

TRACT NO. 10712

81 NUMBERED LOTS
5 LETTER LOTS A THRU E
DAVID A. BOYLE
R.C.E. 18559

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN ON A MAP FILED
IN BOOK 99, PAGE 2 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

JUNE 1979

95.56 ACRES

\$15.00

33938
ACCEPTED AND FILED
JAN 29 1980 AT 8:00 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

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: Barkentine Boulevard, Broadhorn Drive, Camino Del Avion, Dory Drive, Lanteen Circle, WANIGAN Way, AND CARAVEL PLACE. We also hereby dedicate to the ORANGE COUNTY FLOOD CONTROL DISTRICT.

I hereby certify that I am Registered Civil Engineer No. 18559 of the State of California; that this map consisting of SIX (6) sheets and the true and complete survey made in JUNE 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.

- The flood plain easement over Lot E AS SHOWN FOR THE purposes and subject to the same conditions and limitations as shown in that certain document recorded November 14, 1975 in Book 11569, Page 620, Official Records.
 - We also hereby release and relinquish to the County of Orange:
 - All vehicular access rights to CAMINO DEL AVION EXCEPT AT STREET intersections, AND FUTURE STREET INTERSECTIONS AS SHOWN ON SAID MAP.
- Pursuant to Section 7050 of the Government Code, we hereby irrevocably offer to dedicate to the County of Orange:
- AN EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES OVER PORTIONS OF LOT 80, LOT 81 AND LOT C SHOWN AS EASEMENT AREAS A, B, AND C, RESPECTIVELY.

David A. Boyle 7-23-79
David A. Boyle
RCE NO. 18559

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 9th day of Nov, 1979.

C. R. Nelson
County Surveyor

By: Laurena P. Bacon
Deputy



THE GUNSTON HALL COMPANY, INC., A DELAWARE CORPORATION
by John L. Downey VICE President JOHN L. DOWNEY
by George Mooradian ASST. Secretary GEORGE MOORADIAN
WELLS FARGO BANK, N.A. A NATIONAL BANKING ASSOCIATION, beneficiary under deed of trust recorded in Book 12290, Page 1986, Official Records.
by Donald J. Watts VICE President DONALD J. WATTS
by Felice Suseman ASST. Secretary FELICE SUSEMAN
CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, beneficiary under deed of trust recorded in Book 13176, Page 1112, Official Records and in Book 13419, Page 779, Official Records.
by Donald J. Malinowski VICE President DONALD J. MALINOWSKI
by A. Cadry Genena REAL ESTATE OFFICER
A. CADRY GENENA

State of California)
County of Orange) SS

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 8th day of November, 1979

Robert L. Citron
County Tax Collector-Treasurer

By: J. Diordano
Deputy Tax Collector

On this 25th day of September, 1979, before me, Doris N. Fowler, a Notary Public in and for said County and State, personally appeared, John L. Downey, known to me to be the Vice President, and George Mooradian, known to me to be the Assistant Secretary of The Gunston Hall Company, Inc., a Delaware 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.

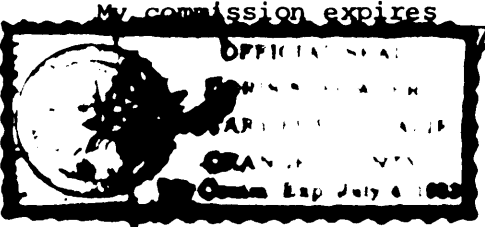
State of California)
County of Orange) SS

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.

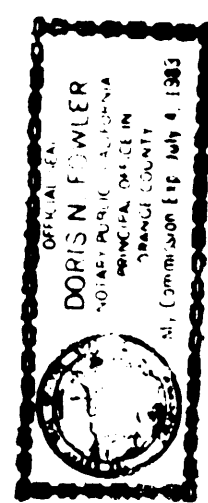
Dated this 22nd day of January, 1980.

June Alexander
Clerk of the Board

By: Edumia J. Collins
Deputy



Doris N. Fowler
Notary Public in and for Said County and State



State of California)
County of Orange) SS
Los Angeles

On this 4th day of October, 1979, before me, Karen Hanna Bell, a Notary Public in and for said County and State, personally appeared, Donald J. Watts, known to me to be the Vice President, and Felice Suseman, known to me to be the Assistant Secretary of Wells Fargo Bank, N.A., a National Banking Association, the association that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said association, and acknowledged to me that such association executed the same.

