

JOHN G. GOETTEN
Consulting Civil Engineers, Inc.

1900-H East Warner Avenue
Santa Ana, California 92705
714-250-9282

September 12, 1989

Mr. Al Garrotto
Chief - Subdivision
County of Orange
Environmental Management Agency
12 Civic Center Plaza
Santa Ana, California 92702

LL 89-081

Subject: Tract 12704
Parcels 1 - 36
Lot Line Adjustment 89-081
Our Job #89647

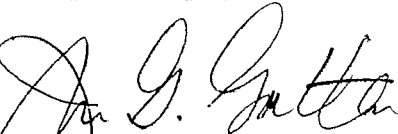
Dear Mr. Garrotto:

Tracts 12704 and 12769 are now in the ownership of Akins/GDC Laguna Heights. The tract line crossed Oakcliff at an oblique angle and caused strangely shaped lots. This lot line adjustment allows the distribution of that area into the balance of Tract 12704.

The existing zoning on Tract 12704 is RS 3600 PD (9000), which requires a minimum of 3,600 square feet. Tract 12769 is in the Colinas de Capistrano Planned Community with minimum residential lot sizes of 3,000 square feet. Attached is a list of parcel sizes which meet zoning requirements.

We propose a revision in the right-of-way for Oakcliff in the cul-de-sac area to improve driveway orientation. The lots impacted by this revision are not included in this Lot Line Adjustment. After the right-of-way adjustment has been approved by the County, we will process a separate Lot Line Adjustment for the balance of the tract.

Very truly yours,



John G. Goetten
RCE 12188 Exp. 03/31/93

JGG:cm

Enclosure

This proposal would result in:

PARCEL NO.	SQUARE FOOTAGE
1	7,354
2	6,794
3	6,898
4	7,289
5	4,618
6	4,275
7	4,293
8	4,649
9	5,366
10	5,839
11	6,513
12	6,553
13	6,662
14	6,812
15	6,332
16	6,419
17	108,203
18	6,010
19	5,150
20	4,914
21	4,854
22	4,962
23	4,898
24	4,670
25	4,772
26	4,548
27	4,646
28	4,426
29	4,536
30	4,463
31	4,903
32	5,052
33	5,974
34	6,471
35	9,397
36	8,776

EXHIBIT "A"

PORTION OF EASEMENT FOR RESOURCE MANAGEMENT PURPOSES OVER LOT "A"
OF TRACT NO. 12704, BOOK 630, PAGES 1 THROUGH 6, INCLUSIVE,
MISCELLANEOUS MAPS OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA, AS DEDICATED BY SAID MAP, TO BE DEEDED TO
AKINS/GDC LAGUNA HEIGHTS BY THE LAGUNA NIGUEL COMMUNITY
SERVICES DISTRICT

That portion of an easement for resource management purposes
of the Laguna Niguel Community Services District over Lot "A" of
Tract No. 12704, Book 630, Pages 1 through 6, inclusive,
Miscellaneous Maps in the Office of the County Recorder of the
County of Orange, State of California, as dedicated by said map,
described as follows:

Beginning at the most Southwesterly corner of said Lot "A";
Thence along the boundary of said Lot "A North 58 degrees
25'00" East, 28.54 feet;
Thence, North 59 degrees 20'07" East, 38.12 feet;
Thence, North 56 degrees 28'38" East, 40.43 feet;
Thence, North 40 degrees 44'47" East, 2.50 feet;
Thence, leaving said boundary, South 57 degrees 37'24" West,
44.46 feet;
Thence, North 46 degrees 15'13" West, 73.26 feet to a point
on the course of said boundary, shown on said map as North 01
degrees 21'52" East, 128.04 feet, distant thereon North 01 degrees
21'52" East, 85.41 feet from the Southerly terminus thereof;
Thence, along said courst South 01 degrees 21'52" West, 85.41
feet to the POINT OF BEGINNING.

Said portion of easement contains 0.055 acre, more or less.

RESOLUTION 89-10-18-1

RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAGUNA NIGUEL COMMUNITY SERVICES DISTRICT RELINQUISHING RESOURCE MANAGEMENT EASEMENT

WHEREAS, an easement for resource management purposes over Lot A of Tract No. 12704 was dedicated in Tract Map recorded in Book 630, Pages 1 through 6, inclusive of Miscellaneous Maps, Official Records of the Records of Orange County; and

WHEREAS, Akins, the developer of Tract No. 12704, desires to adjust lot lines within the aforesaid subdivision to provide greater distances between residential units; and

WHEREAS, the contemplated change in lot lines will cause Akins to encroach upon a portion of Lot A; and

WHEREAS, Akins has, accordingly, requested that the district vacate that portion of Lot A, Tract No. 12704 described in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, the aforesaid portion of Lot A will become vested in the homeowners' association for Tract No. 12704 which will continue to maintain the area as open space; and

WHEREAS, The Board of Directors of the Laguna Niguel Community Services District finds and determines that the vacation of that portion of Lot A, Tract 12704 will not adversely affect the remaining easement.

NOW, THEREFORE, in consideration of the premises the Board of Directors of the Laguna Niguel Community Services District hereby approves the conveyance of that portion of Lot A, Tract 12704, described in Exhibit A to be transferred and conveyed to AKINS/GDC LAGUNA HEIGHTS subject to the following conditions:

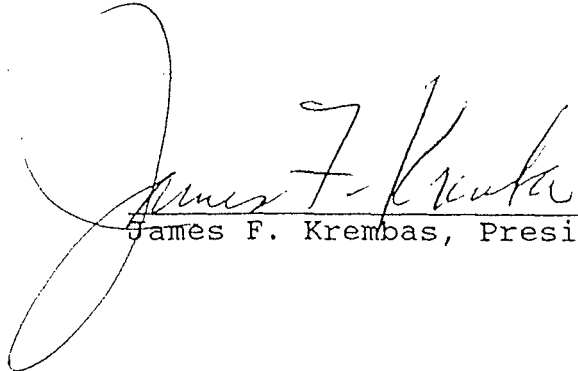
1. Title of the parcel transferred herein shall vest in a duly formed and constituted homeowners' association; and
2. The aforesaid parcel shall continue to be perpetually utilized and maintained as open space.

BE IT FURTHER RESOLVED that the President and Secretary of the District be and they are hereby authorized and directed to execute the Quit Claim Deed, a copy of which is attached hereto as Exhibit B, for transmission to grantee for recordation.

AYES: Directors Bates, Christiansen, Leever, Porter,
President Krembas

NOES: None

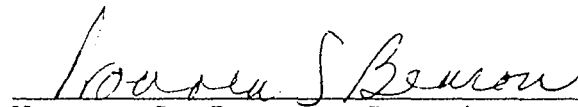
ABSENT: None


James F. Krembas, President

State of California)
County of Orange) ss.
County of Orange)

I, Warren S. Benson, Secretary of the Board of Directors of the Laguna Niguel Community Services District, hereby certify that the above and foregoing is a true and correct copy of Resolution 89-10-18-1, adopted by the Board of Directors of the Laguna Niguel Community Services District at a regular meeting thereof held on the 18th day of October, 1989.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of October, 1989.


Warren S. Benson, Secretary

**COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION**

CENTRAL OFFICE
P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
714-834-2626

FEE RECEIPT FORM

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92653
714-472-7979

RECEIVED OF
PAYER:

AKINS GDC

PAYER'S
TELEPHONE

714 644-6690

PAYER'S
ADDRESS:

1 Civic Center Plaza CITY Newport Bch. ZIP 92660

JOB OWNER

TRACT NO.

