

ACREAGE: 9.613 ACRES
NO. OF LOTS: 3
(ALL OF TENTATIVE TRACT NO. 10922)

BLOCK 5155 MODULE 26
5155 26
36

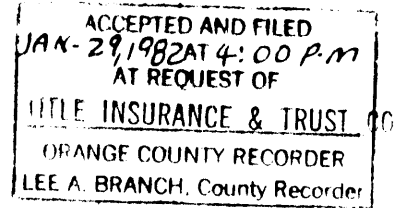
TRACT N° 10922

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LCT 1 OF TRACT NO. 10727, PER MAP FILED IN BOOK 462, PAGES 23 AND 24 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

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

MARCH, 1981

82-036101



\$10.00

FOR CONDOMINIUM PURPOSES

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: LA PAZ ROAD AND AVENIDA BREVE.

WE ALSO HEREBY DEDICATE TO THE MOULTON-NIGUEL WATER DISTRICT THOSE PIPE LINE EASEMENTS FOR WATER AND SEWER PURPOSES SHOWN ON THIS MAP 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.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE THE FLOOD PLAIN EASEMENT AS SHOWN ON THE MAP FOR THE PURPOSES AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 14, 1975, IN BOOK 11569, PAGE 620, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION

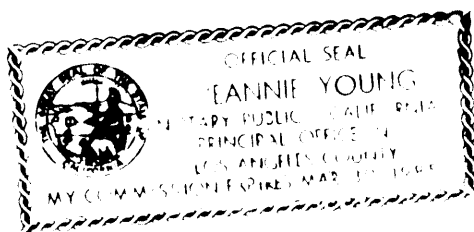
Nathan Shapell *Irvin Stermann*
NATHAN SHAPELL IRVIN STERMAN
PRESIDENT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

ON THIS 8 DAY OF JUNE, 1981, BEFORE ME JEANNIE 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: 3/30/86

WITNESS MY HAND AND OFFICIAL SEAL:



Jeannie Young
NOTARY PUBLIC IN AND FOR SAID STATE

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED BEING THE DULY APPOINTED AGENT OF THE MOULTON-NIGUEL WATER DISTRICT, A PUBLIC CORPORATION, ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 81-23 DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT THE GRANT OF ALL INTERESTS IN REAL ESTATE FOR PUBLIC PURPOSES AS SHOWN ON THIS TRACT MAP BY AND BETWEEN THE MOULTON-NIGUEL WATER DISTRICT AND SHAPELL INDUSTRIES, INC., AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

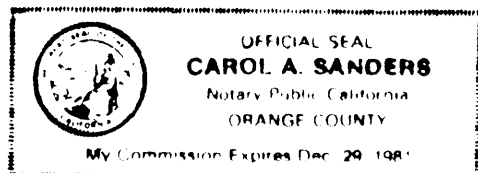
John A. Perry
JOHN A. PERRY
DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 6th DAY OF April, 1981, BEFORE ME, CAROL A. SANDERS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN A. PERRY, KNOWN TO ME TO BE THE DIRECTOR OF ENGINEERING OF MOULTON-NIGUEL WATER DISTRICT, A PUBLIC AGENCY, THE PUBLIC AGENCY THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME 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.

MY COMMISSION EXPIRES: 12-29-81

WITNESS MY HAND AND OFFICIAL SEAL:



Carol A. Sanders
CAROL A. SANDERS
NOTARY PUBLIC IN AND FOR SAID STATE

I HEREBY CERTIFY THAT I AM REGISTERED CIVIL ENGINEER NO. 23956 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 3 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 17th DAY OF DEC., 1981.