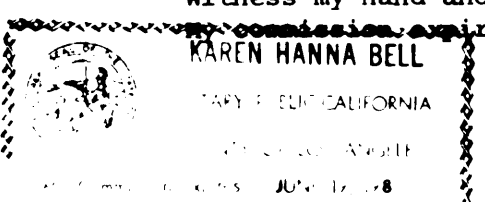
State of California)
County of Orange) SS

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 22nd day of January, 1980 and that thereupon said Board did, by an order duly passed and entered, approved said map, and did accept on behalf of the public, SUBJECT TO IMPROVEMENTS THE DEDICATION FOR STREET PURPOSES OF: BARKENTINE BOULEVARD, BROADHORN DRIVE, CAMINO DEL AVION, DORY DRIVE, LANTEEN CIRCLE, WANIGAN WAY, AND CARAVEL PLACE.

And did also accept on behalf of the County of Orange:

- THE VEHICULAR ACCESS RIGHTS TO CAMINO DEL AVION AS RELEASED AND RELINQUISHED.
 - LOT A AND LOT B IN FEE SIMPLE AS GRANTED.
 - THE EASEMENT OVER LOT "E" AS OFFERED.
- AND DID NOT ACCEPT AT THIS TIME THE OFFER OF DEDICATION:
- THE EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES OVER PORTIONS OF LOT 80, LOT 81 AND LOT C SHOWN AS EASEMENT AREAS A, B, AND C RESPECTIVELY.

Witness my hand and official seal:
My commission expires June 19, 1981



Karen Hanna Bell
Notary Public in and for Said County and State

State of California)
County of Orange) SS
Illinois Cook

On this 2nd day of October, 1979, before me, T. R. Sweet, a Notary Public in and for said County and State, personally appeared, Donald J. Malinowski, known to me to be the Vice President, and A. Cadry Genena, known to me to be the REAL ESTATE OFFICER of Continental Illinois National Bank and Trust Company of Chicago, the company that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said company and acknowledged to me that such company executed the same.

And did also approve subject map pursuant to the provisions of Section 66436 (c) (1) of the Subdivision Map Act.
DATED THIS 22nd DAY OF January, 1980
JUNE ALEXANDER BY Edumia J. Collins
CLERK OF THE BOARD DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED TO THE BOARD OF SUPERVISORS OF ORANGE COUNTY FLOOD CONTROL DISTRICT AT THE REGULAR MEETING THEREOF HELD ON THE 22nd DAY OF January, 1980, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED ACCEPT THE FLOOD PLAIN EASEMENT OVER LOT E AS DEDICATED.

DATED THIS 22nd DAY OF January, 1980.

JUNE ALEXANDER
CLERK OF THE BOARD OF SUPERVISORS OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT

By: Edumia J. Collins
DEPUTY

Witness my hand and official seal:
My commission expires Sept. 4, 1983

T. R. Sweet
Notary Public in and for Said County and State

Tri-Cities Municipal Water District hereby approves, pursuant to the provision of Section 66436 (c) the Subdivision Map Act, and hereby expressly reserves to itself its successors and assigns the interests in an easement over the real property as conveyed by those instruments below:

- Easements for water transmission lines recorded in Book 7270 page 315 and Book 7294, page 249 of official records of Orange County.

by H. O. Woodell
General Manager

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

Pacific Telephone and Telegraph	EASEMENT HOLDER	PER	BOOK 11424, PAGE 1301 O.R.
Storer CABLE TV	"	"	BOOK 11717, PAGE 1141 O.R. & BK. 11723 Pg. 299 O.R.
Moulton-Niguel Water District	"	"	BOOK 7270, PAGE 315 O.R.
Moulton-Niguel Water District	"	"	BOOK 7294, PAGE 249 O.R.
C2H2	"	"	BOOK 12242, PAGE 418 O.R.

This report and any supplements thereto are on file with the County of Orange - EMA Regulations Function.

Sheet No. 2 for Basis of Bearings, Monument Notes, and Index Map.

(PORTION OF TENTATIVE TRACT NO. 9950)

