

SHEET 1 OF 5 SHEETS

TOTAL ACREAGE: 6.935

NUMBER OF LOTS: 45

NUMBERED 38

LETTERED: 7

(PART OF TENTATIVE TRACT NO. 12207)

DATE OF SURVEY: FEBRUARY, 1985

BLOCK 4755, MODULE 87,

DUPLICATE TRACT NO. 12286

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF LOT 7, 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 ORANGE COUNTY, CALIFORNIA.

FUSCOE, WILLIAMS, LINDGREN, AND SHORT, INC.

DAVID H. WILLIAMS L.S. NO. 4131

FEBRUARY, 1985

ACCEPTED AND FILED AT THE
REQUEST OF

BOOK 542 PAGE 14
DATE JULY 16, 1985
TIME 12:20 PM FEE \$ 14.00
INSTRUMENT # 85-266973 m.m.
BOOK 542 PAGE 14
LEE A. BRANCH
COUNTY CLERK-RECORDER
BY Man Am
DEPUTY

OWNERS CERTIFICATE:

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 DEDICATE TO MOULTON NIGUEL WATER DISTRICT THOSE PIPE LINE EASEMENTS FOR
SEWER AND WATER PURPOSES SHOWN ON THIS MAP WHICH EASEMENTS SHALL BE SUBJECT TO
THE SAME CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED NOVEMBER
25, 1981, IN BOOK 14303, PAGE 1455 OF OFFICIAL RECORDS OF ORANGE COUNTY.

WARMINGTON MATHIS CORP., A CALIFORNIA CORPORATION.

Michael W. McClellan William S. Kreisle
MICHAEL W. MCCLELLAN WILLIAM S. KREISLE
SR. VICE PRESIDENT SECRETARY

PACIFIC SAVINGS BANK, FORMERLY PACIFIC FEDERAL SAVINGS AND LOAN ASSOCIATION,
A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 16,
1984 AS INSTRUMENT NO. 84-247507 OF OFFICIAL RECORDS

Peter L. Inman Kenneth C. Doward
VICE PRESIDENT PETER L. INMAN ASSISTANT SECRETARY KENNETH C. DOWARD

TAYLOR WOODROW HOMES CALIFORNIA LIMITED, A CALIFORNIA CORPORATION, BENEFICIARY
UNDER DEED OF TRUST RECORDED AUGUST 16, 1984 AS INSTRUMENT NO. 84-247505
OFFICIAL RECORDS.

Gordon T. Tippell Richard K. Walmley
PRESIDENT GORDON T. TIPPELL VICE PRESIDENT RICHARD K. WALMLEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 9th DAY OF April, 1985, BEFORE ME Sandra Rantz, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL W. MCCLELLAN
AND WILLIAM S. KREISLE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS
OF SATISFACTORY EVIDENCE) TO BE THE SR. VICE PRESIDENT AND SECRETARY, RESPEC-
TIVELY, OF WARMINGTON MATHIS CORP., THE CORPORATION THAT EXECUTED THE WITHIN
INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRU-
MENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPOR-
ATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-27-86

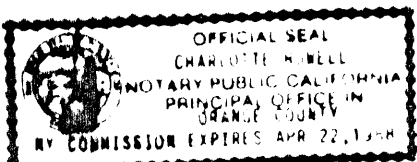
WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 11th DAY OF April, 1985, BEFORE ME Charlotte Howell, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Peter L. Inman
AND Kenneth C. Doward, PERSONALLY KNOWN TO (OR PROVED TO ME ON THE BASIS
OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY,
RESPECTIVELY, OF PACIFIC SAVINGS BANK, THE CORPORATION THAT EXECUTED THE
WITHIN INSTRUMENT AND KNOWN TO ME 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 4-22-88

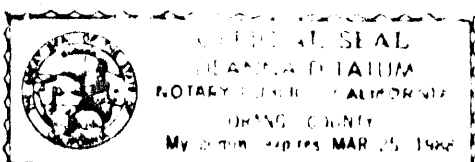
WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 24th DAY OF April, 1985, BEFORE ME Deanna D. Tatum, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Gordon T. Tippell
AND Richard Walmley, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS
OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT AND VICE PRESIDENT
RESPECTIVELY, OF TAYLOR WOODROW HOMES CALIFORNIA LIMITED, THE CORPORATION
THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME 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 3-25-88

WITNESS MY HAND AND OFFICIAL SEAL.



