

COUNTY OF ORANGE  
LOT LINE ADJUSTMENT

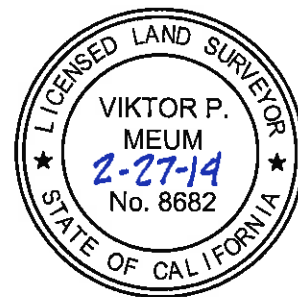
LL 2014 - 008

Contact Person: TOAL ENGINEERING, INC. - VIKTOR P. MEUM  
Street Address: 139 AVENIDA NAVARRO  
City, State, Zip: SAN CLEMENTE, CA 92672  
Daytime Telephone: (949) 492-8586

This document consisting of 10 pages was prepared by me or under my direction.

*V Meum*  
(Signature) R.C.E. / L.S. 8682

My registration / license expires: 09/30/2015



Examined and approved as to survey content only for Kevin R. Hills, County Surveyor

BY: *Kevin R. Hills*  
Kevin R. Hills  
County Surveyor, L.S. 6617  
My License expires 12/31/2015

Dated this 23<sup>rd</sup> day of March 2015.



OFFICIAL USE ONLY

*R*

Date Filed	Zoning	see EXHIBITS 'A', 'B' & 'C' attached hereto.
<u>03 MAR 13</u>	<u>R1(CD)(SR)</u>	

EXHIBIT 'A'  
 COUNTY OF ORANGE  
 LOT LINE ADJUSTMENT LL 2014-008  
 (Legal Description)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
DONALD P. JOHNSON, AS TRUSTEE OF THE DONALD P. JOHNSON TRUST, DTD 11/20/1991	053-050-01 & portion of 053-050-48	PARCEL 1
ALISON Z. DAVIS, TRUSTEE OF THE SURVIVOR'S TRUST CREATED UNDER THE ROBERT AND ALISON DAVIS FAMILY TRUST DATED JANUARY 18, 1994, AND ANY AMENDMENTS THERETO	053-050-02 & portion of 053-050-48	PARCEL 2
H. TURNER NEWTON, AS TRUSTEE OF THE H. TURNER NEWTON TRUST DATED NOVEMBER 21, 2007, AS TO AN UNDIVIDED 20% INTEREST; NANCY R. FAORO, AS CO-TRUSTEE OF THE STEVEN AND NANCY FAORO FAMILY TRUST DATED FEBRUARY 7, 2002, AS TO AN UNDIVIDED 20% INTEREST; PRISCILLA A. NEWTON, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 20% INTEREST; BARBARA LOUISE NEWTON, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 20% INTEREST; M. ELIZABETH CATON, AS CO-TRUSTEE OF THE DANIEL G. AND MARGARET ELIZABETH CATON FAMILY TRUST DATED JULY 19, 1994, AS TO AN UNDIVIDED 13.334% INTEREST; NICHOLAS T. CATON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 3.333% INTEREST; AND CHRISTOPHER N. CATON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 3.333% INTEREST, ALL AS TENANTS-IN-COMMON.	053-050-03 & portion of 053-050-48	PARCEL 3

**PARCEL 1:**

In the Unincorporated Territory of the County of Orange, State of California, being all of Lot 24 of Tract No. 975, Subdivision 'E' of Emerald Bay, as shown on a map recorded in Book 31, Pages 18 to 21, inclusive, of Miscellaneous Maps, in the Office of the County Recorder of said Orange County,

**TOGETHER WITH** that portion of Lot 23 of said Tract No. 975 lying Westerly of the following described line:

**BEGINNING** at a point on the Northerly line of said Lot 23 distant thereon North 75°09'20" East 92.62 feet from the most Westerly corner thereof; thence leaving said Northerly line South 06°13'21" East 102.40 feet to a point on the Southerly line of said Lot 23 distant thereon North 86°52'44" East 67.82 feet from the most Southwesterly corner thereof.

Containing 0.353 Acres (15,363 square feet), more or less.

Also as shown on Exhibit 'B' attached hereto and by this reference made a part hereof.