OWNER'S ADDRESS:

JOB ADDRESS:

LOCAL PARK FEE REQUIRED FOR:

☐

SINGLE-FAMILY DWELLING

☐

MULTI-FAMILY DWELLING

CAA # _____

CENSUS TRACT _____

AP _____

LOCAL PARK FEES DETERMINED OR MODIFIED BY _____

☐

OTHER _____

DATE _____

RECEIPT FOR	AMOUNT
☒ <u>Lot Line Adjustment</u>	
<u>LL 89-087</u>	
☐ _____	
☒ <u>Environmental</u>	
<u>CE 89-232</u>	
☐ _____	

Codes:

LLJ 281
CEJ 281

Am'ts:

\$95.00
34.00

RECEIPT FOR	AMOUNT
☐ TRUST FUND _____ (Check No.)	
☐ PLAN CHECK FEE _____ (Type)	
☐ GRADING PRE-INSPECTION FEE	
☐ LOCAL PARK FEE	
ADDN. ALTERATION TO	
☐ _____ PERMIT _____ (Type) (Number)	
☐ _____	
☐ PUBLIC PROPERTY ENCROACHMENT PERMIT	
_____ VOLUME FACTOR	
_____ COST INDEX	
TOTAL FEE	<u>\$129.00</u>
*REFER TO BUILDING PERMIT _____ (Number)	VERIFIED BY: <u>DMO</u> (Initials)

1 09/13/89 231913

TELLER

DATE

F0250-189.9 (R9/87)

95.00 LLJ281
129.00 TRD002

34.00 CEJ281 \$\$\$\$\$\$129.00 TOTAL

"INSPECTOR 1"

89-586328

When recorded mail to:

Environmental Management Agency
Regulation/Subdivision
P.O. Box 4048
Santa Ana, California 92702-4048

\$37.00
C16

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-1115 AM OCT 31 '89

Lee A. Branch RECORDER

LOT LINE ADJUSTMENT LL89-081

RECORD OWNERS:

NAME: Akins/GDC Laguna Heights
ADDRESS: 1 Civic Plaza, Suite 175
Newport Beach, Ca 92660

DAYTIME PHONE: (714)644-6690

PARCEL S 1-36

PARCEL

PARCEL

PARCEL

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.

Steven St. Clair, Vice President

Signature(s) of owner(s) of
Parcel 1-36

Signature(s) of owner(s) of
Parcel

Signature(s) of owner(s) of
Parcel

Signature(s) of owner(s) of
Parcel

CONTACT PERSON: John G. Goetten, John G. Goetten Consulting Civil Eng., Inc.

ADDRESS: 1900-H East Warner Avenue, Santa Ana, CA 92705

DAYTIME PHONE: (714)250-9282

THIS DOCUMENT CONSISTING OF 16 PAGES
WAS PREPARED BY ME OR UNDER MY DIRECTION.

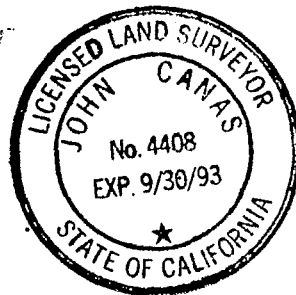
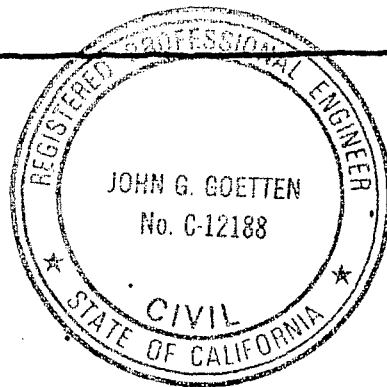
R.C.E. XXXX 12188

MY REGISTRATION/LICENSE EXPIRES 03/31/93

Sheet 1 of 16 Sheets

EXAMINED AND APPROVED AS TO CONTENT BY
JOHN CANAS, COUNTY SURVEYOR

DATE 10-25-89



DATE FILED

9-13-89

ZONING

RS 3600 PD (9000) &
Colinas de Capistrano
PC

APPROVED 10-25-89 (See Exhibit "C")
ATTACHED: Exhibits A, B, and C.

EXHIBIT A
LOT LINE ADJUSTMENT NO. LL89-081
(LEGAL DESCRIPTIONS)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Akins/GDC Laguna Heights		Parcels 1 - 36

A project consisting of an adjustment of:

Lots 21 and 22 of Tract No. 12769, and Lots 1 through 15, inclusive, Lots 30 through 47, inclusive, and Lot "A" of Tract No. 12704, in the County of Orange, State of California, as shown on maps filed in Book 594, Pages 17 through 20, inclusive, and Book 630, Pages 1 through 6, inclusive, respectively, of Miscellaneous Maps, in the Office of the County Recorder of said County, and Parcel 17 more particularly described herein as follows:

PARCEL 17

Beginning at the Northwest corner of Lot "A" as shown on said map of Tract No. 12704;

Thence, along the following courses of the boundary of said Lot "A", South 89°27'20" East, 345.64 feet;

Thence, South 26°37'35" West, 52.93 feet;
Thence, South 37°55'06" West, 40.31 feet;
Thence, South 43°39'46" West, 61.22 feet;
Thence, South 47°44'46" West, 42.51 feet;
Thence, South 49°22'30" West, 1.35 feet;

Thence, leaving said boundary, South 49°25'19" West, 45.52 feet;

Thence, South 49°51'50" West, 44.06 feet;
Thence, South 46°38'43" West, 45.24 feet;
Thence, South 39°18'51" West, 43.51 feet;
Thence, South 35°34'25" West, 43.68 feet;
Thence, South 30°49'12" West, 45.68 feet;
Thence, South 23°58'16" West, 45.43 feet;
Thence, South 20°11'25" West, 48.06 feet;
Thence, South 22°18'42" West, 47.34 feet;
Thence, South 39°42'47" West, 45.01 feet;
Thence, South 40°44'47" West, 45.00 feet;
Thence, South 57°37'24" West, 44.46 feet;

Thence, North 46°15'13" West, 73.16 feet to a point on that certain course of the boundary of said Lot "A" shown on said map as "North 01°21'52" East, 128.04 feet", distant thereon 42.63 feet Southerly from the Northerly terminus thereof;

Thence, along the following courses of the boundary of said Lot "A", North 01°21'52" East, 42.63 feet;

Thence, North 23°36'35" East, 385.75 feet;
Thence, North 00°32'40" East, 130.00 feet to the POINT OF BEGINNING.

Said Parcel 17 contains 2.484 acres, more or less.

All as shown on Exhibit "B" attached hereto and made a part hereof.

