

SHEET 1 OF 2 SHEETS
NUMBER OF LOTS: 1
AREA: 6.675 AC. GROSS
6.296 AC. NET

ALL OF TENTATIVE
TRACT NO. 11401
BLOCK 5953, MODULES 20 & 30

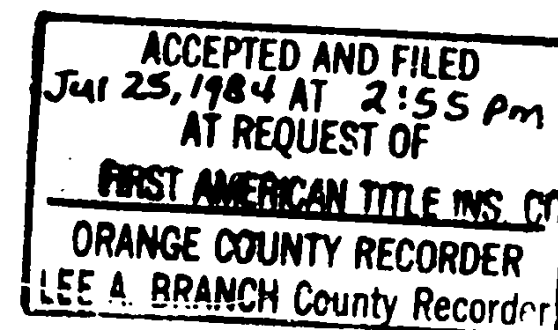
TRACT NO. 11401

FOR CONDOMINIUM PURPOSES

IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF A PORTION OF THE EAST 10 ACRES OF LOT 5,
EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 6, PAGE 32, OF MISCELLANEOUS MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SALKIN ENGINEERING CORPORATION
GEORGE F. KERNS, RCE 19593
DATE OF SURVEY: AUGUST, 1981

84-306768



\$8.00

OWNERSHIP 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 DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: CRAWFORD CANYON ROAD. WE ALSO HEREBY DEDICATE TO THE CITY OF ORANGE: AN EASEMENT FOR THE RIGHT OF ACCESS TO THE PRIVATE DRIVES CREATED HEREON FOR THE PURPOSES OF TRASH COLLECTION, POLICE, FIRE SAFETY, STORM DRAIN MAINTENANCE, HEALTH PROTECTION AND GENERAL WELFARE. THIS EASEMENT FOR THE RIGHT OF ACCESS SHALL ALSO INCLUDE A RIGHT OF ACCESS BY ANY PRIVATELY OWNED VEHICLES AUTHORIZED BY THE CITY TO PERFORM FUNCTIONS ON BEHALF OF THE CITY, SUCH AS TRASH COLLECTION. WE ALSO HEREBY DEDICATE TO THE CITY OF ORANGE: THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP.

ALL VALLEY FINANCIAL CORPORATION

Howard W. Speer
Vice President
HOWARD W. SPEER

Veronica F. Scheyving
Assistant Secretary
VERONICA F. SCHEYVING

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON THIS 18th DAY OF JUNE, 1984, BEFORE ME, Jean A. Fisher, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Howard W. Speer PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE Vice PRESIDENT, AND Veronica F. Scheyving PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Assistant SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES Oct. 11, 1986. WITNESS MY HAND AND OFFICIAL SEAL

Jean A. Fisher

THORNE DONNELLEY JR., BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 29, 1984, INSTRUMENT NO. 84-268730, OFFICIAL RECORDS.

Donald Sterling
DONALD STERLING, ATTORNEY IN FACT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON THIS 5 DAY OF JULY 1984, BEFORE ME Barbara Mitter, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD STERLING, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AS THE ATTORNEY-IN-FACT OF THORNE DONNELLEY JR., ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF THORNE DONNELLEY JR., AS PRINCIPAL AND HIS OWN NAME AS ATTORNEY-IN-FACT.

WITNESS MY HAND AND OFFICIAL SEAL

Barbara Mitter
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE
MY COMMISSION EXPIRES May 4, 1987

AFFIDAVIT FOR NOTARY STAMP SHOWN HEREON
I CERTIFY UNDER THE PENALTY OF PERJURY
THAT THE NOTARY SEAL ON THE DOCUMENT TO
WHICH THIS STATEMENT IS ATTACHED READS AS
FOLLOWS:

NAME OF NOTARY: JEAN A. FISHER
DATE COMMISSION EXPIRES: OCT. 11, 1986
COUNTY WHERE BOND IS FILED: LOS ANGELES COUNTY

PLACE OF EXECUTION: SANTA ANA, CA DATE: July 6, 1984

William H. Bruno
FIRST AMERICAN TITLE INSURANCE CO.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM REGISTERED CIVIL ENGINEER NO. 19593 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 2 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN AUGUST, 1981, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY (OR WILL OCCUPY) THE POSITIONS INDICATED BY SAID MAP AND THE MONUMENT NOTES NOTED THEREON, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