PREPARED BY ME OR UNDER MY DIRECTION ON: 1-12-15

*Viktor P. Meum*

**VIKTOR P. MEUM**

**LS 8682**

NOTE: There may be easements of record delineated and referenced on the underlying maps, or there may be other recorded easements within the area being adjusted, that are not shown on this document that could encumber said parcels herein.

EXHIBIT 'A'  
 COUNTY OF ORANGE  
 LOT LINE ADJUSTMENT LL 2014-008  
 (Legal Description)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
See Sheet 1 of Exhibit 'A' included herewith.	053-050-01 & portion of 053-050-48	PARCEL 1
See Sheet 1 of Exhibit 'A' included herewith.	053-050-02 & portion of 053-050-48	PARCEL 2
See Sheet 1 of Exhibit 'A' included herewith.	053-050-03 & portion of 053-050-48	PARCEL 3

**PARCEL 2:**

In the Unincorporated Territory of the County of Orange, State of California, being all of Lots 23 & 25 of Tract No. 975, Subdivision 'E' of Emerald Bay, as shown on a map recorded in Book 31, Pages 18 to 21, inclusive, of Miscellaneous Maps, in the Office of the County Recorder of said Orange County,

**EXCEPTING THEREFROM** that portion of Lot 23 of said Tract No. 975 lying Westerly of the following described line:

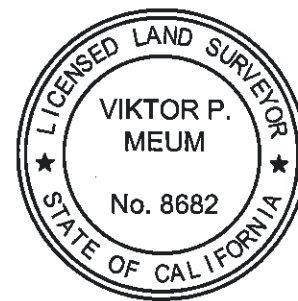
**BEGINNING** at a point on the Northerly line of said Lot 23 distant thereon North 75°09'20" East 92.62 feet from the most Westerly corner thereof; thence leaving said Northerly line South 06°13'21" East 102.40 feet to a point on the Southerly line of said Lot 23 distant thereon North 86°52'44" East 67.82 feet from the most Southwesterly corner thereof.

**ALSO EXCEPTING THEREFROM** that portion of Lot 23 of said Tract No. 975 lying Easterly of the following described line:

**COMMENCING** at the most Northeasterly corner of said Lot 23; thence along the Northerly line of said Lot 23 North 85°01'35" West 24.19 feet to an angle point therein; thence continuing along said Northerly line South 82°38'10" West 42.44 feet to the **TRUE POINT OF BEGINNING**; thence leaving said Northerly line South 02°06'20" East 56.29 feet; thence South 04°01'23" East 53.58 feet to the Southerly line of said Lot 23 distant thereon South 86°52'44" West 67.82 feet from the most Southeasterly corner thereof.

Containing 0.369 Acres (16,069 square feet), more or less.

Also as shown on Exhibit 'B' attached hereto and by this reference made a part hereof.



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EXHIBIT 'A'  
 COUNTY OF ORANGE  
 LOT LINE ADJUSTMENT LL 2011-008

(Legal Description)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
See Sheet 1 of Exhibit 'A' included herewith.	053-050-01 & portion of 053-050-48	PARCEL 1
See Sheet 1 of Exhibit 'A' included herewith.	053-050-02 & portion of 053-050-48	PARCEL 2
See Sheet 1 of Exhibit 'A' included herewith.	053-050-03 & portion of 053-050-48	PARCEL 3

**PARCEL 3:**

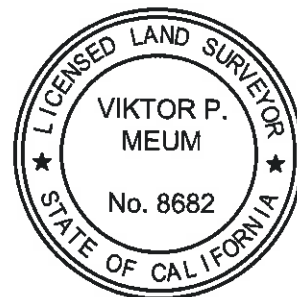
In the Unincorporated Territory of the County of Orange, State of California, being all of Lot 26 of Tract No. 975, Subdivision 'E' of Emerald Bay, as shown on a map recorded in Book 31, Pages 18 to 21, inclusive, of Miscellaneous Maps, in the Office of the County Recorder of said Orange County, and that portion of Lot 27 of said Tract No. 975 lying Southwesterly of a line extending from a point in the West line of said Lot, distant Northerly thereon 7 feet from the Southwesterly corner of said Lot, Easterly in a direct line to a point in the Easterly line of said Lot, distant Northerly thereon 10 feet from the Southeast corner of said Lot,

