

ORIGINAL

SHEET 1 OF 3 SHEETS

ACREAGE: 20,353 ACRES
NO. LOTS: 16 + "A"

TRACT NO. 8972

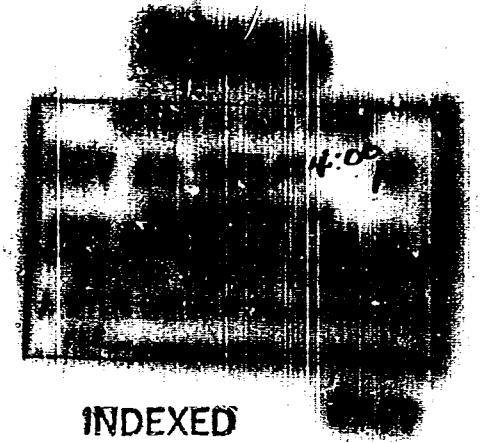
IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF THE LAND ALLOTTED TO NIEVES LOPES DE PERALTA, AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1868, IN BOOK "B", PAGE 410, OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA.

FRANK W. RICHARDSON, L.S. 2921

JULY, 1975

DATE OF SURVEY: OCTOBER, 1972, AND OCTOBER, 1974, AND MAY, 1975.

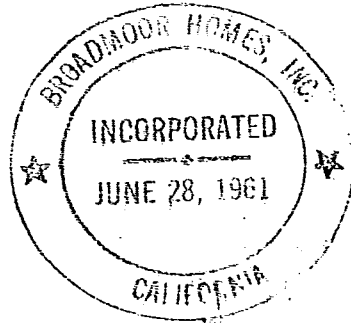
VTN CONSOLIDATED, INC.



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 OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES: RANCH VIEW TRAIL AND TANGLEWOOD TRAIL.

WE ALSO OFFER FOR DEDICATION TO THE CITY OF ORANGE THE EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN HEREIN; THE EASEMENTS FOR EQUESTRIAN TRAIL PURPOSES AS SHOWN HEREIN; THE EASEMENT FOR EMERGENCY ACCESS PURPOSES AS SHOWN HEREIN; THE EASEMENTS FOR WATER LINE PURPOSES AS SHOWN HEREIN; THE EASEMENTS FOR SANITARY SEWER PURPOSES AS SHOWN HEREIN; THE SANITARY SEWER SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS AND THE DOMESTIC WATER DISTRIBUTION SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS.

BROADMOOR HOMES, INC., A CALIFORNIA CORPORATION.



FIRST AMERICAN TITLE INSURANCE COMPANY, A CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 11297, PAGE 220, OF OFFICIAL RECORDS.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

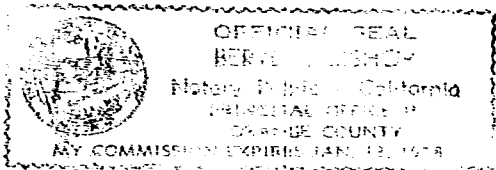
ON THIS 7th DAY OF OCTOBER, 1975, BEFORE ME, Beryl J. Bishop, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED R.F. OSGOOD, KNOWN TO ME TO BE SECRETARY, AND GLEN BRENGLE, KNOWN TO ME TO BE VICE-PRESIDENT OF BROADMOOR HOMES, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

JANUARY 13, 1978

Beryl J. Bishop
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE



STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

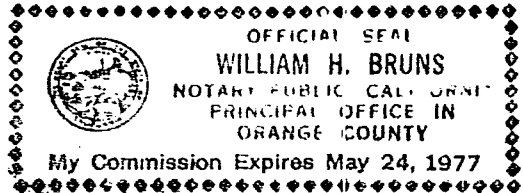
ON THIS 16th DAY OF OCTOBER, 1975, BEFORE ME, WILLIAM H. BRUNS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT F. HOYT, KNOWN TO ME TO BE VICE PRESIDENT, AND VERN SMITH, KNOWN TO ME TO BE ASSISTANT SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

MAY 24, 1977

William H. Bruns
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE



I, FRANK W. RICHARDSON, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR NO. 2921 OF THE STATE OF CALIFORNIA: THAT THIS MAP CONSISTING OF 3 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN OCTOBER, 1972, AND OCTOBER, 1974, AND MAY, 1975, 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 PRIOR TO THE ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

FRANK W. RICHARDSON, LICENSED LAND SURVEYOR NO. 2921

I, GARY D. JOHNSON, CITY ENGINEER OF THE CITY OF ORANGE, ORANGE COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE CITY COUNCIL: THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 22nd DAY OF OCTOBER, 1975.