DUPLICATE

SHEET 2 OF 6 SHEETS

81 NUMBERED LOTS
5 LETTER LOTS A THRU E

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

JUNE 1979

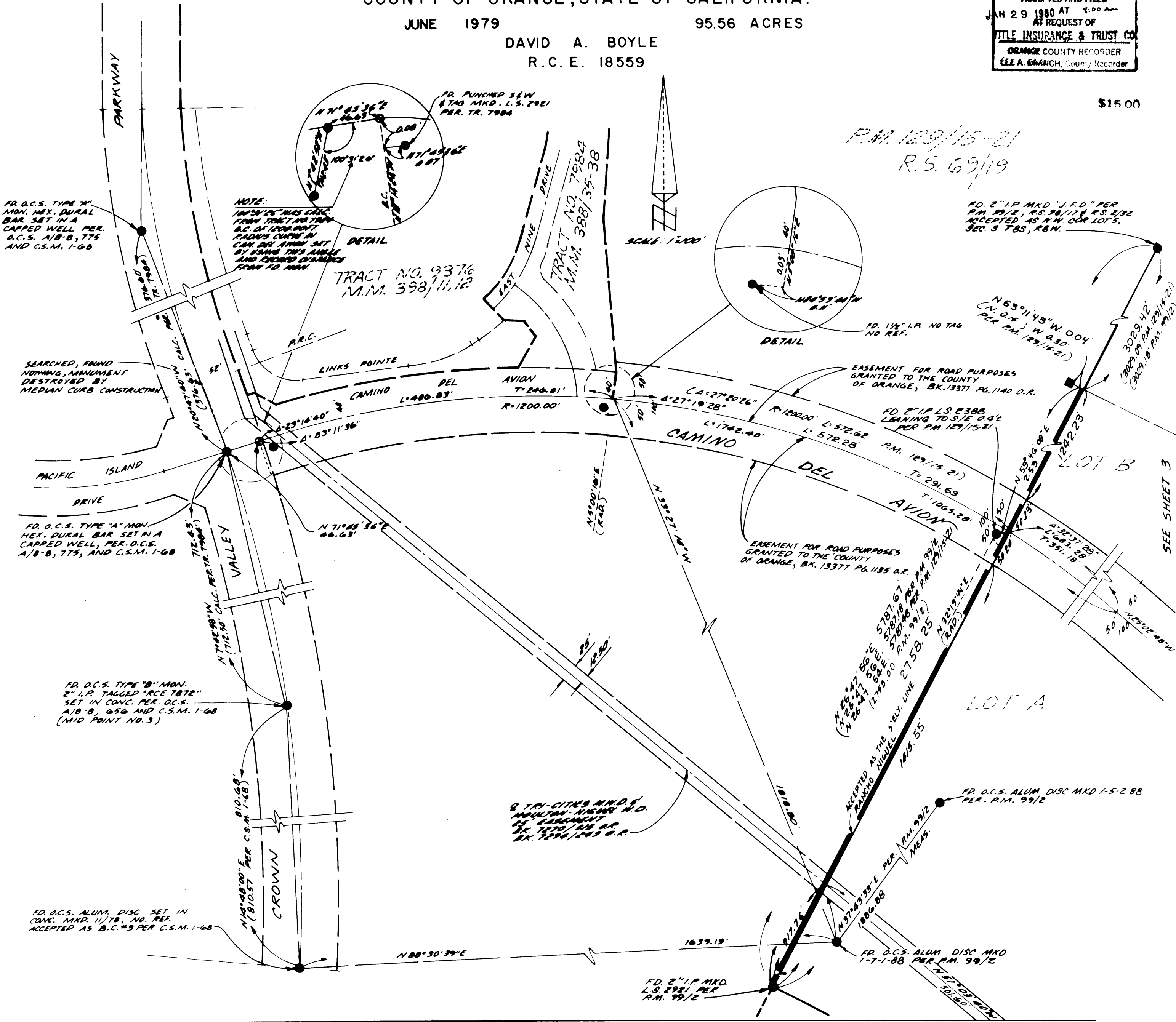
95.56 ACRES

DAVID A. BOYLE
R.C.E. 18559

33938

ACCEPTED AND FILED
JAN 29 1980 AT 1:00 PM
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDER
LEE A. GANNICH, County Recorder

