

SHEET 1 OF 5 SHEETS
PORTION OF TENTATIVE
TRACT NO. 10012

BLOCK MODULE
4855 20 & 21
4955 00, 01, 02, 10,
11 & 12

TRACT NO. 11100

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.

Being a subdivision of a portion of the Rancho Niguel as shown on the map recorded in Book 2, Pages 230 and 231 of Records in the office of the County Recorder of Los Angeles County, California.

April 1980

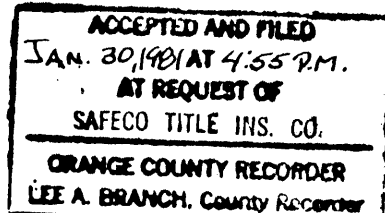
Gerald F. Oldenburg L.S. 3246

WILLIAMSON AND SCHMID, CIVIL ENGINEERS

22 LOTS AND LOTS A, B AND C

23.296 ACRES

36698



\$13.00

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 dedicate to the County of Orange a fire protection access easement over and across Lot C as shown on said map. We also hereby dedicate to the Moulton Niguel Water District a non-exclusive easement for water purposes and a non-exclusive easement for water and sewer purposes over, under, along and through Lot C, both as 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, Page 195 of Official Records of Orange County.

AVCO COMMUNITY DEVELOPERS, INC, a California Corporation

C. Lynton

C. LYNTON-ASST. VICE PRESIDENT

James H. Jefferson, Jr.
JAMES H. JEFFERSON, JR.-
ASST. SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On this 20th day of June, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. Lynton and James H. Jefferson, Jr., known to me to be the Asst. Vice Pres. and Asst. Secretary, respectively, of AVCO COMMUNITY DEVELOPERS, INC., a California 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.

Witness my hand and official seal.



Anne Mileto
Notary Public in and for said County
and State
ANNE MILETO
My commission expires 1-28-83

TITLE INSURANCE AND TRUST COMPANY, a California Corporation, trustee under a Deed of Trust recorded in Book 9528, Page 637 of Official Records.

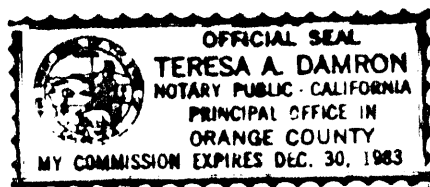
John H. Rosson

JOHN H. ROSSON-ASSISTANT SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On this 24th day of JULY, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN H. ROSSON, known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY, a California Corporation, 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, as trustee.

Witness my hand and official seal.



Teresa A. Damron
Notary Public in and for said County
and State
TERESA A. DAMRON
My commission expires 12-30-83

UNITED CALIFORNIA BANK, a California Corporation, beneficiary under a Deed of Trust recorded in Book 11237, Page 948, of Official Records.

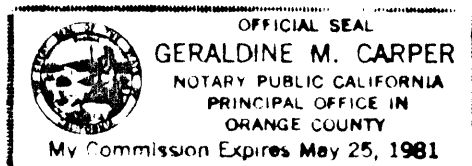
J. D. Vanik
J. D. VANIK-ASST. VICE PRESIDENT

H. Ruggaber
H. RUGGABER-ASST. SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On this 21st day of July, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. D. VANIK and H. Ruggaber, known to me to be the Asst. Vice Pres. and Asst. Secretary, respectively, of UNITED CALIFORNIA BANK, a California 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, as beneficiary.

Witness my hand and official seal.



Geraldine M. Carper
Notary Public in and for said County
and State
GERALDINE M. CARPER
My commission expires 5-25-81

The undersigned, being the duly appointed agent of the Moulton Niguel Water District, a public corporation, Orange County, California, pursuant to its Resolution No. 80-55 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 AVCO Community Developers, Inc. and does hereby certify that the grantee consents to the recordation of said tract.

John A. Perry
JOHN A. PERRY-DIRECTOR OF
OPERATION & ADMINISTRATION

I hereby certify that I am Licensed Land Surveyor No. 3246 of the State of California; that this map consisting of 5 sheets and the true and complete survey made in April, 1980 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.

Gerald F. Oldenburg
GERALD F. OLDENBURG, L.S. 3246

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 16th day of Jan, 1981.

C. R. NELSON
COUNTY SURVEYOR

BY: *SK Shelton*

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.

Dated this 25th day of November, 1980.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY: *J. Sindora*

DEPUTY TAX COLLECTOR

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 27th day of January, 1981, and that thereupon said Board did, by an order duly passed and entered, approve said map. Did also accept on behalf of the County of Orange the fire protection access easement as dedicated.

