

ALL OF TENTATIVE TRACT 12886
TOTAL ACRES: 6.38 AC. GROSS
NUMBERED LOTS: 50
LETTERED LOTS: A, B
BLOCK 4956 MODULES:
70, 71, 80, 81

SHEET 1 OF 5 SHEETS

TRACT 12886

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

BEING A SUBDIVISION OF LOT 3 AND 6 AND PORTIONS OF LOTS 1 AND 8
TOGETHER WITH A PORTION OF SANDLING COURT AS SHOWN ON TRACT NO.
9919 FILED IN BOOK 560 PAGES 25 TO 29 OF MISCELLANEOUS MAPS IN THE
OFFICE OF THE RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA.

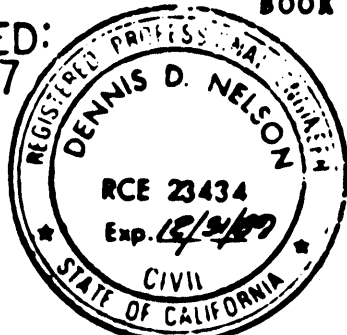
IRVINE CIVIL ENGINEERING
DENNIS D. NELSON R.C.E. 23434

DATE PREPARED:
APRIL 1987

RECORDER'S CERT.

ACCEPTED AND FILED AT THE
REQUEST OF

Titor Title Ins Co of Calif
DATE August 31, 1987
TIME 12:10 PM FEE \$75.00
INSTRUMENT # 87-494481
BOOK 583 PAGE 25 m.m.
LEE A. BRANCH
COUNTY RECORDER



By: David L. Bennett
DEPUTY

OWNERSHIP CERTIFICATE

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 WITHIN THE DISTINCTIVE
BORDER LINE.

WE ALSO DEDICATE TO THE PUBLIC FOR STREET PURPOSES: SANDLING COURT,
VITTORIA STREET, PALERMO STREET, FIRENZE STREET AS SHOWN ON THIS
MAP.

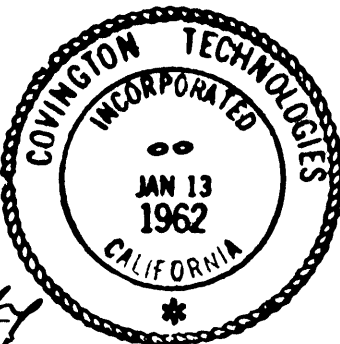
W.B.M. A CALIFORNIA CORPORATION, AS RECORD OWNER

Richard Haines
RICHARD HAINES
VICE-PRESIDENT

COVINGTON TECHNOLOGIES, A CALIFORNIA CORPORATION, AS RECORD
OWNER.

Barry D. Zimmerman
Barry D. Zimmerman
Vice President

Joetta Bandy
Joetta Bandy
Secretary



TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA
CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED MAY 7,
1987 AS INSTRUMENT NO. 87256234, OFFICIAL RECORDS.

Mark Lassiter
MARK LASSITER
ASSISTANT SECRETARY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE
STATE OF CALIFORNIA: THAT THIS MAP CONSISTING OF 5 SHEETS AND
THE TRUE AND COMPLETE SURVEY MADE IN APRIL 1987 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
THEIR POSITION WITHIN 90 DAYS AFTER THE ACCEPTANCE OF THE IMPROVEMENTS
AS SHOWN BY THE MONUMENT NOTES NOTED THEREON, AND THAT SAID
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

Dennis D. Nelson
DENNIS D. NELSON
RCE NO. 23434

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND 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 12TH DAY OF AUGUST, 1987.

C.R. NELSON
COUNTY SURVEYOR

By: John Camis
DEPUTY

COUNTY 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 1ST DAY OF July, 1987

ROBERT L. CITRON
COUNTY TREASURER - TAX COLLECTOR

By: Daniel Blalock
DEPUTY TREASURER - TAX
COLLECTOR

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 25TH DAY OF AUGUST, 1987.

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

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
HELD ON 25TH DAY OF AUGUST, 1987, AND
THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED,
APPROVE SAID MAP AND DID ALSO APPROVE SAID MAP PURSUANT TO THE
PROVISIONS OF SECTION 66436 (C)(3)(A) OF THE SUBDIVISION MAP ACT,
AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS;
DEDICATION FOR STREET PURPOSES OF SANDLING COURT, PALERMO STREET,
FIRENZE STREET, VITTORIA STREET SHOWN ON THIS MAP.

