

ACREAGE: 11.253 ACRES
NO. OF LOTS: 1
(ALL OF TENTATIVE TRACT NO. 11169)

BLOCK 5056
MODULE 13, 14, 23, 24

TRACT N° 11169

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

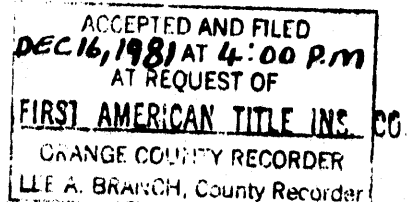
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 140, PAGES 42 TO 48, INCLUSIVE, OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND CERTIFICATE OF CORRECTION RECORDED AUGUST 19, 1981, IN BOOK 141B7, PAGE 873 OF OFFICIAL RECORDS.

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

DATE OF SURVEY: MARCH, 1981

FOR CONDOMINIUM PURPOSES

21841



\$8.00

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 HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSE: GARDENIA STREET, LA CARRETERA AND DEL CERRO. WE HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO GARDENIA STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE THE EASEMENT FOR RECREATION AND OPEN SPACE PRESERVATION PURPOSES AND THE EASEMENT FOR LANDSCAPE AND MAINTENANCE PURPOSES AS SHOWN ON THE MAP.

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

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

Louis A. Huskins
(ASS'T) SECRETARY
LOUIS A. HUSKINS

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 10th DAY OF SEPTEMBER, 1981, BEFORE ME, *Jenni R. Deane Clerk*, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED *L.B. McQuarrie*, KNOWN TO ME TO BE THE (VICE) PRESIDENT OF COLINAS DE CAPISTRANO DEVELOPMENTS, INC., 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 *July 18, 1985* WITNESS MY HAND AND OFFICIAL SEAL:

Jenni R. Deane Clerk
NOTARY PUBLIC IN AND FOR SAID STATE

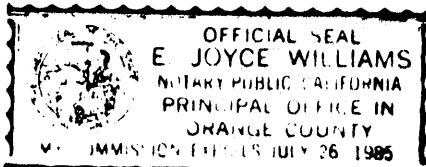
TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED IN BOOK 13093, PAGE 1 OF OFFICIAL RECORDS.

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

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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.

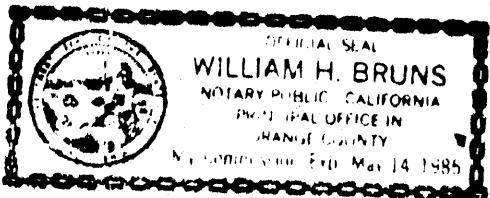
Robert D. Stone
ASST (VICE) PRESIDENT
ROBERT D. STONE

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

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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 THE (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 CORPORATION 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. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 315, PAGE 397 OF DEEDS, RECORDS OF ORANGE COUNTY.
2. 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.

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 *27th* DAY OF *November*, 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 *15th* DAY OF *December*, 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: GARDENIA STREET, LA CARRETERA AND DEL CERRO: AND DID ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. ALL VEHICULAR ACCESS RIGHTS TO GARDENIA STREET AS RELEASED AND RELINQUISHED.
2. AND DID NOT ACCEPT THE OFFER OF DEDICATION OF THE EASEMENT FOR RECREATION AND OPEN SPACE PRESERVATION PURPOSES AND DID NOT ACCEPT THE OFFER OF DEDICATION OF THE EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES.

DATED THIS *15th* DAY OF *December*, 1981.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: *Catherine L. Jensen*
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 *15th* DAY OF *December*, 1981.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: *Catherine L. Jensen*
DEPUTY

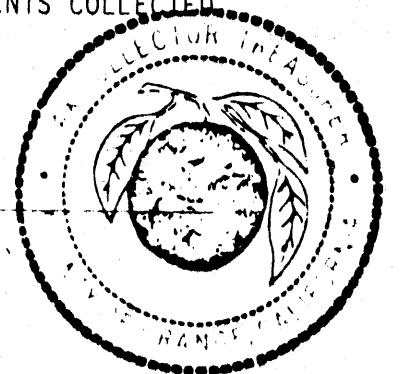
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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 *9th* DAY OF *NOVEMBER*, 1981.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY: *Carol S. Plummer*
DEPUTY



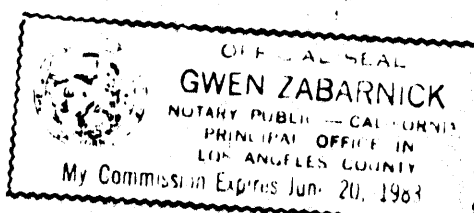
PURSUANT TO THE PROVISIONS OF SECTION 66434(f) OF THE SUBDIVISION MAP ACT, A GEOLOGIC AND SOILS REPORT BY CLAUDE CORVINO, R.C.E. 31072 AND PAUL DAVIS, C.E.G. 320 DATED DECEMBER 2, 1980 HAS BEEN PREPARED FOR THIS SUBDIVISION.

