

TRACT No 8237

IN UNINCORPORATED TERRITORY, ORANGE COUNTY, CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF TOWNSHIP 7 SOUTH, RANGE 8 WEST AND OF TOWNSHIP 8 SOUTH, RANGE 8 WEST, BOTH IN THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 30, TOWNSHIP 7 SOUTH, RANGE 8 WEST AND LOT 42, TOWNSHIP 8 SOUTH, RANGE 8 WEST, BOTH IN THE MIQUEL RANCHO IN SAID COUNTY, AS SAID RANCHO IS SHOWN ON A MAP RECORDED IN BOOK 2, PAGES 230 AND 231 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

A.R. McDANIEL RCE 9808 FEBRUARY, 1973. 30.511 ACRES
11 LOTS AND LOTS A & B
FOR CONDOMINIUM PURPOSES

42 41

ACCEPTED AND FILED
AUG 3 1973 at 11:00 a.m.
AT REQUEST OF A
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS
& TITLE CURTIS LAMONT ACCOUNT
FEL

\$9.00

WE THE UNDERSIGNED, BEING THE ONLY PARTY HAVING AN RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AS SHOWN WITHIN THE BLUE COLORED BORDER LINE, AND DO HEREBY OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES: ALICIA PARKWAY, WE ALSO OFFER FOR DEDICATION TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO ALICIA PARKWAY EXCEPT AT PRIVATE STREET INTERSECTIONS, AND THE STORM DRAIN EASEMENTS AS SHOWN. ALL LETTERED LOTS WITHIN THE TRACT ARE PRIVATE STREETS AND CAN NEVER BE ACCEPTED FOR DEDICATION BY THE COUNTY OF ORANGE BECAUSE OF INADEQUATE CROSS-SECTION AND RIGHT OF WAY WIDTH.

I, A.R. McDANIEL, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, NO. 9808, AND THAT THIS MAP CONSISTING OF THREE SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN FEBRUARY, 1973; THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS NOT LATER THAN NINETY DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

A.R. McDaniel 3-15-73
A.R. McDANIEL - R.C.E. 9808

AVCO COMMUNITY DEVELOPERS, INC. A CORPORATION

John J. Parks 3/21/73 3/21/73
JOHN J. PARKS - ASSISTANT VICE PRESIDENT
A. Duffie Freyling
A. DUFFIE FREYLING - ASSISTANT SECRETARY

I, L. McCONVILLE, COUNTY SURVEYOR OF ORANGE COUNTY, CALIFORNIA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND 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.

DATED THIS 3rd DAY OF Aug, 1973.

L. McConville
COUNTY SURVEYOR

BY Robert V. Wise
DEPUTY

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }

ON THIS 21st DAY OF MARCH, 1973, 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 THE ASST. VICE-PRES AND A. DUFFIE FREYLING, KNOWN TO ME TO BE THE ASST. SECRETARY OF AVCO COMMUNITY DEVELOPERS, INC., A 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 ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

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

MY COMMISSION EXPIRES Feb 23, 1975.

STATE OF CALIFORNIA } ss
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 1st DAY OF August, 1973.

W.E. St John
COUNTY CLERK

BY Diane Keyes
DEPUTY

STATE OF CALIFORNIA } ss
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 HAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF SAID COUNTY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON THE 1st DAY OF August, 1973, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER NOW PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE OFFER OF DEDICATION FOR STREET PURPOSES: ALICIA PARKWAY, AND DID ACCEPT THE VEHICULAR ACCESS RIGHTS AS DEDICATED, AND THE STORM DRAIN EASEMENTS AS DEDICATED, AND DID ALSO APPROVE SUBJECT TRACT MAP PURSUANT TO THE PROVISIONS OF SECTION 11567 (a) OF THE SUBDIVISION MAP ACT DATED THIS 1st DAY OF August, 1973.

W.E. St John
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS

BY Diane Keyes
DEPUTY

TITLE INSURANCE AND TRUST COMPANY, A CORPORATION.
TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 9520, PAGE 637 OF OFFICIAL RECORDS.

Eric A. Wilson
AUTHORIZED AGENT

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }

I, ROBERT L. CITRON, COUNTY TAX COLLECTOR AND RECEIPTIONS 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 March, 1973.

ROBERT L. CITRON
COUNTY TAX COLLECTOR AND
REDEMPTION OFFICER

BY Donald B. Baird
DEPUTY

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }

ON THIS 26th DAY OF MARCH, 1973, BEFORE ME NANCY J. MOORE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED ERIC A. WILSON, KNOWN TO ME TO BE THE AUTHORIZED AGENT OF TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO 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.

Nancy J. Moore
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES MARCH 26, 1976.

BASIS OF BEARINGS

BEARINGS HEREON ARE BASED ON THE TANGENT BEARING BETWEEN THE O.C.S. MONUMENTS AT E.C.-2 AND P.I.-3 SHOWN AS N43°10'40"E PER C.S.M. #1-68 SHEET 6 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, AND P.M. 21/23 RECORDS OF ORANGE COUNTY, CALIF.

