

ACREAGE: 18.190 ACRES
NO. OF LOTS: 1
(ALL OF TENTATIVE
TRACT NO. 11216)

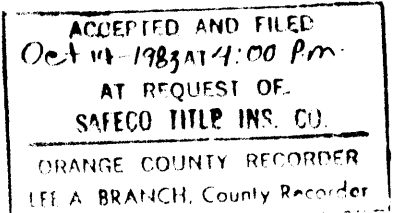
SHEET 1 OF 2 SHEETS

TRACT NO. 11216

83-455432

BLOCK 5056
MODULE 23

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
ORANGE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK
175, PAGE 25 OF PARCEL MAPS, AND PORTIONS OF PARCELS 1 AND 4 AS SHOWN ON
A MAP FILED IN BOOK 182, PAGES 37 THROUGH 42 INCLUSIVE, OF PARCEL
MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.



\$8.00

TOM R. MCGANNON R.C.E. 23956 AUGUST, 1983
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 DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: PASEO DE COLINAS AND EL SUR.
WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE: THE EASEMENT 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 PASEO DE COLINAS, EXCEPT AT APPROVED ACCESS LOCATIONS.

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 AUGUST, 1983, 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 BY SAID MAP AND MONUMENT NOTES; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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

PACESETTER HOMES, INC., A CALIFORNIA CORPORATION

BY: Landon M. Exley BY: Elsiena P. Wilson
LANDON M. EXLEY, VICE PRESIDENT ELSIENA P. WILSON, SECRETARY

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

BY: L. B. McQuarrie BY: Oliver B. Cagle
L. B. MCQUARRIE, VICE PRESIDENT OLIVER B. CAGLE, SENIOR DIRECTOR - LAND

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED IN BOOK 13291, PAGE 720 OF OFFICIAL RECORDS, AND AS MODIFIED BY INSTRUMENT RECORDED NOVEMBER 22, 1982, AS DOCUMENT NO. 82-408824, OFFICIAL RECORDS, AND AS TRUSTEE UNDER A DEED OF TRUST RECORDED AS DOCUMENT NO. 83-136067 OF OFFICIAL RECORDS.

BY: Royce Johnson BY: Steven J. Farenbaugh
VICE PRESIDENT ASSISTANT SECRETARY
ROYCE JOHNSON STEVEN J. FARENBAUGH

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

ON THIS 7 DAY OF SEPTEMBER, 1983, BEFORE ME, FRED W. KINGDON A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED LANDON M. EXLEY AND ELSIEA P. WILSON, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF PACESETTER HOMES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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 11-28-83. WITNESS MY HAND AND OFFICIAL SEAL:

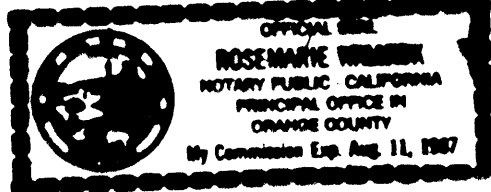


Fred W. Kingdon
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

ON THIS 12 DAY OF September, 1983, BEFORE ME, ROSEMARIE WALLACK A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED L. B. McQuarrie AND OLIVER B. CAGLE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF COLINAS DE CAPISTRANO DEVELOPMENTS, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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 8-11-87. WITNESS MY HAND AND OFFICIAL SEAL:



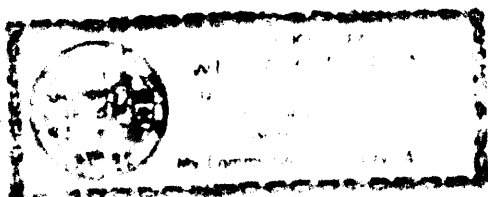
Rosemarie Wallack
NOTARY PUBLIC IN AND FOR SAID STATE

NOTE: SEE AFFIDAVIT BELOW RIGHT HEREON REGARDING THIS NOTARY STAMP PURSUANT TO GOVERNMENT CODE SECTION 27361.7

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

ON THIS 14 DAY OF SEPTEMBER, 1983, BEFORE ME, WILLIAM H. BRUNS A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED ROYCE JOHNSON AND STEVEN J. FARENBAUGH, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) 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

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 SUBDIVISION COMMITTEE, 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 3rd DAY OF Oct, 1983.