Dated this 27th day of January, 1981.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: *Gail R. Julian*

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 27th day of January, 1981.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: *Gail R. Julian*

DEPUTY

NOTE:

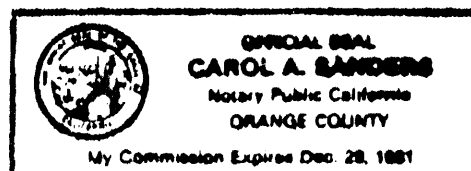
The private streets constructed within this tract shall be owned, operated and maintained by the developer, its successors or assigns. The County of Orange shall have no responsibility therefor.

Pursuant to the provisions of Section 66434(h) of the Subdivision Map Act, a soils report dated June 20, 1979 and a supplemental report dated November 28, 1979 both by Michael J. Miller, RCE 28110 and Gary F. Stoney, CEG 938 have been prepared for this subdivision. Said report and supplement are on file with the County of Orange-EMA Regulation Function.

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

On this 8th day of October, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN A. PERRY, known to me to be the Director of Operation & Administration 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.

Witness my hand and official seal.



Carol A. Sanders
Notary Public in and for said County
and State
CAROL A. SANDERS
My commission expires 12-29-81

SHEET 2 OF 5 SHEETS

SCALE: 1" = 80'

PORTION OF TENTATIVE
TRACT NO. 10012

TRACT NO. 11100

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
April 1980
Gerald F. Oldenburg L.S. 3246
WILLIAMSON AND SCHMID, CIVIL ENGINEERS
22 LOTS AND LOTS A, B AND C 23.296 ACRES

36698

ACCEPTED AND FILED
JAN. 30, 1981 AT 4:55 P.M.
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

\$13.00

BASIS OF BEARINGS:

Bearings shown hereon are based on the southerly line of Lot A, Tract No. 11102 being $N. 86^{\circ}06'41''W.$ per map recorded in Book 483, Pages 3-8 of Miscellaneous Maps, records of Orange County, California.

MONUMENT NOTES:

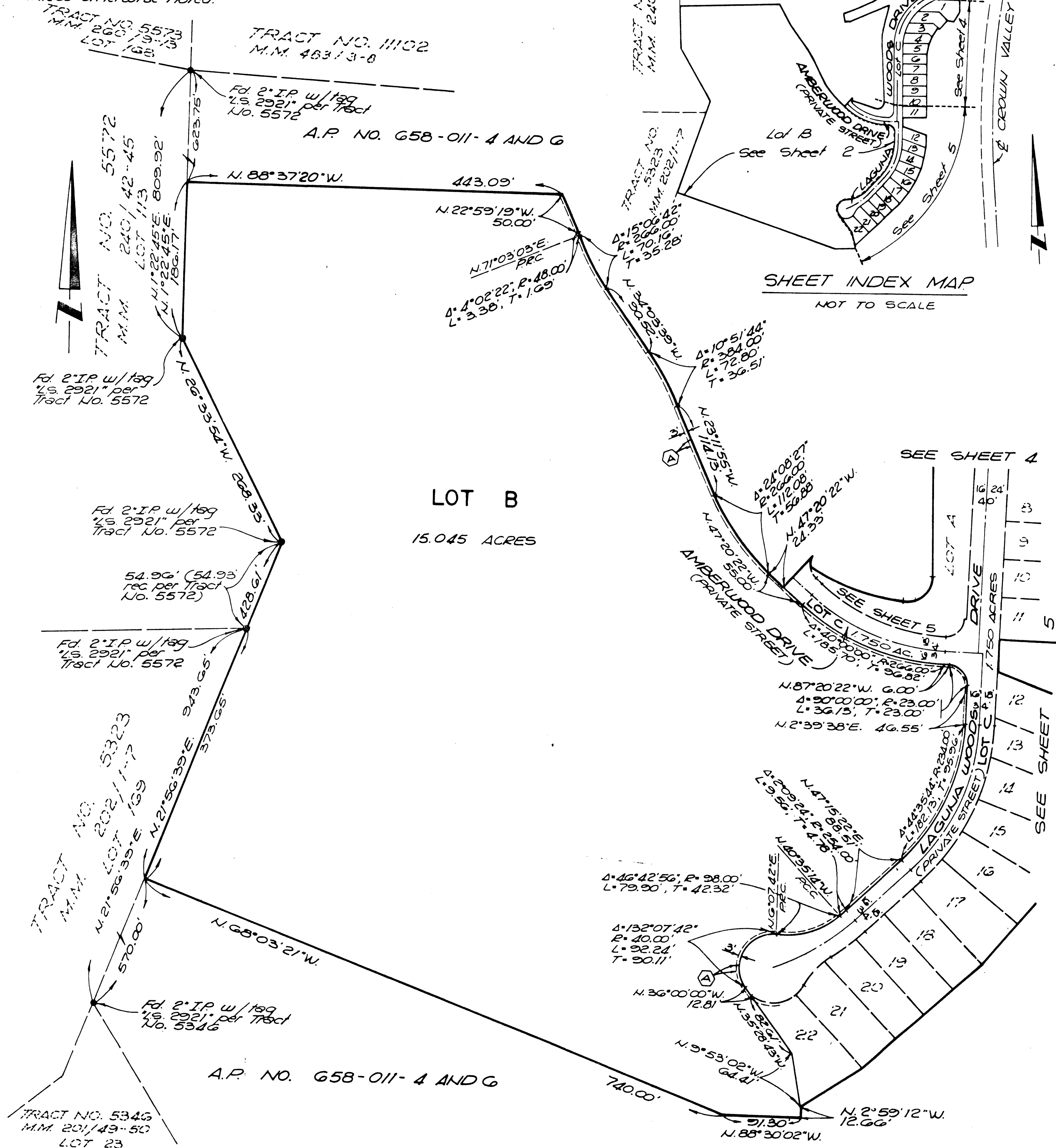
- Indicates location of 2" I.P. w/ tag "L.S. 3246" to be set per Tract No. 11102, unless otherwise noted.
- Indicates location of spike and washer stamped "L.S. 3246" to be set per Tract No. 11102.
- Indicates location of spike and washer stamped "L.S. 3246" to be set within 90 days after acceptance of improvements.

