

ACREAGE: 0.467 ACRES
NO. OF LOTS: 1
(ALL OF TENTATIVE TRACT NO. 10965)

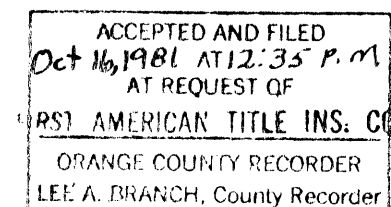
DUPLICATE

FOR CONDOMINIUM PURPOSES TRACT N° 10965

BLOCK MODULE
5056 12

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 140, PAGES 42 TO 48, INCLUSIVE, OF PARCEL MAPS, LOT 28 OF TRACT NO. 8454, AS SHOWN ON A MAP RECORDED IN BOOK 359, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, AND STREET OF THE GOLDEN LANTERN IN TRACT NO. 8239, AS SHOWN ON A MAP RECORDED IN BOOK 332, PAGES 10 THROUGH 16, INCLUSIVE, OF MISCELLANEOUS MAPS, AND GARDENIA STREET IN TRACT NO. 8454, AS SHOWN ON A MAP RECORDED IN BOOK 359, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

21703



\$8.00

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

DATE OF SURVEY: MARCH, 1981

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: STREET OF THE GOLDEN LANTERN AND GARDENIA STREET. WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO GARDENIA STREET AND STREET OF THE GOLDEN LANTERN EXCEPT AT APPROVED ACCESS LOCATIONS. WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE THE EASEMENT FOR BIKE TRAIL PURPOSES AS SHOWN ON THE MAP. PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE THE EASEMENT FOR RECREATION, TRAIL AND OPEN SPACE PRESERVATION AS SHOWN ON THE MAP.

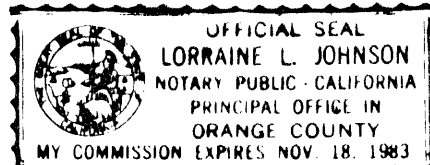
COLINAS DE CAPISTRANO DEVELOPMENTS, INC., A CALIFORNIA CORPORATION.

L.B. McQuarrie
(VICE) PRESIDENT
L.B. MCQUARRIE

Pierre Benoit
(VICE) PRESIDENT
PIERRE BENOIT

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS 19TH DAY OF August, 1981, BEFORE ME, the undersigned
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED L.B. McQuarrie
AND PIERRE BENOIT, KNOWN TO ME TO BE THE
(VICE) PRESIDENTS OF COLINAS DE CAPISTRANO
DEVELOPMENTS, 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 Nov. 18, 1983. WITNESS MY HAND AND OFFICIAL SEAL:

Lorraine L. Johnson
NOTARY PUBLIC IN AND FOR SAID STATE

TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER
A DEED OF TRUST RECORDED IN BOOK 13093, PAGE 1 OF OFFICIAL RECORDS.

R. Lindholm
(ASS'T) SECRETARY
R. LINDHOLM

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS 16TH DAY OF SEPTEMBER, 1981, BEFORE ME, E. Joyce Williams,
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED R. Lindholm,
KNOWN TO ME TO BE THE
(ASS'T) SECRETARY OF TITLE INSURANCE AND
TRUST COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN
TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID
CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 7/26/85. WITNESS MY HAND AND OFFICIAL SEAL:

E. Joyce Williams
NOTARY PUBLIC IN AND FOR SAID STATE

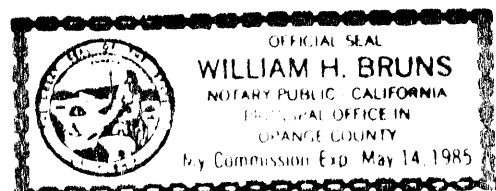
FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE
UNDER A DEED OF TRUST RECORDED IN BOOK 13291, PAGE 720 OF OFFICIAL RECORDS.

