

(PORTION OF TENTATIVE TRACT NO. 7623)

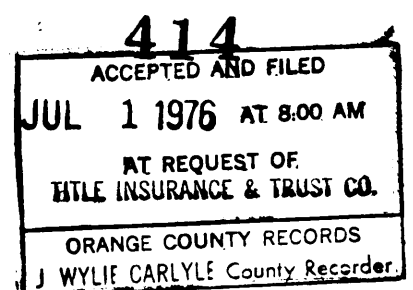
DUPLICATE

TRACT NO. 8726

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF RANCHO NIGUEL, AS SHOWN ON A MAP
RECORDED JUNE 10, 1977 IN BOOK 2, PAGES 230 AND 231 OF PATENTS, RECORDS
OF LOS ANGELES COUNTY, CALIFORNIA

SHEET 1 OF 5 SHEETS

JUNE, 1975
M & Q PACIFIC
W. DAVID WAGNER, R.C.E. N° 14379
ACREAGE 16.375
51 NUMBERED LOTS
LOTS "A&B"



\$13.00

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 LA PAZ ROAD and YOSEMITE ROAD;

We also offer for dedication to the County of Orange:

1. All vehicular access rights to La Paz Road, except at street intersection;
2. Ingress + Egress rights over Big Bend Drive for Storm Drain maintenance purposes. We also grant to the County of Orange "Lot 51" in fee simple for a Park Site.

"The common Private Streets and Driveways within this tract shall be owned, operated and maintained by the Developer its successors or assigns. The County of Orange shall have no responsibility therefor unless and until pursuant to appropriate sections of the Streets and Highways Code of the State of California the said common Private Streets and Driveways been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors."

AVCO COMMUNITY DEVELOPERS, INC., a corporation (Record Owner).

David F. Stein
Vice President

Paul D. Zimmer
Secretary

I, W. DAVID WAGNER, do hereby certify that I am a Registered Civil Engineer, N° 14379 of the State of California; that this map, consisting of 5 sheets, and the true and complete survey made in JUNE, 1975, which it correctly represents, were both made by me or under my direction; 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.

W. David Wagner
W. DAVID WAGNER R.C.E. N° 14379

I, C.R. NELSON, 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.

Dated this 9th day of June 1976 C.R. NELSON
County Surveyor

By: Robert V. Wase
Deputy

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 29th day of June 1976 W.E. St John
County Clerk

By: Maria Marquez
Deputy

UNITED CALIFORNIA BANK, A CORPORATION, Trustee under deeds of trust of record, recorded in Bk. 11726, Pg. 1224.

Charles W. Schaffner
Assist. Vice President

Chas. M. Cory
Assist. Secretary

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 was presented for approval to the Board of Supervisors of the said County of Orange at a regular meeting thereof held on the 29th day of June, 1976, 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: LA PAZ ROAD and YOSEMITE ROAD;

And did also accept on behalf of the County of Orange:

1. All vehicular access rights to La Paz Road as dedicated
 2. Ingress & Egress rights over BIG BEND DRIVE for Storm Drain maintenance purposes as dedicated.
- We also accept, subject to grading in accordance with local park standards, the grant in fee simple of lot 51 for a park site and did also approve subject Tract Map pursuant to the provisions of Section 66436(b)(1) of the Subdivision Map Act

Dated this 29th day of June 1976 W.E. St John
County Clerk and Ex Officio Clerk of the Board of Supervisors.

By: Maria Marquez
Deputy

State of California } ss.
County of Orange }

I, Robert L. Citron, County Tax Collector - Treasurer of said County of Orange, do hereby certify that according to the records of my office, there are no liens against the land shown within the colored border 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 11th day of May 1976 Robert L. Citron
County Tax Collector and Treasurer

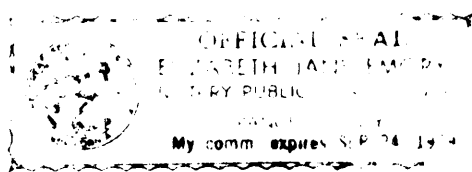
By: C. Lenhart
Deputy Tax Collector

State of California } ss.
County of Orange }

On this 4th day of December, 1975, before me Elizabeth Jane Emory, a Notary Public in and for said County and State, personally appeared David F. Stein, known to me to be Vice President and Paul G. Zimmer, known to me to be 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.

My commission expires Sept 24, 1979

Elizabeth Jane Emory
Notary Public in and for said County and State.

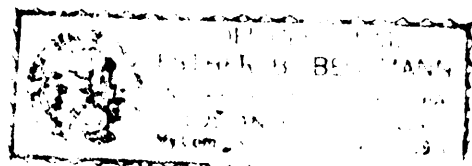


State of California } ss.
County of Orange }

On this 11th day of May, 1977, before me ESTHER B. BEGEMANN, a Notary Public in and for said County and State, personally appeared Charles W. Schaffner, known to me to be Ass. Vice President and Elaine M. Cory, known to me to be Asst. Secretary 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.

My commission expires 9-9-76

Esther B. Begemann
Notary Public in and for said County and State.



