

TRACT ^{DUPLICATE} No 5600

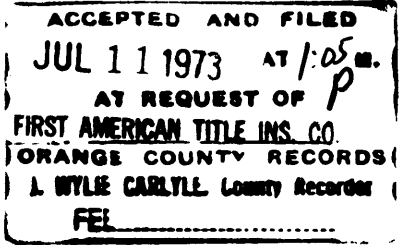
FOR CONDOMINIUM PURPOSES.

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

PARCEL 1 OF PARCEL MAP AS FILED IN BOOK 8, PAGE 13
OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

JENNINGS-HALDERMAN-HOOD CIVIL ENGINEERS
CLIFFORD C. HOOD R.C.E. 12489
FEBRUARY, 1973.

9858



1 LOT
8.973 ACRES

\$7.00

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 BLUE COLORED BORDER LINE, AND WE
HEREBY OFFER FOR DEDICATION TO THE PUBLIC FOR STREET
PURPOSES: CROWN VALLEY PARKWAY AND VIA VALLE. WE
ALSO OFFER FOR DEDICATION TO THE COUNTY OF ORANGE
ALL VEHICULAR ACCESS RIGHTS TO CROWN VALLEY PARKWAY,
EXCEPT AT THE STREET INTERSECTION.

EL NIGUEL DEVELOPMENT, A JOINT VENTURE COMPOSED OF
KAISER PACIFIC DEVELOPMENT CORPORATION, A DELAWARE
CORPORATION AND DEVELOPMENT MANAGEMENT ASSOCIATES
INC., A CALIFORNIA CORPORATION.

KAISER PACIFIC DEVELOPMENT CORPORATION, A DELAWARE
CORPORATION
BY [Signature] Vice President BY [Signature] Asst. Secretary

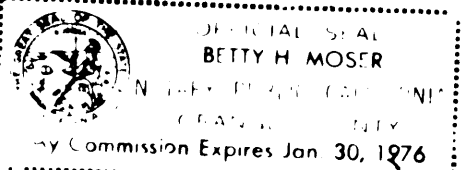
DEVELOPMENT MANAGEMENT ASSOCIATES, INC., A
CALIFORNIA CORPORATION
BY [Signature] VICE PRESIDENT BY [Signature] Asst. Secretary

UNITED CALIFORNIA BANK, A CALIFORNIA CORPORATION, AS
TRUSTEE IN BOOK 10642, PAGE 213 OF OFFICIAL RECORDS

BY [Signature] VICE PRESIDENT BY [Signature] Asst. Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 11th DAY OF July, 1973, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED [Signature] AND [Signature],
KNOWN TO ME TO BE THE VICE PRESIDENT AND ASST. SECRETARY
RESPECTIVELY OF KAISER PACIFIC DEVELOPMENT CORPORATION,
A DELAWARE CORPORATION, THE CORPORATION THAT EXECUTED THE
WITHIN INSTRUMENT SAID PERSONS BEING KNOWN TO ME TO BE THE
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID
CORPORATION SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE
JOINT VENTURERS OF EL NIGUEL DEVELOPMENT, THE JOINT VENTURE
THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
SUCH CORPORATION EXECUTED THE SAME BOTH INDIVIDUALLY AND AS
JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH JOINT VENTURE
ALSO EXECUTED THE SAME.
MY COMMISSION EXPIRES JAN. 30, 1976.
WITNESS MY HAND AND OFFICIAL SEAL



[Signature]
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
BETTY H. MOSER

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 22nd DAY OF May, 1973, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED [Signature] AND [Signature],
KNOWN TO ME TO BE THE VICE PRESIDENT AND ASST. SECRETARY
RESPECTIVELY OF DEVELOPMENT MANAGEMENT ASSOCIATES
INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED
THE WITHIN INSTRUMENT SAID PERSONS BEING KNOWN TO ME TO BE
THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF
SAID CORPORATION SAID CORPORATION BEING KNOWN TO ME TO BE
ONE OF THE JOINT VENTURERS OF EL NIGUEL DEVELOPMENT, THE
JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME
BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE
AND THAT SUCH JOINT VENTURE ALSO EXECUTED THE SAME.
MY COMMISSION EXPIRES JAN. 30, 1976.
WITNESS MY HAND AND OFFICIAL SEAL



