

SHEET 1 OF 3 SHEETS

ACREAGE: 7.638 ACRES
34 LOTS AND LOTS
A. B AND C.
(PORTION OF TENTATIVE
TRACT NO. 11668)

BLOCK: 5055
MODULE: 38,39,48,49

TRACT NO. 12809

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

BEING A SUBDIVISION OF PORTION OF PARCEL 6 OF PARCEL
MAP NO. 84-127, AS PER MAP FILED IN BOOK 202, PAGES
26 THROUGH 36, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF THE ORANGE COUNTY, CALIFORNIA.

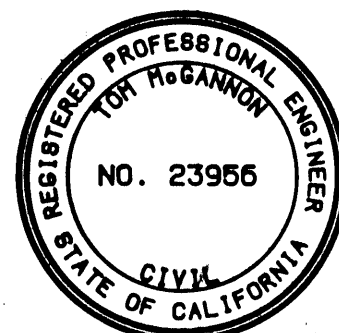
TOM R. McGANNON, R.C.E. 23956 DATE OF SURVEY: JULY, 1986

ACCEPTED AND FILED AT THE
REQUEST OF

Ticon Title Co. of Calif.
DATE May 15, 1987
TIME 1:40 PM FEE \$ 10.00
INSTRUMENT # 87-274652
BOOK 578 PAGE 33 M.M.
LEE A. BRANCH
COUNTY RECORDER
BY Hazel L. Bennett
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: VIA DEL ORO, VIA PEQUENO, VIA CARLOS AND VIA
DE LUNA. WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE,
THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP.

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 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 POSI-
TIONS INDICATED BY SAID MAP AND MONUMENT NOTES; AND THAT SAID MONU-
MENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Tom R. McGannon
TOM R. McGANNON, R.C.E. 23956
REGISTRATION EXPIRES 12-31-89

NIGUEL DEVELOPMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP,
AS RECORD OWNER.
BY: BUIE-LAGUNA NIGUEL, LTD., A CALIFORNIA LIMITED PARTNERSHIP,
PARTNER.
BY: BUIE ASSOCIATES, LTD., A CALIFORNIA LIMITED PARTNERSHIP,
GENERAL PARTNER.
BY: THE BUIE CORPORATION, A CALIFORNIA CORPORATION
GENERAL PARTNER.

BY: Robert A. Turbin BY: Jeffrey Stoddard
ROBERT A. TURBIN JEFFREY STODDARD
ASSISTANT VICE PRESIDENT VICE PRESIDENT

BY: HOME CAPITAL CORPORATION, A CALIFORNIA CORPORATION, PARTNER

BY: Don White BY: Donald R. Faye
DON WHITE DONALD R. FAYE
VICE PRESIDENT VICE PRESIDENT

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AS TRUSTEE
UNDER THAT CERTAIN DEED OF TRUST RECORDED DECEMBER 31, 1984 AS
INSTRUMENT NO. 84-637811, OFFICIAL RECORDS.

BY: Don White BY: Donald R. Faye
DON WHITE DONALD R. FAYE
AUTHORIZED SIGNER VICE PRESIDENT

AVCO COMMUNITY DEVELOPERS, INC., A CALIFORNIA CORPORATION, OPTIONEE
UNDER AN AGREEMENT RECORDED FEBRUARY 16, 1984 AS INST. NO. 84-067982,
AND BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 16, 1984 AS
INST. NO. 84-067988, BOTH OF OFFICIAL RECORDS.

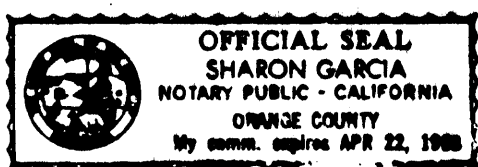
BY: Paul G. Zimmer BY: Gary Fite
PAUL G. ZIMMER GARY FITE
PRESIDENT VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON Dec. 10, 1986, BEFORE ME, Sharon Garcia
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
ROBERT A. TURBIN AND JEFFREY STODDARD, PERSONALLY KNOWN TO ME (OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT AS ASSISTANT VICE PRESIDENT AND
VICE PRESIDENT, RESPECTIVELY, OF THE BUIE CORPORATION, AS OR ON BEHALF
OF THE CORPORATION THEREIN NAMED, SAID CORPORATION BEING KNOWN TO
ME TO BE THE GENERAL PARTNER OF BUIE ASSOCIATES, LTD., A CALIFORNIA
LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE GENERAL PARTNER OF
BUIE-LAGUNA NIGUEL, LTD., A CALIFORNIA LIMITED PARTNERSHIP, KNOWN
TO ME TO BE ONE OF THE PARTNERS OF NIGUEL DEVELOPMENT COMPANY,
THE PARTNERSHIP THAT EXECUTED AND ACKNOWLEDGED SUCH CORPORATION
EXECUTING THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP
EXECUTED THE SAME.

