

SHEET 1 OF 6 SHEETS
64 LOTS AND LOTS A,B,C,D & E.
ACREAGE: 19.695 ACRES
(A PORTION OF TENTATIVE
TRACT NO. 11668)

TRACT NO. 13006

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

BLOCK: 5055
MODULE: 67,77,78

BEING A SUBDIVISION OF A PORTION OF PARCEL 4 OF PARCEL MAP NO. 84-127, AS SHOWN
ON A MAP FILED IN BOOK 202, PAGES 26 THROUGH 36, INCLUSIVE, OF
PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER AND ASSOCIATES, INC.
TOM R. MCGANNON R.C.E. 23956

DATE OF SURVEY: FEBRUARY, 1987

ACCEPTED AND FILED AT THE
REQUEST OF

Treas Title Ins. Co of Calif
DATE December 22, 1987
TIME 11:55 AM FEE \$ 16.00
INSTRUMENT # 87-704377
BOOK 591 PAGE 38 m.m.
LEE A. BRANCH
COUNTY RECORDER
BY Faye 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: LA BAJADA, EL ACAMPO, VIA BAMBUSA, LA PLUMOSA AND
YOSEMITE ROAD.

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

NIGUEL DEVELOPMENT COMPANY, A CALIFORNIA GENERAL PARTNERSHIP AS
RECORD OWNER:

BY: BUIE-LAGUNA NIGUEL, LTD., A CALIFORNIA LIMITED PARTNERSHIP, PARTNER.

BY: THE BUIE CORPORATION, A CALIFORNIA CORPORATION, GENERAL PARTNER.

BY: Robert A. Turbin ASSIST. VICE PRES. Jeffrey L. Stoddard EXEC. V. PRES.
BY: HOME CAPITAL CORPORATION, A CALIFORNIA CORPORATION, PARTNER.

BY: Don White SR VICE PRESIDENT Donald R. Faye 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. 84-537811, OFFICIAL RECORDS.

BY: Don White AUTHORIZED SIGNER Donald R. Faye 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 PRESIDENT Gary Fite VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 22 DAY OF July, 1987, BEFORE ME, Cindy B. Chandik
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Jeffrey L. Stoddard AND Robert A. Turbin, PERSONALLY KNOWN TO ME (OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT AS EX. VICE PRESIDENT AND
ASSIST. 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-LAGUNA NIGUEL, LTD., A
CALIFORNIA LIMITED PARTNERSHIP, KNOWN TO ME TO BE ONE OF THE PARTNERS
OF NIGUEL DEVELOPMENT COMPANY, THE PARTNERSHIP THAT EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE
SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP 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

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON THIS 30 DAY OF June, 1987, BEFORE ME, Annabel L. Frank
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 SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED
THE WITHIN INSTRUMENT AS EX. VICE PRES. AND VICE PRESIDENT
RESPECTIVELY, OF HOME CAPITAL CORPORATION, THE CORPORATION THAT
EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF NIGUEL DEVELOPMENT COMPANY,
THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED
TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT
SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

Annabel L. Frank
NOTARY PUBLIC IN AND FOR SAID STATE
Annabel L. Frank

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY.

MY COMMISSION EXPIRES: 2-23-90

SEE SHEET 2 FOR ADDITIONAL JURATS

MOULTON-NIGUEL WATER DISTRICT
CERTIFICATE OF ACCEPTANCE

I, CARLO H. HABASH, BEING DULY APPOINTED AGENT OF THE MOULTON-NIGUEL
WATER DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY CALIFORNIA, PURSUANT
TO ITS RESOLUTION NO. 81-29 DO 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 NIGUEL DEVELOPMENT COMPANY, AND DOES HEREBY CERTIFY
THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

(SEE JURAT AT RIGHT)

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 6 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN FEBRUARY, 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 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
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 22 DAY OF November, 1987.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: David Blahnik
DEPUTY TREASURER-TAX COLLECTOR

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 15th DAY OF December, 1987.

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

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 15th DAY OF December, 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: LA BAJADA, EL ACAMPO,
VIA BAMBUSA, LA PLUMOSA AND YOSEMITE ROAD.

