

SHEET 1 OF 8 SHEETS
ACREAGE: 21.893 ACRES
17 LOTS AND LOTS "A"
THROUGH "P", INCLUSIVE

(ALL OF TENTATIVE
TRACT NO. 12792)

BLOCK: 4956
MODULE: 80

TRACT NO. 12792

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

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 83-117 AS
FILED IN BOOK 201, PAGES 11 - 14, INCLUSIVE, OF PARCEL MAPS
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOM R. MCGANNON, R.C.E. 23956 DATE OF SURVEY: MAY, 1986
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE
REQUEST OF

TransAmerican Title Ins. Comp
DATE February 15, 1989
TIME 12:05 PM FEE \$ 20.00
INSTRUMENT # 89-079593
BOOK 627 PAGE 5 MM

LEE A. BRANCH
COUNTY RECORDER

BY Kathryn L. Baker
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: TESSIER STREET.
WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE: THE EASEMENT FOR EMER-
GENCY VEHICULAR ACCESS PURPOSES AS SHOWN ON SAID MAP. WE ALSO HEREBY
RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO MARINA HILLS
DRIVE AND HIDDEN HILLS ROAD. WE ALSO HEREBY OFFER TO CONVEY TO THE COUNTY OF
ORANGE THE PRIVATE PARK EASEMENT, OVER LOT 17 AS SHOWN FOR THE PURPOSES AND
SUBJECT TO THE SAME LIMITATIONS AS SHOWN IN THAT CERTAIN EASEMENT RECORD-
ED OCTOBER 7, 1987, AS DOCUMENT NO. 87-563594 OF OFFICIAL RECORDS OF
THE COUNTY OF ORANGE, CALIFORNIA.
PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY
OFFER TO DEDICATE TO LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT, THE
EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES OVER ALL OF LOT "A" AS
SHOWN ON SAID MAP. WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE
ALL VEHICULAR ACCESS RIGHTS TO TESSIER STREET, EXCEPT AT APPROVED ACCESS LOCATIONS.
HIDDEN HILLS ASSOCIATES LIMITED PARTNERSHIP, A CALIFORNIA
LIMITED PARTNERSHIP

BY: HON DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
AS GENERAL PARTNER

BY: Barry G. Hon PRESIDENT
BARRY G. HON
BY: Gerald E. Buck SECRETARY
GERALD E. BUCK

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL
BANKING ASSOCIATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED
MARCH 19, 1986, AS INSTRUMENT NO. 86-108347, OFFICIAL RECORDS OF
ORANGE COUNTY.

BY: L. Miller VICE PRESIDENT
L. MILLER
BY: R. Rodriguez ASST. SECRETARY
R. RODRIGUEZ

TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION,
AS TRUSTEE UNDER A DEED OF TRUST RECORDED MARCH 19, 1986, AS
INSTRUMENT NO. 86-108348, OFFICIAL RECORDS OF ORANGE COUNTY.

BY: Alan D. Palmer VICE - PRESIDENT
ALAN D. PALMER
BY: Herbert C. Moon ASST. SECRETARY
HERBERT C. MOON

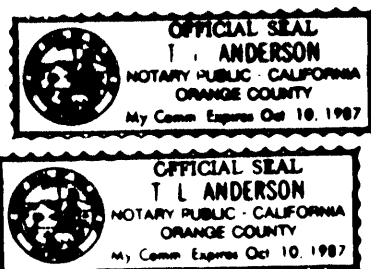
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 8 DAY OF September, 1986, BEFORE ME,
J. L. Anderson, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED Barry G. Hon AND Gerald E. Buck,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PRESIDENT AND SECRETARY,
RESPECTIVELY, OF HON DEVELOPMENT 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 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 THE GENERAL PARTNER OF HIDDEN
HILLS ASSOCIATES LIMITED PARTNERSHIP, 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 Oct. 10, 1987.

WITNESS MY HAND AND OFFICIAL SEAL:

J. L. Anderson
NOTARY PUBLIC IN AND FOR SAID STATE



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON THIS 16th DAY OF September, 1986,
BEFORE ME, Evelyn Ramirez, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
L. Miller AND R. Rodriguez,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND
ASSISTANT SECRETARY, RESPECTIVELY, OF BANK OF AMERICA NATIONAL
TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION,
THE NATIONAL BANKING ASSOCIATION THAT EXECUTED THE WITHIN INSTRU-
MENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY 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 EXECU-
TED THE SAME, AS BENEFICIARY.

MY COMMISSION EXPIRES August 19, 1989.

