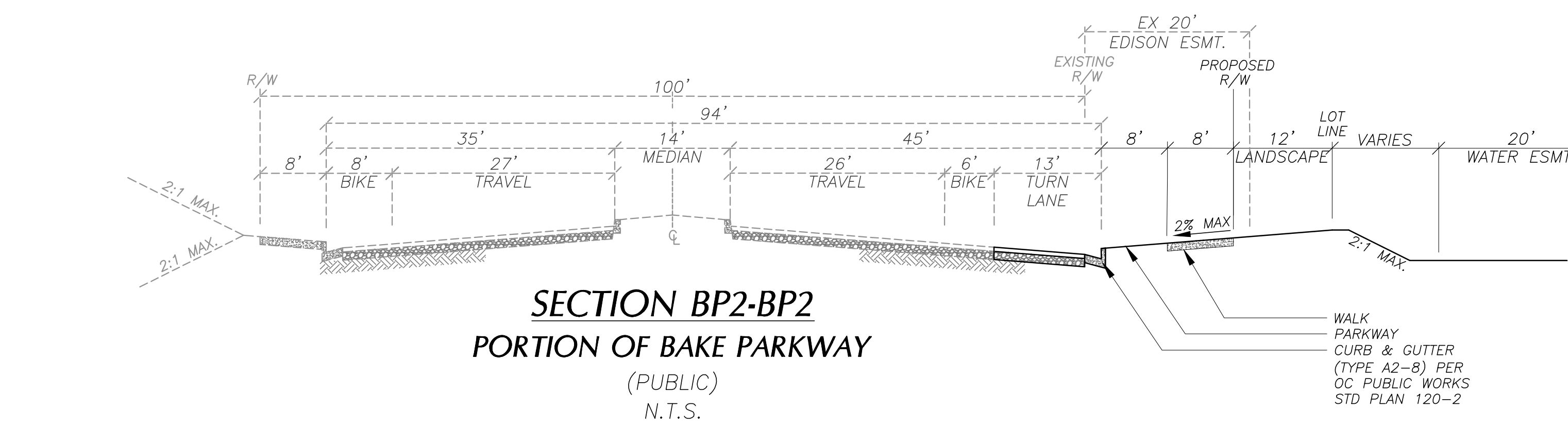
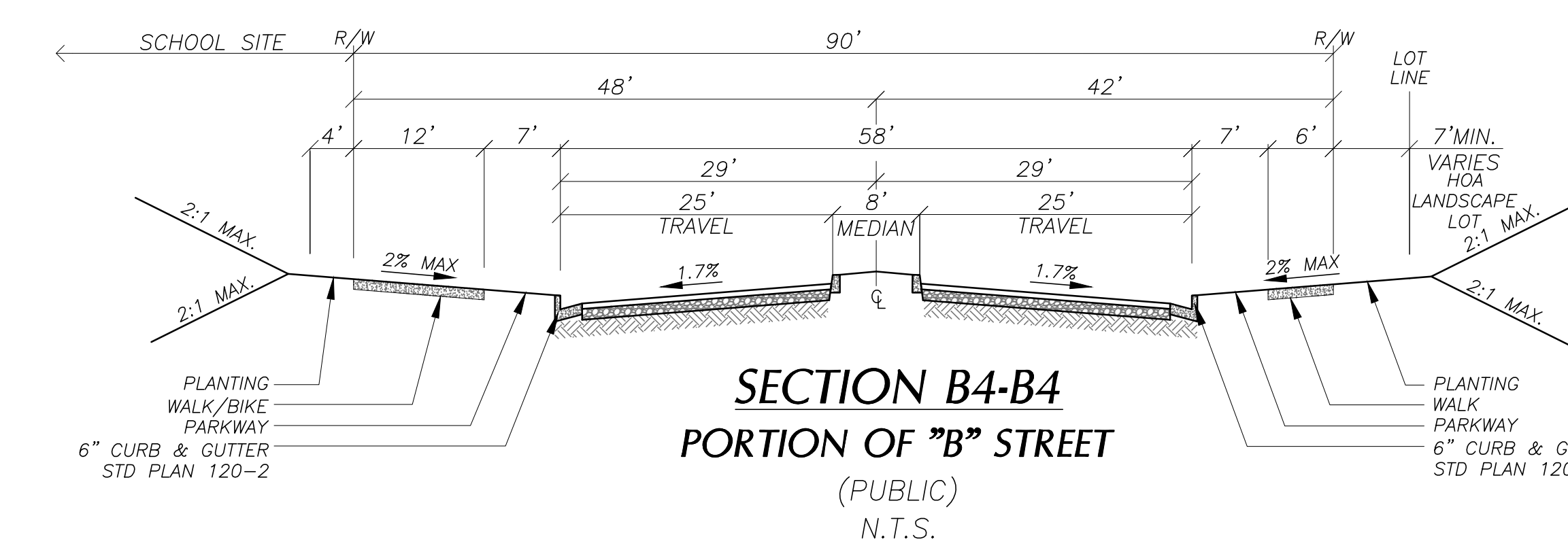
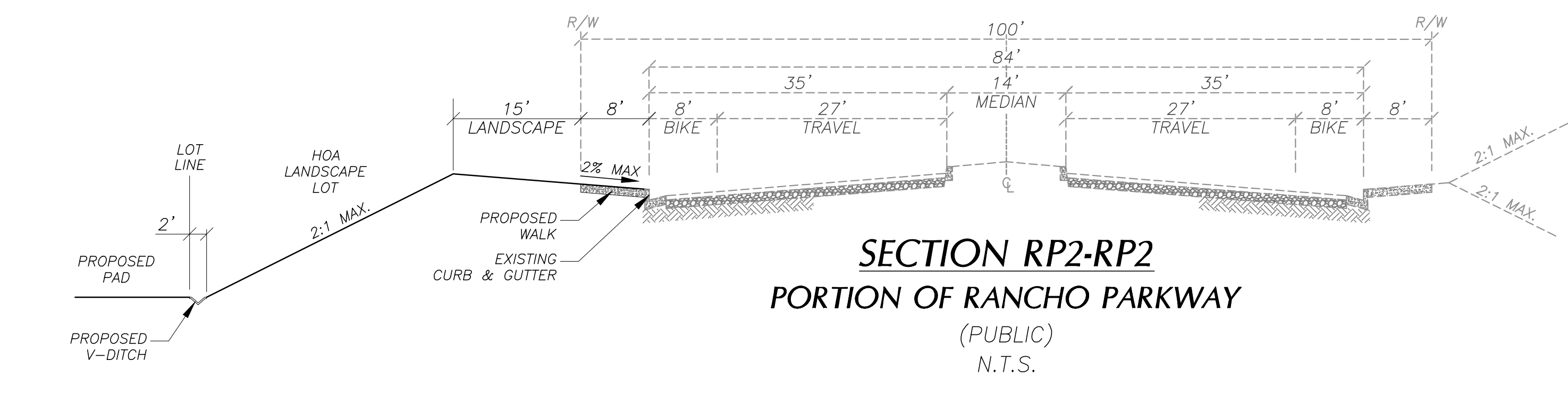
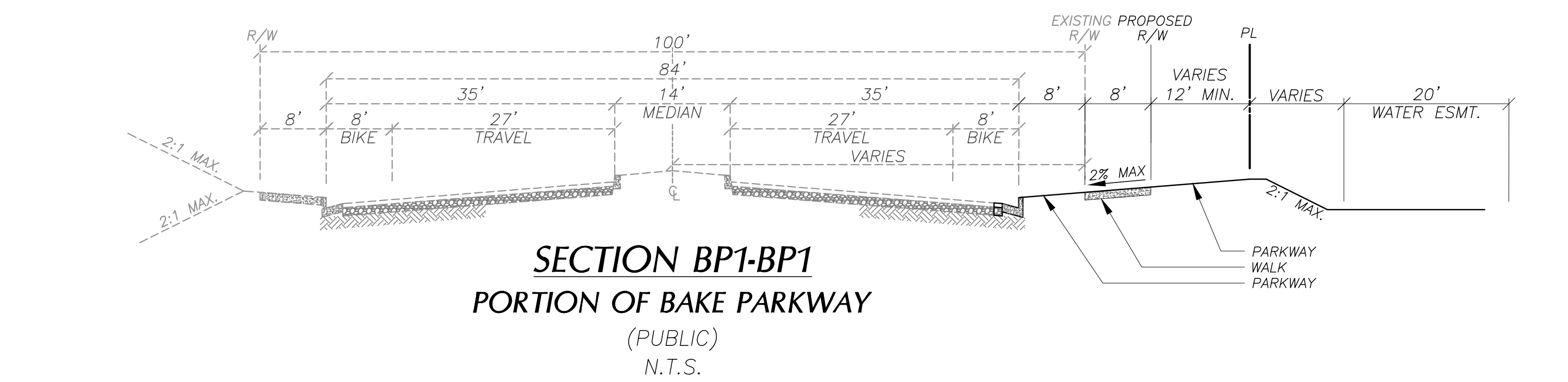
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DESIGNED BY: --
CHECKED BY: --

PREPARED FOR:
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725 W. TOWN & COUNTRY RD.
SUITE 200
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CONTACT: ILAN FEINGOLD
PHN: 714-347-1300

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VESTING TENTATIVE TRACT NO. 18142
CASE# TTM 08-19-5302
TITLE AND EXISTING EASEMENTS
NAKASE RANCH City of Lake Forest