C. R. NELSON
COUNTY SURVEYOR

BY: DK Shelton
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 PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 11th DAY OF Oct, 1983.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: Roberta L. Schulz

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 19th DAY OF SEPT., 1983.

ROBERT L. CLIRON
COUNTY TAX COLLECTOR - TREASURER

BY: Carol S. Polinette
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 10th DAY OF Oct, 1983, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET PURPOSES OF: PASEO DE COLINAS AND EL SUR.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. THE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED.
2. ALL VEHICULAR ACCESS RIGHTS TO PASEO DE COLINAS AS RELEASED AND RELINQUISHED.

DATED THIS 11th DAY OF Oct, 1983.

JUNE ALEXANDER
CLERK OF THE BOARD

BY: Roberta L. Schulz
DEPUTY

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

1. COLINAS DE CAPISTRANO, HOLDER OF AN INGRESS/EGRESS, MAINTENANCE EASEMENT RESERVED IN DEED RECORDED AS INSTRUMENT NO. 83-136066 RECORDS OF ORANGE COUNTY. (EASEMENT CANNOT BE LOCATED FROM RECORD.)
2. ERIC V. RETZLAFF AND MOLLY J. RETZLAFF HOLDERS OF AN EASEMENT FOR LANDSCAPING DRIVEWAY AND OTHER IMPROVEMENTS RECORDED AUGUST 18, 1983, AS INSTRUMENT NO. 83-361536, OFFICIAL RECORDS OF ORANGE COUNTY.

AFFIDAVIT FOR NOTARY STAMP SHOWN HEREON

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY STAMP ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: ROSEMARIE WALLACK
DATE COMMISSION EXPIRES: AUGUST 11, 1987
COUNTY WHERE BOND IS FILED: ORANGE

PLACE OF EXECUTION: SANTA ANA, CA.

DATE: SEPTEMBER 23, 1983

HUNSAKER & ASSOCIATES, INC.

TRACT NO. 11216

83-455432

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

TOM R. MCGANNON R.C.E. 23956 AUGUST, 1983

FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED
Oct 14 - 1983 AT 4:00 p.m.
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

58 00

1.D. NOTHING. 2. I.P. TAGGED
R.C.E. 23956 TO BE SET WITHIN
90 DAYS AFTER COMPLETION OF
IMPROVEMENTS.
SEE DETAIL "A"
BELOW HEREON

P.M. 1
P.M.B. 182/37-42

FD OLD 2" I.P. W/ 1 I.P. IN
CENTER W/ PLASTIC PLUG STAMPED
R.C.E. 23956 PER R.S. 101 1-8 AS
SHOWN ON PM 140/42 48

FD. LEAD 4 TAG R.C.E. 23956
IN CONC. BLK. WALL
PER P.M. /

FD. NOTHING.
2* I.P. TAGGED R.C.E. 23956
TO BE SET WITHIN 90 DAYS AFTER
COMPLETION OF IMPROVEMENTS.

30 FT. EASEMENT FOR
STORM DRAIN PURPOSES
DEDICATED TO THE COUNTY OF ORANGE

FD. MAIL & TAG R.C.E. 23956 -
IN SLOPE DRAIN IN LIEU OF
2" I.P. TAGGED R.C.E. 23956
PER P.M. 175-25.

LOT 1
0.319 ACRES

DATA

(A)	$\Delta: 0^{\circ} 54' 05''$	$R: 678.00$	$L: 10.47$
(B)	$\Delta: 82^{\circ} 47' 51''$	$R: 17.00$	$L: 24.57$
(C)	$N 34^{\circ} 26' 14'' W$ (RAD)		26.00
(D)	$\Delta: 2^{\circ} 56' 15''$	$R: 150.00$	$L: 7.69$
(E)	$N 37^{\circ} 22' 27'' W$ (RAD)		26.00
(F)	$\Delta: 93^{\circ} 01' 10''$	$R: 17.00$	$L: 27.60$
(G)	$\Delta: 3^{\circ} 22' 14''$	$R: 150.00$	$L: 8.82$
(H)	$N 56^{\circ} 56' 00'' E$		32.11

DETAIL 'A'
N.T.S.

