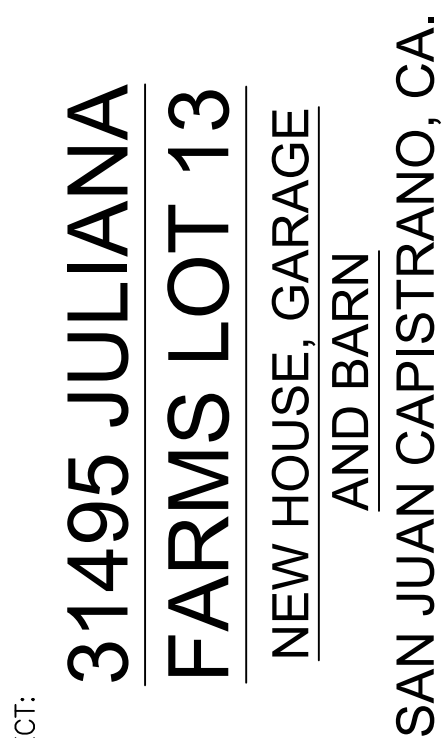




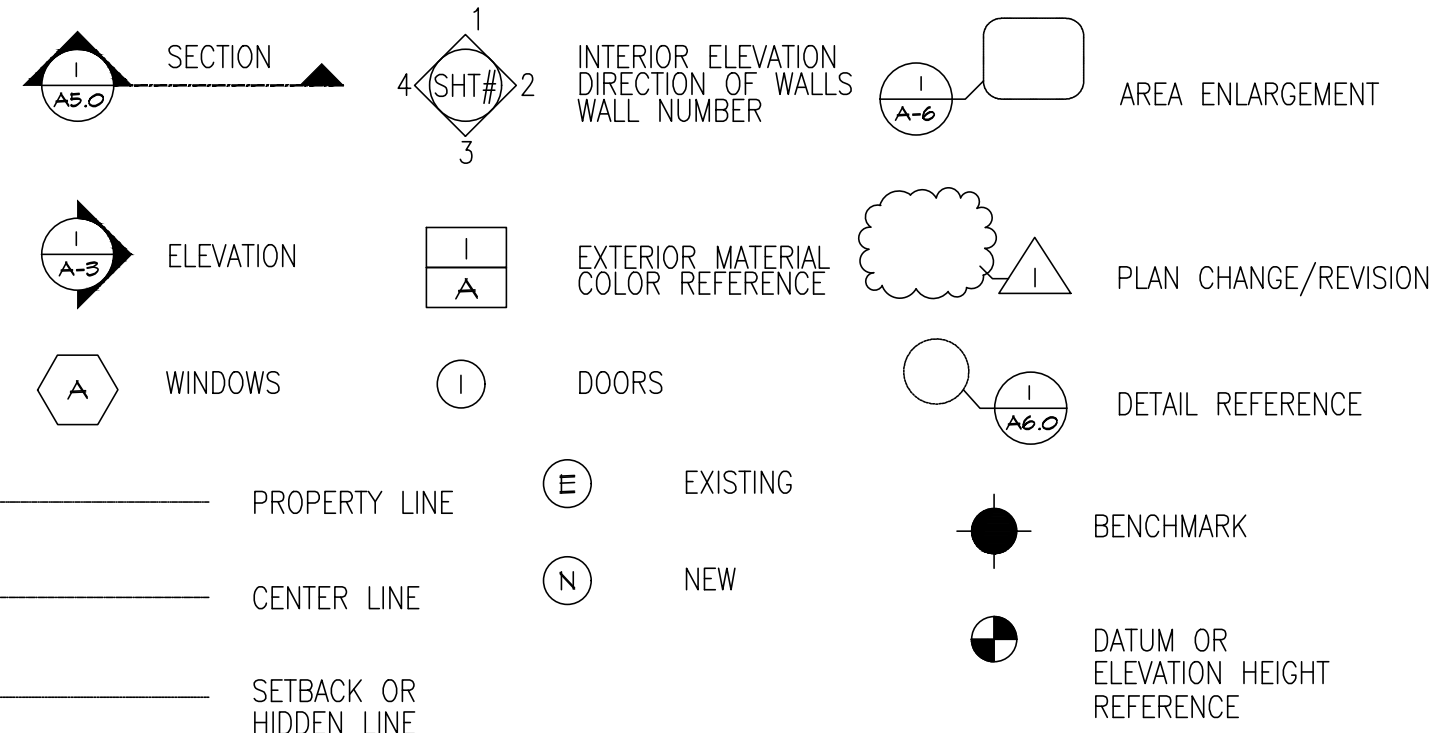
TRACT 13823 LOT 13
SAN JUAN CAPISTRINO, CALIFORNIA
NEW HOUSE, GARAGE AND BARN



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LEGEND



PROJECT DATA

- 31495 Juliana Farms Property Proposed Residential 6 Lot Sub-division
- Tract 13823 Lot 13
- APN: 664-231-17
- Zoning: 22.1 Acres
 - 4.73 Acres Single Family 40,000 District
 - 17.37 Acres Residential / Agricultural District

LEGAL DESCRIPTION

PARCEL 13 OF LOT LINE ADJUSTMENT NO. LLA 02-13823-1 IN THE CITY OF SAN JUAN CAPISTRANO, IN THE COUNTRY OF ORANGE, STATE OF CALIFORNIA, RECORDED MARCH 6, 2002 AS AN INSTRUMENT NO. 20020190311 OF OFFICIAL RECORDS OF SAID COUNTRY.

EXCEPT THEREFROM THAT PORTION LYING SOUTHERLY OF THE FOLLOWING
DESCRIBED LINE:

BEGINS AT THE NORTHERLY CORNER OF PARCEL 1 OF LOT LINE ADJUSTMENT
83-9786-101 RECORDED NOVEMBER 15, 1983 AS AN INSTRUMENT NO. 83-526722, OF
OFFICIAL RECORDS OF SAID COUNTRY; THENCE NORTH 72° 57' 23" EAST 54.53 FEET;
THENCE SOUTH 51° 46' 26" EAST 89.73 FEET; THENCE SOUTH 54° 28' 14" EAST 32.01
