

SHEET 1 OF 7 SHEETS
ACREAGE: 18.977 ACRES
NO. OF LOTS: 8

CALL OF TENTATIVE
TRACT NO. 13118

BLOCK: 5055 5056
MODULE: 49. 59 40. 50

TRACT NO. 13118

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

BEING A SUBDIVISION OF PARCEL 2 OF LOT LINE ADJUSTMENT L.L. 88-014 RECORDED
APRIL 4, 1988 AS INSTRUMENT NO. 88-152872 OF OFFICIAL RECORDS, IN THE OFFICE
OF THE RECORDER OF ORANGE COUNTY, CALIFORNIA.

TOM R. McGANNON

DATE OF SURVEY: JULY, 1987

R.C.E. 23956

ACCEPTED AND FILED AT THE
REQUEST OF

TICOR TITLE INS CO
DATE APRIL 22, 1988
TIME 12:05 PM FEE \$18.00
INSTRUMENT #88-184981
BOOK 599 PAGE 41 M.M.

LEE A. BRANCH

COUNTY RECORDER

BY James H. Leslie IV
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: A PORTION OF
RANCHO NIGUEL ROAD AS SHOWN ON SAID MAP. WE ALSO HEREBY DEDICATE TO THE
MOULTON NIGUEL WATER DISTRICT: THE EASEMENTS OVER LOTS 1 THROUGH 8,
INCLUSIVE, FOR SEWER AND WATER PURPOSES AS SHOWN ON SAID MAP, WHICH
EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS SHOWN IN
THAT CERTAIN EASEMENT RECORDED MAY 2, 1980 IN BOOK 13597, PAGE 195 OF
OFFICIAL RECORDS.

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF
CALIFORNIA; THAT THIS MAP CONSISTING OF 7 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN JULY, 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 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

MIRADOR DEVELOPMENT COMPANY, A CALIFORNIA JOINT VENTURE, AS RECORD OWNER.

BY: NEVADA-MIRADOR, LTD., A CALIFORNIA LIMITED PARTNERSHIP,
A JOINT VENTURE PARTNER.

BY: NEVADA CAPITAL, LTD., A CALIFORNIA CORPORATION, GENERAL PARTNER.

BY: James H. Leslie IV BY: Verna Collett
JAMES H. LESLIE IV VERNA COLLETT
PRESIDENT SECRETARY

BY: BUIE-MIRADOR, LTD., A CALIFORNIA LIMITED PARTNERSHIP,
A JOINT VENTURE PARTNER.

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

BY: Jeffrey L. Stoddard BY: Jack Schwellenbach
JEFFREY L. STODDARD JACK SCHWELLENBACH
EXECUTIVE VICE PRESIDENT ASSISTANT SECRETARY

NEVADA SAVINGS AND LOAN ASSOCIATION, AS BENEFICIARY UNDER THAT CERTAIN
DEED OF TRUST RECORDED FEBRUARY 10, 1988 AS INSTRUMENT NO. 88-061794, AND
MARCH 23, 1988 AS INSTRUMENT NO. 88-130672, OFFICIAL RECORDS.

BY: James H. Leslie IV BY: Arlene Eckhart
JAMES H. LESLIE IV ARLENE ECKHART
SENIOR VICE PRESIDENT VICE PRESIDENT

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) & (C) OF THE
SUBDIVISION MAP ACT THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

1. NIGUEL DEVELOPMENT COMPANY, HOLDER OF AN EASEMENT FOR CABLE TELEVISION
PURPOSES (BLANKET IN NATURE) AND OWNERS OF THE INTEREST IN OIL, GAS,
HYDROCARBONS, ETC., BOTH AS RESERVED IN DEED RECORDED FEBRUARY 10,
1988 AS INSTRUMENT NO. 88-061793 OF OFFICIAL RECORDS.

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE MOULTON-NIGUEL
WATER DISTRICT, A PUBLIC CORPORATION, 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 MIRADOR DEVELOPMENT COMPANY, AND DOES HEREBY CERTIFY
THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING

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 18th DAY OF MARCH, 1988.

