

ORIGINAL

SHEET 1 OF 3

26 LOTS + LOTS A+B
8.221 ACRES
(ALL OF TENTATIVE TRACT 8610)

TRACT NO. 8610

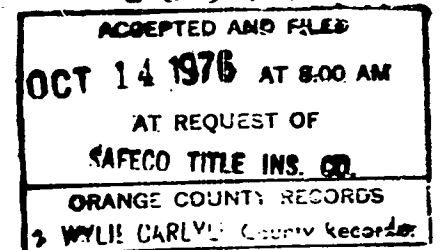
IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF LOT 4 OF EL MODENA CITRUS LANDS, RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY AND A PORTION OF THE RANCHO SANTIAGO DE SANTA ANA. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 5 CHAINS EAST OF THE SOUTHEAST CORNER OF LOT 19 IN BLOCK "B" OF THE LAND OF OGE AND BOND, AS SHOWN ON A MAP RECORDED IN BOOK 3 AT PAGES 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND RUNNING THENCE EAST 5 CHAINS; THENCE SOUTH 10 CHAINS; THENCE WEST 5 CHAINS AND THENCE NORTH 10 CHAINS TO THE POINT OF BEGINNING.

KERRY W. LAWLER R.C.E. 23927

APRIL, 1976

16544



\$9.00

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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, AND WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES:

CHAPMAN AVENUE, CRAWFORD CANYON ROAD, LOS TIMBRES STREET, LOS ARBOLES STREET AND LOS MEQUITES STREET.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE:

1. ALL VEHICULAR ACCESS RIGHTS TO CRAWFORD CANYON ROAD.
2. ALL VEHICULAR ACCESS RIGHTS TO CHAPMAN AVENUE, EXCEPT AT STREET INTERSECTION.
3. THE 15 FOOT WIDE EASEMENT FOR DRAINAGE PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF ORANGE FOR AND IN BEHALF OF ORANGE COUNTY WATERWORKS DISTRICT NO. 8 EASEMENTS AS SHOWN ON SAID MAP OVER LOTS 8, 9, 15, AND 16, FOR WATER LINE PURPOSES.

CANYON DEVELOPMENT COMPANY, A JOINT VENTURE, BY THE FOLLOWING JOINT VENTURERS, EACH INDIVIDUALLY AND AS A JOINT VENTURER OF SAID JOINT VENTURE.

THE ROBERT P. WARMINGTON COMPANY, A CALIFORNIA CORPORATION,

BY Robert P. Warmington
ROBERT P. WARMINGTON

DELTA CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION,

BY Joseph A. Martinez
JOSEPH A. MARTINEZ

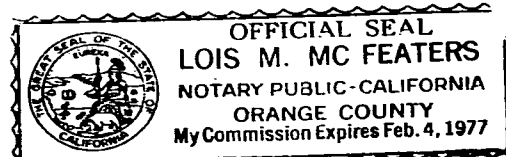
ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS 10th DAY OF SEPTEMBER, 1976, BEFORE ME, LOIS M. MC FEATERS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert P. Warmington, KNOWN TO ME TO BE THE President OF Delta Construction Co., 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 JOINT VENTURERS OF CANYON DEVELOPMENT COMPANY, THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH JOINT VENTURE ALSO EXECUTED THE SAME.

MY COMMISSION EXPIRES Feb. 4, 1977

WITNESS MY HAND AND OFFICIAL SEAL:

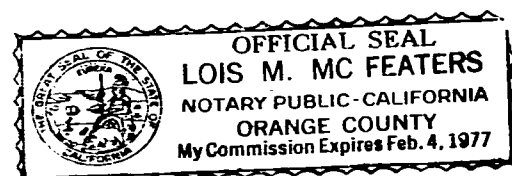


STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON THIS 10th DAY OF SEPTEMBER, 1976, BEFORE ME, LOIS M. MC FEATERS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Joseph A. Martinez, KNOWN TO ME TO BE THE President OF Delta Construction Co., 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 JOINT VENTURERS OF CANYON DEVELOPMENT COMPANY, THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH JOINT VENTURE ALSO EXECUTED THE SAME.

MY COMMISSION EXPIRES Feb. 4, 1977

WITNESS MY HAND AND OFFICIAL SEAL:



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

1. UNDER SUB-SECTION (1), COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY, A PUBLIC CORPORATION, HOLDER OF AN EASEMENT BY DEED RECORDED IN BOOK 7295, PAGE 62 OF OFFICIAL RECORDS.
2. UNDER SUB-SECTION (1), SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT BY DEED RECORDED IN BOOK 11057, PAGE 730 OF OFFICIAL RECORDS.
3. UNDER SUB-SECTION (1), ORANGE COUNTY WATERWORKS DISTRICT NO. 8, SUCCESSOR IN INTEREST TO EL MODENA MUTUAL WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT BY DEED RECORDED IN BOOK 205, PAGE 318 OF DEEDS.

A SOILS REPORT HAS BEEN PREPARED PURSUANT TO THE PROVISIONS OF SECTION 66434 (f) OF THE SUBDIVISION MAP ACT BY LEON G. CHAULET, R.C.E. 17966, DATED MAY 23, 1974.

