

SHEET 1 OF 3 SHEETS
PORTION OF TENTATIVE
TRACT NO. 12904
42 LOTS
5.10 ACRES
BLOCK 4955, MODULE 98

TRACT NO. 13071

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

BEING A SUBDIVISION OF A PORTION OF LOT 3, CARMA COURT AND ALL OF LOT "G"
OF TRACT NO. 12591, AS SHOWN ON A MAP FILED IN BOOK 560, PAGES 3 TO 8
INCLUSIVE, AND ALL OF LOT "A" OF TRACT NO. 12894 AS SHOWN ON A MAP FILED
IN BOOK 582, PAGES 33 TO 39 INCLUSIVE, ALL OF MISCELLANEOUS MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA.

BOYER ENGINEERING CO. INC. DELBERT D. BOYER R.C.E. 13542
SURVEYED APRIL 30, 1987

ACCEPTED AND FILED AT THE
REQUEST OF

TICOR TITLE INS CO.
DATE Dec. 21, 1987
TIME 3:25 AM FEE \$ 10.00
INSTRUMENT # 87-702469
BOOK 591 PAGE 4 mm

LEE A. BRANCH
COUNTY RECORDER

BY [Signature]
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, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: POSEIDON, CUTTER,
WHITECAP

STERLING BUILDERS, INC., A CALIFORNIA CORPORATION AS OWNER

[Signature]
ROBERT B. BAKER
PRESIDENT

[Signature]
FRED O. KOENIG
ASS'T. SECRETARY

SANDLING ENTERPRISES, INC. A CALIFORNIA CORPORATION, AS RECORD OWNER.

[Signature]
E. A. SANDLING
PRESIDENT

FAR WEST SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, AS
BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 4, 1987 AS INSTRUMENT NO.
87-246544, OFFICIAL RECORDS

[Signature]
ROBERT J. ROBERTS
SR VICE PRESIDENT

[Signature]
NGA BICH NGUYEN
ASS'T. SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 26th DAY OF October, 1987, BEFORE ME, Deanne R. Blum,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
ROBERT B. BAKER AND FRED O. KOENIG, PERSONALLY KNOWN TO ME
(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PRESIDENT AND ASS'T SECRETARY, RESPECTIVELY, OF STERLING BUILDERS, 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 ACKNOW-
LEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

Deanne R. Blum
MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY

MY COMMISSION EXPIRES Feb. 26, 1991

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 22nd DAY OF October, 1987, BEFORE ME, Janet Crowther,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
E. A. SANDLING, PERSONALLY KNOWN TO ME
(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PRESIDENT OF SANDLING ENTERPRISES, 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 ACKNOW-
LEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

Janet Crowther
MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY

MY COMMISSION EXPIRES 1/12/1990

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 27th DAY OF August, 1987, BEFORE ME, Julie F. Olson,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Robert J. Roberts AND Nga Bich Nguyen, PERSONALLY KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE SR.
VICE PRESIDENT AND ASS'T SECRETARY, RESPECTIVELY, OF FAR WEST 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 CORPORA-
TION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

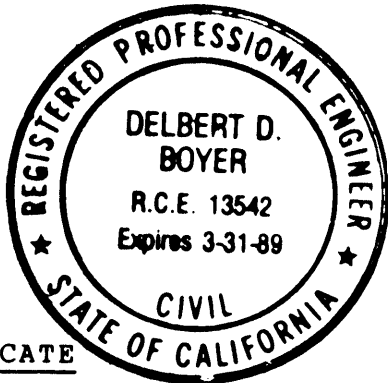
WITNESS MY HAND:
[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

Julie F. Olson
MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY

MY COMMISSION EXPIRES 7-18-89

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY 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 APRIL, 1987 WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY
ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OC-
CUPY (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.



[Signature]
DELBERT D. BOYER
R.C.E. NO. 13542
EXPIRES 3-31-89

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUB-
STANTIALLY 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 COM-
PLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 4th DAY OF DECEMBER, 1987.

C. R. NELSON
COUNTY SURVEYOR

BY [Signature]
DEPUTY

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 _____ DAY OF _____, 19____.

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

COUNTY TREASURER-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.

DATED THIS Tenth DAY OF November, 1987.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY [Signature]
DEPUTY TREASURER-TAX COLLECTOR

ABANDONMENT NOTES

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. 12591 RECORDED IN BOOK 560, PAGES 3 TO 8 OF MISCEL-
LANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.

