

SHEET 1 OF 2 SHEETS

(ALL OF VESTING TENTATIVE
PARCEL MAP NO. 92-123)TOTAL ACREAGE: 2.542 ACRES
NUMBERED PARCELS: 5
LETTERED PARCELS: 0
DATE OF SURVEY: SEPTEMBER, 1996.

BLOCK: 4856 MODULE: 88 & 98

PARCEL MAP NO. 92-123

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

BEING A SUBDIVISION OF A PORTION OF LOT 51 OF TRACT NO. 103, AS SHOWN ON A MAP RECORDED
IN BOOK 11, PAGES 29 TO 33, INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY OF
ORANGE, CALIFORNIA AND A PORTION OF LOT 3, BLOCK 2 OF THE TOWN OF SAN JUAN CAPISTRANO,
RECORDED IN BOOK 3, PAGES 120 TO 125 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY.

ROX CONSULTING GROUP, INC.

ROBERT J. NUGENT, R.C.E. 9200

SEPTEMBER, 1996

ACCEPTED AND FILED AT THE
REQUEST OF
CONTINENTAL LAWYERS TITLE COMPANYDATE JANUARY 30, 1997TIME 2:41 P.M. FEE \$ 10.00INSTRUMENT # 19970046546 P/mBOOK 295 PAGE 31-32GARY L. GRANVILLE
COUNTY CLERK-RECORDERBY Phyllis Johnson
DEPUTY

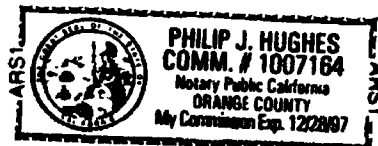
OWNERSHIP CERTIFICATE

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 CITY
OF SAN JUAN CAPISTRANO THE EASEMENT FOR ROADWAY
PURPOSES AS SHOWN ON SAID MAP. *BY Thomas Trulis
THOMAS TRULIS* WE ALSO DEDICATE TO THE CITY OF SAN JUAN CAPISTRANO
THE 20' WIDE EASEMENT FOR ROADWAY CONSTRUCTION
PURPOSES AS SHOWN ON SAID MAP.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SSON THIS 30 DAY OF DECEMBER, 1996, BEFORE ME, PHILIP J. HUGHES
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEAREDTHOMAS TRULIS
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR
AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE
INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S)
ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Philip J. Hughes MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN ORANGE COUNTY.PHILIP J. HUGHES MY COMMISSION EXPIRES 28 Dec 1997
(NAME PRINTED)

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (a) (3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING
SIGNATURES HAVE BEEN OMITTED:

1. CAPISTRANO WATER COMPANY, HOLDER OF AN EASEMENT AS RECORDED JULY 12, 1901,
IN BOOK 71, PAGE 49 OF DEEDS.
2. CITY OF SAN JUAN CAPISTRANO, HOLDER OF AN EASEMENT AS RECORDED JANUARY 30,
1984, AS INSTRUMENT NO. 84-042622 OF OFFICIAL RECORDS.
3. EDWARD CHADE AND ALMA CHADE, HUSBAND AND WIFE, AND
LEO CHADE AND IRMA O. CHADE, HUSBAND AND WIFE, OWNERS
OF AN INTEREST IN OIL, GAS AND OTHER HYDROCARBON SUB-
STANCES AND MINERALS, AS RECORDED IN DEED RECORDED
MARCH 29, 1971, IN BOOK 9585, PAGE 521 OF OFFICIAL
RECORDS.

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SSI 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.I ALSO CERTIFY TO THE RECORDER OF ORANGE 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 22 DAY OF JANUARY, 1997JOHN M. W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

DEPUTY TREASURER-TAX COLLECTOR

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCES AT THE REQUEST OF MR. THOMAS TRULIS ON 9/1/96. I HEREBY
STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS
INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER
RECORDATION OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT
TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS
PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY
APPROVED TENTATIVE MAP, IF ANY.Robert J. Nugent
ROBERT J. NUGENT
R.C.E. No. 9200
MY REGISTRATION EXPIRES DECEMBER 31, 2000.

CITY ENGINEER'S STATEMENT

I HEREBY STATE 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 COMMISSION; 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 4th DAY OF DECEMBER, 1996William M. Huber
WILLIAM M. HUBER, R.C.E. 31785
DIRECTOR OF ENGINEERING & BUILDING,
CITY OF SAN JUAN CAPISTRANO.
MY REGISTRATION EXPIRES: 12/31/96.

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SAN JUAN CAPISTRANO)I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL
OF THE CITY OF SAN JUAN CAPISTRANO AT A REGULAR MEETING THEREOF HELD ON THE
3rd DAY OF DECEMBER, 1996, AND THAT THEREUPON SAID COUNCIL DID, BY
AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

- A. AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION
66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.
- B. AND DID ACCEPT ON BEHALF OF THE CITY OF SAN JUAN CAPISTRANO THE EASEMENT FOR ROADWAY PURPOSES AS DEDICATED.
- C. AND DID ACCEPT ON BEHALF OF THE CITY OF SAN JUAN CAPISTRANO THE
EASEMENT FOR ROADWAY CONSTRUCTION PURPOSES AS DEDICATED.

Cheryl Johnson DATED THIS 4th DAY OF DECEMBER, 1996.
CHERYL JOHNSON
CITY CLERK OF SAN JUAN CAPISTRANO.

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE 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 PARCEL
MAP BOUNDARY.DATED THIS 29th DAY OF JANUARY, 1997Michael E. Emmons
JOHN CANAS, COUNTY SURVEYORBY: MICHAEL EMMONS, DEPUTY
L.S. 5899 EXPIRES: 12-31-00

(ALL OF VESTING TENTATIVE)
PARCEL MAP NO. 92-123
TOTAL ACREAGE: 2.542 ACRES
NUMBERED PARCELS: 5
LETTERED PARCELS: 0
DATE OF SURVEY: SEPTEMBER, 1996.

PARCEL MAP NO. 92-123

IN THE CITY OF SAN JUAN CAPISTRANO, COUNTY OF ORANGE, STATE OF CALIFORNIA
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ROX CONSULTING GROUP, INC. ROBERT J. NUGENT, R.C.E. 9200
SEPTEMBER, 1996

NOTES:

- () RECORD DATA PER TR. NO. 103, M.M. 11/28-33, UNLESS OTHERWISE NOTED.
- < > RECORD DATA PER P.M.B. 50/1.
- [] RECORD DATA PER CSTB 142-36.
- Ⓐ INDICATES EASEMENT FOR ROADWAY PURPOSES DEDICATED TO CITY OF SAN JUAN CAPISTRANO.
- Ⓑ INDICATES 20' WIDE EASEMENT FOR ROADWAY CONSTRUCTION PURPOSES DEDICATED TO CITY OF SAN JUAN CAPISTRANO.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION OPS 0761 AND STATION OPS 1609 BEING NORTH 86°17'45" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY 0.999958905.

MONUMENT NOTES:

- △ INDICATES FOUND ORANGE COUNTY GPS MONUMENTS.
- FOUND MONUMENTS PER CSTB 142-36, TO BE REPLACED BY A 2" I.P. & TAG "RCE 9200".
- FOUND MONUMENT AS NOTED.
- 1" OR 2" I.P. "RCE 9200" OR SPIKE AND WASHER "RCE 9200" OR LEAD & TAG "RCE 9200" TO BE SET AT ALL PARCEL CORNERS AND CENTERLINE CONTROL TO BE SET 90 DAYS AFTER RECORDATION OF THIS MAP, UNLESS OTHERWISE NOTED.

