

TRACT NO. 1792

BEING A SUBDIVISION OF LOT 47 AND PORTIONS OF LOTS 33 AND 48 OF TRACT NO. 440, AS SHOWN ON A MAP RECORDED IN BOOK 16, PAGES 21 AND 22 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND ALSO A PORTION OF THE SOLEDAD PERALTA TRACT AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 23, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

IN UNINCORPORATED TERRITORY, ORANGE COUNTY, CALIFORNIA

75 Lots.

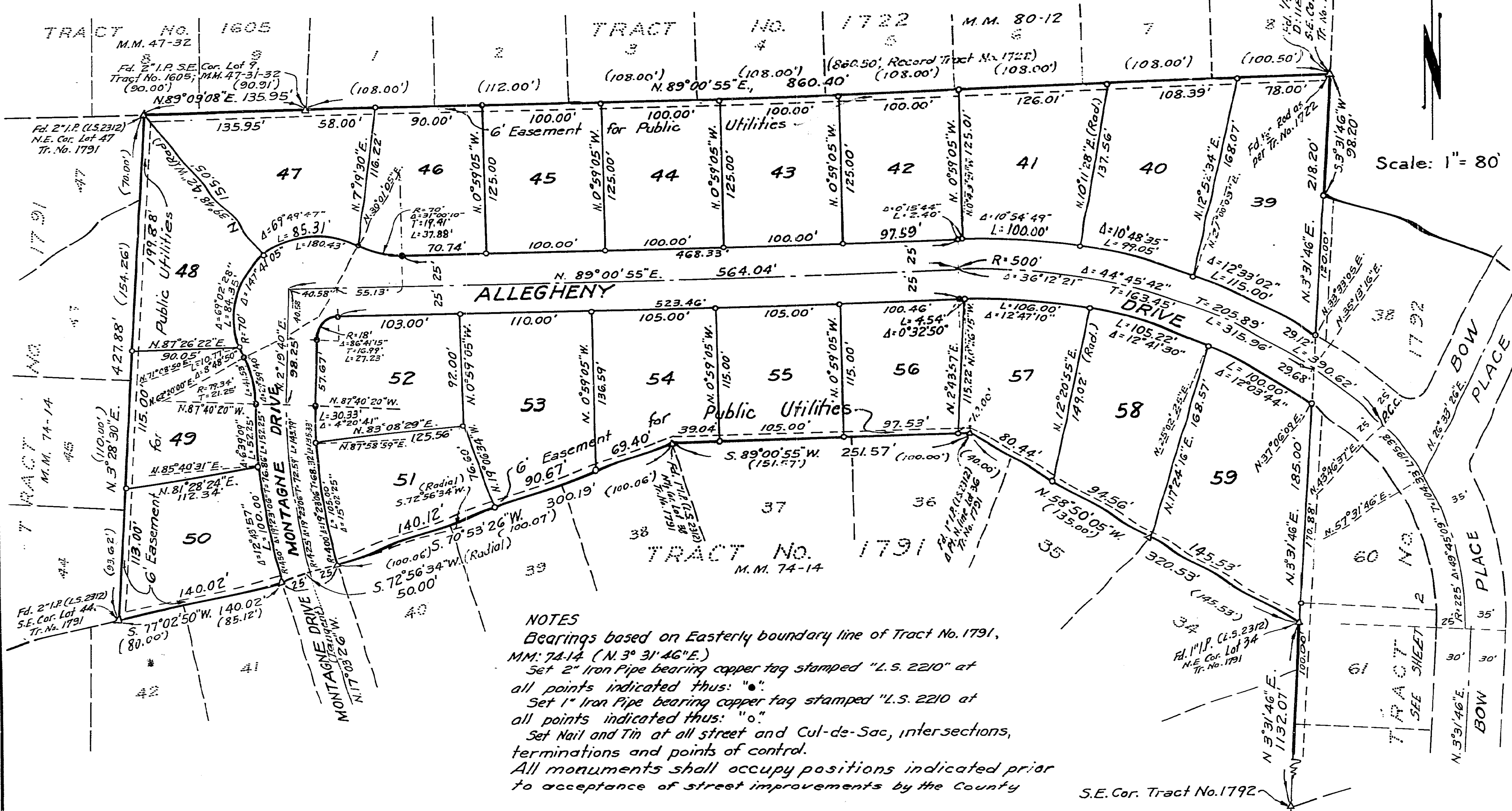
July, 1956.

30.69 Acres.

SHEET 1 OF 2 SHEETS.

