

SHEET 1 OF 5 SHEETS
ACREAGE: 14.893 ACRES
58 LOTS AND LOTS A & B

[FINAL UNIT OF TENTATIVE
TRACT NO. 10321]

BLOCK: 5055
MODULES: 31 & 32

TRACT NO. 10321

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1 AND 2 OF THE PARCEL MAP
FILED IN BOOK 113, PAGE 26 OF PARCEL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

HUNSAKER & ASSOCIATES, INC.

TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: MAY, 1987

ACCEPTED AND FILED AT THE
REQUEST OF

Chicago Title Insurance
DATE January 26, 1988
TIME 1:20 FEE \$ 14.00
INSTRUMENT # 88-036475
BOOK 594 PAGE 1 m.m.
LEE A. BRANCH
COUNTY RECORDER
BY Hazel L. Bennett
DEPUTY

WE, THE UNDERSIGNED, BEING ALL THE 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 DIS-
TINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET
PURPOSES: ALFIERI STREET AND HIGHLANDS AVENUE.
WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE, THE EASEMENTS FOR
DRAINAGE PURPOSES AS SHOWN ON SAID MAP. WE ALSO HEREBY RELEASE AND
RELINQUISH TO THE COUNTY OF ORANGE, ALL VEHICULAR ACCESS RIGHTS TO
HIGHLANDS AVENUE, EXCEPT AT APPROVED STREET INTERSECTIONS.

WE ALSO HEREBY DEDICATE TO MOULTON NIGUEL WATER DISTRICT, THE
EASEMENTS FOR WATER AND SEWER PIPELINE AND ACCESS PURPOSES AS
SHOWN HEREIN, 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, PAGES 195 THROUGH 197, INCLUSIVE,
OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE. THE EASEMENTS
GRANTED HEREBY SHALL BE SUBORDINATE TO THE COUNTY OF ORANGE
WHERE EASEMENTS OVERLAP.

PUSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY
OFFER TO DEDICATE TO LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT, THE
EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES AS SHOWN ON SAID MAP.

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION

BY: *[Signature]* PRESIDENT BY: *[Signature]* SECRETARY

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

ON THIS 20TH DAY OF August, 1987.
BEFORE ME BETIE JO HOWLETT
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
NATHAN SHAPELL AND MARGARET LEONG
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE PRESIDENT AND
SECRETARY, RESPECTIVELY, OF SHAPELL INDUSTRIES, INC.,
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF
OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORA-
TION EXECUTED THE SAME.

WITNESS MY HAND:

Betie Jo Howlett
NOTARY PUBLIC IN AND FOR SAID STATE
BETIE JO HOWLETT

NAME (PRINTED)
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.
MY COMMISSION EXPIRES: MARCH 26, 1989

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 28TH DAY OF DECEMBER, 1987, BEFORE ME, KRISTY WHEELER,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JAMES
MOCALIS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT
AS THE GENERAL MANAGER OF THE LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT,
A PUBLIC AGENCY, THE PUBLIC AGENCY THAT EXECUTED THE WITHIN INSTRUMENT
AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
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:

Kristy Wheeler
NOTARY PUBLIC IN AND FOR SAID STATE
KRISTY WHEELER

(PRINT NAME HERE)
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: OCTOBER 18, 1991

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE MOULTON NIGUEL
WATER DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY, CALIFORNIA, PURSUANT
TO ITS RESOLUTION NO. 81-29 DOES HEREBY ACCEPT ON BEHALF OF SAID DIS-
TRICT THE GRANT OF ALL INTERESTS IN REAL ESTATE FOR PUBLIC PURPOSES
AS SHOWN ON THIS TRACT MAP BY AND BETWEEN MOULTON NIGUEL WATER DISTRICT
AND SHAPELL INDUSTRIES AND DOES HEREBY CERTIFY THAT THE GRANTEE
CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 1ST DAY OF September, 1987, BEFORE ME
Cyndi Mauer A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED CARLO H. HABASH, PERSONALLY KNOWN TO ME TO BE THE
DIRECTOR OF ENGINEERING OF MOULTON NIGUEL WATER DISTRICT, A PUBLIC
AGENCY, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN IN-
STRUMENT ON BEHALF OF SAID PUBLIC AGENCY AND ACKNOWLEDGED TO ME THAT
SUCH PUBLIC AGENCY EXECUTED THE SAME.

WITNESS MY HAND:

Cyndi Mauer
NOTARY PUBLIC IN AND FOR SAID STATE

Cyndi Mauer
NAME (PRINTED)
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: November 1990

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF
CALIFORNIA; THAT THIS MAP CONSISTING OF 5 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN MAY, 1987, WHICH IT CORRECTLY REPRESENTS
WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF
THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED BY
SAID MAP AND MONUMENT NOTES THEREON; AND THAT SAID MONUMENTS ARE SUFF-
ICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Tom R. McGannon
TOM R. McGANNON, R.C.E. 23956
REGISTRATION EXPIRES 12-31-89

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 SUBDIVISION COMMITTEE; 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 2nd DAY OF December, 1987.

C. R. NELSON
COUNTY SURVEYOR

BY: *Paul A. Cuomo*
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 _____ DAY OF _____, 1987.

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

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 17TH DAY OF November, 1987

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: *[Signature]*
DEPUTY TREASURER-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 14TH DAY OF JANUARY, 1987, 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:
ALFIERI STREET AND HIGHLANDS AVENUE.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

THE EASEMENTS FOR DRAINAGE PURPOSES AS DEDICATED.

THE VEHICULAR ACCESS RIGHTS TO HIGHLANDS AVENUE AS RELEASED
AND RELINQUISHED.

DATED THIS 9TH DAY OF JANUARY, 1988.

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

BY: *[Signature]*
DEPUTY

I, JAMES MOCALIS, BEING THE DULY APPOINTED AGENT OF THE LAGUNA NIGUEL
COMMUNITY SERVICE DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY, CALIFORNIA,
DO NOT ACCEPT THE EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES AS OFFERED.

