

ORIGINAL

TRACT NO. 3991

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY CALIFORNIA
Being a Subdivision of Lot 44 and a portion of Lot 45 of Tract No 440, Hewes Park
Tract M.M. 16-21 and 22, in the County of Orange, State of California.

28 Lots

November 1960

9.7916 Acres

540 INDEXED
ACCEPTED AND FILED
FEB - 1 1961 AT 9:01 A.M.
AT REQUEST OF
STERN TITLE CO.
ORANGE COUNTY RECORDS
RUBY McFARLAND, County Recorder
FEE \$7.00

We, the undersigned being all parties 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: Dodge Avenue, Hillhaven Drive, Oak Ridge Drive, Silver Maple Way, Hewes Avenue, and Winthrop Street. We also dedicate all vehicular access rights to Dodge Avenue except street intersections to the County of Orange.

I, R.L. Stuckey, hereby certify that I am a Registered Civil Engineer No 6067 of the State of California and that this map, consisting of two sheets, correctly represents a true and complete survey, made under my supervision November 1960; 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.

R.L. Stuckey
Registered Civil Engineer No 6067

SMITHWOOD CONSTRUCTION COMPANY
a corporation
Owner

Paul Leiter
Paul Leiter, President

Eunice Leiter
Eunice Leiter, Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

On this 18th day of JANUARY 1961 before me the undersigned a Notary Public in and for the County of Orange State of California, residing therein duly commissioned and sworn, personally appeared Paul Leiter and Eunice Leiter, known to me to be the President and Secretary, respectively of the Smithwood Construction 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 as the owner, and acknowledged to me that the corporation executed the same as the owner.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Seal the day and year in this certificate first above written.

Albert L. Manske
Notary Public in and for said County and State
My Commission Expires JANUARY 11, 1964

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 that said map is technically correct.

Dated this 27th day of January, 1961

A. S. KOCH
County Surveyor

By: *G.R. Estabrook*
Deputy County Surveyor

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 31 day of Jan 1961 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 Dodge Avenue, Hillhaven Drive, Oak Ridge Drive, Silver Maple Way, Hewes Avenue, and Winthrop Street, for highway purposes, and did accept all vehicular access rights to Dodge Avenue, except street intersections, as dedicated.

Dated this 31 day of Jan 1961

L.B. Wallace
County Clerk and ex-officio Clerk
of the Board of Supervisors

By: *Wayne A. Drager*
Deputy

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

I, Don S. Mozley, County Tax Collector and Redemption Officer 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.

Dated this 18th day of January 1961

DON S. MOZLEY
Don S. Mozley, County Tax Collector
and Redemption Officer

By: *W. E. Manske*
Deputy

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

I, L.B. Wallace, 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 the payment of taxes and special assessments on the land covered by this map.

Dated this 31 day of Jan 1961

L.B. Wallace
L.B. Wallace, County Clerk

By: *Wayne A. Drager*
Deputy

The signatures of David Hewes Realty Corporation, holder of a easement recorded April 7, 1927, in Book 29, Page 372 of Official Records, and Southern California Edison Company, a corporation, holder of an easement recorded May 31, 1956, in Book 3630, Page 302 of Official Records, has been omitted in accordance with Section 11587 of the Business and Professional Code.

ORIGINAL

TRACT NO 3991

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY CALIFORNIA
Being a Subdivision of Lot 44 and a portion of Lot 45 of Tract No 440, Hewes
Park Tract M.M. 16-21 & 22, in the County of Orange, State of California.

