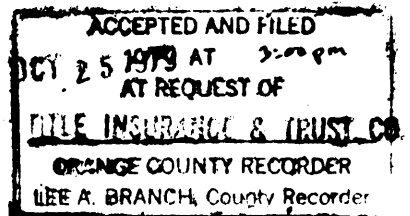


ACREAGE: 30.722 ACRES
 NO OF LOTS: 67 + LOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O
 PORTION OF TENTATIVE TRACT NO. 9946

TRACT N° 10583 DUPLICATE

40212



IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A DIVISION OF A PORTION OF SECTION 3, IN TOWNSHIP 8 SOUTH, RANGE 8 WEST S.B.B. & M. AS PER OFFICIAL PLAT OF SAID TOWNSHIP, FILED APRIL 8, 1875, IN THE DISTRICT LAND OFFICE.

TOM R. McGANNON
 R.C.E. 23956

NOVEMBER, 1978

\$11.00

Hyspaker
 Associates
 Inc.

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 HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: BELLINGHAM PLACE, TORREY CIRCLE, CHAMPNEY PLACE, PARKMAN ROAD, TICKNOR PLACE, ROLLINS PLACE, BEACON HILL WAY, WALTHAM CIRCLE, AND NIGUEL ROAD

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO NIGUEL ROAD EXCEPT AT STREET INTERSECTION. WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE THE STORM DRAIN EASEMENTS AS SHOWN ON THIS MAP. WE ALSO HEREBY GRANT TO THE COUNTY OF ORANGE LOT 67 IN FEE SIMPLE FOR PARK PURPOSES.

PURSUANT TO SECTION 1050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO GRANT TO THE COUNTY OF ORANGE LOT 'A' IN FEE SIMPLE FOR RECREATION AND SCENIC PURPOSES TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES. PURSUANT TO SECTION 1050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE THE LANDSCAPE MAINTENANCE EASEMENTS SHOWN ON THIS MAP.

TAYLOR WOODROW HOMES, CALIFORNIA LIMITED, A CORPORATION.

Richard W. Walmsley, Jr.
 RICHARD W. WALMSLEY, JR.
 VICE-PRESIDENT

Gordon T. Tappell
 GORDON T. TAPPELL
 VICE-PRESIDENT

I, TOM R. McGANNON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER NO. 23956 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 4 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN OCTOBER, 1978, 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.

Tom R. McGannon
 TOM R. McGANNON, R.C.E. 23956

I, C.R. NELSON, COUNTY SURVEYOR OF ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS 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 15th DAY OF May, 1979

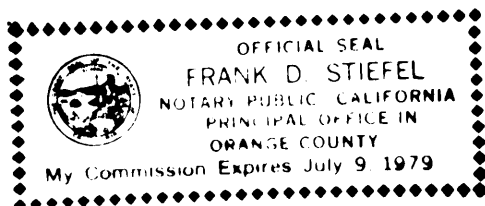
C.R. NELSON
 COUNTY SURVEYOR

BY: *Robert L. Wine*
 DEPUTY

STATE OF CALIFORNIA) SS
 COUNTY OF ORANGE)

ON THIS 22nd DAY OF February, 1979, BEFORE ME FRANK D. STIEFEL, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD W. WALMSLEY, JR. AND GORDON T. TAPPELL, KNOWN TO ME TO BE THE VICE-PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF TAYLOR WOODROW HOMES, CALIFORNIA LIMITED, A 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.

MY COMMISSION EXPIRES July 9, 1979 WITNESS MY HAND AND OFFICIAL SEAL:



Frank D. Stiefel
 NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA) SS
 COUNTY OF ORANGE)

I, JUNE ALEXANDER, CLERK OF THE BOARD OF ORANGE COUNTY, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO SAID BOARD AT A REGULAR MEETING THEREOF HELD ON THE 23rd DAY OF October, 1979, 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: BELLINGHAM PLACE, TORREY CIRCLE, CHAMPNEY PLACE, PARKMAN ROAD, TICKNOR PLACE, ROLLINS PLACE, BEACON HILL WAY, WALTHAM CIRCLE AND NIGUEL ROAD, AND DID ACCEPT ON BEHALF OF THE COUNTY OF ORANGE, LOT 67 AS GRANTED.

ALL VEHICULAR ACCESS RIGHTS TO NIGUEL ROAD AS RELEASED AND RELINQUISHED; THE STORM DRAIN EASEMENTS AS DEDICATED; AND DID NOT ACCEPT AT THIS TIME THE OFFER OF DEDICATION OF LANDSCAPE MAINTENANCE EASEMENTS; AND DID NOT ACCEPT AT THIS TIME LOT 'A' AS OFFERED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT.

DATED THIS 23rd DAY OF October, 1979

JUNE ALEXANDER
 CLERK OF THE BOARD

BY: *Liane Keyes*
 DEPUTY

STATE OF CALIFORNIA) SS
 COUNTY OF ORANGE)

I, JUNE ALEXANDER, CLERK OF THE BOARD OF ORANGE COUNTY, DO HEREBY CERTIFY TO THE COUNTY RECORDER OF SAID 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 23rd DAY OF October, 1979

JUNE ALEXANDER
 CLERK OF THE BOARD

BY: *Liane Keyes*
 DEPUTY

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66435 (c) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF AN EASEMENT AS GRANTED BY AN INSTRUMENT RECORDED IN BOOK 9050, PAGE 91, OF OFFICIAL RECORDS.
- JOHN O. FORSTER, ET AL., HOLDER OF AN EASEMENT, AS GRANTED BY AN INSTRUMENT RECORDED NOVEMBER 22, 1906 IN BOOK 139, PAGE 93 OF DEEDS.

PURSUANT TO THE PROVISIONS OF SECTION 66434 (F) OF THE SUBDIVISION MAP ACT, SOILS AND GEOLOGIC REPORTS OF 10-17-78 & 10-30-78 BY R.A. ZINSER R.C.E. 21843 AND LAWRENCE R. CANN C.E.G. 584, HAS BEEN PREPARED FOR THIS SUBDIVISION.

