

SHEET 1 OF 6 SHEETS
18.725 ACRES
1 LOT AND LOTS "A"
THROUGH "R" INCLUSIVE

TRACT NO. 13398

(PORTION OF TENTATIVE
TRACT NO. 12960)

BLOCK: 4855, 4856, 4955 & 4956
MODULE: 99, 90 09 & 00

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP NO.
82-144, FILED IN BOOK 181, PAGES 24 AND 25, OF PARCEL MAPS IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DECEMBER, 1988

ACCEPTED AND FILED AT THE
REQUEST OF

First American Title Ins. Co.
DATE October 30, 1989
TIME 8:05 FEE \$ 16.00
INSTRUMENT # 89-581485
BOOK 645 PAGE 38MM
LEE A. BRANCH
COUNTY RECORDER
BY Warren S. Benson 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: BEACON HILL WAY AND STREET OF THE GOLDEN LANTERN.

WE HEREBY DEDICATE TO THE COUNTY OF ORANGE EASEMENTS OVER ALL OF
LOTS "A", "B" AND "F" THROUGH "Q" FOR SCENIC PRESERVATION PURPOSES,
AS SHOWN HEREON.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE ALSO HEREBY
IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE A 3.00 FOOT
WIDE EASEMENT OVER LOTS "A" AND "C" FOR LOCAL HIKING TRAIL PURPOSES,
AS SHOWN HEREON.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE, ALL
RIGHTS OF VEHICULAR ACCESS TO STREET OF THE GOLDEN LANTERN AND BEACON
HILL WAY, EXCEPT AT STREET INTERSECTIONS AND APPROVED ACCESS
LOCATIONS.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE,
WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO LAGUNA NIGUEL
COMMUNITY SERVICES DISTRICT AN EASEMENT OVER LOTS "H" THROUGH "Q"
FOR LANDSCAPE MAINTENANCE PURPOSES, AS SHOWN HEREON.

SHEA HOMES OF SOUTHERN CALIFORNIA NO. I, A CALIFORNIA GENERAL PARTNERSHIP.
BY: J.F. SHEA CO., INC., MANAGING PARTNER

BY: William L. York BY: James A. Davidson
WILLIAM L. YORK JAMES A. DAVIDSON
VICE PRESIDENT ASSISTANT SECRETARY

MOULTON NIGUEL WATER DISTRICT, BENEFICIARY UNDER MORTGAGE RECORDED
ON MAY 6, 1986 AS INSTRUMENT NO. 86-183027 OF OFFICIAL RECORDS.

BY: Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING
MOULTON NIGUEL WATER DISTRICT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 18th DAY OF JULY, 1989, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM L.
YORK AND JAMES A. DAVIDSON, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON
THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE
WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, ON BEHALF
J.F. SHEA CO., INC., THE MANAGING PARTNER OF SHEA HOMES OF SOUTHERN
CALIFORNIA NO. I, A CALIFORNIA GENERAL PARTNERSHIP, THE GENERAL PARTNER-
SHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
SUCH MANAGING PARTNER EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH
PARTNERSHIP EXECUTED THE SAME

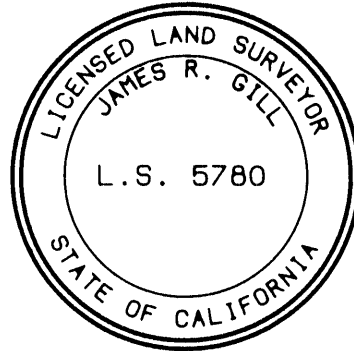
WITNESS MY HAND:

Carlie B. Puniwai
NOTARY PUBLIC IN AND FOR SAID STATE
Carlie B. Puniwai

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.

MY COMMISSION EXPIRES 3-2-90.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF
CALIFORNIA; THAT THIS MAP CONSISTING OF 6 SHEETS AND THE TRUE AND
COMPLETE SURVEY MADE IN DECEMBER, 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 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
LICENSE EXPIRES: 6-30-92

I HEREBY STATE 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 20th DAY OF OCTOBER, 1989.

JOHN CANAS
COUNTY SURVEYOR

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 24th DAY OF OCTOBER, 1989.

Linda D. Ruth
LINDA D. RUTH
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 25th DAY OF MAY, 1989.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY Cheryl L. Hathaway
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 24th DAY OF OCTOBER, 1989, 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: BEACON HILL WAY AND STREET OF
THE GOLDEN LANTERN.

