

ACREAGE: 102.198 ACRES
NO. OF LOTS: 84 PLUS LOTS
A THROUGH D, INCLUSIVE
A PORTION OF TENTATIVE
TRACT NO. 8735

TRACT NO. 12041 DUPLICATE

SHEET 1 OF 9 SHEETS

84-459644

BLOCK: 4855 & 4854
MODULE: 60.61, 70.79,
88.89 & 08

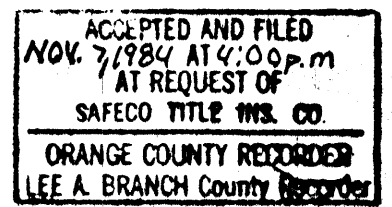
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA.

BEING A PORTION OF THE RANCHO MIGUEL AS SHOWN ON THE MAP RECORDED
IN BOOK 2, PAGES 230 AND 231 OF PATENTS IN THE OFFICE OF THE COUNTY
RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

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

JUNE, 1984

22.00



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 DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: PACIFIC ISLAND DRIVE, OCEAN WAY AND SEA ISLAND DRIVE. WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE: THE EASEMENT FOR PUBLIC ACCESS OVER LOT D AND LOT 19 AS SHOWN ON SAID MAP. PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE LOT C IN FEE SIMPLE FOR PARK AND RECREATION PURPOSES TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES. WE ALSO HEREBY RELEASE AND RELINQUISH ALL VEHICULAR ACCESS RIGHTS TO PACIFIC ISLAND DRIVE, EXCEPT AT STREET INTERSECTIONS. MONARCH POINT LTD., A CALIFORNIA LIMITED PARTNERSHIP

BY: MONARCH RIDGE INC., ITS GENERAL PARTNER

Darrel Spence
DARREL SPENCE, PRESIDENT

Shannon Spence
SHANNON SPENCE, SECRETARY

SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED AS INSTRUMENT NUMBERS 83-237883 AND 83-241477 OF OFFICIAL RECORDS.

Don DeBevis
DON DEBEVIS - VICE PRESIDENT

Lewis C. Keys
LEWIS C. KEYS - ASST. SECT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 19 DAY OF SEPTEMBER, 1984,
BEFORE ME KRISTINA MARIE MCLEAN
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
DARREL SPENCE, PERSONALLY KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE
PRESIDENT AND SHANNON SPENCE
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SECRETARY OF
MONARCH RIDGE, 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, SAID CORPORATION BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE GENERAL PARTNERS OF MONARCH POINT LTD., A CALIFORNIA LIMITED PARTNERSHIP. THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH GENERAL PARTNER AND THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.

DEC 16, 1986

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL:



Kristina Marie McLean
NOTARY PUBLIC
IN AND FOR SAID STATE

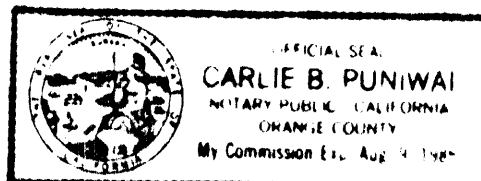
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 4th DAY OF OCTOBER, 1984,
BEFORE ME CHARLIE B. PUNIWAI
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
DON DEBEVIS, PERSONALLY KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE
VICE PRESIDENT AND LEWIS C. KEYS
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE ASSISTANT SECRETARY OF
SAFECO TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

MY COMMISSION EXPIRES 8-2-85

WITNESS MY HAND AND OFFICIAL SEAL:

Charlie B. Punawai
NOTARY PUBLIC IN AND FOR SAID STATE



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

1. SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF EASEMENTS FOR POLE LINE PURPOSES PER BOOK 2040, PAGE 276, BOOK 7102, PAGE 540, BOOK 7139, PAGE 470 AND BOOK 9164, PAGE 1, ALL OFFICIAL RECORDS.
2. THE COUNTY OF ORANGE, HOLDER OF EASEMENTS FOR STREETS, SLOPES AND DRAINAGE PURPOSES PER BOOK 6843, PAGE 155 AND BOOK 10122, PAGE 434, ALL OFFICIAL RECORDS.
3. MOULTON MIGUEL WATER DISTRICT, HOLDER OF EASEMENT FOR WATER LINE PURPOSES PER BOOK 6873, PAGE 933 OFFICIAL RECORDS.
4. SOUTH COAST COUNTY WATER DISTRICT, HOLDER OF EASEMENTS FOR PIPELINE PURPOSES PER BOOK 10470, PAGE 560, INSTRUMENT NO. 83-472158 AND INSTRUMENT NO. 83-472159, AND FOR SEWER & WATER PURPOSES PER BOOK 11929, PAGE 645 (SAID EASEMENT NOT PLOTTABLE), ALL OFFICIAL RECORDS.
5. STORER CABLE T.V., INC., HOLDER OF EASEMENT FOR UNDERGROUND CABLE PURPOSES PER BOOK 9696, PAGE 161 OFFICIAL RECORDS (NOT PLOTTABLE).
6. JACK BINION, DOYLE F. BRUNSON AND WILLIAM E. BAXTER, JR. (BINION PROPERTY OWNERS), HOLDERS OF EASEMENT FOR INGRESS & EGRESS PURPOSES PER INSTRUMENT NO. 84-218558 OFFICIAL RECORDS (NOT PLOTTABLE).
7. HERMES FINANCIAL CORP., AND SHOWCASE HOMES, HOLDERS OF EASEMENT FOR INGRESS & EGRESS PER INSTRUMENT NO. 83-339591 OFFICIAL RECORDS.

I HEREBY CERTIFY THAT I AM REGISTERED CIVIL ENGINEER NO. 23956 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 9 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN JULY, 1983, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY OR WILL 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

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 29th DAY OF OCTOBER, 1984.

G.R. NELSON
COUNTY SURVEYOR

BY Paul A. Cuervo
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY TO THE RECORDER OF THE COUNTY OF ORANGE 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 31st DAY OF OCTOBER, 1984.

Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

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 11 DAY OF October, 1984.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY Regelia Cuellas
DEPUTY TAX COLLECTOR

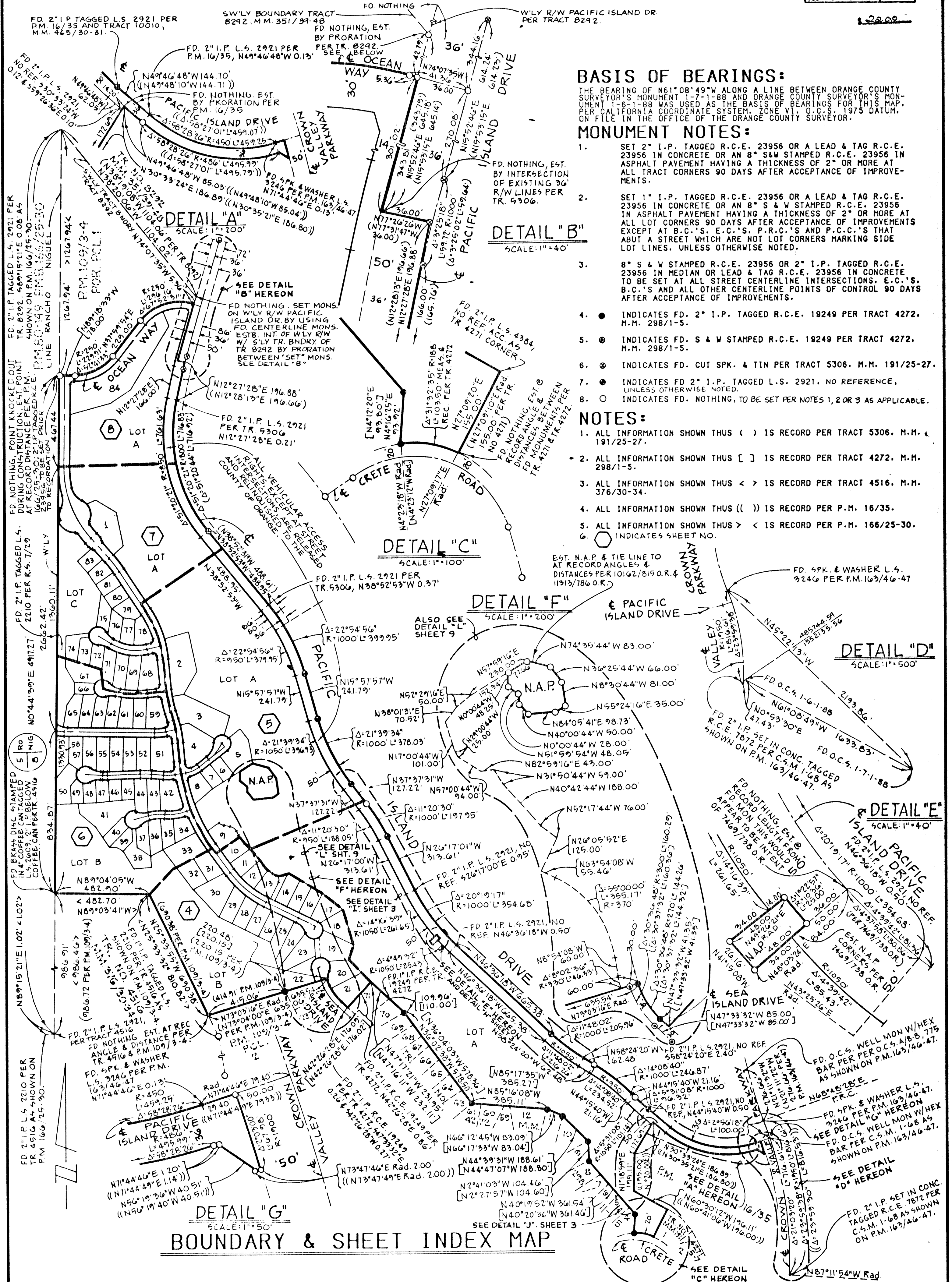
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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 31st DAY OF OCTOBER, 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 OF STREET PURPOSES OF PACIFIC ISLAND DRIVE, OCEAN WAY AND SEA ISLAND DRIVE. AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE EASEMENT FOR PUBLIC ACCESS AS DEDICATED, THE EASEMENTS FOR HIKING TRAIL PURPOSES AS DEDICATED, ALL VEHICULAR ACCESS RIGHTS TO PACIFIC ISLAND DRIVE AS RELEASED AND RELINQUISHED. AND DID NOT ACCEPT THE OFFER OF DEDICATION OF LOT C. AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT.

DATED THIS 31st DAY OF OCTOBER, 1984.

Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

ACCEPTED AND FILED
NOV. 7, 1984 AT 4:00 p.m.
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder



53334

SCALE: 1" = 100'
 ACREAGE: 102.198 ACRES
 NO. OF LOTS: 84
 PLUS LOTS A, B, C & D

A PORTION OF TENTATIVE
 TRACT NO. 8735

SEE SHEET 2 FOR BASIS
 OF BEARINGS, MONUMENT
 NOTES AND SHEET INDEX
 MAP.