BASIS OF BEARINGS:
THE BEARING OF N 1° 36' 41" E ALONG THE W'LY BOUNDARY
OF MAP FILED IN BOOK 140, PAGES 42 THROUGH 48,
INCLUSIVE, OF PARCEL MAPS WAS USED AS THE BASIS
OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

1. ● INDICATES FD MONUMENT AS NOTED
2. ○ INDICATES FD 2" I.P. TAGGED R.C.E. 23956
PER TR. NO. 9824.
3. ◎ INDICATES 2" I.P. TAGGED R.C.E. 23956
TO BE SET PER TR. NO. 10726.
4. ▲ INDICATES FD 2" I.P. TAGGED L.S. 3109
PER TR. NO. 9823.
5. △ INDICATES O.C.S. TYPE "A" WELL MONUMENT WITH
TAG R.C.E. 23956 18" DEEP TO BE SET
PER TR. NO. 10726.
6. ● INDICATES 8" SPIKE AND WASHER STAMPED
R.C.F.E. 23956 TO BE SET PER TR. NO. 10726.
7. ◎ INDICATES LOCATION OF A 2" I.P. TAGGED R.C.E. 23956, OR -
A LEAD AND TAG R.C.F. 23956 IN CONCRETE, OR AN 8" S.E.W.
STAMPED R.C.E. 23956 IN ASPHALT PAVING HAVING A THICKNESS
OF 2" OR MORE TO BE SET PER P.M. 175-25.
8. ■ FOUND 2" I.P. TAGGED R.C.E. 23956 PER P.M. 175-25 UNLESS
OTHERWISE NOTED.
9. □ INDICATES 2" I.P. TAGGED R.C.E. 23956, OR A LEAD AND
TAG R.C.E. 23956 IN CONCRETE, OR AN 8" S.E.W. STAMPED R.C.E.
23956 IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE, WITHIN
90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS
OTHERWISE NOTED.
10. 8" S.E.W. STAMPED R.C.E. 23956, OR 2" I.P. TAGGED R.C.E. 23956
IN MEDIAN, OR A LEAD & TAG R.C.E. 23956 IN CONCRETE
TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS
E.C.S. R.C.S. AND ALL OTHER CENTERLINE POINTS OF CONTROL
90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS

DETAIL "C"
N.T.S.

EASEMENT FOR STORM DRAIN
PURPOSES DEDICATED TO THE
COUNTY OF ORANGE

W.O. 120-11216

NOTES

- EXISTING LAND USE: VACANT.
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL (20 CONDOMINIUM UNITS).
- EXISTING AND PROPOSED ZONE: COLINAS DE CAPISTRANO.
- ALL UTILITIES TO BE UNDERGROUND.
- WATER SERVICE PROVIDED BY: MOUNTAIN VIEW WATER DISTRICT.
- SEWER SERVICE PROVIDED BY: MOUNTAIN VIEW WATER DISTRICT.
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
- ELECTRIC SERVICE PROVIDED BY: SAN DIEGO GAS & ELECTRIC CO.
- TELEPHONE SERVICE PROVIDED BY: PACIFIC TELEPHONE COMPANY.
- TRAILING IN ACCORDANCE WITH ORANGE COUNTY STANDARDS & PLANS.
- PLAN OF ARTERIAL INTERSECTION.
- ALL SLOPES TO BE 2:1 MAXIMUM.
- PLANTING SCHEDULE: WITHIN 120 DAYS AFTER COMPLETION OF GRADING.
- LOCAL PARK REQUIREMENTS WILL BE MET BY THE UTILIZATION OF PRIVATE PARK FACILITIES IN PLANNING UNIT 4 OF AREA ONE, THE OSO CREEK NATURAL PARK IN PLANNING UNIT 2 OF AREA ONE, A 1.0 ACRE PASSIVE PARK AREA IN PLANNING UNIT 1 OF AREA ONE, THE DEDICATION OF THE REGIONAL EQUESTRIAN TRAILS AND "LOOKOUT PICNIC AREAS" IN TENTATIVE TRACT 10726 AND BY THE 2 ACRE DEDICATION OF LAND WITHIN TENTATIVE TRACT 10726 TO THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
- TO BE GRADED IN CONJUNCTION WITH TENTATIVE TRACT 10896.

LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF CALIFORNIA, COUNTY OF ORANGE, IN BOOK 140, PAGE 48 OF SAID COUNTY RECORDS.

CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS TO THE FILING OF THIS MAP.

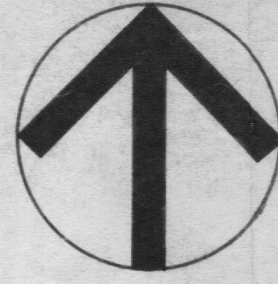
05/19/05

RECEIVED
LAND USE SECTION
AUG 26 1981
ORANGE COUNTY
Current Planning & Dev.

SLOPES:

- A MAINTAINED BY PUBLIC AGENCY OR HOMEOWNERS ASSOC.
- B MAINTAINED BY HOMEOWNERS ASSOC.
- C MAINTAINED BY PRIVATE OWNERS

SCALE: 1" = 100'
DATE: 7-9-81
GROSS AREA: ± 17.8 ACES
NO. OF LOTS: 112
W.O.: 24-2X



PREPARED FOR

DIVIDER
CAPISTRANO
IC.
BLVD., STE. 113
CARLSBAD, CA. 92008

RETURN TO
RECEIVED TRACT
MAP FILE
- 11216 -

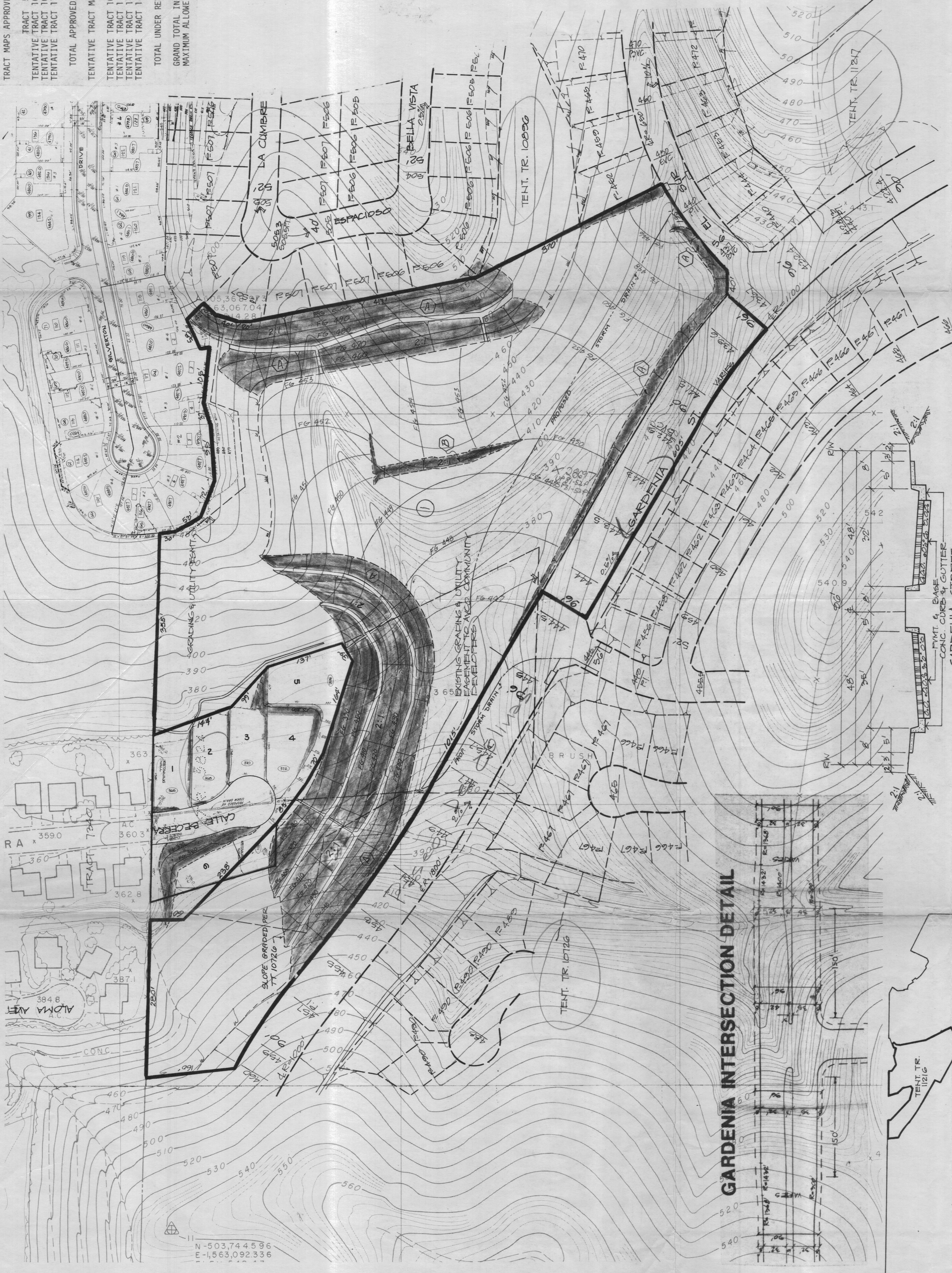
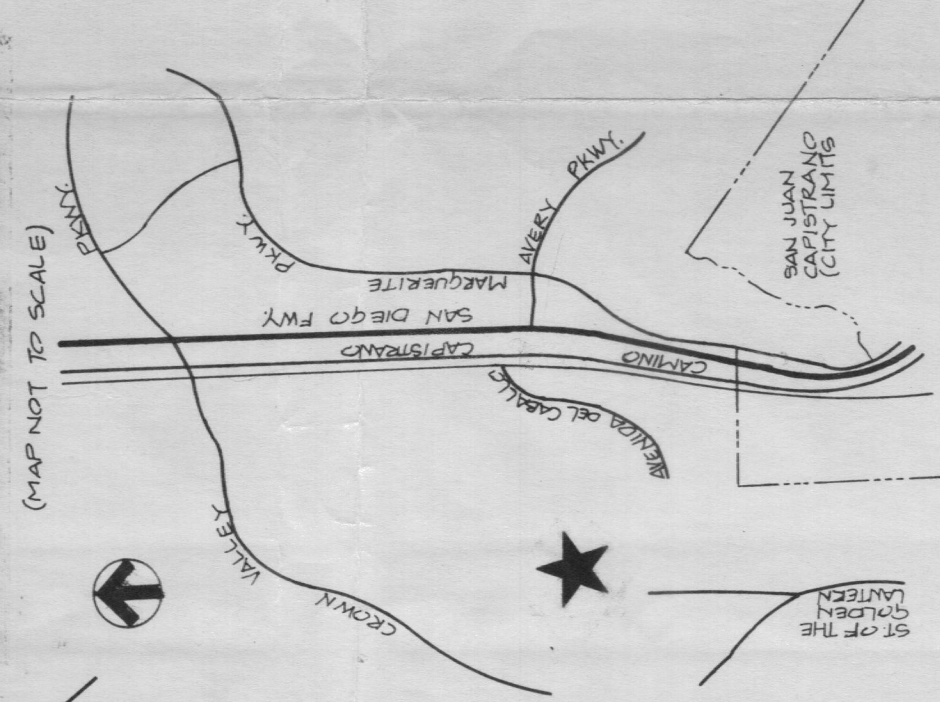
Associates
INC.
Planning, Engineering & Surveying
3001 Red Hill, Building VI, Suite 222, Costa Mesa, CA 92626
(714) 754-0111

