

SHEET 1 OF 8 SHEETS

TRACT NO. 12801

DUPLICATE

73 LOTS AND LOTS A THROUGH G.
ACREAGE: 32.641 ACRES
(FINAL UNIT OF TENTATIVE
TRACT NO. 12801
DATE OF SURVEY: JUNE, 1986
BLOCK: 4856 4855
MODULE: 40,50 49,50

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 2, AS SHOWN ON A MAP
FILED IN BOOK 138, PAGES 3,4 AND 5 OF PARCEL MAPS, AND A PORTION
OF PARCEL 2 OF PARCEL MAP NO. 82-144, FILED IN BOOK 181, PAGES
24 AND 25 OF PARCEL MAPS, AND A PORTION OF PARCEL 2 AS SHOWN ON
LOT LINE ADJUSTMENT L.L. 79-4 RECORDED JANUARY 31, 1979, IN BOOK
13020 PAGE 1463 OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

TOM R. McGANNON, R.C.E. 23956

JULY, 1986

ACCEPTED AND FILED AT THE
REQUEST OF

Find American Title chg.

DATE October 23 1987TIME 1:20 PM FEE \$ 20.00INSTRUMENT # 87-593637BOOK 587 PAGE 20 mm

LEE A. BRANCH

COUNTY RECORDER

BY Hazel L. Benson

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 THIS MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: GLASTONBURY PLACE,
PACIFIC CREST, COBBLESTONE COURT AND PARK PASEO.
WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE THE EASEMENT FOR PEDES-
TRIAN ACCESS PURPOSES AS SHOWN ON THIS MAP.
WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE THE EASEMENTS FOR STORM
DRAIN PURPOSES, AS SHOWN ON THIS MAP.
WE ALSO HEREBY DEDICATE TO MOULTON-NIGUEL WATER DISTRICT, THE EASEMENT
FOR WATERLINE PURPOSES OVER LOT 48 AS SHOWN ON THIS MAP, WHICH EASEMENT
SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS SHOWN IN THAT CERTAIN
EASEMENT RECORDED MAY 2, 1980 IN BOOK 13597, PAGE 195 O.R.
WE ALSO HEREBY RELEASE AND RELINQUISH AND RELINQUISH TO THE COUNTY OF
ORANGE, ALL VEHICULAR ACCESS RIGHTS TO CAMINO DEL AVION, EXCEPT AT
STREET INTERSECTIONS.
PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO
DEDICATE TO THE LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT THE EASEMENTS OVER LOTS A, D, E,
F AND G, FOR LANDSCAPE MAINTENANCE PURPOSES.
PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO
DEDICATE TO THE LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT LOT 73 IN FEE SIMPLE FOR
PARK AND RECREATION PURPOSES TOGETHER WITH THE RIGHT TO GRANT EASEMENTS
FOR PUBLIC UTILITIES OR OTHER ESSENTIAL PURPOSES.

J.F. SHEA CO., INC., DBA SHEA HOMES, A NEVADA CORPORATION;

BY: William L. York BY: James A. Davidson
WILLIAM L. YORK, VICE PRESIDENT JAMES A. DAVIDSON, ASSISTANT SECRETARY

MOULTON NIGUEL WATER DISTRICT, MORTGAGEE UNDER A MORTGAGE
RECORDED AS INSTRUMENT NO. 86-183027 OF OFFICIAL RECORDS.

BY: Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 5th DAY OF December, 1987, 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., DBA SHEA HOMES, A NEVADA CORPORATION, THE CORPORATION THAT EXECU-
TED 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.

WITNESS MY HAND AND OFFICIAL SEAL:

Diana L. Palmer
NOTARY PUBLIC IN AND FOR SAID STATE
DIANA L. PALMER
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES AUG. 4 1989.
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 26th DAY OF December, 1987 BEFORE ME, Cyndi Mouer,
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, 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 AND OFFICIAL SEAL:

Cyndi Mouer
NOTARY PUBLIC IN AND FOR SAID STATE
CYNDI MOUER
MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: NOV. 23, 1990.