**TOGETHER WITH** that portion of Lot 23 of said Tract No. 975 lying Easterly of the following described line:

**COMMENCING** at the most Northeasterly corner of said Lot 23; thence along the Northerly line of said Lot 23 North 85°01'35" West 24.19 feet to an angle point therein; thence continuing along said Northerly line South 82°38'10" West 42.44 feet to the **TRUE POINT OF BEGINNING**; thence leaving said Northerly line South 02°06'20" East 56.29 feet; thence South 04°01'23" East 53.58 feet to the Southerly line of said Lot 23 distant thereon South 86°52'44" West 67.82 feet from the most Southeasterly corner thereof.

Containing 0.518 Acres (22,546 square feet), more or less.

Also as shown on Exhibit 'B' attached hereto and by this reference made a part hereof.



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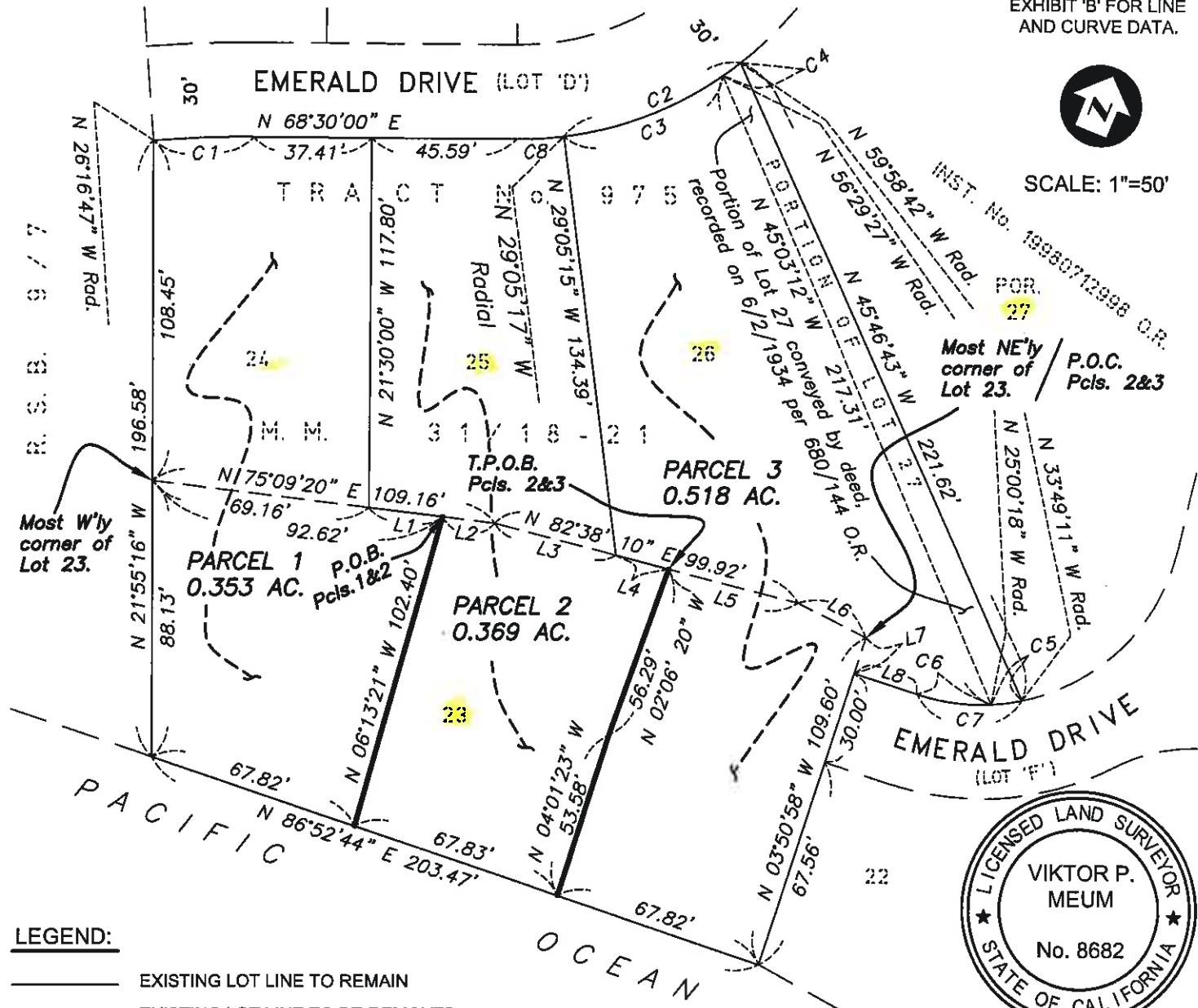
NOTE: There may be easements of record delineated and referenced on the underlying maps, or there may be other recorded easements within the area being adjusted, that are not shown on this document that could encumber said parcels herein.

