

ORIGINAL TRACT NO. 3839

SHEET 1 OF 4 SHEETS

44 LOTS, 19.869 ACRES

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

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, 1977 IN BOOK 2, PAGES 730 AND 731 OF PATENTS, RECORDS OF LOS ANGELES, CALIFORNIA, AND ALSO A PORTION OF RIGHT OF WAY CONVEYED BY DEEDS RECORDED IN BOOK 572, PAGE 104, DEEDS AND IN BOOK 416, PAGE 50, O.R., RECORDS OF ORANGE COUNTY, CALIF., AS ABANDONED BY THE CALIFORNIA HIGHWAY COMMISSION, PER A CERTIFIED COPY OF ABANDONMENTS AS RECORDED FEBRUARY 6, 1953 IN BOOK 601, PAGE 60, O.R., AND MARCH 14, 1953 IN BOOK 600, PAGE 308, O.R., RECORDS OF ORANGE COUNTY, CALIF.

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 SALT CREEK ROAD BEACH CLUB DRIVE, for public use for public highways, and we hereby dedicate the domestic 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 street intersection to the County of Orange.

We hereby do not offer for dedication LOTS A, B, C, D, E, F & G 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. Schmalz
VICE PRESIDENT & TRUST OFFICER

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

Eugene W. Bell
EUGENE W. BELL, SECRETARY

State of California } ss.
County of Orange

On this 4th day of September 1960, before me a Notary Public in and for said County and State, personally appeared *Allen F. Schmalz* known to me to be Vice President and Trust Officer of *LAGUNA NIGUEL CORPORATION* known to me to be Assistant Secretary of First Western Bank and Trust Company, 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: April 24, 1961
Notary Public in and for said County and State.

State of California } ss.
County of Orange

On this 6th day of September 1960, before me 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: March 24, 1961
Notary Public in and for said County and State.

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 4 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 23rd day of Sept. 1960
Allen S. Koch,
County Surveyor

By: *Allen S. Koch*
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 assessments on the land covered by this map.

Dated this 27th day of Sept. 1960
L. B. Wallace
County Clerk of Orange County

By: *L. B. Wallace*
Deputy

State of California } ss.
County of Orange

I, L. B. Wallace, County Clerk and Ex Officio Clerk of the Board of Supervisors of Orange County do hereby certify that this map was presented for approval to the Board of Supervisors of the said County of Orange at a regular meeting thereof held on the 27th day of Sept. 1960, and that thereupon 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: SALT CREEK ROAD BEACH CLUB DRIVE, for public use for public highways, and did accept the domestic water distribution system and appurtenances as dedicated, and did accept all vehicular access rights to PACIFIC COAST HIGHWAY except street intersection as dedicated.

Dated this 27th day of Sept. 1960
L. B. Wallace
County Clerk and Ex Officio Clerk of the Board of Supervisors.

By: *L. B. Wallace*
Deputy

State of California } ss.
County of Orange

I, Don S. Kozley, 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 the map or any part thereof for unpaid State or County taxes or special assessments collected as taxes except taxes and special assessments collected as taxes not yet due and payable.

Dated this 15th day of Sept. 1960
Don S. Kozley
County Tax Collector and Redemption Officer of Orange County.

By: *Don S. Kozley*
Deputy

170811
ACCEPTED AND FILED
SEP 29 1960 AT
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY BRANCH
15151 W. CENTER STREET
ORANGE, CALIF. 92668

SIGNATURE OMISSIONS:
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 JUNE 19, 1925 IN BOOK 592 PAGE 104, DEEDS, AND BY DEED RECORDED AUGUST 29, 1930 IN BOOK 416 PAGE 50, OFFICIAL RECORDS.
2. FIRST WESTERN BANK AND TRUST COMPANY, A CORPORATION, HOLDER OF AN EASEMENT RECORDED NOVEMBER 2, 1951 IN BOOK 2249 PAGE 285, OFFICIAL RECORDS.

ORIGINAL SHEET 2 OF 4 SHEETS
TRACT NO. 3839
 IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

44 LOTS FRANK W. RICHARDSON, L.S. 2921 19,869 ACRES
 JUNE, 1960

NOTE: FOR SURVEY MAP SEE SHEET No. 4.