THIS REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE COUNTY OF ORANGE E.M.A. REGULATIONS FUNCTION

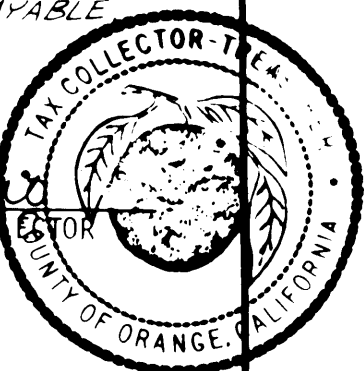
STATE OF CALIFORNIA) SS
 COUNTY OF ORANGE)

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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

DATED THIS 3rd DAY OF May, 1979

ROBERT L. CITRON
 COUNTY TAX COLLECTOR-TREASURER

BY: *R. Jordan*
 DEPUTY TAX COLLECTOR



SCALE: 1" = 60'
ACREAGE: 38.722 ACRES
NO OF LOTS: 69 + LOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O
PORTION OF TENTATIVE TRACT NO. 9946

TRACT N° 10583 DUPLICATE

SHEET 2 OF 4 SHEETS

BASIS OF BEARINGS

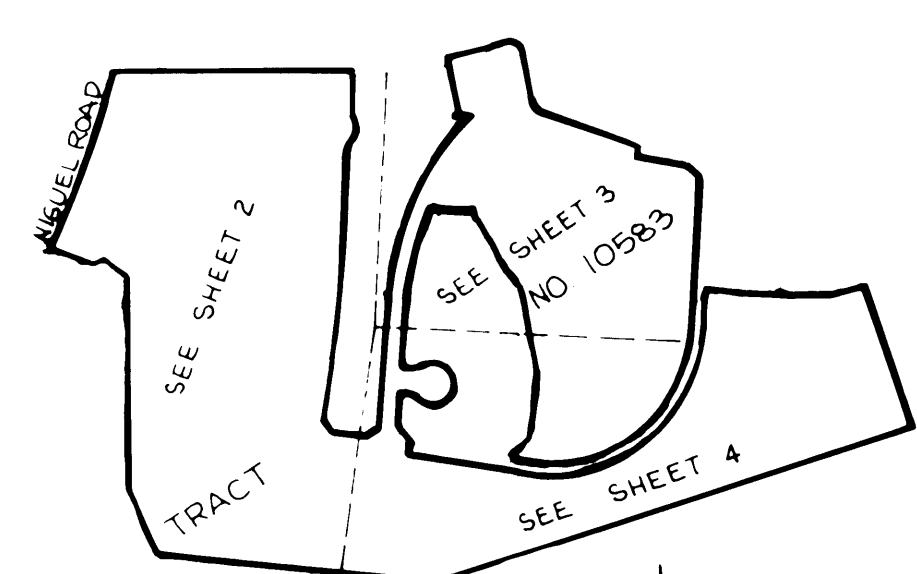
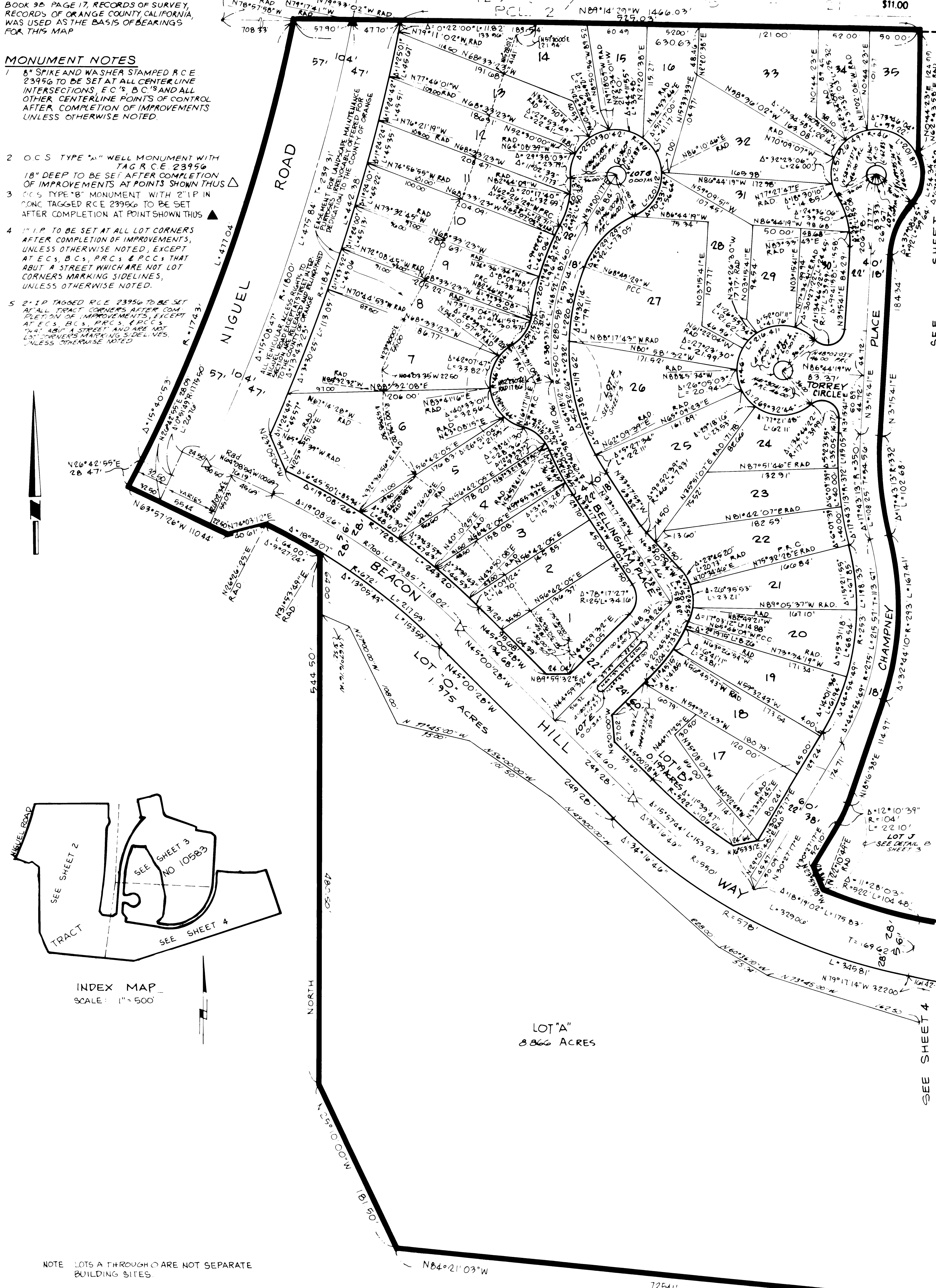
THE BEARING OF N89°14'37"W FOR THE NORTHERLY LINE OF BOUNDARY OF RECORD OF SURVEY AS PER MAP FILED IN BOOK 36 PAGE 17, RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA 40212
TOM R. McGANNON, R.C.E. 23956 ~ NOVEMBER, 1978.

