

SHEET 1 OF 4 SHEETS
10.987 ACRES
22 LOTS AND LOTS "A"
THROUGH "C" INCLUSIVE

(FINAL) OF TENTATIVE
TRACT NO. 12960)

BLOCKS: 4855, 4856, 4955, 4956
MODULES: 99, 09, 09 & 99

TRACT NO. 12960

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP NO.
82-144, FILED IN BOOK 181, PAGES 24 AND 25, OF PARCEL MAPS IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DECEMBER, 1988

ACCEPTED AND FILED AT THE
REQUEST OF

First American Title Ins. Co.
DATE October 31, 1989
TIME 2:00 FEE \$ 12.00
INSTRUMENT # 89-587110
BOOK 645 PAGE 44MM
LEE A. BRANCH
COUNTY RECORDER
BY Maurice A. Ackman
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 COUNTY OF ORANGE AN EASEMENT OVER ALL OF
LOTS "A" AND "B" FOR SCENIC PRESERVATION PURPOSES, AS SHOWN HEREON.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVO-
CABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE A 3.00 FOOT
WIDE EASEMENT OVER LOTS "A" AND "B" FOR LOCAL HIKING TRAIL PURPOSES,
AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO MOULTON NIGUEL WATER DISTRICT, THE EASEMENT
FOR WATER AND SEWER PURPOSES AS SHOWN ON SAID MAP, SAID EASEMENT SHALL
BE SUBJECT TO THE SAME TERMS AND CONDITIONS SHOWN IN THAT CERTAIN
EASEMENT RECORDED MAY 12, 1980 IN BOOK 13597, PAGE 195 OF OFFICIAL
RECORDS OF THE COUNTY OF ORANGE.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE AN EASEMENT FOR
INGRESS, EGRESS OF EMERGENCY AND PUBLIC SERVICE VEHICLE PURPOSES
AS SHOWN ON SAID MAP.

SHEA HOMES OF SOUTHERN CALIFORNIA, NO. 1, A CALIFORNIA GENERAL PARTNERSHIP

BY: J.F. SHEA CO., INC., MANAGING PARTNER

BY: William L. York
WILLIAM L. YORK
VICE PRESIDENT

BY: James A. Davidson
JAMES A. DAVIDSON
ASSISTANT SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 18th DAY OF July, 1989, BEFORE ME, THE UNDERSIGNED, 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 PERSONS WHO EXECUTED THE
WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, ON BEHALF
J.F. SHEA CO., INC., THE MANAGING PARTNER OF SHEA HOMES OF SOUTHERN
CALIFORNIA NO. 1, A CALIFORNIA GENERAL PARTNERSHIP, THE GENERAL PARTNER-
SHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
SUCH MANAGING PARTNER EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH
PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

Carl B. Puniwai
NOTARY PUBLIC IN AND FOR SAID STATE

Carl B. Puniwai

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.

MY COMMISSION EXPIRES 3-2-90.

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
J.F. SHEA CO. AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE
RECORDATION OF SAID MAP.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING
MOULTON NIGUEL WATER DISTRICT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 14th DAY OF July, 1989, BEFORE ME, Valerie L. Gavin
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 SATIS-
FACTORY 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.

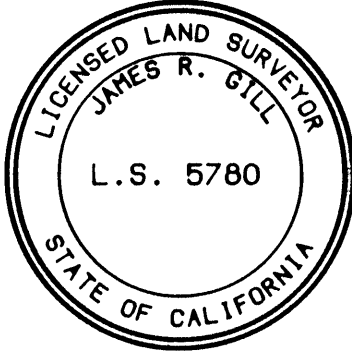
WITNESS MY HAND:

Valerie L. Gavin
NOTARY PUBLIC IN AND FOR SAID STATE
Valerie L. Gavin

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.

MY COMMISSION EXPIRES: 5-1-92

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF
CALIFORNIA; THAT THIS MAP CONSISTING OF 4 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN DECEMBER, 1988, 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 MONUMENT NOTES NOTED THEREON; AND THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

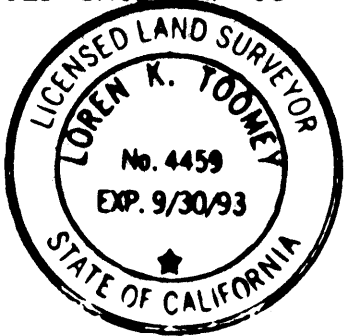


James R. Gill
JAMES R. GILL L.S. 5780
LICENSE EXPIRES: 6-30-92

I HEREBY STATE 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 20th DAY OF OCTOBER, 1989.