TRACT NO 12041 DUPLICATE

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

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

JUNE, 1984

SHEET 3 OF 9 SHEETS

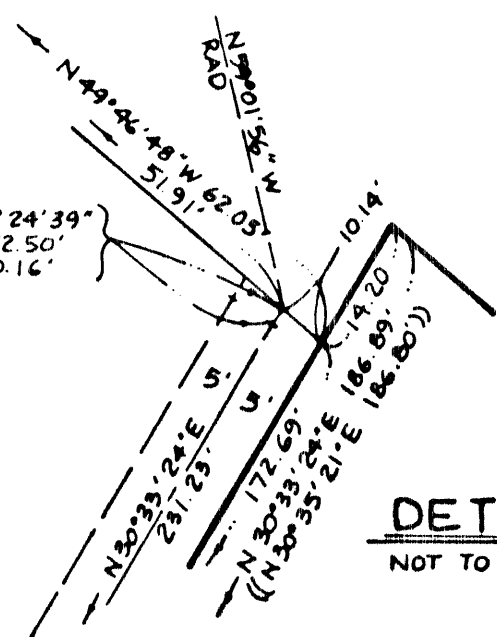
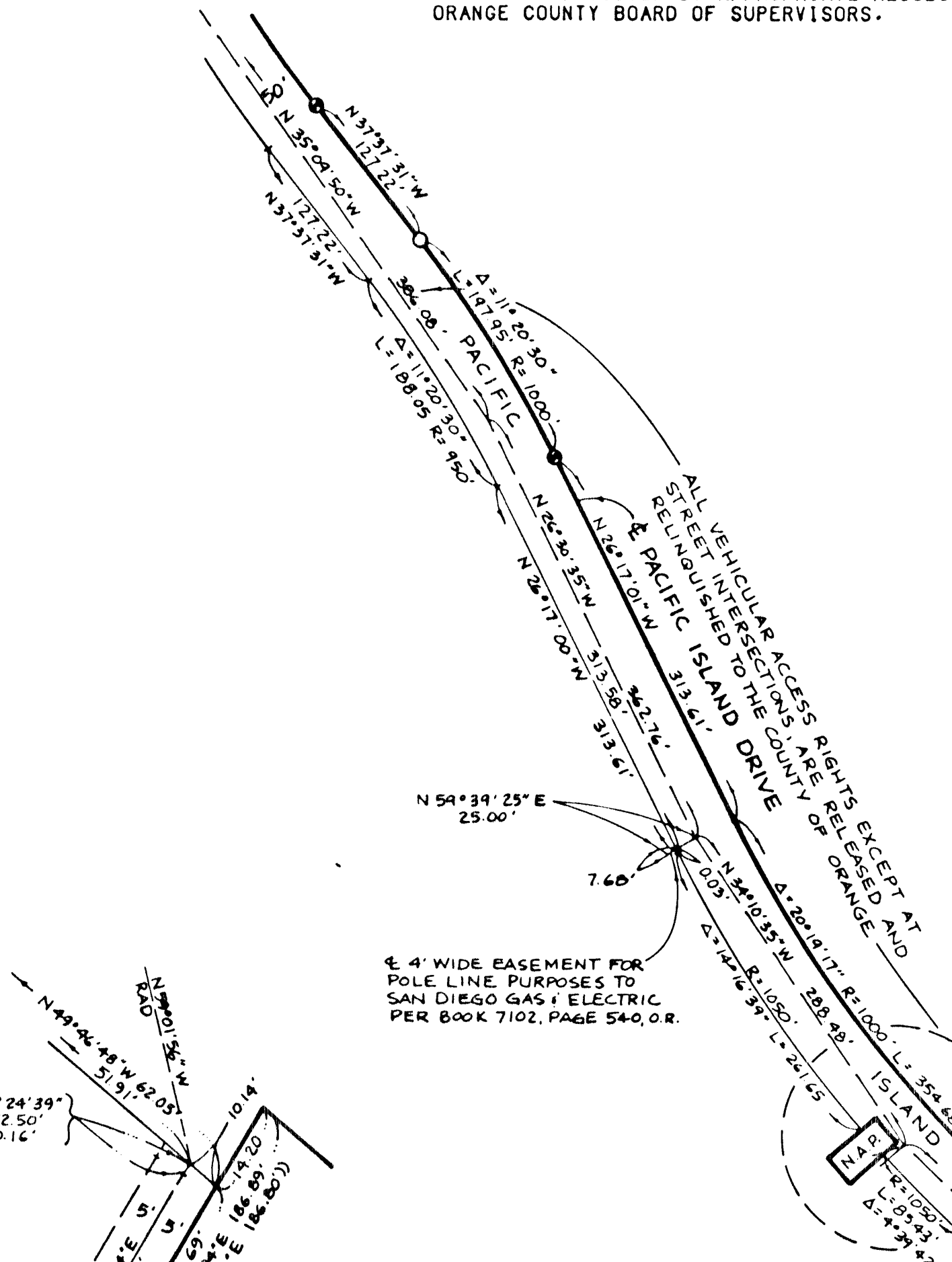
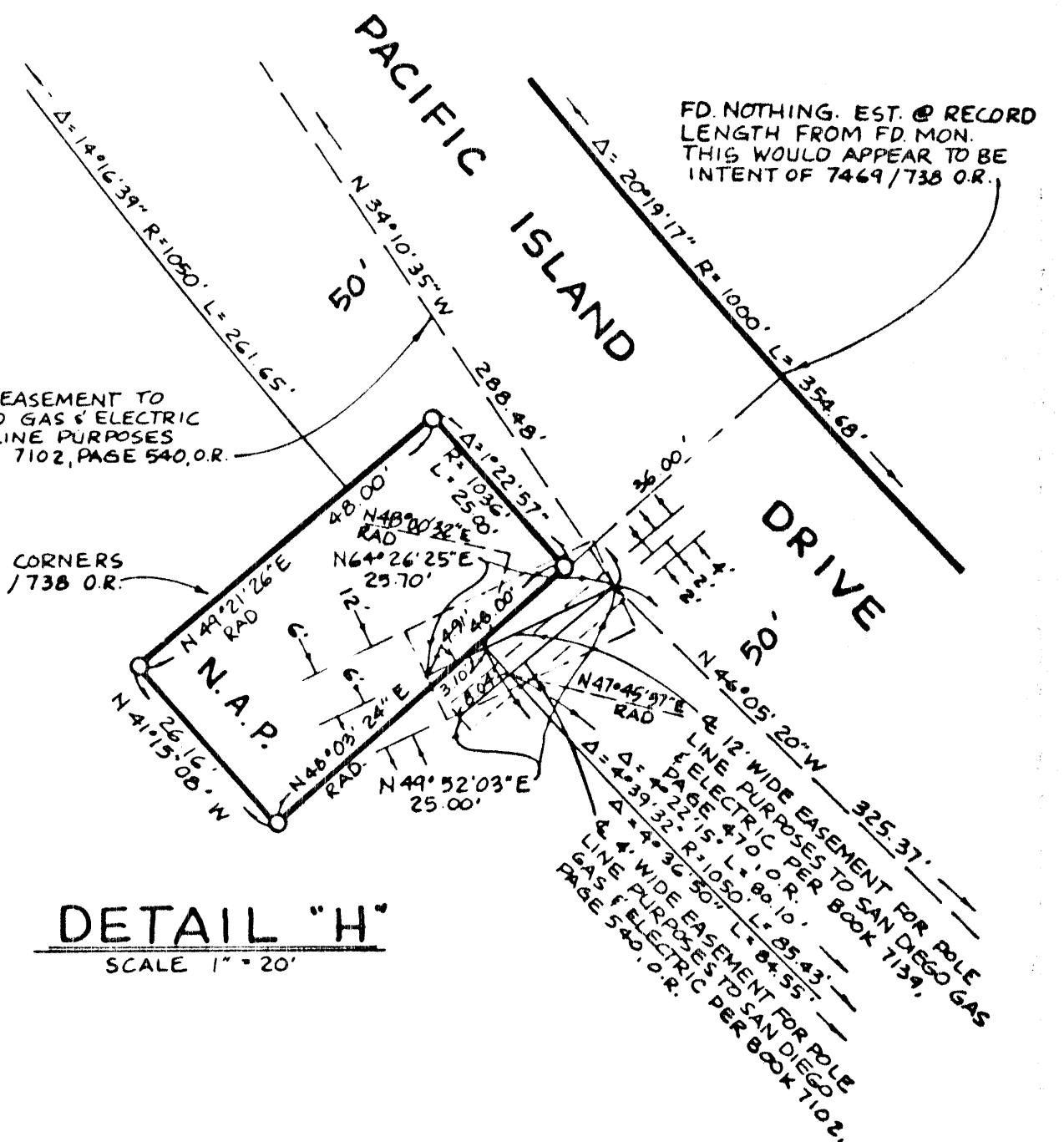
84-459644

