

COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION
CENTRAL OFFICE
P.O. BOX 4048
400 CIVIC CENTER DRIVE WEST
SANTA ANA, CA 92702
714-834-2626

FEE RECEIPT FORM

REGIONAL OFFICE
26052 GETTY DRIVE
LAGUNA NIGUEL, CA 92677
714-831-2610

RECEIVED OF
PAYER:

Jess L. Frost

TELEPHONE

714/493-6375

ADDRESS:

26851 Mission Hills Dr

CITY

San Juan Capistrano
92675

JOB OWNER:

Same

JOB ADDRESS
OR TRACT NO.:

LL 84-10

OWNER'S ADDRESS:

LOCAL PARK FEE REQUIRED FOR:	
☐ SINGLE FAMILY DWELLING	☐ DUPLEX
☐ MULTI-FAMILY DWELLING	
_____ UNITS WITH _____ BEDROOMS	
_____ " " _____ "	
_____ " " _____ "	
☐ MOBILEHOME PARK WITH _____ PADS (Sites)	
CENSUS TRACT _____ AP _____	
LOCAL PARK FEES DETERMINED OR MODIFIED BY:	
_____ DATE _____	

Codes:

CEJ175

Am'ts:

21.00

LHJ 229

85.00

TELLER

DATE

FO 250-189.5 (R 3/83)

INSPECTOR 1

RECEIPT FOR	AMOUNT
☐ TRUST FUND _____ (Check No.)	
☐ PLAN CHECK FEE _____ (Type)	
☐ GRADING PRE-INSPECTION FEE	
☐ LOCAL PARK FEE	
ADDN.-ALTERATION TO	
☐ _____ PERMIT _____ (Type) (Number)	
☒ OTHER C.E. FEE #IC84-174	21.00
☒ OTHER Lot Line	
Adj. No. LL84-10	85.00
COST INDEX TOTAL FEE	106.00
*REFER TO BUILDING PERMIT _____ (Number)	VERIFIED BY: _____ (Initials)

106.00

FEE

Recording Requested by and mail to:

EMA Regulation

Subdivision Section

Attn.: A. F. Garrotto

100 Civic Center Drive West

Santa Ana, CA 92701

84-246664

APPLICATION FOR

\$7.00

C13

LOT LINE ADJUSTMENT LL 84-10

RECORD OWNERS:

	PARCEL 1	PARCEL 2
NAME:		<u>NIGUEL LAND CO</u>
ADDRESS:	<u>NIGUEL LAND CO</u> <u>26851 MISSION HILLS DR.</u>	<u>26851 MISSION HILLS DR.</u> <u>SAN JUAN CAPISTRANO.</u>
DAYTIME PHONE:	<u>SAN JUAN CAPISTRANO</u> <u>493-6375</u>	<u>493-6375</u>
	PARCEL 3	PARCEL 4
NAME:	_____	_____
ADDRESS:	_____	_____
DAYTIME PHONE:	_____	_____

(I/We) hereby certify that: 1) (I am/we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/we) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

NIGUEL LAND COMPANY
Signature(s) of owner(s) of
Parcel 1

NIGUEL LAND COMPANY
Signature(s) of owner(s) of
Parcel 2

Signature(s) of owner(s) of
Parcel 3

Signature(s) of owner(s) of
Parcel 4

CONTACT PERSON: G. BART STRYKER
ADDRESS: 1522 E. FOURTH ST., SANTA ANA CA 92701
DAYTIME PHONE: (714) 954-0433

RCE 13195

RECEIVED
JUL 12 1984

EMA

DATE RECEIVED		OFFICE USE ONLY		SUBDIVISION COMMITTEE ACTION:	
LAND USE ELEMENT DESIGNATION		C.E.Q.A. STATUS		APPROVED (See Exhibit "C")	
5/2/84	Suburban Residential	C.E. Class 5		DATE:	June 14, 1984
ZONING	AP NUMBERS	SURVEYOR APPROVAL		RECORDED DATE:	
PC(SH)	653-012-05 & 14	6/7/84		RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA	
SDM	SUPERVISORIAL DISTRICT	DATE FILED		-255 PM JUN 14 '84	
34-7-8	5TH	5/2/84			
		RECEIPT NO.			
		105,873			

See A Branch COUNTY RECORDER

EXHIBIT A

LOT LINE ADJUSTMENT NO. LL 84 - 10

(LEGAL DESCRIPTIONS)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
NIGUEL LAND COMPANY	653-012-05	PARCEL 1
NIGUEL LAND COMPANY	653-012-14	PARCEL 2

