



**REMAINING ESTATE  
(PROPOSED PARCEL 1)  
73.45 ACRES**

Property Line Ref: N 89° 45' E

**VTTM 17950**  
(25 LOT SUBDIVISION)

**ALTA/NSPS LAND TITLE SURVEY**

PARCEL 1 OF PARCEL MAP NO. 86-114, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 185, PAGES 22-24 OF PARCEL MAPS. TOGETHER WITH THOSE PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

<b>PROJECT NO</b>	VTTM 17950
<b>DATE</b>	2025-12-23
<b>SCALE</b>	1" = 100'
<b>SURVEYOR</b>	Hunsaker & Associates Irvine, Inc.
<b>LIC NO.</b>	L.S. 5502
<b>FLOOD ZONE</b>	Zone X (Area of Minimal Flood Hazard) per FEMA Map 06059C0316J
<b>TOTAL ACRES</b>	137.45 Acres



