

LS-101-76

Name of Applicant WALTER H. NASH

Address 10192 CHAPMAN AVE. GARDEN GROVE CA. 92640

Phone 539-9579

Name of Applicant's Representative ROY MERCADO

Address 12550 BROOKHURST ST. SUITE H. GARDEN GROVE CO.

92640

Phone 530-3041

Applicant Interviewed by DB

Application By DB

Date Filed 12-1-75 Hearing Date _____

PERTINENT FACTS:

PLANNING COMMISSION ACTION

Approved _____ Hearing Date _____

Denied _____

DWP _____ RES. NO. _____

FWR _____

Date Appealed _____

CITY COUNCIL ACTION

Approved _____ Hearing Date _____

Denied _____

DWP _____ RES. NO. _____

Returned to P. C. _____ Ord. No. _____

PLANNING COMMISSION RECONSIDERATION

Approved _____ Hearing Date _____

Denied _____

DWP _____ RES. NO. _____

CITY COUNCIL FINAL ACTION

Approved _____ Hearing Date _____

Denied _____

DWP _____ RES. NO. _____

FWR _____

Ord. No. _____

ZONING ADMINISTRATOR ACTION

Approved _____ Hearing Date _____

Denied _____ DEC. NO. _____

Date Appealed _____

ADMINISTRATIVE ACTION

Approved _____ Hearing Date _____

Denied _____

LATER ACTION:

Allen Charkow
Controller
Fees for Lot Split L.S. 101-76

Frank E. Pollard
Public Works & Development
March 11, 1976

Transmitted herewith is a check in the amount of \$55.00
posted by Nash Realty.

This represents payment of the Final Map Checking Fee.

Frank E. Pollard
Plan Check Supervisor

FEP:fd

Attachment

February 9, 1976

Mr. Walter M. Nash
10192 Chapman Avenue
Garden Grove, CA 92640

Dear Mr. Nash:

Subject: Lot Split Approval No. LS-101-76

Lot Split No. LS-101-76 has been approved this date as indicated on the attached Lot Split Approval and Parcel Map.

This approval is subject to any conditions enumerated in the attached form.

Sincerely,

RICHARD O. RAFANOVIC, DIRECTOR
Public Works & Development

By:

Dave Robson
Land Use Supervisor

DMK
Encs.

cc: Grange County Surveyor's Office
Ray Mercede & Associates

File LS-101-76
Reading File

LOT SPLIT APPROVAL

APPLICANT: Walter M. Nash

L. S. NO. LS-101-76

OWNER: Walter M & Virginia J Nash

A. P. NO. 89-431-24

As provided in Section 9137 of the City of Garden Grove Municipal Code, it has been determined that Lot Split proposal No. _____ is in conformance with zoning and subdivision regulations.

Approval is granted subject to Municipal Code provisions, recordation of a Parcel Map with the Orange County Surveyor's Office, and compliance with any conditions stated below.

All applicable conditions of approval contained in CUP-101-76.



City Engineer

Date: 2-9-76



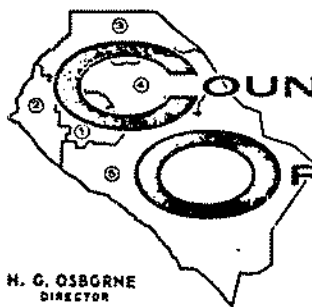
Zoning Administrator

Date: 2-1-76

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: February 24, 1976

Encl.: Map
cc: Orange County Surveyor's Office



COUNTY OF
ORANGE

ENVIRONMENTAL MANAGEMENT AGENCY

DEVELOPMENT DIVISION

400 CIVIC CENTER DRIVE WEST
SANTA ANA, CA.

April 21, 1976

H. G. OSBORNE
DIRECTOR

C. R. NELSON
ASSISTANT DIRECTOR
DEVELOPMENT

RECEIVED

APR 22 1976

Pub. Works & Devel. Dept.