MOULTON-NIGUEL
WATER DISTRICT

THE UNDERSIGNED BEING THE DULY APPOINTED AGENT OF THE MOULTON-NIGUEL
WATER DISTRICT, A PUBLIC CORPORATION, ORANGE COUNTY, CALIFORNIA, PUR-
SUANT TO ITS RESOLUTION NO. 81-29, DOES HEREBY ACCEPT ON BEHALF OF
SAID DISTRICT THE GRANT OF ALL INTERESTS IN REAL ESTATE FOR PUBLIC PUR-
POSES AS SHOWN ON THIS TRACT MAP, BY AND BETWEEN THE MOULTON-NIGUEL
WATER DISTRICT AND BARRATT AMERICAN INC., AND DOES HEREBY CERTIFY
THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

SEE SHEET 2 FOR JURAT

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

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 JULY, 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

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 30th DAY OF APRIL, 1987.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: Marcia Mesquita
DEPUTY TREASURER-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
20th DAY OF OCTOBER, 1987, AND THAT THEREUPON SAID BOARD DID, BY
AN ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP, AND DID ACCEPT ON
BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET
PURPOSES OF: GLASTONBURY PLACE, PACIFIC CREST, COBBLESTONE COURT AND
PARK PASEO.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE THE STORM
DRAIN EASEMENTS AS DEDICATED.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE, THE VEHICULAR
ACCESS RIGHTS TO CAMINO DEL AVION, AS RELEASED AND RELINQUISHED.
And Did Also Accept on Behalf of The County of Orange The
Easement For Pedestrian Access Purposes As Dedicated...

DATED THIS 20th DAY OF October, 1987.

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 9th DAY OF JULY, 1987.

C. R. NELSON
COUNTY SURVEYOR

BY: Paul A. Cuomo
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY TO THE RECORDER OF THE COUNTY OF ORANGE 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 October, 1987.

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

LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT CERTIFICATE:

I, JAMES MOCALIS, BEING THE DULY APPOINTED AGENT OF THE LAGUNA NIGUEL
COMMUNITY SERVICE DISTRICT, A PUBLIC CORPORATION, ORANGE COUNTY
CALIFORNIA,

DO NOT ACCEPT THE IRREVOCABLE OFFER OF AN EASEMENT
FOR LANDSCAPE MAINTENANCE AS OFFERED AND DO NOT ACCEPT THE IRREVOCABLE
OFFER IN FEE OF LOT 73 FOR PARK AND RECREATION PURPOSES AS OFFERED.

•SEE SHEET 2 FOR JURAT•

James Mocalis
JAMES MOCALIS
GENERAL MANAGER
LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT

SHEET 2 OF 8 SHEETS
SCALE: 1" = 200'
73 LOTS AND LOTS A THROUGH G.
ACREAGE: 32.641 ACRES
(FINAL UNIT OF
TENTATIVE TRACT NO. 12801)
DATE OF SURVEY: JUNE, 1986

TRACT NO. 12801

DUPLICATE

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

TOM R. MCGANNON R.C.E. 23956 JULY, 1986

MONUMENT NOTES:

1. 2" 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 TRACT CORNERS, EXCEPT AT B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S THAT ABUT A STREET WHICH ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
2. 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 E.C.'S, B.C.'S, P.R.C.'S AND P.C.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
3. 8" S. & W. STAMPED R.C.E. 23956 OR 2" I.P. TAGGED 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 CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.
4. ● INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 9880, M.M. 492 / 26-31, UNLESS OTHERWISE NOTED.
5. ▲ INDICATES LOCATION OF 8" S & W STAMPED R.C.E. 23956 TO BE SET PER TRACT NO. 10333, M.M. 499 / 17-21.
6. ■ INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 10333, M.M. 499 / 17-21.
7. ○ 2" 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 PER TRACT NO. 12901 M.M. 587 / 13-19.
8. □ 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 PER TRACT NO. 12901 M.M. 587 / 13-19.
9. △ 8" S. & W. STAMPED R.C.E. 23956 OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN OR A LEAD & TAG R.C.E. 23956 IN CONCRETE TO BE SET PER TRACT NO. 12901 M.M. 587 / 13-19.
10. ⊗ INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 12901 M.M. 587 / 13-19.