[Signature]
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
BETTY H. MOSER

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 2nd DAY OF May, 1973, BEFORE ME,
[Signature], A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE PERSONALLY APPEARED [Signature] KNOWN
TO ME TO BE THE VICE PRESIDENT AND ASST. SECRETARY
OF UNITED CALIFORNIA BANK, A CALIFORNIA CORPORATION, THE CORPORATION THAT
EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF
OF SAID CORPORATION AND THEY ACKNOWLEDGED TO ME THAT
SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 1-30-76

[Signature]
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
BETTY H. MOSER

I, CLIFFORD C. HOOD, HEREBY CERTIFY THAT I AM A REGISTERED
CIVIL ENGINEER No 12489 OF THE STATE OF CALIFORNIA, AND
THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS
A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN
DECEMBER, 1972; THAT THE MONUMENTS ARE OF THE
CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE
SET IN SUCH POSITIONS WITHIN NINETY DAYS AFTER THE
ACCEPTANCE OF IMPROVEMENTS AND THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

[Signature]
CLIFFORD C. HOOD
R.C.E. 12489

I, L. McCONVILLE, COUNTY SURVEYOR OF ORANGE COUNTY,
CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS
MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME
AS THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED
BY THE ORANGE COUNTY PLANNING COMMISSION; 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 11th DAY OF July, 1973

L. McCONVILLE
COUNTY SURVEYOR

BY [Signature]
DEPUTY

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

I, ROBERT L. CITRON, COUNTY TAX COLLECTOR AND REDEMPTION
OFFICER OF ORANGE COUNTY, DO HEREBY CERTIFY THAT ACCORDING
TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST
THE LAND SHOWN ON THIS MAP OR ANY PART THEREOF FOR
UNPAID STATE OR COUNTY TAXES OR SPECIAL ASSESSMENTS
COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS
COLLECTED AS TAXES NOT YET DUE AND PAYABLE.

DATED THIS 22nd DAY OF June, 1973.

ROBERT L. CITRON
COUNTY TAX COLLECTOR
AND REDEMPTION OFFICER

BY [Signature]
DEPUTY

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

I, W.E. ST. JOHN, COUNTY CLERK OF ORANGE COUNTY, DO HEREBY
CERTIFY TO THE COUNTY RECORDER OF SAID 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 5th DAY OF July, 1973.

W.E. ST. JOHN
COUNTY CLERK

BY [Signature]
DEPUTY

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

I, W.E. ST. JOHN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE
BOARD OF SUPERVISORS OF ORANGE COUNTY, DO HEREBY CERTIFY
THAT THIS MAP WAS PRESENTED FOR APPROVAL TO SAID BOARD OF
SUPERVISORS AT A REGULAR MEETING THEREOF HELD ON THE
5th DAY OF July, 1973, AND THAT THEREUPON SAID
BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE
SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE OFFER
OF DEDICATION FOR STREET PURPOSES: CROWN VALLEY PARKWAY
AND VIA VALLE, AND DID ALSO ACCEPT ON BEHALF OF THE
COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS AS
DEDICATED.

DATED THIS 5th DAY OF July, 1973.

W.E. ST. JOHN
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS

BY [Signature]
DEPUTY

PURSUANT TO SECTION 11597 OF THE SUBDIVISION MAP ACT
THE FOLLOWING SIGNATURE HAS BEEN OMITTED
COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR STREET AND
HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 6563, PAGE 80, O.R.

A SOILS REPORT WAS PREPARED MARCH 12, 1973 BY
S.A. SIDDIQUI, C.E. 19915

98 58

FOR CONDOMINIUM PURPOSES

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

JENNINGS-HALDERMAN-HOOD CIVIL ENGINEERS
CLIFFORD C. HOOD R.C.E. 12489
FEBRUARY, 1973

ACCEPTED AND FILED
JUL 11 1973 AT 1:05 P.M.
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDS
L. WYLLIE CARLYLE, County Recorder
FEL

1 LOT
8.973 ACRES 57.00

BASIS OF BEARINGS:

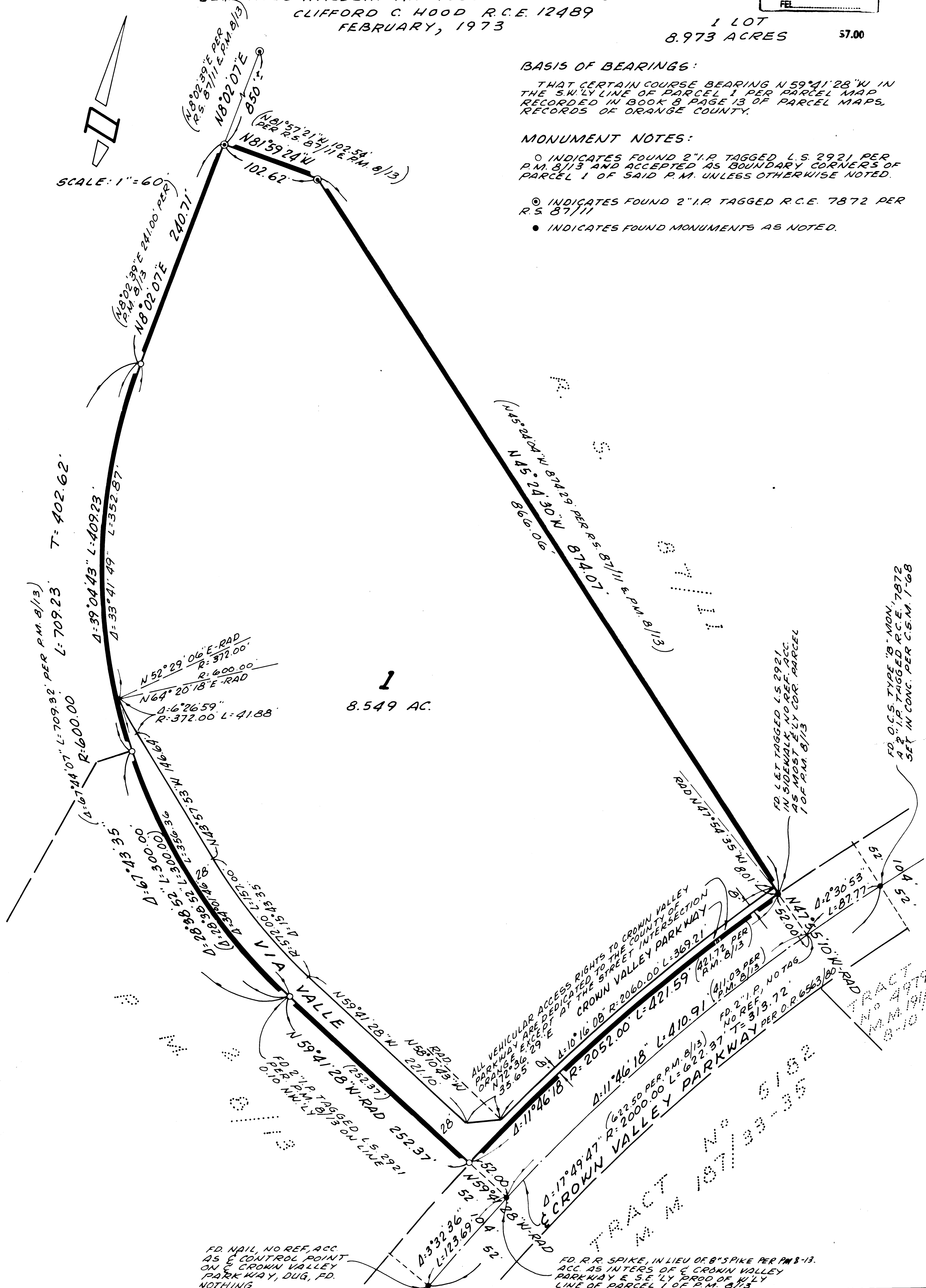
THAT CERTAIN COURSE BEARING N 59° 41' 28" W IN
THE S.W. 1/4 LINE OF PARCEL 1 PER PARCEL MAP
RECORDED IN BOOK 8 PAGE 13 OF PARCEL MAPS,
RECORDS OF ORANGE COUNTY.

MONUMENT NOTES:

O INDICATES FOUND 2" I.P. TAGGED L.S. 2921 PER P.M. 8/13 AND ACCEPTED AS BOUNDARY CORNERS OF PARCEL 1 OF SAID P.M. UNLESS OTHERWISE NOTED.

© INDICATES FOUND 2" I.P. TAGGED R.C.E. 7872 PER
R.S. 87111

● INDICATES FOUND MONUMENTS AS NOTED.