Robert D. Stone
(ASS'T VICE) PRESIDENT
ROBERT D. STONE

G. Thomas Gower
(ASS'T) SECRETARY
G. THOMAS GOWER

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS 17TH DAY OF SEPTEMBER, 1981, BEFORE ME, William H. Bruns,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT D. STONE
AND G. THOMAS GOWER, KNOWN TO ME TO BE (VICE) PRESIDENT
AND (ASS'T) SECRETARY, RESPECTIVELY, OF FIRST AMERICAN TITLE INSURANCE
COMPANY, 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 CORP-
ORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES MAY 14, 1985. WITNESS MY HAND AND OFFICIAL SEAL:

William H. Bruns
NOTARY PUBLIC IN AND FOR SAID STATE

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

1. MOULTON-NIGUEL WATER DISTRICT, HOLDER OF AN EASEMENT RECORDED IN BOOK 7348, PAGE 351 AND RE-RECORDED IN BOOK 7351, PAGE 860, BOTH OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY.
2. JOHN O. FORSTER, AND OTHERS, HOLDERS OF A RIGHT OF WAY, RESERVED IN BOOK 139, PAGE 93 OF DEEDS.
3. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 315, PAGE 394 OF DEEDS.
4. ROCK SPRINGS LAND AND CATTLE COMPANY, HOLDER OF A RIGHT OF WAY RECORDED IN BOOK 360, PAGE 105 OF DEEDS.
5. LAGUNA NIGUEL ROLLING HILLS COMMUNITY ASSOCIATION, INC., HOLDER OF AN EASEMENT RECORDED IN BOOK 12968, PAGE 1505 AND IN BOOK 13981, PAGE 120, BOTH OF OFFICIAL RECORDS.

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, 1981, 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 20 DAY OF Sept, 1981.C. R. NELSON
COUNTY SURVEYOR

BY: *Paul A. Cuomo*
DEPUTY

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 14TH DAY OF October, 1981, 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: STREET OF THE GOLDEN LANTERN AND GARDENIA STREET; AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE;

1. ALL VEHICULAR ACCESS RIGHTS TO GARDENIA STREET AND STREET OF THE GOLDEN LANTERN AS RELEASED AND RELINQUISHED.
2. THE EASEMENT FOR BIKE TRAIL PURPOSES AS DEDICATED.
3. AND DID NOT ACCEPT THE OFFER OF THE EASEMENT FOR RECREATION, TRAIL AND OPEN SPACE PRESERVATION PURPOSES.

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

DATED THIS 14TH DAY OF October, 1981.JUNE ALEXANDER
CLERK OF THE BOARD

BY: *Diane Keyes*
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 14TH DAY OF October, 1981.JUNE ALEXANDER
CLERK OF THE BOARD

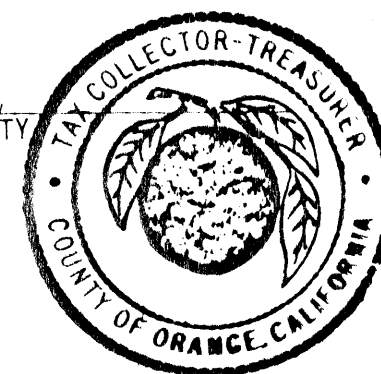
BY: *Diane Keyes*
DEPUTY

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 PAYABLE.

DATED THIS 18TH DAY OF SEPTEMBER, 1981.ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY: *Carol L. Jolowitz*
DEPUTY



PURSUANT TO THE PROVISIONS OF SECTION 66434(F) OF THE SUBDIVISION MAP ACT, A GEOLOGIC AND SOILS REPORT BY CLAUDE CORVINO, R.C.E. 31072 AND PAUL DAVIS, C.E.G. 320 DATED DECEMBER 2, 1980 HAS BEEN PREPARED FOR THIS SUBDIVISION.

THIS REPORT AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE COUNTY OF ORANGE - EMA - REGULATIONS FUNCTION.

THE PRIVATE DRIVEWAYS CONSTRUCTED WITHIN THIS TRACT SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS. THE COUNTY OF ORANGE SHALL HAVE NO RESPONSIBILITY THEREFOR.