AND DID ACCEPT ALL VEHICULAR ACCESS RIGHTS TO STREET OF THE GOLDEN
LANTERN AND BEACON HILL WAY, AS RELEASED AND RELINQUISHED.

AND DID ACCEPT THE EASEMENTS FOR SCENIC PRESERVATION PURPOSES OVER
LOTS "A", "B" AND "F" THROUGH "Q", INCLUSIVE, AS DEDICATED.

AND DID NOT ACCEPT THE EASEMENT FOR LOCAL HIKING TRAIL PURPOSES
AS IRREVOCABLY OFFERED.

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

- SAN DIEGO GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, GRADING AND INCIDENTAL
PURPOSES RECORDED AUGUST 14, 1969, IN BOOK 3050 PAGE 91,
RECORDED NOVEMBER 5, 1987, AS INSTRUMENT NO. 87-617671, AND
RECORDED MARCH 20, 1986 AS INSTRUMENT NO. 86-111695, ALL
OF OFFICIAL RECORDS.
- MOULTON NIGUEL WATER DISTRICT, HOLDER OF AN EASEMENT FOR
SEWER LINE, WATER TRANSMISSION AND INCIDENTAL PURPOSES
RECORDED DECEMBER 7, 1981, IN BOOK 14314, PAGE 175, AND
RECORDED NOVEMBER 20, 1987, AS INSTRUMENT NO. 87-654676,
BOTH OF OFFICIAL RECORDS.
- TAYLOR WOODROW HOMES, CALIFORNIA, L.T.D. HOLDER OF AN EASEMENT
FOR MAINTENANCE PURPOSES, RECORDED APRIL 3, 1987 AS
INSTRUMENT NO. 87-184376 OF OFFICIAL RECORDS.
NOT PLOTTABLE PER RECORD.
- THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STREET, HIGHWAY
AND DRAINAGE PURPOSES RECORDED AUGUST 3, 1987, AS INSTRUMENT NO.
87-439848 OF OFFICIAL RECORDS.

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

DATED THIS 24th DAY OF OCTOBER, 1989.

Linda D. Ruth
LINDA D. RUTH
CLERK OF THE BOARD OF SUPERVISORS

I, WARREN S. BENSON, BEING THE DULY APPOINTED AGENT OF THE LAGUNA
NIGUEL COMMUNITY SERVICES DISTRICT, A PUBLIC AGENCY, ORANGE COUNTY,
CALIFORNIA, DO NOT ACCEPT THE EASEMENT OVER LOTS "H" THROUGH "Q"
FOR LANDSCAPE MAINTENANCE PURPOSES, AS IRREVOCABLY OFFERED.

Warren S. Benson
WARREN S. BENSON, GENERAL MANAGER
LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT

SEE SHEET 2 FOR ADDITIONAL NOTARY
ACKNOWLEDGEMENTS.

SHEET 2 OF 6 SHEETS
SCALE: 1" = 200'
18.725 ACRES
1 LOT AND LOTS "A"
THROUGH "R" INCLUSIVE

(PORTION OF TENTATIVE
TRACT NO. 12960)

TRACT NO. 13398

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

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: DECEMBER, 1988

MONUMENT NOTES:

2" I.P. TAGGED L.S. 5780 OR LEAD AND TAG L.S. 5780 IN CONCRETE OR AN 8" S. & W. STAMPED L.S. 5780 IN ASPHALT PAVEMENT 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 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 L.S. 5780 OR LEAD AND TAG L.S. 5780 IN CONCRETE OR AN 8" S. & W. STAMPED L.S. 5780 IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE 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 L.S. 5780 IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE OR 2" I.P. TAGGED L.S. 5780 IN MEDIAN OR LEAD AND TAG L.S. 5780 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S AND ALL OTHER STREET CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS, UNLESS OTHERWISE NOTED.