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 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:
POSEIDON, CUTTER, WHITECAP

WE ALSO ABANDON, PURSUANT TO SECTION 66499.20 1/2 OF THE SUB-
DIVISION 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. 12591
RECORDED IN BOOK 560, PAGES 3 TO 8 OF MISCELLANEOUS MAPS, RECORDS OF
ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.

DATED THIS 15th DAY OF December, 1987.

[Signature]
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

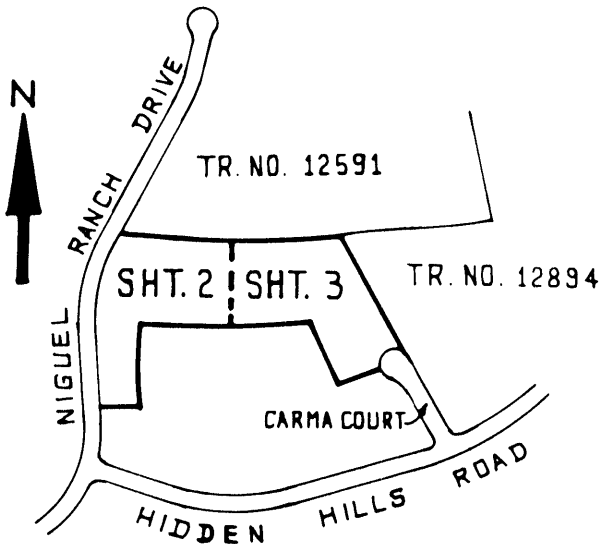
SHEET 2 OF 3 SHEETS
PORTION OF TENTATIVE
TRACT NO. 12904

SCALE : 1" = 40'
5.10 ACRES
42 LOTS

TRACT NO. 13071 DUPLICATE

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

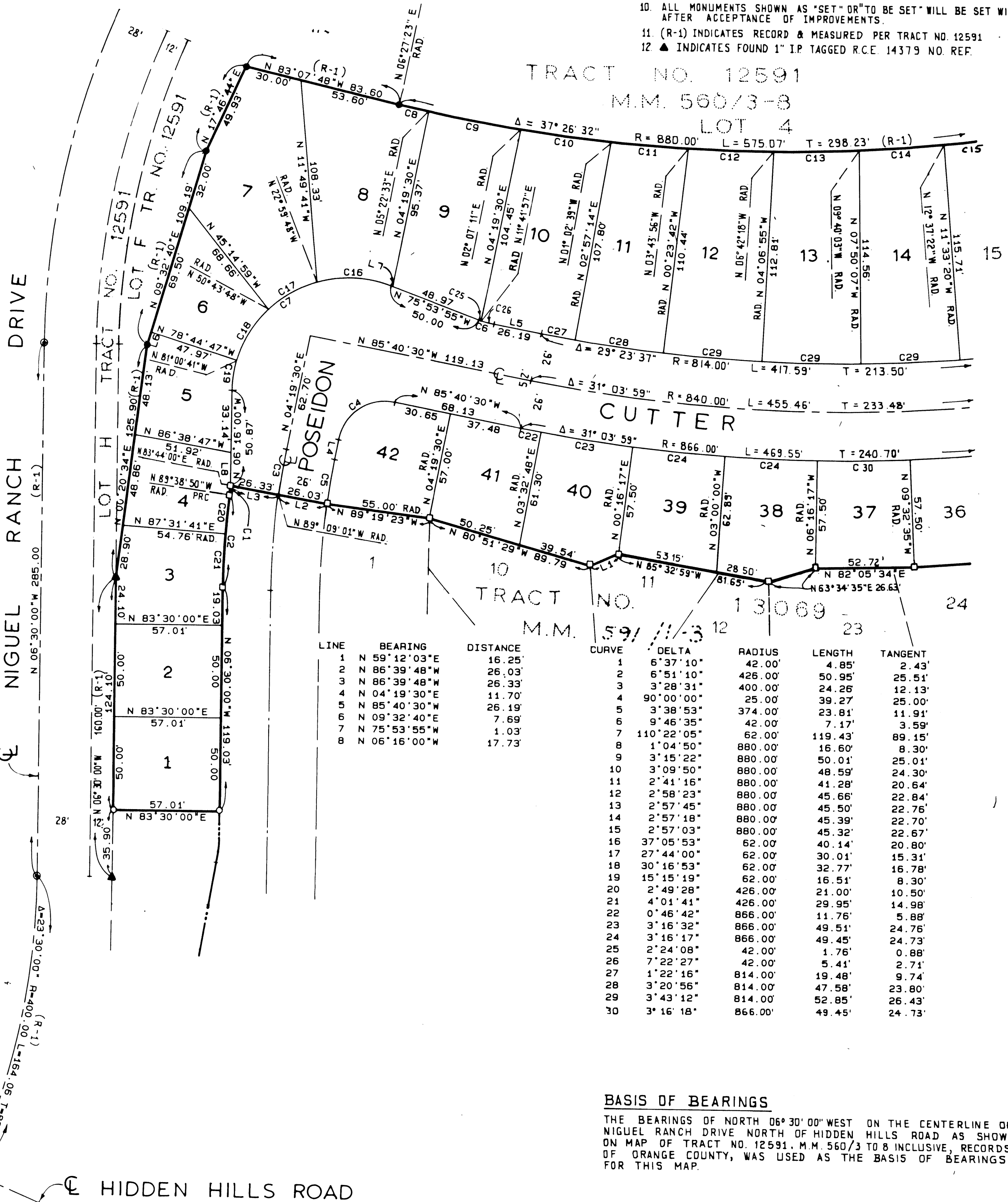
BOYER ENGINEERING CO. INC. DELBERT D. BOYER R.C.E. 13542
SURVEYED APRIL 30, 1987