SOILS REPORT

A preliminary soils report was prepared by:
GEOLABS-CALIFORNIA INC. February 8, 1978 and signed by:
John D. Sayers, C.E.G. 907
Albert R. Kleist, R.C.E. 16351

SIGNATURE OMISSION:

Pursuant to the provisions of Section 66436(b) of the Subdivision Map Act, the signature of the following has been omitted:

1. The County of Orange, a body corporate and politic, holder of an easement recorded in book 8723, page 706.

(PORTION OF TENTATIVE TRACT NO. 7623)
SCALE: 1" = 200'
M. & Q. PACIFIC
DATE: JUNE, 1975
W. DAVID WAGNER, R.C.E. N° 14379

DUPLICATE
TRACT NO. 8726
IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
51 LOTS & LOTS A & B 16.375 ACRES

SHEET 2 OF 5 SHEETS

414
ACCEPTED AND FILED
JUL 1 1976 AT 8:00 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS
J. WYLLIE CARLYLE, County Recorder
\$13.00

BASIS OF BEARINGS:

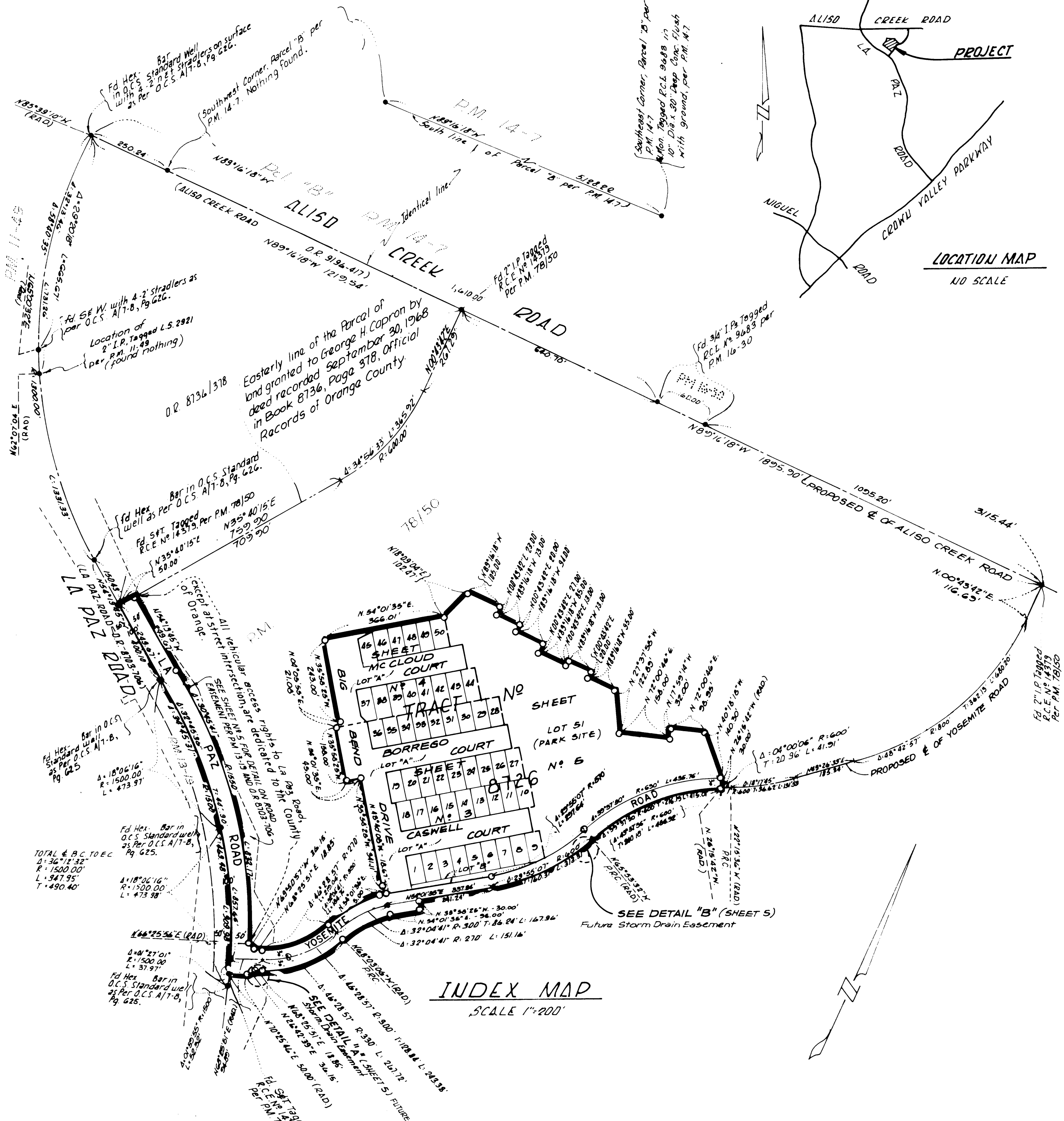
The bearings shown on this map are based on the south line of Parcel "B", being N 89° 16' 18" W per Parcel Map 14-7, records of Orange County, California.

