

TENTATIVE PARCEL MAP 2021-186 IN THE COUNTY OF ORANGE COUNTY, CA

LEGAL DESCRIPTION
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT NO. LL2002-042 RECORDED MAY 15, 2003 AS INSTRUMENT NO. 03-558904 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL B:

AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF PARCEL 1 AS SHOWN ON A PARCEL MAP FILED IN BOOK 5, PAGE 39 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE PROPOSED 40.00-FOOT WIDE ROAD EASEMENT SHOWN ON SAID PARCEL MAP.

PARCEL C:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP OF LAND 20.00 FEET WIDE OVER THAT PORTION OF BLOCK 17 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, AND A PORTION OF LOT 42 OF EL MODENA CITRUS LANDS AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING ADJACENT TO, SOUTHERLY AND SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 15 DEG. 24' 40" EAST 393.76 FEET FROM THE MOST EASTERLY CORNER OF LOT 12 OF SAID EL MODENA CITRUS LANDS; THENCE SOUTH 32 DEG. 45' 20" EAST 135.38 FEET TO A POINT; THENCE SOUTH 40 DEG. 42' 50" 143.91 FEET TO A POINT; THENCE SOUTH 52 DEG. 44' 50" EAST 118.16 FEET TO A POINT; THENCE SOUTH 79 DEG. 05' 30" EAST 67.08 FEET TO A POINT; THENCE SOUTH 69 DEG. 28' 30" EAST 181.49 FEET TO A POINT; THENCE SOUTH 76 DEG. 54' 00" EAST 216.13 FEET TO A POINT; THENCE NORTH 75 DEG. 03' 40" EAST 154.20 FEET TO A POINT; THENCE SOUTH 44 DEG. 23' 20" EAST 66.37 FEET TO A POINT.

THE SIDELINE OF THE ABOVE DESCRIBED EASEMENT IS TO LENGTHEN OR SHORTEN SO AS TO INTERSECT AT THE ANGLE POINTS AND TO TERMINATE IN BOUNDARY LINES.

PARCEL D:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP 30.00 FEET WIDE OVER THOSE PORTIONS OF BLOCKS 15 AND 17 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING ADJACENT TO, EASTERLY AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT STATION "A" AS DESCRIBED IN PARCEL 1 IN THE DEED RECORDED DECEMBER 30, 1966 IN BOOK 8142, PAGE 45 OF OFFICIAL RECORDS; THENCE SOUTH 16 DEG. 52' 45" EAST 377.41 FEET TO A POINT; THENCE SOUTH 31 DEG. 21' 00" WEST 121.89 FEET TO A POINT; THENCE SOUTH 68 DEG. 01' 40" WEST 280.57 FEET TO A POINT; THENCE NORTH 72 DEG. 30' 40" WEST 70.44 FEET TO FA POINT; THENCE NORTH 44 DEG. 23' 30" WEST 29.90 FEET TO A POINT.

THE SIDELINE OF THE ABOVE DESCRIBED EASEMENT IS TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT AT THE ANGLE POINTS AND TO TERMINATE AT THE WESTERLY END IN A BOUNDARY LINE OF THE EXTENSION THEREOF.

PARCEL E:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP OF LAND 60.00 FEET WIDE OVER THOSE PORTIONS OF BLOCK 17 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, AND A PORTION OF LOT 42 OF EL MODENA CITRUS LANDS AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT STATION "A" AS DESCRIBED IN PARCEL 1 IN THE DEED RECORDED DECEMBER 30, 1966 IN BOOK 8142, PAGE 45 OF OFFICIAL RECORDS; THENCE NORTH 5 DEG. 18' 00" EAST 112.06 FEET TO A POINT; THENCE NORTH 29 DEG. 55' 00" EAST 82.00 FEET TO A POINT; THENCE NORTH 53 DEG. 56' 20" EAST 82.65 FEET TO A POINT, SAID POINT BEING STATION "B"; THENCE NORTH 0 DEG. 58' 20" EAST 89.77 FEET TO A POINT; THENCE NORTH 87 DEG. 26' 30" WEST 228.99 FEET TO A POINT; THENCE NORTH 52 DEG. 30' 50" WEST 147.53 FEET TO A POINT; THENCE NORTH 6 DEG. 15' 50" EAST 327.20 FEET TO A POINT; THENCE NORTH 3 DEG. 51' 40" WEST 87.33 FEET TO A POINT; THENCE NORTH 20 DEG. 00' 10" WEST 157.82 FEET TO A POINT; THENCE NORTH 28 DEG. 50' 40" WEST 187.77 FEET TO A POINT; THENCE NORTH 6 DEG. 01' 00" WEST 164.99 FEET TO A POINT; THENCE NORTH 41 DEG. 53' 00" WEST 93.62 FEET TO A POINT; THENCE NORTH 79 DEG. 28' 10" WEST 124.40 FEET TO A POINT; THENCE SOUTH 51 DEG. 31' 50" WEST 221.79 FEET TO A POINT; THENCE SOUTH 68 DEG. 36' 50" WEST 334.70 FEET TO A POINT; THENCE SOUTH 50 DEG. 54' 00" WEST 214.01 FEET TO A POINT; THENCE NORTH 26 DEG. 15' 50" WEST 191.11 FEET TO A POINT; THENCE NORTH 73 DEG. 49' 10" WEST 108.62 FEET TO A POINT, SAID POINT BEING STATION "C"; THENCE NORTH 14 DEG. 39' 50" WEST 280.14 FEET TO A POINT; THENCE NORTH 31 DEG. 30' 50" WEST 177.51 FEET TO A POINT; THENCE NORTH 44 DEG. 53' 50" WEST 240.02 FEET TO A POINT; THENCE NORTH 50 DEG. 54' 00" WEST 164.22 FEET TO A POINT; THENCE NORTH 73 DEG. 52' 40" WEST 96.43 FEET TO A POINT; THENCE SOUTH 76 DEG. 58' 20" WEST 150.90 FEET TO A POINT; THENCE SOUTH 50 DEG. 15' 00" WEST 260.37 FEET TO A POINT; THENCE NORTH 47 DEG. 32' 00" WEST 203.45 FEET TO A POINT; THENCE NORTH 80 DEG. 03' 20" WEST 120.73 FEET TO A POINT; THENCE NORTH 6 DEG. 58' 40" EAST 20.00 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN PUBLIC HIGHWAY KNOWN AS COUNTY PARK ROAD.

THE SIDELINES OF THE ABOVE DESCRIBED EASEMENTS ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT AT ANGLE POINTS AND TO TERMINATE AT THE NORTHERLY END IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY PARK ROAD.

PARCEL F:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP LAND 60 FEET WIDE OVER THOSE PORTIONS OF BLOCKS 15, 16 AND 17 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, AND A PORTION OF LOT 42 OF EL MODENA CITRUS LAND AS PER MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT STATION "B" AS DESCRIBED IN THE ABOVE PARCEL E; THENCE SOUTH 89 DEG. 59' 20" EAST 143.07 FEET TO A POINT; THENCE NORTH 54 DEG. 18' 00" EAST 169.50 FEET TO A POINT; THENCE NORTH 79 DEG. 21' 20" EAST 68.91 FEET TO A POINT; THENCE NORTH 47 DEG. 47' 20" EAST 244.45 FEET TO A POINT; THENCE SOUTH 85 DEG. 52' 00" EAST 122.09 FEET TO A POINT; THENCE NORTH 56 DEG. 11' 00" EAST 229.66 FEET TO A POINT; THENCE NORTH 63 DEG. 31' 30" EAST 264.44 FEET TO A POINT; THENCE NORTH 37 DEG. 32' 20" EAST 180.71 FEET TO A POINT; THENCE SOUTH 88 DEG. 16' 40" EAST 103.65 FEET TO A POINT; THENCE SOUTH 60 DEG. 27' 40" EAST 184.01 FEET TO A POINT; THENCE SOUTH 12 DEG. 11' 30" WEST 503.20 FEET TO A POINT; THENCE SOUTH 14 DEG. 35' 30" EAST 91.61 FEET TO A POINT, SAID POINT BEING STATION "E", SAID POINT ALSO BEING AN ANGLE POINT IN THE 40.00 FOOT EASEMENT FOR ROAD PURPOSES DESCRIBED IN PARCEL 2 OF DEED RECORDED APRIL 6, 1948 IN BOOK 1746, PAGE 290 OF OFFICIAL RECORDS.

THE SIDELINES OF THE ABOVE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT AT ANGLE POINTS AND TO TERMINATE AT THE EASTERLY END AT THE INTERSECTION WITH THE SIDELINES OF SAID 40.00-FOOT EASEMENT FOR ROAD PURPOSES.

