

SHEET 1 OF 4 SHEETS
56 NUMBERED LOTS
18.025 ACRES (GROSS)
BEING ALL OF TENTATIVE
TRACT NO. 12489

TRACT NO. 12489

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

BLOCK 5852
MODULE 77, 78, 87 & 88

BEING A SUBDIVISION OF A PORTION OF LOTS 26, 27, 37 AND 38 OF TRACT NO. 440, AS SHOWN ON THE MAP FILED IN BOOK 16 OF MISCELLANEOUS MAPS AT PAGES 21 AND 22, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

RMG ENGINEERING, INC.
LAWRENCE L. TRUMAN
L.S. 5346

ACCEPTED AND FILED AT THE
REQUEST OF

Orange Coast
DATE JUN 30, 1986
TIME 2:50 PM FEE \$ 12.00
INSTRUMENT # 86-278462
BOOK 561 PAGE 20-23
LEE A. BRANCH
COUNTY RECORDER
BY: Lee A. Branch
DEPUTY

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: DEEP WELL ROAD, FAIRHAVEN AVENUE, HEWES AVENUE, LARIOT LANE, PINTO LANE, SCOTT, AND STANTON.

J.C.C. ENTERPRISES INC., A CALIFORNIA CORPORATION

AS RECORD OWNER

Steven B. Schwartz
STEVEN B. SCHWARTZ
VICE PRESIDENT

Beverly Yankee
BEVERLY YANKEE
SECRETARY

STATE OF CALIFORNIA) SS
COUNTY OF Los Angeles

ON THIS 2nd DAY OF March, 1986, BEFORE ME, Teresa L. Cameron, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED STEVEN B. SCHWARTZ AND BEVERLY YANKEE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF J.C.C. ENTERPRISES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-17-87 WITNESS MY HAND AND OFFICIAL SEAL:



Teresa L. Cameron
NOTARY PUBLIC IN AND FOR SAID STATE

AFFIDAVIT FOR NOTARY SEAL

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY TERESA L. CAMERON

DATE COMMISSION EXPIRES APRIL 17, 1987

COUNTY WHERE BOND IS FILED LOS ANGELES

PLACE OF EXECUTION LOS ANGELES DATE MARCH 12, 1986

Lawrence L. Truman
LAWRENCE L. TRUMAN
RMG ENGINEERING INC.

GLENDAL FEDERAL SAVINGS AND LOAN ASSOCIATION, A
FEDERAL SAVINGS AND LOAN ASSOCIATION, AS BENEFICIARY
UNDER DEED OF TRUST RECORDED APRIL 11, 1986, AS
INSTRUMENT NO. 86-144395, OFFICIAL RECORDS.

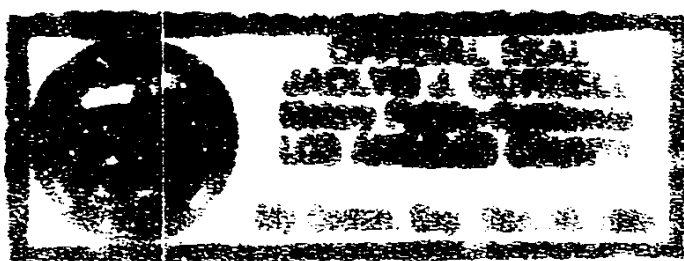
Robert R. Reed Janet F. Page

STATE OF CALIFORNIA)
COUNTY OF Los Angeles

ON THIS 5TH DAY OF MARCH, 1986, BEFORE ME, JACLYN J. CORDELL, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Robert R. Reed AND Dorothy F. Page, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF GLENDAL FEDERAL SAVINGS AND LOAN ASSOCIATION. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 2-20-88 WITNESS MY HAND AND OFFICIAL SEAL:

Jaclyn J. Cordell
NOTARY PUBLIC IN AND FOR SAID STATE



AFFIDAVIT OF NOTARY SEAL

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY JACLYN J. CORDELL

DATE COMMISSION EXPIRES DEC. 30, 1988

COUNTY WHERE BOND IS FILED LOS ANGELES

PLACE OF EXECUTION LOS ANGELES DATE MARCH 5, 1986

Lawrence L. Truman
LAWRENCE L. TRUMAN
RMG ENGINEERING INC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 4 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN OCTOBER, 1985, 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.

Lawrence L. Truman
LAWRENCE L. TRUMAN, L.S. 5346

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE ORANGE COUNTY SUBDIVISION COMMITTEE; 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 20th DAY OF April, 1986.

C.R. NELSON
COUNTY SURVEYOR

BY: Paula Cuomo
DEPUTY

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA) SS
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.

DATED THIS 17 DAY OF March, 1986.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: Cathy Patterson
DEPUTY TREASURER-TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISOR'S TAX CERTIFICATE:

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY 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.