C. R. NELSON
COUNTY SURVEYOR

BY: Paul A. Cuomo
LS4136 DEPUTY
EXP 6/30/88

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 12th DAY OF April, 1988.

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

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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED
AS TAXES NOT YET PAYABLE.

DATED THIS 16 DAY OF March, 1988.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: Daniel D. Roberts
DEPUTY TREASURER-TAX COLLECTOR

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 12th DAY OF April, 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 A PORTION
OF RANCHO NIGUEL ROAD AS SHOWN ON SAID MAP.

DATED THIS 12th DAY OF April, 1988.

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

SHEET 2 OF 7 SHEETS
ACREAGE: 18.977 ACRES
NO. OF LOTS: 8

CALL OF TENTATIVE
TRACT NO. 13118

TRACT NO. 13118

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

TOM R. McGANNON

R.C.E. 23956

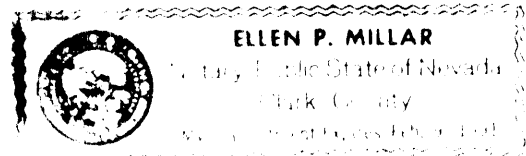
DATE OF SURVEY: JULY, 1987

STATE OF Nevada
COUNTY OF Clark)SS

ON THIS 4 DAY OF March, 1988, BEFORE ME, ELLEN P. MILLAR
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,
JAMES H. LESLIE IV AND VERNA COLLETT
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PRESIDENT PRESIDENT AND SECRETARY SECRETARY,
RESPECTIVELY, OF NEVADA CAPITAL, LTD., A CALIFORNIA CORPORATION, THE COR-
PORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION,
SAID CORPORATION BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE ONE OF THE GENERAL PARTNERS OF NEVADA-MIRADOR, LTD.,
THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, SAID PARTNERSHIP BEING
KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE
ONE OF THE JOINT VENTURES OF MIRADOR DEVELOPMENT COMPANY, THE JOINT VENTURE
THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME ON BEHALF OF SAID CORPORATION, THAT SAID CORPORATION EXECUTED THE
SAME AS ONE OF THE GENERAL PARTNERS OF SAID PARTNERSHIP AND THAT SAID PART-
NERSHIP EXECUTED THE SAME INDIVIDUALLY AND AS A JOINT VENTURER OF SAID JOINT
VENTURE, AND THAT SAID JOINT VENTURE ALSO EXECUTED THE SAME.

WITNESS MY HAND:

ELLEN P. MILLAR
NOTARY PUBLIC IN AND FOR SAID STATE
ELLEN P. MILLAR
(PRINT NAME HERE)



MY PRINCIPAL PLACE OF BUSINESS IS
IN CLARK COUNTY.
MY COMMISSION EXPIRES: 2-9-91

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON THIS 3RD DAY OF MARCH, 1988, BEFORE ME, Kris Lee Munroe,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Jerry L. Stoddard AND Jack Schwellenbach
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE Executive Vice President AND Assistant SECRETARY,
RESPECTIVELY, OF THE BUIE CORPORATION, A CALIFORNIA CORPORATION, THE COR-
PORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION,
SAID CORPORATION BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATIS-
FACTORY EVIDENCE) TO BE ONE OF THE GENERAL PARTNERS OF BUIE-MIRADOR, LTD.,
THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, SAID PARTNERSHIP BEING
KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE
ONE OF THE JOINT VENTURES OF MIRADOR DEVELOPMENT COMPANY, THE JOINT VENTURE
THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME ON BEHALF OF SAID CORPORATION, THAT SAID CORPORATION EXECUTED THE
SAME AS ONE OF THE GENERAL PARTNERS OF SAID PARTNERSHIP AND THAT SAID PART-
NERSHIP EXECUTED THE SAME INDIVIDUALLY AND AS A JOINT VENTURER OF SAID JOINT
VENTURE, AND THAT SAID JOINT VENTURE ALSO EXECUTED THE SAME.