BASIS OF BEARINGS: THE EAST LINE OF THREE ARCHES PALISADES N. 1 PER. D.S. BK 3 PGS. 364, 4 SHOWN AS N 0° 00' W = N 0° 45' 20" E. PER. "CALIFORNIA COORDINATE SYSTEM, ZONE C"

MONUMENT NOTES:

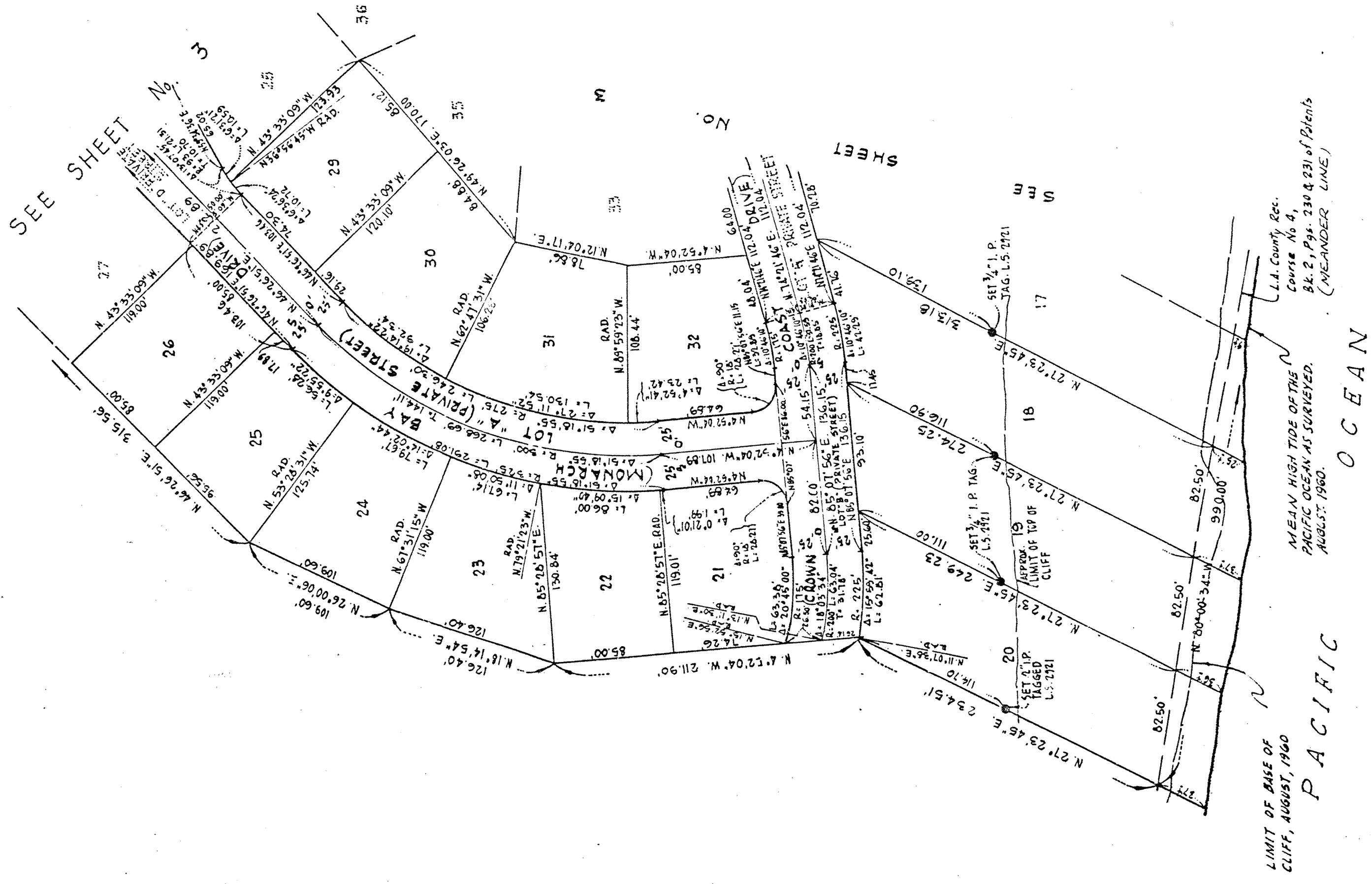
SET 2" I.P. TAGGED L.S. 2921 4" BELOW SURFACE AT ALL TRACT CORNERS, EXCEPT ALONG PACIFIC OCEAN WHERE MONS. ARE SET AT A PRACTICAL POSITION ALONG LOT LINE, AT TOP OF CLIFF.
 SET 3/4" I.P. TAGGED L.S. 2921 AT ALL LOT CORNERS, EXCEPT AS NOTED.
 SET 2" I.P. TAGGED L.S. 2921 IN SUBGRADE, 4" BELOW SURFACE AND 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.