EXHIBIT B

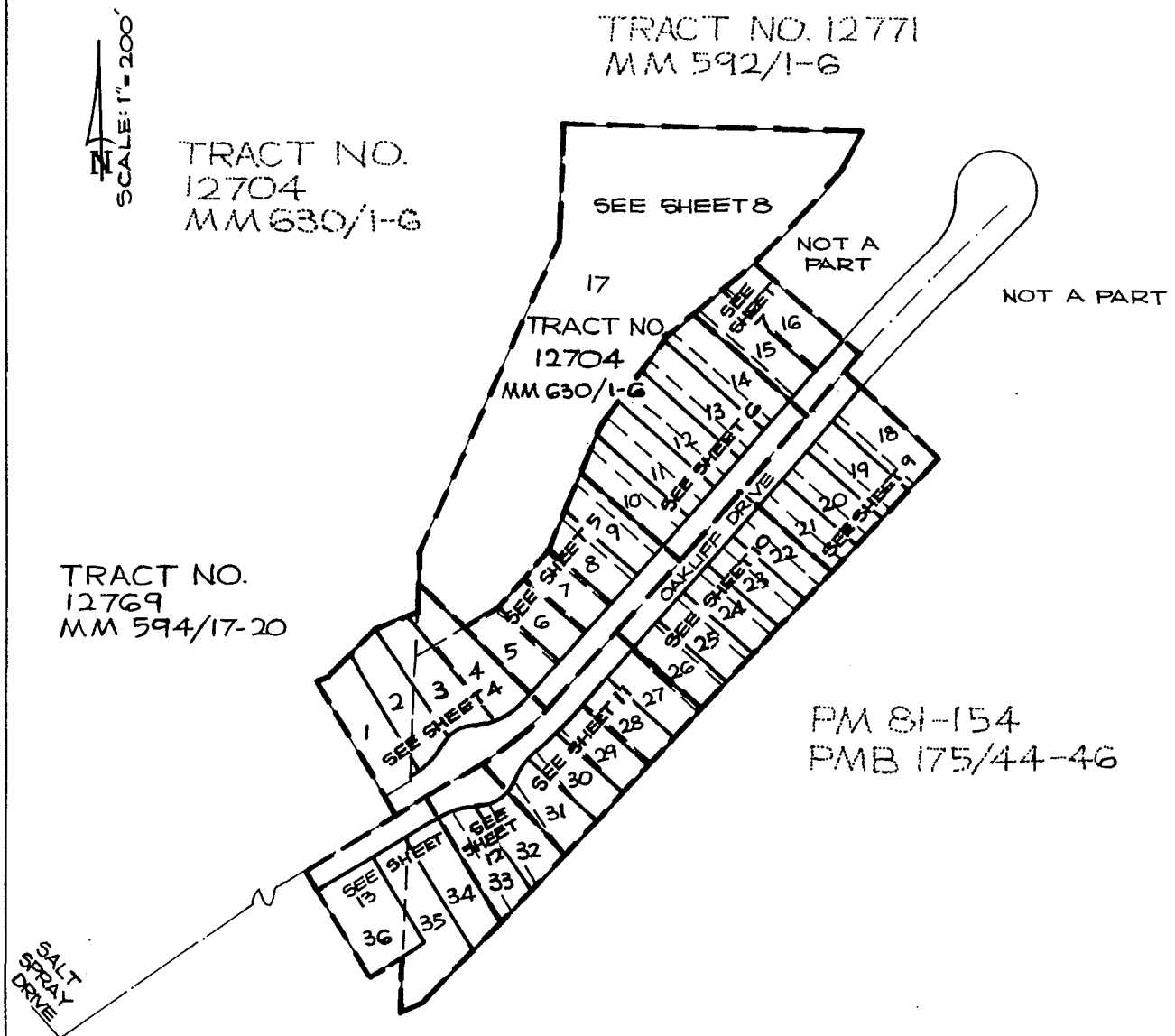
LOT LINE ADJUSTMENT NO. LL89-081

89-586328

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCELS 1-36

SEE SHEET 14
FOR NOTES AND LEGENDS
SEE SHEETS 15 FF
FOR LINE AND CURVE TABLES



INDEX MAP

EXHIBIT B

89-586328

LOT LINE ADJUSTMENT NO. LL89-081

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCEL 1-4

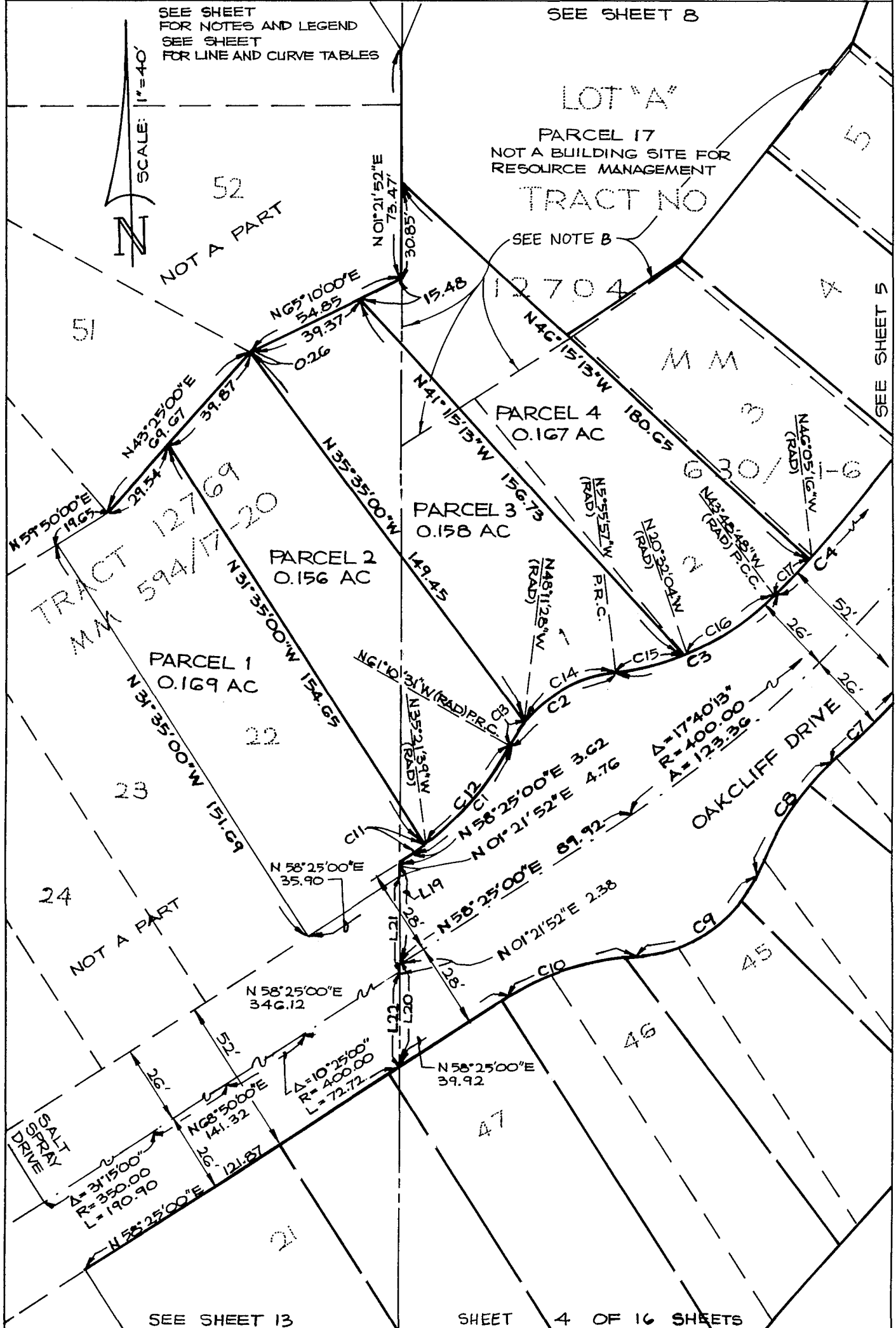


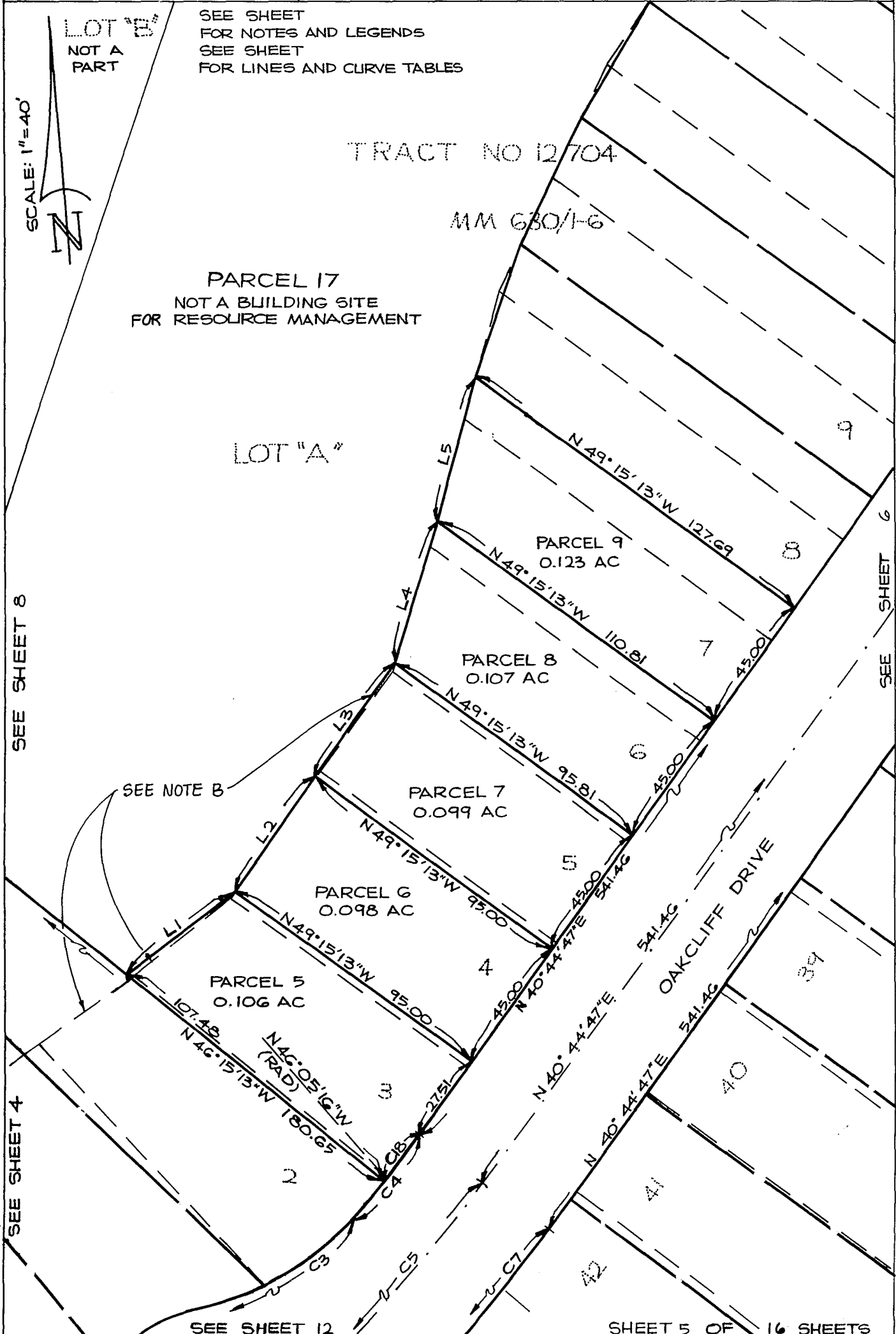
EXHIBIT B

LOT LINE ADJUSTMENT NO. LL89-081

89-586328

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCEL 5-9



89-586328

EXHIBIT B

LOT LINE ADJUSTMENT NO. LL89-081