MY COMMISSION EXPIRES: Apr. 22, 1988
WITNESS MY HAND AND OFFICIAL SEAL

Sharon Garcia
NOTARY PUBLIC IN SAID COUNTY AND STATE



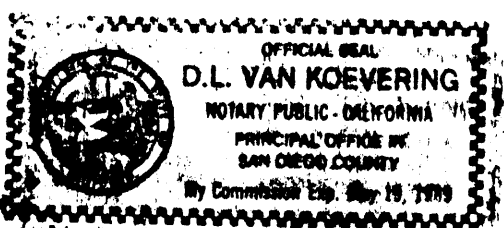
NOTE: SEE AFFIDAVIT SH-1 REGARDING THIS NOTARY
STAMP PURSUANT TO GOVERNMENT CODE SECTION 27361.7

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON November 14, 1986, BEFORE ME, D.L. VAN KOEVERING
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON WHITE,
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
VICE PRESIDENT, AND DONALD R. FAYE, PERSONALLY KNOWN TO ME (OR PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO
EXECUTED THE WITHIN INSTRUMENT AS VICE PRES. OF HOME CAPITAL CORPORATION,
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF NIGUEL
DEVELOPMENT COMPANY, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRU-
MENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME
AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES: MAY 19, 1989
WITNESS MY HAND AND OFFICIAL SEAL

D.L. Van Koevering
NOTARY PUBLIC IN SAID COUNTY AND STATE



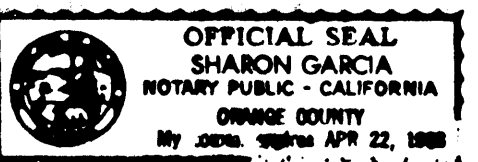
NOTE: SEE AFFIDAVIT SH-1 REGARDING THIS NOTARY
STAMP PURSUANT TO GOVERNMENT CODE SECTION 27361.7

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 10th DAY OF December, 1986,
BEFORE ME, Sharon Garcia
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Don White AND Donald R. Faye
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE Auth. Signed President and Vice Pres.
SECRETARY, RESPECTIVELY, OF HOME FEDERAL SAVINGS AND LOAN ASSOCIATION
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.

MY COMMISSION EXPIRES: Apr. 22, 1988
WITNESS MY HAND AND OFFICIAL SEAL:

Sharon Garcia
NOTARY PUBLIC IN AND FOR SAID STATE



DATED THIS 7th DAY OF April, 1987.

C.R. NELSON
COUNTY SURVEYOR

BY Paul C. Curcio
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY TO THE RECORDER OF THE COUNTY OF ORANGE THAT THE PRO-
VISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING
DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COL-
LECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 12th DAY OF May, 1987.

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

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 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 2nd DAY OF MARCH, 1987.

Robert L. Citron
COUNTY TREASURER-TAX COLLECTOR

BY Maria M. Kramata
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 12th DAY OF May, 1987, 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 IMPROVE-
MENTS; THE DEDICATION FOR STREET PURPOSES OF: VIA DELORO, VIA DE
LUNA, VIA CARLOS AND VIA PEQUENO AND DID ALSO ACCEPT ON BEHALF OF
THE COUNTY OF ORANGE; THE EASEMENT FOR STORM DRAIN PURPOSES AS DED-
ICATED (SUBJECT TO IMPROVEMENTS)

DATED THIS 12th DAY OF May, 1987.