MONUMENT NOTES

- SET 2" I.P. TAGGED R.C.E. 9808 AT ALL TRACT CORNERS, UNLESS OTHERWISE NOTED (SET FLUSH)
- SET 1" I.P. TAGGED R.C.E. 9808 AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED (SET FLUSH)
- SET 8" SPIKE & TAG R.C.E. 9808 AT ALL STREET CENTERLINE INTERSECTIONS, ANGLE POINTS, B.C.'S & E.C.'S FLUSH WITH SURFACE, UNLESS OTHERWISE NOTED.
- FOUND MONUMENTS AS NOTED

PURSUANT TO THE PROVISIONS OF SECTION 11567 OF THE BUSINESS AND PROFESSIONS CODE, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, HOLDER OF AN EASEMENT RECORDED IN BOOK 6994, PAGE 601, OF OFFICIAL RECORDS. TRI-CITIES MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT RECORDED IN BOOK 7879, PAGE 642, OF OFFICIAL RECORDS. MOULTON - MIQUEL WATER DISTRICT, HOLDER OF AN EASEMENT RECORDED IN BOOK 7879, PAGE 642, OF OFFICIAL RECORDS. THE COUNTY OF ORANGE, A BODY CORPORATE AND POLITICAL HOLDER OF AN EASEMENT RECORDED IN BOOK 8581, PAGE 266, OF OFFICIAL RECORDS, AND IN BOOK 8799, PAGE 173, OF OFFICIAL RECORDS. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 10360, PAGE 203, OF OFFICIAL RECORDS. SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 10813, PAGE 858, OF OFFICIAL RECORDS.

A SOILS AND GEOLOGIC REPORT DATED SEPTEMBER 1972, RELATIVE TO THIS SUBDIVISION WAS PREPARED BY EVENS, GOFFMAN & MCCORMICK, R.C.E. 14450.

4241

ACCEPTED AND FILED
AUG 3 1973
AT REQUEST OF
THE ASSURANCE TRUST CO
ORANGE COUNTY RECORDS
1983 CALIF. LAM. 10000
RE

TRACT No 8237
IN UNINCORPORATED TERRITORY, ORANGE COUNTY, CALIFORNIA.
ARMCDANIEL R.C.E. 9808 FEBRUARY, 1973. 11 LOTS 30.511 ACRES
FOR CONDOMINIUM PURPOSES AND LOTS A & B

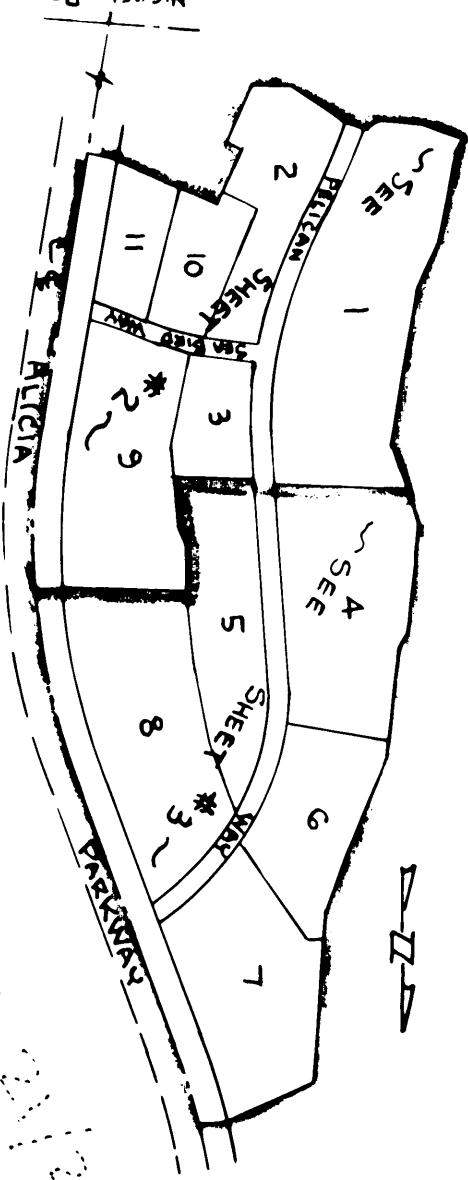
SCALE: 1" = 80'

BASIS OF BEARINGS:

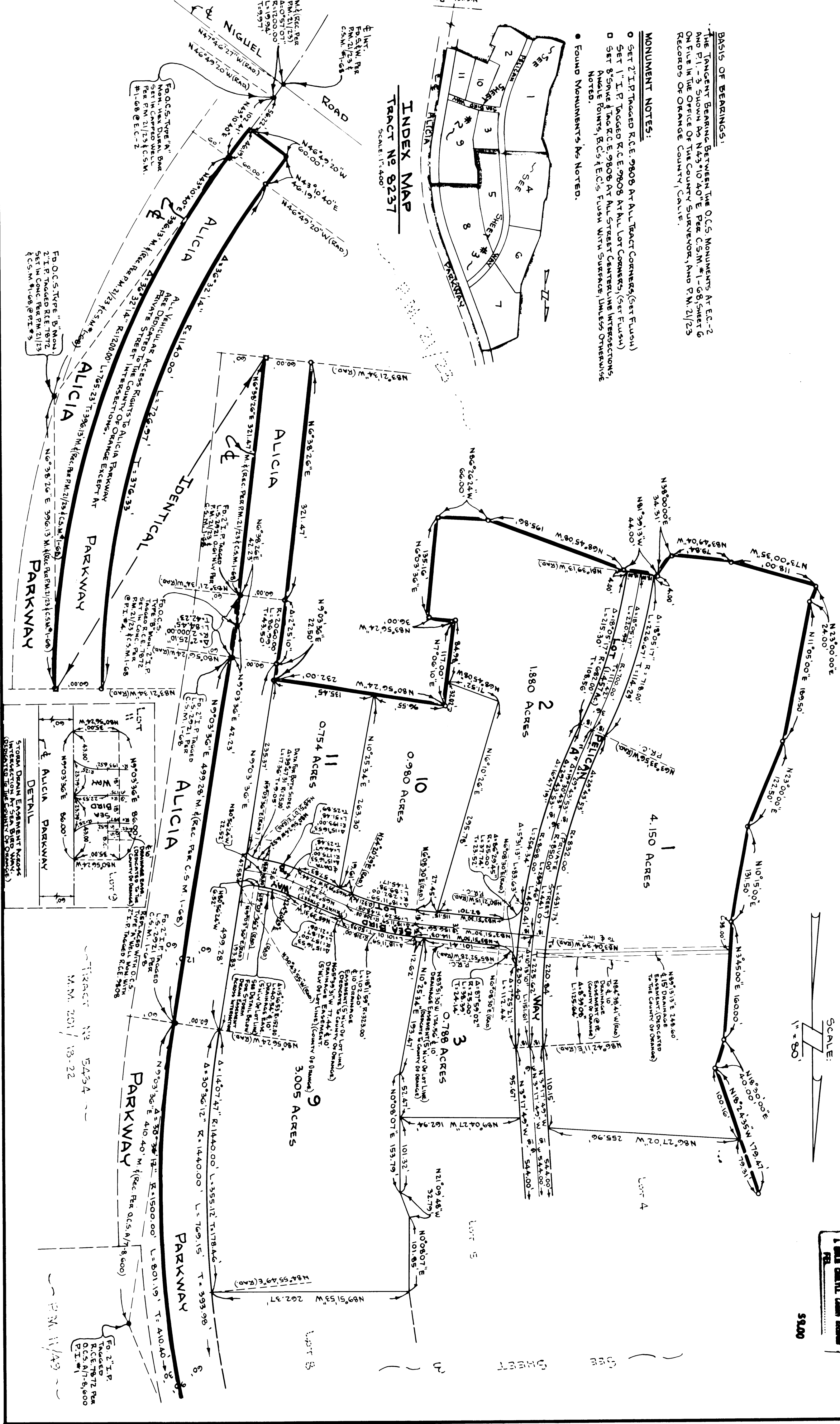
The Tangent Bearing Between The O.C.S. MONUMENTS AT EC-2 AND P.I. - 3 SHOWN AS N43°10'40"E PER C.S.M. #1-68, SHEET 6 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, AND P.M. 21/23 RECORDS OF ORANGE COUNTY, CALIF.

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- FOUND MONUMENTS NOTED.



INDEX MAP
TRACT No 8237
SCALE: 1" = 400'



SCALE: 1" = 80'

59.00

Scale: 1" = 80'

TRACT ^{DUPLICATE} No 8237
IN UNINCORPORATED TERRITORY, ORANGE COUNTY, CALIFORNIA.
A.R. McDANIEL R.C.E. 9808 FEBRUARY, 1973. 11 LOTS 30.511 ACRES
FOR CONDOMINIUM PURPOSES AND Lots A & B

