

RECORDING REQUESTED  
BY AIR MAIL TO

EXEMPT  
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#123721 388

77-20

COUNTY OF ORANGE EMA

Adm W.D. District

# APPLICATION FOR LOT LINE ADJUSTMENT

This application shall be accompanied  
by a Lot Line Adjustment Map and Legal Descriptions

RECORD OWNERS:

PARCEL 1

PARCEL 2

NAME: Leonard Schwendeman  
ADDRESS: 31041 Trabuco Canyon Road  
Trabuco Canyon, Calif. 92678

NAME: Leonard Schwendeman  
ADDRESS: 31041 Trabuco Canyon Road  
Trabuco Canyon, Calif. 92678

DAYTIME  
PHONE:

586-7938

586-7938

PARCEL 3

PARCEL 4

NAME:

ADDRESS:

DAYTIME  
PHONE:

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

-10 00 AM SEP 12 1977

J. WYLLIE CARLYLE, County Recorder

(I/We) hereby certify that 1) (I am/we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/We) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

Signature(s) of owner(s) of Parcel 1

Signature(s) of owner(s) of Parcel 2

Signature(s) of owner(s) of Parcel 3

Signature(s) of owner(s) of Parcel 4

CONTACT PERSON: Richard Houck - c/o Woodside/Kubota & Associates, Inc.

ADDRESS: 2415 South Birch Street, Santa Ana, California 92707

DAYTIME  
PHONE: 979-5240

## OFFICE USE ONLY

Date received <b>7-8-77</b>	A.P. Numbers <b>842-081-16</b> <b>842-081-3</b>	Date filed <b>9-1-77</b>	Subdivision Committee: Date: <b>9-8-77</b> Action: <b>APPROVED</b>
Zoning <b>A1 + A1 (PA-2)</b> <b>11-6-7</b> <b>77-49-2</b>	Supervisory District <b>3RD</b>	Surveyor O.K. <b>8-31-77</b>	
L.R.A. designation	C.E.Q.A. status <b>CATEGORICALLY</b> <b>EXEMPT</b>	L.R.A. Certificate recorded:	Lot Line Adjustment <b>77-20</b>

*Robert V. Wise*  
R. V. Wise, Deputy  
County Surveyor

## EXHIBIT A

K123726 389

## LOT LINE ADJUSTMENT NO. LL 77-20

## (LEGAL DESCRIPTIONS)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Leonard Schwendeman	842-081-16	Parcel 1
Leonard Schwendeman	842-081-3	Parcel 2

## Parcel 1.

That portion of the Rancho Trabuco, in the County of Orange, State of California, per "Plat of the Rancho Trabuco" confirmed to Juan Forster and recorded in Book 1, Pages 53 and 54 of Patents, Records of Los Angeles County, California, described as follows;

Beginning at the intersection of the centerline of Trabuco Canyon Road with the centerline of Trabuco Oaks Drive as described in a deed to the County of Orange recorded in Book 1480, Page 138 of Official Records of said County;

thence N. 7°47'07" E along the centerline of Trabuco Oaks Drive, 306.08 feet to the Northerly line of said Rancho Trabuco; thence S 72°02'22" E. along said Northerly line 125.02 feet; thence leaving said Northerly line S 23°59'14" W. 145.46 feet; thence S 27°12'48" W. 104.05 feet to a point in the Northerly right of way line of said Trabuco Canyon Road, said point being in a curve concave Southerly and having a radius of 536.81 feet, said curve also being 30.00 feet Northerly from and concentric with the centerline of said Trabuco Canyon Road, a radial line at said point bears N 6°09'55" W; thence S 6°09'55" E. along said radial 30.00 feet to a point in the centerline of said Trabuco Canyon Road, said centerline being a tangent curve concave Southerly and having a radius of 506.81 feet; thence Westerly along said centerline an arc distance of 57.70 feet through a central angle of 6°31'25" to the point of beginning.