\$15.00

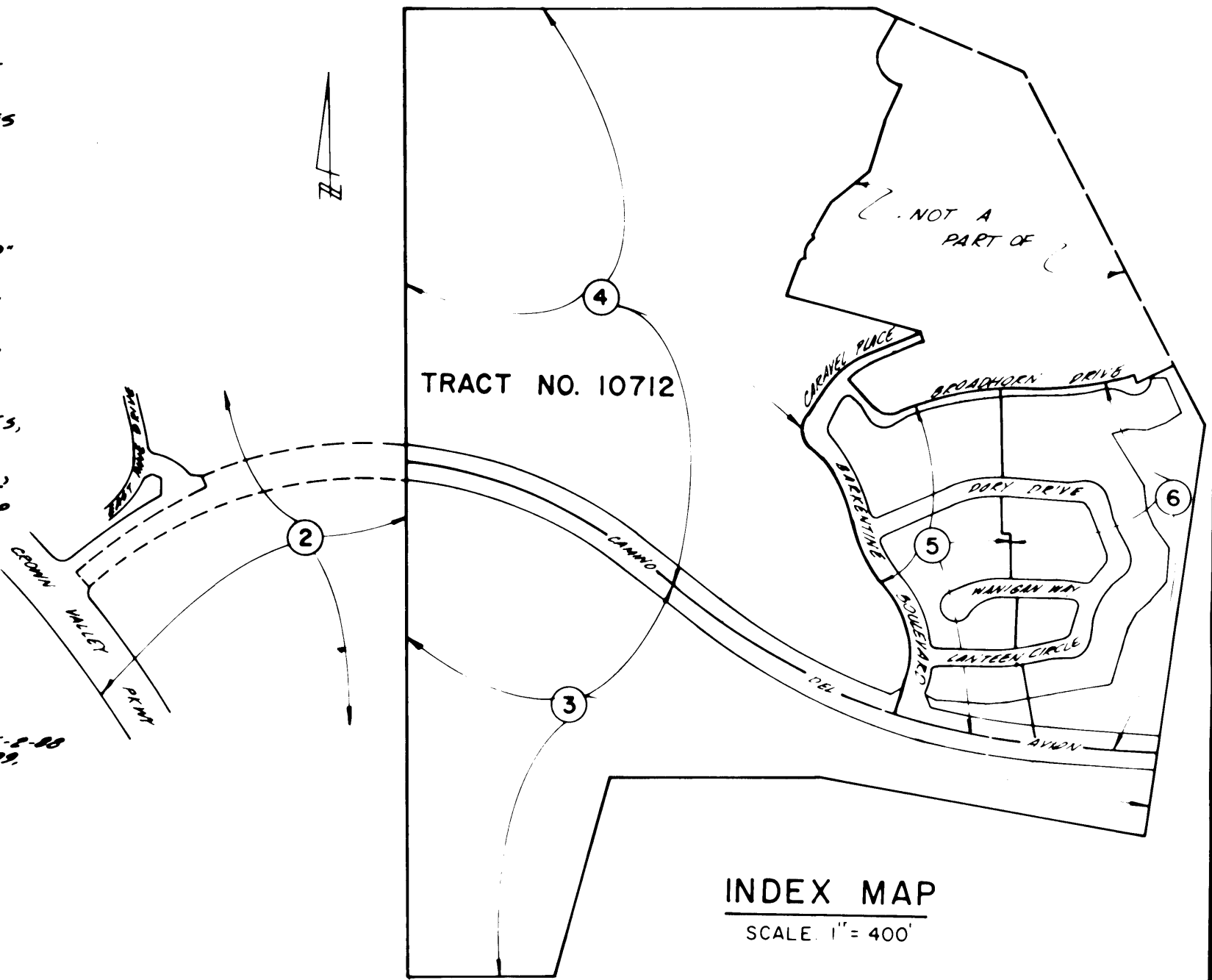


MONUMENT NOTES:

- ALL MONUMENTS SHOWN "SET" WILL BE SET WITHIN 90 DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS.
- TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID TIES FURNISHED TO THE COUNTY SURVEYOR.
- INDICATES FOUND 2" I.P. TAGGED L.S. 2528 PER PARCEL MAP 99, PAGE 2.
- INDICATES FOUND MONUMENTS AS NOTED ON MAP.
- INDICATES SET 8" SPIKE WITH BRASS WASHER STAMPED "RCE 18559" IN FINISH SURFACE.
- INDICATES SET 2" I.P. WITH BRASS WASHER STAMPED "RCE 18559" FLUSH WITH SURFACE.
- INDICATES SET O.C.S. TYPE "A" WELL MONUMENT WITH BRASS WASHER STAMPED "R.C.E. 18559" SET IN CONC.
- SET 8" SPIKE WITH BRASS WASHERS STAMPED "RCE 18559" IN FINISH SURFACE AT ALL CENTERLINE INTERSECTIONS, BEGINNING AND ENDING OF ALL CURVES, AND TERMINATIONS OF STREETS, UNLESS OTHERWISE NOTED.
- SET 2" I.P. WITH BRASS WASHER STAMPED "RCE 18559" AT ALL LOT CORNERS, EXCEPT LOT CORNERS THAT ABUT A STREET, WHERE THE MONUMENT SET WILL BE A LEAD AND TACK WITH A BRASS WASHER STAMPED "RCE 18559" SET IN TOP OF CURB ON A PROLONGATION OF THE SIDE OR REAR LOT LINE, AS THE CASE MAY BE. NO POINTS ARE SET TO MONUMENT B.C. AND E.C. OF STREET R/W LINES. FOR DISTANCES FROM MONUMENT IN TOP OF CURB TO TRUE CORNER, MEASURED ALONG PROLONGATION, SEE TABLE SHEET NO. 3.

BASIS OF BEARINGS

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE LINE BETWEEN O.C.S. MON. 1-5-2-88 AND O.C.S. MON. 1-7-1-88, SHOWN AS N. 87° 00' 00" E. ON A MAP FILED IN BOOK 98, PAGE 6, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.