James Mocalis
JAMES MOCALIS, GENERAL MANAGER
LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT

SHEET 2 OF 5 SHEETS
SCALE: 1" = 150'
ACREAGE: 14.893 ACRES
58 LOTS AND LOTS A & B

[FINAL UNIT OF TENTATIVE
TRACT NO. 10321]

TRACT NO. 10321

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES, INC.
TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: MAY, 1987

MONUMENT NOTES:

2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET AT ALL TRACT CORNERS, EXCEPT B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S WHICH ABUT A STREET AND ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET AT ALL LOT CORNERS, EXCEPT B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S WHICH ABUT A STREET AND ARE NOT LOT CORNERS MARKING SIDE LOT LINES, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR A LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN STRIP TO BE SET AT ALL CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, P.R.C.'S, P.C.C.'S AND ALL OTHER CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

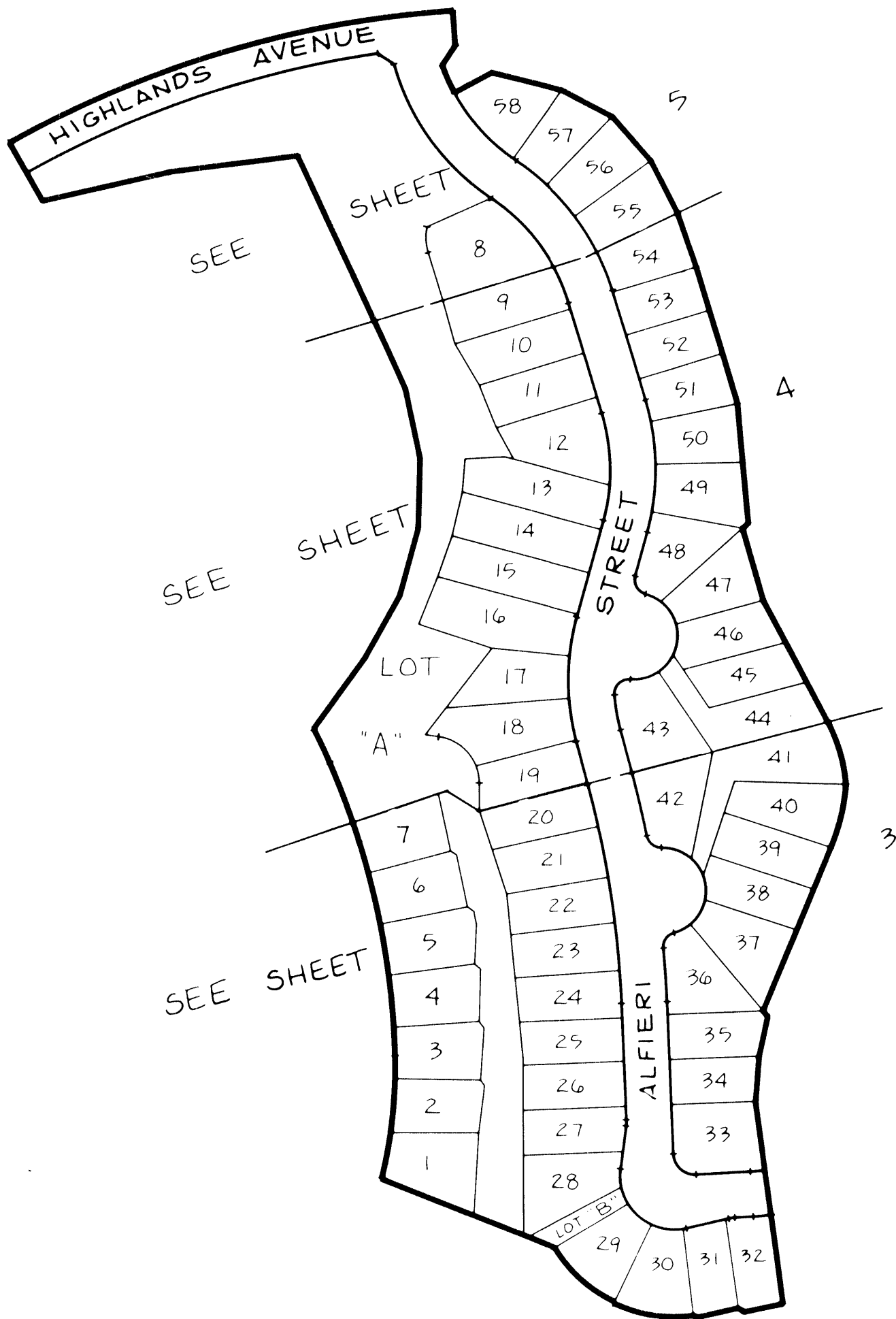
- INDICATES FOUND 2" I.P. TAGGED L.S. 2921 PER TRACT NO. 7579, M. M. 303 / 43 - 45.
- INDICATES FOUND 1" I.P. TAGGED L.S. 2921 PER TRACT NO. 7579, M. M. 303 / 43 - 45.
- ▲ INDICATES FOUND 2" I.P. TAGGED R.C.E. 14379 PER TRACT NO. 7884, M.M. 371 / 35-41.
- ◐ INDICATES FOUND S. & W. STAMPED R.C.E. 14379 IN LIEU OF 2" I.P. L.S. 2921 PER TRACT NO. 7884 M.M. 371 / 35-41.
- ▣ INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 10166, M.M. 593 / 34-38.
- ◑ INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 13061, M.M. 593 / 39-44.
- INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 13061, M. M. 593 / 39-34.
- INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER TRACT NO. 13061, M.M. 593 / 39-34.

BASIS OF BEARINGS:

THE BEARING OF N. 24° 44' 00" W. AS SHOWN FOR THE NORTHEASTERLY LINE OF LOTS 40-43, INCLUSIVE, OF TRACT NO. 7579, M. M. 303 / 43 - 45, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES:

- (A) INDICATES A 25.00' WIDE PRIVATE EASEMENT FOR ACCESS PURPOSES AS RESERVED HEREON.
- (B) INDICATES 10.00' WIDE PRIVATE EASEMENT FOR DRAINAGE PURPOSES AS RESERVED HEREON.
- (C) INDICATES AN EASEMENT FOR WATER AND SEWER PURPOSES TO MOULTON NIGUEL WATER DISTRICT AS DEDICATED HEREON.
- (D) INDICATES AN EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES TO LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT AS IRREVOCABLY OFFERED HEREON.



SHEET INDEX MAP

594 3

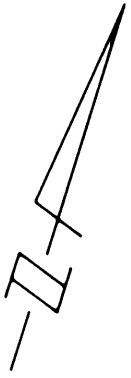
SHEET 4 OF 5 SHEETS
SCALE: 1" = 40'
ACREAGE: 14.893 ACRES
58 LOTS AND LOTS A & B