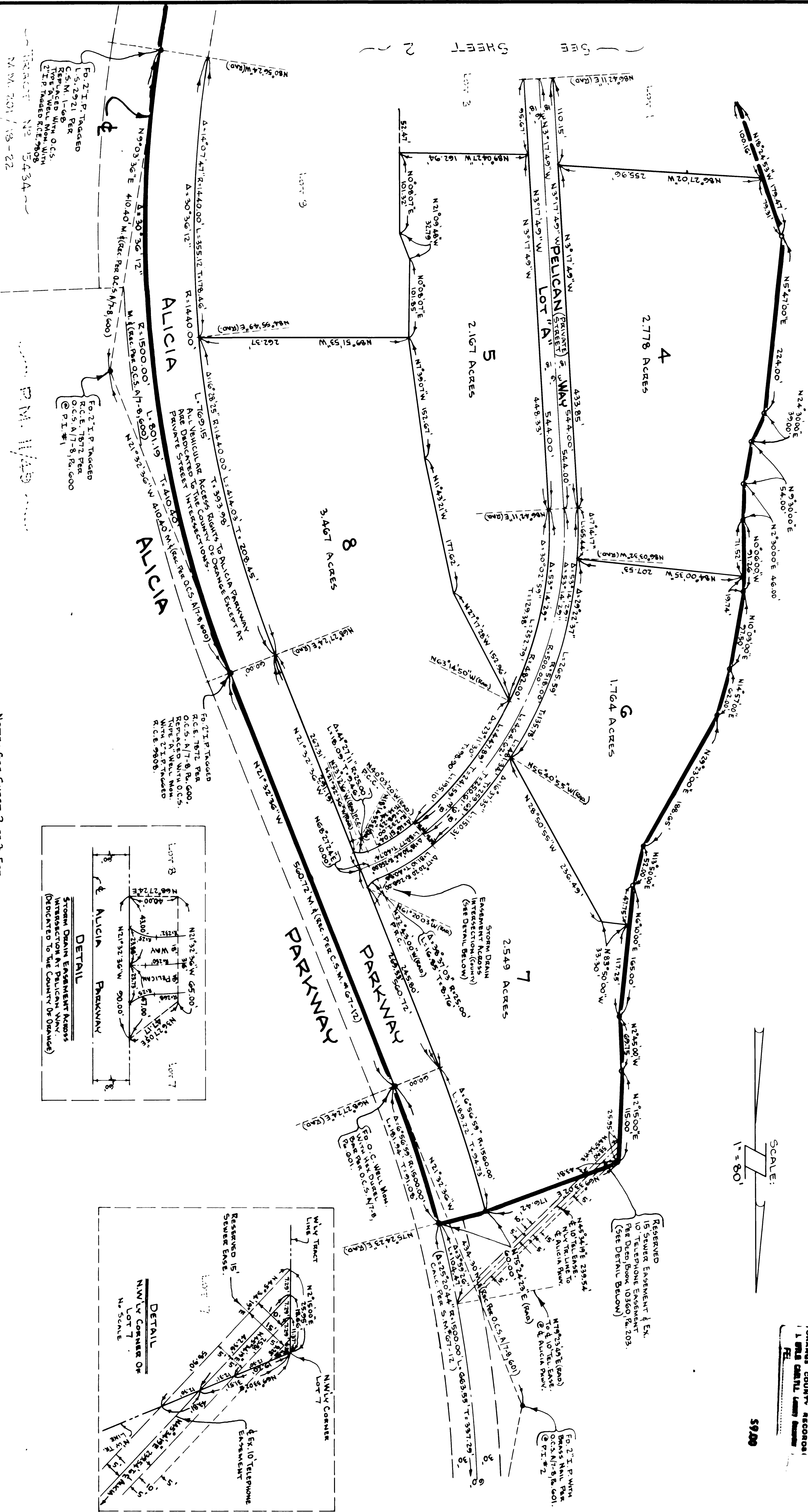
SHEET 3 OF 3 SHEETS

4241

ACCEPTED AND FILED
AUG 3 1973
AS DEED OF TRUST
TITLE RECORDS & TRUST CO
ORANGE COUNTY RECORDS
1 BLD GENTL LANE SUITE 100
FEL

SCALE:
1" = 80'

59.00



NOTE: SEE SHEET 2 OF 3 FOR
BASIS OF BEARINGS,
MONUMENT NOTES
AND INDEX MAP.

TRACT 8237 (Lots 1-4, Incl.)

DECEMBER 19, 1973

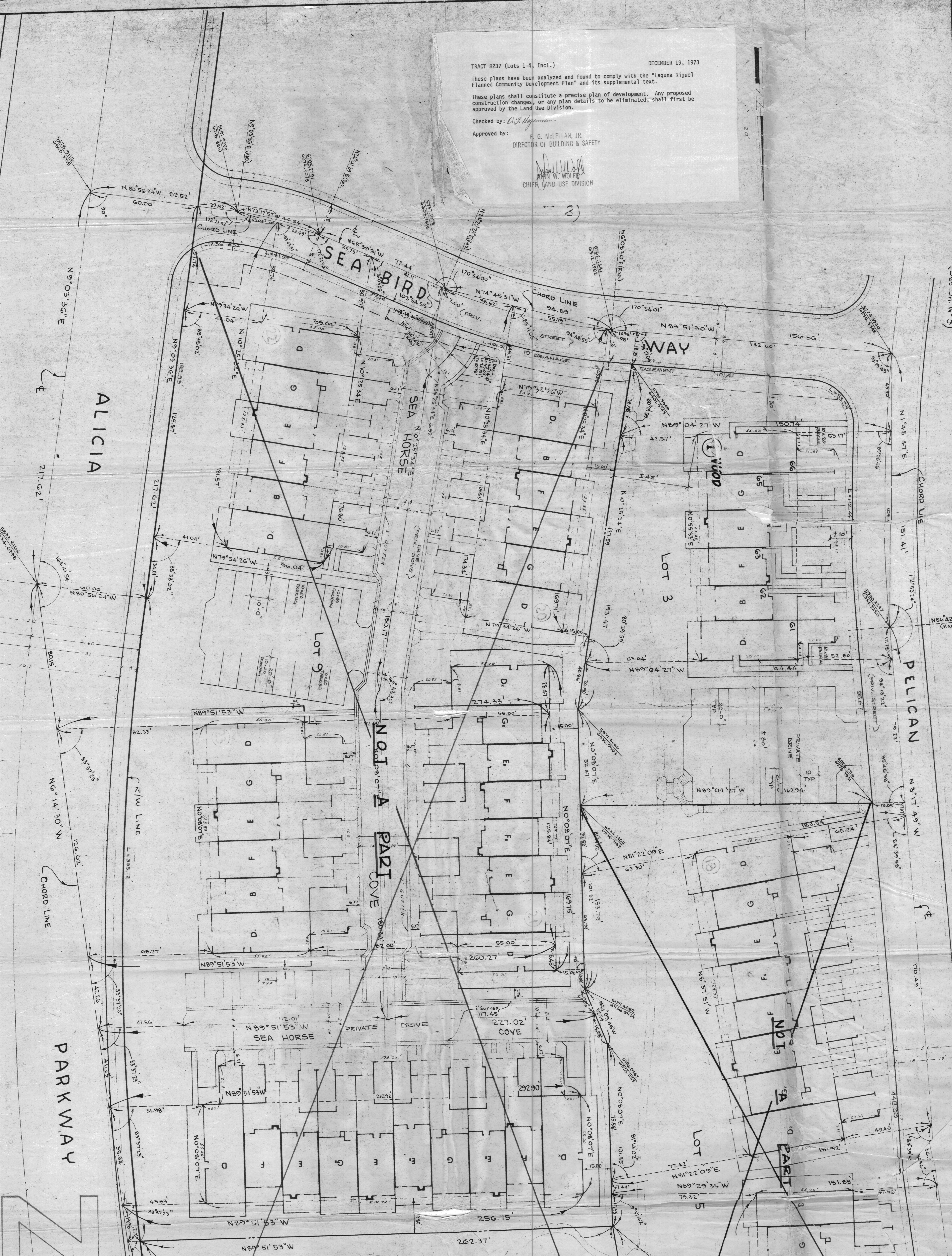
These plans have been analyzed and found to comply with the "Laguna Niguel Planned Community Development Plan" and its supplemental text.