C. R. NELSON
COUNTY SURVEYOR

BY: *Paul A. Cuomo*
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 26th DAY OF January, 1982, 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: LA PAZ ROAD AND AVENIDA BREVE; AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISION OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT. AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE THE EASEMENT FOR FLOOD PLAIN PURPOSES AS DEDICATED.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: *Marie Sauriau*
DEPUTY

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 26th DAY OF January, 1982.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: *Marie Sauriau*
DEPUTY

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 6th DAY OF January, 1982.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY: *Paul E. Plummer*
DEPUTY TAX COLLECTOR



PURSUANT TO THE PROVISIONS OF SECTION 66436(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED BY INDORSEMENT ON THE MAP OF TRACT NO. 10727.
2. ENVIRONMENTAL MANAGEMENT AGENCY, HOLDER OF AN EASEMENT FOR ACCESS BY INSTRUMENT RECORDED IN BOOK 13413, PAGE 749 OF OFFICIAL RECORDS.
3. MOULTON-NIGUEL WATER DISTRICT, HOLDER OF AN EASEMENT FOR SEWERS BY INSTRUMENT RECORDED IN BOOK 13718, PAGE 732 OF OFFICIAL RECORDS.
4. ORANGE COUNTY FLOOD CONTROL DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES BY INSTRUMENT RECORDED IN BOOK 13911, PAGE 1358 OF OFFICIAL RECORDS.

PURSUANT TO THE PROVISIONS OF SECTION 66434(f) OF THE SUBDIVISION MAP ACT, A SOILS REPORT BY GEOTECHNICAL CONSULTANTS WAS PREPARED ON MAY 18, 1979, AND REVIEWS PREPARED ON JULY 23, 1979, AND FEBRUARY 26, 1981, AND SIGNED BY JOSEPH F. MONTAGNA, R.C.E. 13403 AND CHARLES KENDALL, C.E.G. 1024.

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

SCALE: 1" = 30'
ACREAGE: 9.613
NO OF LOTS: 3
(ALL OF TENTATIVE TRACT 10922)

TRACT N° 10922

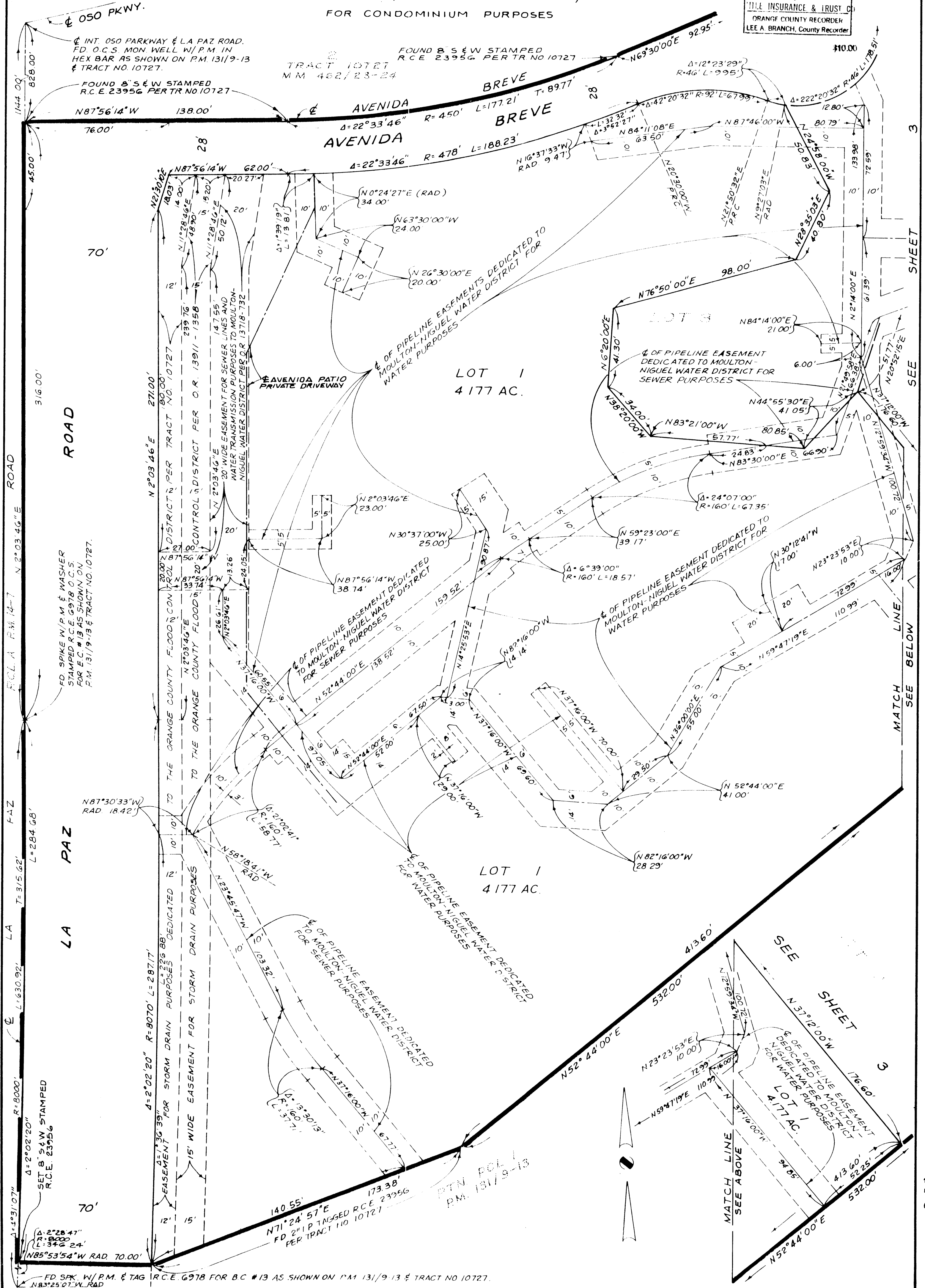
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA.
TOM R. Mc GANNON, RCE 23956 MARCH, 1981