BASIS OF BEARINGS:

THE BEARING OF N 16°57'00" E ALONG THE WESTERLY BOUNDARY OF TRACT NO. 9880, M.M. 492 / 26-31, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 6th DAY OF May, 1987, BEFORE ME, Cyndi Mower, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEAR CARLO H. HABASH, 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 DIRECTOR OF ENGINEERING OF MOULTON - NIGUEL WATER 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:

Cyndi Mower
NOTARY PUBLIC IN AND FOR SAID STATE
Cyndi Mower

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES Nov. 1990

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

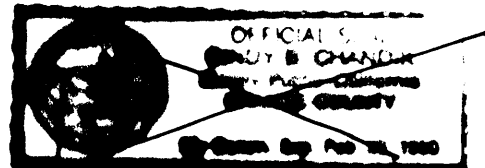
ON THIS 25th DAY OF August, 1987, BEFORE ME, Cindy B. Chandik, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES MOCALIS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL MANAGER OF THE LAGUNA 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:

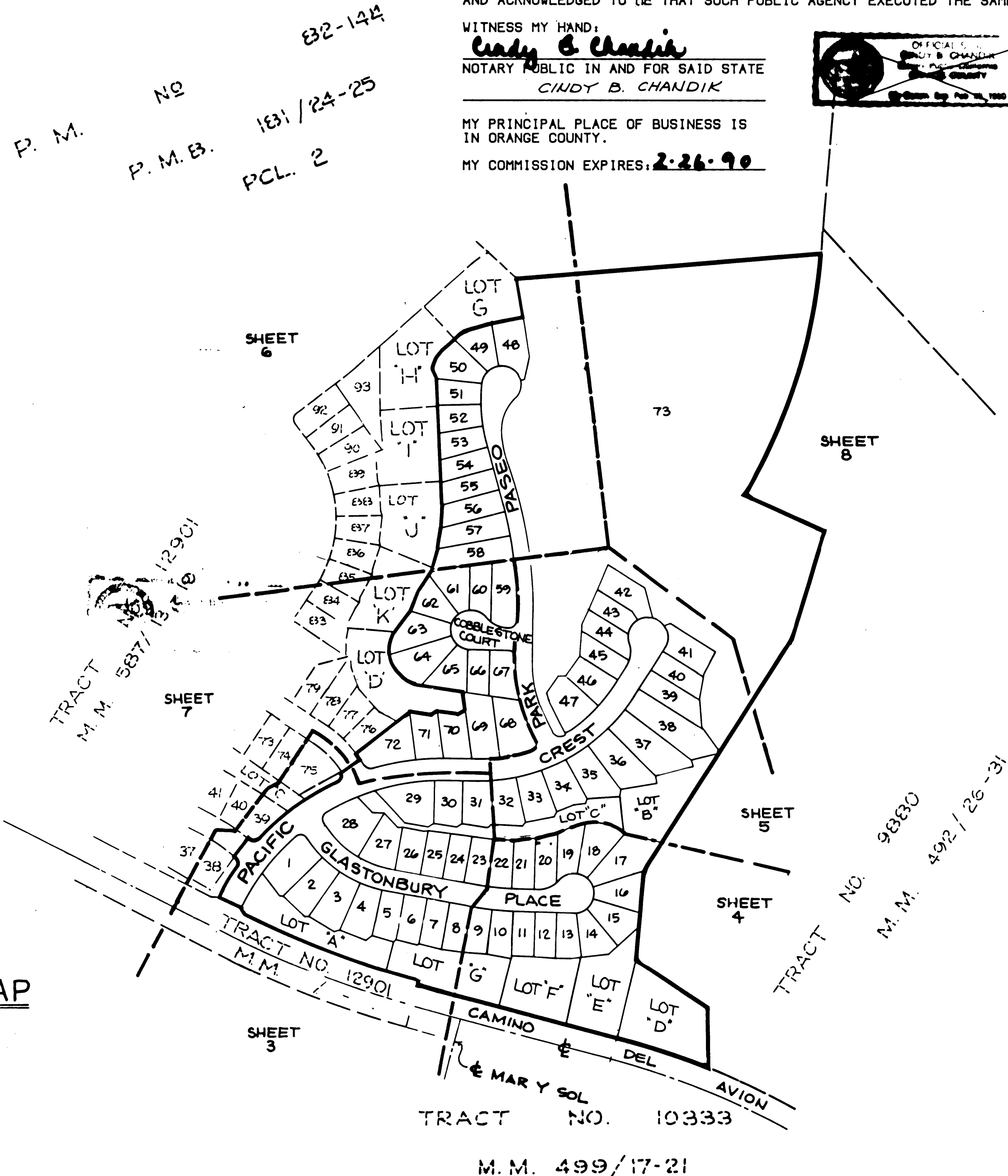
Cindy B. Chandik
NOTARY PUBLIC IN AND FOR SAID STATE
CINDY B. CHANDIK