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: *D. J. Hoffman*

Approved by: *F. G. McLELLAN, JR.*
DIRECTOR OF BUILDING & SAFETY

John W. Wolfe
JOHN W. WOLFE
CHIEF LAND USE DIVISION



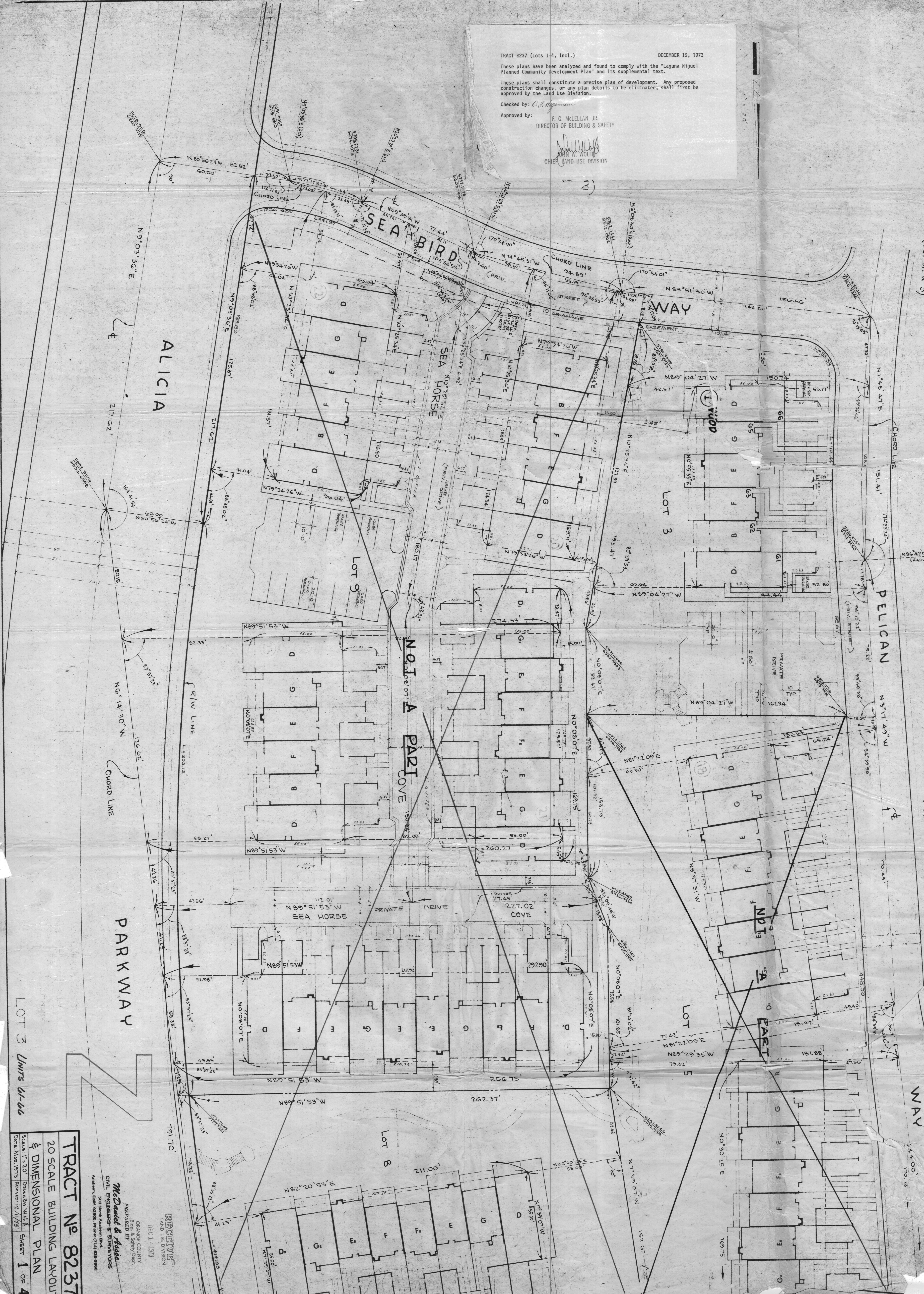
(SEE SHEET NO 3)

(SEE SHEET NO 4)

