

DUPLICATE

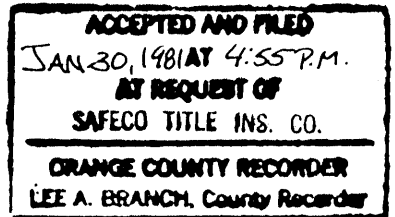
SHEET 1 OF 6 SHEETS *
PORTION OF TENTATIVE
TRACT NO. 10270

TRACT NO. 10271

BLOCK MODULE
4855 80,81,90 & 91

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE RANCHO NIGUEL AS SHOWN
ON THE MAP RECORDED IN BOOK 2, PAGES 230 AND 231 OF PATENTS
IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY,
CALIFORNIA.
APRIL 1980 GERALD F. OLDENBURG LS 3246
WILLIAMSON AND SCHMID, CIVIL ENGINEERS
24 LOTS AND LOTS A AND B 29.412 ACRES

36703



\$15.00

We, the undersigned, being all parties having any record title interest in the land covered by this map, do hereby consent to the preparation and recordation of said map, as shown within the colored border line. We also hereby dedicate to the public for street purposes: Crown Valley Parkway, National Park Drive and Isle Royal Drive. We also hereby release and relinquish to the County of Orange all vehicular access rights to Crown Valley Parkway. We also hereby dedicate to the County of Orange the easement for storm drain purposes as shown on said map and pursuant to Section 7050 of the Government Code, we hereby irrevocably offer to dedicate to the County of Orange the easement over Lots 1-7 as shown on this map for landscape maintenance purposes. We also hereby dedicate to the County of Orange a fire protection access easement over and across Lot B as shown on said map. We also hereby dedicate to the Moulton Niguel Water District the non-exclusive easement for water and sewer purposes and the non-exclusive easement for water purposes, both as shown on this map, which easements shall be subject to the same terms and conditions as are shown in that certain easement recorded May 2, 1980 in Book 13597, Page 195 of Official Records of Orange County. We also hereby reserve an easement, with the right to convey to others, for storm drain purposes over, under, along and through Lot B as shown on said map.

AVCO COMMUNITY DEVELOPERS, INC., a California Corporation

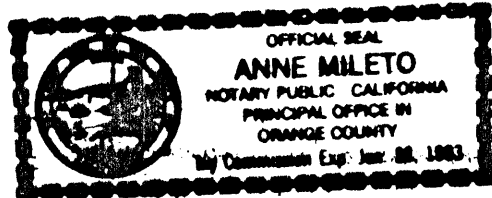
C. Lynton Asst. V.P.
C. LYNTON-ASSISTANT VICE
PRESIDENT

James H. Jefferson Jr.
JAMES H. JEFFERSON JR.
ASSISTANT SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On this 20th day of June, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. Lynton and James H. Jefferson Jr. known to me to be the Asst. Vice Pres. and Asst. Secretary, respectively, of AVCO COMMUNITY DEVELOPERS, INC., a California Corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

Witness my hand and official seal.



Anne Mileto
Notary Public in and for said County
and State
ANNE MILETO
My commission expires 1-28-83

UNITED CALIFORNIA BANK, a California Corporation, beneficiary under a Deed of Trust recorded in Book 11237, Page 948, of Official Records.

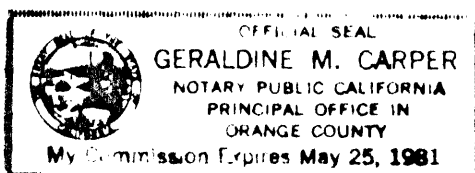
J. D. Vanik
J. D. VANIK-ASST. VICE PRESIDENT

H. Ruggaber
H. RUGGABER-ASST. SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On this 21st day of July, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. D. Vanik and H. Ruggaber, known to me to be the Asst. Vice Pres. and Asst. Secretary, respectively, of UNITED CALIFORNIA BANK, a California Corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same, as beneficiary.

Witness my hand and official seal.