WITNESS MY HAND:

Kris Lee Munroe
NOTARY PUBLIC IN AND FOR SAID STATE
Kris Lee Munroe
(PRINT NAME HERE)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.
MY COMMISSION EXPIRES: 11-13-1990

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

ON THIS 21st DAY OF September, 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 SATIS-
FACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT
AS 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
(PRINT NAME HERE)

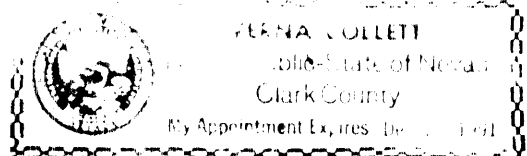
MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY
MY COMMISSION EXPIRES: MARCH 24, 1991

STATE OF NEVADA)
COUNTY OF Clark)SS

ON MARCH 4th, 1988, BEFORE ME, VERNA COLLETT, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES H. LESLIE IV,
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE SENIOR VICE PRESIDENT,
AND ARLENE ECKHART, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS
VICE PRESIDENT OF NEVADA 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, AS BENEFICIARY.

WITNESS MY HAND:

VERNA COLLETT
NOTARY PUBLIC IN AND FOR SAID STATE
VERNA COLLETT
(PRINT NAME HERE)

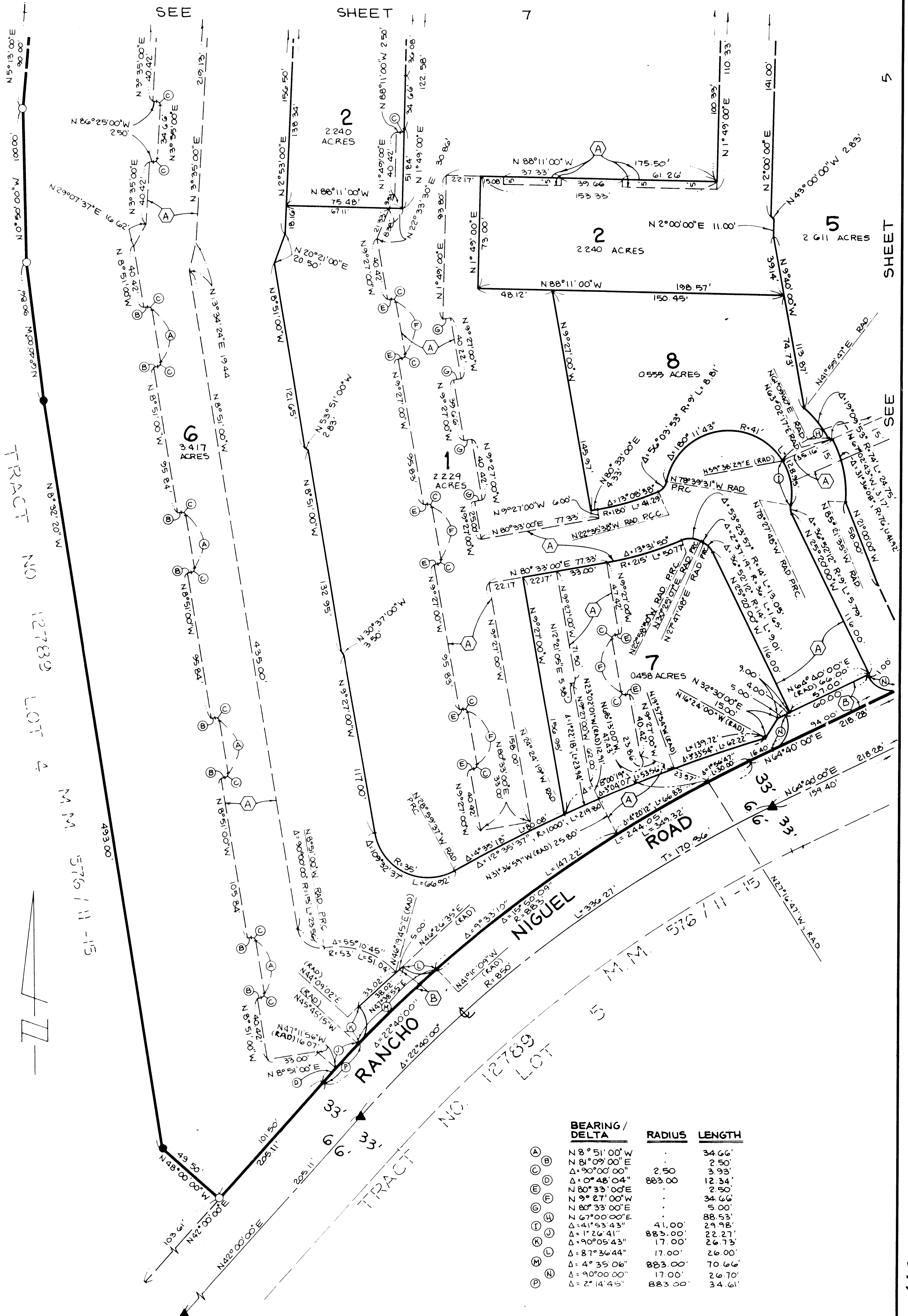


MY PRINCIPAL PLACE OF BUSINESS
IS IN CLARK COUNTY.
MY COMMISSION EXPIRES: 12-22-91

(B) INDICATES PORTION OF RANCHO NIGUEL ROAD DEDICATED HEREON TO THE COUNTY OF ORANGE.