TRACT NO. 10321

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

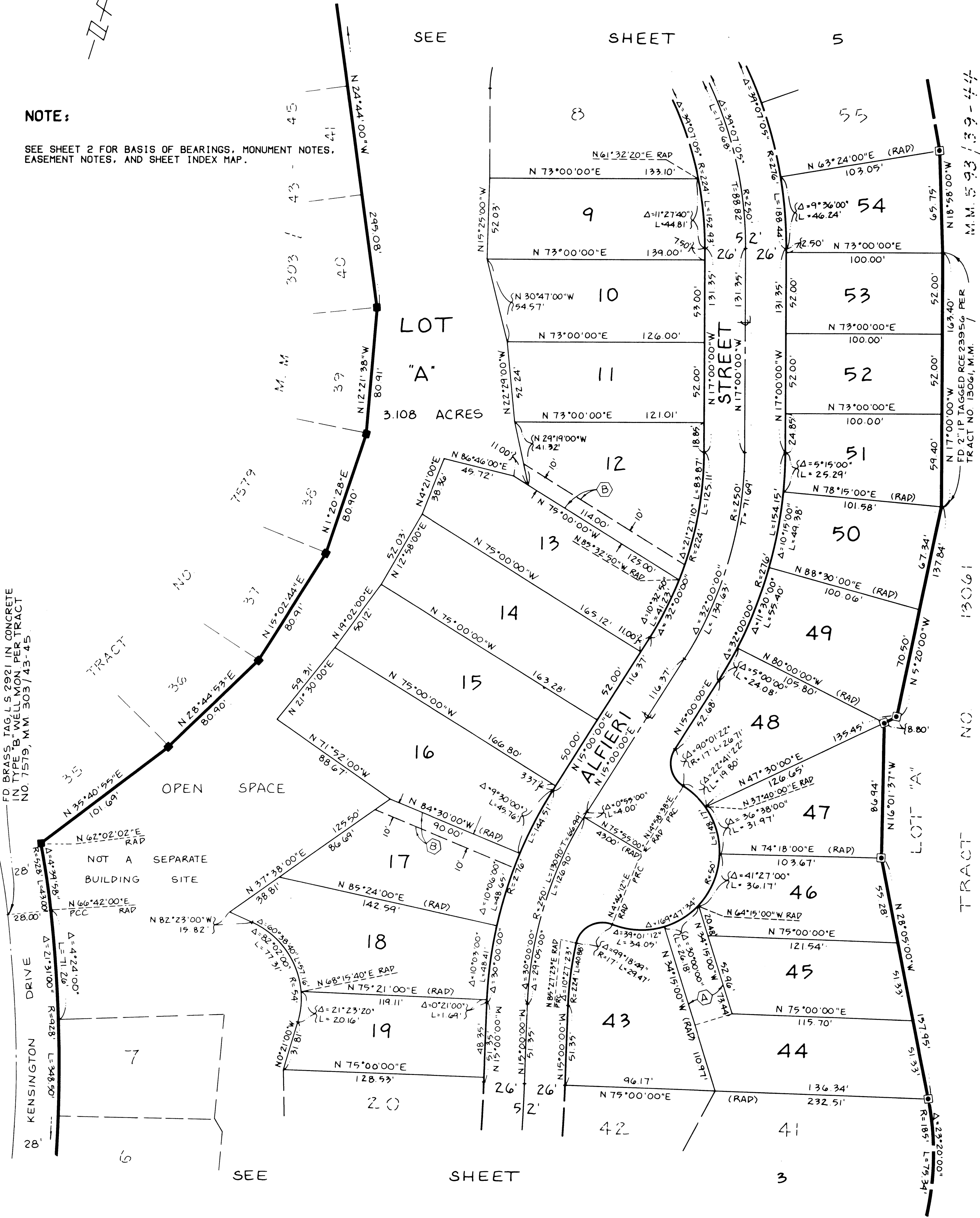
[FINAL UNIT OF TENTATIVE
TRACT NO. 10321]

HUNSAKER & ASSOCIATES, INC.
TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: MAY, 1987



NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES,
EASEMENT NOTES, AND SHEET INDEX MAP.



SHEET 5 OF 5 SHEETS
SCALE: 1" = 40'
ACREAGE: 14.893 ACRES
58 LOTS AND LOTS A & B
[FINAL UNIT OF TENTATIVE
TRACT NO. 10321]

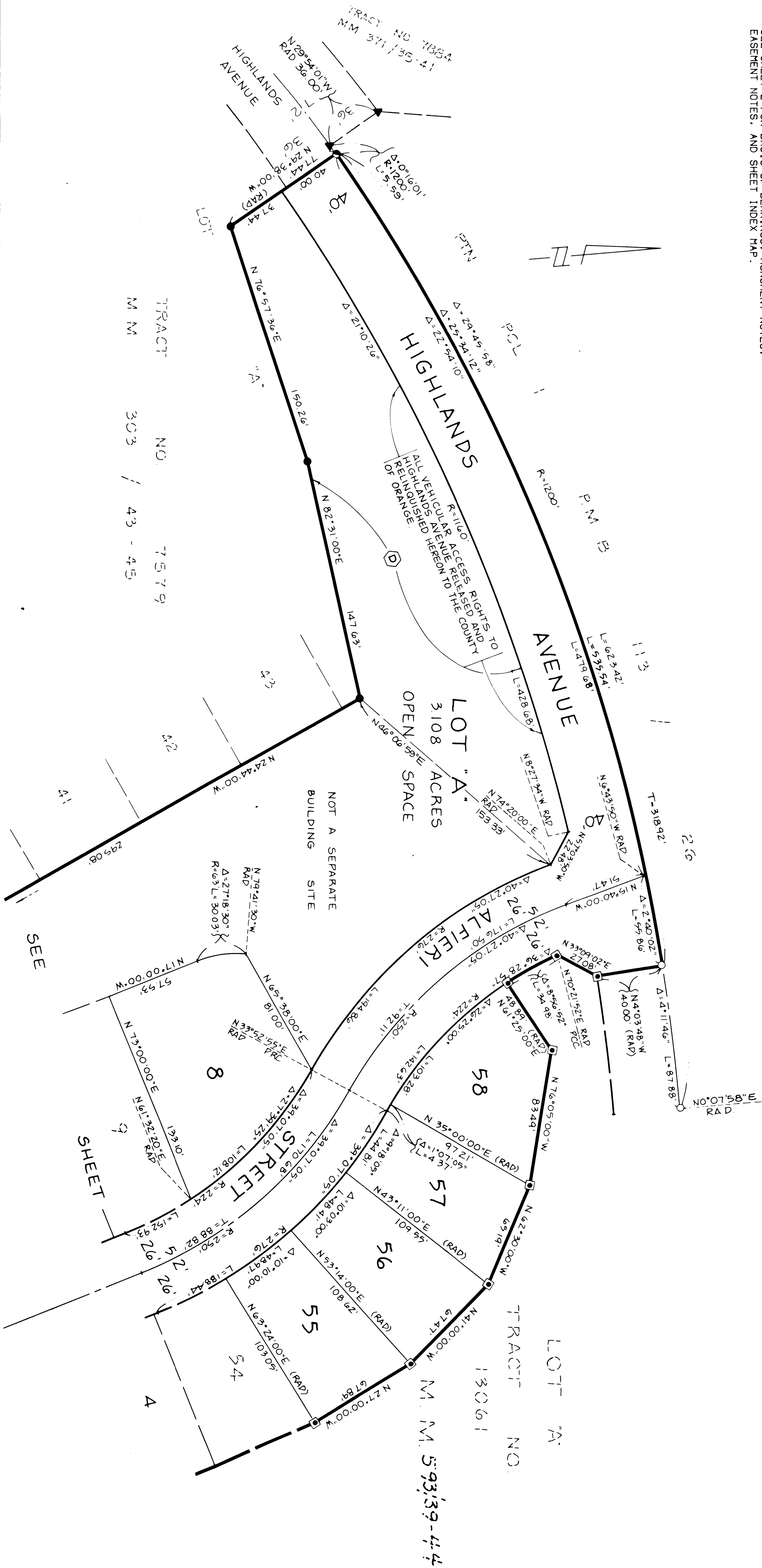
TRACT NO. 10321

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

HUNSAKER & ASSOCIATES, INC.
TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: MAY, 1987