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

STATE OF CALIFORNIA)
COUNTY OF *Los Angeles*) SS

ON THIS *10th* DAY OF SEPTEMBER, 1981, BEFORE ME, *Gwen Zabarnick*, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED *LOUIS A. HUSKINS*, KNOWN TO ME TO BE THE ASS'T SECRETARY OF COLINAS DE CAPISTRANO DEVELOPMENTS, INC., 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 *June 20, 1983* WITNESS MY HAND AND OFFICIAL SEAL:



Gwen Zabarnick
NOTARY PUBLIC IN AND FOR SAID STATE

SCALE: 1" = 80'
ACREAGE: 11.253 ACRES
NO OF LOTS: 1
(ALL OF TENTATIVE TRACT NO. 11169)

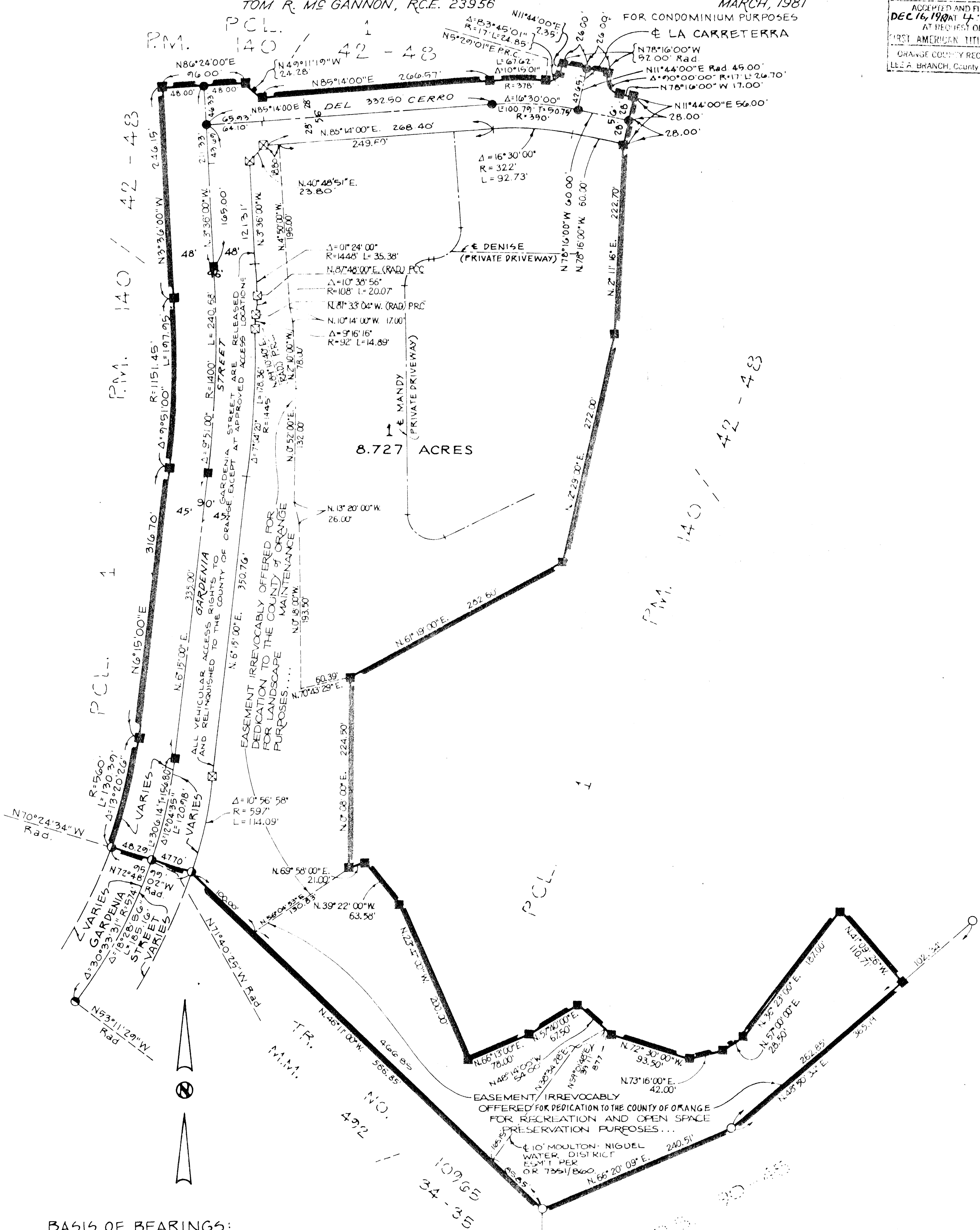
TRACT N° 11169

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY — STATE OF CALIFORNIA
TOM R. MC GANNON, R.C.E. 23956 MARCH, 1981

21841

ACCEPTED AND FILED
DEC 16, 1981 AT 4:00 P.M.
AT REQUEST OF
FIRST AMERICAN TITLE INS.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

\$8.00



BASIS OF BEARINGS:

THE BEARING OF N48°50'34\"/>

MONUMENT NOTES:

- INDICATES 1\"/>
- INDICATES 2\"/>
- INDICATES 2\"/>
- ⊠ INDICATES 1\"/>
- INDICATES 8\"/>

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

Notes

1. EXISTING LAND USE: VACANT.
2. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL (60 UNITS).
3. EXISTING AND PROPOSED ZONE: COLINAS DE CAPISTRANO PLANNED COMMUNITY.
4. ALL UTILITIES TO BE UNDERGROUND.
