

ACREAGE: 31.137 ACRES
NO. OF LOTS: 7 AND LOTS A,B&C
(ALL OF TENTATIVE
TRACT NO. 11218)

BLOCK: 5056

MODULES: 54.55,
56.64,
65.66.

TRACT NO. 11218 DUPLICATE

84-012495

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
ORANGE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF PARCEL 3 AND A PORTION OF PARCEL 2 AS SHOWN ON A MAP
FILED IN BOOK 182, PAGES 37 THROUGH 42, INCLUSIVE, OF PARCEL MAPS,
RECORDS OF ORANGE COUNTY, CALIFORNIA.

ACCEPTED AND FILED
Jan. 10, 1984 AT 4:00 PM
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

\$1000

TOM R. MCGANNON R.C.E. 23956 SEPTEMBER, 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: CABOT ROAD AND PASEO DE COLINAS. PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE LOT B IN FEE SIMPLE FOR TRANSPORTATION CORRIDOR, FLOOD CONTROL, OPEN SPACE AND RECREATION PURPOSES TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES. WE HEREBY GRANT TO THE COUNTY OF ORANGE LOT C IN FEE SIMPLE FOR FLOOD CONTROL, OPEN SPACE, RECREATION AND TRANSPORTATION CORRIDOR PURPOSES. WE HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE: ALL VEHICULAR ACCESS RIGHTS TO CABOT ROAD AND 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 3 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN AUG. 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

CARMA DEVELOPERS (CALIFORNIA) INC., A CALIFORNIA CORPORATION.

BY: E.A. Sandling
E.A. SANDLING, ATTORNEY-IN-FACT

CALIFORNIA FIRST BANK, A CALIFORNIA BANKING CORPORATION TRUSTEE UNDER A DEED OF TRUST RECORDED OCT. 29, 1983 AS INSTRUMENT NO. 83-478167 OF OFFICIAL RECORDS.
BY: Patti Jackson BY: W.G. Pawlak
PATTI JACKSON, VICE PRESIDENT W.G. PAWLAK, ASST. VICE PRESIDENT

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS 20th DAY OF October, 1983, BEFORE ME, Lai Ming Petersen, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED E.A. SANDLING PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE ATTORNEY-IN-FACT, OF CARMA DEVELOPERS (CALIFORNIA) INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES Dec 28, 1984.

WITNESS MY HAND AND OFFICIAL SEAL:

Lai Ming Petersen
NOTARY PUBLIC IN AND FOR SAID STATE



STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS 21 DAY OF OCT., 1983, BEFORE ME, Glendora Hammond, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W.G. PAWLAK AND PATTI JACKSON PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASST. VICE PRESIDENT OF 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 THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, PURSUANT TO ITS BY-LAWS, OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES 3-22-84.

WITNESS MY HAND AND OFFICIAL SEAL:

Glendora Hammond
NOTARY PUBLIC IN AND FOR SAID STATE



NOTE: SEE AFFIDAVIT HEREIN REGARDING THIS NOTARY
STAMP PURSUANT TO GOVERNMENT CODE SECTION 27301.7

AFFIDAVIT FOR NOTARY STAMP UNDER 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: GLENDORA HAMMOND
DATE COMMISSION EXPIRES: MARCH 22, 1984
COUNTY WHERE DONE IN FILED: ORANGE

PLACE OF EXECUTION: COSTA MESA, CA DATE: 12/9/83

Glendora Hammond
NOTARY & ASSOCIATES

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 30th DAY OF Dec, 1983

C.R. NELSON BY: SK Shelton
COUNTY SURVEYOR 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 3rd DAY OF January, 1984

JUNE ALEXANDER BY: Camela E. Jones
CLERK OF THE BOARD 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 2nd DAY OF November, 1983

ROBERT L. CITRON BY: Lois A. Rith
COUNTY TAX COLLECTOR-TREASURER 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 3rd DAY OF January, 1984 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: CABOT ROAD AND PASEO DE COLINAS.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: LOT C IN FEE SIMPLE FOR FLOOD CONTROL, OPEN SPACE, RECREATION AND TRANSPORTATION CORRIDOR PURPOSES AS GRANTED. THE VEHICULAR ACCESS RIGHTS TO CABOT ROAD AND PASEO DE COLINAS AS RELEASED AND RELINQUISHED.

AND DID NOT ACCEPT THE OFFER OF DEDICATION OF LOT B.

