

ORIGINAL

TRACT NO. 3748

SCALE 1" = 60'

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF THE RANCHO NIGUEL AS SHOWN ON A MAP RECORDED JUNE 30, 1877,
 IN BOOK 2, PAGES 230 AND 231 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND ALSO A
 PORTION OF RIGHT OF WAY CONVEYED BY DEEDS RECORDED IN BOOK 592, PAGE 104, DEEDS, AND IN BOOK 416, PAGE
 50, O.R., RECORDS OF ORANGE COUNTY, CALIFORNIA, AS ABANDONED BY THE CALIFORNIA HIGHWAY COMMISSION,
 PER A CERTIFIED COPY OF ABANDONMENTS RECORDED FEBRUARY 8, 1933, IN BOOK 601, PAGE 60, O.R. AND
 MARCH 14, 1933, IN BOOK 600, PAGE 308, O.R., RECORDS OF ORANGE COUNTY, CALIFORNIA.
 FRANK W. RICHARDSON, L.S. 2921
 46.546 ACRES
 127 LOTS
 AUGUST, 1960

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 the water distribution system and appurtenances as shown on the improvement plans of this tract to the County of Orange, and we hereby dedicate all vehicular access rights to Pacific Coast Highway except at street intersection to the County of Orange.

We hereby do not offer for dedication Lots "A" through "O" inclusive, for public use for highway purposes, such lots being intended for the exclusive use of the lot owners in the subdivision, their licensees, visitors, tenants and servants.

FIRST WESTERN BANK AND TRUST COMPANY, a corporation, record owner

Allen F. Schmitz
 Vice President & Trust Officer

V. A. McCausy
 Asst. Trust Officer

LAGUNA NIGUEL CORPORATION, a corporation, lessee under lease recorded July 1, 1960 in book 5311 page 44, Official Records.

Ernest Danner
 Vice President

Ernest L. Bell
 Secretary

I, Frank W. Richardson, hereby certify that I am a licensed surveyor No. 2921, of the State of California, and that this map consisting of 5 sheets, correctly represents a true and complete survey made under my direction June, 1960; that the monuments are of the character and occupy the positions indicated or will be set in such positions and at such time as agreed upon with the County Surveyor, and that said monuments are sufficient to enable the survey to be retraced.

Frank W. Richardson
 Licensed Surveyor No. 2921.

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, 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 24th day of February 1961, Allen S. Koch
 County Surveyor

By: CR Estabrook
 Deputy

State of California } ss.
 County of Orange

I, L. B. Wallace, County Clerk of Orange County do hereby certify to the County Recorder of Orange County that the provisions of the Subdivision Map Act have been complied with regarding deposits to secure payments of taxes and special assessments on the land covered by this map.

Dated this 1st day of March 1961 L. B. Wallace
 County Clerk of Orange County

By: Wraye G. Johnson
 Deputy

State of California } ss.
 County of Orange

I, L. B. Wallace, County Clerk and Ex Officio Clerk of the Board of Supervisors of said Orange County do hereby certify that this map was presented for approval to the Board of Supervisors of this said County of Orange at a regular meeting thereof held on the 28 day of February 1961, 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 of the water distribution system and appurtenances as dedicated, and did accept all vehicular access rights to Pacific Coast Highway as dedicated.

Dated this 1st day of March 1961 L. B. Wallace
 County Clerk and Ex Officio Clerk of the Board of Supervisors of Orange County.

By: Wraye G. Johnson
 Deputy

State of California } ss.
 County of Orange

I, Don S. Mozley, County Tax Collector and Redemption Officer of said County of Orange, 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 thereof for unpaid State of County taxes or special assessments collected as taxes.

Dated this 14th day of February 1961 Don S. Mozley
 County Tax Collector and Redemption Officer of Orange County

By: W. E. Morkin
 Deputy

State of California } ss.
 County of Orange

On this 27 day of January 1961, before me M. W. Mc Mahan a Notary Public in and for said County and State, personally appeared Ivar O. Hanson known to me to be Vice President and Eugene W. Bell known to me to be the Secretary of Laguna Niguel Corporation, a corporation, the corporation that executed the within instrument, and known to me to be the persons that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

My commission expires: 4-17-1962
M. W. Mc Mahan
 Notary Public in and for said County and State.
 M. W. Mc MAHAN

