

(FINAL UNIT-OF TENTATIVE TRACT NO. 10731)

SHEET 1 OF 5 SHEETS

WILLIAM G. CHURCH
R.C.E. 14488

TRACT NO. 10731

ACCEPTED AND FILED AT THE
REQUEST OF:

FIRST AMERICAN TITLE
INSURANCE COMPANY

DATE: February 17, 1989

TIME: 12:15 FEE \$ 1400

INSTRUMENT # 89-087323

BOOK 627 PAGE 15 MIN

LEE A. BRANCH
COUNTY RECORDER

BY: *Lee A. Branch*
DEPUTY

NUMBERED LOTS: 54
LETTERED LOTS: "A" THRU "E"
TOTAL ACRES: 27.963

IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 THROUGH 6, INCLUSIVE, OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 WEST, OF THE SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 14, 1896.

DATE OF SURVEY: JANUARY, 1988

BLOCK: G354 MODULE: 51,61

2097' L.F. OF DEDICATED ROAD

OWNERSHIP STATEMENT:

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 PUBLIC FOR STREET PURPOSES:
CONDOR RIDGE ROAD, FAIRMONT BOULEVARD AND SAN ANTONIO ROAD.

WE ALSO HEREBY DEDICATE TO THE CITY OF YORBA LINDA:

1. THE EASEMENTS FOR SANITARY SEWER PURPOSES AS SHOWN ON THIS MAP.
 2. THE EASEMENTS FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.
 3. THE SANITARY SEWER SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS TRACT.
 4. EASEMENTS OVER LOTS "D" AND "E" FOR PUBLIC UTILITY AND STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.
- WE ALSO HEREBY DEDICATE TO THE YORBA LINDA WATER DISTRICT EASEMENTS FOR WATERLINE (SEWER LINE IF APPLICABLE) PURPOSES ALONG WITH THE RIGHT TO CONSTRUCT, USE, MAINTAIN, REPAIR AND REPLACE IN, ON, OVER, UNDER, ACROSS AND THROUGH AS SHOWN ON SAID MAP.

BALDWIN BUILDERS, A CALIFORNIA CORPORATION.

BY: *Geoffrey S. Fearn*
GEOFFREY S. FEARN, VICE PRESIDENT

BY: *Donna Treece*
DONNA TREECE, SECRETARY

THE LYON WARMINGTON, ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP.

BY: WARMINGTON HOMES, A CALIFORNIA CORPORATION, GENERAL PARTNER.

BY: *Timothy P. Hogan*
TIMOTHY P. HOGAN, VICE PRESIDENT

BY: *Larry P. Higgs*
LARRY P. HIGGS, ASS'T SECRETARY

BY: L/F. NO. 24 (WARMINGTON), A CALIFORNIA LIMITED PARTNERSHIP, GENERAL PARTNER.

BY: THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION, GENERAL PARTNER.

BY: *Richard E. Frankel*
RICHARD E. FRANKEL, VICE PRESIDENT

BY: *Richard S. Robinson*
RICHARD S. ROBINSON, ASS'T SECRETARY

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JANUARY 27, 1988 AS INSTRUMENT NO. 88-038398 OF OFFICIAL RECORDS.

BY: *Steven J. Ball*
STEVEN J. BALL, VICE PRESIDENT

BY: *Joseph T. Farna*
JOSEPH T. FARNA, ASS'T SECRETARY

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 6 DAY OF JAN., 1989, BEFORE ME, MARY ANNE GUTIERREZ, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEOFFREY S. FEARN AND DONNA TREECE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF BALDWIN BUILDERS, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

Mary Ann S. Gutierrez
NOTARY PUBLIC IN AND FOR SAID STATE
MARY ANN S. GUTIERREZ
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES 9-30-89

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 5 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN JANUARY, 1988, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS INDICATED BY SAID MAP AND THE MONUMENT NOTES NOTED THEREON, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

William G. Church
WILLIAM G. CHURCH, R.C.E. 14488
MY REGISTRATION EXPIRES MARCH 31, 1989.



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 BY THE COUNTY SURVEYOR.

