

ALL OF TENTATIVE
TRACT 8994
15 LOTS
8.912 ACRES

TRACT No. 8994

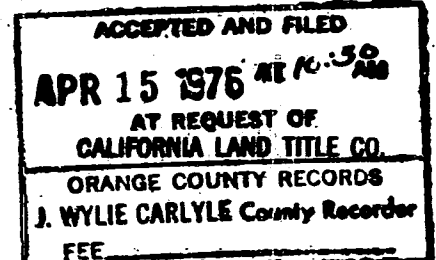
IN THE CITY OF SAN JUAN CAPISTRANO,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

THOMAS E. SHELTON

R.C.E. 12443

NOVEMBER, 1975.

17079



INDEXED \$7.00

BEING A SUBDIVISION OF A PORTION OF PARCELS N AND S1 OF SAN JUAN CAPISTRANO AND VICINITY, IN THE CITY OF SAN JUAN CAPISTRANO, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGES 31 TO 37, INCLUSIVE, OF RECORD OF SURVEYS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

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 to the public for street purposes: Aguacate Road, Via Estelita and Paseo Terraza; we also offer for dedication to the City of San Juan Capistrano: All vehicular access rights to Aguacate Road, except at street intersection.

We also offer for dedication to the Orange County Waterworks District No. 4 the water rights included within or appurtenant to the land lying within the blue border of this tract, and the 15 foot easement for waterline purposes across Lot 8.

H.A. CUNNINGHAM AND ASSOCIATES, a general partnership

Howard A. Cunningham Henry D. Meyer
Howard A. Cunningham, trustee for the Cunningham Family Community Trust
Henry D. Meyer, trustee for the Meyer Family Trust

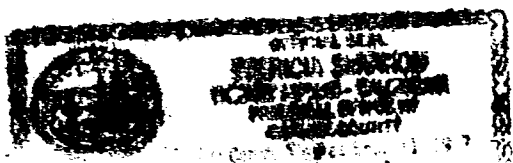
STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

On this 24th day of March, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Howard A. Cunningham, known to me to be the Trustee for the Cunningham Family Community Trust, and Henry D. Meyer, known to me to be the Trustee for the Meyer Family Trust, both known to me to be the Partners of H.A. Cunningham & Associates, the partnership that executed the within instrument; and acknowledged to me that such partnership executed the same.

My Commission expires: Sept 11, 1977

Witness my hand and official seal.

Patricia [Signature]
Notary Public in and for said
County and State



AMERICAN CITY BANK, a California Corporation, Trustee under Deed of Trust recorded in Book 11651, Page 1554, Official Records on February 20, 1976.

T.J. Forrest
T.J. Forrest, President

Luana Muech
Luana Muech, Secretary

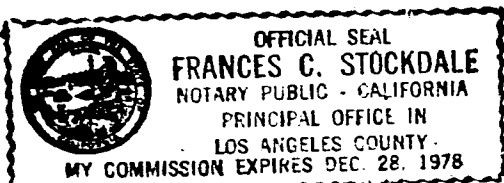
STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

On this 25th day of March, 1976, before me, Frances C. Stockdale, a Notary Public in and for said County and State, personally appeared T.J. Forrest, known to me to be the President, and Luana Muech, known to me to be the Secretary of American City Bank, 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, and acknowledged to me that such corporation executed the same.

My Commission expires: 12-28-78

Witness my hand and official seal.

Frances C. Stockdale
Notary Public in and for said
County and State.



I, Thomas E. Shelton, do hereby certify that I am a Registered Civil Engineer No. 12443 of the State of California; that this map consisting of two sheets and the true and complete survey made in November, 1975, which it correctly represents were both made by me or under my direction; that the monuments are of the character and occupy positions indicated, or will be set in such positions within ninety days after the acceptance of improvements; and that said monuments are sufficient to enable the survey to be retraced.

Thomas E. Shelton
Thomas E. Shelton - R.C.E. 12443

I, William D. Murphy, City Engineer of the City of San Juan Capistrano, 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 City Planning Commission; that all provisions of the Subdivision Map Act and City Subdivision Regulations have been complied with, and I am satisfied said map is technically correct.

Dated this 7th day of APRIL, 1976.