State of California } ss.
 County of Orange

On this 27 day of January 1961, before me Mary Morkin a Notary Public in and for said County and State, personally appeared Ivar O. Hanson known to me to be Vice President and Eugene W. Bell known to me to be the Secretary of Laguna Niguel Corporation, a corporation, the corporation that executed the within instrument, and known to me to be the persons that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

My commission expires: 3-24-61
Mary Morkin
 Notary Public in and for said County and State
 MARY MORKIN

SIGNATURE OMISSION:

Pursuant to the provisions of Section 11587 of the Business and Professions Code, the following signatures have been omitted:
 1. State of California, holder of an easement recorded August 29, 1930 in book 416 page 50, Official Records.
 2. Bank of America National Trust and Savings Association, a corporation, holder of an easement recorded April 10, 1939 in book 989 page 347 of Official Records.

ACCEPTED AND FILED
 MAR - 2 1961 AT 9 A.M.
 AT REQUEST OF

THE INSURANCE & TRUST DEPARTMENT
 ORANGE COUNTY RECORDS
 RUBY McFARLAND, County Recorder
 FEE: \$13.00

TRACT NO. 3748

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
107 LOTS
46.54 ACRES

FRANK W. RICHARDSON, L.S. 2921
AUGUST, 1960

SCALE 1" = 60'



BASIS OF BEARINGS:
N. 43° 33' 09" W. FOR CENTERLINE OF PACIFIC COAST HIGHWAY
PER TRACT NO. 3839 M.M. 135/37-40.

MONUMENT NOTES:
SET 2" I.P. TAGGED L.S. 2921, 4" BELOW SURFACE AT ALL TRACT CORNERS.
SET 2" I.P. TAGGED L.S. 2921 AT ALL LOT CORNERS.
SET 3/4" I.P. TAGGED L.S. 2921 IN SUBGRADE 2" BELOW SURF. & S.T. ON SURFACE
SET 2" I.P. TAGGED L.S. 2921 IN SUBGRADE 2" BELOW SURF. & S.T. ON SURFACE
AT ALL INTERSECTIONS OF STREET CENTERLINES AT BEGINNING AND
END OF CURVES OF STREET CENTERLINE, AT TERMINATIONS OF
STREET CENTERLINES, AND ALL OTHER POINTS OF CONTROL OF
STREET CENTERLINES.
ALL MONUMENTS SHALL OCCUPY POSITIONS INDICATED PRIOR TO
ACCEPTANCE OF STREET IMPROVEMENTS.
TIES TO CENTERLINE MONUMENTS WILL BE MADE AND A COPY OF SAID
TIES WILL BE FURNISHED TO THE COUNTY SURVEYOR.
O INDICATES FOUND 2" I.P. TAGGED L.S. 2921, PER TR. NO. 3839

ACCEPTED AS
WLY LINE RANCHO NIGUEL
PER R.S. 3/3-4
NE COR. "THREE ARCHES PALISADES NO. 1"
PER R.S. 3/3-4
N 51° 20' 39" W.
L 115'
F.P.S. & T. PER
TR. NO. 3839

F.P.S. & T. AT
B.C. USED FOR
LINE ONLY

N 51° 20' 39" W.
L 115'