Geraldine M. Carper
Notary Public in and for said County
and State
GERALDINE M. CARPER
My commission expires 5-25-81

Tri-Cities Municipal Water District, a body politic, hereby approves subject Tract Map pursuant to the provisions of Section 66436C of the Subdivision Map Act, and hereby expressly reserves to itself, its successors and assigns, the right from time to time, to excavate for, lay, construct, reconstruct, maintain, patrol, operate, repair, renew, change the size of, and remove one or more pipelines and/or appurtenances for the transportation and/or distribution of water over, through, under and along the real property conveyed pursuant to the instrument listed below:

- (1) Easement as Recorded in Book 7879, Page 642, of the Official Records of Orange County, California.

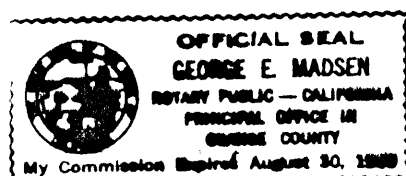
TRI-CITIES MUNICIPAL WATER DISTRICT

R. D. Woodside
R. D. WOODSIDE-SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On this 8th day of August, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. D. Woodside, known to me to be the Secretary of TRI-CITIES MUNICIPAL WATER DISTRICT, a body politic, the body politic that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of said body politic, and acknowledged to me that such body politic executed the same.

Witness my hand and official seal.



George E. Madsen
Notary Public in and for said County
and State
GEORGE E. MADSEN
My commission expires Aug. 30, 1980

I hereby certify that I am Licensed Land Surveyor No. 3246 of the State of California; that this map consisting of 6 sheets and the true and complete survey made in April, 1980 which it correctly represents were both made by me or under my direction; that the monuments are of the character and occupy the positions indicated, or will be set in such positions within ninety days after the acceptance of improvements; and that said monuments are sufficient to enable the survey to be retraced.

Gerald F. Oldenburg
GERALD F. OLDENBURG, LS 3246

I hereby certify that I have examined this map and have found it to be substantially in conformance with the tentative map as filed with, amended and approved by the Orange County Planning Commission; that all provisions of the Subdivision Map Act and County Subdivision Regulations have been complied with and I am satisfied said map is technically correct.

Dated this 16th day of Jan, 1981.

C. R. NELSON
COUNTY SURVEYOR

BY: SK Shelton

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I hereby certify that according to the records of my office, there are no liens against the land covered by this map or any part thereof for unpaid State, County, municipal or local taxes or special assessments collected as taxes.

Dated this 26th day of November, 1980.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY: R. Biondani
DEPUTY TAX COLLECTOR

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I hereby certify that this map was presented for approval to the Board of Supervisors of Orange County at a regular meeting thereof held on the 27th day of January, 1981, and that thereupon said Board did, by an order duly passed and entered, approve said map and did accept on behalf of the public, subject to improvements, the dedication for street purposes of: Crown Valley Parkway, National Park Drive and Isle Royal Drive. Did also accept on behalf of the County of Orange all vehicular access rights to Crown Valley Parkway as released and relinquished, the easement for storm drain purposes as dedicated and did not accept the offer of dedication of the easement over Lots 1-7 as shown on this map for landscape maintenance purposes. Did also accept on behalf of the County of Orange the fire protection access easement as dedicated.

Did also approve subject map pursuant to the provisions of Section 66436(c)(1) of the Subdivision Map Act.

Dated this 27th day of January, 1981.

JUNE ALLXANDER
CLERK OF THE BOARD

BY: Gail R. Julian
DEPUTY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I hereby certify to the Recorder of Orange County that the provisions of the Subdivision Map Act have been complied with regarding deposits to secure the payment of taxes or special assessments collected as taxes on the land covered by this map.

Dated this 27th day of January, 1981.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: Gail R. Julian
DEPUTY

Pursuant to the provisions of Section 66434(5) of the Subdivision Map Act, a soils report dated June 20, 1979 and a supplemental report dated November 28, 1979, both by Michael J. Miller, RCE 28110 and Gary F. Stoney, CEG 938 have been prepared for this subdivision. Said report and supplement are on file with the County of Orange-EMA Regulation Function.

