

ORIGINAL

SHEET 1 OF 4 SHEETS

PDR. TENT. TRACT 8504

TRACT No 8845

12157

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF ORANGE, STATE OF CALIFORNIA.BEING A SUBDIVISION OF A PORTION OF RANCHO
MISSION VIEJO OR LA PAZ, AS PER MAP RECORDED IN BOOK 1, PAGES 63
AND 64, BOTH OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

14.447 ACRES DECEMBER, 1974 49 LOTS & LOT A

WILLIAM J. FROST, L.S. 3109
RAUB · BEIN · FROST & ASSOCIATES

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 BLUE-COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES: MARGUERITE PARKWAY, CROWN VALLEY PARKWAY, TOSSAMAR, CIPRES, BENISA & JARDINES. WE ALSO DEDICATE TO THE COUNTY OF ORANGE ALL VEHICULAR ACCESS RIGHTS TO MARGUERITE PARKWAY FROM LOT A AND ALL VEHICULAR ACCESS RIGHTS TO CROWN VALLEY PARKWAY FROM LOT A.

I, WILLIAM J. FROST, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR (No. 3109) OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN DEC., 1974; 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 SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ACCEPTED AND FILED
JUN 12 1975 AT 800 AM
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDS
J. WYLIE CARLYLE County Recorder

\$11.00

INDEXED

MISSION VIEJO COMPANY,
a corporation.

James G. Toepfer
JAMES G. TOEPFER,
SENIOR VICE PRESIDENT

G.H. Lodder
G.H. LODDER,
VICE PRESIDENT

TITLE INSURANCE & TRUST COMPANY,
A CORPORATION, TRUSTEE UNDER DEEDS OF TRUST OF RECORD.

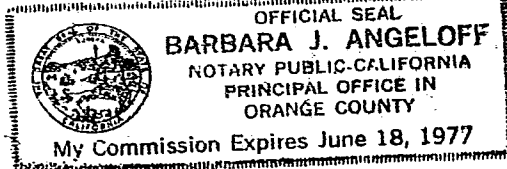
John H. Ross
ASSISTANT SECRETARY

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

ON THIS 22nd DAY OF MAY, 1975, BEFORE ME, BARBARA J. ANGELOFF, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES G. TOEPFER, KNOWN TO ME TO BE SENIOR VICE PRESIDENT, AND G.H. LODDER, KNOWN TO ME TO BE VICE PRESIDENT OF THE MISSION VIEJO COMPANY, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND THEY ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL,

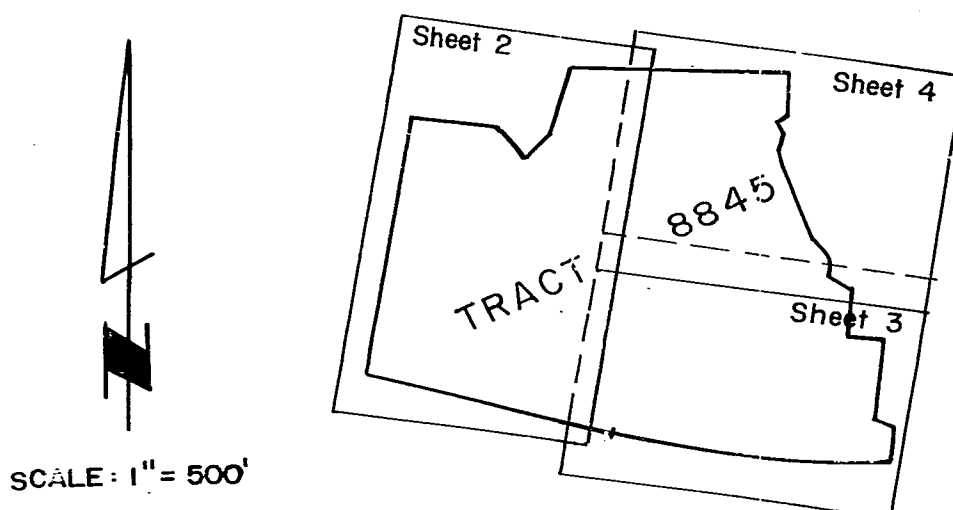
Barbara J. Angeloff
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

MY COMMISSION EXPIRES JUNE 18, 1977STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

ON THIS 22nd DAY OF MAY, 1975, BEFORE ME, JILL A. GEIGER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John H. Ross, KNOWN TO ME TO BE AN ASSISTANT SECRETARY OF TITLE INSURANCE & TRUST COMPANY, A CORPORATION, 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 AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL,

Jill A. Geiger
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

MY COMMISSION EXPIRES APRIL 2, 1978

BASIS OF BEARINGS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARGUERITE PARKWAY AS DESCRIBED IN PARCEL Y96-106 OF A DEED RECORDED IN BK. 9063, PG. 518, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, BEING N9°27'00"E.