ACCEPTED AND FILED
 NOV. 7, 1984 AT 4:00 P.M.
 AT REQUEST OF
 SAFECO TITLE INS. CO.
 ORANGE COUNTY RECORDER
 LEE A. BRANCH County Recorder

22.00

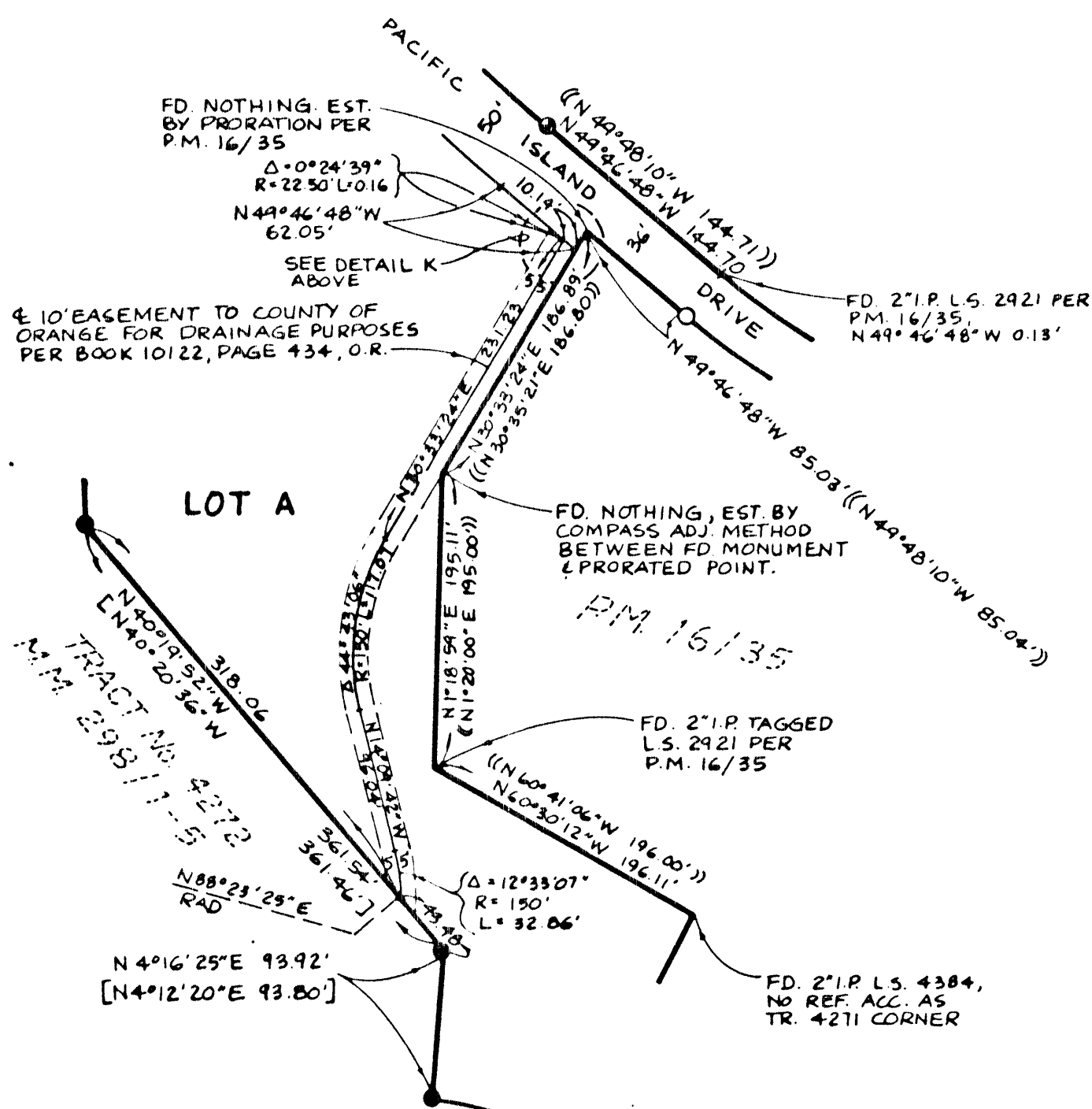
PRIVATE STREET NOTE

THE PRIVATE STREETS CONSTRUCTED WITHIN THIS TRACT MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS. THE COUNTY OF ORANGE SHALL HAVE NO RESPONSIBILITY THEREFORE UNLESS PURSUANT TO THE APPROPRIATE SECTIONS OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA. THE SAID PRIVATE STREETS HAVE BEEN ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS.



DETAIL "I"

SCALE 1" = 100'



NOTE: PRIOR TO THE COMPLETION FOR ANY BUILDING PERMITS, A COPY OF THE AGREEMENT BETWEEN THE DEVELOPER AND THE CAPISTRANO UNIFIED SCHOOL DISTRICT SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING, EMA, PER ORANGE COUNTY ORDINANCES 3071 AND 3150.

SCALE: 1" = 60'
ACREAGE: 102.128 ACRES
NO. OF LOTS: 84
PLUS LOTS A, B, C & D

A PORTION OF TENTATIVE
TRACT NO. 8735

SEE SHEET 2 FOR BASIS
OF BEARINGS, MONUMENT
NOTES AND SHEET INDEX
MAP.