LOT 3 UNITS 61-66

LOT 4 UNITS 67-72

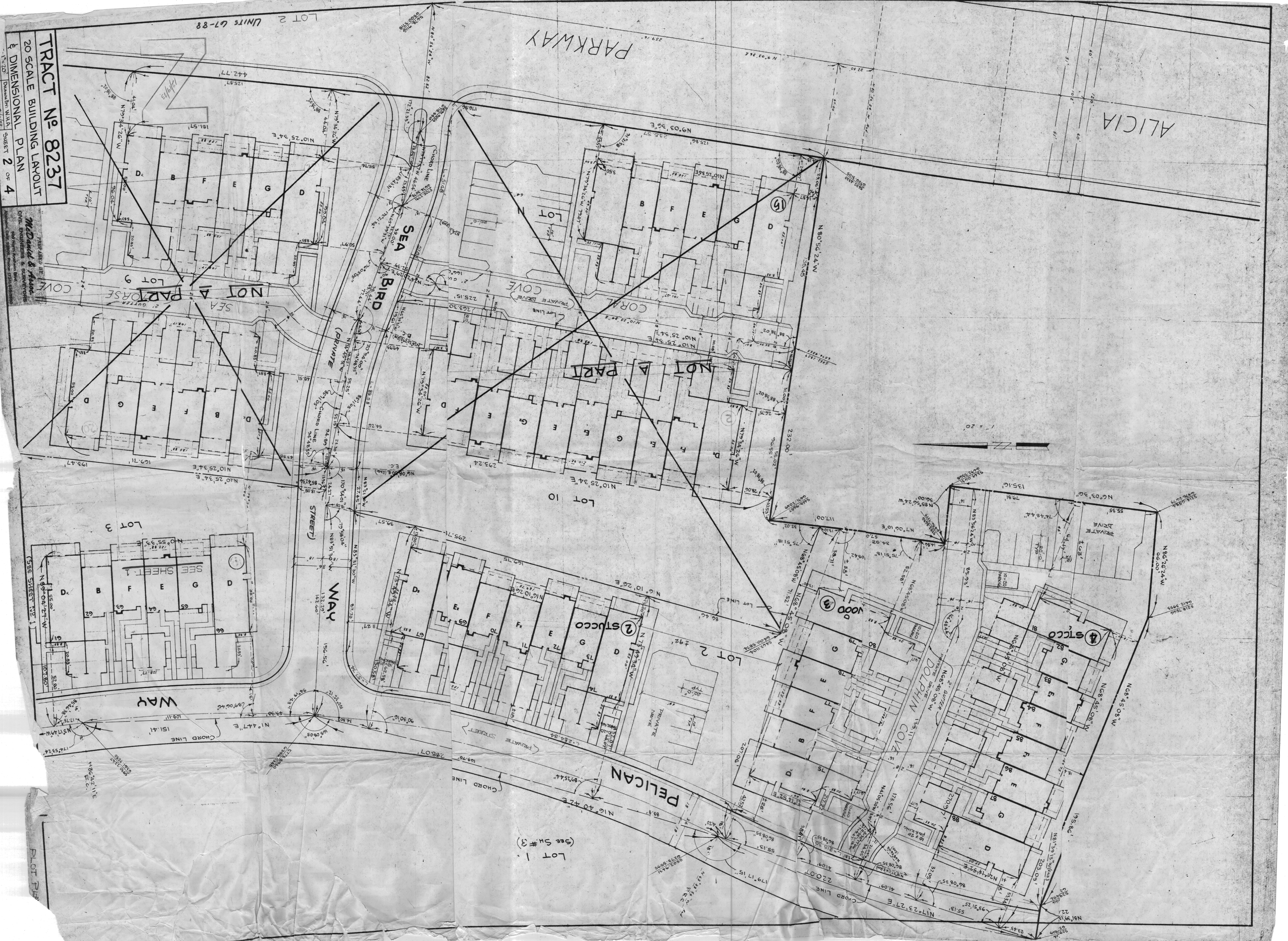
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Checked by: *C. J. Hageman*
Approved by: *F. G. McLELLAN, JR.*
DIRECTOR OF BUILDING & SAFETY
John W. Wolfe
CHIEF LAND USE DIVISION



TRACT № 8237
20 SCALE BUILDING LAYOUT
& DIMENSIONAL PLAN
SHEET 2 OF 4

PREPARED BY
MIDLAND & ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
100 North Main Street
Birmingham, Alabama 35203
Drawing No. 12/11/75

PLOT PLAN



LOT 1.
(See SH #3)



SCALE:
1" = 20'

SEA BIRD
WAY

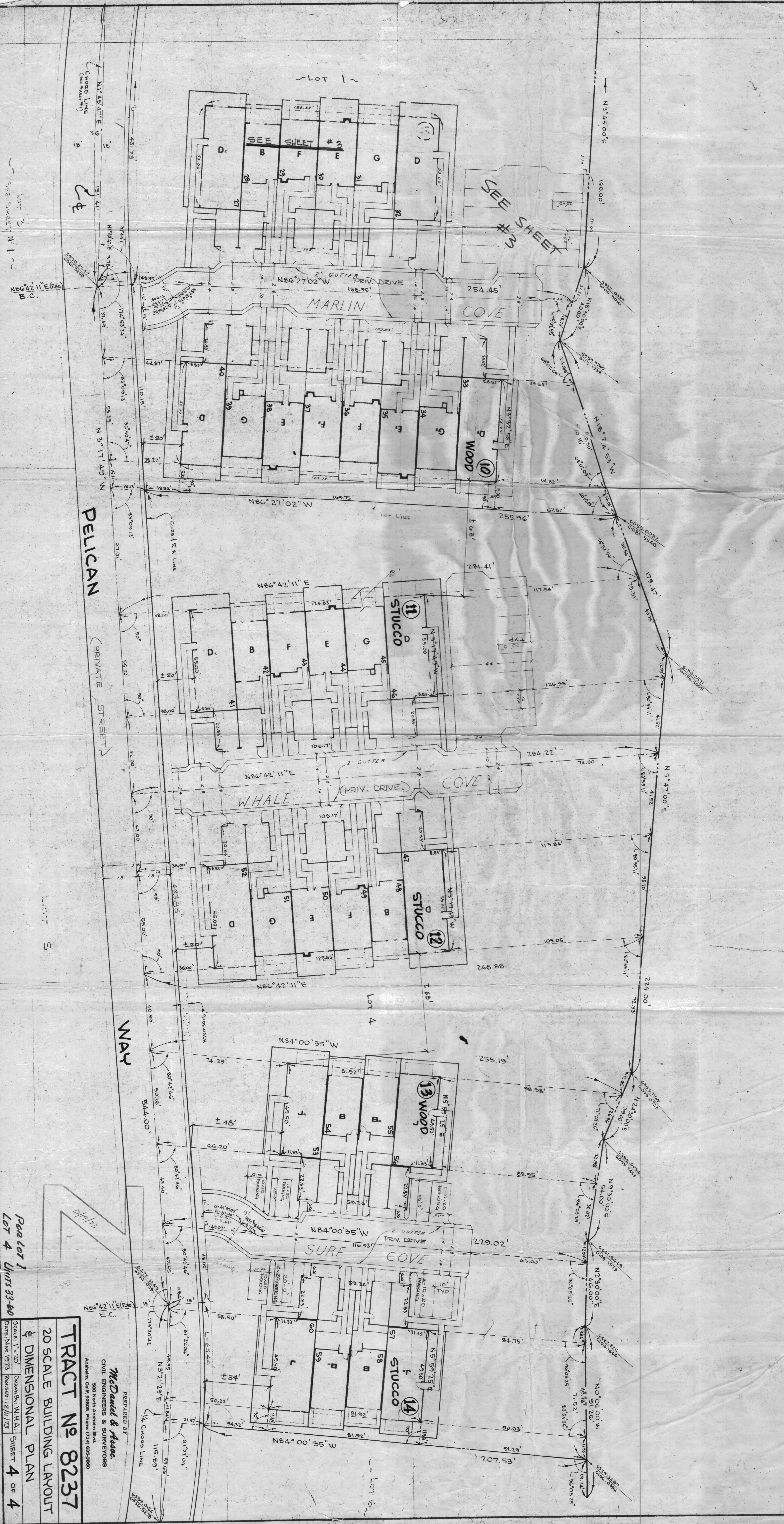
DRAINAGE EASEMENT (N.T.S.)