INDEX MAP
NO SCALE

MONUMENT NOTES:

- INDICATES FOUND 1" I.P. TAGGED R.C.E. 14379 PER CERTIFICATE OF CORRECTION 87-614041 O.R., UNLESS OTHERWISE NOTED.
- ⊙ INDICATES FOUND S&W, STAMPED R.C.E. 14379 PER CERTIFICATE OF CORRECTION 87-614041 O.R.
- ▲ S&W TAGGED R.C.E. 13542 TO BE SET AT ALL E.C.'S, B.C.'S OF STREET CENTERLINES, STREET CENTERLINE INTERSECTIONS AND ANY ANGLE POINTS IN THE STREET CENTERLINES AFTER COMPLETION AND ACCEPTANCE OF STREET IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- SET 1" I.P. TAGGED R.C.E. 13542 AT ALL LOT CORNERS EXCEPT FRONT LOT CORNERS UNLESS OTHERWISE NOTED.
- SET LEAD 4 TAG R.C.E. 13542 IN TOP OF CURB OR SIDEWALK ON 7.75' OFFSET FROM THE FRONT LOT CORNERS ON SIDE LOT LINES PRODUCED UNLESS OTHERWISE NOTED.
- NO MONUMENTS WILL BE SET FOR B.C.'S, E.C.'S, P.C.'S AND P.C.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED.
- INDICATES SET 2" I.P. TAGGED R.C.E. 13542
- 2" I.P. TAGGED R.C.E. 13542 TO BE SET PER TRACT NO. 13069
- 2" I.P. TAGGED R.C.E. 13542 TO BE SET PER TRACT NO. 13070
- ALL MONUMENTS SHOWN AS "SET" OR "TO BE SET" WILL BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- (R-1) INDICATES RECORD & MEASURED PER TRACT NO. 12591
- ▲ INDICATES FOUND 1" I.P. TAGGED R.C.E. 14379 NO REF.



