TRACT Nº 2708

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

BEING A SUBDIVISION OF A PORTION OF LOT 9 IN BLOCK "B" OF THE A. B. CHAPMAN TRACT AS SURVEYED BY FRANK LECOUVREUR IN DECEMBER, 1870.

ACCEPTED

CONTES CO TITLE CO.

m-Jarland

रा**ध, 19**56

17 LOTS

6.629 ACRES

A. RICHARD BROWN, JR. R.E. 9983

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 LEAFWOOD LANE, LAURINDA WAY, FLINT DRIVE and PROSPECT AVENUE, for public use for highway purposes. We hereby dedicate Lot A for highway purposes, such dedication to become effective when LAURINDA WAY is extended northerly. We hereby dedicate vehicular access rights to PROSPECT AVENUE from lots 2 and 17 to the County of Orange as shown on said map. We hereby offer for dedication to the County of Orange the 10' easements for drainage purposes so designated on said map.

YODER BROTHERS, INC.,
A Corporation, Owner

By: Degrale Sr.

President

By: O.O. Yoder

Secretary

ORANGE COUNTY TITLE COMPANY, a corporation, Trustee.

By: Asst-Vice President

By: Assistant Secretary

Notary Public in and for said

STATE OF CALIFORNIA S.S.

On this 22 to day of June, in the year 1956, before me, A. Richard Brown, Jr., a Notary Public in and for said county and state, personally appeared E.E. Yoder, Sr. known to me to be the President and O.O. Yoder known to me to be the Secretary of YODER BROTHERS, INC., the corporation that executed the within instrument, and acknowledged to me that such opporation executed the same.

My commission expires May 20, 1960 _

STATE OF CALIFORNIA S.S.

COUNTY OF ORANGE S.S.

On this 25th day of June in the year 1956, before me, ROBERT L. KELCHWELL

- Notary Dublic in and for said county and state recognity appeared A. W.

a Notary Public in and for said county and state, personally appeared from known to me to be therefore. President and <u>Nona Id a Taylor</u> known to me to be the Assistant Secretary of Orange County Title Company 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 within instrument, as trustee, pursuant to its by-laws or a resolution of its board of directors.

My commission expires May 21, 1956. Wotary Public in and for said County and State

The signature of Santa Ana Valley Irrigation District, owner of right of way for pipe lines, has been omitted under Section 71587 of the Subdivision Map Act since the interests can not ripen into a fee.

BASIS OF BEARINGS:-The bearing of the centerline of PROSPECT AVENUE (5.3°29'15'W.) as shown on a map of Tract N° 1900, M.M. 53-15,16 was used as the basis of bearings for this map.

Tract Nº 1900, M.M. 53-15,16 was used as the basis of bearings for this map.

NOTE: All 2" LP's shown as "Set" are 12" below ground surface, filled with concrete and bear a metal tag.

stamped "RE 9983."
1" I.P.'s tagged "RE9983" to be set at all lot corners unless otherwise noted.

All monuments shall occupy positions indicated prior to acceptance of street improvements.

I. A Richard Brown, Jr., hereby certify that I am a Registered Civil Engineer of the State of California (Nº 9983) and that this map, consisting of one sheet, correctly represents a true and complete survey made under my direction during the month of March, 1956; that the monuments are of the character and occupy the positions indicated, or will be set in such positions—at such a time as agreed upon with the County Surveyor, and that said monuments are sufficient to enable the survey to be retraced.

91573

A. Richard Brown, Jr., Registered. Civil Engineer Nº 9983

I, A.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.

Allen S. Koch Sanse County Surveyor

STATE OF CALIFORNIA COUNTY OF ORANGE SS.

I. L.B. Wallace, County Clerk and ex-officio Clerk of the Board of Supervisors of Orange County California, 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

Dated this 3 day of July 1956 S. S. Stallace by Majourite Folks

County Clerk and ex-officio Clerk of the Board of Supervisors defacts

STATE OF CALIFORNIA COUNTY OF ORANGE S.S.

I, L.H. Eckel, County Auditor of Orange County California, 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.

L.H. Eckel, Orange County Auditor

Dated this 25th day of June, 1956 By: W. E. Markle Deputy County Auditor

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 said County of Orange at a regular meeting thereof, held on the day of Taky, 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 LEAFWOOD LANE, LAURINDA WAY, FLINT DRIVE and PROSPECT AVENUE, for public use for highway purposes, and did accept all vehicular access rights to PROSPECT AVENUE from lots 2 and 17 and did accept the offer of dedication of the 10' easements for drainage purposes on designated on said map

so designated on said map.

So designated on said map.

Dated this 3 day of July, 1956 by Marquette K. Llarris. Subjectly

County Clerk and exofficio Clerk of the Board of Supervisors

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JFd. bolt per CS.T.B. (N.W. Cor. Lot 9, Block B, A.B. Chapman Tract / [Fd. S.& W. per Set S.&T. by proportion between & Yorba Street and & Prospect Avenue LE SANTA CLARA AVENUE **V**CSTB 128-25 S.89°53'55"E - 2105.51' 1318.42 SUBDIVISION THIS PART 1-LOT A 5'x 60' Set SET ASet 2™LP. 15 Public Utility Easement S.89*53'55"E. - 765.59" 17000 120.41 143.00 Zt 10' Easement For Drainage Purposes Sel S.R.T 30 WAY **AVENUE** STREET AVENUE YORBA 118.00 141.02 S.86°30'45"E S.89°53′55°E. S.89°53'55"E. N.0°01'45"W. VEHICULAR ACCESS RIGHTS TO PROSPECT AVENUE ABUTTING 17 ARE DEDICATED TO THE COUNTY OF ORANGE. AURINDA DRIVE W'IY. line of LOT 9, BLOCK of A. B. CHAPMAN TRACT 6 R-43.00 L-29.57 2 10 N0°01'45"W.-19.37' N.0°01'45"N.-19.20' 179°17'35'W (Rad) 132.04" 91.29 105.03 104.97 S.89°53'55"E S.89°53'55"E.- 196.32' S.89°53'55'E.- 210.00' 288.54 291.00 579.54' Set S.&T. S.89°53'55"E. LANE 30, LEAFWOOD S.89°53'55"E-428.09" 11 85.23' 100.00 100.00 0±93*23*10* R±17.00* L±27.71** T=18.04 PROSPEC' 10' Easement Irainage Purpor PROSP 17 16 15 13 12 SCALE :- I"=60 ">N.16°53'45"W.-30.00" (5' Public Utility Easement 100.00 108.77 204.12 74.00 74.00 74.00° N.89°53′55°W 69.89 125.00 74.00° 741.69 "W. - 1907. 08" 6 Fd. I.P. per Tract Nº 1 1900, N.M. 53-15,16 for Storm Drain Fd. LP per Tract Nº 1900, MM 53-15, 16 1900 TRACT {Fd. S.&T. at S.W. Cor. Lot 16, Block B, A. B. Chapman Tract as established By Tract Nº 2834, M.M. 84-35,36. M. M. 53 - 15, 16 -N.88° 50' 54" E.-71.30" N.88° 43' 39" E. - 551.77' & 17TH STREET 1 [Fd. bolt per |CS.T.B. 128-21 ∫Fd. Bolt per C.S.T. B. 120-68 | Fd. Bolt Per | C.S.T.B. 120-63 Fd. 2'Ties to Bolt Shown in C.S.T.B. 128-25 * PROSPECT AVENUE