SCALE: 1" = 60'
ACREAGE: 9.469 ACRES. DUPLICATE
NO. OF LOTS: 1
(ALL OF TENTATIVE TRACT NO. 10965)

FOR CONDOMINIUM PURPOSES
TRACT N° 10965
IN UNINCORPORATED TERRITORY OF ORANGE COUNTY
STATE OF CALIFORNIA
TOM R. MEGANNON, R.C.E. 23956 MAY, 1981

21703

BASIS OF BEARINGS:

THE BEARING OF N1°00'51"E ALONG THE WILY LINE OF PCL. 1 OF MAP FILED IN BOOK 140, PAGES 42 THROUGH 48, INCLUSIVE, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

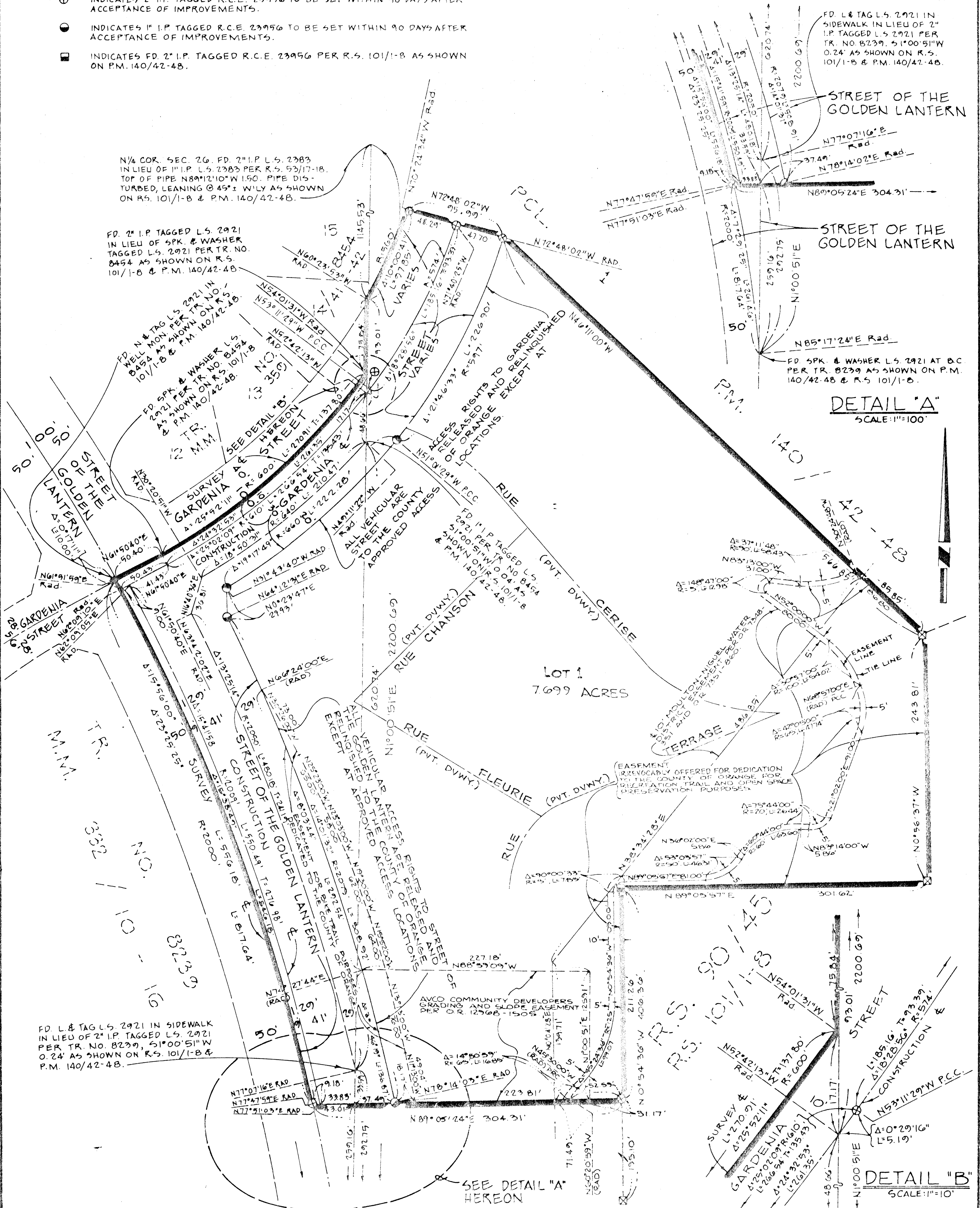
DATE OF SURVEY: MARCH, 1981

ACCEPTED AND FILED
Oct. 16, 1981 AT 12:35 P.M.
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

\$8.00

MONUMENT NOTES:

- ☒ FD. 1" I.P. TAGGED L.S. 2528 PER R.S. 90/145 AS SHOWN ON R.S. 101/1-B & P.M. 140/42-48.
- ⊕ INDICATES 2" I.P. TAGGED R.C.E. 23956 TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- INDICATES 1" I.P. TAGGED R.C.E. 23956 TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- INDICATES FD. 2" I.P. TAGGED R.C.E. 23956 PER R.S. 101/1-B AS SHOWN ON P.M. 140/42-48.