I, KERRY W. LAWLER, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, NO. 23927, OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF THREE SHEETS, AND THE TRUE AND COMPLETE SURVEY MADE IN APRIL, 1976, WHICH IT CORRECTLY REPRESENTS, WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN NINETY DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND ALSO DO HEREBY CERTIFY THAT EACH NUMBERED LOT CONTAINS A NET AREA OF NOT LESS THAN 7,200 SQUARE FEET, NOT INCLUDING ANY STREETS, VEHICULAR ACCESSWAYS, OR EASEMENTS THAT PROHIBIT THE SURFACE USE OF THE PROPERTY.

Kerry W. Lawler

KERRY W. LAWLER
REGISTERED CIVIL ENGINEER NO. 23927

I, C.R. NELSON, COUNTY SURVEYOR OF ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE ORANGE COUNTY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 4th DAY OF Oct, 1976.

C.R. NELSON
COUNTY SURVEYOR

BY Robert V. Wise
DEPUTY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I, W.E. ST JOHN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO SAID BOARD AT A REGULAR MEETING THEREOF HELD ON THE 6th DAY OF Oct., 1976, AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION FOR STREET PURPOSES OF:

CHAPMAN AVENUE, CRAWFORD CANYON ROAD, LOS TIMBRES STREET, LOS ARBOLES STREET AND LOS MEQUITES STREET.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE:

1. ALL VEHICULAR ACCESS RIGHTS TO CRAWFORD CANYON ROAD AS DEDICATED.
2. ALL VEHICULAR ACCESS RIGHTS TO CHAPMAN AVENUE AS DEDICATED.
3. THE 15 FOOT EASEMENT FOR DRAINAGE PURPOSES AS DEDICATED.
4. AND DID ALSO ACCEPT THE EASEMENTS FOR WATER LINE PURPOSES FOR AND IN BEHALF OF ORANGE COUNTY WATERWORKS DISTRICT NO. 8, AS DEDICATED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (b) (1) OF THE SUBDIVISION MAP ACT.

DATED THIS 6th DAY OF October, 1976.

W.E. ST JOHN
COUNTY CLERK AND EX-OFFICIO
CLERK OF THE BOARD OF SUPERVISORS

BY Liane Keyes
DEPUTY

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I, W.E. ST JOHN, COUNTY CLERK OF ORANGE COUNTY, DO HEREBY CERTIFY TO THE COUNTY RECORDER OF SAID 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 6th DAY OF October, 1976.

W.E. ST JOHN
COUNTY CLERK

BY Liane Keyes
DEPUTY

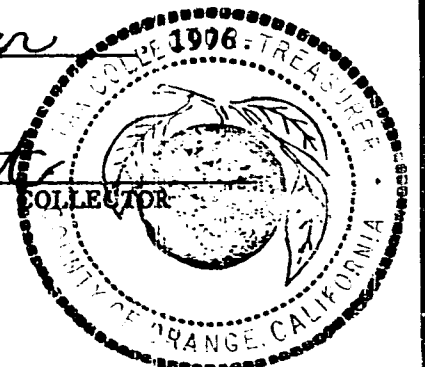
STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I, ROBERT L. CITRON, COUNTY TAX COLLECTOR - TREASURER OF ORANGE COUNTY, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND SHOWN WITHIN THE COLORED BORDER ON THIS MAP OR ANY PART THEREOF FOR UNPAID STATE OR COUNTY TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOT YET DUE AND PAYABLE.

DATED THIS 20th DAY OF September, 1976.

ROBERT L. CITRON
COUNTY TAX COLLECTOR - TREASURER

BY W. Lonhart
DEPUTY TAX COLLECTOR



SCALE 1" = 100'
8.221 ACRES
26 LOTS + LOTS A & B

(ALL OF TENTATIVE TRACT 8610)

