

(ALL OF TENTATIVE TRACT 10701)
ACREAGE: 5.878 ACRES
NO. LOTS: 6

DUPLICATE

TRACT NO. 10701

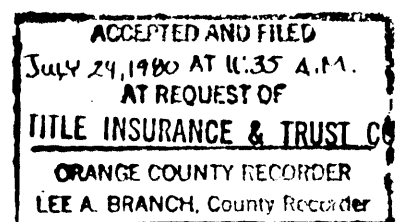
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOT 4 OF TRACT NO. 10727, AS SHOWN ON MAP RECORDED IN BOOK 462, PAGES 23 AND 24 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

FRANK W. RICHARDSON
L.S. 2921

VTN

AUGUST, 1979
CONSOLIDATED, INC.

26954



\$7.00

BLOCK MODULE
5155 36
37

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 RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE:

1. ALL VEHICULAR ACCESS RIGHTS TO OSO PARKWAY AND LA PAZ ROAD.

I HEREBY CERTIFY THAT I AM LICENSED LAND SURVEYOR NO. 2921 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 2 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN AUGUST, 1979, 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.

Frank W. Richardson
FRANK W. RICHARDSON
L.S. NO. 2921

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 26th DAY OF June, 1980.

C. R. NELSON
COUNTY SURVEYOR

BY *Y. K. Shelton*
DEPUTY

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION

BY *Nathan Shapell* PRESIDENT *Irvin Stermann* SECRETARY

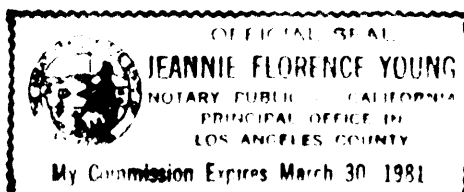
STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS 20th DAY OF May, 1980, BEFORE ME, *Jeannie Florence Young*, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED *NATHAN SHAPELL* AND *IRVIN STERMAN*, KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF *SHAPELL INDUSTRIES, INC.*, 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 3/30/81

WITNESS MY HAND AND OFFICIAL SEAL:

Jeannie Florence Young
NOTARY PUBLIC IN AND FOR SAID STATE



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 DAY OF July 22, 1980, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

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

1. ALL VEHICULAR ACCESS RIGHTS TO OSO PARKWAY AND LA PAZ ROAD AS RELEASED AND RELINQUISHED.

DATED THIS 22nd DAY OF July, 1980.

JUNE ALEXANDER
CLERK OF THE BOARD

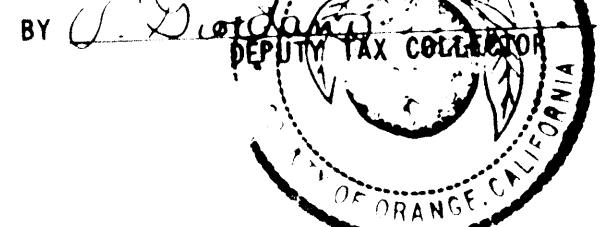
BY *Josephine M. Saucedo*
DEPUTY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LENS 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 19th DAY OF June, 1980.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER



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 22nd DAY OF July, 1980.

JUNE ALEXANDER
CLERK OF THE BOARD

BY *Josephine M. Saucedo*
DEPUTY

PURSUANT TO THE PROVISIONS OF SECTION 66434 (f) OF THE SUBDIVISION MAP ACT, A SOILS REPORT BY *JOSEPH F. MONTAGNA*, R.C.E. 13408 DATED MAY 18, 1979 & JULY 23, 1979, AND A GEOLOGIC REPORT BY *CHARLES KENDALL*, C.E.G. 1024 DATED MAY 18, 1979 & JULY 23, 1979 HAS BEEN PREPARED FOR THIS SUBDIVISION. THESE REPORTS AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE COUNTY OF ORANGE - EMA - REGULATIONS FUNCTION.

DUPPLICATE

ORANGE, STATE OF CALIFORNIA.

AUGUST, 1979
WTH
CONSOLIDATED, INC.