- ☒ INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956, PER TRACT NO. 11508, M.M. 504 / 13 - 15.
- ☒ INDICATES FOUND 2" I.P. TAGGED R.C.E. 23956, PER PARCEL MAP NO. 82-144, P.M.B. 181 / 24-25, AS SHOWN ON P.M. NO. 138 / 3-5, AND R.S. 98 / 17.
- ☒ INDICATES FOUND MONUMENT AS NOTED

- ☒ INDICATES FOUND S. & W. STAMPED R.C.E. 23956, PER TRACT NO. 11508, M.M. 504 / 13 - 15.
- ☒ INDICATES 2" I.P. TAGGED L.S. 5780 TO BE SET PRIOR TO RECORDATION OF THIS MAP.
- ☐ INDICATES LOCATION OF 2" I.P. TAGGED L.S. 5780 OR 8" S. & W. STAMPED L.S. 5780 OR LEAD AND TAG L.S. 5780 TO BE SET PER TRACT NO. 13396, M.M. 643 / 3 - 8.
- ☒ INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 OR LEAD AND TAG R.C.E. 23956 TO BE SET PER TRACT NO. 13387, M.M. 642 / 3-7.
- ☒ INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR 8" S. & W. STAMPED R.C.E. 23956 OR LEAD AND TAG R.C.E. 23956 TO BE SET PER TRACT NO. 13390, M.M. 641 / 36-39.
- ☒ INDICATES LOCATION OF 8" S. & W. STAMPED R.C.E. 23956 IN ASPHALT OR LEAD AND TAG R.C.E. 23956 IN CONCRETE OR 2" I.P. TAGGED R.C.E. 23956 IN MEDIAN TO BE SET PER TRACT NO. 13387, M.M. 642 / 3-7.

EASEMENT NOTES:

- (A) INDICATES A 3.00 FOOT WIDE EASEMENT FOR HIKING TRAIL PURPOSES, AS IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE.
- (B) INDICATES AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POLE LINES, INGRESS AND EGRESS PURPOSES PER INSTRUMENT RECORDED AUGUST 14, 1969, IN BOOK 9050, PAGE 91 OF OFFICIAL RECORDS.
- (C) INDICATES CENTERLINE OF 12.00' WIDE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR UNDERGROUND COMMUNICATION FACILITIES BY DOCUMENT RECORDED FEBRUARY 23, 1983 AS INSTRUMENT NO. 83-082033 OF OFFICIAL RECORDS.
- (D) INDICATES 70.00' EASEMENT FOR INGRESS, EGRESS AND RESERVOIR MAINTENANCE PURPOSES TO MOULTON NIGUEL WATER DISTRICT PER O.R. 14314 / 175.

BASIS OF BEARINGS:

THE BEARING OF N 52°26'38" W AS SHOWN FOR THE NORTHERLY LINE OF PARCEL 2 OF PARCEL MAP NO. 82-144, AS FILED IN BOOK 181, PAGES 24 AND 25 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