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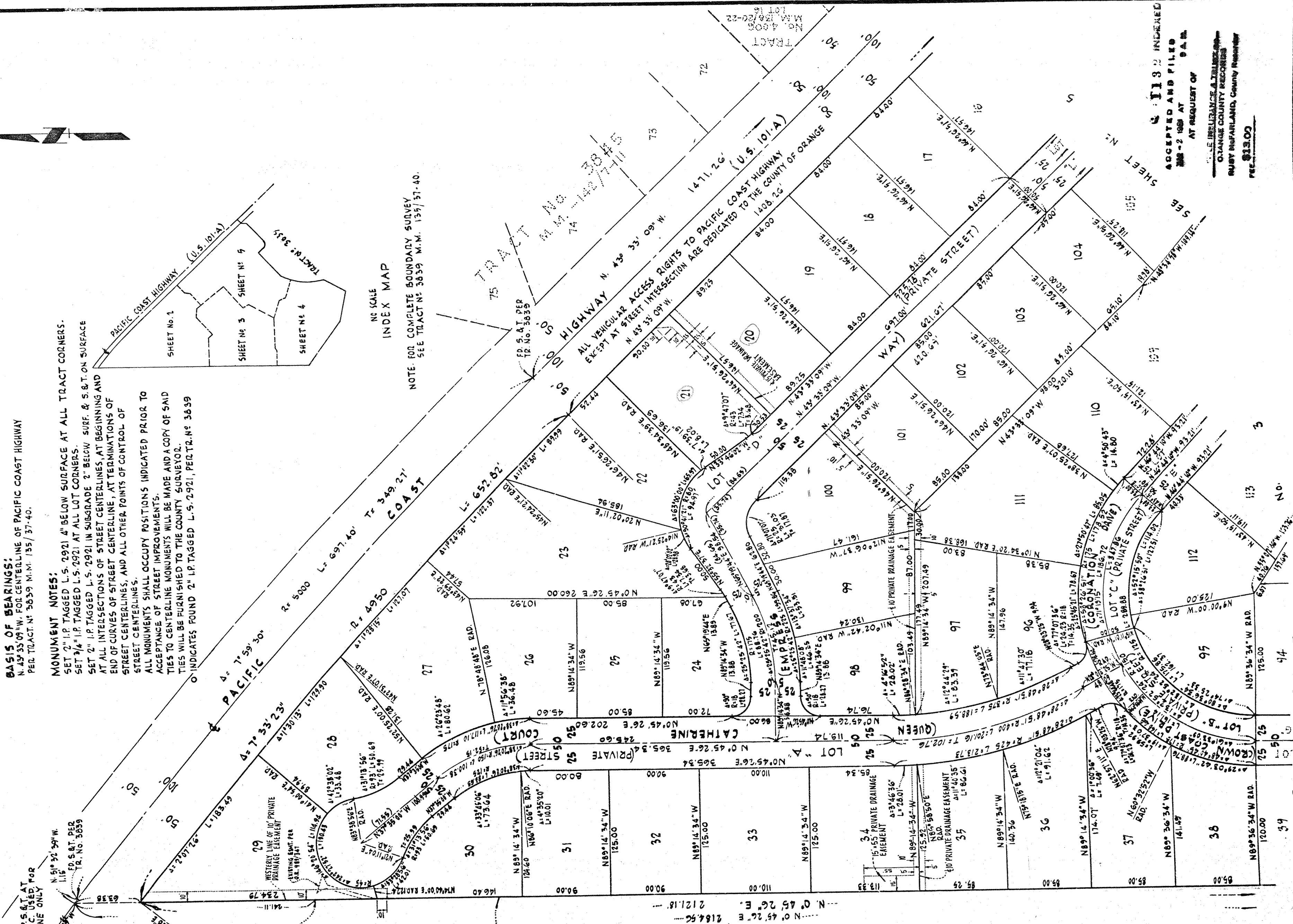
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INDEX MAP

NOTE: FOR COMPLETE BOUNDARY SURVEY
SEE TRACT NO. 3839 M.M. 135/37-40.

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SEE SHEET NO. 3752
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SEE SHEET NO. 3755
SEE SHEET NO. 3756
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SEE SHEET NO. 3799
SEE SHEET NO. 3800

TRACT NO. 3748

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

127 LOTS

FRANK W. RICHARDSON, L.S. 2921

AUGUST, 1960

SCALE 1" = 60'

NOTE: FOR BASIS OF BEARINGS, MONUMENT NOTES AND INDEX MAP SEE SHEET No. 2.



SEE SHEET No. 2

SEE SHEET No. 2

SEE SHEET No. 5



ACCEPTED AS WEST LINE RANCHO NIGUEL PER R.S. 3/34

2184.56
2121.15

SE COR. LOT 131, THREE ARCHES PLATS MAP No. 1 PER R.S. 5/34

1132 INDEXED
ACCEPTED AND FILED
MAP - 2 1961 AT
AT REQUEST OF

TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS
RUBY WILKINSON, County Recorder
\$13.00 FEE

TRACT NO. 3748

ORIGINAL
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127 LOTS
FRANK W. RICHARDSON, L.S. 2921
AUGUST, 1960
46.543 ACRES