TRACT NO. 12041

SHEET 4 OF 9 SHEETS

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

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

JUNE, 1984

84-459644

ACCEPTED AND FILED
NOV. 7/1984 AT 4:00 P.M.
AT REQUEST OF
SAFE CO. TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

\$22.00

EASEMENT TO SOUTH COAST COUNTY WATER
DISTRICT FOR PIPELINE, ROADWAY AND
SLOPE MAINTENANCE PURPOSES PER
BOOK 10470, PAGE 560, O.R.
SEE DETAIL "L" SHEET 9

NOTE:

AN EASEMENT OVER LOT A TO
BE GRANTED TO THE COUNTY OF
ORANGE FOR RESOURCE PRESERVATION
PURPOSES BY SEPARATE
INSTRUMENT.

SEE DETAIL "L"
SHEET 9

LOT
A
48.971 ACRES
OPEN SPACE

TO BE GRANTED TO
THE HOMEOWNER'S
ASSOCIATION BY
SEPARATE INSTRUMENT.

SEE SHEET NO. 2

LOT B
9.452 ACRES
OPEN SPACE

TO BE GRANTED TO THE
HOMEOWNER'S ASSOCIATION
BY SEPARATE INSTRUMENT

NOTE:

AN EASEMENT OVER LOT B TO BE
GRANTED TO THE COUNTY OF ORANGE
FOR RESOURCE PRESERVATION
PURPOSES BY SEPARATE INSTRUMENT.

PM 109/3-4
PCL. 2

(A) - PROPOSED EASEMENT TO SOUTH COAST
COUNTY WATER DISTRICT BY SEPARATE
INSTRUMENT.

(B) - 10' EASEMENT FOR PUBLIC ACCESS
DEDICATED TO THE COUNTY OF ORANGE.

SEE DETAIL "L"
SHEET 9

TRACT NO.
M.M. 298

SCALE: 1" = 60'
ACREAGE: 102.198 ACRES
NO. OF LOTS: 84
PLUS LOTS A, B, C & D

A PORTION OF TENTATIVE
TRACT NO. 8735

SEE SHEET 2 FOR BASIS
OF BEARINGS, MONUMENT
NOTES AND SHEET INDEX
MAP.

TRACT NO. 12041

DUPLICATE 84-459644

SHEET 5 OF 9 SHEETS

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

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

JUNE, 1984

SEE SHEET NO. 7

ACCEPTED AND FILED
Nov. 7/84 AT 4:00 p.m.
AT REQUEST OF
SAFECD TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

W/LY LINE OF DEED RECORDED
3/29/83, REC IN BOOK 6482, PAGE
610-616, O.R. PER TRACT 5506, M.M. 191/25-27.

NOTE:

AN EASEMENT OVER LOT A TO
BE GRANTED TO THE COUNTY OF
ORANGE FOR RESOURCE PRESERVATION
PURPOSES BY SEPARATE INSTRUMENT.

LOT A
48.971 ACRES
OPEN SPACE

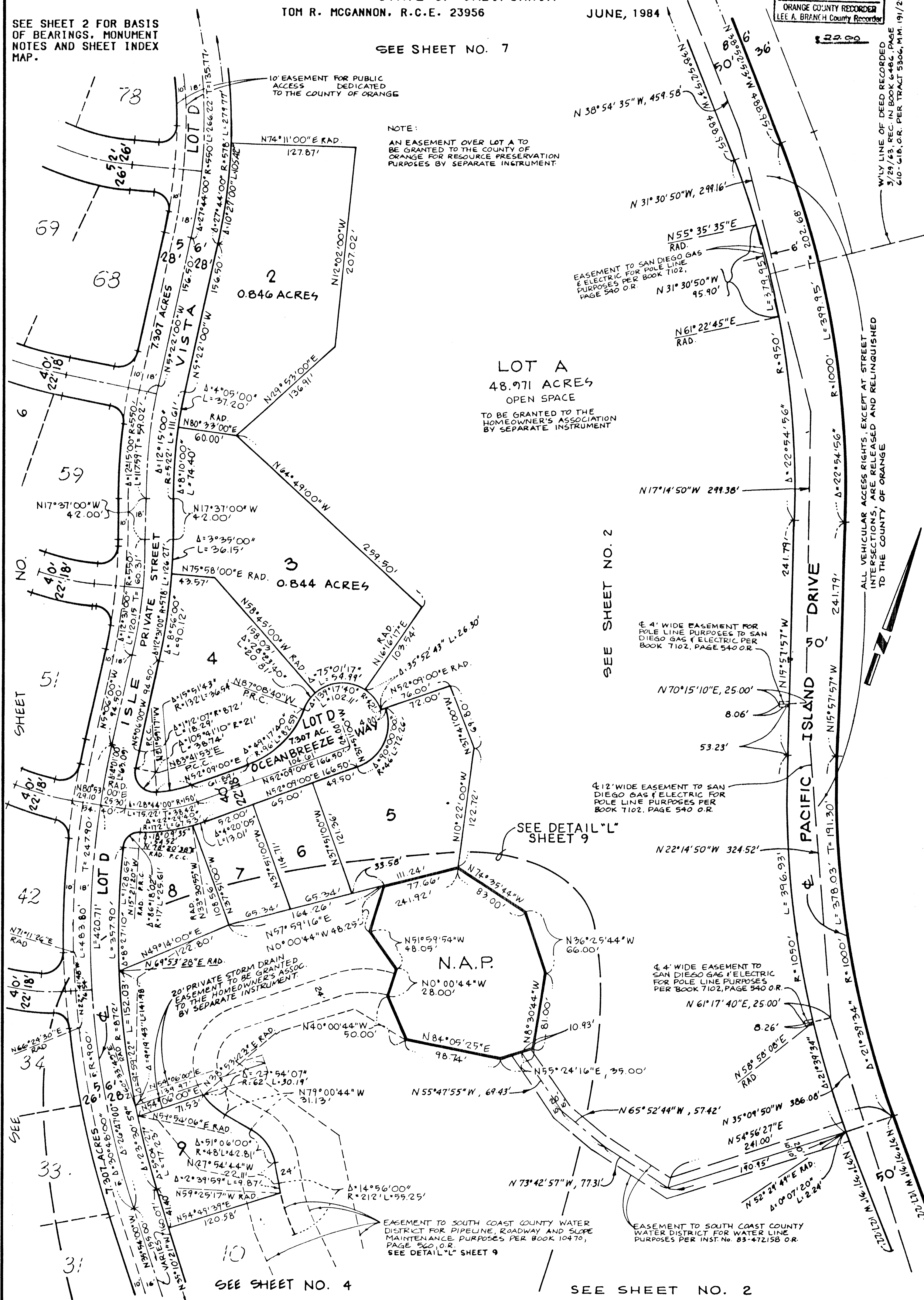
TO BE GRANTED TO THE
HOMEOWNERS ASSOCIATION
BY SEPARATE INSTRUMENT

SEE SHEET NO. 2

SEE DETAIL "L"
SHEET 9

SEE SHEET NO. 2

SEE SHEET NO. 4



SCALE: 1" = 60'
ACREAGE: 102.198 ACRES
NO. OF LOTS: 84
PLUS LOTS A, B, C & D

A PORTION OF TENTATIVE
TRACT NO. 8735

SEE SHEET 2 FOR BASIS
OF BEARINGS, MONUMENT
NOTES AND SHEET INDEX
MAP.

