

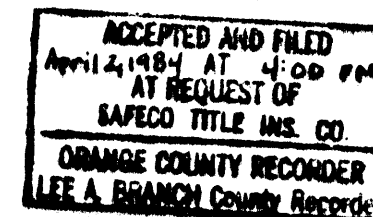
ACREAGE: 18.471 ACRES
NO. OF LOTS: 1 & LOTS A, B & C
(A PORTION OF TENTATIVE
TRACT NO. 10896)
BLOCK: 5056
MODULE: 30

SHEET 1 OF 3 SHEETS

TRACT NO. 12074

84-136049

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF PARCEL 4
OF PARCEL MAP NO. 83 - 118 PER MAP FILED IN BOOK 182, PAGES 37 THROUGH
42, INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.



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

\$10.00

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.

WE HEREBY RELEASE AND RELINQUISH THE COUNTY OF ORANGE: ALL VEHICULAR ACCESS RIGHTS TO PASEO DE COLINAS, EXCEPT AT APPROVED ACCESS LOCATIONS.

WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE AN EASEMENT OVER LOT A FOR LANDSCAPE MAINTENANCE PURPOSES. WE ALSO GRANT TO THE COUNTY OF ORANGE LOT C IN FEE SIMPLE FOR FLOOD CONTROL, OPEN SPACE, RECREATION AND TRANSPORTATION CORRIDOR PURPOSES.

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 MAKE THIS DECLARATION AND NOTICE CONCERNING ENVIRONMENTAL IMPACTS BY THE SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR OVER ALL LOTS SHOWN HEREIN FOR THE PURPOSE AND SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN DECLARATION AND NOTICE CONCERNING ENVIRONMENTAL IMPACTS BY THE SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR RECORDED JANUARY 19, 1984, AS INSTRUMENT NO. 84-026459 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PACESETTER HOMES, INC., A CALIFORNIA CORPORATION.

BY: Landon M. Exley
LANDON M. EXLEY, VICE PRESIDENT

BY: Elisena P. Wilson
ELISENA P. WILSON, SECRETARY

CROCKER NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED FEBRUARY 28, 1984 AS INSTRUMENT NO. 84-082368 OF OFFICIAL RECORDS.

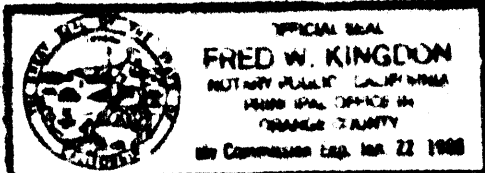
BY: Lorilee S. Cedar
LORILEE S. CEDAR, VICE PRESIDENT

BY: Harlene D. White
HARLENE D. WHITE, ASST. VICE PRESIDENT

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

ON THIS 7 DAY OF Nov., 1983, BEFORE ME, FRED W. KINGDON, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED LANDON M. EXLEY AND ELISENA 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 JAN. 22, 1988 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 6 DAY OF MARCH, 1984, BEFORE ME FRED W. KINGDON, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED LORILEE S. CEDAR AND HARLENE D. WHITE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF CROCKER NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, THE ASSOCIATION 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 ASSOCIATION AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: JAN 22, 1988

WITNESS MY HAND AND OFFICIAL SEAL:

Fred W. Kingdon
NOTARY PUBLIC IN AND FOR SAID STATE

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 JUNE 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

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 28th DAY OF February, 1984.

C. R. NELSON
COUNTY SURVEYOR

BY: Lawrence K. Toomey
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 28th DAY OF March, 1984.

DORIS L. HILBERT
CLERK OF THE BOARD

BY: Rosalie C. Martinez
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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOT YET DUE AND PAYABLE.

DATED THIS 28th DAY OF February, 1984.
ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY: Joe A. Smith
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 28th DAY OF March, 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: PASEO DE COLINAS.

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

1. ALL VEHICULAR ACCESS RIGHTS TO PASEO DE COLINAS AS RELEASED AND RELINQUISHED.
2. LOT C IN FEE SIMPLE FOR FLOOD CONTROL, OPEN SPACE, RECREATION AND TRANSPORTATION CORRIDOR PURPOSES, AS GRANTED.

