

SHEET 1 OF 9 SHEETS
ACREAGE: 19.593 ACRES
18 LOTS AND LOTS A THROUGH N
(ALL OF TENTATIVE
TRACT NO. 13100)

BLOCK: 4955
MODULE: 58

TRACT No. 13100

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

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 12086, AS PER MAP FILED IN
BOOK 586, PAGES 40 AND 41, AND LOT C OF TRACT NO. 12750, AS PER MAP
FILED IN BOOK 581, PAGES 1 THROUGH 3, INCLUSIVE, BOTH OF MISCELLANEOUS
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER & ASSOCIATES, INC.

JAMES R. GILL, L.S. 5780

DATE OF SURVEY: MARCH, 1988

ACCEPTED AND FILED AT THE
REQUEST OF

FIRST AMERICAN TITLE INS CO

DATE Nov. 4, 1988

TIME 2:25pm FEE \$22.00

INSTRUMENT # 88-569049

BOOK 617 PAGE 8 mm

LEE A. BRANCH

COUNTY RECORDER

BY James R. Gill

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 DISTINCTIVE BORDER LINE.

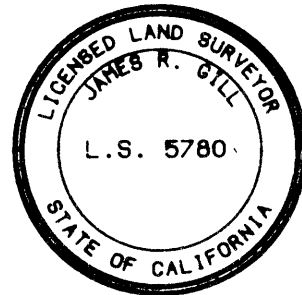
WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: MARINA HILLS DRIVE AND
PARC VISTA.

WE HEREBY DEDICATE TO THE COUNTY OF ORANGE:

THE SIDEWALK AND BICYCLE PATH EASEMENT, AS SHOWN ON SAID MAP.
AN EASEMENT OVER LOT 17 FOR PRIVATE LOCAL PARK PURPOSES, FOR RECREATIONAL PURPOSES.
THE EMERGENCY INGRESS AND EGRESS EASEMENT, AS SHOWN ON SAID MAP.
WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE: THE LANDSCAPE
MAINTENANCE EASEMENT, AS SHOWN ON SAID MAP.
WE HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE:
ALL VEHICULAR ACCESS RIGHTS TO MARINA HILLS DRIVE AND PARC VISTA, EXCEPT AT
DRIVE LOCATIONS.

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

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA;
THAT THIS MAP, CONSISTING OF 9 SHEETS, AND THE TRUE AND COMPLETE SURVEY MADE IN
MARCH, 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 THE MONUMENT NOTES 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 6/30/88

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 August, 1988.

C.R. NELSON
COUNTY SURVEYOR

BY Paula Cuerno LS4136
Deputy EXP 6/30/92

STATE OF CALIFORNIA)
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 1st DAY
OF November, 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: MARINA HILLS
DRIVE AND PARC VISTA.

AND DID ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

THE EMERGENCY INGRESS AND EGRESS EASEMENT, AS DEDICATED.
THE PRIVATE LOCAL PARK EASEMENT, AS DEDICATED.
THE SIDEWALK AND BICYCLE PATH EASEMENT, AS DEDICATED.

THE VEHICULAR ACCESS RIGHTS TO MARINA HILLS DRIVE AND PARC VISTA, AS RELEASED
AND RELINQUISHED.

AND DID NOT ACCEPT THE EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES,
AS OFFERED

WE ALSO HEREBY ABANDON, PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION 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. 12750, RECORDED IN
BOOK 581, PAGES 1 THROUGH 3, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE
COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.
WE ALSO HEREBY TERMINATE, PURSUANT TO SECTION 66477.2(c) OF THE SUBDIVISION
MAP ACT, THE IRREVOCABLE OFFER OF AN EASEMENT FOR LANDSCAPE MAINTENANCE
PURPOSES WITHIN THE BOUNDARY OF THIS MAP WHICH WAS ACQUIRED BY THE COUNTY
OF ORANGE PER MAP OF TRACT NO 12750 RECORDED IN BOOK 581, PAGE 1-3 OF
MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DATED THIS 1st DAY OF November, 1988