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

DATED THIS 1st DAY OF January, 1984

JUNE ALEXANDER BY: Camela E. Jones
CLERK OF THE BOARD DEPUTY

PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PER INSTRUMENT NO. 83-475841 OF OFFICIAL RECORDS.
MOULTON-NIGUEL WATER DISTRICT, HOLDER OF EASEMENTS RECORDED IN BOOK 8271, PAGE 110 AND IN BOOK 7348, PAGE 342, AND BOOK 8271, PAGE 119, ALL OF OFFICIAL RECORDS; FOR PIPELINE AND SEWER PURPOSES.
THE COUNTY OF ORANGE, HOLDER OF AN IRREVOCABLE OFFER OF A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR STREET AND HIGHWAY PURPOSES PER INSTRUMENT NO. 83-438952 OF OFFICIAL RECORDS.
COLINAS DE CAPISTRANO DEVELOPMENTS, INC. HOLDER OF AN EASEMENT FOR ACCESS, EGRESS & EGRESS FOR MAINTENANCE, ETC. OF DRAINAGE & IRRIGATION SYSTEMS PER INSTRUMENT NO. 83-478164 OF OFFICIAL RECORDS.

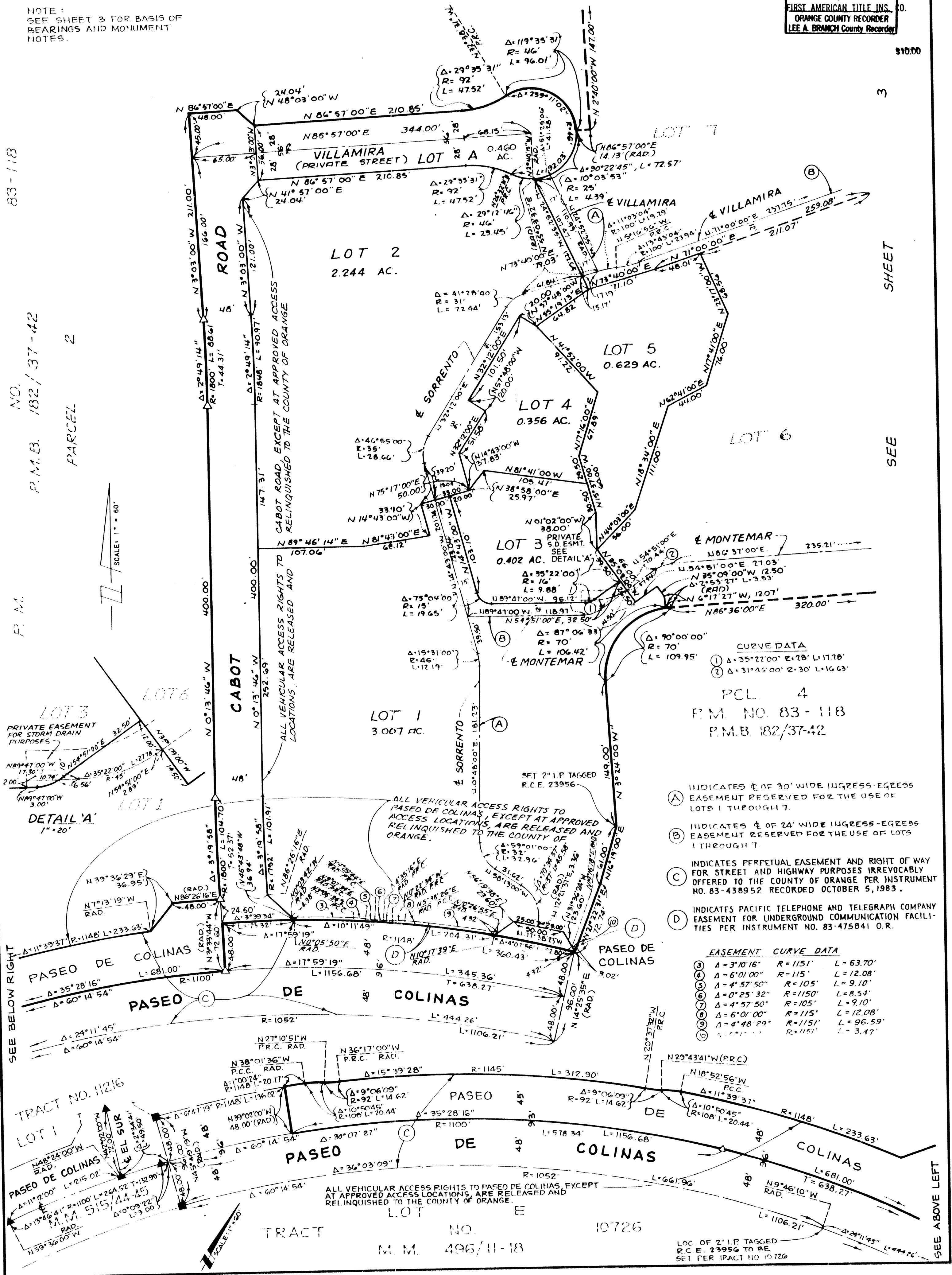
TRACT NO. 11218 DUPLICATE

84 - 0 12495

SEPT. 1983

ACCEPTED AND FILED
Jan 10, 1984 AT 4:00 PM
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

