EXISTING EASEMENT NOTES:

EASEMENTS LISTED BELOW PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER O–SA–6030754 DATED AUGUST 20, 2019 UNLESS NOTED OTHERWISE.

4 CC&R'S IN FAVOR OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, RECORDED FEBRUARY 15, 1950 AS BOOK 2088, PAGE 248 OF OFFICIAL RECORDS. (NOT PLOTTABLE, BLANKET IN NATURE) (TO BE ABANDONED)

5 AN EASEMENT FOR OPERATION, MAINTENANCE AND REPAIR OF WATER AND SEWER LINES AND MINE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF SAN CLEMENTE, RECORDED IN BOOK 2132, PAGE 565 OF OFFICIAL RECORDS (SHOWN HEREON)

6 AN EASEMENT FOR PRIVATE ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF SAN CLEMENTE RECORDED IN BOOK 2143, PAGE 516 OF OFFICIAL RECORDS (SHOWN HEREON)

7 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED IN BOOK 2161, PAGE 211 OF OFFICIAL RECORDS. (SHOWN HEREON)

8 EASEMENTS WITHIN A DEED, IN FAVOR OF THE CITY OF SAN CLEMENTE RECORDED JULY 13, 1955 AS INSTRUMENT NO. 84855 OF OFFICIAL RECORDS. (SHOWN HEREON)

10 CC&R'S IN FAVOR OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, RECORDED SEPTEMBER 21, 1949 AS BOOK 1904, PAGE 138 OF OFFICIAL RECORDS. (NOT PLOTTABLE, BLANKET IN NATURE) (TO BE ABANDONED)

11 AN EASEMENT FOR ANCHOR AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED IN BOOK 2040, PAGE 280 OF OFFICIAL RECORDS. (SHOWN HEREON) (TO BE ABANDONED)

12 A CERTIFICATE OF CONDEMNATION, IN FAVOR OF THE CITY OF SAN CLEMENTE, RECORDED IN BOOK 7957, PAGE 134 OF OFFICIAL RECORDS. (BUILDINGS WERE DESTROYED. LOT IS VACANT)

14 CC&R'S, IN FAVOR OF BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, RECORDED FEBRUARY 15, 1950 AS BOOK 2088, PAGE 248 OF OFFICIAL RECORDS. (NOT PLOTTABLE, BLANKET IN NATURE) (TO BE ABANDONED)

15 AN EASEMENT FOR STORM DRAIN PURPOSES, IN FAVOR OF THE CITY OF SAN CLEMENTE, AS SHOWN ON TRACT MAP NO. 4947, RECORDED IN BOOK 180, PAGES 44–46 OF MISCELLANEOUS MAPS, OFFICIAL RECORDS. (SHOWN HEREON)

16 CC&R'S, IN FAVOR OF THEODORE L. TAFE AND OLGA C. TAFE, RECORDED JUNE 12, 1963 AS BOOK 6585, PAGE 73 OF OFFICIAL RECORDS. (NOT PLOTTABLE, BLANKET IN NATURE) (TO BE ABANDONED)

17 AN EASEMENT FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN BOOK 6714, PAGE 169 OF OFFICIAL RECORDS. (SHOWN HEREON) (TO BE ABANDONED)

18 AN AGREEMENT, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN BOOK 6854, PAGE 124 OF OFFICIAL RECORDS. (NOT PLOTTABLE, BLANKET IN NATURE) (TO BE ABANDONED)

19 AN EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEM AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED IN BOOK 6943, PAGE 737 OF OFFICIAL RECORDS. (SHOWN HEREON) (TO REMAIN)

20 A GRANT OF EASEMENT AGREEMENT, IN FAVOR OF LA LADERA COMMUNITY ASSOCIATION, RECORDED DECEMBER 31, 1990 AS INSTRUMENT NO. 90–680559 OF OFFICIAL RECORDS. (DOES NOT AFFECT) (TO REMAIN)

