ORIGINAL

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

## ACT NO. 8610

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

BEING A SUEDIVISION 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 MAGES 430 AND 431 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND RUNNING THENCE PAST 5 CHAINS; THENCE SOUTH 10 CHAINS; THENCE WEST 5 CHAINS AND THENCE NORTH 10 CHAINS TO THE POINT OF BEGINNING.

> R.C.E. 23927 KERRY W. LAWLER APRIL, 1976

SHEET & OF 3

ACCEPTED AND FILED OCT 14 1976 AT 8.00 AM AT REQUEST OF SAFECO TITLE INS. CO. ORANGE COUNTY RECORDS

\$900

WYLL CARLY County kecorder

**EXPOR** 

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,

ROBERT P. WARMINGTON

DELTA CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION,

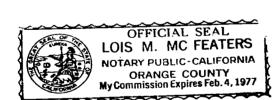
## ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS COUNTY OF ORANGE .)

ON THIS OF DAY OF SEPTEMBER, 1976, BEFORE ME, LOIS M. MC FEATERS, A NOTAR PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROLL P. Warming ton, KNOWN TO ME

TO BE THE President OF the Kelent P. Warmington, Co., THE CORPORATION LOIS M. MC FEATERS TO BE THE Exerclent 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.

WITNESS MY HAND AND OFFICIAL SEAL:



NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA) SS COUNTY OF ORANGE

ON THIS 10th DAY OF SEPTEMBER, 1976, BEFORE ME, LOIS M. MC FEATERS PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Confirmed, KNOWN TO ME
TO BE THE Public 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 7th 4, 1977 WITNESS MY HAND AND OFFICIAL SEAL:



PURSUANT TO THE PROVISIONS OF SECTION 66436 (b) OF THE SUPDIVISION 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.

UNDER SUB-SECTION (1), DRANGE COUNTY WATERWORKS DISTRICT NO. 8, SUCCESSOR IN INTEREST TO EL MODENA MUTUAL VATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT BY DEED RECORDED IN 500K 203, 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 AFT'R 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 REGISTERED CIVIL ENGINEER NO. 23927 I, C.R. NELSON, COUNTY SURVEYOR OF ORANGE COUNTY, DO HEREBY CERTIFY THAT 1 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 AH SA | ATISFIED SAID MAP IS | S TECHNICALLY CORRECT, |         |
|--------------------|-------------------|----------------------|------------------------|---------|
| DATED THIS         | 4th               | LAY OF               | 0ch                    | , 1976. |
| C.R. NELSO         | N                 | вү                   | Robert VWise           |         |
| COUNTY SURVEYOR    |                   |                      | 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 62 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.
- 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.

| W.E. ST JOHN  | BY: Siane Louis |
|---|-----------------|
| COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS | 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 6 22         | DAY OF CELALIS, 1976. |
|-------------------------|-----------------------|
| 7                       | $\nu$                 |
| W.E. ST JOHN            | By: Viane Heres       |
| COUNTY CLERK            | DEPUTY                |
| STATE OF CALIFORNIA) as | •                     |

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  | DAY OF Soptember 1976.77           |
|---|------------------------------------|
| ROBERT L. CITRON COUNTY TAX COLLECTOR - TREASURER | BY: ( Lenhart DEPUTY TAX COLLEUTOR |
|   | 20 PANGE CAN                       |

BCALE 1" = 1001 8.221 ACRES 26 LDTS + LDTS A & B

( ALL DF TENTATIVE TRACT 8610)

ORIGINAL.