MONUMENT NOTES:

1. Set 2" I.P. Tagged R.C.E. N° 14379 at all tract boundary corners, shown thusly O unless otherwise noted. All 2" I.P. set flush and set prior to recording of Tract Map.
2. Set 1" I.P. Tagged R.C.E. N° 14379 or L&T Tagged R.C.E. N° 14379 at all Lot Corners, unless otherwise noted, within 90 days after the acceptance of improvements.
3. Set 8" Spike, Tagged R.C.E. N° 14379, shown thusly Q at all intersections of street centerlines, at beginning and end of curves of street centerlines, at points of intersections of street centerline tangents when such points fall within the paved roadway, at termination of street centerline, and all other points of control of street centerlines unless otherwise noted, within 90 days after the acceptance of improvements.
4. Ties to centerline monuments will be made and a copy of said ties will be furnished to the County Surveyor.
5. Set Orange County Standard Type "A" Monument shown thusly ▲, with Brass Tag in well stamped R.C.E. N° 14379, within 90 days after the acceptance of improvements.
6. • = Found Monument as indicated.

NOTES:

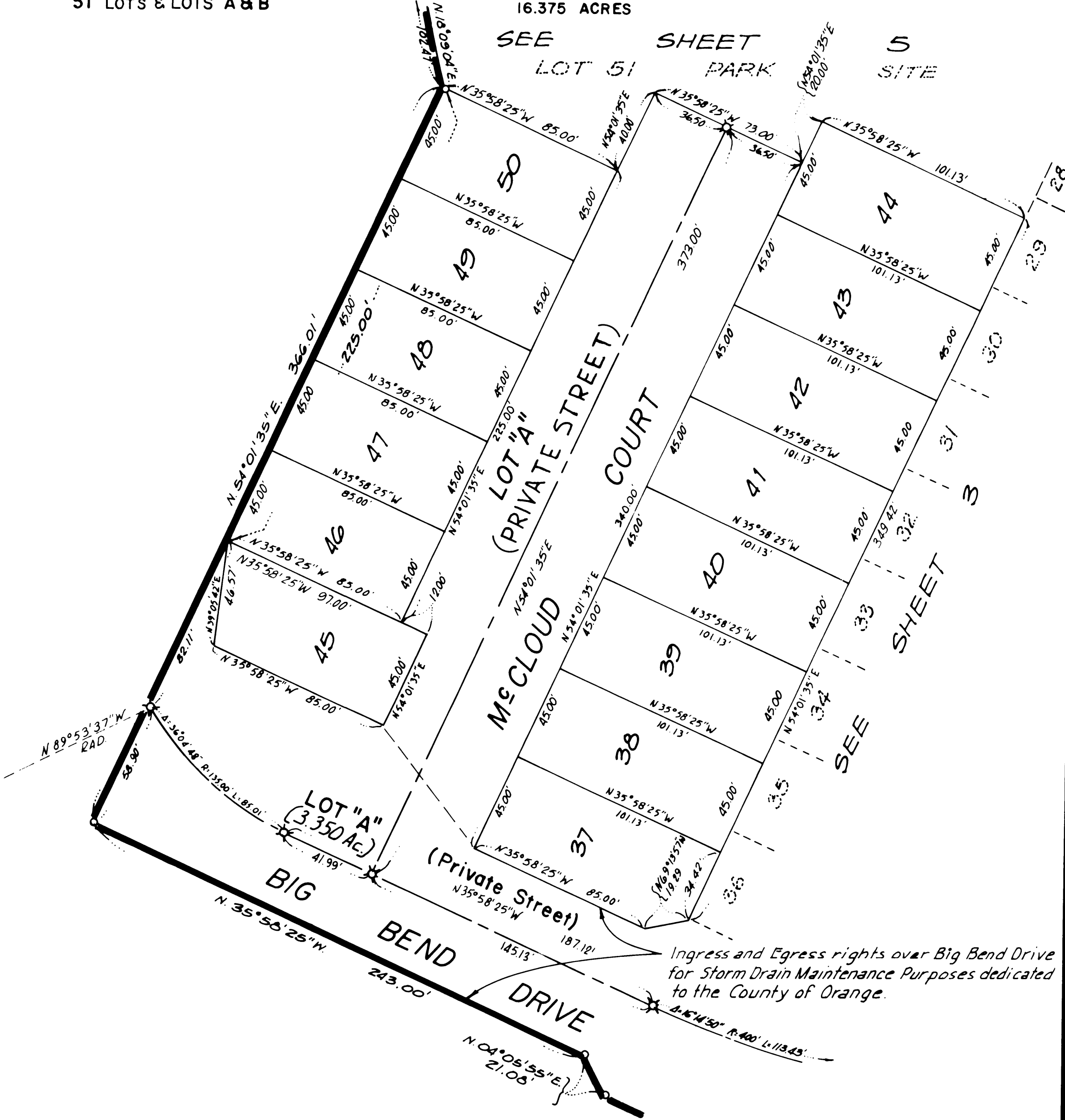
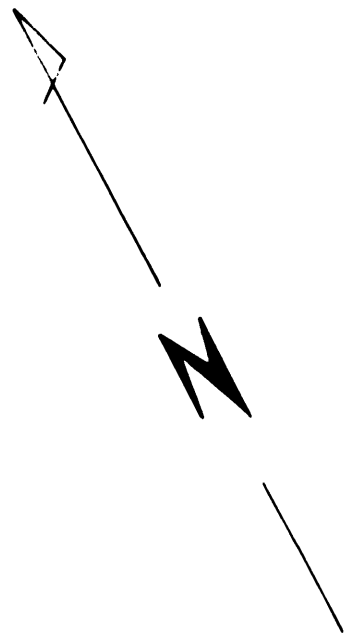
1. Alphabetical Lots are not building sites.
 2. Alphabetical Lot "A" is for PRIVATE STREET purposes which will be dedicated in the future to the Homeowners Association.
 3. Alphabetical Lot "B" is for GREEN BELT Purposes which will be dedicated in the future to the Homeowners Association.
- *The listed common Private Streets and Driveways within this tract shall be owned, operated, and maintained by the Developer, its successors or assigns. The County of Orange shall have no responsibility therefor unless and until pursuant to appropriate sections of the Streets and Highways Code of the State of California, the said common Private Streets and Driveways been accepted into the County Road System by appropriate resolution of the Orange County Board of Supervisors."