5. WATER SERVICE PROVIDED BY: MOUNTAIN NIGUEL WATER DISTRICT.
6. SEWER SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
7. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
8. ELECTRIC SERVICE PROVIDED BY: SAN DIEGO GAS & ELECTRIC CO.
9. TELEPHONE SERVICE PROVIDED BY: PACIFIC TELEPHONE COMPANY.
10. FIRE PROTECTION PROVIDED BY: PACIFIC FIRE INSURANCE CO.
11. PLANNING AND ZONING: ORANGE COUNTY STANDARDS & PLANS.
12. STREET IMPROVEMENTS: ORANGE COUNTY STANDARDS AND MASTER PLAN OF ARTERIAL HIGHWAYS.
13. ALL SLOPES TO BE 2:1 MAXIMUM.
14. PLANTING SCHEDULE: WITHIN 120 DAYS AFTER COMPLETION OF GRADING.
15. LOCAL PARK REQUIREMENTS WILL BE MET BY DEDICATION OF LAND FOR UTILIZATION OF PRIVATE PARK FACILITIES IN PLANNING UNIT 4 OF AREA 1.

Legal Description

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 1 OF P.M. 79-149 RECORDED IN BOOK 140/42-48 OF SAND COUNTY.

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

Carol A. Beck (syt)

RECEIVED
LAND USE SECTION
SEP 16 1981
ORANGE COUNTY
Current Planning & Dev.

- INDICATES TYPE OF SLOPE
- MAINTAINED BY COUNTY
- MAINTAINED BY HOMEOWNERS ASSOCIATION
- MAINTAINED BY PRIVATE OWNERS

SCALE: 1"=100'
DATE: 9-10-81
GROSS AREA: ± 3.2 ACRES
NO. OF LOTS: 1
W.O.: 24-2X



PREPARED FOR:
OWNER / SUBDIVIDER
COLINAS DE CAPISTRANO
DEVELOPMENTS, INC.
3931 MACARTHUR BLVD., STE. 113
NEWPORT BEACH, CA. 92660
714-955-0224