10.00



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10.00

MONUMENT NOTES: (CONTINUED)

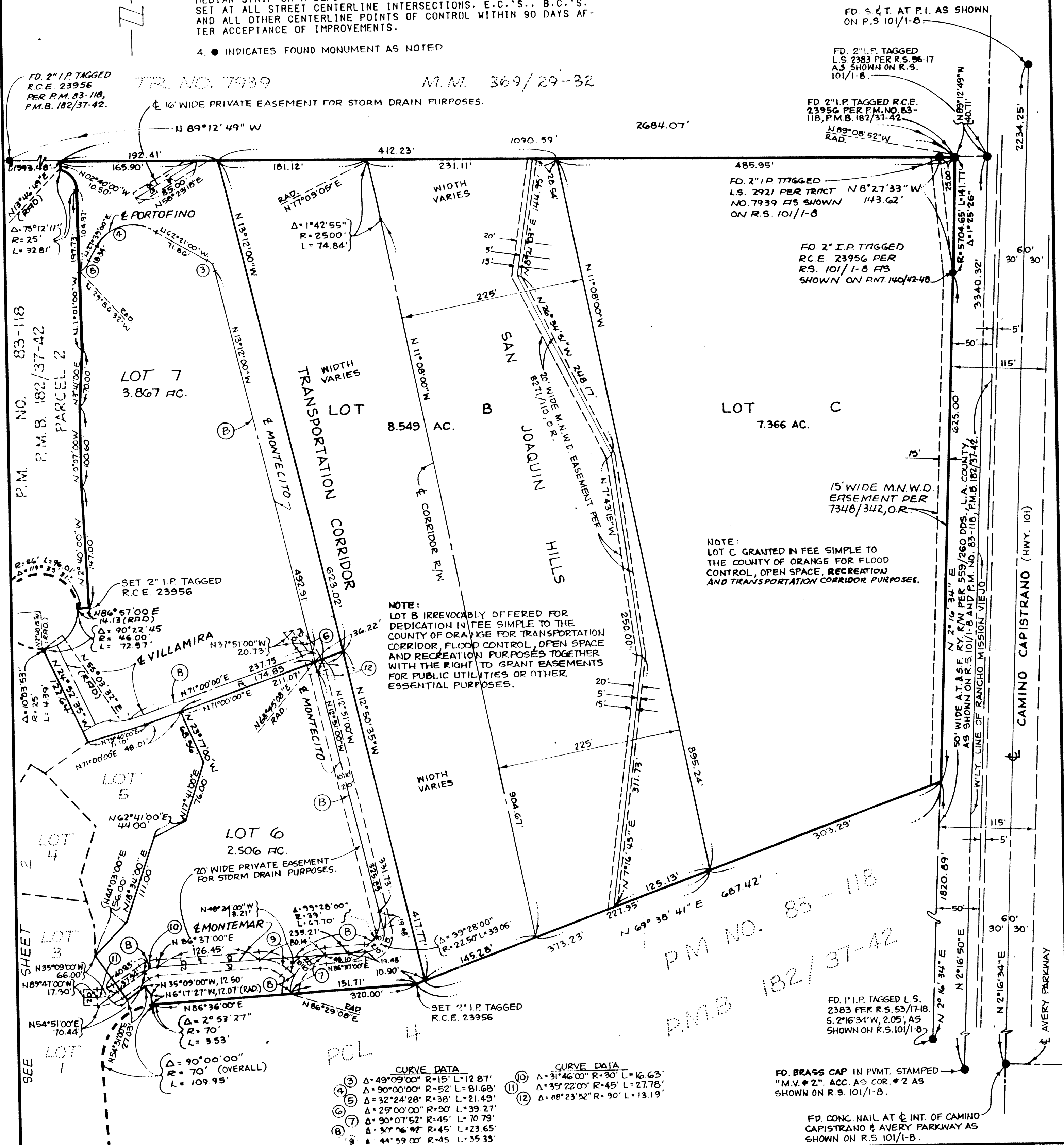
5. ■ INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR A LEAD & TAG R.C.E. 23956 IN CONC. OR AN 8" S.&W. STAMPED R.C.E. 23956 IN ASPHALT TO BE SET PER TRACT NO. 11216, M.M. 515/44-45.