INDEX MAP
SCALE 1" = 400'

SHEET 2 OF 6 SHEETS

(PORTION OF TENTATIVE TRACT NO. 9950)

DUPLICATE

SHEET 3 OF 6 SHEETS

TRACT NO. 10712

81 NUMBERED LOTS

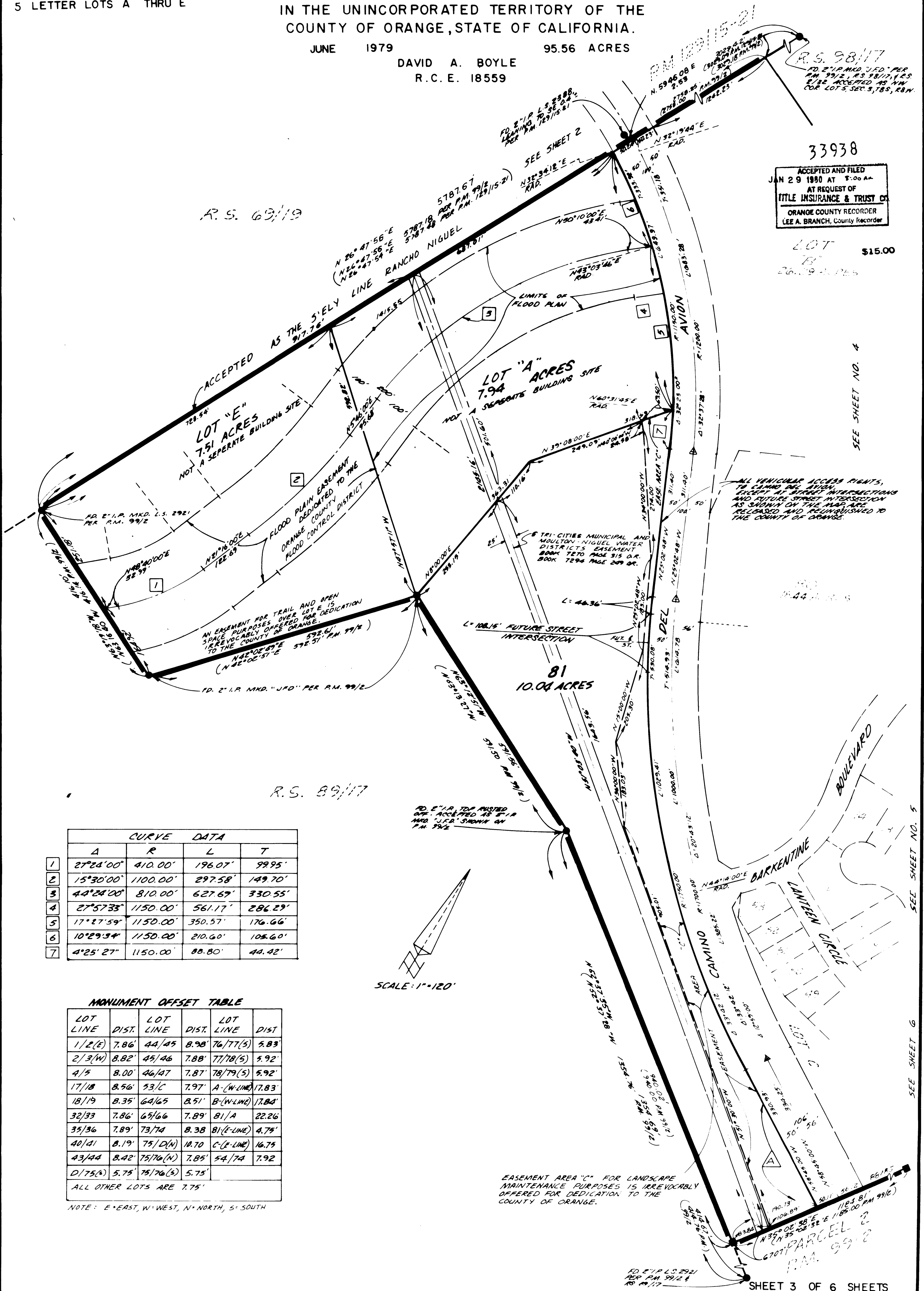
5 LETTER LOTS A THRU E

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

JUNE 1979

95.56 ACRES

DAVID A. BOYLE
R.C.E. 18559



CURVE DATA				
	Δ	R	L	T
1	27°24'00"	410.00'	196.07'	99.95'
2	15°30'00"	1100.00'	297.58'	149.70'
3	44°24'00"	810.00'	627.67'	330.55'
4	27°57'33"	1150.00'	561.17'	286.29'
5	17°27'59"	1150.00'	350.57'	176.66'
6	10°29'34"	1150.00'	210.60'	105.60'
7	4°25'27"	1150.00'	88.80'	44.42'

