



STAFF REPORT

SAN CLEMENTE PLANNING COMMISSION

Date: August 19, 2015

PLANNER: Adam Atamian, Associate Planner 

SUBJECT: Interpretation 15-204, Canyon Setbacks for Lots with Combination Residential Low/ Open Space Zones, a request for an interpretation of the Zoning Ordinance related to setbacks on lots within an Inland Canyon Overlay with Residential Low and Open Space zoning.

BACKGROUND

Prior to the adoption of the 1993 General Plan, the City had multiple inland canyons with either a Residential or the now obsolete, Open Space (O-S) designation. Both designations allowed residential development, and to protect inland canyons the City decided to rezone certain areas. Some properties were zoned Open Space (OS 2 or OS 3), downzoned to the Residential Very Low (RVL) density zone, or split-zoned with front of the lot zoned Residential Low and the rear of the lot zoned Open Space (OS 2 or OS 3). All properties partly located within an inland canyon were identified with an Inland Canyon Overlay (-IC).

In recent discussions about a potential rear yard development with a resident, Miguel Kagan, discrepancies within the Zoning Ordinance were discovered, and are significant enough that ambiguity exists regarding how rear yard setbacks should be applied to properties that are split-zoned both Residential Low and Open Space within the Inland Canyon Overlay (henceforth referred to as RL/OS-IC).

The concern is that some standards in the Zoning Ordinance appear to imply that development could be allowed much further into the inland canyons than what currently exists. Staff decided an interpretation with public notification was the best way to resolve the ambiguity. Mr. Kagan provided a letter outlining the issue from the perspective of a property owner, and is included as Attachment 1.

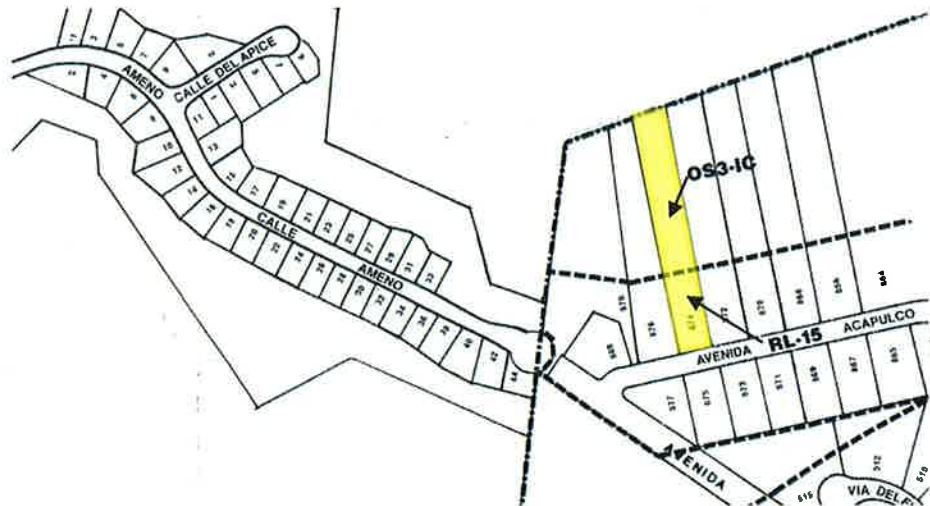
Noticing

Public notice is not required for a Planning Commission interpretation. However, there are approximately 100 properties that would be affected by this interpretation, and due to this large impact, staff mailed notices to each owner of an affected property.

DESCRIPTION

On the Zoning Map, the typical lot affected by this issue appears as shown in yellow in Figure 1, below.

Figure 1 – Typical RL/OS-IC Lot



In addition to the split-zoning, most, but not all, of the affected lots also contain open space conservation easements. These easements are shown in the tract maps provided as Attachment 6. These maps show the RL/OS-IC property boundaries highlighted, with the approximate zone boundaries drawn in red.

Applicable Code Sections

There are two sections of the Zoning Ordinance that provide conflicting direction on the determination of rear yard setbacks for lots zoned as RL/OS-IC:

1. Appendix A, Special Residential Overlays. All of the RL/OS-IC lots have a special residential overlay attached to the residential portion of the lot, numbered as RL-15, RL-19, RL-21, or RL-22. However, not all of the lots in these four overlays are also in an Inland Canyon Overlay. The development standards for these four Special Residential Overlays are included as Attachment 2.
2. Section 17.24.060, Canyon Setbacks, Inland. This section identifies specific development standards for the various types of lots that are in an Inland Canyon Overlay. One of these types is "Inland Canyon Lots with a Combination RL/OS Designation." This section specifies canyon setbacks, "on inland canyon lots which have both a residential and an open space designation." A copy of this section of the Zoning Ordinance is included as Attachment 3, with the applicable portion of the code highlighted.

Identified Ambiguities

The Special Residential Overlays typically list a 10 foot rear yard setback for lots within the above mentioned overlays. However, Section 17.24.060, Canyon Setbacks, Inland, requires that inland canyon lots within RL and OS zones have a canyon setback of either a minimum of 30% the depth of the lot, or determined by string lines between structures on adjacent properties.

The question has arisen as to whether the “-IC” shown on the Zoning Map applies to the whole lot or just the OS zoned portion of the lot. The purpose of setback requirements for inland canyons is to, “preserve important topographical features and/or habitat found in San Clemente” (Section 17.24.060). Being that the zone boundary is drawn without regard to any particular canyon features, such as the canyon edge, the intent of the Inland Canyon Overlay is only realized when the Overlay applies to the entire lot. Furthermore, Section 17.24.060 states that, “Lots subject to the requirements of this section are shown on the Zoning Map with an "IC" overlay designation....”

Additionally, there is a question of whether the Special Residential Overlays, with specific setback dimensions should supersede other overlay standards with variable setback requirements.

SETBACK OPTIONS

There are four potential interpretations of how rear setbacks on RL/OS-IC lots should be determined:

1. Specific setbacks (i.e. 10 feet) from the rear property line per Appendix A – Special Residential Overlays
2. Specific setbacks (i.e. 10 feet) from the zone boundary per Appendix A – Special Residential Overlays
3. Setbacks based on Zoning Ordinance Section 17.24.060, Canyon Setbacks, Inland
4. Another setback identified by the Planning Commission as appropriate.

Analysis of these options, and each's ramifications, along with staff's recommendation, are contained in the Alternatives Section, below. For a more thorough analysis of the zoning history and characteristics of these areas, refer to Attachment 4.

GENERAL PLAN CONSISTENCY

Table 1 summarizes how the various interpretations of rear setbacks related to RL/OS-IC lots are consistent with adopted policies outlined in the City of San Clemente General Plan.

Table 1 - General Plan Consistency

Policies and Objectives	Consistency Finding
<p><i>Land Use Element Primary Goal #5:</i> “Achieve the City’s Vision by establishing and maintaining balance of uses that provides protected open space and natural resource areas that offer solitude and a respite from urban life, recreation and views, diverse and healthy natural habitats for a variety of plant and animal species, and distinct community edges.”</p>	<ol style="list-style-type: none"> Using setbacks prescribed by Section 17.24.060.C.2 <u>is consistent</u> because new development be compatible with the existing pattern of Inland Canyon development, and protects open space and provides distinct community edges. Using dimensioned setbacks from property lines or zone boundaries is <u>not consistent</u> as it would permit substantial encroachment into Inland Canyons.
<p><i>Governance Element Policy G-1.02.</i> “Consistency. We achieve and maintain consistency between policies in short- and long-term planning documents, the municipal code and implementation projects and programs.”</p>	<ol style="list-style-type: none"> Using setbacks prescribed for Inland Canyon Lots with Combo RL/OS Designations <u>is consistent</u> with setback determinations for other similarly protected areas, such as coastal canyon and coastal bluff lots. Using dimensioned setbacks from zone boundaries is <u>not consistent</u> as it would provide setbacks from an indefinable location, and would create an internal inconsistency in the Zoning Ordinance as this type of setback would not meet the definition of “setback.”

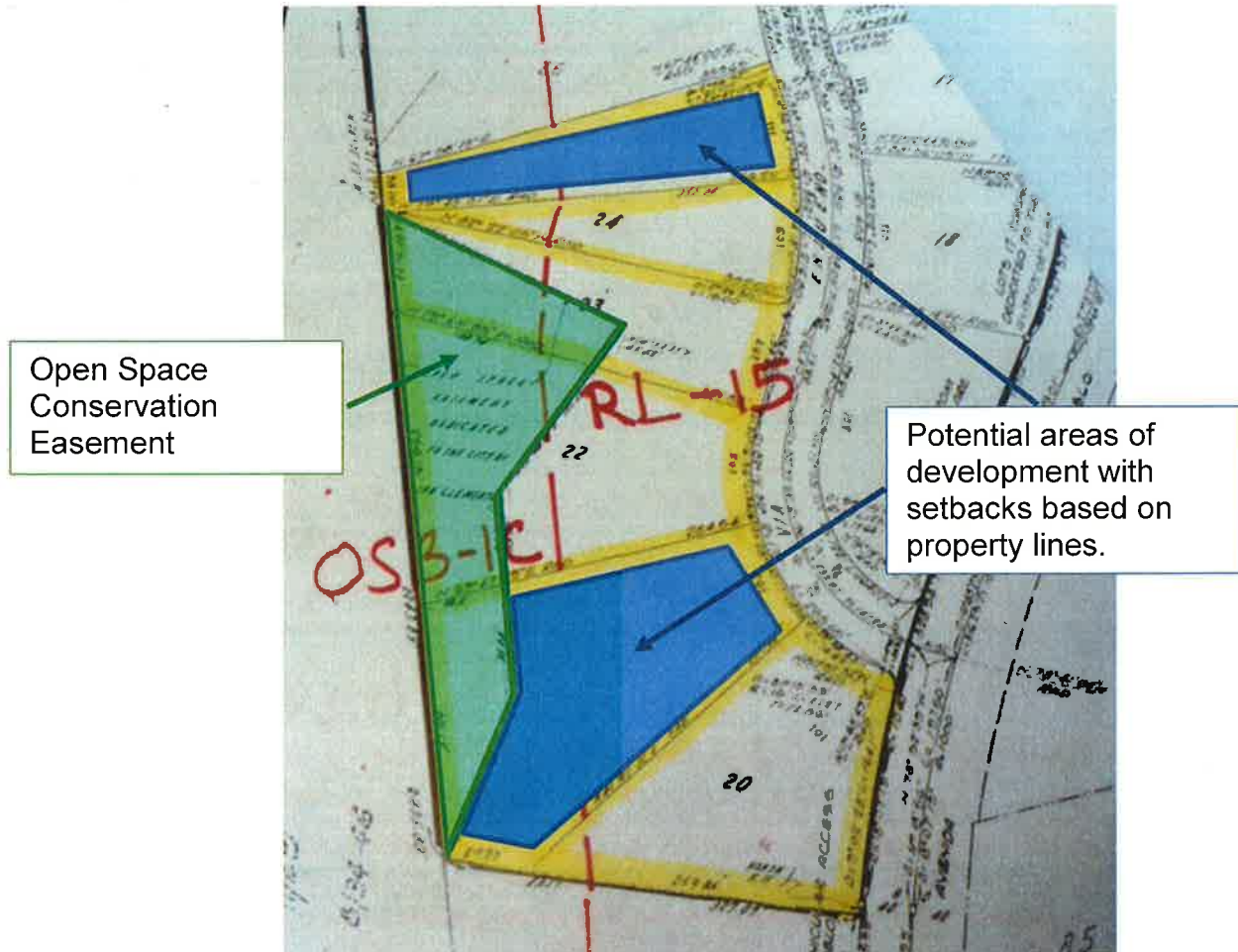
ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

- The Planning Commission interpret that rear setbacks for RL/OS-IC lots are subject to Zoning Ordinance Section 17.24.060 – **Canyon Setbacks, Inland.**

This action would maintain the determination of Inland Canyon setbacks by the City Planner as the most appropriate of two potential canyon setbacks: 1) a minimum of 30 percent of the depth of the lot; or 2) in accordance with house and deck/patio stringlines drawn between the nearest corners of adjacent structures.

- The Planning Commission can interpret that rear setbacks for RL/OS-IC lots are subject to specified dimensions listed in Appendix A, and are to be taken from **property lines**.

This action would result in Inland Canyon setbacks being a specific distance from rear property lines. Because no development would be permitted on a conservation easement, property owners with lots that include easements would only be able to build up to the easement line. However, some properties have conservation easements that start well behind the Open Space Zone, or none at all, and this would permit development well into the Open Space Zone, such as in the following situations:



- The Planning Commission can interpret that rear setbacks for RL/OS-IC lots are subject to dimensions listed in Appendix A, and are to be taken from **zone boundaries**.

This action would result in Inland Canyon setbacks being a specified dimension from zone boundaries. This interpretation would also require an interpretation of where the zone boundary actually lies. Additionally, this would create an inconsistency between the application of a “setback” and the definition of that term, as contained in the Definitions Section of the Zoning Ordinance, which defines a setback as a “required distance that a building, structure, parking, or other designated item must be located from a lot line.”

4. The Planning Commission can interpret that rear setbacks for RL/OS-IC lots are subject to a requirement determined appropriate by the Commission.

This action would result in the Planning Commission interpreting an alternate method of Inland Canyon setbacks.

RECOMMENDATION

Staff recommends Alternative 1 to interpret that rear setbacks for RL/OS-IC lots are subject to Zoning Ordinance Section 17.24.060 – Canyon Setbacks, Inland. Applying the setbacks prescribed for Inland Canyon Lots with Combo RL/OS Designations (Section 17.24.060.C.2) is consistent with the setback methodology for other types of sensitive development areas, specifically coastal canyon and coastal bluff lots. Additionally, there are no properties other than those that are the subject of this interpretation that Section 17.24.060.C.2 could possibly apply to. If it does not apply to these types of lots, then it would not apply to any property in the City, thus a clear indication of the intention for this section to regulate canyon setbacks on these lots.

STAFF RECOMMENDS THAT the Planning Commission interpret that setbacks for lots within an Inland Canyon Overlay with Residential Low and Open Space zoning designations be subject to Zoning Ordinance Section 17.24.060, Canyon setbacks, inland, and that Section 17.24.060 supersedes any conflicting development standards contained in Appendix A – Special Residential Overlays.

Attachments:

1. Letter from Miguel Kagan, affected property owner
2. Appendix A, Sections RL-15, RL-19, RL-21, and RL-22
3. Zoning Ordinance Section 17.24.060 - Canyon Setbacks, Inland
4. Detailed Staff Analysis of Applicable Zoning
5. Tract Location Map
6. Tract Maps of RL/OS-IC Lots (highlighted) with Conservation Easements, and Approximate Zone Boundaries.

Homeowners Oppose Unfair, Restrictive Stringlines

Below are reasons deck stringlines are not appropriate for determining setbacks for lots divided into two separate zones:

- Zone: 1 — Residential Zone (RL-15)
- Zone: 2 — Open Space-Inland Canyon (OS3-IC)

Division of a Lot Code – *Section 17.08.030 Subsection A* states that when a lot is divided into separate zones, the residential portion is subject to the residential regulations. *Appendix A* establishes the Rear Yard Setback at 10ft for RL-15, identifying specific tracts and lots. Stringlines are more restrictive and contrary to current municipal code.

Inland Canyon Setback – *Section 17.24.060 Subsection B* states the Inland Canyon overlay (where stringlines may apply) is only applicable to properties detailed in *Appendix A*. However, *Appendix A* lists RL-15 lots with a 10 ft. setback, with no mention of inland canyons or the more restrictive stringlines. The IC inland canyon overlay is on the open space zone, not on the residential zone.

Large, Divided Lots – Lots divided in these two zones are very large (approx. 1.5 acres or 65,000 sq. ft.). The lots are divided approx. 25% residential / 75% open space. Homeowners purchase these lots for their size, beauty, and potential. There is a clear understanding that NO development is permitted in the open space zone. Only 25% is in the residential zone and may be developed. Restricting lots even more to stringlines severely impacts homeowners and reduces reasonable use of our property.

Personal Use and Enjoyment – Continuing to allow the development of just the residential portion of the lot with NO encroachment on the open space portion provides space for a deck to enjoy the sun rising over the canyon, a pool to celebrate our kids' birthdays, a BBQ for family gatherings, a small retaining wall for a garden, or an arch for our daughter's wedding. Restriction to stringlines destroys these options for many families.

No Rear Impact – These lots are in a unique situation because they are large lots with open space in the back, with no immediate rear neighbors, and many none at all. Development has zero impact on rear neighbors.

Protection of Inland Canyons – Homeowners can protect inland canyons by limiting development to the residential RL-15 zone and doing NO development in the in open space OS3-IC zone.

Not Uniform Treatment – RL-15 lots and divided RL-15 / OS3-IC lots are in the same RL-15 residential zone. They sit directly across the street from each other (see picture). However, RL-15 / OS3-IC are approximately 4X larger lots due to the additional open space. It would be unfair to restrict the larger lots to stringlines while allowing the smaller lots the full setback privileges established in the municipal code. *Section 17.08.010* states zones were established to treat lots in the same zone uniformly. Non-uniform treatment would penalize homeowners with larger lots.

Property Value – Limiting useable land diminishes the property value of expensive real estate.

Precedent – Even recent developments of RL-15 / OS3-IC lots have not been limited to stringlines (see pictures). There is already a precedent and changing the rules now without support from municipal code would be unfair to many homeowners.

Confusion Over Code – The Planning Division staff, City Planner, and city attorney's office do not have consensus that the more restrictive "stringline" interpretation is correct. Without clear consensus, precedent, current code, and the voice of homeowners who actually live and raise families here should be respected.

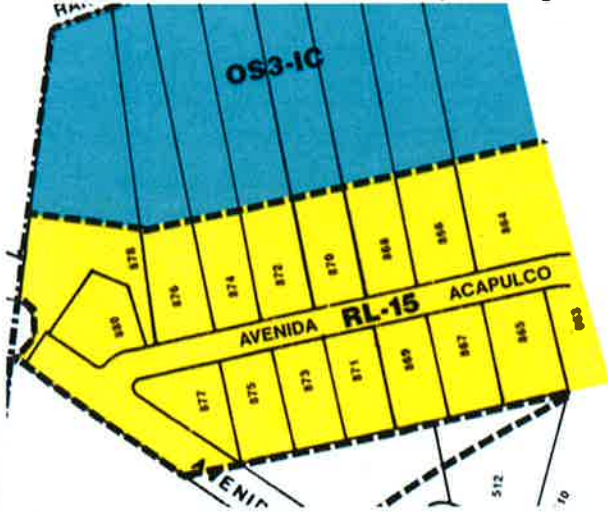
Homeowners Plea

Allow us the right to develop the residential portion of our lots, rather than using restrictive stringlines. We have extremely large lots and either now, in the future, or future buyers should continue to have the right to make reasonable use of our property. There is precedent for it, the code supports, and most importantly, it will add tremendous enjoyment to the families who live in these lots.

