

DUPLICATE

SHEET NO. 1 OF 3 SHEETS

PORTION OF TENTATIVE

TRACT 12197

5 LOTS AND LOTS A THRU C

NOVEMBER 1984

1.1925 ACRES

BLOCK MODULE
4955 57

TRACT NO. 12348

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIABEING A SUBDIVISION OF A PORTION OF LOT 2 & LOT E TRACT 12204
AS SHOWN ON A MAP RECORDED IN BOOK 541 PAGES 17 THROUGH 22,
INCLUSIVE, OF MISCELLANEOUS MAP OF ORANGE COUNTY,
STATE OF CALIFORNIAACCEPTED AND FILED AT THE
REQUEST OF

TICOR Title

DATE October 28, 1985

TIME 3:00pm FEE \$10.00

INSTRUMENT #85-414619

BOOK 547 PAGE 3 M.M.

LEE A. BRANCH

COUNTY RECORDER

BY Ronnie Trotter
DEPUTY

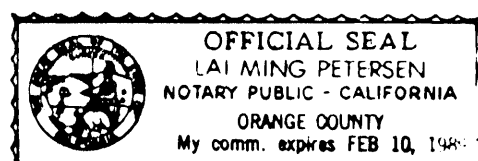
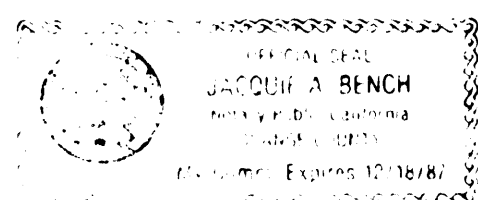
IRVINE CIVIL ENGINEERING

DENNIS D. NELSON RCE 23434

OWNERSHIP 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 HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: NIGUEL RANCH
ROAD. DRIVE.WE ALSO HEREBY DEDICATE TO THE MOULTON-NIGUEL WATER DISTRICT LOT A AND B
FOR WATER AND SEWER PURPOSES 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.CARMA DEVELOPERS, (CALIFORNIA), INC., A CALIFORNIA CORPORATION
(OWNER)BY: E.A. Sandling
ATTORNEY IN FACT
E.A. SANDLINGBY: William J. Soto Jr.
ATTORNEY IN FACT
WILLIAM J. SOTO JR.TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA
CORPORATION, FORMERLY TITLE INSURANCE AND TRUST COMPANY AS
TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST, RECORDED SEPTEMBER 1,
1981, IN BOOK 14204, PAGE 73, OFFICIAL RECORDS, AND JANUARY 30, 1985, AS
DOCUMENT NO. 85-034151, OFFICIAL RECORDS.William R. Lake
ASST. VICE-PRESIDENT
WILLIAM R. LAKE

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE MOULTON
NIGUEL WATER DISTRICT, A PUBLIC CORPORATION, ORANGE COUNTY,
CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 80-55, 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 CARMA DEVELOPERS, (CALIFORNIA),
INC. AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE
RECORDATION OF SAID TRACT.Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING
R.C.E. 21752STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)ON THIS 15th DAY OF MAY, 1985, 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 PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE ATTORNEY-IN-
FACT. AND William J. Soto Jr., 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 ATTORNEY-IN-FACT OF
CARMA DEVELOPERS (CALIFORNIA) INC., A CALIFORNIA CORPORATION, THE
CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT SUCH CORPORATION EXECUTED THE SAME.MY COMMISSION EXPIRES Feb. 10, 1989 WITNESS MY HAND AND OFFICIAL SEAL:Lai Ming Petersen
NOTARY PUBLIC
IN AND FOR SAID STATESTATE OF CALIFORNIA) SS
COUNTY OF ORANGE)Sarah J. Pierce A NOTARY PUBLIC IN AND FOR
SAID STATE, PERSONALLY APPEAREDON THIS 3rd DAY OF JUNE, 1985, BEFORE ME,
William R. Lake, PERSONALLY KNOWN TO ME TO BE THE
ASST. VICE-PRESIDENT AND Carlo H. Habash, SECRETARY, RESPECTIVELY,
OF TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, THE CORPORATION
THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION
AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.MY COMMISSION EXPIRES 1-31-87 WITNESS MY HAND AND OFFICIAL
SEAL:Sarah J. Pierce
NOTARY PUBLIC
IN AND FOR SAID STATESTATE OF CALIFORNIA) SS
COUNTY OF ORANGE)ON THIS 22 DAY OF MAY, 1985, BEFORE ME,
Jacqui A. Bench, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED, Carlo H. Habash, KNOWN TO ME 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 12/18/87 WITNESS MY HAND AND OFFICIAL SEAL.Jacqui A. Bench
NOTARY PUBLIC IN AND FOR SAID STATENOTE: PRIOR TO THE COMPLETION OF AN APPLICATION FOR ANY BUILDING
PERMIT, THE DEVELOPER SHALL COMPLY WITH COUNTY OF ORANGE
ORDINANCES NO. 3071 AND NO. 3150 PERTAINING TO INTERIM SCHOOL
FACILITIES.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF
CALIFORNIA: THAT THIS MAP CONSISTING OF 3 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN NOVEMBER, 1984, 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 THE MONUMENT NOTES NOTED
THEREON, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE
SURVEY TO BE RETRACED.Dennis D. Nelson
DENNIS D. NELSON, RCE 23434