MONUMENT OFFSET TABLE

LOT LINE	DIST.	LOT LINE	DIST.	LOT LINE	DIST.
1/2(E)	7.86'	44/45	8.98'	76/77(S)	5.83
2/3(W)	8.82'	45/46	7.88'	77/78(S)	5.92'
4/5	8.00'	46/47	7.87'	78/79(S)	5.92'
17/18	8.56'	53/C	7.97'	A-(W-LINE)	17.83
18/19	8.35'	64/65	8.51'	B-(W-LINE)	17.84'
32/33	7.86'	65/66	7.89'	81/A	22.26
35/36	7.89'	73/74	8.38'	81-(E-LINE)	4.75'
40/41	8.19'	75/D(N)	10.70	C-(E-LINE)	16.75
43/44	8.42'	75/76(N)	7.85'	54/74	7.92
D/75(S)	5.75'	75/76(S)	5.75'		
ALL OTHER LOTS ARE 7.75'					

NOTE: E = EAST, W = WEST, N = NORTH, S = SOUTH

EASEMENT AREA "C" FOR LANDSCAPE MAINTENANCE PURPOSES IS IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE.

FD 271 PLS 2921
PER P.M. 99/2 &
RB 09/17

SHEET 3 OF 6 SHEETS

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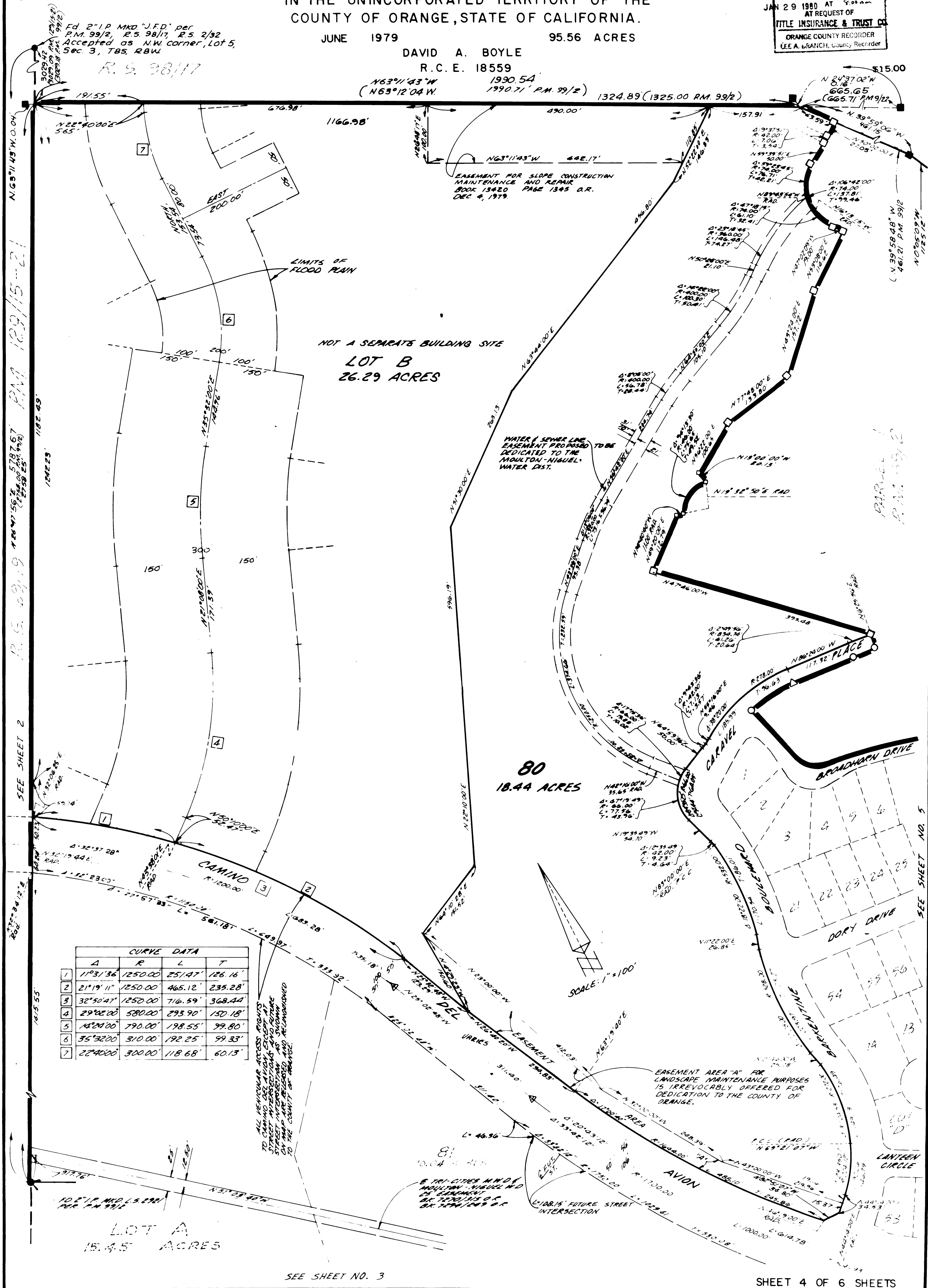
1990.54