21 A DEED RESTRICTION, IN FAVOR OF BOCA DEL CANON, LLC, RECORDED NOVEMBER 14, 2008 AS INSTRUMENT NOS. 08–534289, 08–534290, 08–534291, 08–534292, 08–534293 OF OFFICIAL RECORDS. (NOT PLOTTABLE, BLANKET IN NATURE) (TO BE ABANDONED)

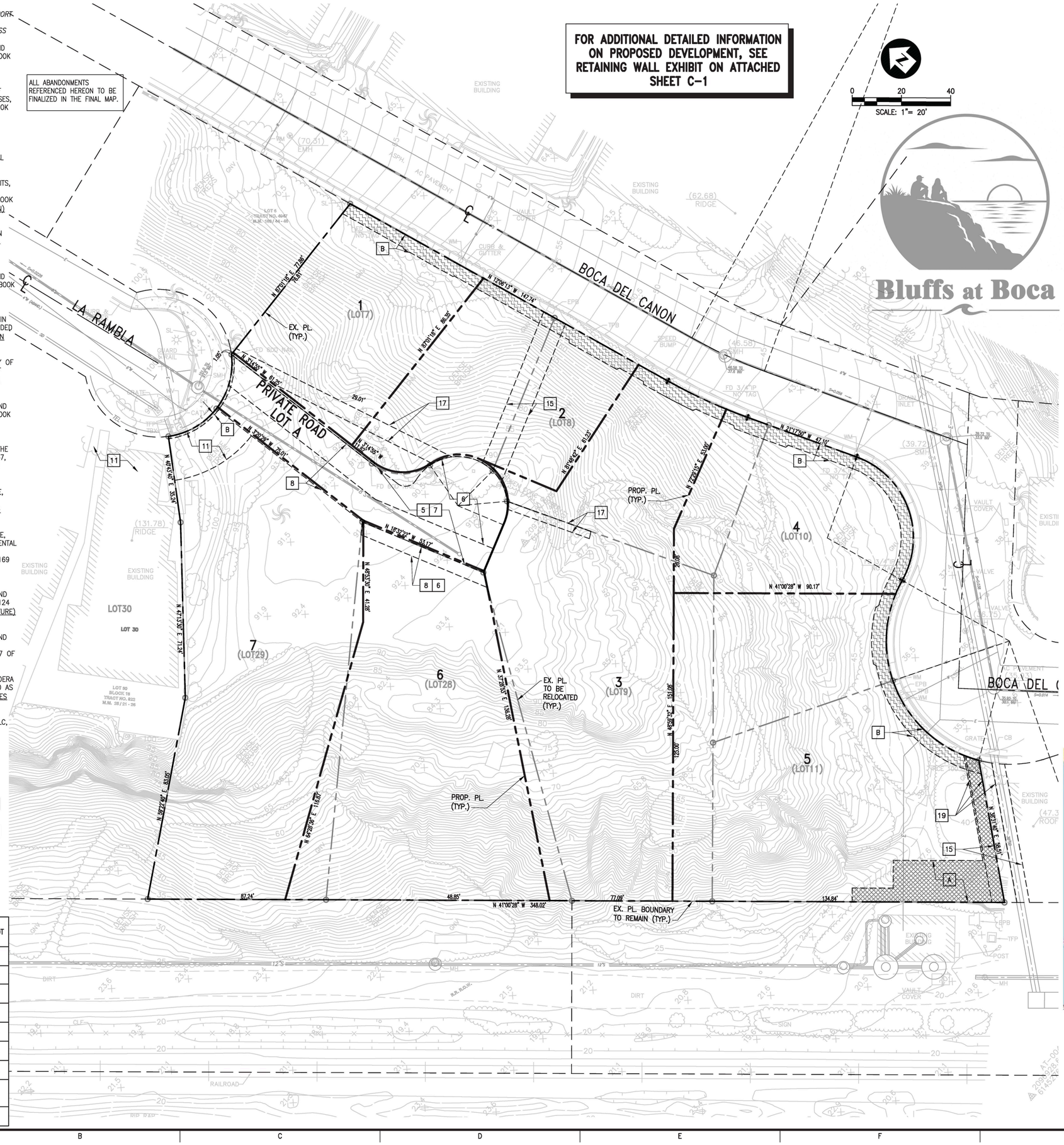
PROPOSED EASEMENT NOTES:

A PROPOSED PUBLIC ACCESS EASEMENT FOR CITY ACCEPTANCE (WIDTH VARIES)

B PROPOSED PUBLIC SIDEWALK EASEMENT (WIDTH VARIES)

ALL ABANDONMENTS REFERENCED HEREON TO BE FINALIZED IN THE FINAL MAP.