**EXHIBIT 'B'**  
**COUNTY OF ORANGE**  
**LOT LINE ADJUSTMENT LL 2014-008**  
 (Map)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
See Sheet 2 of Exhibit 'B' included herewith.	053-050-01 & portion of 053-050-48	PARCEL 1
See Sheet 2 of Exhibit 'B' included herewith.	053-050-02 & portion of 053-050-48	PARCEL 2
See Sheet 2 of Exhibit 'B' included herewith.	053-050-03 & portion of 053-050-48	PARCEL 3

( ) = RECORD PER TR. 975 (M.M. 31/18-21)

SEE SHEET 2 OF 2 OF EXHIBIT 'B' FOR LINE AND CURVE DATA.



- LEGEND:**
- EXISTING LOT LINE TO REMAIN
  - EXISTING LOT LINE TO BE REMOVED
  - PROPOSED LOT LINE

PREPARED BY ME OR UNDER MY DIRECTION ON: 1-12-15

*Viktor P. Meum*

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**LS 8682**

EXHIBIT 'B'  
 COUNTY OF ORANGE  
 LOT LINE ADJUSTMENT LL 2014-008  
 (Map)

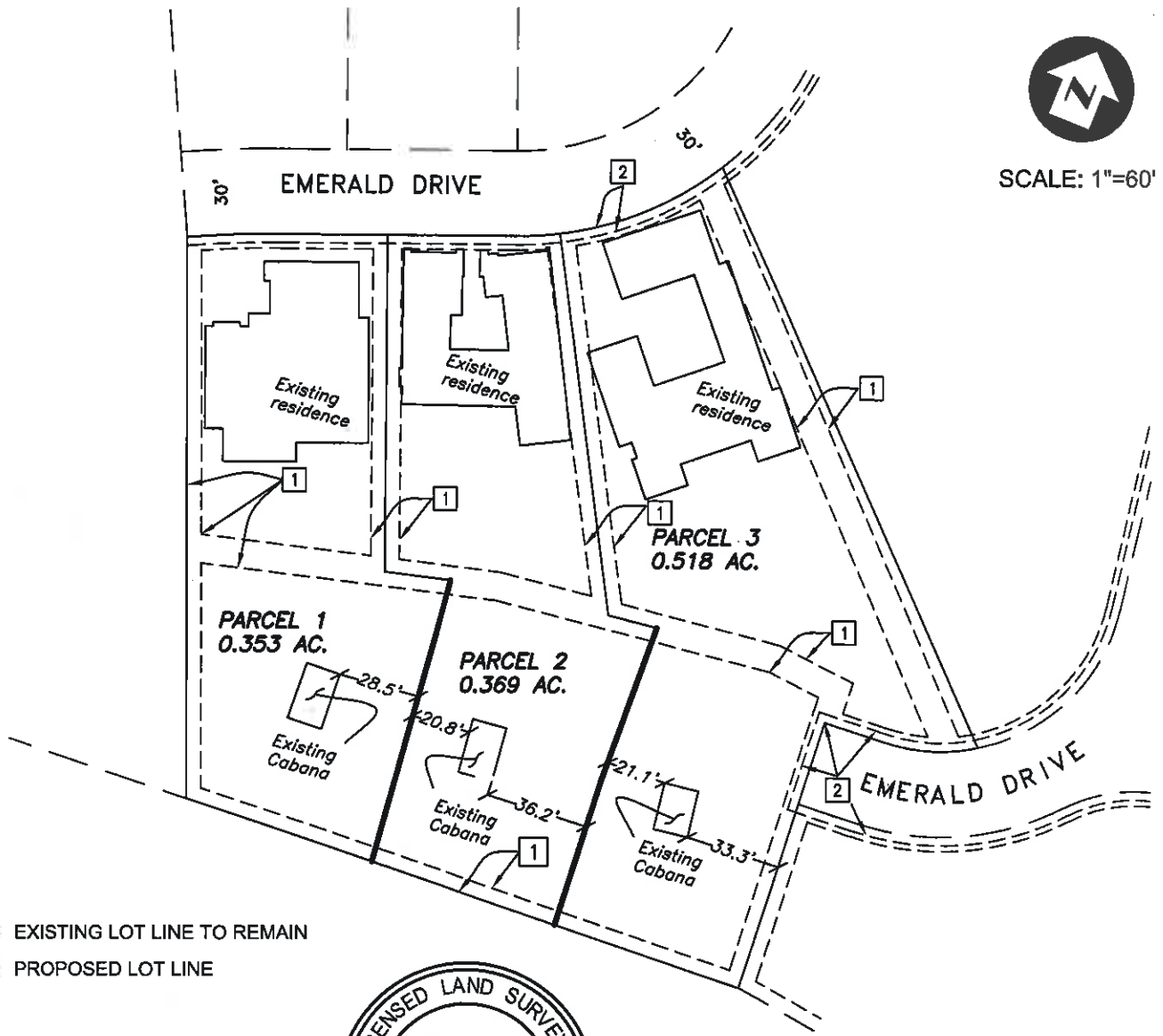
Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
DONALD P. JOHNSON, AS TRUSTEE OF THE DONALD P. JOHNSON TRUST, DTD 11/20/1991	053-050-01 & portion of 053-050-48	PARCEL 1
ALISON Z. DAVIS, TRUSTEE OF THE SURVIVOR'S TRUST CREATED UNDER THE ROBERT AND ALISON DAVIS FAMILY TRUST DATED JANUARY 18, 1994, AND ANY AMENDMENTS THERETO	053-050-02 & portion of 053-050-48	PARCEL 2