1990.71' P.M. 99/2)

1324.89 (1325.00 RM. 99/2)

33938

ACCEPTED AND FILED
JAN 29 1980 AT 9:00 am
AT REQUEST OF
TITLE INSURANCE & TRUST CO
ORANGE COUNTY RECORDER
(EEA BRANCH, County Recorder)



SEE SHEET NO. 3

SHEET 4 OF 6 SHEETS

(PORTION OF TENTATIVE TRACT NO. 9950)

DUPLICATE

SHEET 5 OF 6 SHEETS

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JUNE 1979

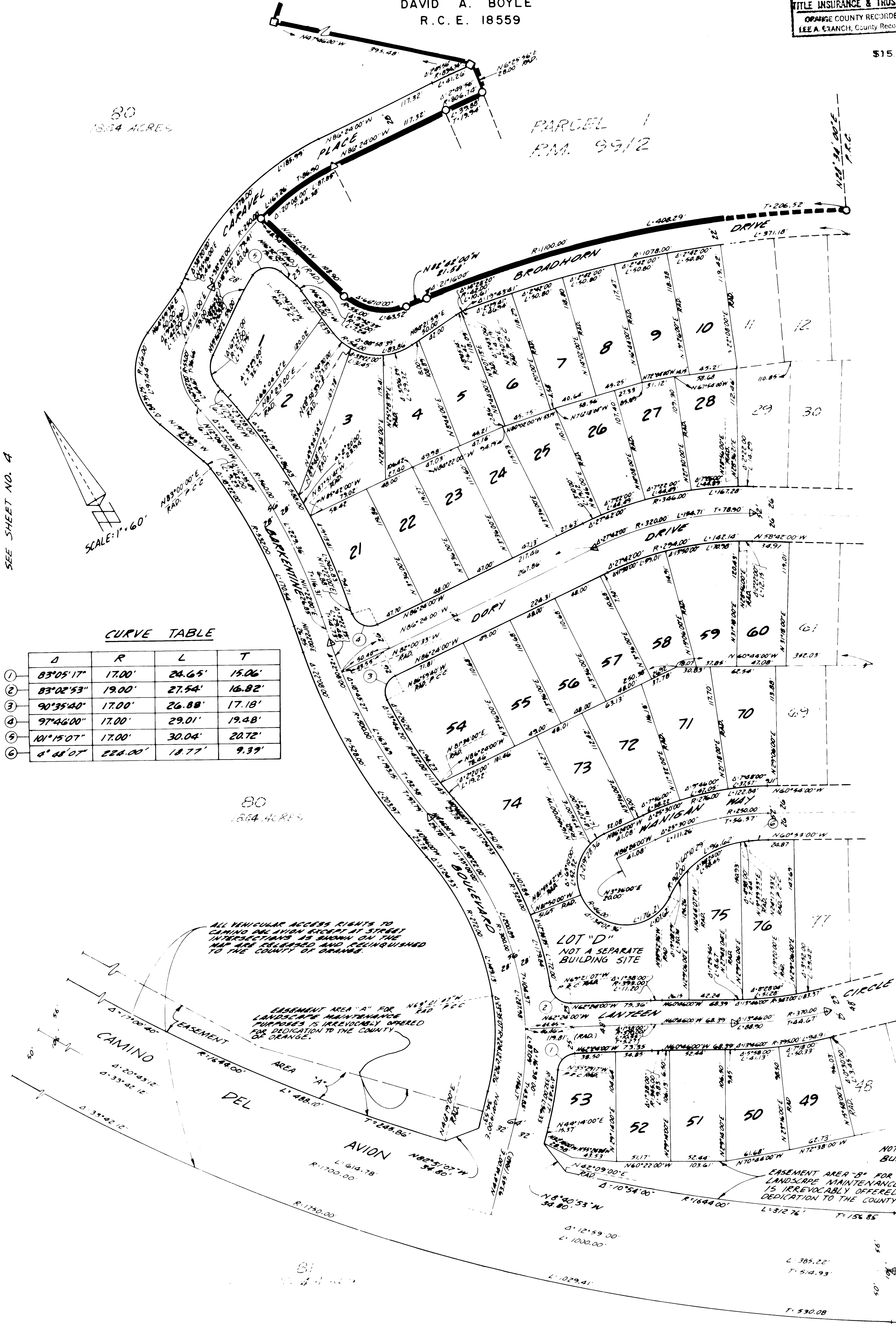
DAVID A. BOYLE
R.C.E. 18559

95.56 ACRES

33938

ACCEPTED AND FILED
JAN 29 1980 AT 8:40 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDER
LEE A. CRANCH, County Recorder