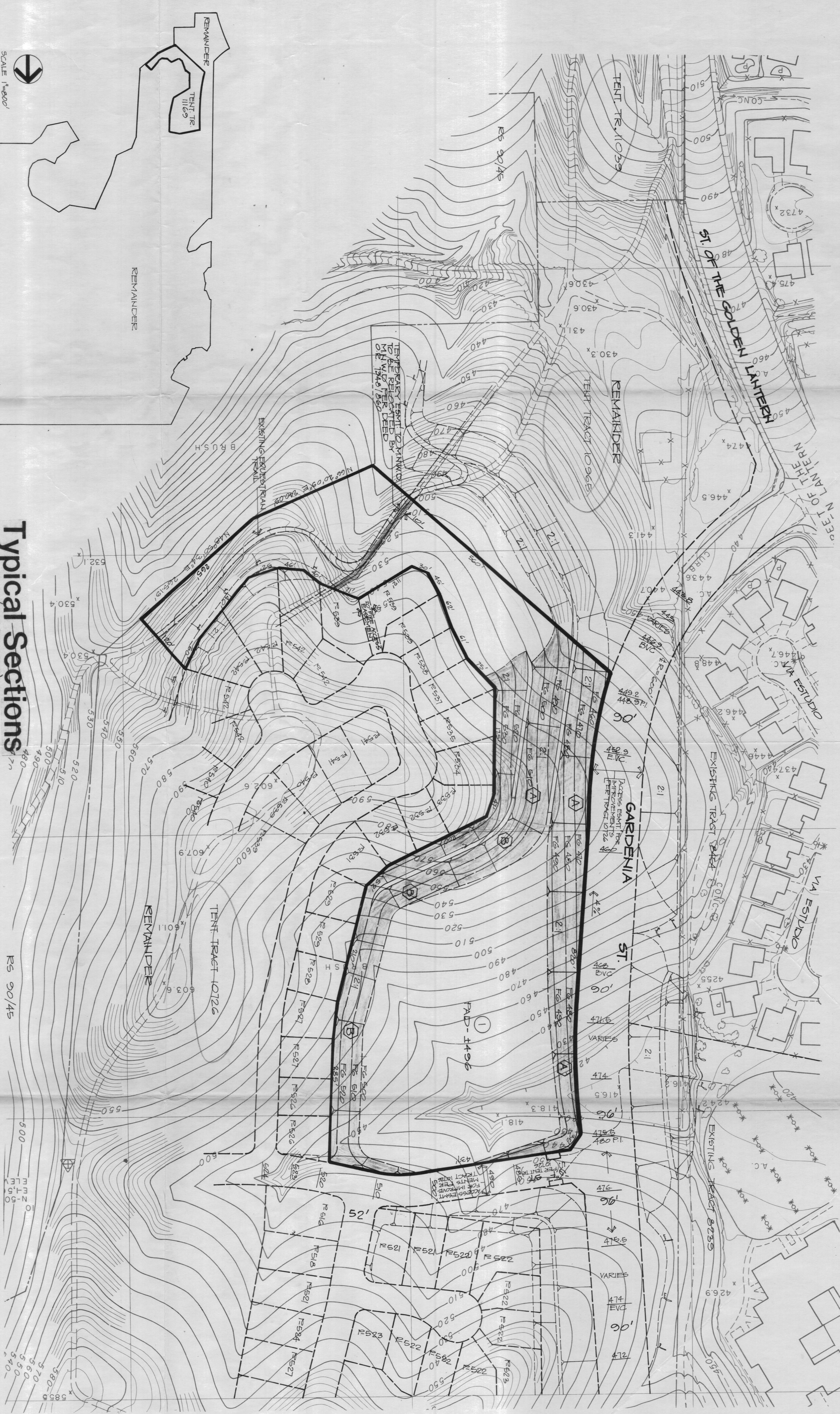
PREPARED BY:

Hunsaker
Associates, Inc.
Planning, Engineering & Surveying
1001 Red Hill Building VI, Suite 212, Costa Mesa, CA 92626
(714) 754-1011