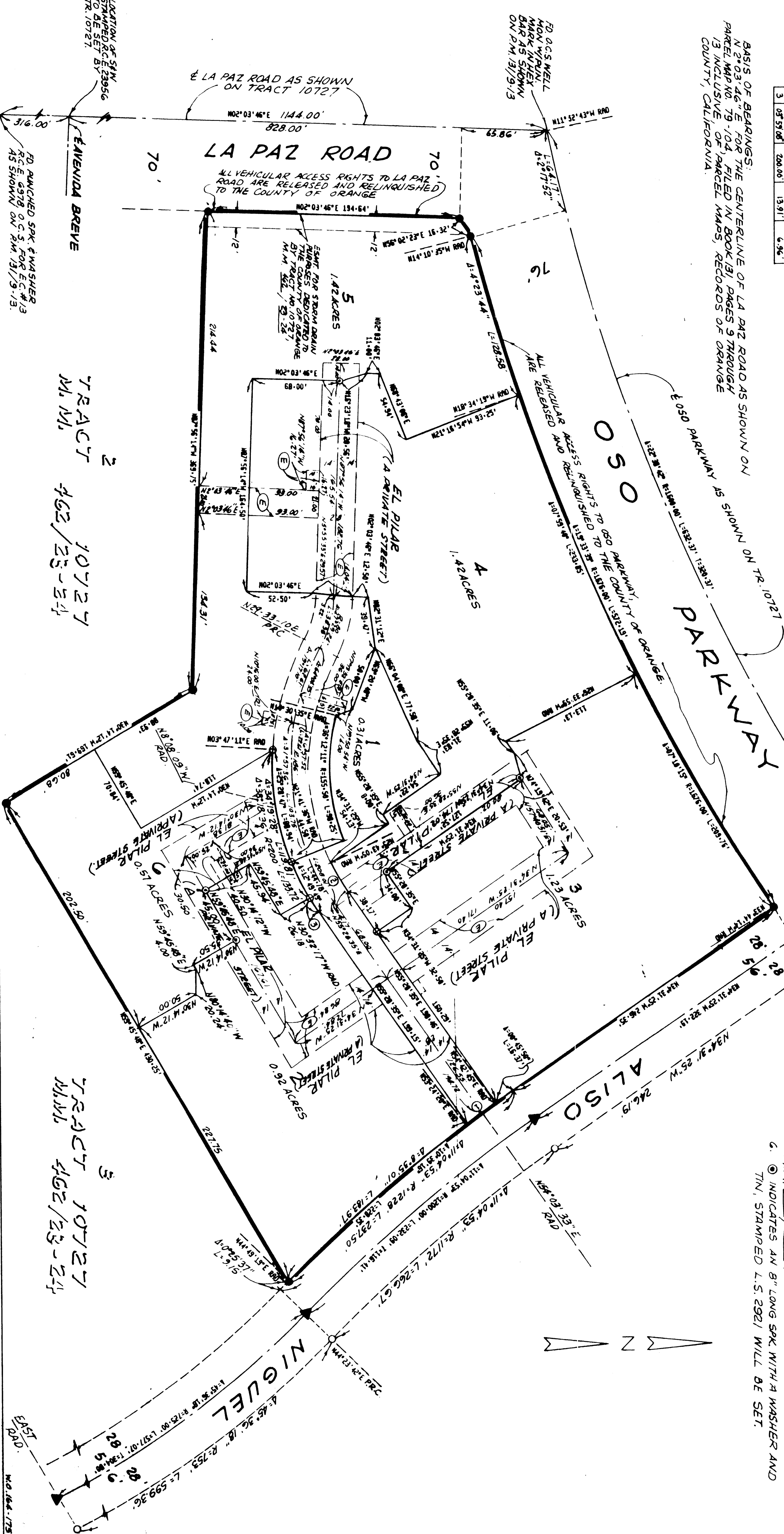
26954

SHEET 2 OF 2 SHEETS

NOTE: (E) DENOTES PROPOSED EASEMENT FOR WATERLINE AND SANITARY SEWER PIPES TO BE GRANTED TO INDIAN NIGUEL WATER DISTRICT.
(R) INDICATES RADIAL BEARING.

MONUMENT NOTES:

TRACT	BRANCH	COUNTY	RECORD	\$/100	
1.	A 1/4	P	TAGGED L.S. 2921	BE SET AT ALL LOT CORNERS,	
2.	⊕	INDICATES A 1/4	T	TAGGED L.S. 2921	WILL BE SET IN CURB.
3.	○	INDICATES LOCATION OF 2-1/4	T	TAGGED R.C.E. 23956,	TO BE SET BY TRACT 10727, M.M. 462 / 28.24.
4.	●	INDICATES LOCATION OF 1-1/4	P	TAGGED R.C.E. 23956,	TO BE SET BY TRACT 10727, M.M. 462 / 28.24.
5.	▲	INDICATES LOCATION OF O.C.S. TYPE "A" WELL MON.	W TAG R.C.E. 23956,	18" DEEP TO BE SET BY TR. 10727, M.M. 462 / 23.24.	
6.	◎	INDICATES AN 8" LONG SPR. WITH A WASHER AND	TIN,	STAMPED L.S. 2921	WILL BE SET.



SOUND MITIGATION WINDOW SCHEDULE *

1. DOUBLE WINDOWS ON ASSEMBLIES RATED STC = 30. INCLUDING GLASS DOORS
2. 3/16" GLASS IN SINGLE FRAME STANDARD GLASS DOORS
3. USE 5-FOOT ACoustically GRADE WALL DETAIL 1/10-4
4. SINGLE WINDOW DOUBLE STRENGTH
5. DOUBLE WINDOW DOUBLE STRENGTH

NOTE: NO SPECIAL TREATMENT REQUIRED EXCEPT AS NOTED. SEE FLOOR PLANS FOR STANDARD CONSTRUCTION.

* PER HILLIARD & BRICKEN
CONSULTING ACOUSTICAL ENGINEERS:
REPORT #79/195, CASA LA PAZ



NOTES

1. LOT SURVEY MARKERS
PRIOR TO FINAL BUILDING INSPECTIONS, THE R.E. OR L.S. "N" MARKERS SHALL BE RELOCATED TO THE CORNERS OF THE LOTS INVOLVED HAVE BEEN LOCATED AS SHOWN ON THIS PLOT PLAN
2. PARKING SPACE NOTE
ALL PARKING SPACES SHALL BE DEVELOPED IN ACCORDANCE WITH THE CALIFORNIA DEVELOPMENT REGULATIONS, SECTION 7-9-143 OF THE ORANGE COUNTY ZONING CODE.

LEGEND

- BUILDING NUMBER → 10
 - BUILDING TYPE → 200
 - METER CABINET → CP8
 - CARPORIT → CP8
 - DOUBLE CARPORIT → CP8
 - OPEN PARKING → CP8
 - COMPACT OPEN PARKING → CP8
 - NUMBER OF SPACES → CP8
 - UNITS W/ EVEN NUMBERS → CP8
 - UNITS W/ ODD NUMBERS → CP8
 - CARPORIT NUMBER → CP8
- SCALE: 1"=20'
- RECEIVED
LAND USE SECTION
AUG 1 1980
ORANGE COUNTY
Current Planning & Dev.