1. EXISTING LAND USE: VACANT.
2. PROPOSED LAND USE: MULTIPLE FAMILY DWELLINGS.
3. EXISTING AND PROPOSED ZONE: COLLINS DE CAPISTANO PLANNED COMMUNITY.
4. ALL UTILITIES TO BE UNDERGROUND.
5. WATER AND SEWER SERVICE PROVIDED BY: WOLTON ALGUE WATER DISTRICT.
6. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
7. ELECTRIC SERVICE PROVIDED BY: SAN DIEGO GAS AND ELECTRIC COMPANY.
8. FIRE PROTECTION PROVIDED BY: SAN DIEGO FIRE DEPARTMENT.
9. DRAINAGE IN ACCORDANCE WITH ORANGE COUNTY STANDARDS AND PLANS.
10. STREET IMPROVEMENTS PER ORANGE COUNTY STANDARD PAVES AND MASTER PLAN OF ARTERIAL HIGHWAYS.
11. PLANNING SPECIES: WITHIN 120 DAYS AFTER COMPLETION OF GRADING.
12. PLANNING SPECIES: WITHIN 120 DAYS AFTER COMPLETION OF GRADING.
13. THIS IS A SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES.
14. LOCAL PARK REQUIREMENTS WILL BE MET BY DONATION OF LAND FOR THE PROPOSED COMMUNITY PARK IN PLANNING UNIT 26 OF AREA 3 OF COLLINS DE CAPISTANO PLANNED COMMUNITY.
15. PRIVATE PARK FACILITIES OF PLANNING UNIT 4 OF AREA 1 OF COLLINS DE CAPISTANO PLANNED COMMUNITY.

CERTIFICATION
I HEREBY CERTIFY THAT THE OWNER OF RECORD HAS KNOWLEDGE
OF AND CONSENTS TO THE FILING OF THIS MAP.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 1 OF P.M. 79-148 RECORDED IN BOOK 140/42-48 OF SAID COUNTY.

[illegible]