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

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 TAYLOR WOODROW HOMES CALIFORNIA
LIMITED, 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)
COUNTY OF ORANGE)**

ON THIS 9th DAY OF May, 1988, BEFORE ME Barbara H. Longson
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GORDON TIPPELL AND
RICHARD WALMSLEY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE) TO BE THE PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF
TAYLOR WOODROW HOMES CALIFORNIA LIMITED, A CALIFORNIA CORPORATION. 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:

Barbara H. Longson
NOTARY PUBLIC IN AND FOR SAID STATE
Barbara H Longson
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES 12/2/90

STATE OF CALIFORNIA)
COUNTY OF ORANGE)**

ON THIS 25th DAY OF August, 1988, 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, 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
(PRINT NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES 3-26-91

STATE OF CALIFORNIA)
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.
~~EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.~~

DATED THIS 18 DAY OF October, 1988.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY Donna D. Chalk
DEPUTY TREASURER-TAX COLLECTOR

STATE OF CALIFORNIA)
COUNTY OF ORANGE)**

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 ____, 1988.

LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

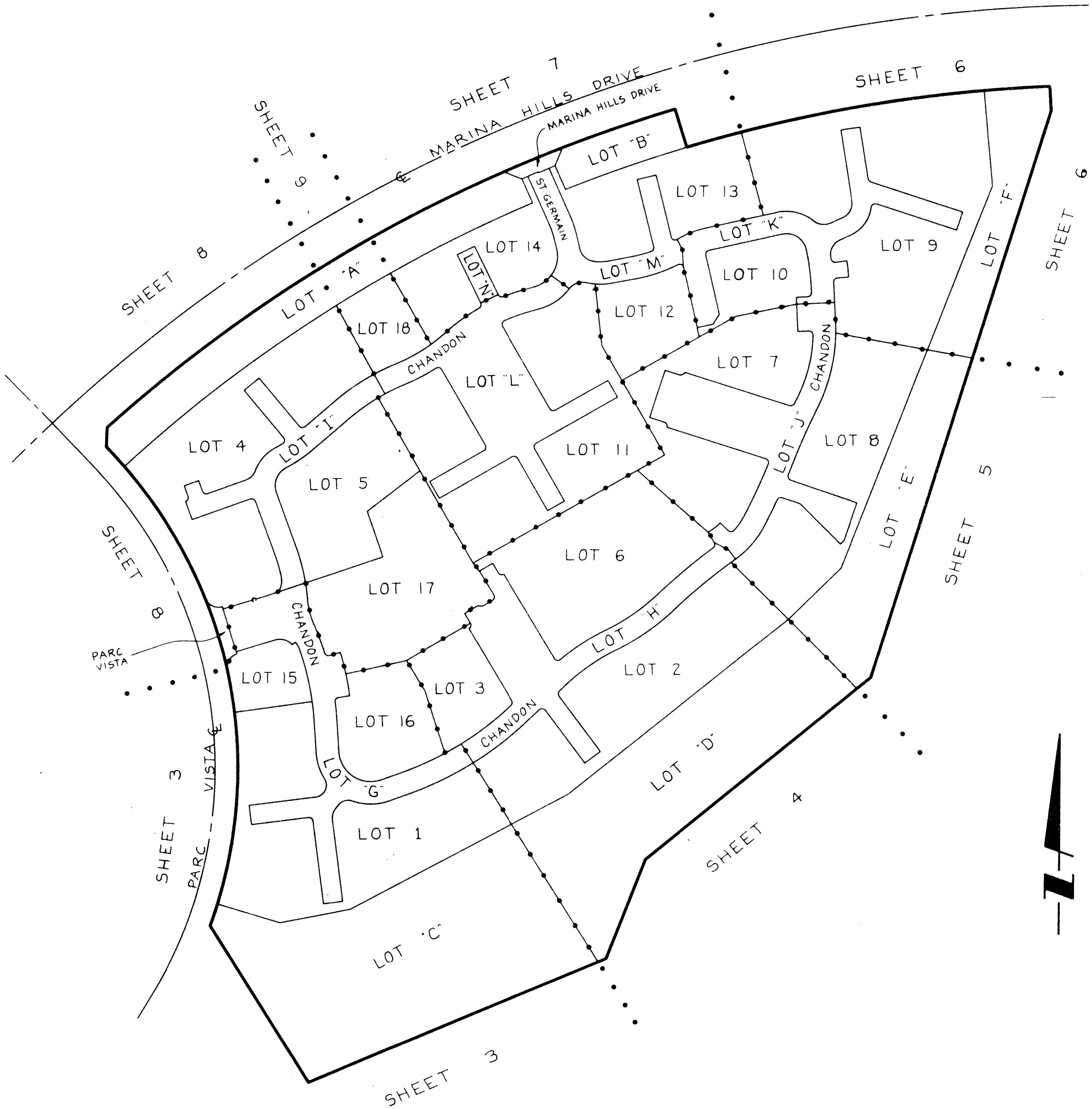
SHEET 2 OF 9 SHEETS
ACREAGE: 19.593 ACRES
18 LOTS AND LOTS A THROUGH N
(ALL OF TENTATIVE
TRACT NO. 13100)