DATED THIS 24th DAY OF JUNE, 1986.

Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE:

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE 24th DAY OF JUNE, 1986, AND THAT THEREUPON SAID BOARD 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:

DEEP WELL ROAD, FAIRHAVEN AVENUE, HEWES AVENUE, LARIOT LANE, PINTO LANE, SCOTT, AND STANTON.

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

DATED THIS 24th DAY OF JUNE, 1986.

Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

SIGNATURE OMISSIONS NOTE:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN BOOK 1529 AT PAGE 408 OF OFFICIAL RECORDS.
2. TUSTIN WATER WORKS, HOLDER OF EASEMENT FOR WATERLINE PURPOSES PER DOCUMENT RECORDED IN BOOK 11852 AT PAGE 1201 OF OFFICIAL RECORDS.

JN 85-0124

SHEET 3 OF 4 SHEETS
56 NUMBERED LOTS
18.025 ACRES (GROSS)
ALL OF TENTATIVE
TRACT NO. 12489

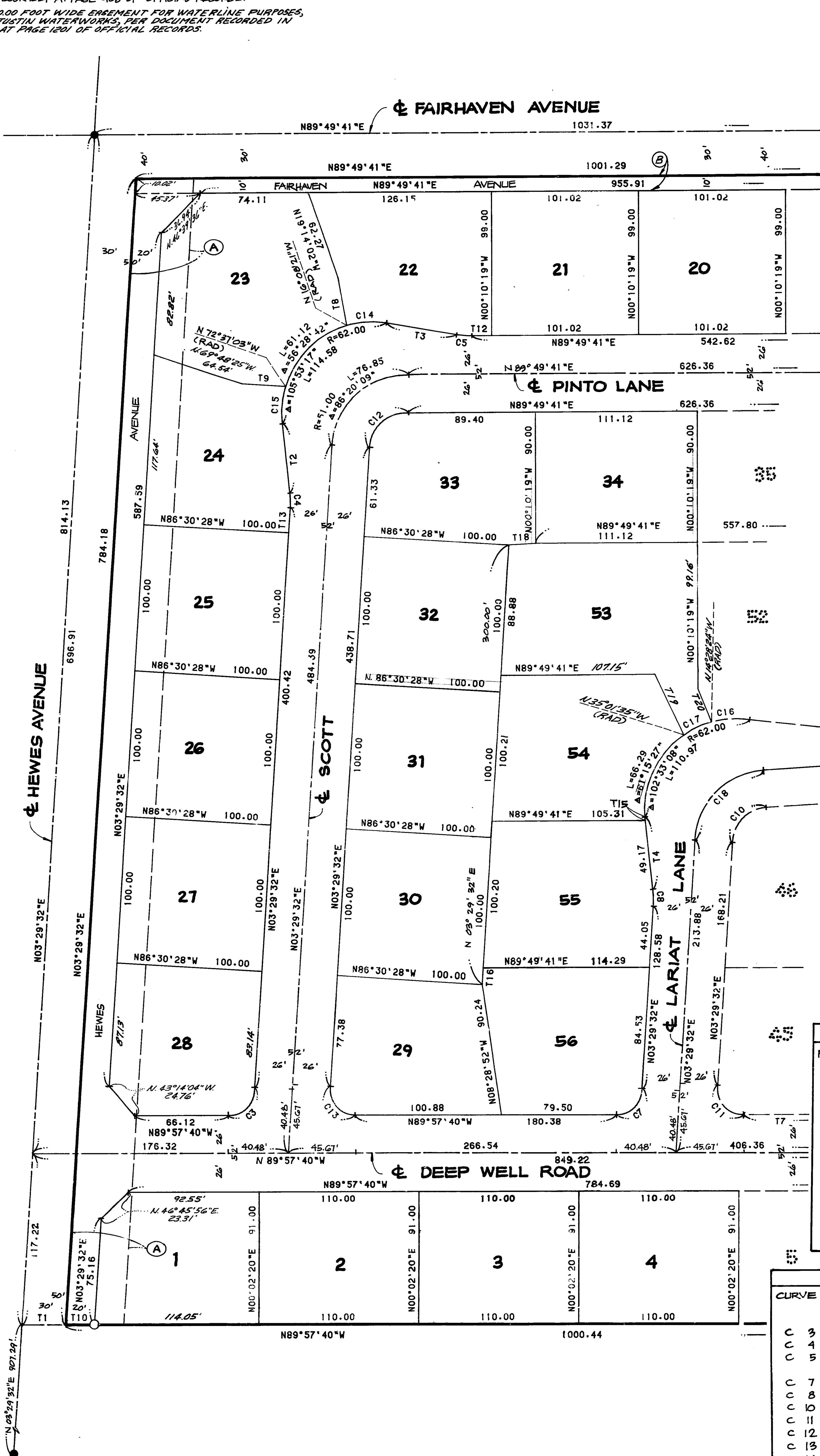
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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA.