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 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 22nd DAY OF October, 1985.C. R. NELSON
COUNTY SURVEYORBY Paula CuomoSTATE 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 THE PAYMENT OF TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.DATED THIS 23rd DAY OF October, 1985.Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

COUNTY TAX COLLECTOR'S CERTIFICATE:

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 PAYABLE.DATED THIS 28th DAY OF May, 1985.ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURERBY J. Giordano
DEPUTY TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE:

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 23rd DAY OF October, 1985, 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: NIGUEL RANCH
DRIVEAND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS
OF SECTION 66436 (c)(1) OF THE SUBDIVISION MAP ACT.DATED THIS 23rd DAY OF October, 1985Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORSUNDER THE PROVISIONS OF SECTION 66436 (c)(1) OF THE SUBDIVISION
MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION,
HOLDER OF AN EASEMENT FOR UNDERGROUND POWER
TRANSMISSION PURPOSES PER DOC. NO. 85-346592. OR.
2. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR
PEDESTRIAN PURPOSES PER TRACT 12204 RECORDED
IN BOOK 541, PAGES 18 TO 22, INCLUSIVE OF MISCELLANEOUS
MAPS, RECORDS OF SAID COUNTY.

Sheet 2 of 3 sheets
Portion of Tentative
Tract 12197
5 Lots and lots A thru C
Scale 1"= 80'
November 1984
1.1925 ACRES

DUPLICATE
TRACT NO. 12348

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

IRVINE CIVIL ENGINEERING

DENNIS D. NELSON RCE 23434

Monument Notes

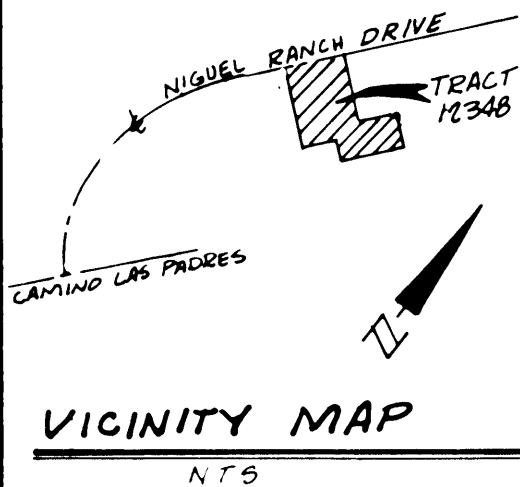
1. ○ — Denotes location of O.C.S. Standard Well monument, Type A, punched brass disc, L.S. 4457, down 8". AS SHOWN
2. ● — Denotes lead & tack tagged L.S. 4457 to be set in top of curb or sidewalk on 7.75' offset from true lot corner on side lot lines produced per Tract 12204, M.M. 541 / 17-22
3. ■ — Denotes fd. 2" i.p. tagged R.C.E. 23956 per R.M. 83-101, R.M.B. 178/3-5.
4. △ — Set 2" i.p. tagged "R.C.E. 23434" at all tract boundary corners unless otherwise noted.
5. — Set 1" i.p. tagged "R.C.E. 23434" at all lot corners unless otherwise noted, excepting therefrom front lot corners.
6. □ — Set lead and tack tagged "R.C.E. 23434" in top of curb or sidewalk on 0.75' offset back from the true front lot corners on side lot lines or radial except at all B.C.'s, E.C.'s, P.C.C.'s and P.R.C.'s unless otherwise noted.
7. — All monuments shown as "set" will be set within 90 days after acceptance of improvements.
8. — All distances shown thus "[]" are record data per tract 12204, M.M. 541 / 17-22.
9. — All distances shown thus "()" are record data per R.M. 79-134, R.M.B. 138/10-14.
10. — Ties to centerline monuments will be made and a copy of said ties shall be furnished to the County Surveyor.

Curve Data

- ④ Δ = 26°44'42" R= 20.00' L= 9.34'

Scale ≈ 1"= 80'

BOUNDARY MAP



Notes

1. All lettered lots are not a separate building site, and are proposed to be maintained by a homeowners association.

Basis of Bearings

Basis of bearings being N 0°01'11" W on the northeasterly boundary line of lots 2 and 6 of tract 12204 M.M. 541 / 17-22 records of Orange County, California.

