

ACREAGE: 90.807 ACRES
NO. OF PARCELS: 4

DUPLICATE

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 81-154

BLOCK 4856 MODULE 82 & 92

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING ALL OF PARCEL 1, OF LOT LINE ADJUSTMENT LL 81-1 RECORDED IN BOOK 13906, PAGES 1406 THROUGH 1410, INCLUSIVE, OF OFFICIAL RECORDS AND RE-RECORDED IN BOOK 14005, PAGES 1973 THROUGH 1977, INCLUSIVE OF OFFICIAL RECORDS AND ALL OF PARCEL 2 OF LOT LINE ADJUSTMENT LL 81-23 RECORDED IN BOOK 14075, PAGES 1859 THROUGH 1863, INCLUSIVE, OF OFFICIAL RECORDS.

NOV 30 1982

82-419050

175 44

FILED AT 4⁰⁰ PM IN BOOK PAGE
OF PARCEL MAPS COUNTY OF ORANGE CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LEE A. BRANCH COUNTY RECORDER

\$10.00

TOM R. MCGANNON, R.C.E. 23956

DATE OF SURVEY: MAY 1980

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 DISTINCTIVE BORDER LINE. WE ALSO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE COUNTY OF ORANGE THE EASEMENT FOR HIKING AND EQUESTRIAN TRAIL PURPOSES AS SHOWN ON SAID MAP.

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 BEAR BRAND RANCH COMPANY IN MAY, 1980. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Tom R. McGannon
TOM R. MCGANNON, R.C.E. 23956

BY: BEAR BRAND RANCH COMPANY, A CALIFORNIA LIMITED PARTNERSHIP
BY: THE O. HILL COMPANY, A CALIFORNIA CORPORATION, AS GENERAL PARTNER

Robert O. Hill
ROBERT O. HILL, PRESIDENT OF THE O. HILL COMPANY

BY: Robert O. Hill, INDIVIDUALLY AS GENERAL PARTNER OF BEAR BRAND RANCH COMPANY

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

DATED THIS 27th DAY OF Oct, 1982
C. R. NELSON BY JK Shelton
COUNTY SURVEYOR DEPUTY

GSA ACCEPTANCE CERTIFICATE

THIS IS TO CERTIFY THAT THE WITHIN IRREVOCABLE OFFER TO DEDICATE IS HEREBY ACCEPTED FOR THE PURPOSES OF RECORDATION ONLY 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. THIS ACCEPTANCE IS NOT TO BE CONSTRUED IN ANY WAY OR MANNER AS AN ACCEPTANCE OF THE OFFER EMBODIED IN THE SUBJECT DEDICATION.

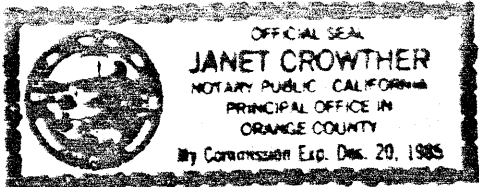
DATED THIS 30th DAY OF November, 1982.

BY William E. Price

STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

ON THIS 17 DAY OF October, 1982, BEFORE ME, Janet Crowther, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT O. HILL KNOWN TO ME TO BE ONE OF THE PARTNERS OF BEAR BRAND RANCH COMPANY, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 12/20/85 WITNESS MY HAND AND OFFICIAL SEAL

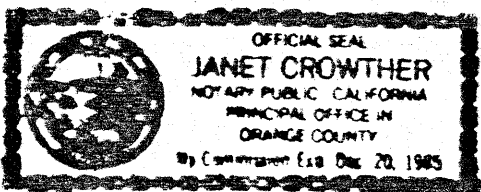


Janet Crowther
NOTARY PUBLIC IN AND FOR SAID STATE

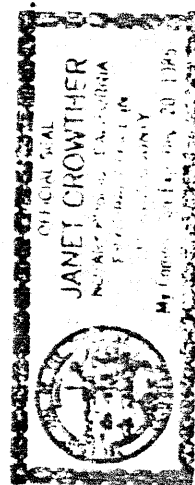
STATE OF CALIFORNIA) ss
COUNTY OF ORANGE)

