

14433

TRACT N° 9923

DUPLICATE

LE: 1"=40'
REAGE: 3.195 ACRES
P OF LOTS: 20

FINAL UNIT OF TENTATIVE TR. NO. 9923 IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
TOM R. MCGANNON, R.C.E. 23956 APRIL, 1979

ACCEPTED AND FILED
JUL 12 1979 AT 8:00 AM
AT REC. OF
TITLE INSURANCE & TRUST CO
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

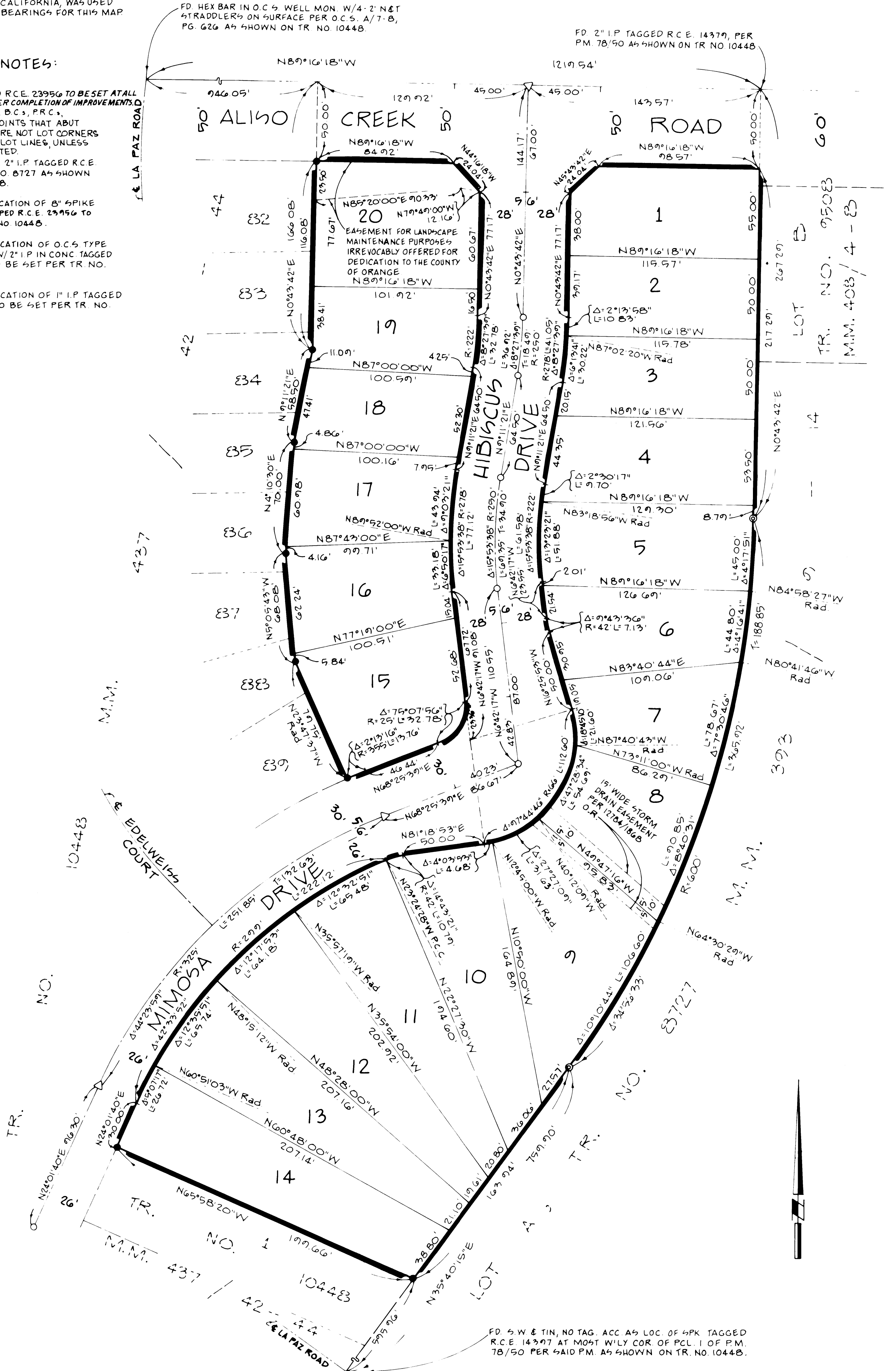
\$7.00

BAHIS OF BEARINGS:

THE BEARING OF N89°16'18"W ALONG THE CENTERLINE OF ALISO CREEK ROAD AS SHOWN ON TR. NO. 10448 AS PER MAP FILED IN BOOK 437, PAGE 42, 43 & 44 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

MONUMENT NOTES:

- 1" I.P. TAGGED R.C.E. 23956 TO BE SET AT ALL LOT CORNERS AFTER COMPLETION OF IMPROVEMENTS, EXCEPT AT E.C.S., B.C.S., P.R.C.S., P.C.C.S. & OTHER POINTS THAT ABOUT A STREET AND ARE NOT LOT CORNERS MARKING SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- © INDICATES FD. 2" I.P. TAGGED R.C.E. 14379 PER TR. NO. 8727 AS SHOWN ON TR. NO. 10448.
- INDICATES LOCATION OF 8" SPIKE & WASHER STAMPED R.C.E. 23956 TO BE SET PER TR. NO. 10448.
- △ INDICATES LOCATION OF O.C.S. TYPE "A" WELL MON. W/ 2" I.P. IN CONC. TAGGED R.C.E. 23956 TO BE SET PER TR. NO. 10448.
- INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956 TO BE SET PER TR. NO. 10448.



ACREAGE: 3.195 ACRES
NO OF LOTS: 20
FINAL UNIT OF TENTATIVE
TR. NO. 9923

TRACT No 9923

DUPLICATE

SHEET 1 OF 2 SHEETS

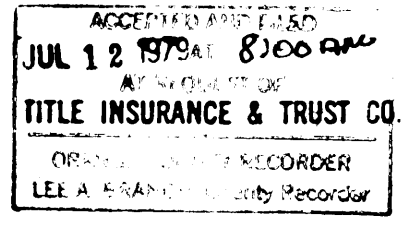
14433

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A DIVISION OF A PORTION OF RANCHO NIGUEL, AS SHOWN ON A MAP RECORDED JUNE 30, 1877, IN BOOK 2, PAGE 230 AND 231 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

TOM R. MCGANNON
R.C.E. 23956



APRIL, 1979



\$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 COLORED BORDER LINE.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE THE LANDSCAPE MAINTENANCE EASEMENT SHOWN ON THIS MAP.

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER NO. 23956 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 2 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN MARCH, 1978, 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.

Tom R. McGannon
TOM R. MCGANNON
R.C.E. NO. 23956

BALDWIN BUILDERS, A CALIFORNIA CORPORATION

ALFRED E. BALDWIN
SECRETARY TREASURER

CONTINENTAL AUXILIARY COMPANY, A CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 12742, PAGE 1939, OFFICIAL RECORDS.

KEVIN J. MCCANN
KEVIN J. MCCANN - ASSISTANT VICE PRESIDENT

DENNIS JANS
DENNIS JANS - LOAN OFFICER

I HEREBY CERTIFY 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 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 8th DAY OF May, 1979.

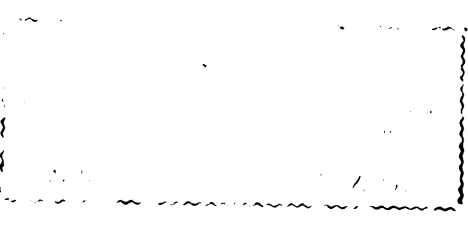
C. R. NELSON
COUNTY SURVEYOR

BY Robert J. Wise
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 27th DAY OF April, 1979, BEFORE ME, DONNA L. FREED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ALFRED E. BALDWIN, KNOWN TO ME TO BE THE SECRETARY/TREASURER OF BALDWIN BUILDERS, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: MARCH 22, 1981 WITNESS MY HAND AND OFFICIAL SEAL:



DONNA L. FREED
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 27th DAY OF April, 1979, BEFORE ME, JULIA MANN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KEVIN J. MCCANN AND DENNIS JANS, KNOWN TO ME TO BE THE ASSISTANT VICE PRESIDENT AND LOAN OFFICER, RESPECTIVELY, OF CONTINENTAL AUXILIARY COMPANY, 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 AS TRUSTEE.

MY COMMISSION EXPIRES: 2-2-81 WITNESS MY HAND AND OFFICIAL SEAL:



JULIA MANN
NOTARY PUBLIC IN AND FOR SAID STATE

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 10th DAY OF July, 1979, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID NOT ACCEPT AT THIS TIME THE LANDSCAPE AND MAINTENANCE EASEMENT AS IRREVOCABLY OFFERED AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(c)(1) OF THE SUBDIVISION MAP ACT.

DATED THIS 10th DAY OF July, 1979.

JUNE ALEXANDER
CLERK OF THE BOARD

BY Louis Hume
DEPUTY

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 10th DAY OF July, 1979.