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCELS 10-14

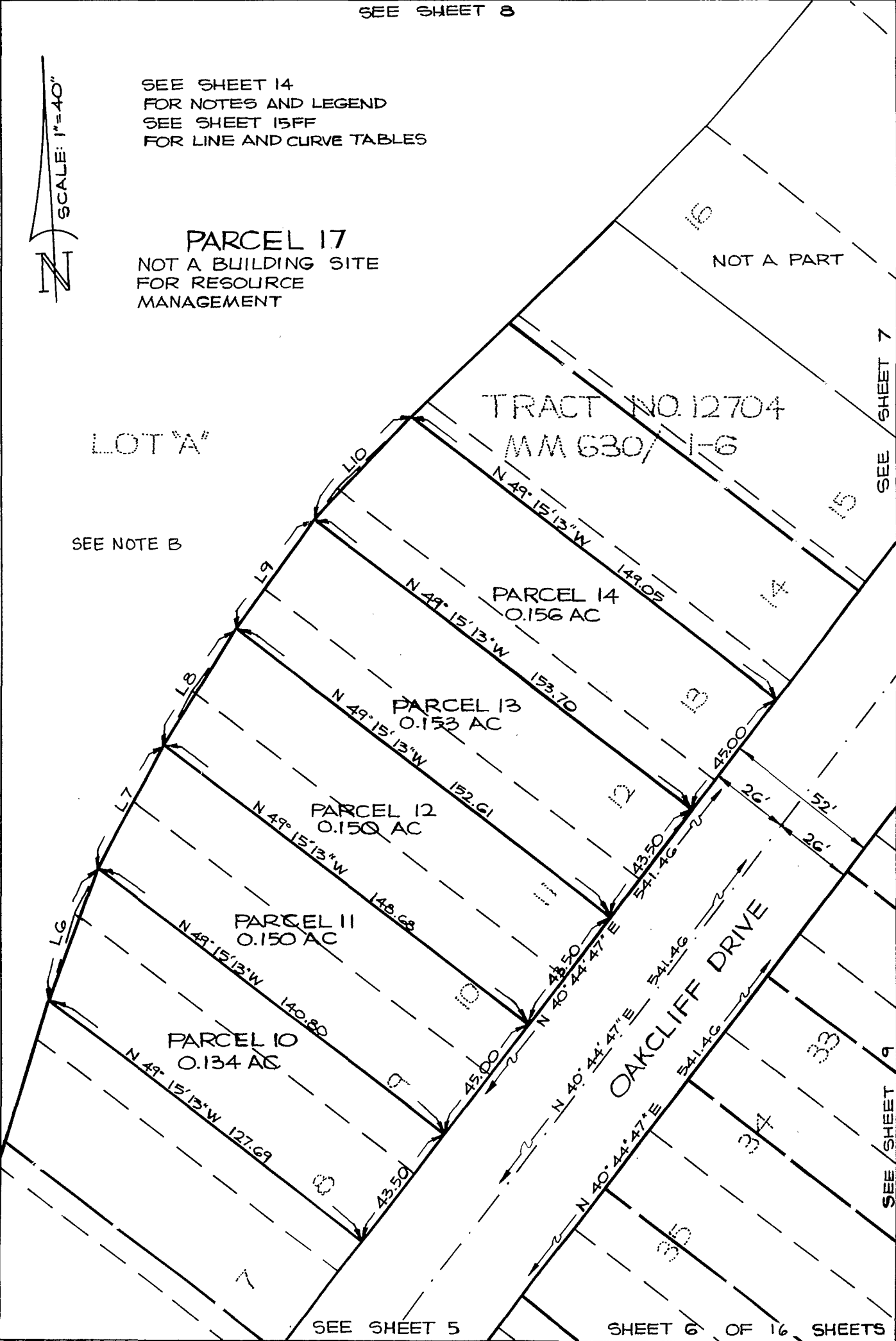


EXHIBIT B

LOT LINE ADJUSTMENT NO. LL89-081

89-586328

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCELS 15-16

SEE SHEET 8

SEE SHEET 14
FOR NOTES AND LEGEND
SEE SHEET 15 FF
FOR LINE CURVE TABLES

PARCEL 17

NOT A BUILDING SITE
FOR RESOURCE
MANAGEMENT

NOT A PART



LOT A

SEE NOTE B

PARCEL 16
0.147 AC

PARCEL 15
0.145 AC

TRACT NO. 12704

M/M 630/-6

OAKCLIFF DRIVE

SEE SHEET 9

SEE SHEET 6

TRACT
BOUNDARY

SEE SHEET 10

SHEET 7

OF 16 SHEETS

89-586328

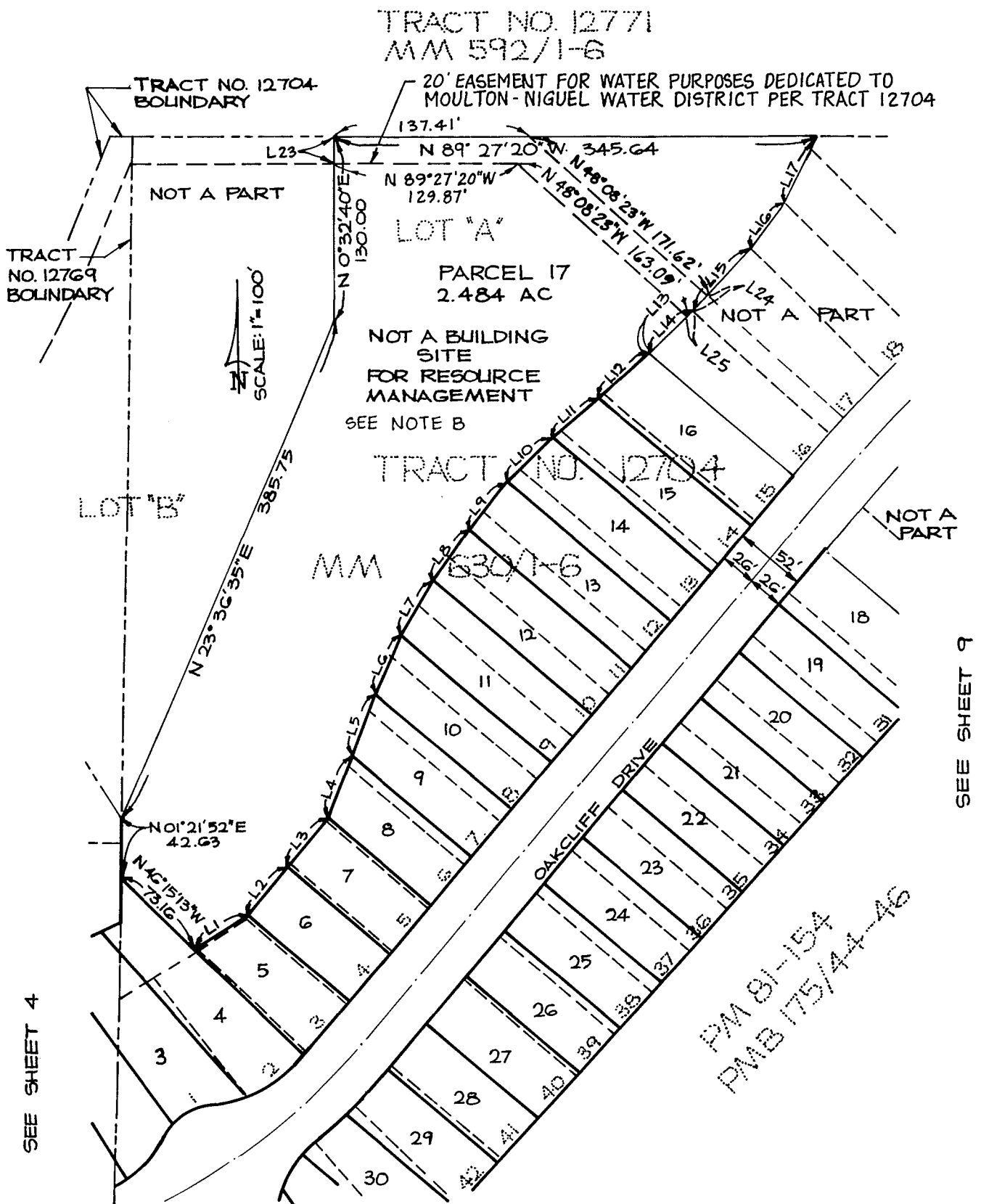
EXHIBIT B

LOT LINE ADJUSTMENT NO. LL89-081

