

SHEET 1 OF 6 SHEETS  
7 LOTS AND LOTS "A" & "B"  
ACREAGE: 10.307 ACRES  
(ALL OF TENTATIVE  
TRACT NO. 13206)

BLOCK: 5055  
MODULE: 01 & 10

# TRACT NO. 13206

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

BEING A SUBDIVISION OF LOT 4 AND A PORTION OF LOT 5 OF TRACT No 12344  
AS SHOWN ON A MAP FILED IN BOOK 555, PAGES 7 THROUGH 15, INCLUSIVE, 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.  
FOR CONDOMINIUM PURPOSES

ACCEPTED AND FILED AT THE  
REQUEST OF  
First American Title  
DATE October 3, 1988  
TIME 2:05 PM FEE \$ 16.00  
INSTRUMENT # 88-503691  
BOOK 614 PAGE 26 M.M.  
LEE A. BRANCH  
COUNTY RECORDER  
BY Shagel L. Bennett  
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: NIGUEL ROAD.  
WE HEREBY DEDICATE TO THE COUNTY OF ORANGE:

THE EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS, AS SHOWN  
ON SAID MAP, AND;  
AN EASEMENT FOR SCENIC PRESERVATION PURPOSES OVER LOTS "A" AND "B",  
AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE, AN AIRCRAFT OPERATIONS,  
SOUND, AIR SPACE AND AVIGATION EASEMENT OVER ALL LOTS SHOWN HEREIN  
ABOVE A MEAN SEA LEVEL ELEVATION OF 1800 FEET FOR THE PURPOSES AND  
SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN  
EASEMENT RECORDED JULY 2, 1979, IN BOOK 13213, PAGE 1111 OF OFFICIAL  
RECORDS OF ORANGE COUNTY, CALIFORNIA.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY  
OFFER TO CONVEY TO THE COUNTY OF ORANGE, OR ITS DESIGNEE, THE PRIVATE  
PARK EASEMENT OVER LOT 7 AS SHOWN ON SAID MAP, FOR THE PURPOSES AND  
SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN  
EASEMENT RECORDED OCTOBER 7, 1987, AS INST. No. 87-563594, OFFICIAL  
RECORDS OF ORANGE COUNTY, CALIFORNIA.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE: ALL  
VEHICULAR ACCESS RIGHTS TO NIGUEL ROAD,  
EXCEPT AT APPROVED DRIVE LOCATIONS.

WE ALSO MAKE THIS DECLARATION AND NOTICE CONCERNING AIRCRAFT ENVIRON-  
MENTAL IMPACT OVER ALL LOTS SHOWN HEREIN FOR THE PURPOSE AND SUBJECT  
TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN IN THAT CERTAIN  
NOTICE CONCERNING AIRCRAFT ENVIRONMENTAL IMPACTS RECORDED DECEMBER 1,  
1983, AS DOCUMENT NUMBER 83-549335 OF OFFICIAL RECORDS OF ORANGE  
COUNTY, CALIFORNIA.

THE LOTS SHOWN ON THIS MAP ARE IN A HIGH FIRE HAZARD AREA DUE TO  
WILDLAND EXPOSURE.

WE ALSO HEREBY DEDICATE TO MOULTON NIGUEL WATER DISTRICT:  
THE EASEMENTS FOR WATER AND SEWER PIPELINE, PUBLIC UTILITY AND ACCESS  
PURPOSES OVER LOTS 1 THROUGH 7, INCLUSIVE, SHOWN ON THIS MAP AS (B);  
SAID EASEMENT 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 ORANGE COUNTY,  
CALIFORNIA.

BARRATT AMERICAN INCORPORATED, A DELAWARE CORPORATION.

Mark L. Frazier  
MARK L. FRAZIER, PRESIDENT

DALE DOWERS  
DALE DOWERS, SR. VICE PRESIDENT

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL  
BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED  
~~SEPTEMBER 4, 1986, AS INSTRUMENT NO. 86-402472~~ AND FEBRUARY 16, 1988,  
AS INSTRUMENT NO. 88-066044, OF OFFICIAL RECORDS.

E.J. DONELL  
E.J. DONELL  
VICE PRES.