SHEET **2** OF **9**



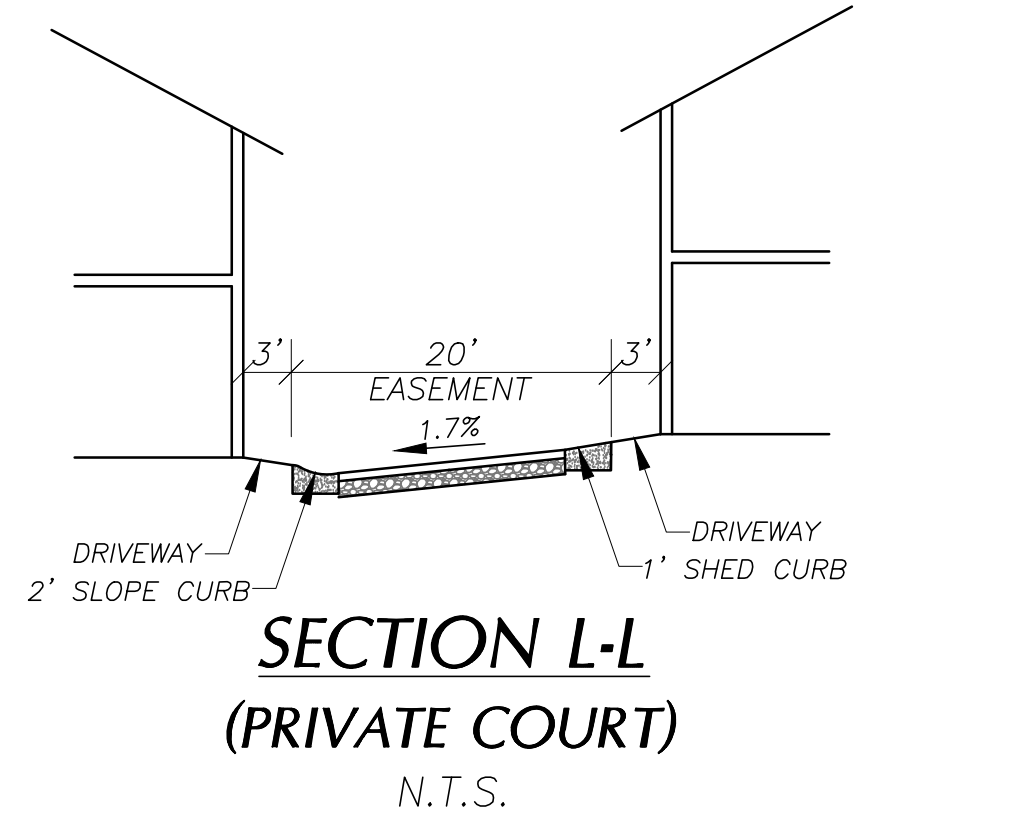
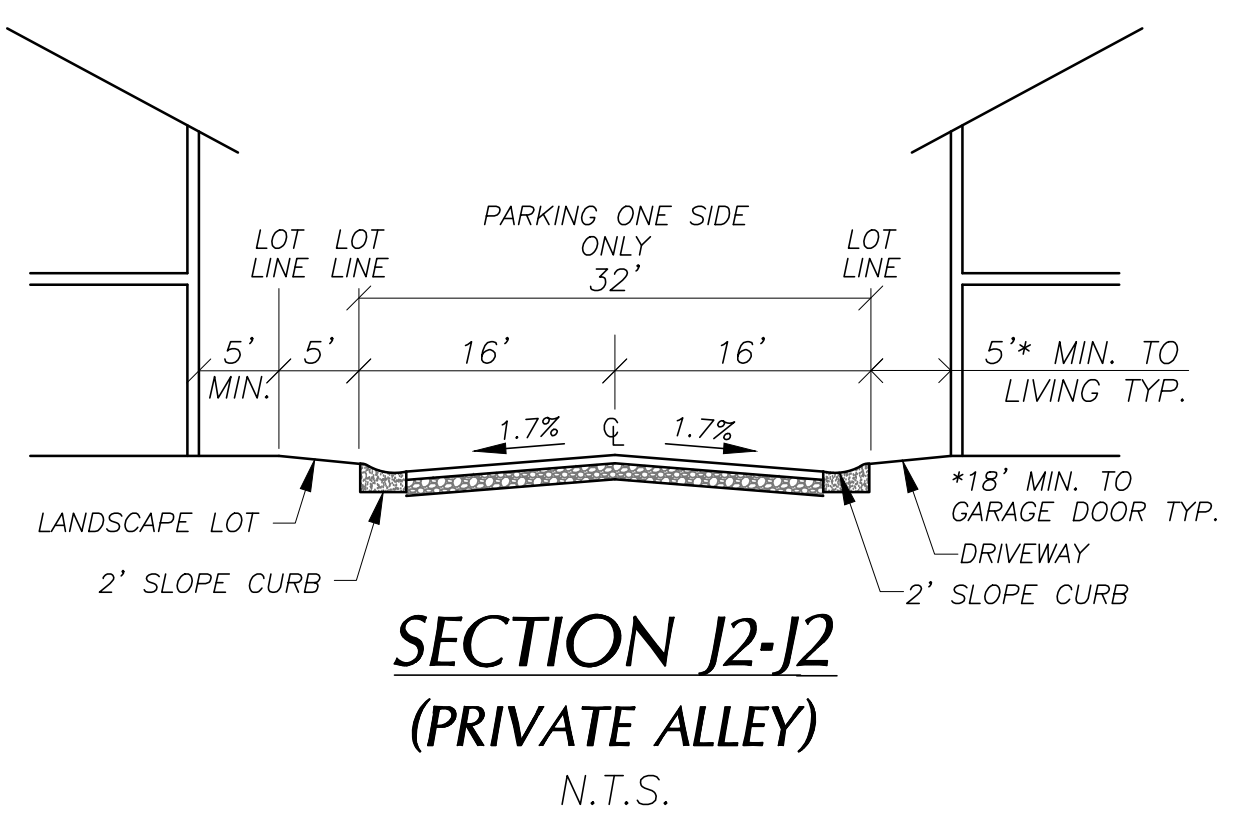
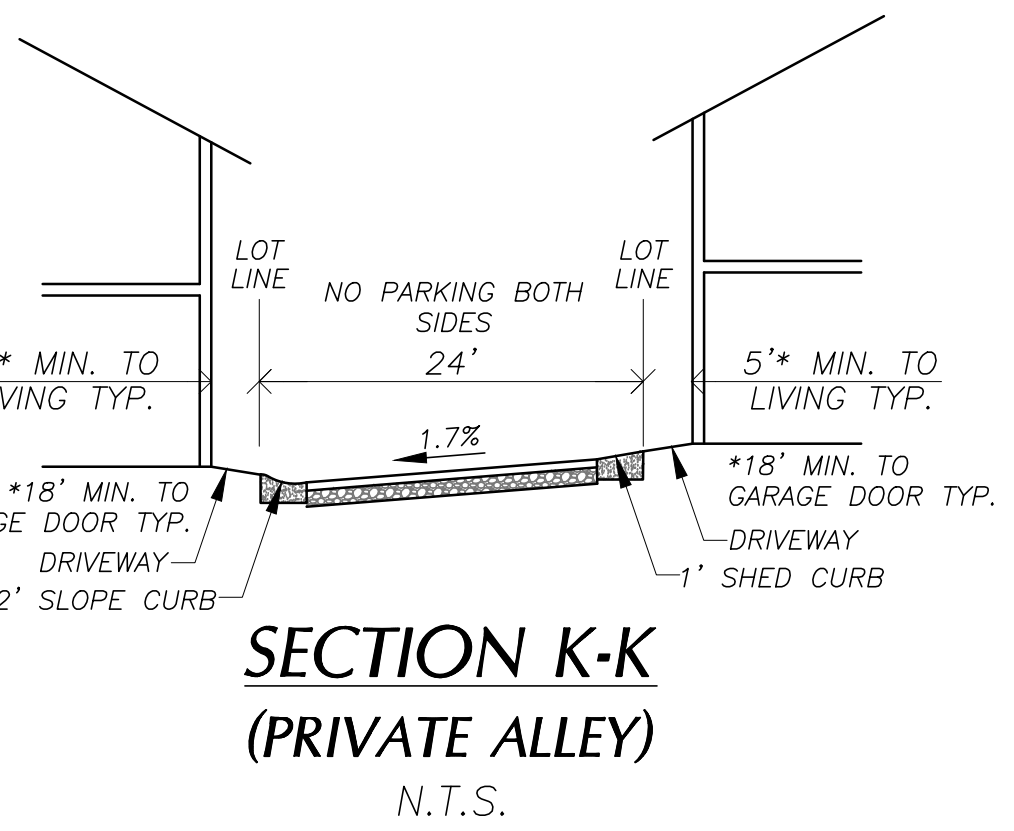
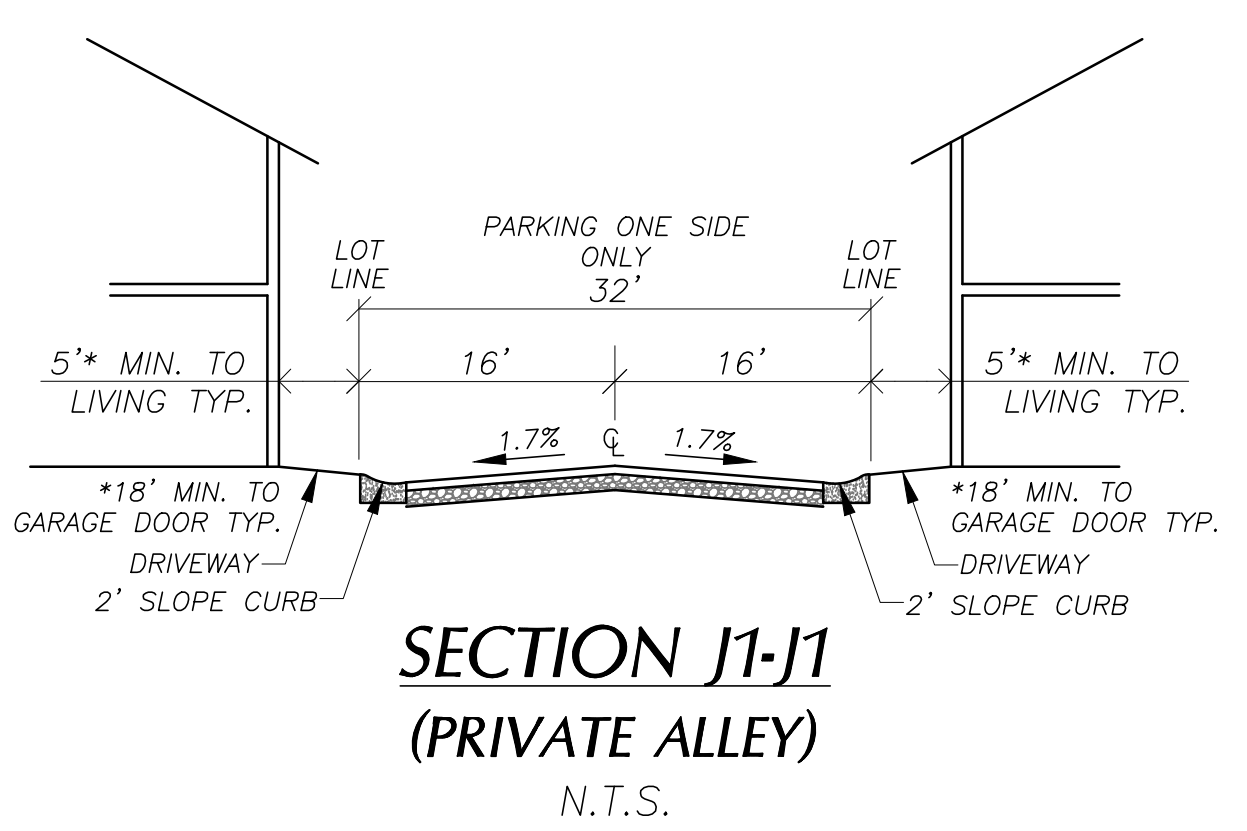