Pictures Opposing Stringline Restrictions

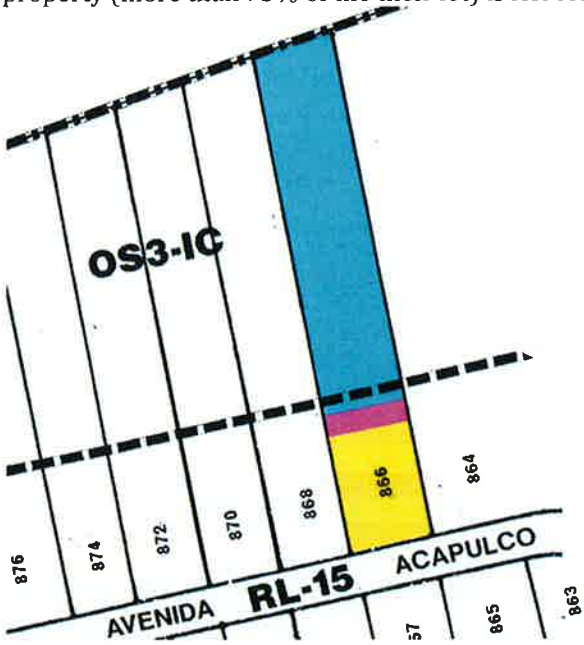
1. Division of A Lot and Not Uniform Treatment

The picture below shows residential lots RL-15 (in yellow) that extend into OS3-IC open space zone (in blue). According to Division of a Lot code, the residential portion of the divided lots are subject to the same regulations as residential lots across the street that are not divided. Stringline restrictions for one and not the other would not be uniform treatment, violating the fundamental aim of zoning.



2. A Little Bit Is Precious to Families

In color below is a representative impacted lot. The black dotted line is the division between the open space zone (blue) and residential zone. Yellow shows the existing house and yard. The sliver in magenta is the additional portion of the yard that could be improved if stringlines are not applied. It is a small amount of land on a very large lot. This small piece of land allows a family the option of building a deck, a pool, a vegetable garden, a gazebo, or any backyard improvement the family wishes to enjoy. The open space portion of their property (more than 75% of their lot) is left completely unaffected and preserved.



3. Precedent Set By Prior Development

Below are two examples of lots divided into two zones: residential and open space (OS3-IC). The yellow lines are the approximate house stringlines and the pink lines are the approximate deck stringlines. Clearly, the development of the middle property was not restricted to these stringlines. They extend well beyond stringlines but do not encroach on the open space zone. These are just two examples of precedent, allowing development beyond stringlines.



ATTACHMENT 2

O. **RL-15 (Tracts 8187, 8188, 8189, 8191).**

Refer to the standards of the underlying RL zone, except for the following:

Density:	Density shall be based on 1.5 dwelling units per acre within the individual tract boundary.
Front setback:	20 ft.
Side yard setback:	10 ft.
Rear yard setback:	10 ft.
Height limit:	30 ft.; with the exceptions 18' on the following lots: Tract 8187, Lot 10; Tract 8189, Lots 6, 8, 10, 11, 12; Tract 8191, Lots 1, 9, 10, 20—27, 29, not included 31.
Front and rear yard setback:	20 ft. and 10 ft., respectively, on the following lots: Tract 8187, Lots 1—6, 8—17, 19, 20; Tract 8188, Lots 19, 20, 21; Tract 8189, Lots 2, 3, 5, 7, 10, 11, 12; Tract 8191, Lots 1—9, 22—26, 29—32

S. RL-19 (Tract 8601, 9887, 10089).

Refer to the standards of the underlying RL zone, except for the following:

Density:	4.5 dwelling units per net acre
Minimum lot area:	10,000 sq. ft.
Minimum lot width:	80 ft.
Interior-side setback:	10 ft.
Rear yard setback:	10 ft.

Tract 8601, Lots 2—16 (1552 through 1800 Ave. Salvador)

Tract 9877, Lots 7, 8, II, 12, 20—25 (1557, 1559, 1605, 1607, 1803—1903 Ave. Salvador)

Tract 10089, all lots

The following conditions apply in order to allow a 10 foot front setback to garages with side-in entry on the above lots:

1. All garages shall have a side-in driveway approach with sufficient turning radius for access into the garage. All garages shall have access so that cars can turn around and exit onto the street in a forward motion, subject to Planning Division review.
2. This applies to garages only, and no living space of any unit may extend into the required setback.
3. Garages shall be a maximum of one story in height. All two story elements of any structure shall be setback in accordance with the provisions of the RL zone.

U. RL-21 (Tract 9764).

Refer to the standards of the underlying RL zone, except for the following:

Density:	Density shall be based on 1.5 dwelling units per acre within the individual tract boundary.
Interior-side yard setback:	6 ft., March 25, 1996
Height limit:	30 ft.

V. RL-22 (Tract 10579).

Refer to the standards of the underlying RL zone, except for the following:

Density:	Density shall be based on 1.5 dwelling units per acre within the individual tract boundary.
Maximum lot coverage:	40%
Rear yard setback:	10 ft.
Interior-side yard setback:	6 ft.

17.24.060 - Canyon setbacks, inland.

- A. **Purpose and Intent.** The purpose of setback requirements for noncoastal canyons is to preserve important topographical features and/or habitat found in San Clemente.
- B. **Applicability.** Lots subject to the requirements of this section are shown on the Zoning Map with an "IC" overlay designation and detailed in Appendix A of this title.
- C. **Standards.**
 1. Inland Canyon Lots with an RL Designation. The canyon setback for development on noncoastal canyon lots shall be established by the City Planner, after an on-site visit by Planning Division staff and depending upon site characteristics, and shall be one of the following:
 - a. A minimum of 30 percent of the depth of the lot; or
 - b. In accordance with house and deck/patio stringlines drawn between the nearest corners of adjacent structures.
 2. Inland Canyon Lots with a Combination RL/OS Designation. New construction on inland canyon lots which have both a residential and an open space designation shall comply with the setback standards for lots with an RL designation, as detailed in subdivision 1 of this subsection.
 3. Inland Canyon Lots with an RVL Designation. New construction on inland canyon lots with an RVL designation requires discretionary review, as described in Table 17.32.030, Residential Zone Uses, and Table 17.32.040, Residential Zone Development Standards. Through discretionary review, the standards listed in subsection (C)(1), Inland Canyon Lots with an RL Designation, shall be used to guide development within these lots, which are often located entirely within inland canyons. The primary factor guiding development on these lots shall be to avoid development within the canyon, when feasible. When there is no other feasible location for development but within a canyon, development shall minimize topographical and aesthetic impacts upon the canyon and adjacent residential development, as determined through the prescribed discretionary review process.
 4. Inland Canyon Lots with an OS Designation. New construction on inland canyon lots with an OS designation requires discretionary review, as described in Table 17.44.020, Permitted and Conditional Uses within Open Space Zones, and Table 17.44.030, Open Space Zone Development Standards. Through discretionary review, the standards listed in subsection (C)(1), Inland Canyon Lots with an RL Designation, shall be used to guide development within these lots, which are often located entirely within inland canyons. The primary factor guiding development on these lots shall be to avoid development within the canyon, when feasible. When there is no other feasible location for development but within a canyon, development shall minimize topographical and aesthetic impacts upon the canyon and adjacent residential development, as determined through the prescribed discretionary review process.

(Ord. 1314 § 13, 2006; Ord. 1172 § 3 (part), 1996)

DETAILED ANALYSIS OF RL/OS-IC SITUATION

Zoning History

Prior to 1993, the RL/OS-IC lots were zoned Open Space (O-S), which allowed low density residential development. However, this O-S zone became problematic for canyon preservation efforts, and the decision was made to zone separate portions of the lots to allow a residential density that the O-S zone attempted to achieve, and which was consistent with neighboring properties that were not located in an Inland Canyon, while also specifying that an open space designation still applied.

At the same time, there were a number of other areas in the City that were developed with their own unique development standards. The development standards for all of these special tracts were not included in the Zoning Ordinance. Instead, the Planning Division kept a list of the tracts and their special development standards with which to check building plans. The 1994 Zoning Ordinance update identified these tracts in Appendix A with special residential overlays and included their special development standards, so they could be officially recognized and easy to locate for both staff and homeowners. However, the development standards contained in Appendix A are only intended to supersede the standards of the underlying zone, RL, not any other applicable sections of the Zoning Ordinance.

RL/OS-IC Setbacks

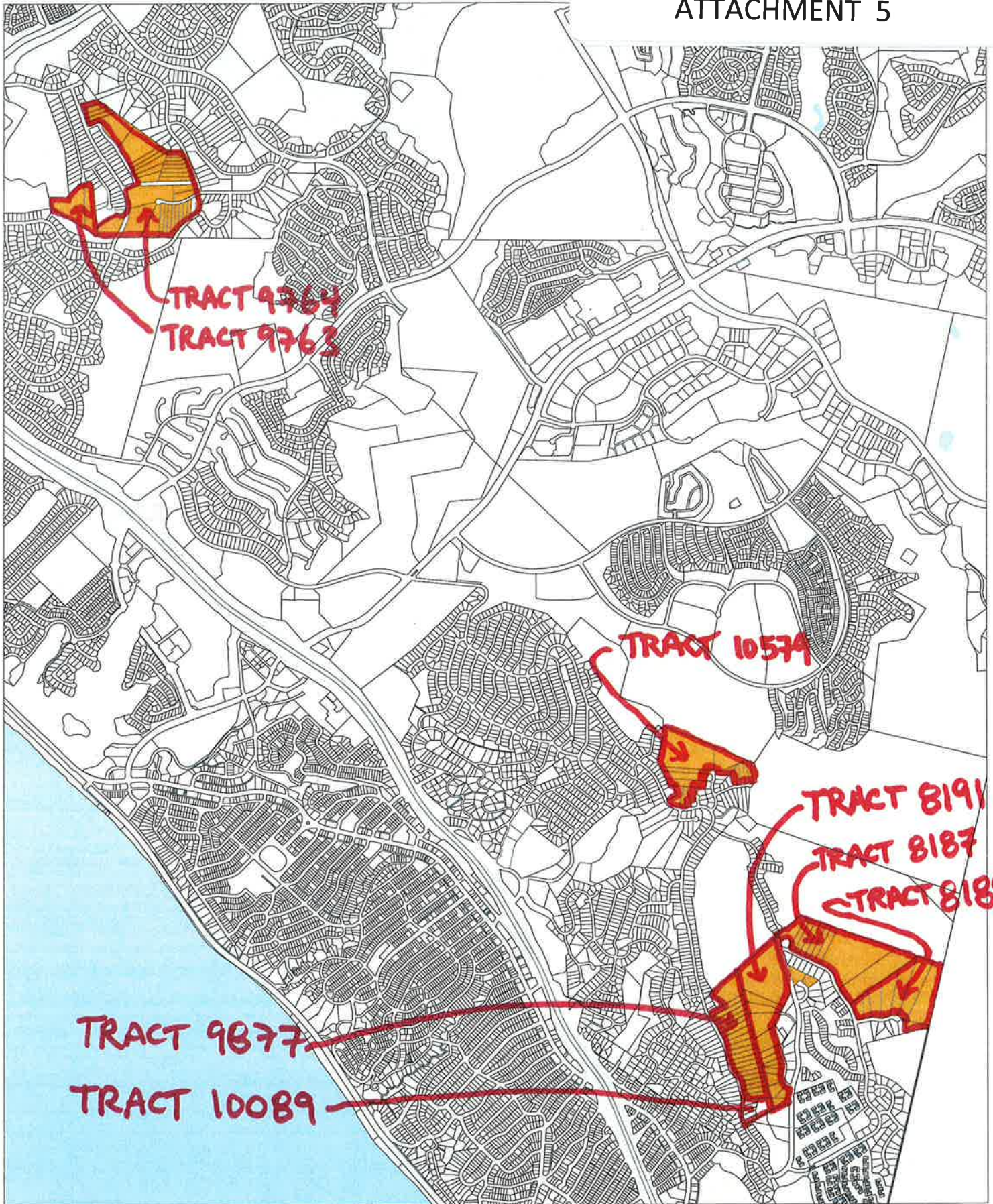
The development standards listed in the RL-15, RL-19, RL-21, and RL-22 Special Residential Overlays apply to all lots in their respective zone, not all of which are partially zoned Open Space or within an Inland Canyon. For all lots, the special residential overlay development standards for front and side setbacks, and height limits apply. For many lots, the special residential overlay rear setback standards apply. However, for the lots that are partially in the RL zone and partially in the Open Space zone, the special residential overlay rear setbacks do not apply because they are also subject to a more restrictive standard. For "new construction on inland canyon lots which have both a residential and an open space designation," Section 17.24.060.C.2 specifies that the City Planner has the authority to determine the most appropriate of two potential canyon setbacks: 1) a minimum of 30 percent of the depth of the lot; or 2) in accordance with house and deck/patio stringlines drawn between the nearest corners of adjacent structures.

Confusion arises because the zoning description in the code ("Inland Canyon Lots with Combo RL/OS Designations") implies that these standards should apply to a zone designated as "RL/OS-IC" for Residential Low/Open Space zone and Inland Canyon Overlay. However, this zone, or any like it, does not exist due to the fact that there are no truly combined zones. Instead, the "combo" refers to lots that are within two distinct zones.

Even though the RL portion of the lots do not have an IC Overlay attached to them, they nonetheless are required to follow the development standards of this section of the code because it applies to “Lots... shown on the Zoning Map with an ‘IC’ overlay designation.” These lots include zoning with an IC designation and are therefore Inland Canyon lots. If the RL zone included the –IC designation, lots not in an Inland Canyon would be included in the overlay, which would be inaccurate.

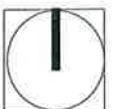
There are also concerns regarding the use of dimensioned setbacks for these properties. The Zoning Ordinance states that a setback is defined as, “the required distance that a building, structure, parking, or other designated item must be located from a lot line”, and that a rear yard is, “an area extending across the full width of the lot between the rear lot line and a setback line parallel to the rear lot line” (Section 17.88.030). This indicates that rear setbacks based on a specified dimension are taken from the rear *property lines*, not zone boundaries. Because of this, any rear yard setbacks identified in Appendix A would inevitably allow development well into the portion of the lot within the Open Space zone and the Inland Canyons.

As many of these lots also have conservation easements over much of the rear portion of the lot, using dimensioned setbacks would also permit encroachment into protected land. Attachment 6 contains the tract maps for all affected properties with any conservation (open space) easements. The tract maps are highlighted to that show the RL/OS-IC properties with the approximate zone boundaries drawn in red. Even if the intent was to provide dimensioned setbacks from zone boundaries, there are no documents that specify the exact location of the zone boundaries. Furthermore, the zone boundary shown on the Zoning Map does not follow any conservation easements, and in some instances shows parts of these easements within the RL portion of a lot.



Data Source: City of San Clemente 7.28.2015

0 0.125 0.25 0.5 Miles



887 42

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SHEET 5 OF 5 SHEETS
27539

TRACT NO. 8191
IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

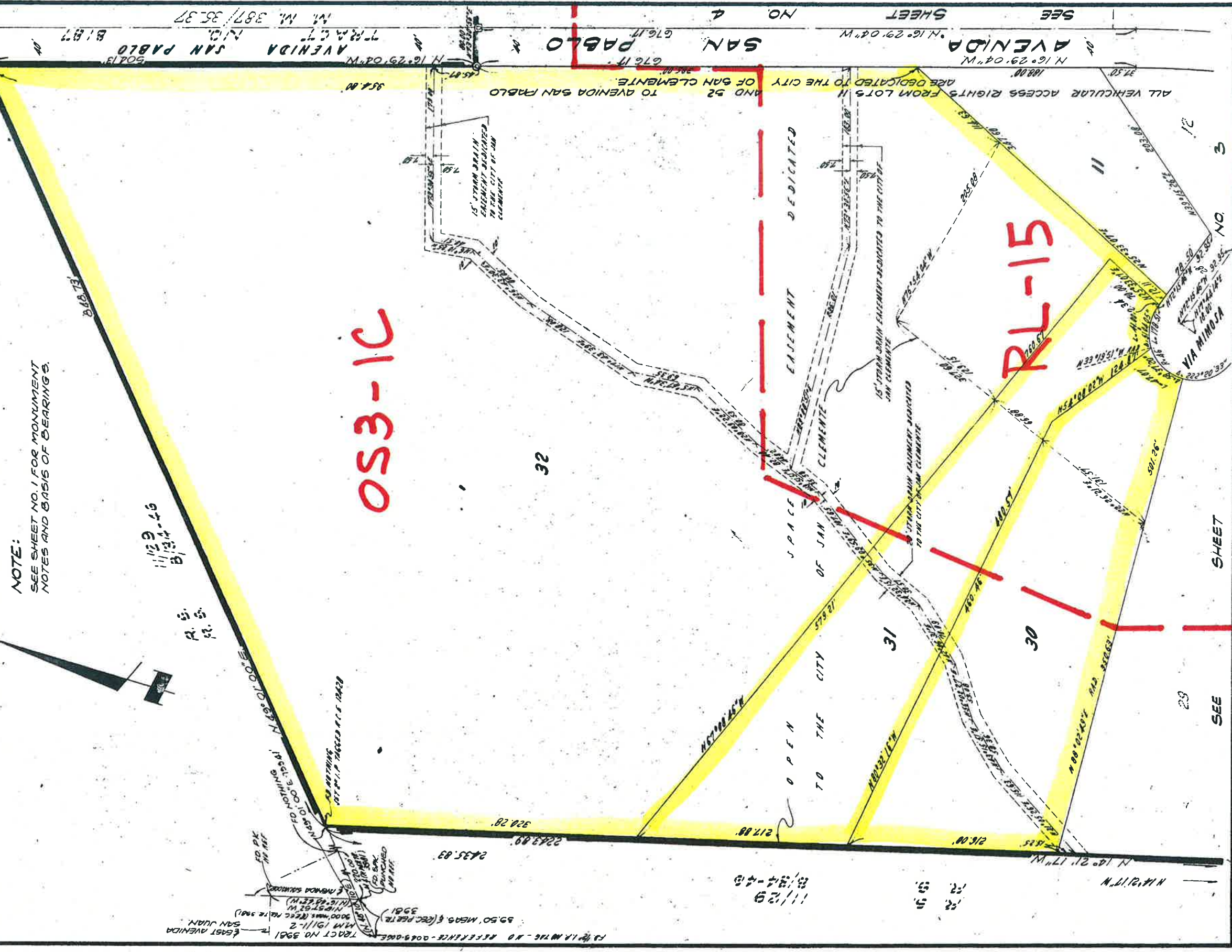
DUPLICATE

ALFRED B. OSTERHUES, R.C.E. 12428

ACCEPTED AND FILED
OCT 21 1976 AT 10:15 AM
AT REQUEST OF
SHERO TITLE INS. CO.
ORANGE COUNTY RECORDS
J. WYLE CARVILLE County Recorder
FEE \$13.00

LOT 5-32 ACRES 46.226

JANUARY 1976



NOTE:
SEE SHEET NO. 1 FOR MONUMENT
NOTES AND BASIS OF BEARINGS.