SEE SHEET NO. 3

LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	N 59°12'03"E	16.25	1	6°37'10"	42.00'	4.85'	2.43'
2	N 86°39'48"W	26.03	2	6°51'10"	426.00'	50.95'	25.51'
3	N 86°39'48"W	26.33	3	3°28'31"	400.00'	24.26'	12.13'
4	N 04°19'30"E	11.70	4	90°00'00"	25.00'	39.27'	25.00'
5	N 85°40'30"W	26.19	5	3°38'53"	374.00'	23.81'	11.91'
6	N 09°32'40"E	7.69	6	9°46'35"	42.00'	7.17'	3.59'
7	N 75°53'55"W	1.03	7	110°22'05"	62.00'	119.43'	89.15'
8	N 06°16'00"W	17.73	8	1°04'50"	880.00'	16.60'	8.30'
9			9	3°15'22"	880.00'	50.01'	25.01'
10			10	3°09'50"	880.00'	48.59'	24.30'
11			11	2°41'16"	880.00'	41.28'	20.64'
12			12	2°58'23"	880.00'	45.66'	22.84'
13			13	2°57'45"	880.00'	45.50'	22.76'
14			14	2°57'18"	880.00'	45.39'	22.70'
15			15	2°57'03"	880.00'	45.32'	22.67'
16			16	37°05'53"	62.00'	40.14'	20.80'
17			17	27°44'00"	62.00'	30.01'	15.31'
18			18	30°16'53"	62.00'	32.77'	16.78'
19			19	15°15'19"	62.00'	16.51'	8.30'
20			20	2°49'28"	426.00'	21.00'	10.50'
21			21	4°01'41"	426.00'	29.95'	14.98'
22			22	0°46'42"	866.00'	11.76'	5.88'
23			23	3°16'32"	866.00'	49.51'	24.76'
24			24	3°16'17"	866.00'	49.45'	24.73'
25			25	2°24'08"	42.00'	1.76'	0.88'
26			26	7°22'27"	42.00'	5.41'	2.71'
27			27	1°22'16"	814.00'	19.48'	9.74'
28			28	3°20'56"	814.00'	47.58'	23.80'
29			29	3°43'12"	814.00'	52.85'	26.43'
30			30	3°16'18"	866.00'	49.45'	24.73'

BASIS OF BEARINGS

THE BEARINGS OF NORTH 06°30'00" WEST ON THE CENTERLINE OF NIGUEL RANCH DRIVE NORTH OF HIDDEN HILLS ROAD AS SHOWN ON MAP OF TRACT NO. 12591, M.M. 560/3 TO 8 INCLUSIVE, RECORDS OF ORANGE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SHEET 3 OF 3 SHEETS

PORTION OF TENTATIVE
TRACT NO. 12904

SCALE : 1" = 40'