PLOT PLAN

CASA LA PAZ

S & S CONSTRUCTION COMPANY
8383 WILSHIRE BLVD., SUITE 700
BEVERLY HILLS, CALIFORNIA 90211

ARCHITECT

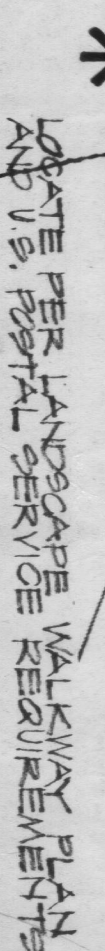
NO.

DATE

REVISION

RNM
Richardson · Nagy · Martin
Architecture/Planning

JOB NO. 7827
SHEET NO. P-2
DATE AUG 1 1980



* PER HILLIARD & BRICKEN
CONSULTING ACOUSTICAL ENGINEERS
REPORT #79/195, CASA LA PAZ.

**SOUND MITIGATION
WINDOW SCHEDULE***

- 1 DOUBLE WINDOWS OR ASSEMBLIES RATED
STC = 30, INCLUDING GLASS DOORS
- 2 3/16" GLASS IN SINGLE FRAME STANDARD
GLASS DOORS
- 3 USE 5-FOOT ACCUSTICALLY OPAQUE WALL
DETAIL 1 / C-4

5 DOUBLE WINDOW DOUBLE STRENGTH
6 WITH WINDOWS CLOSED PERMITS SUMMER SWITCH
& DRAINAGE AIR DUCT WHERE NOTES 1 thru 5 APPLY
NOTE: NO SPECIAL TREATMENT REQUIRED EXCEPT
AS NOTED. SEE FLOOR PLANS FOR STANDARD
CONSTRUCTION.

Date: Nov. 13, 1980
 Trial No. 10761
 These plans have been analyzed and found to comply with DEQ PLANNING
CRITERIA and DP 33-100
 They shall continue a precise plan of development and any proposed construction changes or any part thereof shall be submitted, shall first be approved by the local planning agency, and then by the State Department of Transportation, Regulation, Environmental Management and Planning.
 Checked by: DMH Tordisheim
 Approved by: Russell
 (Signature) (Title) and Use

TABULATION			
UNITS	TOTAL	PARKING	
A	72	COVERED	144
B	40	UNCOVERED	81
C	32	COMPACT UNCOV.	27
UNITS	144	TOTAL	252.
ACRES	5.7	SP/DU	1.75
DU/AC	25.3		

LEGEND

NOTES

CARPORT NUMBER → [9]

BUILDING NUMBER → TU

BUILDING TYPE → 200

METER CABINET →

CARPORT →

DOUBLE CARPORT →

OPEN PARKING → OP6

COMPACT OPEN PARKING → OP3

UNIT NUMBERS →

NUMBER OF SPACES →

UNITS W/ ^{EVEN} NUMBERS ON SECOND FLOOR → 2

UNITS W/ ^{ODD} NUMBERS ON FIRST FLOOR → 1

SCALE: 1"=20'

NORTH

NOTES CARPORT NUMBER ON FIRST FLOOR

1. ~~LOT SURVEY MARKERS~~
Keller 10/26/1

PRIOR TO FINAL BIDDING INSPECTIONS, THE R.E. OR U.S. IN CHARGE OF PLACING THE POT SURVEY MARKERS SHALL ~~VERIFY~~ RECEIVE IN WRITING OVER HIS SIGNATURE AND NUMBER THAT ALL BUILDINGS INVOLVED HAVE BEEN LOCATED AS SHOWN ON THIS PLOT PLAN.

2. PARKING SPACE NOTE

THE OFF-STREET PARKING REGULATIONS, SECTION 1-9-145 OF THE ORANGE COUNTY ZONING CODE.

RNM
Richardson · Nagy · M
Architecture/Planners

PLOT PLAN

CASA LA PAZ

S & S CONSTRUCTION COMPANY
8383 WILSHIRE BLVD., SUITE 700
BEVERLY HILLS, CALIFORNIA 90211

JOB NO. 7827

P-1

DATE AUG 1 1980

SOUND MITIGATION WINDOW SCHEDULE *

1. DOUBLE WINDOWS OR ASSEMBLIES RATED STC = 30, INCLUDING GLASS DOORS
2. 3/16" GLASS IN SINGLE FRAME STANDARD GLASS DOORS
3. USE 5-POOF ACoustically opaque MAT. DETAIL 1/D-4
4. SINGLE WINDOW DOUBLE STRENGTH
5. DOUBLE WINDOW DOUBLE STRENGTH

NOTE: NO SPECIAL TREATMENT REQUIRED EXCEPT AS NOTED. SEE FLOOR PLANS FOR STANDARD CONSTRUCTION.

* PER HILLARD & BRICKEN CONSULTING ACOUSTICAL ENGINEERS. REPORT #78/195, CASA LA PAZ



NOTES

1. LOT SURVEY MARKERS
PRIOR TO FINAL BUILDING INSPECTIONS, THE R.E. OR L.S. IN CHARGE OF PLACING THE LOT SURVEY MARKERS SHALL BE RESPONSIBLE IN WRITING OVER HIS SIGNATURE AND NUMBER THAT ALL LOT LINES INVOLVED HAVE BEEN LOCATED AS SHOWN ON THIS PLOT PLAN.
2. PARKING SPACE NOTE
ALL PARKING SPACES SHALL BE DEVELOPED IN ACCORDANCE WITH THE OFF-STREET PARKING REGULATIONS, SECTION 7-5-145 OF THE ORANGE COUNTY ZONING CODE.