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES: 2-26-90



INDEX MAP



SHEET 3 OF 8 SHEETS
SCALE: 1" = 40'
73 LOTS AND LOTS A THROUGH G
ACREAGE: 32.641 ACRES
(FINAL UNIT OF
TENTATIVE TRACT NO. 12801)

TRACT NO. 12801

DUPLICATE

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

DATE OF SURVEY: JUNE, 1986

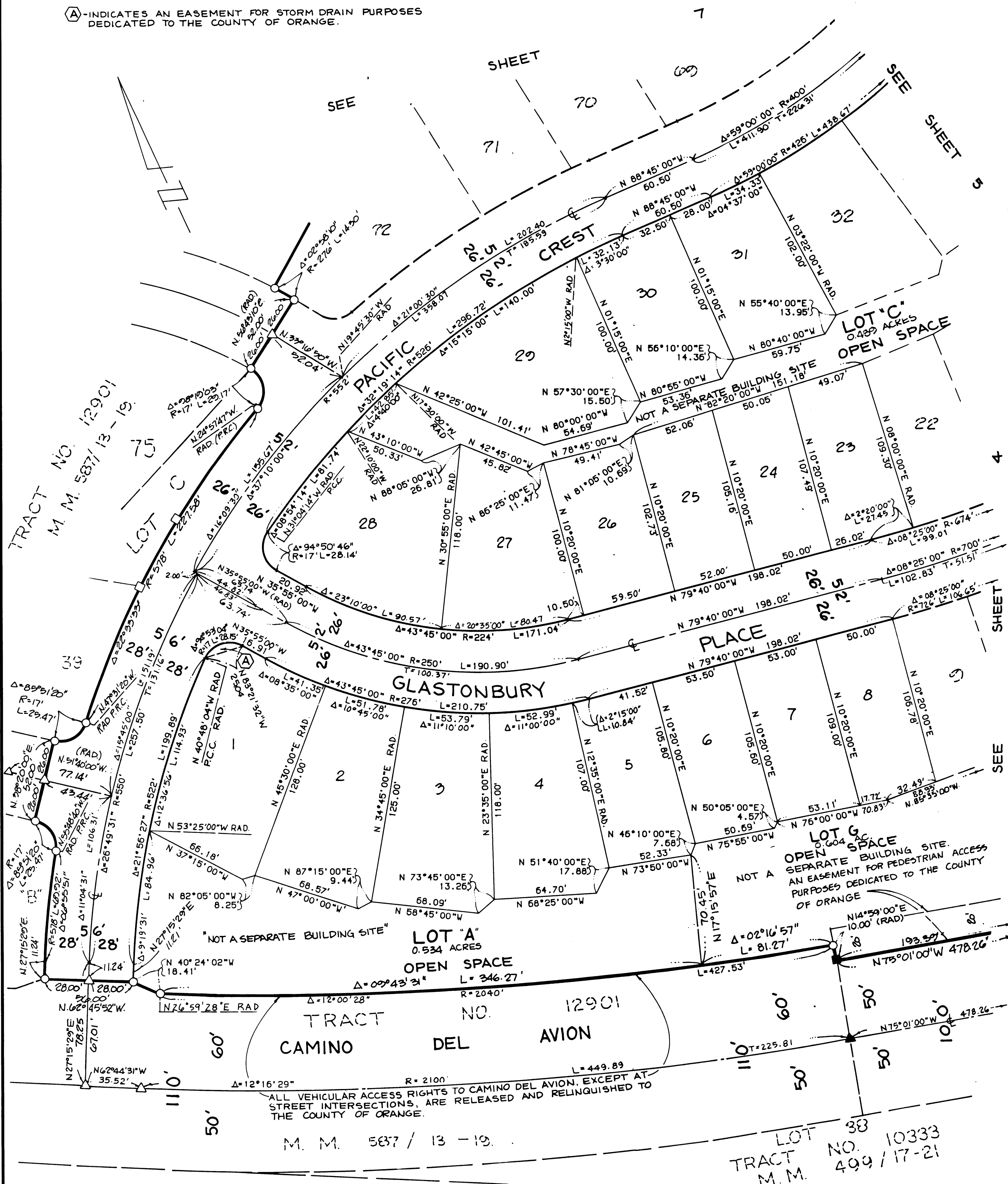
TOM R. MCGANNON R.C.E. 23956

JULY, 1986

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

EASEMENT NOTE:

(A)-INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES
DEDICATED TO THE COUNTY OF ORANGE.



PCL. 2 LL-82-5 INST. NO 83-022097

SHEET 4 OF 8 SHEETS
SCALE: 1" = 40'
73 LOTS AND LOTS A THROUGH G.
ACREAGE: 32.641 ACRES
(FINAL UNIT OF
TENTATIVE TRACT NO. 12801)

TRACT NO. 12801

DUPLICATE

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

DATE OF SURVEY: JUNE, 1986

TOM R. MCGANNON

R.C.E. 23956

JULY, 1986

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

SEE

SHEET

5

LOT 'C'

