

SHEET 1 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: **APRIL, 2017**
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS A THROUGH D OF PARCEL MAP NO. 2016-156, FILED
IN BOOK 400, PAGES 23 THROUGH 30, INCLUSIVE, OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
APRIL, 2017

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE COUNTY OF ORANGE AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS PURPOSES OVER LOT A AND LOT O.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE AN EASEMENT OVER LOTS B AND C FOR OPEN SPACE, FUEL MODIFICATION AND TRAIL PURPOSES AS SHOWN SAID MAP.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE AN EASEMENT OVER LOTS G AND Q FOR OPEN SPACE CONSERVATION PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE AN EASEMENT OVER LOT J FOR OPEN SPACE CONSERVATION AND FUEL MODIFICATION PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE AN EASEMENT OVER LOTS K AND L FOR OPEN SPACE CONSERVATION AND TRAIL PURPOSES AS SHOWN ON SAID MAP.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE COUNTY OF ORANGE AN EASEMENT OVER LOTS M, N, P, R, S AND T FOR OPEN SPACE AND FUEL MODIFICATION PURPOSES AS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE YORBA LINDA WATER DISTRICT, THE EASEMENTS FOR WATER LINE, SANITARY SEWER LINE AND ACCESS PURPOSES, WATER LINE AND ACCESS PURPOSES ALONG WITH THE RIGHT TO CONSTRUCT, USE AND MAINTAIN, REPAIR AND REPLACE, IN, ON, OVER, UNDER, ACROSS AND THROUGH SAID EASEMENT AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES, AND LOT OWNERS WITHIN THIS MAP OVER LOT A (PRIVATE STREETS), AN EASEMENT FOR RECIPROCAL ACCESS, INGRESS AND EGRESS PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES, AND FUTURE HOMEOWNERS ASSOCIATION, AN ACCESS EASEMENT FOR AN OIL WELLHEAD AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES, AND FUTURE HOMEOWNERS ASSOCIATION, AN ACCESS EASEMENT FOR FUEL MODIFICATION AREAS AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES, AND FUTURE HOMEOWNERS ASSOCIATION, LOTS D AND E FOR LANDSCAPE, FUEL MODIFICATION AND WATER QUALITY BASIN PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES, AND FUTURE HOMEOWNERS ASSOCIATION, LOT F AND I FOR LANDSCAPE, FUEL MODIFICATION AND UTILITY PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES, AND FUTURE HOMEOWNERS ASSOCIATION, LOT H FOR LANDSCAPE, FUEL MODIFICATION AND DEBRIS / DETENTION BASIN PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES, AND FUTURE HOMEOWNERS ASSOCIATION, LOT O FOR LANDSCAPE, FUEL MODIFICATION, PRIVATE STREET, AND UTILITY PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES, AND FUTURE HOMEOWNERS ASSOCIATION, LOT U FOR LANDSCAPE, FUEL MODIFICATION, DRAINAGE AND WATER QUALITY PURPOSES, AS SHOWN ON SAID MAP.

KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER

BY: Incia Patton BY: _____
NAME: Incia Patton NAME: _____
TITLE: Authorized Signatory TITLE: _____

LENNAR HOMES OF CALIFORNIA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, OPTIONEE UNDER MEMORANDUM OF OPTION AGREEMENT RECORDED AUGUST 31, 2022 AS INSTRUMENT NO. 2022000294955 OF OFFICIAL RECORDS.

BY: Brian K. Benzel BY: Brett Hamara
NAME: Brian K. Benzel NAME: Brett Hamara
TITLE: Vice President TITLE: Authorized Agent

CERTIFICATE OF ACCEPTANCE - YORBA LINDA WATER DISTRICT:

I, RICHARD MARK TOY, THE DULY APPOINTED AND AUTHORIZED OFFICER OF THE YORBA LINDA WATER DISTRICT BY ORDER OF THE BOARD OF DIRECTORS ON SEPTEMBER 25, 1961, DO HEREBY CERTIFY THAT THE DEDICATION OF WATER LINE, SANITARY SEWER LINE AND ACCESS EASEMENT AND WATERLINE AND ACCESS EASEMENT AS SHOWN ON THIS MAP TO THE YORBA LINDA WATER DISTRICT, A PUBLIC CORPORATION, ARE HEREBY ACCEPTED AND CONSENT TO THE RECORDATION THEREOF.

DATED 11/13/2023
Richard Mark Toy
RICHARD MARK TOY, GENERAL MANAGER
YORBA LINDA WATER DISTRICT

NOTARY ACKNOWLEDGMENT FOR YORBA LINDA WATER DISTRICT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
COUNTY OF Orange) SS

ON November 13, 2023, BEFORE ME, Annie Alexander, A NOTARY PUBLIC,

PERSONALLY APPEARED Richard Mark Toy
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

Annie Alexander
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES: November 10, 2027

MY COMMISSION NO.: 2466486

ANNIE ALEXANDER
PRINT NAME

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS
AND SIGNATURE OMISSIONS

ACCEPTED AND FILED AT THE
REQUEST OF

~~DOMA TITLE INSURANCE, INC.~~
LENNAR TITLE, INC.

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT NO. _____
BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY: _____
DEPUTY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SAGE COMMUNITY GROUP, IN APRIL 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER COMPLETION OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Kurt R. Troxell 10/30/2023
KURT R. TROXELL, L.S. 7854 DATE:



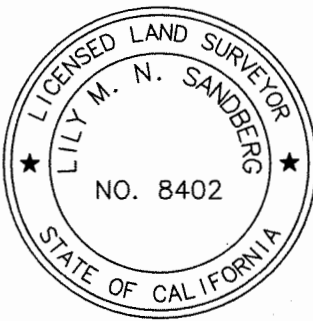
COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE ORANGE COUNTY SUBDIVISION COMMITTEE; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 5th DAY OF DECEMBER, 2023

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. NO. 6617

BY: Lily M. N. Sandberg
L.S. 8402 DEPUTY COUNTY SURVEYOR



COUNTY TREASURER - TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 29th DAY OF NOVEMBER, 2023

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: Shari L. Freidenrich
TREASURER-TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE BOARD OF SUPERVISORS OF ORANGE COUNTY AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2024 AND THAT THEREUPON SAID BOARD DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS PURPOSES OVER LOT A AND LOT O, AS DEDICATED.

AND DID NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT OVER LOTS B AND C FOR OPEN SPACE, FUEL MODIFICATION AND TRAIL PURPOSES AS DEDICATED.

AND DID NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT OVER LOTS G AND Q FOR OPEN SPACE CONSERVATION PURPOSES AS DEDICATED.

AND DID NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT OVER LOT J FOR OPEN SPACE CONSERVATION AND FUEL MODIFICATION PURPOSES AS DEDICATED.

AND DID NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT OVER LOTS K AND L FOR OPEN SPACE CONSERVATION AND TRAIL PURPOSES AS DEDICATED.

AND DID NOT ACCEPT ON BEHALF OF THE COUNTY OF ORANGE: THE IRREVOCABLE OFFER OF DEDICATION OF THE EASEMENT OVER LOTS M, N, P, R, S AND T FOR OPEN SPACE AND FUEL MAINTENANCE PURPOSES AS DEDICATED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATED THIS _____ DAY OF _____, 2024

ROBIN STIELER
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

SHEET 2 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
APRIL, 2017

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF Arizona)
COUNTY OF Maricopa) SS

ON October 19, 2023, BEFORE ME, Nathan Holt, A NOTARY PUBLIC,

PERSONALLY APPEARED Tricia Patton

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/THEY EXECUTED THE SAME IN HIS/~~HER~~/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/~~HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

Nathan Holt
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN Maricopa COUNTY.

MY COMMISSION EXPIRES: 10/30/26

MY COMMISSION NO.: 635526

Nathan Holt
PRINT NAME

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON OCTOBER 11, 2023, BEFORE ME, TERESA M. WILKINSON, A NOTARY PUBLIC,

PERSONALLY APPEARED BRIAN K BENCZ AND BRETT HAMARA

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/THEY EXECUTED THE SAME IN HIS/~~HER~~/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/~~HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

Teresa M. Wilkinson
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES: FEBRUARY 23, 2026

MY COMMISSION NO.: 2394778

TERESA M. WILKINSON
PRINT NAME

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

PACIFIC LIGHT AND POWER CORPORATION, HOLDER OF A RIGHT OF WAY FOR A LINE OF POLES AND INCIDENTAL PURPOSES, AS GRANTED BY DEED RECORDED MARCH 20, 1917 IN BOOK 300, PAGE 248 OF DEEDS. (CANNOT BE PLOTTED FROM RECORD).

ESPERANZA CARRILLO, ELLEN REEVES, EUTIMIO CARRILLO, HOLDERS OF AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1958 IN BOOK 4297, PAGE 93 OF OFFICIAL RECORDS; AS AFFECTED BY MEMORANDUM OF SETTLEMENT AGREEMENT, GRANT OF EASEMENTS AND LICENSES AND MODIFICATION OF EXISTING EASEMENT RECORDED JULY 2, 2019 AS INSTRUMENT NO. 2019000234451 OF OFFICIAL RECORDS. (MODIFICATION IS BLANKET)

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, HOLDER OF EASEMENTS FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1960 IN BOOK 5049, PAGE 316; AND RECORDED MARCH 27, 1963 IN BOOK 6482, PAGE 426, BOTH OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES, RECORDED APRIL, 15, 1960 IN BOOK 5197, PAGE 247 OF OFFICIAL RECORDS.