NOTE:

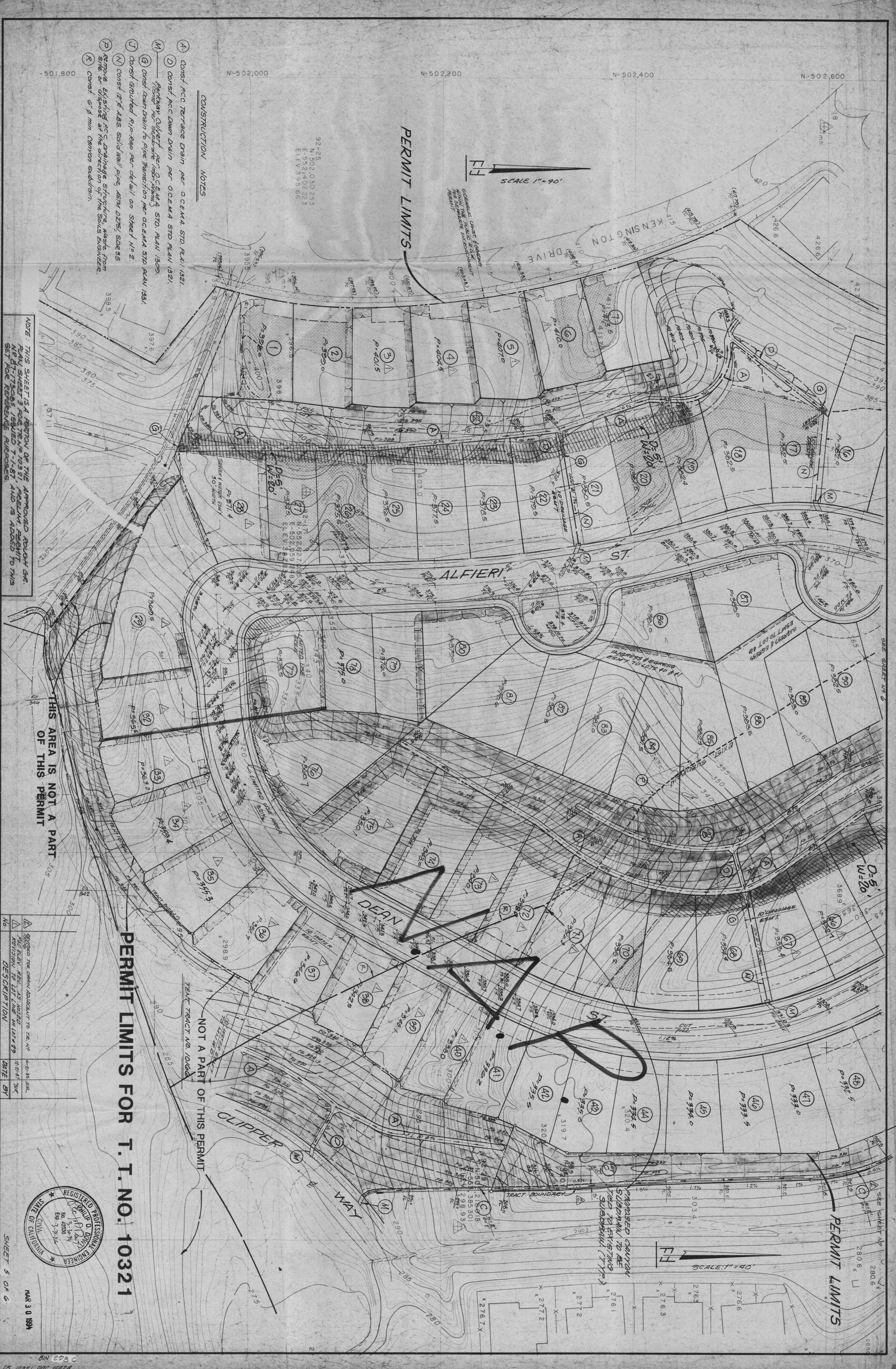
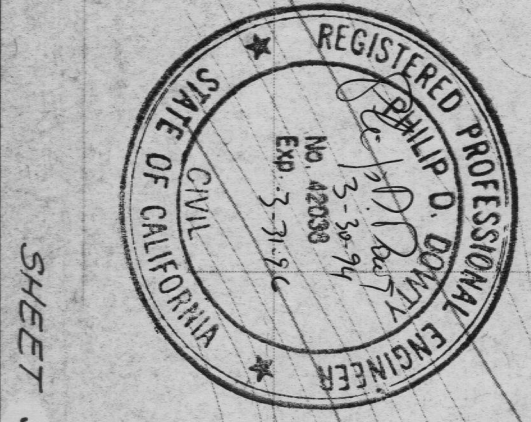
SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES,
EASEMENT NOTES, AND SHEET INDEX MAP.