WITNESS MY HAND AND OFFICIAL SEAL:

Evelyn Ramirez
NOTARY PUBLIC IN AND FOR SAID STATE

SEE AFFIDAVIT BELOW

NOTARY PUBLIC IN AND FOR SAID STATE
I HEREBY CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT
TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

STATE OF CALIFORNIA) NAME OF NOTARY: EVELYN RAMIREZ
COUNTY OF ORANGE) SS DATE COMMISSION EXPIRES: AUGUST 19, 1988
COUNTY WHERE BOND IS FILED: LOS ANGELES
PLACE OF EXECUTION: IRVINE, CA. DATE: 2-25-87

ON THIS 23rd DAY OF OCTOBER, 1986, James R. Hill
BEFORE ME, D. CORDERO, HUNSAKER & ASSOC., INC.

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Alan D. Palmer AND Herbert C. Moon
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASST.
SECRETARY, RESPECTIVELY, OF TRANSAMERICA TITLE INSURANCE COMPANY,
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 CORPORA-
TION EXECUTED THE SAME, AS TRUSTEE.

MY COMMISSION EXPIRES: Feb. 5, 1988

WITNESS MY HAND AND OFFICIAL SEAL:

D. Cordero
NOTARY PUBLIC IN AND FOR SAID STATE

SEE AFFIDAVIT ABOVE RIGHT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE
OF CALIFORNIA; THAT THIS MAP CONSISTING OF 8 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN MAY, 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 RETRACED.



Tom R. McGannon

TOM R. MCGANNON, R.C.E. 23956
MY REGISTRATION EXPIRES 12-31-89

AFFIDAVIT FOR NOTARY SEAL SHOWN BELOW LEFT
I HEREBY CERTIFY UNDER THE PENALTY OF PERJURY THAT
THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS
STATEMENT IS ATTACHED READS AS FOLLOWS:
NAME OF NOTARY: D. CORDERO
DATE COMMISSION EXPIRES: FEBRUARY 5, 1988
COUNTY WHERE BOND IS FILED: ORANGE
PLACE OF EXECUTION: IRVINE, CA. DATE: 2-13-87

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 14th DAY OF NOVEMBER, 1988.

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

BY: David D. Deane
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 ___ DAY OF ___, 1988.

LINDA D. RUTH
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 7th DAY OF February, 1989, 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: TESSIER STREET.
AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:
THE EASEMENT FOR EMERGENCY VEHICULAR ACCESS AS DEDICATED.
ALL VEHICULAR ACCESS RIGHTS TO MARINA HILLS DRIVE, TESSIER STREET,
AND HIDDEN HILLS ROAD ARE RELEASED AND RELINQUISHED.
AND DID NOT ACCEPT THE EASEMENT FOR PRIVATE PARK PURPOSES AS DEDICATED.
AND DID ALSO APPROVE SAID MAP PURSUANT TO THE PROVISIONS OF SECTION
66436(a) (3) (A) OF THE SUBDIVISION MAP ACT.

DATED THIS 7th DAY OF February, 1989.

Linda D. Ruth
CLERK OF THE BOARD OF SUPERVISORS

I, WARREN S. BENSON BEING THE DULY APPOINTED AGENT OF THE LAGUNA NIGUEL
COMMUNITY SERVICE DISTRICT, A PUBLIC CORPORATION, ORANGE COUNTY, CALIF-
ORNIA, DO NOT ACCEPT EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES AS
OFFERED.

Warren S. Benson
WARREN S. BENSON, GENERAL MANAGER
LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT

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 11th DAY OF AUGUST, 1987.

C. R. NELSON
COUNTY SURVEYOR
PURSUANT TO THE PROVISIONS OF SECTION 66436 (2) (3) OF THE SUBDIVISION MAP
ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDERS OF EASEMENTS FOR UNDERGROUND
ELECTRICAL FACILITIES PER DEED RECORDED JANUARY 5, 1987, AS INSTRUMENT
NO. 87-002937 OF OFFICIAL RECORDS. (PORTION OF SAID EASEMENT IS NOT PLOTTABLE.)

MOULTON-NIGUEL WATER DISTRICT, HOLDER OF EASEMENTS FOR WATER
PIPELINES PER DEED RECORDED IN BOOK 13522, PAGE 551 OF OFFICIAL
RECORDS OF ORANGE COUNTY.

THE COUNTY OF ORANGE, HOLDER OF VEHICULAR ACCESS RIGHTS TO
CAMINO LOS PADRES EXCEPT AT APPROVED LOCATIONS, AS RELEASED
AND RELINQUISHED ON PARCEL MAP NO. 83-117, AS FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 201,
PAGES 11-14, INCLUSIVE, OF PARCEL MAPS. CAMINO LOS PADRES
IS NOW KNOWN AS MARINA HILLS DRIVE.