OS3-1C

PL-15

SCALE: 1" = 60'

TRACT NO. 8191
M.M. 1911-2
SAN JUAN
EAST AVENIDA
59.50' MEAS. & (REC. PER TR. 3981)
N 12° 21' 17" W 217.88'
N 80° 02' 40" W 440.46'
N 89° 52' 14" W 440.57'
N 12° 21' 17" W 217.88'

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SEE SHEET NO. 42

Sht. 5 of 5

TR. 8191

SHEET 4 OF 5 SHEETS
27539

ACCEPTED AND FILED
OCT 21 1976 AT 10:53 AM
AT REQUEST OF
SAFECO TITLE INS. CO.
ORANGE COUNTY RECORDER
J. WYLE CARLYLE County Recorder
FEE \$13.00

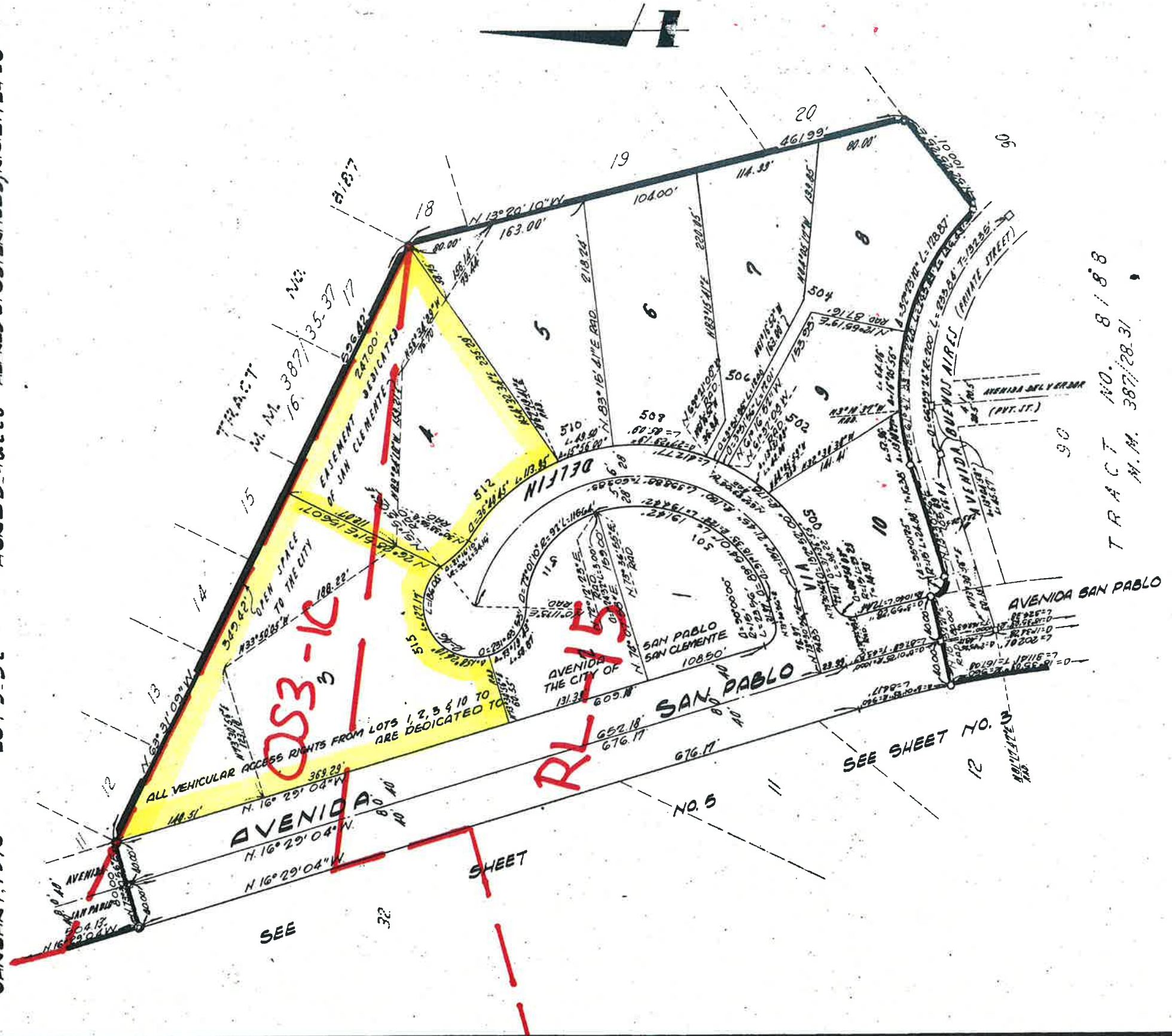
DUPLICATE

TRACT NO. 8191

IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

JANUARY, 1976 LOTS 32 ACRES 46.226 ALFRED B. OSTERHUES, R.C.E. 12426

SCALE: 1" = 60'



NOTE:
SEE SHEET NO. 1 FOR MONUMENT NOTES
AND BASIS OF BEARINGS.

TRACT NO. 8188
M.M. 387/28.31

TR. 8191

SH. 4 of 5

SHEET 3 OF 5 SHEETS
27539

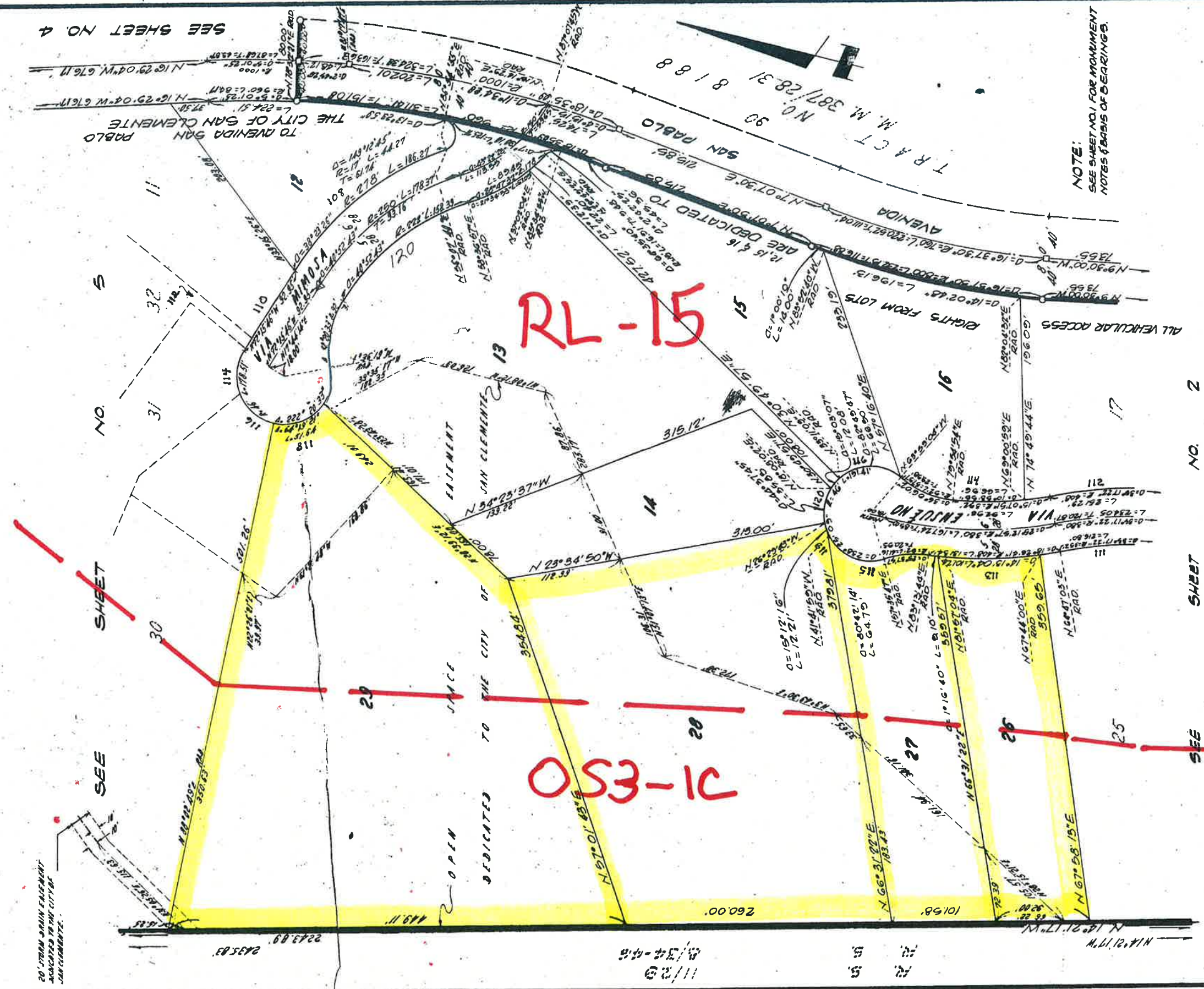
DUPLICATE

TRACT NO. 8191 IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

ACCEPTED AND FILED
OCT 21 1976 AT 10:16AM
AT REQUEST OF
SAFELO TITLE INS. CO.
ORANGE COUNTY RECORDS
J. WILE CARLIS
City Recorder
FEE \$13.00

JANUARY 1976 LOTS 32 ACRES 46.226 ALFRED & OSTERHUES, R.C.E. 12428

SCALE: 1" = 60'



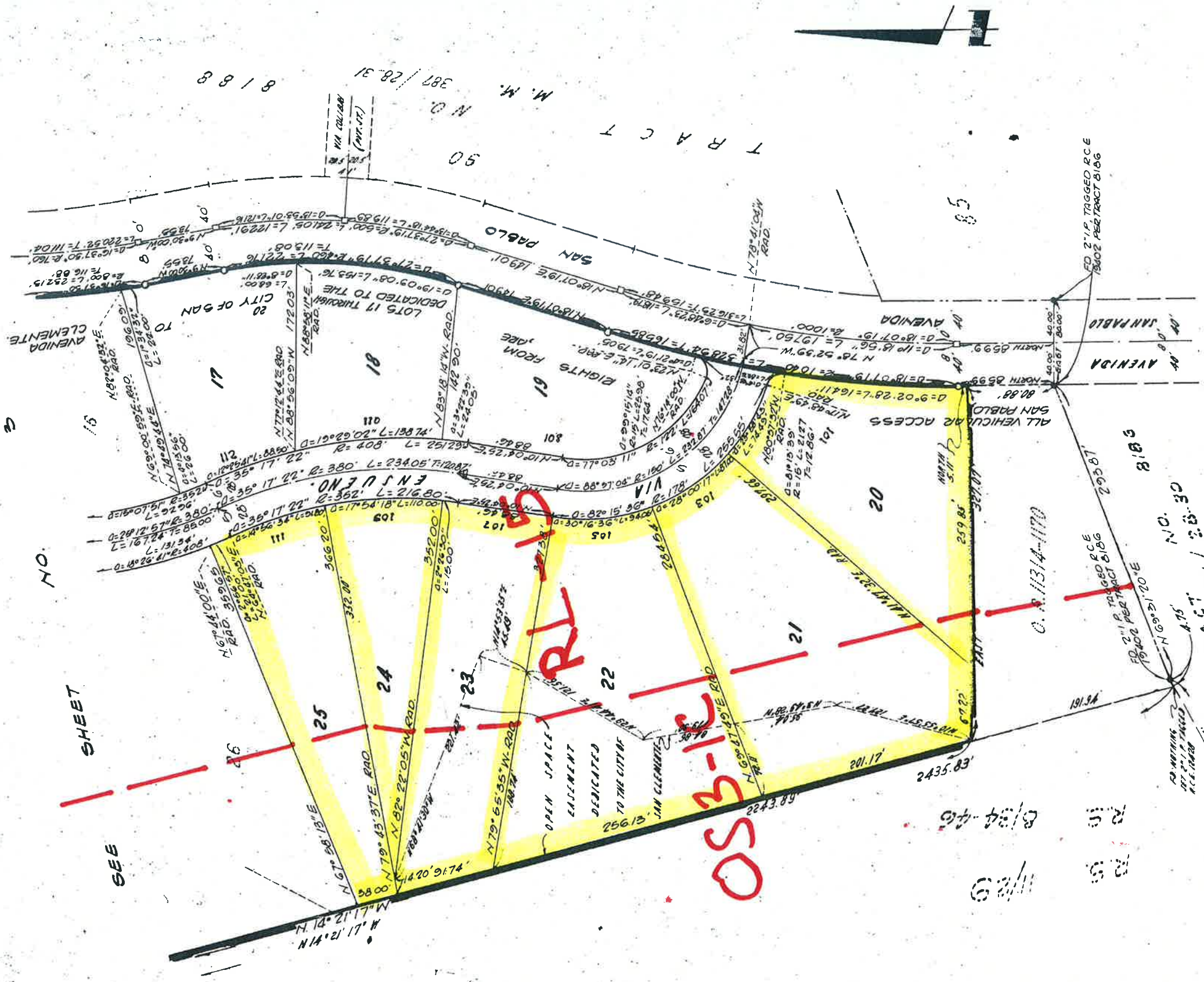
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SHEET 2 OF 5 SHEETS
27539

DUPLICATE

TRACT NO. 8191 IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

ACCEPTED AND FILED
OCT 21 1976 AT 10:15 AM
AT REQUEST OF
SANTO TITLE INS. CO.
ORANGE COUNTY RECORDS
J. WYLIE CARLYLE County Recorder
FEE \$12.00

JANUARY, 1976 LOTS 32 ACRES 46.226 ALFRED B. OSTERHUES, R.C.E. 12428



NOTE:
SEE SHEET 1 FOR MONUMENT NOTES
AND BASIS OF BEARINGS.

TR. 8191

SH. 2 of 5

AS SHOWN ON THE TRACT MAP
FILED IN THE COUNTY OF ORANGE
CALIFORNIA

8/34-46
R.S.
R.S.

SCALE: 1" = 80'

D. ULLMATE

TRACT NO. 8189 IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

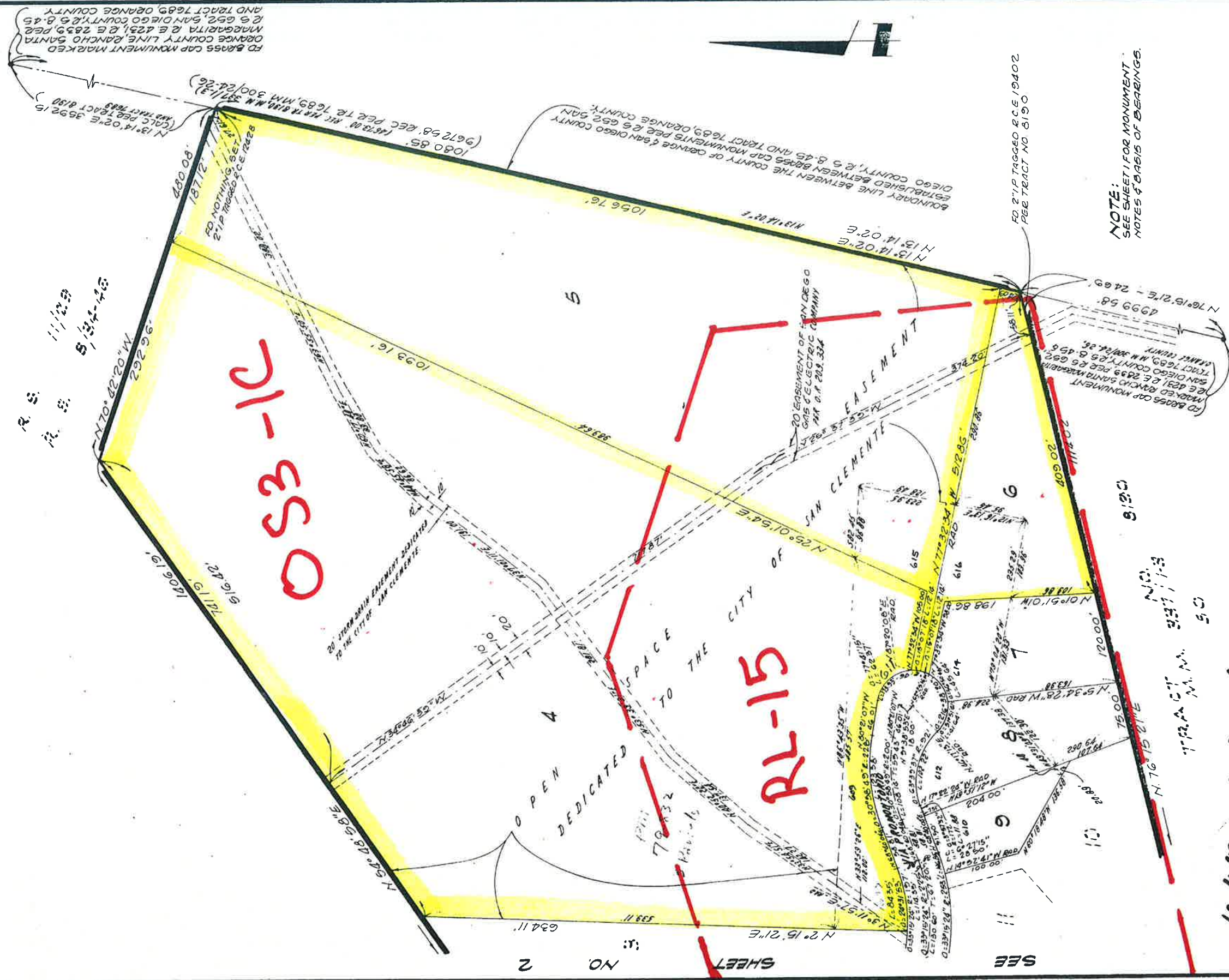
SHEET 3 OF 3 SHEETS

387 34

27537

ACCEPTED AND FILED
OCT 21 1976 AT 10:11AM
AT REQUEST OF
SAFEOD TITLE INS. CO.
ORANGE COUNTY RECORDS
J. WYLE CARVILLE County Recorder
FEE \$9.00