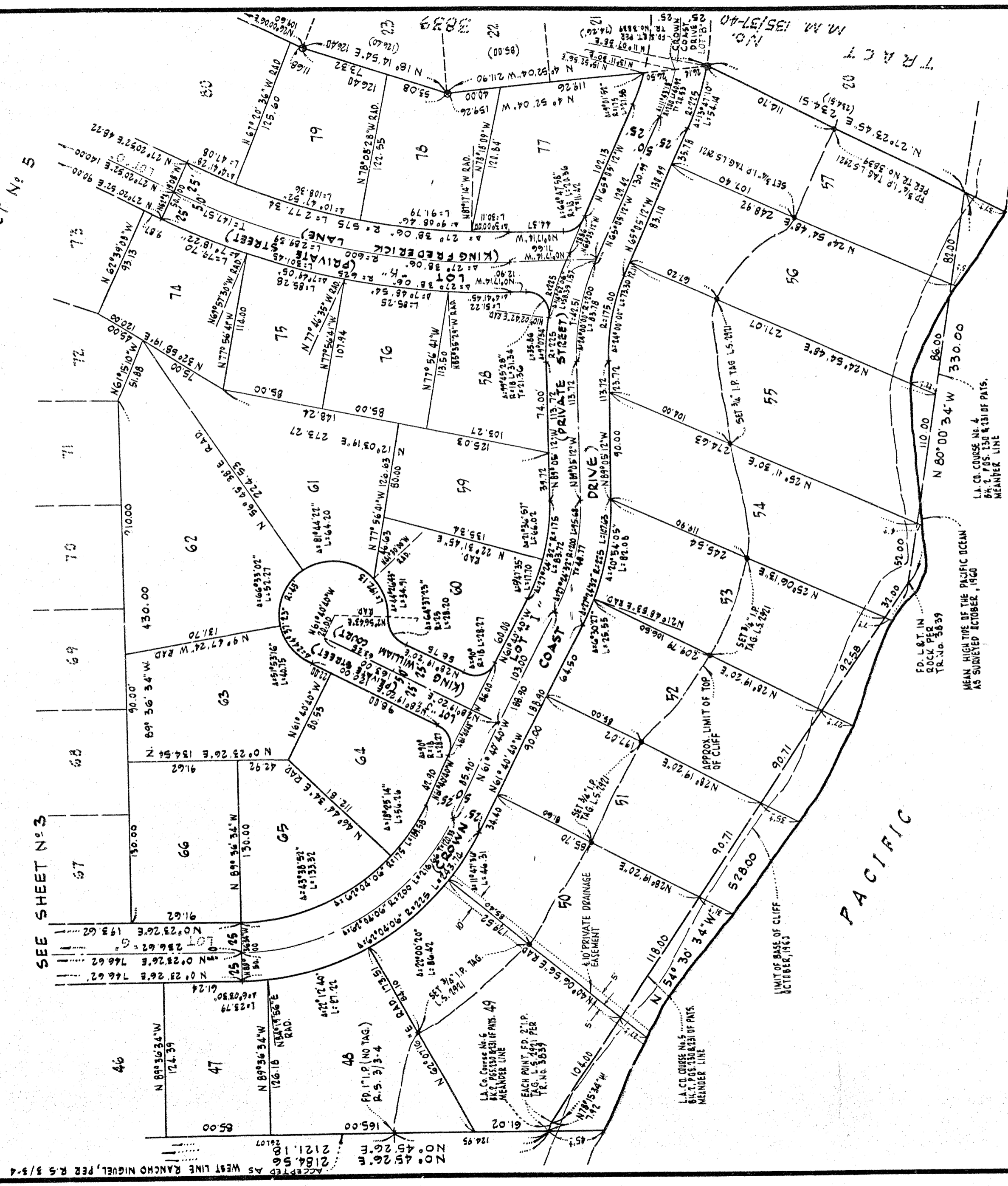
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SEE SHEET No. 5

SEE SHEET No. 3



THIS INDEXED
ACCEPTED AND FILED
MAR - 8 1960 AT
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ORANGE COUNTY RECORDS
RUBY McFARLAND, County Recorder
FEE \$13.00

PACIFIC OCEAN

MEAN HIGH TIDE OF THE PACIFIC OCEAN
AS SURVEYED OCTOBER, 1960
L.L. CO. CHURCH M.S. 4
P.S. 2, P. 55, 130 & 131 OF P.M.S.
MEASURE LINE