PARCEL G:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP OF LAND 40.00 FEET WIDE OVER THOSE PORTIONS OF BLOCK 17 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, AND A PORTION OF LOT 42 OF EL MODENA CITRUS LANDS AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE P.I. OF A CURVE ON SKYLINE DRIVE, AS SAID CURVE IS DESIGNATED "A" CURVE TANGENT CONCAVE SOUTHERLY WITH THE RADIUS OF 380 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38 DEGREES 16 MINUTES 30 SECONDS, 233.81 FEET TO A LINE TANGENT" AS DESCRIBED IN THE DEED TO THE COUNTY OF ORANGE, RECORDED AUGUST 14, 1929 IN BOOK 296, PAGE 395 OF OFFICIAL RECORDS; THENCE, FROM SAID P.I. OF CURVE, SOUTH 65 DEG. 43' 30" EAST 580.96 FEET; THENCE SOUTH 58 DEG. 38' 00" EAST 146.71 FEET; THENCE SOUTH 87 DEG. 43' 30" EAST 135.50 FEET; THENCE SOUTH 44 DEG. 58' 30" EAST 184.34 FEET; THENCE NORTH 68 DEG. 38' 30" EAST 189.76 FEET; THENCE SOUTH 85 DEG. 21' 30" EAST 230.25 FEET; THENCE SOUTH 74 DEG. 12' 30" EAST 414.25 FEET; THENCE SOUTH 7 DEG. 22' 30" EAST 290.30 FEET; THENCE SOUTH 41 DEG. 02' 30" EAST 79.40 FEET; THENCE NORTH 53 DEG. 57' 30" EAST 64 FEET; THENCE NORTH 10 DEG. 59' 30" EAST 142.65 FEET; THENCE SOUTH 79 DEG. 16' 30" EAST 345.40 FEET; THENCE SOUTH 87 DEG. 56' 30" EAST 111.78 FEET; THENCE SOUTH 59 DEG. 14' 30" EAST 384.80 FEET; THENCE NORTH 84 DEG. 01' 30" EAST 218.30 FEET; THENCE SOUTH 80 DEG. 57' 30" EAST 364 FEET; THENCE NORTH 84 DEG. 19' 30" EAST 114.75 FEET; THENCE SOUTH 88 DEG. 50' 30" EAST 242.50 FEET; THENCE SOUTH 66 DEG. 39' 30" EAST 92.78 FEET; THENCE NORTH 85 DEG. 21' 30" EAST 210.04 FEET; THENCE SOUTH 60 DEG. 09' 30" EAST 263.37 FEET, SAID LAST MENTIONED COURSE SOUTH 60 DEG. 09' 30" EAST 263.37 FEET IS SHOWN AS "SOUTH 60 DEGREES 16 MINUTES 15 SECONDS EAST 263.37 FEET" ON A MAP FILED IN BOOK 18, PAGE 16 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA; THENCE, USING THE BASIS OF BEARING AS USED ON SAID RECORD OF SURVEY, NORTH 24 DEG. 19' 45" EAST 284.05 FEET; THENCE NORTH 08 DEG. 58' 45" EAST 120.17 FEET; THENCE NORTH 35 DEG. 47' 45" EAST 140.85 FEET; THENCE NORTH 17 DEG. 37' 45" EAST 128.43 FEET; THENCE NORTH 29 DEG. 47' 45" EAST 148.63 FEET; THENCE NORTH 16 DEG. 02' 15" WEST 164.75 FEET; THENCE NORTH 60 DEG. 53' 45" EAST 140.87 FEET; THENCE SOUTH 70 DEG. 11' 15" EAST 114.35 FEET; THENCE NORTH 40 DEG. 54' 45" EAST 136.09 FEET; THENCE NORTH 11 DEG. 01' 45" EAST 207.25 FEET; THENCE NORTH 36 DEG. 51' 15" WEST 176.38 FEET; THENCE NORTH 49 DEG. 15' 15" WEST 159.76 FEET; THENCE NORTH 07 DEG. 52' 15" WEST 121.22 FEET; THENCE NORTH 25 DEG. 29' 45" EAST 172.66 FEET; THENCE NORTH 13 DEG. 47' 15" WEST 103.73 FEET; THENCE NORTH 56 DEG. 50' 15" WEST 91.96 FEET; THENCE SOUTH 85 DEG. 44' 45" WEST 203.75 FEET; THENCE NORTH 61 DEG. 10' 15" WEST 181.91 FEET; THENCE NORTH 82 DEG. 49' 15" WEST 134.68 FEET; THENCE NORTH 62 DEG. 27' 15" WEST 159.31 FEET; THENCE SOUTH 89 DEG. 38' 45" WEST 228.77 FEET; THENCE NORTH 03 DEG. 42' 45", 111.86 FEET; THENCE NORTH 21 DEG. 12' 45" EAST 144.98 FEET; THENCE NORTH 30 DEG. 11' 15" WEST 272.41 FEET TO A POINT DESIGNATED AS POINT "X" IN PARCEL NO. 1 OF DEED TO NATURAL GASOLINE CO., RECORDED APRIL 6, 1948 IN BOOK 1746, PAGE 290 OF OFFICIAL RECORDS; THENCE NORTH 30 DEG. 11' 15" WEST 44.16 FEET; THENCE NORTH 47 DEG. 29' 45" EAST 193.58 FEET; THENCE NORTH 57 DEG. 19' 45" EAST 187.63 FEET; THENCE NORTH 02 DEG. 37' 15" WEST 62.75 FEET; THENCE NORTH 38 DEG. 03' 15" WEST 169.05 FEET; THENCE NORTH 27 DEG. 17' 15" WEST 1208.68 FEET; THENCE NORTH 13 DEG. 28' 00" WEST 240.69 FEET; THENCE NORTH 55 DEG. 13' 30" WEST 321.92 FEET TO A POINT DESIGNATED STATION "E" IN PARCEL F.

Project Scope of Work

SPLIT 1 EXISTING PARCEL INTO FOUR (4) INDIVIDUAL LOTS

ZONING

EXISTING ZONING IS AR20000

Lot Summary

PARCEL 1 - GROSS - 20,512 S.F. / NET - 20,512 S.F.
PARCEL 2 - GROSS - 20,332 S.F. / NET - 20,017 S.F.
PARCEL 3 - GROSS - 25,654 S.F. / NET - 20,628 S.F.
PARCEL 4 - GROSS - 30,274 S.F. / NET - 20,160 S.F.

Owner:

SKY CUBE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
17150 EUCLID STREET #316
FOUNTAIN VALLEY, CA 92708
254-495-0985

Subdivider:

SKY CUBE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
17150 EUCLID STREET #316
FOUNTAIN VALLEY, CA 92708
254-495-0985

Engineer:

MARSHALL ENGINEERING GROUP, INC.
432 E. FOOTHILL BLVD., STE. 120
SAN DIMAS, CA 91773
626-914-5788

Assessor's Parcel Numbers

503-721-22

Parcel Area:

2.22 ACRES (96,773 sf) GROSS
1.97 ACRES (85,897 sf) NET

Easements

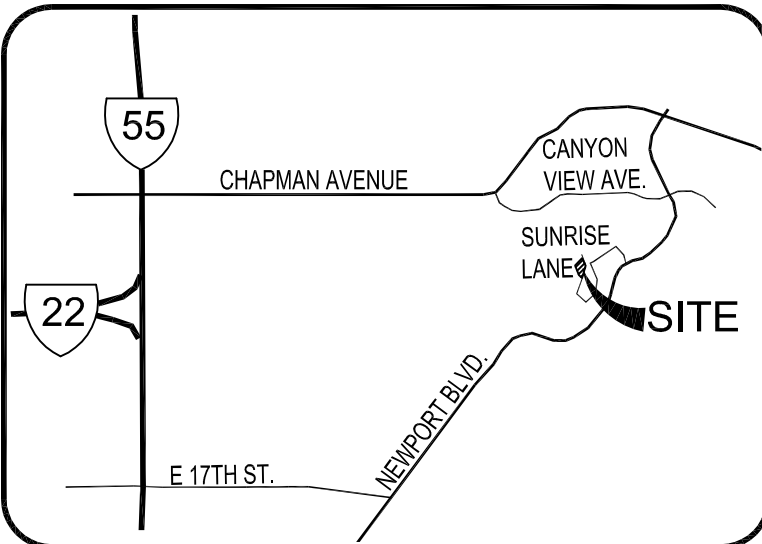
AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 20, 1994 AS INSTRUMENT NO. 94-0409611 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

N 20°25'00" W FOR THE CENTERLINE OF PROPOSED 40.00 FEET WIDE ROAD EASEMENT (SUNRISE LANE) AS SHOWN ON PARCEL MAP R.S.T. 3413 FILED IN BOOK 5, PAGE 39 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

BENCH MARK:

BENCH MARK 3A-118-91; 3 3/4" OCS ALUMINUM DISK STAMPED "3A-118-91", SET IN THE NORTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF NEWPORT BOULEVARD AND KINGS BRIDGE ROAD, 25 FT. SOUTHERLY OF THE CENTERLINE OF KINGS BRIDGE ROAD AND 68 FT. WESTERLY OF THE CENTERLINE OF NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.



VICINITY MAP
N.T.S.

WILLIAM M. RAYMOND JR. L.S. 7279 EXP:12/31/2022

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COUNTY OF ORANGE COUNTY

TENTATIVE PARCEL MAP 2021-186

10231 SUNRISE LANE
ORANGE COUNTY, CA
APN 503-721-22

Plan No.: 21-026	Scale: AS NOTED
Date: 8/16/2021	Drawn by: WMRJ
Sheet 1 of 1 Sheets	File No.: 21-026

PRELIMINARY GRADING PLAN

10231 SUNRISE LANE IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA PARCEL 2 OF PARCEL MAP 2021-186

1. All work shall be in accordance with the Grading Code of the County of Orange, and any special requirements of the permit. A copy of the OC Grading Code and OC Grading Manual shall be retained on the job site while work is in progress. When referenced on the grading plans, a copy of OC Public Works Standard Plans shall also be retained on the site.

2. Grading shall not be started without first notifying the assigned OC Grading Inspector. A pre-grading meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Design Civil Engineer, Soil Engineer, Engineering Geologist, OC Grading Inspector, and when required, the Archaeologist, Paleontologist, and Surveyor. The required inspections for grading will be explained at the meeting.

3. Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorized on this plan.

4. The Grading Permit and an approved copy of the approved Grading Plan shall be on the permitted site while grading work is in progress.

5. Preliminary soil and geology reports, and all subsequent reports as approved by OC Development Services, are considered a part of the approved grading plan.

6. The Soil Engineer and Engineering Geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications and the OC Grading Code within their purview.

7. The Civil Engineer shall be available during grading to verify compliance with the plans, specifications, OC Grading Code, and any special conditions of the permit within their purview.

8. The Soil Engineer and Engineering Geologist shall, after clearing and prior to placement of fill in canyons, inspect each canyon for areas of adverse stability, and to determine the presence or absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.

9. Subdrain outlets shall be completed at the beginning of the subdrain construction.

10. The exact location of the subdrains shall be surveyed in the field for line/grade and shown on as-graded or revised plans.

11. Areas to receive fill shall be properly prepared and approved in writing by the Soil Engineer and the OC Building Official prior to placing fill.

12. Fills shall be benched into competent material per OC Public Works Standard Plan No 1322.

13. All existing fills shall be approved by the OC Building Official or removed prior to placing additional fills.

14. Fills shall be compacted throughout to a minimum of 90% relative compaction. Aggregate base for asphaltic areas shall be compacted to a minimum of 95% relative compaction. Maximum density shall be determined by ASTM D1557 or approved equivalent and filed density by ASTM D1556 (Sand-Cone) and ASTM D6938 (Nuclear Gauge Method) or an approved equivalent.

15. Cut and fill slopes shall be no steeper than 2-feet horizontal to 1-foot vertical (2:1) except where specifically approved by the OC Building Official.

16. All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problems exist. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended treatment to the OC Building Official for approval.

17. Where support or buttressing of cut and natural slopes is determined necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations and calculations to the OC Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.

18. When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted, and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.

19. All trench backfill shall be tested and approved by the Soil Engineer per the OC Grading Code.

20. Any existing irrigation lines and cisterns shall be removed or crushed in place and approved by the OC Building Official and the Soil Engineer.

21. Any existing water wells shall be abandoned in compliance with the specifications approved by Orange County Health Care Agency and Division of Environmental Health.

22. Any existing cesspools and septic tanks shall be abandoned in compliance with the California Plumbing Code to the approval of OC Building Official.

23. The stockpiling of excess material shall be approved by the OC Building Official prior to excavation.

24. Export soil must be transported to a legal dump or to a permitted site approved by the OC Building Official or his/ her designee.