R. YBARRA  
R. YBARRA  
ASST. VICE PRES.

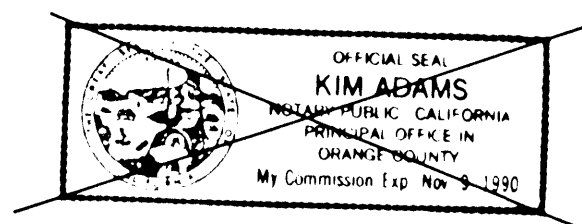
STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss

ON THIS 25th DAY OF April, 1988, BEFORE ME,  
Kim Adams A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED Mark L. Frazier AND DALE DOWERS  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
EVIDENCE) TO BE THE PRESIDENT AND SR. VICE PRESIDENT,  
RESPECTIVELY, OF BARRATT AMERICAN INCORPORATED, 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:

Kim Adams  
NOTARY PUBLIC IN AND FOR SAID STATE  
Kim Adams

(print name)  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.  
MY COMMISSION EXPIRES: Nov. 9, 1990



NOTE: SEE SHEET 2 FOR ADDITIONAL SIGNATURE ACKNOWLEDGEMENTS  
AND SIGNATURE OMISSIONS.

I HEREBY STATE THAT I AM LICENSED LAND SURVEYOR OF THE STATE OF  
CALIFORNIA; THAT THIS MAP CONSISTING OF 6 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 NOTED THEREON, AND THAT SAID  
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

James R. Gill  
JAMES R. GILL, L.S. 5780  
REGISTRATION EXPIRES: 6/30/88.



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 ASSES-  
MENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COL-  
LECTED AS TAXES NOT YET PAYABLE.

DATED THIS 7 DAY OF July, 1988.

ROBERT L. CITRON  
COUNTY TREASURER-TAX COLLECTOR

BY: David Blahney

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 27th DAY OF September, 1988.

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 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 21st DAY OF September, 1988.

C. R. NELSON  
COUNTY SURVEYOR

BY: Paul A. Chomo L.S. 4136  
DEPUTY EXPIRES 6/30/92

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 27th DAY OF SEPTEMBER, 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.  
AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

THE EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS, AS DEDICATED;  
THE SCENIC PRESERVATION EASEMENT OVER LOTS "A" AND "B", AS DEDICATED;  
THE AIRCRAFT OPERATIONS, SOUND, AIR SPACE AND AVIGATION EASEMENT  
AS DEDICATED;  
AND ALL VEHICULAR ACCESS RIGHTS TO NIGUEL ROAD, AS RELEASED AND  
RELINQUISHED.

AND DID ACCEPT THE OFFER OF DEDICATION OF AN EASEMENT OVER LOT 7  
FOR PRIVATE PARK PURPOSES.

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

DATED THIS 27th DAY OF September, 1988.

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

## 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  
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 BARRATT AMERICAN INCORPORATED, AND DOES HEREBY CERTIFY  
THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash  
CARLO H. HABASH  
DIRECTOR OF ENGINEERING

SHEET 2 OF 6 SHEETS  
7 LOTS AND LOTS "A" & "B"  
ACREAGE: 10.307 ACRES  
CALL OF TENTATIVE  
TRACT NO. 13206

# TRACT NO. 13206

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

STATE OF CALIFORNIA )  
Los Angeles )  
COUNTY OF ORANGE )

ON THIS 29th DAY OF APRIL, 1988, BEFORE ME,  
~~THE UNDERSIGNED~~, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED E. J. DOWELL AND B. YAMADA,  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY  
EVIDENCE) TO BE THE VICE PRESIDENT AND SECRETARY,  
RESPECTIVELY, OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION,  
THE NATIONAL BANKING ASSOCIATION 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  
NATIONAL BANKING ASSOCIATION AND ACKNOWLEDGED TO ME THAT SUCH NATIONAL  
BANKING ASSOCIATION EXECUTED THE SAME, AS BENEFICIARY.

