

PORTION OF TENTATIVE TRACT NO. 10291
27.731 ACRES
1 LOT AND LOTS A & B
DATE OF SURVEY: JULY, 1986
BLOCK: MODULES:
5155 17.18
27.28
37.38
47

FOR CONDOMINIUM PURPOSES

TRACT NO. 12846

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

BEING A SUBDIVISION OF A PORTION OF PARCEL NO. 1 OF
PARCEL MAP NO. 79-104, FILED IN BOOK 131, PAGES 9
THROUGH 13, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID
COUNTY.

KEITH ENGINEERING, INC.
DOUGLAS O. FOSTER, L.S. 4599

SHEET 1 OF 4

ACCEPTED AND FILED AT THE
REQUEST OF

First American Title Ins Co.

DATE July 13, 1987

TIME 2:45 PM FEE \$ 12.00

INSTRUMENT # 87-397189

BOOK 581 PAGE 30 m.m.
LEE A. BRANCH

COUNTY RECORDER

BY Diana Vitelli
DEPUTY

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL THE 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: MOULTON PARKWAY
AND ALISO NIGUEL.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:
1. THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE:
1. ALL VEHICULAR ACCESS RIGHTS TO MOULTON PARKWAY,
EXCEPT AT STREET INTERSECTIONS, AND PROPOSED SAN JOAQUIN HILLS TRANSPORTATION
CORRIDOR.

WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE
LOTS A AND B IN FEE SIMPLE FOR TRANSPORTATION CORRIDOR AND HIGHWAY
PURPOSES, TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITIES
OR OTHER ESSENTIAL PURPOSES.

WE HEREBY DEDICATE TO MOULTON-NIGUEL WATER DISTRICT THOSE PIPELINE
EASEMENTS FOR WATER AND SEWER SHOWN ON THIS MAP, WHICH SAID EASEMENTS
SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE IN THAT CERTAIN
EASEMENT RECORDED MAY 2, 1980, IN BOOK 13597, PAGES 195 THROUGH 197, INCLUSIVE,
OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

NOTE: PROPERTY MAY BE SUBJECT TO IMPACTS FROM THE PROPOSED SAN JOAQUIN
HILLS TRANSPORTATION CORRIDOR.

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION.

Nathan Shapell
NATHAN SHAPELL, PRESIDENT

Margaret Leong
MARGARET LEONG, SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
LOS ANGELES

ON THIS 17th DAY OF APRIL, 1987, BEFORE ME, Bette Jo Howell
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED NATHAN
SHAPELL AND MARGARET LEONG, PERSONALLY KNOW TO ME OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT AND SECRETARY,
RESPECTIVELY OF SHAPELL INDUSTRIES INCORPORATED, 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 SUCH
CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

Bette Jo Howell
NOTARY PUBLIC IN AND FOR SAID STATE
Bette Jo Howell
NAME (typed or printed)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY, Los Angeles County

MY COMMISSION EXPIRES MARCH 26, 1989

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. 81-29, 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 SHAPELL INDUSTRIES, INC. AND
DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION
OF SAID MAP.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 21st DAY OF April, 1987, BEFORE ME Cyndi Mower
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.

WITNESS MY HAND:

Cyndi Mower
NOTARY PUBLIC IN AND FOR SAID STATE
Cyndi Mower
NAME (Typed or printed)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES Nov. 1990

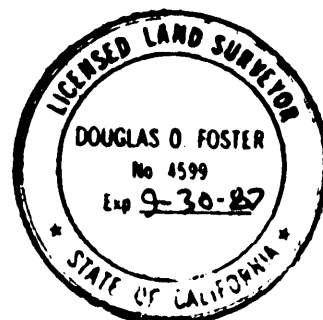
SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436(a) (3) (A) OF THE
SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

THE COUNTY OF ORANGE HOLDER OF EASEMENTS FOR STREET AND HIGHWAY PURPOSES
RECORDED IN BOOK 8639, PAGE 748; IN BOOK 9196, PAGE 413; AND IN BOOK
9557, PAGE 989, ALL OF OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF
CALIFORNIA, THAT THIS MAP CONSISTING OF FOUR (4) 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 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.



Douglas O. Foster
DOUGLAS O. FOSTER, L.S. NO. 4599
MY CERTIFICATE EXPIRES 9/30/87

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 16th DAY OF June, 1987.

C. R. NELSON BY Paula Cuomo
COUNTY SURVEYOR DEPUTY

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

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 ON 7th DAY OF
July, 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 IMPROVEMENTS, THE DEDICATION FOR STREET PURPOSES OF MOULTON
PARKWAY AND ALISO NIGUEL.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:
1. THE EASEMENT FOR STORM DRAIN PURPOSES AS DEDICATED.
2. ALL VEHICULAR ACCESS RIGHTS TO MOULTON PARKWAY AND PROPOSED SAN JOAQUIN HILLS
TRANSPORTATION CORRIDOR, AS RELEASED AND RELINQUISHED

AND DID NOT ACCEPT THE OFFER OF DEDICATION OF LOTS A AND B.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION
66436(a) (3) (A) OF THE SUBDIVISION MAP ACT.

DATED THIS 7th DAY OF July, 1987.

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

CLERK OF THE BOARD OF SUPERVISORS' TAX CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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 7th DAY OF July, 1987.

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

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

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 12 DAY OF May, 1987.

ROBERT L. CITRON BY Cathy Patterson
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

PORTION OF TENTATIVE TRACT NO. 10291
27.731 ACRES
1 LOT AND LOTS A & B
DATE OF SURVEY: JULY, 1986
SCALE: 1"=100'

FOR CONDOMINIUM PURPOSES

SHEET 2 OF 4

TRACT NO. 12846

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

KEITH ENGINEERING, INC.
DOUGLAS O. FOSTER, L.S. 4599

BASIS OF BEARINGS:
THE BEARING OF THE CHORD OF THE CURVE HAVING A
CENTRAL ANGLE OF 45°36'18" AND RADIUS OF 725.00
FEET PER TR. NO. 10727 M.M. 462/23-24, WAS
CALCULATED AND MEASURED AS N22°48'09"W.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- ▲ INDICATES FOUND O.C.S. TYPE "A" WELL MONUMENT
TAGGED "R.C.E. 23956; PER TRACT NO. 10727,
M.M. 462/23-24.
- INDICATES 2" I.P. TAGGED "R.C.E. 19481 TO BE SET
PER ENGINEER'S CERTIFICATE OF TR. 12733, M.M. 577/1-4
- SET 1" I.P. TAGGED "L.S. 4599" OR A LEAD & TAG
"L.S. 4599" IN CONCRETE OR A SPIKE & WASHER STAMPED
"L.S. 4599" IN ASPHALT PAVEMENT HAVING A THICKNESS
OF 2" OR MORE AT ALL LOT CORNERS, WITHIN 90 DAYS FROM
ACCEPTANCE OF IMPROVEMENTS
- SET 2" I.P. TAGGED "L.S. 4599" AT ALL BOUNDARY
CORNERS UNLESS OTHERWISE NOTED, WITHIN 90 DAY FROM ACCEPTANCE
OF IMPROVEMENTS
- △ INDICATES OCS TYPE "A" WELL MONUMENT TAGGED
L.S. 4599 TO BE SET, WITHIN 90 DAYS FROM ACCEPTANCE
OF IMPROVEMENTS.