DATE: 2/28/73
REVISED:
6-15-73

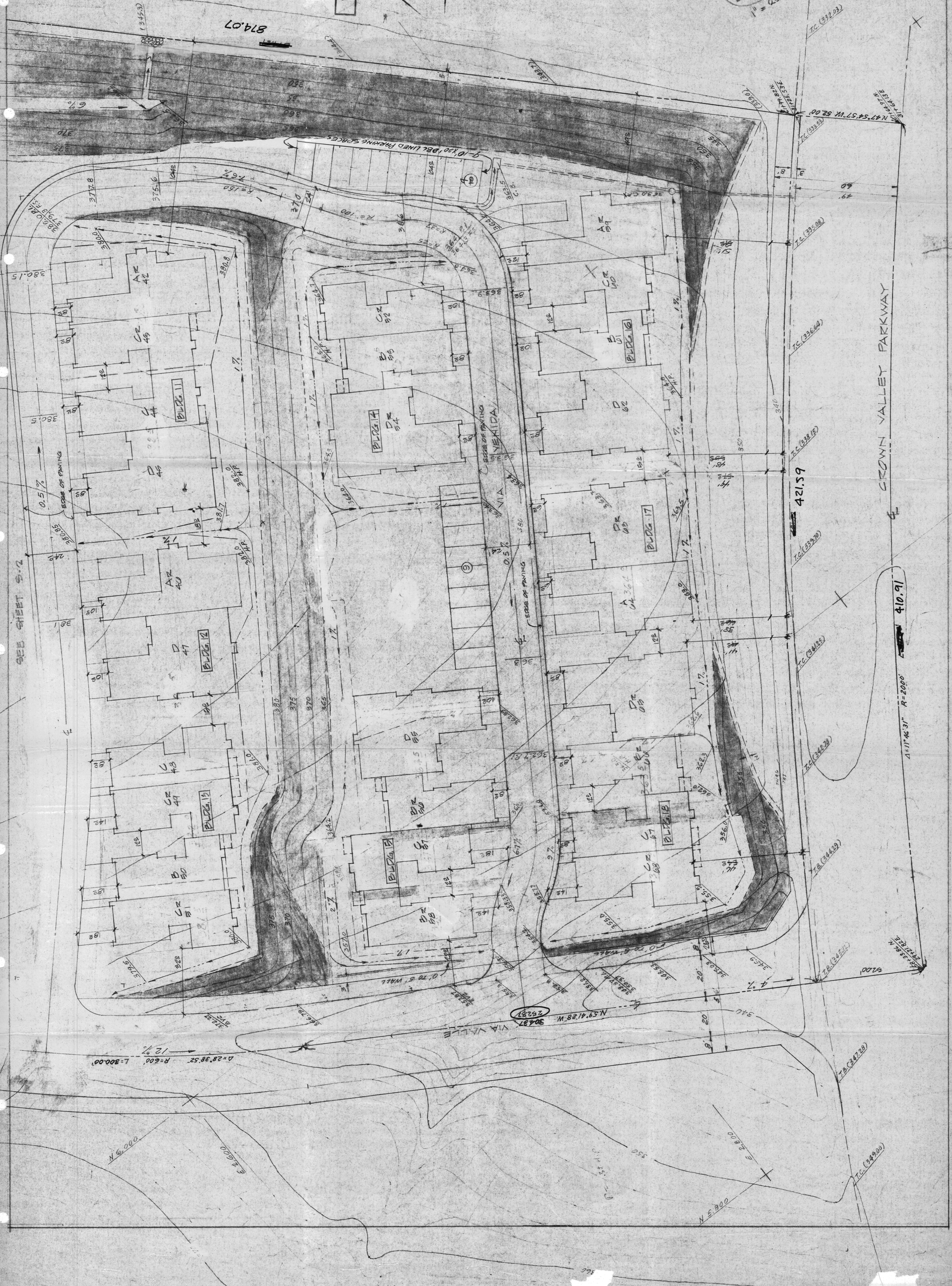
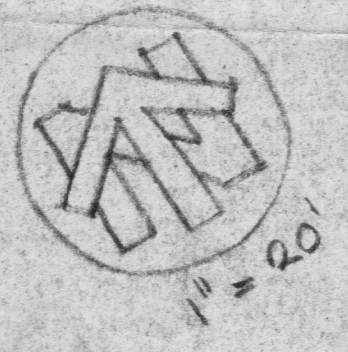
SITE PLAN

EL NIGUEL DEVELOPMENT
3 MONARCH BAY PLAZA, LAJUNA NIGUEL, CA

ARTHUR K SCHILLER ARCHITECT
C#8812 (714) 494-2277

EL NIGUEL TERRACE
LAJUNA NIGUEL, CALIF.