AND DID NOT ACCEPT THE OFFER OF DEDICATION OF LOT B IN FEE SIMPLE.

AND DID NOT ACCEPT THE OFFER OF DEDICATION OF A LANDSCAPE MAINTENANCE EASEMENT OVER LOT A.
AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT.

DATED THIS 28th DAY OF March, 1984.

DORIS L. HILBERT
CLERK OF THE BOARD

BY: Rosalie C. Martinez
DEPUTY

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

1. NORMAN H. SMEDEGAARD, HOLDER OF INGRESS AND EGRESS EASEMENT PER DEED RECORDED IN BOOK 6971, PAGE 363 OF OFFICIAL RECORDS.
2. SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF PUBLIC UTILITY EASEMENTS PER DEEDS RECORDED IN BOOK 7166, PAGE 754 AND IN BOOK 8836, PAGE 257, BOTH OF OFFICIAL RECORDS.
3. SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, HOLDER OF GAS PIPELINE EASEMENT PER DEED RECORDED IN BOOK 7177, PAGE 234 OF OFFICIAL RECORDS.
4. MOULTON NIGUEL WATER DISTRICT, HOLDER OF EASEMENTS FOR WATER AND SEWER PIPELINES BY DEEDS RECORDED IN BOOK 7260, PAGE 698, BOOK 7348, PAGE 342, BOTH OF OFFICIAL RECORDS.
5. BERENICE G. LOUGHRIDGE, HOLDER OF PUBLIC UTILITY AND INGRESS AND EGRESS EASEMENT PER DEED RECORDED IN BOOK 7390, PAGE 978 OF OFFICIAL RECORDS.
6. BERENICE G. HOPPER, HOLDER OF EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS PER DEED RECORDED IN BOOK 8695, PAGE 982 OF OFFICIAL RECORDS.
7. 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.
8. COLINAS DE CAPISTRANO DEVELOPMENTS, INC., HOLDER OF EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR MAINTENANCE, ETC. OF DRAINAGE AND IRRIGATION SYSTEMS PER INSTRUMENT NO. 83-531289 OF OFFICIAL RECORDS. (LIMITS UNDEFINITE)
9. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PER INSTRUMENT NO. 83-475841 OF OFFICIAL RECORDS.

ACREAGE: 18.471 ACRES
NO. OF LOTS: 1 AND LOTS A, B & C
(A PORTION OF TENTATIVE
TRACT NO. 10896)

SHEET 2 OF 3 SHEETS

TRACT NO. 12074

84-136049

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA.
TOM R. MCGANNON R.C.E. 23956 OCTOBER, 1983
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED
April 2, 1984 AT 4:00 PM
AT REQUEST OF
SAFECD TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