RMG ENGINEERING, INC.
LAWRENCE L. TRUMAN
L.S. 5346

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY
FLAT, MONUMENT NOTES AND SHEET INDEX.

- (A) INDICATES 40.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES
IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT
RECORDED IN BOOK 1541 AT PAGE 408 OF OFFICIAL RECORDS.
- (B) INDICATES 100.00 FOOT WIDE EASEMENT FOR WATERLINE PURPOSES,
IN FAVOR OF TUSTIN WATERWORKS, PER DOCUMENT RECORDED IN
BOOK 11852 AT PAGE 1201 OF OFFICIAL RECORDS.



NUMBERED COURSES		
REF. NO.	BEARING	DISTANCE
T 1	N 89° 57' 40" W	30.05
T 2	N 06° 17' 02" W	50.00
T 3	N 80° 23' 45" W	50.00
T 4	N 06° 17' 02" W	50.00
T 7	N 89° 57' 40" W	360.69
T 8	N 10° 18' 07" W	33.06
T 9	N 86° 30' 28" W	30.00
T 10	N 89° 57' 40" W	20.04
T 12	N 89° 49' 41" E	16.01
T 13	N 03° 29' 32" E	17.28
T 15	N 06° 17' 02" W	0.83
T 16	N 03° 29' 32" E	10.71
T 18	N 86° 44' 09" E	18.50
T 19	N 23° 23' 46" W	45.37
T 20	N 23° 23' 46" W	25.06

CURVE DATA			
CURVE NO.	DELTA	RADIUS	LENGTH
C 3	86° 32' 48"	17.00	25.68
C 4	09° 46' 34"	42.00	7.17
C 5	09° 46' 34"	42.00	7.17
C 7	86° 32' 48"	17.00	25.68
C 8	09° 46' 34"	42.00	7.17
C 10	89° 00' 00"	25.00	36.22
C 11	93° 27' 12"	17.00	27.73
C 12	86° 20' 09"	25.00	37.67
C 13	93° 27' 12"	17.00	27.73
C 14	25° 44' 36"	62.00	27.86
C 15	23° 39' 59"	62.00	25.61
C 16	20° 44' 30"	62.00	22.44
C 17	20° 33' 11"	62.00	22.24
C 18	89° 00' 00"	51.00	73.88

SHEET 4 OF 4 SHEETS
56 NUMBERED LOTS
18.025 ACRES (GROSS)
ALL OF TENTATIVE
TRACT NO. 12489

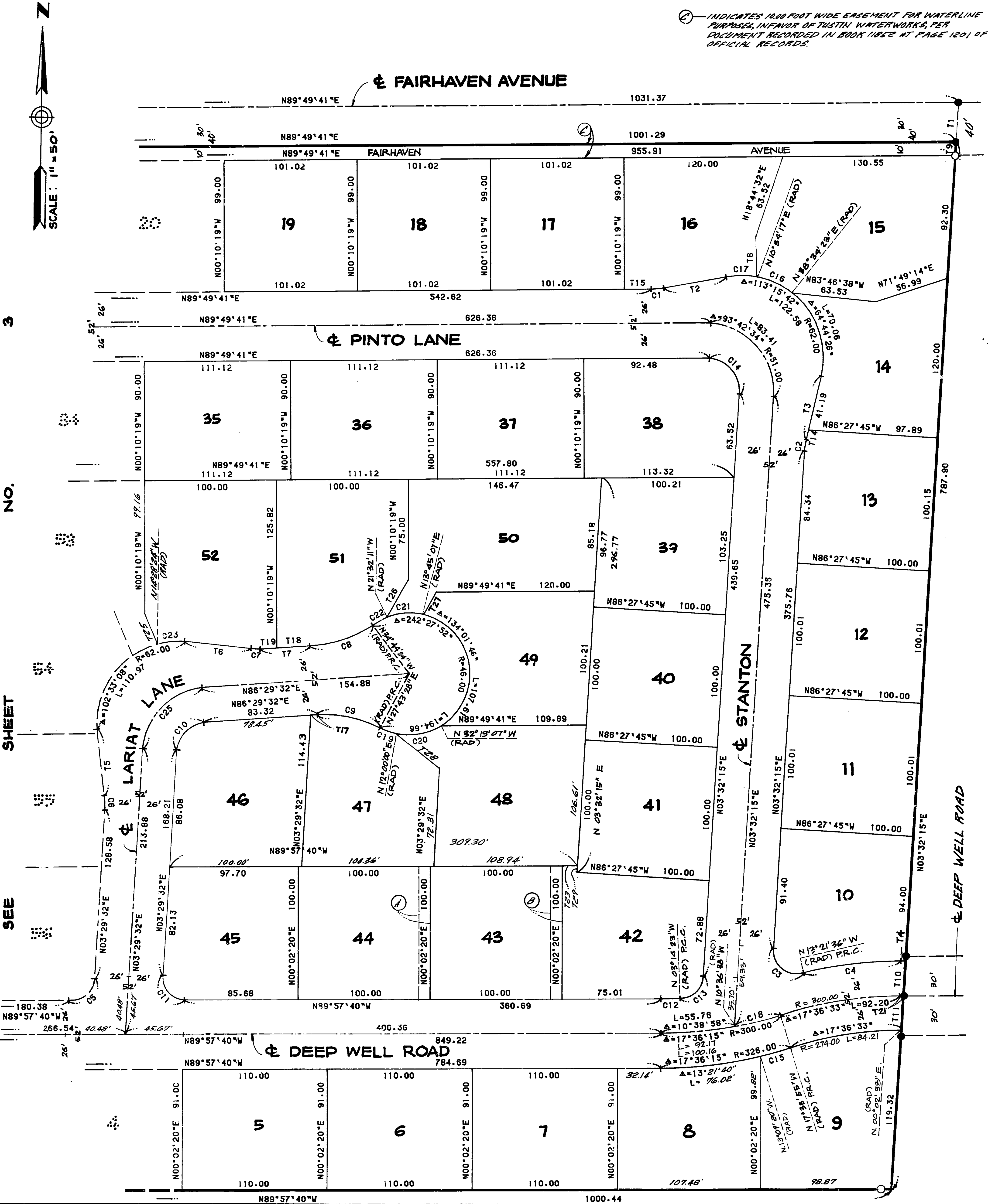
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STATE OF CALIFORNIA.