RECEIVED
LAND USE DIVISION
JUL 10 1973
ORANGE COUNTY
Bldg. & Safety Dept.



SEE SHEET 5-2

CROWN VALLEY PARKWAY

410.91

$\Delta = 11'46.31''$ $R = 2000'$

421.59

$\Delta = 28'38.52''$ $R = 600'$ $L = 300.00'$

$N 66.000'$

$N 59.4128' W 304.37'$

$N 59.000'$

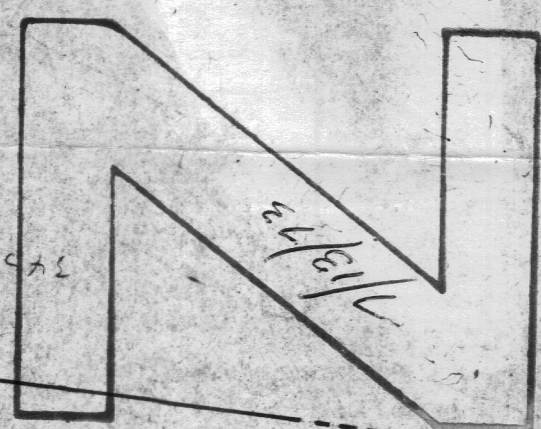
DATE 3-2-73
REVISED
6-15-73

SITE PLAN

EL NIGUEL DEVELOPMENT 3 MONARCH BAY PLAZA, LAJUNA NIGUEL, CA ARTHUR R. SCHILLER - ARCHITECT C#2212 (714) 419-2217	EL NIGUEL TERRACE LAJUNA NIGUEL, CA
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RECEIVED
LAND USE DIVISION
JUL 10 1973
ORANGE COUNTY
Bldg. & Safety Dept.