RECEIVED
SEP 15 1981
ORANGE COUNTY ENVIRONMENTAL
MANAGEMENT AGENCY
REGULATION DIVISION

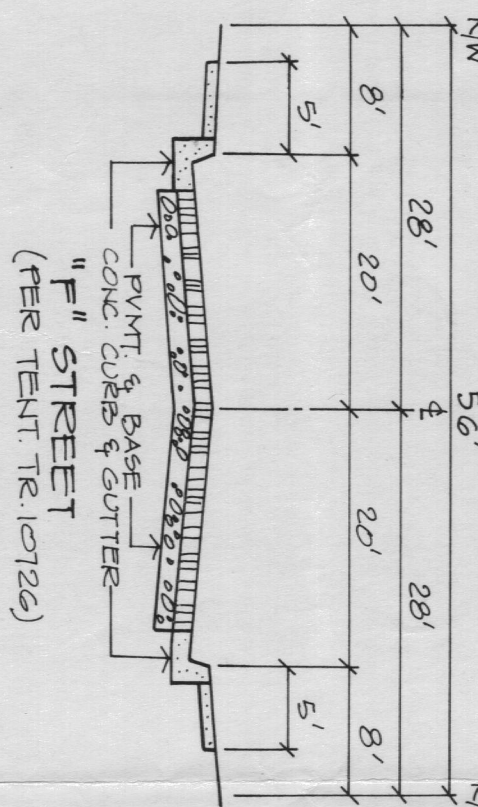
FOR CONDOMINIUM PURPOSES

TENTATIVE
TRACT NO.
11169



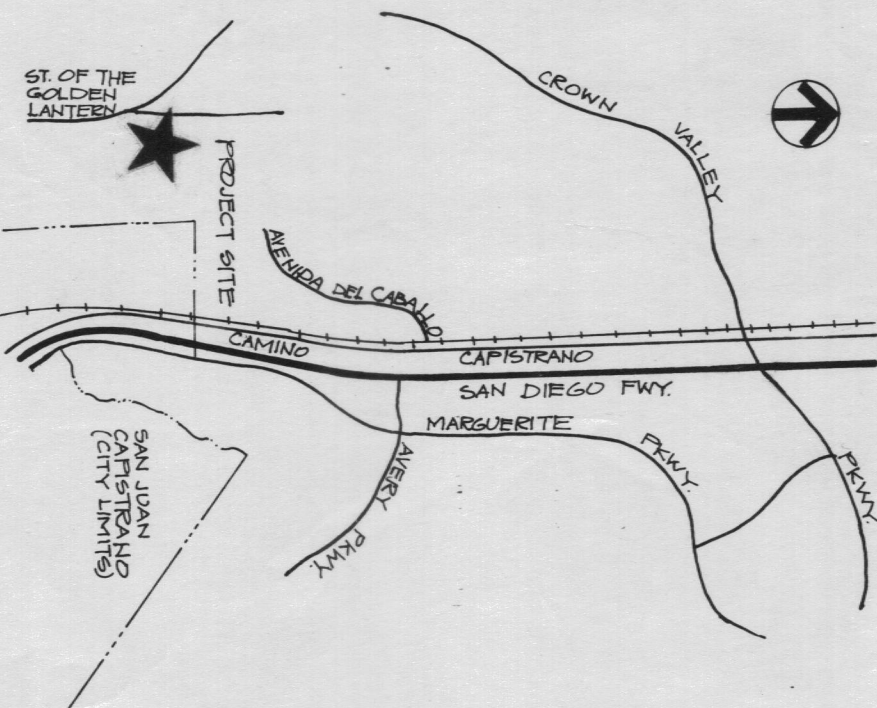
Typical Sections

(NOT TO SCALE)



