

DUPLICATE

SHEET 1 OF 3 SHEETS

ACREAGE: 16.137
No. LOTS: 30+ "A" THRU "K"

TRACT NO. 7790

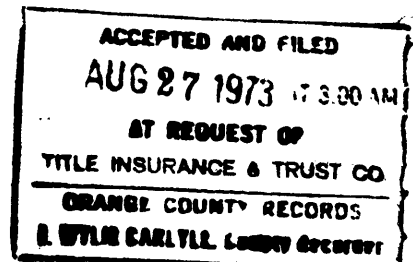
IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO MIGUEL, AS SHOWN ON MAP RECORDED IN BOOK 2, PAGES 230 AND 231 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND A PORTION OF CLUB HOUSE DRIVE SHOWN AS PARCEL "A" OF MAP RECORDED IN BOOK 38, PAGE 34 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

FRANK W. RICHARDSON L.S. 2921

JUNE 1972



27 193



\$9.00

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, WE HEREBY OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES: CLUB HOUSE DRIVE.

I, FRANK W. RICHARDSON, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR NO. 2921 OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN MAY, 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.

WE DO NOT OFFER FOR DEDICATION THE PRIVATE STREETS AS SHOWN ON THIS MAP; SAID PRIVATE STREETS ARE NOT SUFFICIENT IN RIGHT-OF-WAY WIDTH NOR DO IMPROVEMENTS COMPLY WITH ORANGE COUNTY STANDARDS.

Frank W. Richardson
LICENSED SURVEYOR NO. 2921

AVCO COMMUNITY DEVELOPERS, INC., A CORPORATION, RECORD OWNER.

I, L. MC CONVILLE, 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, 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.

John J. Parks ASST. VICE PRESIDENT
Kenneth P. Kester ASST. SECRETARY
TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 27, 1971 IN BOOK 9528, PAGE 637, OFFICIAL RECORDS.

DATED THIS 23rd DAY OF Aug, 1973.

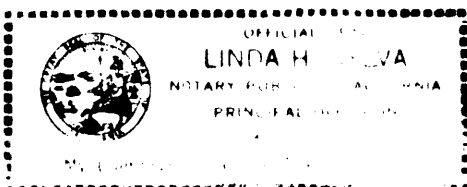
L. MC CONVILLE
COUNTY SURVEYOR

John H. Rosson
ASST. SECRETARY

UNITED CALIFORNIA BANK, A CORPORATION, TRUSTEE UNDER DEEDS OF TRUST OF RECORD.

BY *Robert V. Wise*
DEPUTY

Lee J. Hadenburg VICE PRESIDENT
W. E. St. John ASSISTANT CASHIER



STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

ON THIS 18th DAY OF AUGUST, 1972, BEFORE ME LINDA H. SYLVA A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN J. PARKS, KNOWN TO ME TO BE ASST. VICE PRESIDENT AND KENNETH P. KESTER, KNOWN TO ME TO BE ASST. SECRETARY OF AVCO COMMUNITY DEVELOPERS, INC., A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:
FEB 23, 1975

Linda H. Sylva
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

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 PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 22nd DAY OF August, 1973.

W. E. ST JOHN
COUNTY CLERK OF ORANGE COUNTY

BY *Diane Keyes*
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

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 THE BOARD OF SUPERVISORS OF THE SAID COUNTY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON THE 22nd DAY OF August, 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 FOR STREET PURPOSES: CLUB HOUSE DRIVE.

AND DID ALSO APPROVE SUBJECT TRACT MAP PURSUANT TO SECTION 11587 (a) OF THE SUBDIVISION MAP ACT.

DATED THIS 22nd DAY OF August, 1973.

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

BY *Diane Keyes*
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

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 13th DAY OF August, 1973.