SCALE: 1" = 100'

TRACT No. 13100

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL, L.S. 5780 DATE OF SURVEY: MARCH, 1988
FOR CONDOMINIUM PURPOSES



SHEET INDEX MAP

BASIS OF BEARINGS

THE BEARING OF N 66°51'00"E ALONG THE SOUTHEASTERLY LINE OF LOT 1 OF TRACT NO. 12086, M.M. 586/40-41, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES

- (A) INDICATES AN EMERGENCY INGRESS AND EGRESS EASEMENT DEDICATED HEREON TO THE COUNTY OF ORANGE.
- (B) INDICATES A SEWER AND WATER EASEMENT DEDICATED HEREON TO MOULTON-NIGUEL WATER DISTRICT.
- (C) INDICATES SIDEWALK AND BICYCLE PATH EASEMENT DEDICATED HEREON TO THE COUNTY OF ORANGE.
- (D) INDICATES VEHICULAR ACCESS RIGHTS RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE, EXCEPT AT DRIVE LOCATIONS.
- (E) INDICATES AN EASEMENT FOR LANDSCAPE MAINTENANCE PURPOSES IRREVOCABLY OFFERED FOR DEDICATION HEREON TO THE COUNTY OF ORANGE.

MONUMENT NOTES

2" IRON PIPE TAGGED L.S. 5780, OR 8" SPIKE AND WASHER STAMPED L.S. 5780 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR LEAD AND TACK TAGGED L.S. 5780 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.

8" SPIKE AND WASHER STAMPED L.S. 5780, OR 2" IRON PIPE TAGGED L.S. 5780 IN MEDIAN, OR LEAD AND TACK TAGGED L.S. 5780 IN CONCRETE TO BE SET AT ALL CENTERLINE 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 1" IRON PIPE TAGGED L.S. 5780, OR 8" SPIKE AND WASHER STAMPED L.S. 5780 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR LEAD AND TACK TAGGED L.S. 5780 IN CONCRETE TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
- INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956 PER TRACT NO. 12086, M.M. 586/40-41.
- INDICATES 2" I.P., S. & W., OR L. & T., EACH TAGGED R.C.E. 23956 TO BE SET PER TRACT NO. 12086, M.M. 586/40-41.
- ⊙ INDICATES 1" I.P., S. & W., OR L. & T., EACH TAGGED R.C.E. 23956 TO BE SET PER TRACT NO. 12086, M.M. 586/40-41.
- ⊠ INDICATES 2" I.P., S. & W., OR L. & T., EACH TAGGED R.C.E. 23956 TO BE SET PER TRACT NO. 12750, M.M. 581/1-3.
- ⊕ INDICATES 1" I.P., S. & W., OR L. & T., EACH TAGGED R.C.E. 23956 TO BE SET PER TRACT NO. 12750, M.M. 581/1-3.
- △ INDICATES S. & W., 2" I.P., OR L. & T., EACH TAGGED R.C.E. 23956 TO BE SET PER TRACT NO. 12750, M.M. 581/1-3.
- ⚠ INDICATES S. & W., 2" I.P., OR L. & T., EACH TAGGED R.C.E. 23956 TO BE SET PER TRACT NO. 13249, M.M. 608/12-19.
- INDICATES 1" I.P., S. & W., OR L. & T., EACH TAGGED R.C.E. 23956 TO BE SET PER P.M. NO. 83-117, P.M.B. 201/11-14.
- ▲ INDICATES S. & W., 2" I.P., OR L. & T., EACH TAGGED R.C.E. 23956 TO BE SET PER P.M. NO. 83-117, P.M.B. 201/11-14.