PREPARED FOR:
SUPPLIER

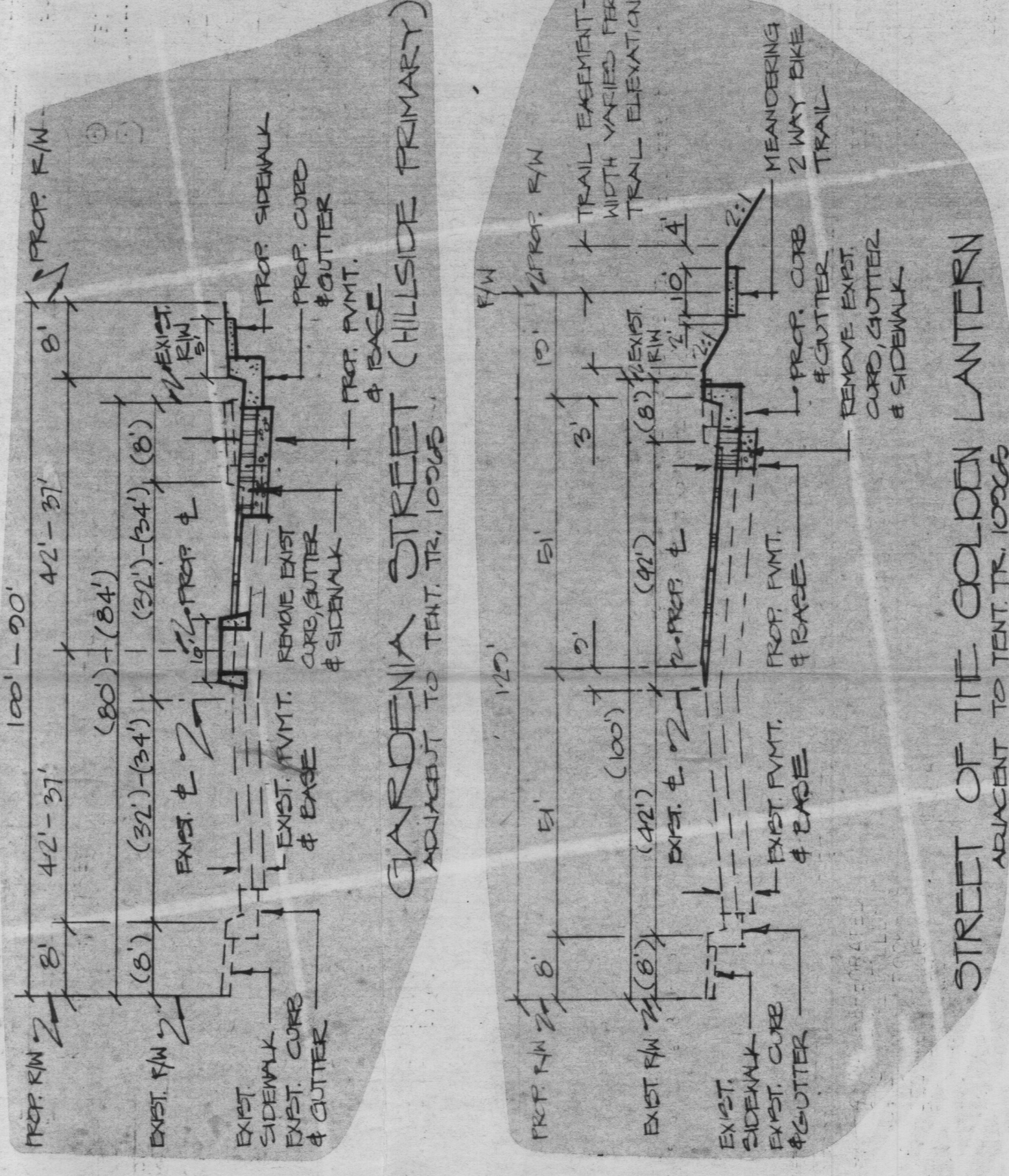
OWNER

PREPARED BY:

SCALE: 1" = 40'
DATE: 8-9-80
GROSS AREA:
NO. OF LOTS:
W.O.: 120 - 1026
DENSITY: 6:1 D.U.

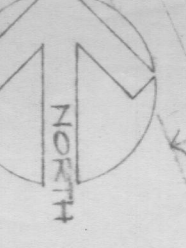
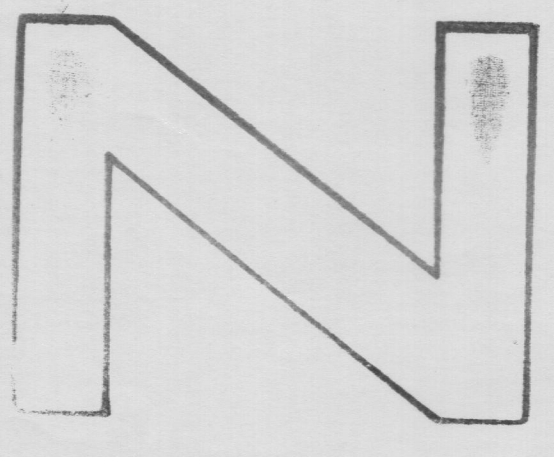
TENTATIVE TRACT NO. 10965
SUBDIVISION FOR CONDOMINIUM PURPOSES

(NOT TO SCALE)