Vicinity Map

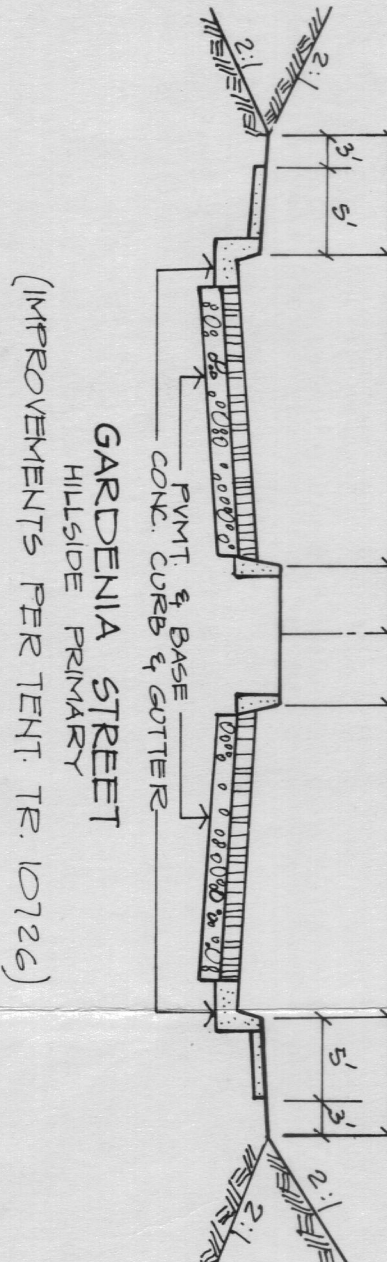
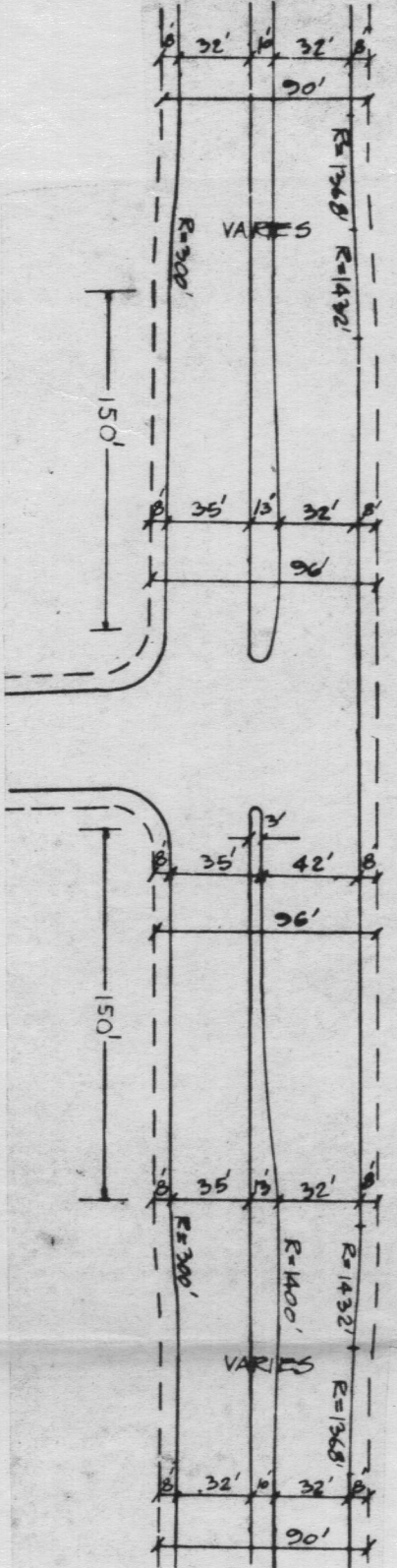
(MAP NOT TO SCALE)



GARDENIA INTERSECTION DETAIL



SCALE 1"=600'