## Parcel 2.

That portion of the Rancho Trabuco per "Plat of the Rancho Trabuco" confirmed to Juan Forster and recorded in Book 1, Pages 53 and 54 of Patents, Records of Los Angeles County, California and that portion of Section 11, Township 6 South, Range 7 West, S.B.M., all in the County of Orange, State of California, described as follows;

Beginning at a 1" iron pipe in the Northerly boundary of said Rancho Trabuco distant thereon N 72°02'22" W. 3503.02 feet from Trabuco Corner No. 13; thence S 22°07'00" W. 30.00 feet to a point in the centerline of hereinbefore mentioned Trabuco Canyon Road, 60.00 feet wide, being a tangent curve concave Southerly and having a radius of 234.23 feet, a radial line at said point bears N 22°07'00" E; thence Westerly along said curve an arc distance of 186.89 feet through a central angle of 45°43'00" to a point of reverse curve, said reverse curve being concave Northerly and having a radius of 390.71 feet, a radial line at said point bears N 23°36'00" W; thence Westerly along said curve an arc distance of 252.31 feet through a central angle of 37°00'00"; thence N 76°36'00" W. 136.56 feet to the beginning of a tangent curve concave Southerly and having a radius of 500.00 feet; thence Westerly along said curve an arc distance of 94.54 feet through

Examined and approved by:  
*Robert M. Wise*  
R. V. Wise, Deputy  
County Surveyor

# EXHIBIT A

M. 1237216 390

## LOT LINE ADJUSTMENT NO. LL 77-20

(LEGAL DESCRIPTIONS)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Leonard Schwendeman	842-081-16	Parcel 1
Leonard Schwendeman	842-081-3	Parcel 2

a central angle of  $10^{\circ}50'00''$ ; thence  $N 87^{\circ}26'00'' W$  135.79 feet to the beginning of a tangent curve concave Southerly and having a radius of 506.81 feet; thence Westerly along said curve an arc distance of 77.24 feet through a central angle of  $8^{\circ}43'55''$  to a point in a non-tangent line, a radial line at said point bears  $N 6^{\circ}09'55'' W$ , said non-tangent line being the Easterly line of the hereinbefore described parcel 1; thence along said Easterly line  $N 6^{\circ}09'55'' W$  30.00 feet; thence  $N 27^{\circ}12'48'' E$  104.05 feet; thence  $N 23^{\circ}59'14'' E$  145.46 feet to the Northerly line of said Rancho Trabuco; thence  $S 72^{\circ}02'22'' E$  along said Rancho line 298.02 feet to a point of intersection with the Easterly line of Tract 926 as shown on a map recorded in Book 29, Pages 20 and 21 of Miscellaneous Maps, Records of said Orange County, said point being distant 38.48 feet Northerly from the Southeast corner of Lot I of said Tract 926; thence along the Easterly boundary of said Tract 926 the following courses;  $N 4^{\circ}03'50'' E$  359.21 feet;  $N 72^{\circ}11'19'' E$  153.64 feet; and  $N 51^{\circ}32'40'' E$  104.00 feet to an intersection with the Easterly line of the land described in a deed to Fred L. Schwendeman and Alma E. Schwendeman recorded in Book 537, Page 116 of Official Records of said Orange County; thence along the Easterly line of said deed the following courses;  $S 23^{\circ}10'48'' E$  288.72 feet;  $S 69^{\circ}08'38'' W$  166.30 feet; and  $S 34^{\circ}32'38'' W$  212.30 feet to the Northerly line of said Rancho Trabuco; thence  $S 72^{\circ}02'22'' E$  along said Northerly line 421.85 feet to the point of beginning.