25. The permittee shall comply with the OC Grading Code requirements for haul routes when an excess of 5,000 cubic yards of earth is transported to or from a permitted site on public roadways.

26. The permittee is responsible for dust control measures.

27. The permittee shall give reasonable notice to the owner of adjoining lands and building prior to beginning excavations which may affect the lateral and subjacent support of the adjoining property. The notice shall state the intended depth of the excavation and when the excavation will commence. The adjoining owner shall be allowed at least 30 days and reasonable access on the permitted property to protect his structure, if he so desires, unless otherwise protected by law.

28. All concrete structures that are exposed to the on-site soils shall be constructed with Type V cement, unless deemed unnecessary by soluble sulfate-content tests conducted by the Soil Engineer.

29. Slopes exceeding 5 feet in height shall be planted with an approved plant material. In addition, slopes exceeding 15 feet in height shall be provided with an approved irrigation system, unless otherwise approved by the OC Building Official.

30. All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional, however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.

31. Sanitary facilities shall be maintained on site.

32. The location and protection of all utilities is the responsibility of the permittee.

33. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.

34. Grading operations including maintenance of equipment within one-mile of a human occupancy shall not be conducted between the hours of 8:00 p.m. and 7:00 a.m. daily, on Sundays, or on a Federal Holiday.

a) All construction vehicles or equipment, fixed or mobile, operated within 1000 feet of a dwelling shall be equipped with properly operational and maintained mufflers.

b) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).

c) Stockpiling and/or vehicle staging areas shall be located as far as practical from dwellings and within the limits of the grading permit.

35. Grading and excavation shall be halted during periods of high winds. According to AQMD Rule 403, high wind conditions means instantaneous wind speeds exceed 25 MPH. This level occurs only under extreme conditions such as Santa Ana Wind conditions.

36. Asphalt sections must be per OC Grading Code: Parking stall – 3" A/C over 6" A/B, Drives 3" A/C over 10" (Commercial), and 12" (Industrial). Or: Prior to rough grade release for Building Permits by the assigned Grading Inspector; the Soil Engineer shall submit for approval pavement section recommendations, based on "R" value analysis of the sub-grade soils, and expected traffic indices.

37. Asphalt concrete shall be constructed per the requirements of OC Public Works Standard Plan No. 1805.

38. Aggregate base section shall be constructed per the requirements of OC Public Works Standard Plan No. 1804.

39. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes, with appropriate down spouts and outlets.

40. The Civil Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for precise permits, and a blue top with witness stake set at the drainage swale high-point reflecting the high point elevation for Preliminary Permits.

41. Prior to final approval, the Civil Engineer shall certify to the OC Building Official the amount of earth moved during the grading operation.

42. The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.

43. The Grading Contractor shall submit a statement of compliance to the assigned Grading Inspector that the grading is in accordance with the approved Grading Plan prior to final approval.

44. The compaction report and approval from the Soil Engineer shall indicate the type of field testing performed. The method of obtaining the in-place density shall be identified whether sand cone, drive ring or nuclear, and shall be noted for each test. Sufficient maximum density determinations shall be performed to verify accuracy of the maximum density curves used by the Field Technician.

45. In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by the OC Health Care Agency/Environmental Health and OC Development Services.

EROSION CONTROL

46. In the case of emergency (24-Hour/Day), call at Work Telephone #. or Home Telephone #

47. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.

48. Erosion, sediment and chemical control devices shall not be moved or modified without the approval of the OC Building Official.

49. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.

50. After a rainstorm, all silt and debris shall be removed from streets, check berms and basins. 51. Graded areas of the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed towards desilting facilities.

52. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

53. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plan.

ENVIRONMENTAL NOTES

54. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.

55. Permittee shall maintain construction site in a condition that an anticipated storm does not carry wastes or pollutants off the site. Potential pollutants include but are not limited to: solid or liquid chemical spills, wastes from paint, stains, sealants, glues, limes, pesticides herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super chlorinated potable water line flushing.

During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.

56. Permittee may discharge material other than storm water only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulation 40 CFR, Parts 117 and 302.

57. Dewatering of contaminated groundwater or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.

58. SPECIAL NOTE:

"Survey monuments shall be preserved and referenced before construction and replaced after construction pursuant to Section 8771 of the Business and Professional Code."

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT NO. LL2022-042 RECORDED MAY 15, 2003 AS INSTRUMENT NO. 03-558904 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL B:

AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF PARCEL 1 AS SHOWN ON A PARCEL MAP FILED IN BOOK 5, PAGE 39 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE PROPOSED 40.00-FOOT WIDE ROAD EASEMENT SHOWN ON SAID PARCEL MAP.

PARCEL C:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP OF LAND 20.00 FEET WIDE OVER THAT PORTION OF BLOCK 17 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, AND A PORTION OF LOT 42 OF EL MODENA CITRUS LANDS AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING ADJACENT TO, SOUTHERLY AND SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 15 DEG. 24' 40" EAST 393.76 FEET FROM THE MOST EASTERLY CORNER OF LOT 12 OF SAID EL MODENA CITRUS LANDS; THENCE SOUTH 32 DEG. 45' 20" EAST 135.38 FEET TO A POINT; THENCE SOUTH 40 DEG. 42' 50" 143.91 FEET TO A POINT; THENCE SOUTH 52 DEG. 44' 50" EAST 118.16 FEET TO A POINT; THENCE SOUTH 79 DEG. 05' 30" EAST 67.08 FEET TO A POINT; THENCE SOUTH 69 DEG. 28' 30" EAST 181.49 FEET TO A POINT; THENCE SOUTH 76 DEG. 54' 00" EAST 216.13 FEET TO A POINT; THENCE NORTH 75 DEG. 03' 40" EAST 154.20 FEET TO A POINT; THENCE SOUTH 44 DEG. 23' 20" EAST 66.37 FEET TO A POINT.

THE SIDELINE OF THE ABOVE DESCRIBED EASEMENT IS TO LENGTHEN OR SHORTEN SO AS TO INTERSECT AT THE ANGLE POINTS AND TO TERMINATE IN BOUNDARY LINES.

PARCEL D:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP 30.00 FEET WIDE OVER THOSE PORTIONS OF BLOCKS 15 AND 17 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING ADJACENT TO, EASTERLY AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT STATION "A" AS DESCRIBED IN PARCEL 1 IN THE DEED RECORDED DECEMBER 30, 1966 IN BOOK 8142, PAGE 45 OF OFFICIAL RECORDS; THENCE NORTH 16 DEG. 52' 45" EAST 377.41 FEET TO A POINT; THENCE SOUTH 31 DEG. 21' 00" WEST 121.89 FEET TO A POINT; THENCE SOUTH 68 DEG. 01' 40" WEST 260.57 FEET TO A POINT; THENCE NORTH 72 DEG. 30' 40" WEST 70.44 FEET TO FA POINT; THENCE NORTH 44 DEG. 23' 30" WEST 29.90 FEET TO A POINT.

THE SIDELINE OF THE ABOVE DESCRIBED EASEMENT IS TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT AT THE ANGLE POINTS AND TO TERMINATE AT THE WESTERLY END IN A BOUNDARY LINE OF THE EXTENSION THEREOF.

PARCEL E:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP OF LAND 60.00 FEET WIDE OVER THOSE PORTIONS OF BLOCK 17 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, AND A PORTION OF LOT 42 OF EL MODENA CITRUS LANDS AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT STATION "A" AS DESCRIBED IN PARCEL 1 IN THE DEED RECORDED DECEMBER 30, 1966 IN BOOK 8142, PAGE 45 OF OFFICIAL RECORDS; THENCE NORTH 5 DEG. 18' 00" EAST 112.08 FEET TO A POINT; THENCE NORTH 29 DEG. 55' 00" EAST 82.00 FEET TO A POINT; THENCE NORTH 53 DEG. 58' 20" EAST 82.85 FEET TO A POINT; SAID POINT BEING STATION "B"; THENCE NORTH 0 DEG. 38' 20" EAST 88.77 FEET TO A POINT; THENCE SOUTH 87 DEG. 28' 30" WEST 229.39 FEET TO A POINT; THENCE NORTH 52 DEG. 38' 50" WEST 141.53 FEET TO A POINT; THENCE NORTH 6 DEG. 18' 50" EAST 327.20 FEET TO A POINT; THENCE NORTH 3 DEG. 51' 40" WEST 87.33 FEET TO A POINT; THENCE NORTH 20 DEG. 00' 10" WEST 157.82 FEET TO A POINT; THENCE NORTH 28 DEG. 50' 40" WEST 187.77 FEET TO A POINT; THENCE NORTH 6 DEG. 01' 00" WEST 164.98 FEET TO A POINT; THENCE NORTH 41 DEG. 53' 00" WEST 93.62 FEET TO A POINT; THENCE NORTH 79 DEG. 28' 10" WEST 124.40 FEET TO A POINT; THENCE SOUTH 51 DEG. 31' 50" WEST 221.79 FEET TO A POINT; THENCE SOUTH 68 DEG. 36' 50" WEST 334.70 FEET TO A POINT; THENCE SOUTH 50 DEG. 54' 00" WEST 214.01 FEET TO A POINT; THENCE NORTH 28 DEG. 15' 50" WEST 191.11 FEET TO A POINT; THENCE NORTH 73 DEG. 49' 10" WEST 108.62 FEET TO A POINT; SAID POINT BEING STATION "C"; THENCE NORTH 14 DEG. 38' 50" WEST 280.14 FEET TO A POINT; THENCE NORTH 31 DEG. 30' 50" WEST 177.51 FEET TO A POINT; THENCE NORTH 44 DEG. 53' 50 " WEST 240.02 FEET TO A POINT; THENCE NORTH 50 DEG. 54' 00" WEST 164.22 FEET TO A POINT; THENCE NORTH 73 DEG. 52' 40" WEST 96.43 FEET TO A POINT; THENCE SOUTH 76 DEG. 58' 20" WEST 150.90 FEET TO A POINT; THENCE SOUTH 50 DEG. 15' 00" WEST 260.37 FEET TO A POINT; THENCE NORTH 47 DEG. 32' 00" WEST 203.45 FEET TO A POINT; THENCE NORTH 80 DEG. 03' 20" WEST 120.73 FEET TO A POINT; THENCE NORTH 6 DEG. 58' 40" EAST 20.00 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN PUBLIC HIGHWAY KNOWN AS COUNTY PARK ROAD.

THE SIDELINES OF THE ABOVE DESCRIBED EASEMENTS ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT AT ANGLE POINTS AND TO TERMINATE AT THE NORTHERLY END IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY PARK ROAD.

