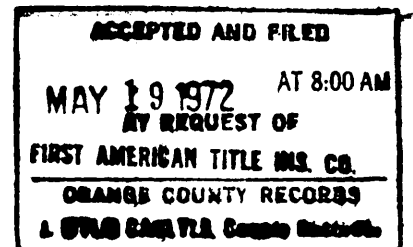


## TRACT NO. 7159

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

18766



\$7.00

BEING A SUBDIVISION OF PORTIONS OF LOTS 2, 3, 4, 6, 7, AND 8, IN BLOCK 2 OF SAN JUAN CAPISTRANO, AS PER MAP RECORDED IN BOOK 3, PAGES 120 TO 125, INCLUSIVE, OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, AND A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 8 WEST, OF THE SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, APRIL 12, 1875, AND A PORTION OF WATER STREET AS ABANDONED BY RESOLUTION NO. 654, RECORDED NOVEMBER 16, 1920 IN BOOK 15, PAGE 307 OF DEEDS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

CONTAINING 9.269 ACRES WITH 41 NUMBERED LOTS AND 4 LETTERED LOTS

EUGENE H. AYER, REGISTERED CIVIL ENGINEER NO. 10035  
SCALE: 1"=60' SEPTEMBER, 1971

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 SHOWN WITHIN THE BLUE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES: ALIPAZ STREET, VIA BELARDES, PASEO BELARDES, AND CALLE RIO VISTA. WE ALSO OFFER FOR DEDICATION TO THE CITY OF SAN JUAN CAPISTRANO ALL VEHICULAR ACCESS RIGHTS TO ALIPAZ STREET EXCEPT AT STREET INTERSECTION.

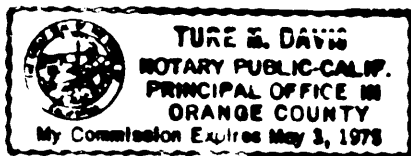
RIO VISTA HOMES, INC., A CORPORATION.

BY: C. K. Knickerbocker BY: M. H. Koll  
PRESIDENT SECRETARY

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 23<sup>RD</sup> DAY OF MARCH, 1972, BEFORE ME  
Ture M. Davis, A NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE, PERSONALLY APPEARED C. K. Knickerbocker, KNOWN  
TO ME TO BE THE PRESIDENT, AND M. H. KOLL, KNOWN TO  
ME TO BE THE SECRETARY OF RIO VISTA HOMES, INC., A CORPORATION,  
THE CORPORATION THAT EXECUTED THE ANNEXED INSTRUMENT, AND  
KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE ANNEXED INSTRUMENT  
ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO  
ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Ture M. Davis  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES: May 3, 1975



IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11587 OF THE BUSINESS AND PROFESSIONS CODE, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

4. SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF EASEMENTS RECORDED IN BOOK 436, PAGE 53 OF OFFICIAL RECORDS, AND IN BOOK 7509, PAGE 896 OF OFFICIAL RECORDS.
5. ORANGE COUNTY FLOOD CONTROL DISTRICT, HOLDER OF RIGHTS AND EASEMENT FOR SLOPE PURPOSES BY DEEDS RECORDED IN BOOK 894, PAGE 358 AND IN BOOK 6474, PAGE 253, BOTH OF OFFICIAL RECORDS.
6. SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT RECORDED IN BOOK 7950, PAGE 783 OF OFFICIAL RECORDS.
7. CITY OF SAN JUAN CAPISTRANO, HOLDER OF EASEMENT FOR SEWER AND PUBLIC UTILITY PURPOSES, RECORDED IN BOOK 8422, PAGE 973 OF OFFICIAL RECORDS.

I, EUGENE H. AYER, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, NO. 10035, OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF TWO SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER, 1971; THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE 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.

Eugene H. Ayer  
REGISTERED CIVIL ENGINEER NO. 10035

I, JACK Y. KUBOTA, 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 THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 24<sup>TH</sup> DAY OF April, 1972

Jack Y. Kubota C.E. 10056  
CITY ENGINEER.