\$15.00



CURVE TABLE

	D	R	L	T
1	83°05'17"	17.00'	24.65'	15.06'
2	83°02'53"	19.00'	27.54'	16.82'
3	90°35'40"	17.00'	26.88'	17.18'
4	97°46'00"	17.00'	29.01'	19.48'
5	101°15'07"	17.00'	30.04'	20.72'
6	8°48'07"	224.00'	18.77'	9.39'

SEE SHEET NO. 3

SHEET 5 OF 6 SHEETS

(PORTION OF TENTATIVE TRACT NO. 9950)

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SHEET 6 OF 6 SHEETS

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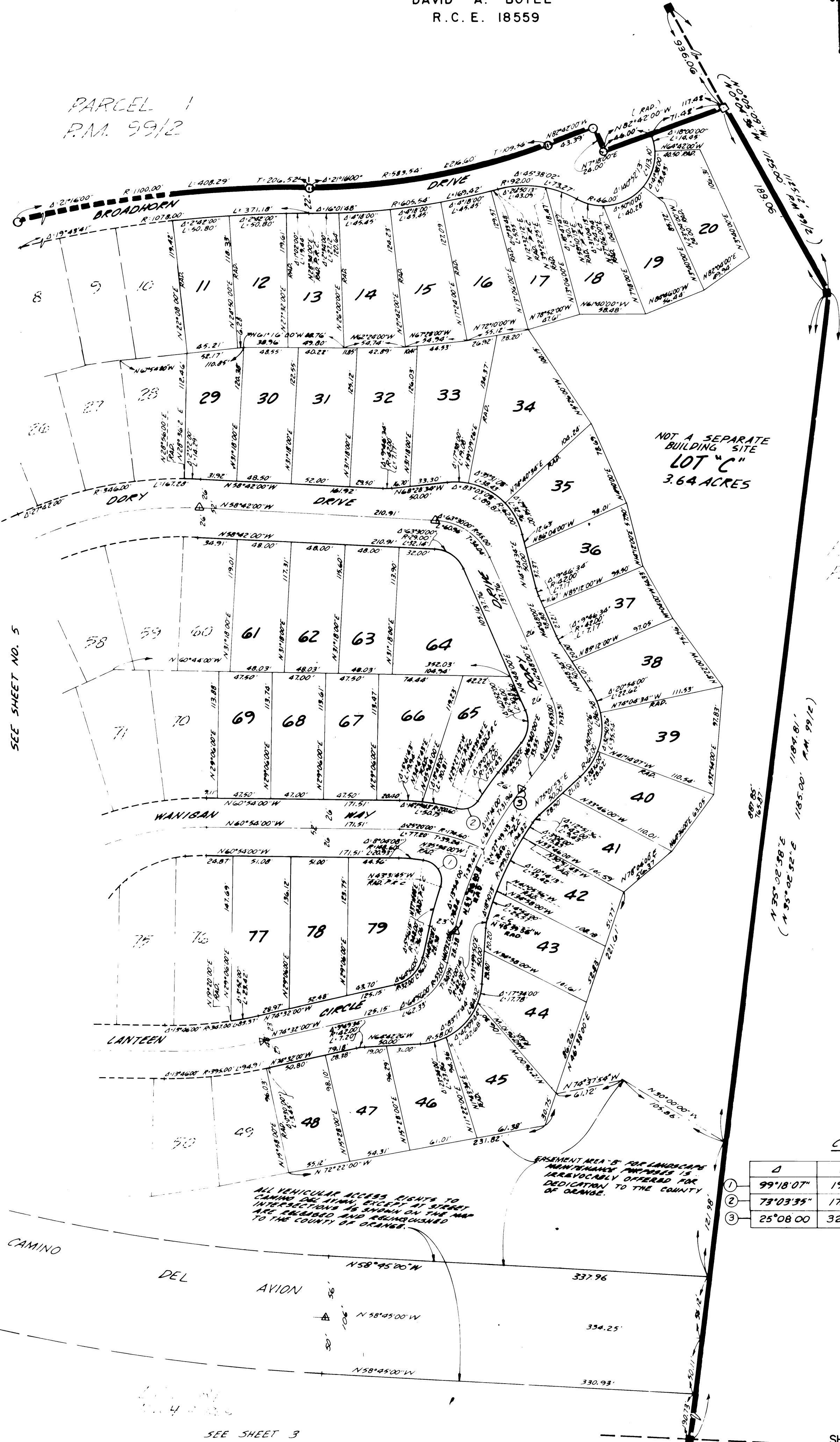
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ORANGE COUNTY RECORDER
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\$15.00

PARCEL 1
P.M. 99/2



CURVE TABLE

	Δ	R	L	T
①	99°18'07"	19.00'	32.93'	22.37'
②	73°03'35"	17.00'	21.68'	12.59'
③	25°08'00"	325.00'	142.56'	72.45'

SEE SHEET 3

SHEET 6 OF 6 SHEETS