170811
 ACCEPTED AND FILED
 MAY 29 1960 AT 9 A.M.
 AT REQUEST OF

WYLE INSURANCE & TRUST CO.
 ORANGE COUNTY RECORDS
 RUBY McFARLAND, County Recorder

FEES \$11.00



LIMIT OF BASE OF CLIFF, AUGUST, 1960
 MEAN HIGH TIDE OF THE PACIFIC OCEAN AS SURVEYED, AUGUST, 1960.
 L.A. County Rec. Course No. 4, Bk. 2, Pgs. 230 & 231 of Platens (MEANDER LINE)

SCALE 1" = 60'

TRACT NO. 3839

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA
44 LOTS
FRANK W. RICHARDSON, L.S. 2921
JUNE, 1960

NOTE: SEE SHEET No. 2 FOR MONUMENT NOTES
AND BASIS OF BEARINGS.
SEE SHEET No. 4 FOR SURVEY MAP.

170811
REPLIANT AND FILED
AT

AT REQUEST OF

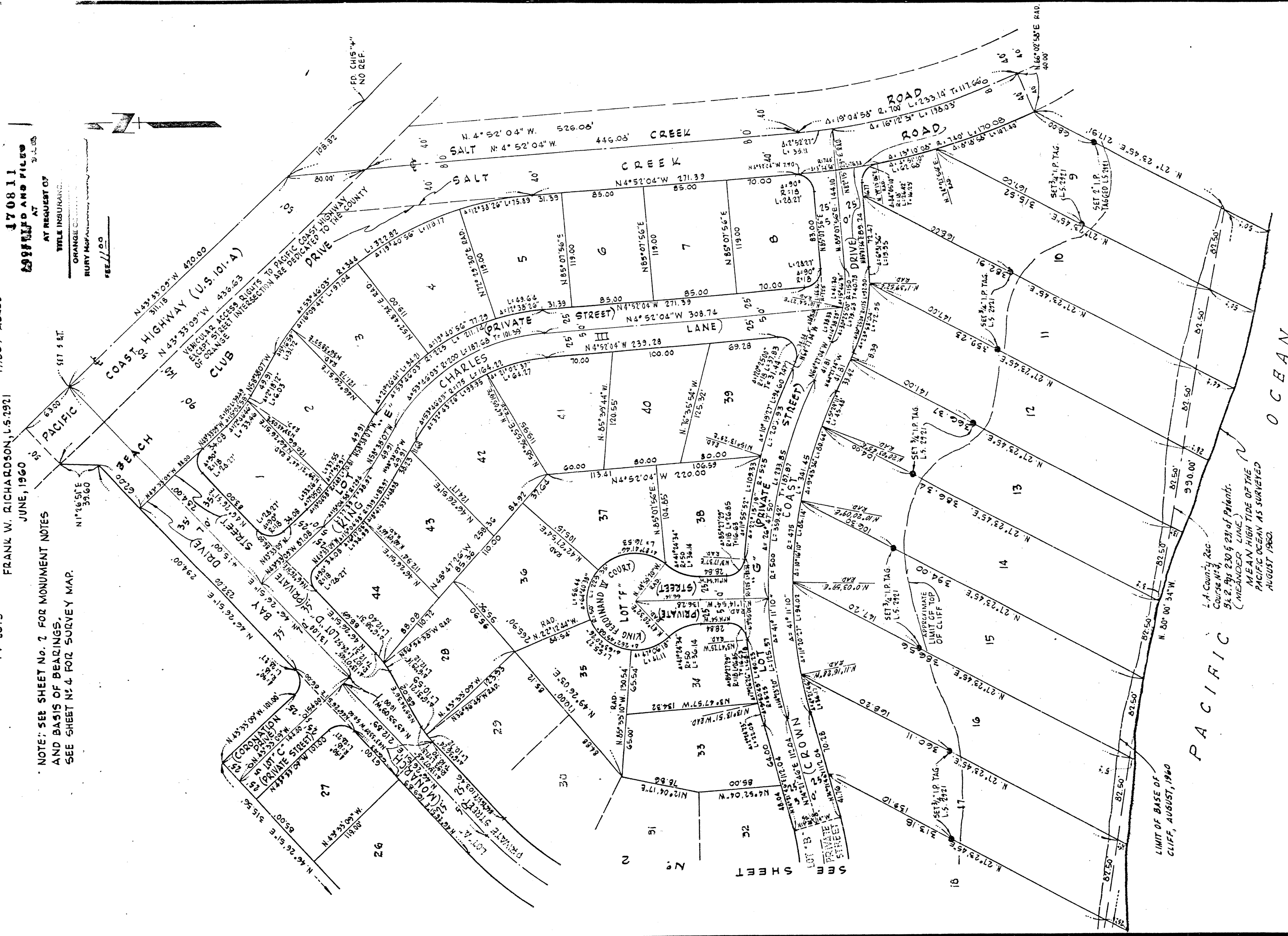
TITLE INSURANCE

CHANGE OF

RURY MAP

FEE \$1.00

195799
SHEET 3 OF 4 SHEETS



PACIFIC OCEAN

L.A. County Rec. Course N-4, 5x2.79s 2.30 & 231 of Plat. (MEANDER LINE) MEAN HIGH TIDE OF THE PACIFIC OCEAN AS SURVEYED AUGUST 1960.

TRACT NO. 3839

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA

44 LOTS FRANK W. RICHARDSON, L.S. 2921

JUNE, 1960

19,869 ACRES

SCALE 1" = 200'