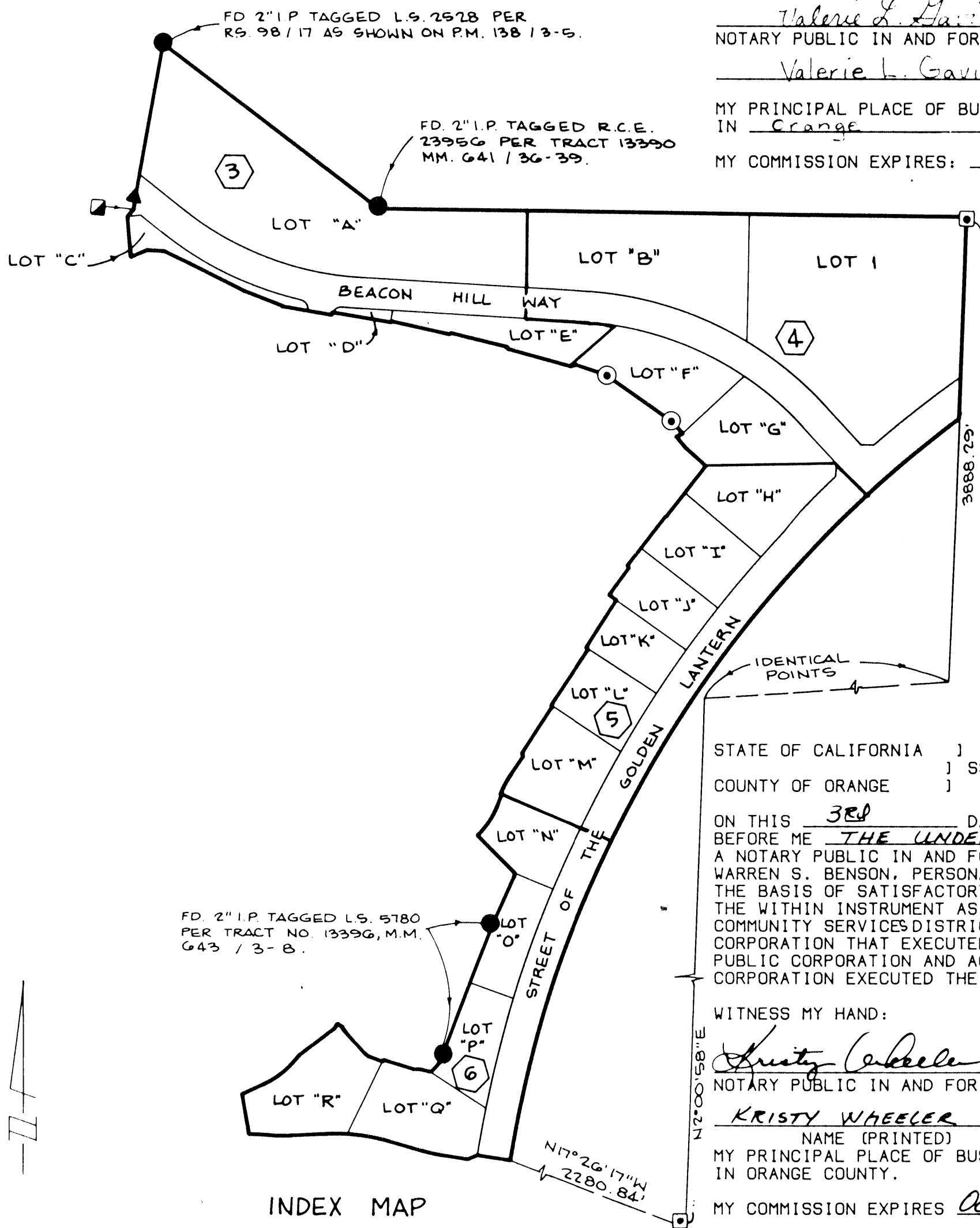
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 26th DAY OF July, 1989, 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 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:

Valerie L. Gavin
NOTARY PUBLIC IN AND FOR SAID STATE
Valerie L. Gavin

MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES: 1-92



INDEX MAP

INDICATES MAP SHEET NO.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 30th DAY OF August, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WARREN S. BENSON, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS GENERAL MANAGER OF THE LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT, A PUBLIC CORPORATION, THE PUBLIC CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID PUBLIC CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH PUBLIC CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

Kristy Wheeler
NOTARY PUBLIC IN AND FOR SAID STATE
KRISTY WHEELER

NAME (PRINTED)
MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES OCT 18, 1991

SHEET 3 OF 6 SHEETS
SCALE: 1" = 40'
18.725 ACRES
1 LOT AND LOTS "A"
THROUGH "R" INCLUSIVE
(PORTION OF TENTATIVE
TRACT NO. 12960)