LEGEND TRACT 10701

- BUILDING NUMBER → 10
 - BUILDING TYPE → 200
 - METER CABINET →
 - CARPORIT →
 - DOUBLE CARPORIT →
 - OPEN PARKING →
 - COMPACT OPEN PARKING →
 - NUMBER OF SPACES →
 - UNIT NUMBERS →
 - CARPORIT NUMBER →
- SCALE: 1"=20'
- UNITS W/ EVEN NUMBERS ON FIRST FLOOR
- UNITS W/ ODD NUMBERS ON FIRST FLOOR

RECEIVED
LAND USE SECTION
AUG 1 1980
ORANGE COUNTY
Current Planning & Dev.

PLOT PLAN

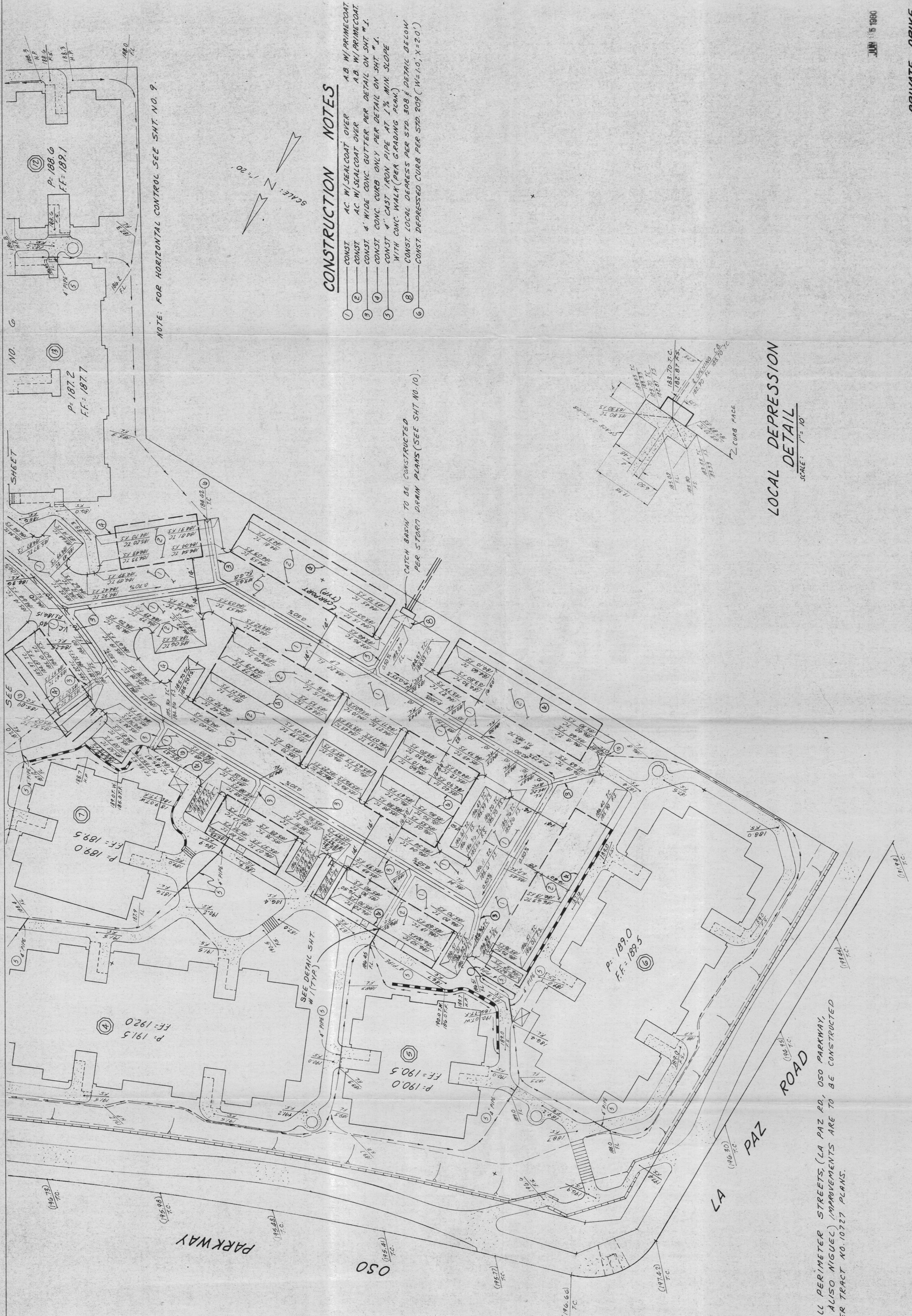
CASA LA PAZ
CONSTRUCTION COMPANY
WILSHIRE BLVD., SUITE 700
LOS ANGELES, CALIFORNIA 90211