UNINCORPORATED TERRITORY OF THE COUNTY OF DRANGE, STATE OF CALIFORNIA. R.C.E. 23927 KERRY W. LAWLER

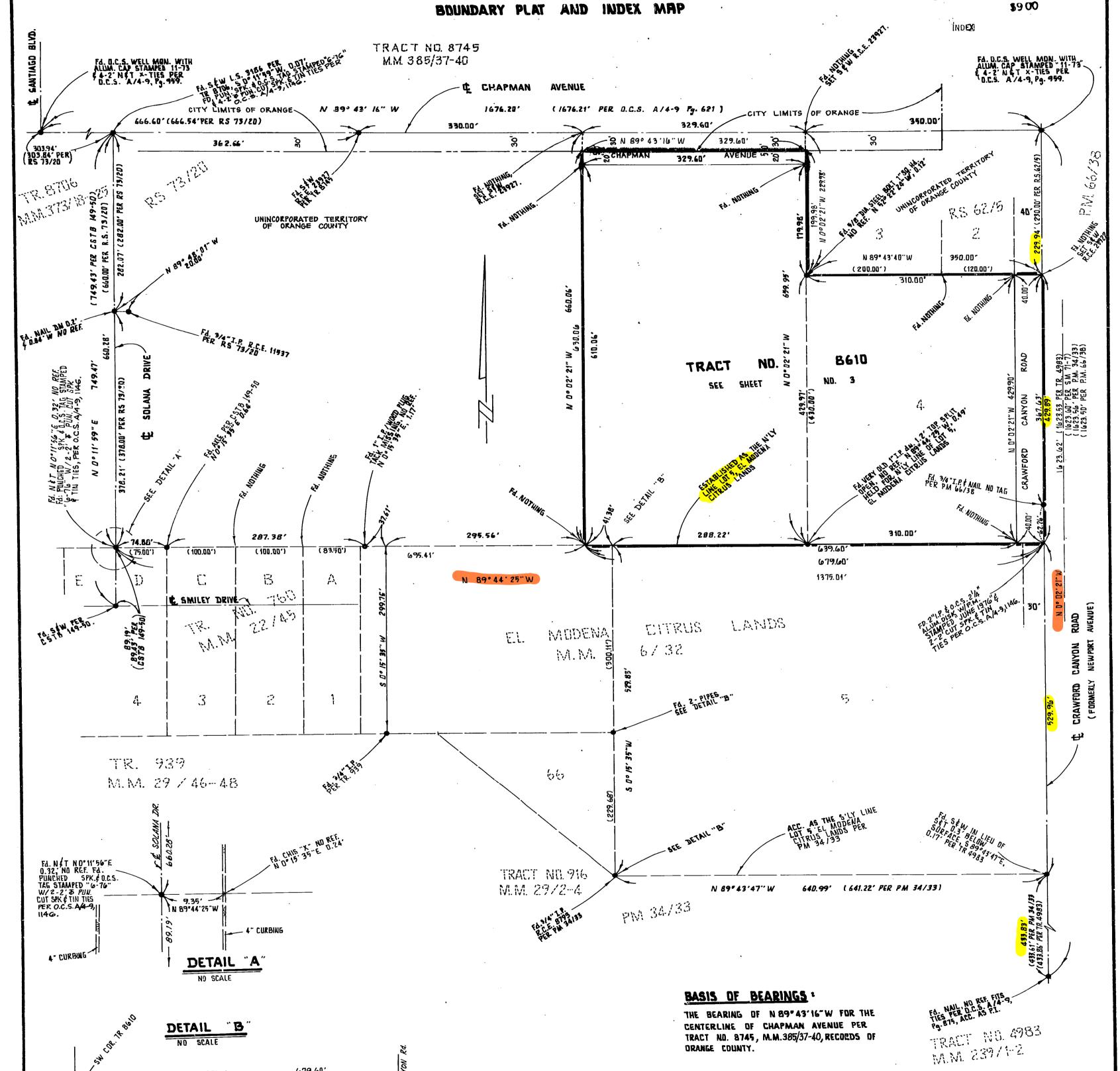
APRIL, 1976

16544

ACCEPTED AND FILES OCT 14 1976 AT 8:00 AM AT REQUEST OF SAFECO TITLE INS. CO ORANGE COUNTY RECORDS

\$900

SHEET 2 OF 3



679.60'

638.22

Fd. VERY OLD 3/4"I.P. UNDER 12"
EUC. TREE NO REF. Fd. N & TAG L.S. 3999
NO REF. IN OLD BLAZE OF TREE
DIRECTLY ABOVE 3/4"I.P. NO REF.
(3/4"I.P. LEANS NW'LY)

FA. 3/4" I.P. R.C.E. 8793 PER PM 3 1/33

N 89° 44' 25" W

299.

5 0'15'35"W 2.47

Fd. 3/4" I.P. / WODD PLUG \* NAIL IN WASH UP O.6. Fd. 1'/4" I.P. ( 3/4" I.P. INSIDE 1 '/4" I.P. UP 1.0' NW'LY 0.2' OF Fd. 3/4" I.P., NO REF.

FA. 1" I.P. / WDOD PLUG & TACK D.15' ABOVE CONC.FOOTING OF FENCE POST. (1" I.P. SET IN — CONC. FOOTING ON SE'LY SIDE OF FENCE POST, NO REF.)