ON THIS 14 DAY OF October, 1982, BEFORE ME, Janet Crowther, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT O. HILL, KNOWN TO ME TO BE THE PRESIDENT OF THE O. HILL COMPANY, A CALIFORNIA CORPORATION, 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, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE GENERAL PARTNERS OF BEAR BRAND RANCH COMPANY, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS GENERAL PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 12/20/85 WITNESS MY HAND AND OFFICIAL SEAL



Janet Crowther
NOTARY PUBLIC IN AND FOR SAID STATE



PURSUANT TO SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 9050, PAGE 91, OFFICIAL RECORDS. (ROAD AND ELECTRIC UTILITY PURPOSES.)
2. NANCY SWANSTROM, A WIDOW, HOLDER OF 1/3 OF NET PROCEEDS RECEIVED AS ROYALTY FROM THE SALE OF ANY AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AS RECORDED IN BOOK 3089, PAGE 431, OFFICIAL RECORDS
3. ROBERT O. HILL, HOLDER OF AN EASEMENT RECORDED IN BOOK 14103, PAGE 1808 AND IN BOOK 14103, PAGE 1791, BOTH OF OFFICIAL RECORDS. (INGRESS AND EGRESS AND UTILITY PURPOSES.)

SCALE: 1" = 200'
ACREAGE: 90.807 ACRES
NO. OF PARCELS: 4

PARCEL MAP NO. 81-154

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

TOM R. MCGANNON, R.C.E. 23956

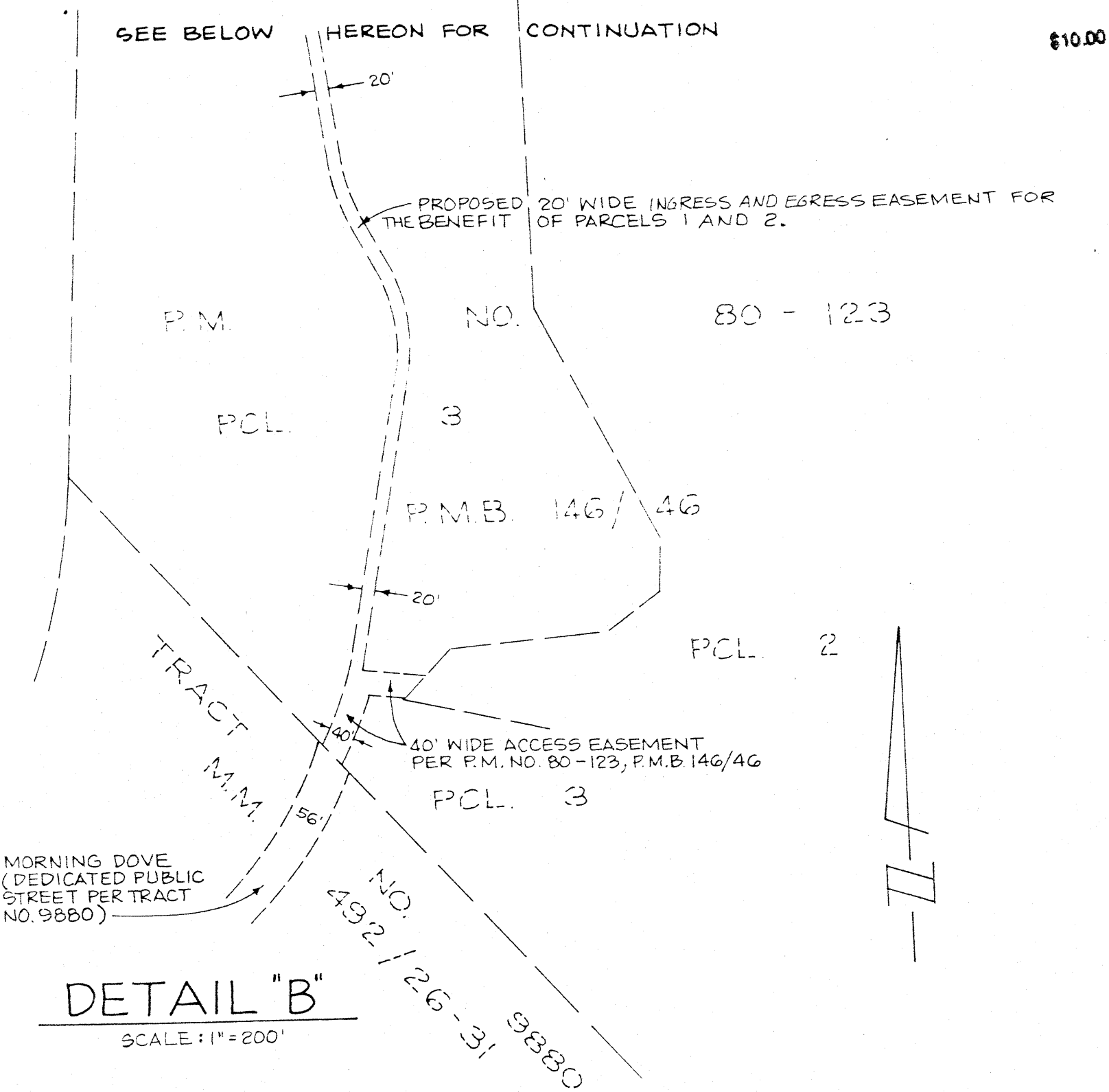
DATE OF SURVEY: MAY 1980

NOV 30 1982

82-419050

175 45

FILED AT 4⁰⁰ P.M. IN BOOK PAGE
OF PARCEL MAPS COUNTY OF ORANGE CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LEE A. BRANCH, COUNTY RECORDER