2" I.P. w/ tag "L.S. 3246" to be set at all boundary and lot corners within 90 days after acceptance of improvement, unless otherwise noted.

EASEMENT

- Indicates proposed 3' wide public utility easement and also a non-exclusive easement for water purposes dedicated to Moulton Niguel Water District.

TRACT NO. 11102
M.M. 483/3-8



SCALE: 1" = 40'

PORTION OF TENTATIVE
TRACT NO. 10012

TRACT NO. 11100

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.

April 1980

Gerald F. Oldenburg L.S. 3246

WILLIAMSON AND SCHMID, CIVIL ENGINEERS

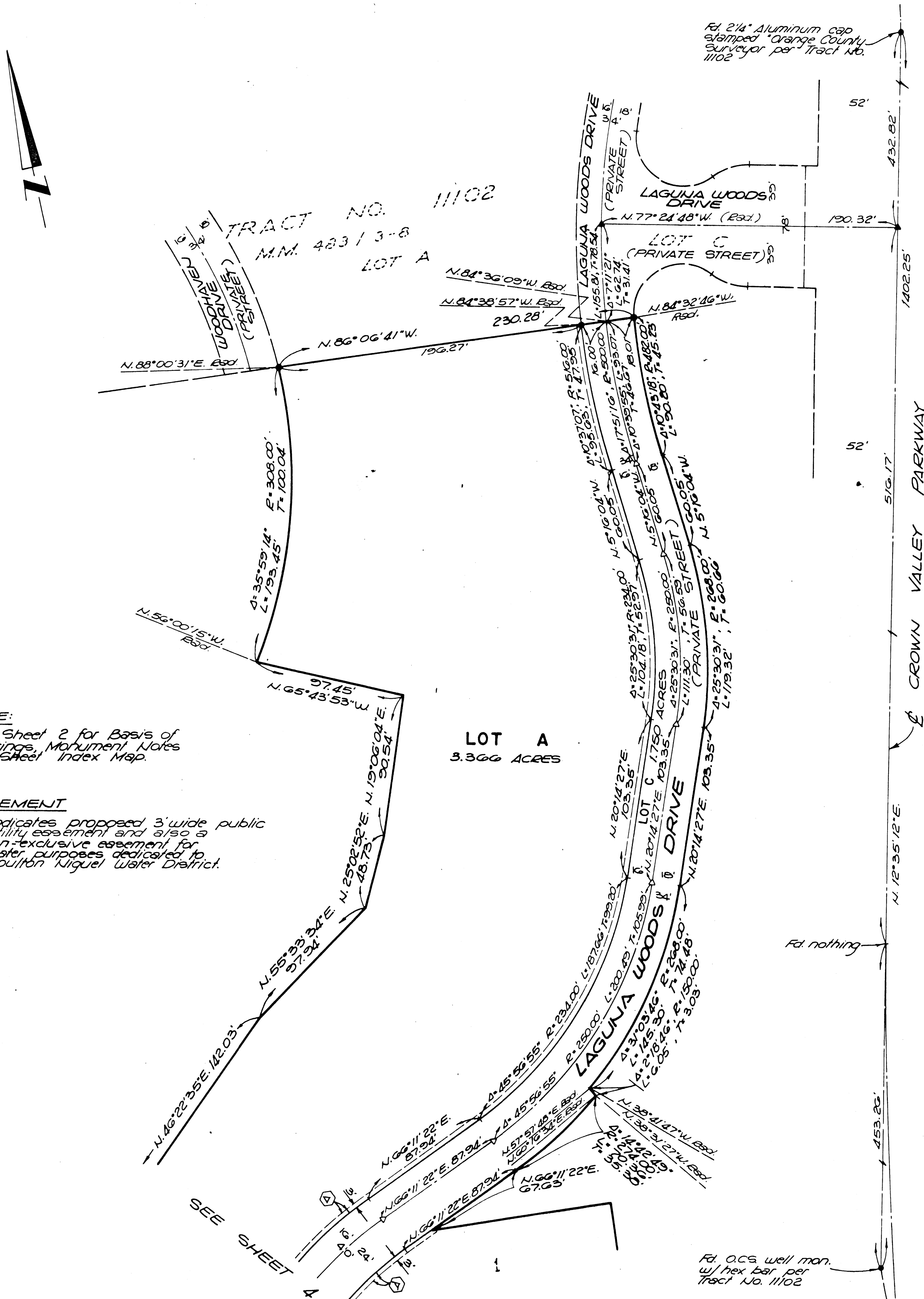