TELEPHONE: 834-2300
AREA CODE 714

MAILING ADDRESS
P.O. BOX 1078
SANTA ANA, CA. 92702

FILE

Mr. Ray Mercado
Ray Mercado & Associates
12550 Brookhurst Street, Suite H
Garden Grove, California 92640

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

✓ RST 7604

Your Reference: Walter Nash

City of Garden Grove

First Check

1. Place RST 7604 near the upper right corner of each sheet. This will identify the map for our filing system and expedite handling.
- ✓ 2. On the second line of the description on Sheet 2, the Rancho name should be corrected,
- ✓ 3. Show an overall distance along the North 300' of the West boundary of the map.
- ✓ 4. Correct the distance noted for Lot 20, Tract 1552.
- 2 5. It appears that the reference (134.15' Rec. per Tr. 1715) along the Easterly boundary of Parcel 2 is incorrectly located on the Parcel Map.
6. The blue border traverse does not close within the tolerance of 0.017 feet.
- ✓ 7. Show the O.R. reference for the 10' easement to be dedicated to the City of Garden Grove for Chapman Avenue widening. Please forward a copy of the recorded deed to this office for the final map check.
8. Unless the originals are revised it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates completed.
- ✓ 10. A filing fee is required prior to filing this map with the County Recorder. (\$5.00 for first sheet, \$2.00 for each additional sheet)

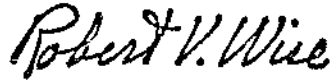
1002

1003

April 21, 1976

11. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.

Very truly yours,



Robert V. Wise
Deputy County Surveyor

RRC:EAS:hjb

ADMINISTRATIVE ACTION

TO: ZONING ADMINISTRATOR

FROM: LAND USE DIVISION D. Butterfield

DATE: 1-28-76

APPLICANT: Walter M. Nash

CASE REFERENCE: C.U.P. 101-76 (L.S. 101-76)

LOCATION: South side Chapman, east of Park Lane

REQUEST: Alteration of lot lines on an existing parcel: 60'x350'

A.P. #89-431-24

STAFF COMMENTS: The applicant requests approval of a lot split to divide
the subject parcel as shown on the attached map. The rear portion of the
subject lot (Parcel 24 is shown as being included in Parcel 25.) Proposed
land division is required as per recent development plans for C.U.P. 101-76
(Marlyn Development) which was recently approved for a 117 unit senior
citizens housing facility. The proposed lot split is in conformance with the
State Map Act and local subdivision ordinances. Recommend approval subject
to the following condition:

All applicable conditions of approval contained in C.U.P. 101-76.

INTERDEPARTMENTAL CASE RESUME SHEET

TO: TRAFFIC

DATE: 12-5-75

CASE: L.S. 101-76

ANALYST: BUTHERFIELD

APPLICANT: WALTER W. NASH

HEARING DATE: _____

REQUEST: DIVIDE PARCEL AS INDICATED.... PARCEL 2
WILL BE ABSORBED BY (25) AND BECOME A PART OF IT
UPON APPROVAL OF THE C.U.P... A LATER MAP WILL
BE FILED WHICH REFLECTS THIS.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: SEE COMMENTS ALL SITE
PLAN "MARLYN DEVELOPMENT" -

BY: *Fleming*

DATE: 1-26-76

INTERDEPARTMENTAL CASE RESUME SHEET

TO: WATER

DATE: 12-5-75

CASE: L.S. 101-74

ANALYST: B. HERFIELD

APPLICANT: WALTER W. NASH

HEARING DATE: _____

REQUEST: DIVIDE PARCEL AS INDICATED... PARCEL 2
WILL BE ABSORBED BY (25) AND BECOME A PART OF IT
UPON APPROVAL OF THE C.U.P... A LATER MAP WILL
BE FILED WHICH REFLECTS THIS.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: _____

No Comments

BY: Ellen R. Bramley

DATE: 12-19-75

RECEIVED
DEC 17 1975
Pub. Works & Devel. Dept.

INTERDEPARTMENTAL CASE RESUME SHEET

TO: FIRE DATE: 12-5-75
CASE: L.S. 101-76 ANALYST: B. HERFIELD
APPLICANT: WALTER W. NASH

HEARING DATE: _____
REQUEST: DIVIDE PARCEL AS INDICATED... PARCEL 2
WILL BE ABSORBED BY (25) AND BECOME A PART OF IT
UPON APPROVAL OF THE C.U.P... A LATER MAP WILL
BE FILED WHICH REFLECTS THIS.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: No comments

BY: Capit. Pratt
DATE: 12-16-75

INTERDEPARTMENTAL CASE RESUME SHEET

TO: Police DATE: 12-5-75
CASE: L.S. 101-76 ANALYST: B. HERFIELD

APPLICANT: WALTER W. NASH

HEARING DATE: _____

REQUEST: DIVIDE PARCEL AS INDICATED.... PARCEL 2
WILL BE ABSORBED BY (25) AND BECOME A PART OF IT
UPON APPROVAL OF THE C.U.P... A LATER MAP WILL
BE FILED WHICH REFLECTS THIS.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: _____