ROBERT L. CITRON
COUNTY TAX COLLECTOR
AND REDEMPTION OFFICER

BY W. E. Markle
DEPUTY

A SOILS REPORT DATED MARCH 9, 1972 WAS PREPARED BY ALBERT R. KLEIST, R.C.E. 16351.

PURSUANT TO SECTION 11587 OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

1. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT BY DEED RECORDED JANUARY 13, 1972 IN BOOK 9964, PAGE 689, OFFICIAL RECORDS.
2. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT BY DEED RECORDED IN BOOK 12368, PAGE 477, OFFICIAL RECORDS.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

ON THIS 22nd DAY OF August, 1972, BEFORE ME LEE J. HADENBURG A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEE J. HADENBURG, KNOWN TO ME TO BE VICE PRESIDENT AND A.C. SHORT, KNOWN TO ME TO BE ASSISTANT CASHIER OF UNITED CALIFORNIA BANK, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:
MARCH 14, 1974

Lee J. Hadenburg
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

IDA A. FORD

SCALE 1" = 60'
ACREAGE : 16.137 Acres
N^o OF LOTS : 30 + "A" THRU "K"

TRACT NO. 7790

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, CALIFORNIA.
FRANK W. RICHARDSON L.S. 2921 JUNE 1972

DUPLICATE



SHEET 2 OF 3 SHEETS
27 193

ACCEPTED AND FILED
AUG 27 1973 11:30 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO
ORANGE COUNTY RECORDS
J. WILCOX CARLILL, COUNTY CLERK

\$9.00

ALL LETTERED LOTS ARE NOT RESIDENTIAL BUILDING SITES. THEY ARE RESERVED FOR VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES (INCLUDING SEWERS), LANDSCAPING, OPEN AREAS AND RECREATION.

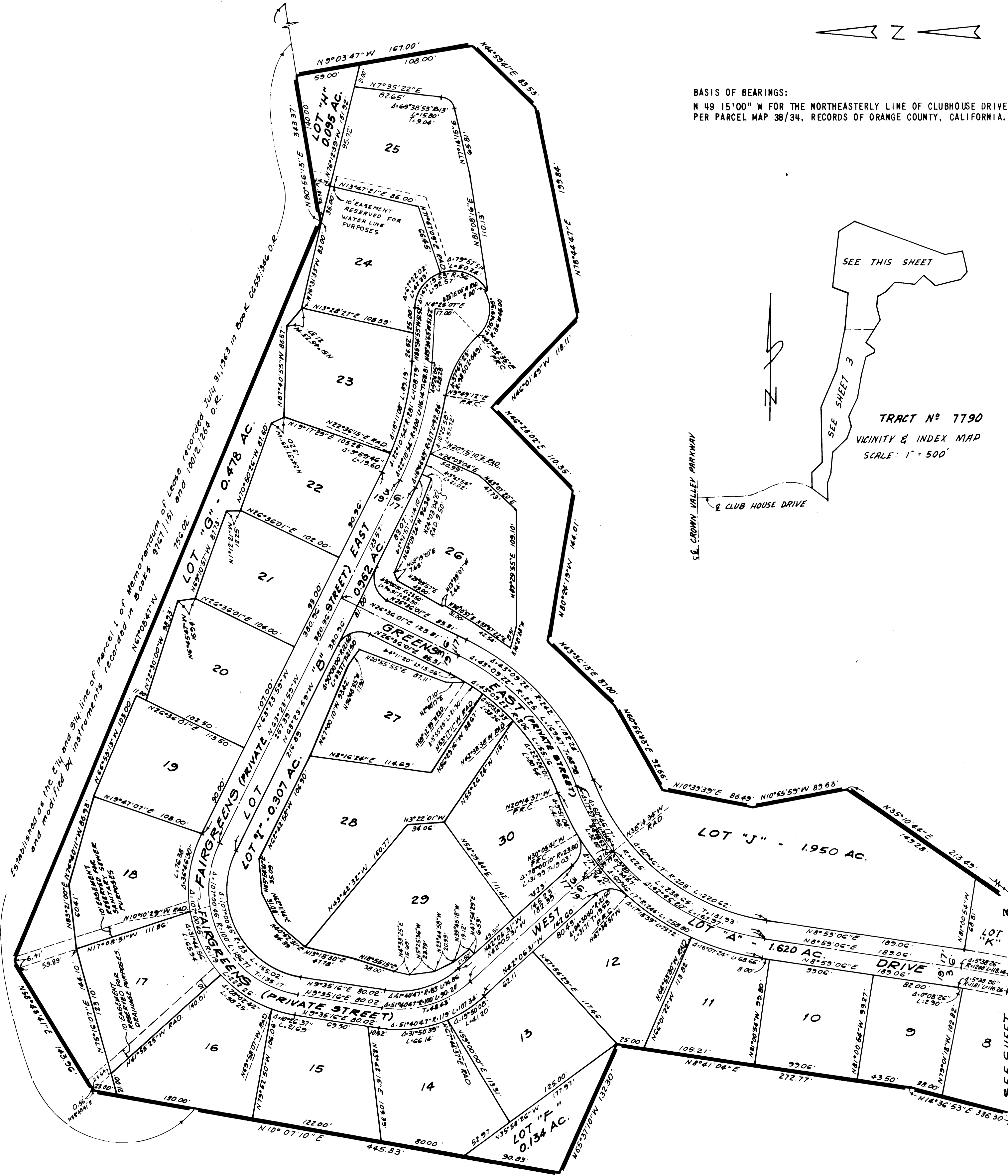
MONUMENT NOTES:

1. FOUND 2" I.P. TAGGED L.S. 2921 PER P.M. 38/34, SHOWN THUSLY ○
2. SET 2" I.P. TAGGED L.S. 2921 AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
3. SET 1" I.P. TAGGED L.S. 2921 AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
4. SET 8" SPIKE WITH WASHER TAGGED L.S. 2921 AT ALL CENTERLINE INTERSECTIONS, BEGINNING AND END OF CURVES OF STREET CENTERLINES, UNLESS OTHERWISE NOTED.

TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID TIES WILL BE FURNISHED TO THE COUNTY SURVEYOR.

BASIS OF BEARINGS:

N 49° 15' 00" W FOR THE NORTHEASTERLY LINE OF CLUBHOUSE DRIVE PER PARCEL MAP 38/34, RECORDS OF ORANGE COUNTY, CALIFORNIA.



SEE THIS SHEET

TRACT N^o 7790

VICINITY & INDEX MAP
SCALE: 1" = 500'

SCALE 1" = 60'
ACREAGE : 16.137 Acres
Nº OF LOTS : 30 + "A" THRU "K"

TRACT NO. 7790
IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, CALIFORNIA.
FRANK W. RICHARDSON L.S. 2921 JUNE 1972

SHEET 3 OF 3 SHEETS
27 193

ACCEPTED AND FILED
AUG 27 1973 AT 3:00 AM
BY REQUEST OF
TITLE INSURANCE & TRUST CO
ORANGE COUNTY RECORDS
L. WYLLIE CARLILL, COUNTY RECORDER