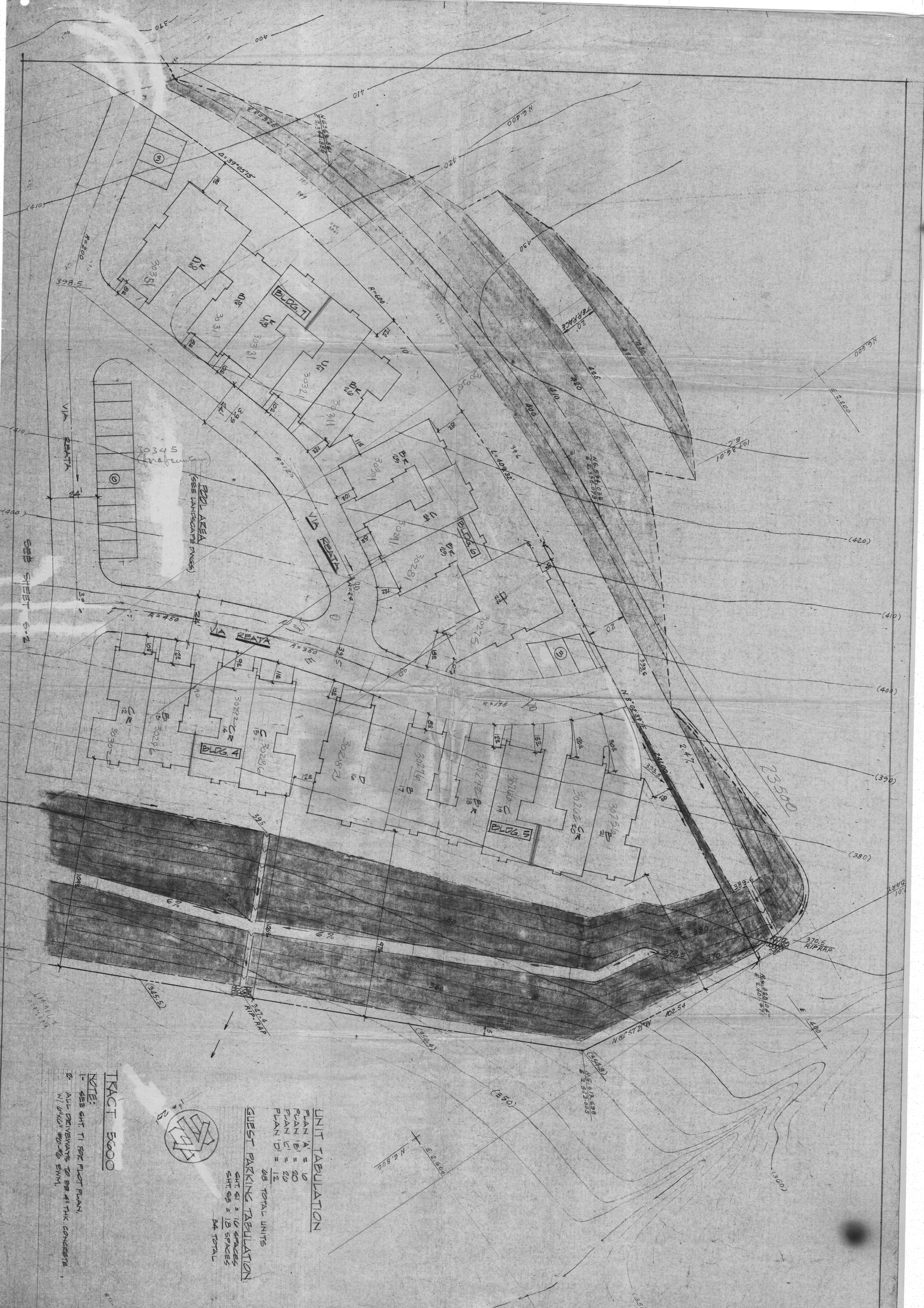
TRACT 5600



三十三

409.23

N 6.363.861
E 4.344.885
3704.53
P.O.C.



TRACT 5600

NOTE:
- SEE SHIT. T1 FOR PLAT PLAN.
- ALL DRIVEWAYS TO BE AT THE CONCRETE
W/ UNCL. #20-40 ENVI.



UNIT TABULATION	
PLAN A	= 10
PLAN B	= 20
PLAN C	= 20
PLAN D	= 12
28 TOTAL UNITS	
GUEST PARKING TABULATION	
SHIT. S1	= 10 SPACES
SHIT. S2	= 18 SPACES
28 TOTAL	

SITE PLAN
TR. 5600

EL NIGUEL DEVELOPMENT
3 MONARCH BAY PLAZA, LAGUNA NIGUEL, CA.
ARTHUR R. SCHILLER - ARCHITECT C#2818 (714) 477-2277

EL NIGUEL TERRACE
LAGUNA NIGUEL, CALIF.