YORBA LINDA COUNTY WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 13, 1980 IN BOOK 13606, PAGE 823 OF OFFICIAL RECORDS.

YORBA LINDA WATER DISTRICT, HOLDER OF EASEMENTS FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT NO. 87-526933 AND JUNE 26, 1987 AS INSTRUMENT NO. 87-364923, BOTH OF OFFICIAL RECORDS.

WOODBIDGE CASINO RIDGE LLC, HOLDER OF AN EASEMENT FOR ACCESS AND MAINTENANCE RECORDED JUNE 18, 2004 AS INSTRUMENT NO. 2004000552629 OF OFFICIAL RECORDS.

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

ESPERANZA CARRILLO, ELLEN REEVES, EUTIMIO CARRILLO, HOLDERS OF ALL OIL AND OIL RIGHTS IN, ON AND APPURTENANT TO SAID LAND, AS EXCEPTED, IN THE JUDGMENT IN PARTITION RECORDED MAY 26, 1958 IN BOOK 4297, PAGE 93 OF OFFICIAL RECORDS.

SHEET NOTE:

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.

MONUMENT AND ESTABLISHMENT NOTES:

● INDICATES FOUND MONUMENTS AS NOTED.

▲ INDICATES O.C.S. HORIZONTAL CONTROL STATION PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

10104 FOUND 1" I.P. WITH PLASTIC PLUG, "LS 5780" PER PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30, MONUMENT IS S62°06'08"E, 0.45' FROM THE NORTHWESTERLY CORNER OF LOT "A" OF TRACT NO. 13800, M.M. 623/25-30, FLUSH.

10105 FOUND 1" I.P. WITH TACK AND TAG, "LS 5022" PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30, DN. 0.5'.

10109 FOUND 1" I.P. WITH TACK AND TAG, "LS 5022" PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30, DN. 0.1'.

10117 FOUND NAIL AND TAG, "LS 23956" IN TOP OF 5' TALL WOOD FENCE POST PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30.

10118 FOUND 2" I.P. WITH TACK AND TAG, "RCE 13875" PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30. MONUMENT IS S05°32'21"E, 0.11' FROM THE NORTHEASTERLY CORNER OF LOT 1 OF TRACT NO. 13800, M.M. 623/25-30, FLUSH.

10124 FOUND 2" I.P. WITH TACK AND TAG, "LS 4453" PER PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30, DN. 0.4'. MONUMENT IS S28°53'35"E, 0.70' FROM THE SOUTHEASTERLY CORNER OF LOT 28 OF TRACT NO. 10519, M.M. 451/48-50.

10125 FOUND 2" I.P. WITH TACK AND TAG, "LS 2921" PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30, FLUSH. MONUMENT IS S77°52'29"E, 0.36' FROM THE NORTHWESTERLY CORNER OF LOT 20 OF TRACT NO. 10455 M.M. 535/14-20.

10128 FOUND 1" I.P. WITH TACK AND TAG, "LS 5022", FLUSH. MONUMENT IS N54°25'44"E, 0.10' FROM THE INTERSECTION OF THE NORTHERLY LINE OF THE MWD RIGHT OF WAY AND THE EASTERLY LINE OF PARCEL MAP NO. 2016-156, P.M.B. 400/23-30.

10160 FOUND 2" IRON PIPE WITH TAG, "LS 7854" PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30, FLUSH.

13500 FOUND 1" IP WITH TACK AND TAG "LS 5022", FLUSH, PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30.

13501 FOUND 1" IP WITH TACK AND TAG "LS 5022", DN. 0.1', PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30.

ALL EXTERIOR BOUNDARY DIMENSIONS ARE MEASURED AND RECORD PER PARCEL MAP NO. 2016-156, P.M.B. 400/23-30, UNLESS OTHERWISE NOTED.

1" IRON PIPE AND TAG "L.S. 7854" OR SPIKE AND WASHER STAMPED "L.S. 7854", OR LEAD TACK AND TAG "L.S. 7854" TO BE SET AT ALL INTERIOR LOT CORNERS NOT OTHERWISE MONUMENTED WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS. B.C.s, E.C.s, P.R.C.s, AND P.C.C.s ALONG THE STREET RIGHT OF WAY WILL NOT BE SET IF THE STREET CENTERLINE IS MONUMENTED AND TIED OUT, UNLESS NOTED OTHERWISE.

LEAD TACK AND TAG "L.S. 7854" TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS IN SIDEWALK AT THE INTERSECTION OF THE PROLONGATION OF THE LOT SIDELINES AND AN OFFSET LINE THAT IS PARALLEL AND CONCENTRIC WITH THE STREET RIGHT OF WAY IN LIEU OF FRONT LOT CORNERS. SAID OFFSET LINE SHALL BE TOWARD THE STREET CENTERLINE 1.00 FOOT, UNLESS NOTED OTHERWISE.

1" IRON PIPE AND TAG "L.S. 7854" OR SPIKE AND WASHER STAMPED "L.S. 7854", OR LEAD TACK AND TAG "L.S. 7854" TO BE SET WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS AT ALL STREET CENTERLINE POINTS OF CONTROL, UNLESS NOTED OTHERWISE. CORNER RECORDS WILL BE FILED WITH THE COUNTY SURVEYOR FOR ALL CENTERLINE TIES.

LETTERED LOT SUMMARY

LOT A IS FOR PRIVATE STREET PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
LOTS B AND C, ARE FOR OPEN SPACE, FUEL MODIFICATION AND TRAILS PURPOSES AND ARE NOT SEPARATE BUILDING SITES.
LOTS D AND E ARE FOR LANDSCAPE, FUEL MODIFICATION AND WATER QUALITY BASIN PURPOSES AND ARE NOT SEPARATE BUILDING SITES.
LOTS F AND I ARE FOR LANDSCAPE, FUEL MODIFICATION AND UTILITY PURPOSES AND ARE NOT SEPARATE BUILDING SITES.
LOTS G AND Q ARE FOR OPEN SPACE CONSERVATION PURPOSES AND ARE NOT SEPARATE BUILDING SITES.
LOT H IS FOR LANDSCAPE, FUEL MODIFICATION AND DEBRIS/DETENTION BASIN PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
LOT J IS FOR OPEN SPACE CONSERVATION AND FUEL MODIFICATION PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
LOT K IS FOR OPEN SPACE CONSERVATION, TRAIL, AND INGRESS AND EGRESS PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
LOT L IS FOR OPEN SPACE CONSERVATION AND TRAIL PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
LOTS M, N, P, R, S AND T ARE FOR OPEN SPACE AND FUEL MODIFICATION PURPOSES AND ARE NOT SEPARATE BUILDING SITES.
LOT O IS FOR LANDSCAPE, FUEL MODIFICATION, PRIVATE STREET, AND UTILITY PURPOSES AND IS NOT A SEPARATE BUILDING SITE.
LOT U IS FOR LANDSCAPE, FUEL MODIFICATION, DRAINAGE, AND WATER QUALITY PURPOSES AND IS NOT A SEPARATE BUILDING SITE.

NOTES

MITIGATION MEASURES, PROJECT DESIGN FEATURES, AND CONDITIONS OF APPROVAL OF FINAL EIR 615 MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) SHALL BE SATISFIED.

THE PROPERTY LIES WITHIN FIRE HAZARD SEVERITY ZONES WITHIN STATE RESPONSIBILITY AREAS (SRA) AND WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE WITHIN THE LOCAL RESPONSIBILITY AREAS (LRA), AND ADVISING THAT ALL STRUCTURES WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF CHAPTER 47 AND CHAPTER 7A OR SHALL HAVE AN APPROVED FIRE PROTECTION PLAN WHICH PROVIDES PROTECTION EQUIVALENT TO THE RISK FOR THE SITE AND STRUCTURES.

THE PROPERTY LIES WITHIN A MAJOR THOROUGHFARE AND BRIDGE FEE PROGRAM, SPECIFICALLY THE FOOTHILL/EASTERN TRANSPORTATION CORRIDOR AND APPLICABLE FEES PURSUANT TO THIS PROGRAM WILL BE ASSESSED AT THE ISSUANCE OF BUILDING PERMITS.

THE PRIVATE STREETS CONSTRUCTED WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS OR ASSIGNS. THE COUNTY OF ORANGE SHALL HAVE NO RESPONSIBILITY THEREFORE. UNLESS, PURSUANT TO APPROPRIATE SECTIONS OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, THE SAID PRIVATE STREETS HAVE BEEN ACCEPTED INTO THE COUNTY ROAD SYSTEM BY APPROPRIATE RESOLUTION OF THE ORANGE COUNTY BOARD OF SUPERVISORS.