PARCEL 1

THAT PARCEL OF LAND IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, SHOWN AS PARCEL 1 ON A MAP FILED IN BOOK 122, PAGES 8 AND 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; EXCEPT THEREFROM THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF NIGUEL ROAD, SAID POINT ALSO BEING THE MOST SOUTHERLY POINT IN SAID PARCEL 1 AS SHOWN ON SAID MAP, THENCE N 7° 23' 37"E 432.00 FEET; THENCE N 5° 05' 01" W 83.85 FEET; THENCE N 43° 35' 21" E 55.00 FEET; THENCE N 46° 24' 39" W 75.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF CROWN VALLEY PARKWAY, SAID POINT LYING IN A CURVE HAVING A RADIUS OF 1876 FEET, AS SHOWN ON SAID MAP, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 23' 11" 176.36 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHEASTERLY, SOUTHEASTERLY AND EASTERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES: S 51° 47' 50" E 299.67 FEET, S 46° 18' 46" W 463.28 FEET, AND S 11° 38' 19" W 236.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THAT PARCEL OF LAND IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, SHOWN AS PARCEL 2 ON A MAP FILED IN BOOK 122, PAGES 8 AND 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; ALONG WITH THE FOLLOWING DESCRIBED LAND:

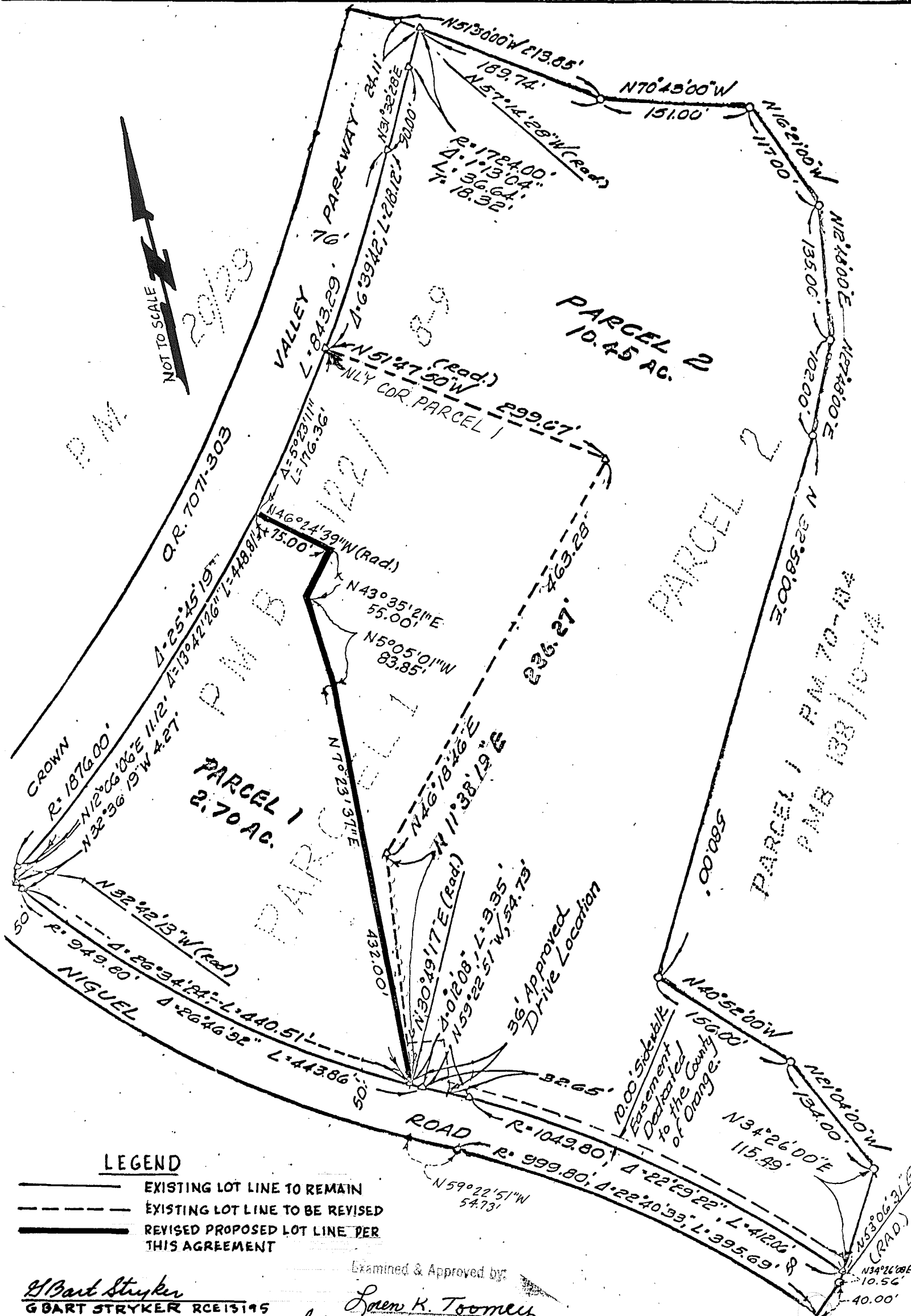
BEGINNING AT A POINT IN THE NORTHERLY LINE OF NIGUEL ROAD, SAID POINT ALSO BEING THE MOST SOUTHERLY POINT IN SAID PARCEL 1 AS SHOWN ON SAID MAP, THENCE N 7° 23' 37" E 432.00 FEET; THENCE N 5° 05' 01" W 83.85 FEET; THENCE N 43° 35' 21" E 55.00 FEET; THENCE N 46° 24' 39" W 75.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF CROWN VALLEY PARKWAY, SAID POINT LYING IN A CURVE HAVING A RADIUS OF 1876 FEET, AS SHOWN ON SAID MAP, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 23' 11" 176.36 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHEASTERLY, SOUTHEASTERLY AND EASTERLY LINES OF SAID PARCEL 1 THE FOLLOWING COURSES: S 51° 47' 50" E 299.67 FEET, S 46° 18' 46" W 463.28 FEET, AND S 11° 38' 19" W 236.27 FEET TO THE POINT OF BEGINNING.