PARCEL F:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP LAND 60 FEET WIDE OVER THOSE PORTIONS OF BLOCKS 15, 16 AND 17 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, AND A PORTION OF LOT 42 OF EL MODENA CITRUS LANDS AS PER MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT STATION "B" AS DESCRIBED IN THE ABOVE PARCEL E; THENCE SOUTH 88 DEG. 59' 20" EAST 143.07 FEET TO A POINT; THENCE NORTH 54 DEG. 16' 00" EAST 169.50 FEET TO A POINT; THENCE NORTH 79 DEG. 21' 20" EAST 89.91 FEET TO A POINT; THENCE NORTH 47 DEG. 47' 20" EAST 244.45 FEET TO A POINT; THENCE SOUTH 85 DEG. 52' 00" EAST 122.09 FEET TO A POINT; THENCE NORTH 56 DEG. 11' 00" EAST 229.66 FEET TO A POINT; THENCE NORTH 63 DEG. 31' 30" EAST 264.44 FEET TO A POINT; THENCE NORTH 37 DEG. 32' 20" EAST 180.71 FEET TO A POINT; THENCE SOUTH 88 DEG. 16' 40" EAST 103.65 FEET TO A POINT; THENCE SOUTH 60 DEG. 27' 40" EAST 184.01 FEET TO A POINT; THENCE SOUTH 12 DEG. 11' 30" WEST 503.20 FEET TO A POINT; THENCE SOUTH 14 DEG. 36' 30" EAST 91.61 FEET TO A POINT, SAID POINT BEING STATION "E"; SAID POINT ALSO BEING AN ANGLE POINT IN THE 40.00 FOOT EASEMENT FOR ROAD PURPOSES DESCRIBED IN PARCEL 2 OF DEED RECORDED APRIL 6, 1948 IN BOOK 1746, PAGE 280 OF OFFICIAL RECORDS.

THE SIDELINES OF THE ABOVE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT AT ANGLE POINTS AND TO TERMINATE AT THE EASTERLY END AT THE INTERSECTION WITH THE SIDELINES OF SAID 40.00-FOOT EASEMENT FOR ROAD PURPOSES.

PARCEL G:

AN EASEMENT FOR ROAD PURPOSES, BEING A STRIP OF LAND 40.00 FEET WIDE OVER THOSE PORTIONS OF BLOCK 17 OF IRVINE'S SUBDIVISION AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 88 OF MISCELLANEOUS RECORD MAPS, AND A PORTION OF LOT 42 OF EL MODENA CITRUS LANDS AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE P.I. OF A CURVE ON SKYLINE DRIVE, AS SAID CURVE IS DESIGNATED "A CURVE TANGENT CONCAVE SOUTHERLY WITH THE RADIUS OF 350 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38 DEGREES 16 MINUTES 30 SECONDS, 233.81 FEET TO A LINE TANGENT" AS DESCRIBED IN THE DEED TO THE COUNTY OF ORANGE, RECORDED AUGUST 14, 1929 IN BOOK 296, PAGE 395 OF OFFICIAL RECORDS; THENCE FROM SAID P.I. OF CURVE, SOUTH 65 DEG. 43' 30" EAST 580.96 FEET; THENCE SOUTH 58 DEG. 38' 00" EAST 146.71 FEET; THENCE SOUTH 87 DEG. 43' 30" EAST 133.50 FEET; THENCE SOUTH 44 DEG. 58' 30" EAST 184.34 FEET; THENCE NORTH 88 DEG. 38' 30" EAST 188.76 FEET; THENCE SOUTH 85 DEG. 21' 30" EAST 230.25 FEET; THENCE SOUTH 74 DEG. 12' 30" EAST 414.25 FEET; THENCE SOUTH 17 DEG. 22' 30" EAST 280.30 FEET; THENCE SOUTH 14 DEG. 02' 30" EAST 79.40 FEET; THENCE NORTH 53 DEG. 57' 30" EAST 64 FEET; THENCE NORTH 10 DEG. 59' 30" EAST 142.65 FEET; THENCE SOUTH 78 DEG. 16' 30" EAST 345.40 FEET; THENCE SOUTH 87 DEG. 56' 30" EAST 111.78 FEET; THENCE SOUTH 58 DEG. 14' 30" EAST 384.80 FEET; THENCE NORTH 84 DEG. 01' 30" EAST 218.30 FEET; THENCE NORTH 80 DEG. 57' 30" EAST 364 FEET; THENCE NORTH 84 DEG. 19' 30" EAST 114.75 FEET; THENCE SOUTH 88 DEG. 50' 30" EAST 242.50 FEET; THENCE SOUTH 66 DEG. 39' 30" EAST 92.78 FEET; THENCE SOUTH 85 DEG. 21' 30" EAST 210.04 FEET; THENCE SOUTH 60 DEG. 09' 30" EAST 263.37 FEET, SAID LAST MENTIONED COURSE SOUTH 60 DEG. 09' 30" EAST 263.37 FEET IS SHOWN AS "SOUTH 60 DEGREES 16 MINUTES 15 SECONDS EAST 263.37 FEET" ON A MAP FILED IN BOOK 18, PAGE 16 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA; THENCE, USING THE BASIS OF BEARING AS USED ON SAID RECORD OF SURVEY, NORTH 24 DEG. 19' 45" EAST 264.05 FEET; THENCE NORTH 08 DEG. 58' 45" EAST 120.17 FEET; THENCE NORTH 35 DEG. 47' 45" EAST 140.65 FEET; THENCE NORTH 17 DEG. 37' 45" EAST 128.43 FEET; THENCE NORTH 28 DEG. 47' 45" EAST 148.63 FEET; THENCE NORTH 16 DEG. 02' 15" WEST 164.75 FEET; THENCE NORTH 60 DEG. 53' 45" EAST 140.87 FEET; THENCE SOUTH 70 DEG. 11' 15" EAST 114.35 FEET; THENCE NORTH 40 DEG. 54' 45" EAST 136.09 FEET; THENCE NORTH 11 DEG. 01' 45" EAST 207.25 FEET; THENCE NORTH 36 DEG. 51' 15" WEST 176.38 FEET; THENCE NORTH 49 DEG. 15' 15" WEST 159.76 FEET; THENCE NORTH 07 DEG. 52' 15" WEST 121.22 FEET; THENCE NORTH 25 DEG. 29' 45" EAST 172.66 FEET; THENCE NORTH 13 DEG. 47' 15" WEST 103.73 FEET; THENCE NORTH 56 DEG. 50' 15" WEST 91.96 FEET; THENCE SOUTH 88 DEG. 44' 45" WEST 203.75 FEET; THENCE NORTH 61 DEG. 10' 15" WEST 181.91 FEET; THENCE NORTH 92 DEG. 49' 15" WEST 134.88 FEET; THENCE NORTH 62 DEG. 27' 15" WEST 159.31 FEET; THENCE SOUTH 89 DEG. 38' 45" WEST 228.77 FEET; THENCE NORTH 03 DEG. 42' 45", 111.86 FEET; THENCE NORTH 21 DEG. 12' 45" EAST 144.98 FEET; THENCE NORTH 30 DEG. 11' 15" WEST 272.41 FEET TO A POINT DESIGNATED AS POINT "X" IN PARCEL NO. 1 OF DEED TO NATURAL GASOLINE CO., RECORDED APRIL 6, 1948 IN BOOK 1746, PAGE 290 OF OFFICIAL RECORDS; THENCE NORTH 30 DEG. 11' 15" WEST 44.16 FEET; THENCE NORTH 47 DEG. 29' 45" EAST 193.58 FEET; THENCE NORTH 57 DEG. 19' 45" EAST 187.63 FEET; THENCE NORTH 02 DEG. 30' 15" WEST 62.75 FEET; THENCE NORTH 38 DEG. 03' 15" WEST 169.05 FEET; THENCE NORTH 13 DEG. 28' 00" WEST 240.68 FEET; THENCE NORTH 55 DEG. 13' 30" WEST 321.92 FEET TO A POINT DESIGNATED STATION "E" IN PARCEL F.

Project Scope of Work

SPLIT 1 EXISTING PARCEL INTO FOUR (4) INDIVIDUAL LOTS

ZONING

EXISTING ZONING IS AR20000

Lot Summary

PARCEL 1 - GROSS - 20,512 S.F. / NET - 20,512 S.F.
PARCEL 2 - GROSS - 20,332 S.F. / NET - 20,017 S.F.
PARCEL 3 - GROSS - 25,654 S.F. / NET - 20,628 S.F.
PARCEL 4 - GROSS - 30,274 S.F. / NET - 20,160 S.F.

Owner:

SKY CUBE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
17150 EUCLID STREET #316
FOUNTAIN VALLEY, CA 92708
254-495-0985

Subdivider:

SKY CUBE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
17150 EUCLID STREET #316
FOUNTAIN VALLEY, CA 92708
254-495-0985

Engineer:

MARSHALL ENGINEERING GROUP, INC.
432 E. FOOTHILL BLVD., STE. 120
SAN DIMAS, CA 91713
626-914-5788

Assessor's Parcel Numbers

503-721-22

Parcel Area:

2.22 Acres (96,773 sq) GROSS

1.97 Acres (85,897 sq) NET

Easements

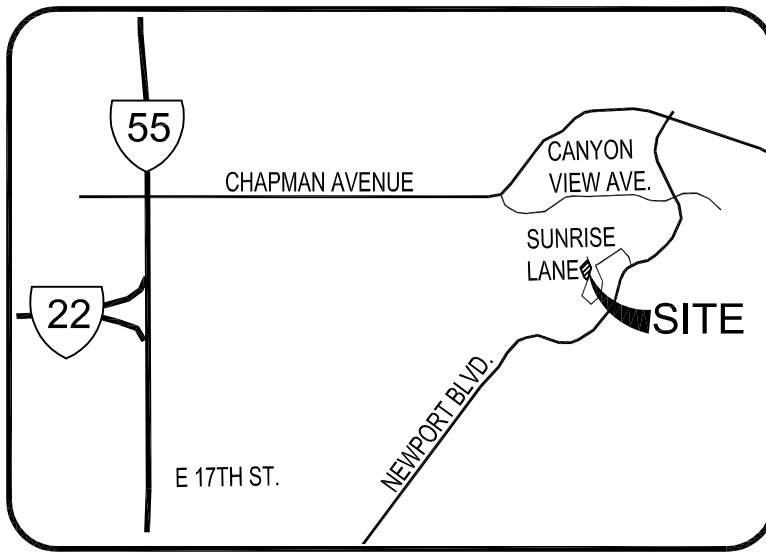
AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 20, 1994 AS INSTRUMENT NO. 94-0409611 OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

N 20°25'00" W FOR THE CENTERLINE OF PROPOSED 40.00 FEET WIDE ROAD EASEMENT (SUNRISE LANE) AS SHOWN ON PARCEL MAP R.S.T. 3413 FILED IN BOOK 5, PAGE 39 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

BENCH MARK:

BENCH MARK 3A-118-91; 3 3/4" OCS ALUMINUM DISK STAMPED "3A-118-91", SET IN THE NORTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF NEWPORT BOULEVARD AND KINGS BRIDGE ROAD, 25 FT. SOUTHERLY OF THE CENTERLINE OF KINGS BRIDGE ROAD AND 68 FT. WESTERLY OF THE CENTERLINE OF NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.