\$10.00

MONUMENT NOTES

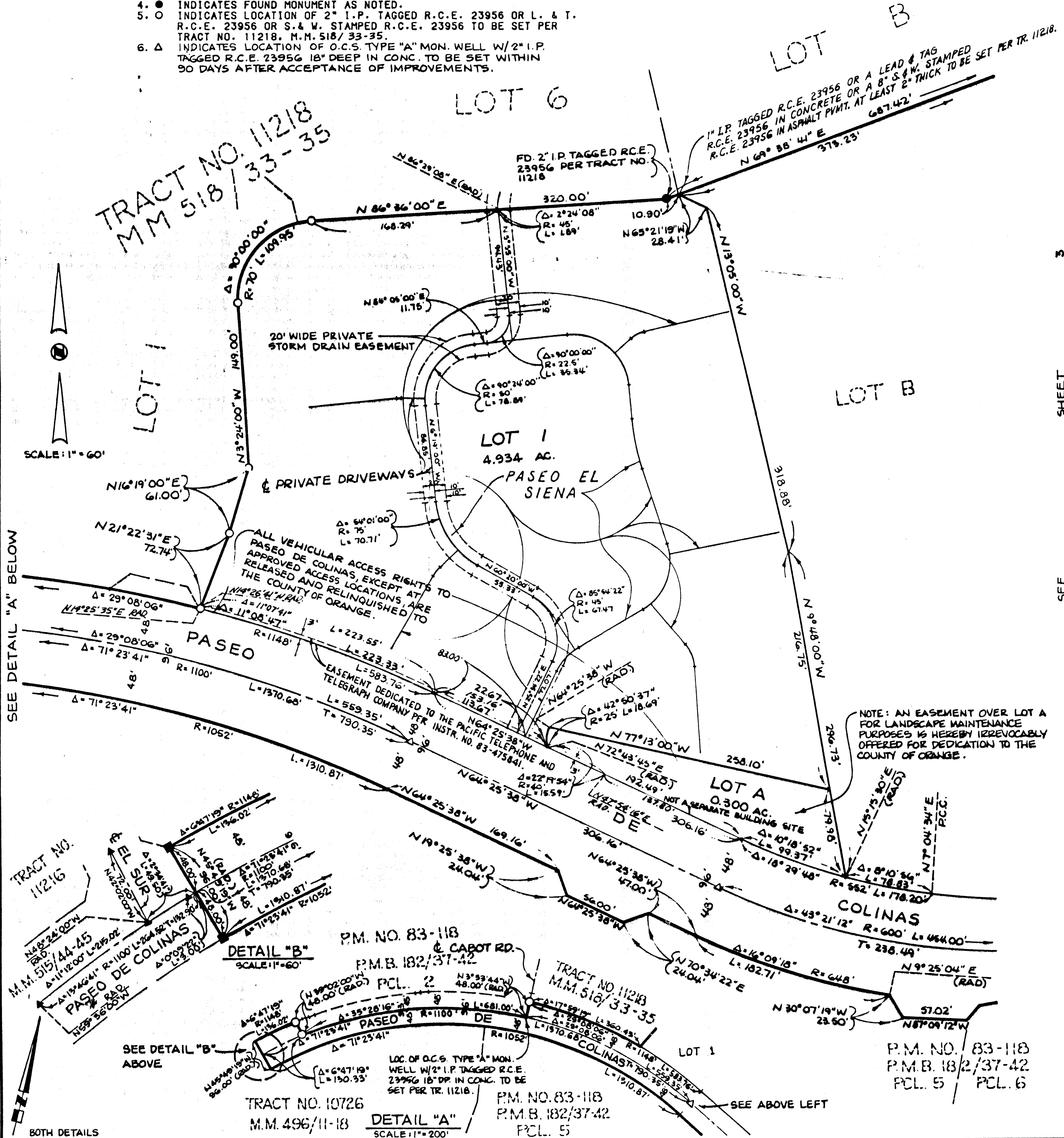
- 2" I.P. TAGGED R.C.E. 23956 OR A LEAD & TAG R.C.E. 23956 IN CONCRETE OR AN 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE TO BE SET AT ALL TRACT CORNERS, EXCEPT AT B.C.'S., E.C.'S., P.R.C.'S. AND P.C.C.'S. THAT ABUT A STREET WHICH ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 1" I.P. TAGGED R.C.E. 23956 OR A LEAD & TAG R.C.E. 23956 IN CONCRETE OR AN 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE TO BE SET AT ALL LOT CORNERS, EXCEPT AT B.C.'S., E.C.'S., P.R.C.'S. AND P.C.C.'S. THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 8" S. & W. TAGGED R.C.E. 23956 IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE OR A 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN STRIP OR A LEAD & TAG R.C.E. 23956 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, E.C.'S., B.C.'S. AND ALL OTHER CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR L. & T. R.C.E. 23956 OR S. & W. STAMPED R.C.E. 23956 TO BE SET PER TRACT NO. 11218, M.M. 518/33-35.
- △ INDICATES LOCATION OF O.C.S. TYPE "A" MON. WELL W/2" I.P. TAGGED R.C.E. 23956 18" DEEP IN CONC. TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

MONUMENT NOTES (CONTINUED)

- ▲ 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.
- 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.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EASTERLY LINE OF PARCEL 4 SHOWN AS N. 2° 16' 34" E. ON P.M. NO. 83-118, P.M.B. 182/37-42, RECORDS OF ORANGE COUNTY, CALIFORNIA.



