

TRACT N° 2974

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

BEING A SUBDIVISION OF A PORTION OF LOT 49 IN TRACT N° 440 AS SHOWN ON A MAP RECORDED
IN BOOK 16, PAGES 21-22 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF
ORANGE, STATE OF CALIFORNIA.

FEBRUARY, 1956

20 LOTS

8.172 ACRES

A. RICHARD BROWN JR.
R.E. 9883

123231 92-12



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 HOLT AVENUE, GERSHON PLACE, ESPLANADE AVENUE and GRAMERCY DRIVE for use as public streets. We hereby dedicate lots A and B for highway purposes, such dedication to become effective when streets are extended into adjoining territory as public streets. We hereby dedicate vehicular access rights to ESPLANADE AVENUE except street intersections to the County of Orange as shown on said map. We hereby offer for dedication to the County of Orange the 10' drainage easement shown on said map. We hereby offer to dedicate for flood control purposes lot C, and will convey by deed to the Orange County Flood Control District a Fee Simple title to said lot C.

Kenneth W. Fether
KENNETH W. FETHER, owner

SECURITY TITLE INSURANCE COMPANY, a corporation, Trustee
under deeds of trust recorded in book 3438, pages 129, 131 and
210, Official Records of the County of Orange.

By: *John P. Cushman*
Vice-President
By: *A. L. Sugden*
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF ORANGE, ss.

On this 15th 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 KENNETH W. FETHER, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

My commission expires May 20, 1960.

A. Richard Brown Jr.
Notary Public in and for said County and State

STATE OF CALIFORNIA
COUNTY OF ORANGE, ss.

On this 19th day of June, in the year 1956, before me, *Clara Trasier*, a Notary Public in and for said County and State, personally appeared *John P. Cushman*, known to me to be the Vice-President and *A. L. Sugden*, known to me to be the Assistant Secretary of SECURITY TITLE INSURANCE 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 10/23, 1957

Clara Trasier
Notary Public in and for said County and State

I, A. Richard Brown Jr., hereby certify that I am a Registered Civil Engineer of the State of California (N° 5983) and that this map, consisting of one sheet, correctly represents a true and complete survey made under my direction during the month of February, 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.

A. Richard Brown Jr.
A. Richard Brown Jr.

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 7th day of Sept 1956 By: *Allen S. Koch*
Deputy County Surveyor

STATE OF CALIFORNIA
COUNTY OF ORANGE, ss.

I, 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, except taxes and special assessments collected as taxes not yet due and payable.

Dated this 19th day of June, 1956 By: *H. Eckel*
Deputy County Auditor

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 map.

Dated this 12th day of Sept 1956 By: *L. B. Wallace*
County Clerk and ex-officio Clerk of the Board of Supervisors

STATE OF CALIFORNIA
COUNTY OF ORANGE, ss.

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 11th day of Sept 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 HOLT AVENUE, GERSHON PLACE, ESPLANADE AVENUE and GRAMERCY DRIVE for use as public streets, and did accept all vehicular access rights to ESPLANADE AVENUE except street intersections, and did accept the offer of dedication of Lot C for flood control purposes, and did accept the offer of dedication of the 10' drainage easement.

