SHEET 1 OF 2 SHEETS

TRACT Nº 5265

IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 60, TRACT NO. 440, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 16, PAGES 21 AND 22 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

20 LOTS

JULY 1967

6.34 ACRES

JAN S 1968 ATSAM
AT REQUEST OF
QRANGE COUNTY TITLE CO.

ORANGE COUNTY RECORDS

J. WYLIE CARLYLE, County Recorder

990

\$7.00

WILLIAM R. HAYNES
LICENSED LAND SURVEYOR NO. 3120

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP BO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE BLUE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES DODGE AVENUE, WOODGLEN DRIVE AND WHEMBLY DRIVE.

WE ALSO OFFER FOR DEDICATION TO THE COUNTY OF ORANGE:

- 1. THE EASEMENTS FOR DRAINAGE PURPOSES, AS SHOWN ON THIS MAP.
- .2. ALL VEHICULAR ACCESS RIGHTS TO DODGE AVENUE, EXCEPT AT STREET INTERSECTIONS.

TUSTANA HOMES, A LIMITED PARTNERSHIP

BY: THOMAS L. SIMS & CO., A CORPORATION, GENERAL PARTNER

PRESIDENT

SECRETARY Lucieus

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 2 DAY OF NOTEMBER, 1967, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HOMAS L. SIMS & CO., KNOWN TO ME TO BE THE PRESIDENT AND LAY A. ANDREUS KNOWN TO ME TO BE THE SECRETARY OF THOMAS L. SIMS & CO., A CORPORATION, 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, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE GENERAL PARTNERS OF TUSTANA HOMES, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 5-24-69WITNESS MY HAND AND OFFICIAL SEAL.

Welliam is Seams

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

I, WILLIAM R. HAYNES, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR NO. 3120 OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN JULY 1967; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER, THE ACCEPTANCE OF IMPROVEMENTS AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURYEX, TO BE RETRACED.

WILLIAM R. HAYNES, LICENSED LAND SURVEYOR NO. 3120

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 WITH, 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 28th DAY OF Der 1967.

A.S. KOCH COUNTY SURVEYOR BY: Mobert V. Wisa

STATE OF CALIFORNIA) SS

I, W.E. ST. JOHN, COUNTY CLERK OF ORANGE COUNTY, DO HEREBY CERTIFY TO THE COUNTY RECORDER OF SAID 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 260 DAY OF GENTLED, 1969

W.E. ST. JOHN COUNTY CLERK BY: alantage
DEPUTY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I, W.E. ST. JOHN, COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO SAID BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF HELD ON THE REAL DAY OF THE COUNTY, 1967, AND THAT THERE-UPON 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 FOR STREET PURPOSES DODGE AVENUE, WOODGLEN DRIVE AND WHEMBLY DRIVE, AND DID ALSO ACCEPT THE EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN ON THIS MAP AND DID ALSO ACCEPT THE VEHICULAR ACCESS RIGHTS

DATED THIS 26 4 DAY OF ECENTON, 1967

W.E. ST. MOHN
COUNTY CLERK AND EX-OFFICIO CLERK
OF THE BOARD OF SUPERVISORS.

BY:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I, DON S. MOZLEY, COUNTY TAX COLLECTOR AND REDEMPTION OFFICER OF ORANGE COUNTY, 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 THEREOFFOR UNPAID STATE OR COUNTY TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS 18th DAY OF December, 1967.

DON S. MOZLEY
COUNTY TAX COLLECTOR
AND REDEMPTION OFFICER

BY: W. E markle
DEPUTY

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587 OF THE BUSINESS AND PROFESSIONS CODE THE SIGNATURE OF DAVID HEWES REALTY, OWNER OF AN EASEMENT FOR PIPE LINES RECORDED IN BOOK 188, PAGE 497 OF OFFICIAL RECORDS, HAS BEEN OMITTED.

A SUILS REPORT ON THE LAND COVERED BY THIS MAP WAS PREPARED BY WILLIAM T. CORUM, R.C.E. NO. 6207 ON AUGUST 7, 1967.