(PORTION OF TENTATIVE TRACT NO. 7623)
SCALE: 1" = 40'
M. & Q. PACIFIC
DATE: JUNE, 1975
W. DAVID WAGNER, R.C.E. N° 14379

TRACT NO. 8726
IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
51 LOTS & LOTS A & B
16.375 ACRES

SHEET 4 OF 5 SHEETS



414
ACCEPTED AND FILED
JUL 1 1976 AT 8:00 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS
J WYLIE CARLYLE County Recorder

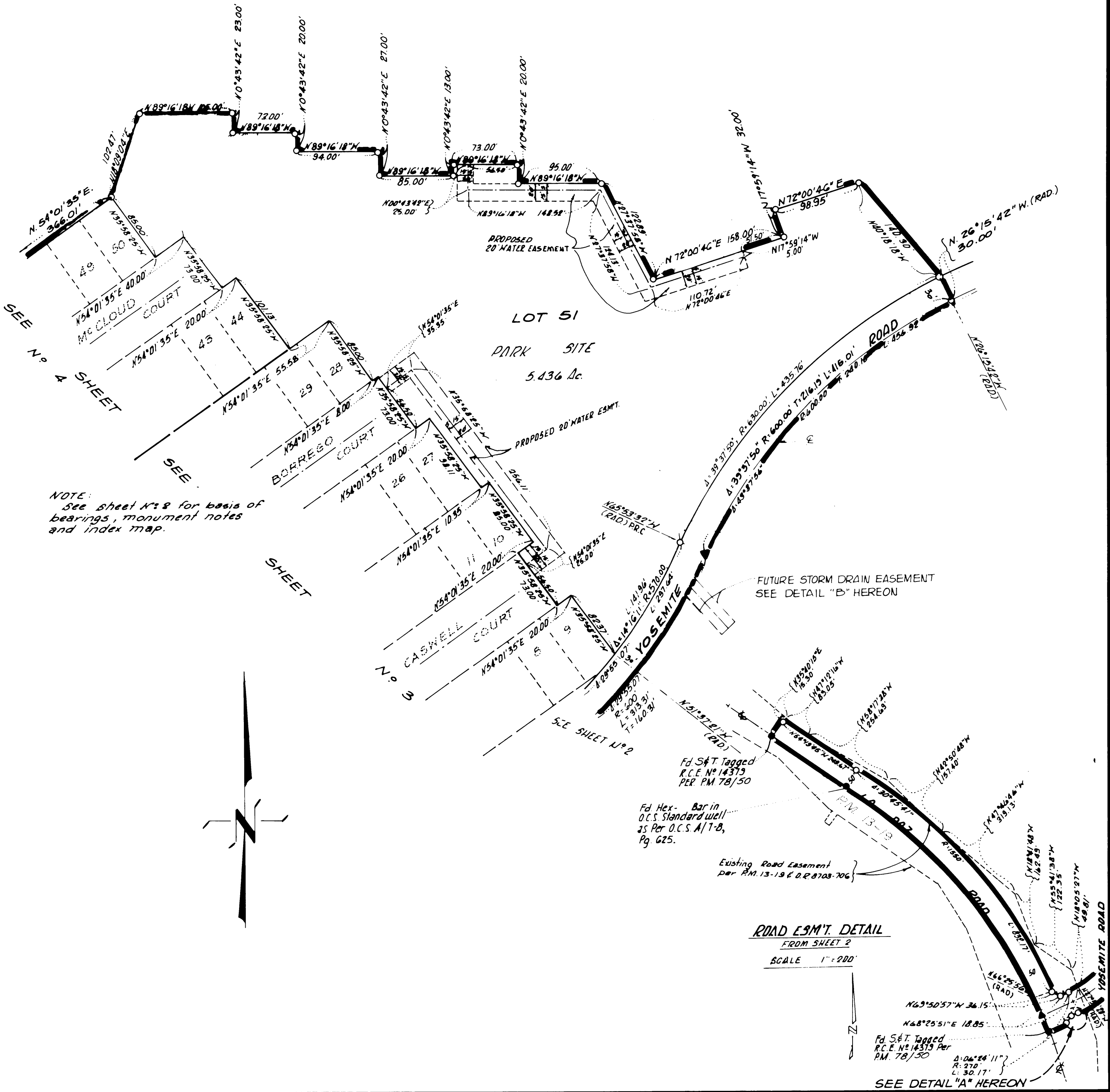
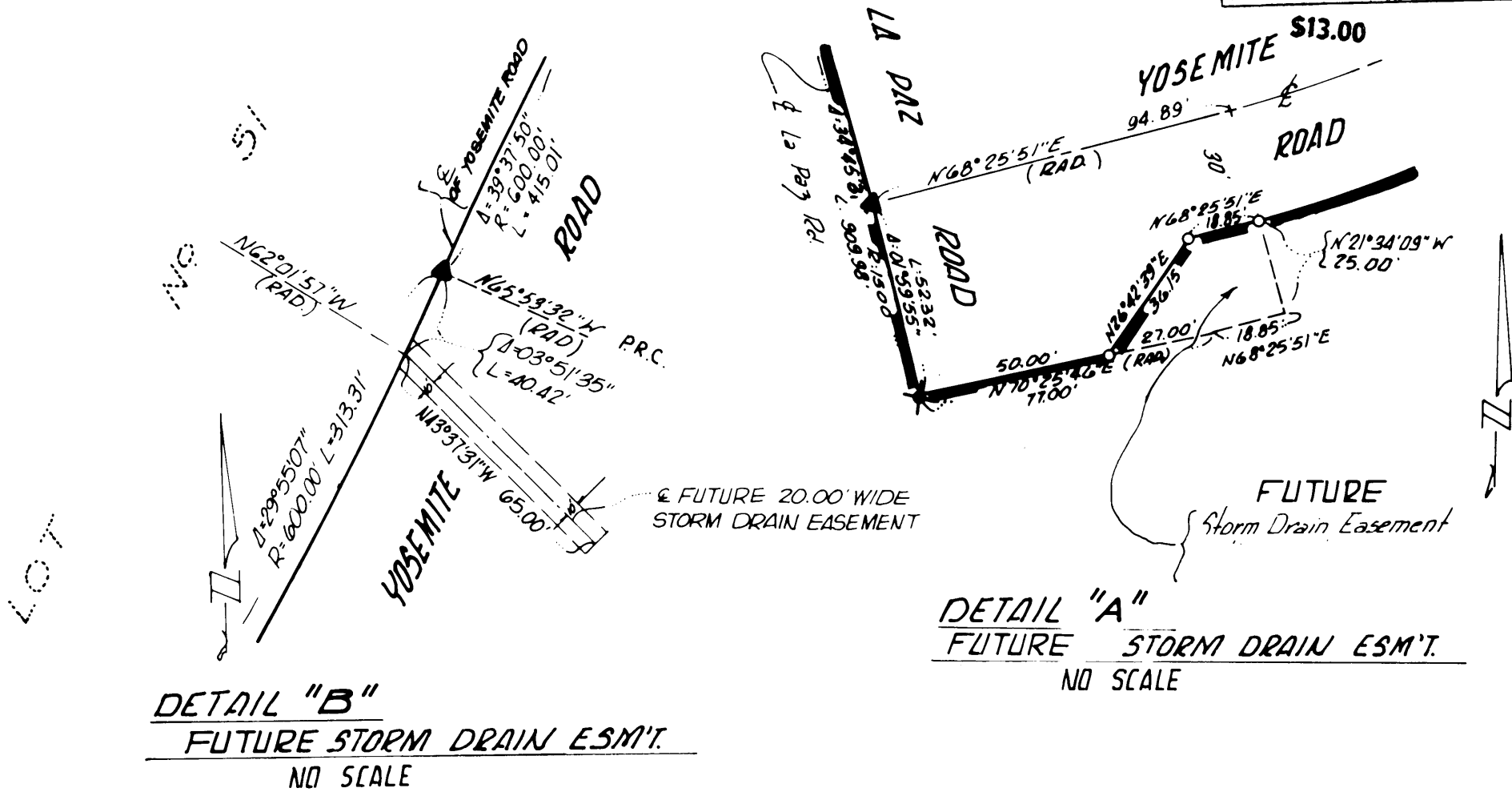
NOTE: SEE SHEET N° 2 FOR BASIS OF
BEARINGS, MONUMENT NOTES AND
INDEX MAPS.