DATED THIS 15th DAY OF December, 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 2ND DAY OF December, 1987

C. R. NELSON
COUNTY SURVEYOR

BY: Paul A. Cusano
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 2nd DAY OF August, 1987, BEFORE ME, Carol A. Sanders
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:

Carol A. Sanders
NOTARY PUBLIC IN AND FOR SAID STATE
CAROL A. SANDERS

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES: March 26, 1991

SHEET 2 OF 6 SHEETS
64 LOTS AND LOTS A,B,C,D & E.
ACREAGE: 19.695 ACRES
(PORTION OF TENTATIVE
TRACT NO. 11668)
SCALE: 1"= 150'

TRACT NO. 13006

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

HUNSAKER AND ASSOCIATES, INC.

TOM R. MCGANNON R.C.E. 23956

DATE OF SURVEY: FEBRUARY, 1987

BASIS OF BEARINGS:

THE BEARING SHOWN AS N.37°14'38"W. ALONG THE WESTERLY
BOUNDARY OF PARCEL 4 OF PARCEL MAP NO. 84-127, P.M.B. 202/26-36,
RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF
BEARINGS ON THIS MAP.

MONUMENT NOTES:

- 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 AND 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.
- 1" I.P. TAGGED R.C.E. 23956 OR S. & W. STAMPED R.C.E. 23956 IN ASPHALT PAVING 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 AT B.C.'S, E.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.
- 8" S. & W. STAMPED R.C.E. 23956 OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIUM OR A LEAD AND 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.
- INDICATES FOUND S. & W. STAMPED R.C.E. 23956 PER P.M. NO. 84-127, P.M.B. 202/26-36.
- INDICATES 2" I.P. TAGGED R.C.E. 23956 SET PRIOR TO RECORDATION.

EASEMENT NOTES:

- (A) INDICATES 15' EASEMENT FOR WATER AND SEWER LINE, PUBLIC UTILITY AND ACCESS PURPOSES TO MOULTON NIGUEL WATER DISTRICT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 30 DAY OF June, 1987, BEFORE ME Sharon Garcia
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Don White
AND Donald B. Fayer, PERSONALLY KNOWN TO ME (OR PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE AUTHORIZED SIGNER
AND THE VICE PRESIDENT 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 CORPORATION EXECUTED THE
SAME.

WITNESS MY HAND:
Sharon Garcia
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES: April 22, 1988

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 10th DAY OF July, 1987, 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 CORP-
ORATION AND ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Dagmar Russell
NOTARY PUBLIC IN AND FOR SAID STATE
DAGMAR RUSSELL