JOHN CANAS
COUNTY SURVEYOR BY: Loren Troncy
DEPUTY



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 24th DAY OF October, 1989.

Linda D. Ruth
LINDA D. RUTH
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 30th DAY OF May, 1989.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR BY: Cheryl L. Hathaway
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 24th DAY OF October, 1989, AND THAT THEREUPON
SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID
MAP AND DID ACCEPT ON BEHALF OF THE COUNTY OF ORANGE;

THE EASEMENT FOR SCENIC PRESERVATION PURPOSES, AS DEDICATED.
THE EASEMENT FOR INGRESS, EGRESS OF EMERGENCY AND PUBLIC SERVICE
VEHICLE PURPOSES AS DEDICATED.
AND DID NOT ACCEPT THE OFFER OF DEDICATION OF THE 3.00 FOOT WIDE
EASEMENT OVER LOTS "A" AND "B" FOR LOCAL HIKING TRAIL PURPOSES.

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

DATED THIS 24th DAY OF October, 1989.

Linda D. Ruth
LINDA D. RUTH
CLERK OF THE BOARD OF SUPERVISORS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) OF THE SUBDIVISION
MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. NANCY SWANSTROM, HOLDER OF OIL AND MINERAL RIGHTS PER DEED
RECORDED IN BOOK 3089, PAGE 431 OF OFFICIAL RECORDS.
2. MOULTON-NIGUEL WATER DISTRICT, HOLDER OF A EASEMENT FOR
INGRESS, EGRESS, GRADING AND INCIDENTAL PURPOSES RECORDED IN
BOOK 14314, PAGE 175 OF OFFICIAL RECORDS.
3. TAYLOR WOODROW HOMES CALIFORNIA LTD., HOLDER OF AN EASEMENT
FOR MAINTENANCE PURPOSES PER DEED RECORDED APRIL 3, 1987
AS INSTRUMENT NO. 87-184376 OF OFFICIAL RECORDS.
NOT PLOTTABLE.
4. SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF AND EASEMENT
RECORDED AS INSTRUMENT NO. 86-111695 OF OFFICIAL RECORDS.

SHEET 2 OF 4 SHEETS
SCALE: 1" = 150'
10.987 ACRES
22 LOTS AND LOTS "A"
THROUGH "C" INCLUSIVE

TRACT NO. 12960

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

(FINAL UNIT OF TENTATIVE
TRACT NO. 12960)

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: DECEMBER, 1988

BASIS OF BEARINGS:

THE BEARING OF N 48° 15' 00" E AS SHOWN FOR THE NORTHWESTERLY
LINE OF TRACT NO. 13397, M.M. 646 / 25 - 29,
IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY
OF ORANGE, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

1" I.P. TAGGED L.S. 5780 OR LEAD AND TAG L.S. 5780 IN CONCRETE OR
AN 8" S. & W. STAMPED L.S. 5780 IN ASPHALT PAVEMENT HAVING A THICKNESS
OF 2" OR MORE TO BE SET AT ALL LOT CORNERS, EXCEPT B.C.'S E.C.'S
P.R.C.'S AND P.C.C.'S WHICH ABUT A STREET AND ARE NOT LOT CORNERS
MARKING SIDE LOT LINES WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS,
UNLESS OTHERWISE NOTED.

