

BLOCK 4955, MODULE 93

SHEET 1 OF 3 SHEETS

ACREAGE: 11.72 ACRES
NO. OF PARCELS: 2
RECORD OWNER: AVCO COMMUNITY DEVELOPERS, INC.

DUPLICATE PARCEL MAP NO. 80-177 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF PARCELS 1, 2, 3 AND 4 AS SHOWN ON MAP FILED IN BOOK 21 PAGE 23 OF PARCEL MAPS AND A PORTION OF PARCEL 1 AS SHOWN ON MAP FILED IN BOOK 106 PAGE 11 OF PARCEL MAPS. ALL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

WAGNER-STANFORD CONSULTANTS
ROBERT B. STANFORD, JR.
L.S. 4457

DATE OF SURVEY: NOVEMBER, 1980

SEP 22 1982

82-334398

FILED AT 4 PM BOOK 174 PAGE 1
OF PARCEL MAPS COUNTY OF ORANGE, CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LIE A BRANCH COUNTY RECORDS

\$10.00

OWNER'S CERTIFICATE

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. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: NIGUEL ROAD AND CAMBRIDGE CIRCLE. WE ALSO HEREBY RELEASE AND RELINQUISH TO THE COUNTY OF ORANGE:

1. ALL VEHICULAR ACCESS RIGHTS TO NIGUEL ROAD AND ALICIA PARKWAY, (EXCEPT AT STREET INTERSECTIONS).

L.N.C. CONSTRUCTION CO., A CALIFORNIA CORPORATION
(OWNER)

H. John Schwollenbach
ASSISTANT VICE PRES.

Patrick J. Wood
ASST. SECRETARY

S. & S. CONSTRUCTION CO., A CALIFORNIA CORPORATION
(OWNER)

Larry B. Faigin
LARRY B. FAIGIN, SENIOR VICE PRESIDENT

Irvin Stermen
IRVIN STERMAN, SECRETARY

AVCO COMMUNITY DEVELOPERS, INC., A CALIFORNIA CORPORATION

AS BENEFICIARY UNDER DEED OF TRUST, RECORDED DECEMBER 15, 1977, IN BOOK 12494 PAGE 289, OFFICIAL RECORDS, COUNTY OF ORANGE.

H. John Schwollenbach
ASSISTANT VICE PRESIDENT

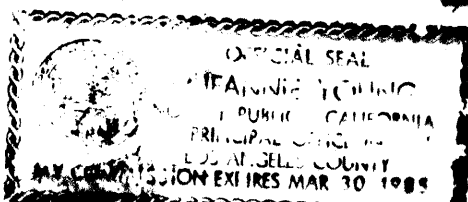
Patrick J. Wood
ASSISTANT SECRETARY

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES }

ON THIS 21st DAY OF JULY, 1982 BEFORE ME
Joanne M. Mineo A NOTARY PUBLIC IN AND
FOR SAID STATE, PERSONALLY APPEARED LARRY B. FAIGIN
KNOWN TO ME TO BE THE SENIOR VICE PRESIDENT AND IRVIN STERMAN
KNOWN TO ME TO BE THE SECRETARY OF
S & S CONSTRUCTION CO. THE CORPORATION THAT
EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3/30/85 WITNESS MY HAND AND OFFICIAL SEAL:

Joanne M. Mineo
NOTARY PUBLIC IN AND FOR SAID STATE

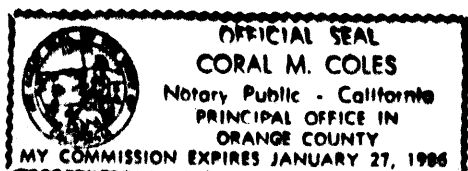


STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }

ON THIS 23rd DAY OF JULY, 1982 BEFORE ME
Coral M. Coles A NOTARY PUBLIC IN AND
FOR SAID STATE, PERSONALLY APPEARED H. John Schwollenbach
KNOWN TO ME TO BE THE ASSISTANT VICE PRESIDENT AND Patrick J. Wood
KNOWN TO ME TO BE THE SECRETARY OF L.N.C. CONSTRUCTION CO.
THE CORPORATION THAT
EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 1/27/1986 WITNESS MY HAND AND OFFICIAL SEAL

Coral M. Coles
NOTARY PUBLIC IN AND FOR SAID STATE

**SURVEYOR'S CERTIFICATE**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF AVCO COMMUNITY DEVELOPERS INC. IN JUNE 1981, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. IF ANY, ALL MONUMENTS SHOWN AS "TO BE SET" WILL BE IN PLACE WITHIN 90 DAYS AFTER COMPLETION OF SITE IMPROVEMENTS.