November 1960

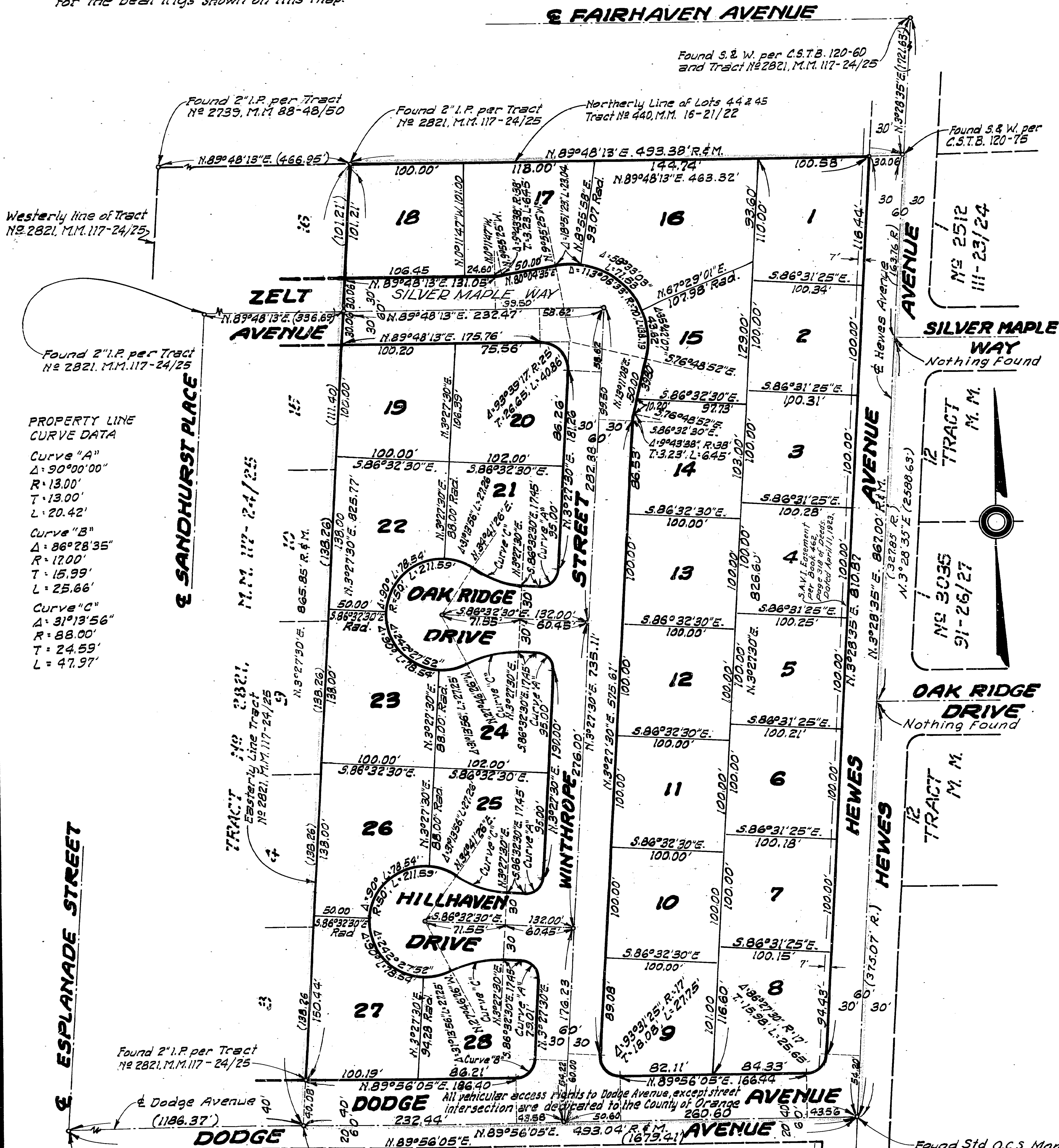
R. L. STUCKEY
R.C.E. #6067

Scale: 1"=60'

540 IMPROVED
ACCEPTED AND FILED
FEB-1 1961 AT 9:01 A.M.
AT REQUEST OF
STEWART TITLE CO.
ORANGE COUNTY RECORDS
RUBY McFARLAND, County Recorder
FEE \$7.00

The bearing N. 89°56'05"E. on the center line
of Dodge Avenue as per Tract No 2821, M.M.
117-24/25 was used as the basis of bearing
for the bearings shown on this map.

All distances shown in parenthesis
are record per per Tract 2821



PROPERTY LINE CURVE DATA

Curve "A"
Δ: 90°00'00"
R: 13.00'
T: 13.00'
L: 20.42'

Curve "B"
Δ: 86°28'35"
R: 17.00'
T: 15.99'
L: 25.66'

Curve "C"
Δ: 31°13'56"
R: 88.00'
T: 24.59'
L: 47.97'

1. Set 2" I.P. at all tract corners 12" below surface unless otherwise noted.
2. Set 1" I.P. at all lot corners, unless otherwise noted.
3. Set 2" I.P. in subgrade 15" below surface with spike and washer in finished surface at all center line intersections, beginning and ending of curves, terminations of streets, unless otherwise noted.
4. All monuments set are tagged R.C.E. No 6067.
5. All monuments will occupy positions indicated prior to acceptance of street improvements.
6. Ties to center line monuments will be made and a copy of said ties furnished to the County Surveyor.

Found Std O.C.S. Mon.
per O.C.S. A/S-9
Book 2, page 165