FOR CONDOMINIUM PURPOSES

SHEET 2 OF 3 SHEETS

82-036101

ACCEPTED AND FILED
JUN 29 1982 AT 4:00 P.M.
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder



82-036101

TRACT No 10922

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA.
TOM R MC GANNON, RCE 23956
MARCH, 1981

FOR CONDOMINIUM PURPOSES

FD 21, P TAGGED RCE 23956
PER TRACT NO. 10727

FD 21, P TAGGED RCE 23956
PER TRACT NO. 10727

ACCEPTED AND FILED
ON 2/18/82 AT 12:00 PM
AT REQUEST OF
ORANGE COUNTY RECORDER
LEE A BRANCH County Recorder

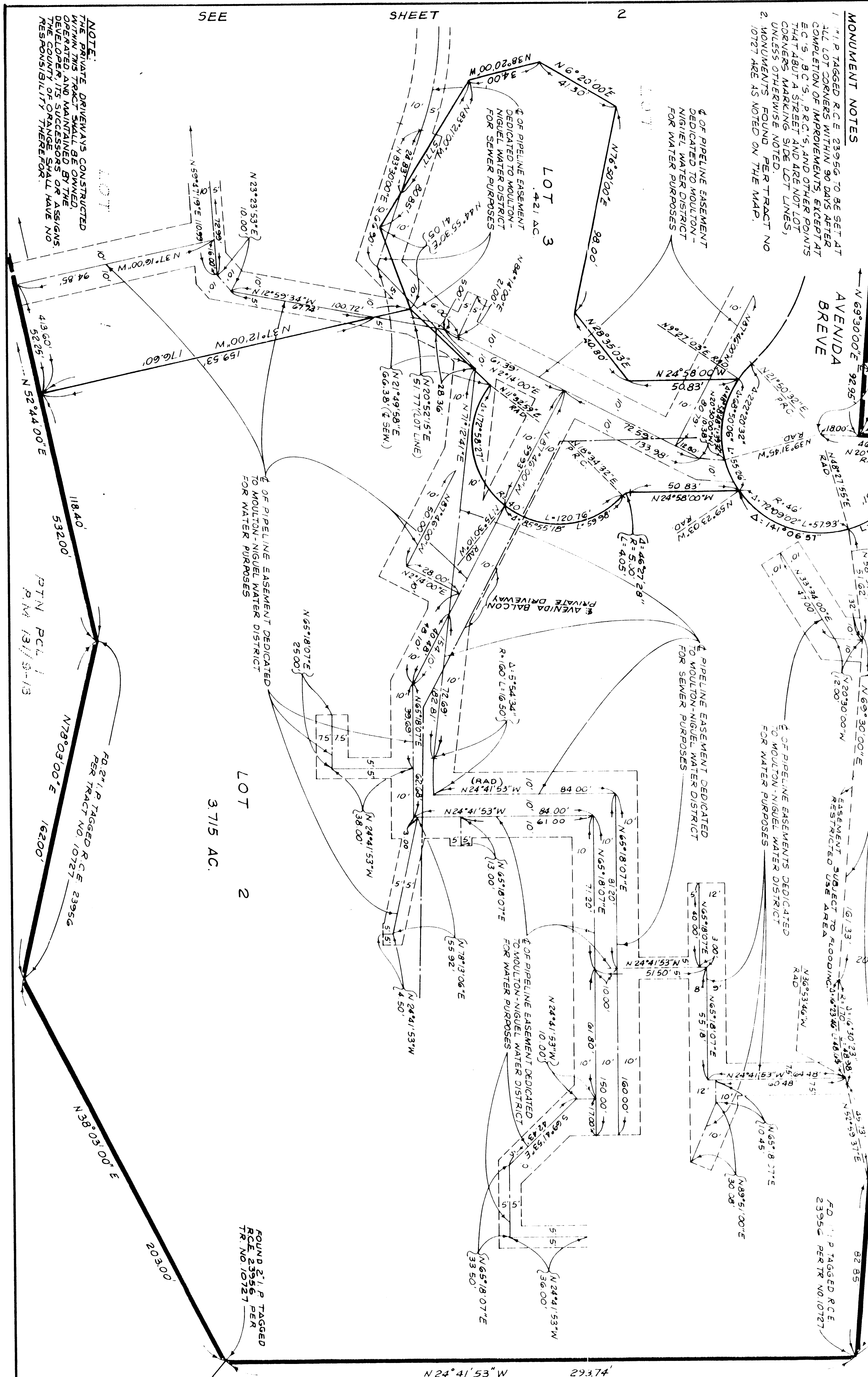
\$10.50

SCALE: 1"=30'
ACREAGE: 9.613
NO OF LOTS: 3
(ALL OF TENTATIVE TRACT 10922)

BASIS OF BEARINGS:
THE BEARING OF N 2° 03' 16" E FOR THE CENTER
LINE OF LA PALM ROAD AS SHOWN ON MAP FILED
IN BOOK 131, PAGES 9 THROUGH 13, INCLUSIVE,
OF PARCEL MAPS AND ON MAP OF TRACT NO.
10727, FILED IN BOOK 462, PAGES 23-24 OF
MISCELLANEOUS MAPS, RECORDS OF ORANGE
COUNTY, CALIFORNIA, WAS USED AS THE BASIS
OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

1. "P" TAGGED R.C.E. 23956, TO BE SET AT ALL LOT CORNERS WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS, EXCEPT AT E.C. 5, 8, C. 5, P.R.C. 5, AND OTHER POINTS THAT ABOUT A STREET AND ARE NOT LOT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED.
2. MONUMENTS FOUND PER TRACT NO. 10727 ARE AS NOTED ON THE MAP.



SEE

SHEET

2

LOT

LOT 2
3.715 AC.

