

FILING - TENTATIVE SUBDIVISION MAP

Legal description of proposed Subdivision Tract 3138 being a portion
of Lot 104, Tract 300 as Per M.M. 14/11-12 and a portion of Lot 153
Block 5, Irvine Sub. M.R.M. 1/88.

Name of Subdivider Lake & Bay Park, Inc. 414 23rd St. Costa Mesa

No. of Maps submitted 12 Date December 18, 1956

Subdivider's report submitted

Distribution:

City Manager	<u>X</u>	- 12-19-56
Parks, Beach & Recreation	<u>X</u>	"
Fire Department	<u>X</u>	"
Police Department	<u>X</u>	"
City Engineer	<u>X</u>	"
County Sanitation District	<u>X</u>	"
Street Department	<u>X</u>	"
Planning Staff	<u>X</u>	"
Edison Co.	<u></u>	
Southern Calif. Gas. Co.	<u></u>	
Pacific Telephone & Telegraph	<u></u>	

Meeting Date January 17, 1957

Department reports submitted:

- A. Parks, Beach & Recreation
- B. Fire Dept.
- C. Police Dept.
- D. City Engineer
- E. Street Dept.

DATE

1-16-57
12-24-56

Planning Commission action: Date:

Remarks:

CITY OF NEWPORT BEACH

FIRE

DEPARTMENT

Date Dec. 26, 1956

NO. OD567-10

TO: Planning Commission

FROM: Fire Chief

SUBJECT: Tract No. 3138

Street layout in this tract conforms to code and is O.K.
for Fire Department access.

R. J. Briscoe
R. J. Briscoe, Fire Chief

September 13, 1956

City of Newport Beach
Newport Beach, California

Attention: Mr. Webb, City Engineer

Re: Tentative Tract No. 3138

Dear Sir:

We enclose herewith six prints of Tentative Tract No. 3138, together with filing fee of \$25.00.

- (a) The use of the property is for single family residence only.
- (b) Each residence must contain a minimum of 1500 square feet, with full shake roof. Architectural plans to be approved by the Subdivider.
- (c) The utilities shall be underground, and improvements completed in six months or less after date of map approval.
- (d) Until outfall sewers are available, sewage disposal shall be by cesspool as per City and/or County requirements.
- (e) There are no public ares proposed in this tract.
- (f) No tree planting proposed.
- (g) We are not complying with the Subdivision Ordinance on the following points:
 - 1. Section 9254.34 states that no lot shall be divided by a City Boundary. We believe this should be void by reason of the fact all the property will shortly be in the City of Newport Beach, and have been so advised by Orange County officials.

City of Newport Beach

(2)

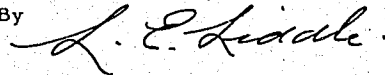
September 13, 1956

2. Section 9254.14-d requires cul-de-sac streets to be limited to a length of 350 feet and a width of 60 feet. The Subdivider feels this should not apply as there are only 15 lots fronting upon this entire street and because of the terrain, there will be no access or egress required except by house occupants on said lots.

Very truly yours,

LAKE & BAY PARK, INC.

By



President

414 West 23rd Street
Newport Beach, Calif.
COSTA MESA,

LL:k

CITY OF NEWPORT BEACH

Planning Commission

DEPARTMENT

Date October 24, 1956

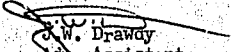
NO.

TO: City Engineer

FROM: Planning Commission

SUBJECT: Tentative Map 3138

Forwarded for your study and recommendations to the Planning Commission are two copies of Tentative Map No. 3138 and a letter dated September 13, 1956 signed by L.E. Liddle, President, Lake & Bay Park, Inc.


C.W. Drawdy
Adm. Assistant

September 25, 1956

Mr. L.E. Liddle, President
Lake & Bay Park, Inc.
444 West 23rd Street
Newport Beach, Calif.
COSTA MESA

Dear Mr. Liddle,

Reference is made to your letter dated September 13, 1956 wherein you enclosed six prints of Tentative Tract No. 3138 together with a filing fee of \$25.00.