TAYLOR WOODROW HOMES CALIFORNIA LIMITED, HOLDER OF CERTAIN MINERAL
RIGHTS PER DEED RECORDED SEPTEMBER 6, 1985, AS INSTRUMENT NO. 85-
338215 OF OFFICIAL RECORDS OF ORANGE COUNTY.

PACIFIC BELL, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION
PURPOSES PER DEED RECORDED FEBRUARY 20, 1987, AS INSTRUMENT NO.
87-092667 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE.)

SHEET 2 OF 8 SHEETS
SCALE: 1" = 100'
NO. OF LOTS: 17 AND
LOTS "A" THROUGH "P"
ACREAGE: 21.893 ACRES
CALL OF TENTATIVE
TRACT NO. 12792

TRACT NO. 12792

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

TOM R. MCGANNON

R.C.E. 23956

DATE OF SURVEY: MAY, 1986

FOR CONDOMINIUM PURPOSES

MONUMENT NOTES

- INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR L. & T. TAGGED R.C.E. 23956 IN CONCRETE TO BE SET PRIOR TO RECORDATION.
- △ INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR L. & T. TAGGED R.C.E. 23956 OR 1" I.P. TAGGED R.C.E. 23956 TO BE SET PRIOR TO RECORDATION.
- INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956, PER P.M. NO. 83-101, P.M.B. 178 / 3-5.
- INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956 TO BE SET PER P.M. NO. 83-117, P.M.B. 201 / 11-14.
- ⊙ INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 1" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER P.M. NO. 83-117, P.M.B. 201 / 11-14.

EASEMENT NOTES AND LOT PURPOSE NOTES

A PRIVATE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED OVER ALL THE PRIVATE STREETS (LOTS "D" THROUGH "L", INCLUSIVE) AS SHOWN HEREON.

- Ⓐ INDICATES AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS DEDICATED TO THE COUNTY OF ORANGE.

LOTS "D" THROUGH "L", INCLUSIVE, ARE FOR PRIVATE STREET PURPOSES AND ARE NOT APPROVED BUILDING SITES.

LOTS 2, 4, 6, 8, 10, 11, 13, 15 AND 16 ARE FOR GARAGE, CARPORT AND LANDSCAPE PURPOSES AND ARE NOT RESIDENTIAL LIVING UNIT SITES.

- Ⓑ INDICATES 8.00' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR UNDERGROUND ELECTRIC FACILITIES PER DEED RECORDED JANUARY 5, 1987, AS INSTRUMENT NO. 87-002937 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA) **
COUNTY OF ORANGE)

ON THIS 29th DAY OF April, 1988, BEFORE ME Kristy Wheeler, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WARREN S. BENSON, 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 GENERAL MANAGER OF THE LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT, A PUBLIC AGENCY, THE PUBLIC AGENCY THAT EXECUTED THE WITHIN INSTRUMENT 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.