FOUND 21, P TAGGED
RCE 23956 PER
TR. NO. 10727

TRACT 10727
M.M. 462/23-24

Notes

- 1. EXISTING LAND USE: VACANT.
- 2. PROPOSED LAND USE: CONDOMINIUMS. - NEED SITE PLAN
- 3. ZONING: COUNTRY VILLAGE PLANNED COMMUNITY.
- 4. UTILITIES TO BE UNDERGROUND.
- 5. WATER SERVICE BY: MOULTON NIGUEL WATER DISTRICT.
- 6. SEWER SERVICE BY: MOULTON NIGUEL WATER DISTRICT.
- 7. ELECTRIC SERVICE BY: SOUTHERN CALIFORNIA GAS COMPANY.
- 8. TELEPHONE SERVICE BY: PACIFIC TELEPHONE COMPANY.
- 9. DRAINAGE IN ACCORDANCE WITH ORANGE COUNTY STANDARDS AND PLANS.
- 10. STREET IMPROVEMENTS PER ORANGE COUNTY STANDARDS AND MASTER PLAN OF HIGHWAYS.
- 11. ALL SLOPES TO BE TYPE "B" UNLESS OTHERWISE NOTED. ALL SLOPES TO BE 2:1, MAXIMUM.
- 12. PARK REQUIREMENTS TO BE MET BY PAYMENT OF FEES, AND OR DEDICATION OF LOT "A" OR AN EQUIVALENT PARCEL. LAND TO BE DEFINED & APPROVED BY THE COUNTY ENGINEER.
- 13. SLOPE PLANTING SCHEDULE: WITHIN 120 DAYS AFTER COMPLETION OF GRADING.

Lot Summary

LOT NO.	LAND USE	NO. OF UNITS
1	RESIDENTIAL	64
2	RESIDENTIAL	64
3	RECREATIONAL	--
TOTAL		128

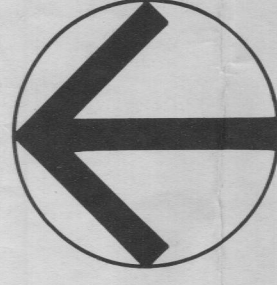
Legal Description

LOT 1 OF TRACT 10727 PER MAP FILED IN BOOK 462 PAGES 23 & 24 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA.

CERTIFICATION

I HEREBY CERTIFY THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.
Raymond W. Buckley - Agent