6. ▲ INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR A 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN OR A LEAD & TAG R.C.E. 23956 IN CONC. TO BE SET PER TRACT NO. 11216, M.M. 515/44-45.

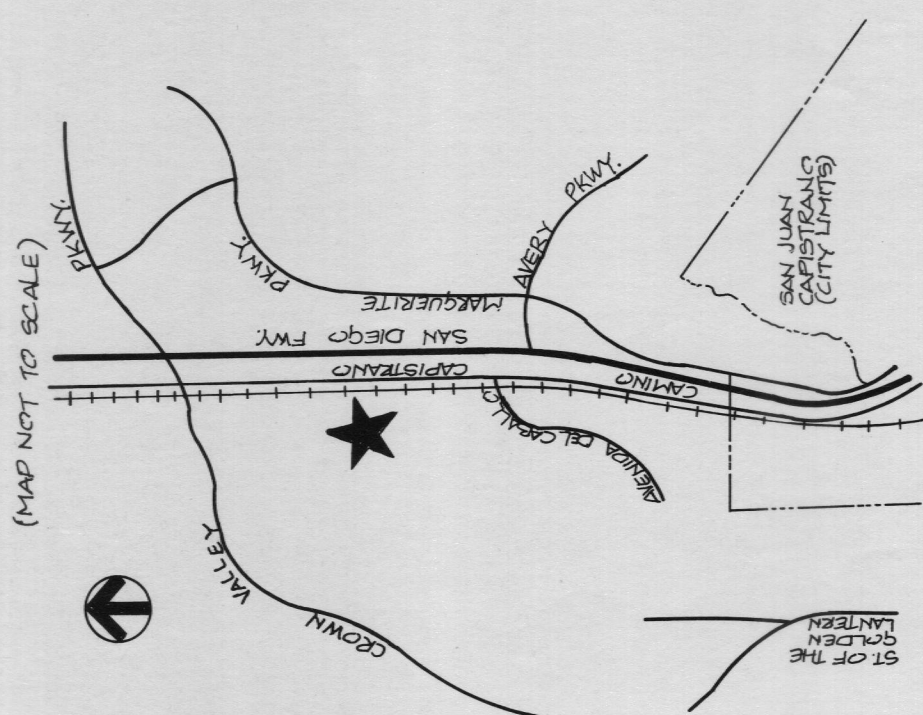
7. Δ INDICATES LOCATION OF O.C.S. TYPE "A" WELL MON. W/TAG R.C.E. 23956
18" DEEP IN CONC. TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF PARCEL 3 SHOWN AS N. 89° 12' 49" W. ON P.M. NO. 83-118, P.M.B. 182/37-42, RECORDS OF ORANGE COUNTY, CALIFORNIA.

4. ● INDICATES FOUND MONUMENT AS NOTED



VICINITY MAP



NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: *MULTI-FAMILY, CONDO RESIDENTIAL*
3. EXISTING AND PROPOSED ZONE: CULMINAS DE CAPISTRANO PLANNED COMMUNITY.
4. ALL UTILITIES TO BE UNDERGROUND.
5. WATER SERVICE PROVIDED BY: TOWN NIGUEL WATER DISTRICT.
6. SEWER SERVICE PROVIDED BY: MOUTLON NIGUEL WATER DISTRICT.
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. STREET IMPROVEMENTS TO BE GRADUALLY IMPROVED TO MEET CITY'S STREET IMPROVEMENT PER ORANGE COUNTY STANDARDS AND MASTER PLAN OF ARTERIAL HIGHWAYS.
11. ALL SLOPES TO BE 2:1 MAXIMUM.
12. PLANTING SCHEDULE: WITHIN 120 DAYS AFTER COMPLETION OF GRADING.
13. PLANTING SPECIFICATIONS WILL BE MET BY THE UTILIZATION OF PRIVATE PARK FACILITIES.
14. 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 PICTIC AREAS" IN TENTATIVE TRACT 10726 TO THE CAPISTRANO FIELD STATION AND WITHIN TENTATIVE TRACT 10726 TO BE GRANTED IN CONJUNCTION WITH TENTATIVE TRACT 10896.
15. *LOT 1 TO BE OFFERED TO THE COUNTY IN PERPETUITY FOR*

LEGAL DESCRIPTION

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.