H. TURNER NEWTON, AS TRUSTEE OF THE H. TURNER NEWTON TRUST DATED NOVEMBER 21, 2007, AS TO AN UNDIVIDED 20% INTEREST; NANCY R. FAORO, AS CO-TRUSTEE OF THE STEVEN AND NANCY FAORO FAMILY TRUST DATED FEBRUARY 7, 2002, AS TO AN UNDIVIDED 20% INTEREST; PRISCILLA A. NEWTON, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 20% INTEREST; BARBARA LOUISE NEWTON, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 20% INTEREST; M. ELIZABETH CATON, AS CO-TRUSTEE OF THE DANIEL G. AND MARGARET ELIZABETH CATON FAMILY TRUST DATED JULY 19, 1994, AS TO AN UNDIVIDED 13.334% INTEREST; NICHOLAS T. CATON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 3.333% INTEREST; AND CHRISTOPHER N. CATON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 3.333% INTEREST, ALL AS TENANTS-IN-COMMON.	053-050-03 & portion of 053-050-48	PARCEL 3

LINE TABLE		
Number	Bearing	Length
L1	N 75°09'20" E	23.46'
L2	N 75°09'20" E	16.54'
L3	N 82°38'10" E	40.00'
L4	N 82°38'10" E	17.48'
L5	N 82°38'10" E	42.44'
L6	N 85°01'35" W	24.19'
L7	N 03°50'58" W	12.04'
L8	N 86°09'02" E	21.06'