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

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 9 DAY OF March, 1986, BEFORE ME, Dagmar Russell
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY FITE,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE VICE PRESIDENT OF AVCO COMMUNITY DEVELOPERS, 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
PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORA-
TION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 7/22/88
WITNESS MY HAND AND OFFICIAL SEAL:

Dagmar Russell
NOTARY PUBLIC IN AND FOR SAID STATE

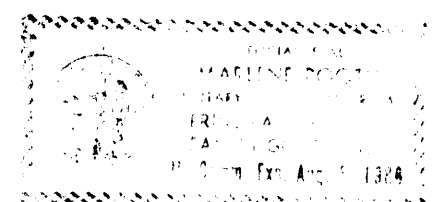


STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON THIS 4th DAY OF December, 1986, BEFORE ME, Marlene Booth
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL G.
ZIMMER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE PRESIDENT OF AVCO COMMUNITY DEVELOPERS, 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
PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORA-
TION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: August 5, 1988
WITNESS MY HAND AND OFFICIAL SEAL:

Marlene Booth
NOTARY PUBLIC IN AND FOR SAID STATE



SHEET 2 OF 3 SHEETS
SCALE: 1"=40'
ACREAGE: 7.538 ACRES
34 LOTS AND LOTS
A, B AND C.
PORTION OF TENTATIVE
TRACT NO. 116681

TRACT NO. 12809

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

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

JULY, 1986

NOTE:

SEE SHEET 3 FOR SHEET INDEX MAP.

BASIS OF BEARINGS:

THE BEARING SHOWN AS N.70°34'02"E. ALONG THE SOUTHERLY
BOUNDARY OF PARCEL 6 OF PARCEL MAP NO. 84-127, P.M.B.
202/26-36 WAS USED AS THE BASIS OF BEARINGS SHOWN ON
THIS MAP.

MONUMENT NOTES:

2" I.P. TAGGED R.C.E. 23956, OR 8" S. & V. STAMPED R.C.E.
23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A
LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET AT ALL
TRACT CORNERS, EXCEPT B.C.'S, E.C.'S, P.R.C.'S AND
P.C.C.'S WHICH ABOUT A STREET AND ARE NOT LOT CORNERS
MARKING SIDE LOT LINES, WITHIN 90 DAYS AFTER ACCEPTANCE
OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED R.C.E. 23956, OR 8" S. & V. STAMPED
R.C.E. 23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE,
OR A LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET AT
ALL LOT CORNERS, EXCEPT B.C.'S, E.C.'S, P.R.C.'S AND
P.C.C.'S WHICH ABOUT A STREET AND ARE NOT LOT CORNERS
MARKING SIDE LOT LINES, WITHIN 90 DAYS AFTER ACCEPTANCE
OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

8" SPIKE AND WASHER STAMPED R.C.E. 23956 IN ASPHALT
PAYING HAVING A THICKNESS OF 2" OR MORE OR A 2" I.P.
TAGGED R.C.E. 23956 IN MEDIAN STRIP OR A LEAD AND TAG
R.C.E. 23956 IN CONCRETE TO BE SET AT ALL CENTERLINE
INTERSECTIONS, B.C.'S, E.C.'S AND ALL OTHER CENTERLINE
POINTS OF CONTROL, UNLESS OTHERWISE NOTED, WITHIN 90
DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956,
OR 8" S. & V. STAMPED R.C.E. 23956, OR LEAD AND TAG
R.C.E. 23956 PER P.M. 84-127, P.M.B. 202/26-36.

INDICATES FOUND CONCRETE NAIL IN FOOTING OF BLOCK
WALL, TAGGED R.C.E. 12188 IN LIEU OF 2" I.P. TAGGED
R.C.E. 12188 PER TRACT NO. 9674.

INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956,
OR 8" S. & V. STAMPED R.C.E. 23956, OR LEAD AND TAG
R.C.E. 23956 TO BE SET PER TRACT NO. 12317,
M.M. 544/17-18.