SHEET 3 OF 9 SHEETS
SCALE: 1" = 30'
ACREAGE: 19.593 ACRES
18 LOTS AND LOTS A THROUGH N

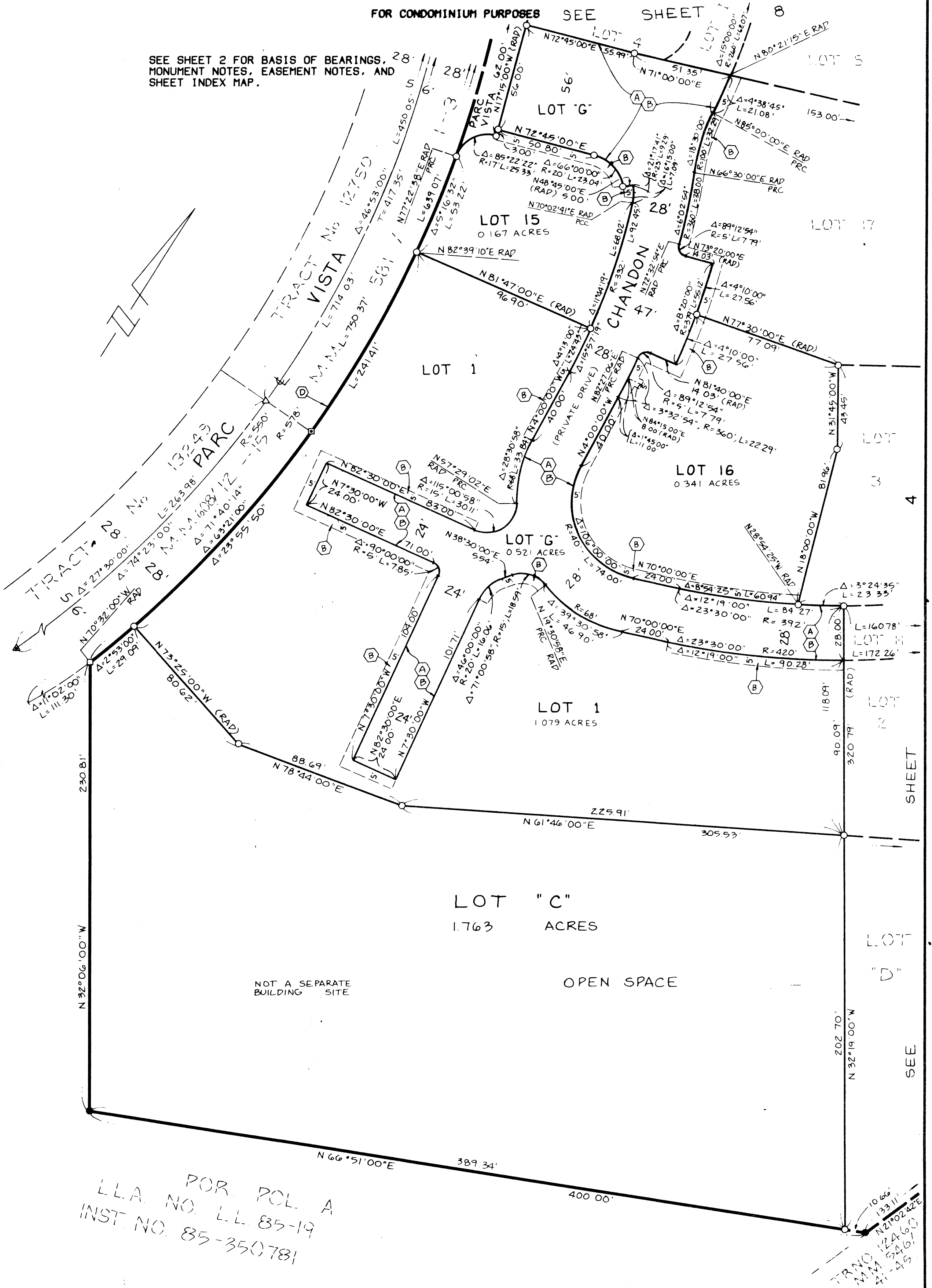
TRACT NO. 13100

ALL OF TENTATIVE
TRACT NO. 13100]

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5760 DATE OF SURVEY: MARCH, 1988
FOR CONDOMINIUM PURPOSES SEE SHEET 8

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



SHEET 4 OF 9 SHEETS
SCALE: 1" = 30'
ACREAGE: 19.593 ACRES
16 LOTS AND LOTS A THROUGH N

TRACT NO. 13100

(ALL OF TENTATIVE
TRACT NO. 13100)

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: MARCH, 1988
FOR CONDOMINIUM PURPOSES

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

SEE SHEET 9

8

SHEET

SEE

LOT 17

LOT 11

LOT 6
0.793 ACRES

LOT 3
0.255 ACRES

LOT "H"
0.525 ACRES

CHANDON
(PRIVATE DRIVE)