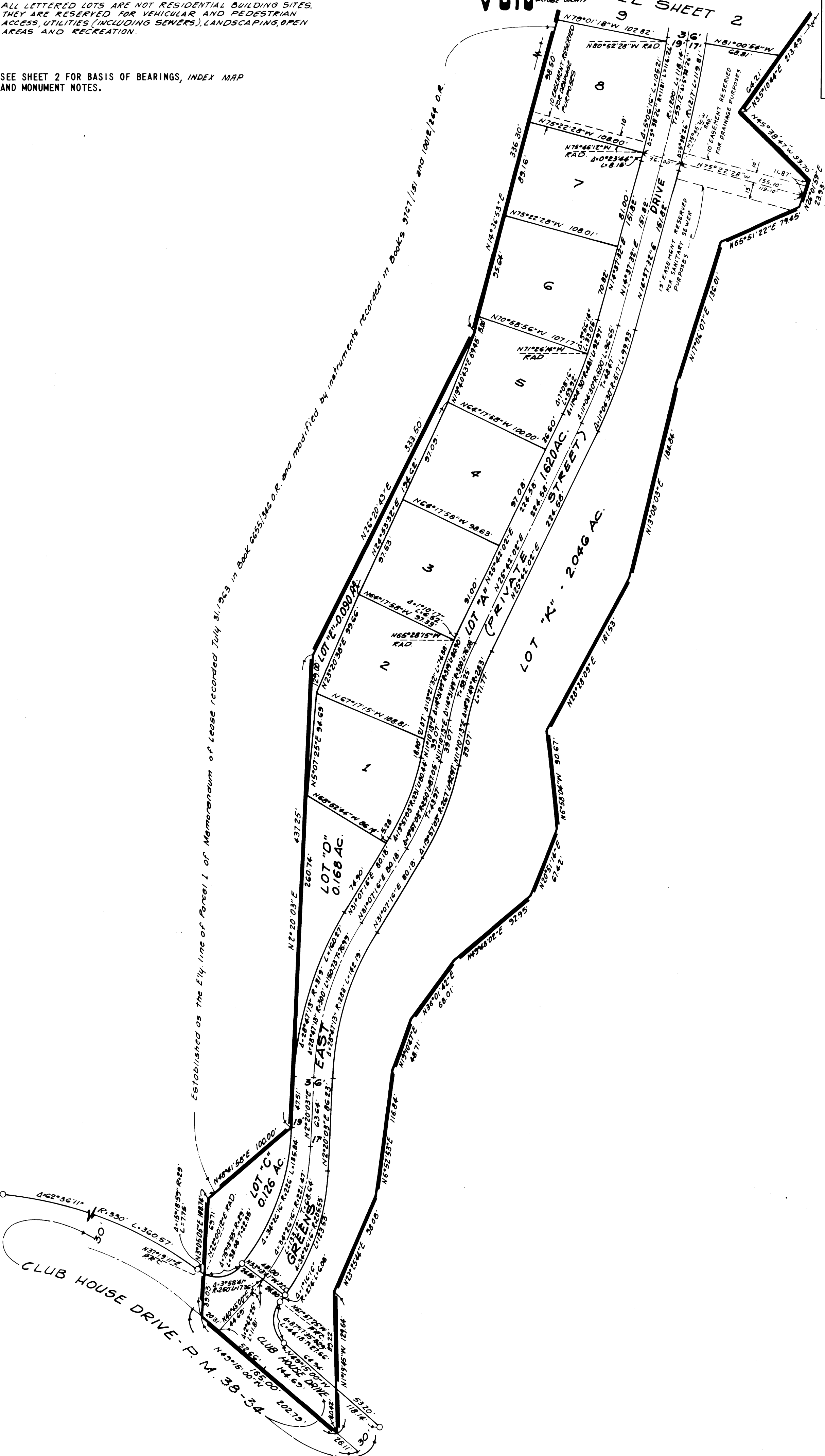
\$9.00

ALL LETTERED LOTS ARE NOT RESIDENTIAL BUILDING SITES.
THEY ARE RESERVED FOR VEHICULAR AND PEDESTRIAN
ACCESS, UTILITIES (INCLUDING SEWERS), LANDSCAPING, OPEN
AREAS AND RECREATION.