In accordance with the provisions of Section 66436(c) of the Subdivision Map Act, the following signature has been omitted:

1. County of Orange, holder of an easement recorded in Book 6563, Page 80 of Official Records.

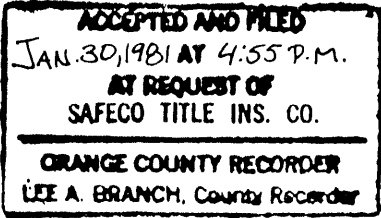
NOTE: See Sheet 2 for Moulton Niguel Water District acceptance certificate.

SHEET 2 OF 6 SHEETS
PORTION OF TENTATIVE
TRACT NO. 10270

DUPLICATE
TRACT NO. 10271

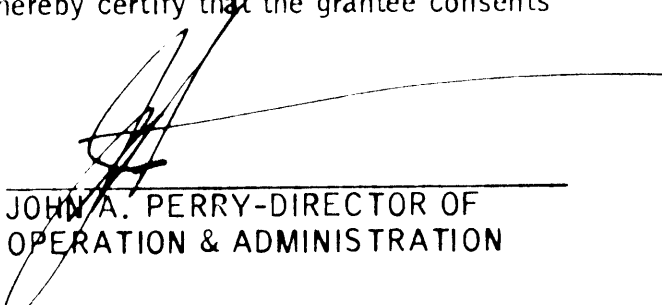
IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
APRIL 1980 GERALD F. OLDENBURG L.S. 3246
WILLIAMSON AND SCHMID, CIVIL ENGINEERS
24 LOTS AND LOTS A AND B 29.412 ACRES

36703



\$15.00

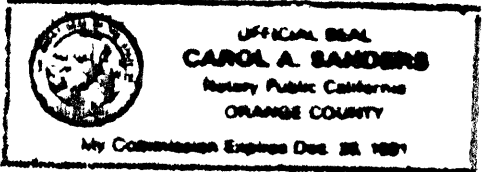
The undersigned, being the duly appointed agent of the Moulton Niguel Water District, a public corporation, Orange County, California, pursuant to its Resolution No. 80-55 does hereby accept on behalf of said District the grant of interests in real estate for public purposes as shown on this tract map, by and between the Moulton Niguel Water District and AVCO Community Developers, Inc. and does hereby certify that the grantee consents to the recordation of said tract.


JOHN A. PERRY-DIRECTOR OF
OPERATION & ADMINISTRATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 8th day of October, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN A. PERRY, known to me to be the Director of Operation & Administration of MOULTON NIGUEL WATER DISTRICT, a public agency, the public agency that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said public agency and acknowledged to me that such public agency executed the same.

Witness my hand and official seal.