TOM R. McGANNON R.C.E. 23956
DATE OF SURVEY; JULY, 1987

SHEET 7



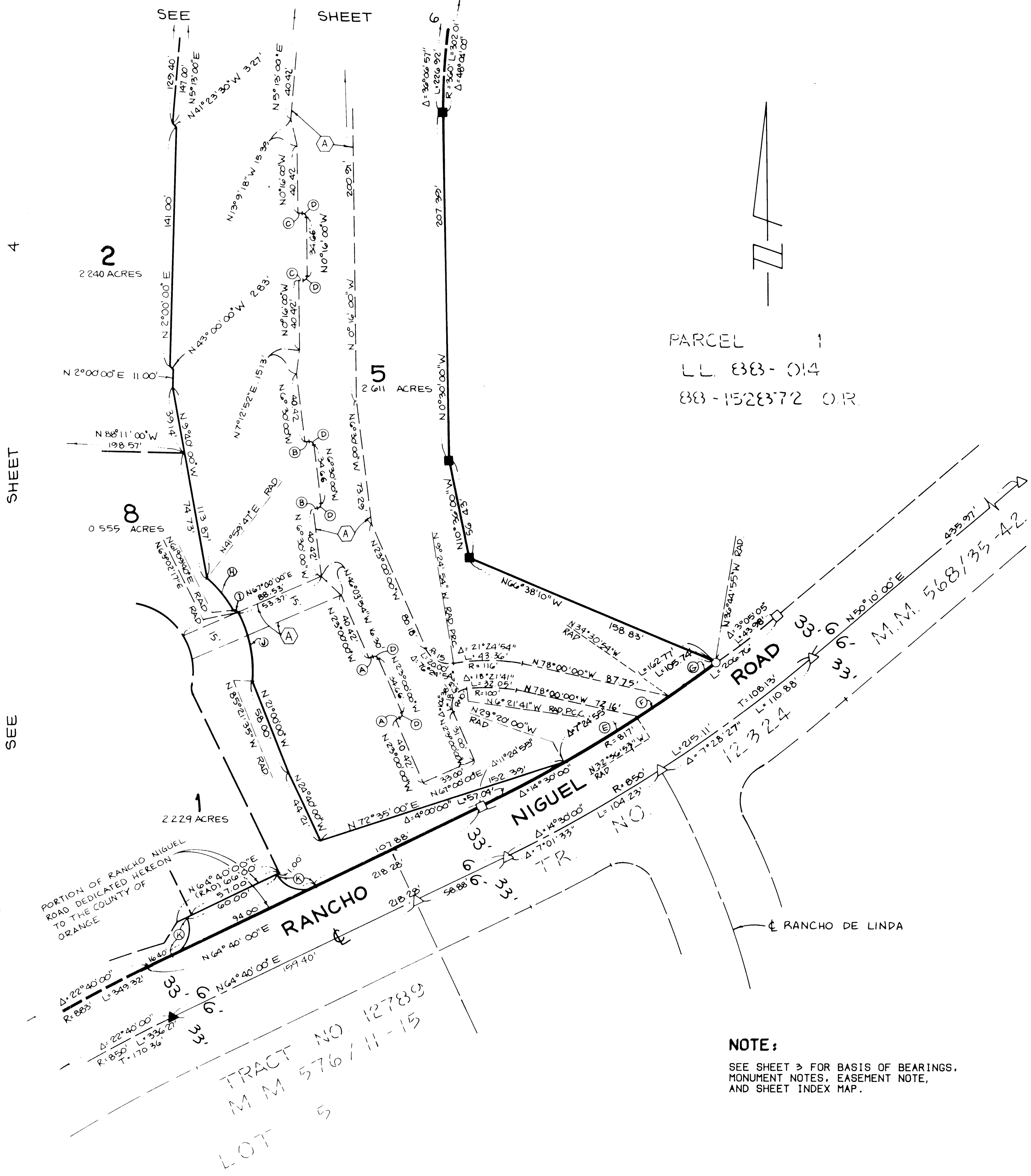
BEARING / DELTA	RADIUS	LENGTH
N 8° 51' 00" W	.	34 66'
N 81° 09' 00" E	.	2 50'
Δ = 90° 00' 00"	2.50	3 93'
Δ = 1° 48' 00"	883.00	12 34'
N 80° 33' 00" E	.	2 50'
N 9° 27' 00" W	.	34 66'
N 80° 33' 00" E	.	5 00'
N 67° 00' 00" E	.	88 53'
Δ = 41° 53' 43"	41.00'	29 98'
Δ = 1° 26' 41"	883.00'	22 27'
Δ = 90° 05' 43"	17.00'	26 73'
Δ = 81° 36' 44"	17.00'	26 00'
Δ = 4° 35' 06"	883.00'	70 66'
Δ = 90° 00' 00"	17.00'	26 70'
Δ = 2° 14' 41"	883.00'	34 61'

SHEET 5 OF 7 SHEETS
ACREAGE: 18.977 ACRES
NO. OF LOTS: 8
SCALE: 1" = 40'
(ALL OF TENTATIVE
TRACT NO. 13118)

TRACT NO. 13118

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

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



NOTE:
SEE SHEET 3 FOR BASIS OF BEARINGS,
MONUMENT NOTES, EASEMENT NOTE,
AND SHEET INDEX MAP.

SHEET 7 OF 7 SHEETS
ACREAGE: 18.977 ACRES
NO. OF LOTS: 8
SCALE: 1" = 40'
[ALL OF TENTATIVE
TRACT NO. 13118]