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCEL 17

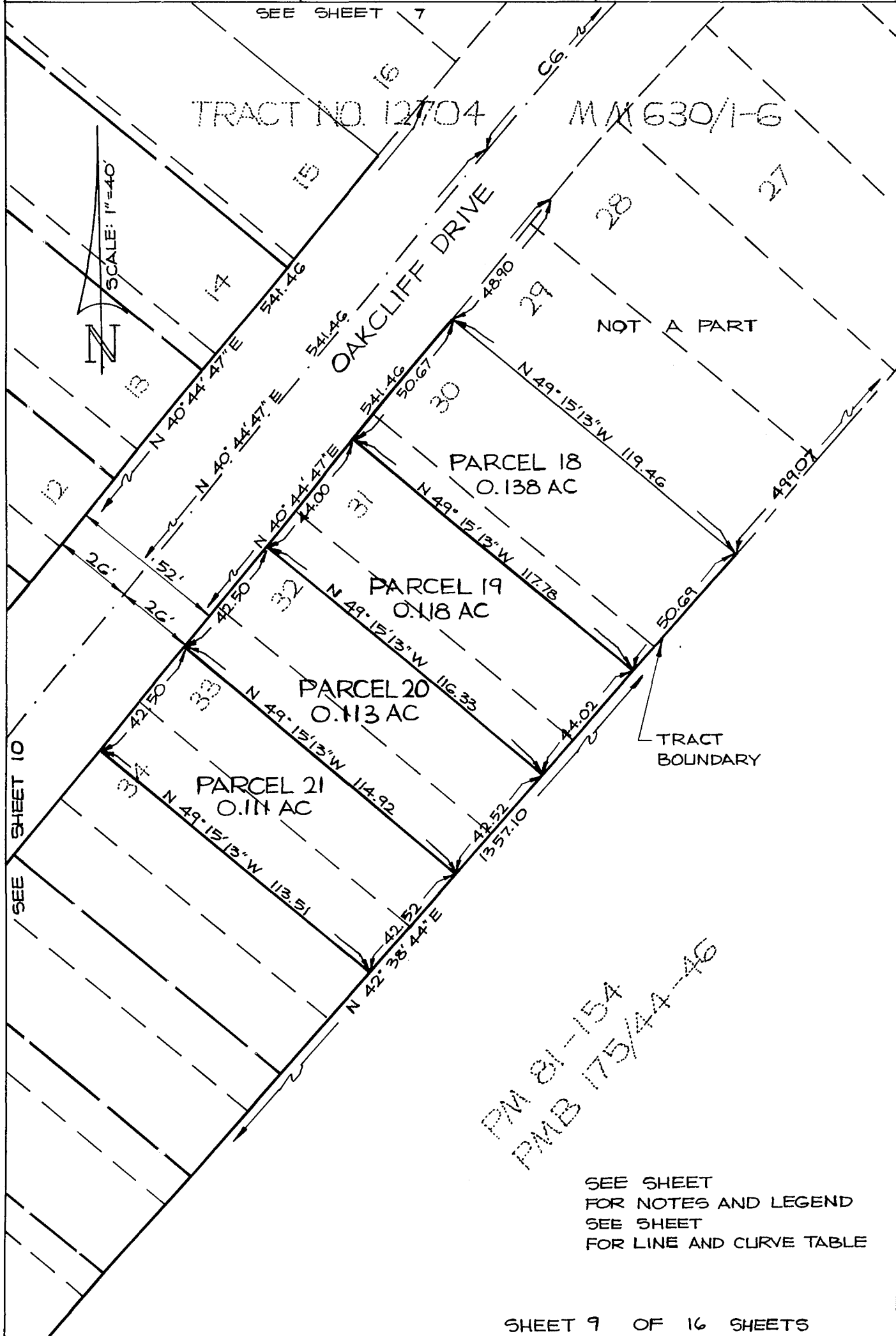
SEE SHEET 14
FOR NOTES AND LEGEND
SEE SHEET 15 FF
FOR LINE AND CURVE TABLES



89-586328 EXHIBIT B LOT LINE ADJUSTMENT NO. LL89-081

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCELS 18-21



89-586328 EXHIBIT B LOT LINE ADJUSTMENT NO. LL89-081

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCELS 22-26

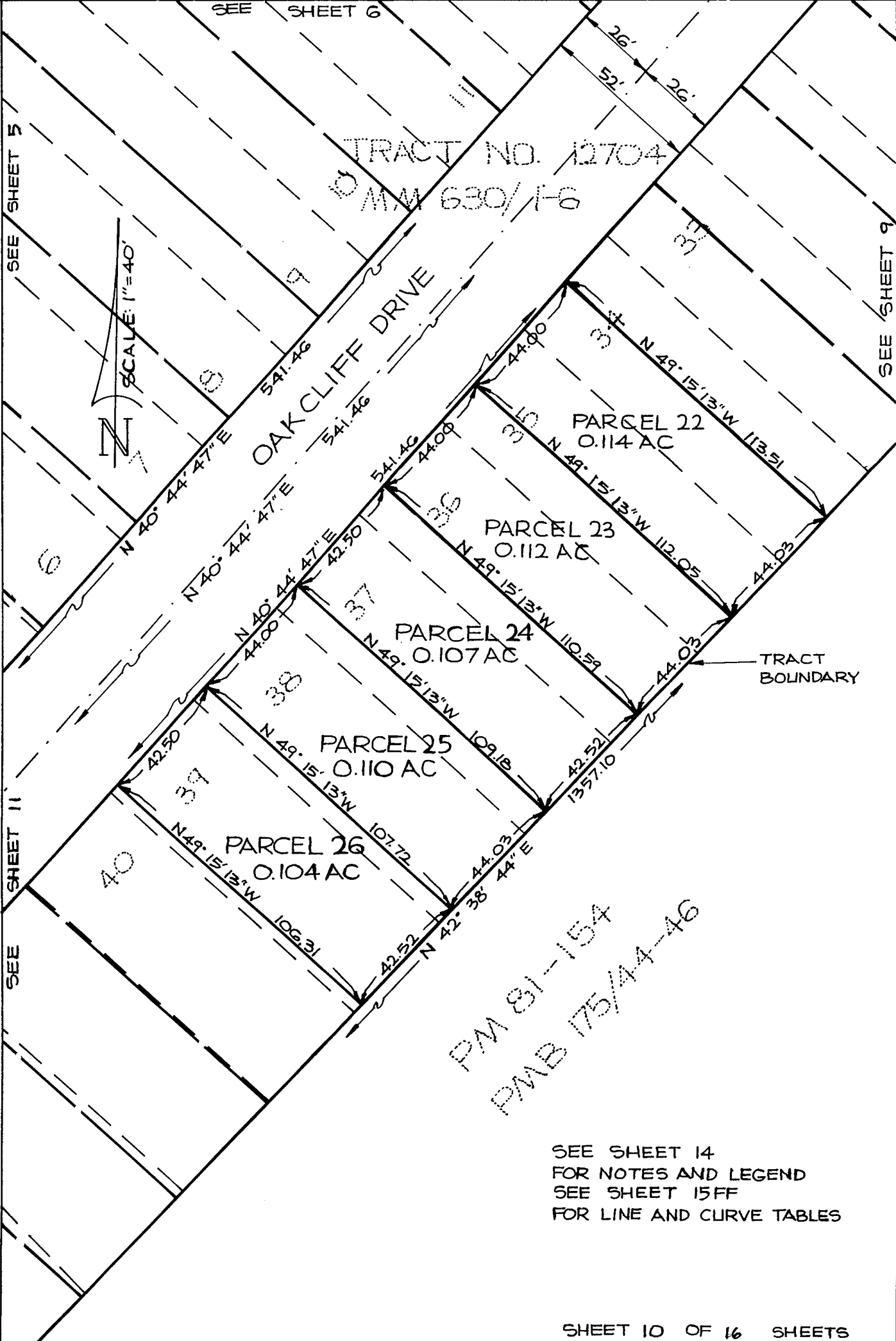


EXHIBIT "C"

CERTIFICATE OF APPROVAL OF LOT LINE ADJUSTMENT

Lot Line Adjustment No: LL 89-081

AUTHORITY FOR ADMINISTRATIVE ACTION:

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 listed is not thereby created.