TRACT NO. 12041 DUPLICATE

SHEET 6 OF 9 SHEETS

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

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

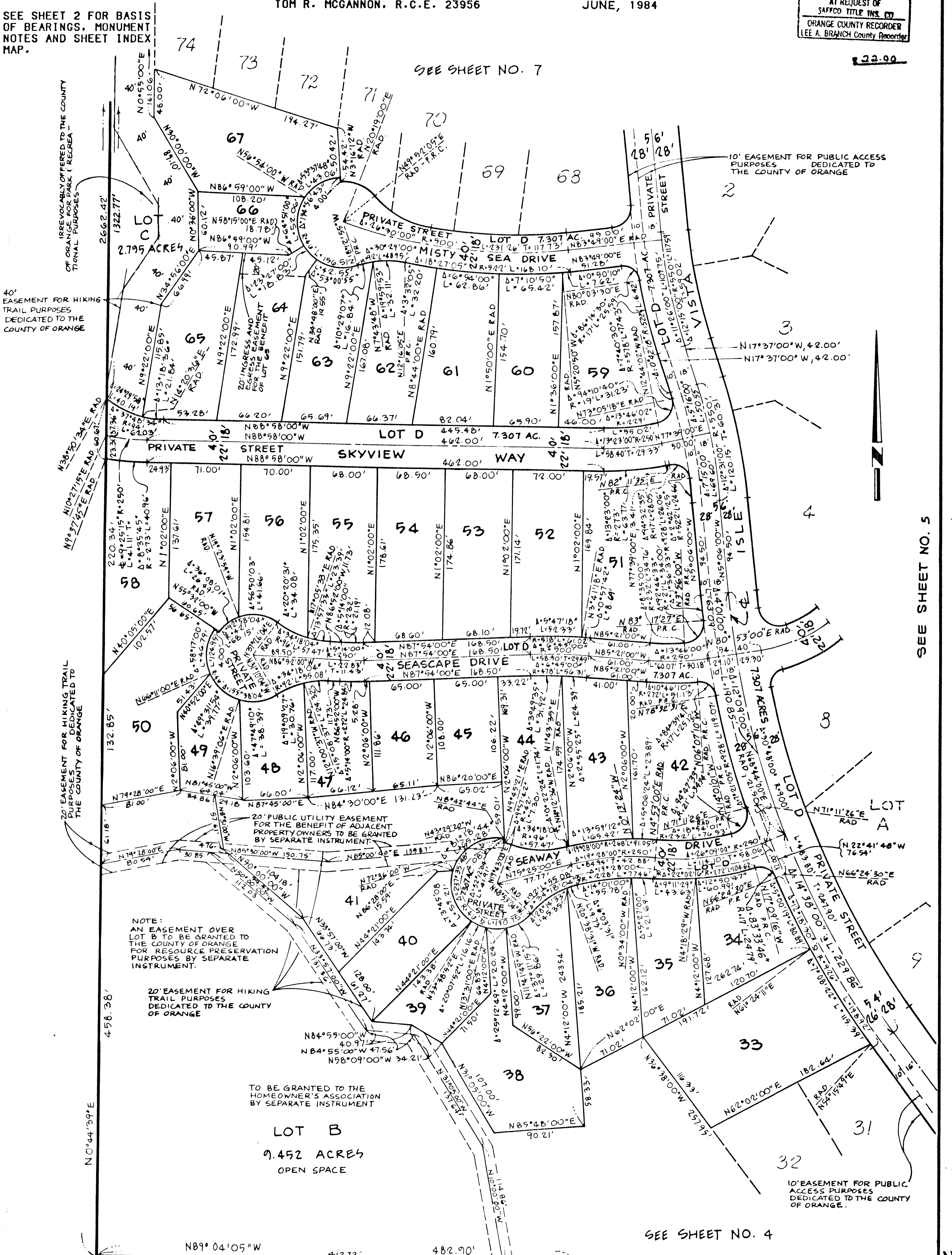
JUNE, 1984

84-459644

ACCEPTED AND FILED
Nov. 3, 1984 AT 4:00 p.m.
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