FOR CONDOMINIUM PURPOSES

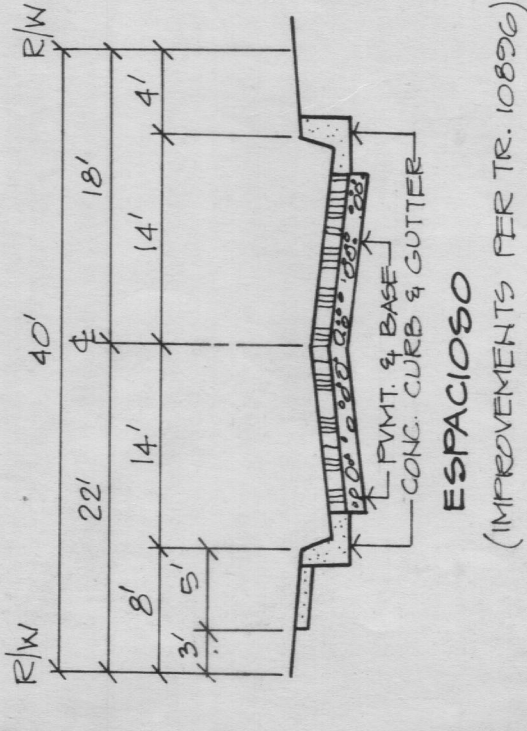
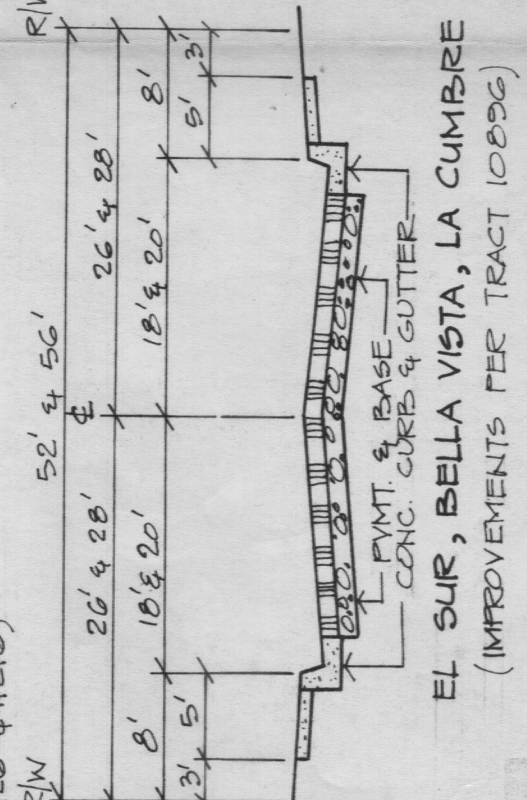
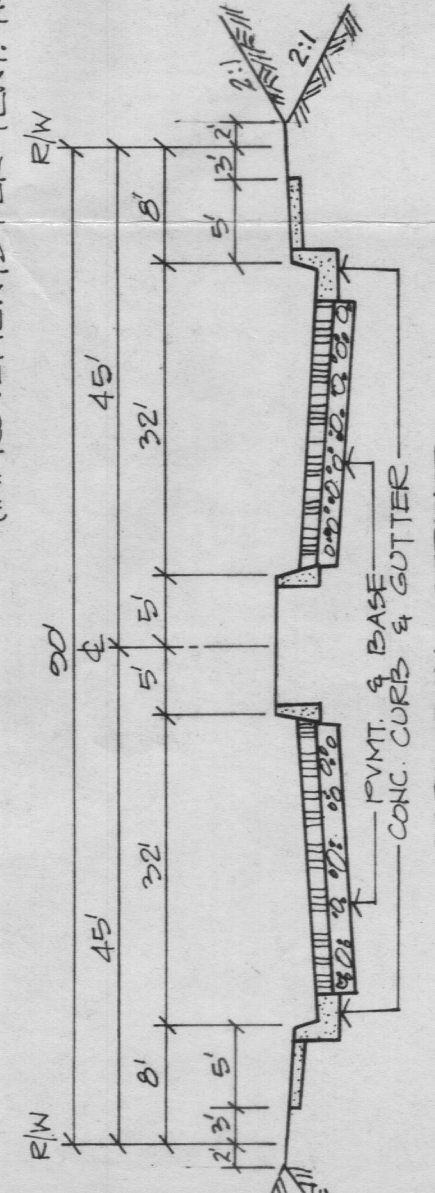
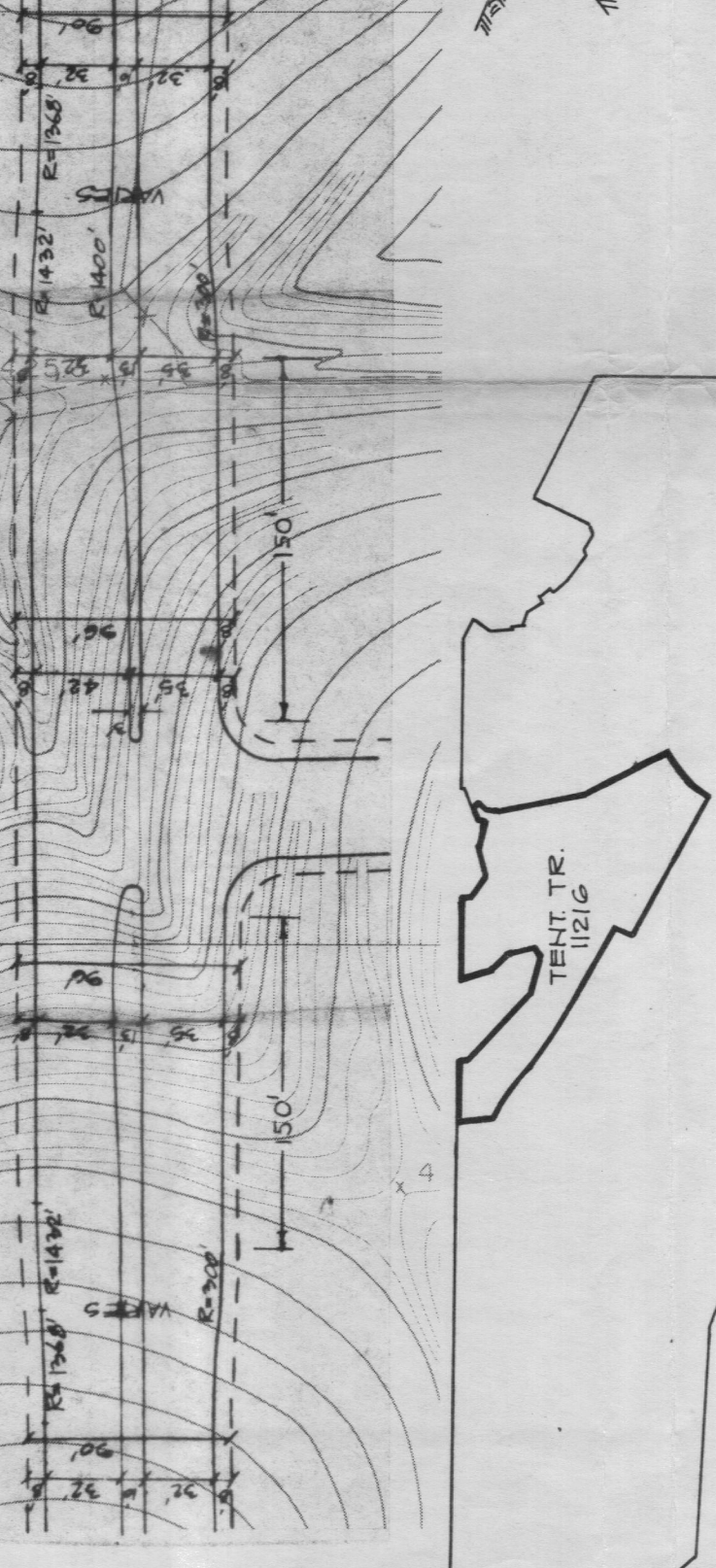
TENTATIVE TRACT NO. 11216
RECEIVED
AUG 26 1981
ORANGE COUNTY ENVIRONMENTAL
MANAGEMENT AGENCY
REGULATION DIVISION

TRACT MAPS APPROVED	NO. OF DWELLING UNITS
TRACT 5241	35
TENTATIVE TRACT 10726	209
TENTATIVE TRACT 10896	48
TENTATIVE TRACT 11217	60
TENTATIVE TRACT 11218	352
TOTAL APPROVED	
TENTATIVE TRACT MAPS UNDER REVIEW	
TENTATIVE TRACT 10896	255
TENTATIVE TRACT 11216	82
TENTATIVE TRACT 11217	60
TENTATIVE TRACT 11218	354
TOTAL UNDER REVIEW	
GRAND TOTAL IN AREA ONE	491
MAXIMUM ALLOWED IN AREA ONE	843

VICINITY MAP



GARDENIA INTERSECTION DETAIL



COLINAS DE CAPISTRANO



PRECISE GRADING & PLOT PLAN
TRACT No 11216

SHEET 2 OF 2

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

NOTE:
ALL PARKING SPACES SHALL BE INSTALLED

TOPO BY:
DON READ CORP
MAY, 1983