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES 7-22-88

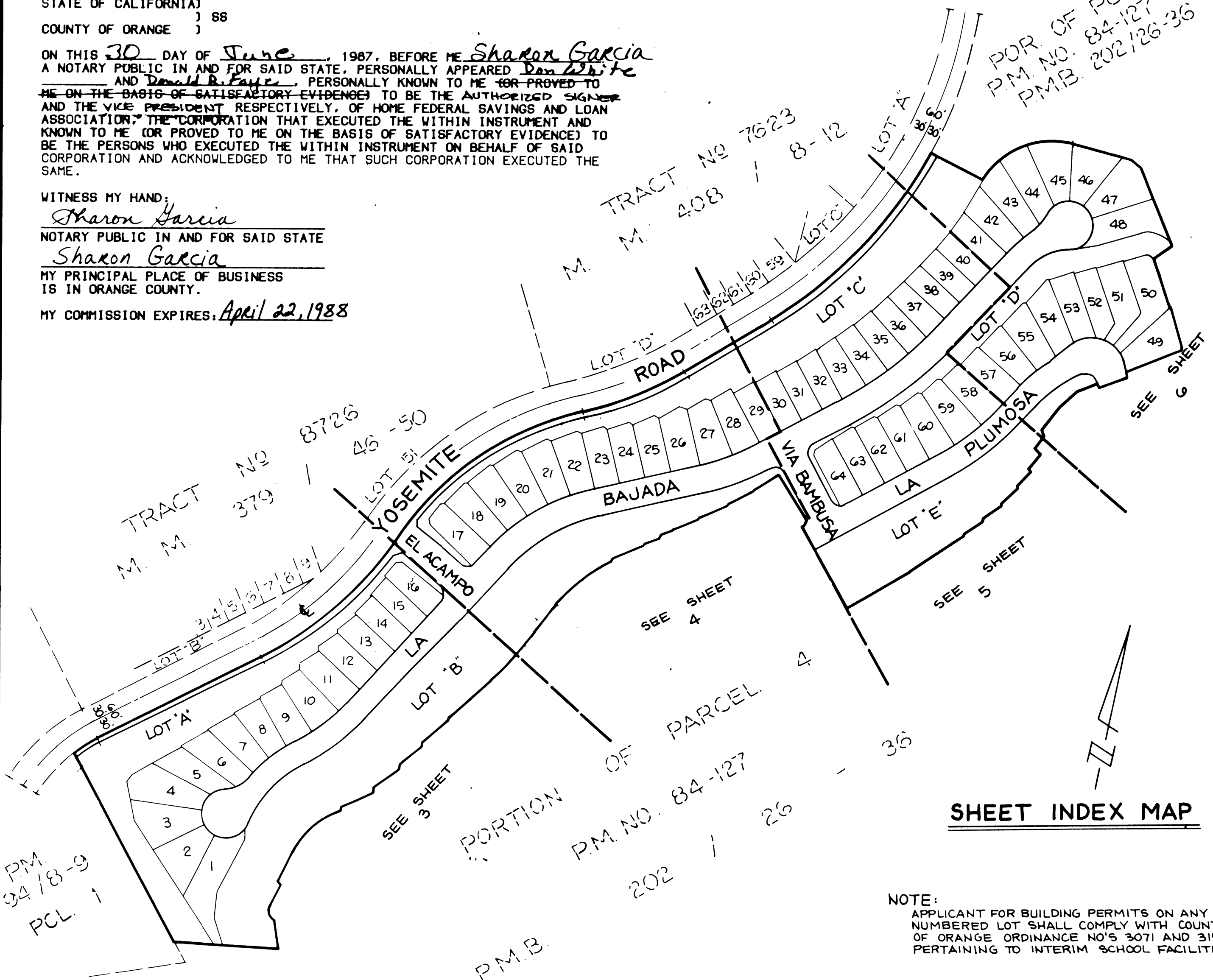
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON THIS 10th DAY OF July, 1987, 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 CORPORATION
AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
Marlene Booth
NOTARY PUBLIC IN AND FOR SAID STATE
MARLENE BOOTH

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY.

MY COMMISSION EXPIRES 8-5-88



SHEET INDEX MAP

NOTE:
APPLICANT FOR BUILDING PERMITS ON ANY
NUMBERED LOT SHALL COMPLY WITH COUNTY
OF ORANGE ORDINANCE NO'S 3071 AND 3150
PERTAINING TO INTERIM SCHOOL FACILITIES.

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

14739 W. LAGGED R.C.E
8726, M.M. PER TRACT NO.
379/ 46-50

F.D. NOTHING.
SET NOTHING.

Δ = 32° 04' 46" R 300' L = 67° 39' T = 26.35'
 Δ = 10° 24' 50" L = 112' 12"
 Δ = 10° 33' 56" L = 55'
 N 46° 37' 17" W 30.00' RAD.
 ED OCS WELL GEODED R C C E M B
 MONUMENT P.M. NO. 84-1011, F.M.B.
 145° 19' 10" 36.