DATED THIS 20 DAY OF JAN., 1989.
Roy F. Stephenson
ROY F. STEPHENSON, R.C.E. 20354
MY REGISTRATION EXPIRES SEPTEMBER 30, 1989.
CITY ENGINEER OF YORBA LINDA

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF YORBA LINDA)
I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF YORBA LINDA AT A REGULAR MEETING THEREOF HELD ON THE 20 DAY OF December, 1988, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION FOR STREET PURPOSES OF: CONDOR RIDGE ROAD, FAIRMONT BOULEVARD AND SAN ANTONIO ROAD.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF YORBA LINDA:

1. THE EASEMENTS FOR SANITARY SEWER PURPOSES AS DEDICATED.
 2. THE EASEMENTS FOR STORM DRAIN PURPOSES AS DEDICATED.
 3. THE SANITARY SEWER SYSTEM AND APPURTENANCES AS DEDICATED.
 4. EASEMENTS OVER LOTS "D" AND "E" FOR PUBLIC UTILITY AND STORM DRAIN PURPOSES AS DEDICATED.
- AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS 20 DAY OF January, 1989.

CAROLYN WALLACE
CITY CLERK OF YORBA LINDA

BY: *Carolyn Wallace*
DEPUTY CITY CLERK

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
I 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.

DATED THIS 25 DAY OF January, 1989.

ROBERT L. CITRON
COUNTY TREASURER-TAX COLLECTOR

BY: *Robert L. Citron*
DEPUTY TREASURER-TAX COLLECTOR

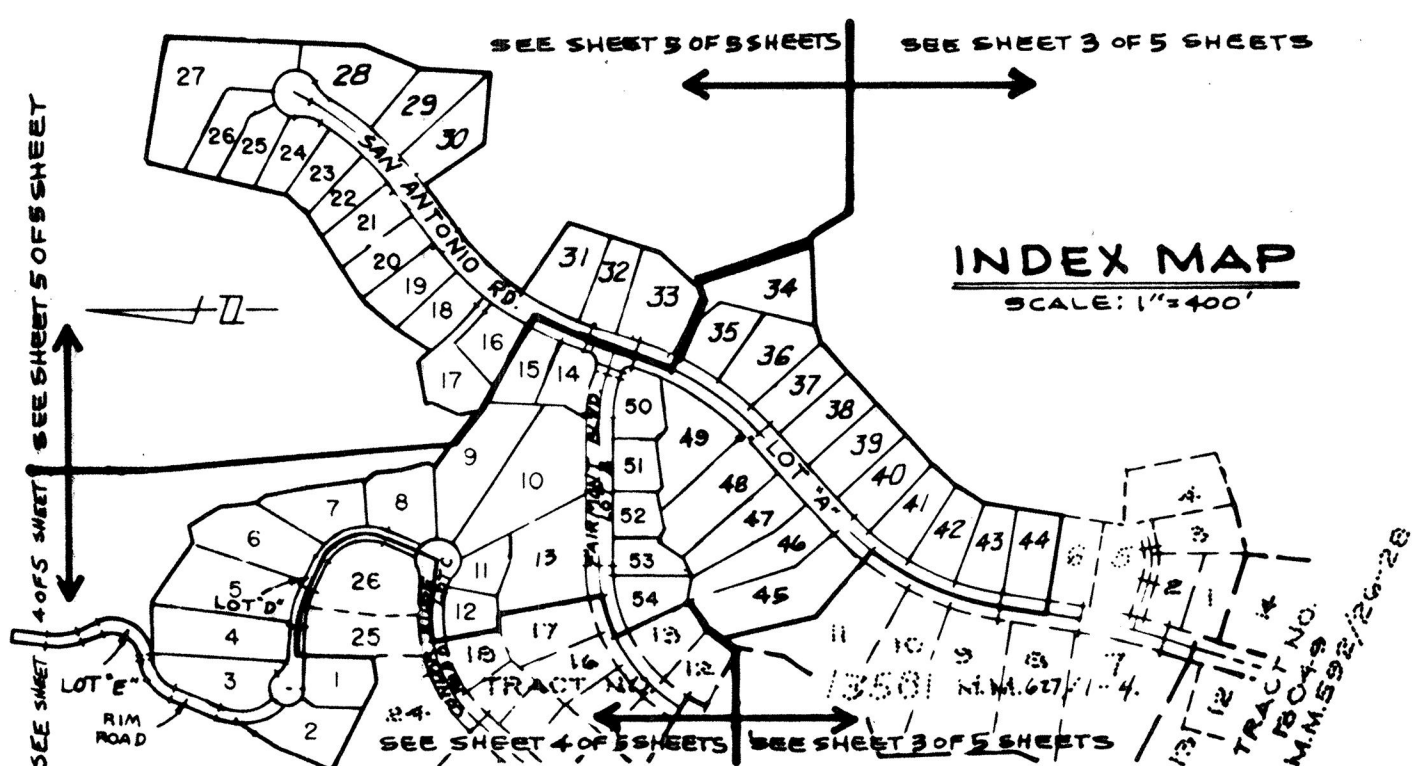
COUNTY SURVEYOR'S STATEMENT:

I HEREBY CERTIFY 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 TRACT MAP BOUNDARY.

DATED THIS 17 DAY OF February, 1989.

C.R. NELSON
COUNTY SURVEYOR

BY: *Paul C. Cuperio* LS4136
DEPUTY EXP 6/30/92



(FINAL UNIT OF TENTATIVE TRACT NO. 10731)

SHEET 2 OF 5 SHEETS

TRACT NO. 10731

WILLIAM G. CHURCH
R.C.E. 14488

IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

NUMBERED LOTS: 54
LETTERED LOTS: "A" THRU "E"
TOTAL ACRES: 27.963

DATE OF SURVEY: JANUARY, 1988

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 5th DAY OF JANUARY, 1988, BEFORE ME, Denette Oliver,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED William G. Church AND
Larry Rago, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T) SECRETARY,
RESPECTIVELY, OF WARMINGTON HOMES, A CALIFORNIA CORPORATION, THE CORPORATION
THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN
INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO BE
(OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PARTNERS OF
THE LYON WARMINGTON ASSOCIATES, THE PARTNERSHIP THAT EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME
AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:
Denette Oliver
NOTARY PUBLIC IN AND FOR SAID STATE
DENETTE D. OLIVER
(NAME)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES September 29, 1989

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 5th DAY OF JANUARY, 1988, BEFORE ME Joni H. Dunn,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard E. Frankel AND
Richard S. Robinson, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON
THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE (VICE) PRESIDENT AND (ASS'T)
SECRETARY, RESPECTIVELY, OF THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION,
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO
EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION
BEING KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE ONE OF THE GENERAL PARTNERS OF L/F. NO. 24 (WARMINGTON), A CALIFORNIA
LIMITED PARTNERSHIP, THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS
SUCH GENERAL PARTNER AND THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:
Joni H. Dunn
NOTARY PUBLIC IN AND FOR SAID STATE
JONI H. DUNN
(NAME)

MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES AUGUST 18, 1989

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 23rd DAY OF JANUARY, 1988, BEFORE ME, NANCY J. STIERSTORFER,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVEN P. BAIL
AND JOSEPH T. PERNA, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE
BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASS'T. SECRETARY,
RESPECTIVELY, OF FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE, A CALIFORNIA
CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE
PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION
AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS TRUSTEE.

WITNESS MY HAND:
Nancy J. Stierstorfer
NOTARY PUBLIC IN AND FOR SAID STATE
NANCY J. STIERSTORFER
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES OCT. 12, 1991

YORBA LINDA WATER DISTRICT CERTIFICATE:

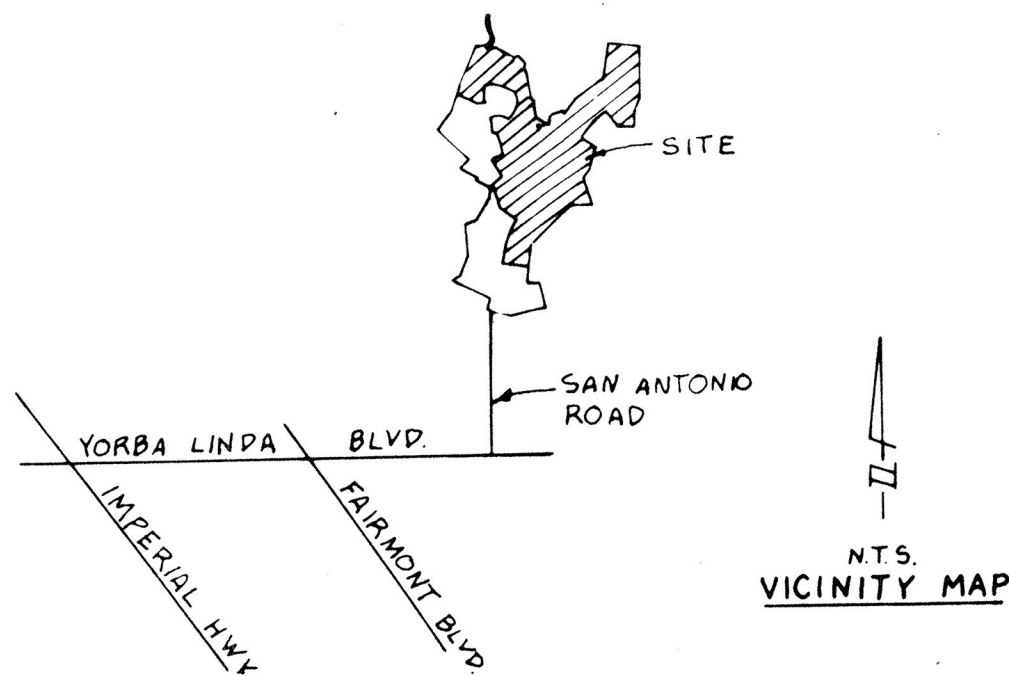
I, WILLIAM P. WORKMAN, THE DULY APPOINTED AND AUTHORIZED OFFICER OF THE
YORBA LINDA WATER DISTRICT BY ORDER OF THE BOARD OF DIRECTORS ON SEPTEMBER
25, 1981, DO HEREBY CERTIFY THAT THE DEDICATION OF WATER LINE
EASEMENTS AS SHOWN ON THIS MAP TO YORBA LINDA WATER DIS-
TRICT, A PUBLIC CORPORATION, ARE HEREBY ACCEPTED AND CONSENT TO RECORDATION
THEREOF.

DATE: 19 JAN 89
William P. Workman
WILLIAM P. WORKMAN, GENERAL MANAGER

SIGNATURE OMISSIONS:

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

1. SUPERIOR OIL COMPANY, A NEVADA CORPORATION, HOLDER OF MINERAL RIGHTS
PER DEED RECORDED IN BOOK 12321, PAGE 975 OF OFFICIAL RECORDS.



(FINAL UNIT OF TENTATIVE TRACT NO. 10731)