ARCHITECT

NO. DATE REV. SIGN

RNM

Richardson · Nagy · Martin
Architecture/Planning

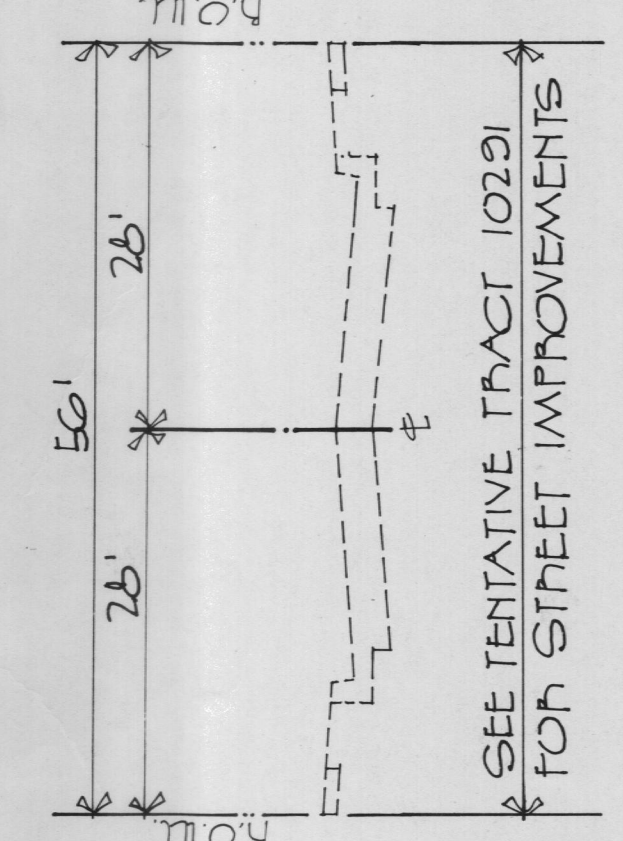
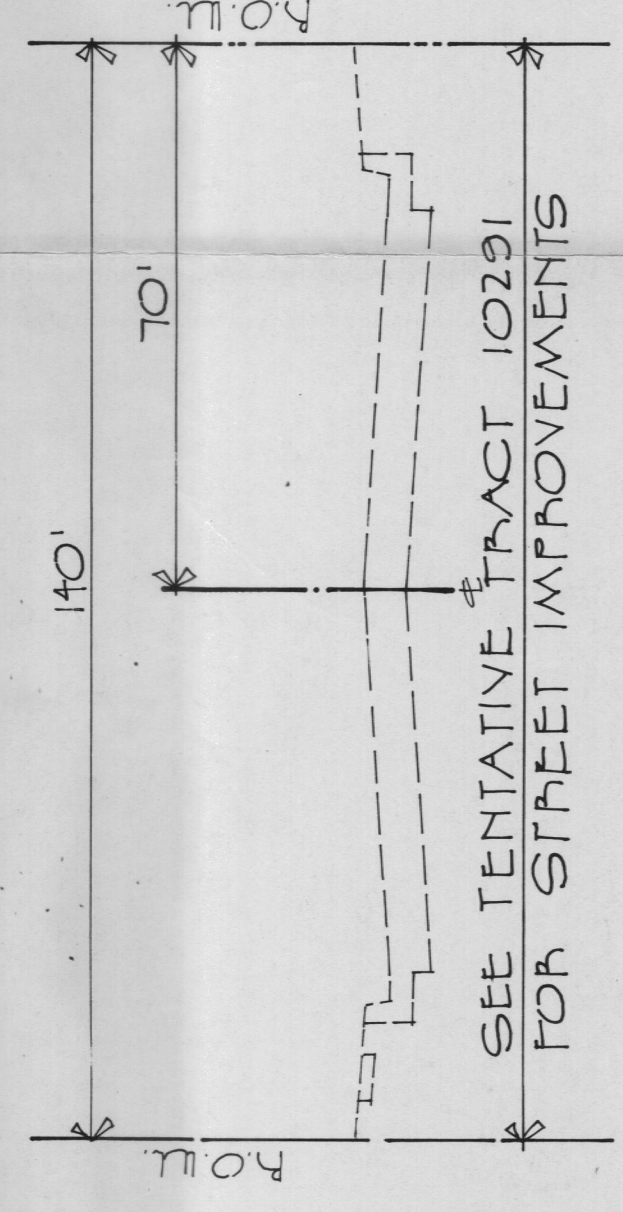
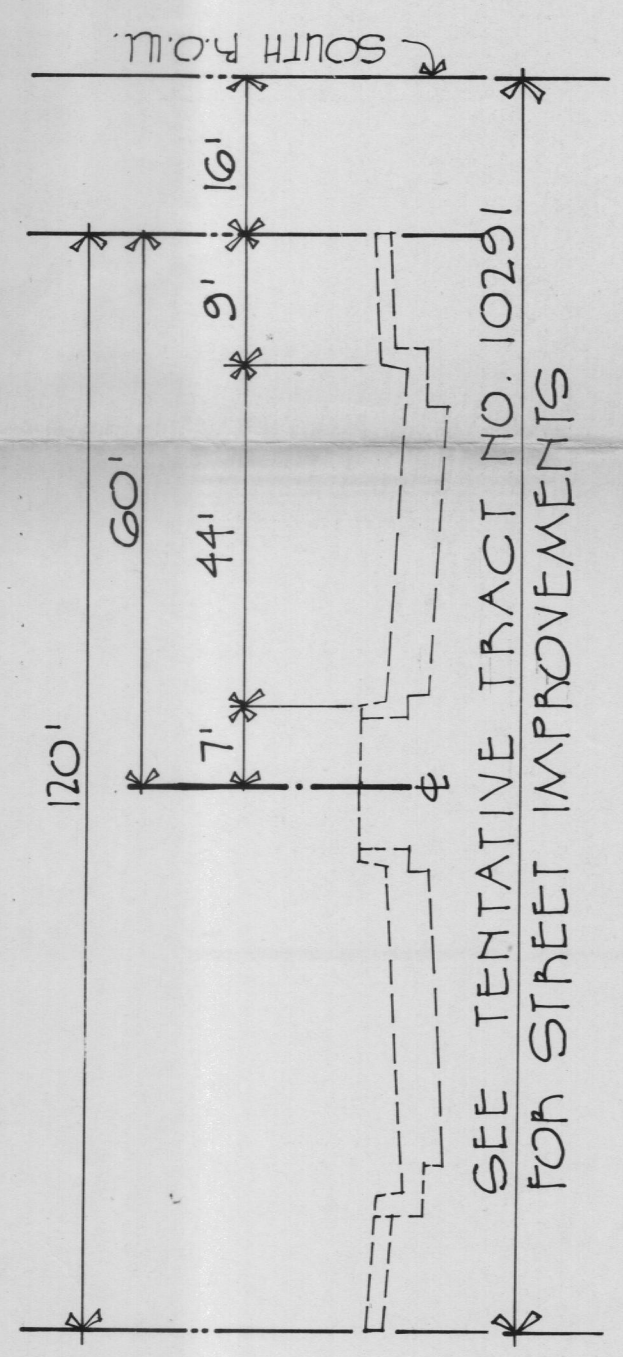