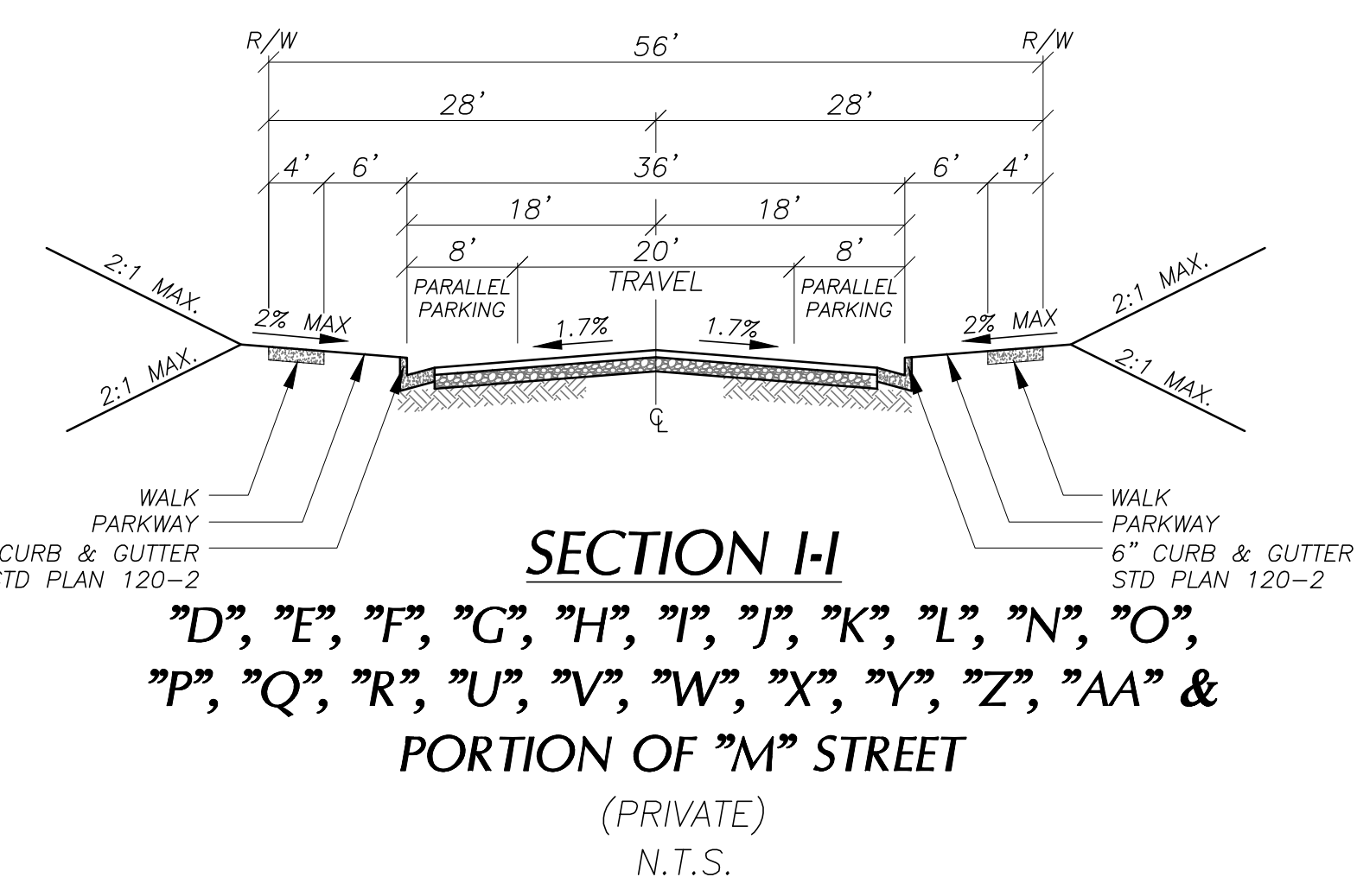
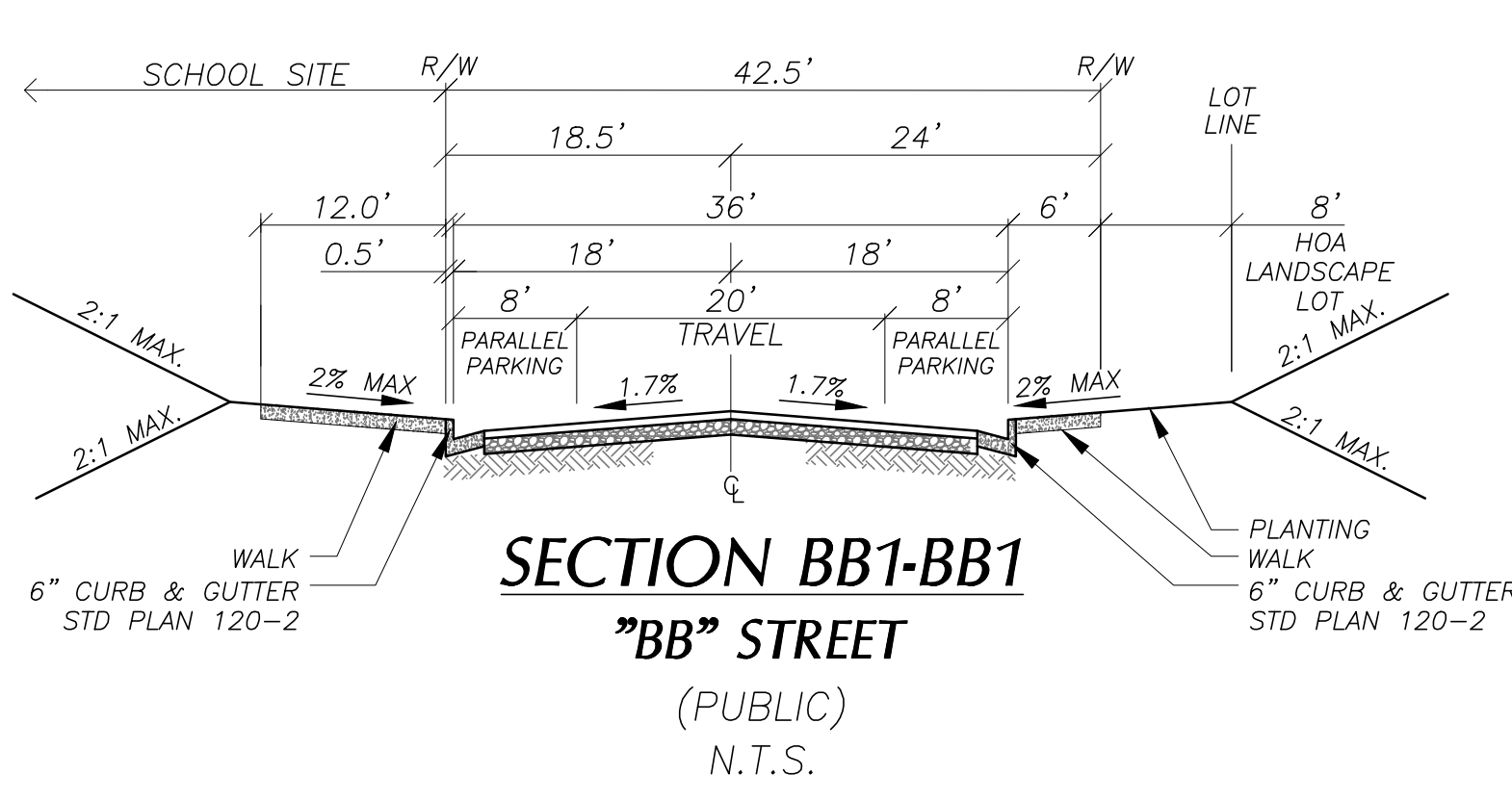
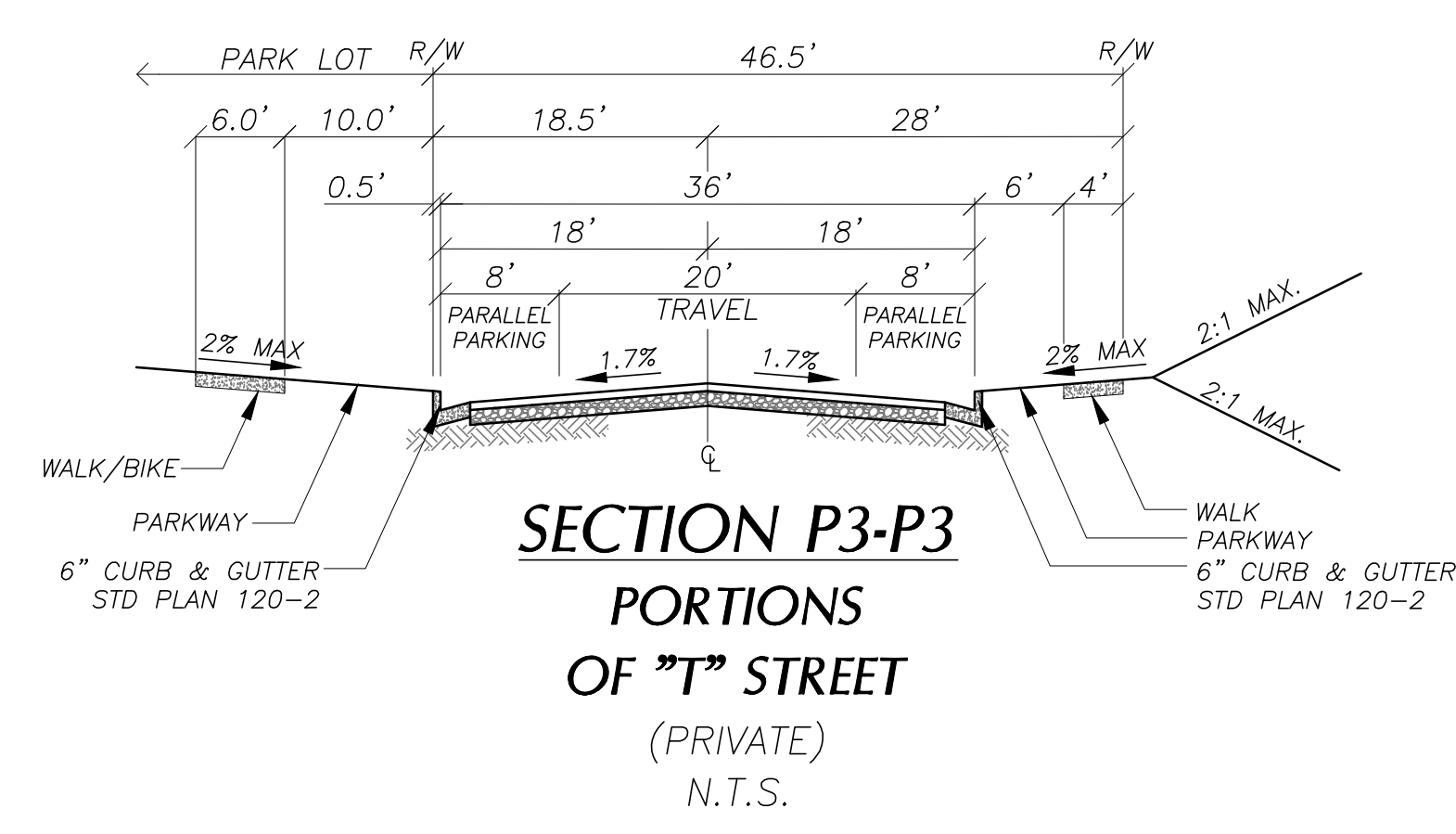
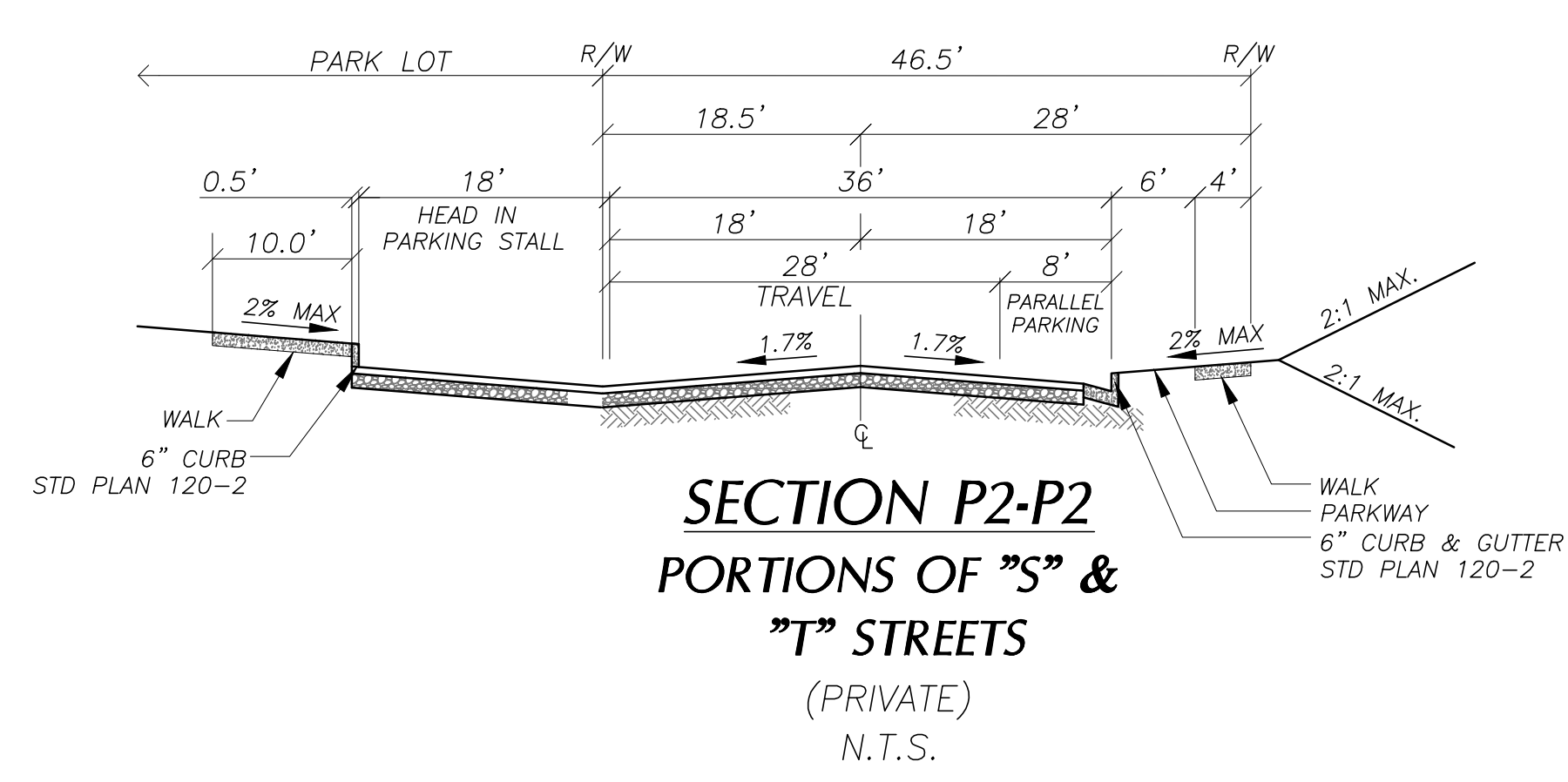
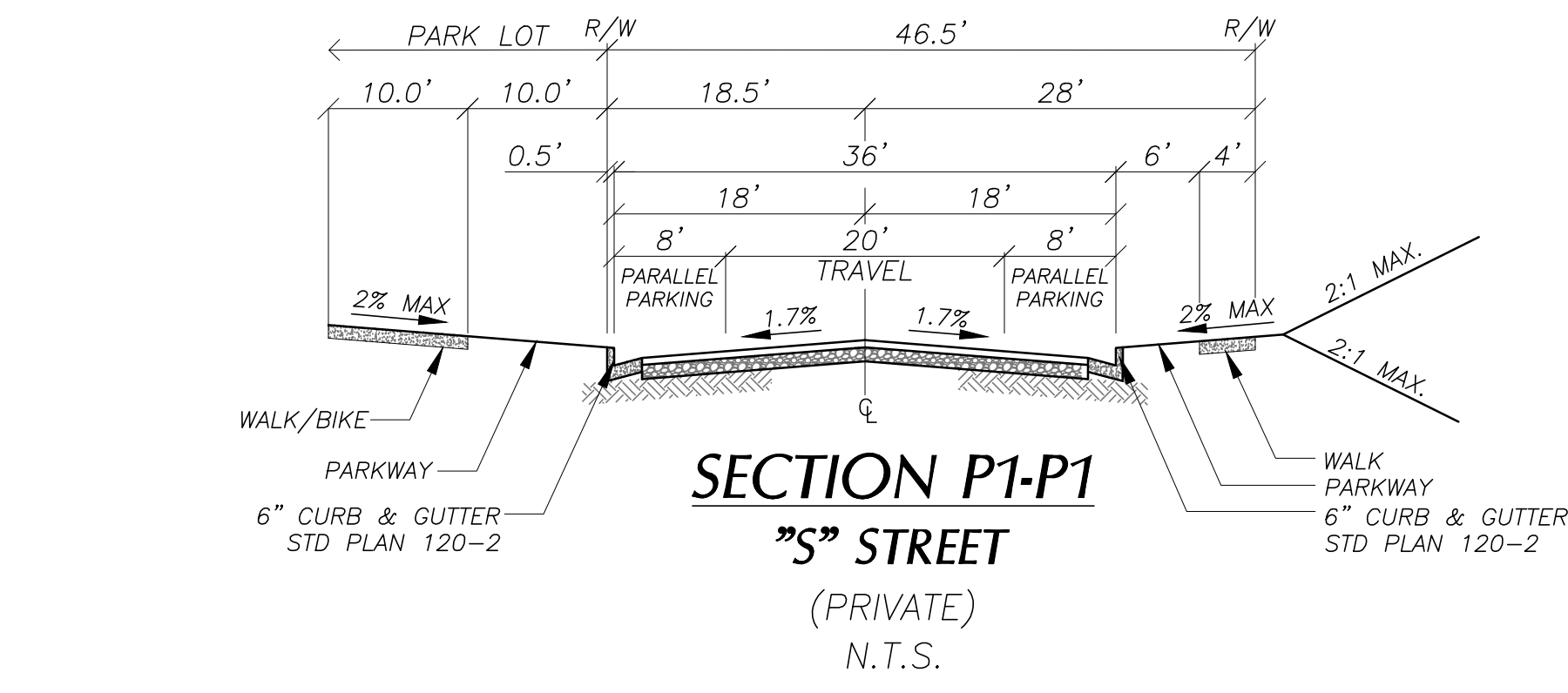