The Planning Commission at its regular meeting on September 20, 1956 discussed your Tentative Maps and it was the consensus of opinion that no formal action could be taken until after the "Tustin Avenue and 22nd Street Annex." election to be held on October 16, 1956.

We are returning herewith your tentative maps along with your filing fee check of \$25.00 with the suggestion that you again contact this office after October 16, 1956.

Sincerely,

PLANNING COMMISSION

J.W. Drawdy
Adm. Assistant

jd

BOB GINDRICH
DIRECTOR OF RECREATION
AND PARKS



City of Newport Beach

California

TELEPHONE
HANSER 3131

January 16, 1957

Mr. Walter Longmoor, Chairman
Planning Commission
City of Newport Beach

Dear Mr. Longmoor:

At a regular meeting of the Parks, Beaches and Recreation Commission, held January 15, 1957, the following action was taken pertaining to Tentative Tract Map No. 3138, being a portion of Lot 104, Tract 300, and a portion of Lot 153, Block 5, and is hereby recommended to the Planning Commission and City Council:

"A motion was made by Commissioner Vandervort, seconded by Commissioner Kargl, and unanimously carried, that the recommendation of the Director concerning parkways and street trees for Tentative Tract Map No. 3138 be accepted, and amended, pertaining to item 2. to read "that a lot fee of \$30.00 or more be required from the subdivider for each lot for the purpose of acquiring and improving park and recreation land and facilities."

Very truly yours,

George F. Sherrill by RSH

GEORGE F. SHERRILL, CHAIRMAN
PARKS, BEACHES & RECREATION COMMISSION

h
Attached: Director's recommendation

CITY OF NEWPORT BEACH
PARKS, BEACHES & RECREATION DEPARTMENT

January 15, 1957

TO: PARKS, BEACHES & RECREATION COMMISSION

FROM: Robert Oingrich, Director

SUBJECT: PARKWAYS AND STREET TREES FOR TENTATIVE TRACT NO. 3138, BEING A PORTION OF LOT 104, TRACT 300, AND A PORTION OF LOT 153, BLOCK 5. (Northwest corner of Irvine Avenue and 23rd Street)

RECOMMENDATION:

1. It is recommended that parkways of not less than five (5) feet be required on all portions of this subdivision which border on Irvine Avenue, Santa Isabel Avenue, Tustin Avenue, Twenty-Third Street, and proposed Street A; and that trees be planted by the subdivider in these parkways in accordance with the following:
 - A. One species of trees to be selected by the subdivider from the attached tree list and planted in all parkways throughout the tract.
 - B. Trees to be spaced approximately forty (40) feet apart; a minimum of twenty (20) feet from all street corners; a minimum of five (5) feet from fire plugs, light standards, driveways, and utility boxes; and planted in the parkway center where sidewalks exist, or approximately three (3) feet from the curb line where sidewalks do not exist.
 - C. Trees shall be a minimum of six (6) feet in height above ground level when planted, and attached to a 2" x 2" x 10' redwood or fir stake support.
2. It is further recommended that a reasonable* lot fee be required from the subdivider for each lot in the subdivision, for the purpose of acquiring and improving park and recreation land and facilities.

DISCUSSION:

Fertilizing and watering responsibilities of trees planted shall rest with the property owner or land developer; and any plantings in parkways other than the above-specified trees, grass, or low ground cover must have the approval of the City of Newport Beach.

The Park Division will be responsible for all necessary spraying and pruning of parkway street trees.

Respectfully submitted,

Robert Oingrich

ROBERT OINGRICH, DIRECTOR

* Amended 1/15/57 by PB & R Commission to read: "a lot fee of \$30.00 or more be required..."