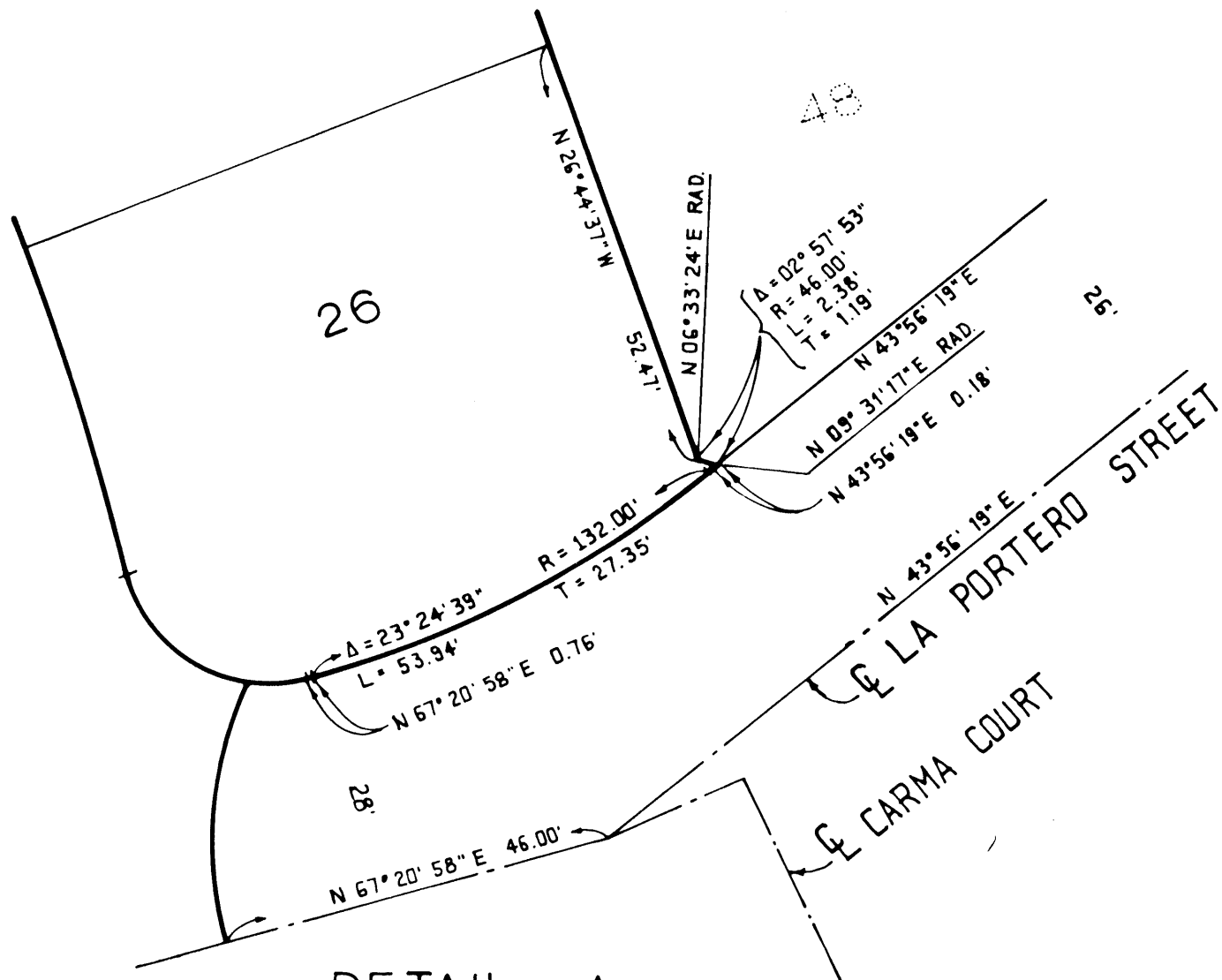
5.10 ACRES
42 LOTS

TRACT NO. 13071 DUPLICATE

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

BOYER ENGINEERING CO. INC. DELBERT D. BOYER R.C.E. 13542
SURVEYED APRIL 30, 1987

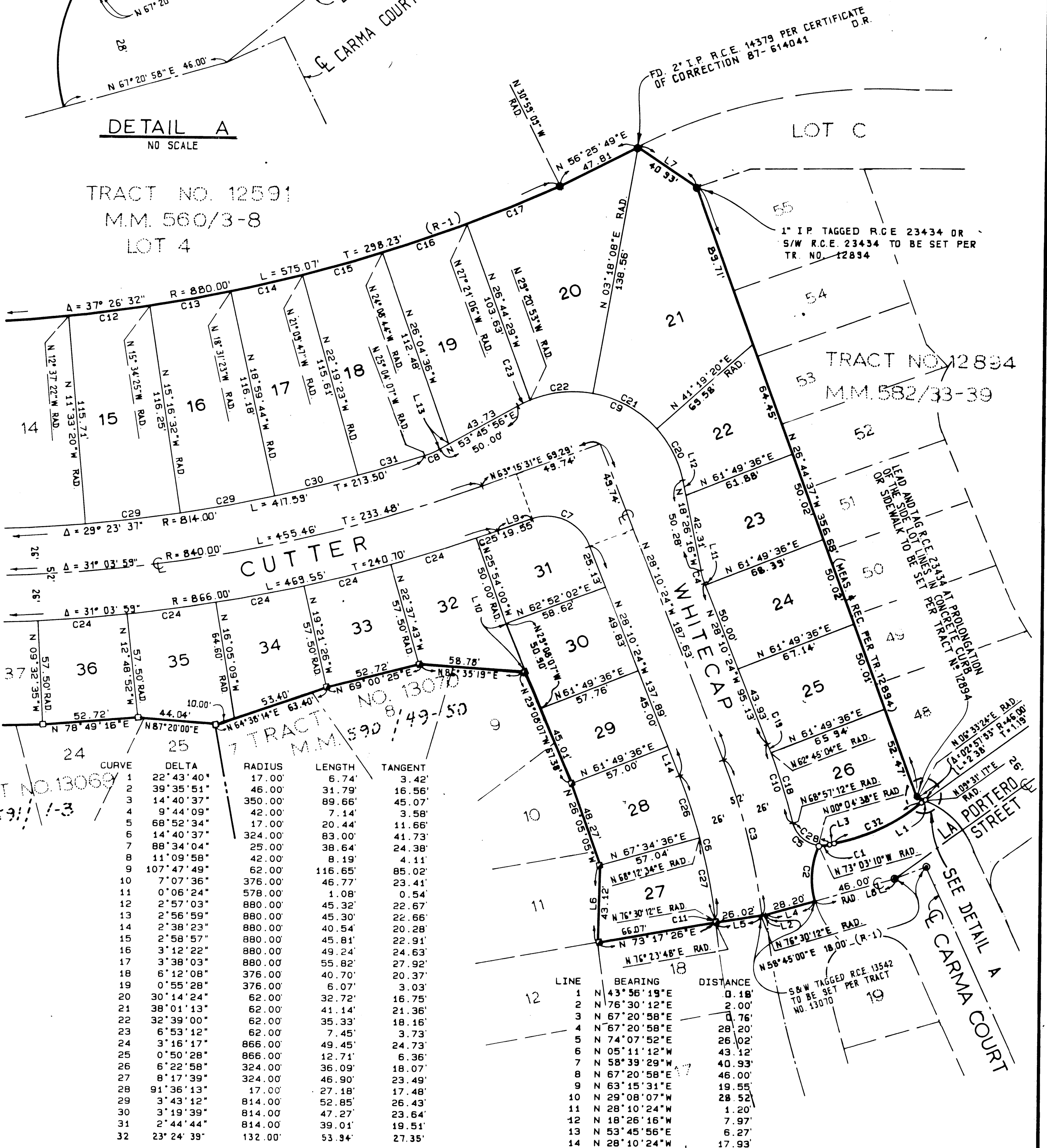
SEE SHEET 2 FOR BASIS OF BEARINGS
SEE SHEET 2 FOR MONUMENT NOTES



DETAIL A
NO SCALE

TRACT NO. 12591
M.M. 560/3-8
LOT 4

SEE SHEET NO. 2



TRACT NO. 13069
M.M. 591/1-3

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	22° 43' 40"	17.00'	6.74'	3.42'
2	39° 35' 51"	45.00'	31.79'	16.56'
3	14° 40' 37"	350.00'	89.66'	45.07'
4	9° 44' 09"	42.00'	7.14'	3.58'
5	68° 52' 34"	17.00'	20.44'	11.66'
6	14° 40' 37"	324.00'	83.00'	41.73'
7	88° 34' 04"	25.00'	38.64'	24.38'
8	11° 09' 58"	42.00'	8.19'	4.11'
9	107° 47' 49"	62.00'	116.65'	85.02'
10	7° 07' 36"	376.00'	46.77'	23.41'
11	0° 06' 24"	578.00'	1.08'	0.54'
12	2° 57' 03"	880.00'	45.32'	22.67'
13	2° 56' 59"	880.00'	45.30'	22.66'
14	2° 38' 23"	880.00'	40.54'	20.28'