STATE OF CALIFORNIA } S.S.  
CITY OF SAN JUAN CAPISTRANO }

I, DONALD G. WEIDNER, CITY CLERK OF THE CITY OF SAN JUAN CAPISTRANO, DO HEREBY CERTIFY THAT THIS MAP WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY OF SAN JUAN CAPISTRANO AT A REGULAR MEETING THEREOF HELD ON THE 24<sup>TH</sup> DAY OF APRIL, 1972, AND THAT THEREUPON SAID CITY 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 PUBLIC USE FOR STREET PURPOSES: ALIPAZ STREET, VIA BELARDES, PASEO BELARDES, AND CALLE RIO VISTA, AND DID ACCEPT ALL VEHICULAR ACCESS RIGHTS TO ALIPAZ STREET EXCEPT AT STREET INTERSECTION, AS DEDICATED, AND DID ALSO APPROVE SUBJECT TRACT MAP PURSUANT TO THE PROVISIONS OF SECTION 11587 (a) OF THE SUBDIVISION MAP ACT.

DATED THIS 24<sup>TH</sup> DAY OF APRIL, 1972.

Donald G. Weidner  
CITY CLERK OF THE CITY OF SAN JUAN CAPISTRANO

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }

I, ROBERT L. CITRON, COUNTY TAX COLLECTOR AND REDEMPTION OFFICER OF SAID COUNTY OF ORANGE, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND SHOWN ON 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, NOT YET DUE AND PAYABLE.

DATED THIS 2nd DAY OF May, 1972

Robert L. Citron  
COUNTY TAX COLLECTOR AND REDEMPTION OFFICER

BY: W. E. Markle  
DEPUTYSTATE OF CALIFORNIA } S.S.  
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 9<sup>TH</sup> DAY OF May, 1972.

W. E. St. John  
COUNTY CLERK

BY: James J. Hayes  
DEPUTYEXAMINED AND APPROVED ON 10<sup>TH</sup> DAY OF May, 1972

L. McConville  
COUNTY SURVEYOR  
BY: Robert V. Vire  
DEPUTY

NOTE: A SOILS REPORT WAS PREPARED BY SOUTHERN CALIFORNIA TESTING LABORATORY, INC., DATED SEPTEMBER 24, 1971, SIGNED BY C. H. WOOD, R.C.E. 10778.

TRACT NO. 7159

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

EUGENE H. AYER, REGISTERED CIVIL ENGINEER NO. 10035.

SCALE: 1" = 60' SEPTEMBER, 1971.

CONTAINING 9.269 ACRES WITH 41 NUMBERED LOTS AND 4 LETTERED LOTS.

18766

RECORDED AND FILED  
MAY 19 1972 AT 8:00 AM  
BY REQUEST OF  
FIRST AMERICAN TITLE INS. CO.  
ORANGE COUNTY RECORDS  
A. STANLEY, COUNTY CLERK

\$7.00

**BASIS OF BEARINGS:** THE NORTHEASTERLY BOUNDARY OF TRACT NO. 5675 (M.M. 205, 30-31 RECORDS OF ORANGE COUNTY) BEARING N 65° 38' 40" W, AS SHOWN ON MAP OF SAID TRACT.

**MONUMENT NOTES**

1. SET OR FOUND MONUMENTS AT TRACT CORNERS, AS NOTED ON MAP.
2. SET 2" I.P., 18" LONG, IN SUBGRADE, WITH SOME #10 IN FINISHED SURFACE, AT ALL CENTERLINE INTERSECTIONS, BEGINNING AND ENDING OF CURVES, AND AT TERMINATION OF STREETS, UNLESS OTHERWISE NOTED. TIES TO SAID MONUMENTS SHALL BE MADE AND A COPY OF SAID TIES SHALL BE FURNISHED TO THE CITY ENGINEER.
3. SET 1" I.P. AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
4. ALL IRON PIPES BEAR COPPER TAG MARKED "R.C.E. 10035."