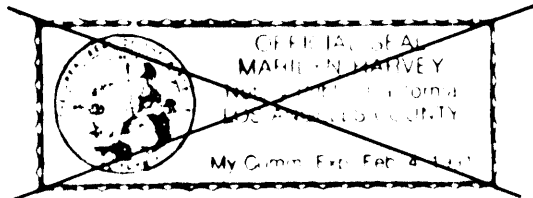
WITNESS MY HAND:

Marilyn Harvey  
NOTARY PUBLIC IN AND FOR SAID STATE

MARILYN HARVEY  
(print name)

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

MY COMMISSION EXPIRES: FEB 4 1991



STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF ORANGE )

ON THIS 29th DAY OF June, 1988, BEFORE ME,  
Valerie L. Gavin, 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 ENG-  
INEERING 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.

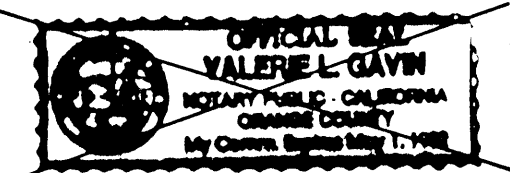
WITNESS MY HAND:

Valerie L. Gavin  
NOTARY PUBLIC IN AND FOR SAID STATE

Valerie L. Gavin  
(print name)

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES: 5-1-92



SIGNATURE OMISSIONS:

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

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR AIRCRAFT OPERATIONS,  
SOUND, AIR SPACE AND AVIGATION PURPOSES, AS DEDICATED ON TRACT NO.  
12344, M.M. 555 / 7 - 15.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR  
UNDERGROUND LINES AND APPURTENANT ABOVE GROUND FIXTURES PER INST.  
No. 85-603940, O.R.

SHEET 3 OF 6 SHEETS  
SCALE: 1" = 80'  
7 LOTS AND LOTS "A" & "B".  
CALL OF TENTATIVE  
TRACT NO. 13206  
10.307 ACRES

# TRACT NO. 13206

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

### EASEMENT NOTES

- (A) INDICATES AN EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE.
- (B) INDICATES AN EASEMENT FOR WATER AND SEWER PIPELINE, PUBLIC UTILITY AND ACCESS PURPOSES DEDICATED HEREON TO MOULTON NIGUEL WATER DISTRICT.
- (D) INDICATES PRIVATE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER ALL PRIVATE DRIVES, AS DESIGNATED AND SHOWN, FOR ALL OWNERS OF CONDOMINIUM UNITS WITHIN TRACT NO. 13206, AS SHOWN HEREIN.

### BASIS OF BEARINGS

THE BEARING OF N. 57°32'22" E. FOR THE CENTERLINE OF NIGUEL ROAD AS SHOWN ON TRACT NO. 12344, PER MAP FILED IN BOOK 555, PAGES 7 THROUGH 15, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

### MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES FOUND S. & W. STAMPED L.S. 3246 PER TRACT NO. 12344, M.M. 555 / 7 - 14.
- INDICATES LOCATION OF 1" I.P. TAGGED L.S. 5780, OR 8" S. & W. STAMPED L.S. 5780, OR LEAD & TAG L.S. 5780, OR REBAR W/ALUMINUM CAP STAMPED L.S. 5780 TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