0.469 ACRES

OPEN SPACE

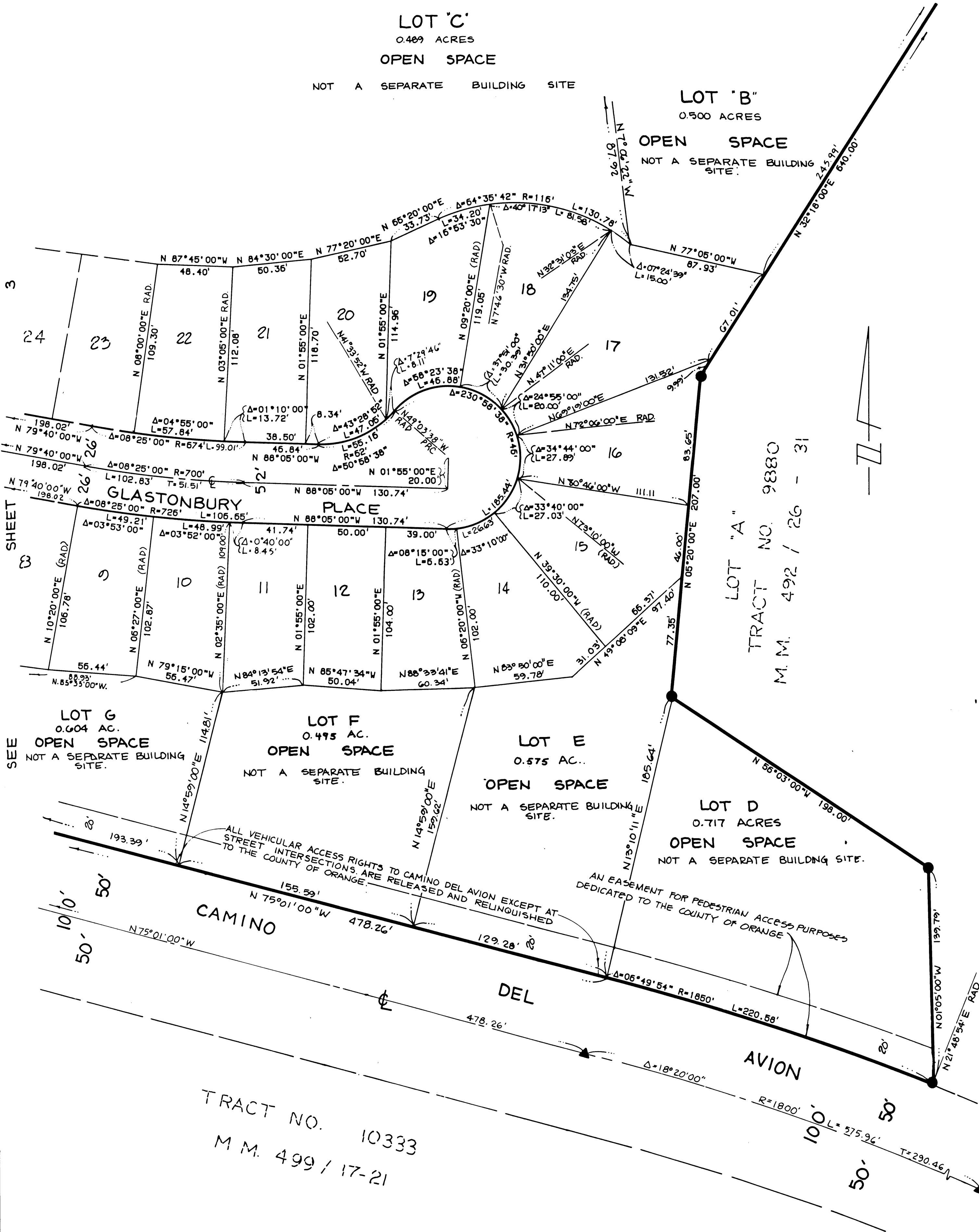
NOT A SEPARATE BUILDING SITE

LOT 'B'