BY: _____
DATE: _____

INTERDEPARTMENTAL CASE RESUME SHEET

TO: PLAN CHECK

DATE: 12-5-75

CASE: L.S. 101-76

ANALYST: B. HEERFIELD

APPLICANT: WALTER W. NASH

HEARING DATE: _____

REQUEST: DIVIDE PARCEL AS INDICATED... PARCEL 2
WILL BE ABSORBED BY (25) AND BECOME A PART OF IT
UPON APPROVAL OF THE C.U.P... A LATER MAP WILL
BE FILED WHICH REFLECTS THIS.

RETURN TO LAND USE DIVISION ON OR BEFORE: 12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: _____

Something should be done about conditioning
this lot split so as to preclude the possibility
that we might have a parcel with no access.

possibly do one of the following

- a) provide access thru parcel 1 to parcel 2 -
- b) provide some legal attachment to the
parcel to the east.

BY: B. Heerfield

DATE: 12-10-75

RECEIVED

DEC 8 - 1975

Pub. Works & Devel. Dept.

INTERDEPARTMENTAL CASE RESUME SHEET

TO: SANITARY DISTRICT

DATE: 12-5-75

CASE: L.S. 101-76

ANALYST: B. HERFIELD

APPLICANT: WALTER W. NASH

HEARING DATE: _____

REQUEST: DIVIDE PARCEL AS INDICATED.... PARCEL 2
WILL BE ABSORBED BY (25) AND BECOME A PART OF IT
UPON APPROVAL OF THE C.U.P... A LATER MAP WILL
BE FILED WHICH REFLECTS THIS.

RETURN TO LAND USE DIVISION ON OR BEFORE: _____

12-10-75

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

DEPARTMENT COMMENTS: _____

No comment

BY: WFO

DATE: 12/8/75



AMERICAN TITLE COMPANY

ORANGE COUNTY OFFICE • 2333 North Broadway
P.O. Box 10257 • Santa Ana, Calif. 92711

Main Office: (714) 835-2300 • Title Information 835-2144 • Zenith 7-0957



PRELIMINARY REPORT

Pacific City Bank
16041 Golden West
Huntington Beach, CA

YOUR NO. 610-B

ATTENTION **Betty Berger**

OUR NO. 323319-S

In response to the above referenced application for a policy of title insurance, American Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy form.

This report, and any supplements or amendments hereto, is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated: October 6, 1975 at 7:30 A.M. _____
Title Officer **Jerry Strong**

The estate or interest in the land hereinafter described and which is covered by this report is:

Fee

The estate or interest referred to herein is at the date hereof vested in:

ERWOOD G. EDGAR and DEUSILLA ROSE EDGAR, husband and wife as community property.

The land referred to in this report is situated in the State of California, County of Orange, and is described as follows:

(SEE ATTACHED)

DESCRIPTION:

The Northwest quarter of the Northwest quarter of Section 32, Township 4 South, Range 10 West, in the Rancho Las Bolsas, in the City of Garden Grove, as per map recorded in book 51, page 10, Miscellaneous Maps, in the office of the county recorder of said county.

EXCEPT the West 110.60 feet of the North 350 feet thereof.

ALSO EXCEPT that portion thereof lying westerly of the easterly line of Tract No. 1552, as per map recorded in book 45, page 47, Miscellaneous Maps.

ALSO EXCEPT that portion thereof included within Tract No. 1725, as per map recorded in book 62, page 33, Miscellaneous Maps.