FEET; THENCE SOUTH 58° 13' 41" EAST 31.59 FEET; THENCE SOUTH 66° 29' 23" EAST
23.79 FEET; THENCE SOUTH 63° 07' 25" EAST 25.40 FEET; THENCE SOUTH 78° 07' 41"
EAST 31.65 FEET; THENCE SOUTH 80° 38' 50" EAST 67.97 FEET; THENCE SOUTH 82° 31'
54" EAST 56.63 FEET; THENCE SOUTH 65° 25' 25" EAST 33.37 FEET; THENCE 84° 28' 42"
EAST 25.36 FEET; THENCE SOUTH 63° 15' 28" EAST 41.94; THENCE SOUTH 43° 38' 02"
EAST 25.51 FEET; THENCE SOUTH 31° 21' 05" EAST 25.16 FEET; THENCE SOUTH 10° 31'
35" WEST 24.52 FEET; THENCE SOUTH 19° 20' 54" WEST 27.38 FEET; THENCE SOUTH
17° 35' 30" WEST 43.80 FEET TO A POINT ON THE SOUTHWESTERLY LINE SAID PARCEL
13.

SHEET INDEX

T-S-1	TITLE SHEET AND LOT # 13 INFORMATION
A-1	PROPOSED LOT #1 OF LOT#13 SITE PLAN
A-2	SITE PLAN AND PROPOSED
A-3	PROPOSED ENLARGED SITE PLAN AND FLOOR PLANS AND ELEVATIONS OF
	PROPOSED NEW HOUSE, GARAGE AND BARN
A-4	RENDERING OF PROPOSED LOT#1 MODIFICATIONS

PROJECT:

SHEET TITLE:

STAMP:



REV.	DESCRIPTION

ARCHITECT: J.F. CARLSON

CHECKED: J.F. CARLSON

DRAWN: CADLINKS

DATE: 05-21-20

SCALE: NONE

JOB NO: 34-00

SHEET

T-S-1

OF _ SHEETS