JANUARY, 1976 LOTS 13 ACRES 33.341 ALFRED B. OSTERHUES, R.C.E. / 2428



18-4189 403-03

SCALE: 1" = 60'

SHEET 2 OF 3 SHEETS

387 33

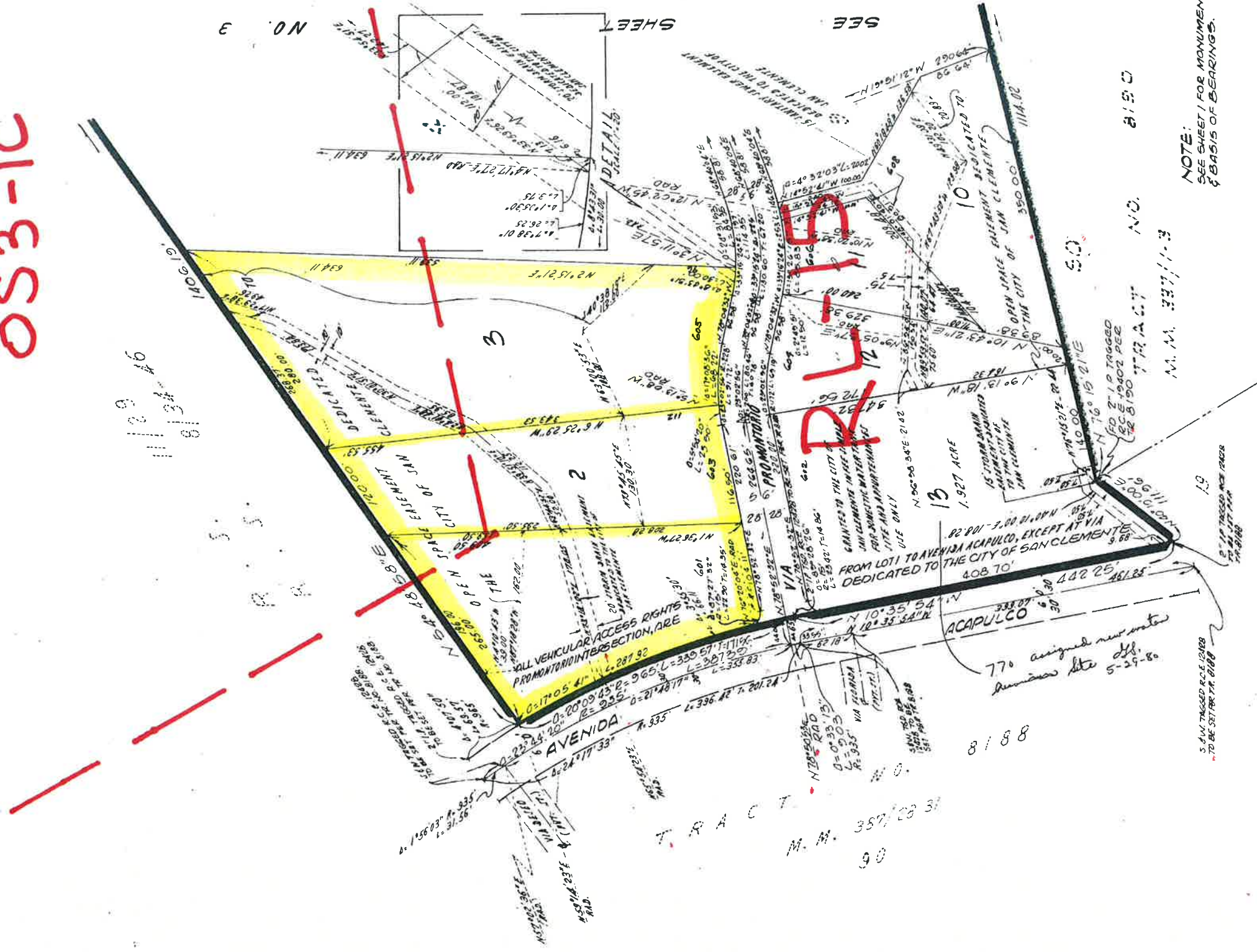
TRACT NO. 8189 IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

27537

ACCEPTED AND FILED
OCT 21 1976 AT 10:15 AM
AT REQUEST OF
SARGO TITLE INS. CO.
ORANGE COUNTY RECORDS
J. WILLY CHARLIE County Recorder
FEE \$9.00

JANUARY, 1976 LOTS 13 ACRES 33.341 ALFRED B. OSTERHUES, R.C.E. 12428

OS3-1C



NOTE:
SEE SHEET 1 FOR MONUMENT NOTES
& BASIS OF BEARINGS.

12-8189
M.M. 357/28 31
90

387 33

SCALE: 1" = 80'

DUPLICATE

SHEET 3 OF 3 SHEETS

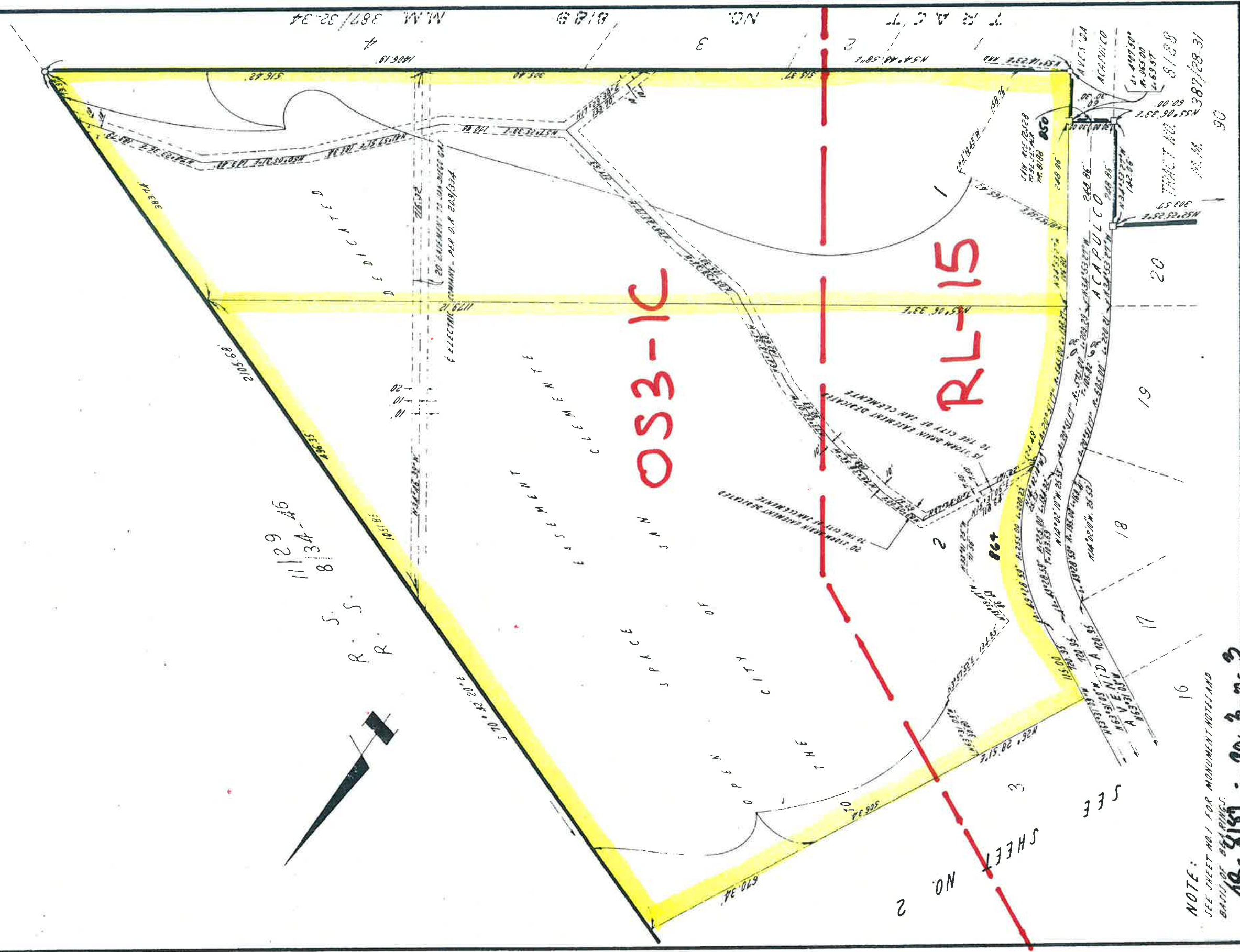
27538

TRACT NO. 8187

IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

ACCEPTED AND FILED
OCT 21 '75 AT 11:5 AM
AT REQUEST OF
ORANGE COUNTY RECORDS
J. WYLIE CARLWILE County Recorder
FEE \$9.00

JANUARY, 1976 LOTS 20 ACRES 43.684 ALFRED B. OSTERQUIES, R.C.E. 12428



SHEET NO. 2

NOTE:
SEE SHEET NO. 1 FOR MONUMENT NOTICED
BANK OF BIRMINGHAM

81-8187-19-3-26-2

TRACT NO. 8187
M.M. 387/28-31

20

19

18

17

16

90

M.M. 387/28-31

2.5E. 50. 33'E

2.40750'

4.36500'

4.6957'

ACAPULCO

AVENUE 20A

1537/23'E. 10'

1537/23'E. 10'

1537/23'E. 10'

1537/23'E. 10'

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1537/23'E. 10'

1537/23'E. 10'

1537/23'E. 10'

SCALE: 1" = 80' SHEET 2 OF 3 SHEETS 887 36

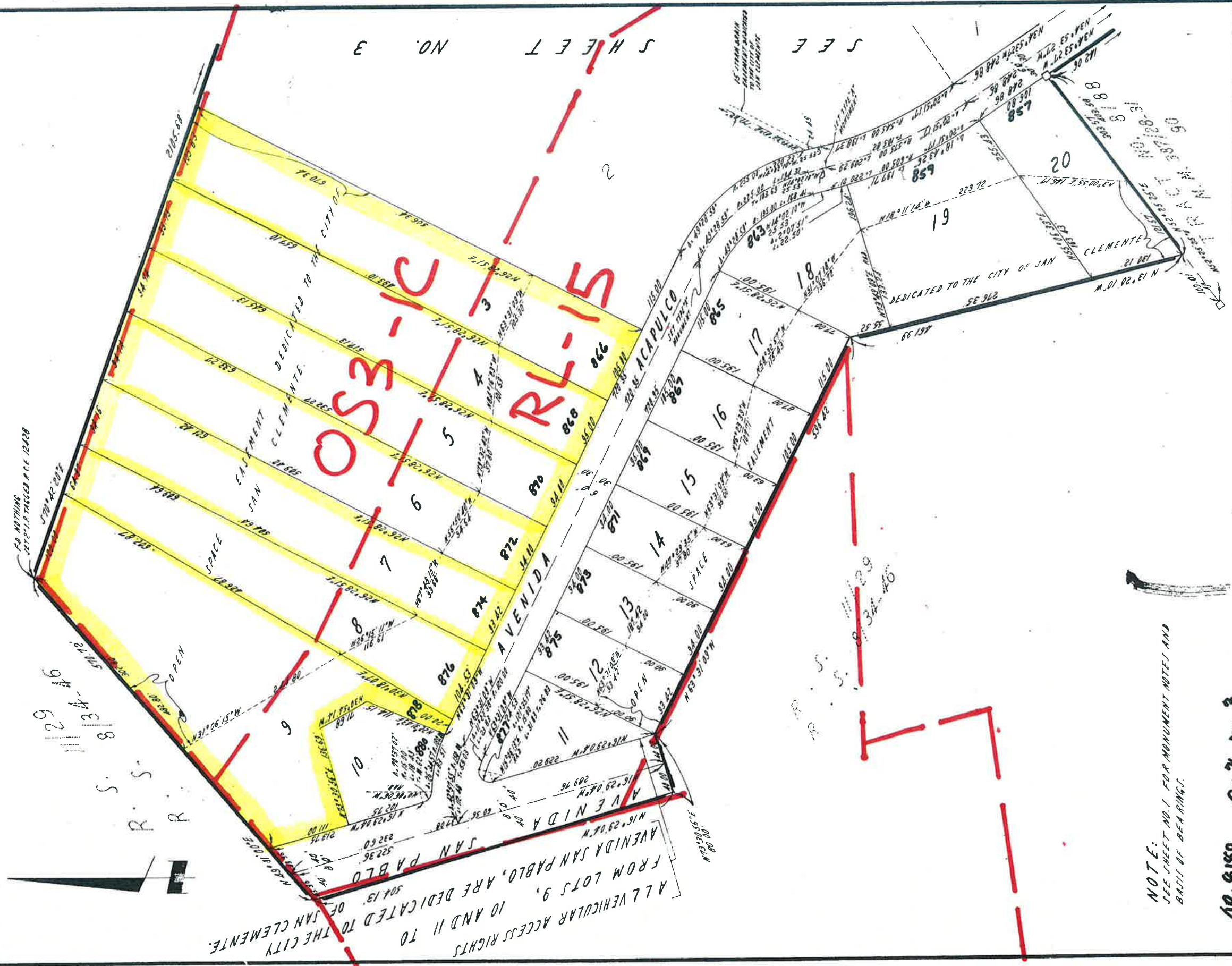
DUPLICATE 27538

TRACT NO. 8187

IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

ACCEPTED AND FILED
OCT 21 1976 AT 10:45AM
AT REQUEST OF
SAFECD TITLE INS. CO.
ORANGE COUNTY REC'D-3
J. WYLIE CARVILLE County Recorder
FEE \$31.00

JANUARY, 1976 LOTS 20 ACRES. 43584 ALFRED B. OSTERHUES, R.C.E. 12428



ALL VEHICULAR ACCESS RIGHTS FROM LOTS 9, 10 AND 11 TO AVENIDA SAN PABLO, ARE DEDICATED TO THE CITY OF SAN CLEMENTE.

NOTE:
SEE SHEET NO. 1 FOR MONUMENT NOTES AND
BALD OF BEARING.

18-8187-3

SHEET 2 OF 3 SHEETS

DUPLICATE

TRACT NO. 9877

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

25 LOTS

25.768 ACRES

SCALE: 1" = 60'

AUGUST, 1978

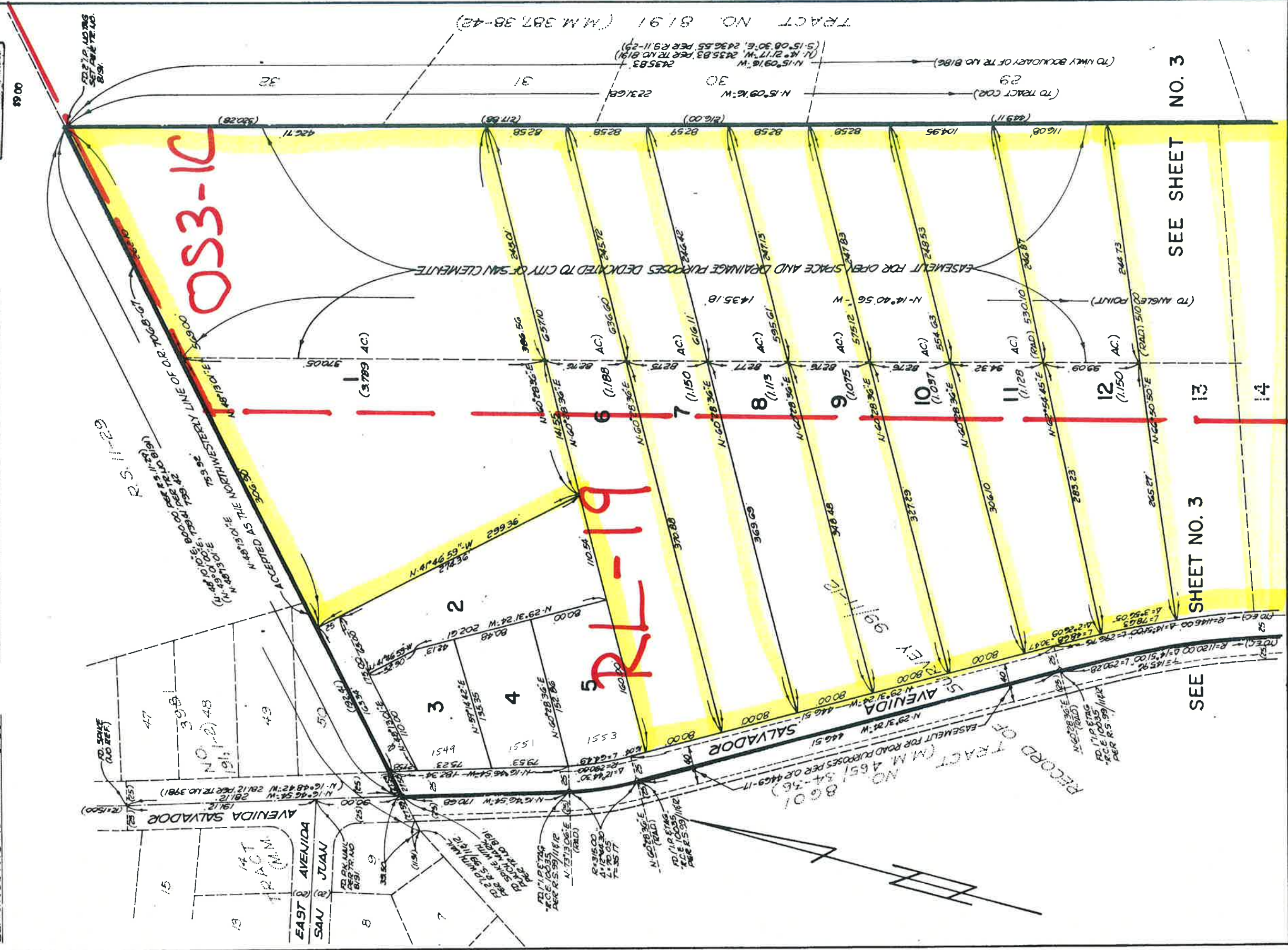
EUGENE H. AYER, REGISTERED CIVIL ENGINEER NO. 0035.

NOTE: SEE SHEET 1 FOR BASIS OF BEARINGS AND MONUMENT NOTES.

ACCEPTED AND FILED
AUG 15 1980 AT 3:17 PM
AT REQUEST OF
SARFED TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

16926

465 40



SEE SHEET NO. 3

SHEET NO. 3

SEE

Sht. 2 of 3

TR 9877

SHEET 3 OF 3 SHEETS.
ALL OF TENTATIVE TRACT NO. 9877.