I, L. McCONVILLE, COUNTY SURVEYOR OF ORANGE COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED, 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 5th DAY OF June, 1975.

L. McCONVILLE
COUNTY SURVEYOR

BY: *Robert V. Wise*
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 ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 11th DAY OF June, 1975.

W.E. ST JOHN
COUNTY CLERK OF ORANGE COUNTY

BY: *Deane Keyes*
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 THE BOARD OF SUPERVISORS OF SAID COUNTY OF ORANGE AT A REGULAR MEETING THEREOF HELD ON THE 12th DAY OF June, 1975, 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 OFFER OF DEDICATION FOR STREET PURPOSES: MARGUERITE PARKWAY, CROWN VALLEY PARKWAY, TOSSAMAR, CIPRES, BENISA & JARDINES, AND DID ALSO ACCEPT ALL VEHICULAR ACCESS RIGHTS TO MARGUERITE PARKWAY & CROWN VALLEY PARKWAY AS DEDICATED.

DATED THIS 11th DAY OF June, 1975.

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

BY: *Deane Keyes*
DEPUTY

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE





I, ROBERT L. CITRON, COUNTY TAX COLLECTOR AND REDEMPTION OFFICER OF SAID COUNTY OF ORANGE, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND SHOWN 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 13th DAY OF May, 1975.

ROBERT L. CITRON
COUNTY TAX COLLECTOR
AND REDEMPTION OFFICER

BY: *Donna Baird*
DEPUTY

MONUMENT NOTES.

1. SET 1" IRON PIPE TAGGED "L.S. 3109" AT ALL LOT CORNERS AND RADIAL POINTS, EXCEPT FRONT LOT CORNERS WHICH WILL BE MARKED ON 7.75' OFFSETS, OUTSIDE THE TRUE LOT CORNER IN THE CURB OR SIDEWALK BY LEAD AND TACK TAGGED "L.S. 3109" ON THE SIDELINES PRODUCED AND FOR ALL OTHER FRONT LOT CORNERS ON RADIAL LINES PRODUCED, UNLESS OTHERWISE NOTED.
2. SET 2" IRON PIPE (12" DEEP) TAGGED "L.S. 3109" AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
3. SET 8" SPIKE W/BRASS WASHER STAMPED "L.S. 3109" IN THE FINISH SURFACE AT ALL CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED.
4. TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID TIES FURNISHED TO THE COUNTY SURVEYOR.
5. SET TACK & TAG "L.S. 3109" IN CONC. IN O.C.S. TYPE "A" WELL MONUMENT AT ALL POINTS SHOWN THUS 
6. SET LEAD AND TACK TAGGED "L.S. 3109" ON 7.75' OFFSET OUTSIDE THE TRUE LOT CORNER IN THE CURB ON LOT LINES PRODUCED AT ALL POINTS SHOWN THUS 
7. SET LEAD AND TACK TAGGED "L.S. 3109" ON 7.75' OFFSET INSIDE THE TRUE TRACT BOUNDARY CORNER IN THE CURB ON RADIAL LINES AT ALL POINTS SHOWN THUS 
8. SET LEAD & TACK TAGGED "L.S. 3109" IN CURB AT ALL POINTS SHOWN THUS 

SIGNATURE OMISSIONS NOTE:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (b) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED: COUNTY OF ORANGE, OWNER OF EASEMENTS FOR HIGHWAY, SLOPE AND DRAINAGE PURPOSES PER DEEDS RECORDED IN BK. 9063, PG. 518, BK. 9232, PG. 115, AND BK. 9232, PG. 105, ALL OF O.R..

ORIGINAL

SHEET 2 OF 4 SHEETS

SCALE: 1" = 40'

(PORTION TENTIVE TRACT 8504)