SHEET 3 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
APRIL, 2017

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	017°30'43"	48.00'	14.67'
C2	037°08'43"	48.00'	31.12'
C3	052°19'12"	48.00'	43.83'
C4	056°25'12"	48.00'	47.27'
C5	069°43'58"	48.00'	58.42'
C6	030°41'55"	48.00'	25.72'
C7	018°19'52"	48.00'	15.36'
C8	021°24'23"	50.00'	18.68'
C9	091°46'57"	17.00'	27.23'
C10	025°42'02"	62.00'	27.81'
C11	027°25'46"	62.00'	29.68'
C12	011°57'09"	48.00'	10.01'
C13	005°33'34"	48.00'	4.66'
C14	005°19'47"	774.00'	72.00'
C15	014°25'53"	222.00'	55.92'
C16	014°25'54"	250.00'	62.97'
C17	014°25'54"	278.00'	70.02'
C18	001°27'59"	222.00'	5.68'
C19	012°57'54"	222.00'	50.24'
C20	093°29'13"	17.00'	27.74'
C21	008°53'55"	278.00'	43.18'
C22	005°31'58"	278.00'	26.84'
C23	098°37'17"	17.00'	29.26'
C24	003°15'30"	474.00'	26.96'
C25	003°15'30"	500.00'	28.43'
C26	003°15'30"	526.00'	29.91'
C27	084°17'58"	17.00'	25.01'
C28	002°40'39"	428.00'	20.01'
C29	001°20'21	428.00'	10.00'
C30	009°00'41"	48.00'	7.55'
C31	059°02'15"	48.00'	49.46'
C32	038°20'14"	48.00'	32.12'
C33	039°24'28"	48.00'	33.01'
C34	064°15'27"	48.00'	53.83'
C35	023°04'43"	48.00'	19.33'
C36	046°38'37"	48.00'	39.08'
C37	012°23'38"	48.00'	10.38'
C38	053°07'48"	62.00'	57.49'
C39	020°48'30"	158.50'	57.56'
C40	017°17'08"	158.50'	47.82'
C41	003°31'22"	158.50'	9.75'
C42	053°07'48"	62.00'	57.49'
C43	021°25'19"	48.00'	17.95'
C44	028°18'12"	48.00'	23.71'
C46	055°37'20"	48.00'	46.60'
C47	037°20'16"	48.00'	31.28'
C48	049°27'35"	48.00'	41.44'
C49	024°17'37"	48.00'	20.35'
C50	031°19'43"	48.00'	26.25'
C51	015°31'19"	48.00'	13.00'
C52	010°07'11"	321.00'	56.70'
C53	010°07'11"	300.00'	52.99'
C54	010°07'11"	277.00'	48.92'
C55	007°53'44"	321.00'	44.24'
C56	002°13'27"	321.00'	12.46'
C57	003°14'38"	498.00'	28.20'
C58	007°39'58"	498.00'	66.63'
C59	007°08'21"	498.00'	62.05'
C60	008°14'47"	498.00'	71.68'
C61	007°20'24"	498.00'	63.79'
C62	003°05'38"	498.00'	26.89'
C63	009°13'39"	98.00'	15.78'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C64	005°50'36"	189.00'	19.28'
C65	003°59'05"	189.00'	13.14'
C66	001°51'31"	189.00'	6.14'
C67	010°16'00"	141.60'	25.37'
C68	090°00'00"	17.00'	26.70'
C69	014°20'28"	278.00'	69.58'
C70	006°40'31"	278.00'	32.39'
C71	001°23'12"	828.00'	20.04'
C72	036°43'46"	498.00'	319.24'
C73	036°43'46"	475.00'	304.50'
C74	002°01'31"	371.00'	13.11'
C75	029°29'45"	94.00'	48.39'
C76	106°11'03"	46.00'	85.25'
C79	142°23'21"	48.00'	119.29'
C81	049°14'22"	48.00'	41.25'
C82	041°58'49"	48.00'	35.17'
C83	013°23'01"	350.00'	81.76'
C84	041°06'10"	92.00'	66.00'
C85	024°31'15"	92.00'	39.37'
C86	016°34'55"	92.00'	26.63'
C87	040°18'33"	40.00'	28.14'
C88	038°35'12"	98.00'	66.00'
C89	028°38'01"	98.00'	48.98'
C90	008°28'51"	98.00'	14.51'
C91	001°28'20"	98.00'	2.52'
C92	034°12'27"	98.00'	58.51'
C93	004°22'45"	98.00'	7.49'
C94	008°10'03"	92.00'	13.11'
C95	012°28'49"	92.00'	20.04'
C96	003°52'23"	92.00'	6.22'
C97	013°06'51"	278.00'	63.63'
C98	221°18'23"	48.00'	185.40'
C99	054°25'14"	62.00'	58.89'
C100	003°27'00"	278.00'	16.74'
C101	009°39'51"	278.00'	46.89'
C102	013°06'51"	250.00'	57.22'
C103	094°00'17"	48.00'	78.75'
C104	066°33'17"	48.00'	55.76'
C105	060°44'49"	48.00'	50.89'
C106	010°53'03"	62.00'	11.78'
C107	043°32'11"	62.00'	47.11'
C108	004°00'10"	450.00'	31.44'
C109	007°24'02"	450.00'	58.12'
C110	028°50'44"	17.00'	8.56'
C111	068°22'05"	38.00'	45.34'
C112	036°56'46"	32.00'	20.63'
C113	008°37'07"	300.00'	45.13'
C114	001°22'23"	270.00'	6.47'
C115	034°23'20"	17.00'	10.20'
C116	066°13'09"	38.00'	43.92'
C117	036°59'55"	17.00'	10.98'
C118	005°43'40"	300.00'	29.99'
C119	001°55'40"	274.00'	9.22'
C120	003°39'02"	326.00'	20.77'
C121	080°00'00"	17.00'	23.74'
C122	100°00'00"	17.00'	29.67'
C123	093°48'09"	17.00'	27.83'
C124	006°11'51"	17.00'	1.84'
C125	006°08'28"	48.00'	5.14'
C126	09°49'20"	278.00'	47.66'

LINE TABLE			
LINE	BEARING	DISTANCE	RADIAL
L1	N62°32'20"E	113.62'	
L2	N77°48'36"E	24.19'	
L3	N77°48'36"E	16.83'	
L4	N17°25'48"E	22.00'	
L5	N42°06'25"E	32.00'	
L6	N16°29'41"E	22.00'	
L7	N57°35'29"W	14.41'	
L8	N29°58'26"E	48.00'	(RAD)
L9	N31°51'07"W	13.53'	
L10	N08°00'21"W	28.00'	
L11	N86°20'31"E	4.91'	
L12	N17°57'26"W	10.69'	
L13	N53°49'47"W	24.36'	
L14	N18°10'17"W	5.82'	
L15	N12°31'19"W	15.48'	
L16	N44°24'24"W	17.25'	
L17	N43°18'37"E	17.02'	
L18	N06°38'55"W	7.69'	
L19	N24°08'22"W	12.05'	
L20	N33°52'04"W	26.40'	
L21	N43°37'39"E	14.33'	
L23	N18°10'17"W	5.36'	
L26	N67°35'05"E	2.00'	
L27	N67°35'05"E	25.49'	(RAD)
L28	N67°35'05"E	27.49'	(RAD)
L30	N00°56'08"W	61.23'	
L31	N00°56'08"W	61.26'	
L32	N89°03'52"E	20.00'	
L33	N16°06'51"E	20.00'	
L34	N69°30'56"W	24.55'	
L35	N63°39'57"W	18.40'	
L36	N43°18'37"E	37.17'	
L37	N43°18'37"E	25.05'	
L38	S43°18'37"W	12.12'	
L39	N06°02'48"W	2.46'	(RAD)
L40	N18°35'18"W	1.96'	
L41	N03°00'00"E	3.20'	
L42	N00°06'33"E	71.80'	
L43	N47°13'58"W	14.65'	
L44	N05°37'07"W	15.42'	
L45	N45°56'08"W	25.38'	
L46	N00°56'08"W	48.69'	
L47	N21°33'52"E	34.02'	
L48	N76°14'31"W	9.90'	
L49	N87°36'11"E	38.19'	
L50	N87°36'11"E	45.02'	
L51	N03°00'04"E	16.43'	
L52	N78°52'16"E	23.07'	
L53	N11°07'44"W	27.60'	
L60	N00°56'08"W	51.33'	
L61	N54°00'53"E	20.51'	
L62	N00°56'08"W	23.42'	
L63	N77°52'29"W	17.19'	

SHEET NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE OMISSIONS,
MONUMENT AND ESTABUSHMENT NOTES AND LETTERED LOT SUMMARY.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM STATEMENT,
BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND SHEET INDEX.

SEE SHEET 15 FOR PLOTTED EASEMENT NOTES.