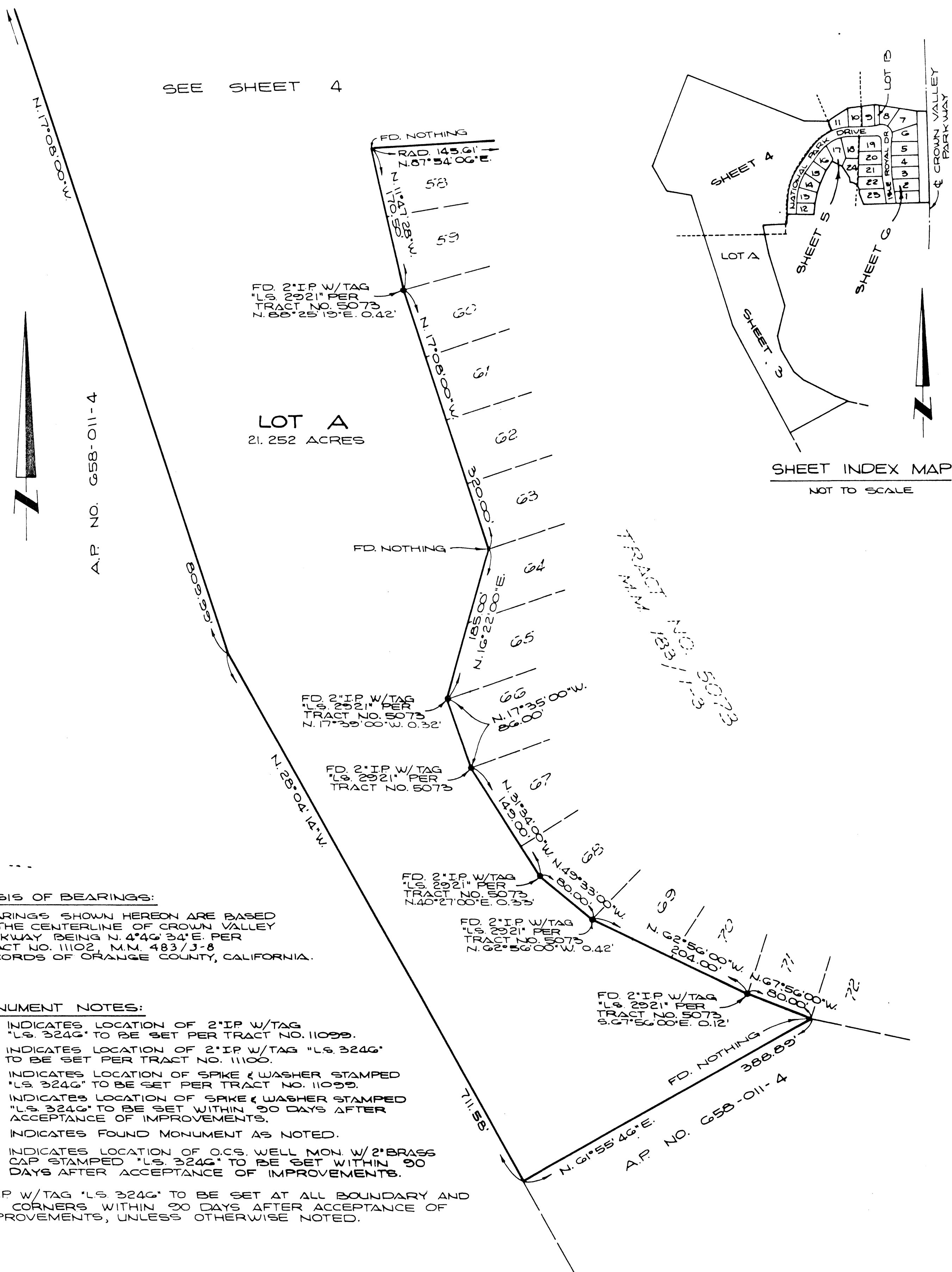

Notary Public in and for said County
and State
CAROL A. SANDERS
My commission expires 12-29-81

TRACT NO. 10271

36703

ACCEPTED AND FILED
JAN. 30, 1981 AT 4:55 P.M.
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

\$15.00



483 32

SHEET 4 OF 6 SHEETS
SCALE: 1" = 80'

PORTION OF TENTATIVE
TRACT NO. 10270

TRACT NO. 10271

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
APRIL 1980 GERALD F.OLDENBURG L.S.3246
WILLIAMSON AND SCHMID, CIVIL ENGINEERS
24 LOTS AND LOTS A AND B 23.412 ACRES

36703

ACCEPTED AND FILED
JAN. 30, 1981 AT 4:55 P.M.
AT REQUEST OF
SAFECO TITLE INS. CO.
GRANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