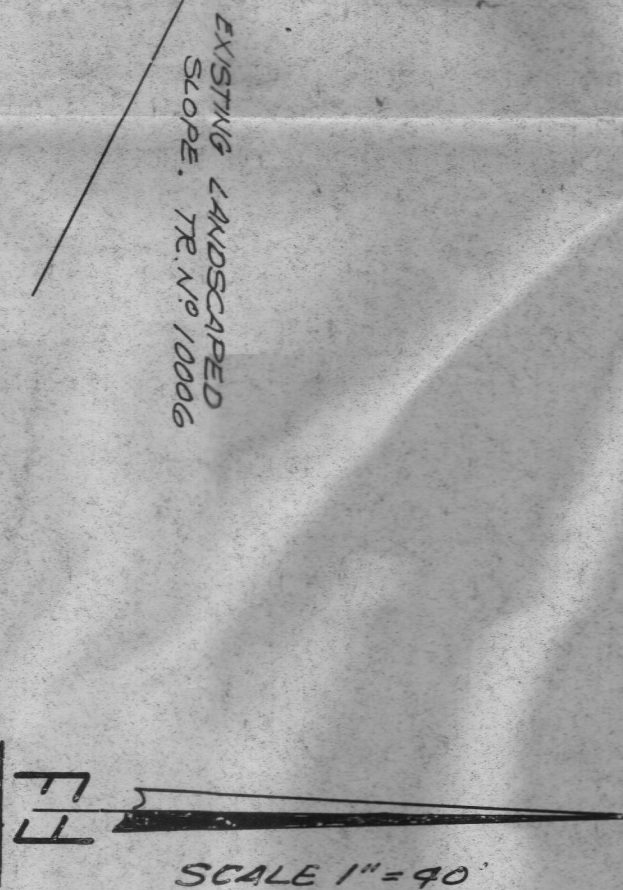


- CONSTRUCTION NOTES
- (A) Const. PCC Terrace Drain per O.C.E.M.A. STD. PLAN 1321.
 - (D) Const. PCC Down Drain per O.C.E.M.A. STD. PLAN 1321.
 - (M) Parkway Culvert per O.C.E.M.A. STD. PLAN 1309.
 - (G) Const. Down Drain to Pipe Transition per O.C.E.M.A. STD. PLAN 1331.
 - (J) Const. Grouted Rip-Rap per detail on Sheet No. 2.
 - (N) Const. 12" dia. Solid Wall Pipe, ASTM D2239, SDR35.
 - (P) Remove existing P.C.S. drainage structure, waste from site or dispose at the direction of the soils engineer.
 - (R) Const. 6" dia. min. Canyon Subdrain.

NOTE: THIS SHEET IS A PART OF THE APPROVED RUGH GE. PLAN SHEET 3 FOR TRACT NO. 10321, PERMIT NO. 10321-87, ISSUED 7-1-87 AND IS ADDED TO THIS SET FOR REFERENCE PURPOSES.

No.	DESCRIPTION	DATE	BY
1	RECEIVED THE DEAN ADJUNCT TO THE AP. FILE ELEV. REV. AS NOTED	6-2-88	WDR
2	REVISION TO LOT LINE ON LOT 29	10-14-88	SKK





N-502,800

SCALE 1" = 40'

APPEOX. LOCATION
OF EXIST. CANYON
SUBDRAIN

PERMIT LIMITS

NOT A PART OF THIS PERMIT

$$D = b'W = 40$$

HIGHLANDS AVE.

PERMIT LIMITS

SEE SHEET NO 8

28

REGISTERED PROFESSIONAL ENGINEER
 PHILIP D. BUNKER
 No. 43338
 Exp. 3-7-78
 STATE OF CALIFORNIA
 CIVIL

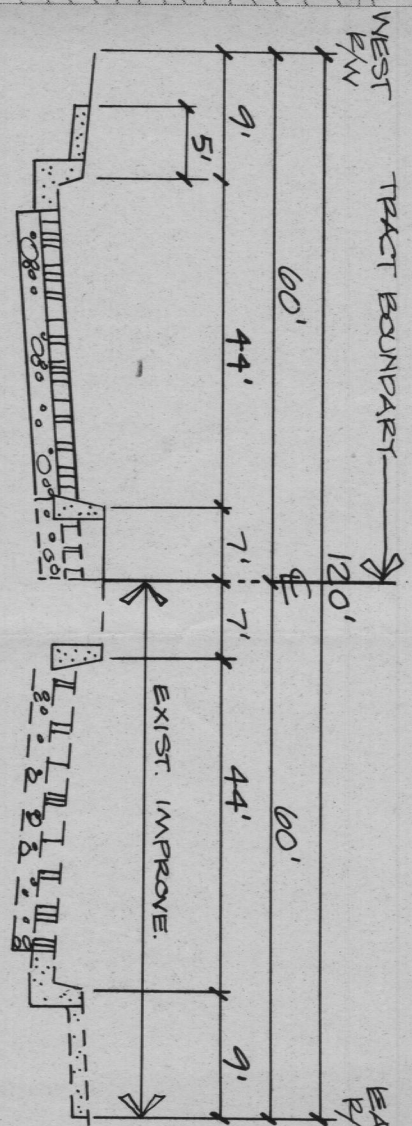
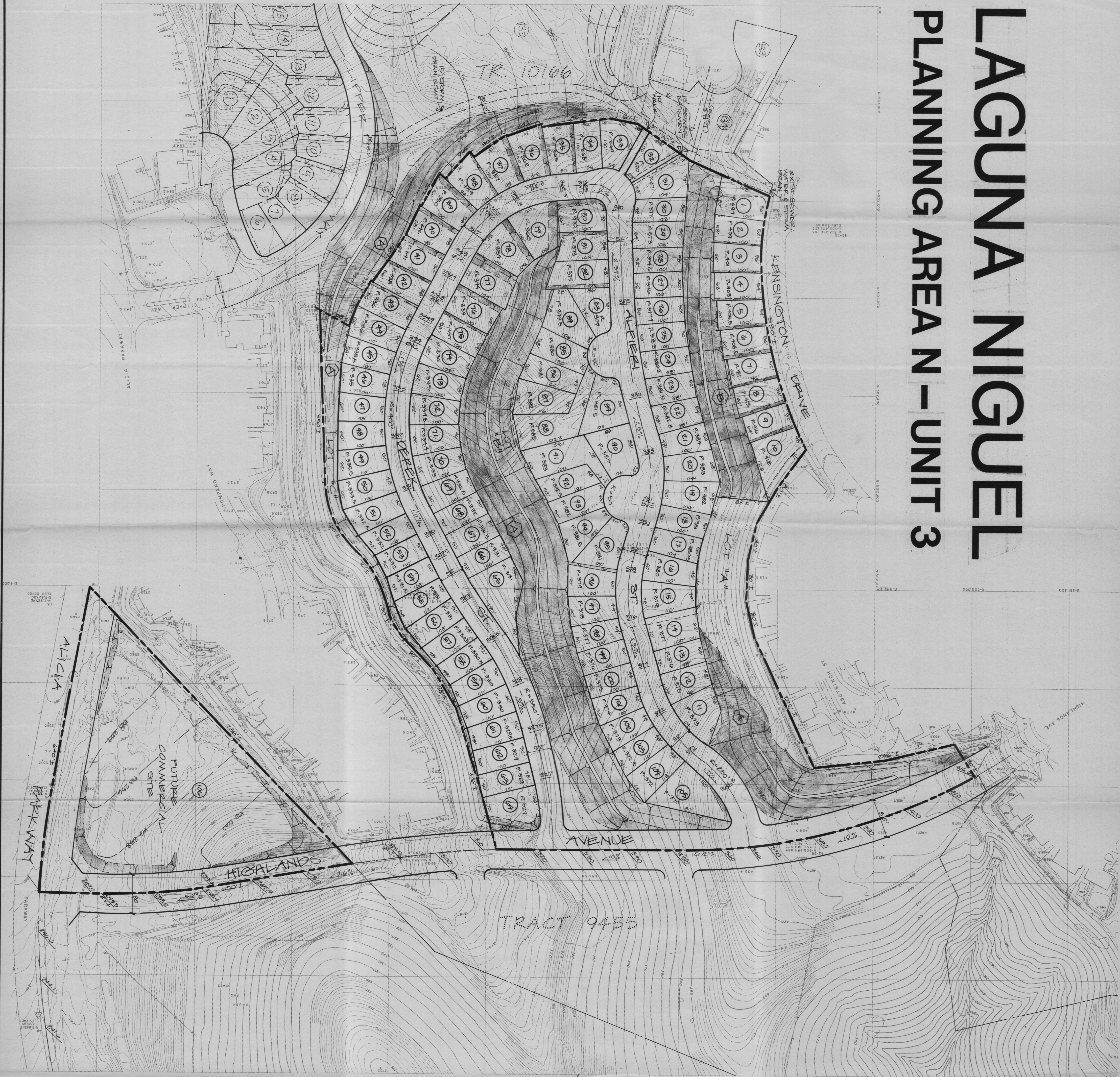
REVISED THE DESIGN ADVICE TO RE. 110 10000. ADDED SECTION 2.4.1.	DATE	BY
ADDED LIMITED USE RISE ADJ. TO 1100000'S PMD ELEVATIONS REV. AD NOTED	MAR 86	SWP