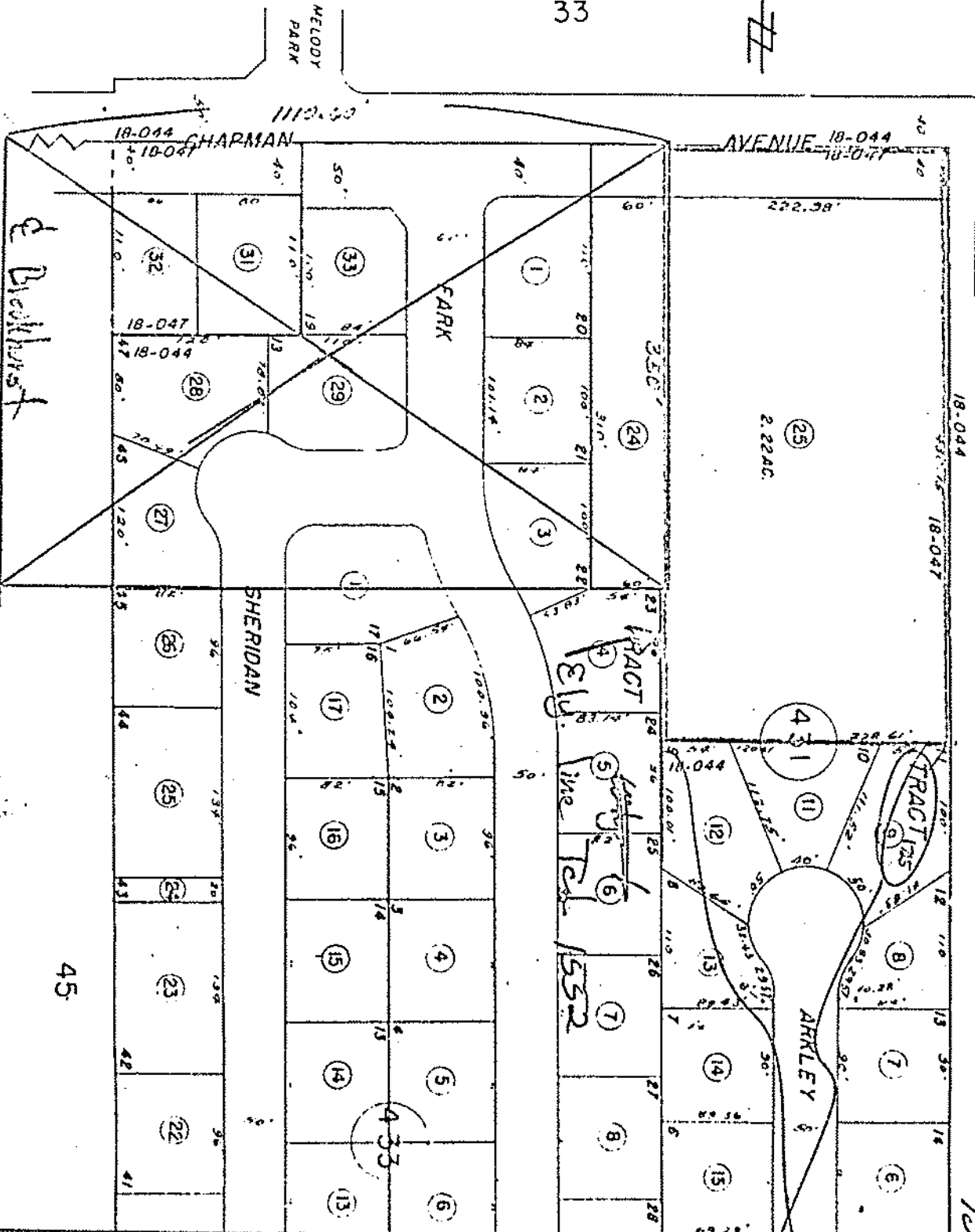
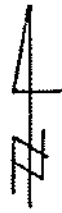
ALSO EXCEPT 9.13% interest in a pumping plant in the Northeast corner of said land as set out in the deed to Clarence C. Carney et ux., recorded May 10, 1945 in book 1312, page 458, Official Records.

At the date hereof exceptions from coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. General and special taxes for the fiscal year 1975-1976, a lien not yet payable.
2. A reservation of the Northerly 30 feet of said land for roads, railroads and ditches, as reserved in deeds of record.
3. An easement as set forth in an instrument recorded May 10, 1945 in book 1312, page 453, Official Records for a pipe line together with the right of ingress and egress for the purpose of maintaining and repairing the same, over the South 4 feet of the North 34 feet of said land.
4. An easement over the west 5 feet excepting the North 350 feet of said land for public utilities and incidental purposes, as set forth in an instrument recorded in book 2281, page 147, Official Records.
5. An easement over the east 5 feet of said land for public utilities and incidental purposes, as set forth in an instrument recorded in book 2662, page 552, Official Records.
6. An easement over the north 40 feet of said land for road and incidental purposes as set forth in an instrument recorded in book 2670, page 521, Official Records.
7. A lease dated July 25, 1967, executed by Erwood G. Edgar, as lessor, and by Standard Oil Company of California, as lessee, for the period and upon the terms, conditions and covenants therein contained, recorded September 12, 1969, in book 9077, page 711, Official Records, reference being hereby made to the record thereof for full particulars.
8. A deed of trust to secure an indebtedness of \$75,000.00, and any other amounts payable under the terms thereof recorded August 13, 1974, in book 11219, page 960, Official Records.
Dated: June 25, 1974
Trustor: Erwood G. Edgar and Drusilla Rose Edgar, husband and wife.
Trustee: California Land Title Company, a California corporation.
Beneficiary: Pacific City Bank, Huntington Beach, California.