22.00

SEE SHEET NO. 7



TRACT NO. 4516 MM 376/30-34

SEE SHEET NO. 5

SCALE: 1" = 60'
ACREAGE: 102.198 ACRES
NO. OF LOTS: 84
PLUS LOTS A, B, C & D

TRACT NO. 12041

SHEET 7 OF 9 SHEETS

84-459644

A PORTION OF TENTATIVE
TRACT NO. 8735

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

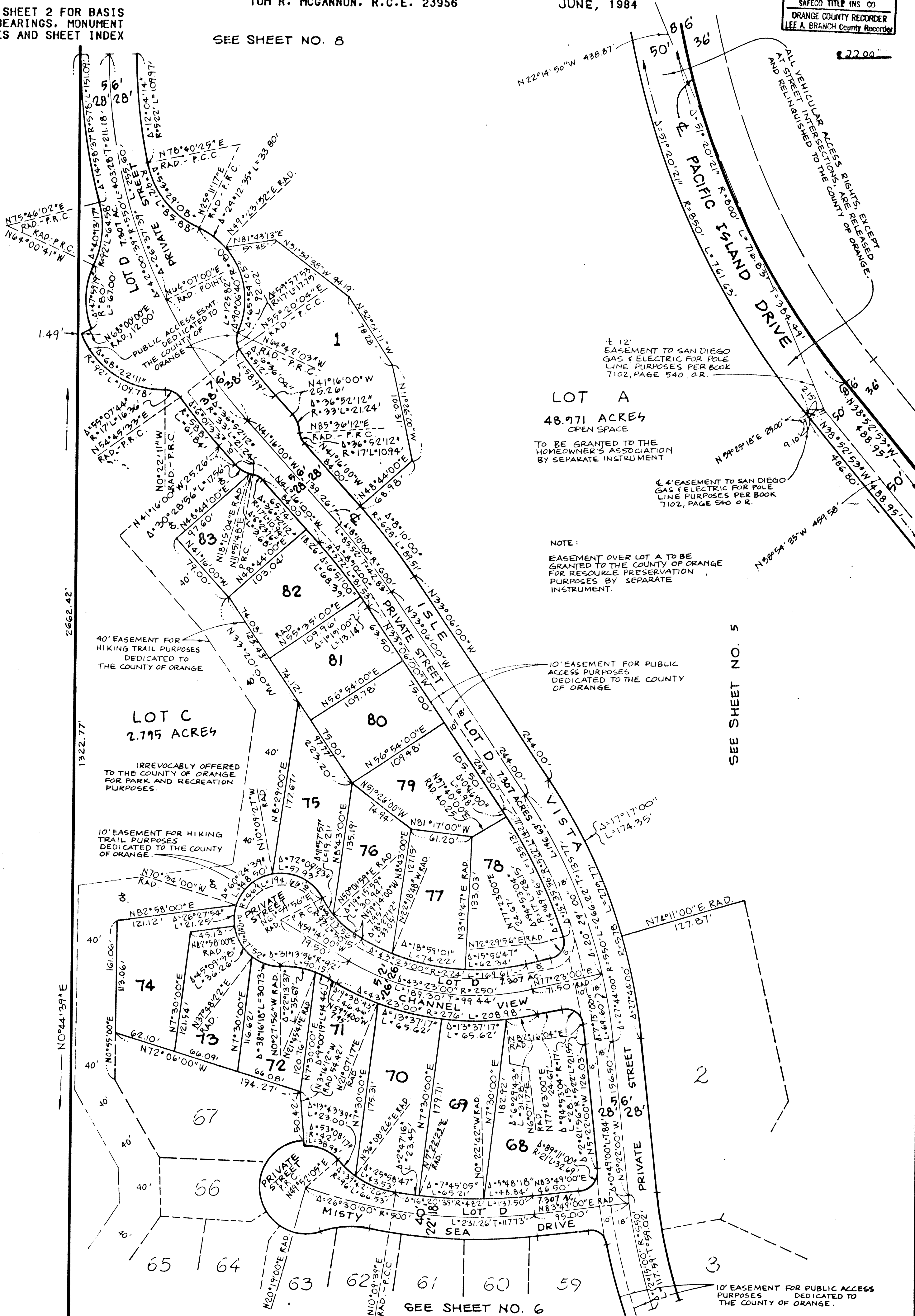
TOM R. MCGANNON, R.C.E. 23956

JUNE, 1984

ACCEPTED AND FILED
NOV. 7, 1984 AT 4:00 p.m.
AT REQUEST OF
SAFE CO. TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

SEE SHEET 2 FOR BASIS
OF BEARINGS, MONUMENT
NOTES AND SHEET INDEX
MAP.

SEE SHEET NO. 8



SEE SHEET NO. 5

SEE SHEET NO. 6

SCALE: 1" = 60'
ACREAGE: 102.198 ACRES
NO. OF LOTS: 84
PLUS LOTS A, B, C & D

A PORTION OF TENTATIVE
TRACT NO. 8735

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OF BEARINGS, MONUMENT
NOTES AND SHEET INDEX
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TRACT NO. 12041 DUPLICATE

SHEET 8 OF 9 SHEETS

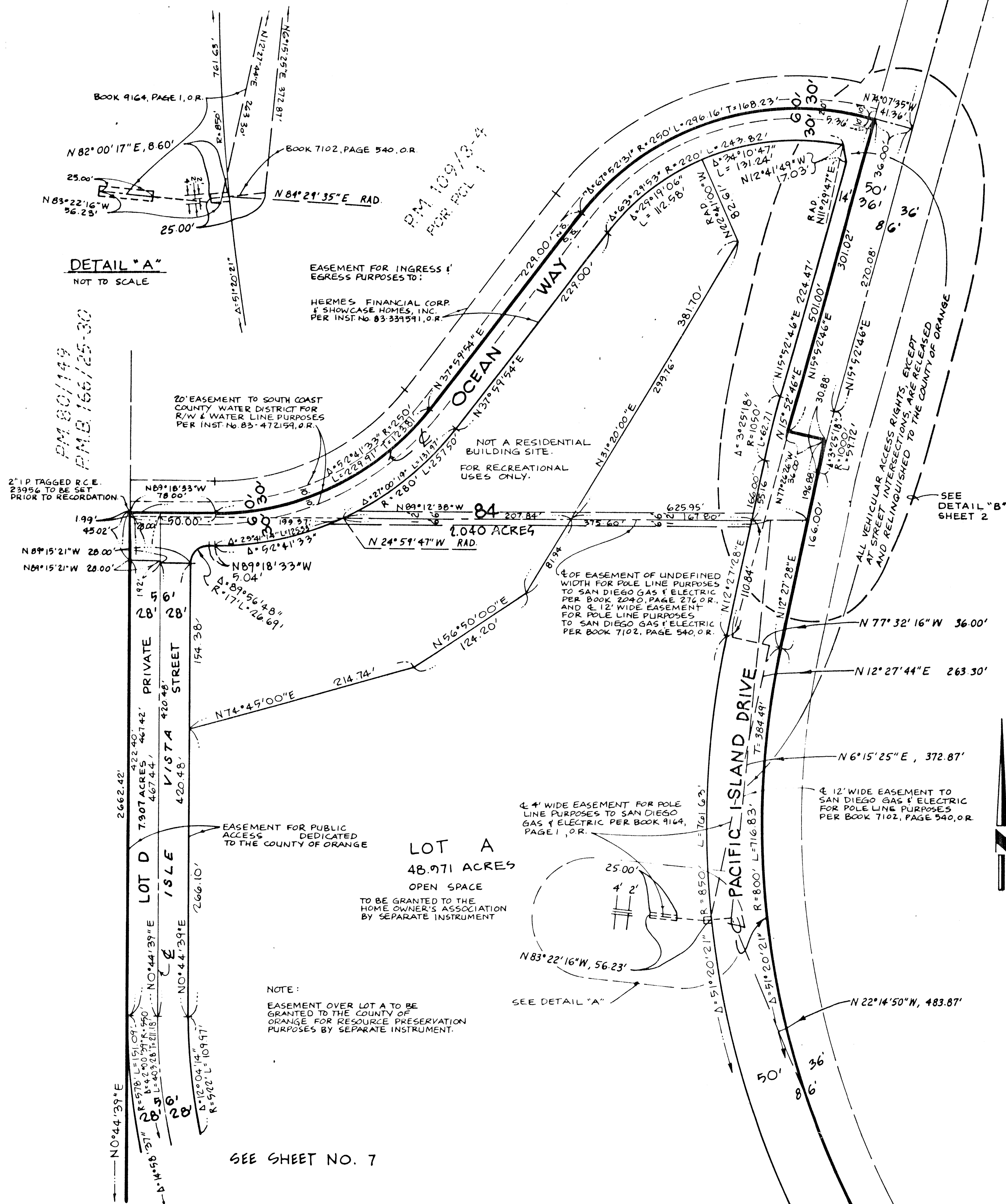
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
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TOM R. MCGANNON, R.C.E. 23956