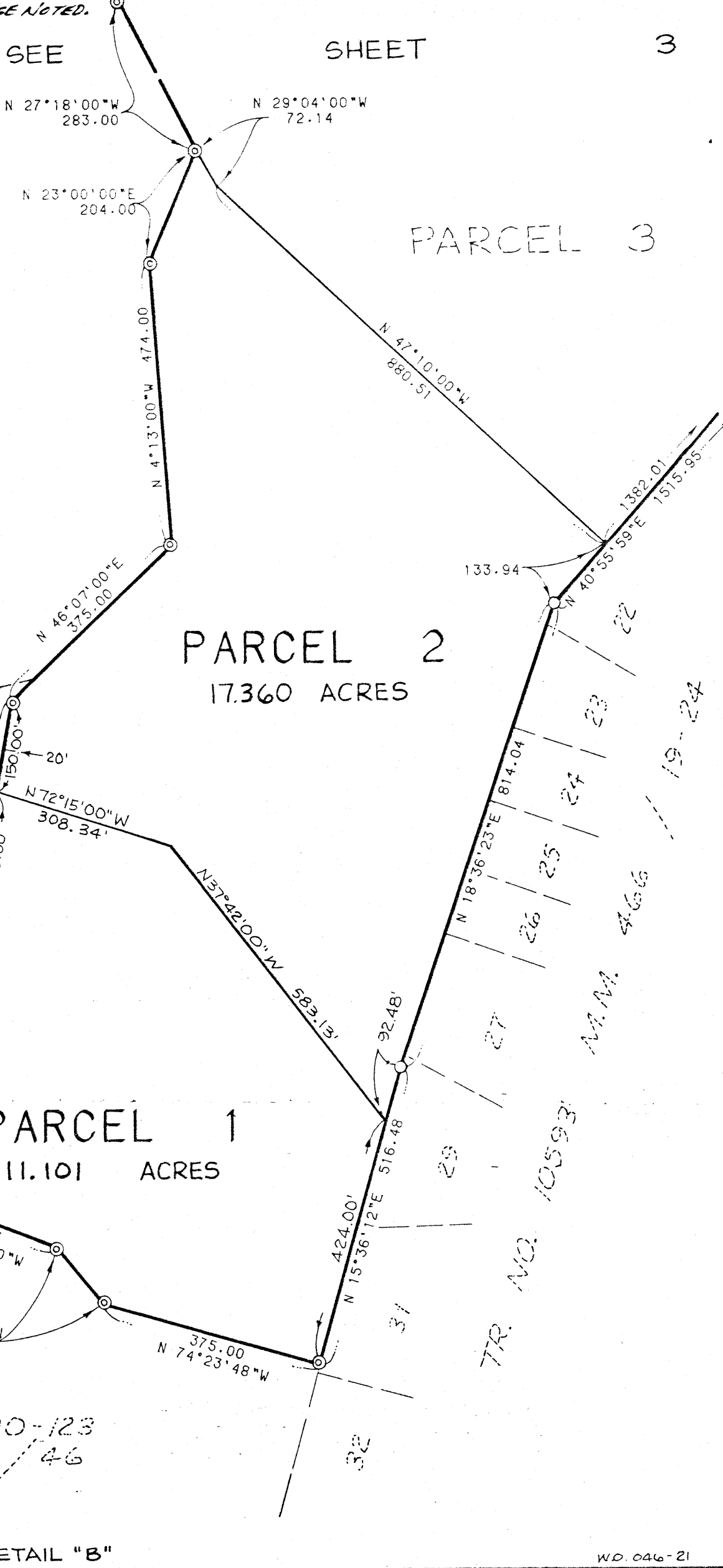