George E. Kerns
15 JUNE 1984
GEORGE E. KERNS, RCE 19593

CITY ENGINEER'S CERTIFICATE

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 CITY COUNCIL; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 25th DAY OF JUNE, 1984

GARY D. JOHNSON
CITY ENGINEER OF ORANGE

BY: Gary D. Johnson

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON THE 26 DAY OF June, 1984, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DUELY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION FOR STREET PURPOSES OF: CRAWFORD CANYON ROAD, AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(c)(1) OF THE SUBDIVISION MAP ACT. AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF ORANGE: THE EASEMENT FOR A RIGHT OF ACCESS TO THE PRIVATE DRIVES AS DEDICATED, AND THE STORM DRAIN EASEMENT AS DEDICATED.

DATED THIS 27 DAY OF June, 1984

MARILYN J. JENSEN
CITY CLERK, CITY OF ORANGE

BY: Cassandra Caldwell
Deputy

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE TRACT MAP BOUNDARY.

DATED THIS 23rd DAY OF JULY, 1984.

C. F. NELSON
COUNTY SURVEYOR

BY: Loren K. Toomey
DEPUTY

COUNTY TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

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 9th DAY OF July, 1984.

ROBERT L. CITRON
COUNTY TAX COLLECTOR-TREASURER

BY: Joe A. Rieth
DEPUTY TAX COLLECTOR
(SEAL)

CLERK OF THE BOARD OF SUPERVISORS' TAX CERTIFICATE

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

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 17th DAY OF JULY, 1984.

Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

SIGNATURE OMISSION NOTE

THE SIGNATURES OF THE FOLLOWING INTEREST HOLDERS ARE OMITTED UNDER THE PROVISIONS OF SECTION 66436(c)(1) OF THE SUBDIVISION MAP ACT. THEIR INTERESTS ARE SUCH THAT THEY CANNOT RIPEN INTO FEE TITLE AND THEIR SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

1. COUNTY SANITATION DISTRICT NO. 7, HOLDER OF EASEMENTS RECORDED AUGUST 13, 1964, IN BOOK 7177, PAGE 286 AND PAGE 287, OF OFFICIAL RECORDS.
2. COUNTY OF ORANGE, HOLDER OF EASEMENTS RECORDED DECEMBER 12, 1951, IN BOOK 2263, PAGE 246, OF OFFICIAL RECORDS.
3. SOUTHERN CALIFORNIA EDISON CO., HOLDER OF EASEMENTS RECORDED IN BOOK 6087, PAGE 694, OF OFFICIAL RECORDS.
4. EL MODENA MUTUAL WATER CO., HOLDER OF EASEMENTS RECORDED NOVEMBER 9, 1911, IN BOOK 203, PAGES 317 AND 318, OF DEEDS.

SHEET 2 OF 2 SHEETS
 NUMBER OF LOTS: 1
 AREA: 6.675 AC. GROSS
 6.296 AC. NET
 SCALE: AS SHOWN

DATE OF SURVEY: AUGUST 1981

TRACT NO. 11401

FOR CONDOMINIUM PURPOSES

IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA,
 BEING A SUBDIVISION OF A PORTION OF THE EAST 10 ACRES OF LOT 5,
 EL MODENA CITRUS LANDS, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA,
 AS PER MAP RECORDED IN BOOK 6, PAGE 17, OF MISCELLANEOUS MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SALKIN ENGINEERING CORPORATION
 GEORGE E. KERNS, RCE 19593

BASIS OF BEARINGS:

THE BEARING OF N 0° 02' 21" W OF THE CENTERLINE OF
 CRAWFORD CANYON ROAD PER TR NO. 8610, MM 386/48-50,
 RECORDS OF ORANGE COUNTY.