SCALE: 1"=40'
DATE: 5-19-80
GROSS AREA: 8.913 ACRES
NO. OF LOTS: 3
W.O.: 22-10922



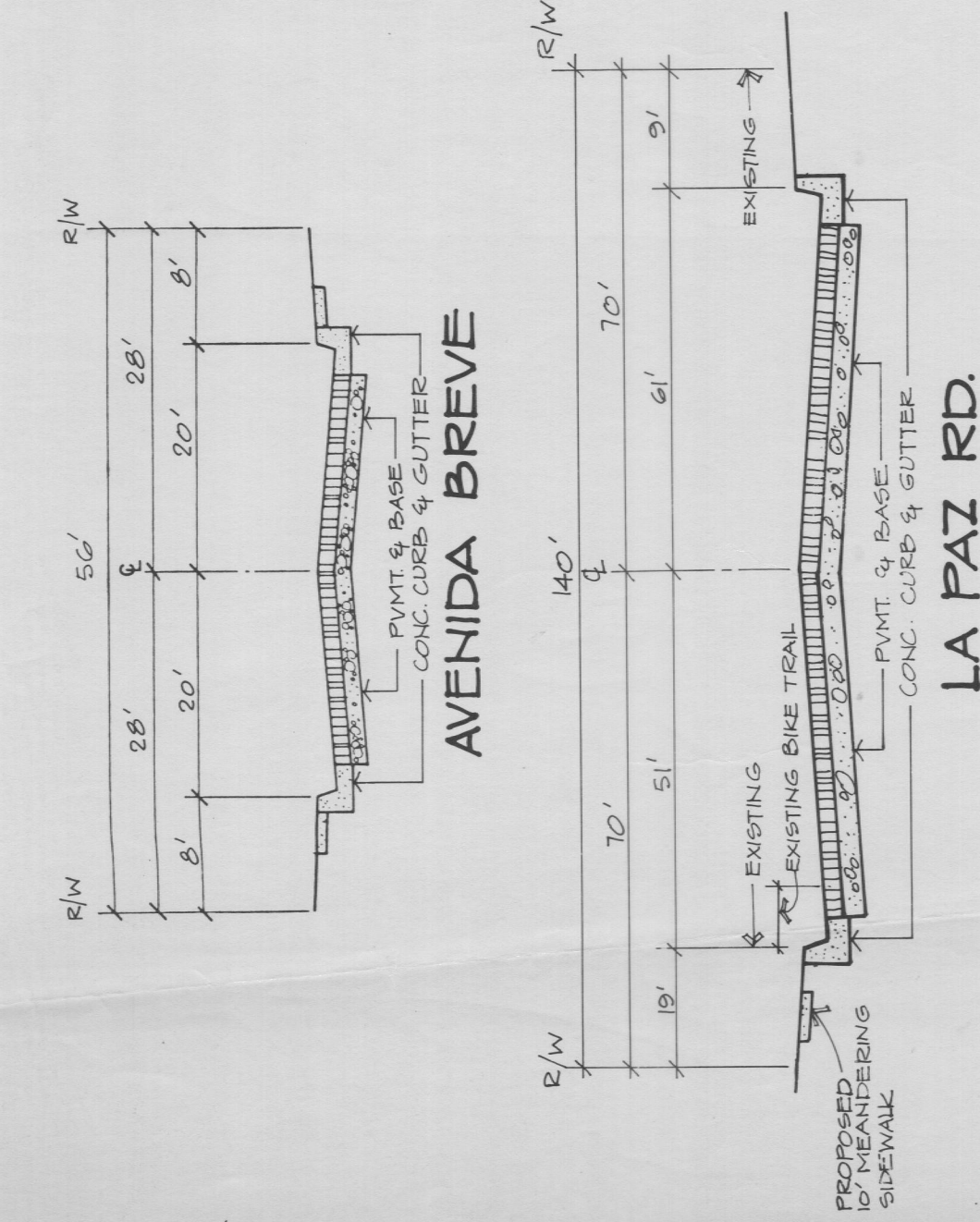
prepared for:

S & S CONST. CO. RD.
14340 BOLSA CHICA
SUITE F
WESTMINSTER, CA.
714/898-6695

RECEIVED
JUN 17 1980
ORANGE COUNTY ENVIRONMENTAL
MANAGEMENT AGENCY
REGULATION DIVISION

prepared by:

Hunsaker Associates Inc.
Planning, Engineering & Surveying
1714 754 1011
3001 Red Hill, Building VI, Suite 212, Costa Mesa, CA 92626



Typical Sections

NOT TO SCALE

no.	revision	date	by
1	ADD LOT NUMBERS 1, 2 & 3	5-19-80	RHS

FOR CONDOMINIUM PURPOSES
TENTATIVE
TRACT NO. 10922

SEE SHEET 5 FOR STORM DRAIN PLAN
GARAGE UNIT F.F. ELEVATIONS ARE FINISH
GARAGE SLAB ELEVATIONS AT FRONT OF GARAGE.
(CAT APPROACH SLAB)

SCALE 1" = 20'

DATE OF PHOTOGRAPHY: 2/14/84

CONSTRUCT TERRACE
DRAIN PER O.C.E.M.A.
STD. 321

N.T.S.

LINE	BEARING	DISTANCE
1	N 87° 56' 14" W	14.00
2	N 71° 24' 57" E	13.01
3	N 87° 56' 14" W	15.20
4	N 71° 24' 57" E	16.25
5	N 87° 56' 14" W	27.00
6	N 87° 56' 14" W	20.27
7	N 02° 03' 46" E	20.00
8	N 87° 56' 14" W	3.00

CURVE	DELTA	ARC	RADIUS	TANGENT
1	0° 04' 16"	10.00	8070.00	5.00
2	4° 41' 55"	15.58	190.00	7.80

~~SEE SHEET 3~~

SCALE: 1"=20'

ROAD

TRACT 10922

COUNTY OF ORANGE

ADD UTILITY EASEMENT - REVISED 4/1/86

LA PAZ

4-7-86

These plans have been analyzed and found to comply with COUNTY VILLAGE PC
AND UP 64-5P

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 Land Use Section Staff, Current Planning and Development, Regulation, Environmental Management Agency.