TRACT NO. 9877

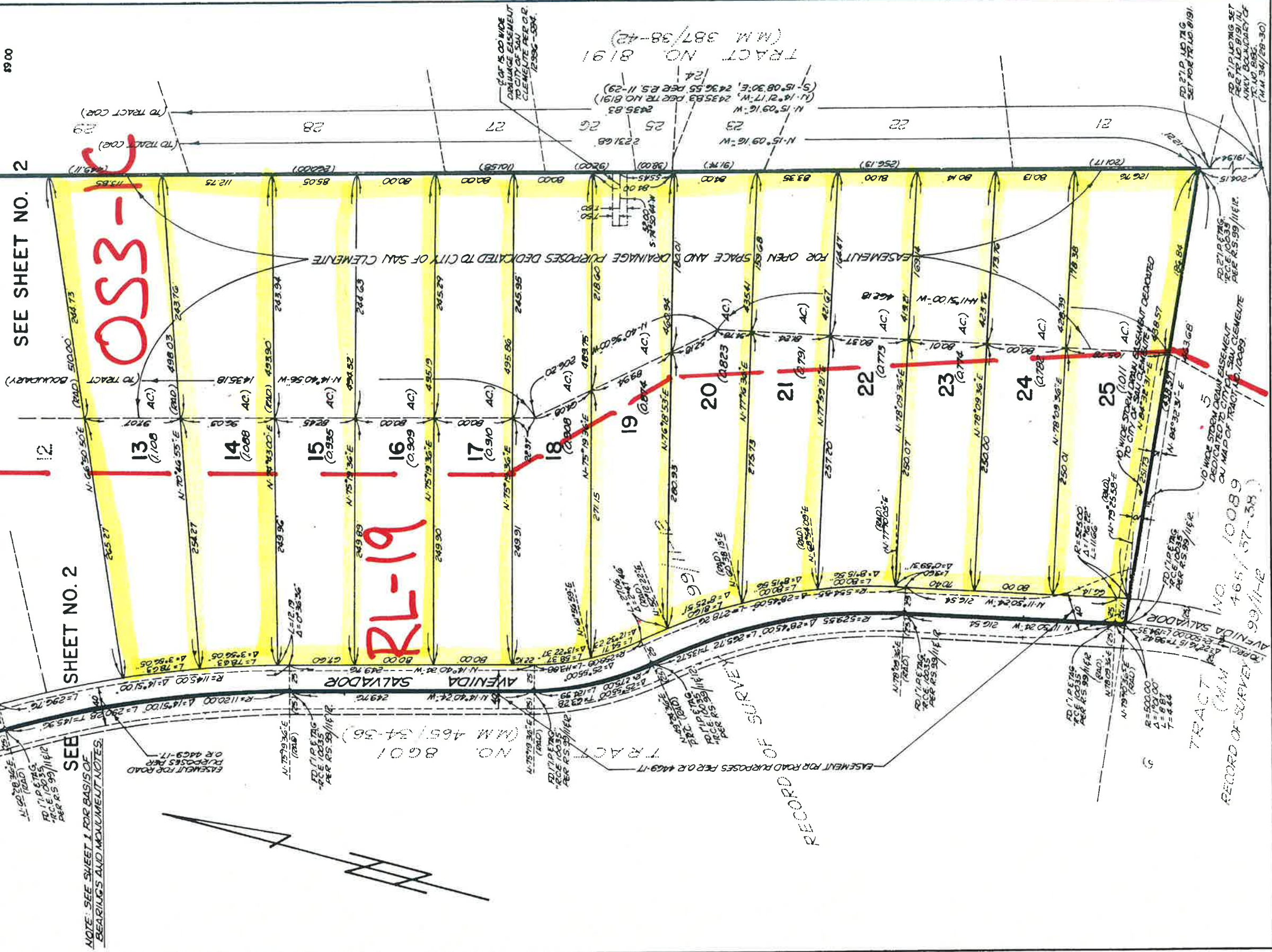
DUPLICATE

IN THE CITY OF SAN CLEMENTE COUNTY OF ORANGE, STATE OF CALIFORNIA.

25 LOTS
SCALE: 1"=60'
EUGENE H. AYER, REGISTERED CIVIL ENGINEER NO. 10035.
AUGUST, 1978.

ACCEPTED AND FILED
JAN 15 1980 AT 3:17 PM
AT REQUEST OF
MAPED TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

16926



SEE SHEET NO. 2

SHEET NO. 2

NOTE: SEE SHEET 1 FOR BASIS OF BEARINGS AND MONUMENT NOTES.

SEE SHEET NO. 2

OSS-13

RL-19

TRACT NO. 8191
(M.M. 387/38-42)

TRACT NO. 8601
(M.M. 465/34-56)

TRACT NO. 10089
(M.M. 465/37-38)
RECORD OF SURVEY 99/11-12

TR 9877

SHT. 3 of 3

DUPLICATE

TRACT NO. 10089

SHEET 2 OF 2
5.442 ACRES TOTAL
10 LOTS AUG 1978
ELMER L. CHRISTIANSEN
R.C.E. 10609
ALL OF TENTATIVE TRACT 10089

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA
SECTION 3 TOWNSHIP 9 SOUTH, RANGE
7 WEST SBM, BEING A PORTION OF LANDS SHOWN ON A MAP RECORDED IN BOOK 11,
PAGE 29 OF RECORD OF SURVEYS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

16927

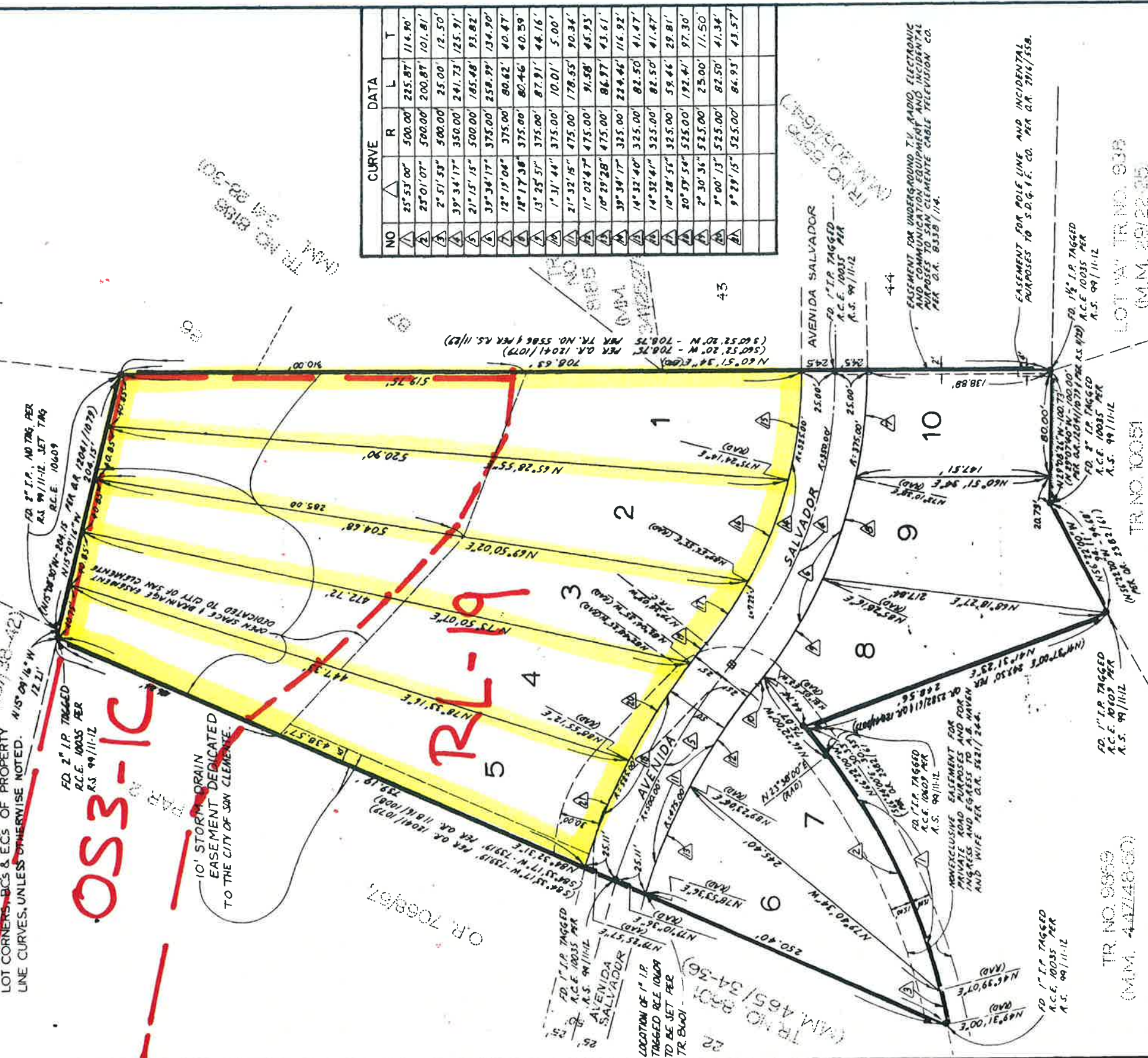
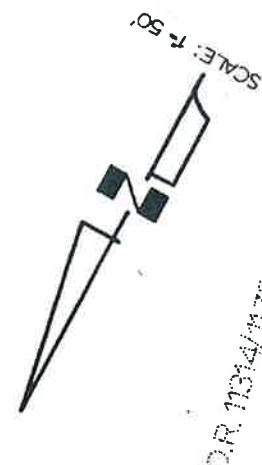
ACCEPTED AND FILED
JAN 15 1980 AT 3:10 P.M.
AT REQUEST OF
SWIFT TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCH, County Recorder

37.00

BASES OF BEARINGS
THE BEARING OF N84°32'31"E ON
THE NORTHERLY BOUNDARY OF OR.
12041/1079, AS SHOWN ON A RECORD
OF SURVEY RECORDED IN BOOK 99
PAGES 11 & 12, RECORDS OF ORANGE COUNTY.

MONUMENT NOTES

- FOUND MONUMENTS AS NOTED
- 6" BOAT SPIKE & WASHER STAMPED R.C.E. 10609 AT STREET CENTERLINE POINTS TR NO. 8191 OF CONTROL, UNLESS OTHERWISE NOTED.
- 1" I.P. TAGGED R.C.E. 10609 AT ALL LOT CORNERS, BCS & E.C.S. OF PROPERTY LINE CURVES, UNLESS OTHERWISE NOTED.



NO	△	CURVE	DATA	L	T
1	△	25°53'00"	500.00'	225.87'	114.90'
2	△	23°01'07"	500.00'	200.87'	101.81'
3	△	2°51'53"	500.00'	25.00'	12.50'
4	△	39°34'17"	350.00'	241.73'	125.91'
5	△	21°15'15"	500.00'	185.48'	93.82'
6	△	39°34'17"	375.00'	258.99'	134.90'
7	△	12°19'04"	375.00'	80.62'	40.47'
8	△	18°17'38"	375.00'	80.46'	40.39'
9	△	13°25'51"	375.00'	87.91'	44.16'
10	△	1°31'44"	375.00'	10.01'	5.00'
11	△	21°32'15"	475.00'	178.55'	90.34'
12	△	11°02'47"	475.00'	91.58'	45.93'
13	△	10°29'28"	475.00'	86.97'	43.61'
14	△	39°34'17"	325.00'	224.46'	116.92'
15	△	14°32'41"	325.00'	82.50'	41.47'
16	△	14°32'41"	325.00'	82.50'	41.47'
17	△	10°28'56"	325.00'	59.46'	29.81'
18	△	20°59'54"	525.00'	192.41'	97.30'
19	△	2°30'36"	525.00'	25.00'	12.50'
20	△	9°00'13"	525.00'	82.50'	41.34'
21	△	9°29'15"	525.00'	84.93'	43.57'

SAT. 2 of 2

TR 10089

TR NO. 10051
M.M. (43942-50)

TR NO. 9859
M.M. 44748-50

TR NO. 9399
M.M. 29122-50

TR NO. 9399
M.M. 29122-50

TR NO. 9399
M.M. 29122-50

TRACT No 9763

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE STATE OF CALIFORNIA

DON M. LANDER, R.C.E. 12795 38 LOTS 24.145 ACRES JUNE, 1977
LANDER ENGINEERING, INC.

SCALE 1"=60'

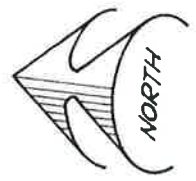
DUPLICATE SHEET 4 OF 4 SHEETS

26001

ACCEPTED AND FILED
AUG 15 1977 AT 4:30 P.M.
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
J. WYLE CARLYLE, County Recorder

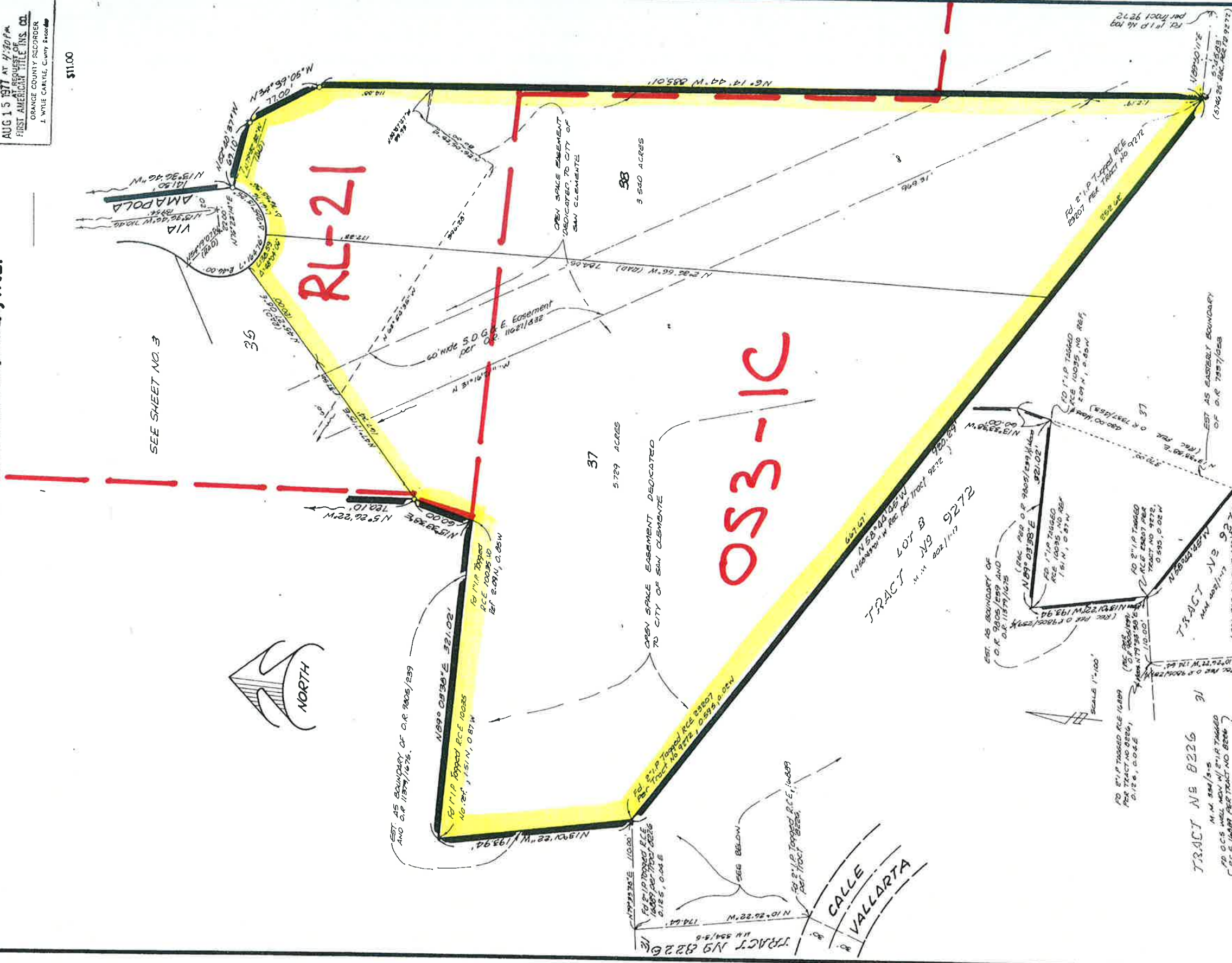
\$11.00

SEE SHEET NO. 3



RL-21

OS3-1C



For Basis of Bearings and monument notes see sht's 1 & 2

TR. 9763

Sht. 4 of 4

TRACT No 9764

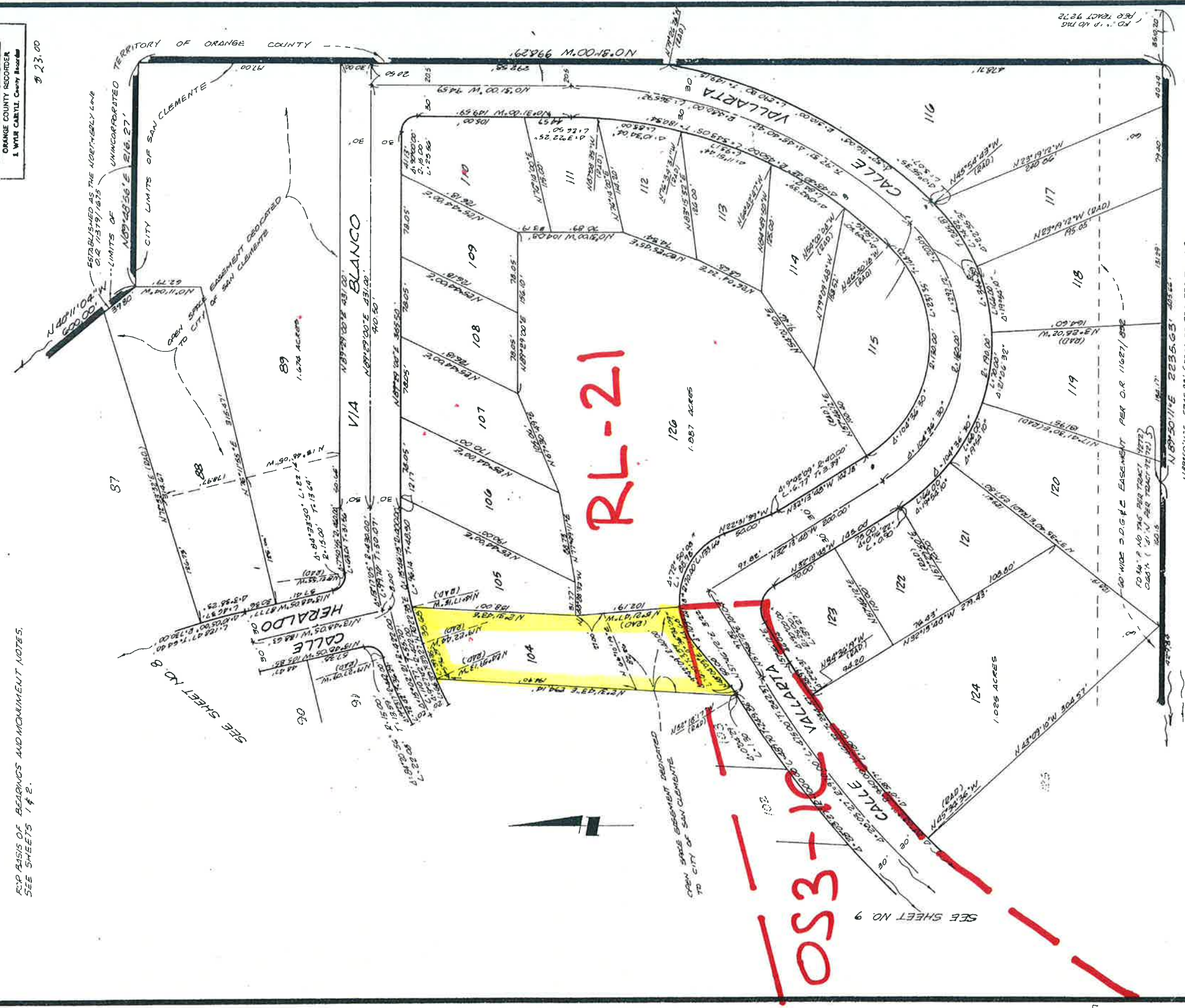
IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE STATE OF CALIFORNIA

DON M. LANDER, R.C.E. 12795 126 LOTS 98.398 ACRES JUNE, 1977
LANDER ENGINEERING, INC.