CURVE TABLE			
Curve	Radius	Delta	Length
C1	385.00'	04°46'47"	32.12'
C2	115.00'	30°53'25"	62.00'
C3	115.00'	27°24'10"	55.00'
C4	115.00'	03°29'15"	7.00'
C5	65.00'	08°48'53"	10.00'
C6	65.00'	21°09'20"	24.00'
C7	65.00'	29°58'13"	34.00'
C8	115.00'	07°35'17"	15.23'

**EXHIBIT 'C'**  
**COUNTY OF ORANGE**  
**LOT LINE ADJUSTMENT LL 2014-008**  
 (Site Plan)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
See Sheet 2 of Exhibit 'C' included herewith.	053-050-01 & portion of 053-050-48	PARCEL 1
See Sheet 2 of Exhibit 'C' included herewith.	053-050-02 & portion of 053-050-48	PARCEL 2
See Sheet 2 of Exhibit 'C' included herewith.	053-050-03 & portion of 053-050-48	PARCEL 3



**LEGEND:**

-  EXISTING LOT LINE TO REMAIN
-  PROPOSED LOT LINE

PREPARED BY ME OR UNDER MY  
 DIRECTION ON: 1-12-15

*Viktor P. Meum*

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EXHIBIT 'C'  
 COUNTY OF ORANGE  
 LOT LINE ADJUSTMENT LL 2014-008  
 (Site Plan)

Owners	Existing Parcels AP Number	Proposed Parcels Reference Number
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ALISON Z. DAVIS, TRUSTEE OF THE SURVIVOR'S TRUST CREATED UNDER THE ROBERT AND ALISON DAVIS FAMILY TRUST DATED JANUARY 18, 1994, AND ANY AMENDMENTS THERETO	053-050-02 & portion of 053-050-48	PARCEL 2
H. TURNER NEWTON, AS TRUSTEE OF THE H. TURNER NEWTON TRUST DATED NOVEMBER 21, 2007, AS TO AN UNDIVIDED 20% INTEREST; NANCY R. FAORO, AS CO-TRUSTEE OF THE STEVEN AND NANCY FAORO FAMILY TRUST DATED FEBRUARY 7, 2002, AS TO AN UNDIVIDED 20% INTEREST; PRISCILLA A. NEWTON, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 20% INTEREST; BARBARA LOUISE NEWTON, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 20% INTEREST; M. ELIZABETH CATON, AS CO-TRUSTEE OF THE DANIEL G. AND MARGARET ELIZABETH CATON FAMILY TRUST DATED JULY 19, 1994, AS TO AN UNDIVIDED 13.334% INTEREST; NICHOLAS T. CATON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 3.333% INTEREST; AND CHRISTOPHER N. CATON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 3.333% INTEREST, ALL AS TENANTS-IN-COMMON.	053-050-03 & portion of 053-050-48	PARCEL 3

**EASEMENT NOTES:**

- 1-** INDICATES A NON-EXCLUSIVE 5' WIDE EASEMENT FOR UTILITY PURPOSES IN FAVOR OF EMERALD BAY SERVICE DISTRICT RECORDED SEPTEMBER 21, 2000 AS INST. No. 20000496747 O.R.
- 2-** INDICATES A 3' WIDE EASEMENT FOR UTILITY PURPOSES IN FAVOR OF EMERALD BAY SERVICE DISTRICT RECORDED MARCH 15, 1971 IN BOOK 9571, PAGE 667 O.R.
- 2-** INDICATES A 3' WIDE EASEMENT FOR TELEPHONE/COMMUNICATION PURPOSES GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA ON NOVEMBER 11, 1971 IN BOOK 9884, PAGE 779 O.R.
- 2-** INDICATES A 3' WIDE EASEMENT FOR ELECTRICAL/COMMUNICATION PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY ON OCTOBER 20, 1971 IN BOOK 10593, PAGE 386 O.R.

THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAPS, OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED, THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCELS HEREIN.