*ALL OFFSITE IMPROVEMENTS TO BE CONSTRUCTED PER TENTATIVE TRACT NO. 10291.

TENTATIVE

TRACT NO. 10701

REVIS-
10701



TYPICAL STREET SECTIONS
NOT TO SCALE

OSO PARKWAY

LA PAZ ROAD

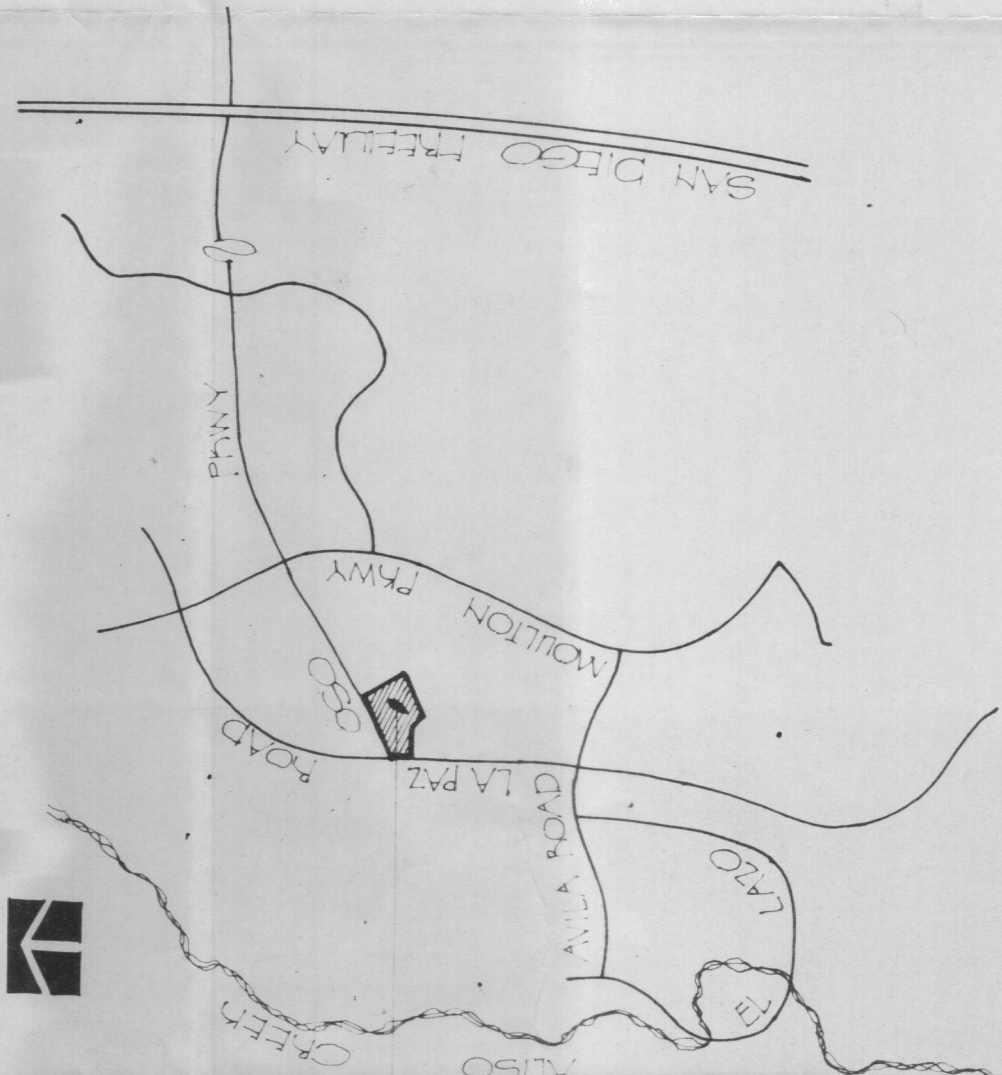
'A' STREET

LEGAL DESCRIPTION

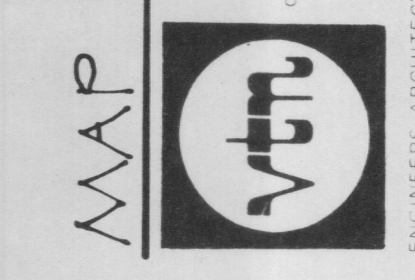
BEING A PROPOSED SUBDIVISION OF A PORTION OF THE NW 1/4, SECTION 15, T.15S, R.15E, OF THE RANCHO NIGUEL, AS SHOWN ON A MAP IN BOOK 2, PAGES 230 AND 231 IN THE OFFICE OF COUNTY RECORDER, LOS ANGELES COUNTY, CALIF., IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