22 LOTS AND LOTS A, B AND C

23.296 ACRES

36698

ACCEPTED AND FILED
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 AT REQUEST OF
 SAFECO TITLE INS. CO.
 ORANGE COUNTY RECORDER
 LEE A. BRANCH, County Recorder

\$13.00



NOTE:

See Sheet 2 for Basis of Bearings, Monument Notes and Sheet Index Map.

EASEMENT

A Indicates proposed 3' wide public utility easement and also a non-exclusive easement for water purposes dedicated to Moulton Niquel Water District.

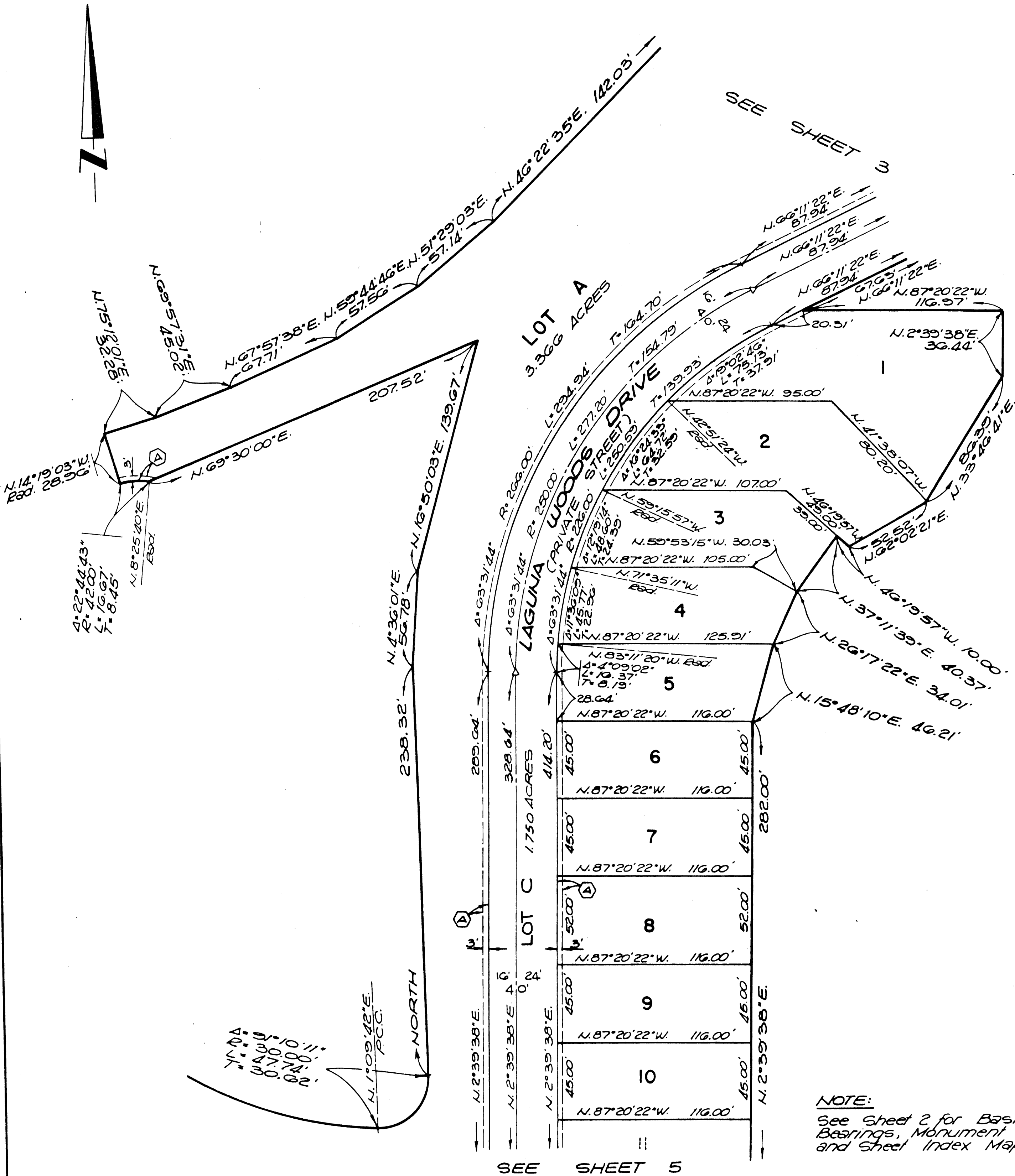
Fd. O.C.S. well man
w/ hex bar per
Tract No. 11102