ACCEPTED AND FILED
AT 1:00 PM
AT REQUEST OF
HILL INSURANCE & TRUST CO
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

MONUMENT NOTES

- 8" SPIKE AND WASHER STAMPED R.C.E. 23956 TO BE SET AT ALL CENTERLINE INTERSECTIONS, E.C.'S, B.C.'S AND ALL OTHER CENTERLINE POINTS OF CONTROL AFTER COMPLETION OF IMPROVEMENTS UNLESS OTHERWISE NOTED.
- O.C.S. TYPE "A" WELL MONUMENT WITH TAG R.C.E. 23956 18" DEEP TO BE SET AFTER COMPLETION OF IMPROVEMENTS AT POINTS SHOWN THUS 
- O.C.S. TYPE "B" MONUMENT WITH 2" I.P. IN CONC. TAGGED R.C.E. 23956 TO BE SET AFTER COMPLETION AT POINTS SHOWN THUS 
- 1" I.P. TO BE SET AT ALL LOT CORNERS AFTER COMPLETION OF IMPROVEMENTS, UNLESS OTHERWISE NOTED, EXCEPT AT E.C.'S, B.C.'S, P.C.'S & P.C.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.
- 2" I.P. TAGGED R.C.E. 23956 TO BE SET AT ALL TRACT CORNERS AFTER COMPLETION OF IMPROVEMENTS, EXCEPT AT E.C.'S, B.C.'S, P.C.'S & P.C.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.



INDEX MAP
SCALE: 1" = 500'

LOT "A"
8.866 ACRES

NOTE: LOTS A THROUGH O ARE NOT SEPARATE BUILDING SITES.

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

40212

ACCEPTED AND FILED
AT REQUEST OF
TITLE INSURANCE & TRUST CO
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

\$11.00

SCALE 1"=60'
ACREAGE 38.722 ACRES
N^o OF LOTS 69 + LOTS A, B, C, D, E, F, G, H, I, K, L, M, N, O
PORTION OF TENTATIVE TRACT NO 9946
NOTE:
FOR BASIS OF BEARINGS, MONUMENT
NOTES AND SHEET INDEX MAP, SEE SHEET 2

TRACT N^o 10583

DUPLICATE

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
TOM A. MCGANNON, R.C.E. 23956 ~ NOVEMBER, 1978.