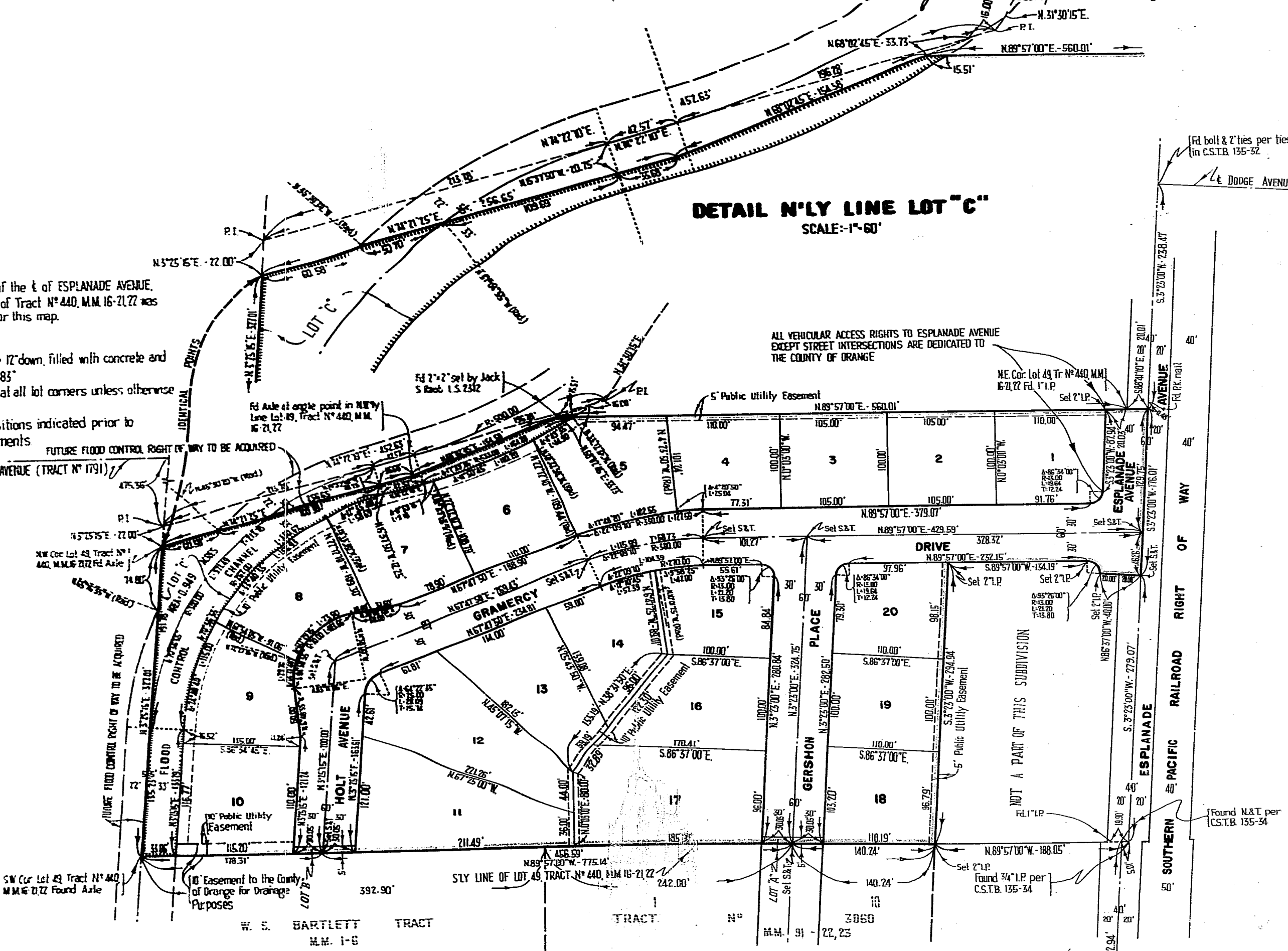
Dated this 12th day of Sept 1956 By: *L. B. Wallace*
County Clerk and ex-officio Clerk of the Board of Supervisors

BASIS OF BEARINGS: The bearing of the E. of ESPLANADE AVENUE, (S. 3° 25' 00" W.) as shown on a map of Tract N° 440, M.M. 16-2122 was used as the basis of bearings for this map.

NOTE: All 2" L.P.s shown as Set are 12" down, filled with concrete and bear a metal tag stamped "RE. 9883".
1" L.P.s tagged "RE. 9883" to be set at all lot corners unless otherwise noted.

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

6 SANTA CLARA AVENUE (TRACT N° 1791)



DETAIL N°LY LINE LOT "C"
SCALE: 1"=60'

ALL VEHICULAR ACCESS RIGHTS TO ESPLANADE AVENUE
EXCEPT STREET INTERSECTIONS ARE DEDICATED TO
THE COUNTY OF ORANGE

1/2" bolt & 2" ties per ties
in C.S.T.B. 135-52

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