CITY OF NEWPORT BEACH
PARKS, BEACHES AND RECREATION DEPARTMENT

January, 1957

TREES SUITABLE FOR SEASIDE PLANTING:

Recommended for New Subdivisions in the City of Newport Beach

- A.
1. QUERCUS ILEX: "Holly Oak" - True Oak - Round-headed tree - Evergreen.
Will grow to 50 feet. Ideal for beach.
 2. PITTOSPORUM UNDULATUM: "Victorian Box" - Open-headed Evergreen.
Will grow to 40 feet. Fragrant white flower - Moderate growth rate.
- B.
3. LIQUIDAMBAR STYRACIFLUA: "Sweet Gum" - Upright, pyramidal. Will grow to 60 feet. Deciduous. Moderate to fast growth. Fall color change to reds and browns will hold for six weeks. Likes moist, poor soil, ocean wind.
- C.
4. PINUS CANARIENSIS: "Canary Pine" - Symmetrical evergreen. Will grow to 75 feet. Rapid growth rate. Beautiful dark blue to green needles. Tolerate salt air.
 5. CASUARINA EQUISETIFOLIA: "Beefwood" - Resembles pine species. Evergreen. Grows to as much as 80 feet. Fast growth. Loves salt spray may be planted in sand dunes.
 6. WASHINGTONIA ROBUSTA: "Pan Palm" - Grows to 75 feet. Rapid in growth. By far the best palm for use near the ocean.
 7. LAGUNARIA PATERSON: Evergreen tree, small shapely. Grows to 35 feet tall. Wide use in ocean communities. Blooms pale, pink flowers in June. Likes sterile soil.

Parks, Beaches & Recreation Dept. preference for Tract 3138 listed in A.B.C. order.

J. BERT WEBB
CITY ENGINEER



City of Newport Beach

California

TELEPHONE
HARBOR 3131

January 16, 1957

To Planning Commission
City of Newport Beach

Dear Sirs:

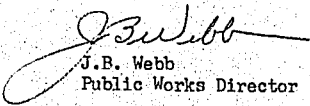
This office has examined the tentative Tract Map No. 3138 and finds that it conforms in all respects to the applicable conditions of the Subdivision Ordinance.

It is recommended that the parcel of land shown on Tustin Avenue and labelled "Not a part of this subdivision" be included in the subdivision.

If it is not practical to extend the improvements southerly on Tustin Avenue to the southerly line of the parcel, it is recommended that access to it be provided from the cul-de-sac. This access should be at least 20 feet in width and be included as a part of the parcel.

The omission of this parcel of ground from the subdivision would, in future years, mean separate negotiations for street improvements, utilities, also definite identification of same would be cumbersome.

Sincerely yours,


J.B. Webb
Public Works Director

JBW:ps

APP.
13
ACRES

January 17, 1958

City of Newport Beach
Newport Beach, California

Attention: Planning Commission

Gentlemen:

We are the owners of vacant property bounded by Tustin Avenue, 23rd Street, Santa Isabell and Irvine Boulevard. We propose to subdivide this property into R-1 lots as per our tentative map of Tract 3138.

Sewers are to be provided by the Costa Mesa Sanitary District. Water is to be provided by Santa Ana Heights Water Company. Roads, curbs, street lighting and sidewalks are to conform with Newport Beach Engineering Department requirements. Electric and telephone utilities are to be underground. Tree planting is to conform with the Park Department's recommendations.

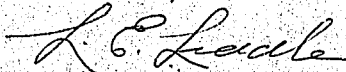
We trust this is the information you require. The writer will be at the January 17th meeting of the Planning Commission to answer any questions which might arise.

Assuring you of our desire to cooperate with your body in every respect and thanking you for your favorable consideration, we are,

Very truly yours,

LAKE & BAY PARK, INC.

By


President

414 West 23rd Street
Newport Beach, Calif.

LEL:k

August 26, 1957

REPORT OF PLANNING COMMISSION

TO CITY COUNCIL

ON TRACT NO. 3138

LOCATION : A portion of Lot 104, Tract 300, as per miscellaneous maps in Book 14, Pages 11 and 12, and a portion of Lot 153, Block 5, Irvine Subdivision as per miscellaneous record maps in Book 1, Page 88. This property lies within the area known as the "Tustin Avenue and 22nd Street Annexation."

SIZE : Approximately 13 acres, divided into 41 parcels.