ACREAGE: 18.471 ACRES
NO. OF LOTS: 1 AND LOTS A, B & C
(A PORTION OF TENTATIVE
TRACT NO. 10896)

TRACT NO. 12074 DUPLICATE

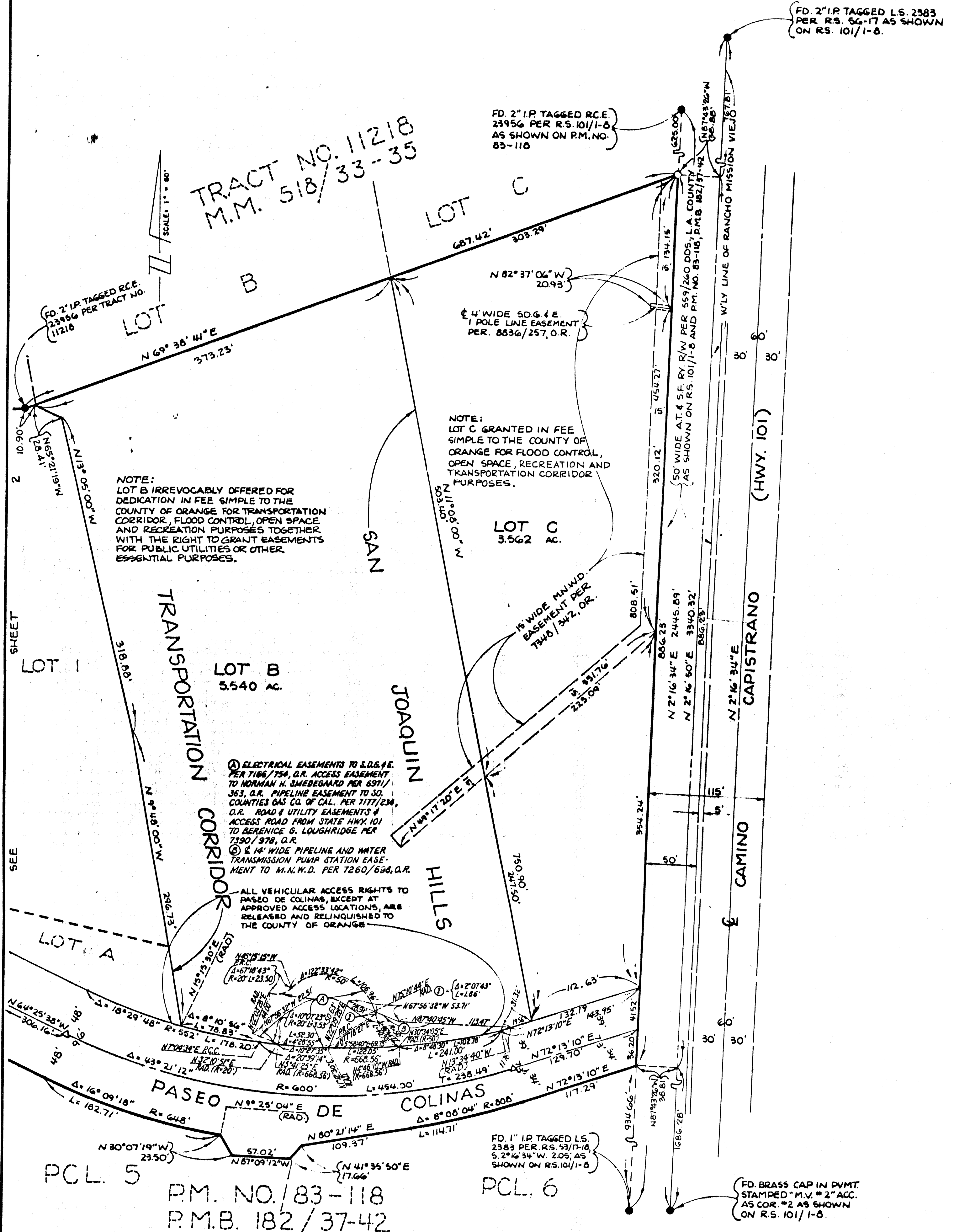
84-136049

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA.
TOM R. MCGANNON R.C.E. 23956 OCTOBER, 1983
FOR CONDOMINIUM PURPOSES

SEE SHEET 2 FOR BASIS OF BEARING AND MONUMENT NOTES.