8" S. & W. STAMPED L.S. 5780 IN ASPHALT PAVEMENT HAVING A THICKNESS
OF 2" OR MORE OR 2" I.P. TAGGED L.S. 5780 IN MEDIAN OR LEAD AND TAG
L.S. 5780 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS,
B.C.'S, E.C.'S AND ALL OTHER STREET CENTERLINE POINTS OF CONTROL WITHIN
90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

- INDICATES FOUND S & W STAMPED R.C.E. 23956 PER TRACT NO.
11508, M.M. 504 / 13 - 15.
- INDICATES FOUND 2" I.P. TAGGED L.S. 5780 PER TRACT NO.
13397, M.M. 646 / 25 - 29.
- ▲ INDICATES FOUND S. & W. STAMPED R.C.E. 23956 PER
TRACT NO. 12370, M.M. 546 / 26 - 30.
- INDICATES LOCATION OF 2" I.P. TAGGED L.S. 5780 OR 8" S. & W.
STAMPED L.S. 5780 OR LEAD AND TAG L.S. 5780 TO BE SET PER
TRACT NO. 13397, M.M. 646 / 25 - 29.
- INDICATES LOCATION OF 2" I.P. TAGGED L.S. 5780 OR 8" S. & W.
STAMPED L.S. 5780 OR LEAD & TAG L.S. 5780 TO BE SET PER
TRACT NO. 13398, M.M. 645 / 38 - 43.
- ▲ INDICATES LOCATION OF 8" S. & W. STAMPED L.S. 5780 IN ASPHALT
OR LEAD AND TAG L.S. 5780 IN CONCRETE OR 2" I.P. TAGGED L.S.
5780 IN MEDIAN TO BE SET PER TRACT NO. 13396, M.M. 643 / 3 - 8.
- △ INDICATES LOCATION OF 8" S. & W. STAMPED L.S. 5780 IN ASPHALT
OR LEAD AND TAG L.S. 5780 IN CONCRETE OR 2" I.P. TAGGED L.S.
5780 IN MEDIAN TO BE SET PER TRACT NO. 13398, M.M. 645 / 38 - 43.
- ▲ INDICATES LOCATION OF 8" S. & W. STAMPED L.S. 5780 IN ASPHALT
OR LEAD AND TAG L.S. 5780 IN CONCRETE OR 2" I.P. TAGGED L.S.
5780 IN MEDIAN TO BE SET PER TRACT NO. 13397, M.M. 646 / 25 - 29.
- INDICATES LOCATION OF 2" I.P. TAGGED L.S. 5780 OR 8" S. & W.
STAMPED L.S. 5780 OR LEAD & TAG L.S. 5780 TO BE SET PER
TRACT NO. 13396, M.M. 643 / 3 - 8.
- INDICATES FOUND 2" I.P. TAGGED L.S. 5780 PER TRACT NO.
13398, M.M. 645 / 38 - 43.

EASEMENT NOTES:

- (A) INDICATES A 3.00 FOOT WIDE EASEMENT TO THE COUNTY OF ORANGE FOR
HIKING TRAIL PURPOSES, AS OFFERED HEREON.
- (B) INDICATES AN EASEMENT TO MOULTON NIGUEL WATER DISTRICT FOR SEWER
WATER AND ACCESS PURPOSES AS DEDICATED HEREON.
- (C) INDICATES AN EASEMENT TO MOULTON NIGUEL WATER DISTRICT FOR WATER
PURPOSES AS DEDICATED HEREON.
- (D) INDICATES CENTERLINE OF A 70.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS,
GRADING AND INCIDENTAL PURPOSES TO MOULTON NIGUEL WATER DISTRICT
PER O.R. 14314 / 175.
- (E) INDICATES HOMEOWNERS ASSOCIATION EASEMENT AREAS OVER WHICH
EASEMENTS ARE RESERVED FOR LANDSCAPE MAINTENANCE, SLOPE MAINTENANCE
AND SLOPE STABILITY MAINTENANCE PURPOSES, SUCH EASEMENTS WILL BE
GRANTED TO THE HOMEOWNERS ASSOCIATION AT A FUTURE DATE.
- (F) INDICATES AN EASEMENT FOR INGRESS, EGRESS OF EMERGENCY AND PUBLIC
SERVICE VEHICLE PURPOSES TO THE COUNTY OF ORANGE AS DEDICATED
HEREON.