SHEET 3 OF 5 SHEETS

WILLIAM G. CHURCH
R.C.E. 14488

TRACT NO. 10731

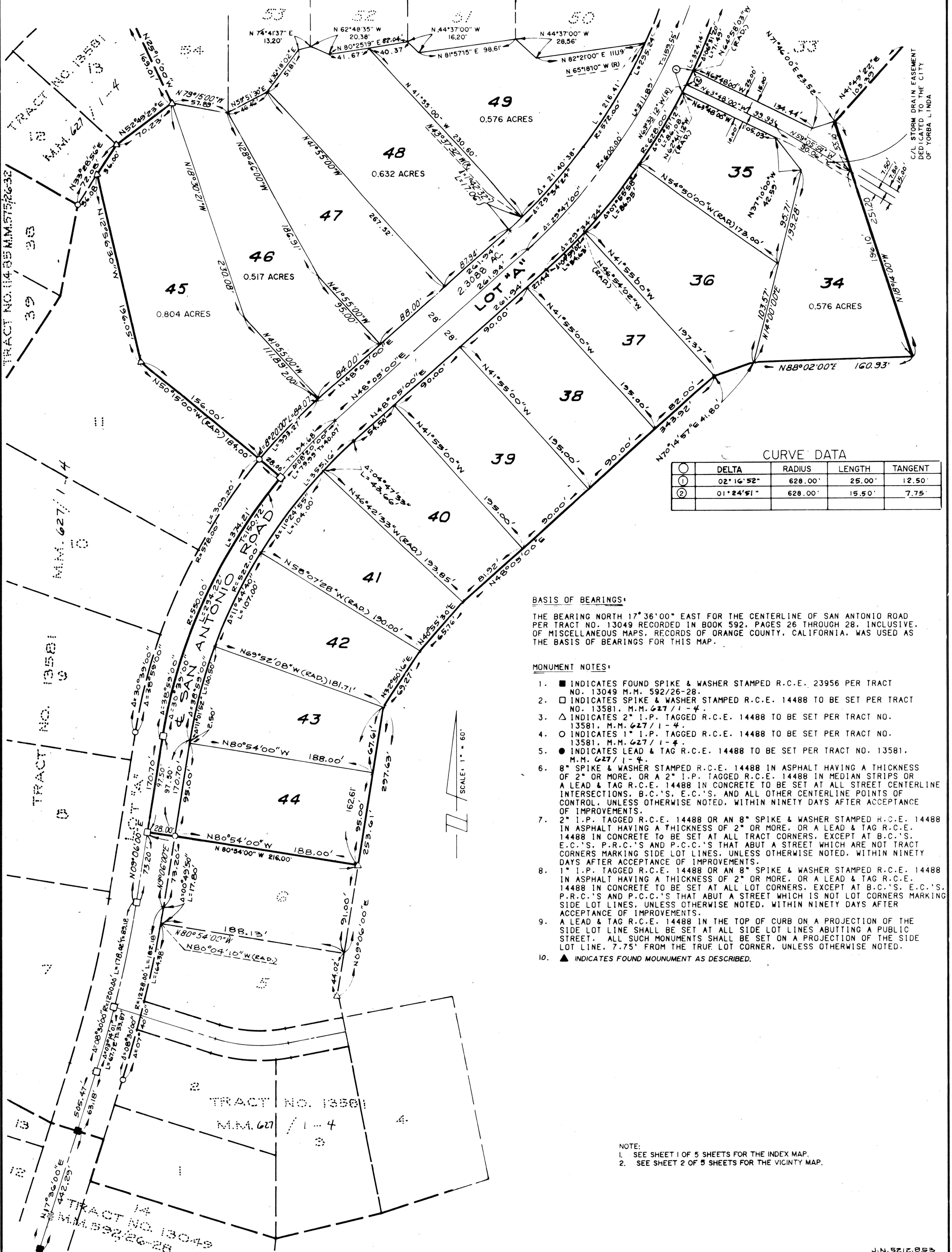
IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

