

SHEET 1 OF 2 SHEETS  
0.946 ACRES  
10 LOTS & LOTS A, B, & C  
PORTION OF TENT. TR. 11476

BLOCK 5752  
MODULE 84

# TRACT NO. 11586

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

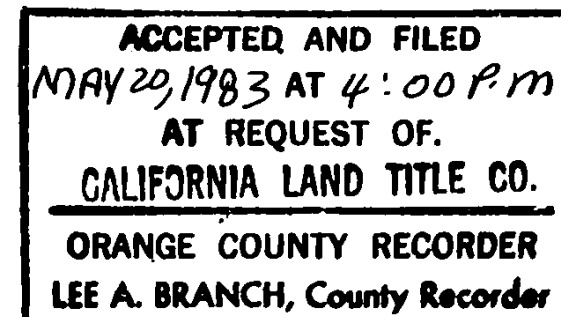
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF LOT 10 OF THE  
VANDERLIP AND ROWAN TRACT AS SHOWN ON A MAP RECORDED IN BOOK 5,  
PAGE 160 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

JACK P. NORRIS

RCE 15446

MARCH 1983

83-215381



INDEXED

\$8.00

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. Lots A, B and C are not separate building sites and are to be maintained by a homeowner's association.

We hereby dedicate to the public for street purposes: Holt Avenue

We also hereby release and relinquish to the City of Tustin:

1. All vehicular access rights to Holt Avenue, except that portion thereof fronting Lot A.

Tustin Townhomes II, a California Corporation

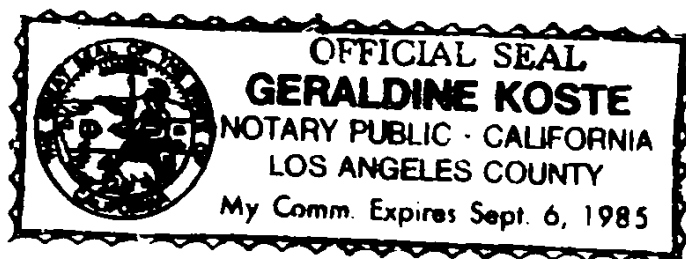
By: Max C. Garrick, Sr.  
Max C. Garrick, Sr.  
President

By: Lewis A. Dennis  
Lewis A. Dennis  
Vice Pres.

STATE OF CALIFORNIA)  
COUNTY OF Los Angeles) ss

On this 2a day of April, 1983, before me, Heraldine Koste, a Notary Public in and for said State personally appeared Max C. Garrick, Sr. and Lewis A. Dennis, proved to me on the basis of satisfactory evidence to be the President and Vice President, respectively, of Tustin Townhomes II, the corporation that executed the within instrument and proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

My commission expires 9-6-85 Witness my hand and official seal:



Heraldine Koste  
Notary Public in and for said state

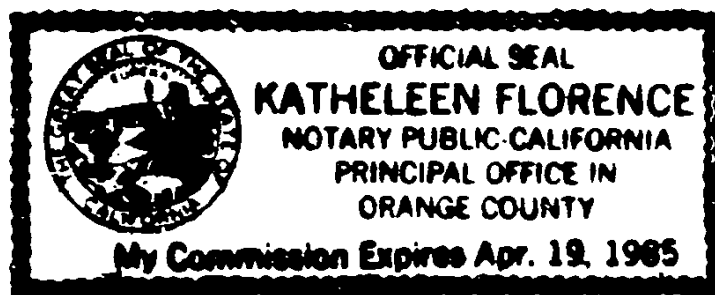
Grover Escrow Corporation, a California corporation, Trustee under a Deed of Trust recorded November 18, 1980 in Book 13839, Page 1589 of Official Records of Orange County, California.

By: Angeline Bevins, President  
By: Gail Salerno, Secretary

STATE OF CALIFORNIA)  
COUNTY OF Orange) ss

On this 11 day of April, 1983, before me, one under signed a Notary Public in and for said State personally appeared Angeline Bevins and Gail Salerno, proved to me on the basis of satisfactory evidence to be the President and Secretary, respectively, of Grover Escrow Corporation, the corporation that executed the within instrument and proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

My commission expires 4-19-1985 Witness my hand and official seal:



Kathleen Florence  
Notary Public in and for said state:

Pursuant to the provisions of Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted:

1. The City of Tustin, successor in interest to the County of Orange, holder of an easement for road purposes within Holt Avenue as shown on a map of the Vanderlip and Rowan Tract recorded in Book 5, Page 160 of Miscellaneous Records of Los Angeles County, California.