* See Sheet 2 For Affidavits
For Notary Seals.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA
THAT THIS MAP CONSISTING OF 5 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN
FEBRUARY 1985, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY
DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE
POSITIONS INDICATED BY SAID MAP AND THE MONUMENT NOTES NOTED THEREON, AND
THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

David H. Williams
DAVID H. WILLIAMS L.S. NO. 4131

COUNTY SURVEYOR'S CERTIFICATE:

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 COUNTY OF ORANGE 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 20th DAY OF June, 1985.

C.R. NELSON Paul A. Cuomo
COUNTY SURVEYOR BY DEPUTY

CLERK OF THE BOARD OF SUPERVISORS TAX CERTIFICATE:

STATE OF CALIFORNIA)
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
THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND
COVERED BY THIS MAP

DATED THIS 9th DAY OF July, 1985.

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

COUNTY TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
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 13th DAY OF June, 1985.

ROBERT L. CITRON Regina Cuellar
COUNTY TAX COLLECTOR-TREASURER BY DEPUTY TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE:

STATE OF CALIFORNIA)
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 THEREON HELD ON THE 22nd DAY
OF July, 1985, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY
PASSED AND ENTERED, APPROVE SAID MAP.

* AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION
66438(C) (1) OF THE SUBDIVISION MAP ACTDATED THIS 9th DAY OF July, 1985.

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, PURSUANT TO ITS RESOLUTION NO. 81-26, DOES HEREBY
ACCEPT ON BEHALF OF SAID DISTRICT 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 WARMINGTON MATHIS CORP., A CALIFORNIA CORPORATION
AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID
TRACT MAP.

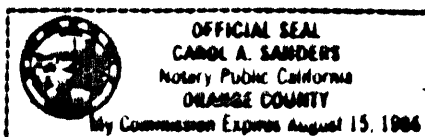
Carlo H. Habash
CARLO HABASH, DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ON THIS 9th DAY OF April, 1985, BEFORE ME Carol A. Sanders,
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 SATISFACTORY EVI-
DENCE) TO BE THE DIRECTOR OF ENGINEERING OF MOULTON NIGUEL WATER DISTRICT, A
PUBLIC AGENCY, THE PUBLIC AGENCY THAT EXECUTED THE WITHIN INSTRUMENT AND
KNOWN TO ME 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 9-15-86 WITNESS MY HAND AND OFFICIAL SEAL

Carol A. Sanders
NOTARY PUBLIC IN AND FOR SAID STATE



SHEET 2 OF 5 SHEETS

DUPLICATE TRACT NO. 12286

TOTAL ACREAGE: 6.935

NUMBER OF LOTS: 45

NUMBERED: 38

LETTERED: 7

(PART OF TENTATIVE TRACT NO. 12207)

DATE OF SURVEY: ~~FEBRUARY~~, 1985

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
FUSCOE, WILLIAMS, LINDGREN, AND SHORT, INC.

DAVID H. WILLIAMS L.S. NO. 4131

~~FEBRUARY~~, 1985

SIGNATURE OMISSIONS:

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

1. NANCY SWANSTROM, A WIDOW, HOLDER OF MINERAL RIGHTS RECORDED IN BOOK 3089
PAGE 431 OF OFFICIAL RECORDS.

2. SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT RECORDED AS
INSTRUMENT NO. 84-220338 OF OFFICIAL RECORDS, FOR UNDERGROUND LINES AND CONDUITS

3. UNIVERSITY OF SOUTHERN CALIFORNIA, A CALIFORNIA, NON-PROFIT CORPORATION,
HOLDER OF MINERAL RIGHTS RECORDED IN BOOK 12208 PAGE 1323 OF OFFICIAL RECORDS.

4. CARL M. FRANKLIN, AS SOLE TRUSTEE FOR THE TESTAMENTARY TRUST UNDER THE WILL
OF TORREY H. WEBB, DECEASED DESIGNATED AS THE TORREY H. AND DOROTHY K. WEBB,
EDUCATIONAL AND CHARITABLE TRUST HOLDER OF MINERAL RIGHTS RECORDED IN BOOK
12208 PAGE 1321, OFFICIAL RECORDS.

5. PACIFIC BELL, HOLDER OF AN EASEMENT RECORDED AS INSTRUMENT NO. 84-474434
OF OFFICIAL RECORDS, FOR UNDERGROUND COMMUNICATIONS FACILITIES.

BEFORE 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.