TOM R. MCGANNON R.C.E. 23956

DATE OF SURVEY: FEBRUARY, 1987

LOT 'A' 1.236 ACRES
OPEN SPACE
NOT A SEPARATE PARCEL

-WHITE-

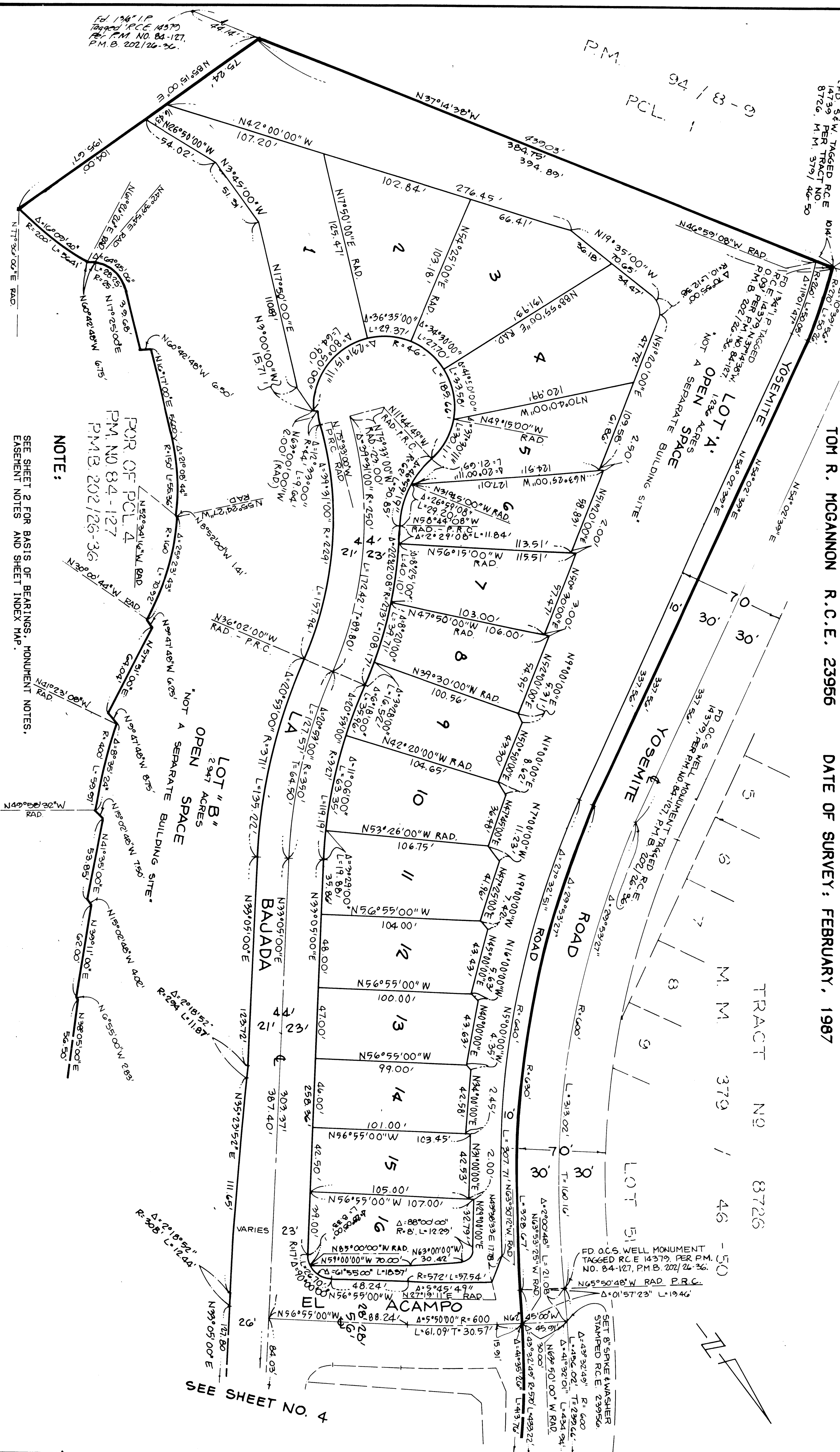
TRACT NO 8726

3275 / 45-150

FD. O.C.S. WELL MONUMENT
TAGGED R.C.E 14379. PER P.M.
NO. 84-127, P.M.B. 202/26-36

SET 8" SPIKE & WASHER
STAMPED R.C.E. 23956

SEE SHEET NO. 4



NOTE:

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

Fd. 134* I.P.
Tagged RCE 14579
Per P.M. NO. 84-127.
P.M.B. 202/26-26

FOR OF PCL 4
PM. NO. 84-127

PM. NO. 84-127
P.M.B. 202/26-36

04. 165

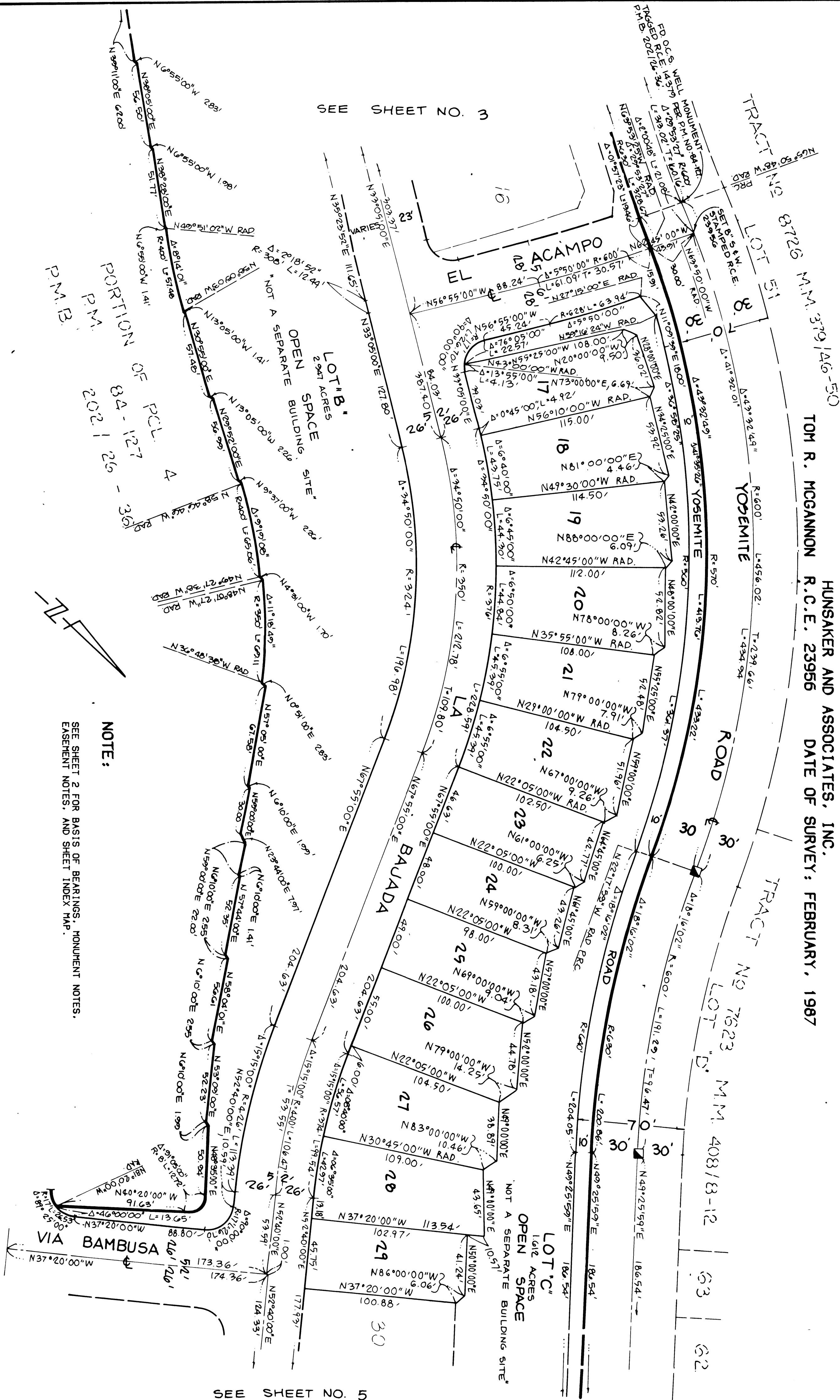
SHEET 4 OF 6 SHEETS
64 LOTS AND LOTS A,B,C,D, & E
ACREAGE: 19.695 ACRES
(PORTION OF TENTATIVE
TRACT NO. 11668)
SCALE: 1"= 40'

TRACT NO. 13006

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

HUNSAKER AND ASSOCIATES, INC.