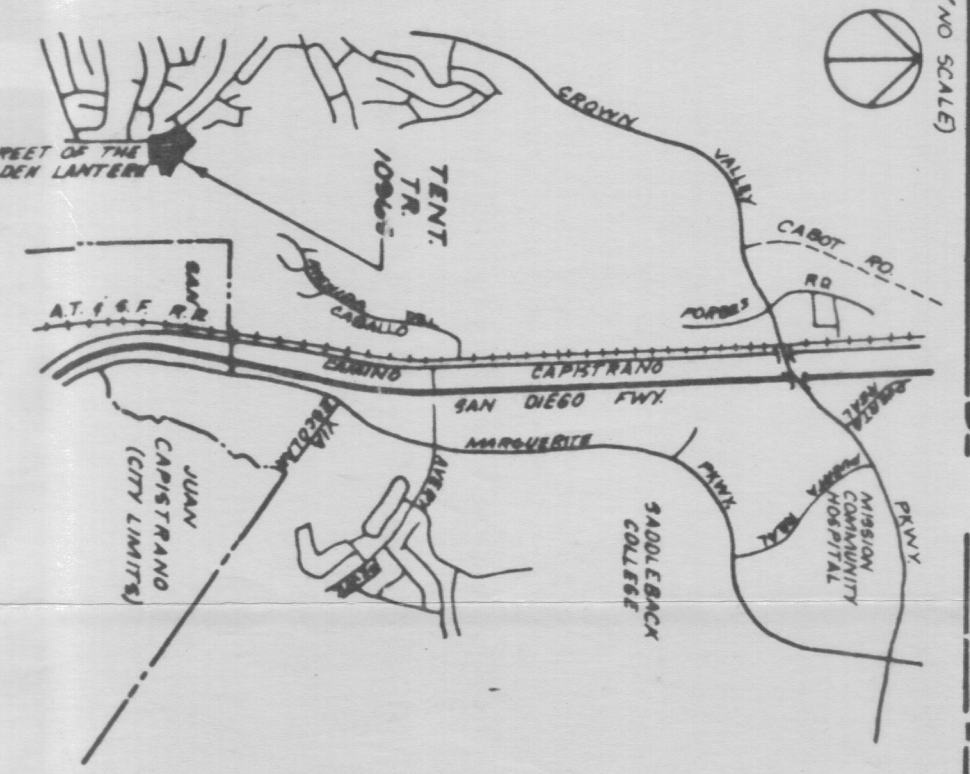
no.	revision	date	by

Date DEC. 8, 1981
Tract No. 10965 814, 1 ONLY
These plans have been analyzed and found to comply with the provisions of the PLANNED COMMUNITY DEVELOPMENT ACT and PLANNED COMMUNITY DEVELOPMENT ACT
They shall constitute a precise plan of development and any proposed construction, improvements, or any plan details to be eliminated, shall first be approved by the Land Use Section Staff, Current Planning Agency, Development, Regulation, Environmental Management Agency.
Checked by: [Signature]
Approved by: [Signature]
Chief, Land Use



PLOT PLAN

TRACT NO. 10965



Vicinity Map

PREPARED FOR:
SUBDIVIDER
HOWARD MARK HOMES
25301 CABOT RD. STE. 107
LAGUNA HILLS, CA. 92653
714-770-3266
OWNER
COLINAS DE CAPISTRANO
DEVELOPMENTS, INC.
3931 MACARTHUR BLVD. STE. 113
NEWPORT BEACH, CA. 92660
714-955-0224

Legal Description

THOSE PORTIONS OF SECTION 26 OF TOWNSHIP 7 SOUTH, RANGE 8 WEST OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER THE OFFICIAL PLAT OF SAID TOWNSHIP FILED MARCH 29, 1879, IN THE DISTRICT LAND OFFICE, AND LOT 28 OF TRACT 8454 AS PER MAP FILED IN BOOK 359, PAGES 41 AND 42 OF SAID MISCELLANEOUS MAPS.

RECEIVED
LAND USE SECTION
DEC 7, 1981
ORANGE COUNTY
Current Planning & Dev.

PLAN

PROPOSED PLOT PLAN FOR:
48 UNIT CONDOMINIUM DEVELOPMENT
STREET OF THE GOLDEN LANTERN AND GARDENIA ST., LAGUNA HILLS, CA.

Hunsaker Associates Inc.
Planning, Engineering & Surveying
(714) 754-1011
3001 Red Hill, Building VI, Suite 212, Costa Mesa, CA 92626

HOWARD MARK & CO., INC.
25301 CABOT ROAD, SUITE 107, LAGUNA HILLS, CA 92653
(714) 770-3266

Sheet no. **a1**

Date
7-11-80
Revisions
7-11-80
7-11-80

LAND USE COPY