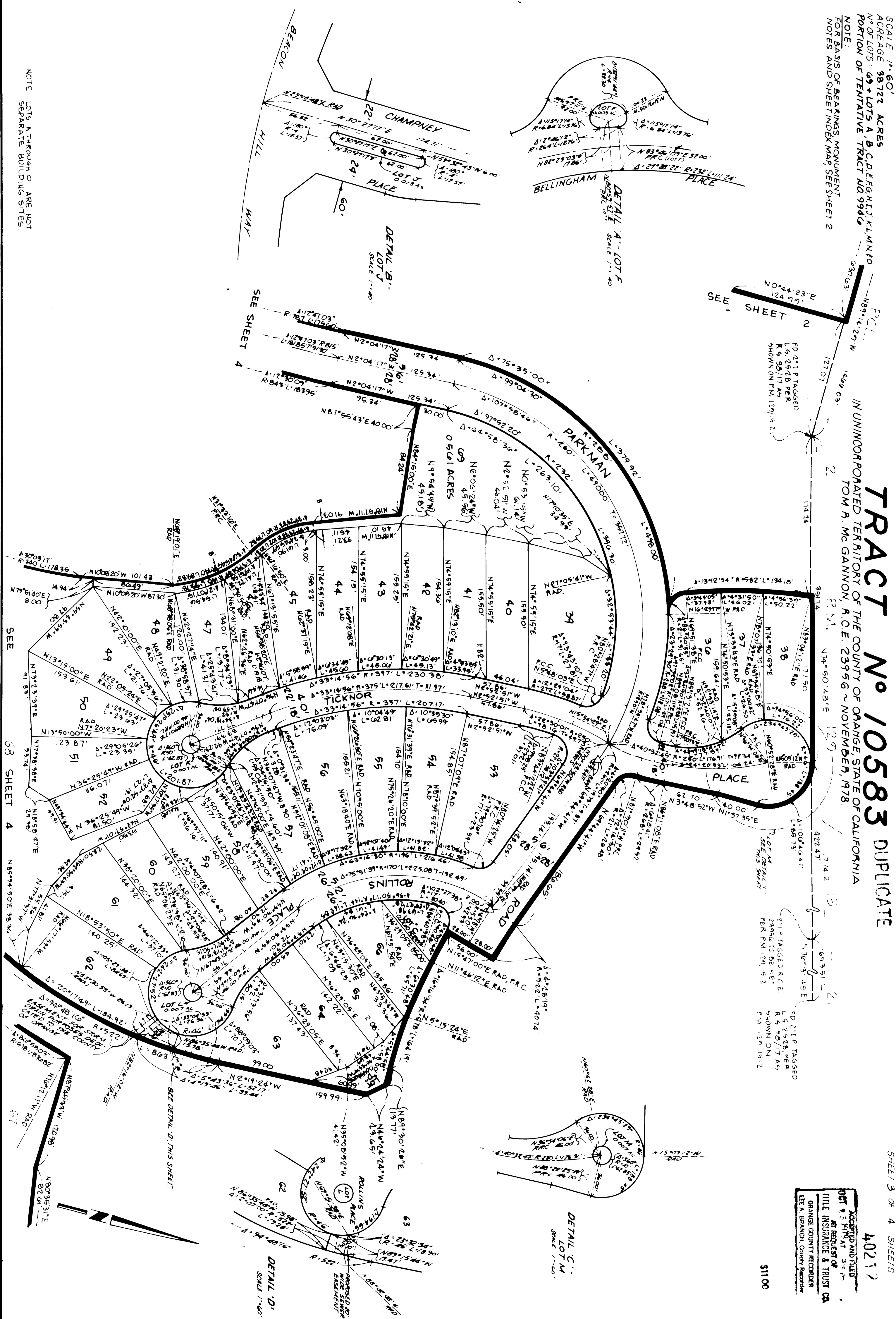
SEE SHEET 2

FO 21 P TAGGED
L 5, 2528 PER
R 5, 90/17 AS
SHOWN ON PM 129/15, 21

FO 21 P TAGGED
L 5, 2528 PER
R 5, 90/17 AS
SHOWN ON PM 129/15, 21

DETAIL C -
LOT M
SCALE 1"=60'

DETAIL D -
SCALE 1"=60'



NOTE: LOTS A THROUGH O ARE NOT
SEPARATE BUILDING SITES

40212

ACCEPTED AND FILED
OCT 25 1975 AT 3:00 PM
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, COUNTY RECORDER

\$1100

TRACT No 10583 DUPLICATE

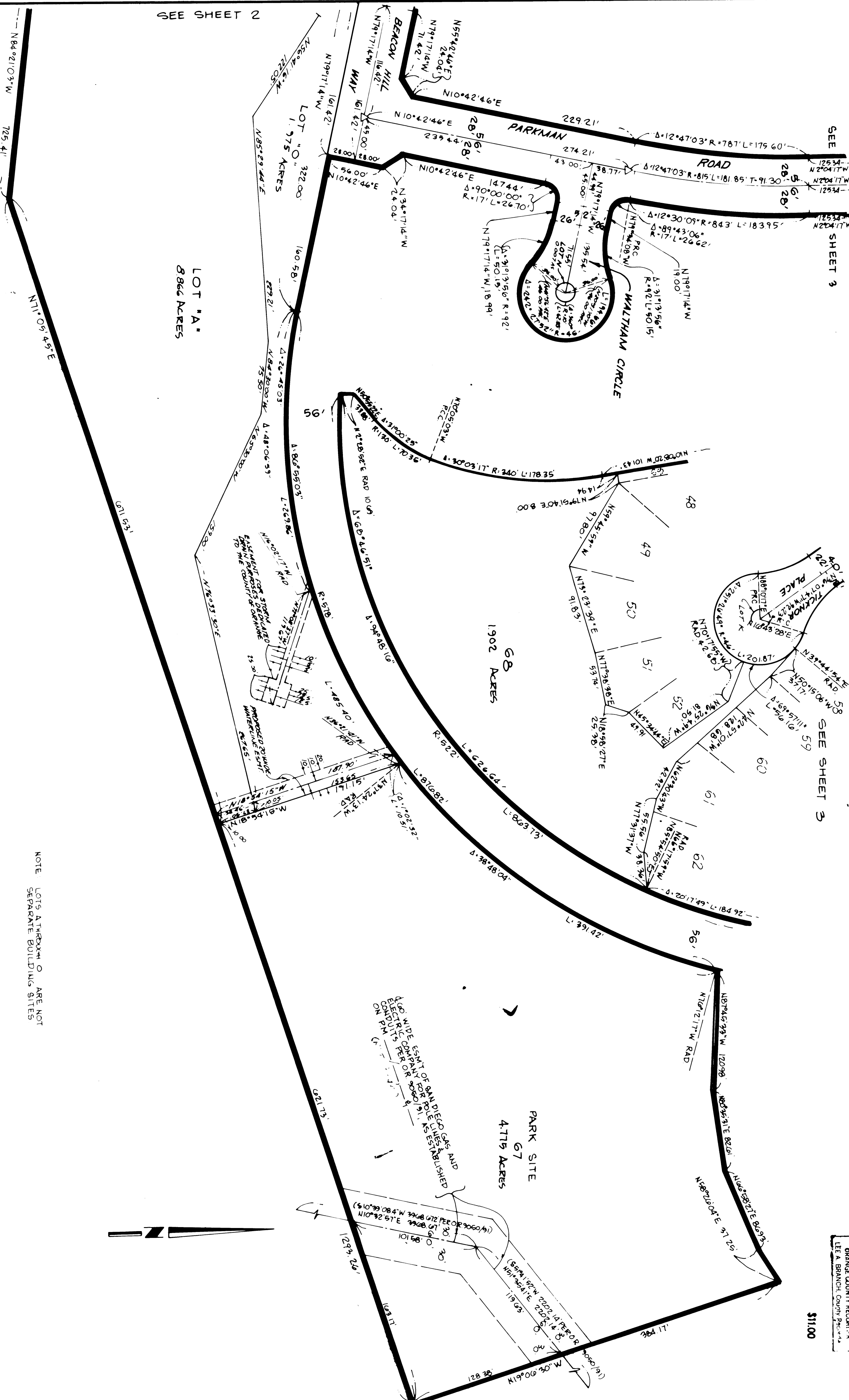
IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
TOM R. Mc GANNON, R.C.E. 23956 ~ NOVEMBER, 1978.

SCALE: 1" = 60'
ACREAGE: 38722 ACRES
N° OF LOTS: 69 + LOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O
PORTION OF TENTATIVE TRACT NO. 9946

NOTE:
FOR BASIS OF BEARINGS MONUMENT
NOTES AND SHEET INDEX MAP SEE SHEET 2

SEE SHEET 3

SEE SHEET 3



SEE SHEET 2

NOTE: LOTS A THROUGH O ARE NOT
SEPARATE BUILDING SITES

NIGUEL ROAD

BELLINGHAM PL

TORREY CIRCLE

CHAMPNEY PLACE

BEACON HILL WAY

PAVED CONCRETE SWALE

DETAIL "A"

TRACT NO. 10583

"LOTS 1 THRU 38 ONLY"

PRECISE GRADING PLAN

387, 013

SHT. 2 OF 6

OWNER:
SMYTH BROS., INC.
DESIGN PLAZA
202 NEWPORT CTR. DR.
NEWPORT BEACH, CA 92660
(714) 440-8800

RECEIVED
LAND USE SECTION
DEC 23 1980
ORANGE COUNTY
Current Planning & Dev.

