

REQUESTED BY
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RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

-315 PM JAN 17 '90

Lee A Branch RECORDER

\$11.00
C19

LOT LINE ADJUSTMENT LL 89 - 113

RECORD OWNERS:

NAME: JAMES H. MAHKE AND PAMELA N. MARTIN-MAHKE
ADDRESS: 20191 SOUTH HILLSIDE DRIVE

ORANGE, CA. 92669

DAYTIME PHONE: (714) 633-1278

PARCEL 2
SAME AS PARCEL 1

PARCEL 3

NAME:
ADDRESS:

DAYTIME PHONE:

PARCEL 4

(I/We) hereby certify that: 1) (I am/we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/we) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

Signature(s) of owner(s) of
Parcel 1 JAMES H. MAHKE
PAMELA N. MARTIN-MAHKE

Signature(s) of owner(s) of
Parcel 2 JAMES H. MAHKE
PAMELA N. MARTIN-MAHKE

Signature(s) of owner(s) of
Parcel 3

Signature(s) of owner(s) of
Parcel 4

CONTACT PERSON: JUSTO R. VILLAR, JRV ENGINEERING, INC.
ADDRESS: 180 E. MAIN STREET, #130, TUSTIN, CA. 92680
DAYTIME PHONE: (714) 731-0825

THIS DOCUMENT CONSISTING OF 4 PAGES
WAS PREPARED BY ME OR UNDER MY DIRECTION.

Justo R. Villar R.C.E./L.S. 29801

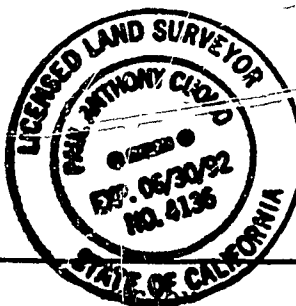
MY REGISTRATION/LICENSE EXPIRES 3/31/91



EXAMINED AND APPROVED AS TO CONTENT BY
JOHN CANAS, COUNTY SURVEYOR

BY: PAUL A. CUOMO, DEPUTY
L.S. 4136 EXPIRES 6-30-92

DATE 12-28-89



DATE FILED

ZONING

12-8-89

E4-1

APPROVED 12/18/90 (see Exh. b. T "C")
ATTACHED: Exh. b. Ts A, B, and C

EXHIBIT A
LOT LINE ADJUSTMENT NO. LL 89-113
(LEGAL DESCRIPTIONS)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
JAMES H. MAHNKE &		
PAMELA N. MARTIN MAHNKE	379-551- 04 & 05 (POR.)	PARCEL 2
JAMES H. MAHNKE &		
PAMELA N. MARTIN MAHNKE	379-551- 05 & 04 (POR.)	PARCEL 1

PARCEL 1

THAT PORTION OF LOT 88, TRACT NO. 918, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 28, PAGES 41 THROUGH 43, INCLUSIVE, OF MISCELLANEOUS MAPS AND PARCELS 1 AND 2 OF LL 89-091, RECORDED NOV. 29, 1989 AS INSTRUMENT NO. 89-648410 OF OFFICIAL RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 88, THENCE SOUTH 49° 45' 50" WEST A DISTANCE OF 521.16 FEET TO A POINT ON THE WEST LINE OF SAID LOT 88, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE 40 FEET WIDE;

THENCE SOUTH 2° 37' 40" EAST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 64.38 FEET;

THENCE NORTH 59° 34' 40" EAST A DISTANCE OF 206.39 FEET;

THENCE SOUTH 62° 52' 39" EAST A DISTANCE OF 36.94 FEET;

THENCE NORTH 56° 56' 42" EAST A DISTANCE OF 167.16 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 88;

THENCE NORTH 11° 11' 24" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 226.41 FEET TO THE POINT OF BEGINNING.