WITNESS MY HAND

Kristy Wheeler

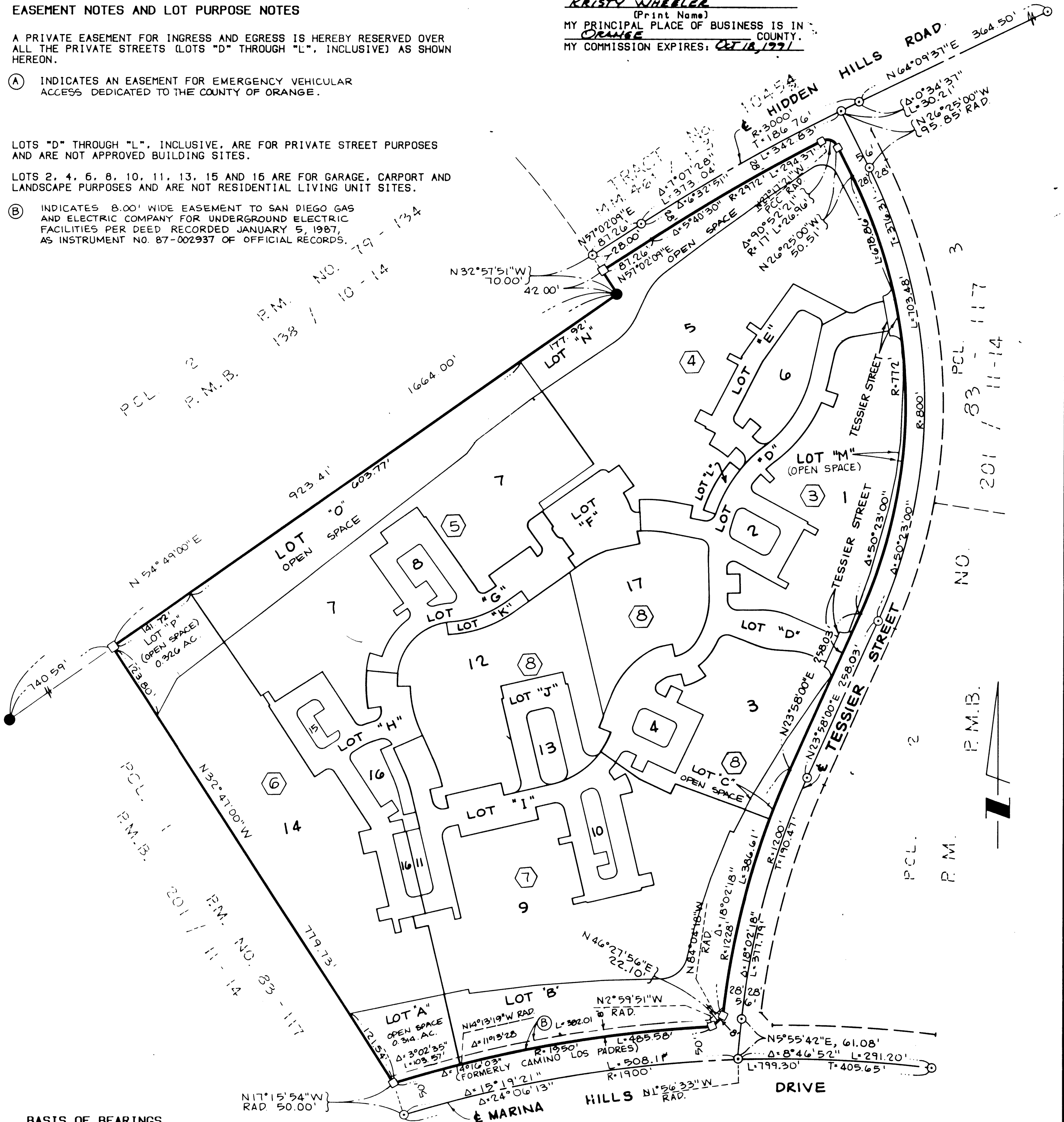
NOTARY PUBLIC IN AND FOR SAID STATE

(Print Name)

MY PRINCIPAL PLACE OF BUSINESS IS IN

ORANGE COUNTY.

MY COMMISSION EXPIRES: Oct 18, 1991



BASIS OF BEARINGS

THE BEARING OF N 54° 49' 00" E AS SHOWN FOR THE NORTHWESTERLY LINE OF PARCEL 4 OF PARCEL MAP NO. 83-117, AS FILED IN BOOK 201, PAGES 11-14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BOUNDARY AND INDEX MAP

⬡ INDICATES SHEET NO.

SHEET 3 OF 8 SHEETS
SCALE: 1" = 30'
NO. OF LOTS: 17 AND
LOTS "A" THROUGH "P"
ACREAGE: 21.893 ACRES
(ALL OF TENTATIVE
TRACT NO. 12792)