* * * * *

- NOTE: 1. General and special taxes for the fiscal year 1974-1975, have been paid. Amounts for proration purposes are: First installment \$1,248.02. Second installment \$1,248.02. Assessor's Parcel No. 089-431-25.
2. Our Policy, when issued, will be priced at Full Schedule.



TO W. 114.553 N. 114.45 42

NO

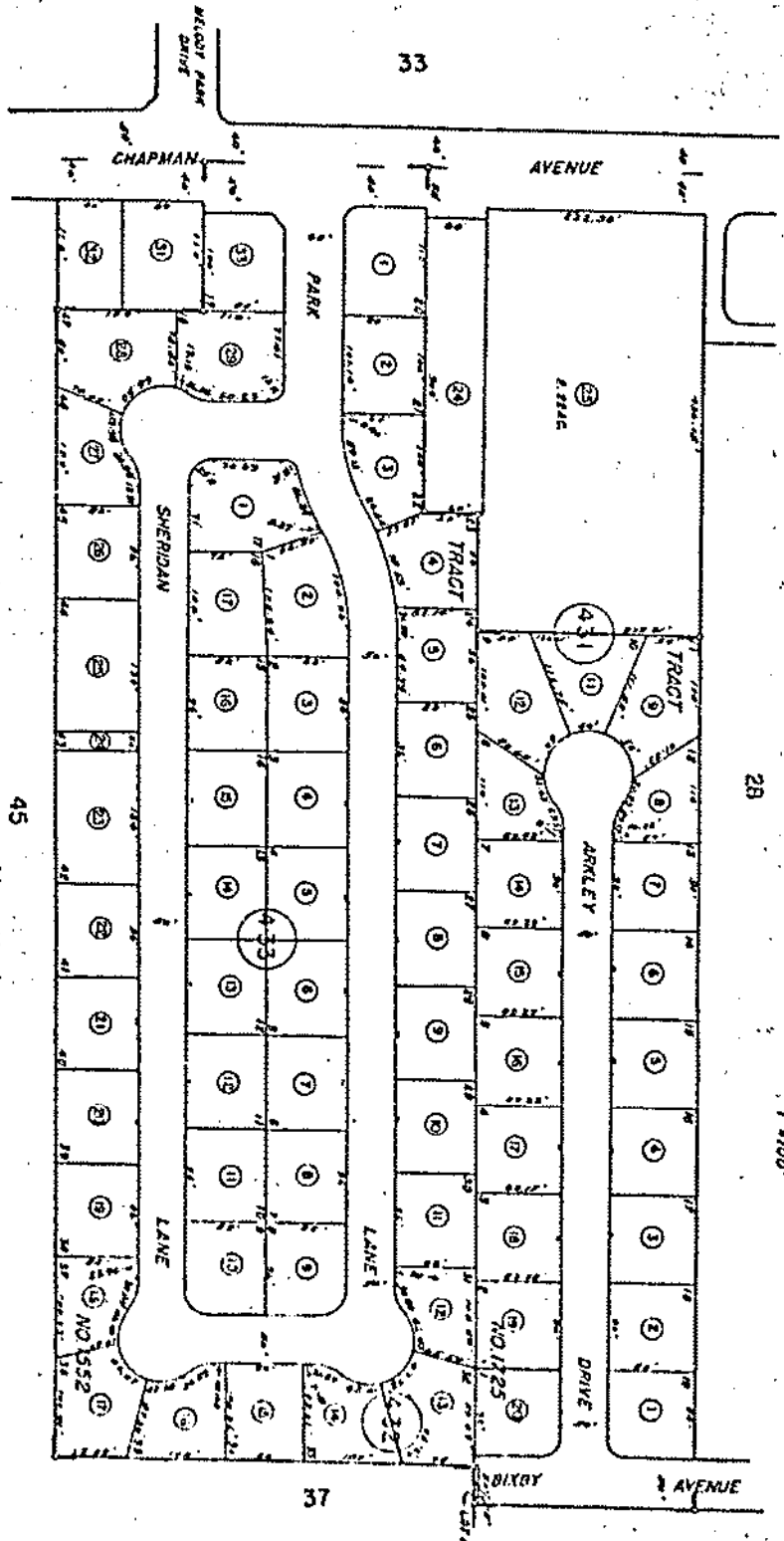
45

40

72

NH1/4, NW1/4, SEC. 32, T4S, R10W.

