

SHEET 1 OF 3 SHEETS
ACREAGE: 6.403 ACRES
NUMBER OF LOTS: 318A
PORTION OF TENTATIVE
TRACT NO. 12179)

TRACT NO. 12180 DUPLICATE

84-525540

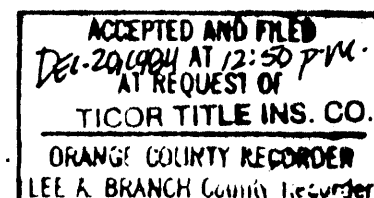
BLOCK: 4855
MODULE: 72

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

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 11488, AS PER MAP
FILED IN BOOK 523, PAGES 30, 31 AND 32 OF MISCELLANEOUS MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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

SEPTEMBER, 1984



\$1000

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 ALSO HEREBY DEDICATE TO THE MOULTON-NIGUEL WATER DISTRICT THOSE
PIPELINE EASEMENTS FOR WATER AND SEWER PURPOSES OVER LOTS A, 8 AND 9,
AND THE EASEMENT FOR PUBLIC UTILITY PURPOSES OVER LOTS 1 THROUGH 31, INCLUSIVE,
AS SHOWN ON THIS MAP, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME
TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED
MAY 2, 1980, IN BOOK 13597, PAGES 195 THROUGH 197, INCLUSIVE, OF
OFFICIAL RECORDS, COUNTY OF ORANGE.

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 AUGUST, 1984, 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 COMMIT-
TEE, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUB-
DIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND I AM SATISFIED
SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 4th DAY OF DECEMBER, 1984

C.R. NELSON
COUNTY SURVEYOR

BY Paula Cuomo
DEPUTY

TAYLOR-WOODROW HOMES, CALIFORNIA LIMITED, A CORPORATION.

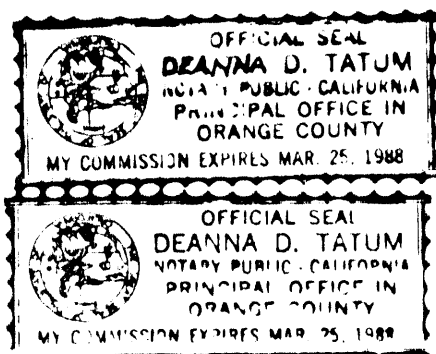
BY: Gordon Toppel BY: Richard Walmsley
GORDON TIPPELL RICHARD WALMSLEY
EXECUTIVE VICE PRESIDENT VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 8 DAY OF October, 1984, BEFORE ME, Deanna D. Tatum,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
GORDON TIPPELL AND RICHARD WALMSLEY, PERSONALLY KNOWN TO ME (OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE EXEC.
VICE PRES. AND VICE PRESIDENT, RESPECTIVELY, OF TAYLOR-WOODROW
HOMES, CALIFORNIA LIMITED, A 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 IN-
STRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: MAR. 25, 1988
WITNESS MY HAND AND OFFICIAL SEAL:

Deanna D. Tatum
NOTARY PUBLIC IN AND FOR SAID STATE

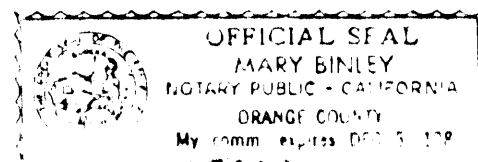


STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 25th DAY OF OCTOBER, 1984, BEFORE ME, MARY BINLEY,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CARLO H. HABASH,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE DIRECTOR OF ENGINEERING OF MOULTON-NIGUEL
WATER DISTRICT, A PUBLIC AGENCY, AND KNOWN TO ME (OR PROVED TO ME ON
THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE
WITHIN INSTRUMENT ON BEHALF OF SAID PUBLIC AGENCY AND ACKNOWLEDGED TO
ME THAT SUCH PUBLIC AGENCY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 12-5-86
WITNESS MY HAND AND OFFICIAL SEAL:

Mary Binley
NOTARY PUBLIC IN AND FOR SAID STATE



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 SPE-
CIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS 8 DAY OF November, 1984

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY: Rogelia Cuellar
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 18th DAY OF DECEMBER, 1984, AND THAT THEREUPON
SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID
MAP.