N 38° 37' 19" E 4.22'

## 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 CURNERS, UNLESS DTHERWISE 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 DINER POINTS OF CONTROL, UNLESS DIHERWISE 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.

111-0101

ORIGINAL

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

( ALL DF TENTATIVE TRACT 8610)

## TRACT NO. 8610

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

KERRY W. LAWLER R.C.E. 23927

APRIL, 1976

SHEET 3 OF 3

16544

OCT 14 1976 AT 5:00 AM

AT REQUEST OF

SAFECO TITLE INS. CO.

GRANGE COUNTY RECORDS

WYLLE CARLYL: County Records

\$900

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inev:

SEE SHEET NO. 2 FOR BOUNDARY PLAT, INDEX MAP,

BASIS OF BEARINGS AND MONUMENT NOTES.

CHAPMAN AVENUE -CITY LIMITS OF DRANGE N89°43′/6″W 177.60 STEP THE COUNTY 152.00'

177.60 NATIONAL ACCESS RIGHTS TO CHAPMAN AVENUE, EXCEPT AT 152.00'

CATED TO THE COUNTY 152.00'

NATIONAL NATIONAL ACCESS RIGHTS TO CATED TO THE COUNTY 152.00' 33.48"E AVENUE 20.00 78943'16"W 101.91' NOT A SEPARATE BUILDING SITE NOT A SEPARATE BUILDING SITE 2.92' LOT B D.OU3 ACRES LOT A 0.063 ACRES 9.80 N89°43'16"W 117.00 142.60' 10.20'-1=18°11'41" R=60'L=19.05' 122.00' N89°57'39"E 1=26.24 1=4°33'02" L=22.24' N83°12'21"W RAD N89°57'39"E 122.88" N89°57'39"E 350.001 N 89º 43'40"W N85°29'19"WRAD 146.03 170.00' 310.00' ID. WIDE EASEMENT RESERVED FOR PURPOSES 24 \$=2°44'10" [=13.37: 1=38°28'56" 21 15.03' L=44.33' 1 2' 4"E = 109°30'/ N89°57'39"E 135.93" 1-4°12'13" W.RAD. N89°57'39"E DEDICATED ROAD SET D.C.S. TYPE 'A" WELL N89°57'39"E

MONUMENT WITH BRASS CAP

STAMPED R.C.E. 23927 N85°06'51"WRAD. ELOS 328.59' ARBOLES N89°57'39"E RAD. "0" STREET CANYDN 230.12' 98.00 1=90°00'00"\_ R=25' L=39.27' N78°05'17"ERCC. 4=101°52'22" R=15' 1=26.67'7=18.48' N89°57'39"E 113.80' 12 N89°57′39″E 1=2°30'08" R=224'L=9.78' || CRAINFORD 139.80 N75 35 09 E PR.C. N89°57'39"E 1=12°08'15" L=47.03' 123.00 N87°33'48"ERAD N89°57'39"E 136.12' ≥ 28' 28'2,20,0N CRAWFORD N77°36'10"E RAD. N89°57'39"E 13 1-4°56'01"L=23.94" N 87° 43' 24" E RAD N87°01'07"W RAD 1= 26°08'31" |= 1100' N87°30'11"W P.R.C. L=41.06' 122.88 N74.00,02. W. KAO ∆=18°55'32<u>"</u> L= 29.73' 1=36\*32'08" L=30.61' 14 N68.05'35"W P.R.C. N87°59'47"E RAD N89°57'39"E 117.08' N 89°57'39"E 1=44°11'11" 1=4°13'47"L=16.39'-0 119.71' N89°57'39"E 1/3.03'2 L= 37.02' 10.00 N69°46'18" W.P.R.C. N89°57'39"E NGT 43'14"ERED... COUNTY WATERWORKS DIST. \* 8 0 15 N21°41'44"WRAD NO 15'35"E 23.4 161.44 160.57 143.00 679.60' N\89°44'25"W NORTHEASTERLY LIMIT LINE 100 YEAR FLOOD PLAIN LUT 15 LUT 9 N 89°44'25"W, 168.00' N 0° 15' 35"E K 0\*15′35″ 24.72′ X 00.00, S.W. CORNER -TR. 8610 N 89°44'25"W N 89º44'25"W LEASEMENT FOR WATER LINE PURPOSES DEDICATED TO O.C. WATERWORKS DIST. & B EASEMENT RESERVED FOR SANITARY SEWER PURPOSES DETAIL "B" DETAIL "A" NO SCALE 111-0101