



TENTATIVE MAP OF TRACT NOS. 3980 & 3981
SAN CLEMENTE, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF SEC. 3,
T.9S., R.7W., S.B.B.8M., AND A PORTION OF THE SOUTHWEST QUARTER
OF SEC. 34, T.8S., R.7W., S.B.B.8M.

DEVELOPER: PACIFIC SOUTHWEST BUILDERS & DEVELOPERS, 56 ME. GEORGE LEBERT, SUPT., 1390 HERBIE BOULEVARD, GARDEN GROVE, CALIF. 92640.
OWNER: SURVEYORS 56 ME. TUCKER ADAMS, 4001 EAST HIGHWAY, LINDSEY BEACH, CALIF. 92640. FRED MURPHY, SAN CLEMENTE, CALIF.

MAP PREPARED BY: WILLIAM A. AYER, 1255 CIVIL ENGINEER NO. 10301
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NOVEMBER, 1962.
TRACT NO. 3980 CONTAINS APPROX. 101 ACRES, WITH 31 LOTS.
TRACT NO. 3981 CONTAINS APPROX. 125 ACRES, WITH 47 LOTS.

- GENERAL NOTES**
1. THIS LAND IS NOT SUBSTANTIAL.
 2. CONTOUR INTERVAL IS 5 FEET.
 3. THIS LAND IS NOT SUBJECT TO OVERFLOW OR INUNDATION.
 4. DISTANCES SHOWN ARE UNADJUSTED DISTANCES.
 5. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
 6. WATER TO BE PROVIDED BY THE CITY OF SAN CLEMENTE.
 7. GAS TO BE PROVIDED BY THE SOUTHWEST GAS CO.
 8. UTILITY TO BE PROVIDED BY THE CALIFORNIA GAS ELECTRIC CO.
 9. ALL LOTS HAVE AN AREA OF MORE THAN 5000 SQ. FT.
 10. STREETS TO BE PROVIDED AND CONSTRUCTION FOR PUBLIC USE.
 11. STREET SECTIONS SHALL NOT EXCEED 125 FEET.
 12. ADJACENT PROPERTY IS AGRICULTURE OR IS SINGLE FAMILY RESIDENTIAL.
 13. BOUNDARY SETBACK LINES SHALL BE DETERMINED AT A LATER DATE (AFTER GRADING IS COMPLETED).
 14. STREETS NOT NAMED HEREIN SHALL BE NAMED AT A LATER DATE WITH CITY APPROVAL.
 15. THE CURB DIAMETER FOR ALL CUL-DE-SAC TIE-ROUNDOFFS IS 60 FEET.
 16. SUBDIVISION DEVELOPMENT PLAN IS FOR SALE OF LOTS.
 17. NO TREE PLANTING IS CONTEMPLATED.

- LEGEND**
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| — 6" — | PROPOSED WATER MAIN (SIDE WALK) | — 6" — | EXISTING 9" AC WATER MAIN |
| — 6" — | EXISTING 6" V.C.P. SEWER MAIN | — 6" — | PROPOSED 6" V.C.P. SEWER |
| — 6" — | EXISTING SEWER MANHOLE | — 6" — | STREET CENTER |
| — 6" — | SETBACK LINES | — 6" — | STREET ELEVATION |
| — 6" — | SUBDIVISION BOUNDARY | — 6" — | PROPOSED FIRE HYDRANT |
| — 6" — | | — 6" — | PROPOSED SEWER MANHOLE |