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

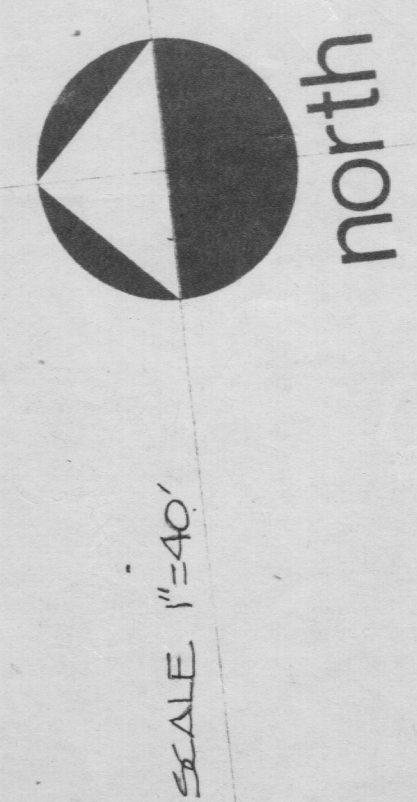
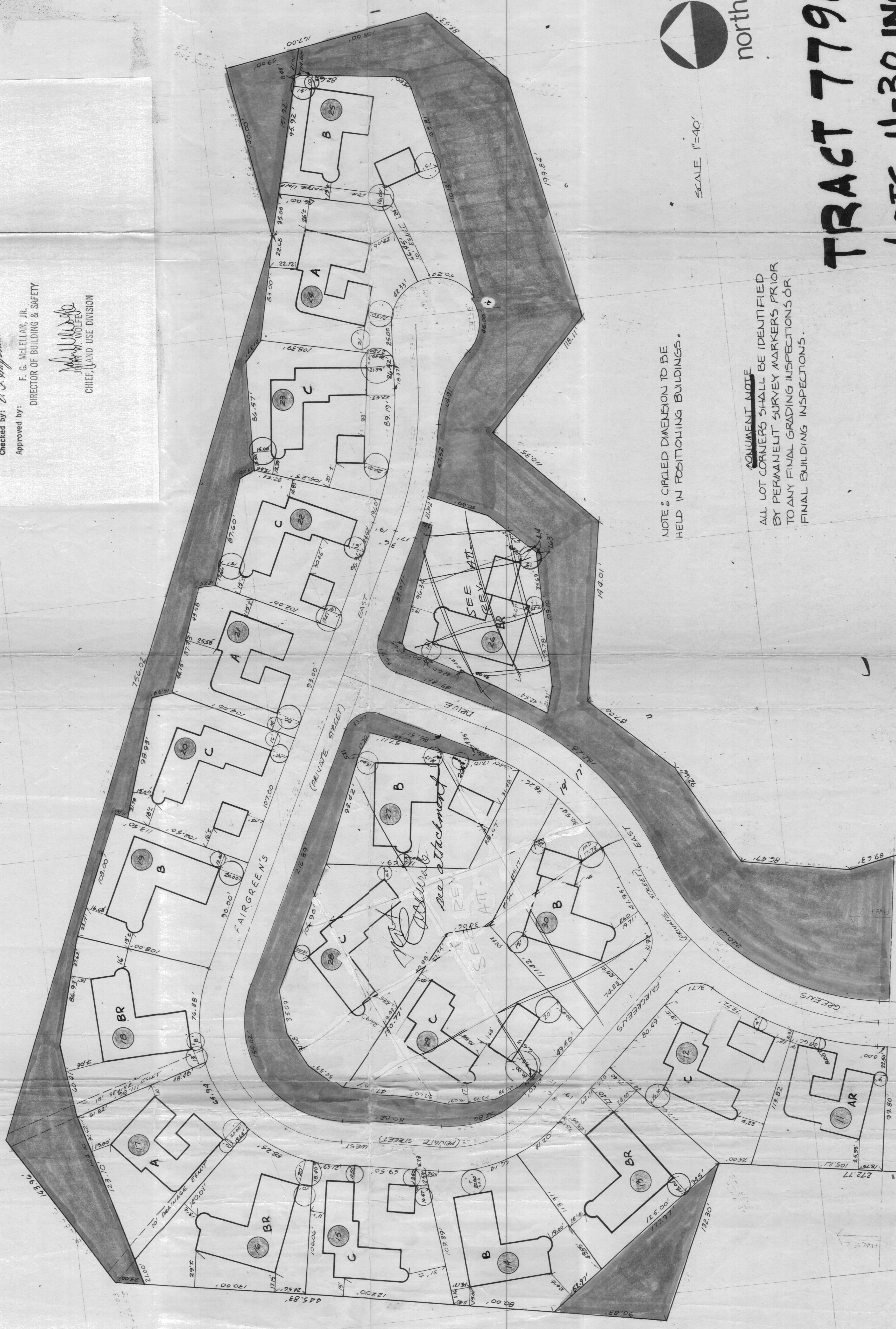
VTN ORANGE COUNTY