84-306768

ACCEPTED AND FILED
 JUL 25, 1981 AT 2:55 P.M.
 AT REQUEST OF
 FIRST AMERICAN TITLE INS. CO.
 ORANGE COUNTY RECORDER
 LEE A. BRANCH County Recorder

\$8.00

1" = 50'

DETAIL "B"
 1" = 10'

CURVE TABLE

NO	Δ	R	L	T
1	90°-00'-00"	20.00'	31.42'	20.00'
2	14°-55'-08"	284.50'	74.08'	37.25'
3	90°-16'-07"	20.00'	31.51'	20.09'
4	89°-43'-53"	20.00'	31.32'	19.91'

FD 2" I.P. TAGGED L.S. 34.9
 PER TR 9634 M.M. 407/26-27
 ACCEPTED AS O.N. NORTH LINE
 LOT 5, EL MODENA CITRUS LANDS

TR 8610 MM 386/48-50

ACCEPTED AS NLY B'DRY LOT 5
 EL MODENA CITRUS LANDS

FD 2" I.P. & O.C.S. 2 1/2" AL DISK
 WITH PUNCH MARK STAMPED
 JUNE 1976 PER P.M.B. 133/4-5
 & TR 8610. ACCEPTED AS
 NE CORNER OF LOT 5, EL
 MODENA CITRUS LANDS

FD NOTHING
 ESTABLISHED BY PROLONGATION
 OF THE WEST B'DRY PARCEL 2, P.M.B. 133/4-5
 SET 2" I.P. RCE 19593

CHAPMAN AVE
 FD O.C.S. TYPE WELL
 MON. WITH ALUM. CAP
 15' DOWN, STAMPED
 11-73, PER A 14-9, P. 959
 CITY OF ORANGE LIMITS

20' SAN SEWER ESMT
 PER DEED O.R. 7177/287

FD 2" I.P. TAGGED
 RCE 8793 PER
 P.M.B. 133/4-5

EL MODENA CITRUS LANDS
 MM 6/92

SEE DETAIL "B"

WLY B'DRY PARCEL 2, P.M.B. 133/4-5
 (REC N 0° 03' 14" W 192.41')

SOUTHWESTERLY B'DRY PARCEL 2, P.M.B. 133/4-5
 (REC S 51° 20' 30" E 321.13' PER P.M.B. 133/4-5)

FD 3/4" I.P. UNDER
 EUC. TREE AND N&T
 L.S. 3999 IN BLAZE OF TREE
 DIRECTLY ABOVE 3/4" I.P.
 0.03' NLY AND 0.04' ELY
 PER P.M.B. 133/4-5

PARCEL 1
 PM 133/4-5

10' SO CAL EDISON ESMT
 FOR POLE LINES & CONDUITS
 PER O.R. 6087/694

PARCEL 1
 PM 34/33

LEGEND

- INDICATES FOUND MONUMENT
- INDICATES SET 2" I.P.
TAGGED RCE 19593, FLUSH OR
NO MORE THAN 2" ABOVE SURFACE
- Ⓐ INDICATES EASEMENT TO THE CITY OF
ORANGE FOR RIGHT OF ACCESS FOR THE
PURPOSES OF TRASH COLLECTION, POLICE,
FIRE SAFETY, STORM DRAIN MAINTENANCE,
HEALTH PROTECTION AND GENERAL WELFARE.
ALSO INDICATES EASEMENT TO THE CITY OF ORANGE
FOR STORM DRAIN PURPOSES. ALSO INDICATES
EASEMENT TO THE COUNTY OF ORANGE, FOR AND IN
BEHALF OF ORANGE COUNTY WATERWORKS DISTRICT NO 8, FOR
WATER LINE PURPOSES, TO BE DEDICATED BY SEPARATE INST.
- Ⓑ INDICATES EASEMENT TO THE COUNTY OF ORANGE, FOR AND IN
BEHALF OF ORANGE COUNTY WATERWORKS DISTRICT NO 8, FOR WATER
LINE PURPOSES, TO BE DEDICATED BY SEPARATE INSTRUMENT.
- Ⓒ INDICATES CURVE POINT NO. - SEE TABLE ABOVE.

* RECORD DISTANCES
 PER P.M.B. 133/4-5

DETAIL "A"
 1" = 10'

F.S. 103 & 100
 J.N. 2817