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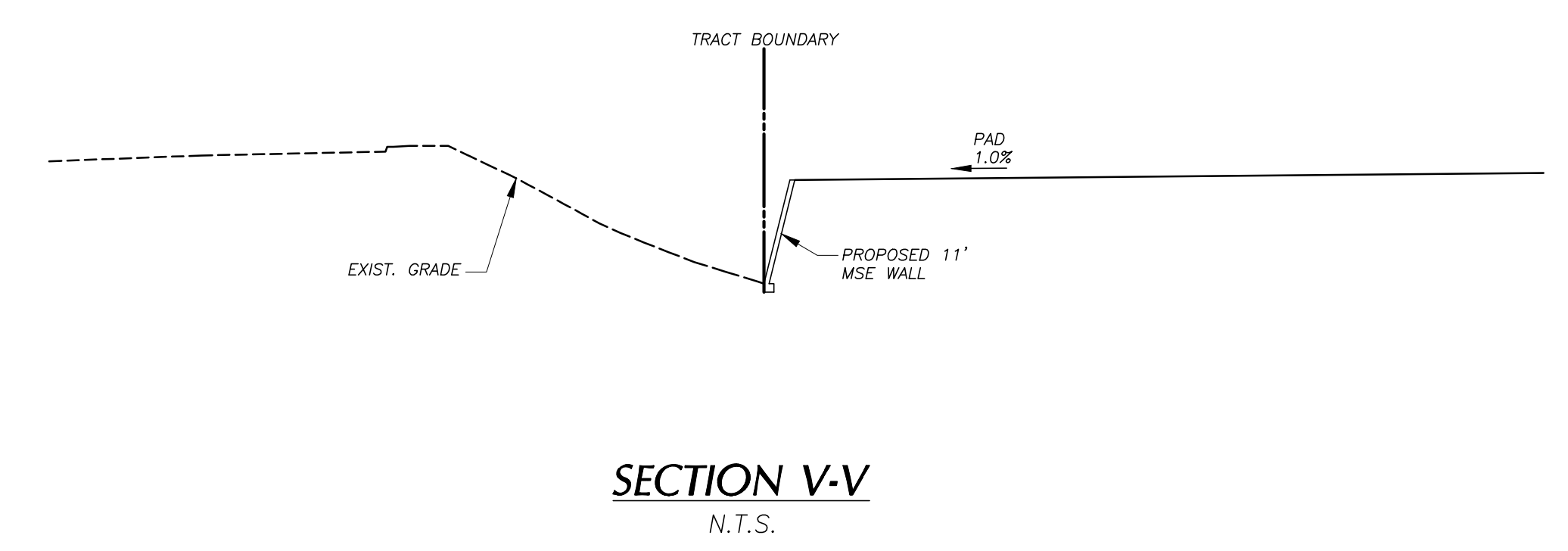
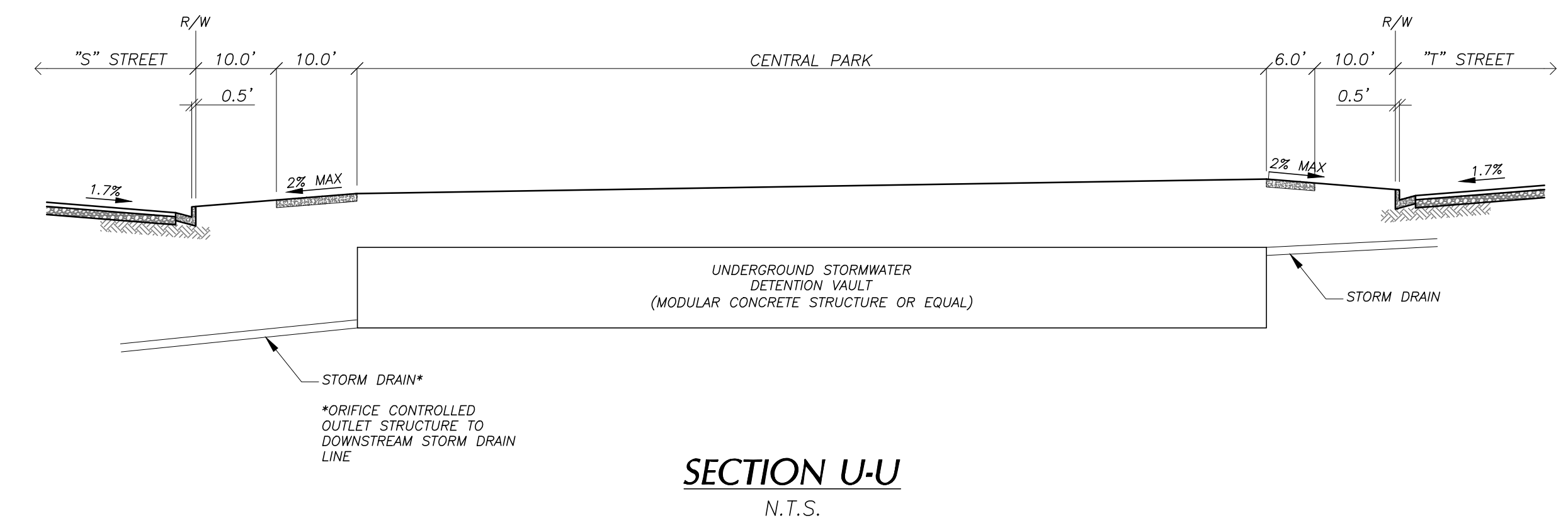
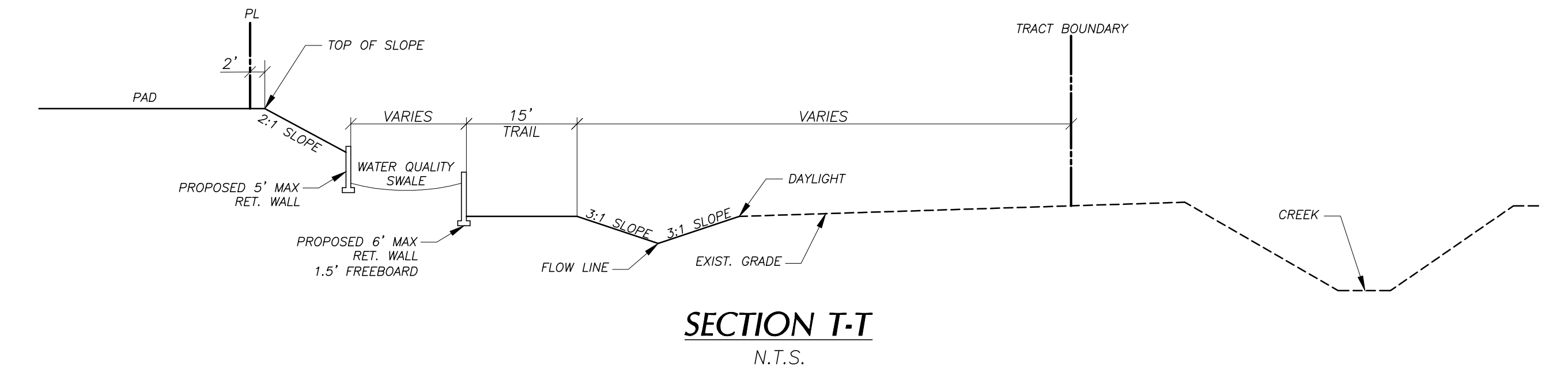