PROJECT SITE

VICINITY MAP
NOT TO SCALE



OWNER / SUBDIVIDER:
SHAPELL INDUSTRIES
5565 WILSHIRE BLVD
BEVERLY HILLS, CALIFORNIA 90211
(213) 656-7330



MAP PREPARED BY:

RECEIVED
JUL 6 1979
ORANGE COUNTY
MANAGEMENT & PLANNING
REGISTRATION DIVISION

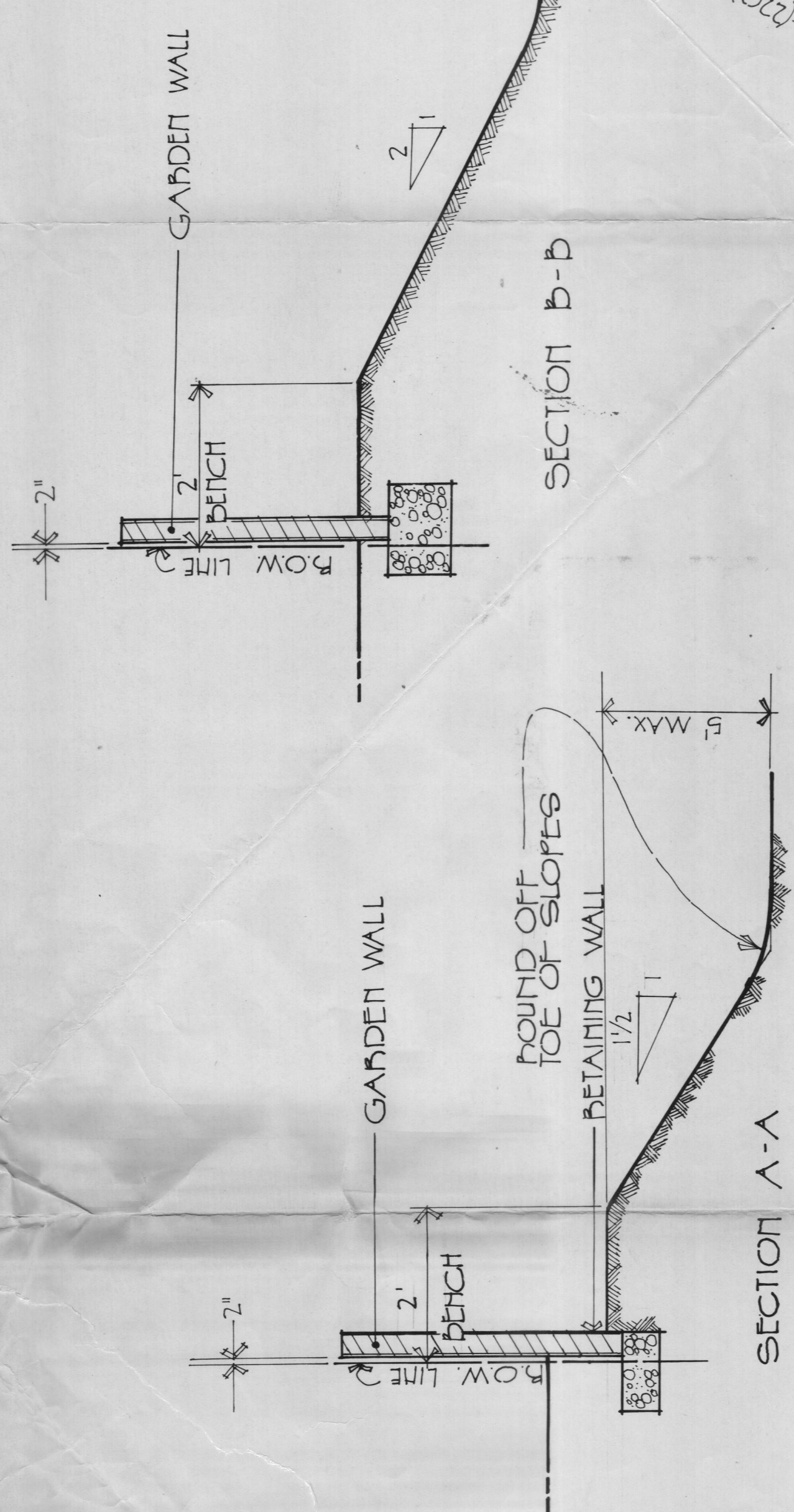
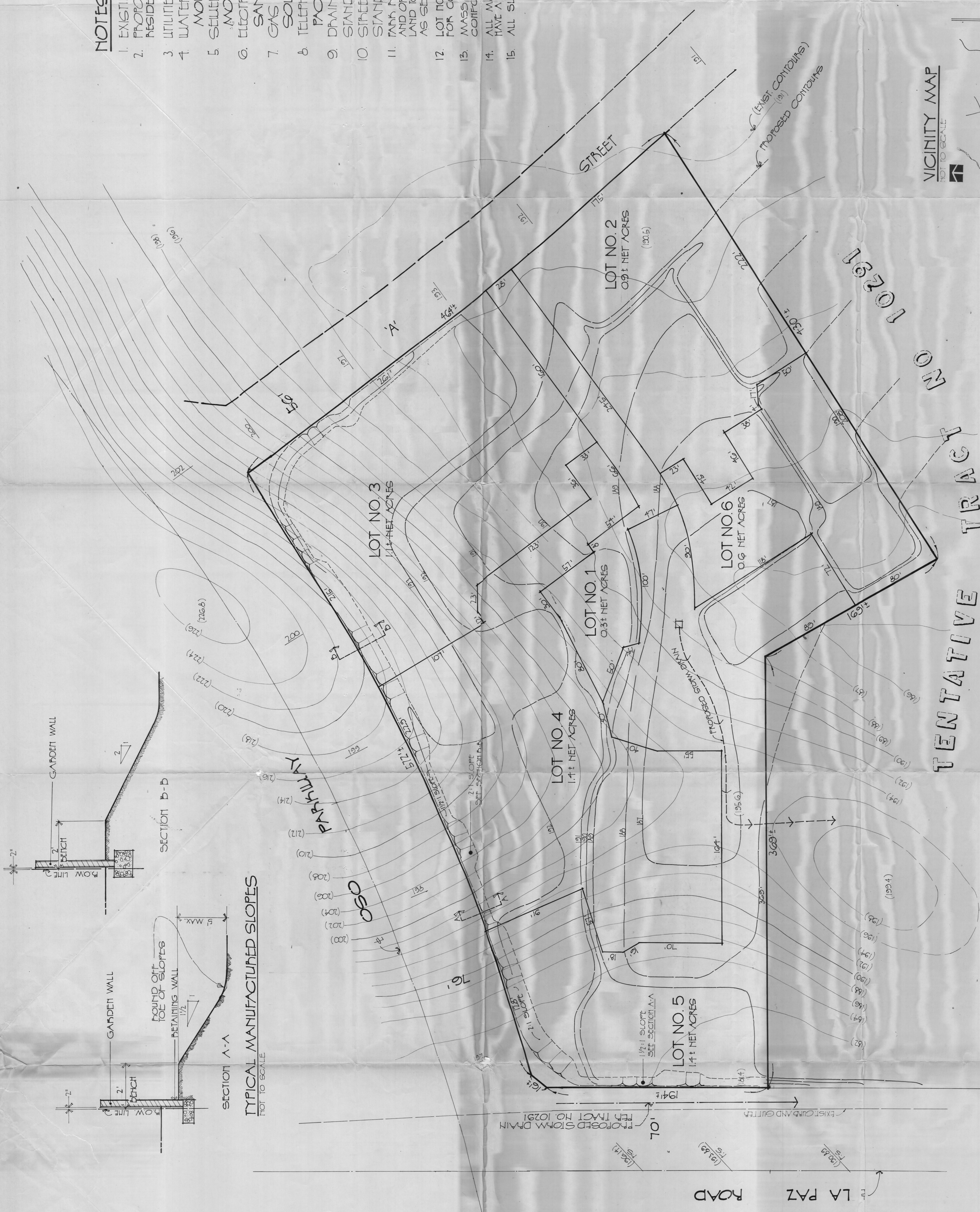
NO. OF LOTS 6
NO. OF ACRES 57.1
DATE JULY 6, 1979
SCALE 1" = 30'