RMG ENGINEERING, INC.
LAWRENCE L. TRUMAN
L.S. 5346

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY
PLAT, MONUMENT NOTES AND SHEET INDEX.

- (A) INDICATES 10.00' WIDE EASEMENT FOR DRAINAGE
PURPOSES RESERVED TO LOT 17.
- (B) INDICATES 10.00' WIDE EASEMENT FOR DRAINAGE
PURPOSES RESERVED TO LOT 18.
- (C) INDICATES 100.00' WIDE EASEMENT FOR WATERLINE
PURPOSES, INFAVOR OF TUSTIN WATERWORKS, PER
DOCUMENT RECORDED IN BOOK 11852 AT PAGE 1201 OF
OFFICIAL RECORDS.



NUMBERED COURSES			CURVE DATA		
REF. NO.	BEARING	DISTANCE	REF. NO.	BEARING	DISTANCE
T 1	N03°32'15"E	30.06	T 15	N89°49'41"E	21.51
T 2	N80°03'07"E	50.00	T 17	N86°29'32"E	4.87
T 3	N13°18'49"E	50.00	T 18	N86°29'32"E	27.48
T 4	N89°57'22"W	3.17	T 19	N86°29'32"E	11.03
T 5	N06°17'02"W	50.00	T 21	N89°57'22"W	1.59
T 6	N83°43'54"W	50.00	T 22	N86°44'09"E	18.50
T 7	N86°29'32"E	38.51	T 23	N89°57'40"W	11.60
T 8	N01°18'04"W	30.00	T 25	N23°23'46"W	25.06
T 9	N03°32'15"E	10.02	T 26	N30°00'00"E	32.59
T 10	N03°32'15"E	26.05	T 27	N30°00'00"E	12.93
T 11	N03°32'15"E	26.05	T 28	N49°39'23"W	42.86
T 14	N13°18'49"E	8.81	T 29	N03°32'15"E	4.77
			REF. NO.	BEARING	DISTANCE
			C 1	09°46'34"	42.00
			C 2	09°46'34"	42.00
			C 3	106°53'51"	17.00
			C 4	13°24'14"	326.00
			C 5	86°32'48"	17.00
			C 6	09°46'34"	42.00
			C 7	09°46'34"	42.00
			C 8	31°13'56"	92.00
			C 9	31°13'56"	92.00
			C 10	83°00'00"	25.00
			C 11	93°27'12"	17.00
			C 12	03°16'43"	274.00
			CURVE NO.	DELTA	RADIUS
			C 13	83°18'22"	17.00
			C 14	93°42'34"	25.00
			C 15	04°14'35"	326.00
			C 16	28°00'06"	62.00
			C 17	20°31'10"	62.00
			C 18	06°57'17"	300.00
			C 19	15°43'28"	46.00
			C 20	44°13'07"	46.00
			C 21	35°17'12"	46.00
			C 22	13°12'13"	46.00
			C 23	20°44'30"	62.00
			C 25	83°00'00"	51.00

JN 85-0124