ZONE : R-1

SUBDIVIDER : LAKE & BAY PARK, INC. L. E. Liddle, President
414 W. 23rd Street
Costa Mesa, California

The final map of this subdivision was submitted to the Commission on March 21, 1957 and approved subject to the following conditions:

1. Subdivider agrees to pay to the City of Newport Beach \$15.00 per lot in lieu of requirement for parks under Section 9252.32, Ordinance No. 650.
2. Subdivider to provide tree planting within tract in accordance with recommendations of Parks, Beaches and Recreation Commission per their letter of January 16, 1957 or any changes mutually agreed upon.
3. That all utilities be installed below ground.

Respectfully submitted,

PLANNING COMMISSION

Walter Longmoor
Walter Longmoor
Chairman

Goodwin J. Knight
Governor



SACRAMENTO OFFICE
BUSINESS AND PROFESSIONS ANNEX
1021 O STREET
SACRAMENTO 14, CALIFORNIA

411 S. Spring Street,
310 Spring Arcade Bldg.
Los Angeles 13, Calif.

STATE OF CALIFORNIA
Division of Real Estate

F. W. GRIESINGER, COMMISSIONER

March 21, 1958

Herewith notice of filing made with this Division on the following described proposed subdivision:

OWNERS:

L. E. and Emma May Liddle
2500 23rd Street
Newport Beach, California

RE: TRACT NO: 3138
NAME:

AGENTS:

OUR FILE: Res. 15925

ENGINEER:

DESCRIPTION:

Tract No. 3138 - Orange County

BOUNDARIES AS LISTED IN QUESTIONNAIRE:

NORTH: Tustin Avenue on northwest
SOUTH: 23rd Street on southwest
EAST:
WEST:

CHIEF DEPUTY
LOS ANGELES OFFICE

Following
Document/s
Poor
Contrast

Mr. Bert Webb
Mr. Clyde Beebe
Planning Commission

Charles Strickfaden
2350 Tustin Ave.
Costa Mesa, Calif.

Mar. 26, 1978

Mr. L. E. Liddle et al
2500 23rd St.
Newport Beach, Calif.

A PROTEST CONCERNING NEWPORT BEACH

Dear Sirs: re subdivision Tustin Ave & 23 st.

This let or is intended as a matter of record and notification to those concerned of facts and conditions in which the above subdivision affects my adjoining property.

In brief, I believe that my rights as a property owner on a deeded street have been willfully and with planned intent violated, with resulting damage to my property. I base these contentions upon the following points:

1. I was never notified by posted notice, nor by mail, nor personal contact, that this subdivision was being planned, nor was I ever consulted as to my feelings with regard to having-

THE REAR OF LOTS AND HOUSES TO FACE
ON TUSTIN AVE. A DEEDED STREET, presenting the inconsiderate and unjust possibility of my \$40,000 investment looking into the backyards and clotheslines of several lots directly across the street and facing 251 feet frontage of my property.

This I strongly object to on the grounds of plain decency, that any one person, or group, should willfully and knowingly harm another for personal gain, with the full knowledge and consent of officials who could not help but be aware of the result of this planning.

2. My first knowledge of this subdivision was by hearsay and seeing survey work being done, and finally being shown the completed and accepted plans by Mr. Liddle. At this time I informed Mr. Liddle that "I would not sit still for the rear of houses facing the front of my property".

3. In the fall of 1977 I wrote to A. S. Koch, Orange County Road Commissioner requesting information as to paving intentions on this unimproved and deeded portion of Tustin Avenue. A county field representative called and stated that no further paving plans would be considered until the subdivision got under way.

4. In February 1978, I informed A. S. Koch of the progress of the subdivision and offered my full cooperation with the county toward paving.

5. March 25, 1978, W. C. Brandt, Orange County Highway Department, called and stated that the county considered abandoning the street effected by the rear of the aforementioned lots, and fronting my property.

6. I believe that all parties concerned with this subdivision knowingly contributed toward this result, thereby greatly harming my property value.

Charles Strickfaden

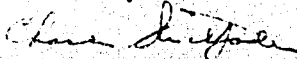
-2-

In view of the foregoing, I urgently request immediate action by those concerned to correct this injustice, and to cease and desist in activity toward this end.