SHEET 4 OF 5 SHEETS
SCALE: 1" = 40'
PORTION OF TENTATIVE
TRACT NO. 10012

DUPLICATE
TRACT NO. 11100

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
April 1980
Gerald F. Oldenburg, L.S. 3246
WILLIAMSON AND SCHMID, CIVIL ENGINEERS
22 LOTS AND LOTS A, B AND C 23.296 ACRES

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SAFE CO. TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder
\$13.00



NOTE:
See Sheet 2 for Basis of
Bearings, Monument Notes
and Sheet Index Map.

EASEMENT

Ⓐ Indicates proposed 3' wide public utility
easement and also a non-exclusive easement
for water purposes dedicated to Moulton
Niquel Water District.

SHEET 5 OF 5 SHEETS
SCALE: 1"=40'
PORTION OF TENTATIVE
TRACT NO. 10012

DUPLICATE
TRACT NO. 11100

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
April 1980
Gerard F. Oldenburg L.S. 3246
WILLIAMSON AND SCHMID, CIVIL ENGINEERS
22 LOTS AND LOTS A, B AND C 23.296 ACRES

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ACCEPTED AND FILED
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SAFE CO. TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

\$13.00

SEE SHEET 4

SEE SHEET 2
LOT B
15.045 ACRES

NOTE:
See Sheet 2 for Basis of
Bearings, Monument Notes
and Sheet Index Map.

EASEMENT
(A) Indicates proposed 3' wide
public utility easement and
also a non-exclusive
easement for water purposes
dedicated to Moulton Miguel
Water District.

CURVE DATA

NO.	Δ	R	L	T
①	42°14'05"	21.00'	15.48'	8.11'
②	78°06'43"	21.00'	28.63'	17.04'
③	10°07'40"	288.00'	50.91'	25.52'
④	2°53'10"	288.00'	14.51'	7.26'
⑤	7°14'30"	288.00'	36.40'	18.22'
⑥	27°58'30"	96.00'	46.87'	23.91'
⑦	5°20'08"	96.00'	8.94'	4.47'
⑧	22°38'22"	96.00'	37.93'	19.22'
⑨	96°50'18"	42.00'	70.99'	47.34'
⑩	20°08'50"	42.00'	14.77'	7.46'
⑪	76°41'28"	42.00'	56.22'	33.22'
⑫	20°00'00"	21.00'	32.99'	21.00'
⑬	20°00'00"	23.00'	36.13'	23.00'
⑭	46°42'56"	98.00'	79.90'	42.32'
⑮	132°07'42"	40.00'	92.24'	90.11'