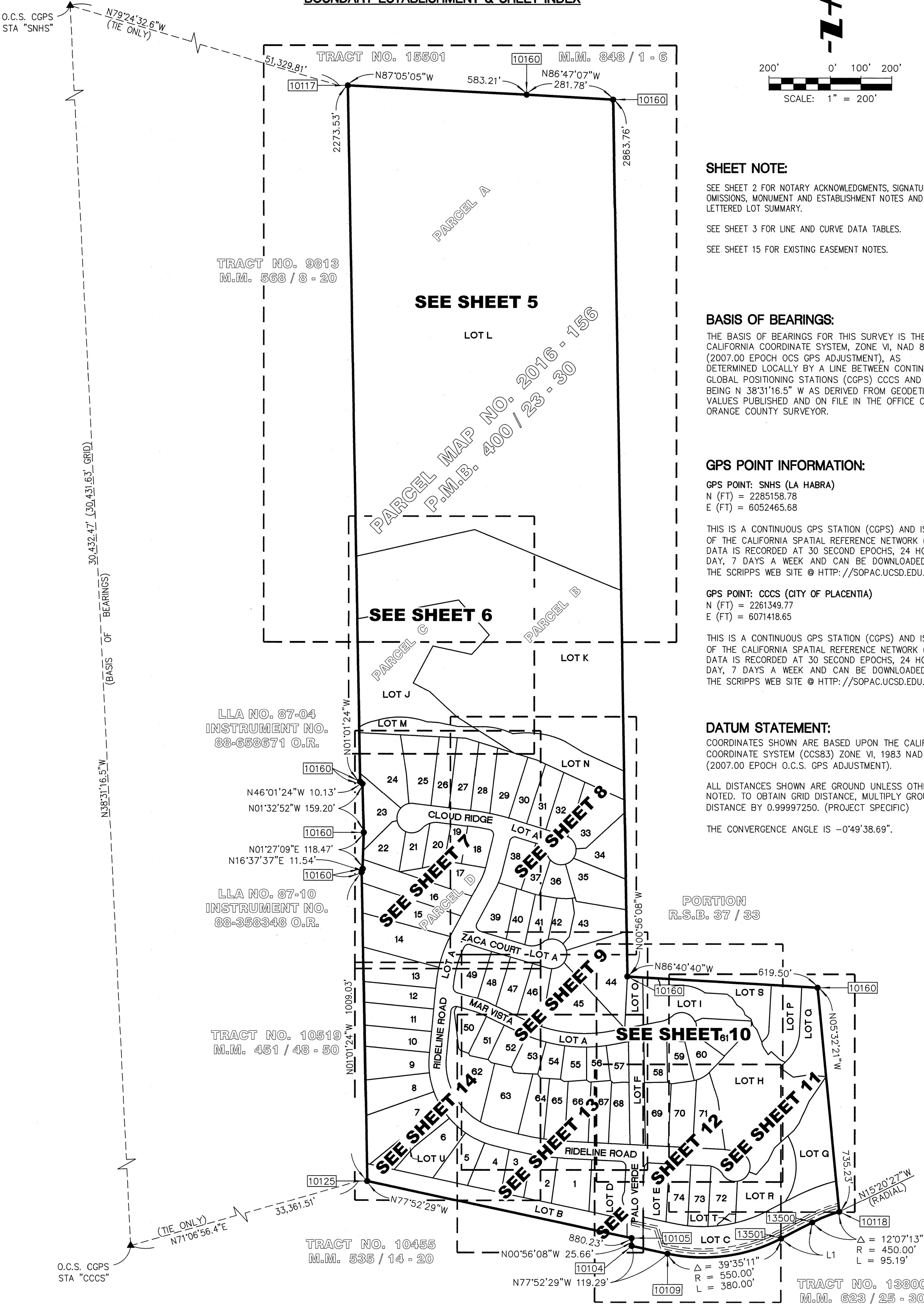
SHEET 4 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
APRIL, 2017

BOUNDARY ESTABLISHMENT & SHEET INDEX



SHEET NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE
OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND
LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83,
(2007.00 EPOCH OCS GPS ADJUSTMENT), AS
DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS
GLOBAL POSITIONING STATIONS (CGPS) CCCS AND SNHS
BEING N 38°31'16.5" W AS DERIVED FROM GEODETIC
VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE
ORANGE COUNTY SURVEYOR.

GPS POINT INFORMATION:

GPS POINT: SNHS (LA HABRA)
N (FT) = 2285158.78
E (FT) = 6052465.68

THIS IS A CONTINUOUS GPS STATION (CGPS) AND IS PART
OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN).
DATA IS RECORDED AT 30 SECOND EPOCHS, 24 HOURS A
DAY, 7 DAYS A WEEK AND CAN BE DOWNLOADED FROM
THE SCRIPPS WEB SITE @ HTTP://SOPAC.UCSD.EDU.

GPS POINT: CCCS (CITY OF PLACENTIA)
N (FT) = 2261349.77
E (FT) = 6071418.65

THIS IS A CONTINUOUS GPS STATION (CGPS) AND IS PART
OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CSRN).
DATA IS RECORDED AT 30 SECOND EPOCHS, 24 HOURS A
DAY, 7 DAYS A WEEK AND CAN BE DOWNLOADED FROM
THE SCRIPPS WEB SITE @ HTTP://SOPAC.UCSD.EDU.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED UPON THE CALIFORNIA
COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD
(2007.00 EPOCH O.C.S. GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE
NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND
DISTANCE BY 0.99997250. (PROJECT SPECIFIC)

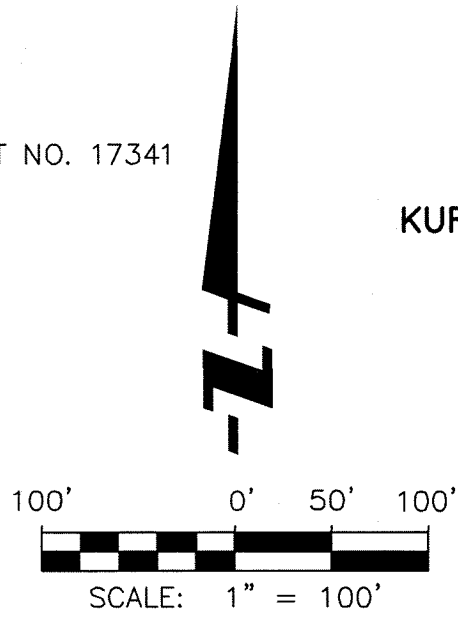
THE CONVERGENCE ANGLE IS -0°49'38.69".

SHEET 5 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
APRIL, 2017



SHEET NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE
OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND
LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

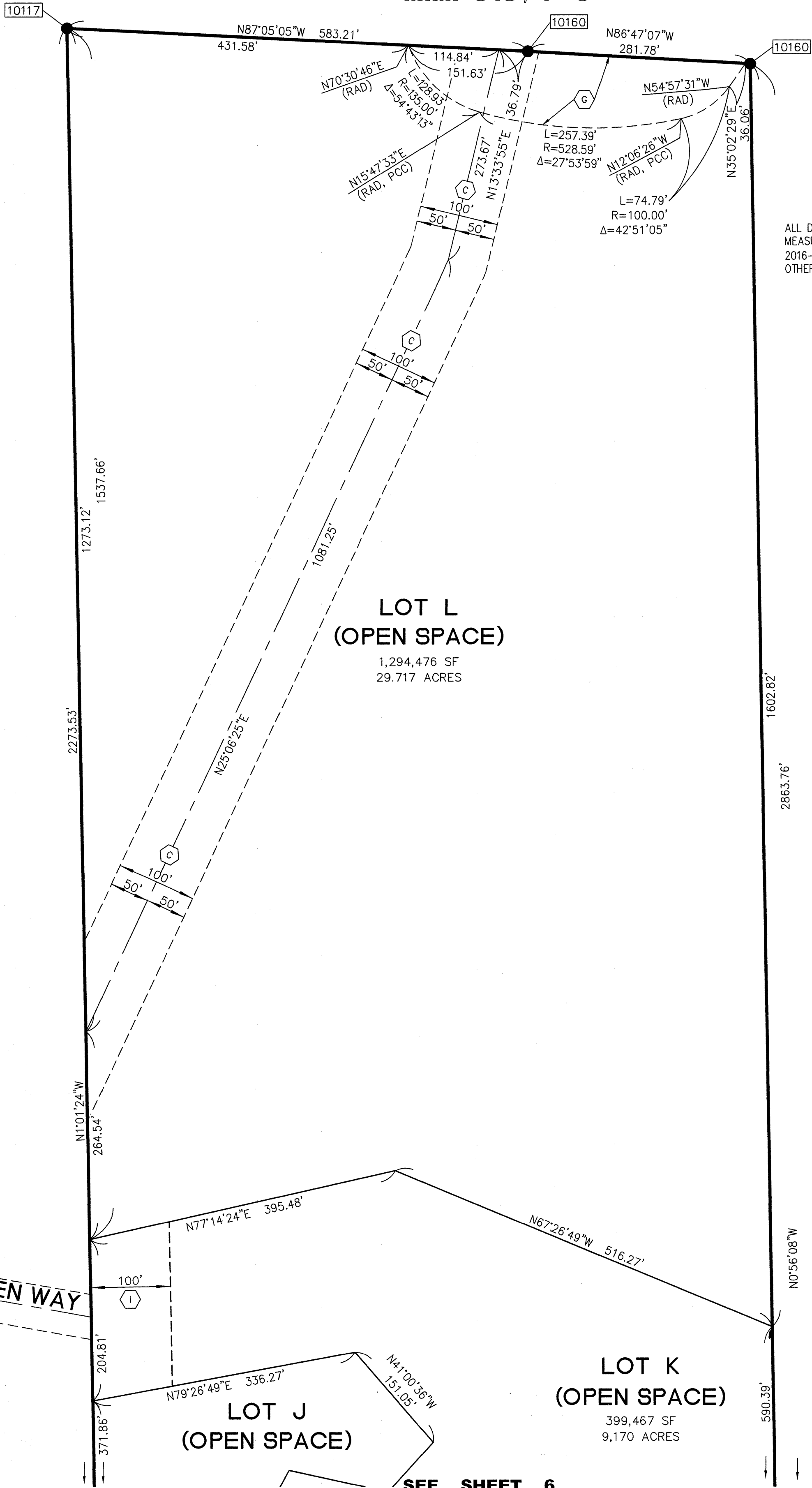
SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM
STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT
AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.