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SCALE: 1" = 60'
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NO. OF LOTS: 84
PLUS LOTS A,B,C & D

A PORTION OF TENTATIVE
TRACT NO. 8735

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TRACT NO 12041 DUPLICATE

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
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TOM R. MCGANNON, R.C.E. 23956

JUNE, 1984

SHEET 9 OF 9 SHEETS

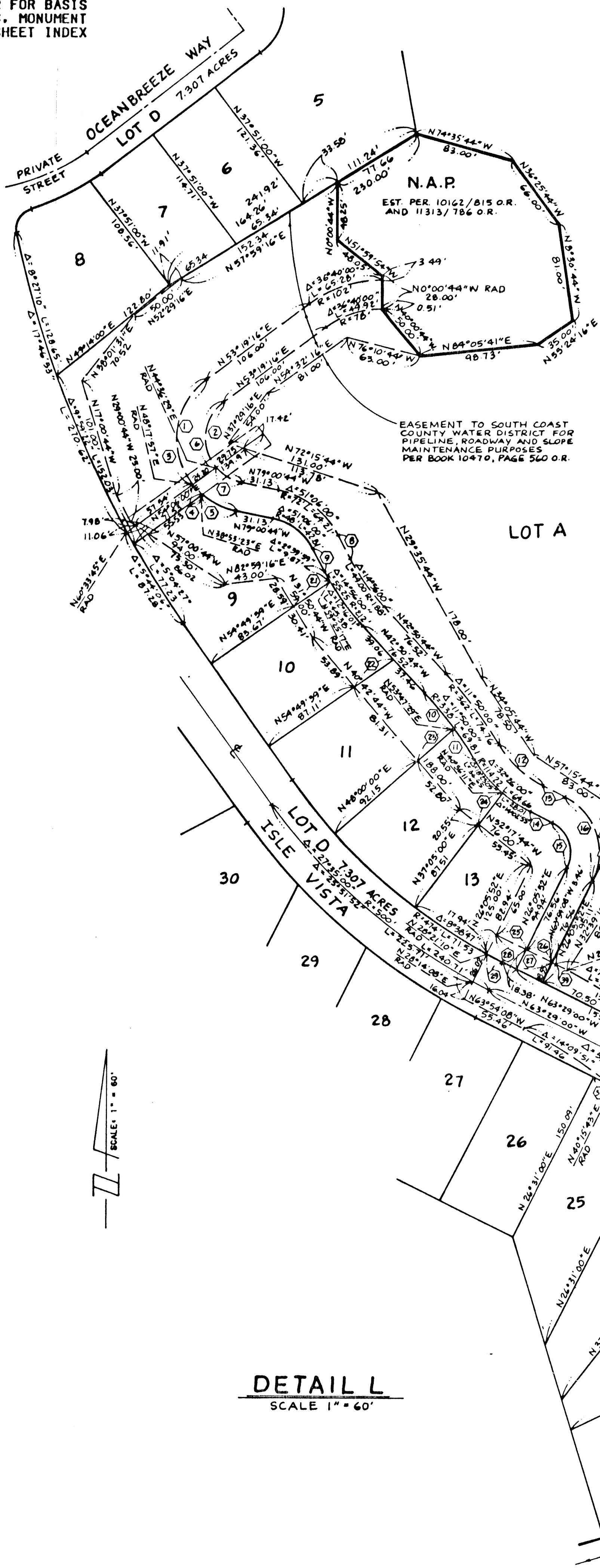
84-459644

ACCEPTED AND FILED
NOV 7 1984 AT 4:00 PM
AT REQUEST OF
SAFE CO TITLE INS CO
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

DATA

12700

○	DELTA OR BEARING	RADIUS	LENGTH	TANGENT
1	132°20'00"	62'	143.20'	140.35'
2	132°20'00"	38'	87.77'	86.02'
3	95°01'19"	62'	102.82'	
4	9°24'34"	62'	10.18'	
5	27°54'07"	62'	30.20'	
6	98°42'47"	38'	65.47'	
7	33°37'13"	38'	22.30'	
8	N 27°54'44"W		22.11'	
9	N 27°54'44"W		22.11'	
10	6°38'13"	338'	39.15'	
11	5°11'47"	338'	30.66'	
12	32°26'00"	90.22'	51.07'	26.23'
13	N 63°26'44"W		20.59'	
14	N 63°26'44"W		20.59'	
15	89°32'36"	28'	43.76'	27.78'
16	89°32'36"	52'	81.26'	51.59'
17	N 26°05'52"E		16.47'	
18	N 6°51'41"W		15.00'	
19	N 26°05'52"E		49.37'	
20	N 6°51'41"W		45.75'	
21	N 54°49'39"E		36.91'	
22	N 54°49'39"E		39.91'	
23	N 46°00'00"E		40.31'	
24	N 37°05'00"E		32.80'	
25	N 63°54'08"W		28.00'	
26	N 63°54'08"W		24.00'	
27	N 63°54'08"W		52.00'	
28	N 63°54'08"W		55.46'	
29	01°50'10"	474'	15.19'	7.60'
30	N 63°29'00"W		6.44'	
31	N 63°29'00"W		20.47'	
32	7°13'47"	370'	46.69'	
33	N 63°29'00"W		44.53'	
34	N 26°31'00"E		13.92'	
35	N 37°34'00"E		23.19'	
36	N 63°51'26"E		36.02'	
37	2°41'03"	370'	17.33'	
38	N 8°54'08"W		10.06'	
39	1°30'46"	430'	11.35'	
40	82°23'22"	48'	69.02'	



DETAIL L
SCALE 1" = 60'