SHEET 1 OF 4 SHEETS ( PORTION OF VESTING T.T. 13248 ) 15.673 ACRES LOT I AND LOTS A & B

MODULE BLOCK 5157 00

# TRACT NO. 14629

IN THE CITY OF MISSION VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 89-208, IN THE CITY OF MISSION VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 265, PAGES 45 THROUGH 49, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JOHN W. PFEIFER --- L.S. 5329

JUNE, 1992

DATE OF SURVEY: NOVEMBER, 1991

ACCEPTED AND FILED AT THE REQUEST OF

First American Title Co. DATE <u>October 14, 1993</u> TIME 11:17 Am FEE \$ 12.00 INSTRUMENT # <u>93 - 0697412</u> BOOK 702 PAGE 32 mm LEE A. BRANCH

COUNTY RECORDER

## 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: CENTER DRIVE

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF MISSION VIEJO ALL VEHICULAR ACCESS RIGHTS TO: CROWN VALLEY PARKWAY AND MARGUERITE PARKWAY, EXCEPT AT STREET INTERSECTIONS AND AT APPROVED ACCESS LOCATIONS.

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, AND PURSUANT TO THE PROVISIONS OF THE CONDITIONS OF APPROVAL FOR TENTATIVE TRACT 13248, WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF MISSION VIEJO LOTS A AND B FOR OPEN SPACE PURPOSES, TOGETHER WITH THE RIGHT TO GRANT EASEMENTS FOR PUBLIC UTILITES OR OTHER ESSENTIAL PURPOSES.

WE ALSO HEREBY DEDICATE TO THE SANTA MARGARITA WATER DISTRICT THOSE PIPELINE EASEMENTS FOR SEWER AND WATER, & ACCESS PURPOSES OVER LOTS I & B AS SHOWN ON THIS MAP, AND AN ACCESS EASEMENT OVER ALL OF LOT B, WHICH EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED OCTOBER 6, 1980, IN BOOK 13776, PAGE 341 OF OFFICIAL RECORDS. COUNTY OF ORANGE.

MISSION VIEJO COMPANY A CALIFORNIA CORPORATION

VAN STEVENS

EXECUTIVE VICE PRESIDENT

SEALS B. TRAMMELL SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA

COUNTY OF ORANGE

\_1992, BEFORE ME, MARK S. BRADLEY , A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED VAN STEVENS AND SEALS B. TRAMMELL, PERSONALLY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE MARK S. BRADLEY

MY PRINCIPAL PLACE OF BUSINESS IS ORANGE MY COMMISSION EXPIRES MAY 25, 1996

# CERTIFICATE OF ACCEPTANCE - SANTA MARGARITA WATER DISTRICT:

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE SANTA MARGARITA WATER DISTRICT, A PUBLIC CORPORATION IN ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 88-10-2, DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT THE PIPELINE EASEMENTS FOR SEWER, WATER, AND ACCESS PURPOSES, AND THE ACCESS EASEMENT OVER ALL OF LOT B, AS DEDICATED AND AS SHOWN ON THIS MAP, BY AND BETWEEN THE SANTA MARGARITA WATER DISTRICT AND MISSION VIEJO COMPANY AND DOES HERBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

> WILLIAM B. DYE. CHIEF ENGINEER SANTA MARGARITA WATER DISTRICT

NOTARY ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA

WITNESS MY HAND:

ON OCT 7, 1992 BEFORE ME, JOANNA GARZA \_ , A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED WILLIAM B. DYE, PERSONALLY KNOWN TO ME ( OR PROVED TO ME ON THE BASIS OF SATISTACTORY EVIDENCE ) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Jar-1 NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS ORANGE COUNTY. MY COMMISSION EXPIRES: 1/-20-92

YOANNA GAPZA ( PRINT NAME )

CERTIFICATE OF ACCEPTANCE - SANTA FE PACIFIC PIPELINES:

THE UNDERSIGNED, HOLDER OF AN EASEMENT FOR PIPELINE PURPOSES PER DOCUMENT 88-176816 O.R., HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) OF THE SUBDIVISION MAP ACT.

SFPP, LP.

SANTA FE PACIFIC PIPELINES, INC., ITS GENERAL PARTNER,

J.M. ABBOUD SR. VICE PRESIDENT OPERATIONS & ENGINEERING C. Hlewls P.A. HEWES SECRETARY

NOTARY ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA COUNTY OF LOS ANGELES )

KATHLYN S.