VICINITY MAP
N.T.S.



MARSHALL ENGINEERING GROUP, INC.
432 E. FOOTHILL BLVD., STE. 120, SAN DIMAS, CA 91713
PHONE: (626) 914-5788 FAX: (626) 914-7016 WEB: www.meg1.us

COUNTY OF ORANGE

BUILDING DIVISION

PRELIMINARY GRADING PLAN

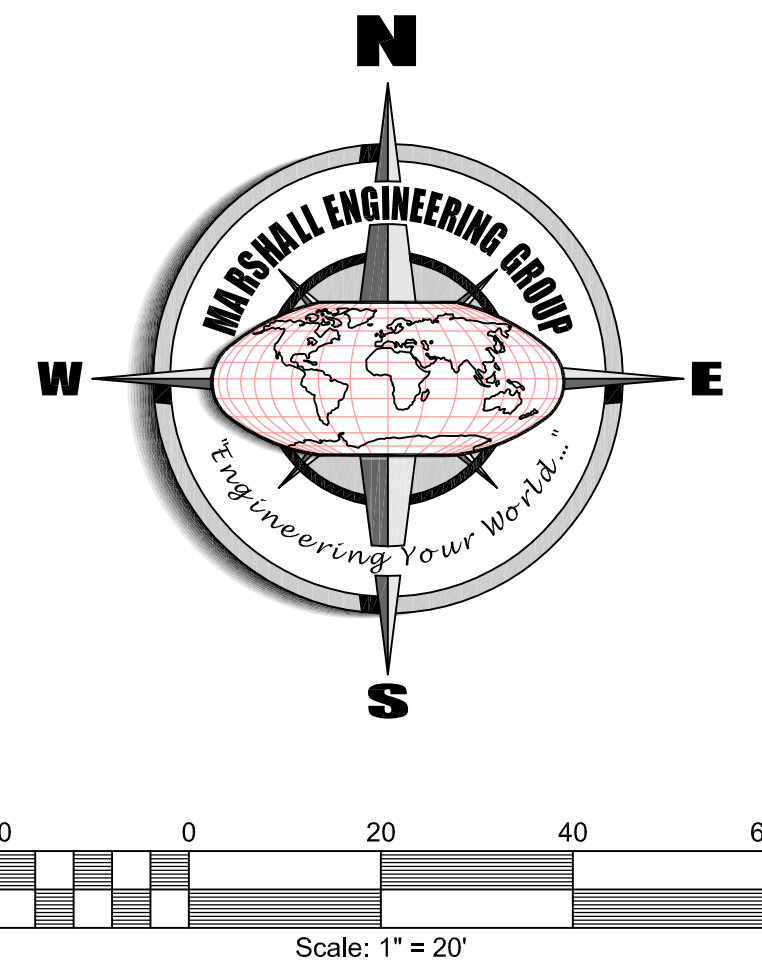
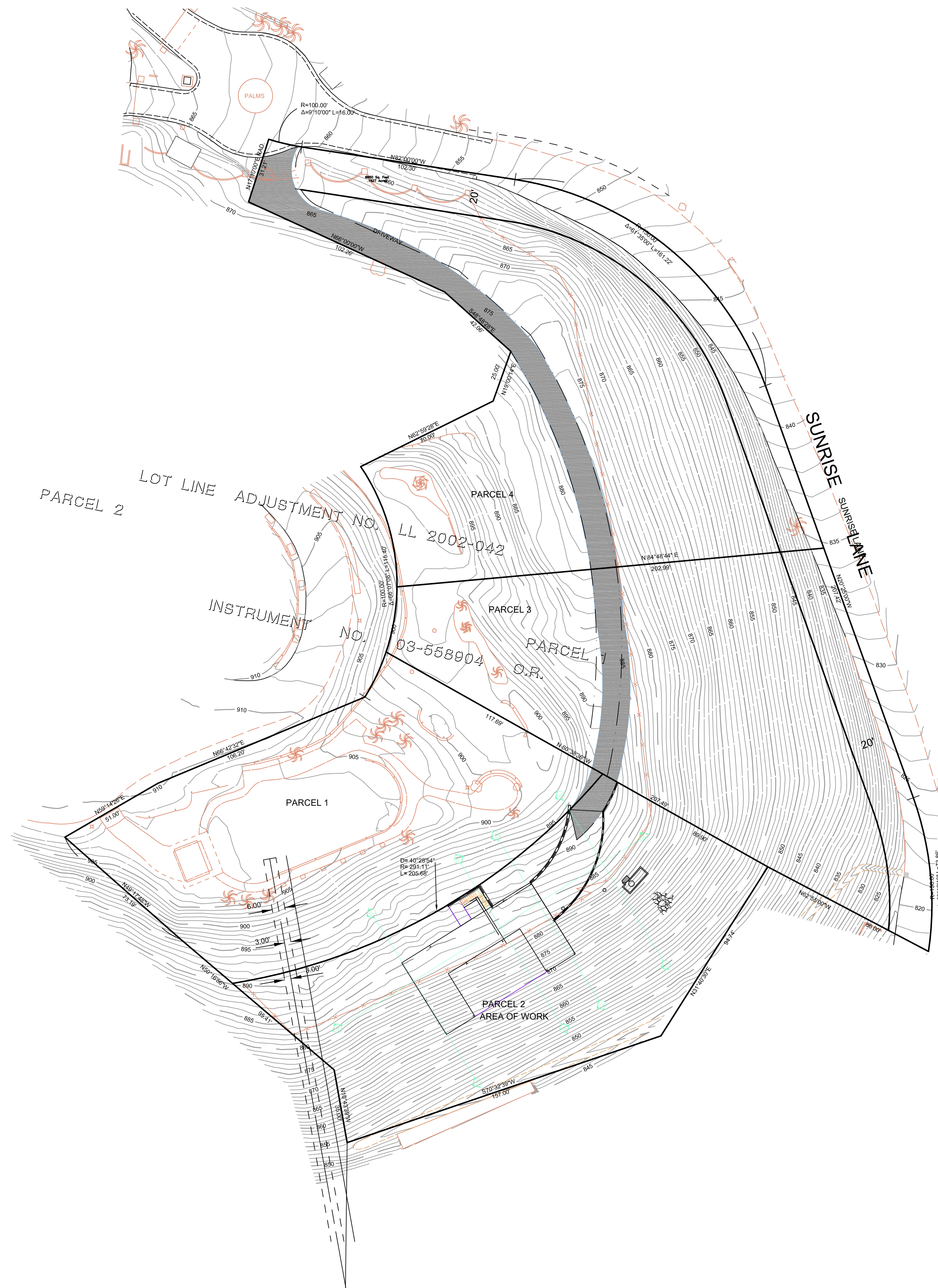
PARCEL 2

ORANGE COUNTY, CA

PARCEL 2 OF PARCEL MAP 2021-186

	Plan No.: 21-026	Scale: AS NOTED
	Date: 11/15/2021	Drawn by: WMRJ
	Sheet 1 of 5 Sheets	File No.: 21-026