ACCEPTED AND FILED

JAN. 10, 1957
COUNTY RECORDER
Orange County, California



NOTES

Bearings based on Easterly boundary line of Tract No. 1791, M.M. 74-14 (N. 3° 31' 46" E.)
Set 2" Iron Pipe bearing copper tag stamped "L.S. 2210" at all points indicated thus: "e".
Set 1" Iron Pipe bearing copper tag stamped "L.S. 2210" at all points indicated thus: "o".
Set Nail and Tin at all street and Cul-de-Sac, intersections, terminations and points of control.
All monuments shall occupy positions indicated prior to acceptance of street improvements by the County

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 MONTAGNE DRIVE, ALLEGHENY DRIVE, BOW PLACE, OAK RIDGE DRIVE, KOOTENAY DRIVE, SANTA CLARA AVENUE, LEAFWOOD LANE, and ESPLANADE AVENUE for public use for highway purposes.
We hereby offer Lots "A", "B", "C", and "D" for highway purposes, such dedication to become effective when streets are extended into adjoining property as public streets.
We hereby offer to dedicate for flood control purposes Lots "E" and "F" and will convey by deed to the Orange County Flood Control District a Fee Simple to said Lot "E" & "F".
All vehicular access rights to Santa Clara Avenue from abutting lots (excepting Lots 7, 68, 69, 70 and 71) are dedicated to the County of Orange.
All vehicular access rights to Esplanade Avenue from abutting lots are dedicated to the County of Orange.

WALTER H. LEIMERT Co., a corporation.

Walter H. Leimert, Jr.
President

Walter H. Leimert, Jr.
Secretary

ORANGE COUNTY TITLE COMPANY, a corporation, Trustee.

Assistant Vice President

Assistant Secretary

In accordance with the provisions of Section 11587 of the Business and Professions Code the signature of Santa Ana Valley Irrigation Company, a corporation, holder for easements for pipe lines as per deed recorded June 12, 1924, in Book 528, page 191, of deeds and as shown on R.S. 31-34, O.G.; and 1924, in Book 528, page 191, of deeds and as shown on R.S. 31-34, O.G.; and as per deed recorded November 8, 1922, in Book 438, page 232, of deeds and as shown on R.S. 31-34, O.G.; and as per deed recorded November 9, 1955, in Book 3277, page 57, of Official Records, Orange County, California, was omitted.

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

On this 9th day of NOVEMBER 1956, before me ROBERT L. KELCHNER a Notary Public in and for said County and State, personally appeared WALTER H. LEIMERT known to me to be the President, and WALTER H. LEIMERT, JR. known to me to be the Secretary of the corporation that executed the annexed instrument and known to me to be the persons who executed the annexed instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.
Witness my hand and seal.

My Commission Expires MAY 21st, 1960 Robert L. Kelchner
Notary Public in and for said County and State.

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

On this 9th day of NOVEMBER 1956, before me ROBERT L. KELCHNER a Notary Public in and for said County and State, personally appeared R. W. OTTMER known to me to be the Asst. V. President, and DONALD G. TAYLOR known to me to be the Asst. Secretary of the corporation that executed the annexed instrument and known to me to be the persons who executed the annexed instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.
Witness my hand and seal.

My Commission Expires MAY 21st, 1960 Robert L. Kelchner
Notary Public in and for said County and State.

I, D.D. Hillyard, hereby certify that I am a Licensed Surveyor of the State of California (No. 2210) and that this map, consisting of two (2) sheets, correctly represents a true and complete survey made under my direction during the month of June, 1956; that the monuments are of the character and occupy the positions indicated or will be set in such positions at such time as agreed upon with the County Surveyor, and that the monuments are sufficient to enable the survey to be retraced.

D.D. Hillyard
Licensed Surveyor.

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.

Allen S. Koch, Orange County Surveyor.

Dated this 4 day of Jan 1957. By: Owen Vineyard
Deputy County Surveyor.

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE

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 County or State taxes, or special assessments collected as taxes.

L.H. Eckel, Orange County Auditor.

Dated this 13 day of Nov. 1956. By: Helen Witt
Deputy County Auditor.

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, 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 special assessments on the land covered by this map.

Dated this 8 day of Jan 1957 L.B. Wallace, by Wayne A. Drake
County Clerk and ex-officio Clerk of 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 said County of Orange at a regular meeting thereof held on the 8 day of Jan 1957, 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 MONTAGNE DRIVE, ALLEGHENY DRIVE, BOW PLACE, OAK RIDGE DRIVE, KOOTENAY DRIVE, SANTA CLARA AVENUE, LEAFWOOD LANE and ESPLANADE AVENUE for use as public streets, and did accept the offer of dedication of Lots "E" & "F" for flood control purposes, and did accept vehicular access rights for Santa Clara Avenue and Esplanade Avenue as dedicated.

Dated this 8 day of Jan 1957 L.B. Wallace, by Wayne A. Drake
County Clerk and ex-officio Clerk of Board of Supervisors.

INDEXED 3914 9415
SHEET 2 OF 2 SHEETS
ACCEPTED
AND
FILED
JAN. 10, 1957
AT REQUEST OF
ORANGE CO. TITLE CO.
ORANGE COUNTY RECORDS
County Recorder

ORIGINAL
TRACT NO. 1792

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IN UNINCORPORATED TERRITORY, ORANGE COUNTY, CALIFORNIA.

75 Lots. 30.69 Acres. July, 1956.

D.D. HILLYARD - LICENSED SURVEYOR
No. 2210