TRACT NO. 15501
M.M. 848 / 1 - 6

M.M. 568 / 8 - 20

TRACT NO. 9813



ALL DATA FOR EASEMENTS G AND C ARE
MEASURED AND RECORD PER PARCEL MAP
2016-156, PMB 100/23-30 UNLESS
OTHERWISE NOTED.

SEE SHEET 6

SHEET 6 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854

APRIL, 2017

FUSCOE ENGINEERING, INC.

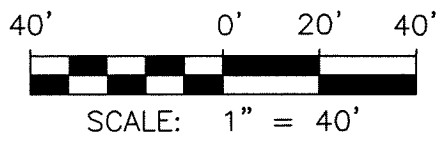
SHEET NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE
OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND
LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM
STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT
AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.



SEE SHEET 5

LOT L (OPEN SPACE)

1,294,476 SF
29.717 ACRES

LOT K (OPEN SPACE)

399,467 SF
9,170 ACRES

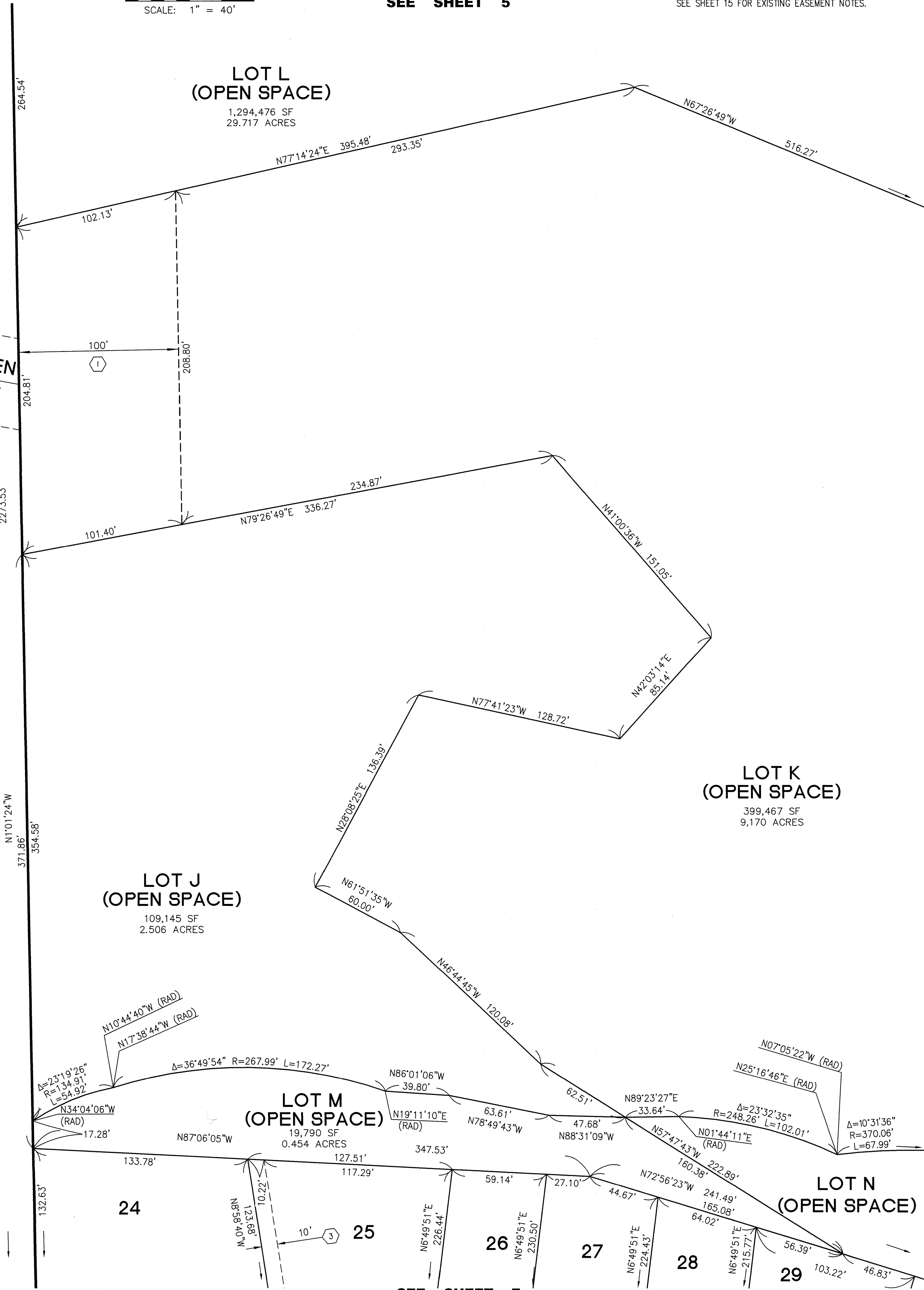
LOT J (OPEN SPACE)

109,145 SF
2.506 ACRES

LOT M (OPEN SPACE)

19,790 SF
0.454 ACRES

LOT N (OPEN SPACE)



SEE SHEET 8

SEE SHEET 7

SEE SHEET 7

SHEET 8 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854

FUSCOE ENGINEERING, INC.

APRIL, 2017

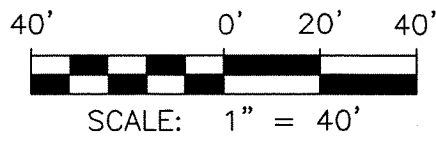
SHEET NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE
OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND
LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

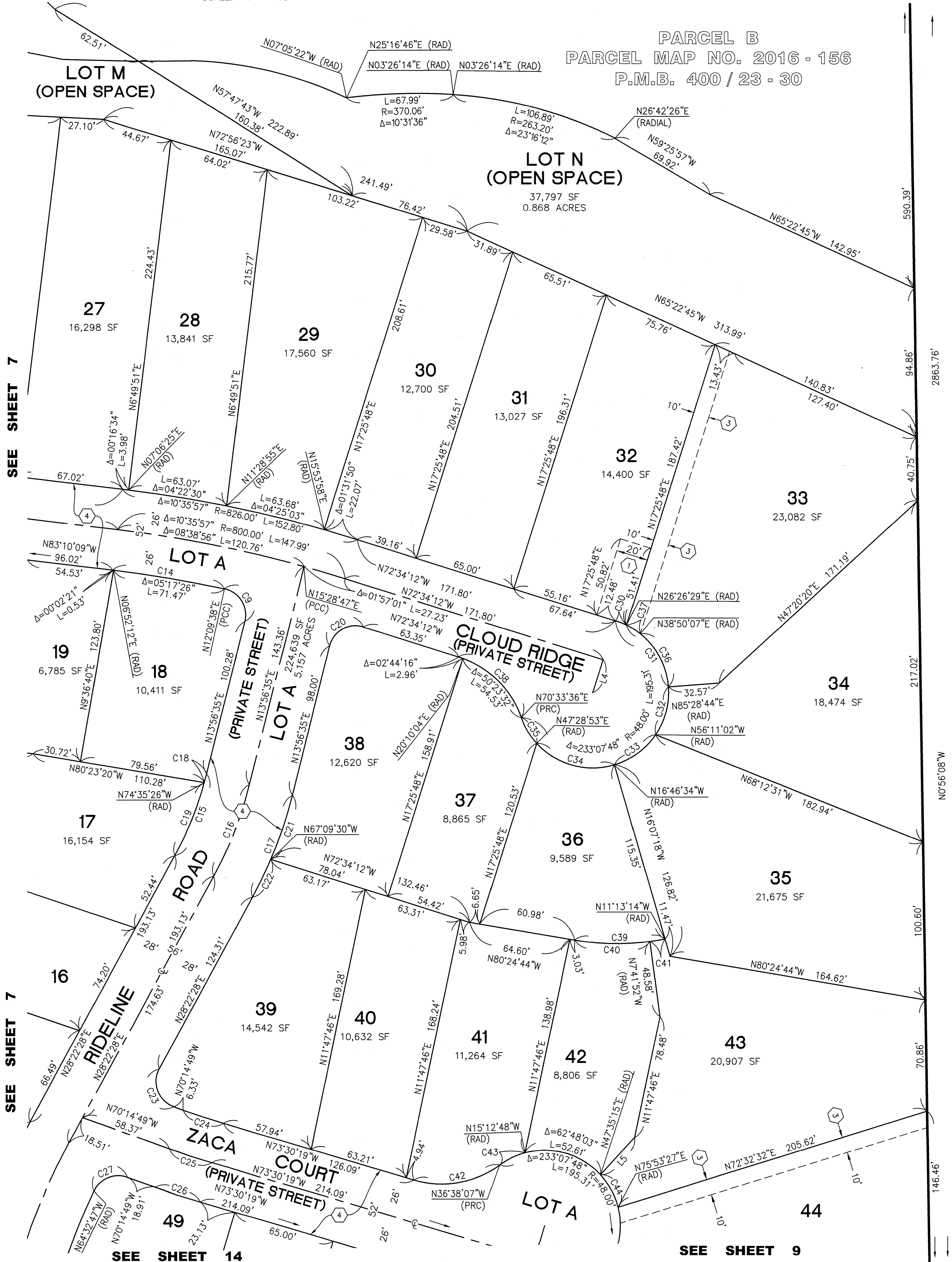
SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM
STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT
AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.