PARCEL 2

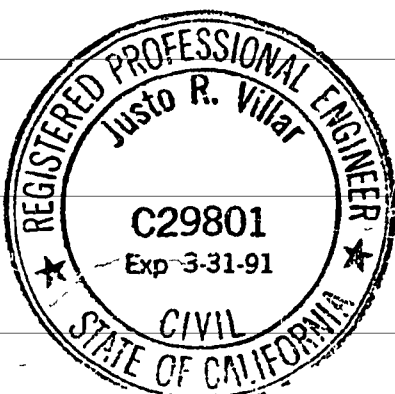
THAT PORTION OF LOT 88, TRACT NO. 918, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 28, PAGES 41 THROUGH 43, INCLUSIVE, OF MISCELLANEOUS MAPS AND PARCELS 1 AND 2 OF LL 89-091, RECORDED NOV. 29, 1989 AS INSTRUMENT NO. 89-648410 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 88, THENCE SOUTH 11° 11' 24" WEST ALONG THE EASTERLY LINE OF SAID LOT 88 A DISTANCE OF 226.41 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 56° 56' 42" WEST A DISTANCE OF 167.16 FEET;

THENCE NORTH 62° 52' 39" WEST A DISTANCE OF 36.94 FEET;

THENCE SOUTH 59° 34' 40" WEST A DISTANCE OF 206.39 FEET TO A POINT ON THE WEST LINE OF SAID LOT 88, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HILLSIDE DRIVE, 40 FEET WIDE.



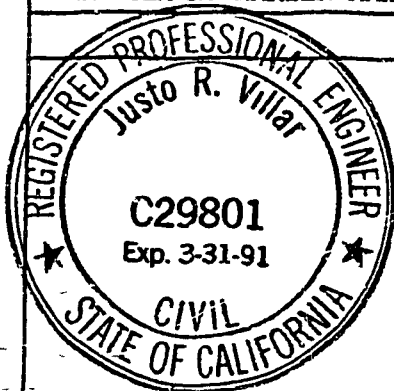
Justo R. Villar
JUSTO R. VILLAR, R.C.E. 29801

EXHIBIT B

LOT LINE ADJUSTMENT NO. LL 89-113

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
JAMES H. MAHNKE &	--	
PAMELA N. MARTIN MAHNKE	379-551- 04 & 05 (POR.)	PARCEL 2
JAMES H. MAHNKE &		
PAMELA N. MARTIN MAHNKE	379-551- 05 & 04 (POR.)	PARCEL 1



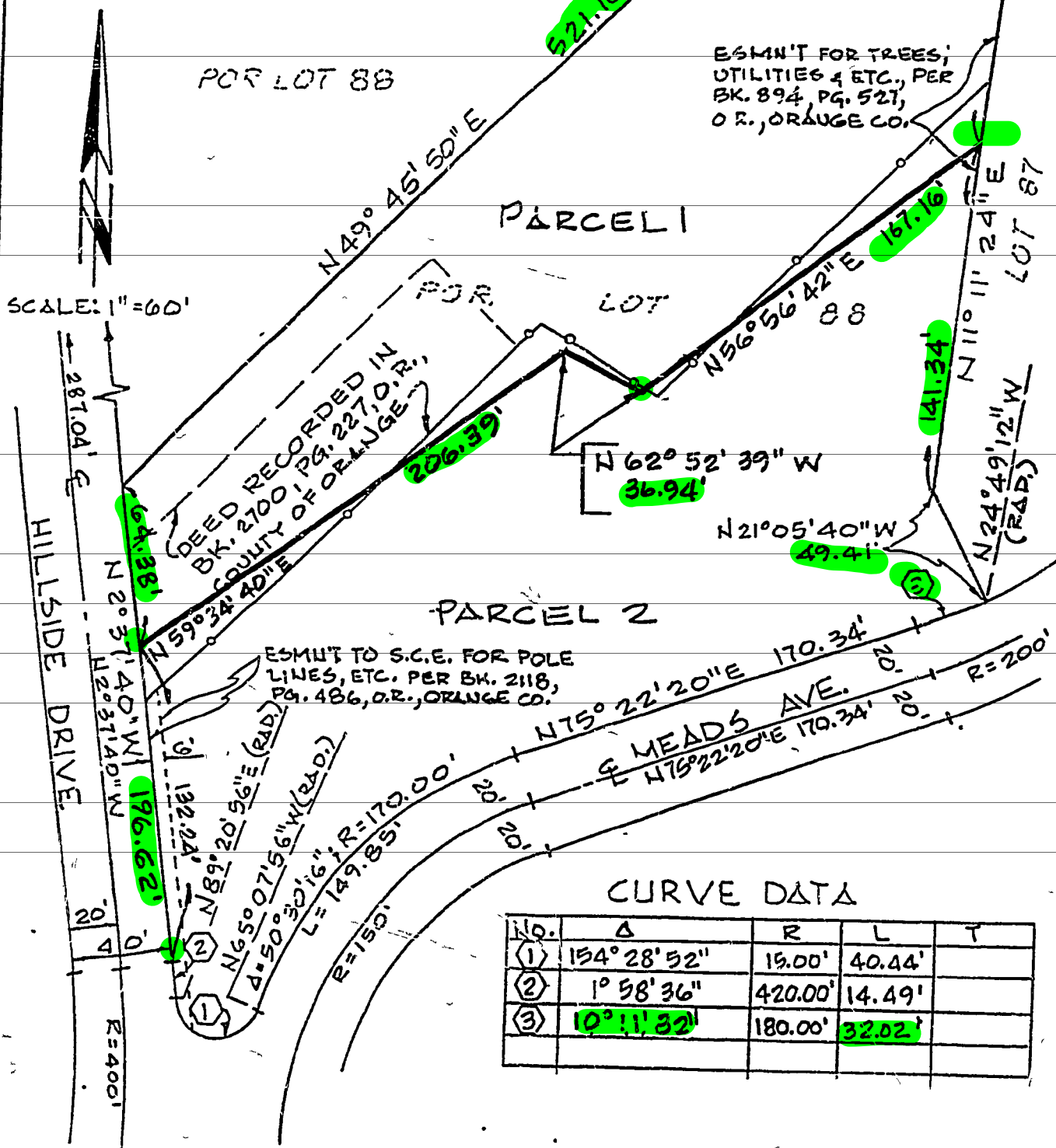
PARCEL AREAS:

PARCEL NO.	GROSS AREA (SF)
1	48589.461
2	50314.253

LEGEND TO SYMBOLS

- EXIST. LOT LINE TO REMAIN
- - - EXIST. LOT LINE TO BE REVISED
- EXIST. LOT LINE PER LL 89-091
- INST. # 89-648410, OR. TO BE REVISED
- PROP. LOT LINE

Justo R. Villar
JUSTO R. VILLAR, R.C.E. 29801



CERTIFICATE OF APPROVAL OF LOT LINE ADJUSTMENT

Lot Line Adjustment No: LL 89-113

AUTHORITY FOR ADMINISTRATIVE ACTION:

Section 66412(d) of the Subdivision Map Act makes provisions for the local agency to approve lot line adjustments where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally listed is not thereby created.

CERTIFICATION:

I hereby certify that the subject lot line adjustment has been reviewed and a determination made that the real property described in Exhibit "A" and shown on Exhibit "B" complies with the provisions of the California Subdivision Map Act; that the requirements of the California Environmental Quality Act have been met; that the proposal is consistent with the existing Building Ordinances; and that the resultant parcels meet the requirements of the Zoning Code.

APPROVAL:

The proposed Lot Line Adjustment No. LL 89-113, as shown on Exhibits "A" and "B", is hereby approved and that the applicable property lines are adjusted upon recordation of this document and the recordation of necessary grant deeds making the adjustments in conformance with this approval.

P. J. Stanton, Manager
Subdivision Division, EMA

Date: 01/28/90

By: A. F. Garrotto
A. F. Garrotto, Chief
Tentative Map Section

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

On this 8TH day of JANUARY, 1990, before me, the undersigned, Notary Public in and for the State, personally appeared A. F. Garrotto who provided to me on the basis of satisfactory evidence to be the person who executed the within instrument as Chief, Tentative Map Section, on behalf of the Manager, Subdivision Division, Environmental Management Agency, County of Orange, and acknowledged to me that the Manager, Subdivision Division, approved the within instrument pursuant to the his authority in the Subdivision Code of the County of Orange.

WITNESS my hand and official seal.

Signature Earl L. Hardacre
EARL L. HARDACRE
Name (typed or printed)