[illegible]

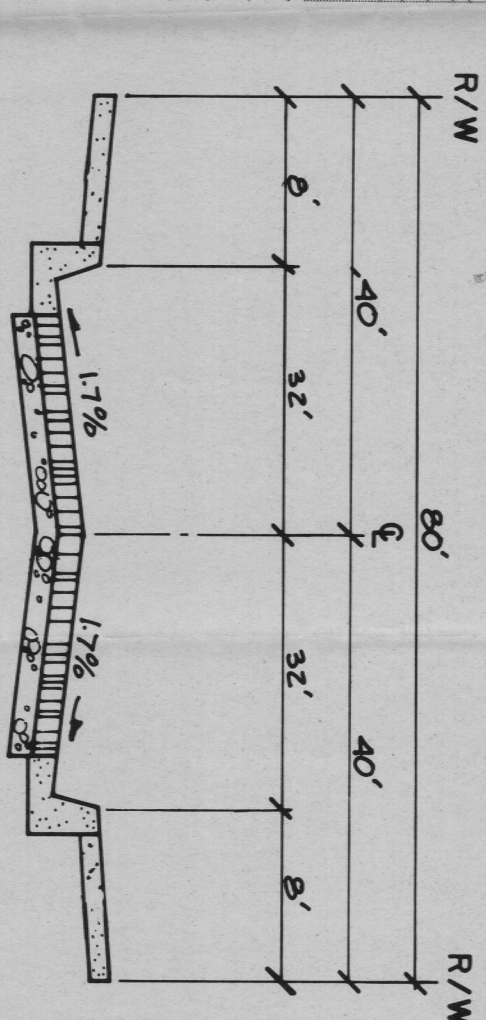
BIN 278
TR 10321, DOC 16025

LAGUNA NIGUEL

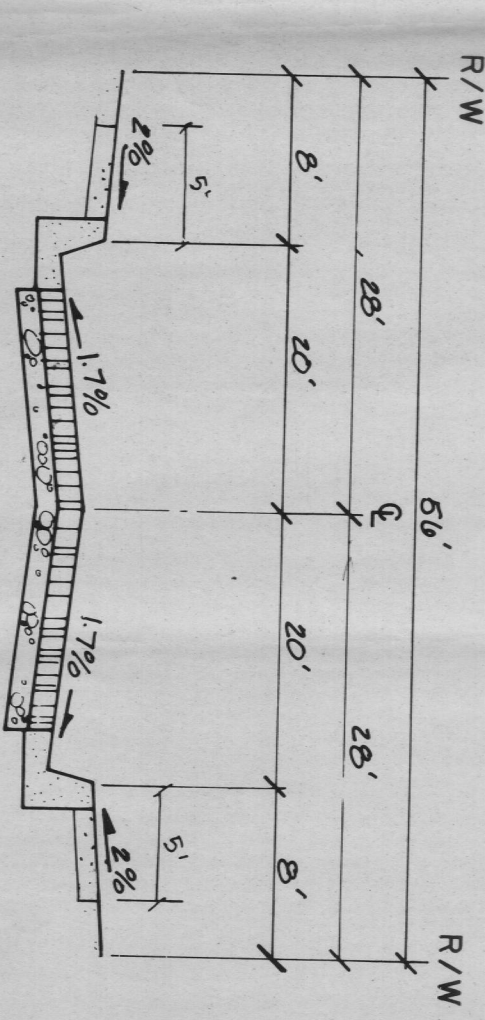
PLANNING AREA N - UNIT 3



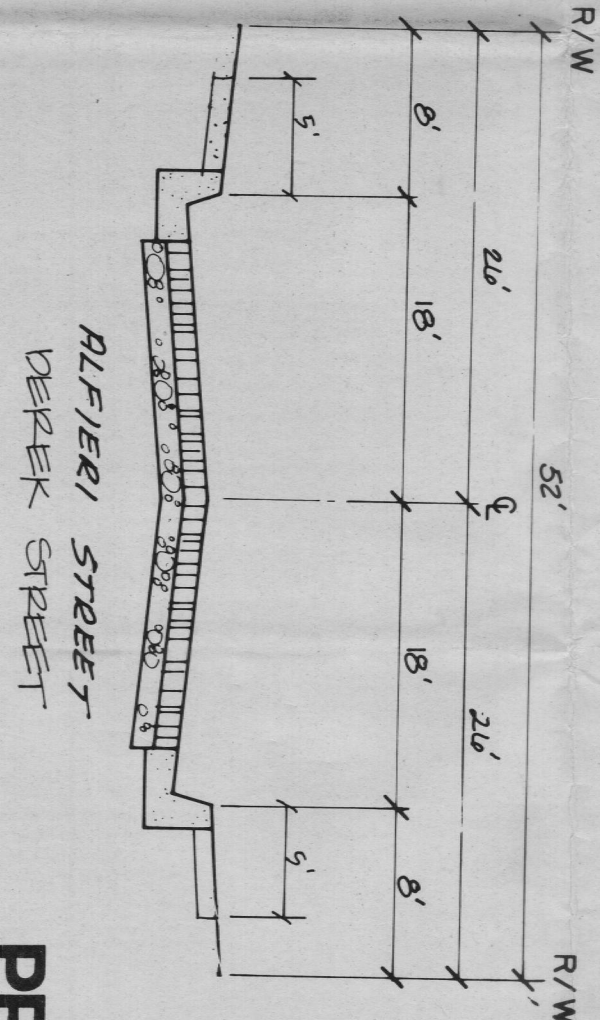
ALICIA PARKWAY



HIGHLANDS AVENUE



CLIPPER WAY KENSINGTON STREET



ALICIA PARKWAY

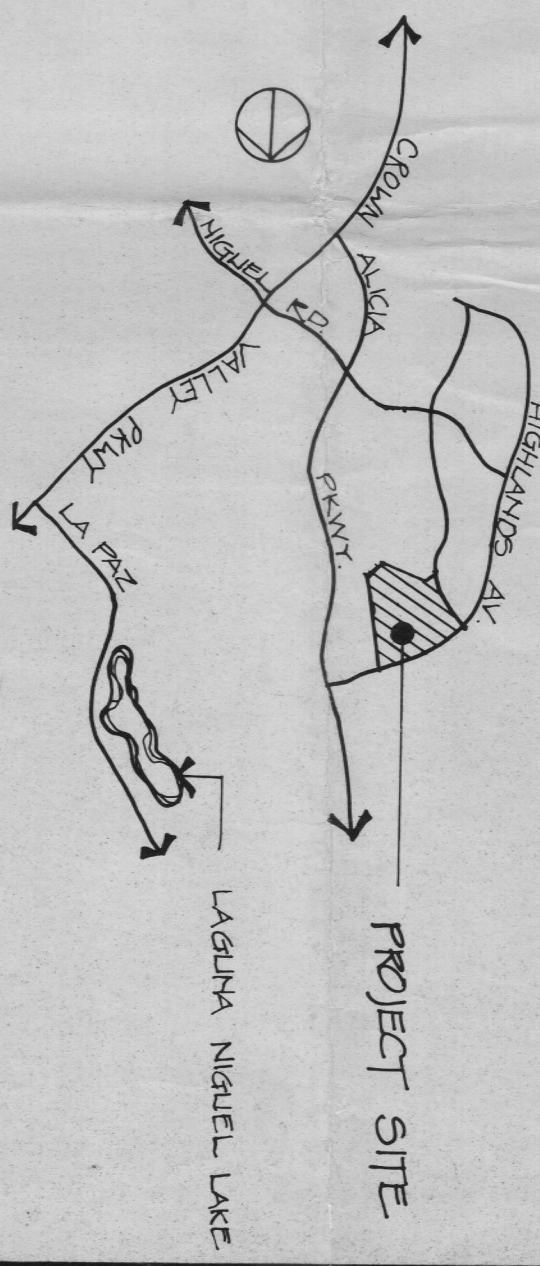
Notes

- EXISTING LAND USE- VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: LAGUNA NIGUEL PLANNED COMMUNITY AREA N UNIT 3
- WATER AND SEWER SERVICE BY: MOUNTAIN - NIGUEL WATER DISTRICT
- ELECTRIC SERVICE BY: SOUTHERN CALIFORNIA Edison CO.
- GAS SERVICE BY: SOUTHERN CALIFORNIA GAS CO.
- TELEPHONE SERVICE BY: PACIFIC TELEPHONE CO.
- UTILITIES TO BE UNDERGROUND.
- STREET IMPROVEMENTS PER COUNTY STD'S
- DRAINAGE TO COMPLY WITH MASTER PLAN OF DRAINAGE
- MAINTAINED BY PUBLIC AGENCY OR HOMEOWNER'S ASSOC.
- MAINTAINED BY HOMEOWNER'S ASSOC.
- MAINTAINED BY PRIVATE OWNERS
- IN THE DESIGN OF THIS SUBDIVISION THE SOLAR ACCESS GUIDELINES AS ADOPTED BY THE BOARD OF SUPERVISORS WERE CONSIDERED.
- THE LOCAL PARK CODE REQUIREMENT WILL BE MET BY DEDEICATION OF LOT 135 IN TRACT 1066.
- LOT SUMMARY
- LOTS 1 - 106 SINGLE FAMILY RESIDENTIAL
- LOTS A B C OPEN SPACE
- LOT 106 - FUTURE COMMERCIAL SITE.

Legal Description

IN THE UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA, BEING A DIVISION OF A PORTION OF PARCELO NEGRO, AS SHOWN ON MAP RECORDED IN BOOK 2 PAGES 239 AND 231 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

Vicinity Map



PREPARED BY: PREPARED FOR:

Hunsaker Associates INC.
PLANNING-ENGINEERING-SURVEYING
7777 Wilshire Blvd., Suite 200
Beverly Hills, CA 90212
Offices: Cambridge • Irvine • Ontario
(714) 955-3600