William D. Murphy
William D. Murphy - R.C.E. 17629
City Engineer, San Juan Capistrano

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE
CITY OF SAN JUAN CAPISTRANO

I, Mary Ann Hanover, City Clerk of the City of San Juan Capistrano, do hereby certify that this map was presented for approval to the San Juan Capistrano City Council at a regular meeting thereof held on the 7th day of APRIL, 1976, 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 offer of dedication for street purposes: Aguacate Road, Via Estelita and Paseo Terraza; said council did also accept on behalf of the City of San Juan Capistrano the offer of dedication of: All vehicular access rights to Aguacate Road, except at street intersection; and did also approve subject tract map pursuant to the provisions of Section 66436 (b)(1) of the Subdivision Map Act.

Dated this 8th day of APRIL, 1976.

Mary Ann Hanover
Mary Ann Hanover - City Clerk

I, Virginia Meadows, clerk of the Board of Directors of the Orange County Waterworks District No. 4, do hereby certify that this map was presented for acceptance of dedication, to the Board of Directors of said District at an regular meeting thereof held on the 7th day of APRIL, 1976, and that thereupon said Board did, by an order duly passed and entered, accept the water rights, and the 15 foot easement for waterline purposes across Lot 8.

By: Virginia Meadows
Clerk of the Board of Directors
Orange County Waterworks District
No. 4

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

I, Robert L. Citron, County Tax Collector - Treasurer of Orange County, do hereby certify that according to the records of my office, there are no liens against the land shown within the colored border line of this map or any part thereof for unpaid State, County or City taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes on the land covered by this map.

Dated this 12th day of April, 1976.

Robert L. Citron
County Tax Collector -
Treasurer



STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

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 13th day of APRIL, 1976.

W.E. St. John
County Clerk

By: Walter Mangus
Deputy

Examined and approved this 14th day of April, 1976.

C.R. Nelson
County Surveyor

By: Robert V. Wise
Deputy

Pursuant to the provisions of Section 66434(f) of the Subdivision Map Act, a Soils Report was prepared by Ronald W. Martin, R.C.E. 14456 dated December 2, 1975.

Under the provisions of the Section 66436(b) of the Subdivision Map Act the following signatures have been omitted:

Edward Martin Nagel and Gertrude Nagel, holders of easement for pipe lines in deed recorded September 20, 1938, in Book 962, Page 309, Official Records.
J.K. Evinger and Olive A. Evinger, husband and wife, in deed recorded August 1, 1960, in Book 5354, Page 232 of Official Records and re-recorded September 22, 1960, in Book 5427, Page 418 of Official Records, holders of oil and mineral rights.

Guy Williams and Catherine C. Williams and Charles E. Crumrine and Viola B. Crumrine, holders of easement for road recorded in Book 1195, Page 465, Official Records.

Trabuco Water Company, a corporation, in deed recorded July 26, 1892, in Book 64, Page 202, Deeds, holder of easements for pipe lines and ditches.

County of Orange, in deed recorded May 12, 1954, in Book 2768, Page 558, Official Records, holder of easements for road.

ORIGINAL

TRACT No. 8994

IN THE CITY OF SAN JUAN CAPISTRANO,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

BASIS OF BEARINGS:

THE BEARING OF N. 24° 37' 10" E.
FOR THE CENTERLINE OF AGUACATE
ROAD AS SHOWN ON TRACT 6169,
M.M. 244 / 19-21, RECORDS OF
ORANGE COUNTY.

15 LOTS 8.912 ACRES
THOMAS E. SHELTON, R.C.E. 12443
NOVEMBER, 1975.

MONUMENT NOTES:

1. FOUND MONUMENTS AS NOTED.

2. SET 3/4" I.P. TAGGED "R.C.E.12443" AT ALL LOT CORNERS, EXCEPT WHERE BLOCK WALL INTERFERES, UNLESS OTHERWISE NOTED.

3. SET SPIKE AND TIN TAGGED "R.C.E. 12443" ON SURFACE OVER 2" I.P. 18" LONG, IN SUBGRADE AT ALL INTERSECTIONS OF STREET CENTERLINES, BEGINNING AND ENDING OF CENTERLINE CURVES, AND ALL OTHER POINTS OF CONTROL, AS SHOWN BY SYMBOL:

17079

ACCEPTED AND FILED
APR 15 1976 AT 10:30 AM
AT REQUEST OF
CALIFORNIA JUVENILE COURT
ORANGE COUNTY RECORDS
J. WYLIE CARLYLE County Recorder
FEE

INDEXED 87.00