CERTIFICATION

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

OWNER/SUBDIVIDER

**COLINAS DE CAPISTRANO
DEVELOPMENTS, INC.**
3931 MACARTHUR BLVD., STE. 113
NEWPORT BEACH, CA. 92660
714-955-0224

PREPARED FOR:

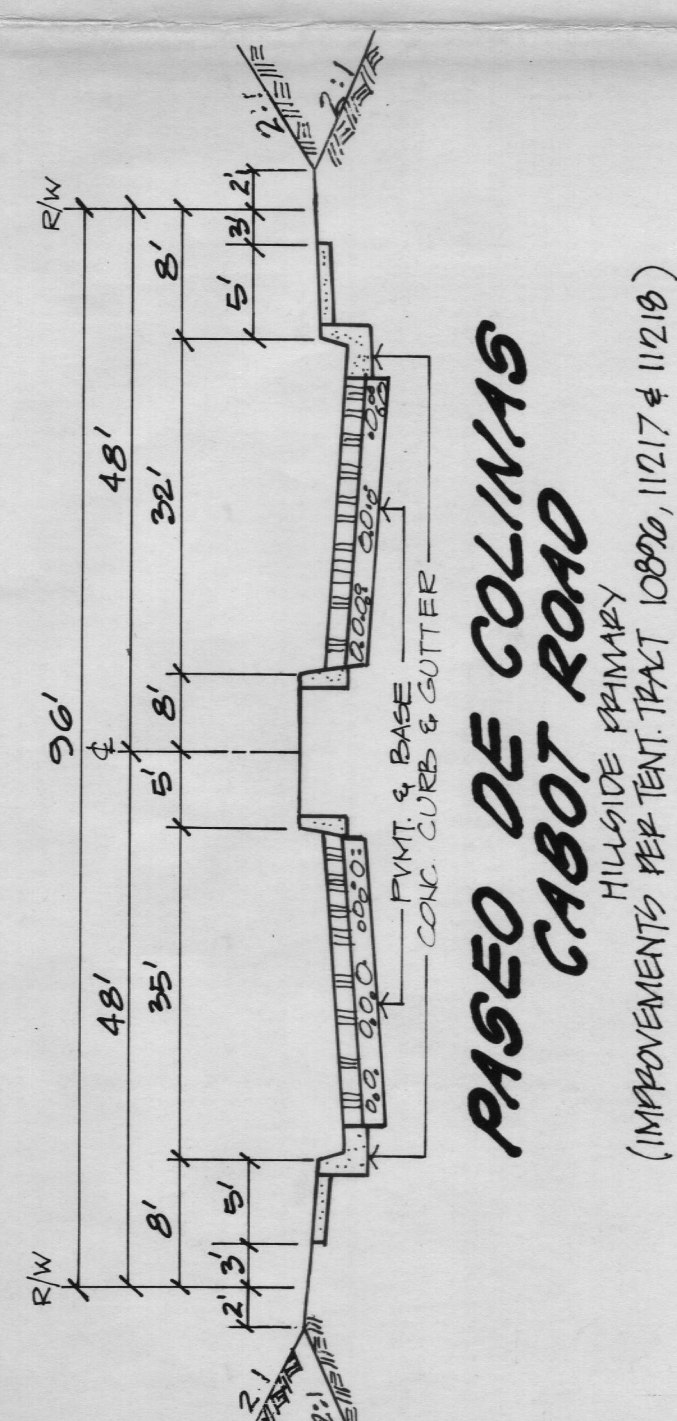
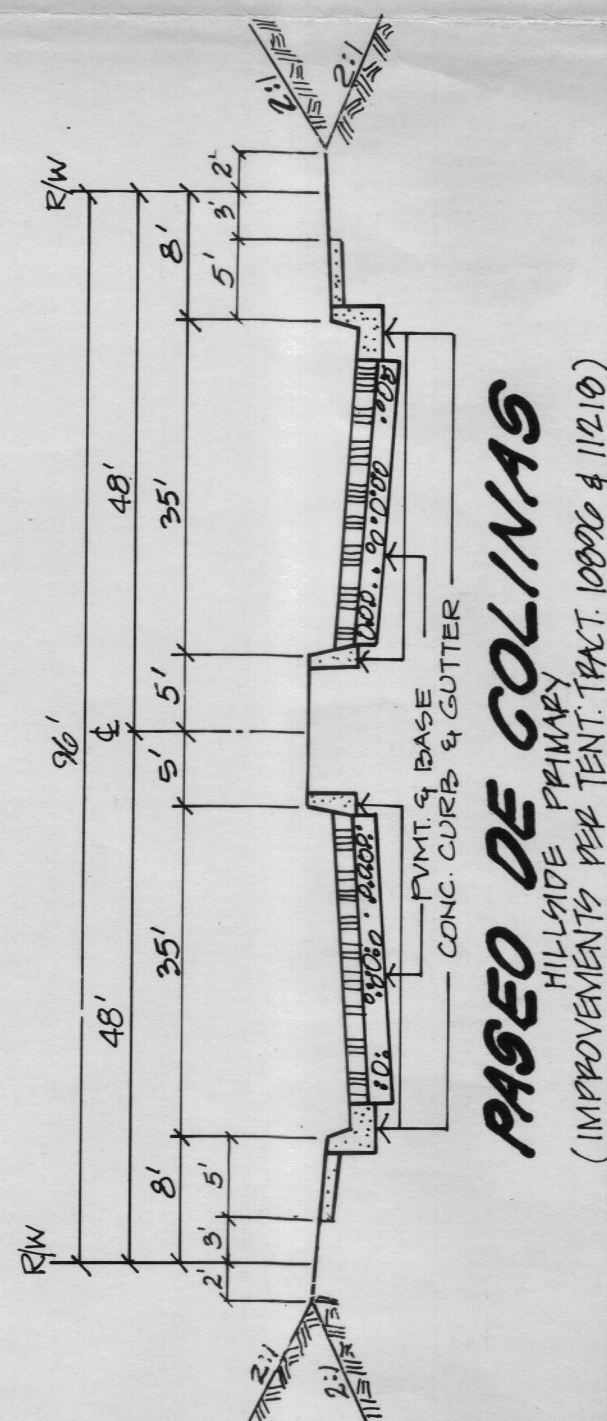
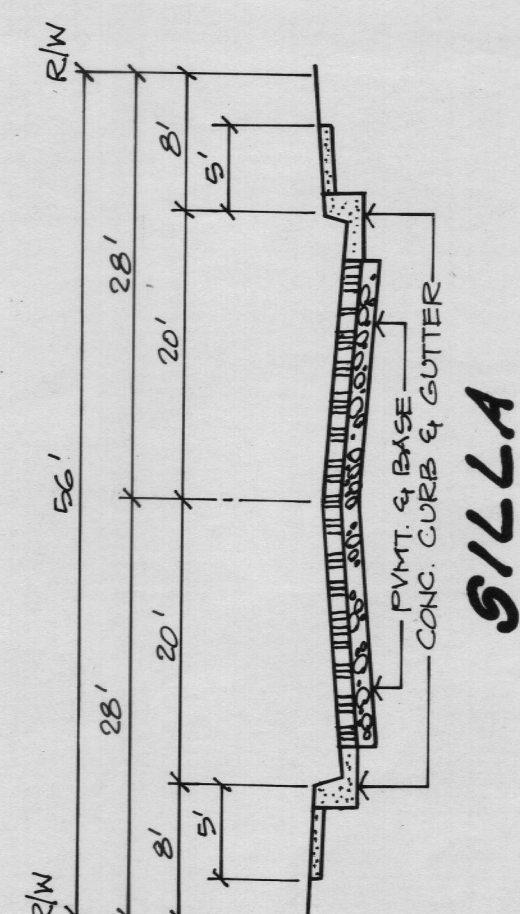
DEVELOPER
CARMA-SANDLING
1641 LANGLEY
IRVINE, CALIF 92714
714/540-3383