(PORTION OF TENTATIVE TRACT NO. 7623)
SCALE: 1" = 80'
M. & Q. PACIFIC
DATE: JUNE, 1975
W. DAVID WAGNER, R.C.E. No. 14379

DUPLICATE
TRACT NO. 8726
IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.
51 LOTS & Lots A & B
16.375 ACRES

SHEET 5 OF 5 SHEETS
414

ACCEPTED AND FILED
JUL 1 1976 AT 8:00 AM
AT REQUEST OF
INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS
J. WYLIE CARLYLE County Recorder



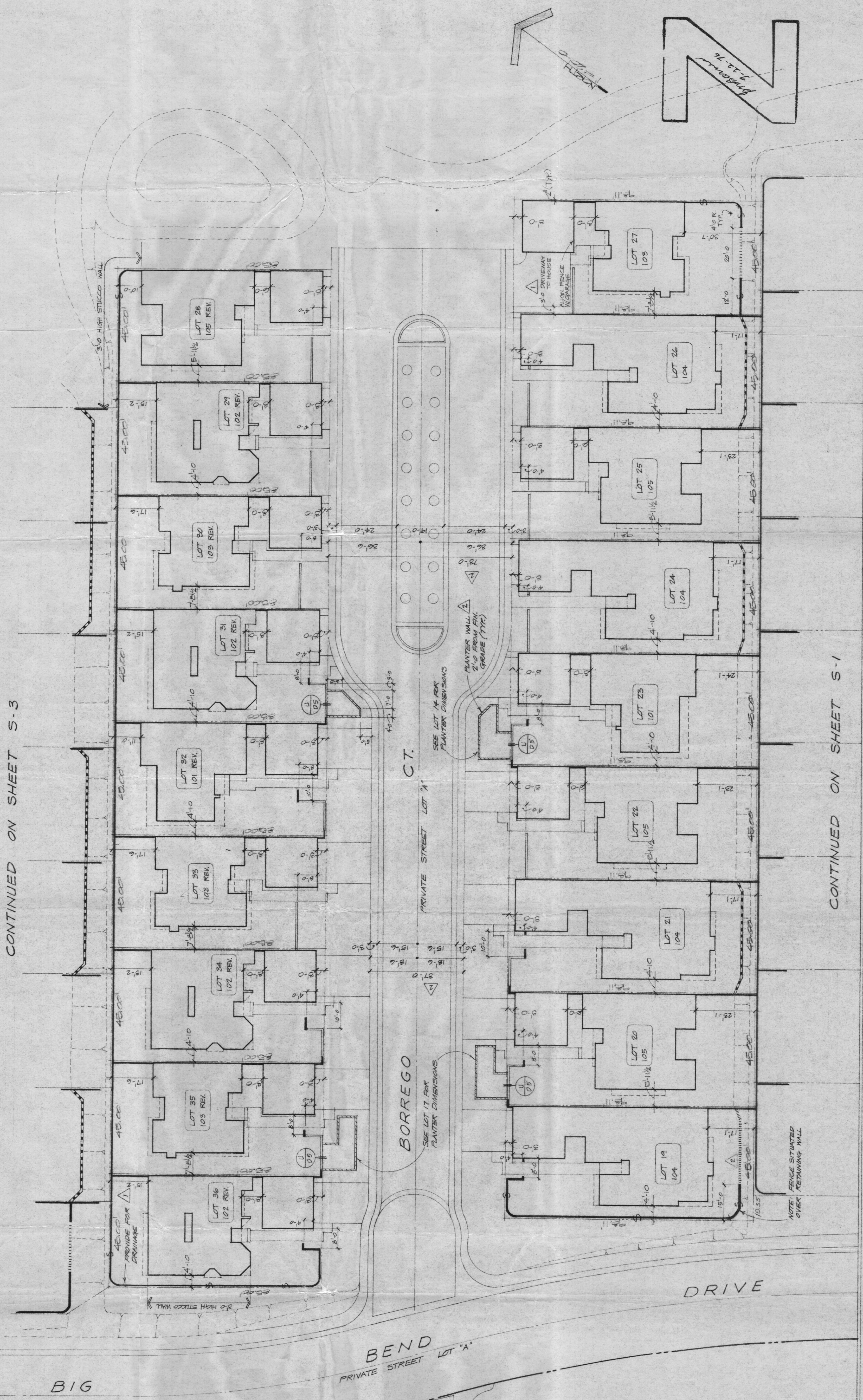
Revisions	No.	Date	Description
	1	4 JUL 76	PER BUILDING DEPT.
	2	5 JUL 76	DRAINAGE PER LOT 30, REVISED
	3	5 JUL 76	PER ENTRY DRIVEWAY
Drawn	Check	Job No.	Date
			28 JUN 76

Park View Garden Homes
AVCO Community Developers

ROBERT E. JONES and EDWIN K. HOM, ARCHITECTS
Members of American Institute of Architects
1245 Roslyn Lane, La Jolla, California, 92037
Phone 714-459-3877

