

ALL OF TENTATIVE P.M. 88-179
SHEET 1 OF 2 SHEETS
2 PARCELS
3.981 ACRES
BLOCK 5852 MODULE 22

PARCEL MAP NO. 88-179

IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA.

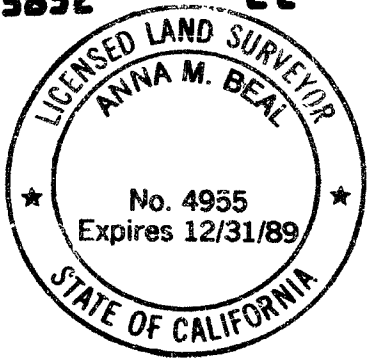
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 80-1026, PER MAP RECORDED IN BOOK 150, PAGES 44 AND 45, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

ANNA M. BEAL L.S. 4955

DATE OF SURVEY: JANUARY, 1988

ACCEPTED AND FILED AT THE REQUEST OF

Transamerica Title Ins. Co.
DATE August 16, 1988
TIME 11:30 A.M. FEE \$8.00
INSTRUMENT # 88-404567
BOOK 235 PAGE 29 P.M.
LEE A. BRANCH
COUNTY RECORDER
BY Linda Lamb DEPUTY



OWNER'S CERTIFICATE

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 DISTINCTIVE BORDER LINE.

ST. JAMES PARK CO., U.S.A., LTD., A CALIFORNIA CORPORATION, OWNERS.

Louis Ssutu, its
Attorney-in-Fact

By: Louis Ssutu, its attorney-in-fact

STATE OF CALIFORNIA) SS
COUNTY OF Orange)

ON THIS 9th DAY OF June, 1988, BEFORE ME, Hilda Christina Voluntad PERSONALLY APPEARED Louis Ssutu PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AS THE ATTORNEY-IN-FACT OF St. James Park Co., USA, Ltd. AND ACKNOWLEDGED TO ME THAT HE / SHE SUBSCRIBED THE NAME OF St. James Park Co., USA, Ltd. THERETO AS PRINCIPAL AND HIS / HER OWN NAME AS ATTORNEY-IN-FACT.

WITNESS MY HAND:

Hilda Christina Voluntad
NOTARY PUBLIC IN AND FOR SAID STATE

Hilda Christina Voluntad

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES Aug. 4, 1989.

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF COLGO LTD. ON MAY 15, 1988. I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE MAY 31, 1989 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Anna M. Beal
ANNA M. BEAL, L.S. 4955
REGISTRATION EXPIRATION DATE: 12-31-89

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 22nd DAY OF July, 1988.

ROBERT S. LEDENDECKER
CITY ENGINEER, R.C.E. 15349
REGISTRATION EXPIRATION DATE: 3-31-89
CITY OF TUSTIN

Robert S. Ledendecker

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE PARCEL MAP BOUNDARY.

DATED THIS 11th DAY OF August, 1988.

C.R. NELSON
COUNTY SURVEYOR

BY: Paula A. Cisneros L.S. 4136
DEPUTY EXP 6/30/92

PLANNING COMMISSION CERTIFICATE

I, Penni Foley, SECRETARY OF THE CITY OF TUSTIN PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS MAP WAS SUBMITTED TO THE TUSTIN PLANNING COMMISSION AT A REGULAR MEETING THEREOF ON THE 11 DAY OF July, 1988, AND THEREUPON SAID PLANNING COMMISSION DID, BY ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AS CONFORMING TO THE TENTATIVE MAP AS FILED, AMENDED AND APPROVED BY SAID PLANNING COMMISSION.

DATED THIS 26th DAY OF July, 1988.

Paula A. Cisneros for Penni Foley
SECRETARY, CITY OF TUSTIN
PLANNING COMMISSION

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF TUSTIN AT A REGULAR MEETING THEREOF HELD ON THE 18th DAY OF July, 1988, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) (A) OF THE SUBDIVISION MAP ACT.

DATED THIS 22nd DAY OF July, 1988.

MARY E. WYNN Mary E. Wynn
CITY CLERK OF TUSTIN

BY: Valerie Whitman
DEPUTY

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

DATED THIS 26 DAY OF July, 1988.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: David A. Johnson
DEPUTY TREASURER-TAX COLLECTOR

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 9th DAY OF August, 1988.

Linda D. Roberts
LINDA D. ROBERTS
CLERK OF THE BOARD OF SUPERVISORS

EASEMENT HOLDERS

- ORANGE COUNTY FLOOD CONTROL DISTRICT HOLDER OF AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION RECORDED IN BOOK 8055, PAGE 338, OFFICIAL RECORDS.
- THE COUNTY OF ORANGE, HOLDER OF A VEHICULAR ACCESS RIGHTS TO 17TH STREET PER DOCUMENT RECORDED IN BOOK 9266, PAGE 123 OF OFFICIAL RECORDS.
- CITY OF TUSTIN, HOLDER OF VEHICULAR ACCESS RIGHTS TO 17TH STREET AS DEDICATED ON P.M. 80-1026, RECORDED IN BOOK 150, PAGES 44 AND 45, OF PARCEL MAPS.
- FIREMAN'S FUND INSURANCE COMPANY, HOLDER OF AN EASEMENT FOR ACCESS, INGRESS, EGRESS, MAINTENANCE AND REPAIR RECORDED IN BOOK 13768, PAGE 558, OFFICIAL RECORDS.

ALL OF TENTATIVE P.M. 88-179
SHEET 2 OF 2 SHEETS
2 PARCELS
3.981 ACRES
DATE OF SURVEY: JANUARY 1988
SCALE: 1" = 40'

PARCEL MAP NO. 88-179

IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA
ANNA M. BEAL L.S. 4955 DATE OF SURVEY: JANUARY, 1988
K.W. LAWLER AND ASSOCIATES, INC.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES FOUND 2" I.P. TAGGED L.S. 3246 PER P.M. 150/44 & 45, UNLESS OTHERWISE NOTED.
- INDICATES SPIKE & WASHER STAMPED L.S. 4955 TO BE SET, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DISTANCE PER P.M. 150/44 & 45.
- INDICATES 1" I.P. TAGGED L.S. 4955 OR SPIKE AND WASHER STAMPED L.S. 4955 OR LEAD AND TAG L.S. 4955 TO BE SET AT ALL PARCEL CORNERS, UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF SEVENTEENTH STREET BEING NORTH 88° 53' 08" EAST PER P.M. NO. 80-1026 RECORDED IN BOOK 150, PAGES 44 & 45 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

NOTE:

INDICATES NON-VEHICULAR ACCESS.