DATED THIS 18th DAY OF DECEMBER, 1984.

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

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE MOULTON-NIGUEL
WATER DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY, CALIFORNIA, PURSUANT
TO ITS RESOLUTION NO. 81-26 DOES HEREBY ACCEPT ON BEHALF OF SAID DIS-
TRICT THE GRANT OF ALL INTERESTS IN REAL ESTATE FOR PUBLIC PURPOSES
AS SHOWN ON THIS TRACT MAP BY AND BETWEEN THE MOULTON-NIGUEL WATER
DISTRICT AND TAYLOR-WOODROW HOMES AND DOES HEREBY CERTIFY
THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

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

1. JOHN O. FORSTER, ET AL., HOLDERS OF EASEMENT FOR WATER DITCHES
BY THE DEED RECORDED IN BOOK 139, PAGE 93 OF DEEDS. (BLANKET EASEMENT.)
2. NANCY SWANSTROM, HOLDER OF AN OIL INTEREST BY INSTRUMENT RECORDED
IN BOOK 3089, PAGE 41 OF OFFICIAL RECORDS.

PRIOR TO THE COMPLETION OF AN APPLICATION FOR ANY BUILDING PERMITS,
THE DEVELOPER SHALL COMPLY WITH COUNTY OF ORANGE ORDINANCES NO.
3071 AND 3150 PERTAINING TO INTERIM SCHOOL FACILITIES.

SHEET 2 OF 3 SHEETS
ACREAGE: 6.403 ACRES
NUMBER OF LOTS: 31 & A
(PORTION OF TENTATIVE
TRACT NO. 12179)

TRACT NO. 12180 DUPLICATE

84-525540

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

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

SEPTEMBER, 1984

ACCEPTED AND FILED
AT REQUEST OF
TICOR TITLE INS. CO. OF CALIF
ORANGE COUNTY RECORDER
LEE A. BRANCH County Recorder

\$10.00

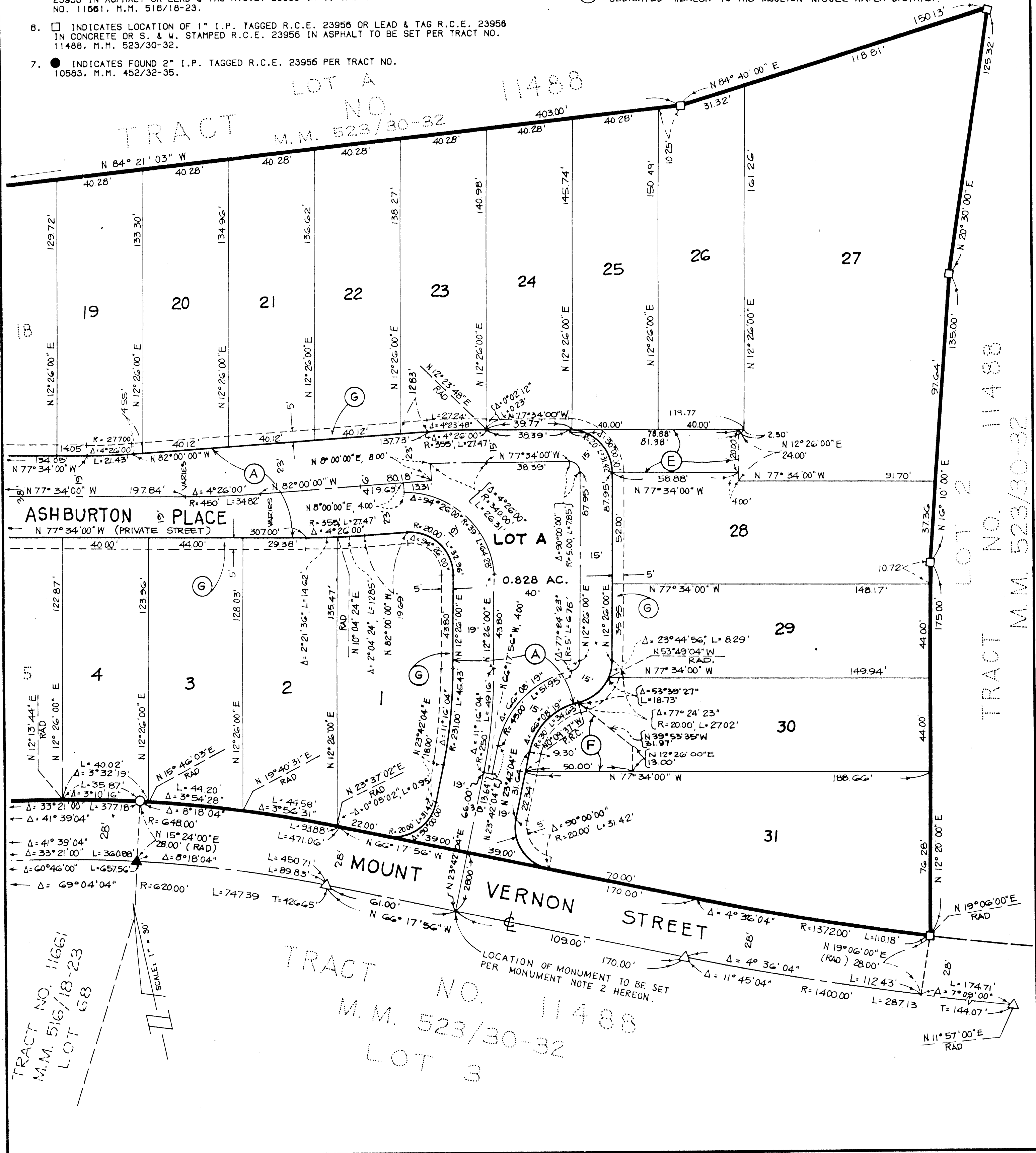
MONUMENT NOTES:

- 1" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE OR A LEAD & TAG R.C.E. 23956 IN CONCRETE 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 ABOUT A STREET AND ARE NOT LOT CORNERS MARKING LOT SIDELINES, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- 8" S. & W. STAMPED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET AT ALL CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- △ INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN STRIP OR LEAD & TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 11488, M.M. 523/30-32.
- ▲ INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN STRIP OR LEAD & TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 11661, M.M. 516/18-23.
- INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD & TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 11661, M.M. 516/18-23.
- INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 IN CONCRETE OR S. & W. STAMPED R.C.E. 23956 IN ASPHALT TO BE SET PER TRACT NO. 11488, M.M. 523/30-32.
- INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 10583, M.M. 452/32-35.

BASIS OF BEARINGS:

THE BEARING OF N. 84° 21' 03" W. FOR THE SOUTHERLY LINE OF TRACT NO. 10583, M.M. 452/32-35, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- (A) INDICATES BLANKET EASEMENT OVER LOT A FOR WATER AND SEWER LINE PURPOSES DEDICATED HEREON TO THE MOULTON-NIGUEL WATER DISTRICT.
- (E) INDICATES PROPOSED PRIVATE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES RESERVED FOR THE BENEFIT OF LOTS 25 AND 26.
- (F) INDICATES PROPOSED PRIVATE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES RESERVED FOR THE BENEFIT OF LOT 31.
- (G) INDICATES 500' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE MOULTON-NIGUEL WATER DISTRICT.



SHEET 3 OF 3 SHEETS
ACREAGE: 6.403 ACRES
NUMBER OF LOTS: 31 & A
(PORTION OF TENTATIVE
TRACT NO. 12179)

TRACT NO. 12180 DUPLICATE

84-525540

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

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

SEPTEMBER, 1984

ACCEPTED AND FILED
EX-19196-AT 12-30-84
AT REQUEST OF
TICOR TITLE INS. CO. OF CALIF
ORANGE COUNTY RECORDER
LIT. A. BRANCH County Recorder