TRACT NO. 12792

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

TOM R. MCGANNON

R.C.E. 23956

DATE OF SURVEY: MAY, 1986

FOR CONDOMINIUM PURPOSES

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

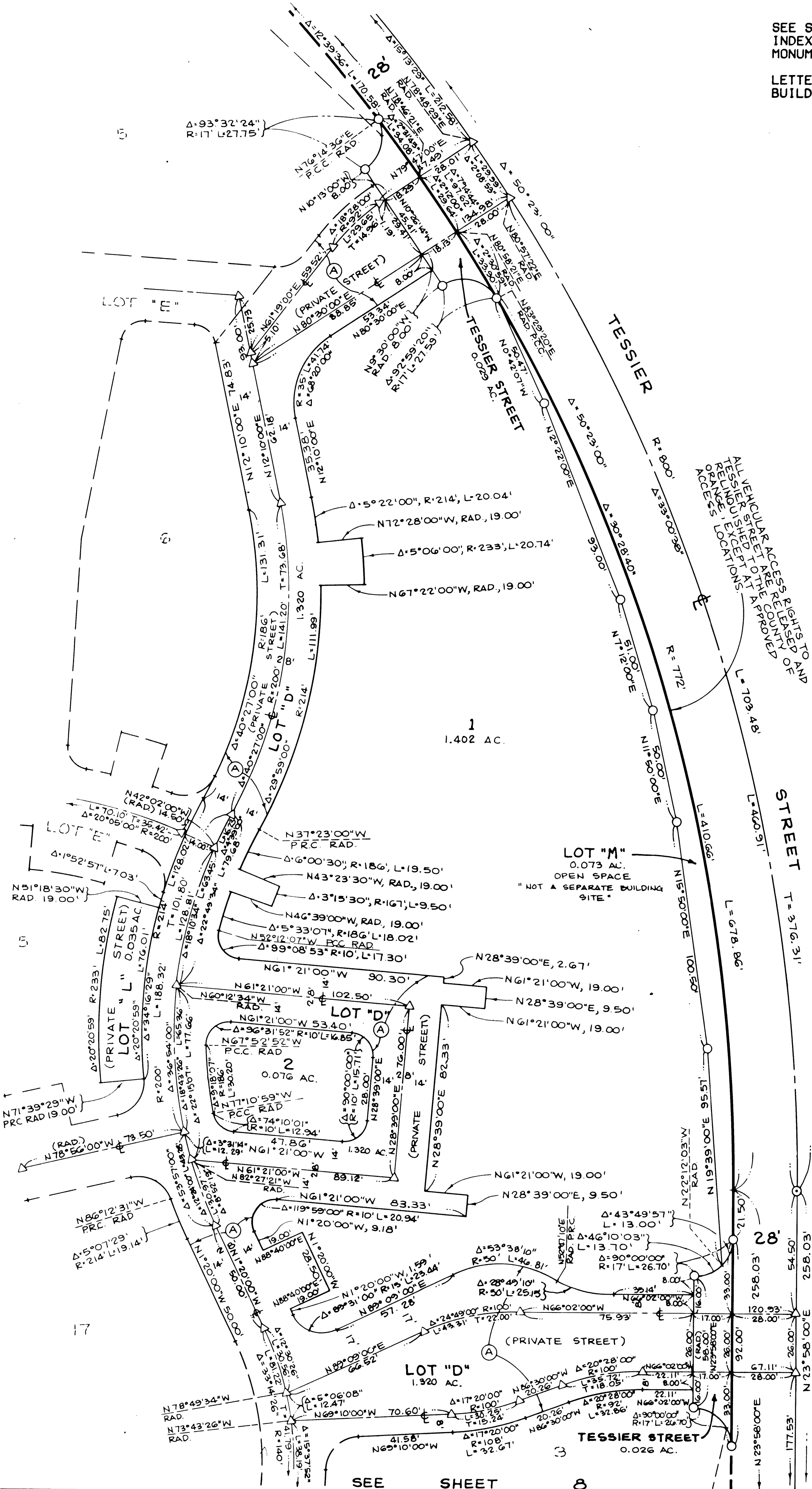
LETTERED LOTS ARE NOT APPROVED
BUILDING SITES.

SEE SHEET 4

SEE SHEET 8

SEE SHEET 17

SEE SHEET 8



SHEET 4 OF 8 SHEETS
SCALE: 1" = 30'
NO. OF LOTS: 17 AND
LOTS "A" THROUGH "P"
ACREAGE: 21.893 ACRES
CALL OF TENTATIVE
TRACT NO. 12792