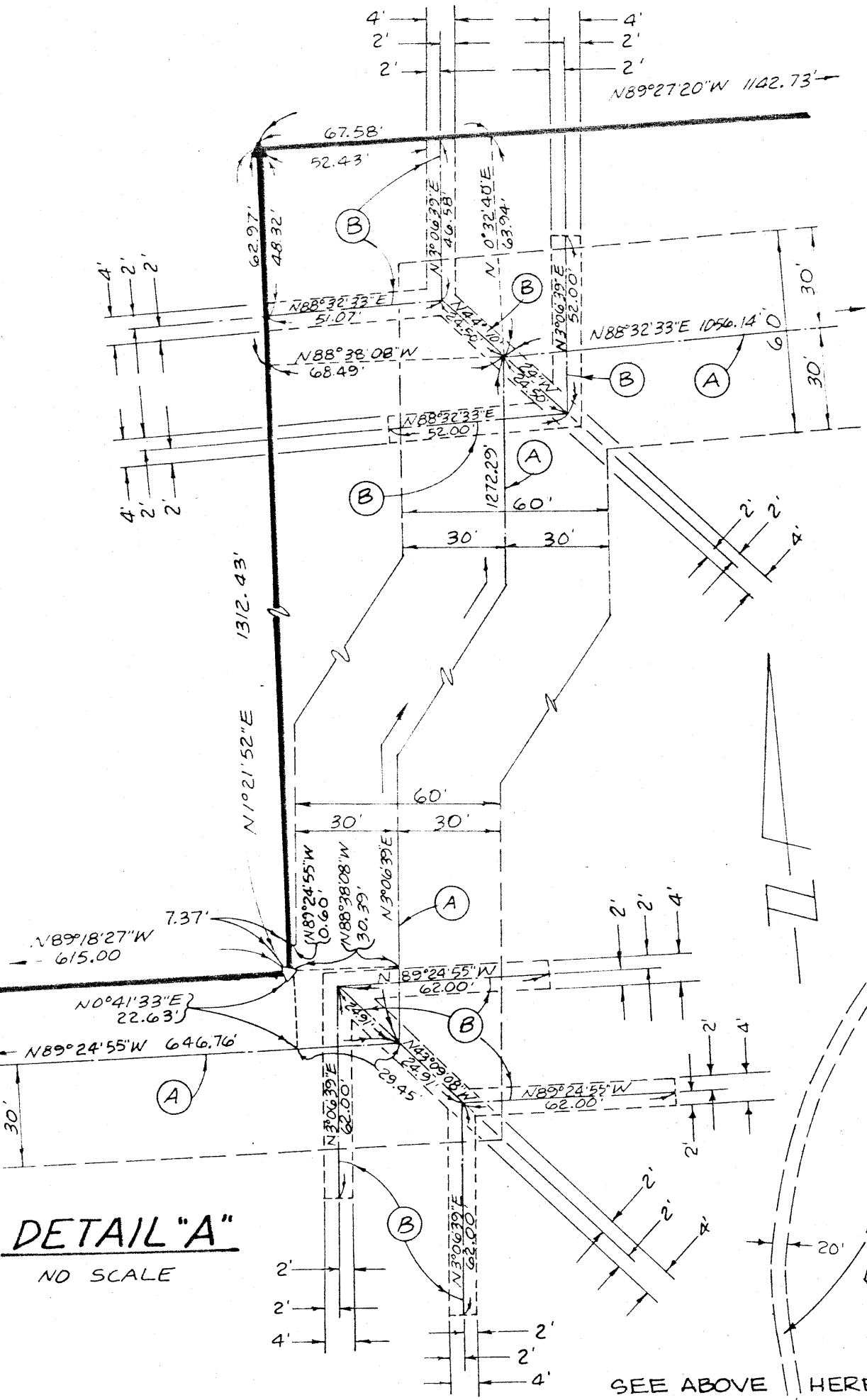