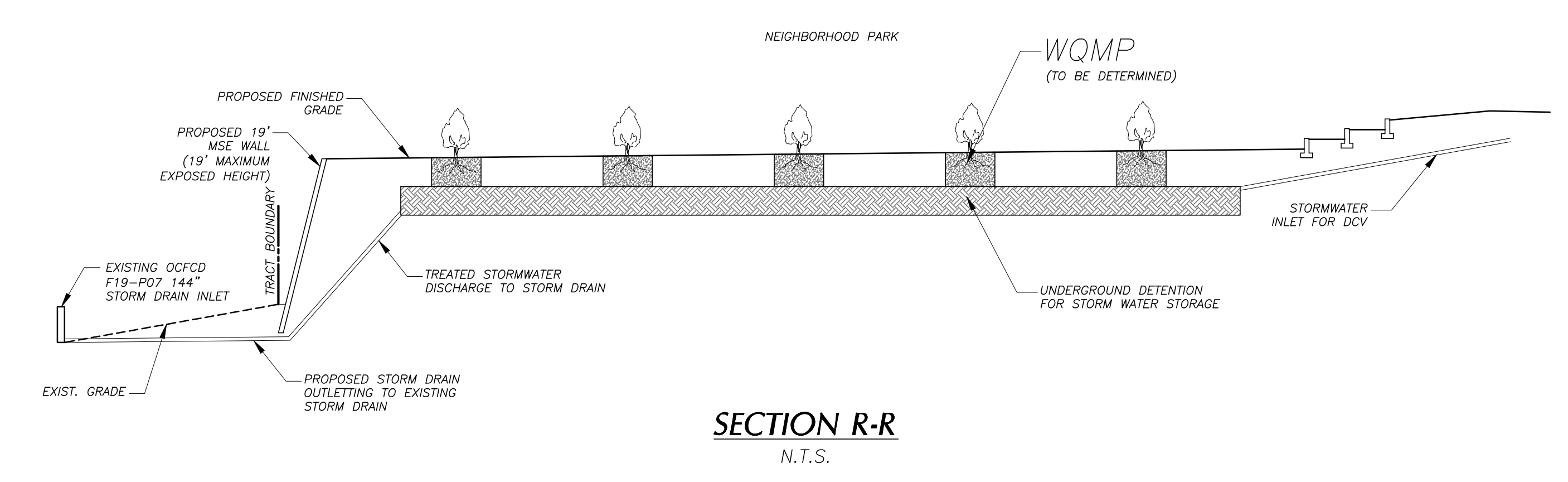
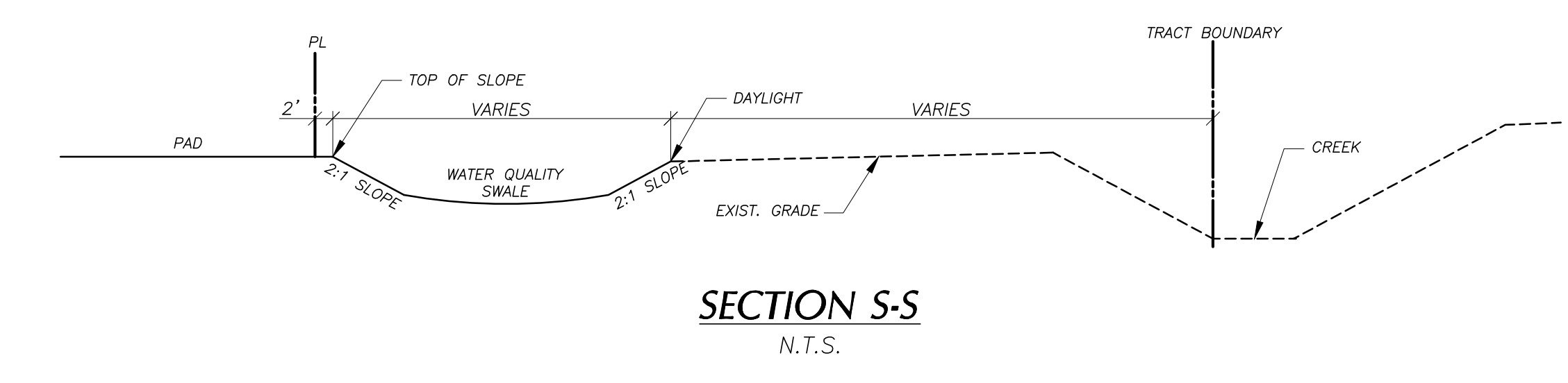
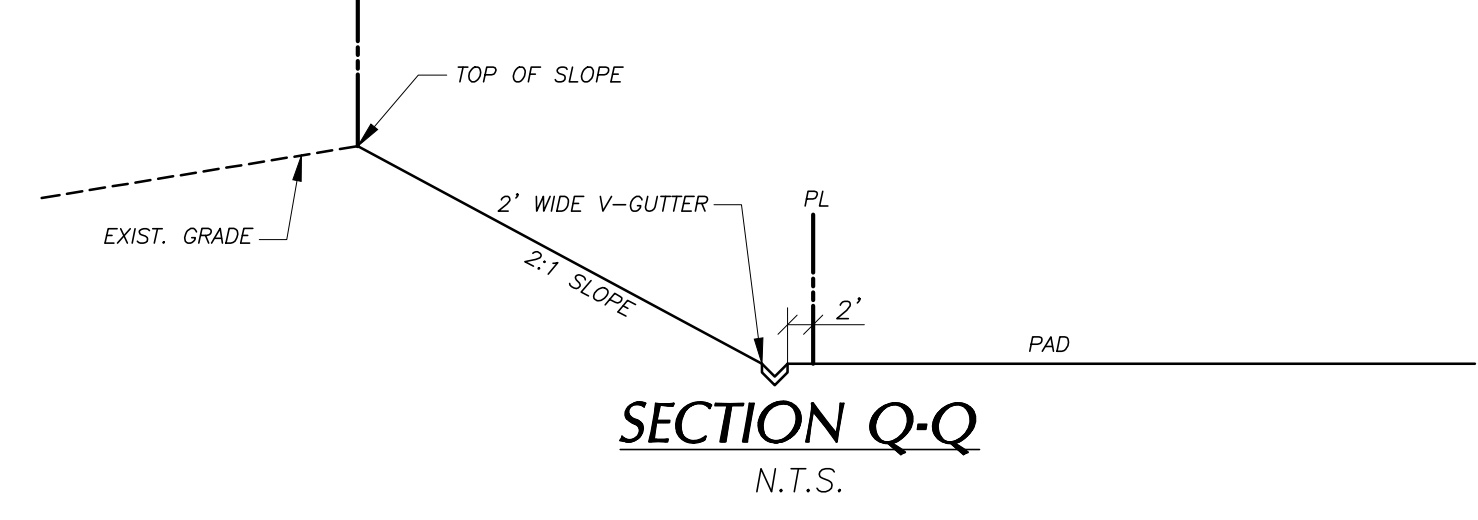
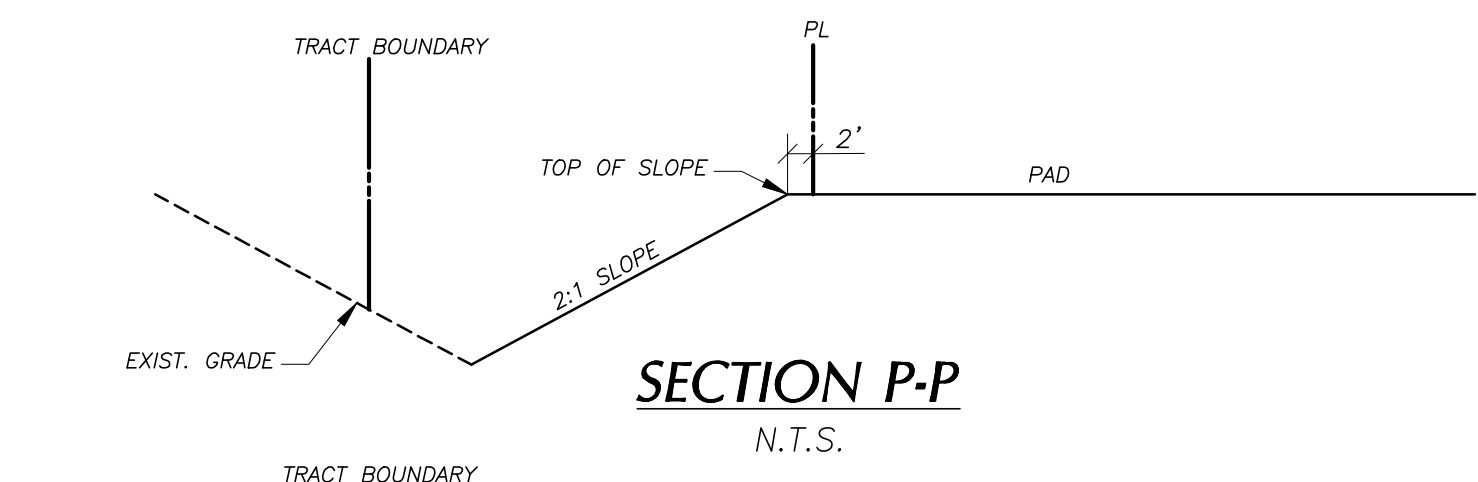
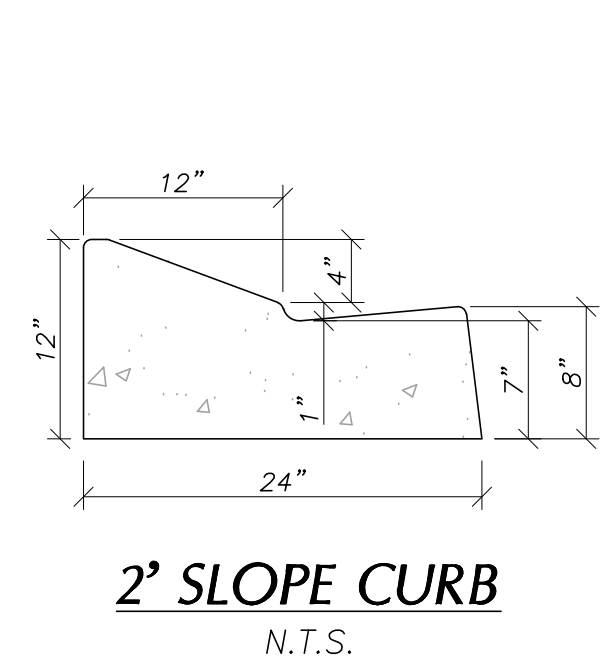