WITNESS TO NOTARY SEAL:

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

NAME OF NOTARY SAUNDRA RANTZ
DATE COMMISSION EXPIRES 6/27/86
COUNTY WHERE BOND IS FILED ORANGE
PLACE OF EXECUTION SANTA ANA

DATE 4/27/85

Mk 4/27
SIGNATURE

WITNESS TO NOTARY SEAL:

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

NAME OF NOTARY CHARLOTTE HOWELL
DATE COMMISSION EXPIRES 4/22/86
COUNTY WHERE BOND IS FILED ORANGE
PLACE OF EXECUTION SANTA ANA

DATE 4/26/85

Mk 4/26
SIGNATURE

WITNESS TO NOTARY SEAL:

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

NAME OF NOTARY DEANNA D. TATUM
DATE COMMISSION EXPIRES 3/25/86
COUNTY WHERE BOND IS FILED ORANGE
PLACE OF EXECUTION SANTA ANA

DATE 4/25/85

Mk 4/25
SIGNATURE

WITNESS TO NOTARY SEAL:

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

NAME OF NOTARY CAROL A. SANDERS
DATE COMMISSION EXPIRES 8/12/86
COUNTY WHERE BOND IS FILED ORANGE
PLACE OF EXECUTION SANTA ANA

DATE 4/25/85

Mk 4/25
SIGNATURE

SHEET 4 OF 5 SHEETS

SCALE 1" = 40'

TOTAL ACREAGE: 6.935

NUMBER OF LOTS: 45

NUMBERED 38

LETTERED 7

(PART OF TENTATIVE TRACT NO. 12207)

DATE OF SURVEY: FEBRUARY, 1985

DUPLICATE TRACT NO. 12286

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
FUSCOE, WILLIAMS, LINDGREN, AND SHORT, INC.