S & S CONSTRUCTION CO.
8383 Wilshire Blvd.
Beverly Hills, CA
(213) 655-7330

SCALE 1" = 100'
DATE 1-15-86
W.O. 22-59
NO. OF LOTS 106
GROSS AC. 31.98

VESTING TENTATIVE MAP



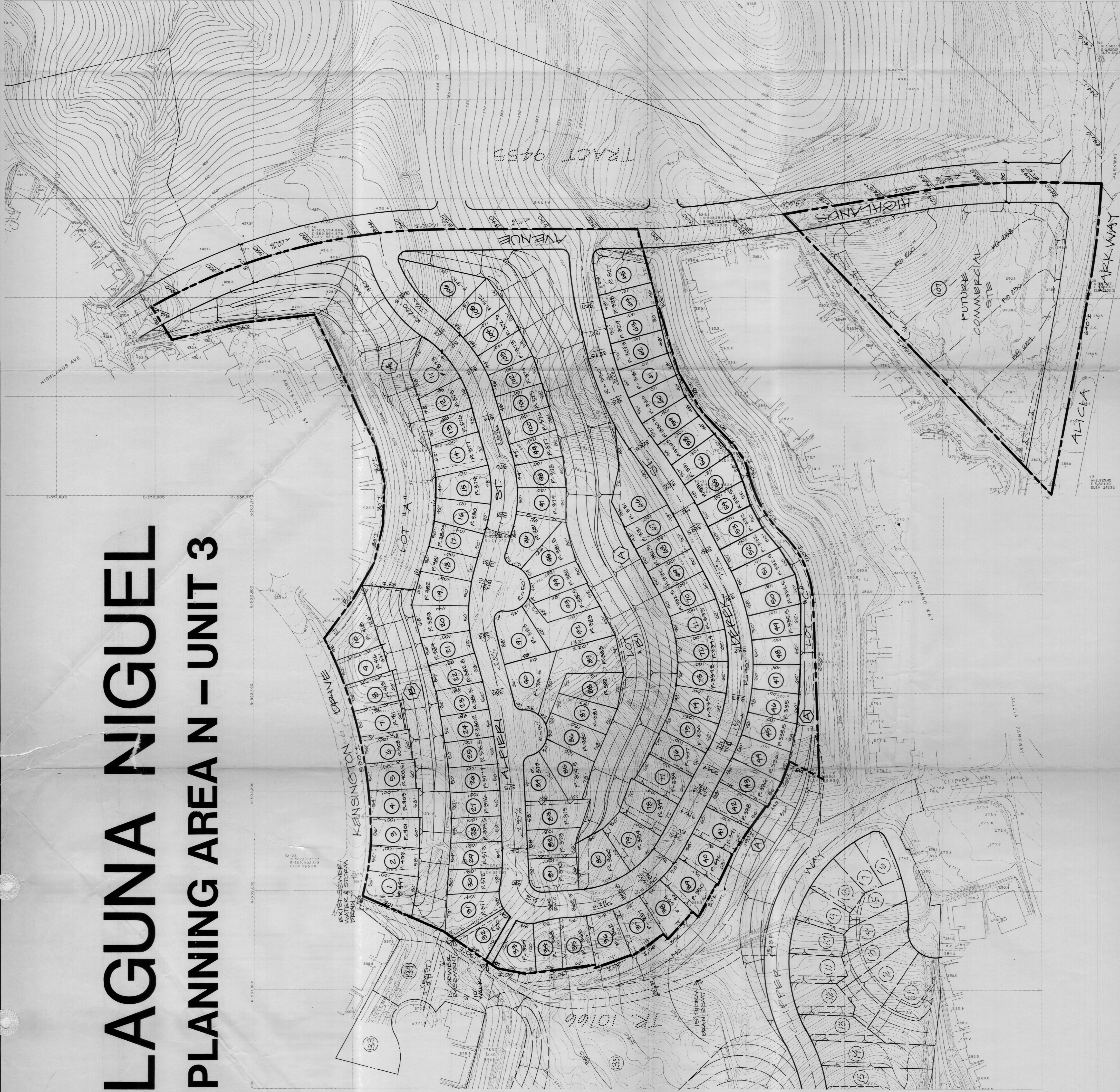
TENTATIVE TRACT NO. 10321

RECEIVED
MAY 25 1988
MAY 24 1988

No.	REVISION	DATE	BY
-----	----------	------	----

LAGUNA NIGUEL

PLANNING AREA N - UNIT 3



Notes

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: LAGUNA NIGUEL PLANNED COMMUNITY AREA N UNIT 3
- WATER AND SEWER SERVICE BY: MOUNTAIN - NIGUEL WATER DISTRICT
- ELECTRIC SERVICE BY: SOUTHERN CALIFORNIA Edison CO.
- GAS SERVICE BY: SOUTHERN CALIFORNIA GAS CO.
- TELEPHONE SERVICE BY: PACIFIC TELEPHONE CO.
- UTILITIES TO BE UNDERGROUND.
- STREET IMPROVEMENTS PER COUNTY STD'S
- DRAINAGE TO COMPLY WITH MASTER PLAN OF DRAINAGE
- ALL SLOPES TO BE 2:1, EXCEPT SIDE SLOPES OF 5' OR LESS, WHICH MAY BE 1.5:1, PENDING APPROVAL OF SOILS ENGINEER.
- SLOPES

- MAINTAINED BY PUBLIC AGENCY OR HOMEOWNER'S ASSOC.
- MAINTAINED BY HOMEOWNER'S ASSOC.
- MAINTAINED BY PRIVATE OWNERS

12. IN THE DESIGN OF THIS SUBDIVISION THE SOLAR ACCESS REQUIREMENTS ADOPTED BY THE BOARD OF SUPERVISORS WERE CONSIDERED.

THE LOCAL PARK CODE REQUIREMENT WILL BE MET BY DEDICATION OF LOT 135 IN TRACT 10166.

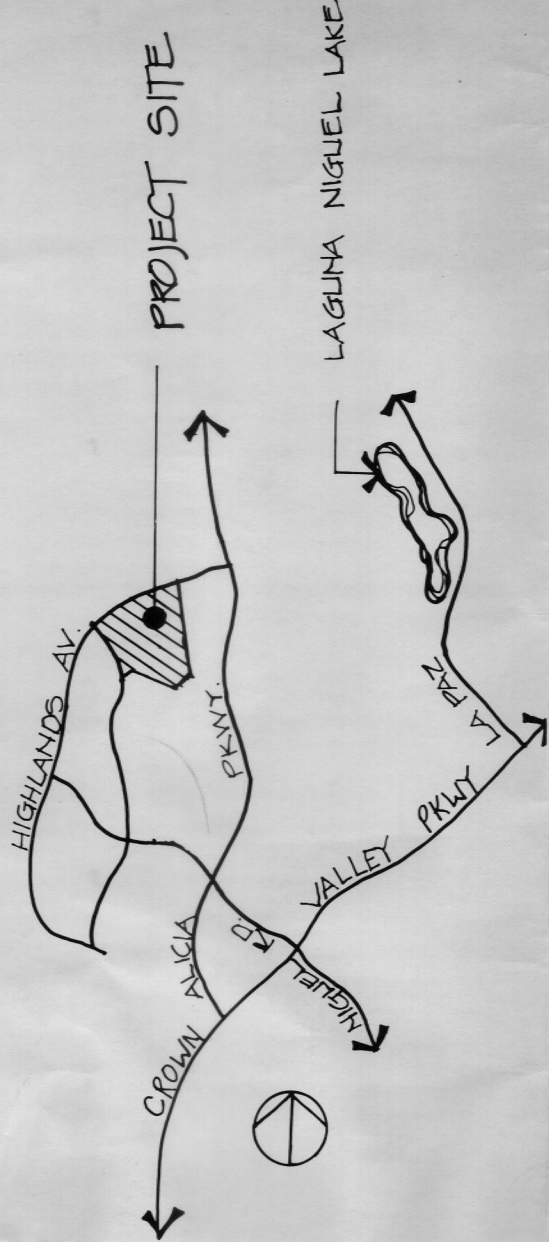
RECEIVED
JAN 17 1986

ORANGE COUNTY EMA
SUBDIVISION DIVISION
TENTATIVE MAP SECTION

Legal Description

IN THE INCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF RANCHO NIGUEL, AS SHOWN ON MAP RECORDED IN PUBLIC RECORDS OF SAID COUNTY, BOOK 10, PAGE 10, AND 231 OF PATENT'S, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

Vicinity Map



PREPARED BY: PREPARED FOR:

Hunsaker Associates Inc.
PLANNING-ENGINEERING-SURVEYING
Three Hughes • Irvine, CA 92718
Offices: Carlsbad • Irvine • Ontario
(714) 655-3666

S & S CONSTRUCTION CO.
8383 Wilshire Blvd.
Beverly Hills, CA
(213)655-7330

SCALE 1" = 100'
DATE 1-15-86
W.O. 22-59
NO. OF LOTS 107
GROSS AC. 31.98



VESTING TENTATIVE MAP

0' 50' 100' 200' 300'

TENTATIVE TRACT NO.

10321 REVISED

THIS IS TO CERTIFY THAT THE OWNER OF RECORD HAS KNOWLEDGE OF & CONSENTS TO THE FILING OF THIS MAP.
Alicia Parkway
AGENT, HUNSAKER & ASSOC. DATE 1/15/86

No. REVISION DATE BY