ON THIS 4TH DAY OF HOVEMBER 1992, BEFORE ME. CHIQUETTE, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED J.M. ABBOUD AND P.A. HEWES, PERSONALLY KNOWN TO ME ( OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE ) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT ENGINEERING AND SECRETARY, RESPECTIVELY, ON BEHALF OF SANTA FE PACIFIC PIPELINES (S.F.P.P.), INC., THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION KNOWN ME TO BE THE GENERAL PARTNER OF S.F.P.P., L.P., THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

J.N. M670-92-22 D.N. MVMV67/TRACT/14629SH1.DWG

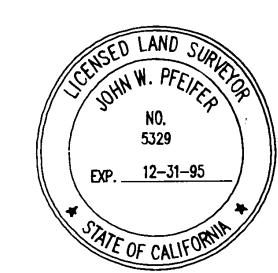
MY PRINCIPAL PLACE OF BUSINESS IS LOS ANGELES MY COMMISSION EXPIRES: 12/09/94

OR.1593912 mm

#### SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF FOUR (4) SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN NOVEMBER, 1991, 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.

JOHN W. PFEIFER L.S. 5329 MY REGISTRATION EXPIRES: DECEMBER 31, 1995



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; 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 14 DAY OF December, 1992.

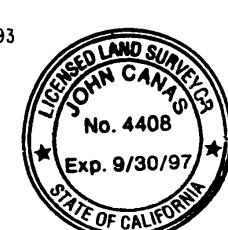
Deni R. Wilbers DENNIS R. WILBERG

R.C.E. 29831 CITY ENGINEER, CITY OF MISSION VIEJO MY REGISTRATION EXPIRES: MARCH 31, 1995

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE 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 / TH DAY OF OCTOBER, 1993 MY CANAS, COUNTY SURVEYOR



CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA > SS COUNTY OF ORANGE CITY OF MISSION VIEJO

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF MISSION VIEJO AT A REGULAR MEETING THEREOF HELD ON THE 14. LL DAY OF 1 Que also \_1992, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET PURPOSES OF: CENTER DRIVE

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF MISSION VIEJO.

THE VEHICULAR ACCESS RIGHTS TO CROWN VALLEY PARKWAY AND MARGUERITE PARKWAY AS RELEASED AND RELINQUISHED.

AND DID NOT ACCEPT ON BEHALF OF THE CITY OF MISSION VIEJO

1. THE IRREVOCABLE OFFER OF DEDICATION OF LOTS A AND B. AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

WE ALSO HEREBY ABANDON PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE SLOPE EASEMENT WITHIN THE BOUNDARY OF THIS MAP WHICH WAS ACQUIRED BY THE CITY OF MISSION VIEJO, SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE OVER

PARCEL 111.2 PER DEED RECORDED IN BOOK 9232 PAGE 105 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, NOT SHOWN ON THIS MAP.

DATED THIS 15th DAY OF Occube, 1992. IVY J. JOSEPH CITY CLERK OF MISSION VIEJO

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA 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.

AND DO ALSO 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.

ROBERT L. CITRON COUNTY TREASURER-TAX COLLECTOR

### SIGNATURE OMISSION NOTE:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- 1. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT PER DEED RECORDED IN BOOK 7962, PAGE 126, OF OFFICIAL RECORDS FOR ELECTRICAL SUPPLY SYSTEMS.
- 2. SANTA MARGARITA WATER DISTRICT, HOLDER OF AN EASEMENT RECORDED IN BOOK 11510, PAGE 1950, OF OFFICIAL RECORDS, FOR PIPELINE RIGHT-OF-WAY.
- 3. SAN DIEGO GAS AND ELECTRIC COMPANY, HOLDER OF AN EASEMENT RECORDED AS INSTRUMENT NO. 83-092599 (NOT PLOTTABLE) OF OFFICIAL RECORDS, FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND AN EASEMENT FOR ACCESS PURPOSES RECORDED AS INSTRUMENT NO. 93-0080156.

NOTES:

SEE SHEET 2 FOR BASIS OF BEARINGS, MONUMENT NOTES AND INDEX MAP.