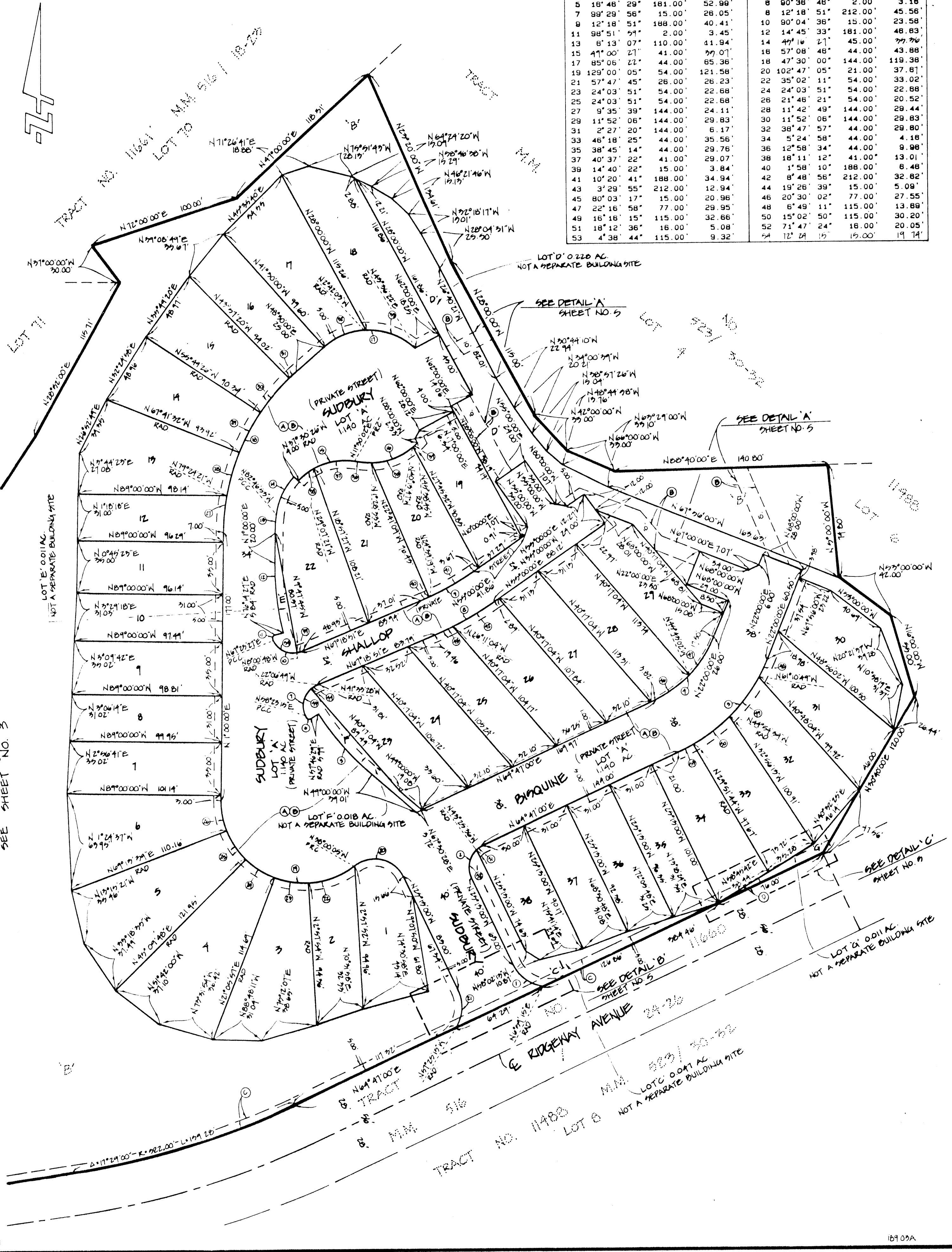
DAVID H. WILLIAMS L.S. NO. 4131

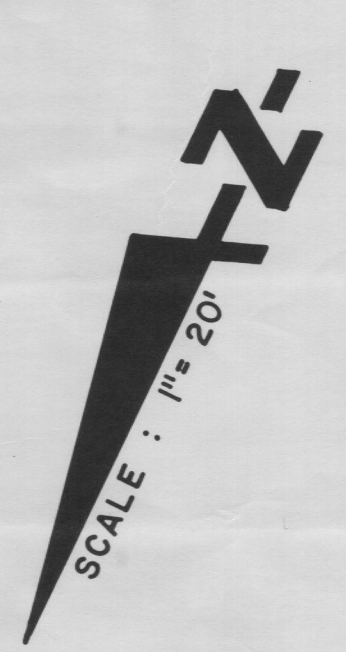
FEBRUARY, 1985

FOR BASIS OF BEARINGS, MONUMENT NOTES AND
SURVEYOR'S NOTES SEE SHEET NO. 3

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
1	57° 47' 45"	26.00	26.23	2	90° 00' 00"	18.00	25.13
3	42° 47' 00"	115.00	85.87	4	42° 47' 00"	77.00	57.50
5	18° 48' 29"	181.00	52.99	8	90° 38' 48"	2.00	3.18
7	99° 29' 56"	15.00	26.05	8	12° 18' 51"	212.00	45.56
8	12° 18' 51"	188.00	40.41	10	90° 04' 38"	15.00	23.58
11	98° 51' 51"	2.00	3.45	12	14° 45' 33"	181.00	48.83
13	6° 13' 07"	110.00	41.94	14	49° 16' 21"	45.00	77.76
15	41° 00' 21"	41.00	77.07	18	57° 08' 48"	44.00	43.88
17	85° 06' 22"	44.00	65.36	18	47° 30' 00"	144.00	119.38
19	129° 00' 05"	54.00	121.58	20	102° 47' 05"	21.00	37.81
21	57° 47' 45"	26.00	26.23	22	35° 02' 11"	54.00	33.02
23	24° 03' 51"	54.00	22.68	24	24° 03' 51"	54.00	22.68
25	24° 03' 51"	54.00	22.68	26	21° 46' 21"	54.00	20.52
27	9° 35' 39"	144.00	24.11	28	11° 42' 49"	144.00	29.44
29	11° 52' 06"	144.00	29.83	30	11° 52' 06"	144.00	29.83
31	2° 27' 20"	144.00	6.17	32	38° 47' 57"	44.00	28.80
33	46° 18' 25"	44.00	35.56	34	5° 24' 58"	44.00	4.18
35	38° 45' 14"	44.00	29.76	36	12° 58' 34"	44.00	9.98
37	40° 37' 22"	41.00	29.07	38	18° 11' 12"	41.00	13.01
39	14° 40' 22"	15.00	3.84	40	1° 58' 10"	188.00	6.48
41	10° 20' 41"	188.00	34.94	42	8° 48' 56"	212.00	32.82
43	3° 29' 55"	212.00	12.94	44	19° 26' 39"	15.00	5.09
45	80° 03' 17"	15.00	20.96	46	20° 30' 02"	77.00	27.55
47	22° 16' 58"	77.00	29.95	48	6° 49' 11"	115.00	13.88
49	16° 16' 15"	115.00	32.66	50	15° 02' 50"	115.00	30.20
51	18° 12' 36"	16.00	5.08	52	71° 47' 24"	16.00	20.05
53	4° 38' 44"	115.00	9.32	54	12° 24' 15"	15.00	19.14





SEE SHEET 3 OF 3

[illegible]