CLERK OF THE BOARD OF SUPERVISORS' TAX CERTIFICATE

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) ss

I hereby certify to the Recorder of Orange County that the provisions of the Sub-Division 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 17th day of May, 1983.

June Alexander  
Clerk of the Board

By: Shirley A. Gilburn  
Deputy

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map consisting of two (2) sheets and the true and complete survey made in March, 1983, which it correctly represents were both made by me or under my direction; that the monuments are of the character and occupy the positions indicated by said map and monument notes; and that said monuments are sufficient to enable the survey to be retraced.

Jack P. Norris  
Jack P. Norris, RCE No. 15446

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map and have found that all mapping provisions of the Subdivision Map Act have been complied with and I am satisfied said map is technically correct relative to the tract map boundary.

Dated this 19th day of MAY, 1983.

C. R. Nelson  
County Surveyor

By: John Canas  
Deputy

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this map and have found it to be substantially in conformance with the tentative map as filed with, amended and approved by the City Planning Agency; that all provisions of the Subdivision Map Act and City Subdivision Regulations have been complied with and the map is technically correct in all respects not certified to by the County Surveyor.

Dated this 5th day of MAY, 1983.

Robert Ledendecker  
City Engineer  
of the City of Tustin

By: Robert S. Ledendecker

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) ss

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 2nd day of MAY, 1983, and that thereupon said council did, by an order duly passed and entered, approve said map and did accept on behalf of the public the dedication for street purposes of: Holt Avenue.

and did also accept on behalf of the City of Tustin:

1. The vehicular access rights to Holt Avenue as released and relinquished.

and did also approve subject map pursuant to the provisions of Section 66436 (c) (1) of the Subdivision Map Act.

Dated this 5th day of MAY, 1983.

Mary E. Wynn  
City Clerk  
of the City of Tustin

By: Mary E. Wynn

PLANNING COMMISSION CERTIFICATE

I, Janet Kester, 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 25th day of April, 1983, and thereupon said Planning Commission did, by an 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 5th day of May, 1983

Janet Kester  
Secretary, City of Tustin  
Planning Commission.

COUNTY TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)  
COUNTY OF ORANGE ) ss

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 6th day of MAY, 1983.

Robert L. Citron  
County Tax Collector-Treasurer

By: Carol B. Olivetti  
Deputy Tax Collector



SHEET 2 OF 2 SHEETS  
0.946 ACRES  
10 LOTS & LOTS A, B & C  
PORTION OF TENT. TR. 11476  
SCALE: 1" = 20'

# TRACT NO. 11586

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

JACK P. NORRIS

MARCH 1983

RCE 15446

83-215381

ACCEPTED AND FILED  
MAY 29 1983 AT 4:00 P.M.  
AT REQUEST OF  
CALIFORNIA LAND TITLE CO.  
ORANGE COUNTY RECORDER  
LEE A. BRANCH, County Recorder

INDEXED \$8.00

## MONUMENTATION NOTES

- Indicates found monument as noted hereon.
- Indicates set 1" Iron pipe tagged "RCE 15446" within 90 days after the completion of improvements unless otherwise noted.

## BASIS OF BEARINGS

The bearings shown hereon are based upon the centerline of Holt Ave. being N 0°00'20"E, as shown on a map of Tract No. 3779 filed in Book 135, pages 31-32 of Miscellaneous Maps, records of Orange County, California.

This line is shown to provide the results of the retracement of the South line of the North 1/2 of Lot 10 by this survey but should not be considered as the location or retracement of the East line of Tract No. 3779.

Fd. 1" IP tagged RE 561 per RS 19/46; Tr. No. 3779; M.M. 135/31-32. Accepted as the S.E. corner of the North 1/2 of lot 10, Vanderlip and Rowan Tract, Bk 5, pg. 160, M.R. L.A. County. Top of pipe is flush with the ground.