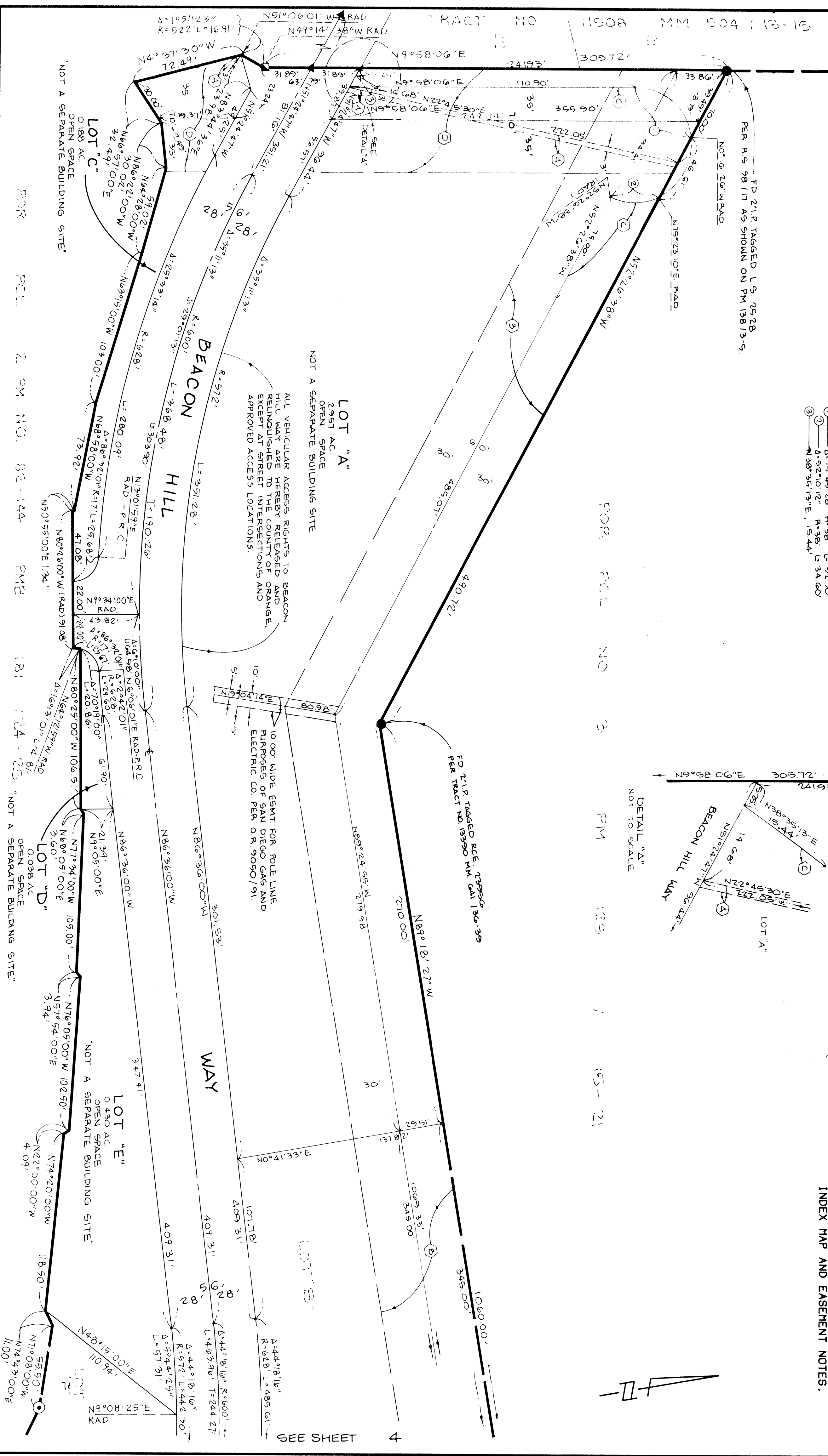
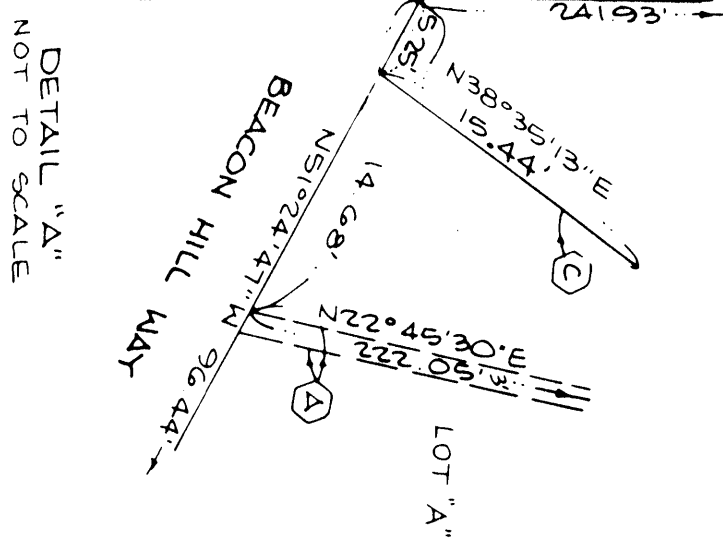
TRACT NO. 13398
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA
JAMES R. GILL L.S. 5780 HUNSAKER AND ASSOCIATES, INC.
DATE OF SURVEY: DECEMBER, 1988

DUPLICATE

DATA TABLE

①	Δ 79°45'28" R=38' L=52.90'
②	Δ 52°10'12" R=35' L=34.60'
③	Δ 38°35'13"E, L=54.44'

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



FOR P.C.L. NO. 5 P.M. 125 1 15-21

FOR P.C.L. NO. 5 P.M. 125 1 15-21

SHEET 4 OF 6 SHEETS
SCALE: 1" = 40'
18.725 ACRES
1 LOT AND LOTS "A"
THROUGH "R" INCLUSIVE
(PORTION OF TENTATIVE
TRACT NO. 12960)