CERTIFICATION:

I hereby certify that the subject lot line adjustment has been reviewed and a determination made that the real property described in Exhibit "A" and shown on Exhibit "B" complies with the provisions of the California Subdivision Map Act; that the requirements of the California Environmental Quality Act have been met; that the proposal is consistent with the existing Building Ordinances; and that the resultant parcels meet the requirements of the Zoning Code.

APPROVAL:

The proposed Lot Line Adjustment No. LL 89-081, as shown on Exhibits "A" and "B", is hereby approved and that the applicable property lines are adjusted upon recordation of this document and the recordation of necessary grant deeds making the adjustments in conformance with this approval.

P. J. Stanton, Manager
Subdivision Division, EMA

Date: 10-25-89

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

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

On this 10th day of October, 1989, before me, the undersigned, Notary Public in and for the State, personally appeared A. F. Garrotto who provided to me on the basis of satisfactory evidence to be the person who executed the within instrument as Chief, Tentative Map Section, on behalf of the Manager, Subdivision Division, Environmental Management Agency, County of Orange, and acknowledged to me that the Manager, Subdivision Division, approved the within instrument pursuant to the his authority in the Subdivision Code of the County of Orange.

WITNESS my hand and official seal.

Signature

Harold I. Scott

Name (typed or printed)

