

SHEET 1 OF 4 SHEETS
5 LOTS AND LOTS A & B
ACREAGE: 10.768 ACRES
(A PORTION OF TENTATIVE
TRACT NO. 11650)

BLOCK: 4956
MODULES: 34-35
44-45

FOR CONDOMINIUM PURPOSES

TRACT NO. 12660

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

BEING A SUBDIVISION OF PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP
NO. 85-314, PER MAP FILED IN BOOK 207, PAGES 16 AND 17 OF PARCEL
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND
PORTIONS OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 8 WEST, S.B.M.,
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 8 WEST, S.B.M.

TOM R. MCGANNON

R.C.E. 23956

JANUARY, 1986

ACCEPTED AND FILED AT THE
REQUEST OF

SAFECO TITLE INS CO.
DATE MAY 23, 1986
TIME 3:20 PM FEE \$12.00
INSTRUMENT 86-214914
BOOK 558 PAGE 25 MM
LEE A. BRANCH
COUNTY RECORDER
BY [Signature]
DEPUTY

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: ST. CHRISTOPHER
WE HEREBY DEDICATE TO THE COUNTY OF ORANGE:

- WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF
ORANGE: ALL VEHICULAR ACCESS RIGHTS TO STREET OF THE
GOLDEN LANTERN.
- THE EASEMENT FOR SCENIC PURPOSES OVER ALL OF LOT A.
PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY
IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE, A
LANDSCAPE MAINTENANCE EASEMENT OVER LOT A.

WE ALSO HEREBY DEDICATE TO MOULTON-NIGUEL WATER DISTRICT:
THE EASEMENTS FOR SEWER AND WATER PURPOSES SHOWN ON SAID
MAP AS "A", "B", AND "C",

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 OF ORANGE COUNTY.

NIGUEL POINTE ASSOCIATES, A LIMITED PARTNERSHIP

BY: WOODCREST DEVELOPEMENT OF ORANGE COUNTY, INC.
AS MANAGING PARTNER

[Signature] VICE PRESIDENT
AMADOR GONZALEZ, JR.
J. F. SHEA CO., INC., A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER A
DEED OF TRUST RECORDED 1/31/1986, AS INSTRUMENT NO. 86-044775, O.R. AND AS OWNER

BY: [Signature] BY: [Signature]
WILLIAM L. YORK JAMES A. DAVIDSON
VICE PRESIDENT ASSISTANT SECRETARY

WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING
ASSOCIATION AS BENEFICIARY UNDER DEEDS OF TRUST RECORDED
JANUARY 31, 1986, AS INSTRUMENT NO. 86-044777 AND 86-044778
OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

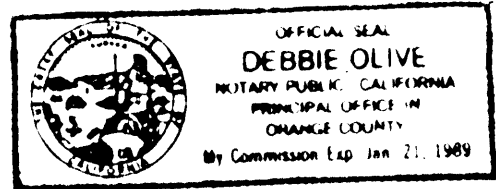
BY: [Signature] BY: [Signature]
A.L. SPOONER VICE PRESIDENT JOHN HALLIBURTON,
VICE PRESIDENT
SEE SHEET 2 FOR ADDITIONAL
SIGNATURE AND ACKNOWLEDGMENT

ON THIS 25TH DAY OF FEBRUARY, 1986, BEFORE ME,
DEBBIE OLIVE, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED AMADOR GONZALEZ, JR. AND SHIRLEY A. GERBASI,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY,
RESPECTIVELY, OF WOODCREST DEVELOPEMENT OF ORANGE COUNTY, 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 CORPORA-
TION, SAID CORPORATION BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE PARTNERS OF
NIGUEL POINTE ASSOCIATES, THE PARTNERSHIP THAT EXECUTED
THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION
EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED
THE SAME.

MY COMMISSION EXPIRES: JANUARY 21, 1989

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC IN AND FOR SAID STATE
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

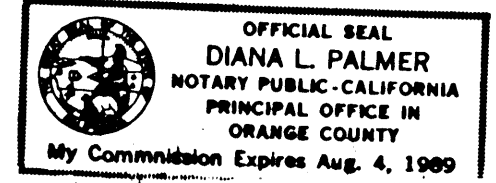


ON THIS 3rd DAY OF MARCH, 1986,
BEFORE ME, Diana L. Palmer, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
WILLIAM L. YORK AND JAMES A. DAVIDSON,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY,
RESPECTIVELY, OF J.F. SHEA CO., 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, AS BENEFICIARY AND AS OWNER.