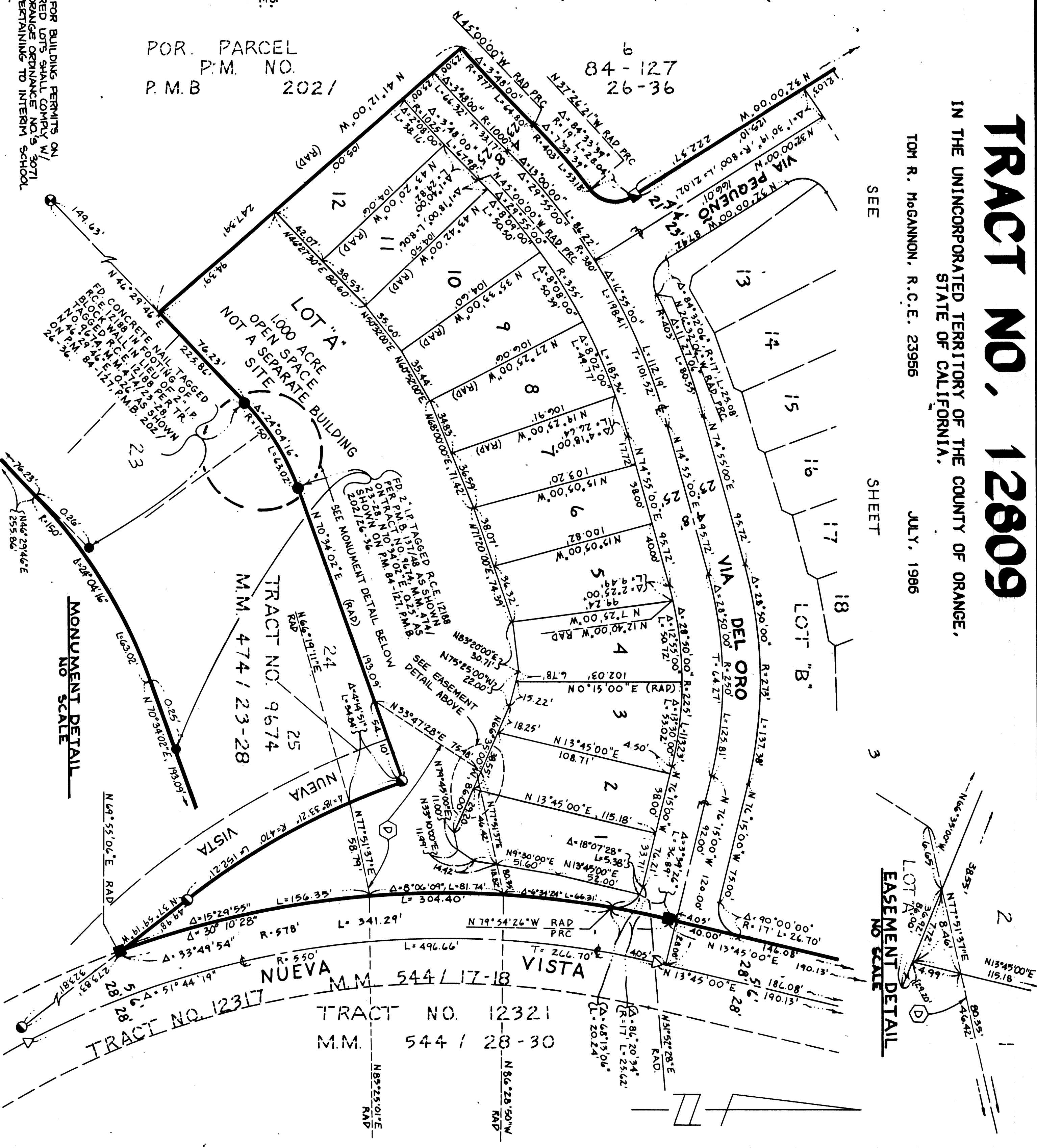
INDICATES LOCATION OF 8" S. & V. STAMPED R.C.E. 23956,
OR 2" I.P. TAGGED R.C.E. 23956, OR LEAD AND TAG R.C.E.
23956 TO BE SET PER TRACT NO. 12317, M.M. 544/17-18.

INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956
TO BE SET PRIOR TO RECORDATION.

INDICATES FOUND MONUMENT AS NOTED.

INDICATES EASEMENT FOR STORM DRAIN
PURPOSES DEDICATED HEREON TO THE
COUNTY OF ORANGE

NOTE:
APPLICANTS FOR BUILDING PERMITS ON
ANY NUMBERED LOTS SHALL COMPLY W/
COUNTY OF ORANGE ORDINANCE NO. 3071
AND 3150 PERTAINING TO INTERM SCHOOL
FACILITIES.



SHEET 3 OF 3 SHEETS
SCALE: 1"=40'
ACREAGE: 7.538 ACRES
34 LOTS AND LOTS
A, B AND C.
(PORTION OF TENTATIVE
TRACT NO. 116681)