FD. L.P. TUGGED L.S. 485
PER R.S. 7/29

FD. 3/4" I.P. PER R.S. 7/29
0.9% GRAD

STATION "MIGUEL"

STATION "SOUTH MODEL"

FD. CONC. MKN. L.S. 2609
MARKED

N. 51° 22' 39" W.

SET SPK & TIN

0. 71° 54' 30"

L. 671.80'

R. 2° 50'

T. 349.21'

SET SPK & TIN

LOT 191

400.00'

LOT 192

400.00'

LOT 193

400.00'

LOT 194

400.00'

LOT 195

400.00'

LOT 196

400.00'

LOT 197

400.00'

LOT 198

400.00'

LOT 199

400.00'

LOT 200

400.00'

LOT 201

400.00'

LOT 202

400.00'

LOT 203

400.00'

LOT 204

400.00'

LOT 205

400.00'

LOT 206

400.00'

LOT 207

400.00'

LOT 208

400.00'

LOT 209

400.00'

LOT 210

400.00'

LOT 211

400.00'

LOT 212

400.00'

WEST LINE RANCHO NIGUEL AS SHOWN
ON CALIF. STATE HWY R/W MAP
OF ROAD XII - ORA. - GO - C

USCGS TRIANGULATION
STATION "SOUTH MODEL"

USCGS TRIANGULATION
STATION "MIGUEL"

FD. CONC. MKN. L.S. 2609
MARKED

N. 51° 22' 39" W.

SET SPK & TIN

0. 71° 54' 30"

L. 671.80'

R. 2° 50'

T. 349.21'

SET SPK & TIN

LOT 191

400.00'

LOT 192

400.00'

LOT 193

400.00'

LOT 194

400.00'

LOT 195

400.00'