LITERALLY CERTIFY THAT THE RECORD OWNERS OF THE SUBJECT PROPERTY CONSENT TO THE FILING OF THIS MAP
SUBSCRIBED & SWORN TO BEFORE ME THIS 16th DAY OF March, 1979
Carol Brumwell
NOTARY PUBLIC, COUNTY OF ORANGE, STATE OF CALIFORNIA
MY COMMISSION EXPIRES: June 14, 1982

NOTES:

1. EXISTING LAND USE AND ZONING: PLANNED COMMUNITY (PC ZONE)
2. PROPOSED LAND USE: RESIDENTIAL CONDOMINIUM
3. UTILITIES TO BE UNDERGROUND.
4. WATER SERVICE BY: MOUNTAIN NIGUEL WATER DISTRICT
5. SEWER SERVICE BY: MOUNTAIN NIGUEL WATER DISTRICT
6. ELECTRIC SERVICE BY: SAN DIEGO GAS AND ELECTRIC CO.
7. GAS SERVICE BY: SOUTHERN CALIFORNIA GAS CO.
8. TELEPHONE SERVICE BY: PACIFIC TELEPHONE CO.
9. DRAINAGE IN ACCORDANCE WITH ORANGE COUNTY STANDARD PLANS AND SPECIFICATIONS.
10. STREET IMPROVEMENTS PER ORANGE COUNTY STANDARDS AND MASTER PLAN OF HIGHWAYS.
11. PARK REQUIREMENTS TO BE MET BY PAYMENT OF FEES, AND OR DEDICATION OF LOT "A" OR AN EQUIVALENT PARCEL OF LAND TO BE DEFINED AND APPROVED AT A LATER DATE AS SET FORTH IN THE APPROVAL OF TENTATIVE TRACT NO. 10291.
12. LOT NO. 1 SHALL BE PROVIDED AS A RECIPROCAL EASEMENT FOR CONTINUOUS INTERNAL CIRCULATION AND JOINT ACCESS.
13. MASS GRADING OF APPROXIMATELY 5000 CY SHALL CONFORM WITH GRADING PROPOSALS OF TENTATIVE TRACT 10291.
14. ALL MANUFACTURED SLOPES EXCEEDING 5 FT. IN HEIGHT SHALL HAVE A SLOPE RATIO OF 2:1 HORIZONTAL TO 1 VERTICAL.
15. ALL SLOPES TO BE MAINTAINED BY HOMEOWNERS ASSOC.



TYPICAL MANUFACTURED SLOPES
NOT TO SCALE