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MARSHALL ENGINEERING GROUP, INC.
432 E. FOOTHILL BLVD., STE. 120, SAN DIMAS, CA 91773
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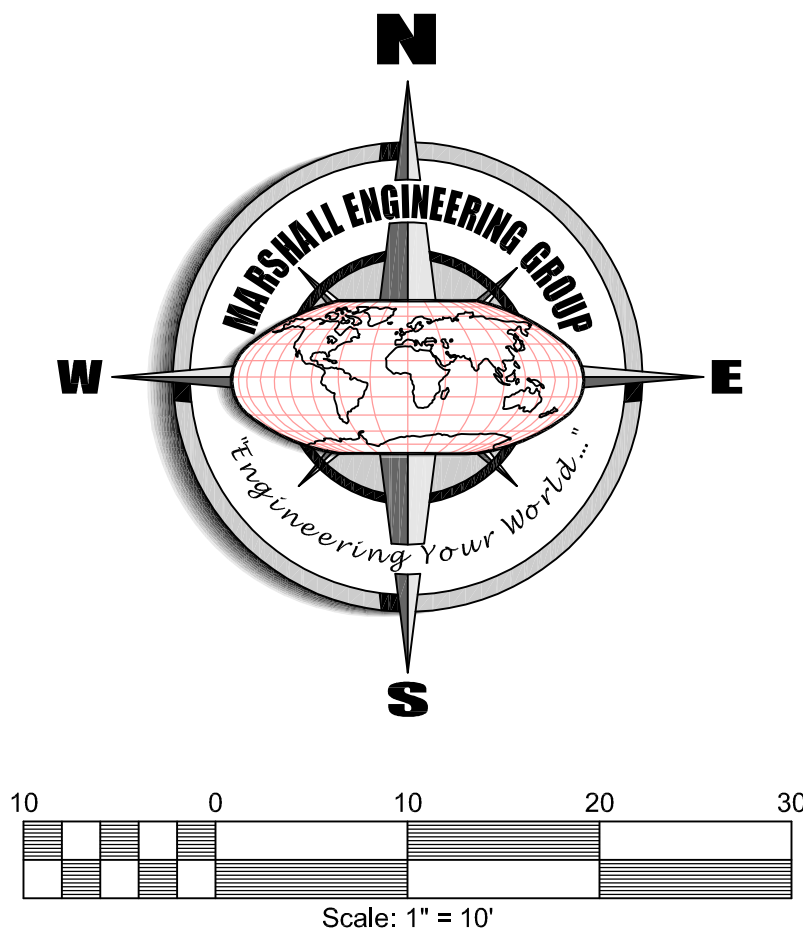
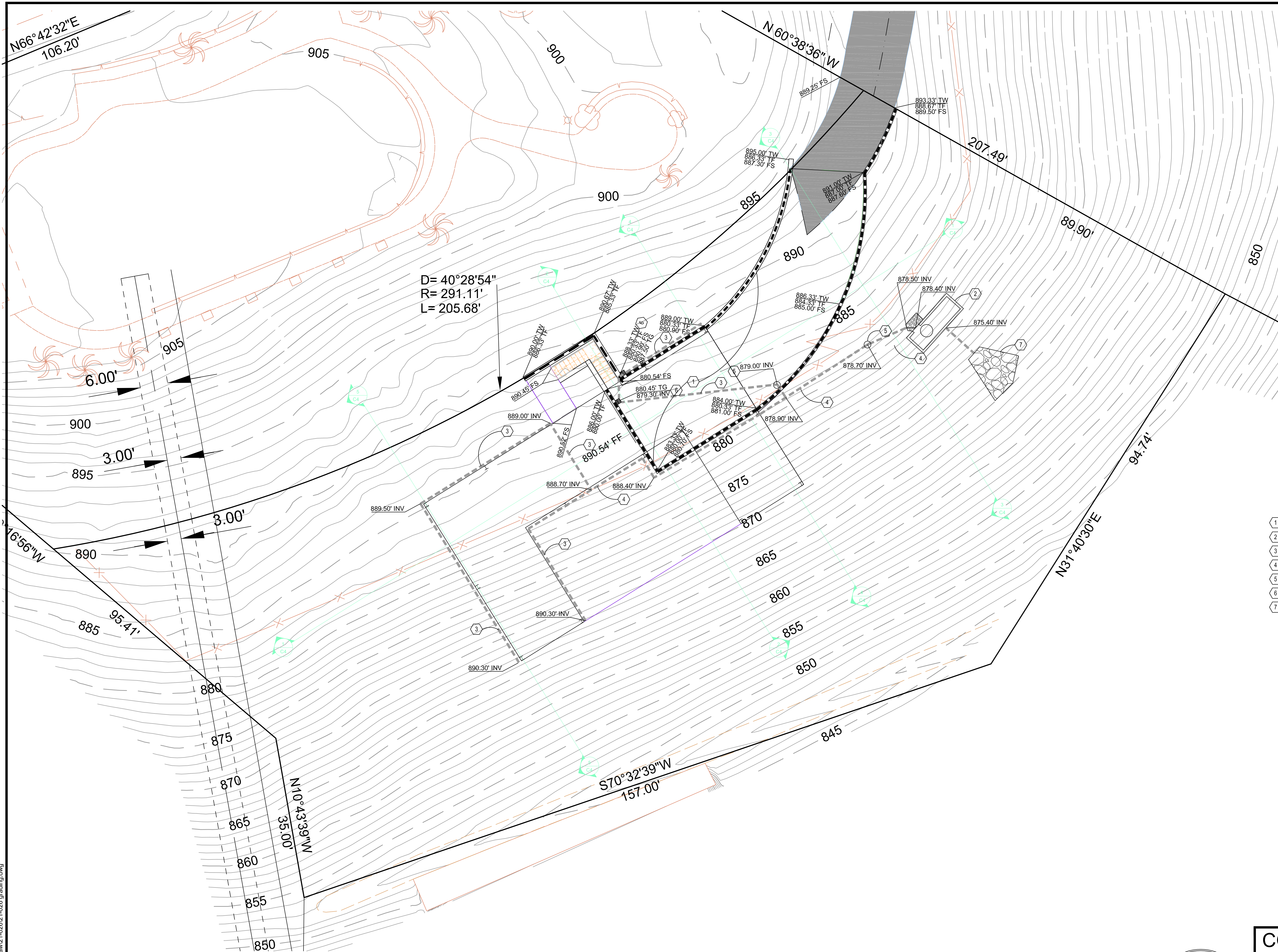
COUNTY OF ORANGE		BUILDING DIVISION	
PRELIMINARY GRADING PLAN			
PARCEL 2 ORANGE COUNTY, CA PARCEL 2 OF PARCEL MAP 2021-186			
	Plan No.: 21-026	Scale: AS NOTED	
	Date: 11/15/2021	Drawn by: WMRJ	
	Sheet 2 of 5 Sheets	File No.: 21-026	



11/16/2021
WILLIAM M. RAYMOND JR. R.C.E. 57580 EXP. 12/31/2021



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CONSTRUCTION NOTES

- 1 CONSTRUCT 5" THICK PCC PAVING
- 2 CONSTRUCT BIOPOD BIOFILTER SYSTEM BPT-4121B
- 3 CONSTRUCT STORM DRAIN PIPE. 6" Ø PER PLAN (SDR-35)
- 4 CONSTRUCT STORM DRAIN PIPE. 8" Ø PER PLAN (SDR-35)
- 5 CONSTRUCT CLEAN-OUT
- 6 CONSTRUCT 12X12 DROP INLET WITH TRAFFIC RATED SLOTTED GRATE(BROOKS PRODUCTS OR EQUAL)
- 7 CONSTRUCT RIP RAP PAD

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MARSHALL ENGINEERING GROUP, INC.
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PHONE: (626) 914-5788 FAX: (626) 914-7016 WEB: www.megi.us