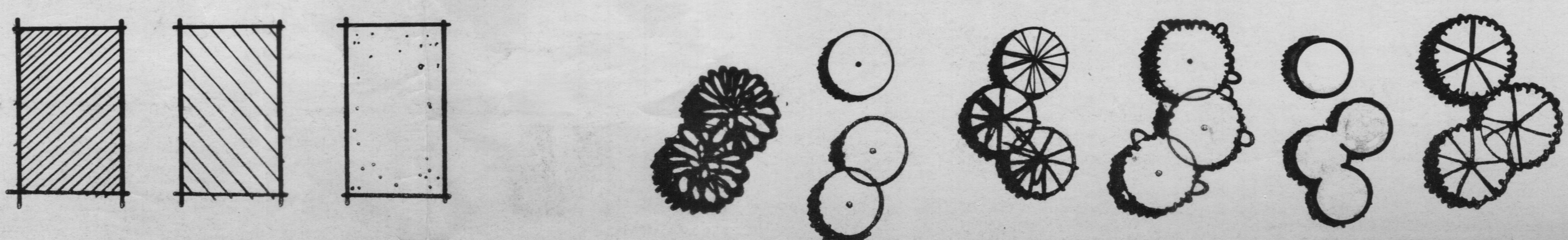
ACCEPTED AND FILED
APR 12, 1984 AT 4:00 PM
AT REQUEST OF
SAFE CO. TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

\$10.00



6. SOUND VALLEY
4. DEER
07

- POOL 25' x 35' THERAPY POOL
- CABANA (RESTROOMS & POOL EQUIPMENT)
- WOOD TRELLIS
- FENCING PER LOCAL CODES



SPREAD LIKE CATOPY TREE
15 GALLON
RADIALIS ACERIFOLIA
JACARANDIA ACUTIFOLIA

MEDIUM/LIGHT ACCEPT TREE: 15 GALLON
EUCALYPTUS HYDROLY
EUCALYPTUS HYDROLY
TRISTYLIS CISTIFIDA
TRISTYLIS CISTIFIDA

LOW / SPREADING ACACIA TREE. 5' 15 GALIA
SCHALLIS ACACIA
SCHALLIS TEREBINTHACEAE
ADAMS RHOMBIFLUA

VERTICAL SCREEN TREE
PILUS CONCRETUS
PILUS HAREFENSIS
CAPRESSOR TAPIS VERTICALI

UPRIGHT GROVE TREE
• 5 CALLOTH
EUCALYPTUS RUPIDIS
EUCALYPTUS SIDEXONIA 'ROSES'
BRACHYCHITIA PAPULIFERA

ENTER THESE TREES
ERTHRINA AFFRA
STORIDA SPERDIA
Ficus RUBRICHOXA

SEEDED TURF • FESTUCA ELATIOR 'ARMOR'

HYDROSEED MIX. OCEANORIS LEGUME.
ATYSSUM
EUCHSCHOLOZIS CAUTIFOLIA

SHOULD COVER. HEDERA HELIX 'HALLI' / FATS
SHRUBS. RAPHIOLEPIS HYDICA 1-5 gallon

- 5 gallon
- 5 gallon
- 1 gallon
- 5 gallon

NOTE

- ALL AREAS INDICATED FOR PLANTING SHALL BE RESERVED FOR AN AERONAUTIC SYSTEM.

- ALL AREAS SHALL BE PLANNED
IN ACCORDANCE W/ COUNTY &
CITY ORDINANCES.