LOT 2
0.917 ACRES

LOT "D"
1.348 ACRES

OPEN SPACE

NOT A SEPARATE
BUILDING SITE

TRACT NO. 12460

M.M. 546 / 41-45

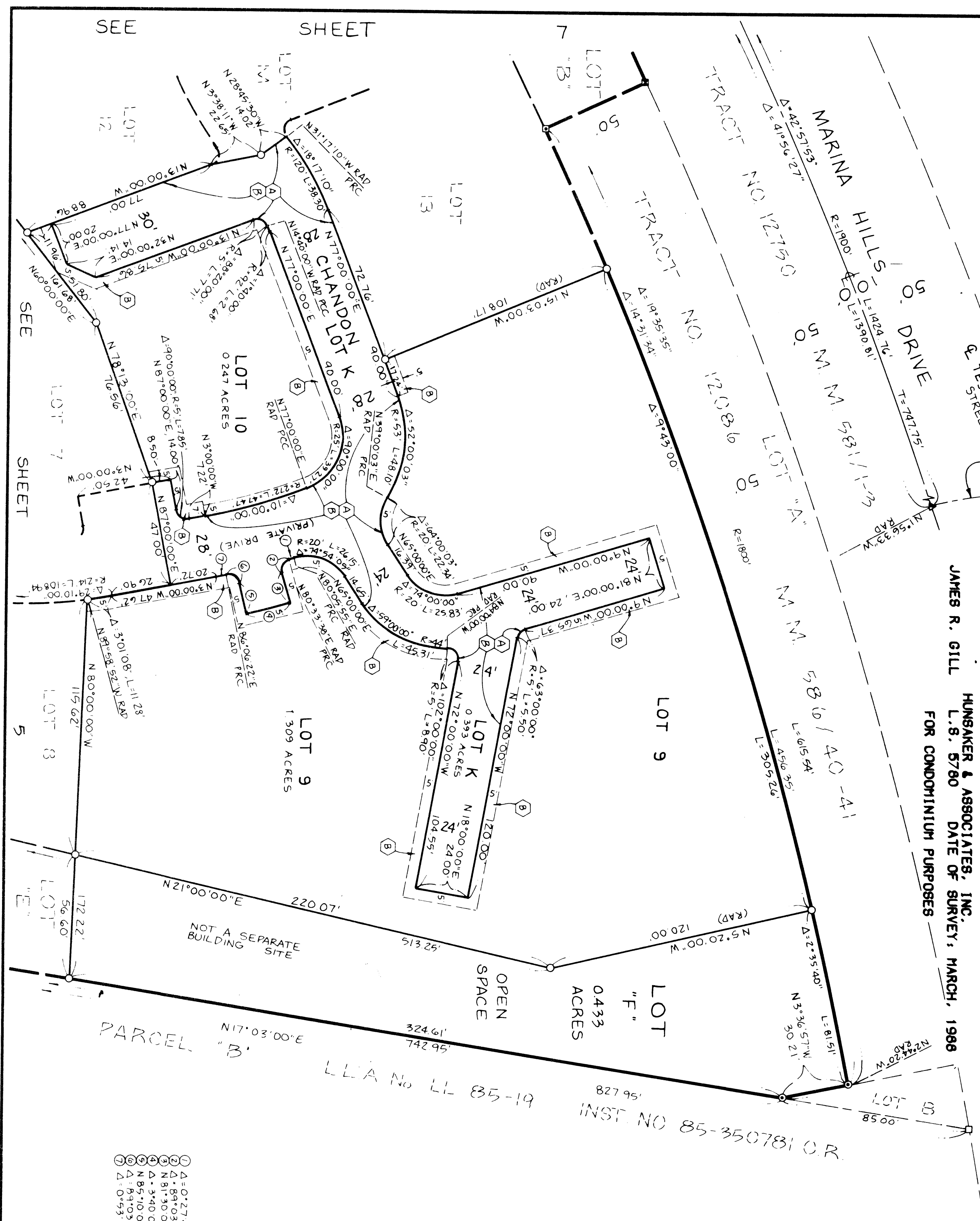
6



SHEET 6 OF 9 SHEETS
SCALE: 1" = 30'
ACREAGE: 19.593 ACRES
18 LOTS AND LOTS A THROUGH N
ALL OF TENTATIVE
TRACT NO. 131001

TRACT NO. 13100

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
JAMES R. GILL
HUNSAKER & ASSOCIATES, INC.
L.S. 5780 DATE OF SURVEY, MARCH, 1986
FOR CONDOMINIUM PURPOSES