69-43



MARCH 1955
MARCH 1974

TR. NO. 1532
TR. NO. 1725

M. M. 45-47
M. M. 62-33

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES.

ASSESSOR'S MAP
BOOK 83 PAGE 43
COUNTY OF CLANCE



Form 3001—(Individual) First American Title Company

STATE OF CALIFORNIA

COUNTY OF Orange } ss.

On November 18, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared Walter M. Nash and Virginia J. Nash

known to me to be the persons whose name s are subscribed to the within instrument and acknowledged to me that they executed the same.

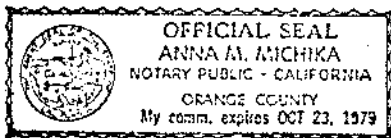
WITNESS my hand and official seal.

Signature

Anna M. Michika

Anna M Michika

Name (Typed or Printed)



(This area for official notarial seal)



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA
11191 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

(714) 638-6831

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

lot split

APPLICATION FOR SITE PLAN-CONDITIONAL USE PERMISE NO. _____

I, WALTER M. AND VIRGINIA J. NASH Owner of the below described property,
do hereby appoint MARLYN DEVELOPMENT CORP.
AND RAY MERCADO my agent for the purpose of
consummating the above application, and agree to accept and fulfill any and
all requirements which may be imposed as conditions of approval.

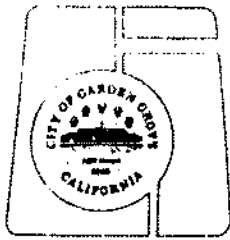
LEGAL PROPERTY DESCRIPTION: A.P. NO. 89-431-24

Walter M. Nash

WALTER M. NASH

Virginia J. Nash

(Signature of Owner)
VIRGINIA J. NASH



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT

Development Services Division (714) 638-6831

APPLICATION FOR A LOT SPLIT

FEE: \$25.00

L.S. 101-76

Date NOV. 17, 1975

DEC-5-75 11 024 H***\$25.00

EXHIBIT REQUIRED:

Lot Split Map - One original drawing in black drawing ink on Vellum and twelve (12) blue-line copies of a map containing the information set forth below (see lot split example attached). This map shall be prepared by a Licensed Surveyor or Registered Civil Engineer.

- a. All boundary lines of the property fully dimensioned and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.
- b. The name, location and width of any such adjacent street.
- c. County Assessor's book and parcel numbers for abutting parcels.
- d. The location and width of any water courses, structures, irrigation ditches and any other permanent physical features of the land.
- e. The width and location of all existing or proposed public or private easements.
- f. The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.
- g. All proposed parcels fully dimensioned and designated as A, B, C, etc.
- h. Words "LOT SPLIT" as a heading for the page.
- i. Scale of map.
- j. North arrow.
- k. Legal description of the subject property.
- l. Name, address and telephone number of owner.
- m. Name, address and telephone number of person who prepared the map.
- n. Date of preparation of map.
- o. Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

2. Deed Restrictions:

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. Lot Book Report:

One copy of a Lot Book Report obtainable from a title company must be submitted with this application.

This form, after being signed and presented with the above-described map and form, shall constitute an application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County of Orange.

APPLICATIONS MUST BE COMPLETE INCLUDING FORMS AND EXHIBITS AT THE TIME OF FILING.

NOTE: Approval of your application by the City Engineer and Zoning Administrator is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

I HEREBY CERTIFY that all the information contained in this application is, to the best of my knowledge and belief, true and correctly represented.

WALTER M. NASH.....OWNER

Walter M. Nash 11-17-75
(Signature of Applicant)

Acknowledgment of Fee Payment

By Carol Heath

Date 12-5-75

Accepted by Land Use Section

By Walter M. Nash

Date W. Pillsbury 12-1-75

FOR ADDITIONAL INFORMATION please contact the Garden Grove Land Use Section,
11391 Acacia Parkway, Garden Grove. Telephone: 638-6831.