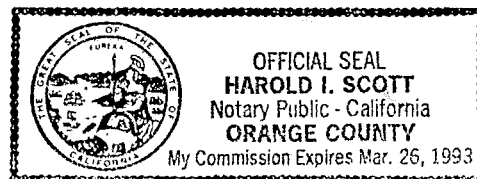


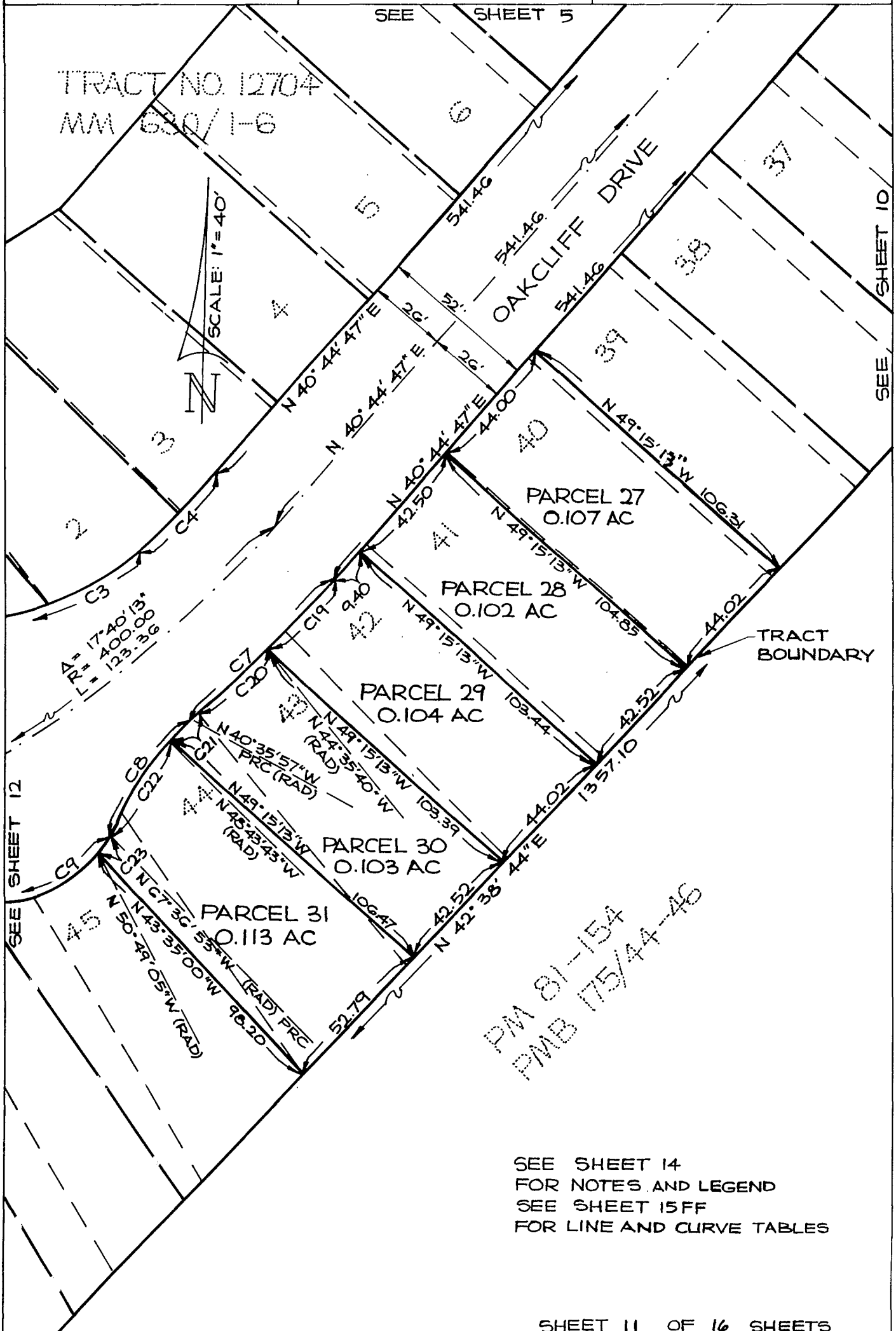
EXHIBIT B

LOT LINE ADJUSTMENT NO. LL89-081

89-586328

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCELS 27-31



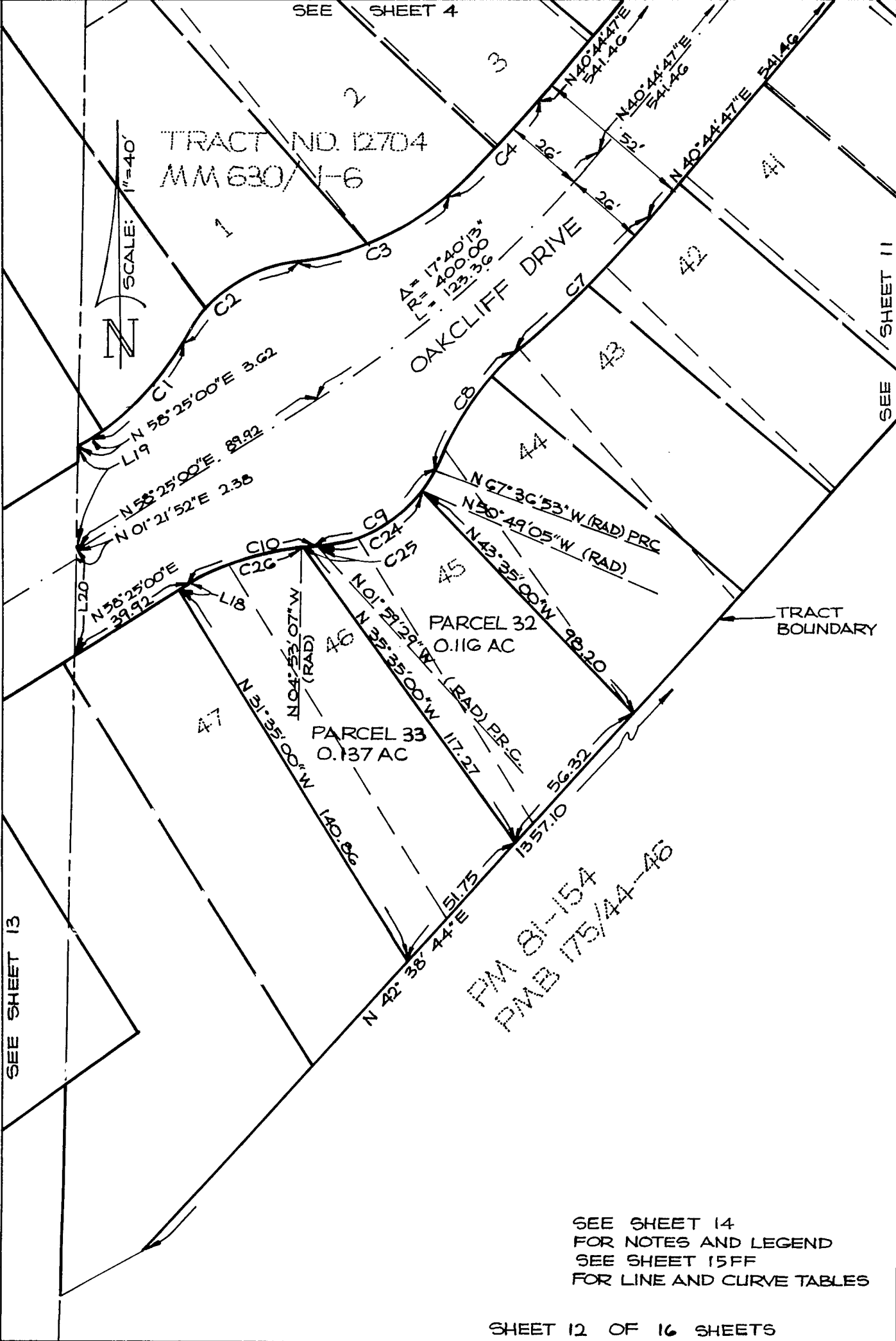
89-586328

EXHIBIT B

LOT LINE ADJUSTMENT NO. LL89-081

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCEL 32-33



89-586328

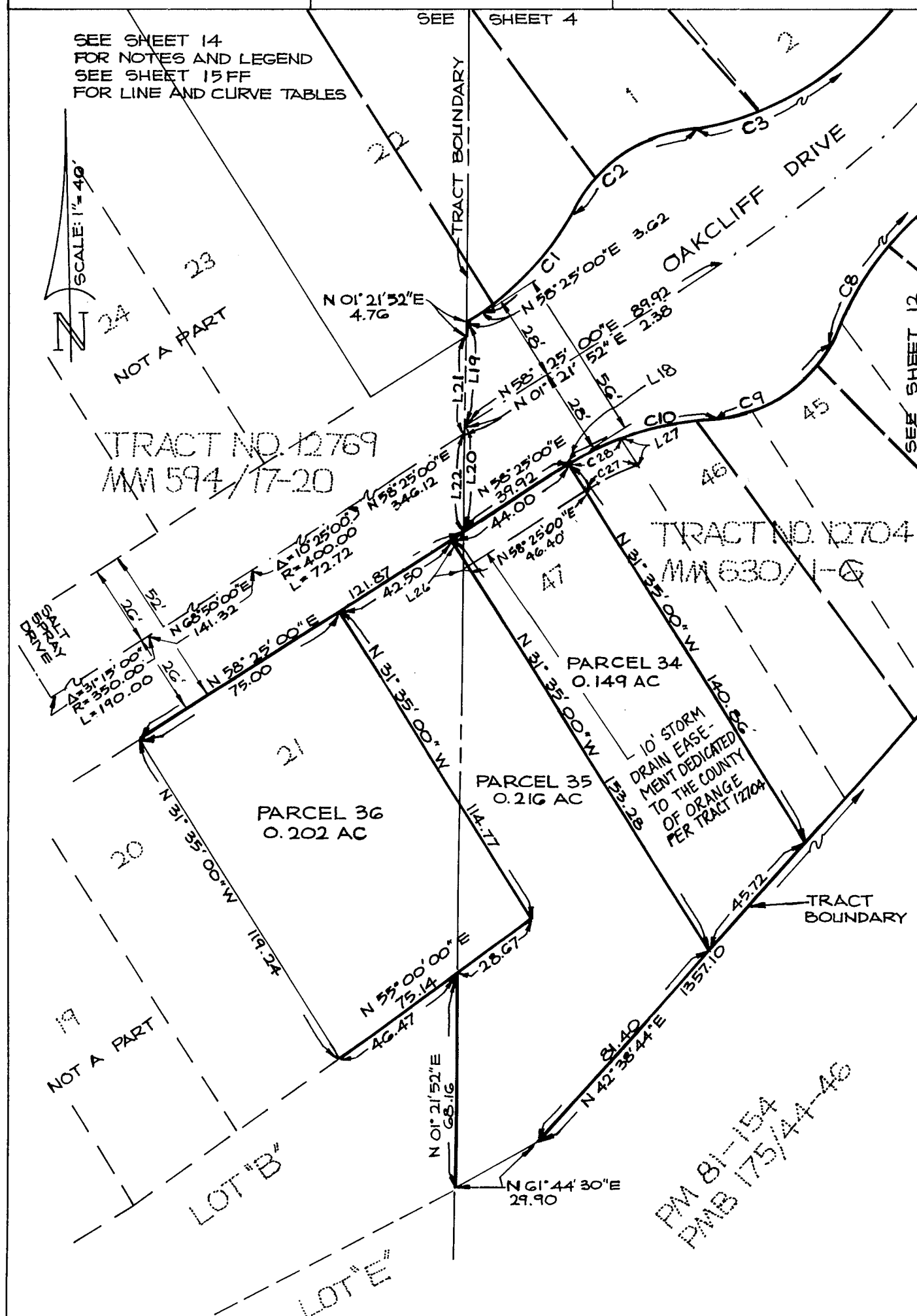
OWNERS

EXISTING PARCELS
AP NUMBER

PROPOSED PARCELS REFERENCE NUMBER	ACRES	OWNER	APPLICANT	DATE OF APPLICATION	STATUS	REMARKS

AKINS/GDC LAGUNA HEIGHTS

PARCELS 34-36



89-586328

EXHIBIT B

LOT LINE ADJUSTMENT NO. LL89-081

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCELS 1-36

LEGEND:

- EXISTING LOT LINE TO REMAIN
- - - - -

EXISTING LOT LINE TO BE REVISED
- PROPOSED LOT LINE
- · — · —

TRACT BOUNDARY
- · — · —

STREET CENTERLINE
- - - - -

EASEMENT
- A

ARC LENGTH
- FF

AND FOLLOWING

NOTE:
THERE ARE NO STRUCTURES ON THE LOTS TO BE
ADJUSTED, EXCEPT LOTS 21 AND 22 OF TRACT NO. 12769

NOTE B:
EASEMENT FOR RESOURCE MANAGEMENT PURPOSES OVER LOT "A"
DEDICATED TO THE LAGUNA NIGUEL COMMUNITY SERVICES
DISTRICT PER TRACT NO. 12704.

EXHIBIT B

89-586328

LOT LINE ADJUSTMENT NO.

LL89-081

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Akins/GDC Laguna Heights		Parcels 1 - 36

LINE TABLE

LINE	BEARING	DISTANCE
1	N57°37'24"E	44.46
2	N40°44'47"E	45.00
3	N39°42'47"E	45.01
4	N22°18'42"E	47.43
5	N20°11'25"E	48.06
6	N23°58'16"E	45.43
7	N30°49'12"E	45.68
8	N35°34'25"E	43.68
9	N39°18'51"E	43.51
10	N46°38'43"E	45.24
11	N49°51'50"E	44.06
12	N49°25'19"E	45.52
13	N49°22'30"E	1.35
14	N47°44'46"E	42.51
15	N43°39'46"E	61.22
16	N37°55'06"E	40.31
17	N26°37'35"E	52.93
18	N58°25'00"E	0.29
19	N01°21'52"E	33.37
20	N01°21'52"E	33.37
21	N01°21'52"E	30.98
22	N01°21'52"E	30.99
23	N00°32'40"E	20.00
24	N43°39'46"E	15.01
25	N47°44'46"E	5.03
26	N01°21'52"E	11.92
27	N31°35'00"W	10.22

89-586328 EXHIBIT B LOT LINE ADJUSTMENT NO. LL89-081

(MAP)