I want to point out that my attitude is one of friendly cooperation, and as a corrective measure, I suggest that the lots so affecting my property, and the proposed houses thereon, be required to face at a sufficient angle which would eliminate their backyards from being in my front yard. Failure to receive this cooperation by immediate response will force me to take adequate measures to protect my investment.

Beyond my understanding, I am shocked that any group would propose and be allowed to perpetrate this injustice.

Yours truly,



Charles Strickfaden
owner-2389 Tustin Ave. (East Corridor)

copies to-

Bert Webb

Clyde Deebe, Public Works Director, City Hall, Newport Beach

W.C. Brando, Orange County Highway Dept.

Subdivision Engineer, Court House, Santa Ana.

Jack Millon realtor

434 32 St. Newport Beach, Calif.

Reports from internal departments

on Tract No. 3138

1. Director of Public Works - J.B. Webb

"This office has examined the tentative Tract Map, No. 3138 and finds that it conforms in all respects to the applicable conditions of the Subdivision Ordinance.

It is recommended that the parcel of land shown on Tustin Avenue and labelled "Not a part of this subdivision" be included in the subdivision.

If it is not practical to extend the improvements southerly on Tustin Avenue to the southerly line of the parcel, it is recommended that access to it be provided from the cul-de-sac. This access should be at least 20 feet in width and be included as a part of the parcel.

The omission of this parcel of ground from the subdivision would, in future years, mean separate negotiations for street improvements, utilities, also definite identification of same would be cumbersome"

2. Fire Department - R.J. Briscoe, Fire Chief

"Street layout in this tract conforms to code and is O.K. for Fire Department access."

3. Parks, Beaches & Recreation Commission - George F. Sharrill, Chairman

"At a regular meeting of the Parks, Beaches and Recreation Commission, held January 15, 1957, the following action was taken pertaining to Tentative Tract Map No. 3138, being a portion of Lot 104, Tract 300, and a portion of Lot 153, Block 5, and is hereby recommended to the Planning Commission and City Council:

"A motion was made by Commissioner Vandervort, seconded by Commissioner Kargl, and unanimously carried, that the recommendation of the Director concerning parkways and street trees for Tentative Tract Map No. 3138 be accepted, and amended, pertaining to item 2, to read "that a lot fee of \$30.00 or more be required from the subdivider for each lot for the purpose of acquiring and improving park and recreation land and facilities."

4. Report of Director, Parks, Beach and Recreation attached.

CITY OF NEWPORT BEACH
PARKS, BEACHES & RECREATION DEPARTMENT

January 15, 1957

TO: PARKS, BEACHES & RECREATION COMMISSION

FROM: Robert Gingrich, Director

SUBJECT: PARKWAYS AND STREET TREES FOR TENTATIVE TRACT NO. 3138, DIVING A PORTION OF LOT 104, TRACT 300, AND A PORTION OF LOT 153, BLOCK 5. (Northwest corner of Irvine Avenue and 23rd Street)

RECOMMENDATION:

1. It is recommended that parkways of not less than five (5) feet be required on all portions of this subdivision which border on Irvine Avenue, Santa Isabel Avenue, Tustin Avenue, Twenty-Third Street, and proposed Street A; and that trees be planted by the subdivider in these parkways in accordance with the following:
 - A. One species of tree to be selected by the subdivider from the attached tree list and planted in all parkways throughout the tract.
 - B. Trees to be spaced approximately forty (40) feet apart; a minimum of twenty (20) feet from all street corners; a minimum of five (5) feet from fire plugs, light standards, driveways, and utility boxes; and planted in the parkway center where sidewalks exist, or approximately three (3) feet from the curb line where sidewalks do not exist.
 - C. Trees shall be a minimum of six (6) feet in height above ground level when planted, and attached to a 2" x 2" x 10' redwood or fir stake support.
2. It is further recommended that a reasonable* lot fee be required from the subdivider for each lot in the subdivision, for the purpose of acquiring and improving park and recreation land and facilities.