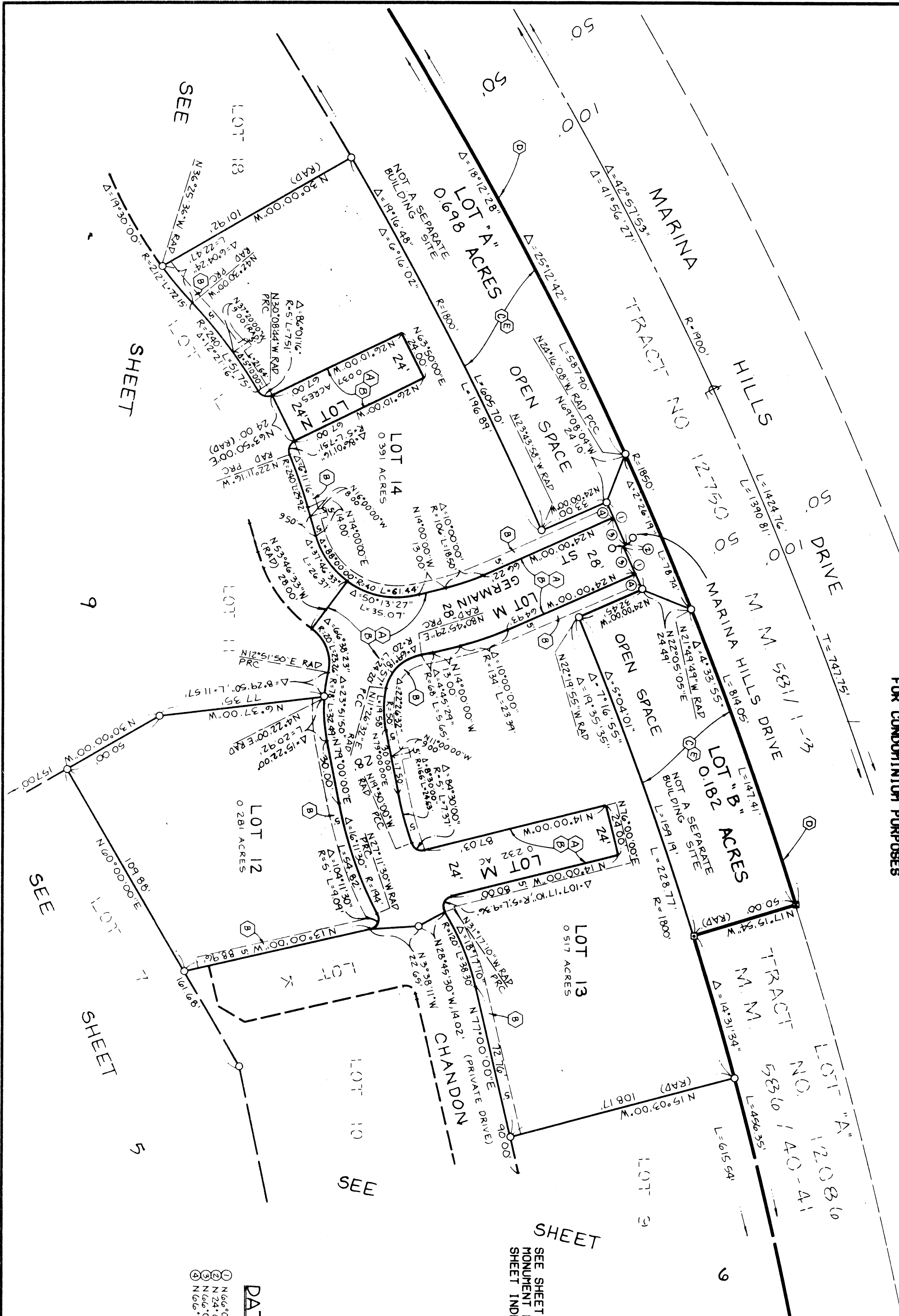
SEE SHEET 2 FOR BASIS OF BEARINGS,
MONUMENT NOTES, EASEMENT NOTES, AND
SHEET INDEX MAP.

- ① Δ=0°27'43", R=300, L=242'
- ② Δ=89°03'38", R=5', L=777'
- ③ N 81°30'00"E, L=14.04' (RAD)
- ④ Δ=3°40'00", R=319, L=204'
- ⑤ N 85°10'00"E, L=14.04' (RAD)
- ⑥ Δ=89°03'38", R=5', L=777'
- ⑦ Δ=0°53'38", R=300, L=468'

SHEET 7 OF 9 SHEETS
SCALE: 1" = 30'
ACREAGE: 19.593 ACRES
18 LOTS AND LOTS A THROUGH N
TRACT NO. 131001

TRACT NO. 13100

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
JAMES R. GILL
HUNSAKER & ASSOCIATES, INC.
L.S. 5780 DATE OF SURVEY, MARCH, 1986
FOR CONDOMINIUM PURPOSES



DATA TABLE

①	N 66° 00' 00" E, 22.00'
②	N 24° 00' 00" W, 1.29'
③	N 66° 00' 00" E, 14.00'
④	N 66° 00' 00" E, 8.00'