CEW 12-1-92

LOTS A AND B ARE NOT SEPARATE BUILDING SITES AND ARE PROPOSED TO BE GRANTED IN FEE TO THE CITY OF MISSION VIEJO FOR LANDSCAPE AND MAINTENANCE PURPOSES. 1374 11/30/92

SHEET 2 OF 4 SHEETS TRACT NO. 14629 ( PORTION OF VESTING T.T. 13248 ) SCALE 1"= 200' 15.673 ACRES LOT 1 AND LOTS A & B IN THE CITY OF MISSION VIEJO, COUNTY OF ORANGE, STATE OF CALIFORNIA JOHN W. PFEIFER --- L.S. 5329 JUNE, 1992 DATE OF SURVEY NOVEMBER, 1991 BELLOGENTE O.C.S. G.P.S. MONUMENT NO. 7640 FOUND PUNCHED SPIKE AND WASHER INDEX MAP (STAMPING ILLEGIBLE) FLUSH WITH A.C. SURFACE. မှ -E CROWN VALLEY PARKWAY (TIE) SHEET 3 N 7332'54" W SHEET 4 R = 2004.00'L = 678.52MARGUERITE PARKWAY

N 09"26'03" E

BASIS OF BEARINGS

THE PARKWAY

1001.37

THE PARKWAY

TH P.M. 87-390 TRACT 14629 O.C.S. G.P.S. MONUMENT NO. 7672 LOT 1 FOUND PUNCHED SPIKE WITH 1 1/4"
STEEL WASHER STAMPED "R.C.E. --749"
(PARTIALLY ILLEGIBLE) FLUSH WITH
A.C. SURFACE. LOT A @ GARNET N 89"25"54" W (TIE) 912.49' LOT B May of the last of \*HILCREST TON INTERPRETATION OF THE PARTY TRACT 14619 M.M. 690 /48-50 MONUMENT NOTES: ALL MONUMENTS SHOWN "SET" SHALL BE SET WITHIN 90 DAYS AFTER THE ACCEPTANCE OF IMPROVEMENTS, EXCEPT AS NOTED. SET 1" IRON PIPE TAGGED "L.S. 5329" AT ALL LOT CORNERS EXCEPT LOT CORNERS THAT ABUT A STREET WHICH WILL BE MARKED ON 7.75' OFFSET OUTSIDE THE TRUE LOT CORNER IN THE CURB OR SIDEWALK BY LEAD AND TACK TAGGED "L.S. 5329" ON SIDELINES PRODUCED, UNLESS OTHERWISE NOTED ( NO MONUMENTS WILL BE SET FOR B.C.'S, E.C.'S, P.R.C.'S, AND P.C.C.'S THAT ABUT A STREET WHICH ARE NOT LOT CORNERS MARKING SIDELINES, UNLESS OTHERWISE NOTED ). INDICATES SET MONUMENT AS NOTED AND REFERENCED HEREON. SET 2" IRON PIPE (12" DEEP) TAGGED "L.S. 5329". SET 2" IRON PIPE (12" DEEP) TAGGED "L.S. 5329" OR SET LEAD AND TACK TAGGED "L.S. 5329" ON 7.75' OFFSET OUTSIDE THE TRACT BOUNDARY IN THE CURB OR SIDEWALK ON RADIAL LINES PRODUCED. INDICATES FOUND MONUMENT AS NOTED AND REFERENCED HEREON. FOUND 2" IRON PIPE TAGGED "L.S. 6039" PER P.M. 89-208, P.M.B. 265/45-49. FOUND 2" IRON PIPE TAGGED "L.S. 5329" PER P.M. 89-208, P.M.B. 265/45-49. BASIS OF BEARINGS: 2" IRON PIPE (12" DEEP) TAGGED "L.S. 5329" OR LEAD AND TACK TAGGED "L.S. 5329" ON 7.75' OFFSET OUTSIDE THE TRACT BOUNDARY IN THE CURB OR SIDEWALK ON RADIAL LINES PRODUCED. TO BE SET PER TR. 14618, M.M. 691/1-5. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARGUERITE PARKWAY AS SHOWN ON PARCEL MAP 89-208, P.M.B. 265/45-49, HELD AS BEING N 09°26'03" E FCUND 2" IRON PIPE TAGGED "R.C.E. 14749", PER P.M. 89-208, P.M.B. 265/45-49. DENOTES FOUND 3" DIA. BRASS CAP STAMPED AS SHOWN FLUSH PER P.M. 89-208, P.M.B. 265/45-49. 8 DENOTES FOUND 2" IRON PIPE TAGGED "LS. 3109", PER P.M. 89-208, P.M.B. 265/45-49. 6" SPIKE AND WASHER STAMPED "L.S. 5329" OR LEAD AND TACK TAGGED "L.S. 5329" TO BE SET PER TR. 14618, M.M. 691/1-5. FOUND O.C.S. TYPE A WELL MONUMENT WITH LEAD AND TACK TAGGED "LS. 3109", 0.96' BELOW SURFACE PER P.M. 89-208, P.M.B. 265/45-49. SEE SHEETS 3 & 4 FOR BOUNDARY DATA AND CENTERLINE TIES.

INDICATES FOUND O.C.S. G.P.S. MONUMENT AS NOTED