DISCUSSION:

Fertilizing and watering responsibilities of trees planted shall rest with the property owner or land developer; and any plantings in parkways other than the above-specified trees, grass, or low ground cover must have the approval of the City of Newport Beach.

The Park Division will be responsible for all necessary spraying and pruning of parkway street trees.

Respectfully submitted,

Robert Gingrich

ROBERT GINGRICH, DIRECTOR

* Amended 1/15/57 by PB & R COMMISSION to read: "...lot fee of \$30.00 or more be required..."

CITY OF NEWPORT BEACH
PARKS, BEACHES AND RECREATION DEPARTMENT

January, 1957

TREES SUITABLE FOR SEASIDE PLANTING:

Recommended for New Subdivisions in the City of Newport Beach

- (A) 1. QUERCUS ILEX: "Holly Oak" - True Oak - Round-headed tree - Evergreen.
Will grow to 50 feet. Ideal for beach.
2. PITTOSPORUM UNDULATUM: "Victorian Box" - Open-headed Evergreen.
Will grow to 40 feet. Fragrant white flower - Moderate growth rate.
- (B) 3. LIQUIDAMBAR STYRACIFLUA: "Sweet Gum" - Upright, pyramidal. Will grow to 60 feet. Deciduous. Moderate to fast growth. Fall color change to reds and browns will hold for six weeks.
Likes moist, poor soil, ocean wind.
- (C) 4. PINUS CANARIENSIS: "Canary Pine" - Symmetrical evergreen. Will grow to 75 feet. Rapid growth rate. Beautiful dark blue to green needles. Tolerate salt air.
5. CASUARINA EQUISETIFOLIA: "Shepherd" - Resembles pine species. Evergreen.
Grows to as much as 80 feet. Fast growth. Loves salt spray
may be planted in sand dunes.
6. WASHINGTONIA ROBUSTA: "Fan Palm" - Grows to 75 feet. Rapid in growth. By far the best palm for use near the ocean.
7. LAGUNARIA PATERSON: Evergreen tree, small shapely. Grows to 35 feet tall.
Wide use in ocean communities. Bloom: pale, pink flowers in June. Likes sterile soil.

PARKS, BEACHES & RECREATION DEPARTMENT PREFERENCE FOR TRACT 3130 listed in (A), (B), (C) order

TRACT No. 3138

IN THE CITY OF NEWPORT BEACH - ORANGE COUNTY - CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 104, TRACT No. 300, AS PER MAP RECORDED IN BOOK 14, PAGES 11 AND 12, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, AND A PORTION OF LOT 153, BLOCK 4, IRVINE SUBDIVISION AS PER MAP RECORDED IN BOOK 1, PAGE 88, OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

12.60 ACRES

MARCH 1958

41 LOTS

W.L. BANGHAM R.C.E. No. 5819

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 Heather Lane for Public use for highway purposes. We also hereby offer for dedication the Storm Drain Easement shown on said Map.

Lawrence E. Liddle

Emma May Liddle

I, W.L. BANGHAM, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER No. 5819 OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN FEBRUARY, 1957, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE NOT LATER THAN MARCH 1, 1959. THAT THEIR POSITIONS, AND CHARACTER ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

W.L. Bangham

REGISTERED CIVIL ENGINEER No. 5819

Basis of bearings.....

THE BEARING OF THE CENTER-LINE OF 23RD STREET SHOWN AS S 43° 59' 20" E ON A MAP OF TRACT No. 1864 RECORDED IN MISCELLANEOUS MAPS BOOK 57 PAGE 21 WAS USED AS A BASIS OF BEARINGS FOR THIS MAP.

Monumentation.....

ALL MONUMENTS SHALL OCCUPY POSITIONS INDICATED PRIOR TO ACCEPTANCE OF IMPROVEMENTS.

SET 2" IRON PIPES AND TAG R.E. 5819 AT ALL TRACT CORNERS UNLESS OTHERWISE INDICATED.

SET 2"x2" R.W. STAKES AND TAG R.E. 5819 AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

SPIKE AND TIN WILL BE SET AT ALL CENTER-LINE INTERSECTIONS, TERMINATION OF STREETS AND ALL OTHER POINTS OF CONTROL.