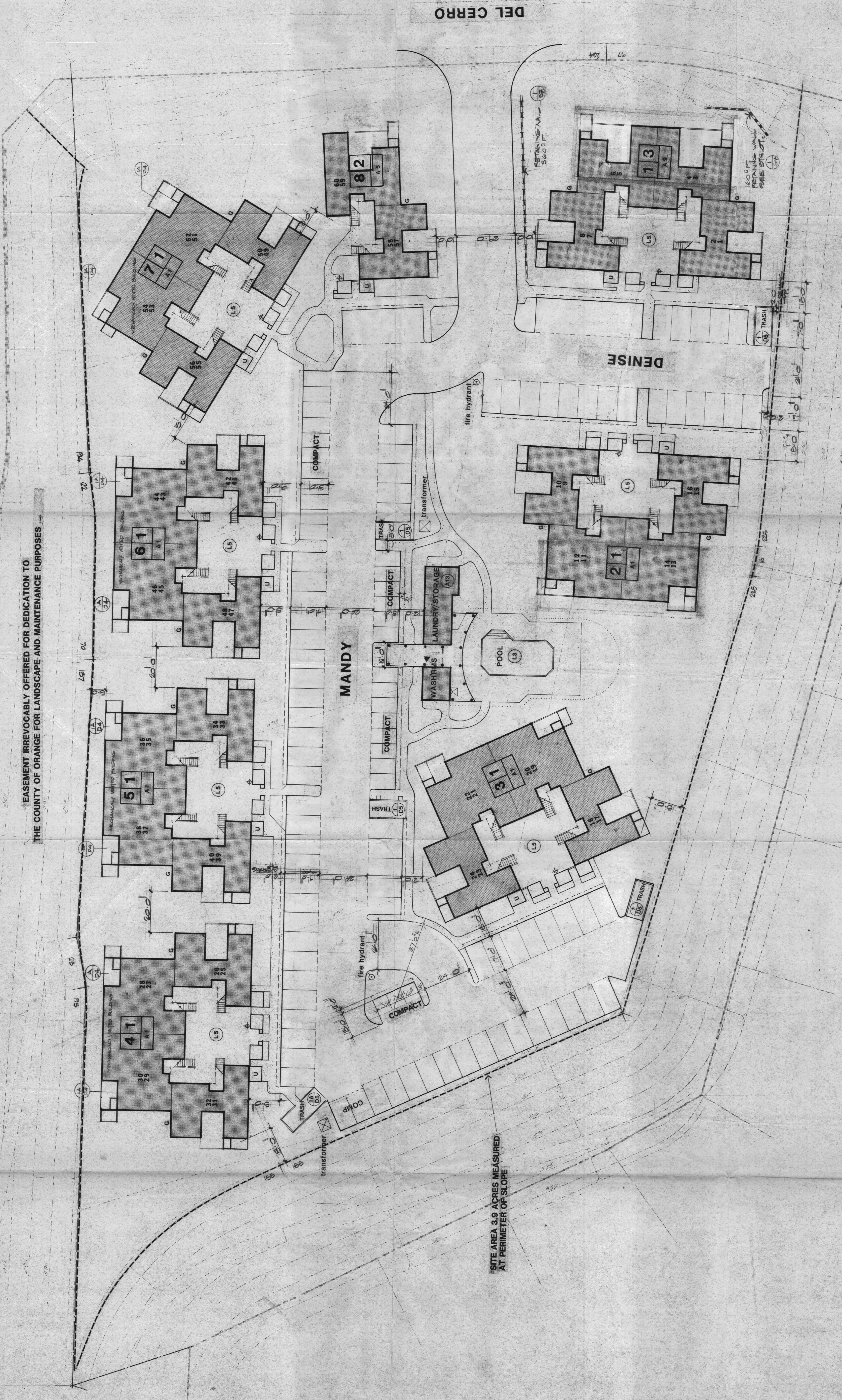
no. revision date by

COLINAS DE CAPISTRANO

FOR CONDOMINIUM PURPOSES
TENTATIVE
TRACT NO.
11169

PASEO DE COLINAS

EASEMENT IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE FOR LANDSCAPE AND MAINTENANCE PURPOSES



SITE AREA 3.9 ACRES MEASURED AT PERIMETER OF SLOPE

FIRE DEPT. NOTES

- 1. FIRE DEPT. FINAL INSPECTION REQUIRED. COMPLETE ALL WORKS AND SIGN OFF. IN ADDITION, FIRE DEPT. MUST BE NOTIFIED.
- 2. FIRE DEPT. INSPECTION SHALL HAVE A MINIMUM 24 HOUR NOTICE.
- 3. HANDS OFF FIRE DEPT. SYSTEM. FIRE DEPT. SHALL BE RESPONSIBLE FOR THE SYSTEM.
- 4. FIRE DEPT. SHALL BE RESPONSIBLE FOR THE SYSTEM.

UNIT BREAKDOWN

PLAN A	2 BDRM	2
PLAN B	2 BDRM	2
PLAN C	2 BDRM	2
PLAN D	2 BDRM	2
PLAN E	2 BDRM	2
PLAN F	2 BDRM	2
PLAN G	2 BDRM	2
PLAN H	2 BDRM	2
TOTAL		16

PARKING DATA

STANDARD STALLS	25
COMPACT STALLS	25
TOTAL	50

LEGEND

- Φ FIRE EXTINGUISHER LOCATION
- ▲ VALVE LOCATION
- ▲ FIRE HYDRANT LOCATION
- 7-1 UNIT PLAN TYPE
- A1 BUILDING PLAN SHEET NUMBER
- H HANDICAP UNIT
- 1.1 unit-parking space
- U UTILITY METER ENCLOSURE
- G GAS METER LOCATION

NOTES

- 1. FIRE EXTINGUISHER LOCATION AND TYPICAL STRIPS SEE 7-1
- 2. SEE ADDITIONAL INFORMATION FOR ALL BUILDING TYPES
- 3. SEE SITE DETAILS SEE 7-1
- 4. PER DOUBLE GARAGE VEHICLES SEE 7-1
- 5. UNIT NUMBERS ARE AS LOCATED BY THE COUNTY. SEE NUMBERS ARE 15' FROM UNIT.
- 6. SEE ELEVATIONS

RECEIVED
JUN 17 1982
ORANGE COUNTY
Current Planning & Dev.