0.500 ACRES

OPEN SPACE

NOT A SEPARATE BUILDING SITE



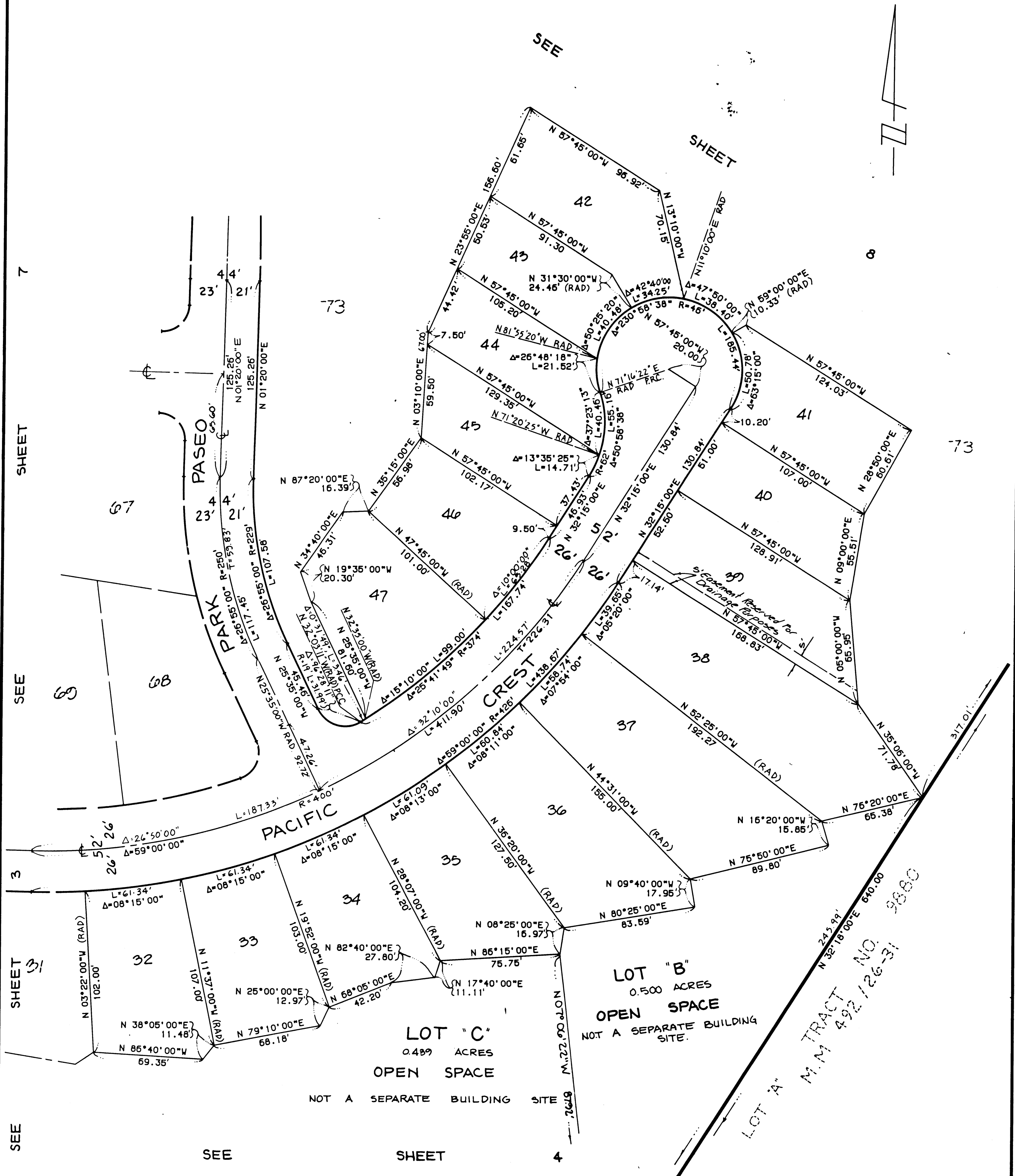
SHEET 5 OF 8 SHEETS
SCALE: 1" = 40'
73 LOTS AND LOTS A THROUGH G.
ACREAGE: 32.641 ACRES
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IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA

TOM R. MCGANNON R.C.E. 23956 JULY, 1986

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



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

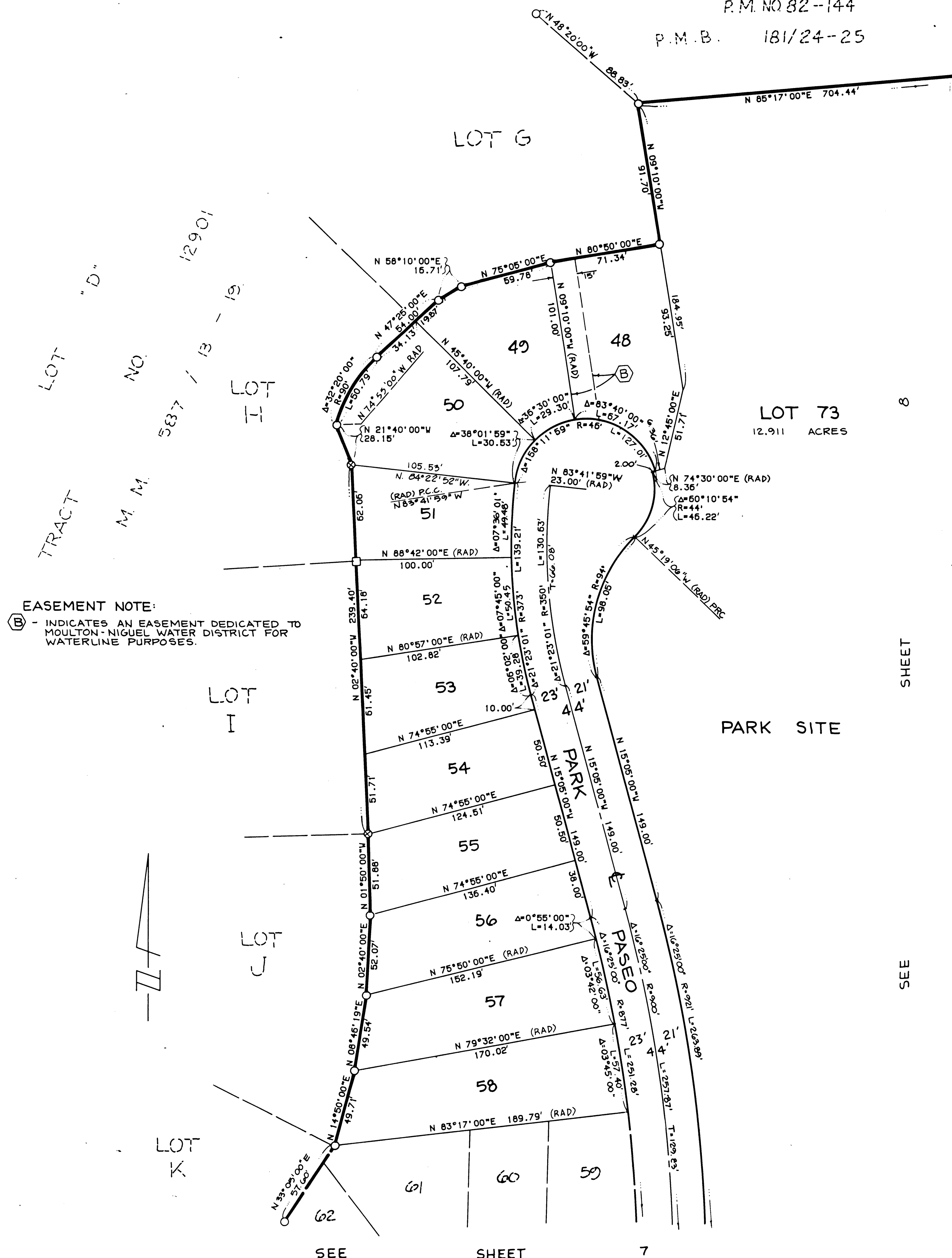
TOM R. MCGANNON R.C.E. 23956 JULY, 1986

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

PCL 2

P.M. NO. 82-144

P.M.B. 181/24-25



SHEET

MS
MS
MS

SHEET 7 OF 8 SHEETS
SCALE: 1" = 40'
73 LOTS AND LOTS A & B
ACREAGE: 32.641 ACRES
(FINAL UNIT OF
TENTATIVE TRACT NO. 12801)

TRACT NO. 12801^{DUPLICATE}

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

DATE OF SURVEY: JUNE, 1986

TOM R. MCGANNON R.C.E. 23956

JULY, 1986

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

EASEMENT NOTE:

(A) - INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE COUNTY OF ORANGE.