26002

ACCEPTED AND FILED
AUG 15 1977 AT 4:30 P.M.
BY REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
S. WYER CARTER, County Recorder
\$ 23.00

R.P. BASIS OF BEARINGS AND MONUMENT NOTES.
SEE SHEETS 1 & 2.



SCALE 1"=60'

DUPLICATE

TRACT No 9764

SHEET 9 OF 10 SHEETS

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE
STATE OF CALIFORNIA

26002

DOU M. LANDER, R.C.E. 12795 126 LOTS 98.998 ACRES
LANDER ENGINEERING, INC.

JUNE, 1977

ACCEPTED AND FILED
AUG 15 1977 AT 11:39 PM
BY REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
I. WYR CABELL, County Recorder

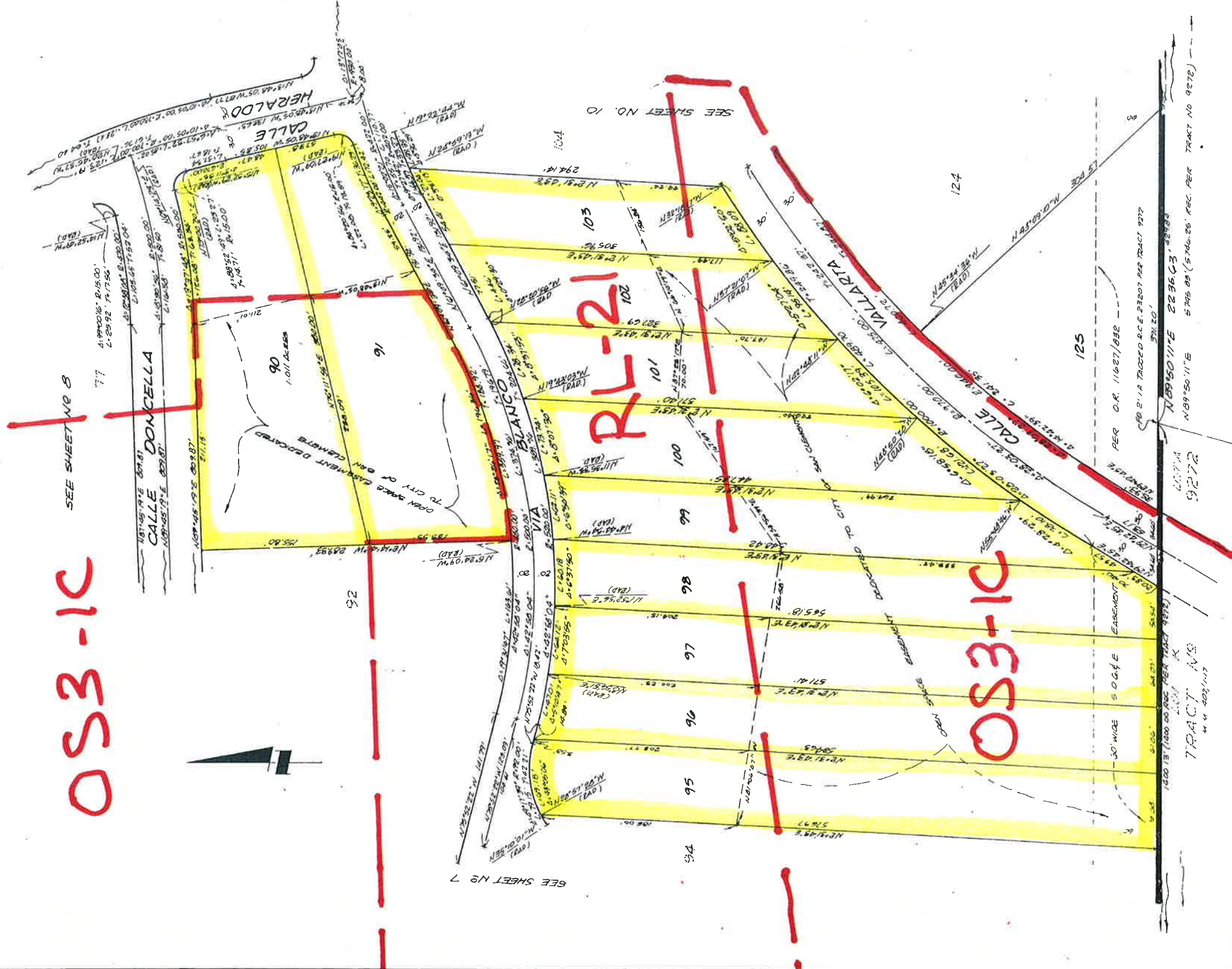
FOR BASIS OF BEARINGS AND MOVEMENT NOTES
SEE SHEETS 1 & 2.

\$ 23.00

OS3-1C

R-21

OS3-1C



TR. 9764

SAT. 9 of 10

SCALE 1" = 60'
 DUPLICATE
TRACT NO 9764
 IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE
 STATE OF CALIFORNIA

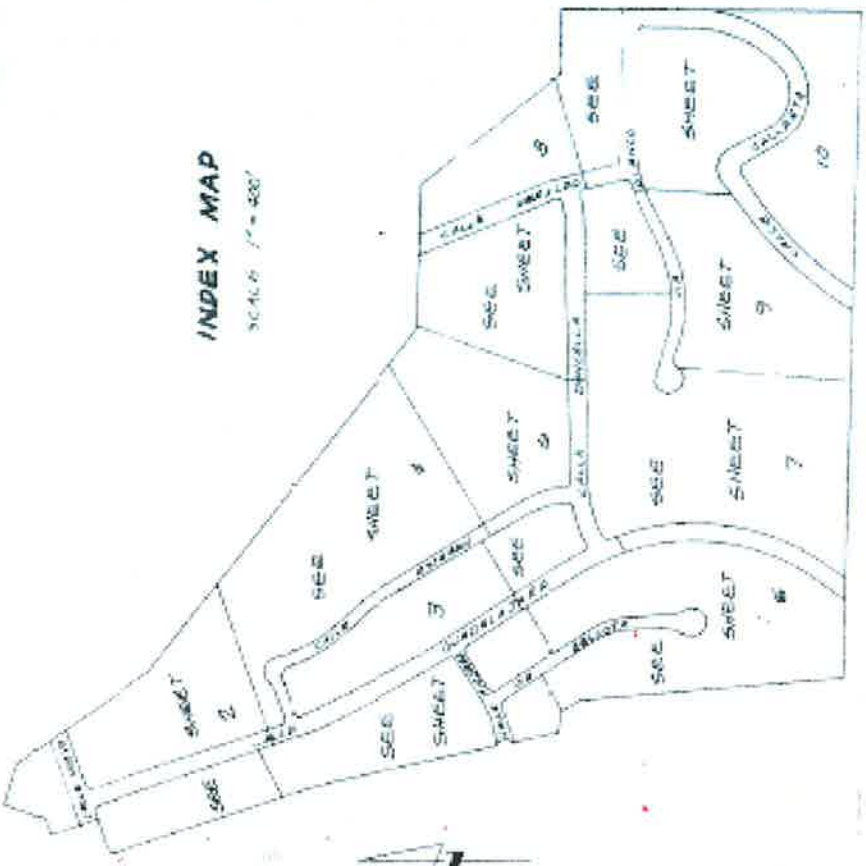
SHEET 2 OF 10 SHEETS

26002

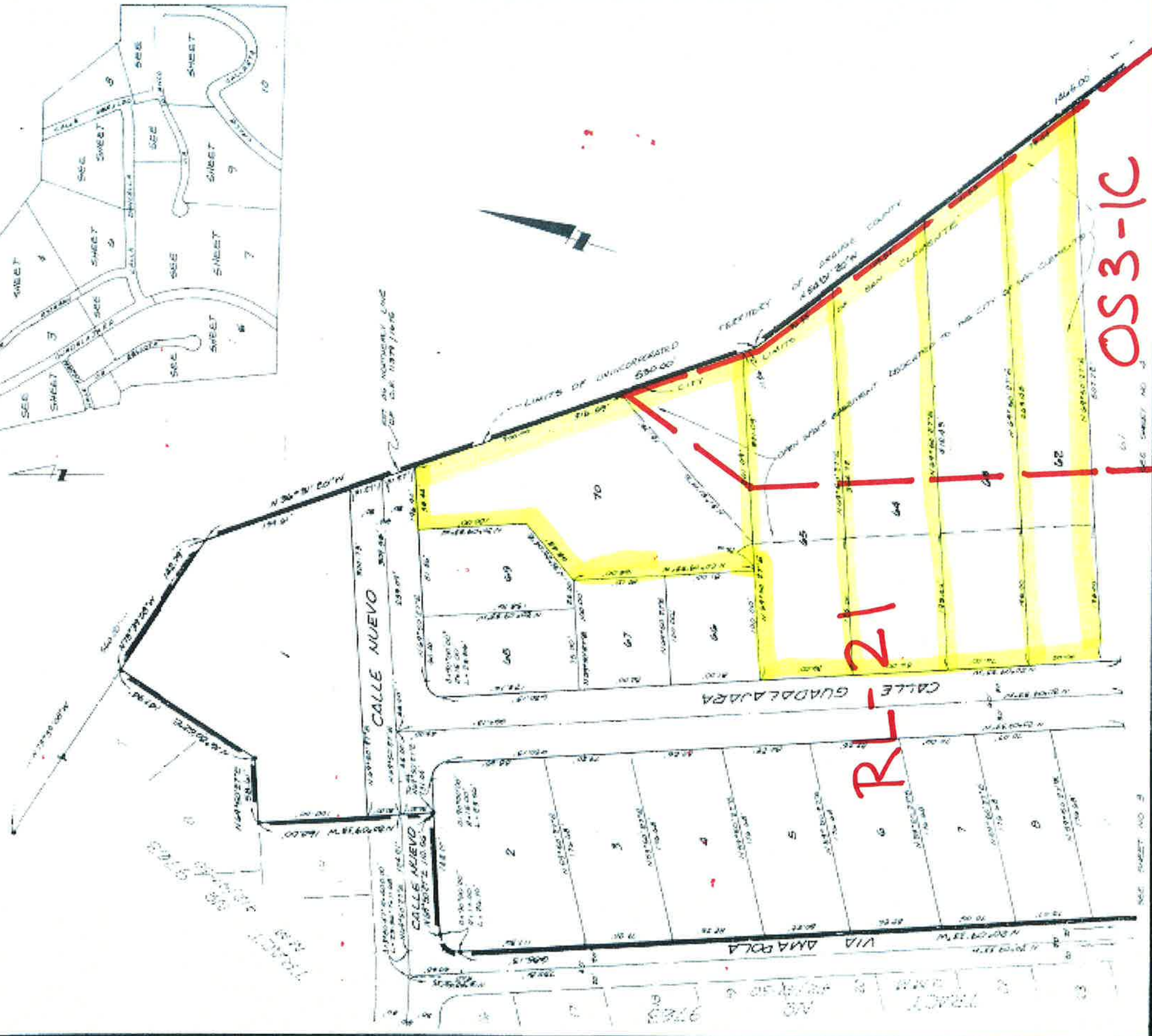
DON M LINDER, R.C.E. 12795 126 LOTS 98 378 ACRES JUNE, 1977
 LANDER ENGINEERING, INC.

ACCEPTED AND FILED
 AUG 15 1977 AT 2:20 PM
 FIRST AMERICAN TITLE CO.
 ORANGE COUNTY RECORDER
 1 WITH CALIF. County Recorder
 \$33.00

POINTS OF BEGINNING ARE BASED ON THE NORTH LINE OF TRACT NO 9772 (ORANGE COUNTY RECORDS) RECORDS OF ORANGE COUNTY RECORDS (ADVERSE NOTES)
 ALL FOUND MEASUREMENTS AS NOTED.



INDEX MAP
 SCALE 1" = 600'



RL-21

OS3-1C

TR. 9764

Sht. 2 of 10

DUPLICATE SHEET 4 OF 10 SHEETS

TRACT No 9764

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE STATE OF CALIFORNIA

26002

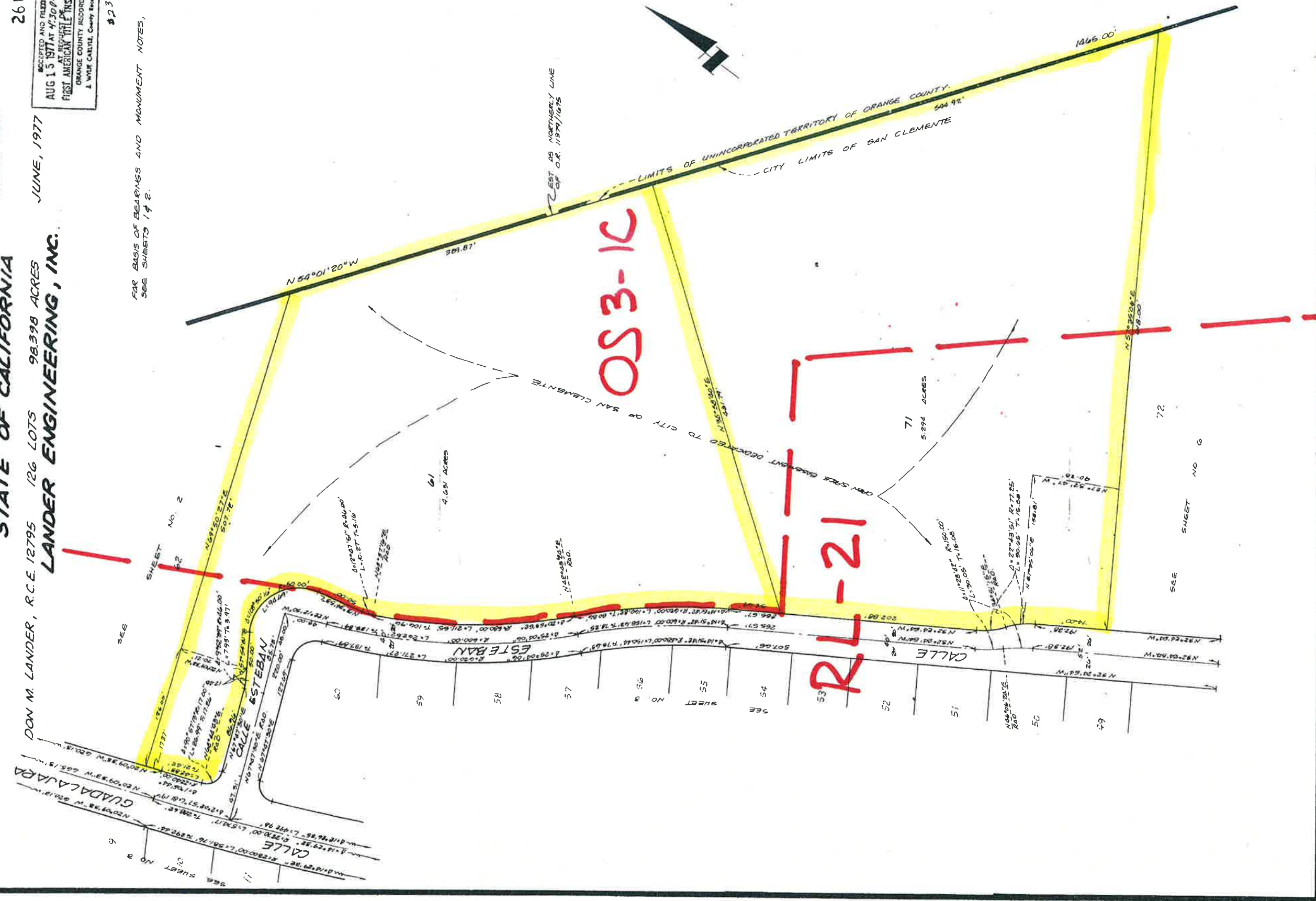
JUNE, 1977

DON M. LANDER, R.C.E. 12795 126 LOTS 98.398 ACRES
LANDER ENGINEERING, INC.

ACCEPTED AND FILED
AUG 15 1977 AT 4:20 PM
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
1 WHITE CARTEL, County Recorder

\$23,000

FOR BASIS OF BEARINGS AND MONUMENT NOTES,
SEE SHEETS 1 & 2.



Sht. 4 of 10

TR. 9764

SCALE: 1" = 60'

TRACT No 9764

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE
STATE OF CALIFORNIA

DON M. LANDER, R.C.E. 12795 126 LOTS 98.998 ACRES
LANDER ENGINEERING, INC.