Checked by M. C. C. J. M. 1

AT-1
178 07AT-1
178 07

NOTE

SEE SHEET 6 FOR STORM DRAIN PLANS
GARAGE UNIT F.F. ELEVATIONS ARE FINISH
GARAGE SLAB ELEVATIONS AT FRONT OF
GARAGE (AT APPROACH SLAB)

SCALE 1" = 20'

DATE OF PHOTOGRAPHY: 2/14/84

P&L 3 P.M. 13/19-13
(SAME OWNER)

PROJECT NO.
84422
SHEET 3
OF
9 SHEETS

PRECISE GRADING PLAN
FOR
TRACT 10922
COUNTY OF ORANGE

JOHN G. GOETTEN
Consulting Civil Engineers, Inc.
(714) 549-3040
1900-H East Warner Avenue
Santa Ana California 92705



AVENIDA BREVE

TYPE 'A' WALL - SEE SHT. 9 FOR PROFILE
114" R.C.P. JO4 STORM DRAIN
FOR 100-YEAR STORM PROTECTION

SEE LANDSCAPE
PLANS FOR DETAILS

SEE SHEET 4

SEE

NOTE:

SEE SHEET 7 FOR STORY DRAIN PLANS.
GARAGE UNIT F.F. ELEVATIONS ARE FINISH
GARAGE SLAB ELEVATIONS AT FRONT OF GARAGE
(AT APPROACH SLAB)

SCALE 1" = 20'
DATE OF PREPARED: 2/14/84

all lot monumentation
is in accordance with
recorded plat map

PCL. 1 P.M. 13/19-13
(SAME OWNER)

Date: 8-13-85
Tract No. 10922 1072
County: Santa Clara

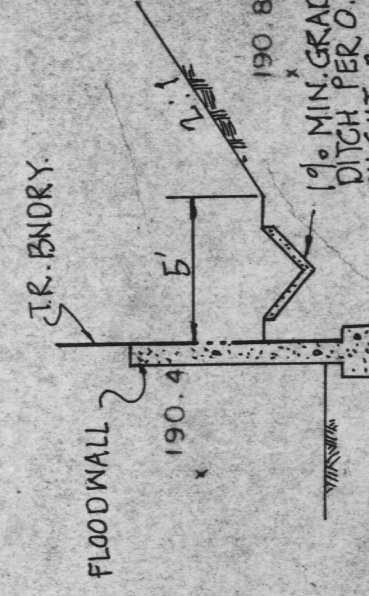
They shall coordinate a precise plan of development
with any proposed subdivision changes, or any
other changes, and shall be approved by the
Land Use Commission, Santa Clara County Planning &
Development, Regional, Environmental Management
Agency.

Prepared by: [Signature]

PROJECT NO. 84422
SHEET 4 OF 9 SHEETS
PRECISE GRADING PLAN
FOR
TRACT 10922
COUNTY OF ORANGE

JOHN G. GOETTEN
Consulting Civil Engineers, Inc.
(714) 549-3040
1900-H East Warner Avenue
Santa Ana California 92705

LOT 3 TRACT 10727
(SAME OWNER)



SECTION B-B
N.T.S.

SEE SHT. 9 FOR PROFILE 17

TYPE 'A' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'B' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'C' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'D' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'E' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'F' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'G' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'H' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'I' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'J' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'K' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'L' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'M' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'N' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'O' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'P' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'Q' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'R' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'S' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'T' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'U' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'V' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'W' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'X' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'Y' WALL - SEE SHT. 9 FOR PROFILE

TYPE 'Z' WALL - SEE SHT. 9 FOR PROFILE