FD. L & T IN
BOOK PER
TR. NO. 3839

PACIFIC

LIMIT OF BASE OF CLIFF
OCTOBER, 1963

L.L. CO. CHURCH M.S.
P.S. 2, P. 55, 130 & 131 OF P.M.S.
MEASURE LINE

APPROX. LIMIT OF TOP
OF CLIFF

SETBACK TAG L.S. 2021

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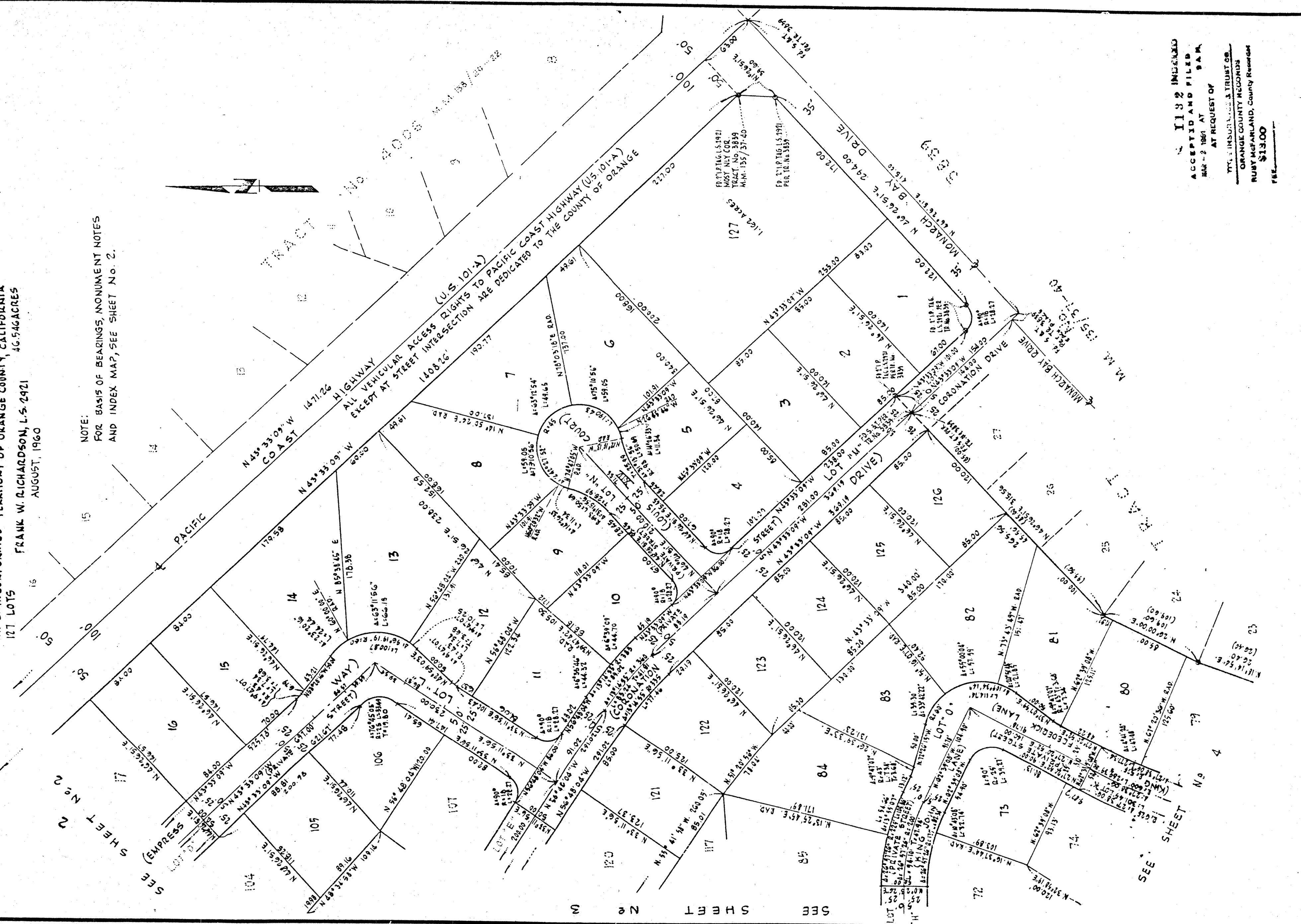
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SHEET 5 OF 5 SHEETS

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1182 IMPROVED
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 AT REQUEST OF
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