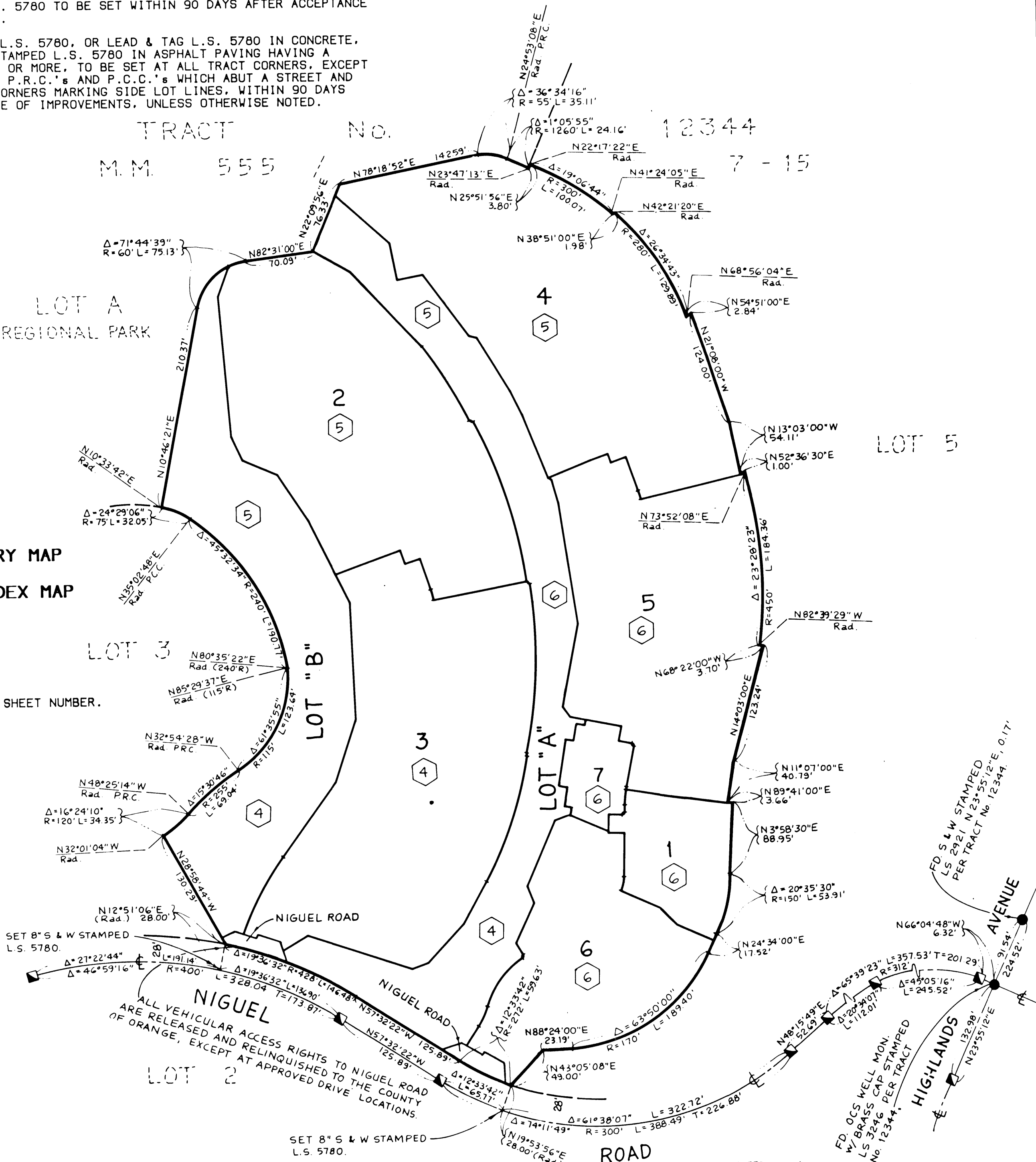
2" I.P. TAGGED L.S. 5780, OR LEAD & TAG L.S. 5780 IN CONCRETE, OR 8" S. & W. STAMPED L.S. 5780 IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE, TO BE SET AT ALL TRACT CORNERS, EXCEPT B.C.'s, E.C.'s, P.R.C.'s AND P.C.C.'s WHICH ABOUT A STREET AND ARE NOT TRACT CORNERS MARKING SIDE LOT LINES, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

LOTS "A" AND "B" ARE OPEN SPACE LOTS AND ARE NOT SEPARATE BUILDING SITES. AN EASEMENT OVER LOTS "A" AND "B" FOR SCENIC PRESERVATION PURPOSES IS DEDICATED HEREON TO THE COUNTY OF ORANGE.

LOT 7 IS FOR RECREATIONAL PURPOSES AND IS NOT INTENDED FOR RESIDENTIAL DWELLINGS. AN EASEMENT OVER LOT 7 FOR PRIVATE PARK PURPOSES IS IRREVOCABLY OFFERED HEREON TO THE COUNTY OF ORANGE.

### BOUNDARY MAP & SHEET INDEX MAP

○ INDICATES SHEET NUMBER.