Robert B. Stanford, Jr.
ROBERT B. STANFORD, JR. L.S. 4457

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED THIS 18th DAY OF Aug, 1982.

C.R. NELSON
COUNTY SURVEYOR

BY JK Shelton
DEPUTY

BASIS OF BEARINGS:

THE TANGENT BEARING OF NORTH 45°23'42" WEST OF THE CENTERLINE OF NIGUEL ROAD WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. SAID CENTERLINE IS SHOWN AS HAVING A TANGENT BEARING OF NORTH 45°24'01" WEST ON P.M. 21/23. THE BEARING ROTATION TO THIS MAP IS 19" COUNTER-CLOCKWISE.

SSA ACCEPTANCE CERTIFICATE:

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE DEDICATION PROVISIONS CONTAINED HEREIN IS HEREBY ACCEPTED BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORANGE PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF SAID BOARD ADOPTED ON NOVEMBER 4, 1975.

DATED THIS 17th DAY OF September, 1982 BY: William E. Price

IMPROVEMENTS:

PURSUANT TO SECTION 66411.1 OF THE SUBDIVISION MAP ACT, THE FOLLOWING IMPROVEMENTS ARE REQUIRED BY THE LOCAL AGENCY:

- A. STREET SIGNS, STREET STRIPING & STREET LIGHTS.
- B. WATER DISTRIBUTION SYSTEM & APPURTENANCES.
- C. PUBLIC & PRIVATE STREET IMPROVEMENTS, SIDEWALKS (8' WIDE), UNDERGROUND UTILITIES (INCLUDING SEWER, WATER, ELECTRICAL & TELEPHONE), STREET LIGHTS, AND MAILBOXES.
- D. PROVISIONS FOR SURFACE DRAINAGE AND STORM DRAIN FACILITIES.

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE }

ON THIS 17 DAY OF August, 1982 BEFORE ME, Joanne M. Mineo,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
H. John Schwollenbach KNOWN TO ME TO BE THE ASSISTANT VICE
PRESIDENT AND PATRICK J. WOOD KNOWN TO ME TO
BE THE ASSISTANT SECRETARY OF AVCO COMMUNITY DEVELOPERS, INC.
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO
ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF
OF THE CORPORATION HEREIN NAMED AND ACKNOWLEDGED TO ME THAT
SUCH CORPORATION EXECUTED THE SAME, AS BENEFICIARY.

MY COMMISSION EXPIRES APRIL 12, 1983 WITNESS MY HAND
AND OFFICIAL SEAL.

Joanne M. Mineo
NOTARY PUBLIC IN AND FOR SAID STATE



SCALE: 1" = 60'

ACREAGE: 11.72 ACRES
NO. OF PARCELS: 2
RECORD OWNER: AVCO COMMUNITY DEVELOPERS, INC.

PARCEL MAP NO. 80-177

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA

WAGNER-STANFORD CONSULTANTS
ROBERT B. STANFORD, JR.
L.S. 4457

DATE OF SURVEY: NOVEMBER, 1980

SHEET 2 OF 3 SHEETS
SEP 22 1982 82-334398
FILED AT 4:00 PM IN BOOK 174 PAGE 2
OF PARCEL MAPS COUNTY OF ORANGE, CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LEE A. BRANCH, County Recorder \$10.00