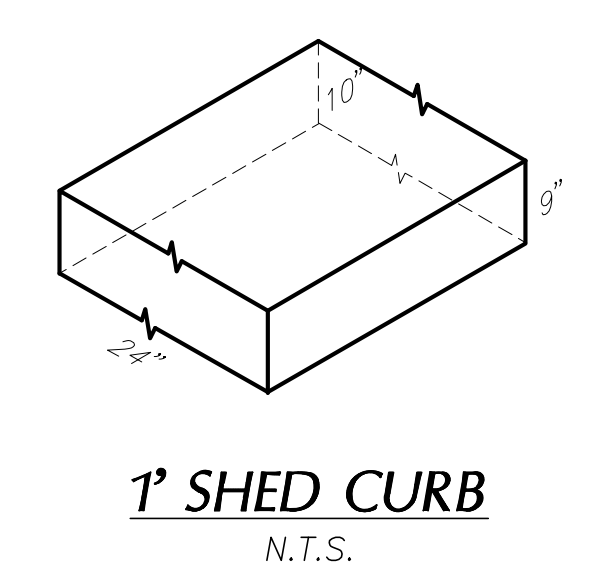
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VESTING TENTATIVE TRACT NO. 18142
CASE# TTM 08-19-5302
STREET SECTIONS
NAKASE RANCH City of Lake Forest