TRACT № 8845

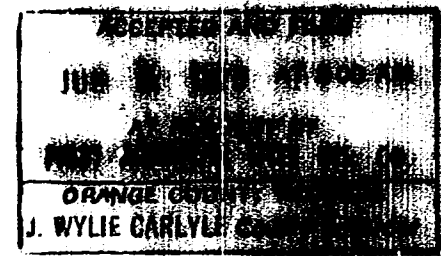
10157

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

WILLIAM J. FROST, L.S. 3109

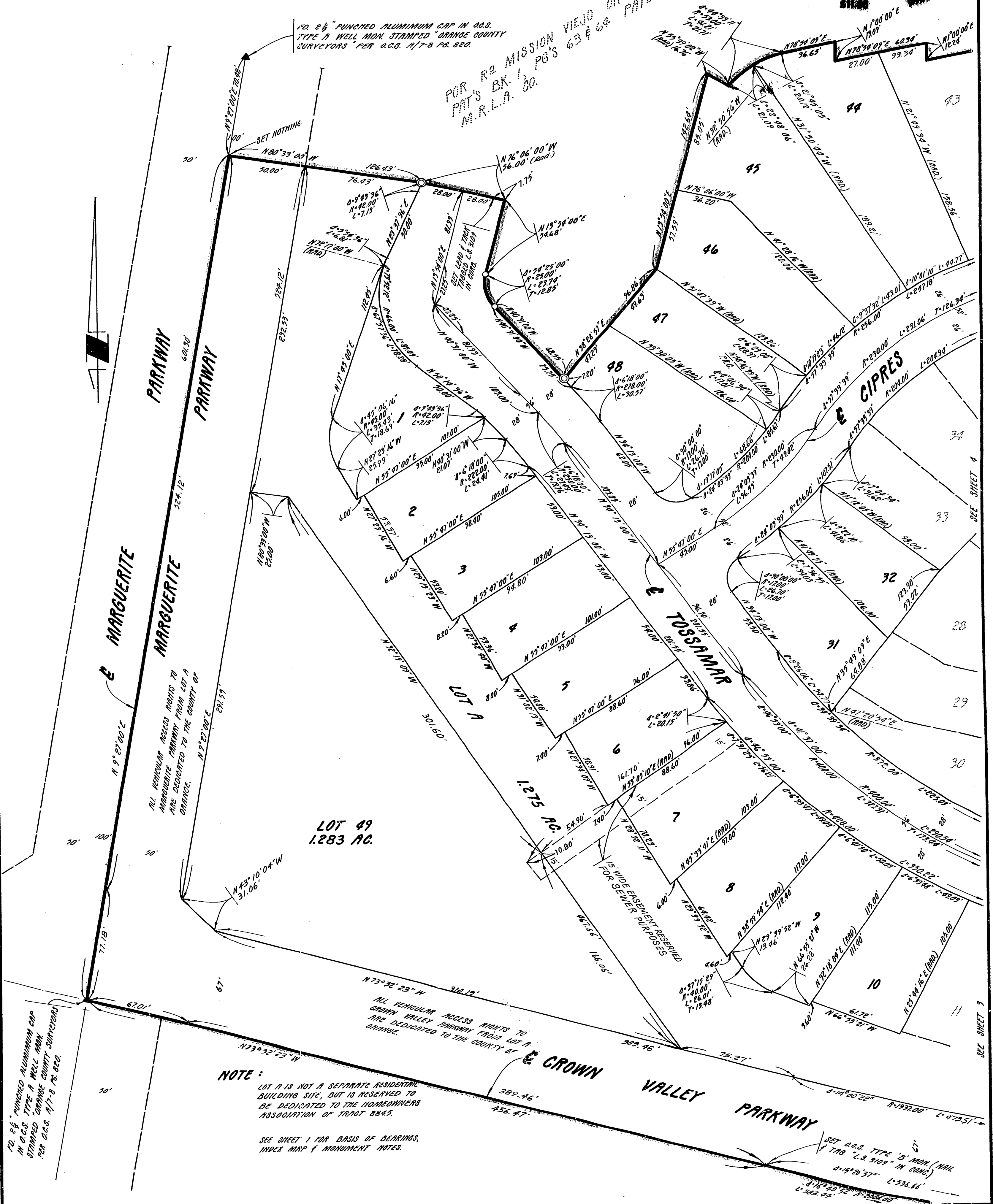
ARCEAGE: 14.447 AC.
 LOTS: 49 LOTS & LOT A
 WILLIAM J. FROST, E.S. 3107
 RAUB · BEIN · FROST AND ASSOCIATES
 DECEMBER 1974

DECEMBER 1974



FD. 2 1/4" PUNCHED ALUMINUM CAP IN O.C.S.
TYPE A WELL MON. STAMPED "ORANGE COUNTY
SURVEYORS" PER O.C.S. A/7-8 PG. 820.

MAP IN D.C.S.
 ORANGE COUNTY
 D. 820.
 FOR R2 MISSION VIEJO OR LA PALM
 PAT'S BK. 1 PB'S 63 & 64 PATENTS
 M.R.L.A. 30.
 233
 (100)



QI/11C3

ORIGINAL

SHEET 3 OF 4 SHEETS

SCALE: 1" = 40'

(PORTION TENTATIVE TRACT 8504)