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66499.20 1/2 OF THE
SUBDIVISION MAP ACT, ALL STREETS AND EASEMENTS WITHIN THE BOUNDARY
OF THIS MAP WHICH WERE ACQUIRED BY THE COUNTY OF ORANGE PER THE MAP
OF TRACT NO. 9919 RECORDED IN BOOK 560, PAGE 25 OF 29 MISCELLANEOUS
MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.

DATED THIS 25TH DAY OF AUGUST, 1987.

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

SIGNATURE OMISSION:

THE FOLLOWING SIGNATURE'S HAVE BEEN OMITTED PER SECTION 66436 (C)(3) OF
THE SUBDIVISION MAP ACT

- 1) -SAN DIEGO GAS & ELECTRIC COMPANY, AS HOLDER OF AN EASEMENT
FOR PUBLIC UTILITY PURPOSES RECORDED AUGUST 14, 1986 AS INSTRUMENT
NO. 86-362627, OFFICIAL RECORDS.
- 2) -COUNTY OF ORANGE AS HOLDER OF AN EASEMENT FOR PEDESTRIAN
PURPOSES PER TRACT NO. 9919 MM 560/25-29.
- 3) -MOULTON NIGUEL WATER DISTRICT HOLDER OF AN EASEMENT FOR WATER PIPELINE
PURPOSES PER TRACT NO. 9919 MM 560/25-29

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

ON THIS 27TH DAY OF May, 1987, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED Barry D. Zimmerman AND Joetta Bandy,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE Vice President AND Secretary,
RESPECTIVELY OF COVINGTON TECHNOLOGIES, 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.

WITNESS MY HAND:

Penny Obler
NOTARY PUBLIC IN AND FOR SAID STATE

PENNY OBLER
(NAME)

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.

MY COMMISSION EXPIRES 7-12-88

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

ON THIS 5TH DAY OF JUNE, 1987, BEFORE ME,
DEBORAH L. NORRIS, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED MARK LASSITER AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PRESIDENT AND ASSISTANT SECRETARY,
RESPECTIVELY OF TICOR TITLE INSURANCE COMPANY OF CALIF., 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.

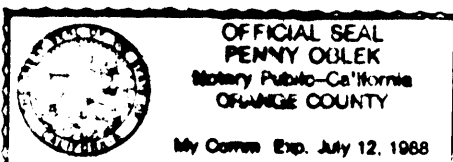
WITNESS MY HAND:

Deborah L. Norris
NOTARY PUBLIC IN AND FOR SAID STATE

DEBORAH L. NORRIS
(NAME)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES OCT. 13, 1990



ALL OF TENTATIVE TRACT 12886
TOTAL ACRES: 6.35 AC. GROSS
NUMBERED LOTS: 50
LETTERED LOTS: A, B

TRACT 12886

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

BEING A SUBDIVISION OF LOT 3 AND 6 AND PORTIONS OF LOTS 1 AND 8
TOGETHER WITH A PORTION OF SANDLING COURT AS SHOWN ON TRACT NO.
9919 FILED IN BOOK 560 PAGES 25 TO 29 OF MISCELLANEOUS MAPS IN THE
OFFICE OF THE RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA.

IRVINE CIVIL ENGINEERING
DENNIS D. NELSON R.C.E. 23434

DATE PREPARED:
APRIL 1987

OWNERSHIP CERTIFICATE

WE, THE UNDESIGNED, 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 WITHIN THE DISTINCTIVE
BORDER LINE.

WE ALSO DEDICATE TO THE PUBLIC FOR STREET PURPOSES: SANDLING COURT,
VITTORIA STREET, PALERMO STREET, FIRENZE STREET AS SHOWN ON THIS
MAP.

PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE
FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF THOSE STREETS AND
EASEMENTS WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE
COUNTY OF ORANGE PER THE MAP OF TRACT NO. 9919 RECORDED IN BOOK 560
PAGES 25-29 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY,
CALIFORNIA, NOT SHOWN ON THIS MAP.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION,
AS TRUSTEE UNDER DEED OF TRUST:

RECORDED SEPTEMBER 1, 1981 IN BOOK 14204 PAGE 73 OFFICIAL RECORDS, AS
INSTRUMENT NO. 1150.
RECORDED JANUARY 30, 1985 AS DOCUMENT NO. 85-034151, OFFICIAL RECORDS.
RECORDED OCTOBER 30, 1986 AS DOCUMENT NO. 86-517473 AND AS DOCUMENT
NO. 86-517474, OFFICIAL RECORDS.