LOT 196

400.00'

LOT 197

400.00'

LOT 198

400.00'

LOT 199

400.00'

LOT 200

400.00'

LOT 201

400.00'

LOT 202

400.00'

LOT 203

400.00'

LOT 204

400.00'

LOT 205

400.00'

LOT 206

400.00'

LOT 207

400.00'

LOT 208

400.00'

LOT 209

400.00'

LOT 210

400.00'

LOT 211

400.00'

LOT 212

400.00'

LOT 213

400.00'

LOT 214

400.00'

WEST LINE RANCHO NIGUEL AS SHOWN
ON CALIF. STATE HWY R/W MAP
OF ROAD XII - ORA. - GO - C

USCGS TRIANGULATION
STATION "SOUTH MODEL"

USCGS TRIANGULATION
STATION "MIGUEL"

FD. CONC. MKN. L.S. 2609
MARKED

N. 51° 22' 39" W.

SET SPK & TIN

0. 71° 54' 30"

L. 671.80'

R. 2° 50'

T. 349.21'

SET SPK & TIN

LOT 191

400.00'

LOT 192

400.00'

LOT 193

400.00'

LOT 194

400.00'

LOT 195

400.00'

LOT 196

400.00'

LOT 197

400.00'

LOT 198

400.00'

LOT 199

400.00'

LOT 200

400.00'

LOT 201

400.00'

LOT 202

400.00'

LOT 203

400.00'

LOT 204

400.00'

LOT 205

400.00'

LOT 206

400.00'

LOT 207

400.00'

LOT 208

400.00'

LOT 209

400.00'

LOT 210

400.00'

LOT 211

400.00'

LOT 212

400.00'

LOT 213

400.00'

LOT 214

400.00'

WEST LINE RANCHO NIGUEL AS SHOWN
ON CALIF. STATE HWY R/W MAP
OF ROAD XII - ORA. - GO - C

USCGS TRIANGULATION
STATION "SOUTH MODEL"

USCGS TRIANGULATION
STATION "MIGUEL"

FD. CONC. MKN. L.S. 2609
MARKED

N. 51° 22' 39" W.

SET SPK & TIN

0. 71° 54' 30"

L. 671.80'

R. 2° 50'

T. 349.21'

SET SPK & TIN

LOT 191

400.00'

LOT 192

400.00'

LOT 193

400.00'

LOT 194

400.00'

LOT 195

400.00'

LOT 196

400.00'

LOT 197

400.00'

LOT 198

400.00'

LOT 199

400.00'

LOT 200

400.00'

LOT 201

400.00'

LOT 202

400.00'

LOT 203

400.00'

LOT 204

400.00'

LOT 205

400.00'

LOT 206

400.00'

LOT 207

400.00'

LOT 208

400.00'

LOT 209

400.00'

LOT 210

400.00'

LOT 211

400.00'

LOT 212

400.00'

LOT 213

400.00'

LOT 214

400.00'

WEST LINE RANCHO NIGUEL AS SHOWN
ON CALIF. STATE HWY R/W MAP
OF ROAD XII - ORA. - GO - C

USCGS TRIANGULATION
STATION "SOUTH MODEL"

USCGS TRIANGULATION
STATION "MIGUEL"

FD. CONC. MKN. L.S. 2609
MARKED

N. 51° 22' 39" W.

SET SPK & TIN

0. 71° 54' 30"

L. 671.80'

R. 2° 50'

T. 349.21'

SET SPK & TIN

LOT 191

400.00'

LOT 192

400.00'

LOT 193

400.00'

LOT 194

400.00'

LOT 195

400.00'

LOT 196

400.00'

LOT 197

400.00'

LOT 198

400.00'

LOT 199

400.00'

LOT 200

400.00'

LOT 201

400.00'

LOT 202

400.00'

LOT 203

400.00'

LOT 204

400.00'

LOT 205

400.00'

LOT 206

400.00'

LOT 207

400.00'

LOT 208

400.00'

LOT 209

400.00'

LOT 210

400.00'

LOT 211

400.00'

LOT 212

400.00'

LOT 213