TRACT No. 12842  
M.M. 578 / 10 - 16

SHEET 4 OF 6 SHEETS  
SCALE: 1" = 30'  
7 LOTS AND LOTS "A" & "B".  
[ALL OF TENTATIVE  
TRACT NO. 13206]  
10.307 ACRES

# TRACT NO. 13206

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

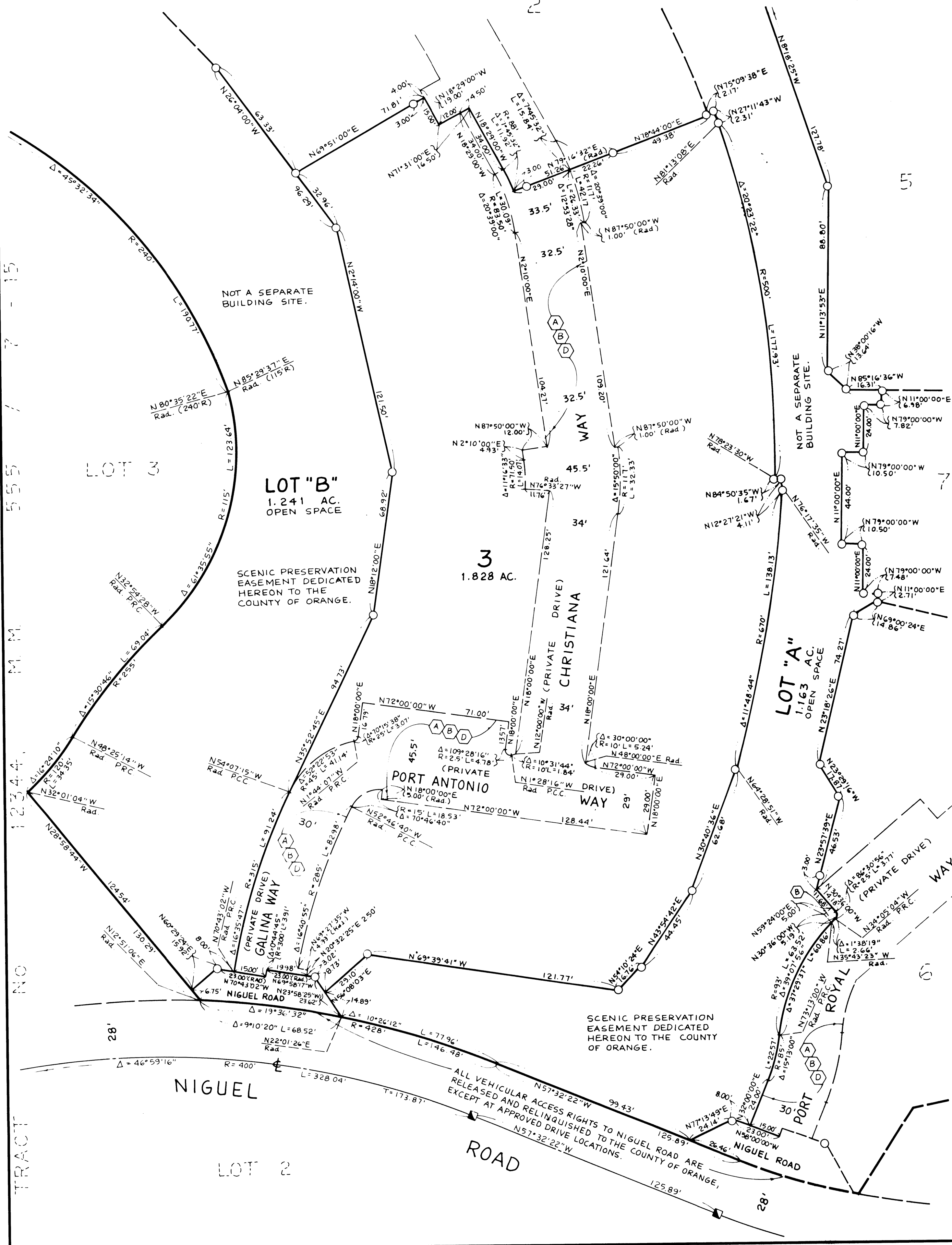
HUNSAKER & ASSOCIATES, INC.  
JAMES R. GILL, L.S. 5780 DATE OF SURVEY: MARCH, 1988.  
FOR CONDOMINIUM PURPOSES