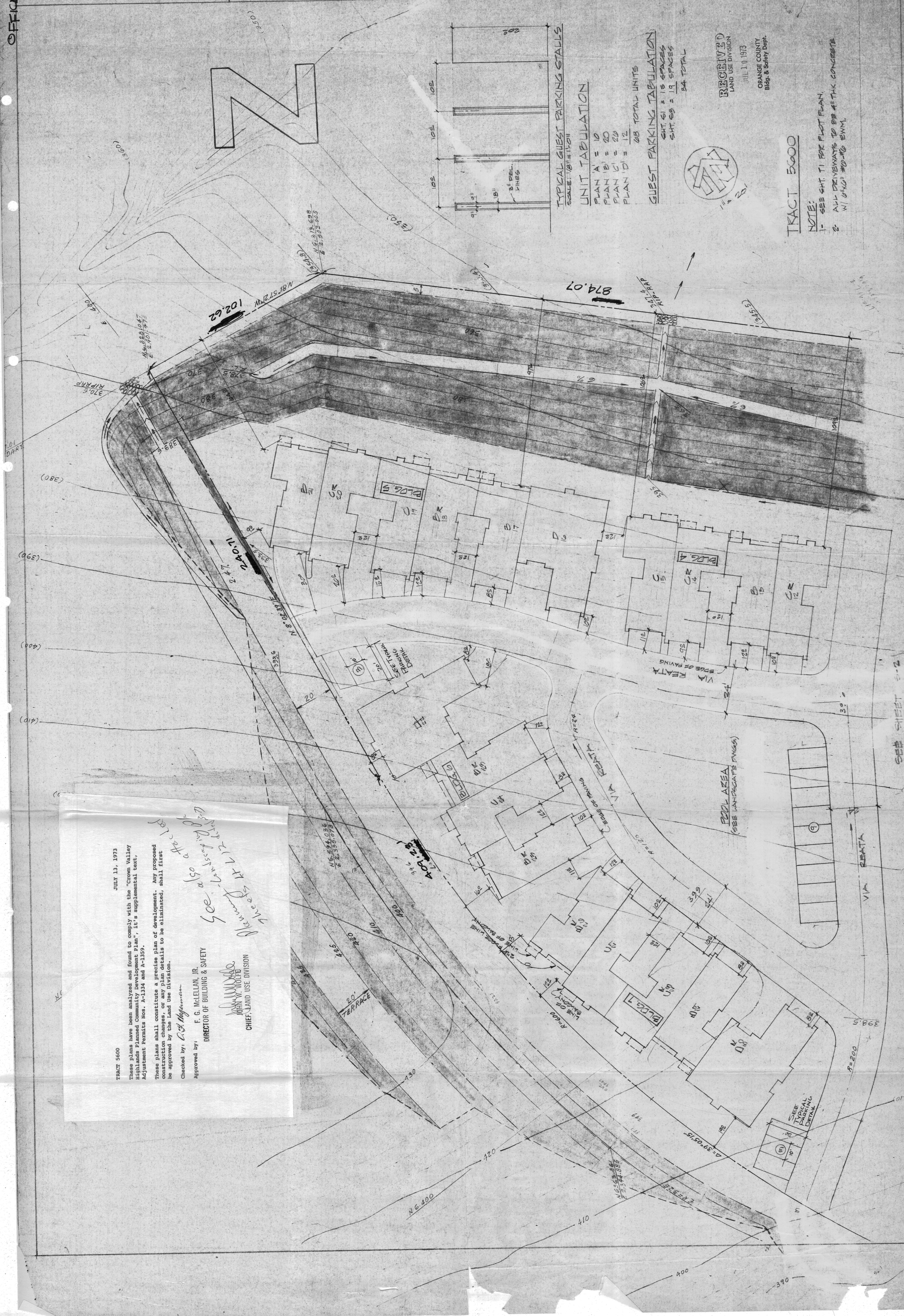
EL NIGUEL TERRACE
LAGUNA NIGUEL, CALIF.

EL NIGUEL DEVELOPMENT
3 MONARCH BAY PLAZA, LAGUNA NIGUEL, CA
ARTHUR R. SCHILLER - ARCHITECT C#3816 (714) 471-2277

SITE PLAN

DATE 2-2-73
REVISION
2-15-73

5-1
2 OF 2



TYPICAL GUEST PARKING STALLS
SCALE: 1/8" = 1'-0"

UNIT TABULATION

PLAN A = 10
PLAN B = 20
PLAN C = 20
PLAN D = 12

08 TOTAL UNITS

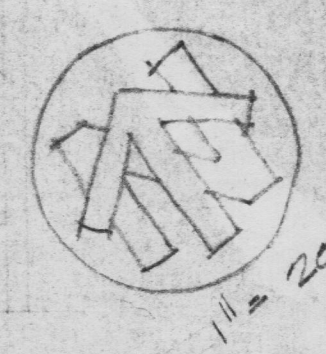
GUEST PARKING TABULATION

SHT. 61 = 18 SPACES
SHT. 62 = 19 SPACES
34 TOTAL

RECEIVED
LAND USE DIVISION

JUL 10 1973

ORANGE COUNTY
Blg. & Safety Dept.



TRACT 5600

NOTE:

- 1- SEE SHT. T1 FOR PLAT PLAN.
- 2- ALL DRIVEWAYS TO BE 4" THK. CONCRETE W/ 6" X 6" #4 @ 40' EWM.

TRACT 5600

JULY 13, 1973

These plans have been analyzed and found to comply with the "Crown Valley

Adjustment Permits Nos. A-1334 and A-1359.

These plans shall constitute a precise plan of development. Any proposed

construction changes, or any plan details to be eliminated, shall first

be approved by the Land Use Division.

Checked by: *[Signature]*

Approved by: *[Signature]*

F. G. McLELLAN, JR.
DIRECTOR OF BUILDING & SAFETY

JOHN W. MOORE
CHIEF, LAND USE DIVISION

Handwritten notes:
Please refer to sheets 1-12 for details.
See also sheets 13-14 for details.

SEE SHEET 5-2