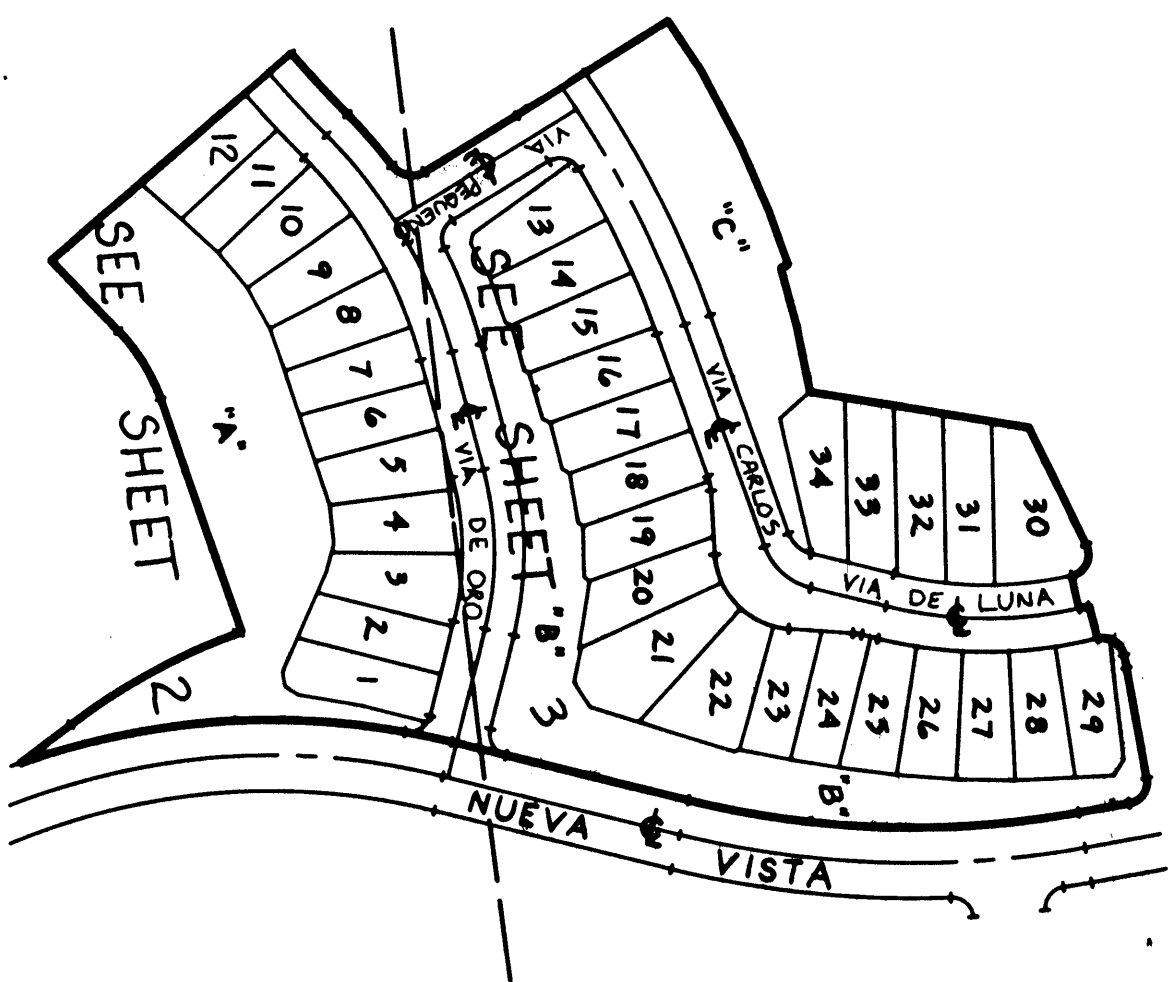
TRACT NO. 12809

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

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

JULY, 1986

NOTE:
SEE SHEET 2 FOR BASIS OF BEARINGS AND
MONUMENT NOTES.



SHEET INDEX MAP
NO SCALE

AFFIDAVIT FOR NOTARY STAMP SHOWN HEREON
I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE
NOTARY STAMP ON THE DOCUMENT TO WHICH THIS STATEMENT
IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: SHARON GARCIA
DATE COMMISSION EXPIRES: APRIL 22, 1988
COUNTY WHERE BOND IS FILED: ORANGE
PLACE OF EXECUTION: IRVINE, CA. DATE: 1-28-87
DENNIS VERMEER
HUNSAKER & ASSOCIATES

AFFIDAVIT FOR NOTARY STAMP SHOWN HEREON
I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE
NOTARY STAMP ON THE DOCUMENT TO WHICH THIS STATEMENT
IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: D. L. VAN KOEYER
DATE COMMISSION EXPIRES: MAY 19, 1989
COUNTY WHERE BOND IS FILED: SAN DIEGO
PLACE OF EXECUTION: IRVINE, CA. DATE: 1-28-87
DENNIS VERMEER
HUNSAKER & ASSOCIATES