BASIS OF BEARINGS:

THE BEARING OF N. 40° 55' 59" E. ALONG THE NW'LY BOUNDARY OF TRACT NO. 10593 AS PER MAP FILED IN BOOK 466, PAGES 19 THROUGH 24, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

- INDICATES FD. 2" I.P. TAGGED L.S. 3246 PER P. M. 83/14-15 AS SHOWN ON TRACT NO. 10593
 - INDICATES FD. 2" I.P. TAGGED R.C.E. 23956 PER P.M. 146/45.
 - ◎ INDICATES FOUND 1" I.P. TAGGED R.C.E. 23956 PER P.M. NO. 80-123, P.M.B. 146/46.
 - △ INDICATES FD. 2" I.P. TAGGED R.C.E. 23956 PER R.S. 101/1-8 AS SHOWN ON P.M. 146/45.
 - 2" I.P. TAGGED R.C.E. 23956 TO BE SET AT ALL PARCEL MAP BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - ▲ INDICATES FD. 2" I.P. TAGGED L.S. 2383 PER R.S. 53/17-18 AS SHOWN ON TRACT NO. 10593.
 - 1" I.P. TAGGED R.C.E. 23956 TO BE SET AT PARCEL CORNERS, EASEMENT NOTES: UNLESS OTHERWISE NOTED.
- (A) — INDICATES CL OF 60' WIDE SAN DIEGO GAS & ELECTRIC CO. EASEMENT PER 9050/91, O.R.
- (B) — INDICATES CL OF 4' WIDE SAN DIEGO GAS & ELECTRIC CO. EASEMENT PER 9050/91, O.R.
- NOTE: BEARINGS AS DESCRIBED IN 9050/91, O.R. WERE ROTATED COUNTER CLOCKWISE 0° 06' 11" FOR THIS MAP AS SHOWN ON P.M. 138/3-5.
- (C) — INDICATES A 30.00' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES PER 14088/1143, O.R.
- (D) — INDICATES 20.00' WIDE HIKING AND EQUESTRIAN TRAIL EASEMENT IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE.



SCALE: 1" = 200'
ACREAGE: 90.807 ACRES
NO. OF PARCELS: 4

DUPLICATE

PARCEL MAP NO. 81-154

NOV 30 1982 82-419050

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

TOM R. MCGANNON, R.C.E. 23956

DATE OF SURVEY: MAY 1980

175 46

FILED AT 4 PM IN BOOK PAGE
OF PARCEL MAPS COUNTY OF ORANGE, CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
LEE A. BRANCH, COUNTY RECORDER

\$10.00

NOTE: SEE SHEET NO. 2 FOR
BASIS OF BEARINGS,
MONUMENT NOTES,
AND EASEMENT NOTES.

SEE DETAIL "A"
SHEET NO. 1.

PARCEL 3
56.135 ACRES

PARCEL 2

SEE SHEET 2

P.M. 115 /
14-15
PCL 1
PCL 1
LOT LINE ADJ.
LL 81-23
OR 14075/1859-1863

PCL 2
LOT LINE ADJ.
LL 81-1
OR 14005/1973

PARCEL 4
6.211 ACRES

M.M. 466 / 19-24
FD S & W STAMPED R.C.E. 23956
PER TRACT NO. 10593
PEPPERTREE BEND

FD OCC. TYPE "A" MON. WELL
PER TR. 10593
N 30° 13' 55" W 98.50'
N 53° 46' 05" E 98.23'
N 26° 13' 55" W 98.50'
N 53° 46' 05" E 98.23'

PCL 3 P.M. N 80-123

P.M.B. 146 / 46