TRACT NO. 8610

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

KERRY W. LAWLER R.C.E. 23927

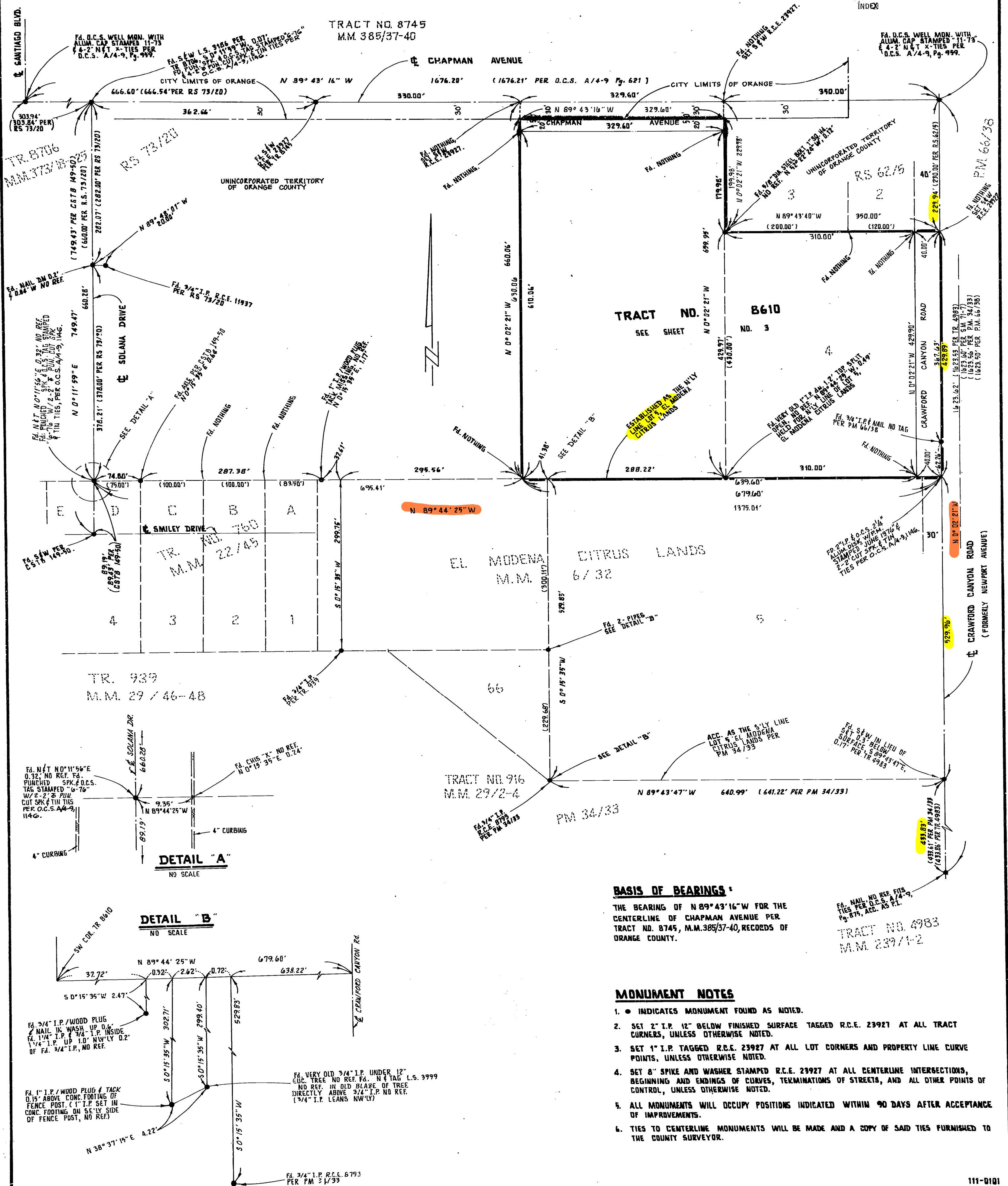
APRIL, 1976

BOUNDARY PLAT AND INDEX MAP

SHEET 2 OF 3

16544

ACCEPTED AND FILED
OCT 14 1976 AT 8:00 AM
AT REQUEST OF
SAPECO TITLE INS. CO.
ORANGE COUNTY RECORDS
WYLLIE CARLSON, County Recorder
\$9.00



BASIS OF BEARINGS:

THE BEARING OF N 89° 43' 16" W FOR THE CENTERLINE OF CHAPMAN AVENUE PER TRACT NO. 8745, M.M. 385/37-40, RECORDS OF ORANGE COUNTY.

MONUMENT NOTES

1. • INDICATES MONUMENT FOUND AS NOTED.
2. SET 2" I.P. 12" BELOW FINISHED SURFACE TAGGED R.C.E. 23927 AT ALL TRACT CORNERS, UNLESS OTHERWISE NOTED.
3. SET 1" I.P. TAGGED R.C.E. 23927 AT ALL LOT CORNERS AND PROPERTY LINE CURVE POINTS, UNLESS OTHERWISE NOTED.
4. SET 8" SPIKE AND WASHER STAMPED R.C.E. 23927 AT ALL CENTERLINE INTERSECTIONS, BEGINNING AND ENDINGS OF CURVES, TERMINATIONS OF STREETS, AND ALL OTHER POINTS OF CONTROL, UNLESS OTHERWISE NOTED.
5. ALL MONUMENTS WILL OCCUPY POSITIONS INDICATED WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
6. TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID TIES FURNISHED TO THE COUNTY SURVEYOR.

ORIGINAL

SHEET 3 OF 3

SCALE 1" = 60'
8.221 ACRES
26 LOTS + LOTS A & B

TRACT NO. 8610

(ALL OF TENTATIVE TRACT 8610)

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
KERRY W. LAWLER R.C.E. 23927
APRIL, 1976

16544

ACCEPTED AND FILED
OCT 14 1976 AT 8:00 AM
AT REQUEST OF
SAFE CO. TITLE INS. CO.
ORANGE COUNTY RECORDS
BY LIE CARLYLE County Recorder

\$900

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SEE SHEET NO. 2 FOR BOUNDARY PLAT, INDEX MAP,
BASIS OF BEARINGS AND MONUMENT NOTES.