COUNTY OF ORANGE BUILDING DIVISION

PRELIMINARY GRADING PLAN

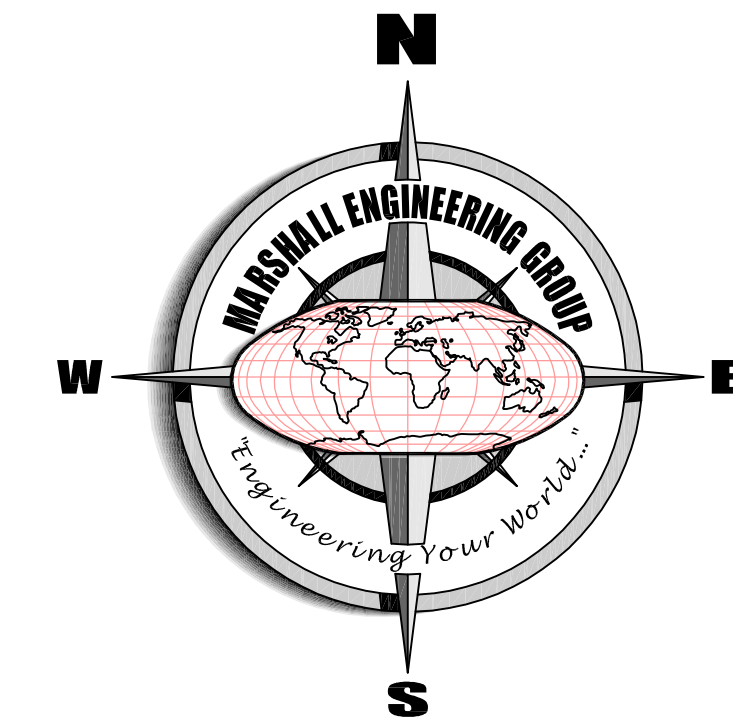
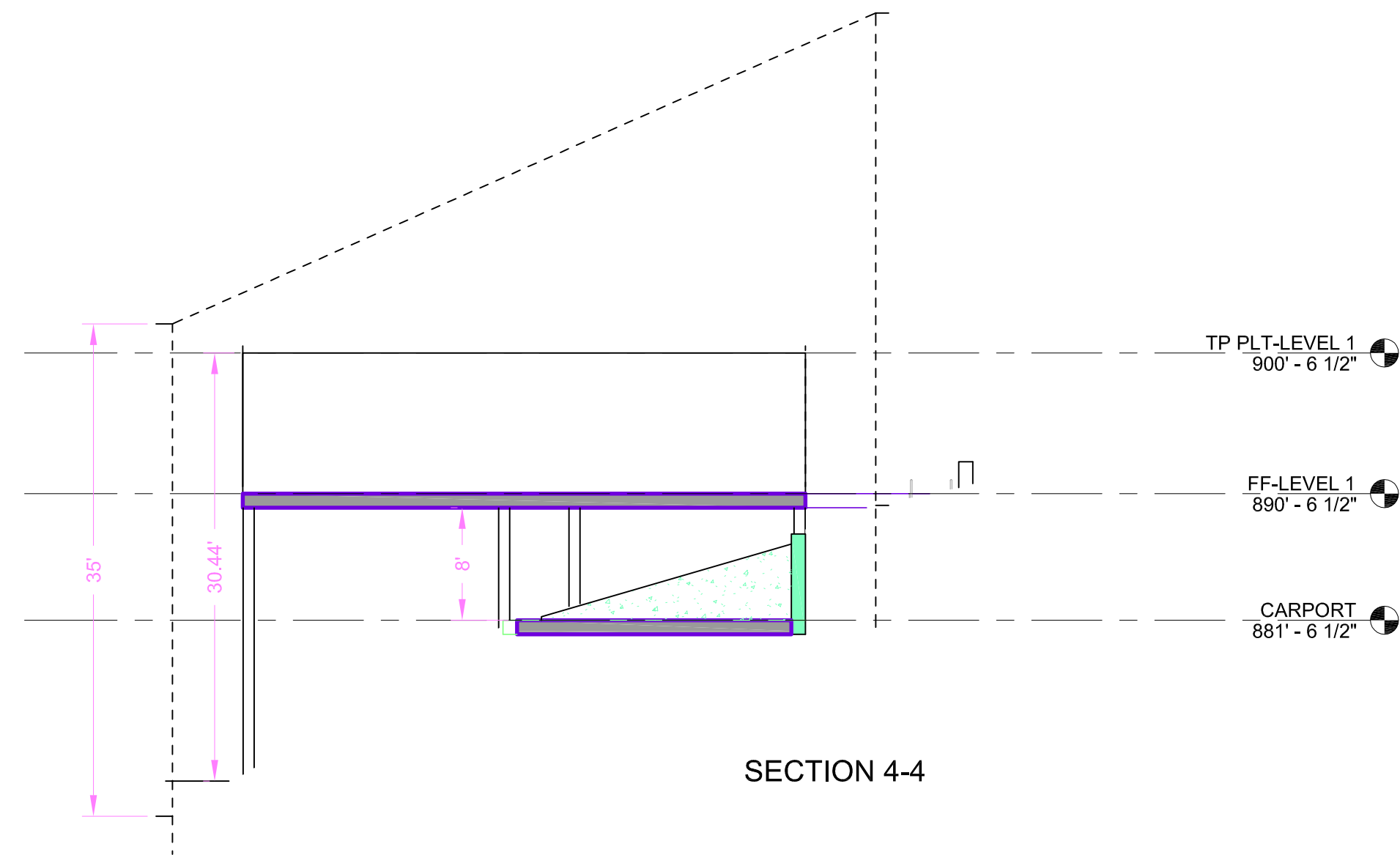
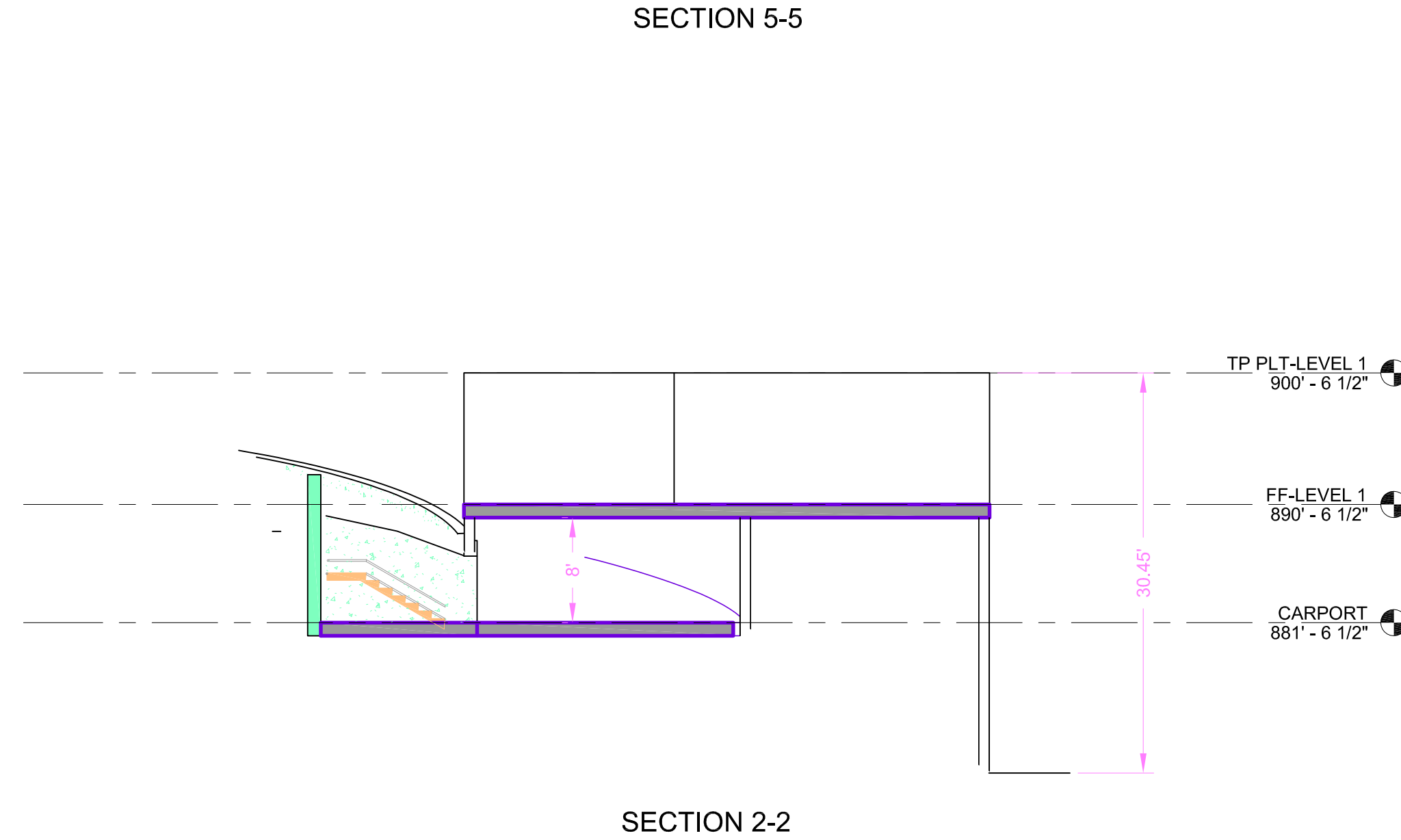
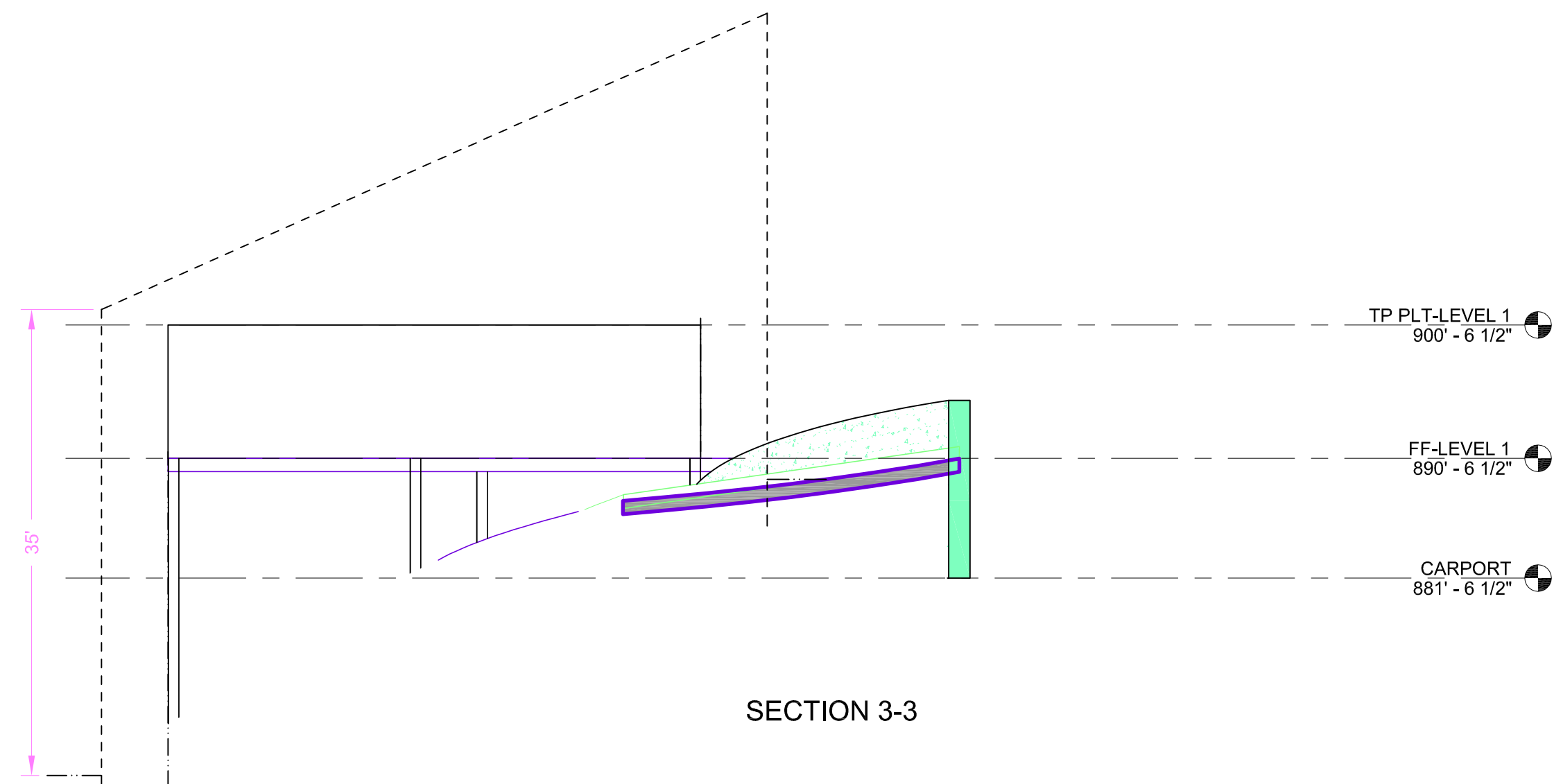
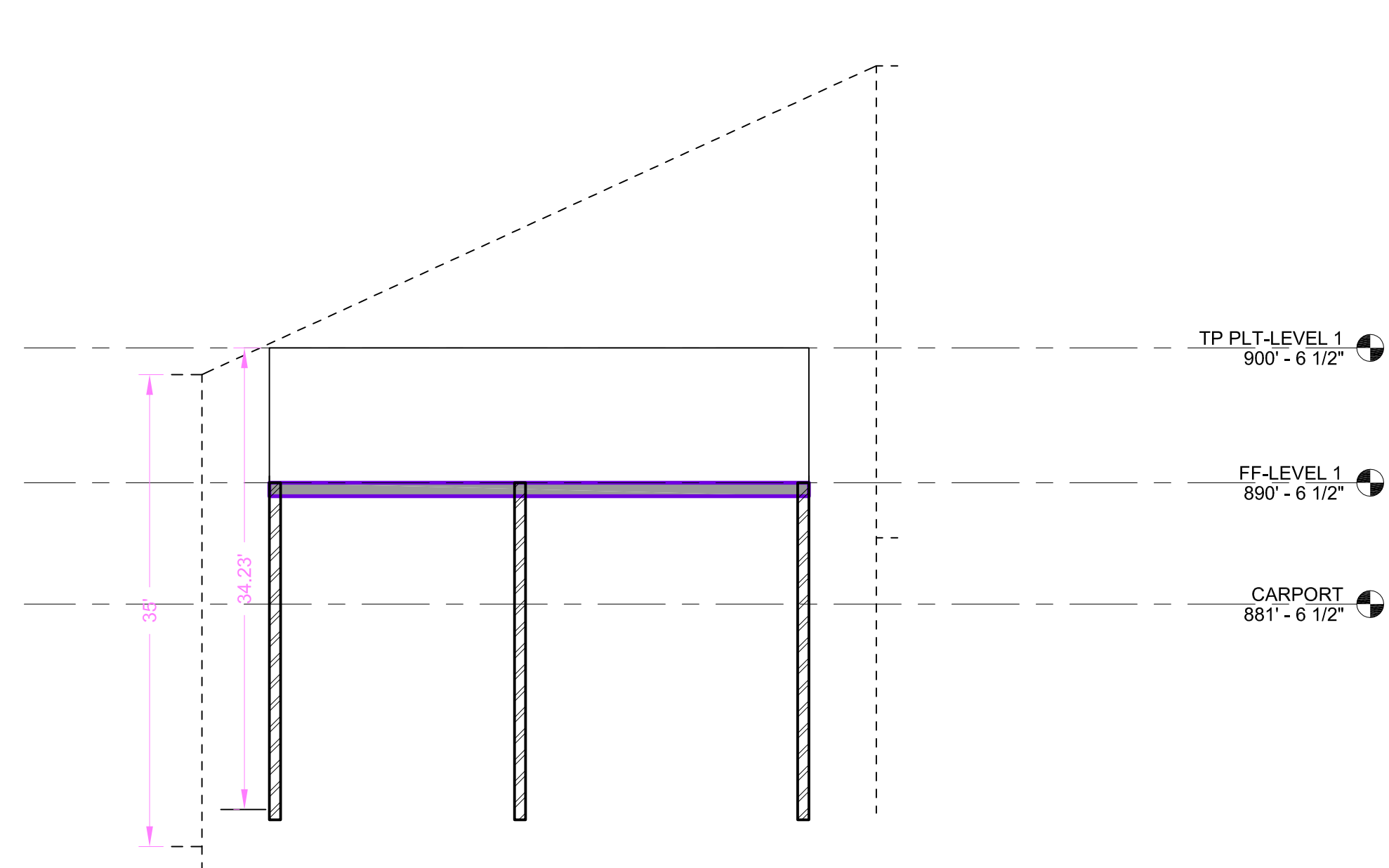
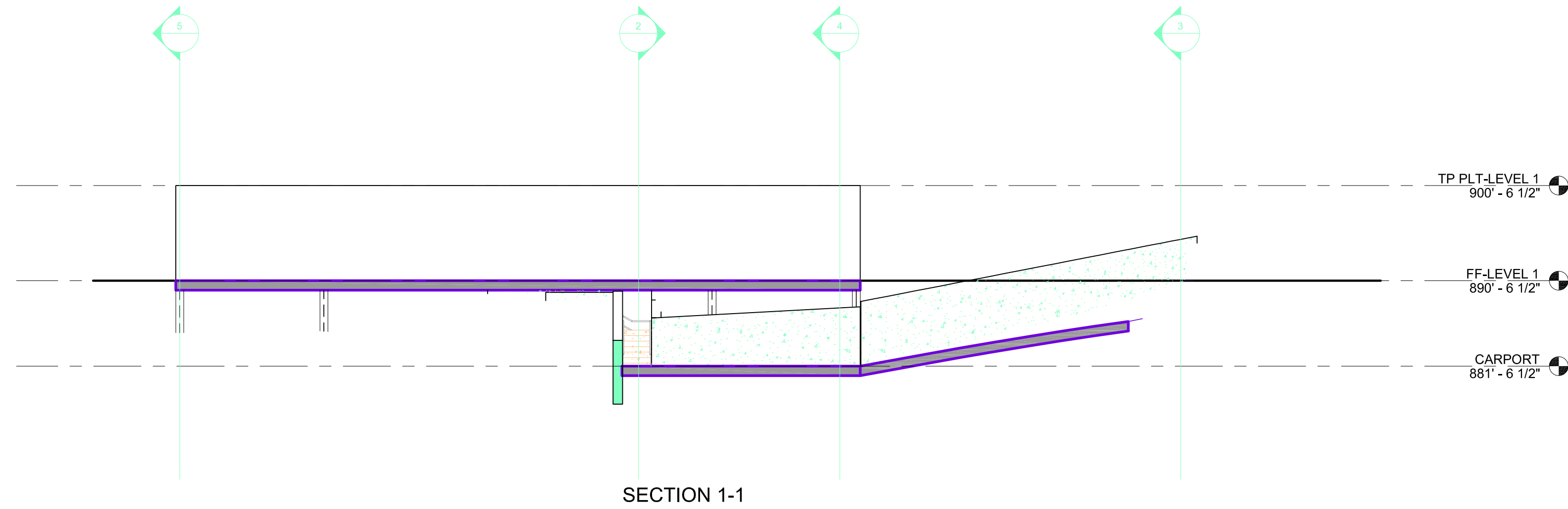
PARCEL 2
ORANGE COUNTY, CA
PARCEL 2 OF PARCEL MAP 2021-186