S.2
OF 4

PLAN SITE TRACT 8726



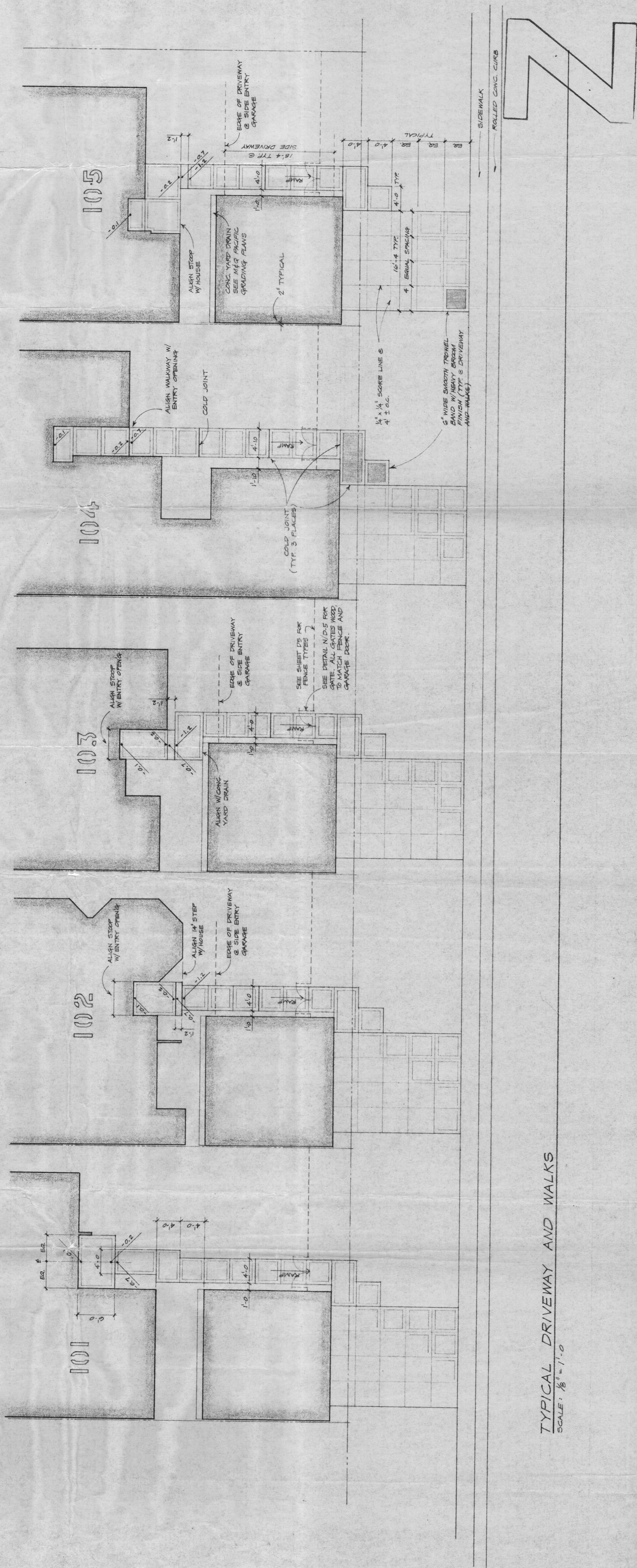
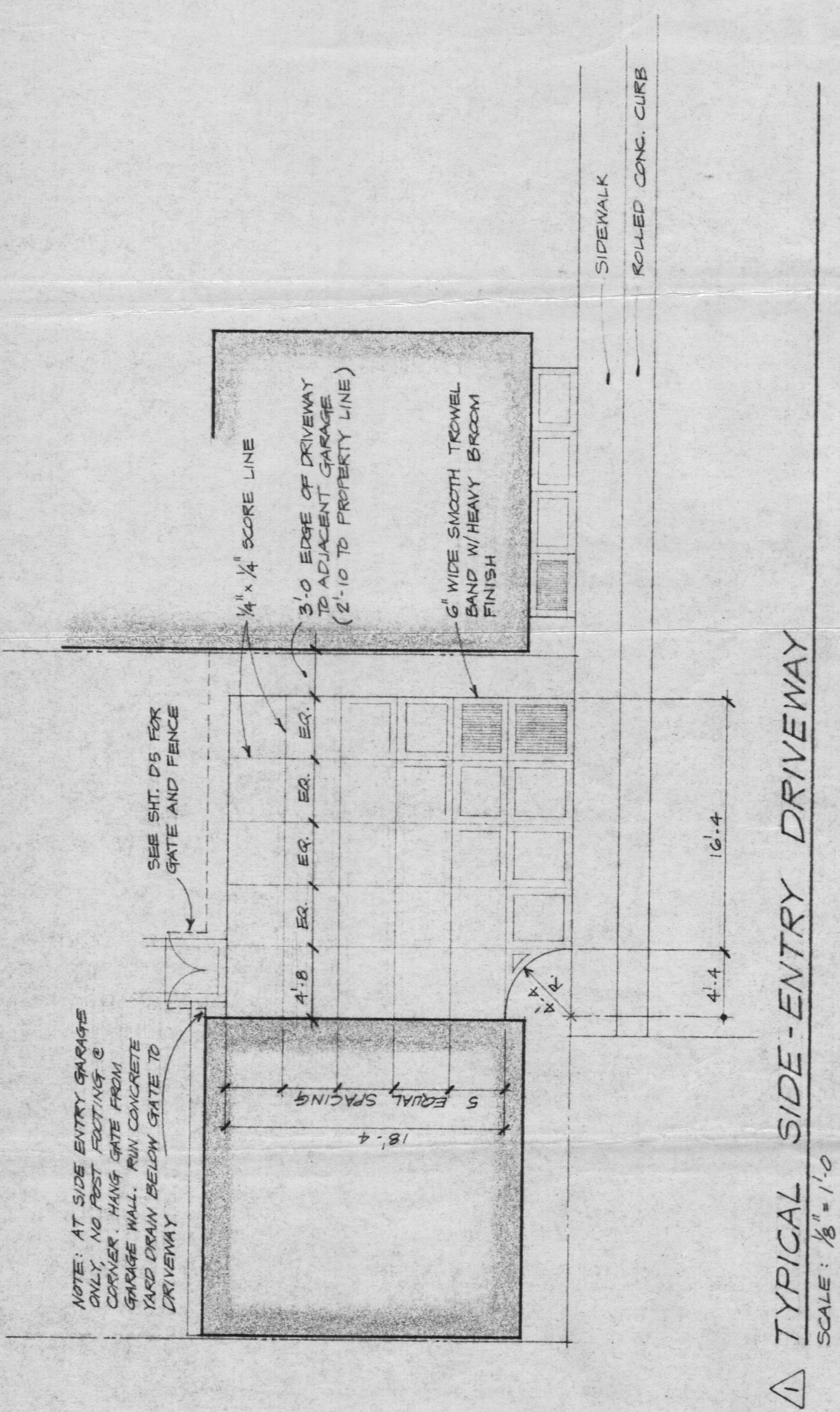
CONTINUED ON SHEET S-3

