

ACREAGE: 30.889 Acres
NO OF LOTS: 4

A PORTION OF TENTATIVE TRACT 10291

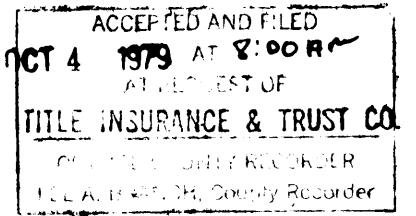
TRACT N° 10727 DUPLICATE

7283

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF PARCEL NO. 1, OF PARCEL MAP FILED IN BOOK 131, PAGES 9 THROUGH 13, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

TOM R. MCGANNON, R.C.E. 23956

DATE OF SURVEY: MARCH 1979



\$7.00

Hunsaker
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 OSO PARKWAY, LA PAZ ROAD, AVENIDA BREVE AND ALISONIGUEL.
WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE THE EASEMENTS FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP.
WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO LA PAZ ROAD AND OSO PARKWAY, EXCEPT AT STREET INTERSECTIONS.
WE ALSO HEREBY DEDICATE TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT AN EASEMENT AS SHOWN ON SAID MAP OVER LOT 1 FOR STORM DRAIN PURPOSES.
PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE WE HEREBY IRREVOCABLY OFFER TO GRANT TO THE COUNTY OF ORANGE LOT 3 IN FEE SIMPLE FOR PARK AND RECREATION PURPOSES TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES, RESERVING THE RIGHT TO CONVEY TO OTHERS AN EASEMENT FOR INTERIM MAINTENANCE OF THE PARK SITE UNTIL ACCEPTANCE BY THE COUNTY.

I HEREBY CERTIFY THAT I AM REGISTERED CIVIL ENGINEER NO. 23956 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 2 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN MARCH, 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.

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

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 18th DAY OF June, 1979

C.R. NELSON
COUNTY SURVEYOR

BY Robert W. Wise
DEPUTY

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 2nd 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 THE DEDICATION FOR STREET PURPOSES, SUBJECT TO IMPROVEMENTS: OSO PARKWAY, LA PAZ ROAD, AVENIDA BREVE AND ALISONIGUEL AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. THE EASEMENTS FOR STORM DRAIN PURPOSES AS DEDICATED.
2. ALL VEHICULAR ACCESS RIGHTS TO OSO PARKWAY AND LA PAZ ROAD AS RELEASED AND RELINQUISHED.

AND DID NOT ACCEPT AT THIS TIME THE IRREVOCABLE OFFER OF GRANT OF LOT 3.

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

DATED THIS 2nd DAY OF October, 1979.

JUNE ALEXANDER
CLERK OF THE BOARD

BY Liane Reyes
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 2nd DAY OF October, 1979

JUNE ALEXANDER
CLERK OF THE BOARD

BY Liane Reyes
DEPUTY

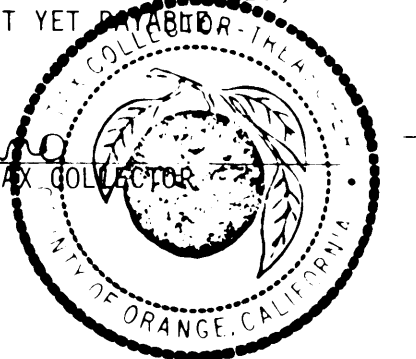
STATE OF CALIFORNIA)SS
COUNTY OF ORANGE)

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 RECEIVED.

DATED THIS 13th DAY OF June, 1979.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY Robert L. Citron
DEPUTY TAX COLLECTOR



SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION.

Nathan Shapell
PRESIDENT

Irvin Sterman
SECRETARY

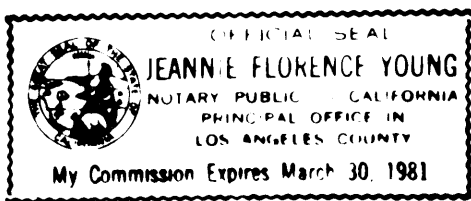
STATE OF CALIFORNIA)
COUNTY OF) SS

ON THIS 3rd DAY OF JUNE, 1979 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 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

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 TO THE BOARD OF SUPERVISORS OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT AT THE REGULAR MEETING THEREOF HELD ON THE 2nd DAY OF October, 1979, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, ACCEPT

1. THE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED

DATED THIS 13th DAY OF June, 1979

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

BY Robert L. Citron
DEPUTY

THE SIGNATURE OF THE COUNTY OF ORANGE, EASEMENT HOLDER PER DEEDS RECORDED IN BOOK 8639, PAGE 748, IN BOOK 9558, PAGE 1, AND IN BOOK 9557, PAGE 989, ALL OF OFFICIAL RECORDS OF ORANGE COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE.

PURSUANT TO THE PROVISIONS OF SECTION 66434 (F) OF THE SUBDIVISION MAP ACT, SOILS REPORTS BY: JOSEPH F. MONTAGNA R.C.E. 13408 AND CHARLES KENDALL C.E.G. 1024 DATED MAY 18, 1979 AND A REVIEW BY JOSEPH F. MONTAGNA, R.C.E. 13408 AND CHARLES KENDALL C.E.G. 1024 DATED JULY 23, 1979 HAS BEEN PREPARED FOR THIS SUBDIVISION.

THESE REPORTS AND SUPPLEMENTS THERETO ARE ON FILE WITH THE COUNTY OF ORANGE - E.M.A. REGULATIONS FUNCTION.

SCALE: 1"=80'
 ACREAGE: 30.889 ACRES
 NO OF LOTS: 4
 A PORTION OF TENTATIVE TRACT 10291

TRACT NO 10727

DUPLICATE

SEE BELOW HEREON FOR
 BASIS OF BEARINGS AND
 MONUMENT NOTES.

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

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

DATE OF SURVEY:
 MARCH, 1979

7283

ACCEPTED AND FILED
 OCT 4 1979 AT 8:00AM
 AT REQUEST OF
 TITLE INSURANCE & TRUST CO.
 ORANGE COUNTY RECORDER
 LEE A. BRANCH, County Recorder

\$7.00