SHEET
OF
3
9



DETAILS



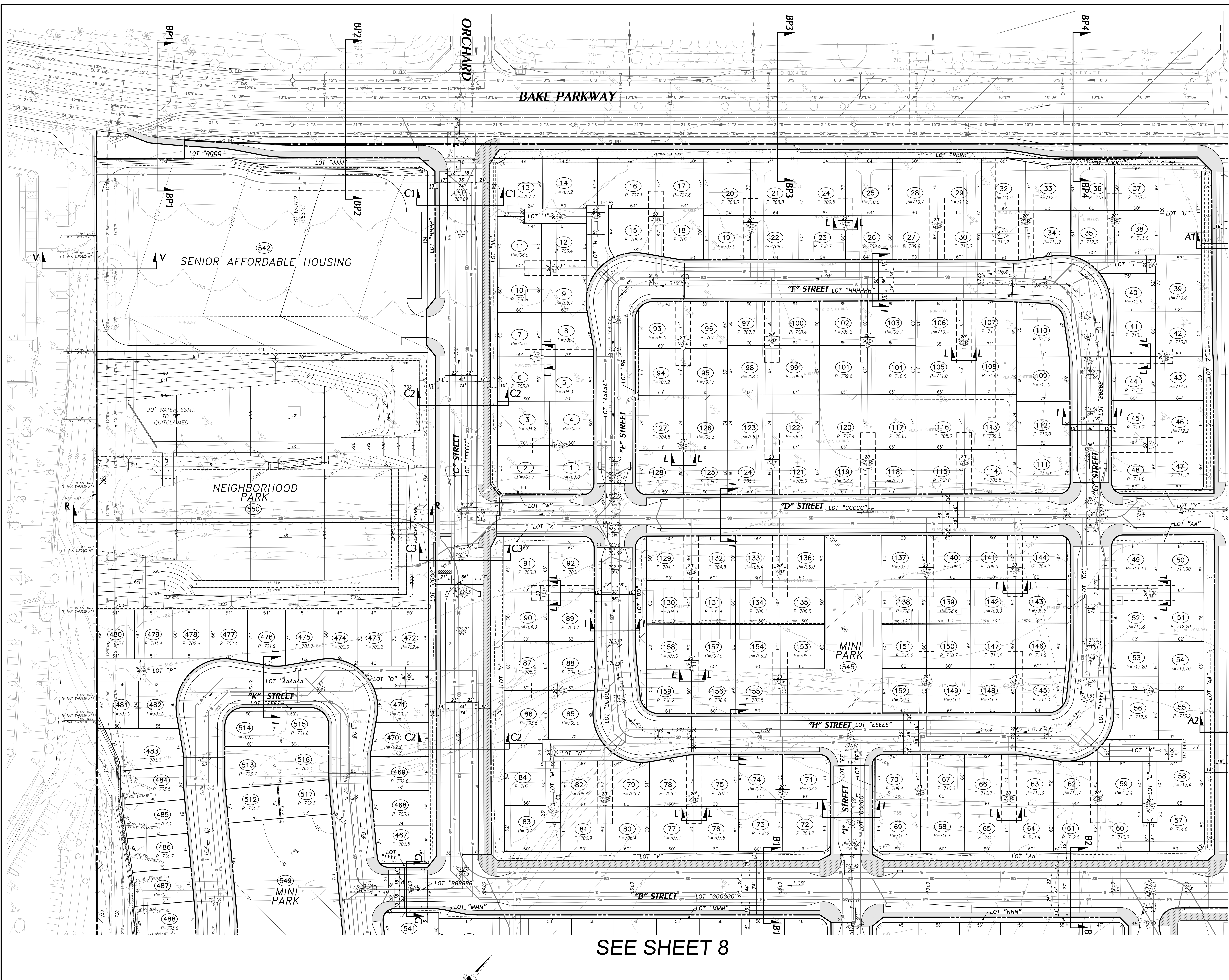
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 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

VESTING TENTATIVE TRACT NO. 18142
 CASE# TTM 08-19-5302
 STATISTICAL SUMMARY/SECTIONS
 NAKASE RANCH City of Lake Forest



LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- CURB
- SIDEWALK
- OFF-STREET PATH (SHARED BIKES/PEDESTRIAN)
- EXISTING CONTOUR
- PROPOSED WATER
- PROPOSED RECLAIMED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- RETAINING WALL
- LOT NUMBER
- PAD ELEVATION

EASEMENT NOTES

PROPOSED EASEMENTS:

- Ⓐ PROPOSED EASEMENT TO IRWD FOR SEWER AND WATER PURPOSES
- Ⓑ PROPOSED EASEMENT FOR EMERGENCY AND PUBLIC SECURITY INGRESS AND EGRESS PURPOSES TO THE CITY OF LAKE FOREST
- Ⓒ PROPOSED EASEMENT FOR INGRESS AND EGRESS PURPOSES RESERVED HEREON FOR FUTURE GRANT

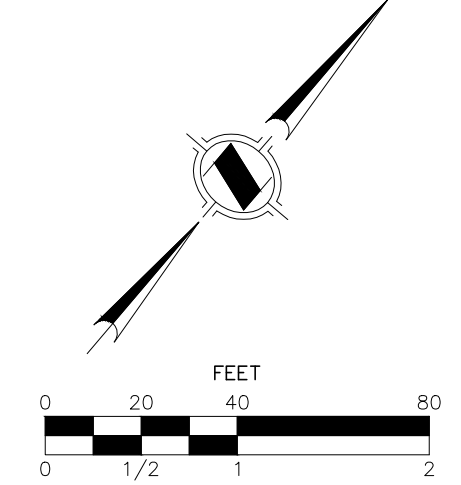
EXISTING EASEMENTS: SEE SHEET 2

NOTES:

1. ALL ADA STREET CROSSINGS WILL HAVE A CROSS FALL OF 2.0% OR LESS.

SEE SHEET 7

SEE SHEET 8



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:

PREPARED FOR:
TOLL BROTHERS INC.
 725 W. TOWN & COUNTRY RD.
 SUITE 200
 ORANGE, CA 92666
 CONTACT: ILAN FEINGOLD
 PHN: 714-347-1300

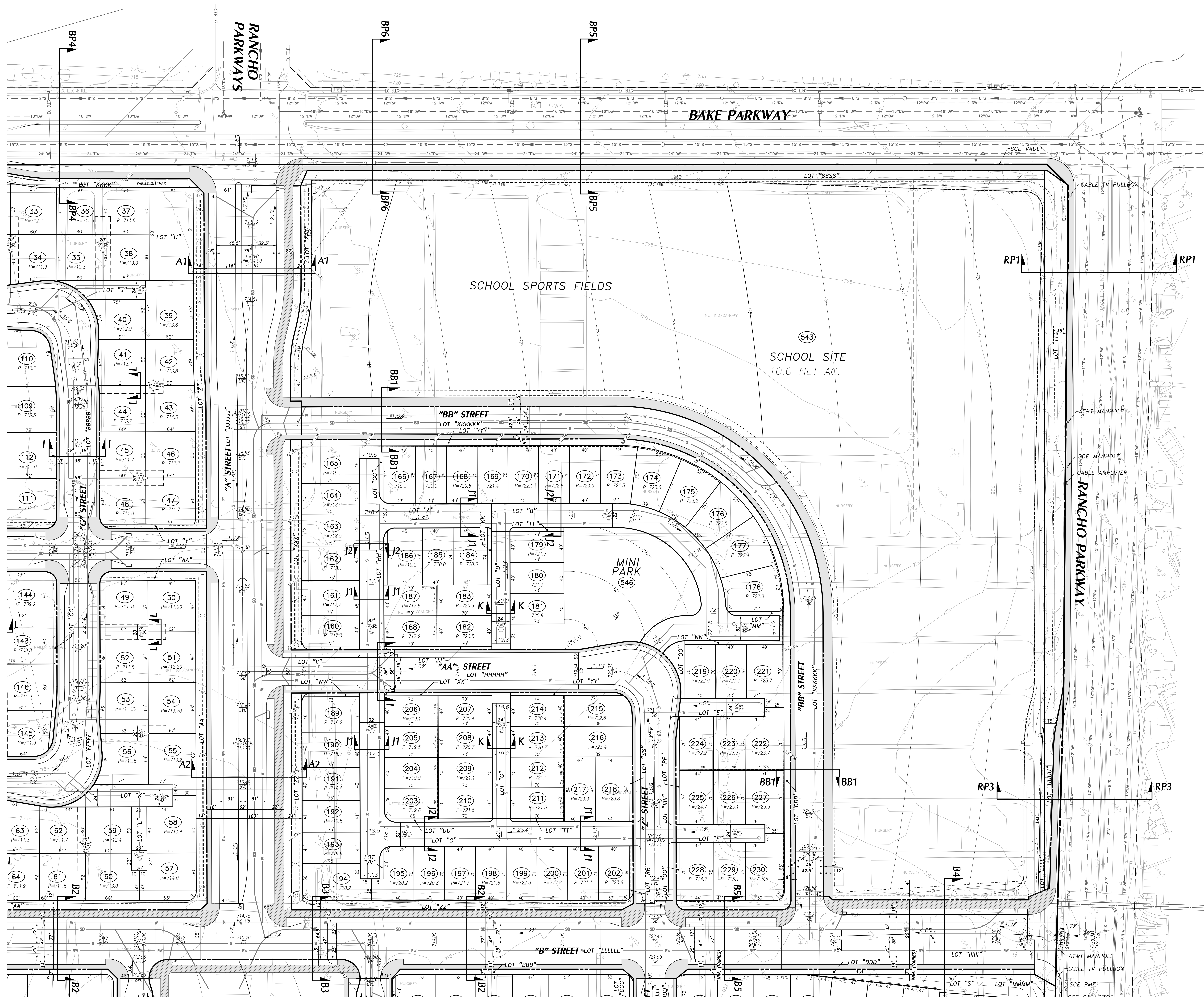
PREPARED BY:
HUNSAKER & ASSOCIATES
 SURVEYING & ENGINEERING
 PLANNING • ENGINEERING • SURVEYING
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VESTING TENTATIVE TRACT NO. 18142
 CASE# TTM 08-19-5302
 TENTATIVE TRACT MAP SHEET
 NAKASE RANCH City of Lake Forest