SEE SHEET 5

PARCEL B
PARCEL MAP NO. 2016 - 156
P.M.B. 400 / 23 - 30



SHEET 9 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854

FUSCOE ENGINEERING, INC.

APRIL, 2017

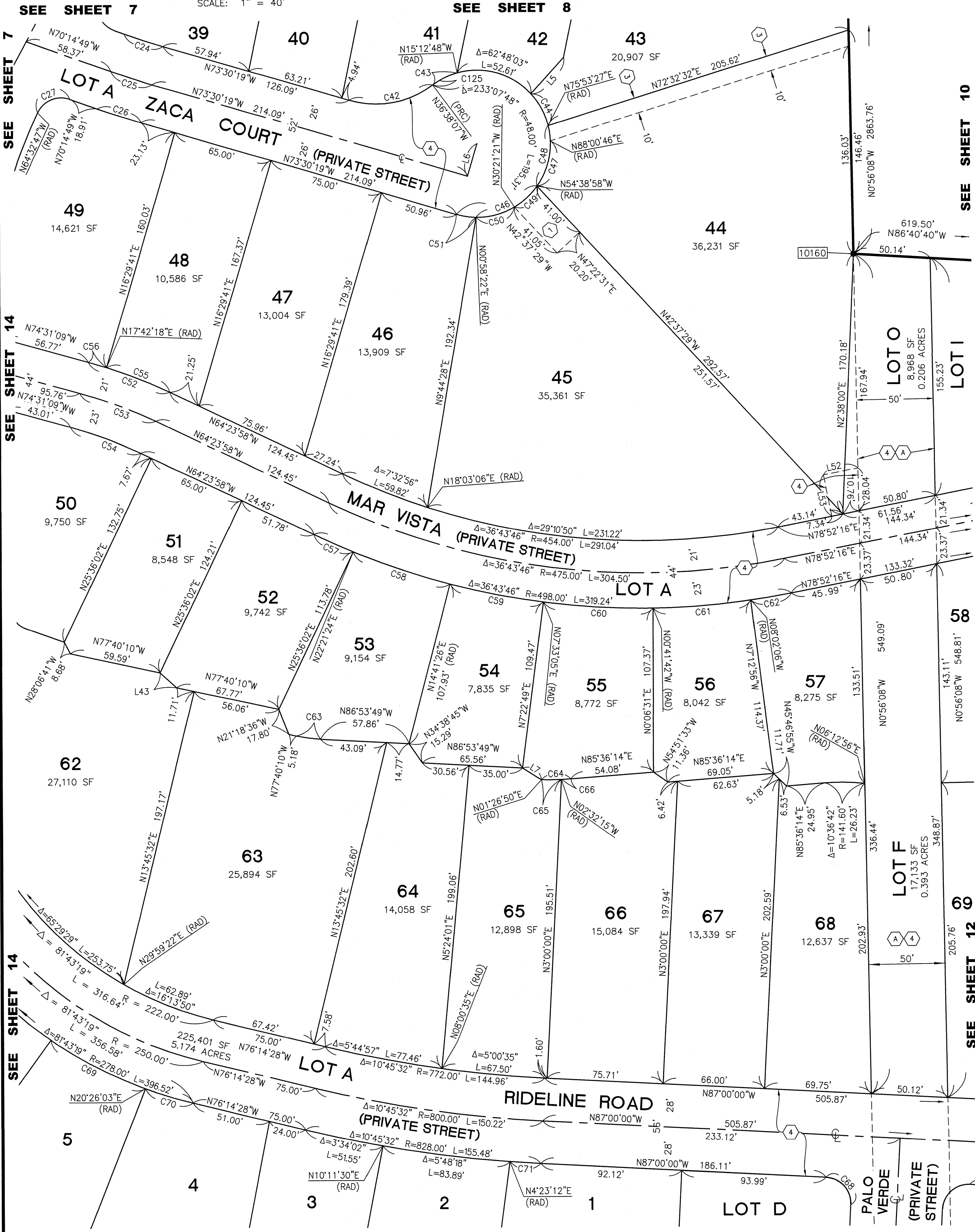
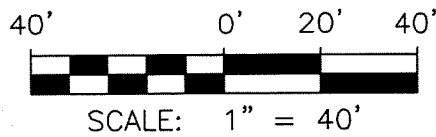
SHEET NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE
OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND
LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM
STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT
AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.



SHEET 10 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
APRIL, 2017

SHEET NOTE:

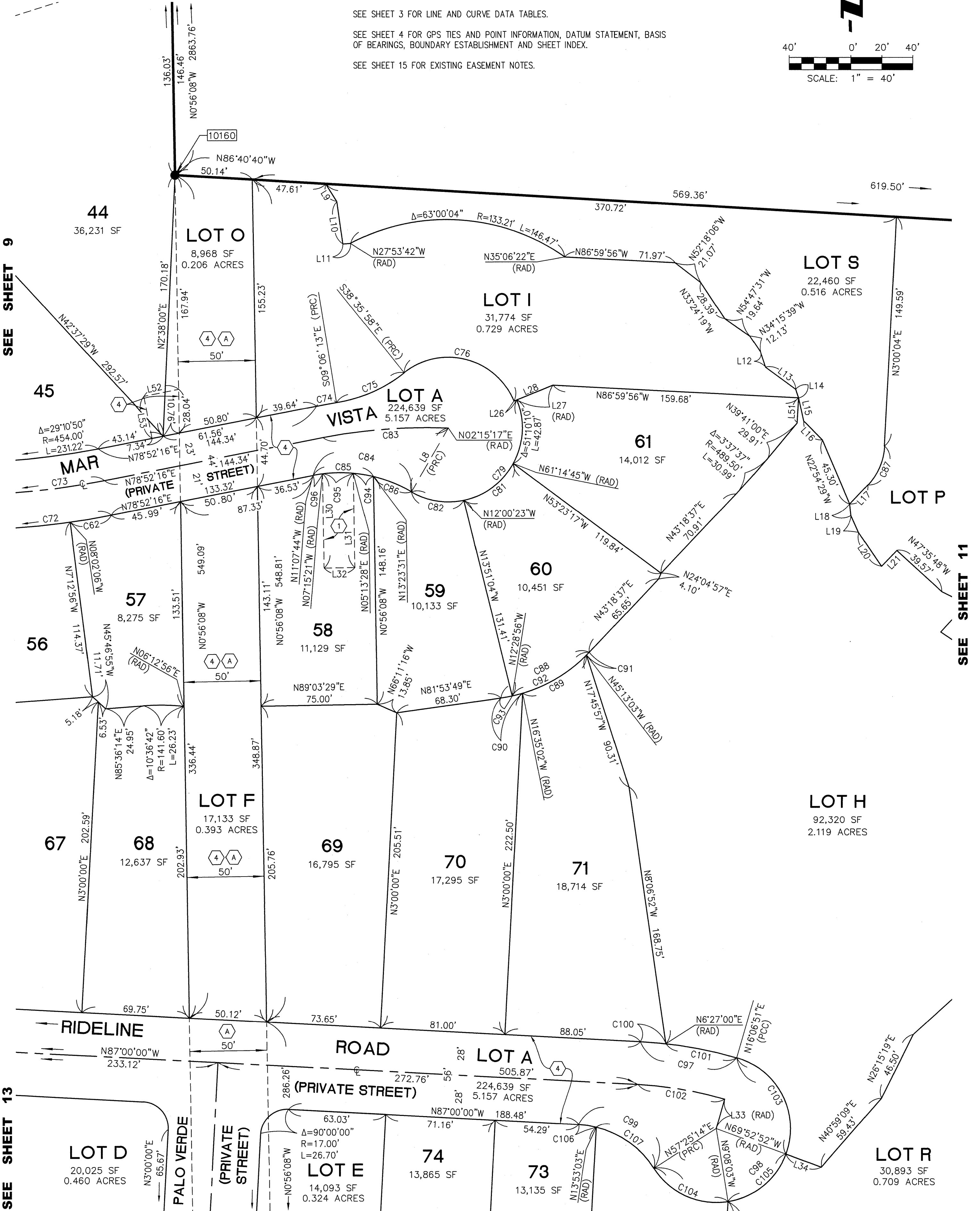
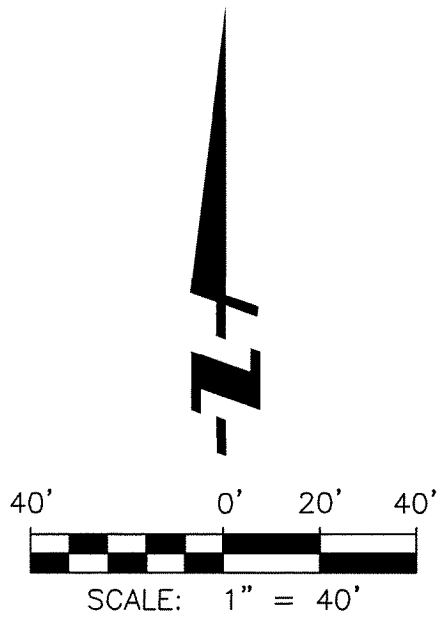
SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE OMISSIONS,
MONUMENT AND ESTABLISHMENT NOTES AND LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM STATEMENT, BASIS
OF BEARINGS, BOUNDARY ESTABLISHMENT AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.

