

TRACT NO. 2793

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF LOT 16 IN BLOCK C OF THE A. B. CHAPMAN TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF THE LANDS OF MESS'RS GLASSEL AND CHAPMAN SURVEYED IN OCTOBER 1881 BY FRANK LECEUVEUR AND RECORDED IN BOOK 1 PAGES 23 AND 24 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

19 LOTS

NOVEMBER, 1955

6.791 ACRES

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 borderline and we hereby offer for dedication Romelle Avenue, Prospect Avenue and Flint Drive for Public Highway purposes. Lot "A" is also dedicated for highway purposes, said dedication to become effective when said street is extended and dedicated in adjoining territory. Vehicular Access Rights from Prospect Avenue to Lot 1 are hereby offered for dedication to the County of Orange, except street intersections. The 5' Drainage Easement is also offered for dedication.

Signed P. Earle Phillips
EARLE PHILLIPS President

Signed Hugh M. Neighbour Jr.
HUGH M. NEIGHBOUR Secretary

GROVE GARDENS, INC.

State of California } S.S.
County of Orange }

On this 13th day of June, 1956, before me, the undersigned, a Notary Public in and for said County and State, personally appeared L. EARLE PHILLIPS, known to me to be the President, and HUGH M. NEIGHBOUR JR., known to me to be the Secretary of the GROVE GARDENS, INC., the Corporation that executed the annexed 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.
M.B. Lanier
Notary Public in and for said County and State
(My commission expires 1-22-60)

TITLE INSURANCE AND TRUST COMPANY, a corporation, Trustee

Asst. Secretary C.C. Fuller

State of California } S.S.
County of Orange }

On this 7th day of May, 1956, before me, James L. Rawding, a Notary Public in and for said County and State, personally appeared C.C. Fuller, known to me to be Asst. Secretary of the Title Insurance and Trust Company, the Corporation that executed the annexed instrument, and known to me to be the person 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,

James L. Rawding
Notary Public in and for said County & State
(My commission expires 2-16-59)

The signatures of Paul E. Bakenhus and Helen M. Bakenhus, holders of an easement for pipeline purposes, by deed recorded March 9, 1956 in Book 3424, Page 565 of Official Records, have been omitted, as provided in Section 11587 of the Business and Professional Code.

The signature of Southern California Edison Company, a corporation, holder of an easement recorded December 27, 1911 in Book 204, Page 284 of Deeds, has been omitted, as provided in Section 11587 of the Business and Professional Code.

I, Henry Jones, hereby certify that I am a Registered Civil Engineer No. 4484 of the State of California and that this map, consisting of 2 sheets, correctly represents a true and complete survey made under my direction in NOVEMBER 1955; that the monuments are of the character and occupy the positions indicated, or will be set in such positions and at such time as agreed upon with the County Surveyor; and that said monuments are sufficient to enable the survey to be retraced.

Henry Jones
Registered Civil Engineer. E.E. No. 4484

I, Allen S. Koch, 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 18 day of June, 1956

ALLEN S. KOCH
County Surveyor
BY Queen Vinograd
DEPUTY COUNTY SURVEYOR

State of California } S.S.
County of Orange }

I, L. H. Eckel, County Auditor of the 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 and special assessments collected as taxes not yet due and payable.

Dated this 11 day of June, 1956

L. H. ECKEL
L. H. Eckel, County Auditor
By Helen Nitt
Deputy

State of California } S.S.
County of Orange }

I, L.B. Wallace, County Clerk and Ex-officio clerk of the Board of Supervisors 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 the payment of taxes and assessments on the land covered by this map.

Dated this 20 day of June, 1956

L.B. Wallace by Wayne A. Drager
County Clerk and Ex-officio Clerk of the Board of Supervisors

State of California } S.S.
County of Orange }

I, L.B. Wallace, County Clerk of said County of Orange, do hereby certify that this map was presented for approval to the Board of Supervisors of the said County of Orange at a regular meeting thereof held on the 19 day of June, 1956, 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 of Romelle Avenue, Prospect Avenue and Flint Drive for Public Highway purposes, Vehicular Access Rights from Prospect Avenue, except street intersections, and the 5' Drainage Easement.