FOR ADDITIONAL DETAILED INFORMATION ON PROPOSED DEVELOPMENT, SEE RETAINING WALL EXHIBIT ON ATTACHED SHEET C-1



SITE DATA

OWNER/SUBDIVIDER:	KUI CAI LI AND NING ZHANG c/o BRANDON ARCHITECTS 151 KALMUS DRIVE, G–1 COSTA MESA, CA 92626 TEL: (714) 754–4040
ENGINEER:	TOAL ENGINEERING, INC. 139 AVENIDA NAVARRO SAN CLEMENTE, CA 92672 PH: (949) 492–8586

VIKTOR P. MEUM LS 8682 DATE

GENERAL PLAN LAND USE DESIGNATION:	SINGLE–FAMILY RESIDENTIAL
EXISTING LAND USE:	VACANT
TOTAL PROJECT AREA:	68,932 SQ. FT. (1.58 AC) BEFORE & AFTER
EXISTING ZONING:	SINGLE–FAMILY RESIDENTIAL
CONTOUR INTERVAL:	1
PROPOSED GRADING:	N/A
MAXIMUM SLOPE GRADIENT:	N/A
NUMBER OF LOTS:	8

UTILITIES:

GAS SERVICE:	SOUTHERN CALIFORNIA GAS CO.
ELECTRIC SERVICE:	SAN DIEGO GAS AND ELECTRIC
SEWER:	CITY OF SAN CLEMENTE
WATER:	SAN CLEMENTE WATER DISTRICT
TELEPHONE SERVICE:	PACIFIC BELL
TELEVISION SERVICE:	COX COMMUNICATIONS

NOTES:

1. SUBJECT PROPERTY IS LOCATED WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 28 & 29, IN BLOCK 18 OF TRACT NO. 822, AS PER MAP RECORDED IN BOOK 25, PAGES 21–26, INCLUSIVE, OF MISCELLANEOUS MAPS, AND LOTS 7 THROUGH 11 IN TRACT NO. 4947, AS PER MAP RECORDED IN BOOK 180, PAGES 44–46, INCLUSIVE, OF MISCELLANEOUS MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

STATEMENT OF OWNERSHIP

WE, KUI CAI LI AND NING ZHANG, HUSBAND AND WIFE AS JOINT TENANTS, DO HEREBY STATE THAT WE ARE THE OWNERS OF THE SUBJECT PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO ITS SUBDIVISION.

KUI CAI LI DATE

NING ZHANG DATE

DEVELOPMENT STATISTICS

LOT NUMBER (old)	APN NUMBER	EXISTING LOT	LOT NUMBER (new)	PROPOSED LOT
LOT 7	692–272–05	8,509 S.F.	1	4,997 S.F.
LOT 8	692–272–04	6,742 S.F.	2	5,469 S.F.
LOT 9	692–272–08	11,307 S.F.	3	13,064 S.F.
LOT 10	692–272–03	7,508 S.F.	4	5,531 S.F.
LOT 11	692–272–02	8,315 S.F.	5	13,778 S.F.
LOT 28	692–272–09	10,562 S.F.	6	10,622 S.F.
LOT 29	692–272–10	15,989 S.F.	7	12,064 S.F.
–	–	0 S.F.	PRIVATE ROAD LOT A	3,407 S.F.
TOTAL		68,932 S.F.		



VICINITY MAP
NOT TO SCALE

TENTATIVE TRACT MAP NO. 19109