238/31 TRACT Nº 5265 SHEET 2 OF 2 SHEETS 990 **SCALE:** 1" = 40' ACCEPTED AND FILED IN UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE % JAN 3 1968 AT AM STATE OF CALIFORNIA AT REQUEST OF GRANGE COUNTY TITLE CO. ORANGE COUNTY RECORDS J. WYLIE CARLYLE, County Recorder \$7.00 **6.34 ACRES** 20 LOTS JULY 1967 WILLIAM R. HAYNES LICENSED LAND SURVEYOR NO. 3120 BASIS OF BEARINGS: The north line of Tract No. 5576 being 589.50'22'E per map recorded in book 224, pages 4,5, \$6 of Miscellaneous Maps, records of said Orange County, California MONUMENT NOTES: 1. Set 3/4" Iron pipe tagged L.S. 3120 at all lot corners, unless otherwise noted. 2. Set 8" spike and washer in finished surface at all centerline intersections and terminations, unless other wise noted 3 Ties to centerline monuments will be made and a copy of said ties furnished to the County Surveyor 4. Set lead \$ tags L.S. 3120, in sonerete walks at points shown thus "o" as offsets to lot corners Fd N#T per 0.6.5 1/5-9,538 Fd. 51d OC.S. Mon per OCS 4/5-9, 165 Used for line only. DODGE AVENUE DODGE AVENUE Fd. No. 1 No ref Fd PK Nores 40 589°47'02'E (N89°55'30"W 1184 00 Rec. per Tr. 3829) 118403' € 589°47'02"E 589°47'02"E 5/8.99 49.96 b 129.75 56.15 54.15 259.49 129.75 Set 0. C. S. Type 9 O DODGE AVENUE EHEWES AVENUE 40 A" Well Mon . ACCESS RIGHTS TO DODGE AVENUE, EXCEPT AT COUNTY OF ORANGE ALL VEHICULARI INTERSECTIONS ARE DEDICATED TO THE STREET 589°47'02'E 155.38 589°47'02"E 76.03 76.87 77.79 2.002 Set 2"1.P. C.S. 3120 Set 2"1.P.L.5.3120 1=87°21'32" R=27' 4×89°01'31" R=27' L=41.95 T=26.54 A-92.38.28 4:90° 58'29" R. 27 R=27' L: 42.87 T: 27.46 L= 43.66 T= 28.27 L. 41.17 T: 25.78 26 26' 26' 26' 5 2 i) 20 // 10 589°47'02 E 105.71 105.71 105.74 589°47'02 E 105.74 200 589°47'02"E 211.45 33, 298 12 19 9 2 EMBLY 0.07 DRIVE DRIVE 5/6.65 19000 589°47'02'E 10709 589°47'02"E 107.09 107.12 589°47'02"£ 214.21 N2.51 Ž 18 13 8 3 いながら 589°47'02"E 2/6.95 589°47'02"E 108.46 108.46 108.49 589°47'02'E 52 78401 26' 26' 26 6 6 1:31°13'56' R:92' L:50./5 1:31*13:56 R:92 L:50.15 T:25.71 4=35°01'52' R=92' L=56.25' T=29.03' 26 - 565° 53'41' N RUJ 4:26°57'45" R.92' L.43.29' T:22.06' 17 1:42 . 46'47 14 8:24.45:30" Keserved L= 19.88' 10' Easeme 4:35°01'52" L= 34.35' A-42°45'43" L=34.33 for Sewer Purposes. L. 2812 10' Easement 185.93 N88 49 33 E 583°21'01"E 500° 80'45 88.43' 9/.37 581°54'30'W 86.52 577.16 46 E Rod --N8708 34 W 5.00 R: 46' 4:242°27'52" L:194.66 (J) 1:96°16'42" R+46' 4-24|*59'37" L= 77.30' 4:85°55'33" 4:68,99 1: 78•27'09 L·62.99' 1:78°28'13" Reserved for 10' Easement for L-194.28 L: 63.00 15 16 5 10. Drainage Ease ment dedicated to the County of Orange Fd 3/4" | P. Fd. 171PL.5 RCE 10770 2312 per Tr. 2680 MM80-36. 6 Drainage Easement dedicated to the County of Oranae per Tr. 5576 Replaced Easement dedicated to the County of Orange WITH 2"1.P. Replaced 142.27 13229 137.27 (/58 06') 549.09' 137.26 tegged with 2"1.P. 131.91) L.S. 3/20 (12809) (150.00) tagged L.S. 3/20 589°50'22'E 16 15 5 23 3 5576 NO 224 - 4,5,6 NO. NA