1-12-82 MF Bus 152 11/2/82
no. date by
revision



Architects and Planners
300 San Miguel Drive
Suite 200
Orange, California 92667
(714) 844-4391

Consultants

Project title
SHERRYWOOD VILLAS
2740 G STREET OF THE
SANDEN LANTERN
SUNSHINE STRAND, CALIF.
TRACT 11169

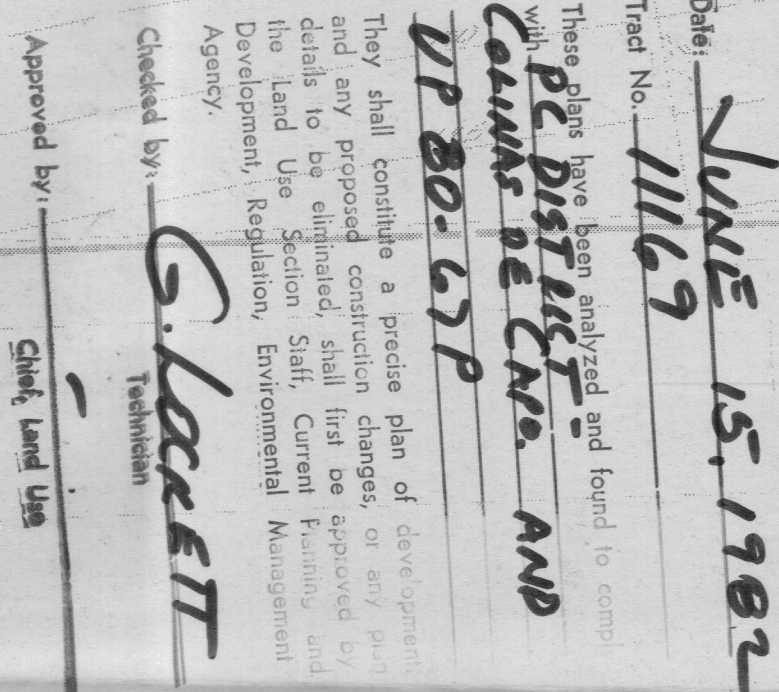
Sheet title
Site Plan

REVIEWED BY
DATE: 6-10-82
ORANGE COUNTY

scale	1" = 20'-0"	date	5-15-82
drawn	K	checked	
project no.	12-0035-2	sheet no.	51-1

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EASEMENT IRREVOCABLY OFFERED FOR DEDICATION TO
THE COUNTY OF ORANGE FOR LANDSCAPE AND MAINTENANCE PURPOSES



1. FIVE PART PLAN, NEGOTIATION REQUIRED
ECONOMY, FIN, INFRASTRUCTURE & HOUSING
IN PARANCE. P. 174/ 388-389
2. MINIMUM 4 CREDIT RATION
BUT BETTER TO HAVE 5
3. PLAN OF FIVE HORIZONTAL SYSTEM
CANT BE APPROVED BY THE FIVE
CANT RAISE TO NEGOTIATION OF
SYSTEM.
4. FIVE PLANS
2 PART SYSTEM & 3 VERTICAL PLAN
2 HORIZONTAL

[illegible]

STANDARD STALLS	88
COMPACT STALLS	25
TOTAL	117

FIRE ENTRANCE LOCATION
 VALVE LOCATION
 FIRE MORTAR LOCATION
 UNIT RAN TYPE
 BUILDING NUMBER
 BUILDING RAN SHEET NUMBER
 HANDICAP UNIT
 unit-parking space
 UNITARY WATER PUMP/STORAGE
 GAS METER LOCATION

1. FOR TAKING STAIR DIMENSIONS AND TYPICAL STRIPS SEE 
2. FOR ADDITIONAL INFORMATION SEE CIVIL & LABORATORY DRAWINGS
3. FOR SITE DETAILS SEE CIVIL D.B.
4. FOR ELEVATIONS AND SECTIONS SEE UNIT PLANS
5. UNIT NUMBERS ARE AS ACCORDED BY THE COUNTRY AND NUMBERS ARE FOR ROOM INTS. EXAMINERS ARE 2ND FLOOR INTS.



RECEIVED
LAND USE SECTION
JUN 11 1982
ORANGE COUNTY
Current Planning & Dev

DEL CERRO

Architects and Planners
L. Paul Zellien
359 San Miguel Drive
Suite 200
Newport Beach, California
92660
(714) 544-4091

Project: BIRD
SHERRYWOOD
VILLAS
2044 STREET OF THE
SANDEN HARBOR
SAN JUAN CAPISTRANO, CALIF.
TRACT 11169

Site Plan

BUILDING INSPECTOR