TRACT NO 8845

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

WILLIAM J. FROST, L.S. 3109

RAUB · BEIN · FROST AND ASSOCIATES

DECEMBER 1974

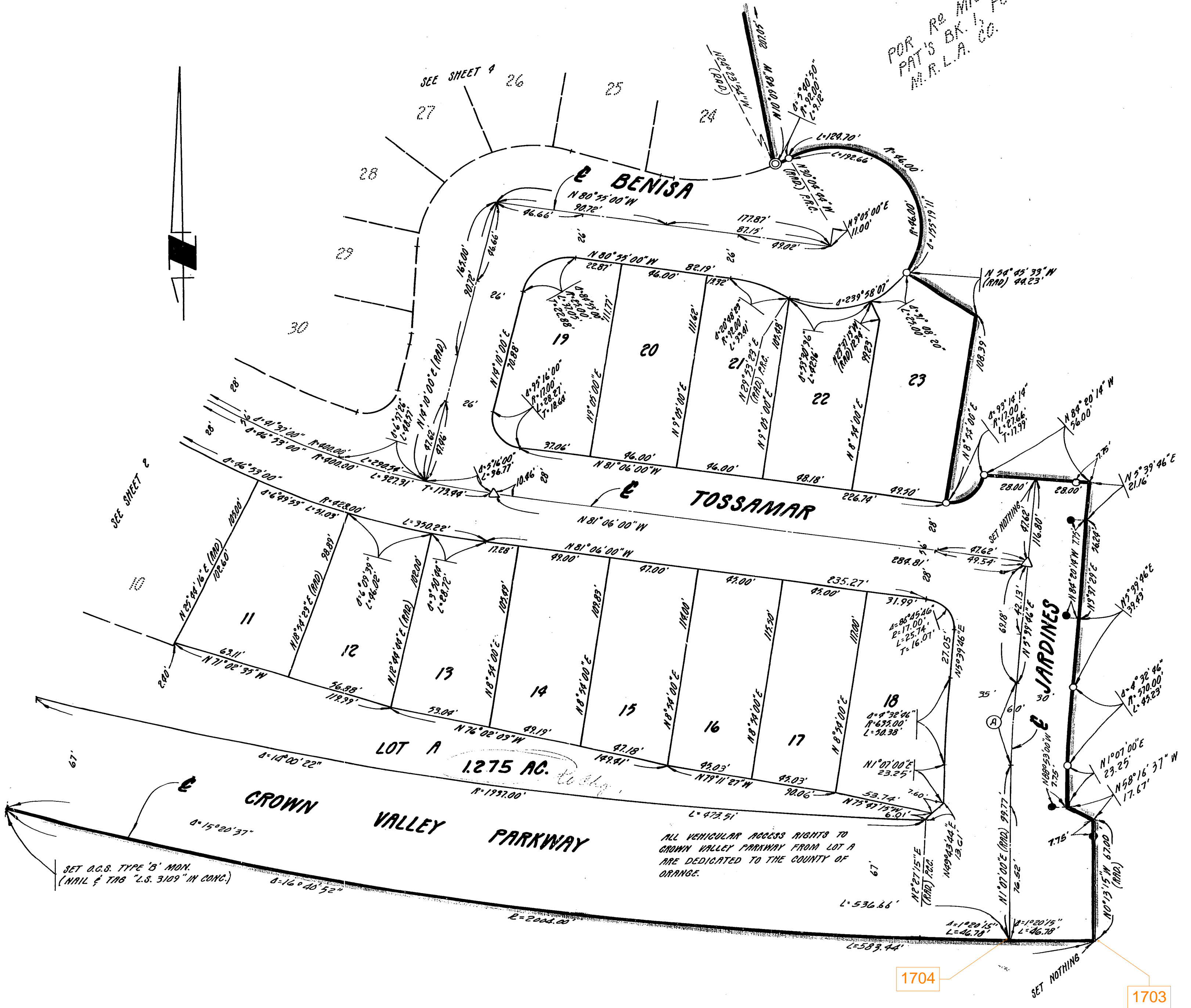
18157

ACREAGE: 14.447 AC.

LOTS: 49 LOTS & LOT A



POR RE MISSION VIEJO OR LA PAZ
PAT'S BK. 1, PGS 63 & 64
M.A.L.A. CO.



1704

1703

CURVE DATA

① $\Delta = 4^\circ 32' 46''$ $R = 600.00'$ $L = 47.61'$ $T = 23.82'$

NOTE:

LOT A IS NOT A SEPARATE RESIDENTIAL BUILDING SITE, BUT IS RESERVED TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION OF TRACT 8845.

SEE SHEET 1 FOR BASIS OF BEARINGS, INDEX MAP & MONUMENT NOTES.

SHEET 4 OF 4 SHEETS

SCALE: 1" = 40'

(PORTION TENTATIVE TRACT 8509)

TRACT No 8845

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA
 WILLIAM J. FROST, L.S. 3109
 RAUB · BEIN · FROST AND ASSOCIATES
 DECEMBER 1974

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ACCEPTED AND FILED
 JUN 12 1975 AT 800 AM
 AT REQUEST OF
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INDEXED \$11.00

FOR R.R. MISSION VIEW OR LA PAZ
 PAT'S BK. 1, PG'S 63 & 64 PATENTS
 M.R.L.A. CO.