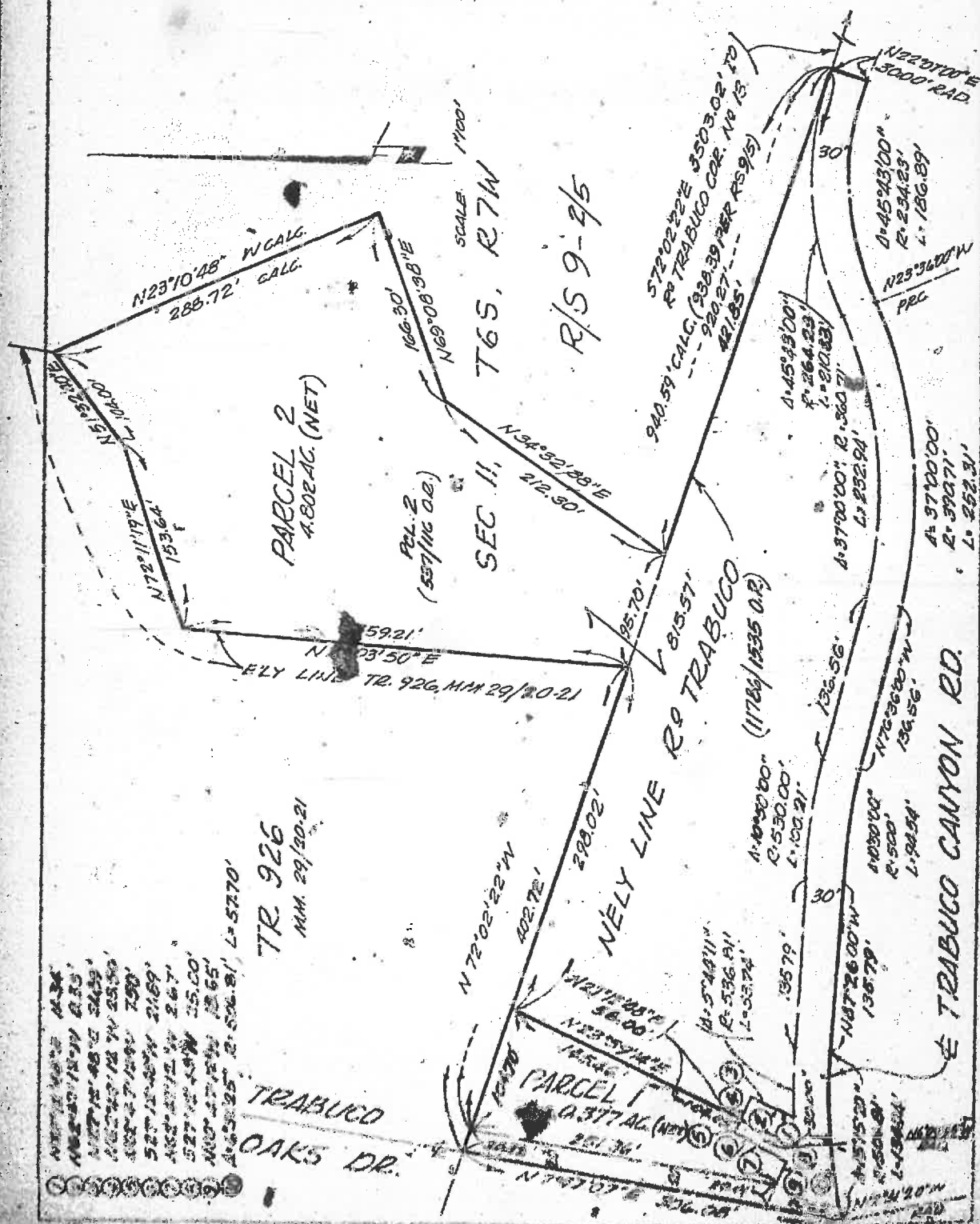
*Robert Wise*  
R. V. Wise, Deputy  
County Surveyor

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LOT LINE ADJUSTMENT NO. LL 77-20

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
LEONARD SCHWENDEMAN	842-081-16	PARCEL 1
LEONARD SCHWENDEMAN	842-081-3	PARCEL 2



- 1 N 27° 12' 40" E 11.34'
- 2 N 27° 12' 40" E 2.33'
- 3 N 27° 12' 40" E 2.33'
- 4 N 27° 12' 40" E 2.33'
- 5 N 27° 12' 40" E 2.33'
- 6 N 27° 12' 40" E 2.33'
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- 96 N 27° 12' 40" E 2.33'
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- 98 N 27° 12' 40" E 2.33'
- 99 N 27° 12' 40" E 2.33'
- 100 N 27° 12' 40" E 2.33'

TR 926  
N.M. 29/20-21

TRABUCO  
OAKS DR.