TRACT NO. 12792

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

TOM R. MCGANNON

R.C.E. 23956

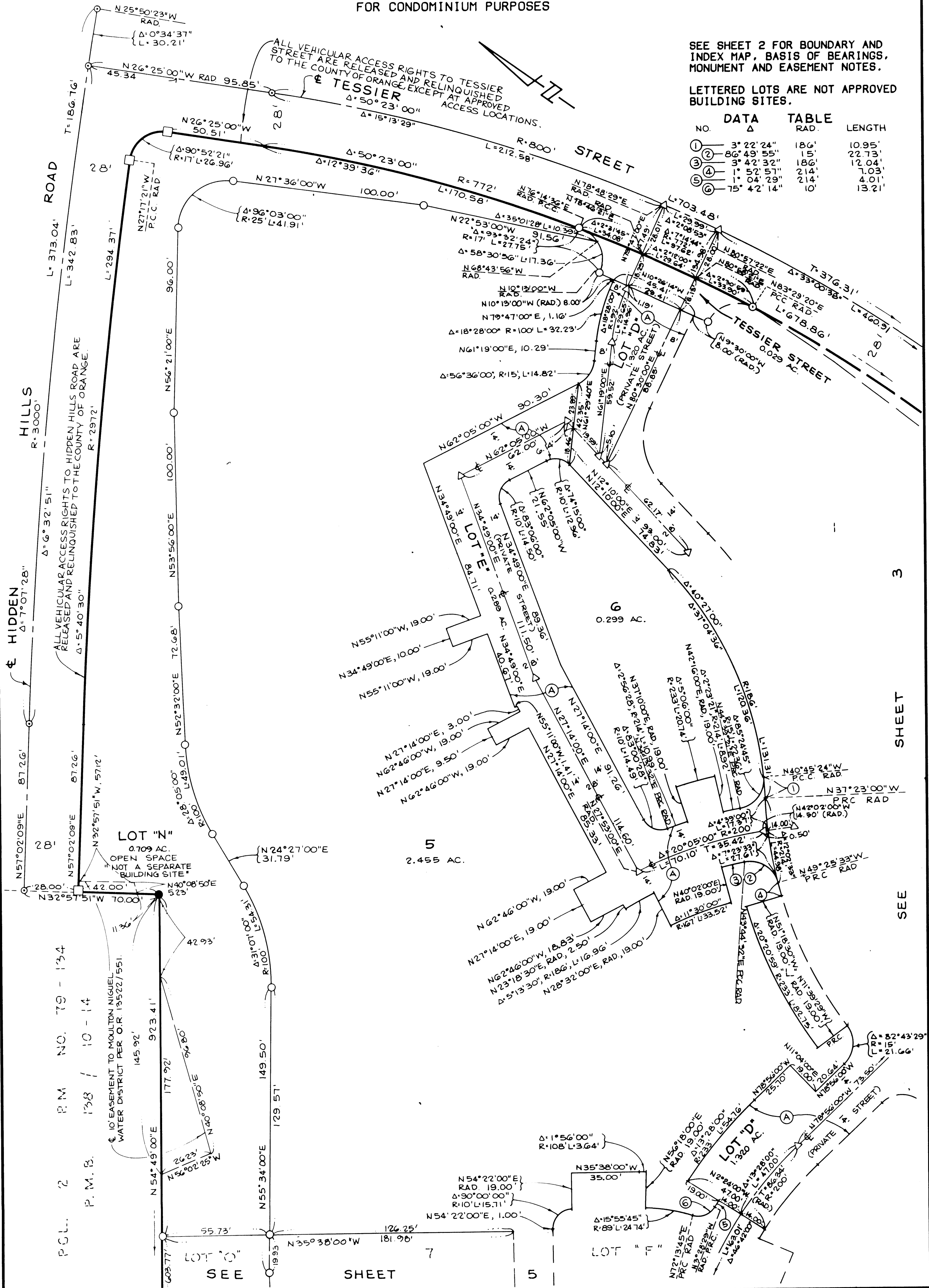
DATE OF SURVEY: MAY, 1986

FOR CONDOMINIUM PURPOSES

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

LETTERED LOTS ARE NOT APPROVED
BUILDING SITES.

NO.	DATA	TABLE	LENGTH
1	3° 22' 24"	186'	10.95'
2	86° 49' 55"	15'	22.73'
3	3° 42' 32"	186'	12.04'
4	1° 52' 57"	214'	7.03'
5	1° 04' 29"	214'	4.01'
6	75° 42' 14"	10'	13.21'



