

SHEET 1 OF 4 SHEETS
ACREAGE: 17.071 ACRES
86 LOTS AND LOTS A, B & C

(PORTION OF TENTATIVE
TRACT NO. 10166)

BLOCK: 4955 & 5055
MODULES: 92, 93 & 02, 03

TRACT NO. 13062

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

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF THE PARCEL MAP
FILED IN BOOK 113, PAGE 26 OF PARCEL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

HUNSAKER & ASSOCIATES, INC.

TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: MAY, 1987

ACCEPTED AND FILED AT THE
REQUEST OF

Chicago Title Insurance Co
DATE January 25, 1988
TIME 12:40 PM FEE \$ 12.00
INSTRUMENT # 88-034162
BOOK 593 PAGE 30 M.M.
LEE A. BRANCH
COUNTY RECORDER
BY Hazel L. Bennett
DEPUTY

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 DIS-
TINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET
PURPOSES: NIGUEL ROAD, MICHELIS STREET, MARY KAY CIRCLE, KAREN ANN
CIRCLE, TEAGAN CIRCLE AND SHIRLEEN COURT. WE ALSO HEREBY DEDICATE
TO THE COUNTY OF ORANGE: THE EASEMENTS FOR STORM DRAIN PURPOSES AS
SHOWN ON SAID MAP.
WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE ALL
VEHICULAR ACCESS RIGHTS TO NIGUEL ROAD, EXCEPT AT STREET INTERSECTION,
PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY
OFFER TO DEDICATE TO LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT THE EASE-
MENT FOR LANDSCAPE MAINTENANCE PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO MOULTON NIGUEL WATER DISTRICT, THE
EASEMENTS FOR WATER AND SEWER PIPELINE AND ACCESS PURPOSES AS
SHOWN HEREIN, WHICH EASEMENTS 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. THE EASEMENTS
GRANTED HEREBY SHALL BE SUBORDINATE TO THE COUNTY OF ORANGE
WHERE EASEMENTS OVERLAP.

SHAPELL INDUSTRIES, INC., A DELAWARE CORPORATION

BY: [Signature]
PRESIDENT

BY: [Signature]
SECRETARY

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

ON THIS 20TH DAY OF AUGUST, 1987,
BEFORE ME BETTE JO HOWLETT
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
NATHAN SHAPELL AND MARGARET LEONG
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE PRESIDENT AND
SECRETARY, RESPECTIVELY, OF SHAPELL INDUSTRIES, 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 PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF
OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORA-
TION EXECUTED THE SAME.

WITNESS MY HAND:

Bette Jo Howlett
NOTARY PUBLIC IN AND FOR SAID STATE
BETTE JO HOWLETT
NAME (PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES: MARCH 26, 1989

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 24TH DAY OF DECEMBER, 1987 BEFORE ME, KRISTY WHEELER,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, JAMES
MOCALIS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT
AS THE GENERAL MANAGER OF THE LAGUNA NIGUEL COMMUNITY SERVICE 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:

Kristy Wheeler
NOTARY PUBLIC IN AND FOR SAID STATE
KRISTY WHEELER
(PRINT NAME HERE)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: OCTOBER 18, 1991

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 DIS-
TRICT THE GRANT OF ALL INTERESTS IN REAL ESTATE FOR PUBLIC PURPOSES
AS SHOWN ON THIS TRACT MAP BY AND BETWEEN MOULTON NIGUEL WATER DISTRICT
AND S. & S. CONSTRUCTION CO., AND DOES HEREBY CERTIFY THAT THE GRANTEE
CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 1ST DAY OF September, 1987, BEFORE ME
Cyndi Mauer A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED CARLO H. HABASH, PERSONALLY KNOWN TO ME TO BE THE
DIRECTOR OF ENGINEERING OF MOULTON NIGUEL WATER DISTRICT, A PUBLIC
AGENCY, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN IN-
STRUMENT ON BEHALF OF SAID PUBLIC AGENCY AND ACKNOWLEDGED TO ME THAT
SUCH PUBLIC AGENCY EXECUTED THE SAME.

WITNESS MY HAND:

Cyndi Mauer
NOTARY PUBLIC IN AND FOR SAID STATE
Cyndi Mauer
NAME (PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: November 1990

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF
CALIFORNIA; THAT THIS MAP CONSISTING OF 4 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN MAY, 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 MONUMENT NOTES NOTED THEREON; AND THAT SAID MONUMENTS ARE SUFF-
ICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Tom R. McGannon
TOM R. McGANNON, R.C.E. 23956
REGISTRATION EXPIRES 12-31-89

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 30TH DAY OF September, 1987.