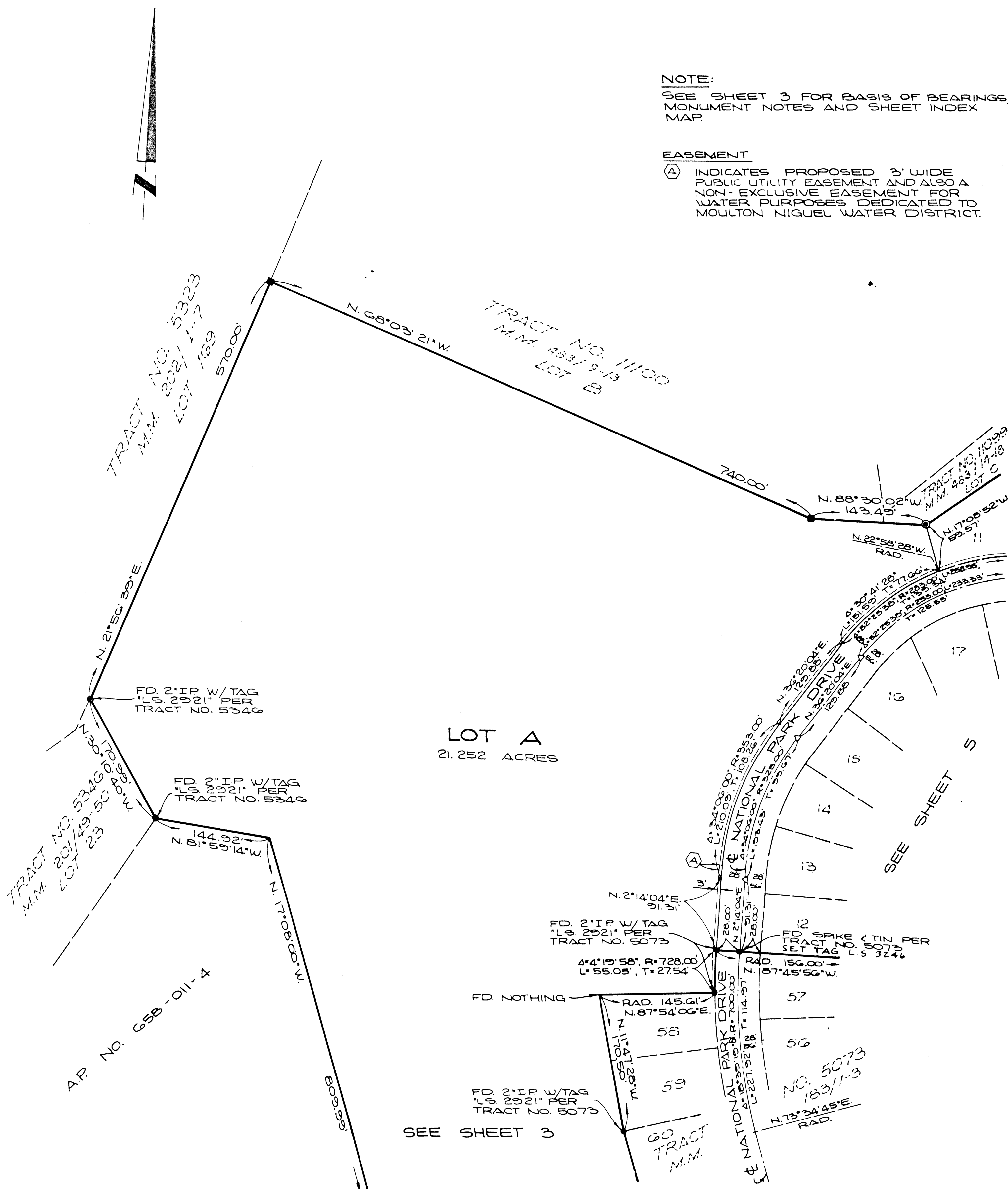
\$15.00

NOTE:

SEE SHEET 3 FOR BASIS OF BEARINGS,
MONUMENT NOTES AND SHEET INDEX
MAP

EASEMENT

(A) INDICATES PROPOSED 3' WIDE PUBLIC UTILITY EASEMENT AND ALSO A NON-EXCLUSIVE EASEMENT FOR WATER PURPOSES DEDICATED TO MOUTON NIGUEL WATER DISTRICT.



SHEET 5 OF 6 SHEETS
SCALE: 1" = 40'
PORTION OF TENTATIVE
TRACT NO. 10270

TRACT NO. 10271

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
APRIL 1980
WILLIAMSON AND SCHMID, CIVIL ENGINEERS
24 LOTS AND LOTS A AND B

GERALD F. OLDENBURG L.S. 3246
29.412 ACRES

36703

ACCEPTED AND FILED
JAN. 30, 1980 AT 4:55 P.M.
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