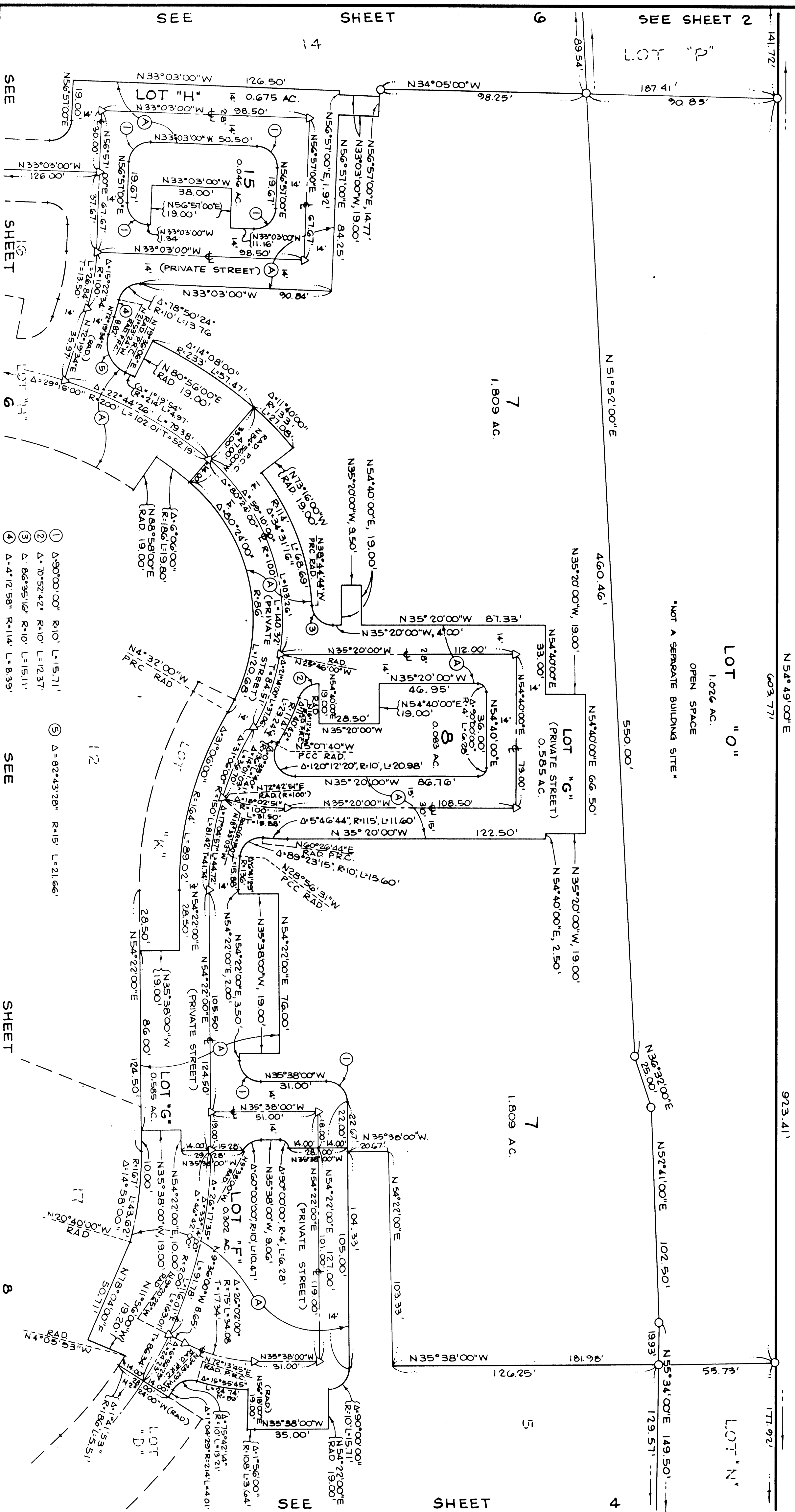
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

TOM R. MCGANNON R.C.E. 23956 DATE OF SURVEY: MAY, 1986
FOR CONDOMINIUM PURPOSES

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

LETTERED LOTS ARE NOT APPROVED BUILDING SITES.

1303



SHEET 6 OF 8 SHEETS
SCALE: 1" = 30'
NO. OF LOTS: 17 AND
LOTS "A" THROUGH "P"
ACREAGE: 21.893 ACRES
(ALL OF TENTATIVE
TRACT NO. 12792)

TRACT NO. 12792

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

TOM R. MCGANNON

R.C.E. 23956

DATE OF SURVEY: MAY, 1986

FOR CONDOMINIUM PURPOSES

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

LETTERED LOTS ARE NOT APPROVED
BUILDING SITES.