William T. Rush
WILLIAM RUSH

ASSISTANT VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS

ON THIS 17TH DAY OF JUNE, 1987, BEFORE ME,
~~PERSEVERANDA MADAMBA~~ A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED RICHARD HAINES AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE VICE PRESIDENT AND SECRETARY,
RESPECTIVELY OF W.B.M. 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

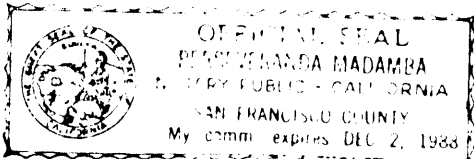
WITNESS MY HAND:

Perseveranda Madamba
NOTARY PUBLIC IN AND FOR SAID STATE

PERSEVERANDA MADAMBA

MY PRINCIPAL PLACE OF BUSINESS IS
IN SAN FRANCISCO COUNTY.

MY COMMISSION EXPIRES 12-2-88



STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS

ON THIS 17TH DAY OF JUNE, 1987, BEFORE ME,
~~PERSEVERANDA MADAMBA~~ A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED RICHARD HAINES AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE VICE PRESIDENT AND SECRETARY,
RESPECTIVELY OF W.B.M. 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

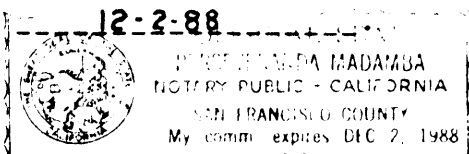
WITNESS MY HAND:

Perseveranda Madamba
NOTARY PUBLIC IN AND FOR SAID STATE

Perseveranda Madamba

MY PRINCIPAL PLACE OF BUSINESS IS
IN SAN FRANCISCO COUNTY.

MY COMMISSION EXPIRES 12-2-88



I certify under penalty of perjury that the notary
stamp on this map reads as follows:

Name of notary: PERSEVERANDA MADAMBA
Date commission expires: DEC. 2, 1988
County where bond is filed: SAN FRANCISCO
Place of execution: SANTA ANA Date: JUNE 24, 1987
Deborah L. Norris
Ticor Title Insurance Company of California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 24 DAY OF JUNE, 1987, BEFORE ME,
~~PERSEVERANDA MADAMBA~~ A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
APPEARED WILLIAM RUSH AND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE ASSISTANT VICE PRESIDENT
OF TICOR TITLE INSURANCE CO. 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 CORPORATION AND
ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME

WITNESS MY HAND:

Deborah L. Norris
NOTARY PUBLIC IN AND FOR SAID STATE

DEBORAH L. NORRIS

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES OCT. 13, 1990.

ALL OF TENTATIVE TRACT 12886
TOTAL ACRES: 6.38 AC. GROSS
NUMBERED LOTS: 50
LETTERED LOTS: A+B
SCALE: 1" = 60'