PREPARED BY

Hunsaker Associates Inc.
 Planning, Engineering & Surveying
 (714) 754-1011
 3001 Red Hill, Building VI, Suite 217, Costa Mesa, CA 92626

FOR CONDOMINIUM PURPOSES

TENTATIVE TRACT NO. 11218



SLOPES:

- A** MAINTAINED BY PUBLIC AGENCY OR MASTER HOMEOWNERS ASSOC.
B MAINTAINED BY HOMEOWNERS ASSOC (SUB ASSOC.)
C MAINTAINED BY PRIVATE OWNERS

SCALE: 1"=100'
DATE: 0-22-02
GROSS AREA: 20.15 ACs
NO. OF LOTS: 0
N.O.: 151-11210

AREA ONE

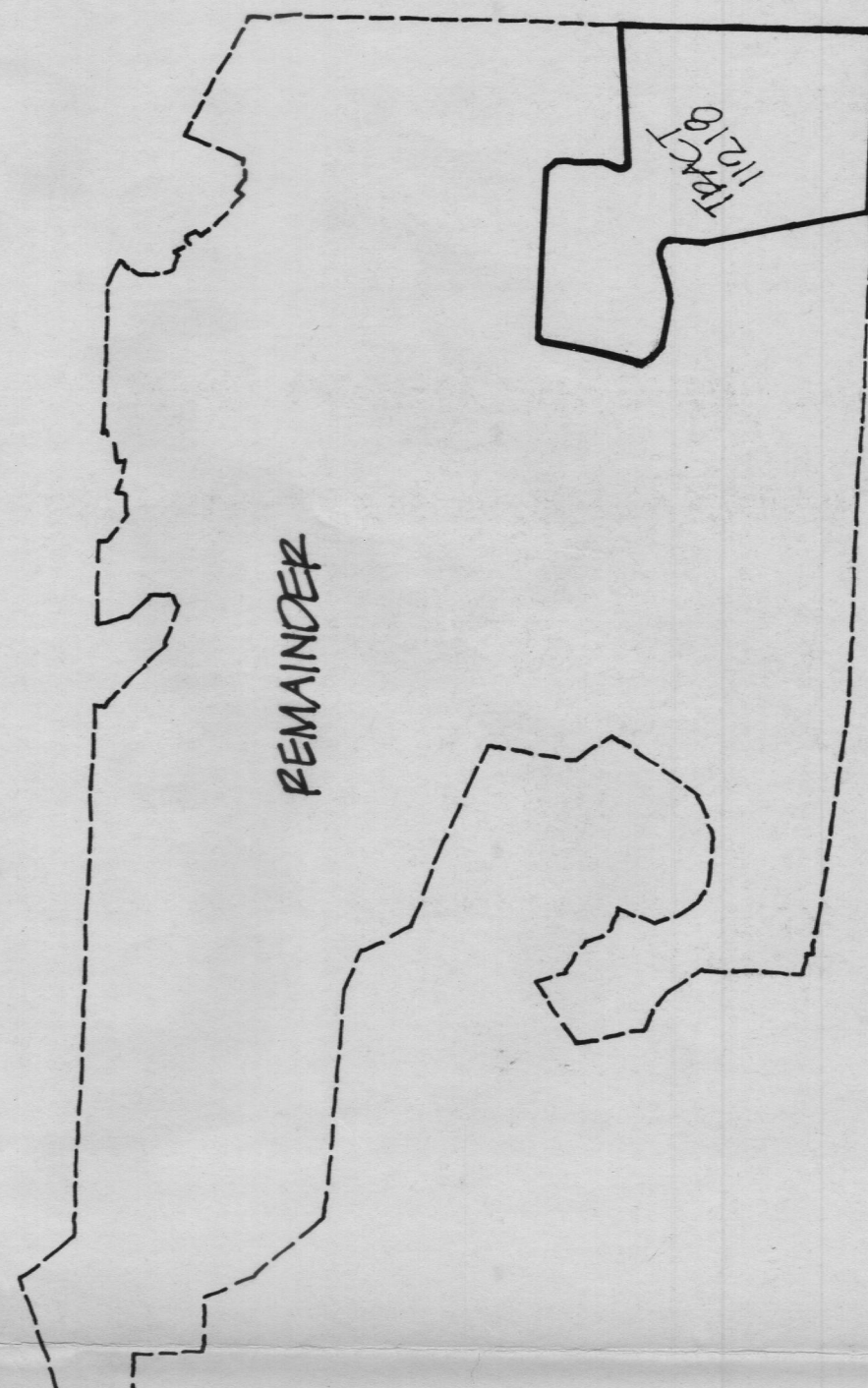
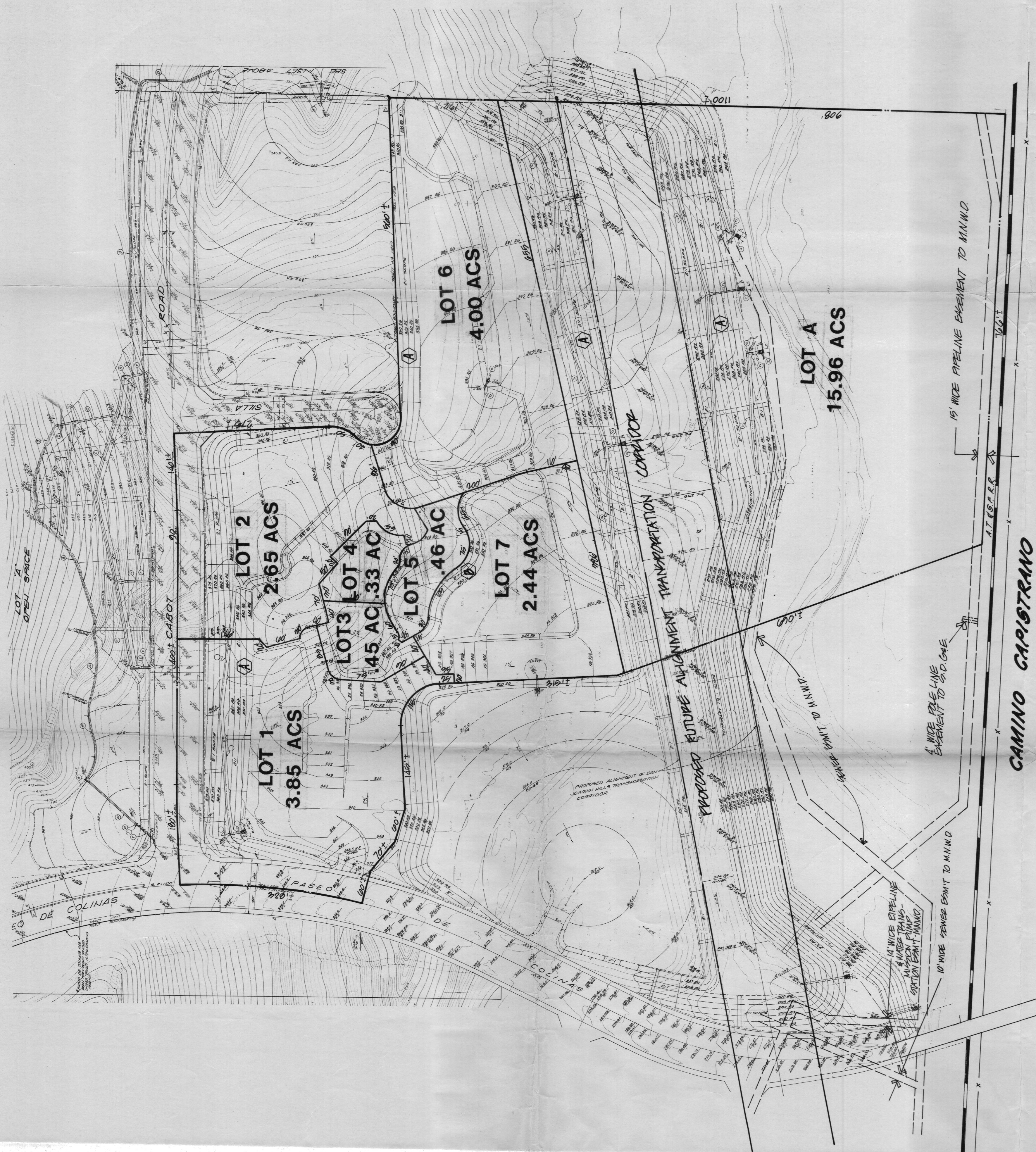
<u>TRACT MAPS APPROVED</u>		<u>NO. OF DWELLING UNITS</u>
TRACT NO 60241		95
TEMPORARY TRACT NO 10720		120
TEMPORARY TRACT NO 10845		40
TEMPORARY TRACT NO 11120		60
TEMPORARY TRACT NO 10870		90
TEMPORARY TRACT NO 11210		24
TEMPORARY TRACT NO 11217		60
<u>TEMPORARY TRACT MAPS UNDER REVIEW</u>		
TEMPORARY TRACT NO 11210		192
TOTAL UNDER REVIEW		
GRAND TOTAL IN AREA ONE		
MAXIMUM ALLOWED IN AREA ONE		

TENTATIVE TRACT MAPS UNDER REVIEW

PERMITATIVE TRACT NO 11210	192
TOTAL UNDER REVIEW	192
GRAND TOTAL IN AREA ONE	091
MAXIMUM ALLOWED IN AREA ONE	091



COLINAS DE CAPISTRANO



Date: JAN. 26 1984
Tract No. 11218, Lots 4, 5, 6, 7

These plans have been analyzed and found to comply with PC DISTRICT - COLINAS DE CARO

+ VP 83-13 P

Y shall constitute a precise plan of development, any proposed construction changes, or any plans to be eliminated, shall first be approved.

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

checked by: G. Laxett
Technician

Approved by: _____
Technician

Chief, Land Use

RECEIVED
Zoning Administration Section

JAN 19 1964

ORANGE COUNTY
rent Planning & Dev. Association

• **Program Planning & Dev. Assistance**

AND USE

TR 11218 A

Hunsaker
Planning, Engineering & Surveying
Associates
Inc.
1714 754 1011

TRACT 11218 LOT EXHIBIT