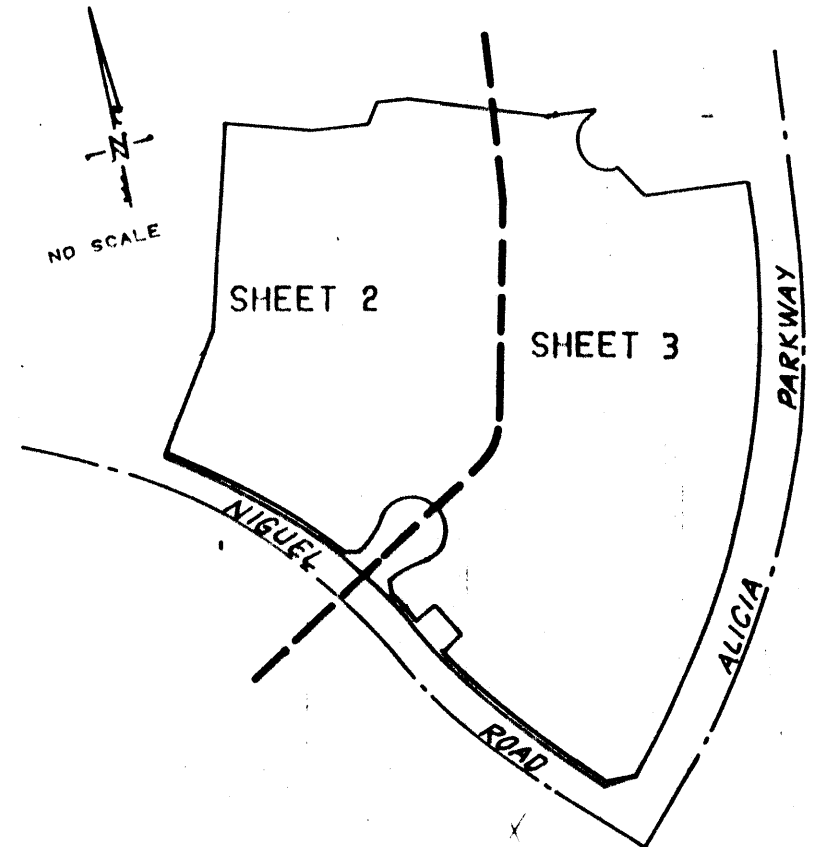
COURSE TABLE (1)		
NO.	BEARING	DISTANCE
1	N84°17'34"E	40.77'
2	N88°10'10"E	37.73'
3	N53°22'18"E	42.50'
4	N53°22'18"E	38.50'
5	N53°22'18"E	4.00'
6	N82°26'08"E	42.60'
7	N82°26'08"E	38.60'
8	N82°26'08"E	4.00'
9	N12°34'30"E	23.41'
10	N56°06'01"E	1.35'
11	N81°16'18"W	23.03'
12	N45°23'42"W	46.45'
13	N45°23'42"W	55.42'
14	N45°23'42"W	55.42'
15	N73°28'04"E	8.55'
16	N73°28'04"E	5.73'
17	N27°26'16"W	0.14'

MONUMENT NOTES

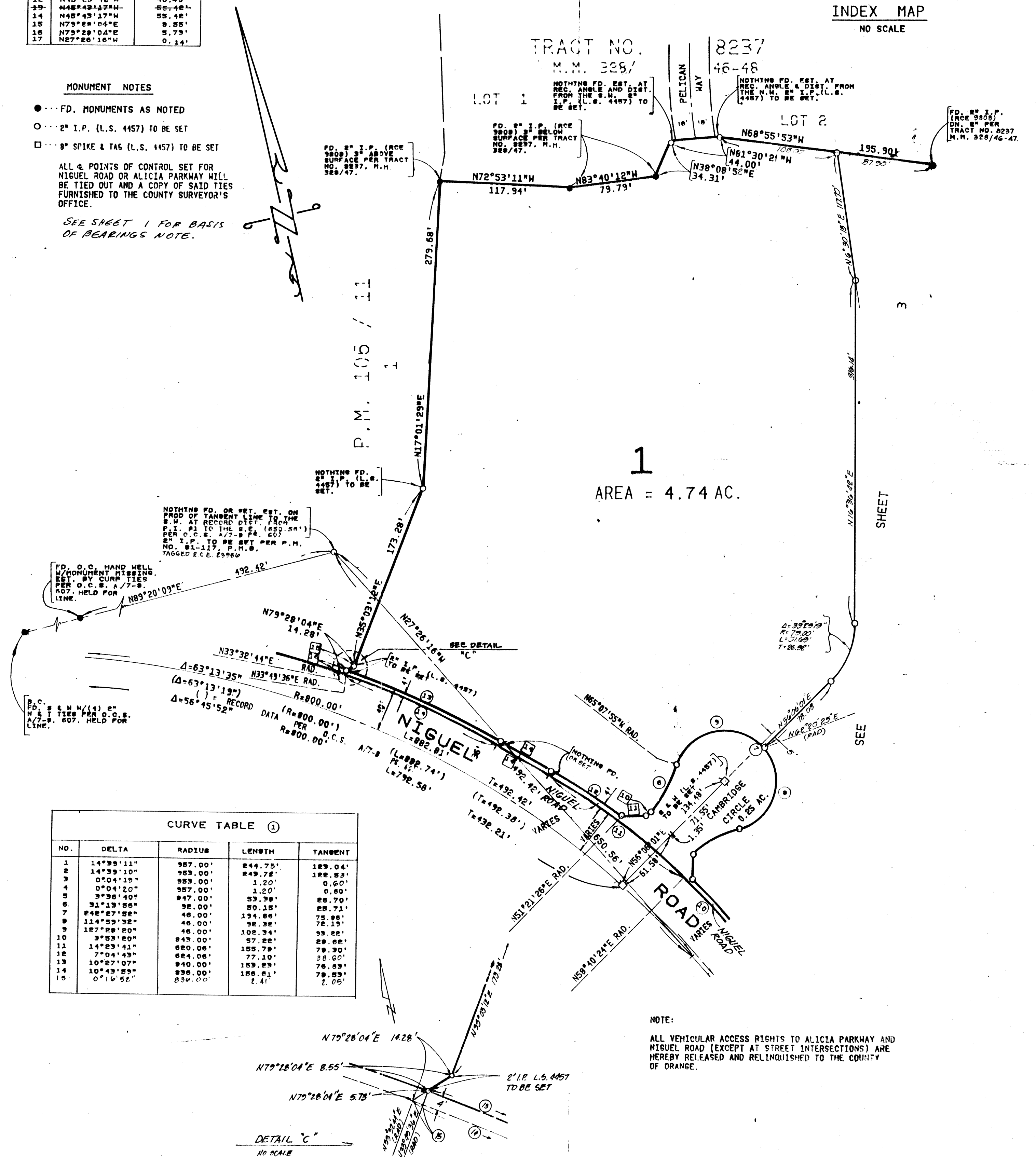
- FD. MONUMENTS AS NOTED
- 2" I.P. (L.S. 4457) TO BE SET
- 8" SPIKE & TAG (L.S. 4457) TO BE SET