JUNE ALEXANDER
CLERK OF THE BOARD

BY Louis Hume
DEPUTY

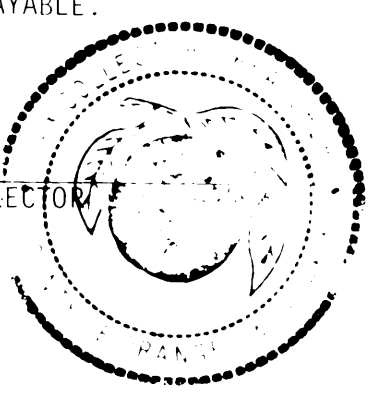
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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 1st DAY OF May, 1979.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY C. Giordano
DEPUTY TAX COLLECTOR



IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66436 (c) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED:

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT BY DEED RECORDED IN BOOK 12784, PAGE 1868, OFFICIAL RECORDS.

PURSUANT TO THE PROVISIONS OF SECTION 66434(f) OF THE SUBDIVISION MAP ACT, SOILS AND GEOLOGIC REPORTS BY: JUAN VIDAL, R.C.E. 25112, AND ROBERT STONE, Ph.D., C.E.G. 561, DATED FEBRUARY 18, 1977; DAVE DERING, R.C.E. 10106 AND ALLEN BELL, C.E.G. 936, DATED APRIL 3, 1978, AND SEPTEMBER 27, 1978, HAVE BEEN PREPARED FOR THIS SUBDIVISION.

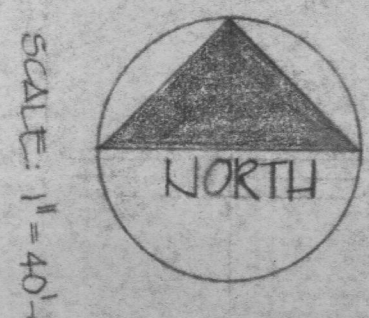
THESE REPORTS AND ANY SUPPLEMENTS THERETO ARE ON FILE WITH THE COUNTY OF ORANGE, E.M.A., REGULATIONS FUNCTION.



THE DWELLINGS TO BE BUILT IN TRACT 9923 ON LOTS _____
 SHALL BE SOUND ATTENUATION IN ACCORDANCE WITH ACoustical Analysis
by HANSEN & BERGSEN
 DATED 8/2/78 THE REPORT IS ATTACHED TO THESE
 PLANS.

9923

LOT SURVEY MARKERS
 ALL LOT MONUMENTATION SHALL
 BE IN ACCORDANCE WITH THE
 RECORDED TRACT MAP.



2

Date: FEB. 13, 1980
 Tract No. 9923
 These plans have been analyzed and found to comply
 with the RES-5000 (CAND)
"RESIDENTIAL, SINGLE FAMILY"
DISTRICT.
 They shall constitute a prede plan of development
 and any proposed construction changes, or any other
 details to be submitted shall be approved by the
 Planning and Development Staff, Current Planning and
 Development, Regulation, Environmental Management
 Agency.
 Checked by: Chapman Technician
 Approved by: R. W. White Chief, Land Use

RECEIVED
 LAND USE SECTION
 FEB 11 1980
 ORANGE COUNTY
 Current Planning & Dev.

revisions:
date:
drawn: TTM-1
job: 167B

Design Dimensions Inc.
1500 Adams Ave.
Suite 310
Costa Mesa, Ca. 92626
557 0593

OWNER:
THE BALDWIN COMPANY
16811 HALE AVENUE
IRVINE, CALIFORNIA 92714
714-840-8300

PLAT PLAN
TTR 9923
sheet

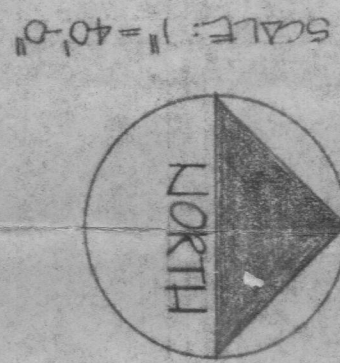
Date: FEB. 13, 1980
Tract No. 9923
These plans have been analyzed and found to comply with RES-5000 (COND)
"RESIDENTIAL, SINGLE FAMILY"
DISTRICT.

They shall constitute a precise plan of development, and any proposed construction changes or any plan details to be eliminated, shall first be approved by the Land Use Section Staff. Current Planning and Development, Regulation, Environmental Management Agency.

Checked by: [Signature]
Approved by: [Signature]
Chief, Land Use

HP 654-

2



LOT SURVEY MARKERS
ALL LOT MONUMENTATION SHALL
BE IN ACCORDANCE WITH THE
RECORDED TRACT MAP.



THE DWELLINGS TO BE BUILT IN TRACT 9923 ON LOTS
SHALL BE SOUND ATTENUATING IN ACCORDANCE WITH
By Hillman & Becken
PLANS
DATED 1/2/78
THE REPORT IS ATTACHED TO THESE

LA PAZ ROAD

ALISO CREEK ROAD
Sound Attenuation
40' HIGH TYPICAL WALL 3' TOP OF ELORE