Gary D. Johnson
GARY D. JOHNSON, CITY ENGINEER, CITY OF ORANGE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.
CITY OF ORANGE)

I, CHARLOTTE M. JOHNSTON, CITY CLERK OF THE CITY OF ORANGE, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF SAID CITY AT A REGULAR MEETING THEREOF HELD THE 22nd DAY OF OCTOBER, 1975, AND THAT THEREUPON SAID COUNCIL 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: RANCH VIEW TRAIL AND TANGLEWOOD TRAIL, AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF ORANGE: THE EASEMENTS FOR DRAINAGE PURPOSES AS DEDICATED; THE EASEMENTS FOR EQUESTRIAN TRAIL PURPOSES AS DEDICATED; THE EASEMENT FOR EMERGENCY ACCESS PURPOSES AS DEDICATED; THE EASEMENTS FOR WATER LINE PURPOSES AS DEDICATED; THE EASEMENTS FOR SANITARY SEWER PURPOSES AS DEDICATED; THE SANITARY SEWER SYSTEM AND APPURTENANCES AS DEDICATED; AND THE DOMESTIC WATER DISTRIBUTION SYSTEM AND APPURTENANCES AS DEDICATED.

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

DATED THIS 4th DAY OF NOVEMBER, 1975.

Charlotte M. Johnston
CHARLOTTE M. JOHNSTON, CITY CLERK, CITY OF ORANGE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

I, W.E. ST JOHN, COUNTY CLERK OF ORANGE COUNTY, DO HEREBY CERTIFY TO THE COUNTY RECORDER OF SAID 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.

DATED THIS 24th DAY OF NOVEMBER, 1975.

W.E. ST JOHN
COUNTY CLERK

BY: Maria Marquez
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) S.S.

I, ROBERT L. CITRON, COUNTY TAX COLLECTOR AND REDEMPTION OFFICER 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, COUNTY OR CITY TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS 21st DAY OF NOV, 1975.

ROBERT L. CITRON
COUNTY TAX COLLECTOR
AND REDEMPTION OFFICER

BY: J. Lenhart
DEPUTY

EXAMINED AND APPROVED THIS 26th DAY OF NOV 1975.

C.R. NELSON
COUNTY SURVEYOR

BY: Robert L. Wise
DEPUTY

A SOILS REPORT DATED FEBRUARY 14, 1975, WAS PREPARED BY ALBERT R. KLEIST, R.C.E. 16361

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

1. THE CITY OF ORANGE, OWNER OF EASEMENTS FOR SANITARY SEWER PURPOSES BY DEED RECORDED IN BOOK 11461, PAGE 802, OF OFFICIAL RECORDS.
2. SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF EASEMENT FOR POLE LINES BY DEED RECORDED IN BOOK 2743, PAGE 511, OF OFFICIAL RECORDS.
3. ORANGE PARK ACRES MUTUAL WATER COMPANY, OWNER OF RIGHT OF WAY FOR PIPE LINES AND POLE LINES BY DEEDS RECORDED IN BOOK 7092, PAGE 263, AND BOOK 2244 PAGE 229 BOTH OF OFFICIAL RECORDS.
4. FRED L. DITSCH, OWNER OF EASEMENT FOR ROAD AND PIPE LINE PURPOSES BY DEED RECORDED IN BOOK 2825, PAGE 213, OF OFFICIAL RECORDS.

INASMUCH AS THE TENTATIVE FOR THIS DIVISION WAS APPROVED PRIOR TO MARCH 1, 1975, THIS MAP IS FILED IN CONFORMANCE WITH THE 1973 SUBDIVISION MAP ACT.