SHEET 3 OF 5 SHEETS

TRACT 12886

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

IRVINE CIVIL ENGINEERING
DENNIS D. NELSON R.C.E. 23434

DATE PREPARED
APRIL 1987

BASIS OF BEARING NOTE

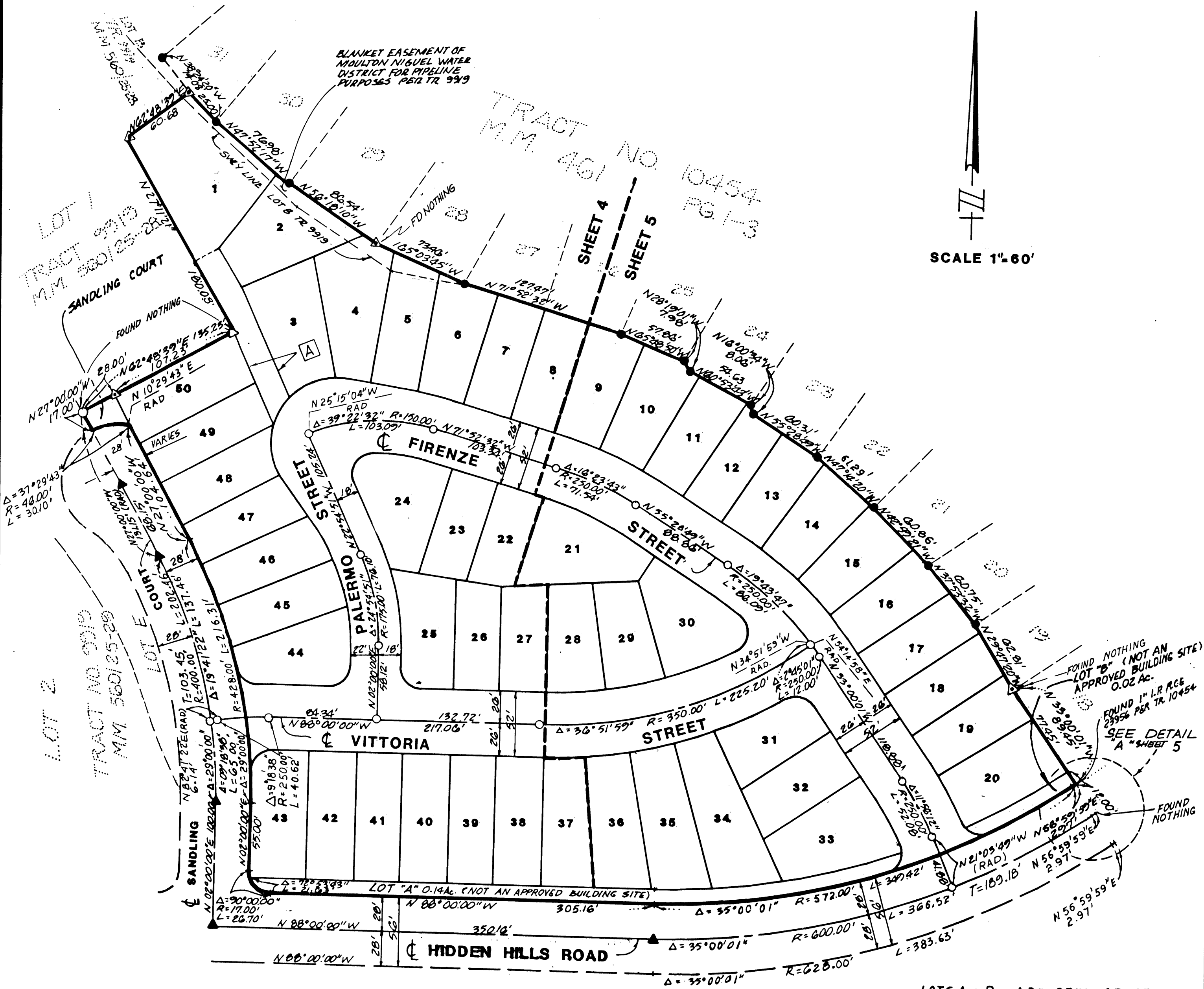
THE BEARINGS SHOWN HEREON ARE BASED ON THE
SOUTHWESTERLY LINE OF LOT 21 OF TRACT NO. 10454
SHOWN AS HAVING A BEARING OF N 42° 59' 21" W
ON TRACT N 9919 MISCELLANEOUS MAPS 560 / 25-29.

A — 20' INGRESS AND EGRESS EASEMENT FOR THE USE
OF LOTS 2, 30 AND 49 TO BE DEDICATED
BY SEPARATE INSTRUMENT

MONUMENTS NOTES

- — DENOTES FOUND 2" I.P. RCE. 23956 PER TRACT NO. 10454 AS SHOWN
ON TRACT 9919 MM 560 / 25-29. UNLESS OTHERWISE NOTED.
- — SET S & W RCE. 23434 UNLESS OTHERWISE NOTED.
- SET 1" I.P. RCE. 23434: OR S/W RCE. 23434 IN ASPHALT
OR L & T RCE. 23434 AT A 7.75' PROLONGATION OF THE
SIDE LOT LINES IN CONCRETE CURB OR SIDEWALK. AT ALL
LOT CORNERS UNLESS OTHERWISE NOTED.
- ▲ — 8" S.W.L.S. 4457 TO BE SET PER TRACT NO. 9919 MM
560 / 25-29.
- △ — 1" I.P. TO BE SET PER TRACT NO. 9919 MM 560 / 25-29,
TO BE REPLACED WITH 2" I.P. TAGGED RCE. 23434.
- △ — SET 2" I.P. TAGGED RCE. 23434.