TOM R. MCGANNON R.C.E. 23956 DATE OF SURVEY: FEBRUARY, 1987



SHEET 5 OF 6 SHEETS
64 LOTS AND LOTS A,B,C,D, & E
ACREAGE: 19.695 ACRES
(PORTION OF TENTATIVE
TRACT NO. 11668)
SCALE: 1"= 40'

TRACT NO. 13006

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

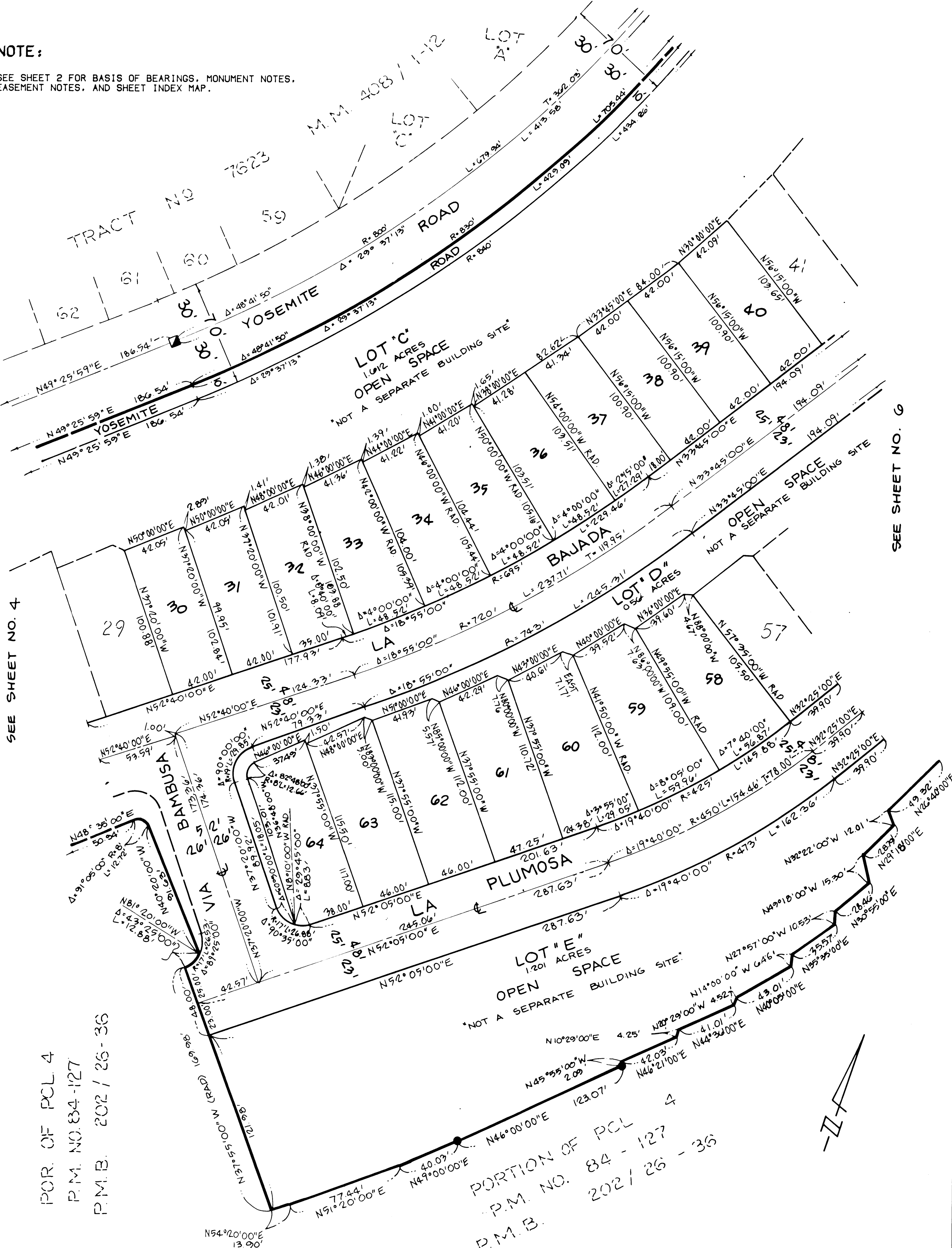
HUNSAKER AND ASSOCIATES, INC.

TOM R. MCGANNON R.C.E. 23956

DATE OF SURVEY: FEBRUARY, 1987

NOTE:

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



SEE SHEET NO. 6

POR. OF PCL 4

P.M. NO. 84-127

P.M.B. 202 / 26-36

PORTION OF PCL 4

P.M. NO. 84-127

P.M.B. 202 / 26-36

SHEET 6 OF 6 SHEETS
64 LOTS AND LOTS A,B,C,D, & E
ACREAGE: 19.695 ACRES
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