Scale: 1" = 40'-0"
Date: 5-24-83

Date: 5-24-83

**FLORIAN
MARTINEZ
ASSOCIATES**

**LANDSCAPE
ARCHITECTURE
AND PLANNING**

13132 NEWPORT AVENUE, SUITE 110
TUSTIN, CALIFORNIA 92680
TELEPHONE: 714/731-6011

PREPARED FOR:
PACSETER HOMES
4540 CAMPUS DRIVE
NEWPORT BEACH, CA.
92660
714-546-8801

RECEIVED
Zoning Administration Section
FEB 2 1964
ORANGE COUNTY
Current Planning & Dev. Assistant



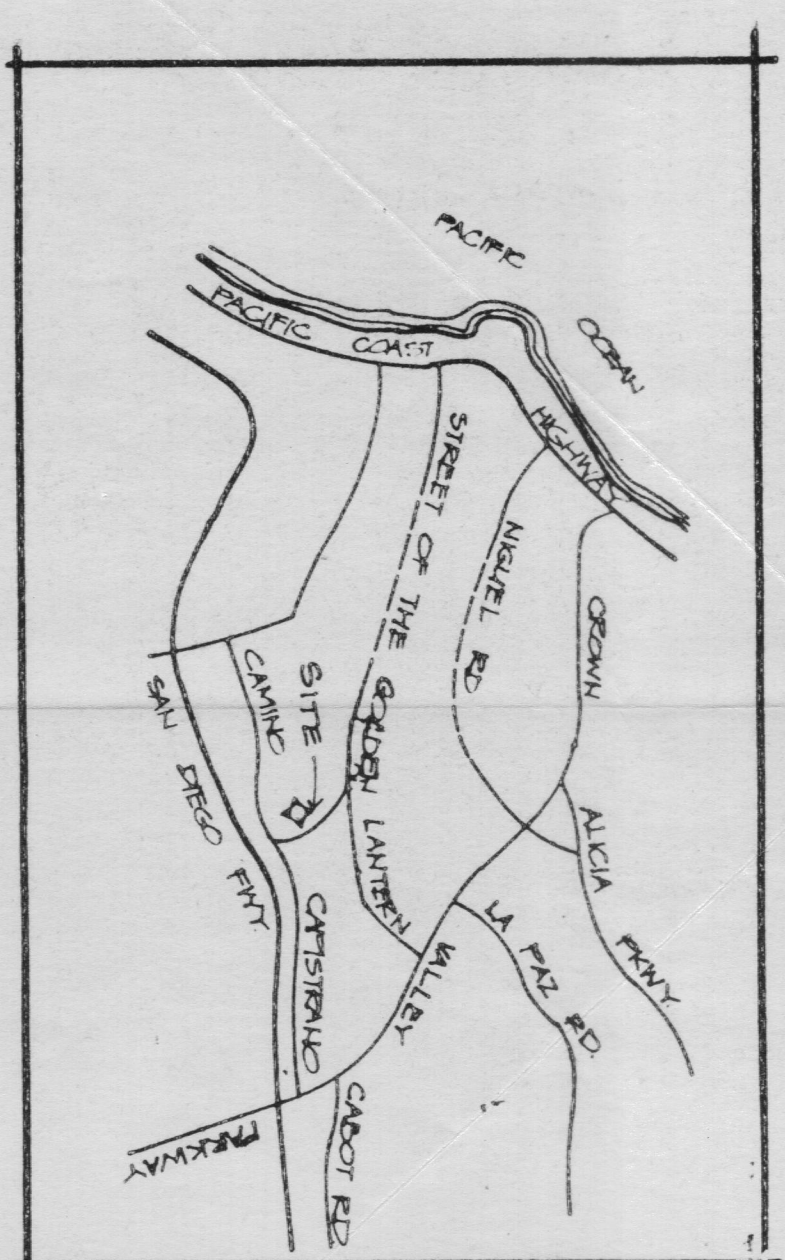
LOT 261 OF

TENTATIVE
TRACT NO.

1099

PRELIMINARY LANDSCAPE PLAN

LS-84-3P



VICINITY MAP

TITLE: 15 B1 38 ; JT 10874 ; 170 10876
 U93.03/50 B3 170
 EM REGULATION HEREBY CERTIFIES THAT THIS PLAN WAS
 APPROVED AS ADEQUATE TO SATISFY THE PELTIMANAS
 AND/OR DETAILED LANDSCAPE PLAN REQUIREMENTS.
 170 Blank
 ENVIRONMENTAL MANAGEMENT
 DATE: 2/9/84

U. S. SOUND WALL

4' 11" DE MEADDERHIE BLAK

DATE RECEIVED

HYDROSEEP MIX

3. SOUND WALL

[illegible]