15	2° 58' 57"	880.00'	45.81'	22.91'
16	3° 12' 22"	880.00'	49.24'	24.63'
17	3° 38' 03"	880.00'	55.82'	27.92'
18	6° 12' 08"	376.00'	40.70'	20.37'
19	0° 55' 28"	376.00'	6.07'	3.03'
20	30° 14' 24"	62.00'	32.72'	16.75'
21	38° 01' 13"	62.00'	41.14'	21.36'
22	32° 39' 00"	62.00'	35.33'	18.16'
23	6° 53' 12"	62.00'	7.45'	3.73'
24	3° 16' 17"	866.00'	49.45'	24.73'
25	0° 50' 28"	866.00'	12.71'	6.36'
26	6° 22' 58"	324.00'	36.09'	18.07'
27	8° 17' 39"	324.00'	46.90'	23.49'
28	91° 36' 13"	17.00'	27.18'	17.48'
29	3° 43' 12"	814.00'	52.85'	26.43'
30	3° 19' 39"	814.00'	47.27'	23.64'
31	2° 44' 44"	814.00'	39.01'	19.51'
32	23° 24' 39"	132.00'	53.94'	27.35'

LINE	BEARING	DISTANCE
1	N 43° 56' 19" E	0.18'
2	N 76° 30' 12" E	2.00'
3	N 67° 20' 58" E	0.76'
4	N 67° 20' 58" E	28.20'
5	N 74° 07' 52" E	26.02'
6	N 05° 11' 12" W	43.12'
7	N 58° 39' 29" W	40.93'
8	N 67° 20' 58" E	46.00'
9	N 63° 15' 31" E	19.55'
10	N 29° 08' 07" W	28.52'
11	N 28° 10' 24" W	1.20'
12	N 18° 26' 16" W	7.97'
13	N 53° 45' 56" E	6.27'
14	N 28° 10' 24" W	17.93'