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

On this 18th day of MARCH, 1957, before me,
HAROLD H. LEWIS a Notary Public in and for said
County and State, personally appeared LAWRENCE E. LIDDLE,
EMMA MAY LIDDLE,

Known to me to be the persons described in and whose names are subscribed to the annexed instrument, and they acknowledged to me that they executed the same.

WITNESS my hand and official seal.

My Commission expires
OCTOBER 9, 1960

Harold H. Lewis
Notary Public in and for
said County and State.

ORANGE COUNTY TITLE COMPANY, a corporation, TRUSTEE
under Deeds of Trust, recorded in book 3274, page 274 and
in book 3199, page 521 O.R.

By R.V. Shafer
Vice President

By Ray C. von Felden
Asst. Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

ON THIS 31st DAY OF MARCH, 1957, BEFORE ME ACNES M. MARTIN
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY
APPEARED R.V. SHAFER, KNOWN TO ME TO BE VICE, PRESIDENT, AND
RAY C. VON FELDEN, KNOWN TO ME TO BE ASST. SECRETARY OF ORANGE
COUNTY TITLE COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES Nov 22, 1957 Acnes M. Martin
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

STATE OF CALIFORNIA } S.S.
CITY OF NEWPORT BEACH }

I, MARGERY SCHROUDER, City Clerk of said City of Newport Beach, do hereby certify that this map was presented for approval to the City Council of said City of Newport Beach at a regular meeting thereof held on the 10th day of March, 1958, and thereupon said Council did by an order duly passed and entered, approve said map, and did accept on behalf of the Public the offer of dedication of Heather Lane as a Public highway, and of the Easement for Storm Drain purposes.

Dated this 11th day of
March, 1958.

Margery Schrouder
City Clerk of City of Newport Beach.

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

I, L.B. WALLACE, County Clerk and Ex-officio Clerk of the Board of Supervisors 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 the payment of taxes and ^{special} assessments on the land covered by this map.

Dated this 18th day of
March, 1958.

R.B. Wallace
County Clerk and ex-officio Clerk
of the Board of Supervisors.

By Wayne A. Frazer
Deputy.

STATE OF CALIFORNIA } S.S.
COUNTY OF ORANGE }

I, V.A. HEIM, County Auditor of the 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, County, or City Taxes or special assessments collected as taxes, except taxes and special assessments collected as taxes not yet due and payable.

Dated this 13th day of
March, 1958.

V.A. Heim
County Auditor.

By Helen Nett
Deputy.

I, J. B. WEBB, City Engineer of the City of Newport Beach, 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 City Planning Commission; that all provisions of the Subdivision Map Act and City Subdivision Regulations have been complied with, and I am satisfied said map is technically correct.

Dated this 6th day of
March, 1958.

J.B. Webb
City Engineer, City of Newport Beach.

Examined and approved by the Planning Commission of the City of Newport Beach this 21st day of March, 1957.

W.C. Glick
Chairman.

Examined and approved this 14 day of March, 1958
Dwight Vineyard
Deputy County Surveyor.

35675 INDEXED
ACCEPTED
AND
FILED

MAR 21 1958
min. post. 2 o'clock P.M.
AT REQUEST OF

TITLE INSURANCE & TRUST CO.

ORANGE COUNTY RECORDS

Reily McFarland

COUNTY RECORDER

FE 9.00

TRACT NO 3138

In the City of Newport Beach, COUNTY OF ORANGE, State of California.