Dated this 20 day of June, 1956

L.B. Wallace by Wayne A. Drager
County Clerk and Ex-officio Clerk of the Board of Supervisors

84816 INDEXED
ACCEPTED
AND
FILED
JUN. 21, 1956
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDER
Patty McFarland
RECORDED

TRACT NO. 2793

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

HENRY JONES
R.E. 4484

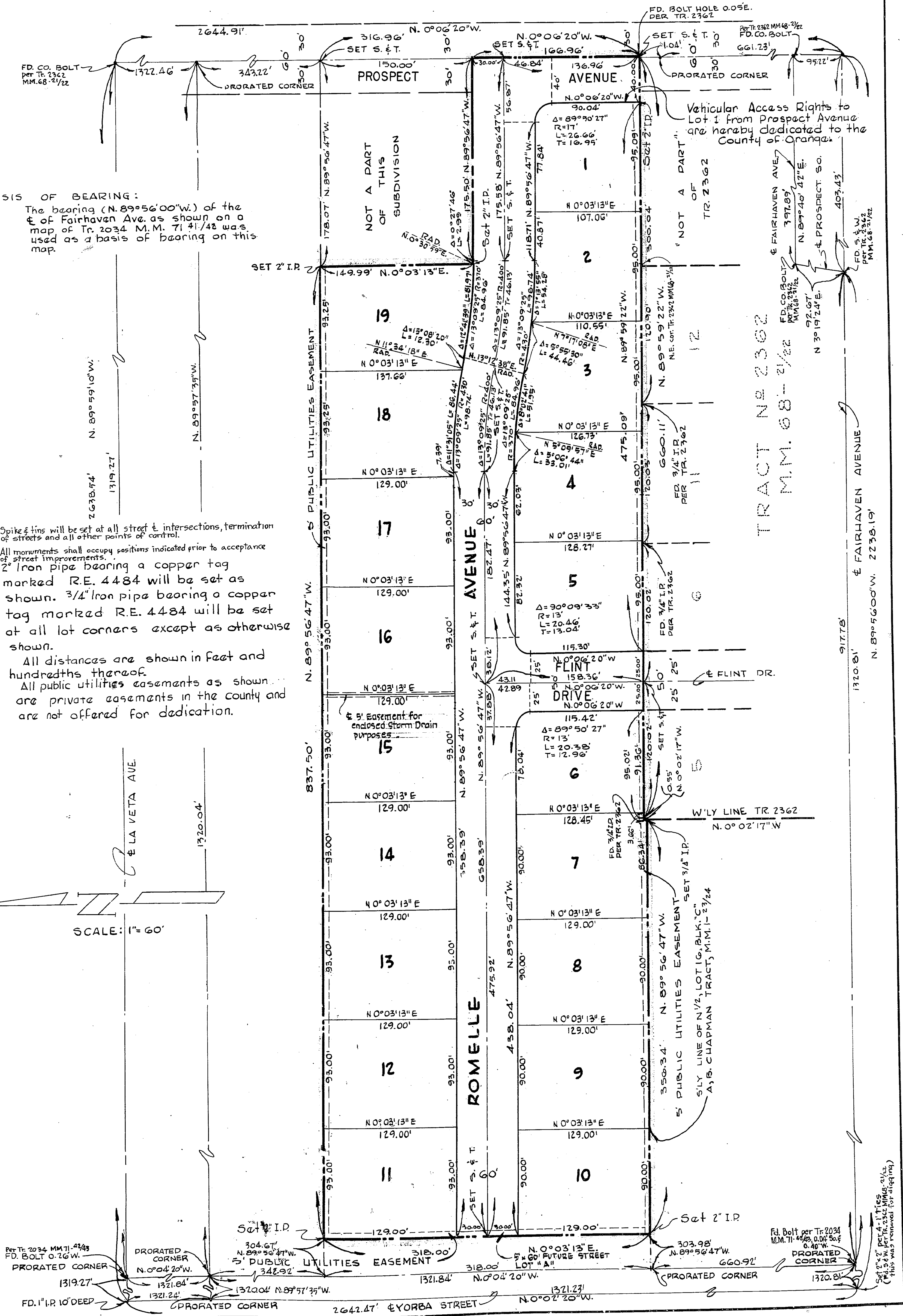
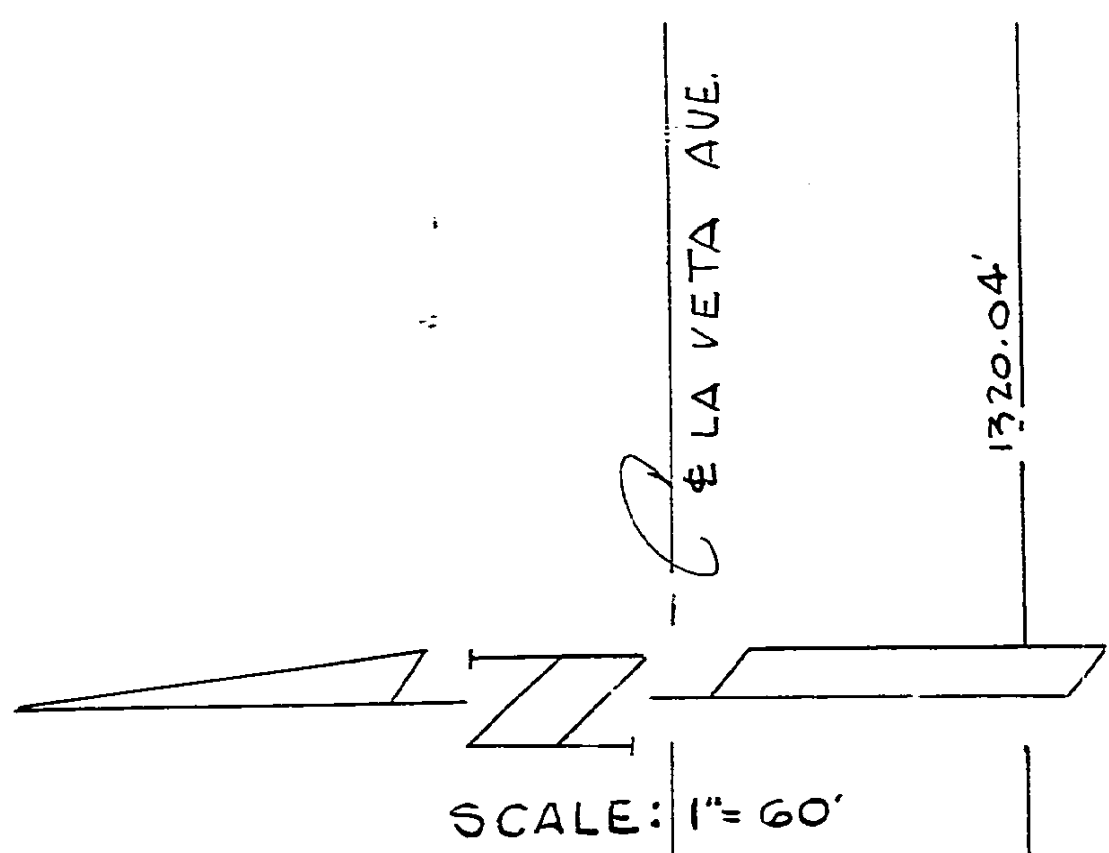
84816 INDEXED
ACCEPTED
AND
FILED
JUN 21 1956
FILE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS
P. M. F. JONES
RE 4484

BASIS OF BEARING:

The bearing (N. 89° 56' 00" W.) of the E of Fairhaven Ave. as shown on a map of Tr. 2034 M.M. 71-41/42 was used as a basis of bearing on this map.

NOTES:

Spike & pins will be set at all street & intersection, termination of streets and all other points of control.
All monuments shall occupy positions indicated prior to acceptance of street improvements.
2" iron pipe bearing a copper tag marked R.E. 4484 will be set as shown. 3/4" iron pipe bearing a copper tag marked R.E. 4484 will be set at all lot corners except as otherwise shown.
All distances are shown in feet and hundredths thereof.
All public utilities easements as shown are private easements in the county and are not offered for dedication.



TRACT NO. 2302
M.M. 68-21/22

Fd. Bolt per Tr. 2034
M.M. 71-41/42, 0.04 5.0 f
0.45 f
Set 5/4" IP, per Tr. 2302, M.M. 68-21/22
(this was removed for clearing)

1111-18 61