

SHEET 1 OF 3 SHEETS
21 LOTS AND LOT A
ACREAGE: 3.398 ACRES
(A PORTION OF TENTATIVE
TRACT NO. 11668)

BLOCK: 5055
MODULE: 78

TRACT NO. 13009

DUPLICATE

ACCEPTED AND FILED AT THE
REQUEST OF

TICOR TITLE INS CO.

DATE Dec. 21, 1987

TIME 3:40 PM FEE \$ 10.00

INSTRUMENT # 87-702542

BOOK 591 PAGE 44 mm

LEE A. BRANCH

COUNTY RECORDER

DEPUTY

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

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 ALFONSE.

I HEREBY STATE 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 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



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

BY: BUIE-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. VICE 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. 84-537011, 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 Barry 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
ASST. 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 Sr. 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

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 2nd DAY OF November, 1987.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: David B. Blaney
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: VIA ALFONSE.

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 G. Cuomo
DEPUTY

SHEET 2 OF 3 SHEETS
21 LOTS AND LOT A
ACREAGE: 3.398 ACRES
(PORTION OF TENTATIVE
TRACT NO. 11668)

TRACT NO. 13009 DUPLICATE

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 N47°00'00"E ALONG THE NORTHWESTERLY
BOUNDARY OF LOT 1 OF TRACT NO. 12791, M. M. 591/36-37,
RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF
BEARINGS SHOWN ON THIS MAP.

MONUMENT NOTES:

1. 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.
2. 1" 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 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.
3. 8" S. & W. STAMPED R.C.E. 23956 OR 2" I.P. TAGGED R.C.E. 23956
IN MEDIAN 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.
4. ○ - INDICATES 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED
R.C.E. 23956 OR LEAD AND TAG R.C.E. 23956 TO BE SET PER TRACT
NO. 13006, M.M. 591/38-43.
5. △ - INDICATES 1" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED
R.C.E. 23956 OR LEAD AND TAG R.C.E. 23956 TO BE SET PER TRACT
NO. 13006, M.M. 591/38-43.
6. ▲ - INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956
PER TRACT NO. 13006, M.M. 591/38-43.
7. ● - INDICATES 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED
R.C.E. 23956 OR LEAD AND TAG R.C.E. 23956 TO BE SET PER
TRACT NO. 12791, M.M. 591/36-37.
8. ● - INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO.
12791, M.M. 591/36-37.

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 CORPORA-
TION 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

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 AUTHORIZED Vice Pres-
SIGNER AND THE VICE PRESIDENT, RESPECTIVELY, OF HOME FEDERAL SAVINGS
AND LOAN ASSOCIATION, THE CORPORATION THAT EXECUTED THE WITHIN INST-
RUMENT 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:
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

707

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