Sheet 3 of 3 sheets
Portion of Tentative
Tract 12197
5 Lots and lots A thru C
Scale 1" = 20'
November 1984
1.1925 ACRES

TRACT NO. 12348

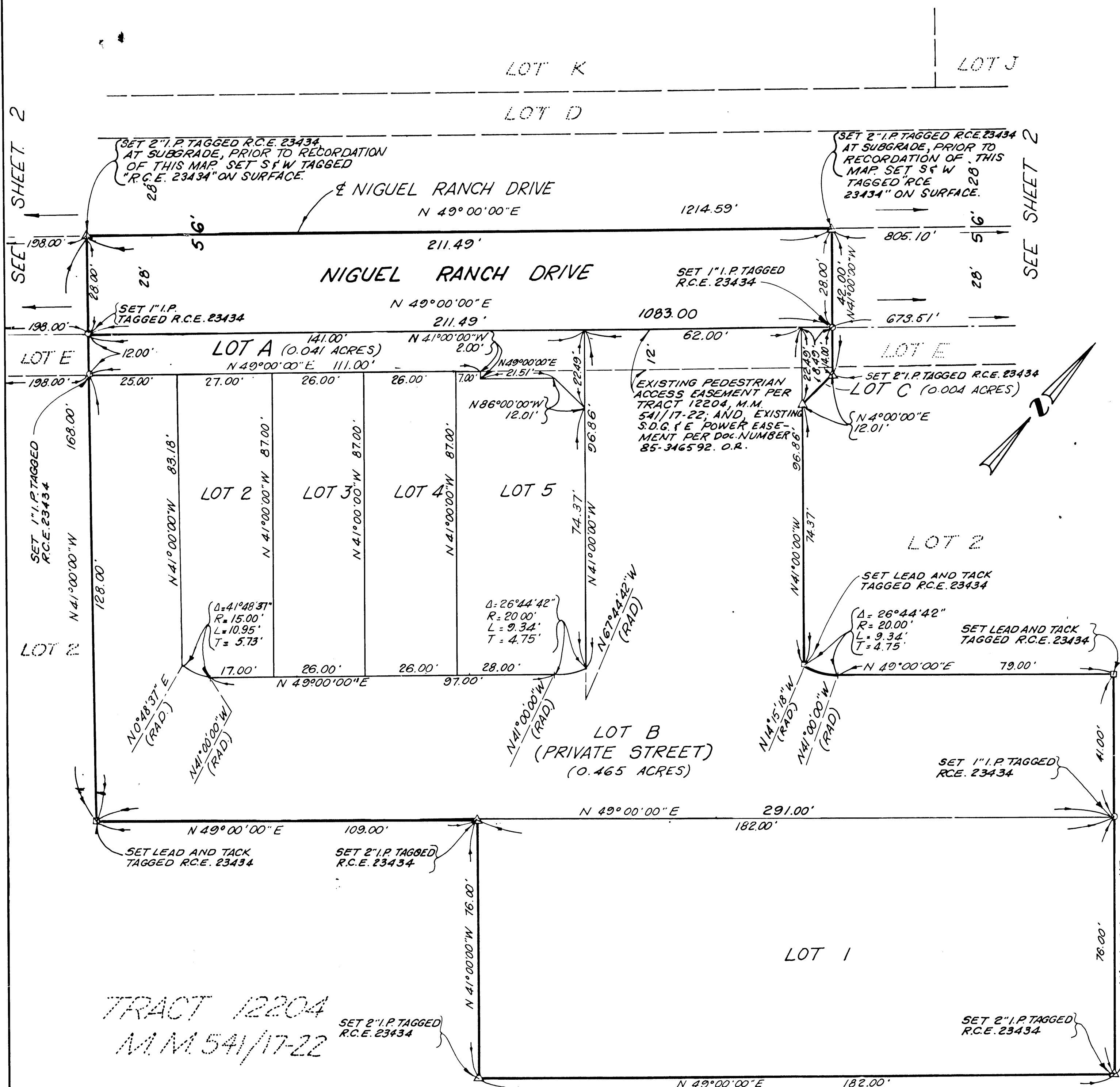
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY ORANGE, STATE OF CALIFORNIA

IRVINE CIVIL ENGINEERING

DENNIS D. NELSON RCE 23434

TRACT 12204

M.M 541/17-22



NOTE

1. LOT A, AND B SHOWN HEREON ARE OFFERED FOR DEDICATION TO MOULTON NIGUEL WATER DISTRICT FOR SEWER AND WATER PURPOSES.
2. LOT A AND C ARE INTENDED FOR COMMON AREA LANDSCAPE MAINTENANCE PURPOSES.

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