ALL 4 POINTS OF CONTROL SET FOR NIGUEL ROAD OR ALICIA PARKWAY WILL BE TIED OUT AND A COPY OF SAID TIES FURNISHED TO THE COUNTY SURVEYOR'S OFFICE.

SEE SHEET 1 FOR BASIS OF BEARINGS NOTE.



INDEX MAP
NO SCALE



CURVE TABLE (1)				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	14°39'11"	957.00'	244.75'	129.04'
2	14°39'10"	953.00'	243.76'	128.53'
3	0°04'19"	953.00'	1.20'	0.60'
4	0°04'20"	957.00'	1.20'	0.60'
5	3°36'40"	947.00'	53.39'	28.70'
6	31°13'56"	92.00'	50.15'	28.71'
7	242°27'52"	46.00'	134.66'	73.96'
8	114°55'32"	46.00'	92.32'	72.19'
9	127°28'20"	46.00'	102.34'	53.22'
10	3°53'20"	843.00'	57.22'	28.62'
11	14°23'41"	620.08'	185.79'	79.30'
12	7°04'43"	624.06'	77.10'	38.60'
13	10°27'07"	940.00'	153.23'	76.63'
14	10°43'53"	936.00'	156.61'	76.63'
15	0°16'52"	836.00'	2.41'	2.05'

NOTE:

ALL VEHICULAR ACCESS RIGHTS TO ALICIA PARKWAY AND NIGUEL ROAD (EXCEPT AT STREET INTERSECTIONS) ARE HEREBY RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE.

SCALE: 1" = 60'

SHEET 3 OF 3 SHEETS

PARCEL MAP NO. 80-177
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
 STATE OF CALIFORNIA

ACREAGE: 11.72 ACRES
NO. OF PARCELS: 2
RECORD OWNER: AVCO COMMUNITY
DEVELOPERS, INC.

SEP 22 1982 82-334398

NOTES:

1. SEE SHEET 2 FOR COURSE & CURVE TABLES.
2. SEE SHEET 2 FOR MONUMENT NOTES.
3. ALL VEHICULAR ACCESS RIGHTS TO ALICIA PARKWAY AND NIGUEL ROAD (EXCEPT AT STREET INTERSECTIONS) ARE HEREBY RELEASED AND RELINQUISHED TO THE COUNTY OF ORANGE.

SEE SHEET 1 FOR BASIS OF BEARINGS NOTE.

WAGNER-STANFORD CONSULTANTS
ROBERT B. STANFORD, JR.
L.S. 4457

DATE OF SURVEY: NOVEMBER, 1980

FILED AT 4⁰⁰ PM IN BOOK 174 PAGE 3
OF PARCEL MAPS COUNTY OF ORANGE, CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LEE A. BRANCH, COUNTY REGISTRAR

\$16.00