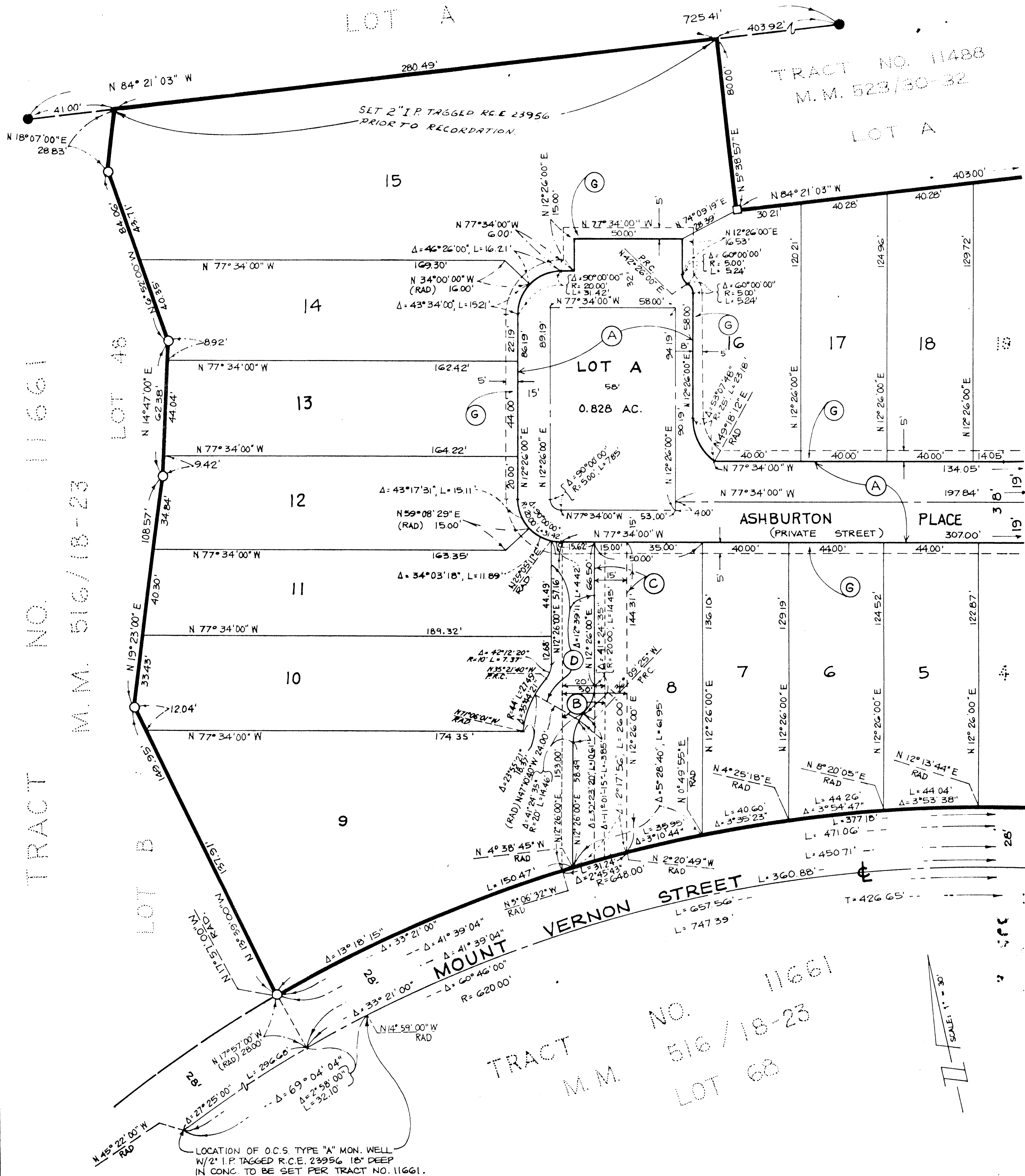
NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS
AND MONUMENT NOTES.

- (A) INDICATES BLANKET EASEMENT OVER LOT A FOR WATER AND SEWER LINE PURPOSES DEDICATED HEREON TO THE MOULTON-NIGUEL WATER DISTRICT.
- (B) INDICATES 20.00' WIDE EASEMENT OVER PORTIONS OF LOTS 8 AND 9 FOR WATER AND SEWER LINE PURPOSES DEDICATED HEREON TO THE MOULTON-NIGUEL WATER DISTRICT.
- (C) INDICATES PROPOSED 15.00' WIDE PRIVATE EASEMENT RESERVED FOR STORM DRAIN PURPOSES.
- (D) INDICATES PROPOSED PRIVATE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES RESERVED FOR THE BENEFIT OF LOTS 9, 10 AND 11.
- (E) INDICATES 5.00' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE MOULTON-NIGUEL WATER DISTRICT.

TRACT NO. 10583
M.M. 452 / 32-35

LOT A



TRACT NO. 11661
M.M. 516 / 18-23
LOT 68