CONTINUED ON SHEET S-1

ROBERT E. JONES and EDWIN K. HOM, ARCHITECTS
Members of American Institute of Architects
1245 Roslyn Lane, La Jolla, California, 92037
Phone 714-539-3877

Park View Garden Homes
Avco Community Developers

Check	No.	Date	Description	Revisions
	✓	8 JUL 76	8102 ENTRY DRIVEWAY	
Job No.				
Date				
28 JUN '76				



TYPICAL DRIVEWAY AND WALKS

These plans were formalized and found to comply with the Laguna Niguel Planned Community Development Act, Fifth Revised, and its supplemental text.

They shall constitute the master plan of development and any proposed construction shall be subject to the approval of the Laguna Niguel Community Development Section Staff, Grant Planning and Development, Regulation, Environmental Management Agency.

Checked by: *B M [signature]*

Approved by: *AMM [signature]* Chief, Land Use

Chief, Land Use

Planned Concept Development

 $\frac{e}{2}$

YOSEMITE

ROAD

CONTINUED ON SHEET S-2

BIG BEND DRIVE PRIVATE STREET LOT

CASWELL

PRIVATE STREET LOT "A"

C.T.

SEE LOT 14 FOR
PLANTER DIMENSIONS

PLANTER WALL
2'-0" FROM FINISH
GRADE. TYPICAL

GENERAL NOTES

1. FOR STREETS, CUL-DE-SACS AND OTHER IMPROVEMENTS SEE MAP TYPICALLY DRAWN FOR UNDERGROUND UTILITY
2. SEE LANDSCAPE DRAWINGS
3. FOR SITE PERMITS DETAIL SEE CITY C.D.S.
4. LOCATE ALL UTILITIES MINIMUM OF 2' FROM CURB PROPERTY LINES OF ANY OTHER PROPERTY LINES
5. INGRESS OTHERWISER NOTED
6. GARAGE DOORS AND SCREENS ARE NOT TO PROTRUDE OVER PROPERTY LINES
7. OUTSIDE DIMENSIONS SHOWN ARE FROM PROPERTY LINE TO FACE OF CURB (TYPICAL)
8. NOTE: ALL LOT CORNERS ARE TO BE IDENTIFIED BY PERMANENT SURVEY MARKERS PRIOR TO FINAL GRADING
9. SEE LOTS 5 THRU 9 FOR TYPICAL ROOF OVERHANG DIMENSIONS.

LEGEND

LOT 74
101 REV

LOT NUMBER
REVERSE PLAN
HOUSE TYPE

[illegible]

TRACT

83726

五十一

ORANGE COUNTY
Bldg. & Safety Dept.

—

ROBERT E. JONES and EDWIN K. HOM, ARCHITECTS
Members of American Institute of Architects
1245 Rockey Lane, La Jolla, California 92037 Phone 714 459-3875

Park View Garden Homes
AVCO Community Development

Drawn	Revisions				
Check	No.	Date	Description		
	△	29 JUN 76	ADDED SYMBOL		
Job No.	△	8 JUL 76	REVISED SIDE ENTRY DRIVEWAY		
Date	△	14 JUL 76	PER BUILDING DEPT.		
28 JUN '76					