SEE SHEET 8



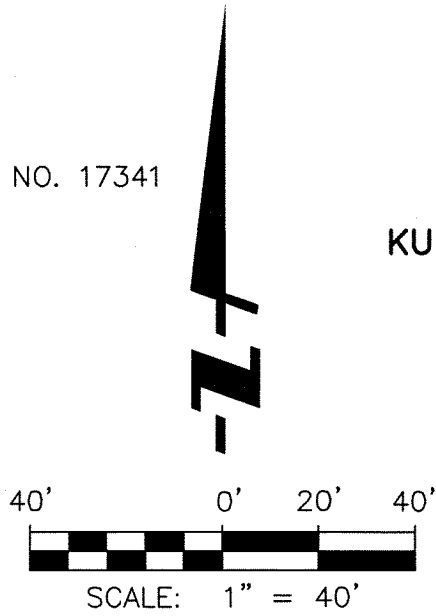
SEE SHEET 12

SHEET 12 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
APRIL, 2017



SHEET NOTE:

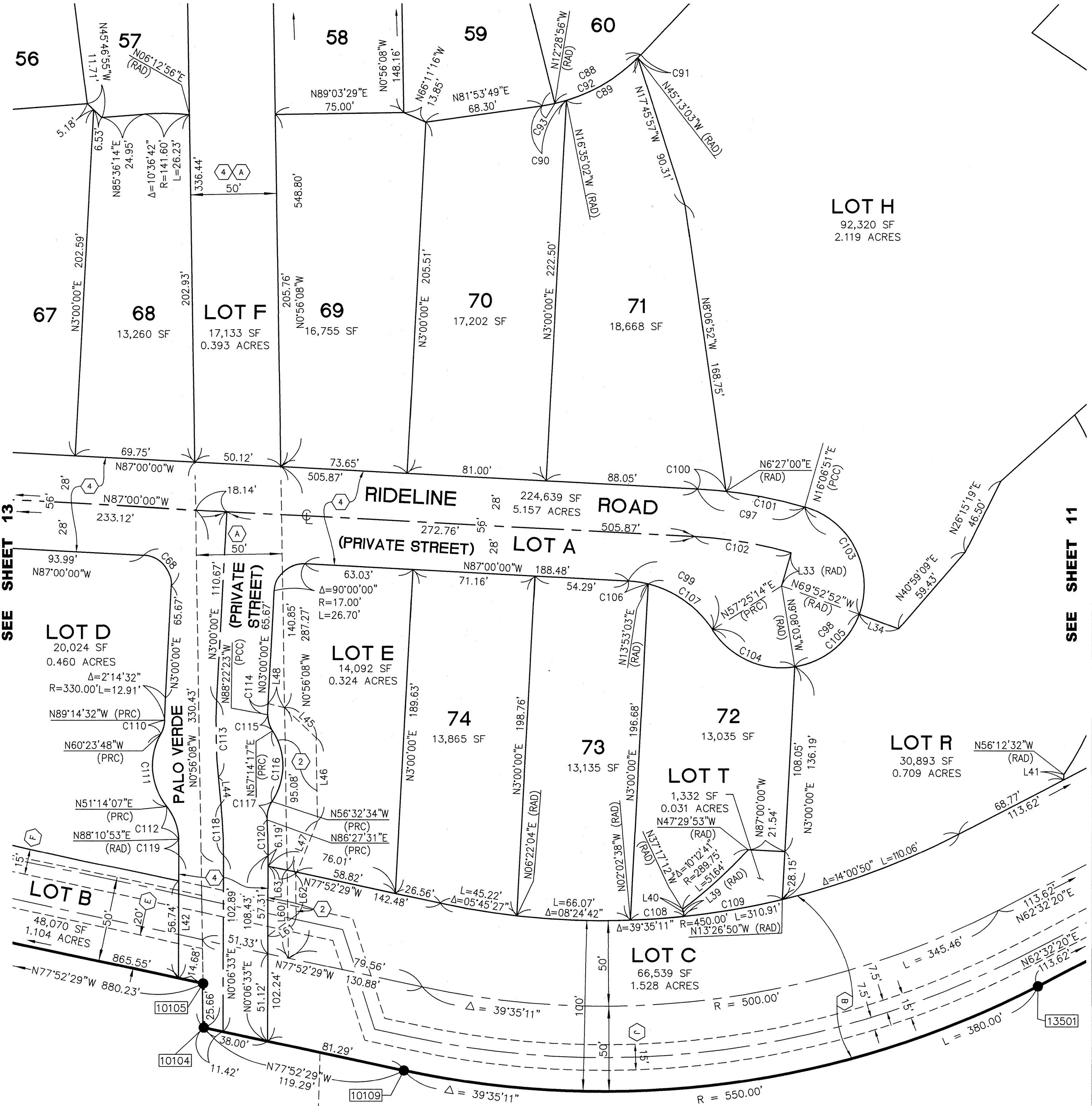
SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE
OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND
LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM
STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT
AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.

SEE SHEET 10



SHEET 13 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854

APRIL, 2017

FUSCOE ENGINEERING, INC.

SHEET NOTE:

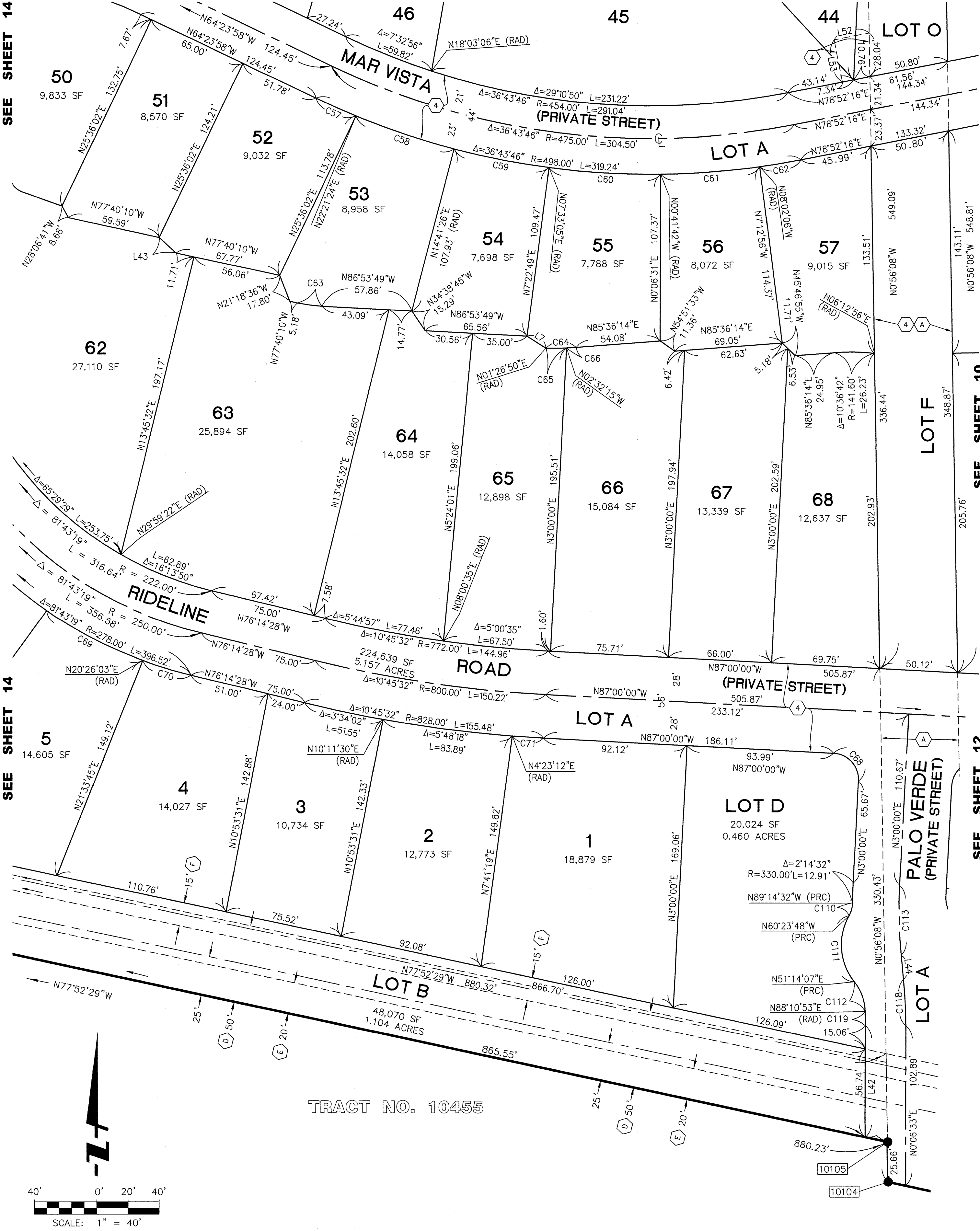
SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE
OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND
LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM
STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT
AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.