LOT SURVEY MARKERS
ALL LOT MONUMENTATION SHALL BE IN
ACCORDANCE WITH THE RECORDED
TRACT MAP.

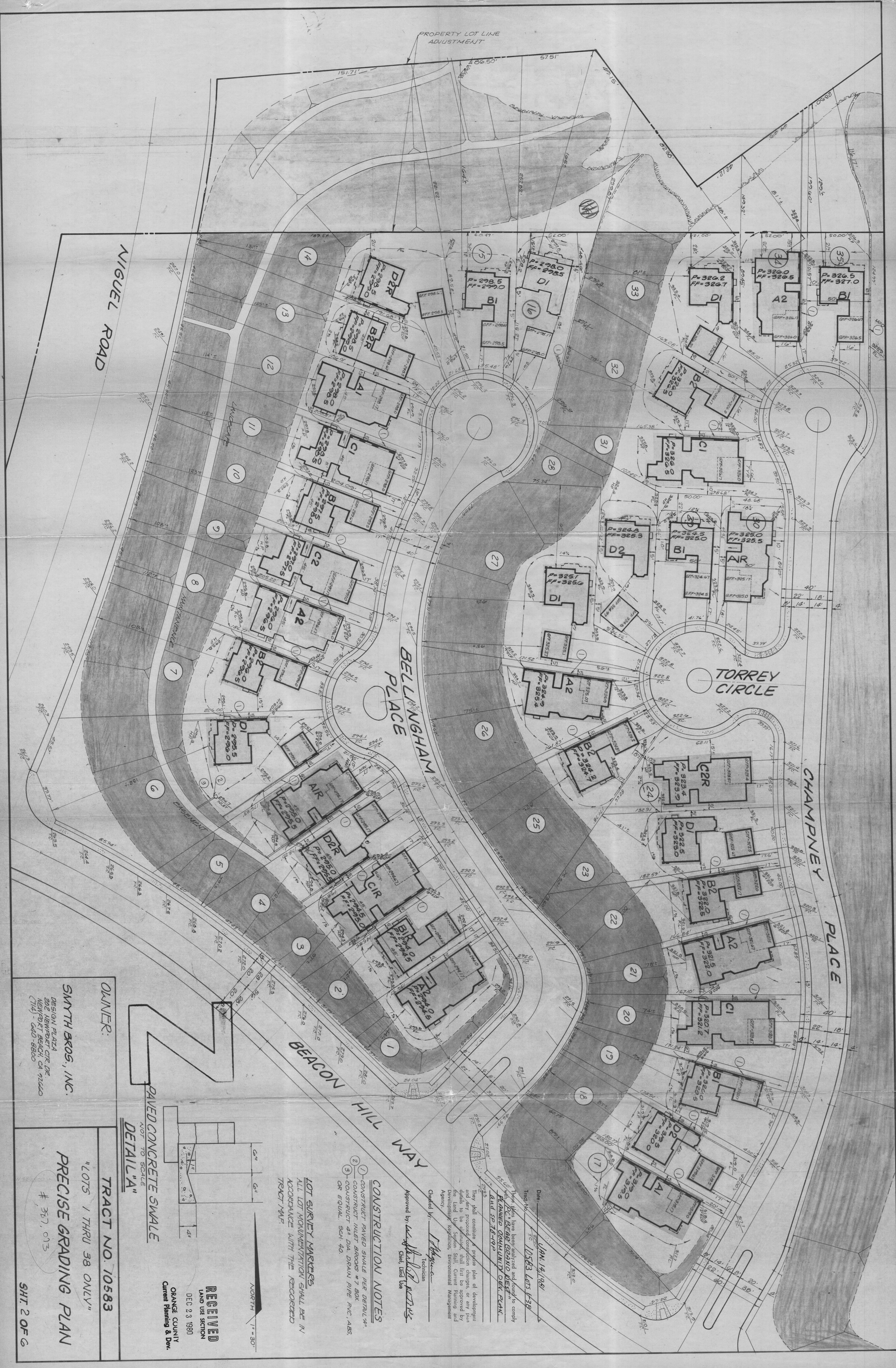
CONSTRUCTION NOTES
1. CONSTRUCT PAVED SWALE PER DETAIL "A"
2. CONSTRUCT INLET BROOKS #7 BOX
3. CONSTRUCT #4 DIA. DRAIN PIPE PVC ABS
OR EQUAL, SCH. 40.