NUMBERED LOTS: 54
LETTERED LOTS: "A" THRU "E"
TOTAL ACRES: 27.963

DATE OF SURVEY: JANUARY, 1988

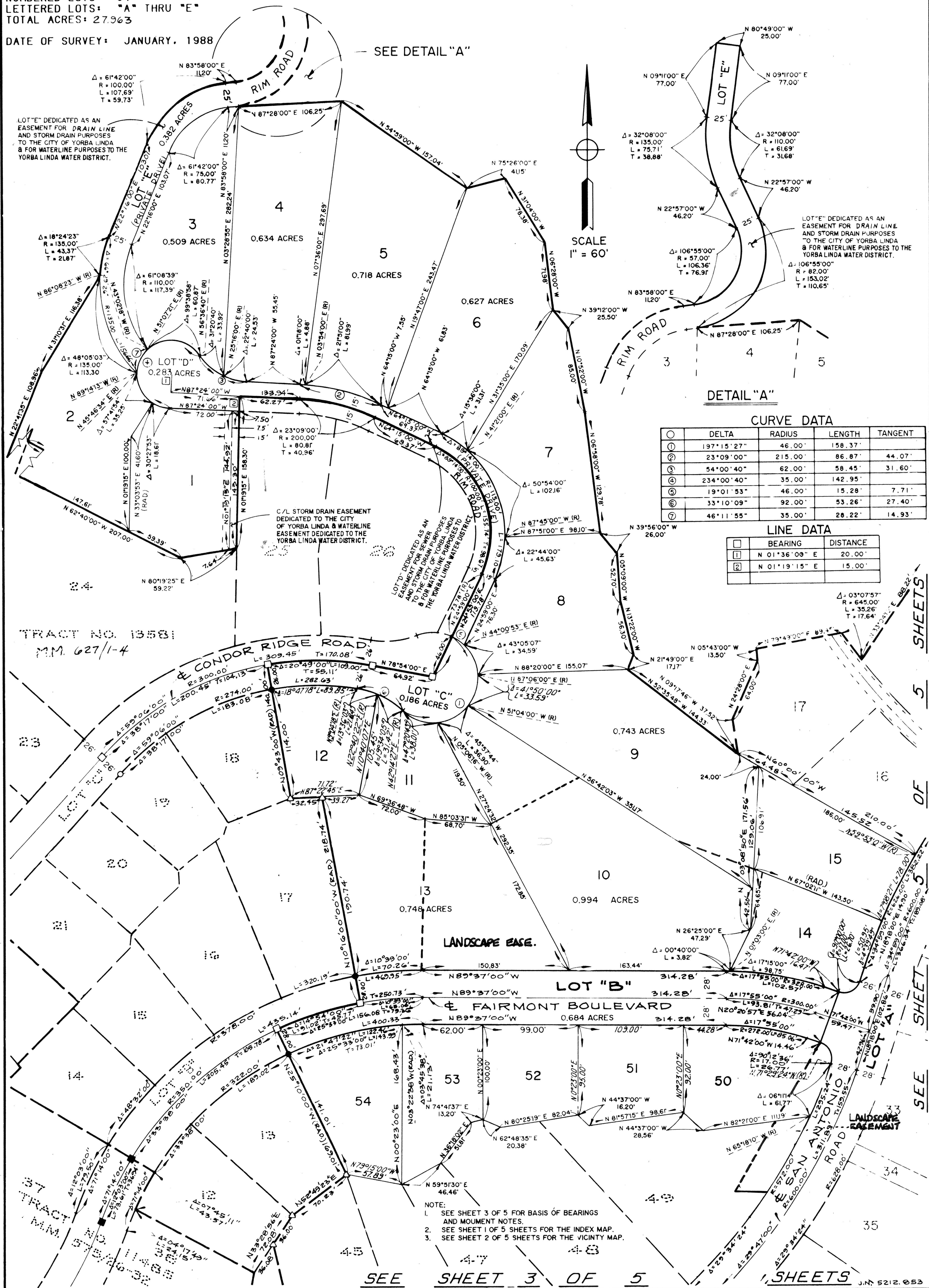
SEE SHEET 4 OF 5 SHEETS

SEE SHEET 5 OF 5 SHEETS



IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

DATE OF SURVEY: JANUARY, 1988



627 18

(FINAL UNIT OF TENTATIVE TRACT NO. 10731)

SHEET 5 OF 5 SHEETS

WILLIAM G. CHURCH
R.C.E. 14488

TRACT NO. 10731

IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

NUMBERED LOTS: 54
LETTERED LOTS: "A" THRU "E"
TOTAL ACRES: 27.963

DATE OF SURVEY: JANUARY, 1988

FD. 2" I.P. W/ WOOD PLUG & NAIL, 12" ABOVE
GROUND W/ 4"x4" REDWOOD POST Scribed
ON W. W.C. ON N. 1/4 7, ON S. 1/4 18 PER
COUNTY OF SAN BERNARDINO SURVEY
FIELD BOOK 403, PAGE 73.

C/L STORM DRAIN EASEMENT
DEDICATED TO THE CITY OF
YORBA LINDA.

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
1	01°49'50"	626.00'	20.00'	10.00'
2	34°02'36"	92.00'	54.66'	28.17'
3	29°12'37"	92.00'	46.90'	23.97'
4	00°54'54"	626.00'	10.00'	5.00'
5	19°53'34"	46.00'	15.97'	8.07'
6	10°02'50"	46.00'	8.07'	4.04'

LINE DATA

Δ	BEARING	DISTANCE
1	N 28°47'00" E	40.00'
2	N 50°35'00" W	22.50'