SEE SHEET 2



INSPECTOR'S COPY
TRACT 7790 LAG. N. 116.

TRACT 7790 (LOTS 11-30, INCL.)
AUGUST 21, 1974
These plans have been analyzed and found to comply with the "Laguna Niguel
Planned Community Development Plan", its supplemental text and Variance
Permit No. V-4256.
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: F. G. McLELLAN, JR.
DIRECTOR OF BUILDING & SAFETY
[Signature]
JOHN W. WOLFEN
CHIEF, LAND USE DIVISION



NOTE: CIRCLED DIMENSION TO BE
HELD IN POSITIONING BUILDINGS.

ADJUNCT NOTE
ALL LOT CORNERS SHALL BE IDENTIFIED
BY PERMANENT SURVEY MARKERS PRIOR
TO ANY FINAL GRADING INSPECTIONS OR
FINAL BUILDING INSPECTIONS.

TRACT 7790
LOTS 11-30 INCL

RECEIVED
LAND USE DIVISION
AUG 2 1974
ORANGE COUNTY
Bldg. & Safety Dept.

INSPECTOR'S COPY
LOTS 1-10 TRACT 7790
L.A. NIGUEL

GREENS EAST
TRACT 7790
SMITH BROS. INC.
200 NEWPORT CENTER DRIVE, NEWPORT BEACH

RICHARD LEITCH FAIA
SAM KIYOTOKI ARCHITECT
STAN BELL AIA

DESIGN PLAZA
220 NEWPORT CENTER DRIVE
SUITE 10
NEWPORT BEACH
CALIFORNIA 92260
714 644-8270

Leitch, Kiyotoki, Bell & Associates
architects and land planners

REVISIONS
4-9-74
SHEET NO.
S.1

LEGAL &
TRACT 7790 - LOTS 1 THRU 10
LAGUNA NIGUEL
COUNTY OF ORANGE
STATE OF CALIFORNIA
241324
PLAN 1794-10
TRACT # 7790
LOTS 1 THRU 10
S.1

TABULATION		LOT
1	A	
2	B	
3	C	
4	C	
5	A	
6	A	
7	B	
8	B	
9	A	
10	B	
TOTAL		10

MONUMENT NOTE
ALL LOT CORNERS SHALL BE IDENTIFIED
BY PERMANENT SURVEY MARKERS
PRIOR TO ANY FINAL GRADING
INSPECTIONS OR FINAL BUILDING
INSPECTIONS.

TRACT 7790 (LOTS 1-10 INCLUSIVE)
APRIL 12, 1974
These plans have been analyzed and found to comply with the Laguna
Niguel Planned Community Development Plan, its Supplemental Text and
Ordinance No. 15-226.
These plans shall constitute a precise plan of development. Any proposed
construction changes, or any plan details to be eliminated, shall first be
checked by: *Longman & Thompson*
Approved by: *F. G. McCallan, Jr.*
DIRECTOR OF BUILDING & SAFETY
JOHN W. MOORE
CHIEF LAND USE DIVISION

* INSPECTOR NOTE:
AUTOMATIC GARAGE DOOR OPERATOR
ARE REQUIRED AT LOTS 2, 5 & 10.