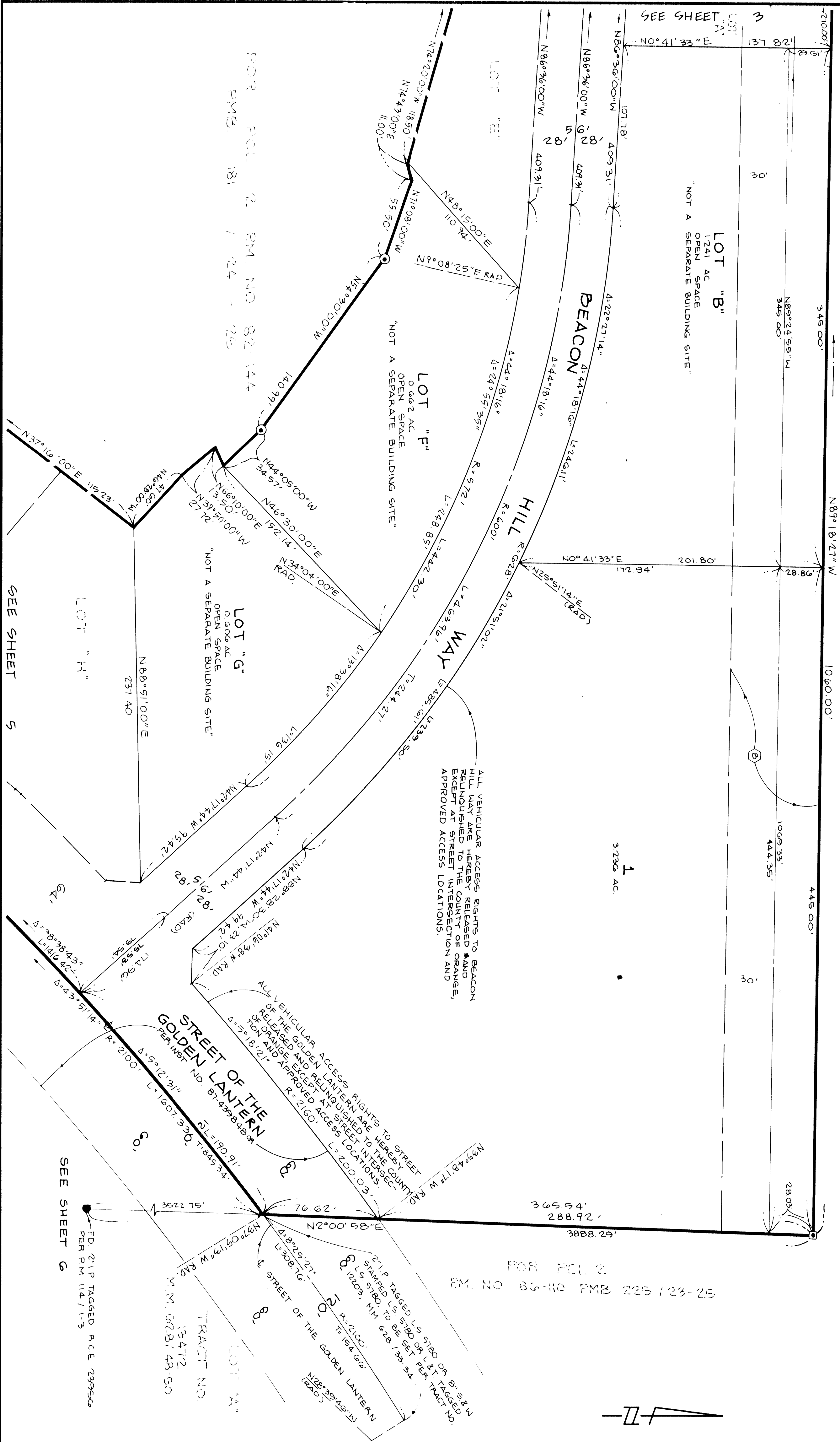
FOR P.C.L. 2 PM NO 82-144
P.M.B. 181 / 24 - 25