MARCH 1958
W.L. BANGHAM R.C.E. No 5819

35675 INDEXED
ACCEPTED
AND
FILED

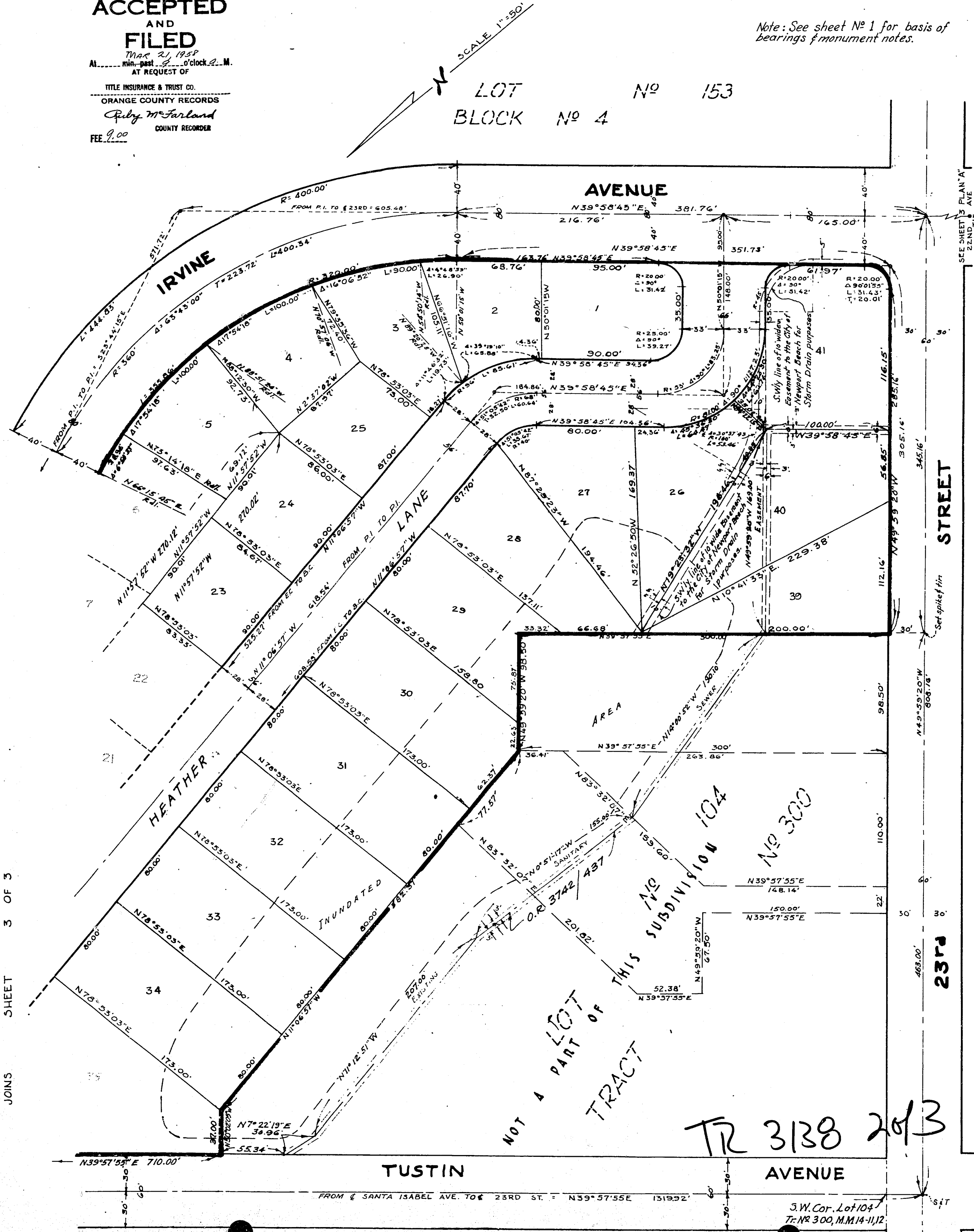
MAR 21 1958
At min. past 2 o'clock P.M.
AT REQUEST OF

TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS

Cheryl M. Farland
COUNTY RECORDER
FEE 9.00

Note: See sheet No 1 for basis of bearings & monument notes.

LOT
BLOCK No 4



TRACT No 3138

In the City of Newport Beach, COUNTY OF ORANGE, State of California.

MARCH 1958
W.L. BANGHAM R.C.E. No 5819

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Mar 21, 1958
At Request of

TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS

Phyllis M. Farland
COUNTY RECORDER

Fee 9.00

Note: See sheet No 1 for basis of bearings & monument notes.