TRACT NO. 13118

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

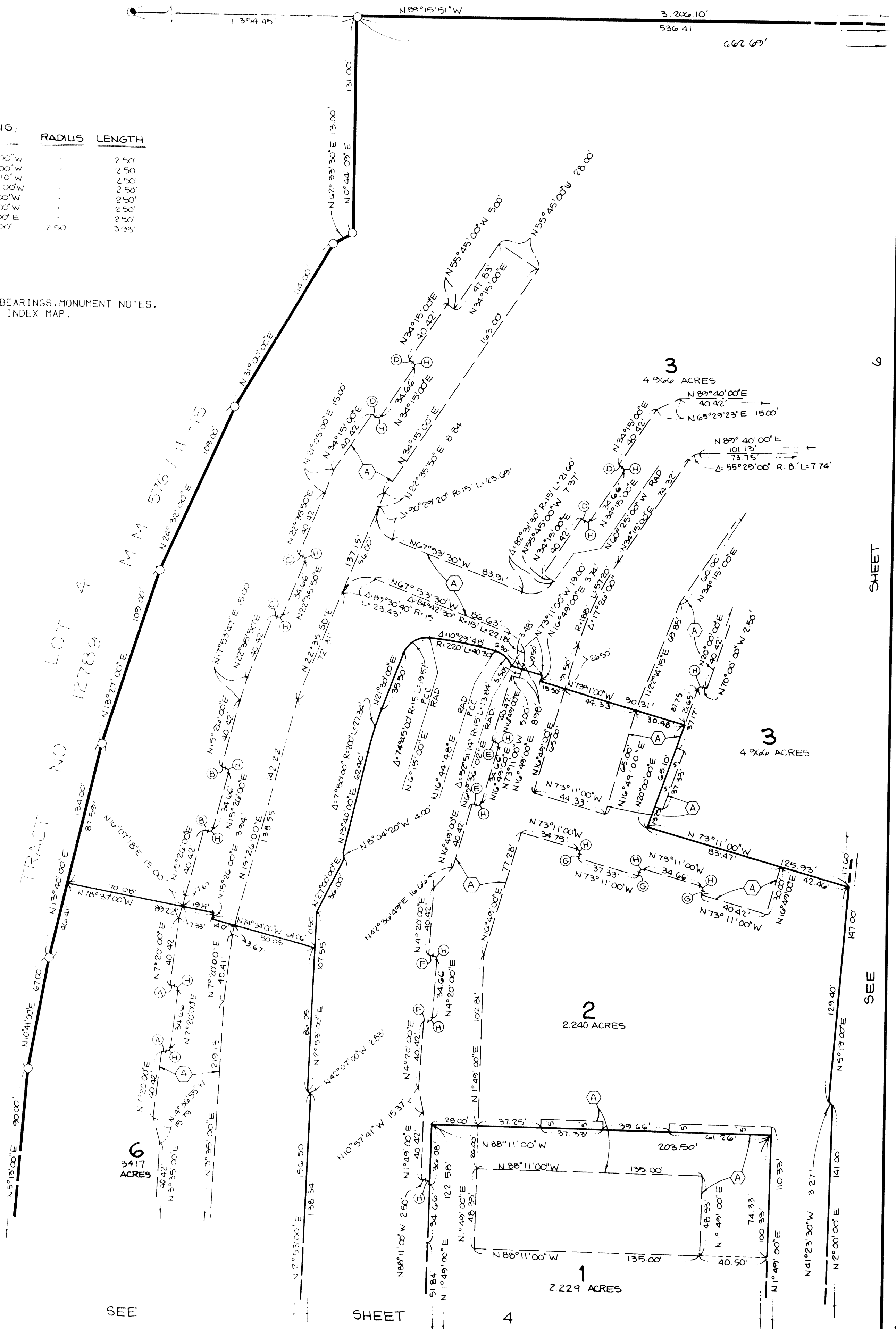
TOM R. McGANNON R.C.E. 23956
DATE OF SURVEY: JULY, 1987

P.M.B. 14/7

BEARING/ DELTA	RADIUS	LENGTH
(A) N 82° 40' 00" W		2.50'
(B) N 74° 34' 00" W		2.50'
(C) N 67° 24' 10" W		2.50'
(D) N 55° 45' 00" W		2.50'
(E) N 73° 11' 00" W		2.50'
(F) N 85° 40' 00" W		2.50'
(G) N 16° 49' 00" E		2.50'
(H) Δ 90° 00' 00"	2.50'	3.93'

NOTE:

SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES,
EASEMENT NOTE, AND SHEET INDEX MAP.



6

SHEET

SEE

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