SCALE 1" = 60'
ACREAGE: 20.353 ACRES
NO. LOTS = 16 + A

ORIGINAL

SHEET 2 OF 3 SHEETS

TRACT NO. 8972

IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA.
FRANK W. RICHARDSON, L.S. 2921 JULY, 1975



MONUMENT NOTES:

1. ALL FOUND POINTS ARE SHOWN HEREON
2. SET 2" I.P. TAGGED L.S. 2921 AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
3. SET 1" I.P. TAGGED L.S. 2921 AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
4. SET 8" SPIKE AND WASHER STAMPED L.S. 2921 AT ALL STREET CENTERLINE INTERSECTIONS, BEGINNING AND END OF CURVES OF STREET CENTERLINES, CUL-DE-SAC RADIUS POINTS AND ALL OTHER POINTS OF CONTROL.

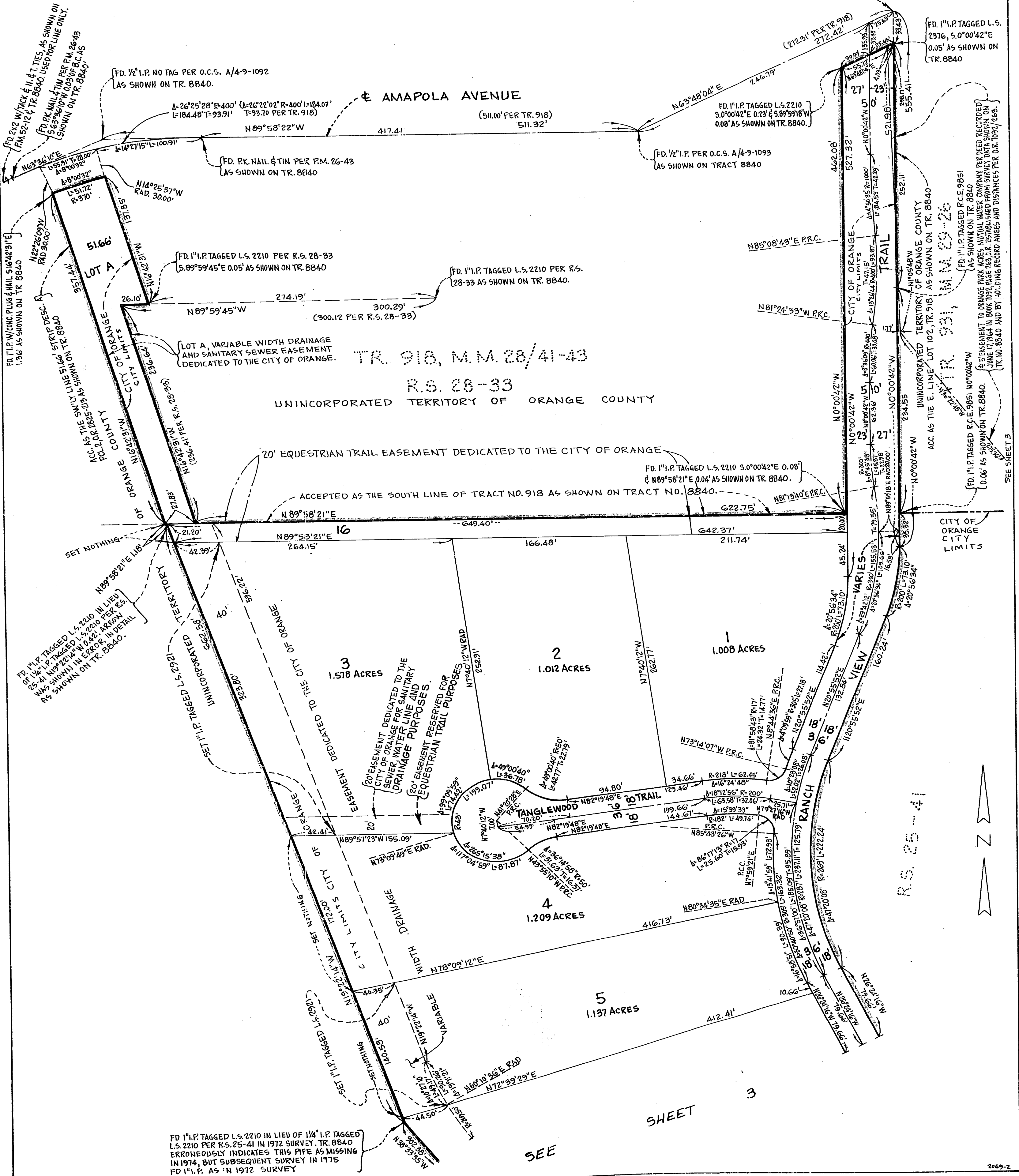
BASIS OF BEARINGS:

N. 89°58'22"W FOR THE CENTERLINE OF AMAPOLA AVENUE AS SHOWN ON TRACT NO. 8840, M.M. 356/5-10, RECORDS OF ORANGE COUNTY, CALIFORNIA.

NOTE:

LOTS 16 AND "A" ARE NOT SEPARATE BUILDING SITES

FD. N. & T. AS SHOWN ON TR. 8840



SEE

SHEET

3

SCALE 1" = 60'
ACREAGE: 20.353 ACRES
NO. LOTS = 16 + "A"

TRACT NO. 8972

ORIGINAL

SHEET 3 OF 3 SHEETS

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

FRANK W. RICHARDSON, L.S. 2921

JULY, 1975

W

CONSOLIDATED, INC.

JULY, 1975

SEE DETAIL
BELOW LEFT

INDEXED

10

2

SHEET

SET NOTHING
SET "I.P. TAGGED"

1.1486 ACRES

7
1.180 ACRES

8
1.138 ACRES

9
ACRES

10
51 ACRES

333.97'
20' EASEMENT DEDICATED TO THE CITY
OF ORANGE FOR SANITARY SEWER
WATER LINE AND EMERGENCY ACES
PURPOSES.
11
1.296 ACRES

12
1.015 ACRES
20' EASEMENT RESERVED FOR
EQUESTRIAN TRAIL PURPOSES.

13 ACRES
1170

14
250 ACRES

14-6254

LOCATION OF 2nd I.P. TAGGED L.S. 2921 TO
BE SET PER TR. NO. 8840, M.M. 356/5-10

FD. 1" I.P. TAGGED L.S. 2210 IN LIEU OF 1 1/4" I.P. TAGGED L.S. 2210 PER R.S. 25-41 IN 1972 SURVEY. TR. 8840 ERRONEOUSLY INDICATES THIS PIPE AS MISSING IN 1974, BUT SUBSEQUENT SURVEY IN 1975 FD. 1" I.P. AS IN 1972 SURVEY.

NOTE:
SEE SHEET NO.2 FOR MONUMENT
BASIS OF BEARINGS AND "NOTE".

WATER COMPANY PER DEED RECORDED JUNE 17 1964 IN
BOOK 10992 PAGE 6630.R. ESTABLISHED FROM SURVEY
DATA SHOWN ON TR. NO. 8840 AND BY HOLDING RECORD
AND DISTANCES PER O.R. 10992/163.

DETAIL
NO SCALE

FD.O.C.S. TYPE "A" WELL MON. DURAL. BAR F
O.C.S. A/4-9-B93 AS SHOWN ON TR. 8840

CHAPTER

FD. 5PK. & WASHER PER O.C.S. A/4-9-894 5.8
0.02 FROM B.C. AS SHOWN ON TR. 8840

FD 211 P. W/CO. SURV. TAG "R.C.E. 7872" PER
7065. A/4-9-895 AS SHOWN ON TR. 8840

ESTABLISHED AS THE MOST ELY COR. 28.317 AND
PARCEL PER R.S. 25/41 BY HOLDING RECORD
ANGLES AND DISTANCES PER R.S. 25/41 FROM
FD. N.W. COR. OF SAID 28.317 AC. PCL.