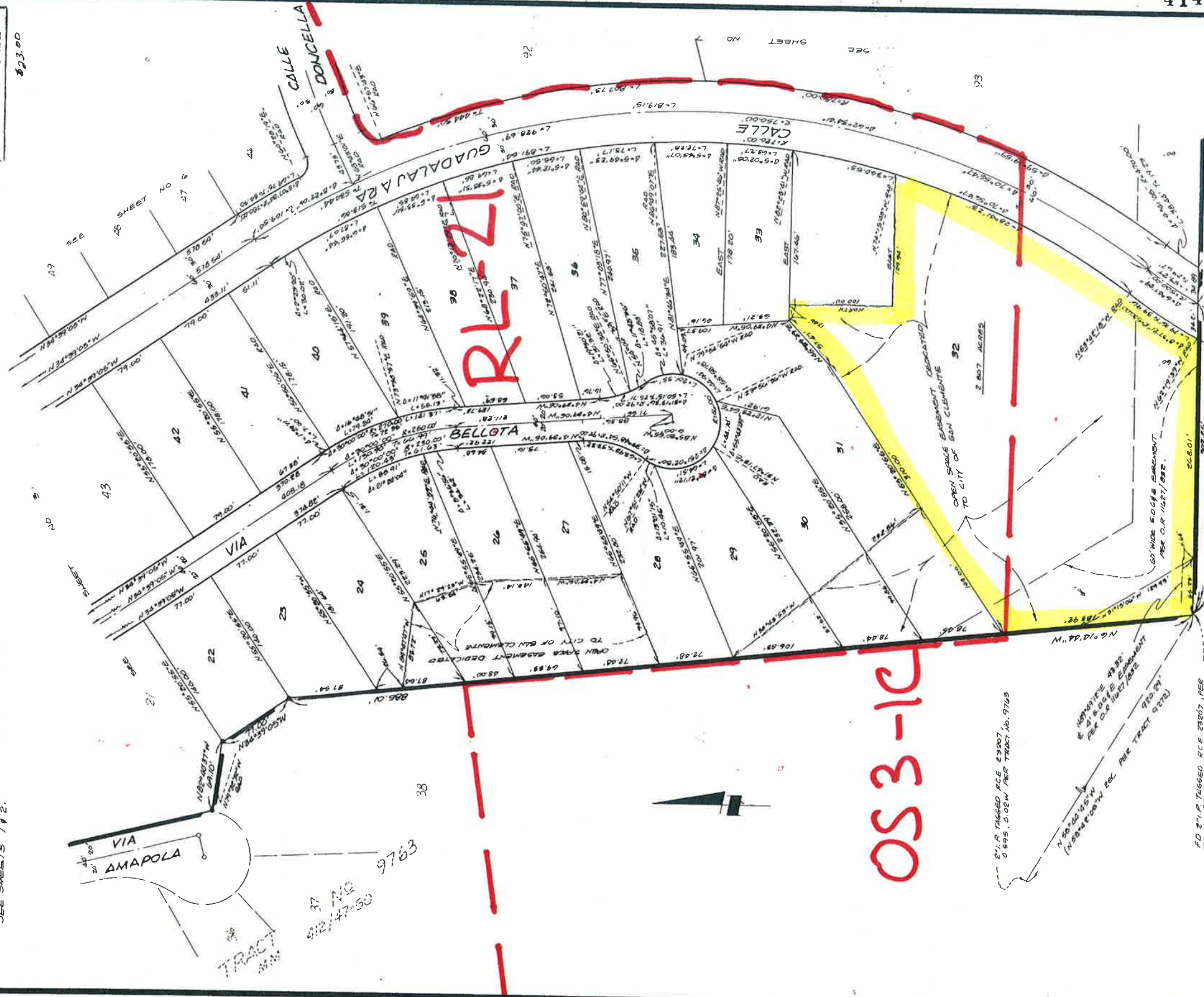
26002

JUNE, 1977

ACCEPTED AND FILED
AUG 15 1977 AT 4:30 PM
BY REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
I. WYK CARLILE, County Recorder

\$23,000

FOR BASIS OF BEARINGS AND MONUMENT NOTES,
SEE SHEETS 1 & 2.



RLZ

OS3-1C

2 1/4" TAGGED P.C.E. 23207,
0.595, 0.02M PER TRACT No. 9763

100' WIDE EASEMENT
PER O.R. 11687/882

ED 2 1/4" TAGGED R.C.E. 23207, PER
TRACT 9764.

LOT 5 & CALLE GUADALAJARA
N 89° 50' 11" E 5746.89' (5746.89' PER
N 89° 50' 11" E
1400.13' (1400.00 REC PER TR 9272.)
2235.03'
N 89° 50' 11" E 5746.89' (5746.89' PER
TRACT 9272.)

TR. 9764
SHT. 5 of 10

TR. 9764

26002

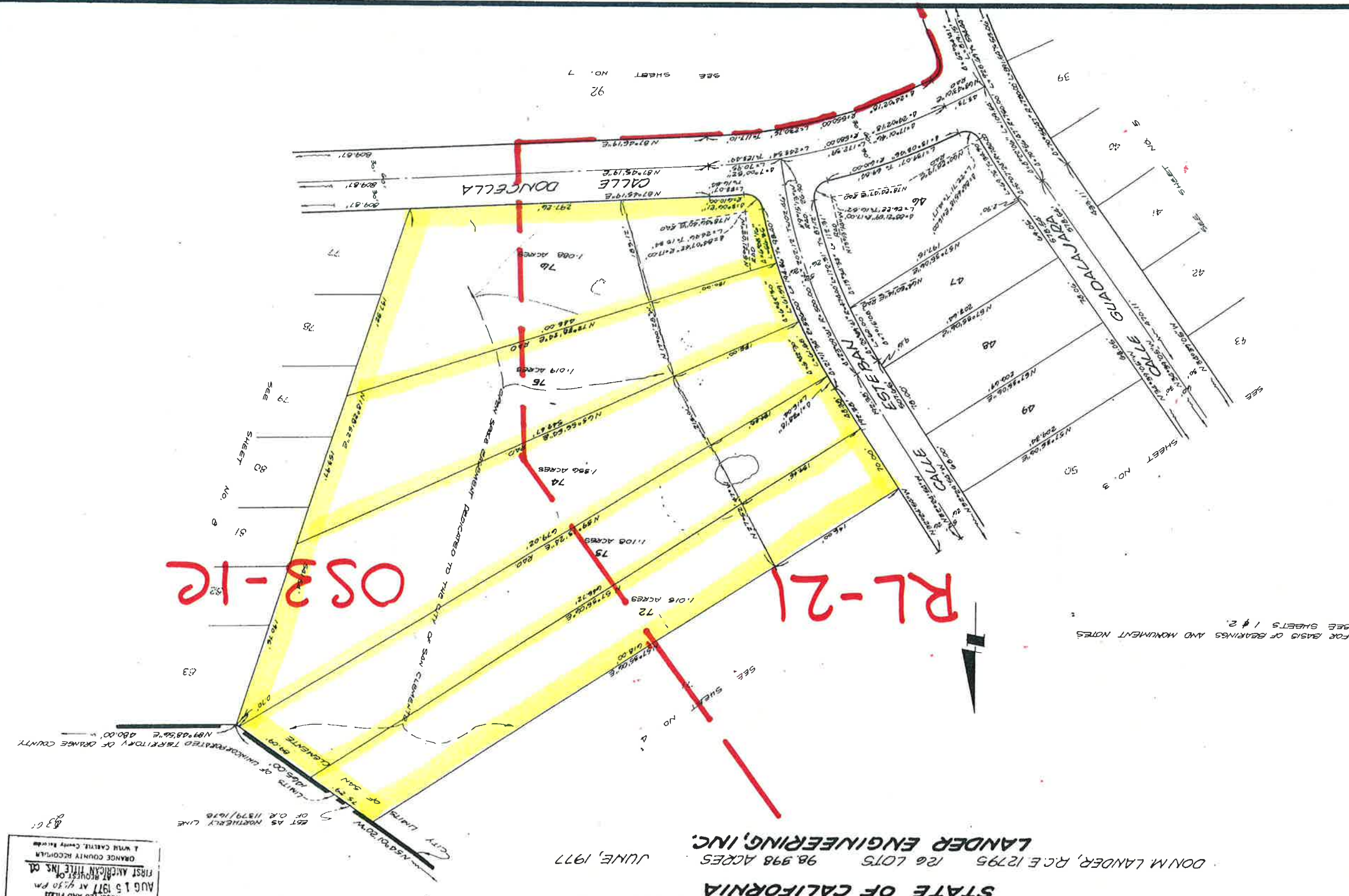
ACCEPTED AND FILED
AUG 15 1977 AT 4:30 PM
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDS
A WITH CERTIFICATE County Recorder

TRACT No 9764

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE
STATE OF CALIFORNIA

DON M. LANDER, R.C.E 12795 126 LOTS 98.998 ACRES
LANDER ENGINEERING, INC.
JUNE, 1977

FOR BASIS OF BEARINGS AND MONUMENT NOTES
SEE SHEETS 1 & 2.



OS3-1c
RL-21

SEE SHEET NO. 7
92

SEE SHEET NO. 8
91

83

SCALE 1/4"=60'

SCALE 1"=50'

TRACT No 9764

IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE STATE OF CALIFORNIA

DON M. LANDER, R.C.E. 12795 126 LOTS 98.998 ACRES
LANDER ENGINEERING, INC.

JUNE, 1977

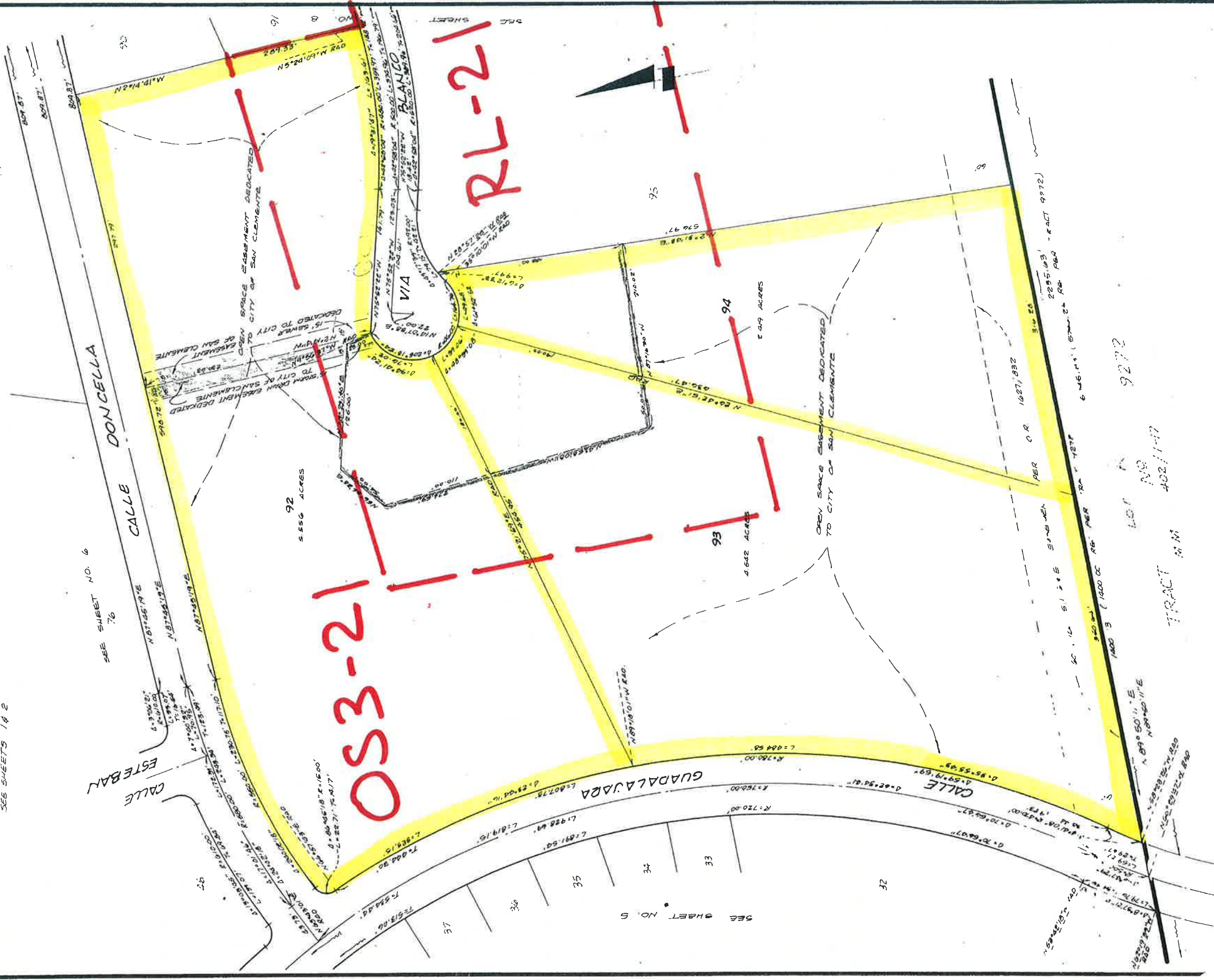
26 002

ACCEPTED AND FILED
AUG 15 1977 AT 4:30 PM
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
A. WYSE CARLIZ, County Recorder

023.00

SEE SHEET NO. 8
77

FOR BASIS OF BEARINGS AND MONUMENT NOTES
SEE SHEETS 1 & 2



OS3-21

RL-21

Sht. 7 of 10

TR. 9764

9272

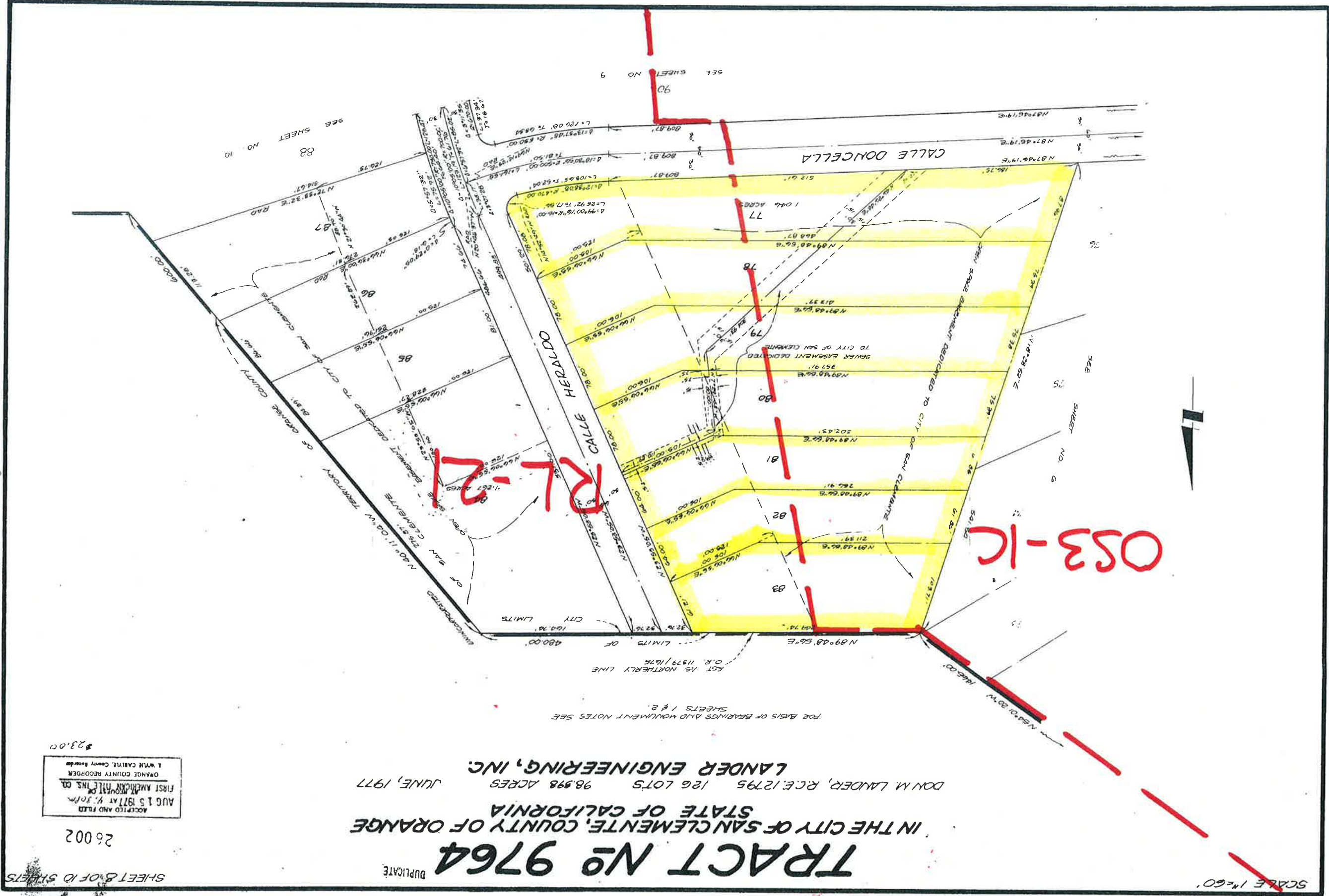
LOT NO. 402/1-77

TRACT 9764

N 89° 50' 11.7\"/>

TR. 9764

Sht. 8 of 10



ACCEPTED AND FILED
 AUG 13 1977 AT 4:30 PM
 FIRST AMERICAN TITLE INS. CO.
 ORANGE COUNTY RECORDER
 1 WHITE CANYON, COUNTY Bldg.
 ORANGE COUNTY RECORDER
 \$23.00

26002

TRACT No 9764
 IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE
 STATE OF CALIFORNIA
 98,998 ACRES
 DON M. LANDER, R.C.E. 12795
 LANDER ENGINEERING, INC.
 JUNE, 1977

DUPLICATE

FOR BASIS OF BEARINGS AND DISTANCE NOTES SEE SHEETS 1 & 2.