NOTE: ALL MONUMENTS SHOWN AS SET WILL BE SET
WITHIN 90 DAYS AFTER THE ACCEPTANCE OF
IMPROVEMENTS



BOUNDARY MAP and SHEET INDEX MAP

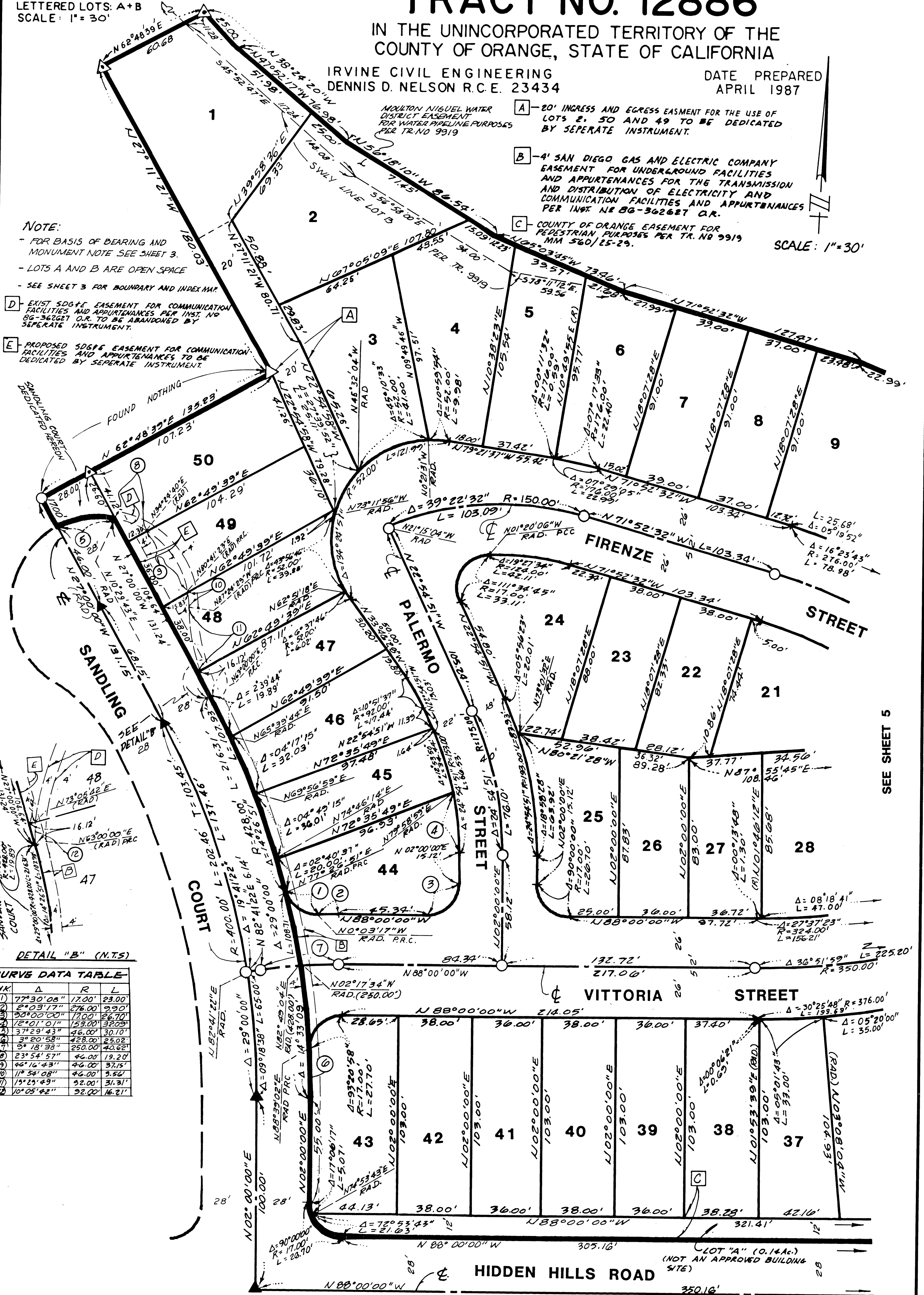
ALL OF TENTATIVE TRACT 12886
TOTAL ACRES: 6.38 AC. GROSS
NUMBERED LOTS: 50
LETTERED LOTS: A+B
SCALE: 1" = 30'

TRACT NO. 12886

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

IRVINE CIVIL ENGINEERING
DENNIS D. NELSON R.C.E. 23434

DATE PREPARED
APRIL 1987



SEE SHEET 5

ALL OF TENTATIVE TRACT 12886
TOTAL ACRES: 6.38 AC. GROSS
NUMBERED LOTS: 50
LETTERED LOTS: A & B
SCALE: 1" = 30'

SHEET 5 OF 5 SHEETS

TRACT NO. 12886

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

IRVINE CIVIL ENGINEERING
DENNIS D. NELSON R.C.E. 23434

DATE PREPARED
APRIL 1987