SEE SHEET 5

7

SEE SHEET 8

SEE

7

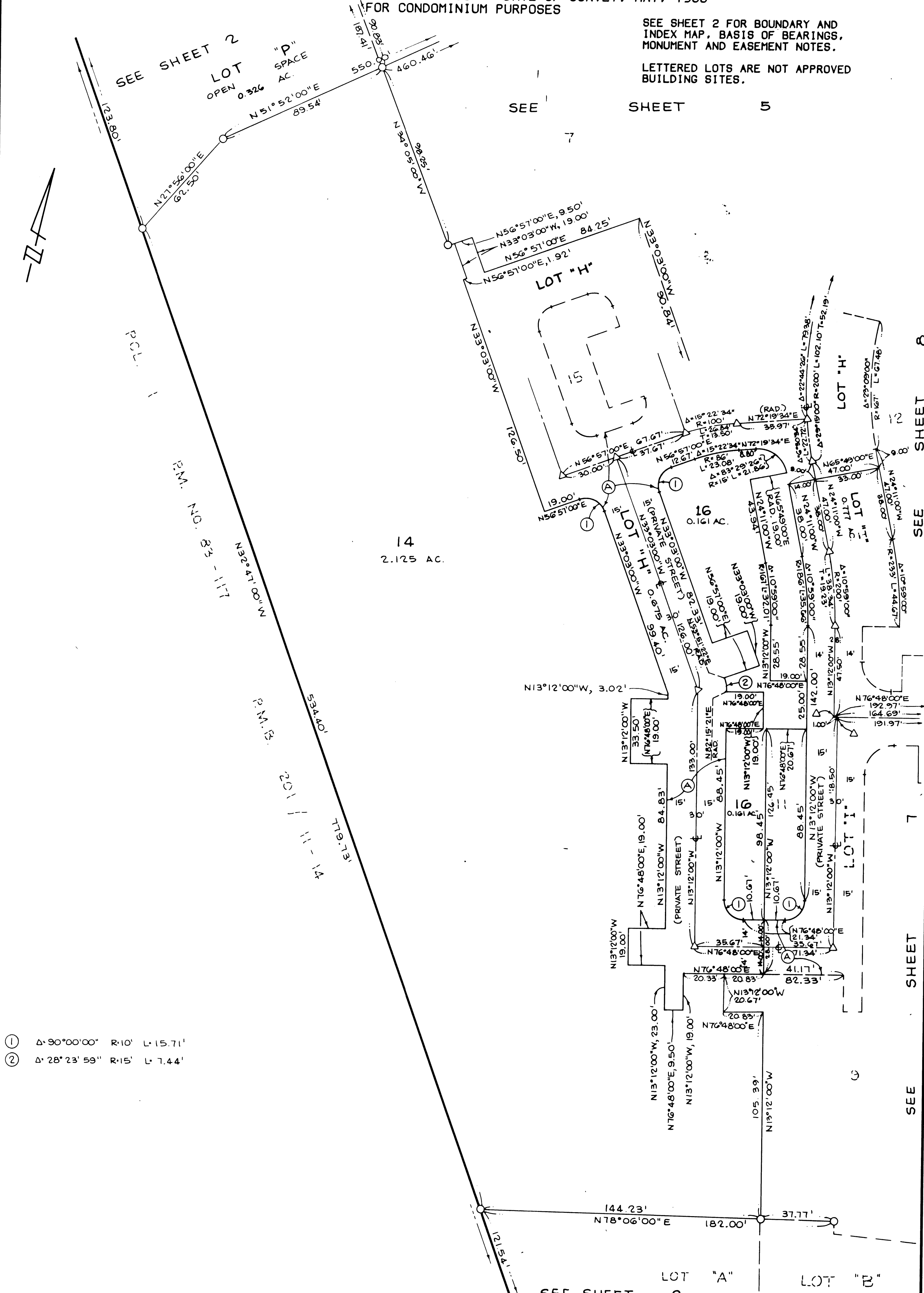
SHEET

SEE

SEE SHEET 2

LOT "A"

LOT "B"



- ① Δ 90°00'00" R 10' L 15.71'
- ② Δ 28°23'59" R 15' L 7.44'

FOR CONDOMINIUM PURPOSES

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

LETTERED LOTS ARE NOT APPROVED
BUILDING SITES.

ALL VEHICULAR ACCESS RIGHTS TO TESSIER STREET ARE RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE, EXCEPT AT APPROVED ACCESS LOCATIONS.

LOT "B" 1.153 AC. OPEN SPACE "NOT A SEPARATE BUILDING SITE"

LOT "A" 1.153 AC. OPEN SPACE "NOT A SEPARATE BUILDING SITE"

LOT "H" 0.777 AC.

LOT "I" 0.777 AC.

LOT "J" 0.777 AC.

LOT "K" 0.777 AC.

LOT "L" 0.777 AC.

LOT "M" 0.777 AC.

LOT "N" 0.777 AC.

LOT "O" 0.777 AC.

LOT "P" 0.777 AC.

LOT "Q" 0.777 AC.

LOT "R" 0.777 AC.

LOT "S" 0.777 AC.

LOT "T" 0.777 AC.

LOT "U" 0.777 AC.

LOT "V" 0.777 AC.

LOT "W" 0.777 AC.

LOT "X" 0.777 AC.

LOT "Y" 0.777 AC.

LOT "Z" 0.777 AC.

TESSIER STREET

MARINA HILLS DRIVE

PRIVATE STREET

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

LETTERED LOTS ARE NOT APPROVED BUILDING SITES.

Lot	Bearing	Distance	Area
1	Δ 5°16'24"	R=154' L=14.17'	
2	Δ 79°28'56"	R=5' L=6.94'	
3	Δ 93°57'40"	R=10' L=16.40'	
4	N 51°10'28"E P.R.C.	RAD.	

627 12