SHEET **6**
OF
9

SEE SHEET 6

SEE SHEET 9



LEGEND

	PROJECT BOUNDARY
	LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED CENTERLINE
	CURB
	SIDEWALK
	OFF-STREET PATH (SHARED BIKES/PEDESTRIAN)
	EXISTING CONTOUR
	PROPOSED WATER
	PROPOSED RECLAIMED WATER
	PROPOSED SEWER
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	RETAINING WALL
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EASEMENT NOTES

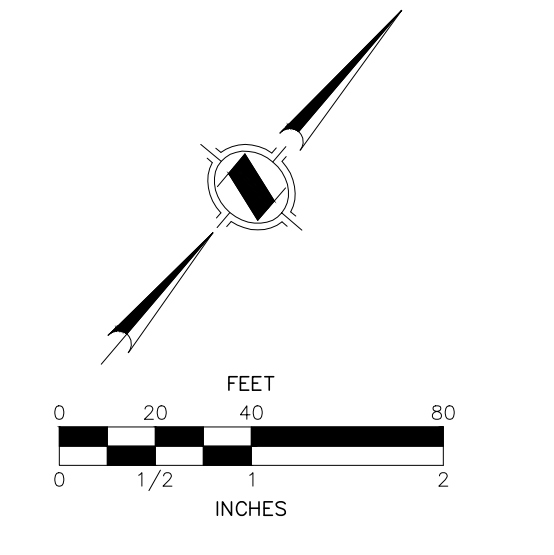
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EXISTING EASEMENTS: SEE SHEET 2

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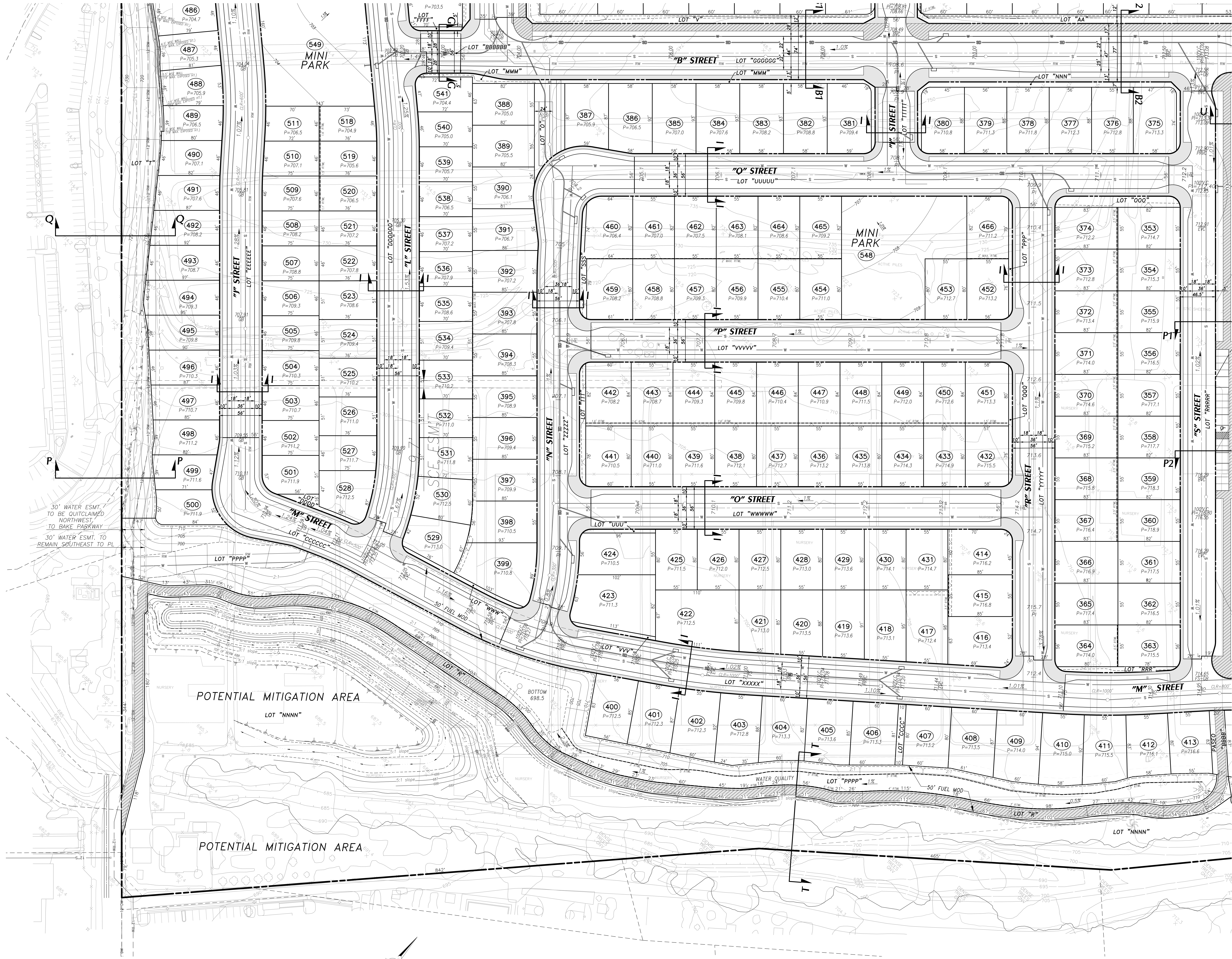
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 TENTATIVE TRACT MAP SHEET
 NAKASE RANCH City of Lake Forest

SHEET
 OF
 7
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SEE SHEET 6



LEGEND

	PROJECT BOUNDARY
	LOT LINE
	PROPOSED RIGHT OF WAY
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	CURB
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	OFF-STREET PATH (SHARED BIKES/PEDESTRIAN)
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EASEMENT NOTES

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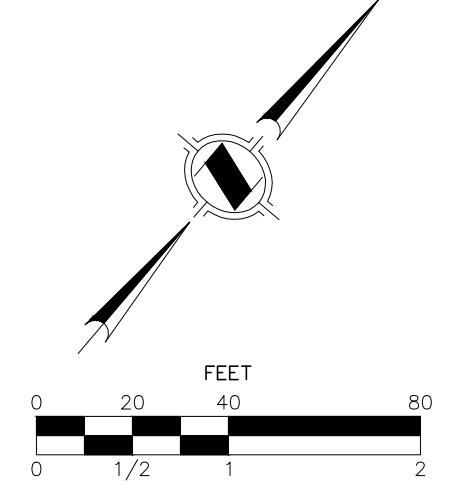
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EXISTING EASEMENTS: SEE SHEET 2

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SEE SHEET 9



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 TENTATIVE TRACT MAP SHEET
 NAKASE RANCH City of Lake Forest

SHEET **8**
 OF
9

SEE SHEET 7

SEE SHEET 8



LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED RIGHT OF WAY
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- CURB
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EASEMENT NOTES

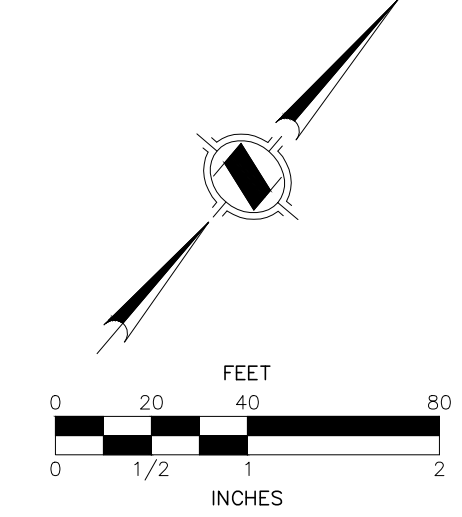
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