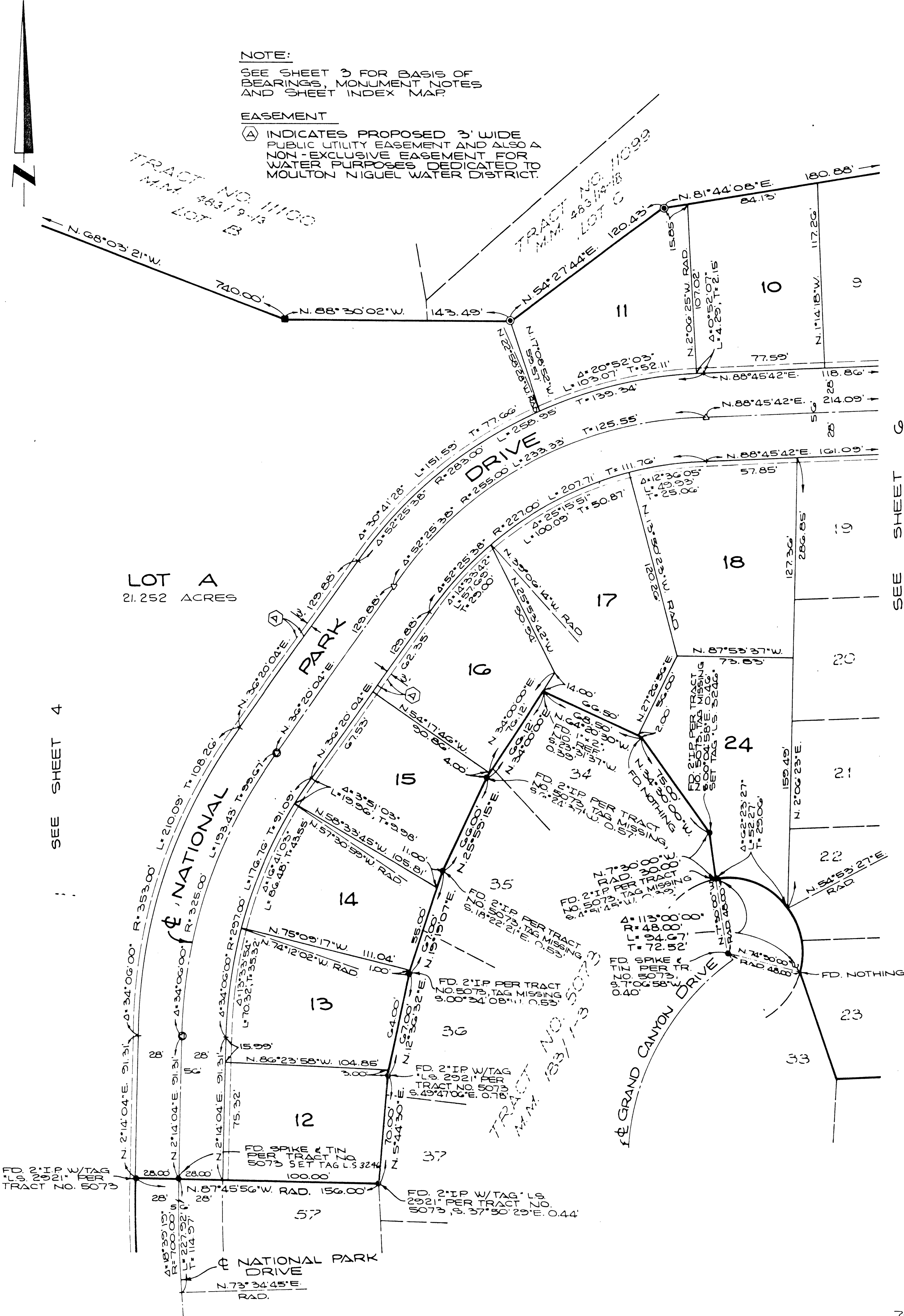
\$15.00

NOTE:

SEE SHEET 3 FOR BASIS OF
BEARINGS, MONUMENT NOTES
AND SHEET INDEX MAP.

EASEMENT

(A) INDICATES PROPOSED 3' WIDE
PUBLIC UTILITY EASEMENT AND ALSO A
NON-EXCLUSIVE EASEMENT FOR
WATER PURPOSES DEDICATED TO
MOULTON NIGUEL WATER DISTRICT.



SEE SHEET 6

SEE SHEET 4