MY COMMISSION EXPIRES: 8-4-89

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC IN AND FOR SAID STATE
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

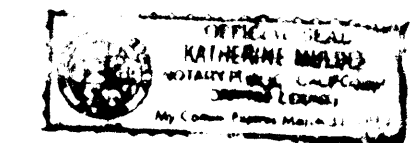


ON THIS 28th DAY OF February, 1986,
BEFORE ME, Katherine Mulder, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
A.L. Spooner AND John Halliburton,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND VICE PRESIDENT,
RESPECTIVELY, OF WELLS FARGO BANK,
A NATIONAL BANKING ASSOCIATION, THE NATIONAL BANKING 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 NATIONAL BANKING ASSOCIATION AND ACKNOWLEDGED TO ME THAT SUCH NATIONAL BANKING ASSOCIATION EXECUTED THE SAME, AS BENEFICIARY.

MY COMMISSION EXPIRES: 3/31/89

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC IN AND FOR SAID STATE
Katherine Mulder



I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE
OF CALIFORNIA; THAT THIS MAP CONSISTING OF 4 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN JANUARY, 1986, 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 TRACED.

Tom R. McGannon
TOM R. MCGANNON, R.C.E. 23956
MY REGISTRATION EXPIRES
ON DEC. 31, 1989.

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 THERE-
OF 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 11TH DAY OF April, 1986.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

BY: Marcia M. Manata
DEPUTY TREASURER-TAX COLLECTOR

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 20TH DAY OF MAY, 1986.

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

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 20th DAY OF MAY, 1986, 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: ST. CHRISTOPHER.
AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

- THE VEHICULAR ACCESS RIGHTS TO THE STREET OF THE GOLDEN LANTERN,
AS RELEASED AND RELINQUISHED.
- THE SCENIC EASEMENT OVER ALL OF LOT A AS DEDICATED.

AND DID NOT ACCEPT THE EASEMENT FOR LANDSCAPE MAINTENANCE OVER
LOT A AS DEDICATED.

DATED THIS 20TH DAY OF MAY, 1986.

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

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 24th DAY OF April, 1986.

C. R. NELSON
COUNTY SURVEYOR

BY: Paul A. Cuomo
DEPUTY

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 NIGUEL POINTE ASSOCIATES, AND DOES HEREBY CERTIFY
THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

NOTE: SEE SHEET 3 FOR SIGNATURE OMISSION NOTES.

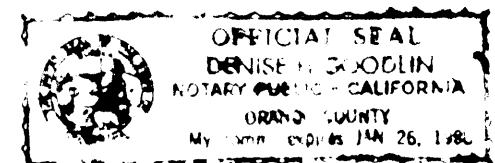
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 12TH DAY OF MARCH, 1986, BEFORE ME,
DENISE H. GOODLIN, 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 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: 1/26/1990

WITNESS MY HAND AND OFFICIAL SEAL.

NOTE: SEE AFFIDAVIT ON SHEET 2
REGARDING THIS NOTARY STAMP PURSUANT
TO GOVERNMENT CODE SECTION 27361.7



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

SHEET 3 OF 4 SHEETS
SCALE: 1" = 40'
5 LOTS AND LOTS A & B
ACREAGE: 10.768 ACRES
(A PORTION OF TENTATIVE
TRACT NO. 11650)