C. R. NELSON
COUNTY SURVEYOR

BY: Paul C. Cuerno
DEPUTY

I, JAMES MOCALIS, BEING THE DULY APPOINTED AGENT OF THE LAGUNA NIGUEL
COMMUNITY SERVICE DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY, CALIFORNIA,
DO NOT ACCEPT THE EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES AS OFFERED.

James Mocalis
JAMES MOCALIS, GENERAL MANAGER
LAGUNA NIGUEL COMMUNITY SERVICE DISTRICT

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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.
AS TAXES NOT YET PAYABLE.

DATED THIS 18TH DAY OF November, 1987.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: David B. Blomberg
DEPUTY TREASURER-TAX COLLECTOR

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

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 14TH DAY OF JANUARY, 1988, 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:
NIGUEL ROAD, MICHELIS STREET, MARY KAY CIRCLE, KAREN ANN CIRCLE,
TEAGAN CIRCLE AND SHIRLEEN COURT.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

THE VEHICULAR ACCESS RIGHTS TO NIGUEL ROAD, EXCEPT AT STREET
INTERSECTION AS RELEASED AND RELINQUISHED AND THE EASEMENT
FOR STORM DRAIN PURPOSES AS DEDICATED.

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

DATED THIS 19TH DAY OF JANUARY, 1988.

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

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

1. MOULTON NIGUEL WATER DISTRICT, HOLDER OF AN EASEMENT FOR
WATER LINES PER DEED RECORDED IN BOOK 9380, PAGE 85 OF
OFFICIAL RECORDS OF ORANGE COUNTY. (EASEMENT NOT PLOTTED
HEREON - TO BE QUITCLAIMED OR RELOCATED.)

SHEET 2 OF 4 SHEETS
SCALE: 1" = 100'
ACREAGE: 17.071 ACRES
86 LOTS AND LOTS A, B & C

TRACT NO. 13062

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

[PORTION OF TENTATIVE
TRACT NO. 10166]

HUNSAKER & ASSOCIATES, INC.
TOM R. McGANNON R.C.E. 23956 DATE OF SURVEY: MAY, 1987

BASIS OF BEARINGS:

THE BEARING OF N. 04° 24' 00" E. AS SHOWN FOR THE WESTERLY LINE OF PARCEL 2 OF THE PARCEL MAP FILED IN BOOK 113, PAGE 26 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR LEAD AND TAG R.C.E. 23956 IN CONCRETE TO BE SET AT ALL TRACT CORNERS, EXCEPT B.C.'S, E.C.'S, P.R.C.'S AND P.C.C.'S WHICH ABUT A STREET AND ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

1" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR LEAD AND TAG R.C.E. 23956 IN CONCRETE 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 R.C.E. 23956 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE OR A LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN STRIP TO BE SET AT ALL CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, P.R.C.'S, P.C.C.'S AND ALL OTHER CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

● INDICATES FOUND 2" I.P. TAGGED L.S. 2921, PER TRACT NO. 6882, M.M. 265 / 30-33, UNLESS NOTED OTHERWISE.

■ INDICATES FOUND 2" I.P. TAGGED R.C.E. 9808 PFR TRACT NO. 8237, M.M. 328 / 46-48, AS SHOWN ON PM 113/146, UNLESS NOTED OTHERWISE.

▲ INDICATES FOUND 2" I.P. TAGGED L.S. 4457, PER PARCEL MAP NO. 80-177, P.M.B. 174 / 1-3, UNLESS NOTED OTHERWISE.

⊙ INDICATES SET 2" I.P. TAGGED R.C.E. 23956 PRIOR TO THE RECORDATION OF THIS MAP.

EASEMENT NOTES:

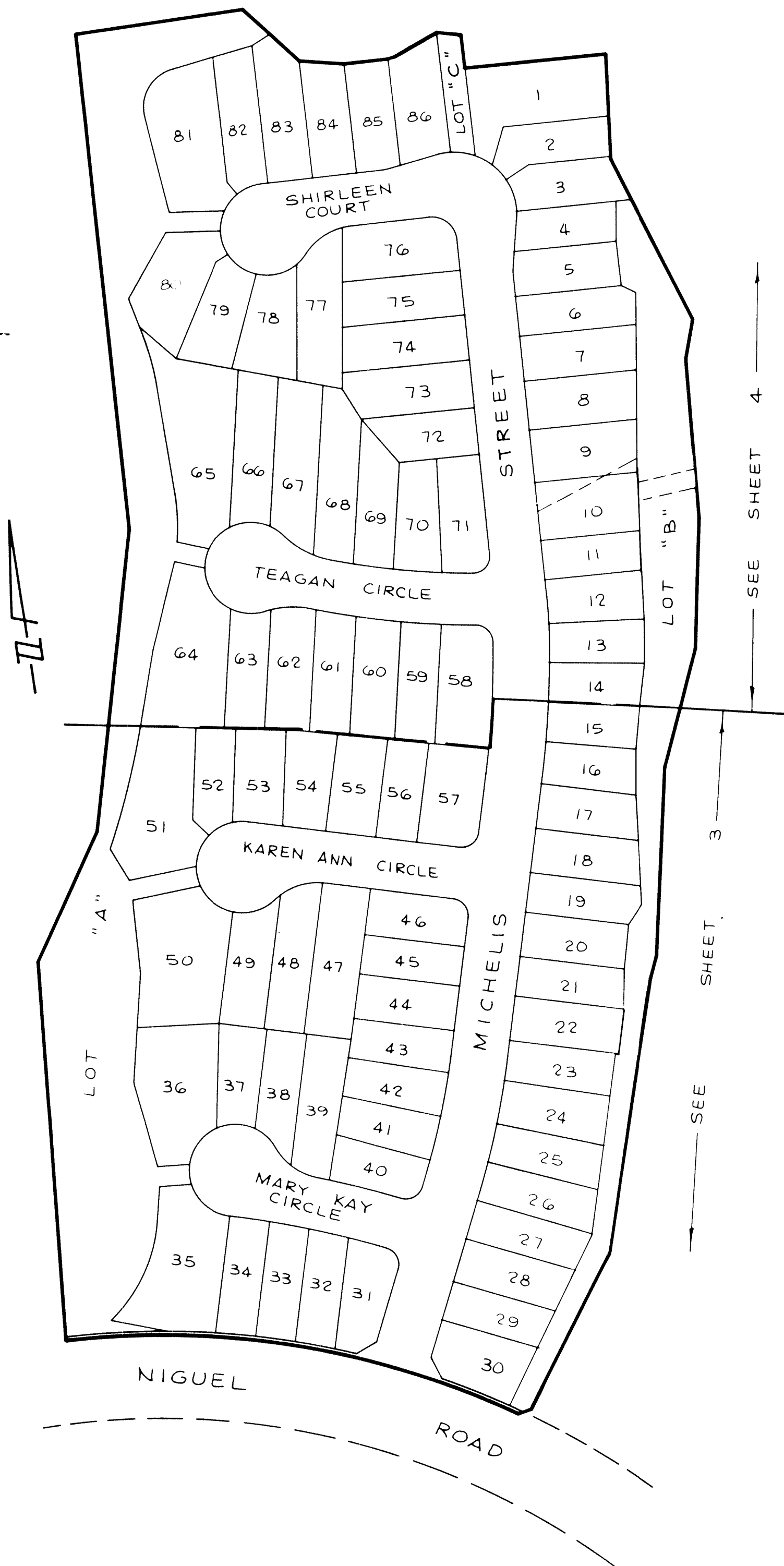
(A) INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF ORANGE AS DEDICATED HEREON.

(B) INDICATES A PRIVATE EASEMENT FOR ACCESS PURPOSES AS RESERVED HEREON.

(C) INDICATES AN EASEMENT FOR WATER AND SEWER PURPOSES TO MOULTON NIGUEL WATER DISTRICT AS DEDICATED HEREON.

(D) INDICATES EASEMENT TO MOULTON NIGUEL WATER DISTRICT PER 9380 / 85 O.R. FOR SEWER PURPOSES.

(E) INDICATES AN EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES TO LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT



INDEX MAP

[illegible]

FD S & W STAMPED R.C.E
23956 PER PM 81-117 PMB 170/15-16

SHEET 4 OF 4 SHEETS
SCALE: 1" = 40'
ACREAGE: 17.071 ACRES
86 LOTS AND LOTS A, B, & C

TRACT NO. 13062

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

(PORTION OF TENTATIVE
TRACT NO. 10166)

HUNSAKER & ASSOCIATES, INC.
TOM R. McGANNON R.C.E. 23955 DATE OF SURVEY: MAY, 1987

NOTE:

SEE SHEET 2 FOR BASIS OF BEARINGS,
MONUMENT NOTES, EASEMENT NOTES,
AND SHEET INDEX MAP.
* INDICATES MEASURED AND RECORDED
PER P.M. 113/126.