MARLIN COVE

Lot 1-32
POR LOT 1

TRACT No 8237
20 SCALE BUILDING LAYOUT
1/2 DIMENSIONAL PLAN
SHEET 3 OF 4

PREPARED BY
McDonald & Fiske
CIVIL ENGINEERS & SURVEYORS
500 North Anaheim Blvd.
Anaheim, Calif. 92805, Phone: (714) 935-8880



SCALE:
1" = 20'

TRACT No 8237
20 SCALE BUILDING LAYOUT
2 DIMENSIONAL PLAN
DATE: 12/11/73
SHEET 4 OF 4
PREPARED BY
McDaniel & Assoc.
CIVIL ENGINEERS & SURVEYORS
500 North Anaheim Blvd.
Anaheim, Calif. 92805, Phone (714) 833-8800

UNIT TABULATION					TOTAL UNITS
UNIT A	UNIT B	UNIT C	UNIT D		TOTAL UNITS
15	10	12	5		45

TABULATION					TOTAL UNITS
UNITS	BUILD TYPE	UNIT TYPE			TOTAL UNITS
23	2-A	AK-B	2		2
24	2-A	AK-B			
25	2-A	AK-B	2		2
26	2-B	AK-B			
27	2-B	AK-B	2		2
28	2-B	AK-B			
29	2-B	AK-B	2		2
30	2-B	AK-B			
31	2-B	AK-B	2		2
32	2-B	AK-B			
33	2-B	AK-B	2		2
34	2-B	AK-B			
35	2-B	AK-B	2		2
36	2-B	AK-B			
37	2-B	AK-B	2		2
38	2-B	AK-B			
39	2-B	AK-B	2		2
40	2-B	AK-B			
41	2-A	AK-B	2		2
42	2-A	AK-B			
43	2-A	AK-B	2		2
44	2-A	AK-B			
45	2-A	AK-B	2		2
46	2-A	AK-B			
47	2-B	AK-B	2		2
48	2-B	AK-B			
49	2-B	AK-B	2		2
50	2-B	AK-B			
51	2-B	AK-B	2		2
52	2-B	AK-B			
53	2-B	AK-B	2		2
54	2-B	AK-B			
55	2-B	AK-B	2		2
56	2-B	AK-B			
57	2-B	AK-B	2		2
58	2-B	AK-B			
59	2-B	AK-B	2		2
60	2-B	AK-B			
61	2-B	AK-B	2		2
62	2-B	AK-B			
63	2-B	AK-B	2		2
64	2-B	AK-B			
65	2-B	AK-B	2		2
66	2-B	AK-B			
67	2-B	AK-B	2		2
68	2-B	AK-B			
69	2-B	AK-B	2		2
70	2-B	AK-B			
71	2-B	AK-B	2		2
72	2-B	AK-B			
73	2-B	AK-B	2		2
74	2-B	AK-B			
75	2-B	AK-B	2		2
76	2-B	AK-B			
77	2-B	AK-B	2		2
78	2-B	AK-B			
79	2-B	AK-B	2		2
80	2-B	AK-B			
81	2-B	AK-B	2		2
82	2-B	AK-B			
83	2-B	AK-B	2		2
84	2-B	AK-B			
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86	2-B	AK-B			
87	2-B	AK-B	2		2
88	2-B	AK-B			
89	2-B	AK-B	2		2
90	2-B	AK-B			
91	2-B	AK-B	2		2
92	2-B	AK-B			
93	2-B	AK-B	2		2
94	2-B	AK-B			
95	2-B	AK-B	2		2
96	2-B	AK-B			
97	2-B	AK-B	2		2
98	2-B	AK-B			
99	2-B	AK-B	2		2
100	2-B	AK-B			