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

SHEET 8 OF 9 SHEETS
SCALE: 1" = 30'
ACREAGE: 19.593 ACRES
18 LOTS AND LOTS A THROUGH N

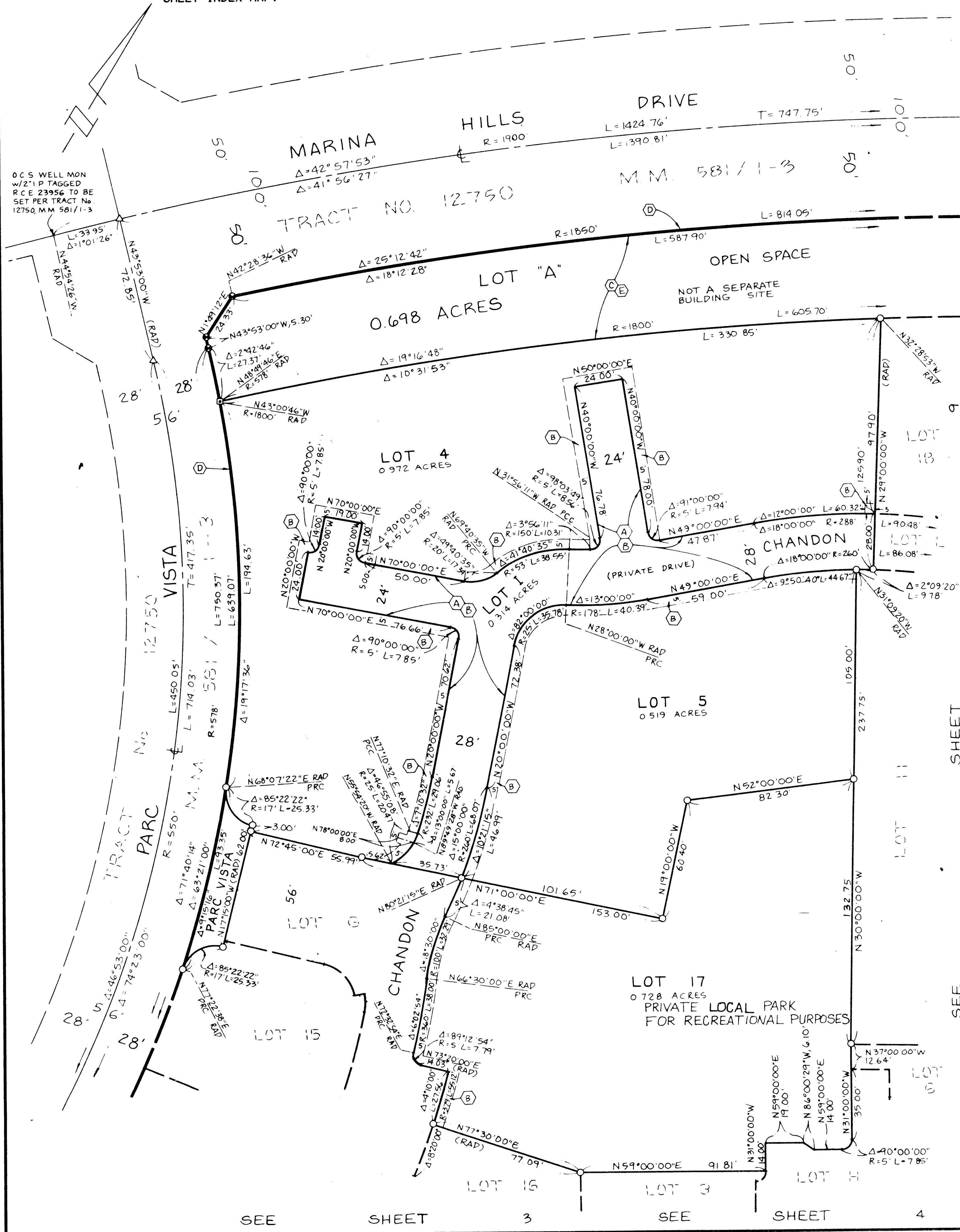
TRACT NO. 13100

ALL OF TENTATIVE
TRACT NO. 13100

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: MARCH, 1988
FOR CONDOMINIUM PURPOSES

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



SHEET 9 OF 9 SHEETS
SCALE: 1" = 30'
ACREAGE: 19.593 ACRES
18 LOTS AND LOTS A THROUGH N

TRACT NO. 13100

(ALL OF TENTATIVE
TRACT NO. 13100)

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: MARCH, 1988
FOR CONDOMINIUM PURPOSES

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