TRACT NO. 12660

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

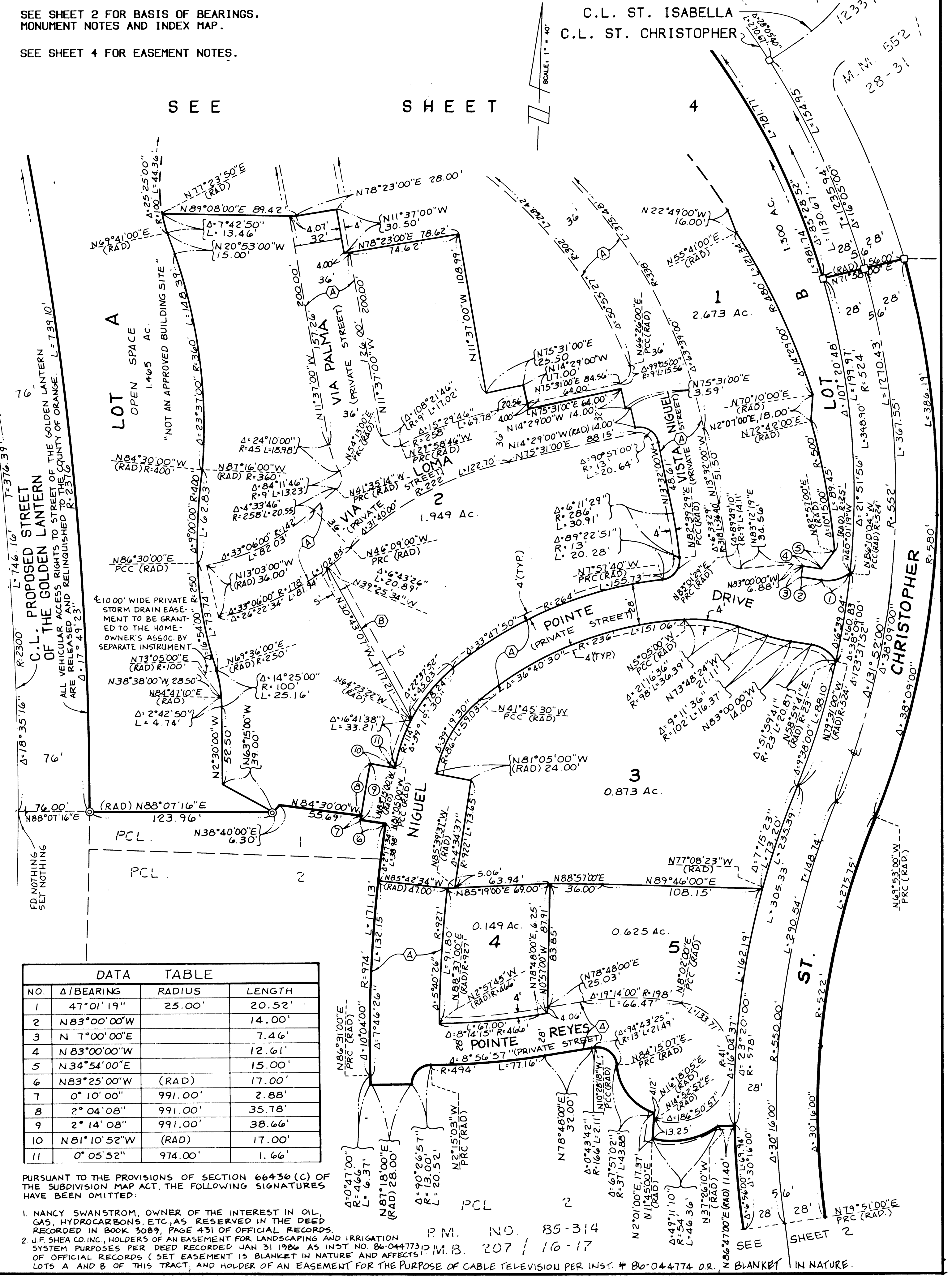
TOM R. MCGANNON R.C.E. 23956 JANUARY, 1986
FOR CONDOMINIUM PURPOSES

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

SEE SHEET 4 FOR EASEMENT NOTES.

C.L. ST. ISABELLA
C.L. ST. CHRISTOPHER

SEE SHEET



DATA TABLE			
NO.	Δ/BEARING	RADIUS	LENGTH
1	47°01'19"	25.00'	20.52'
2	N 83°00'00"W		14.00'
3	N 7°00'00"E		7.46'
4	N 83°00'00"W		12.61'
5	N 34°54'00"E		15.00'
6	N 83°25'00"W	(RAD)	17.00'
7	0°10'00"	991.00'	2.88'
8	2°04'08"	991.00'	35.78'
9	2°14'08"	991.00'	38.66'
10	N 81°10'52"W	(RAD)	17.00'
11	0°05'52"	974.00'	1.66'

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

1. NANCY SWANSTROM, OWNER OF THE INTEREST IN OIL,
GAS, HYDROCARBONS, ETC., AS RESERVED IN THE DEED
RECORDED IN BOOK 3089, PAGE 431 OF OFFICIAL RECORDS.
2. J.F. SHEA CO. INC., HOLDERS OF AN EASEMENT FOR LANDSCAPING AND IRRIGATION
SYSTEM PURPOSES PER DEED RECORDED JAN 31 1986 AS INST. NO. 86-044773 P.M.B.
OF OFFICIAL RECORDS (SET EASEMENT IS BLANKET IN NATURE AND AFFECTS
LOTS A AND B OF THIS TRACT, AND HOLDER OF AN EASEMENT FOR THE PURPOSE OF CABLE TELEVISION PER INST. # 86-044774 O.R. IN NATURE.

SHEET 4 OF 4 SHEETS
SCALE: 1" = 40'
5 LOTS AND LOTS A+B
ACREAGE: 10.768 ACRES
(A PORTION OF TENTATIVE
TRACT NO. 11650)

TRACT NO. 12660

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

TOM R. MCGANNON R.C.E. 23956 JANUARY, 1986
FOR CONDOMINIUM PURPOSES

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

EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR INGRESS AND EGRESS PURPOSES RESERVED HEREON FOR THE BENEFIT OF LOTS 1 THROUGH 5, AND AN EASEMENT FOR WATER AND SEWER PURPOSES TO MOULTON-NIGUEL WATER DIST. DEDICATED HEREON.
- (B) INDICATES CENTERLINE OF A 10' WIDE EASEMENT FOR SEWER PURPOSES TO MOULTON-NIGUEL WATER DISTRICT, AS DEDICATED HEREON.
- (C) INDICATES CENTERLINE OF A 10.00' WIDE EASEMENT FOR WATER PURPOSES TO MOULTON-NIGUEL WATER DISTRICT AS DEDICATED HEREON.
- (D) INDICATES CENTERLINE OF A 15.00' WIDE PRIVATE EASEMENT FOR STORM DRAIN PURPOSES RESERVED HEREON.