EST. AS NORTHERLY LINE O.R. 11379/1675

SHEET 8 OF 10 SHEETS

414 8

414 8

SCALE 1"=60'

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07349
PERSON BASE OF PLAT ON THIS LINE

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07349
PERSON BASE OF PLAT ON THIS LINE

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07349
PERSON BASE OF PLAT ON THIS LINE

485 44

TRACT NO. 10579

IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA

WILLIAM F. BLANCKE
L.S. 4279
DECEMBER 1980

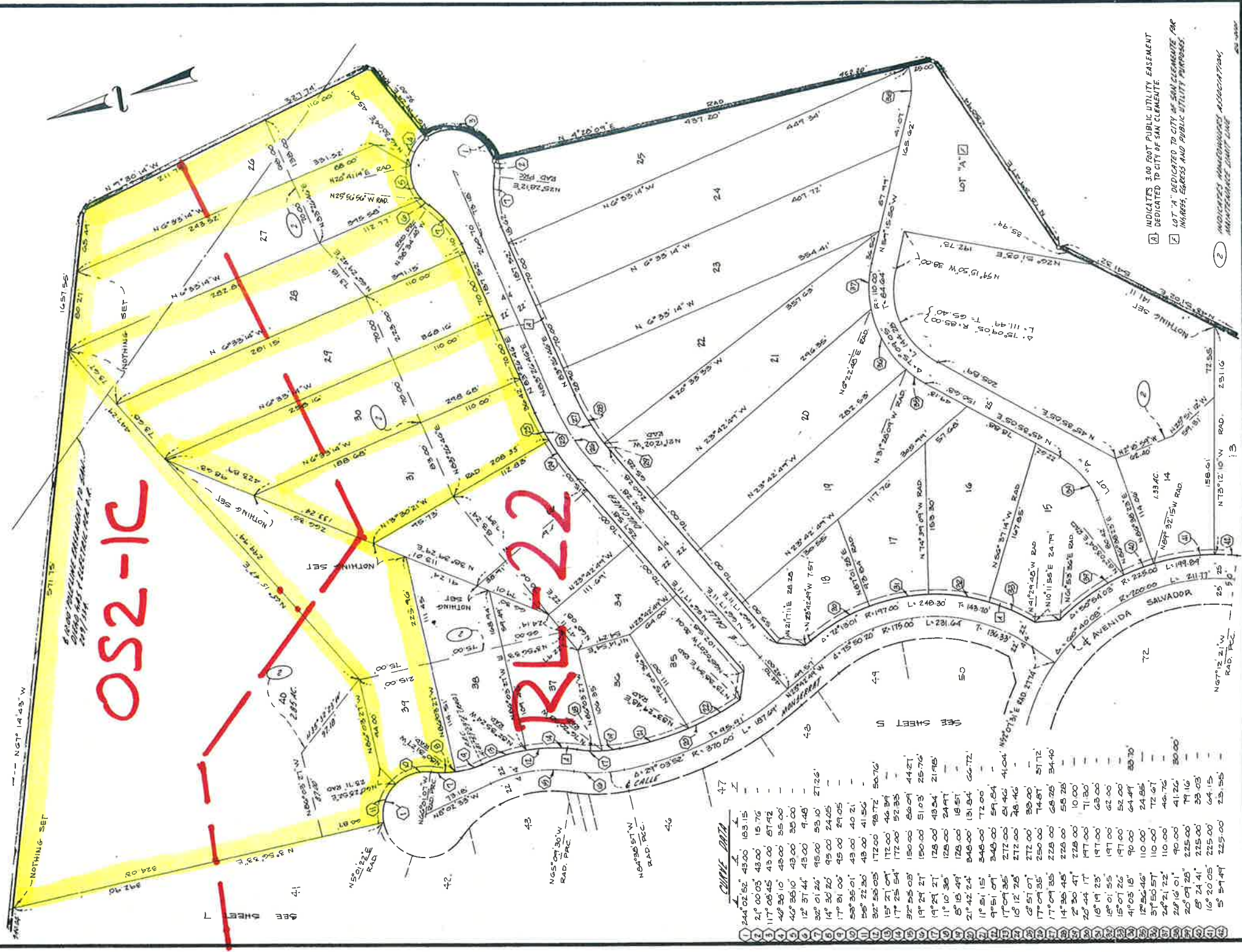
SHEET 6 OF 31605 SHEETS

ACCEPTED AND FILED
3:45:26 PM AT 4:15 P.M.
FIRST AMENDMENT TO
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANOCK, County Recorder
#1700

SCALE 1" = 60'

80 NUMBERED LOTS
LETTERED LOT "A"
69.277 ACRES

SEE SHEET 2 FOR BOUNDARY PLAT, BASIS OF BEARINGS,
MONUMENT NOTES AND SHEET INDEX.



CURVE DATA

1	244° 02' 56"	45.00	103.15	-
2	21° 00' 05"	43.00	15.76	-
3	117° 06' 45"	43.00	67.42	-
4	42° 36' 10"	43.00	35.00	-
5	46° 36' 10"	43.00	35.00	-
6	12° 37' 44"	43.00	9.48	-
7	32° 01' 26"	95.00	35.10	272.6'
8	14° 30' 20"	95.00	24.05	-
9	17° 01' 06"	45.00	24.05	-
10	58° 35' 01"	43.00	40.21	-
11	56° 22' 30"	43.00	41.56	-
12	32° 53' 05"	172.00	98.72	50.76'
13	15° 21' 04"	172.00	46.34	-
14	17° 25' 54"	172.00	52.35	-
15	32° 25' 05"	150.00	86.09	44.21'
16	19° 24' 21"	150.00	51.03	25.76'
17	11° 10' 36"	125.00	49.34	21.95'
18	5° 15' 49"	125.00	18.51	-
19	21° 42' 24"	948.00	131.84	66.72'
20	19° 21' 15"	348.00	72.00	-
21	17° 01' 01"	348.00	59.254	-
22	17° 04' 36"	272.00	24.46	41.04'
23	10° 12' 28"	272.00	28.46	-
24	08° 51' 07"	272.00	33.00	-
25	17° 04' 35"	250.00	74.81	57.72'
26	17° 04' 35"	228.00	68.25	34.40'
27	14° 38' 48"	228.00	55.28	-
28	2° 30' 47"	228.00	10.00	-
29	25° 44' 17"	147.00	71.80	-
30	16° 14' 23"	147.00	63.00	-
31	18° 01' 55"	147.00	62.00	-
32	15° 07' 26"	147.00	52.00	-
33	41° 03' 18"	90.00	64.49	30.70'
34	17° 52' 46"	110.00	24.55	-
35	31° 50' 57"	110.00	72.67	-
36	24° 21' 22"	110.00	48.76	-
37	20° 16' 01"	90.00	41.26	30.00'
38	20° 04' 29"	225.00	79.16	-
39	16° 20' 05"	225.00	64.15	-
40	5° 51' 49"	225.00	25.55	-

INDICATES 3.00 FOOT PUBLIC UTILITY EASEMENT
DEDICATED TO CITY OF SAN CLEMENTE.

LOT "A" DEDICATED TO CITY OF SAN CLEMENTE FOR
INHERS, EGRESS AND PUBLIC UTILITY PURPOSES.

INDICATES HOMEOWNERS ASSOCIATION
MAINTENANCE LIGHT LINE

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07518A
POSITION: 100' OF PINK ON THE LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07518A
POSITION: 100' OF PINK ON THE LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07518A
POSITION: 100' OF PINK ON THE LINE

485 48

SCALE 1" = 40'

SHEET 5 OF 7 SHEETS
31605

TRACT NO. 10579

IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA.

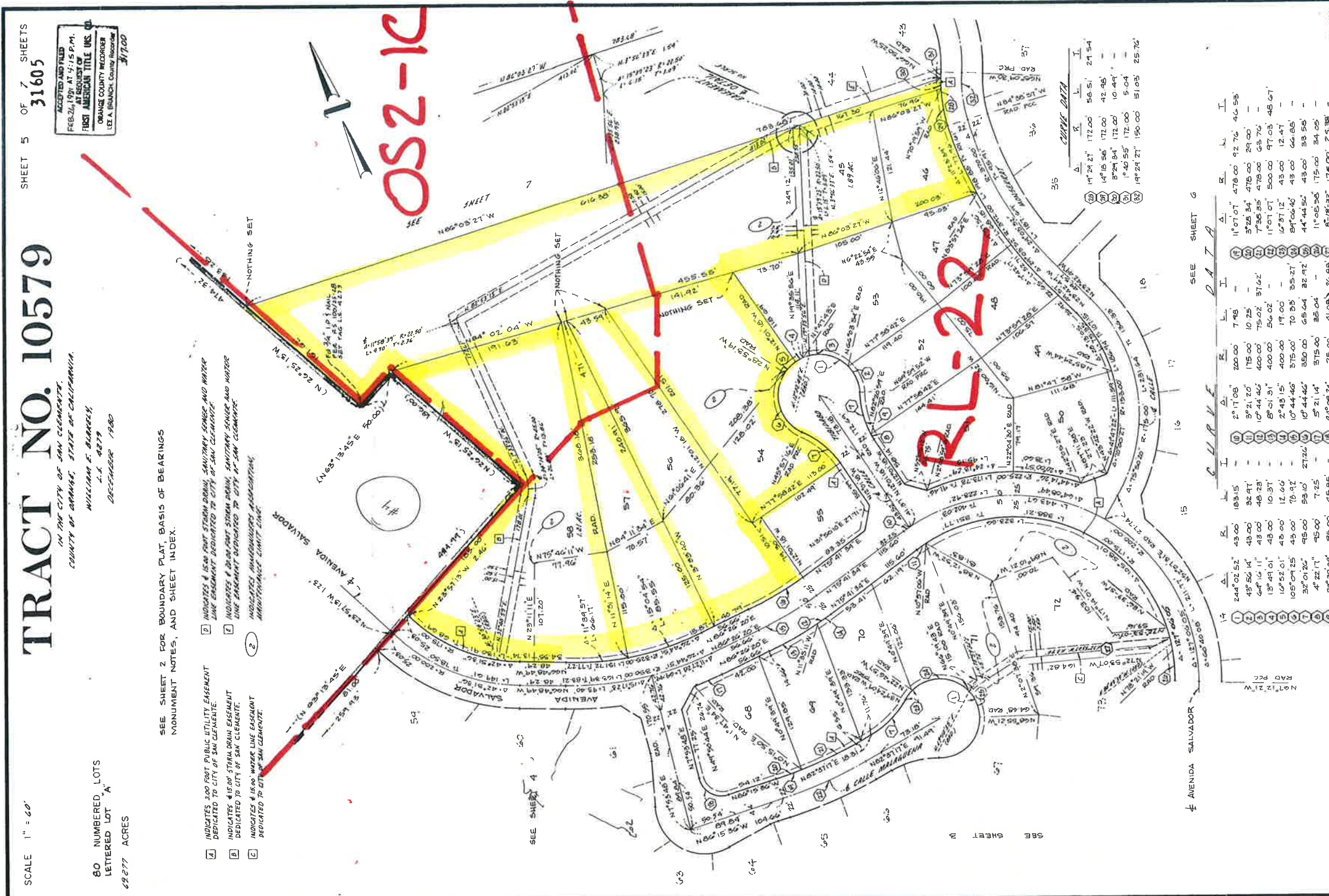
WILLIAM F. BLARELY,
S.S. 9277
DECEMBER 1980

80 NUMBERED LOTS
LETTERED LOT "A"
69.277 ACRES

ACCEPTED AND FILED
FEB. 24, 1981 AT 4:15 P.M.
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRUNCK, County Recorder
#1700

SEE SHEET 2 FOR BOUNDARY PLAT, BASIS OF BEARINGS
MONUMENT NOTES, AND SHEET INDEX.

- ① INDICATES 3.00 FOOT PUBLIC UTILITY EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- ② INDICATES 4.15 FOOT STORM DRAIN EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- ③ INDICATES 4.15 FOOT WATER LINE EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- ④ INDICATES 15.00 FOOT STORM DRAIN, SANITARY SEWER AND WATER LINE EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- ⑤ INDICATES 4.20 FOOT STORM DRAIN, SANITARY SEWER AND WATER LINE EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- ⑥ INDICATES UNDEVELOPED APPROPRIATION; MINIMUM 10'00" WIDE EASEMENT.



SEE SHEET G

CURVE DATA

Curve No.	Δ	R	L	T	E	L	K	L	I
1	244°02'52"	43.00	183.15	200.00	7.78	11°07'01"	478.00	92.76	46.53
2	48°56'14"	43.00	32.91	115.00	10.25	52°34'	478.00	29.00	-
3	64°16'11"	43.00	48.23	400.00	15.02	7°36'35"	478.00	65.76	-
4	13°49'01"	43.00	10.31	400.00	56.02	11°07'01"	500.00	97.03	48.67
5	10°52'01"	43.00	12.66	400.00	19.00	12°37'12"	43.00	12.47	-
6	10°57'25"	43.00	76.92	375.00	19.00	89°00'46"	43.00	66.85	-
7	32°01'20"	43.00	93.10	350.00	65.64	44°44'50"	43.00	33.53	-
8	4°22'11"	45.00	7.25	375.00	35.04	11°05'36"	175.00	34.05	-
9	27°39'04"	45.00	45.85	75.00	41.03	8°18'32"	175.00	25.38	-
10	2°17'08"	200.00	7.78	200.00	10.25	11°07'01"	478.00	92.76	46.53
11	39°21'20"	115.00	32.91	115.00	10.25	52°34'	478.00	29.00	-
12	10°44'46"	400.00	48.23	400.00	15.02	7°36'35"	478.00	65.76	-
13	8°51'31"	400.00	10.31	400.00	56.02	11°07'01"	500.00	97.03	48.67
14	2°43'15"	400.00	12.66	400.00	19.00	12°37'12"	43.00	12.47	-
15	10°44'46"	43.00	76.92	375.00	19.00	89°00'46"	43.00	66.85	-
16	10°44'46"	43.00	93.10	350.00	65.64	44°44'50"	43.00	33.53	-
17	4°22'11"	45.00	7.25	375.00	35.04	11°05'36"	175.00	34.05	-
18	27°39'04"	45.00	45.85	75.00	41.03	8°18'32"	175.00	25.38	-

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07548
POSITION: SIDE OF PRINT ON THE LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07548
POSITION: SIDE OF PRINT ON THE LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07548
POSITION: SIDE OF PRINT ON THE LINE

485 45

SHEET 7 OF 7 SHEETS
31605

TRACT NO. 10579

IN THE CITY OF SAN CLEMENTE,
COUNTY OF ORANGE, STATE OF CALIFORNIA

WILLIAM F. BLAIR
D. S. #2179
DECEASED 1980

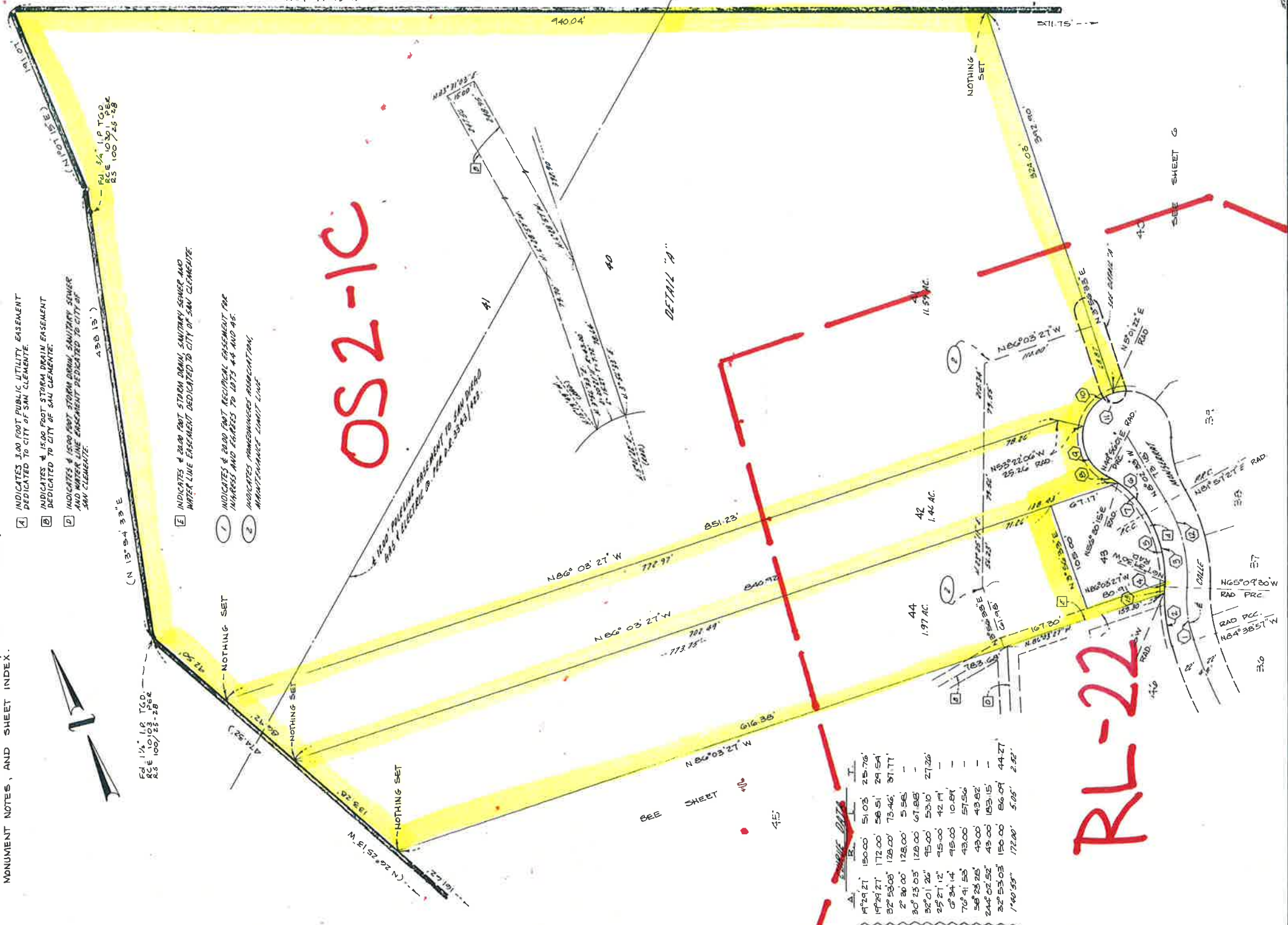
ACCEPTED AND FILED
FEB 26, 1981 AT 4:15 P.M.
AT REQUEST OF
FIRST AMERICAN TITLE INS. CO.
ORANGE COUNTY RECORDER
LEE A. BRANCK County Recorder
#1700

SCALE 1" = 40'

80 NUMBERED LOTS
LETTERED LOT "A"
42.277 ACRES

SEE SHEET 2 FOR BOUNDARY PLAT, BASIS OF BEARINGS,
MONUMENT NOTES, AND SHEET INDEX.

- 1 INDICATES 800 FOOT PUBLIC UTILITY EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- 2 INDICATES 4,000 FOOT STORM DRAIN EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- 3 INDICATES 4,000 FOOT STORM DRAIN, SANITARY SEWER AND WATER LINE EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- 4 INDICATES 2000 FOOT STORM DRAIN, SANITARY SEWER AND WATER LINE EASEMENT DEDICATED TO CITY OF SAN CLEMENTE.
- 5 INDICATES 2000 FOOT RECREATIONAL EASEMENT FOR ADDRESS AND EASES TO LOTS 43 AND 45.
- 6 INDICATES TRANSMISSION RIGHT-OF-WAY.
- 7 MAINTENANCE LIMIT LINE.



Lot #	Area (Acres)
1	172.21
2	150.00
3	51.03
4	25.76
5	56.51
6	29.54
7	172.00
8	128.00
9	73.46
10	31.71
11	2.56
12	5.56
13	67.88
14	53.01
15	27.26
16	42.14
17	15.00
18	10.81
19	43.00
20	57.56
21	43.82
22	43.00
23	103.15
24	86.09
25	44.27
26	2.82

RL-22

SEE SHEET 45