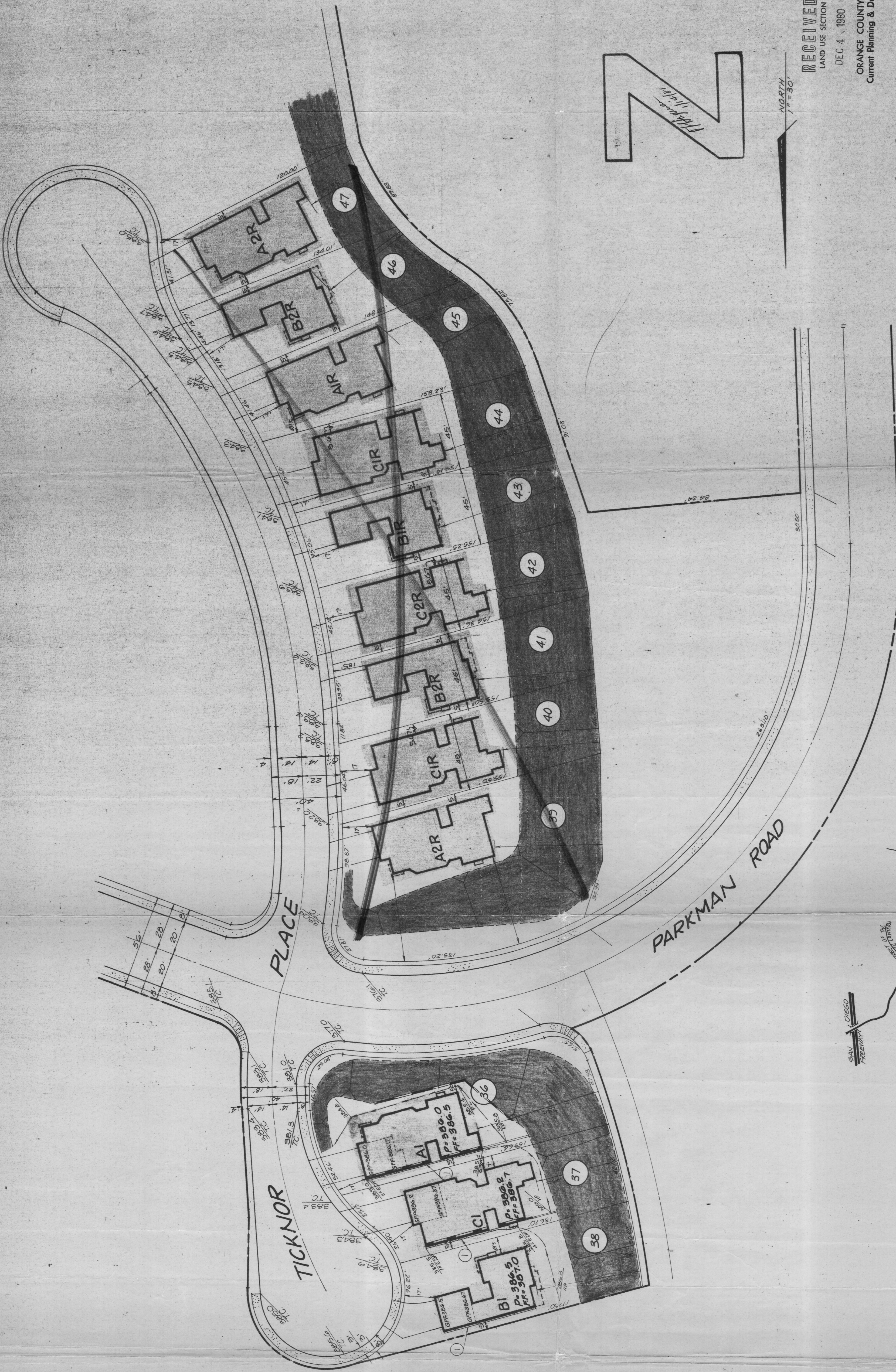
Approved by: *William H. Jones*
Chief, Land Use

Checked by: *L. H. Jones*
Technician

They shall constitute a precise plan of development
and any proposed construction changes or any plan
details to be eliminated, shall first be approved by
the Planning Department, Environmental Management
Agency.

These plans have been prepared and filed in comply
with the provisions of the "SUBDIVISION MAP ACT"
AND THE "PLANNING DEPARTMENT REGULATIONS".
DATE: JAN 14, 1981
FILE NO. 10583 LOTS 1-38





N

NORTH

RECEIVED
LAND USE SECTION
DEC 4, 1980
ORANGE COUNTY
Current Planning & Dev.

LOT SURVEY MARKERS
ALL LOT MONUMENTATION SHALL BE IN
ACCORDANCE WITH THE RECORDED
TRACT MAP

*NOTE
SEE SHT. 1 FOR CONSTRUCTION
NOTES.

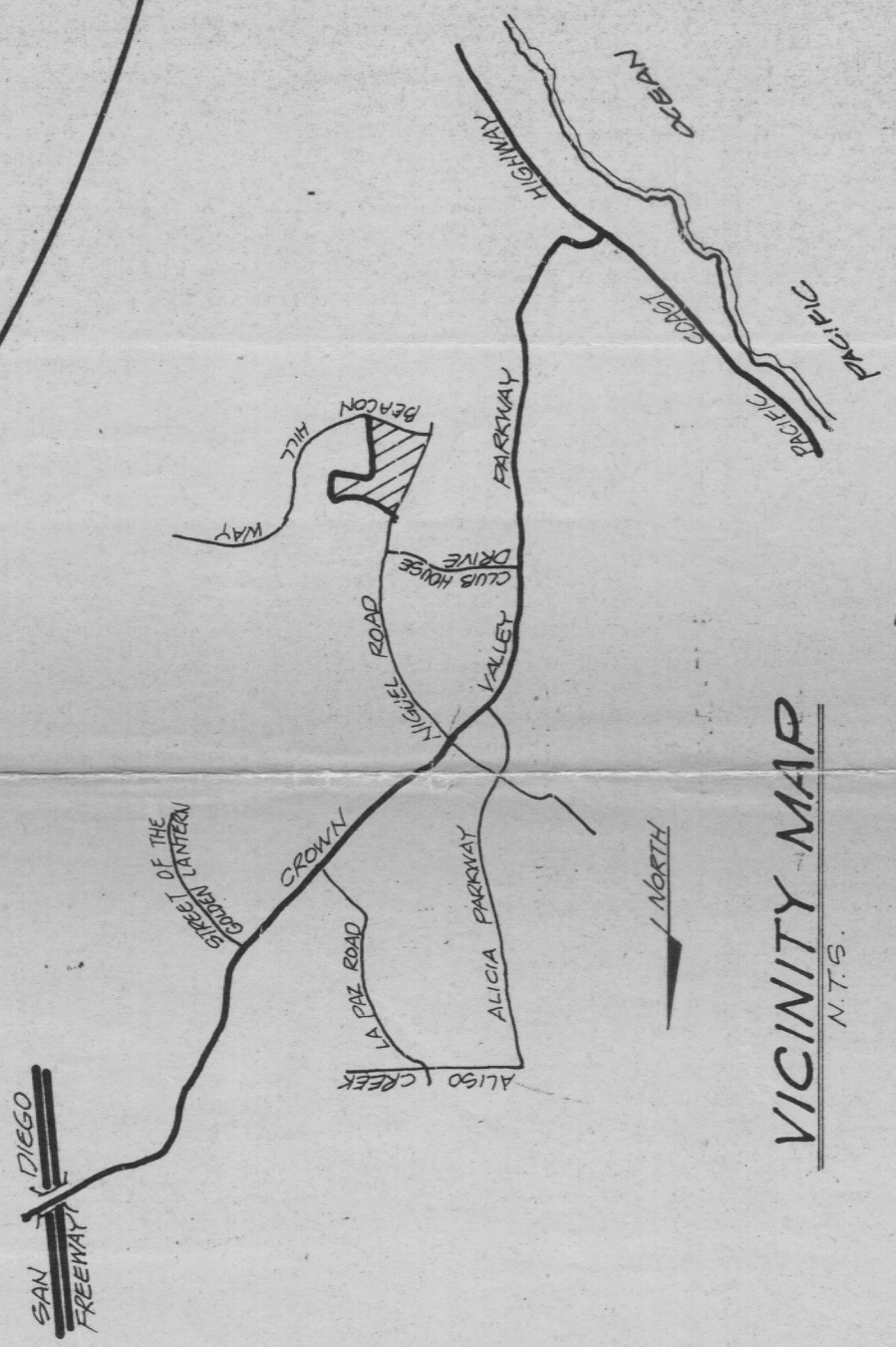
OWNER:

SMYTH BROS., INC.
DESIGN PLAZA
202 NEWPORT CTR. DR.
NEWPORT BEACH, CA 92660
(714) - 640 - 8800

TRACT NO. 10583

'LOTS 1 THRU 38 ONLY'

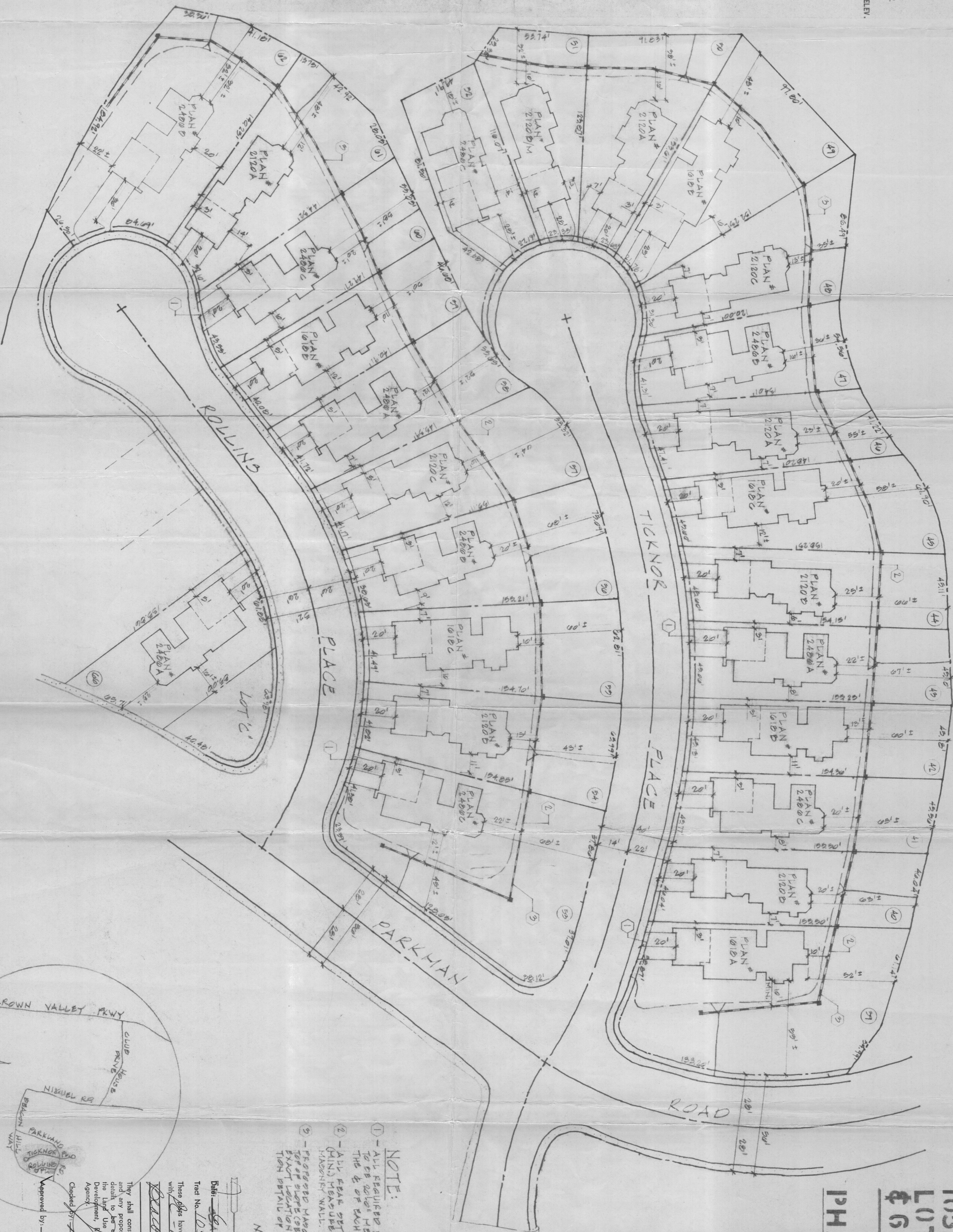
PRECISE GRADING PLAN



VICINITY MAP

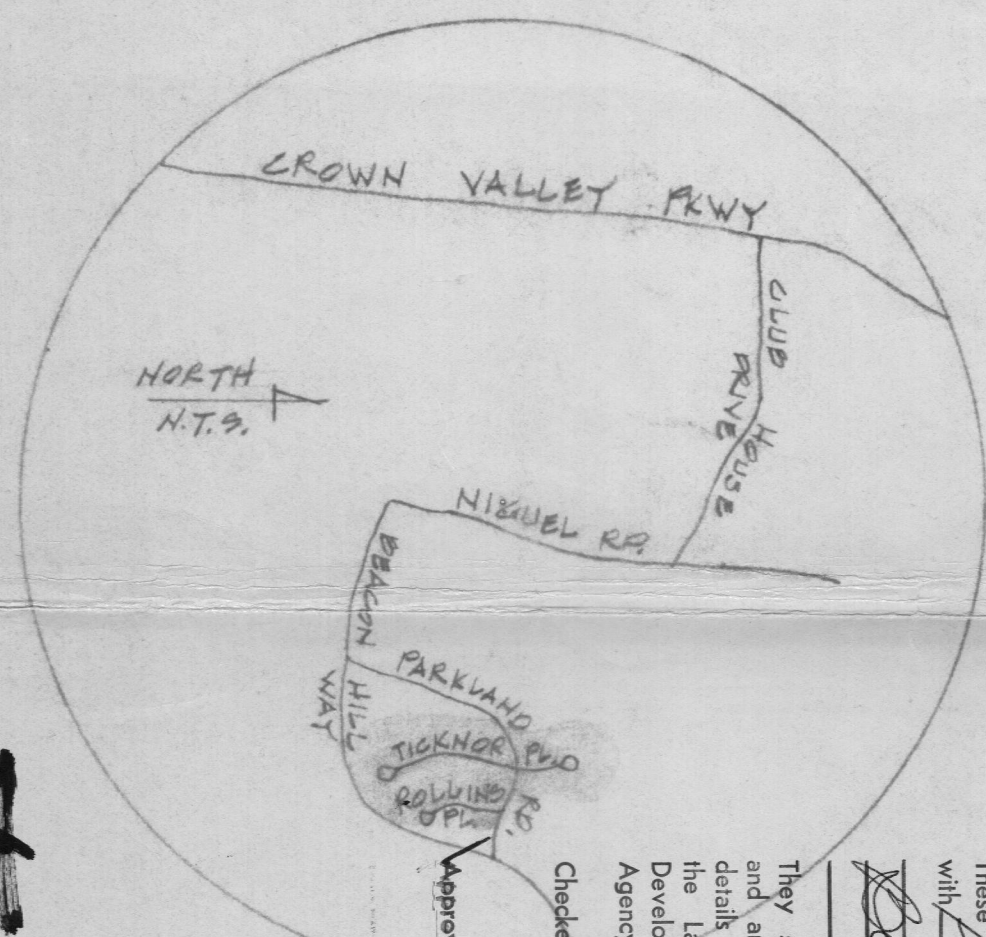
SCHEDULE OF DRAWINGS

1. TITLE SHEET
2. SITE PLAN
3. " "
4. FLOOR PLAN - 1628 A/B
5. " " - 2120
6. " " - 2486
7. WINDOW/ DOOR/ FINISH SCHEDULE, INTERIOR ELEV.
8. EXTERIOR ELEVATIONS - 1628 A
9. " " - 1628 B
10. " " - 1628 C
11. EXTERIOR ELEVATIONS/ ROOF PLANS
12. EXTERIOR ELEVATIONS 2120 A
13. " " - 2120 B
14. " " - 2120 C
15. EXTERIOR ELEVATIONS/ ROOF PLANS
16. EXTERIOR ELEVATIONS - 2486 A
17. " " - 2486 B
18. " " - 2486 C
19. EXTERIOR ELEVATIONS/ ROOF PLANS
20. FOUNDATION PLANS - 1628
21. FRAMING PLAN - 1628 A
22. " " - 1628 B
23. FRAMING SECTION - 1628 A/B
24. FOUNDATION PLAN - 2120
25. FRAMING PLAN - 2120 A/C
26. " " - 2120 B
27. FRAMING SECTIONS 2120 A/C
28. " " - 2120 B
29. FOUNDATION PLAN - 2486
30. FRAMING PLAN - 2486 A/C
31. " " - 2486 B
32. FRAMING SECTIONS - 2486 A/C
33. " " - 2486 C
- S-1 FOUNDATION DETAILS/ GENERAL NOTES