G. Bart Stryker
G. BART STRYKER, R.C.E. 13195

Examined & Approved by:
Lois K. Toomey
for *G. K. Shelton L. S.*
Deputy County Surveyor

84-246664 **EXHIBIT B** **LOT LINE ADJUSTMENT NO. LL 84-10**

OWNER	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
NIGUEL LAND COMPANY	653-012-05	PARCEL 1
NIGUEL LAND COMPANY	653-012-14	PARCEL 2



G. Bart Stryker
G. BART STRYKER RCE15195

Examined & Approved by:
Loew K. Toomey
Loew K. Toomey
 G. K. Shelton L. S.
 Deputy County Surveyor

EXHIBIT "C"CERTIFICATION OF APPROVAL OF LOT LINE ADJUSTMENT NO. LL 84-10

RESOLUTION OF THE ORANGE COUNTY SUBDIVISION COMMITTEE

WHEREAS, Section 66412(d) of the Subdivision Map Act makes provisions for the local agency to approve lot line adjustments where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created; and

WHEREAS, the Orange County Board of Supervisors delegated the lot line adjustment approval authority to the Orange County Subdivision Committee in Resolution No. 77-1366; and

WHEREAS, the Orange County Subdivision Committee has reviewed Lot Line Adjustment No. LL 84-10 and has made a finding that the real property described in Exhibit "A" and shown on Exhibit "B" complies with the provisions of the California Subdivision Map Act and applicable Orange County ordinances and regulations, including the requirements for building sites; and

WHEREAS, the Orange County Subdivision Committee has made the following findings:

1. That the proposal is eligible for processing as a lot line adjustment pursuant to Section 66412 of the Subdivision Map Act;
2. That the requirements of the California Environmental Quality Act have been met;
3. That the proposal is consistent with the General Plan; and
4. That the resultant parcels will meet the requirements of the Zoning Code;

NOW, THEREFORE, BE IT RESOLVED that the proposed Lot Line Adjustment No. LL 84-10, as shown on Exhibits "A" and "B", is hereby approved and that the parcels be considered building sites upon recordation of this document and the recordation of necessary grant deeds making the adjustment in conformance with this approval.

I, H. J. KRIZAN, Chairman of the Orange County Subdivision Committee, hereby certify that the above and foregoing Resolution was approved by said committee at a meeting thereof held on June 14, 1984.

H. J. KRIZAN, Director of Regulation, EMA
Chairman, Subdivision Committee

By: A. F. Garrotto
A. F. Garrotto, Chief
Tentative Map Section

Date: JUNE 14, 1984