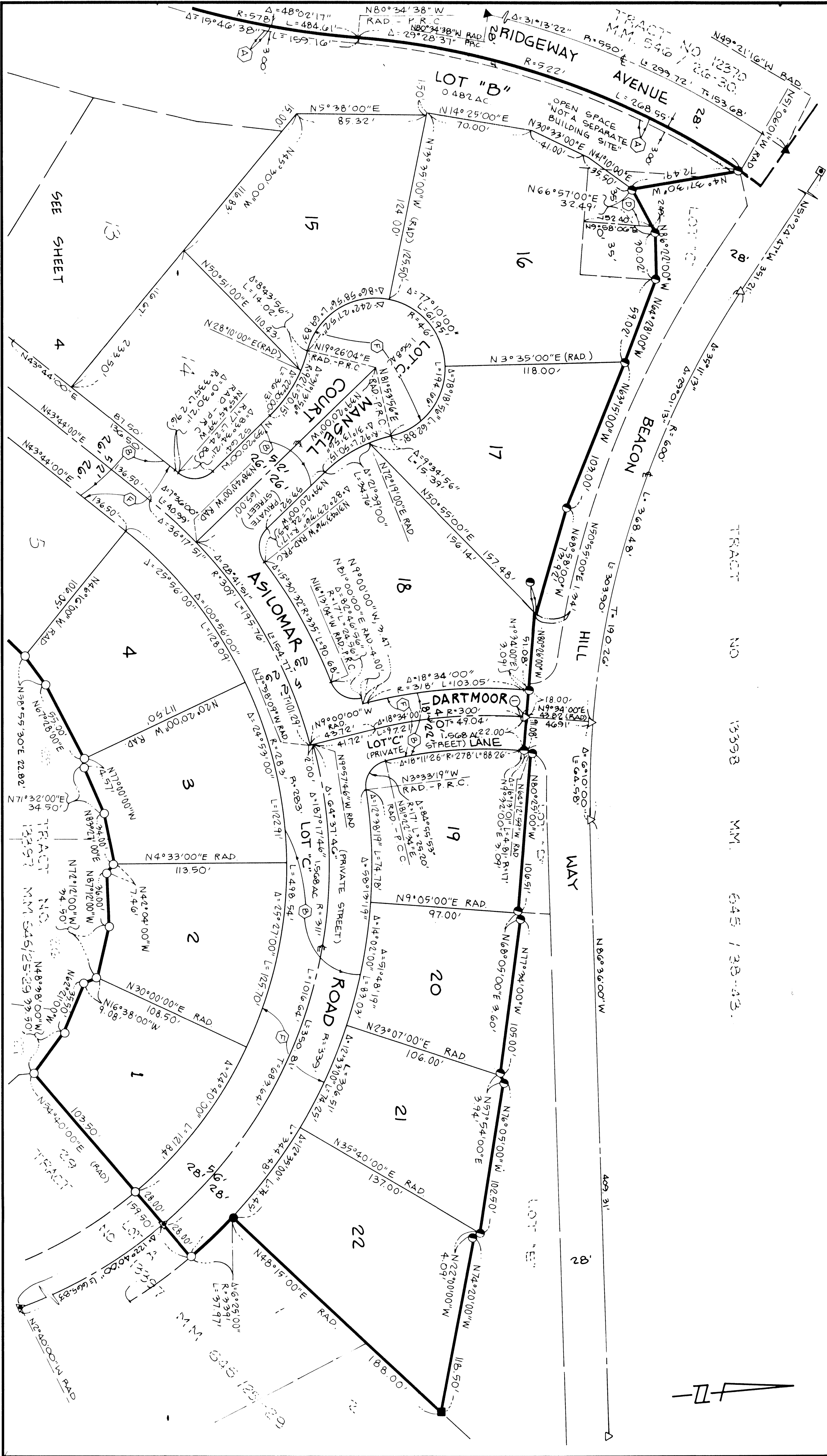


SHEET 3 OF 4 SHEETS
SCALE: 1" = 40'
22 LOTS AND LOTS "A"
THROUGH "C" INCLUSIVE
FINAL UNIT OF TENTATIVE
TRACT NO. 12960

TRACT NO. 12960
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA
JAMES R. GILL L.S. 5780 DATE OF SURVEY: DECEMBER, 1988
HUNSAKER AND ASSOCIATES, INC.

① N9°34'00"E, 3.09'

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



DUPLICATE

"A" THROUGH "C" INCLUSIVE

TRACT NO. 12960]

TRACT NO. 12960

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

JAMES R. GILL U.S. 5780 DATE OF SURVEY: DECEMBER, 1988

INDEX MAP AND EASEMENT NOTES