PARCEL 2  
4.802 AC. (NET)

T6S, R7W  
R/S 9-2/5

SEC 11,  
NELY LINE R<sup>2</sup> TRABUCO  
(11724/1535 OR)

PARCEL 1  
0.377 AC. (NET)

TRABUCO CANYON RD.

SCALE 1"=100'

N 23° 10' 48" W CALG  
228.72'

N 72° 11' 19" E  
153.64'

REL. 2  
(537/16 OR)

N 34° 30' 38" E  
212.30'

ELY LINE T2.926, MM 29/20-21  
N 4° 03' 50" E  
359.21'

N 72° 02' 22" W  
402.72'

N 27° 02' 22" E  
298.02'

N 27° 02' 22" E  
58.00'

N 23° 59' 14" E  
145.46'

N 27° 02' 22" E  
10.00'

N 27° 02' 22" E  
10.00'

N 27° 02' 22" E  
10.00'

N 27° 02' 22" E  
10.00'

572° 02' 22" E 3503.02' TO  
R<sup>2</sup> TRABUCO COR. N 18° 15'  
220.27' PER R/S 9/5  
421.85'

1.45° 45' 00" R  
1.264.23'

1.37° 00' 00" R  
1.232.94'

1.37° 00' 00" R  
1.232.94'

1.37° 00' 00" R  
1.232.94'

1.37° 00' 00" R  
1.232.94'

N 22° 00' 00" E  
3000' RAD

1.45° 45' 00" R  
1.264.23'

1.25° 36' 00" W  
1.126.89'

1.25° 36' 00" W  
1.126.89'

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1.25° 36' 00" W  
1.126.89'



CERTIFICATION OF APPROVAL OF LOT LINE ADJUSTMENT NO. LL 77-20

RESOLUTION OF THE ORANGE COUNTY SUBDIVISION COMMITTEE

Whereas, Section 66412 (d) of the Subdivision Map Act makes provisions for the local agency to approve lot line adjustments where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created; and

Whereas, the Orange County Board of Supervisors delegated the lot line adjustment approval authority to the Orange County Subdivision Committee in Resolution No. 77-1366, and

Whereas, the Orange County Subdivision Committee has reviewed Lot Line Adjustment No. LL 77-20 and has made a finding that the real property described in Exhibit A and shown on Exhibit B complies with the provisions of the California Subdivision Map Act and applicable Orange County ordinance and regulations including the requirements for building sites; and

Whereas, the Orange County Subdivision Committee has made the following findings:

1. That the proposal is eligible for processing as a lot line adjustment pursuant to Section 66412 of the Subdivision Map Act;
2. That the requirements of the California Environmental Quality Act have been met;
3. That the proposal is consistent with the General Plan; and
4. That the resultant parcels will meet the requirements of the Zoning Code;

Now, therefore, be it resolved that the proposed Lot Line Adjustment No. LL 77-20 as shown on Exhibits A and B is hereby approved and that the parcels be considered building sites upon recordation of this document.

I, M. Storm, Chairman of the Orange County Subdivision Committee, hereby certify that the above and foregoing Resolution was approved by said Committee at a meeting thereof held on SEPTEMBER 8, 1977.

M. Storm  
Chairman, Subdivision Committee

Date: SEPTEMBER 8, 1977

By W. D. Dietrich  
W. D. Dietrich  
Executive Assistant to Chairman