- S-2 FRAMING DETAILS/ SHEAR WALL SCHEDULE
- S-3 " "
- S-4 " "
- S-5 " "
- E-1 ELECTRICAL PLAN - 1628
- E-2 ELECTRICAL PLAN - 2120
- E-3 ELECTRICAL PLAN - 2486
- F-1 FLOOR TYPICAL DETAILS
- F-2 FOUNDATION TYPICAL DETAILS



NOTE:
LOT QUANTITY MAKEGOOD:
ALL LOT RECONFIGURATION SHALL
BE IN ACCORDANCE WITH THE
PROPOSED TRACT MAP.

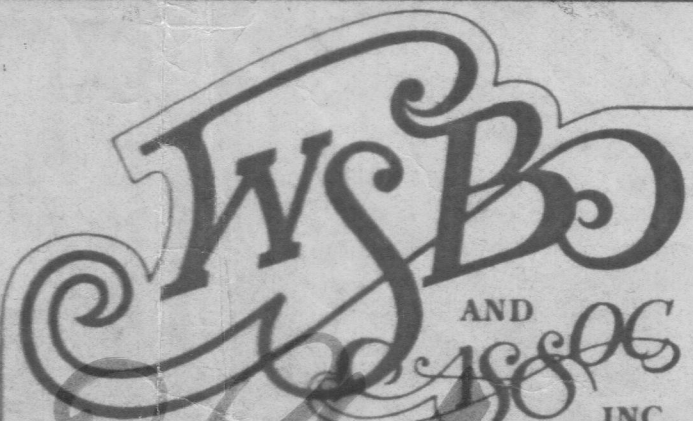
SITE PLAN



- NOTE:
- 1 - ALL REQUIRED FRONT SETBACKS TO BE 20' MEASURED FROM THE E OF EACH DRIVEWAY (CHIN)
 - 2 - ALL REAR SETBACKS TO BE 10' (CHIN) MEASURED FROM TOP OF MAINTENANCE WALL.
 - 3 - PROPOSED MAINTENANCE WALL DIVIDE TOP OF SLOPE (SEE EXISTING PLAN FOR EXACT LOCATION) & ADJUT. TO MEET LOT DETAIL OF WALLS.

DATE: 06-28-84
Tied No. 10503 845 39-624
These plans have been submitted and found to comply with:
Checked by: [Signature]
Approved by: [Signature]
Chief Land Use Technician

TRACT NO.
10503
LOTS 39-62
& 66
PHASE I



BUILDER AND DEVELOPER CONSULTANTS
6480 WESTMINSTER AVE. SUITE B
WESTMINSTER, CALIF. 92683
(714) 898-9693

JOB NAME:

JOB NO.

DATE:

DRAWN:

CHECKED:

REVISIONS

2 OF