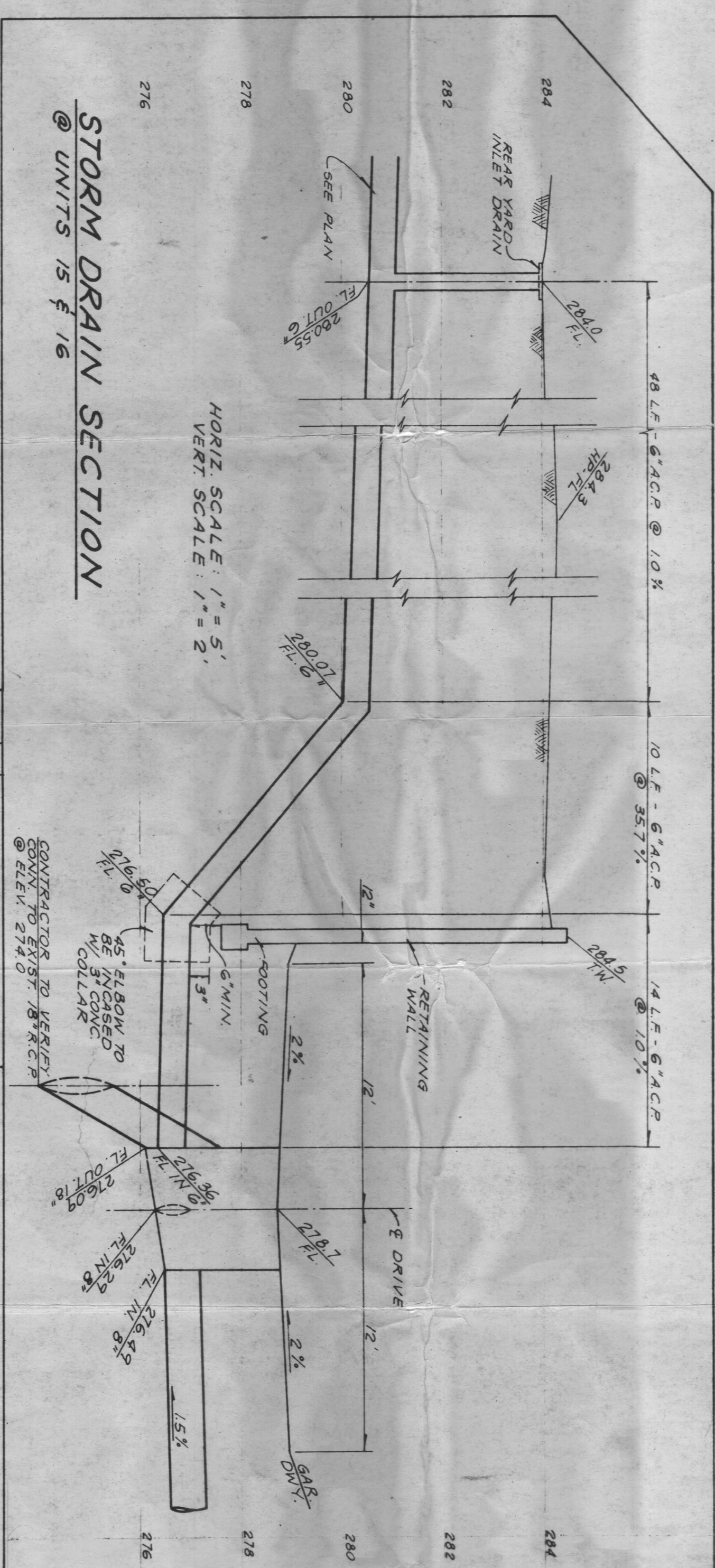
GRADING PLANS FOR
TRACT NO. 8237
LOTS 5, 7, 8, & 9

DATE BY DESCRIPTION OF REVISION SCALE

DESIGN
DRAWN
DATE
BY
RCE No. 19249
SHEET 2 OF 4

PHASE II

Z



DATE	DESCRIPTION OF REVISION	SCALE	" = 20'
6-8-1949	ADD DETAIL NOTE FOR TIE-IN	DESIGN	
6-7-1949	REPLACE DETAIL MARKING WITH 1/2"	DRAWN	
5-22-1949	A RIVER CROSS SECTION CUT BY SCHWABER CREEK	DATE	
5-22-1949	A RIVER CROSS SECTION	SCALE	

BY: _____
R.C.E. No. 19249
SHEET 4 OF 4

GRADING PLANS FOR
TRACT No 8237
LOTS 5, 7, 8, & 9

PHASE II

avco - foothill duplexes

avco community developers 3 monarch bay plaza laguna niguel, california

92667 tel. (714) 830-5050

sheet number

S-4

of 54 sheets

sheet number

S-4

of 54 sheets

RECEIVED
LAND USE DIVISION
MAR 30 1976
ORANGE COUNTY
Bldg. & Safety Dept.

LEGEND
8237

- INDICATES UNIT NUMBER
- INDICATES UNIT TYPE
- INDICATES UNIT REVERSED
- INDICATES BUILDING TYPE

SPECIAL NOTE

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PRESENTATION OF THIS WORK.

LOT 9
TRACT 8237
LAGUNA NIGUEL
COUNTY OF ORANGE

MODEL COMPLEX
UNITS 83, 84, 85 & 86



NOTE: 3
ALL WALKS AND PAVING SHALL BE BY
LANDSCAPE ARCHITECT
SEE CIVIL ENGINEER'S DRAWINGS
FOR INFORMATION NOT SHOWN HERE