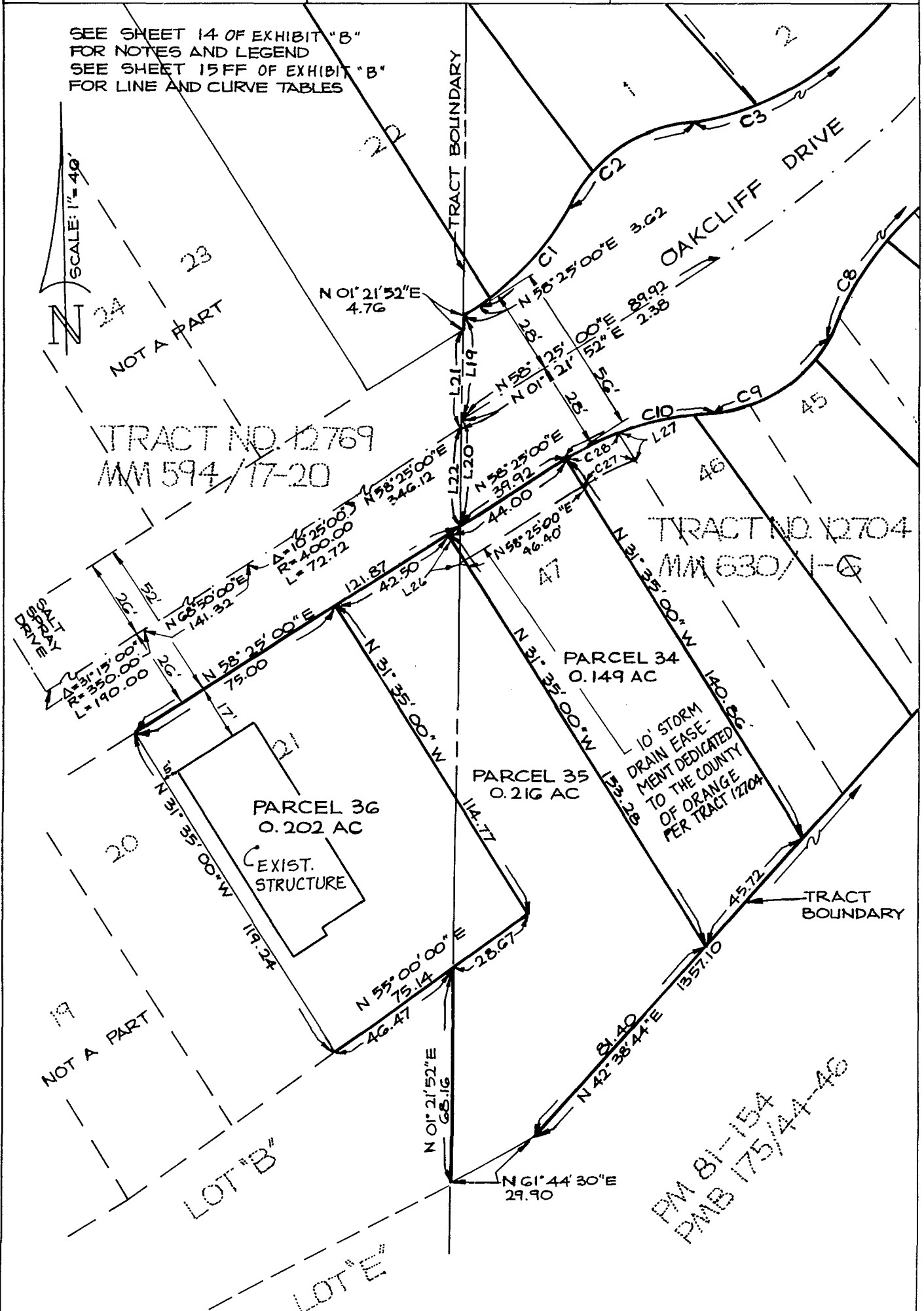
OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Akins/GDC Laguna Heights		Parcels 1 - 36

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	29°35'31"	92.00	47.52	24.30
2	55°14'34"	46.00	44.35	24.07
3	37°52'51"	92.00	60.82	31.57
4	05°26'25"	374.00	35.51	17.77
5	17°40'13"	400.00	123.36	62.17
6	04°17'49"	800.00	60.00	30.01
7	08°39'16"	426.00	64.35	32.23
8	27°00'56"	92.00	43.38	22.10
9	65°37'24"	46.00	52.69	29.66
10	29°35'31"	92.00	47.52	24.30
11	03°46'39"	92.00	6.07	3.03
12	25°48'52"	92.00	41.45	21.08
13	12°59'03"	46.00	10.42	5.24
14	42°15'31"	46.00	33.93	17.78
15	14°36'07"	92.00	23.44	11.79
16	23°16'44"	92.00	37.38	18.95
17	02°16'28"	374.00	14.85	7.42
18	03°09'57"	374.00	20.66	10.34
19	04°39'33"	426.00	34.64	17.33
20	03°59'43"	426.00	29.71	14.86
21	08°07'46"	92.00	13.05	6.54
22	18°53'10"	92.00	30.33	15.30
23	16°47'48"	46.00	13.49	6.79
24	48°49'36"	46.00	39.20	20.88
25	02°53'38"	92.00	4.65	2.32
26	26°41'53"	92.00	42.87	21.83
27	12°35'51"	82.00	18.03	9.05
28	11°12'34"	92.00	18.00	9.03

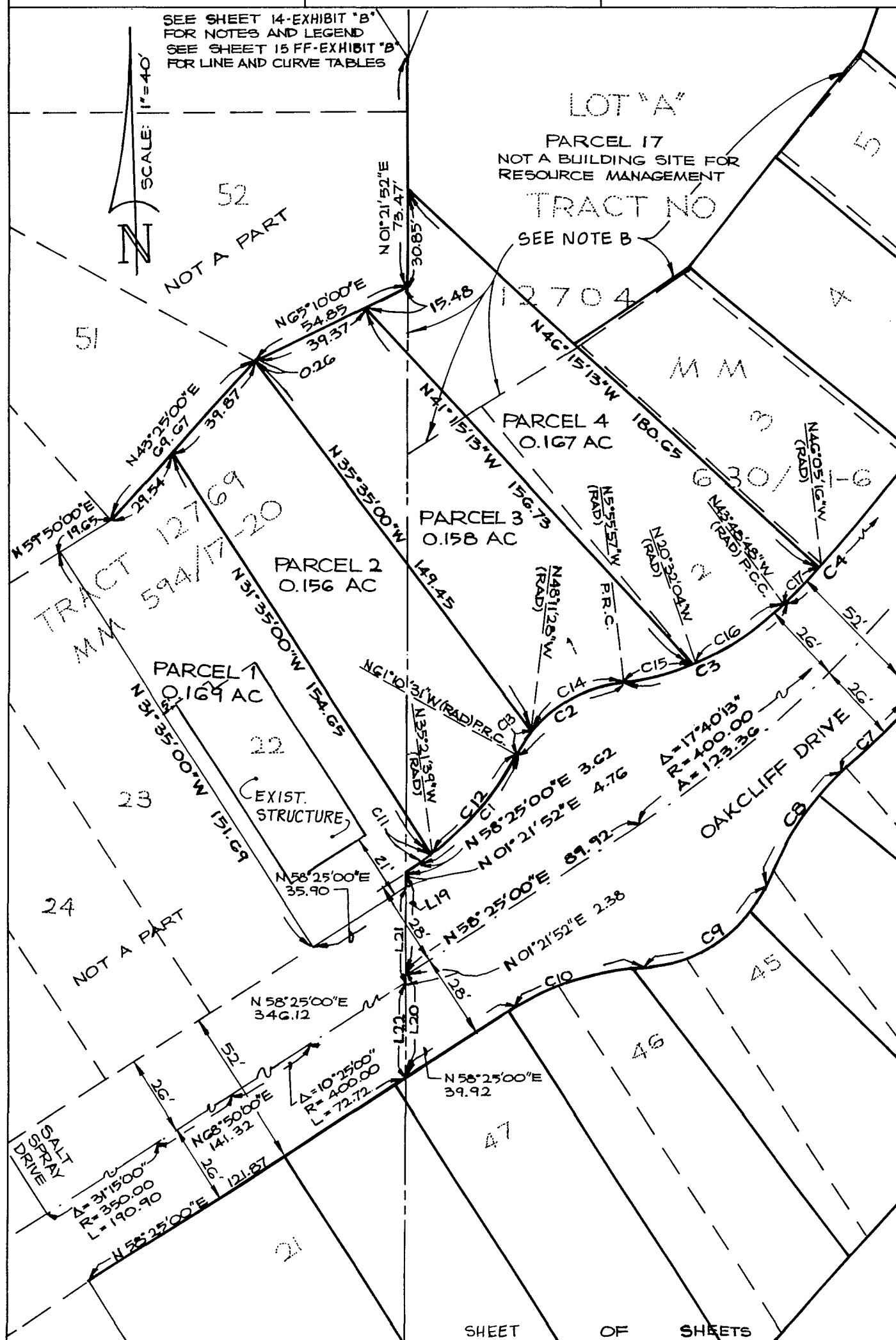
(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCELS 34-36



(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
AKINS/GDC LAGUNA HEIGHTS		PARCEL 1-4



OFFICIAL SEAL
JAMES S. OKAZAKI
NOTARY PUBLIC, CALIFORNIA
DANIE COLE
My Comm. Expires Feb. 15, 1991