JAMES R. GILL
HUNSAKER AND ASSOCIATES, INC.
L.S. 5780
DATE OF SURVEY: DECEMBER, 1988

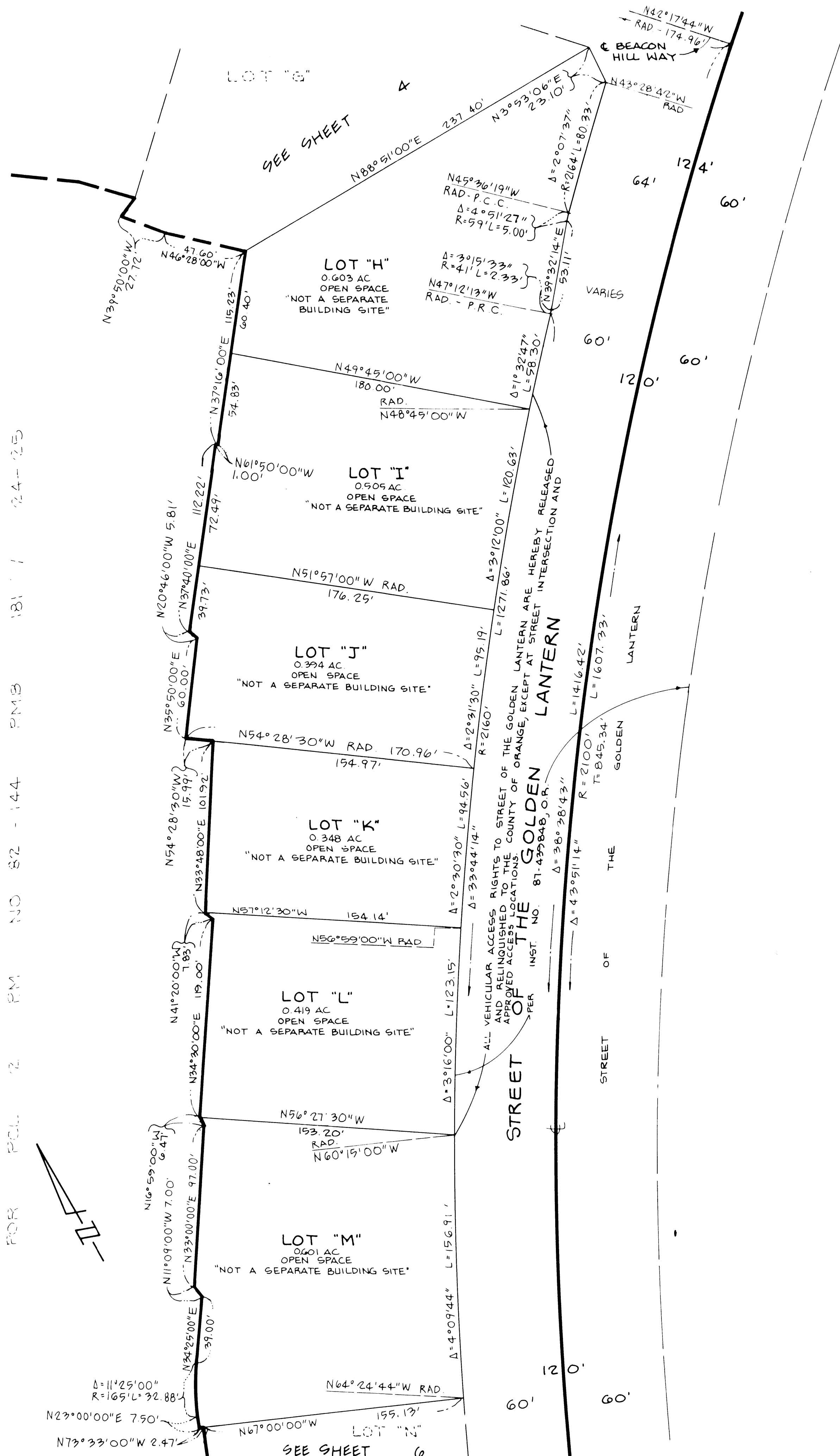
TRACT NO. 13398

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

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



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



SHEET 6 OF 6 SHEETS
SCALE: 1" = 40'
18.725 ACRES
1 LOT AND LOTS "A"
THROUGH "R" INCLUSIVE

TRACT NO. 13398

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

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

(PORTION OF TENTATIVE
TRACT NO. 12960)

HUNSAKER & ASSOCIATES, INC.
JAMES R. GILL L.S. 5780 DATE OF SURVEY: DECEMBER, 1988

FOR P.C.L. 2.
P.M. NO. 82 - 144
P.M.B. 181 / 24-25