Plan No.: 21-026	Scale: AS NOTED
Date: 11/15/2021	Drawn by: WMRJ
Sheet 3 of 5 Sheets	File No.: 21-026



WILLIAM M. RAYMOND JR., R.C.E. 57580 EXP. 12/31/2021

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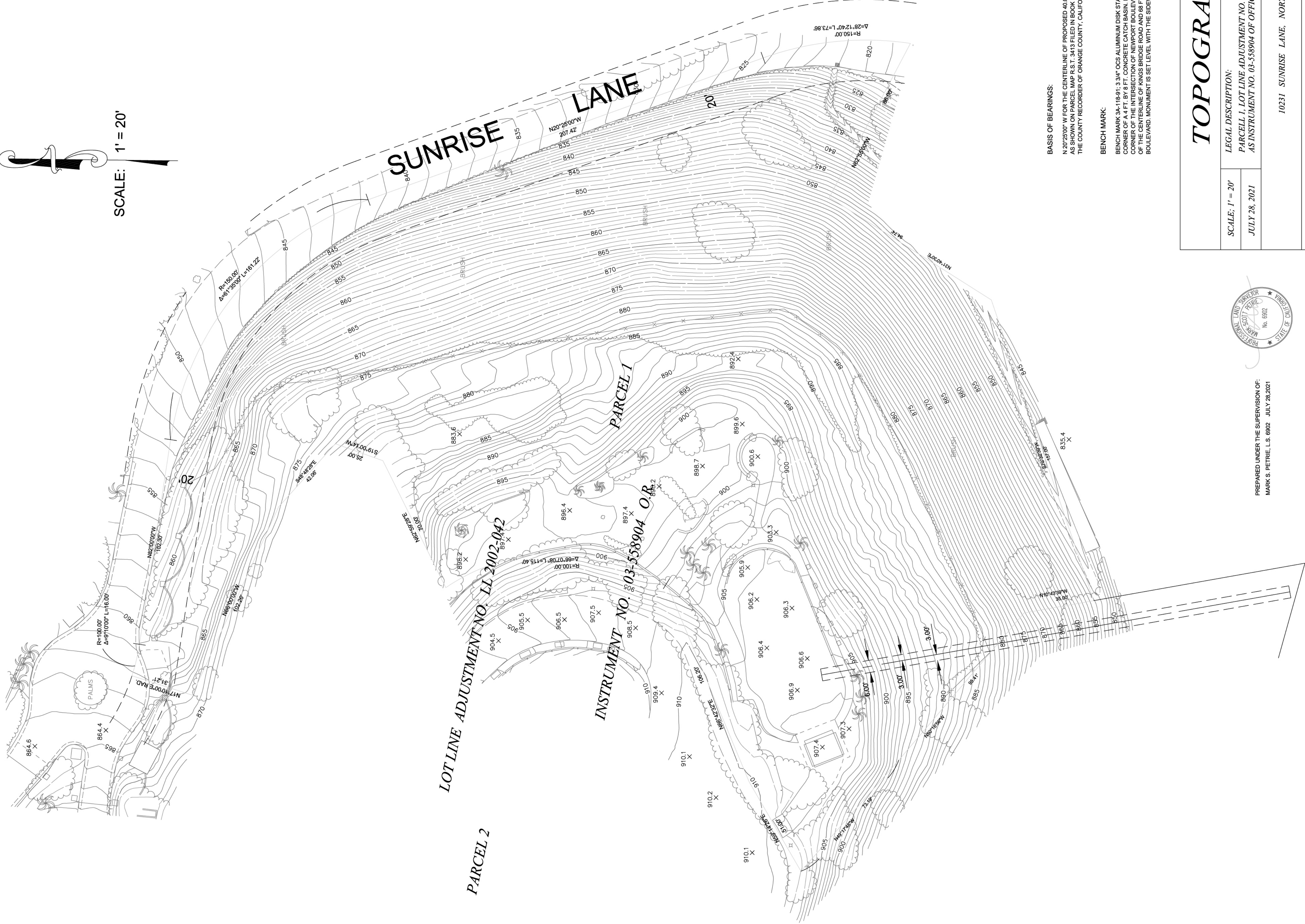
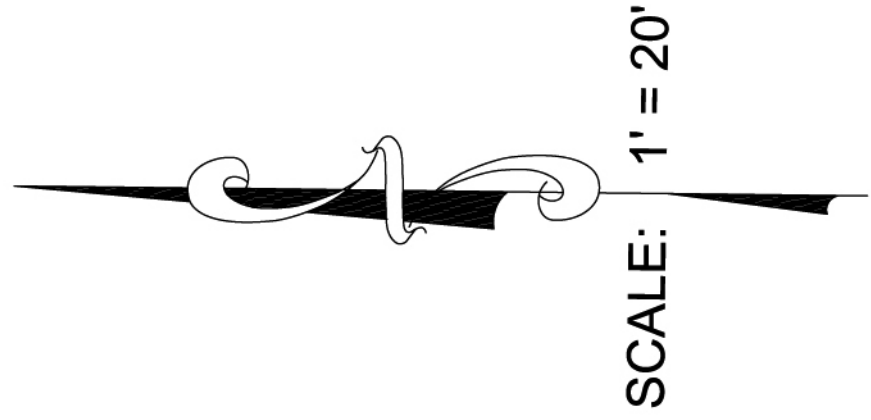


WILLIAM M. RAYMOND JR., R.C.E. 57580 EXP. 12/31/2021



MARSHALL ENGINEERING GROUP, INC.
432 E. FOOTHILL BLVD., STE. 120, SAN DIMAS, CA 91773
PHONE: (626) 914-5788 FAX: (626) 914-7016 WEB: www.megi.us

COUNTY OF ORANGE		BUILDING DIVISION	
PRELIMINARY GRADING PLAN			
PARCEL 2 ORANGE COUNTY, CA PARCEL 2 OF PARCEL MAP 2021-186			
	Plan No.: 21-026	Scale: AS NOTED	
	Date: 11/15/2021	Drawn by: WMRJ	
	Sheet 4 of 5 Sheets	File No.: 21-026	



BASIS OF BEARINGS:
N 20°25'00" W FOR THE CENTERLINE OF PROPOSED 40.00 FEET WIDE ROAD EASEMENT (SUNRISE LANE)
AS SHOWN ON PARCEL MAP P.L.S.T. 3413 FILED IN BOOK 5, PAGE 39 OF PARCEL MAPS IN THE OFFICE OF
THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

BENCH MARK:
BENCH MARK 3A-118-91; 3 3/4" OCS ALUMINUM DISK STAMPED "3A-118-91", SET IN THE NORTHWESTERLY
CORNER OF THE INTERSECTION OF NEWPORT BOULEVARD AND KINGS BRIDGE ROAD, 26 FT. SOUTHERLY
OF THE CENTERLINE OF KINGS BRIDGE ROAD AND 88 FT. WESTERLY OF THE CENTERLINE OF NEWPORT
BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.



PREPARED UNDER THE SUPERVISION OF:
MARK S. PETRIE, L.S. 6902 JULY 28, 2021

TOPOGRAPH MAP

SCALE: 1" = 20'
LEGAL DESCRIPTION:
PARCELL 1, LOT LINE ADJUSTMENT NO. LL2002-042 RECORDED MAY15, 2003
AS INSTRUMENT NO. 03-558904 OF OFFICIAL RECORDS
JULY 28, 2021

10231 SUNRISE LANE, NORTH TUSTIN, CALIFORNIA

SOUTH COAST SURVEYING 3214 CLAY STREET NEWPORT BEACH, CA 949-631-8840