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

SEE

SHEET

5



6

SHEET

SEE

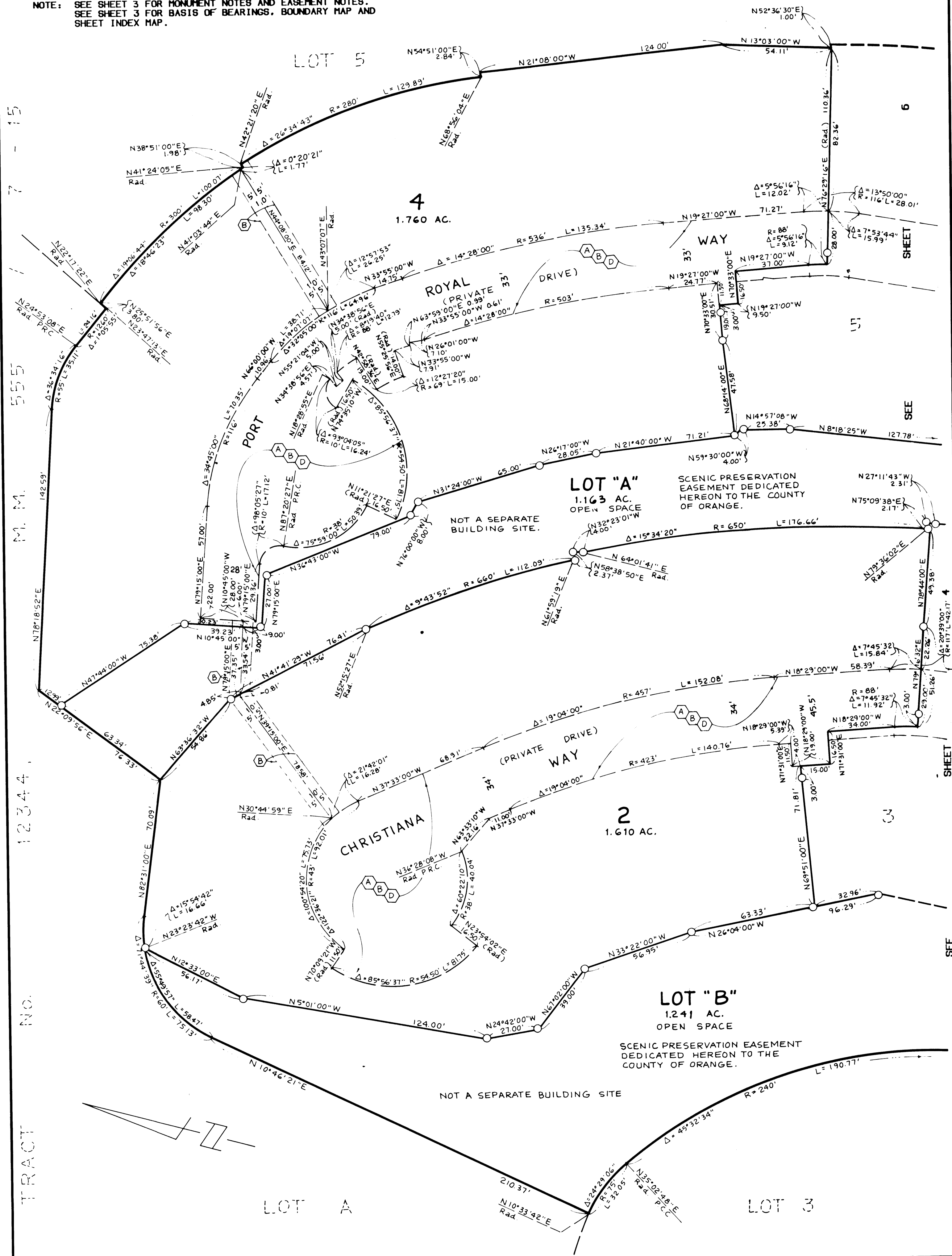
SHEET 5 OF 6 SHEETS  
SCALE: 1" = 30'  
7 LOTS AND LOTS "A" & "B".  
(ALL OF TENTATIVE  
TRACT NO. 13206)  
10.307 ACRES

# TRACT NO. 13206

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NOTE: SEE SHEET 3 FOR MONUMENT NOTES AND EASEMENT NOTES.  
SEE SHEET 3 FOR BASIS OF BEARINGS, BOUNDARY MAP AND  
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TRACT NO. 13206  
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OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

NOTE: SEE SHEET 3 FOR MONUMENT NOTES AND EASEMENT NOTES.  
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