34803

SHEET 1 OF 2 9 LOTS & LOT A 0.771 ACRES ALL OF TENTATIVE TR. 11477

BLOCK 5752 MODULE 84

TRACT NO. 11477

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

BEING A SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH 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, EXCEPT THAT PORTION GRANTED TO ORANGE COUNTY FLOOD CONTROL DIST., IN INSTRUMENTS RECORDED AUGUST 27, 1959, IN BOOK 4859, PAGE 224, AND BOOK 4859, PAGE 228, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA

ACCEPTED AND FILED
DEC. 29, 1981 AT 4:00 P.M
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

NDEXED \$8.00

JACK P. NORRIS, RCE 15446

APRIL 1981

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.

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 at the location as detailed herein

Tustin Townhomes, Inc., a California Corporation

By: Cham Debeurne, Président

By: HARRY EBLOCKER, SECRETARY

State of California 3 ss County of as Angular 3

On this day of Leteren, 1981, before me, Luing & France a Notary Public in and for said State personally appeared Glenn Osbourne and Harry & Blocker, known to me to be the President and Secretary, respectively, of Tustin Townhomes Inc., the corporation that executed the within instrument and known to me 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 10-19-81 Witness my hand and Official Seal:

OFFICIAL SEAL
SHIRLEY J. FRASER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
Wy Commission Expires Oct. 19, 1981

Notary Public in and for said State

enable the survey to be retraced.

ENGINEER'S CERTIFICATE

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.

I hereby certify that I am Registered Civil Engineer No. 15446 of the State of

California; that this map consisting of two (2) sheets and the true and complete

survey made in March 1981, which it correctly represents, were both made by me or

after the acceptance of improvements; and that said monuments are sufficient to

under my direction; that the monuments are of the character and occupy the positions indicated, or will be set in such positions within ninety (90) days

Dated this 9th day of DECENDER, 1981

Robert Ledendecker
City Engineer
of the City of Tustin

By Robert S. Lechnolicken

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 23 day of DEC-, 1981.

C. R. Nelson County Surveyor By Haula Cumo
Deputy

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA) 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 _______ day of _______ oecensee______, 1981, 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.

Dated this 9th day of Occember, 1981

Mary E. Wynn
City Clerk
of the City of Tustin

By Mary E. Wynn

PLANNING COMMISSION CERTIFICATE

I, MARY ANN CHAMBERIAN, 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 The day of Lecember, 1981, 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 9th day of Secenter, 1981.

Secretary, City of Tustin
Planning Commission

COUNTY 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.

Dated this 28th day of October, 198

Robert L. Citron
County Tax Collector-Treasurer

By Carol Deputy Tax

x Called O

CLERK OF THE BOARD OF SUPERVISORS' TAX CERTIFICATE

STATE OF CALIFORNIA) COUNTY OF ORANGE)

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 30th day of October, 1981.

June Alexander Clerk of the Board By Murie a. Laure oui

JN 16-01A

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Map Act, a soils report by Dale E. Goss, RCE 12037 dated April 7, 1981 has been prepared for this subdivision.

This report and any supplements thereto are on file with the City of Tustin.

Pursuant to the provisions of Section 66434 (f) and 66434.5 of the Subdivision

JN 16-01A

SHEET 2 OF 2 9 LOTS & LOT A TRACT NO. 11477 0.771 ACRES ALL OF TENTATIVE TR. 11477 34803 SCALE: 1" = 20' ACCEPTED AND FILED BLOCK 5752 MODULE 84 AT REQUEST OF IN THE CITY OF TUSTIN, COUNTY OF ORANGE, STATE OF CALIFORNIA FIRST AMERICAN TITLE INS. CO. ORANGE COUNTY RECURDER JACK P. NORRIS, RCE 15446 **APRIL** 1981 LEE A. BRANCH, County Recorder INDEXED \$8.00 Basis of Bearings: Notes: indicates a found monument as noted. The bearings shown hereon are based upon the centerline of Holt Avenue being North 00 00' 20" East as shown on a map of Tract No. 8475 recorded in Book 342, Pages 2. - indicates set l'ironpipe tagged RCE 15446. 38 - 40 of Miscellaneous Maps, records of Orange County, California. 3. - indicates set nail & tag stamped RCE 15446. Lot A is not a seperate building site and is to be maintained by a Homeowners Association. NEWPORT AVENUE -Easterly line of lot 10, Vanderlip & Rowan Tract. -fd. O.C.S. well monument (dural bar in well) per O.C.S. A/5-9 pgs. 760-761, used for line only. 3/3.45 N.0°04'35"E. 156.75 156.70 R/W N. 89°50'21"W. SOUTHERN PACIFIC RAILROAD 50.00 N.0°06'44"E. UNINCORPORATED TERRITORY 595.35 N.0°04'35"E. 3/3.52 OF ORANGE COUNTY 156.78' fd. 2" I.P. "RCE 10770" per Tr. 3779, Tr. 8475, \$ Tr. 10091.-156.74 Fd. 1" I.P. tagged "RE 561" N per R.S. 19/46 and Tr. no. 10 3779, M.M. 135/31-32. TRACT m 8475 Accepted as the Southerly line of the Established as the Northerly line of the south 1/2 of the south 1/2 of the north 1/2 of the south 1/2 of lot 10. Established by a split V MM. 342 north 1/2 of the south 1/2 of lot 10. **38-40** acreage. O.C.F.C.D. CHANNEL MODENA AVENUE parcel F7-508 of O.R. 5329/2265 O.R. 4859-224 86 N.0°00'20"E. 50 V. WARREN found nothing, set 2" I.P. tagged R.C.E. 15446. LOT A . Boundar N.0°04'36"E. 65.00 650.6, found nothing, set nail & tag RCE 15446 in conc. fence footing. N.0°04'36'E. 65.13' N.0°04'36"E. -N.0°04'36"E. N.0°04'36"E. 65.15" 65.00'-N.0°04'36'E. 65.17' -N.0°04'36'E. 65.00' -N.83°50'36"W N. 0°04'36"E. 65.19" -N.0°04'36"E. 65.00' parcel F7-508.2 of O.R. 5329/226. A.F. #401-271-35 -N.0°04'36"E. 65.00" N.0°04'36"E. 65.21" LOTA 52.96 157.23'62' N.0°00'20"E. N.0°00'20"E. 33 found nothing, set nail + tag stamped R.C.E. 15446. 40 road R/W as per Map of Vanderlip Vehicular * Rowan Tract M.R. Access Rights 5/160 L.A. County retained 768.18 m. (\(\xi\) rec.per \(\xi\)
0.R. 5329-\(\lambda\)226) dedicated to the 3/4.47m. \$ (rec. per Tr. 10091) City of Tustin by thismap. 157.26 663.31 m. (\$ rec. per O.R. 8937-905) HOLT AVENUE N.0°00'20"E. 1922.26 fd. O.C.S. well monument -Set spike \$tag stamped RCE 15446fa. set nothing. S.W. (dural bar in well) per O.C.S. A/5-9 pgs. 179, 391, \$765. CID corner of the north fd. O.C.S well monument 1/2 of lot 10, Vanderlip # Rowan Tract, M.R. 5/160 L.A. County. (dural bar in well) per O.C.S. A/5-9 pgs. 175 \$ 760. UNINCORPORATED TERRITORY OF ORANGE COUNTY