SEE SHEET 9



SEE SHEET 10

SEE SHEET 12

SHEET 14 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854

APRIL, 2017

FUSCOE ENGINEERING, INC.

SHEET NOTE:

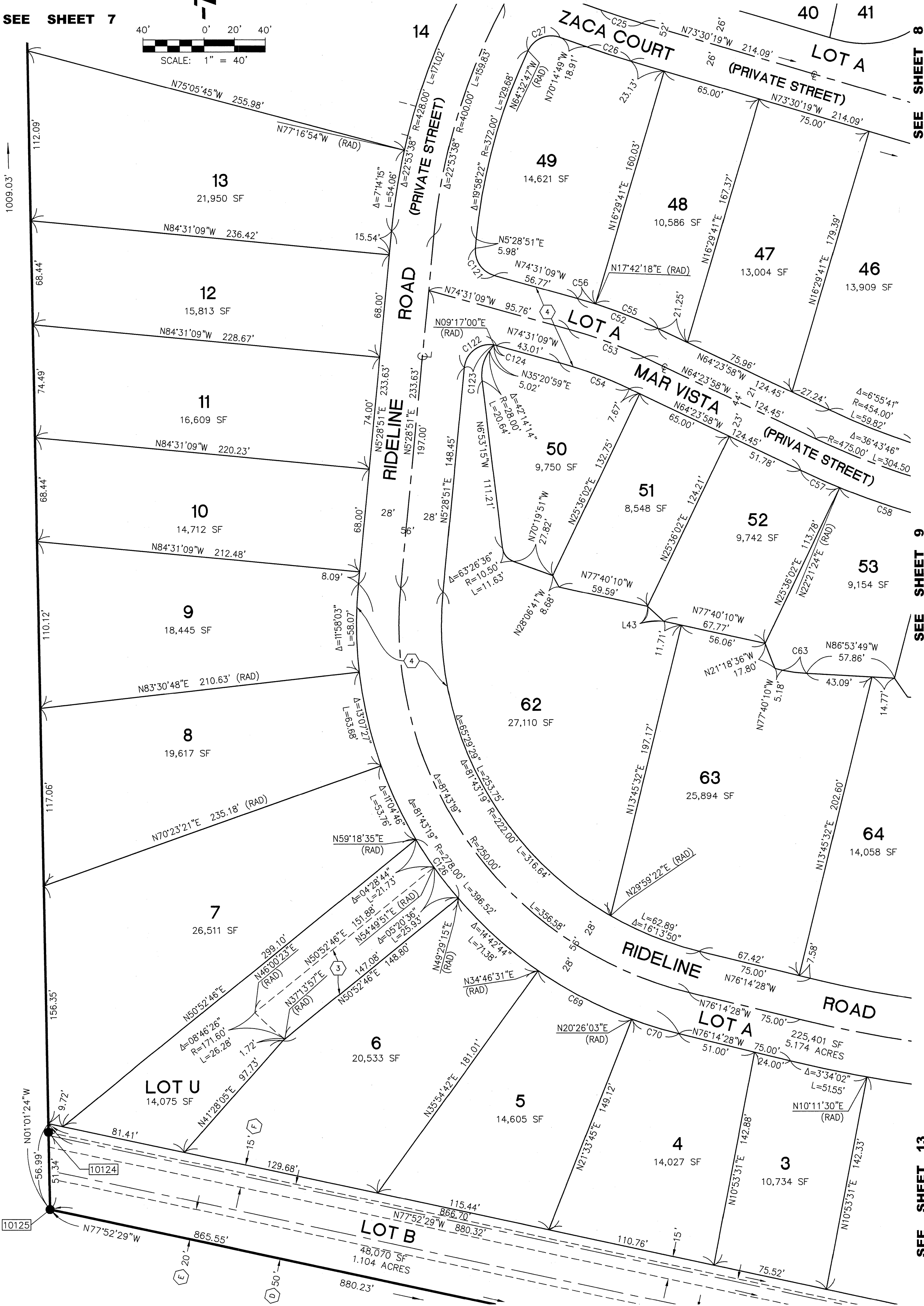
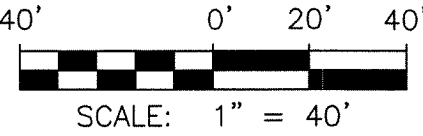
SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND SHEET INDEX.

SEE SHEET 15 FOR EXISTING EASEMENT NOTES.

SEE SHEET 7



SEE SHEET 8

SEE SHEET 9

SEE SHEET 13

SHEET 15 OF 15 SHEETS
NUMBERED LOTS: 74
AND LETTERED LOTS 21
AREA:
84.765 AC. GROSS
79.639 AC. NET
DATE OF SURVEY: APRIL, 2017
ALL OF VESTING TENTATIVE TRACT NO. 17341

TRACT NO. 17341

IN THE CITY OF YORBA LINDA, COUNTY OF
ORANGE, STATE OF CALIFORNIA

KURT R. TROXELL, L.S. 7854 FUSCOE ENGINEERING, INC.
APRIL, 2017

EXISTING EASEMENT NOTES:

- A EASEMENT IN FAVOR OF ESPERANZA CARRILLO, ELLEN REEVES AND EUTIMIO CARRILLO FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1958 IN BOOK 4297, PAGE 93 OF OFFICIAL RECORDS. AS AFFECTED BY MEMORANDUM OF SETTLEMENT AGREEMENT, GRANT OF EASEMENTS AND LICENSES AND MODIFICATION OF EXISTING EASEMENT RECORDED JULY 2, 2019 AS INSTRUMENT NO. 2019000234451 OF OFFICIAL RECORDS. (MODIFICATION IS BLANKET)
 - B AN EASEMENT IN FAVOR OF METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1960 IN BOOK 5049, PAGE 316 OF OFFICIAL RECORDS.
 - C AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES, AS CONVEYED TO SOUTHERN CALIFORNIA GAS COMPANY IN THAT CERTAIN FINAL JUDGMENT IN THE CONDEMNATION RECORDED APRIL 15, 1960 IN BOOK 5197, PAGE 247 OF OFFICIAL RECORDS.
 - D AN EASEMENT IN FAVOR OF METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1963 IN BOOK 6482, PAGE 426 OF OFFICIAL RECORDS.
 - E AN EASEMENT IN FAVOR OF YORBA LINDA COUNTY WATER DISTRICT FOR PIPELINES, RECORDED MAY 13, 1980 IN BOOK 13606, PAGE 823 OF OFFICIAL RECORDS.
 - F AN EASEMENT IN FAVOR OF YORBA LINDA WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT NO. 87-526933 OF OFFICIAL RECORDS.
 - G EASEMENT IN FAVOR OF WOODBRIDGE CASINO RIDGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR ACCESS AND MAINTENANCE" RECORDED JUNE 18, 2004 AS INSTRUMENT NO. 2004000552629 OF OFFICIAL RECORDS.
 - H INTENTIONALLY DELETED.
 - I ACCESS EASEMENT IN FAVOR OF PARCELS A AND C AS SHOWN ON PARCEL MAP NO. 2016-156, FILED IN BOOK 400, PAGES 23 THROUGH 30, INCLUSIVE, OF PARCEL MAPS.
 - J AN EASEMENT IN FAVOR OF YORBA LINDA WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JUNE 26, 1987 AS INSTRUMENT NO. 87-364923 OF OFFICIAL RECORDS.
- PACIFIC LIGHT AND POWER CORPORATION, HOLDER OF A RIGHT OF WAY FOR A LINE OF POLES AND INCIDENTAL PURPOSES, AS GRANTED BY DEED RECORDED MARCH 20, 1917 IN BOOK 300, PAGE 248 OF DEEDS. (CANNOT BE PLOTTED FROM RECORD).

DEDICATED AND RESERVED EASEMENT NOTES:

- 1 AN EASEMENT FOR OIL WELLHEAD ACCESS PURPOSES RESERVED HEREON. TO BE DEDICATED BY SEPARATE DOCUMENT.
 - 2 AN EASEMENT FOR WATER LINE AND ACCESS PURPOSES DEDICATED HEREON TO THE YORBA LINDA WATER DISTRICT.
 - 3 AN EASEMENT FOR FUEL MODIFICATION AREA ACCESS PURPOSES RESERVED HEREON. TO BE DEDICATED BY SEPARATE DOCUMENT.
 - 4 AN EASEMENT FOR WATER LINE, SANITARY SEWER LINE AND ACCESS PURPOSES DEDICATED HEREON TO THE YORBA LINDA WATER DISTRICT
- AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE. EASEMENT IS BLANKET OVER LOT A AND LOT O OF THIS MAP.
- AN EASEMENT FOR RECIPROCAL ACCESS, INGRESS AND EGRESS PURPOSES OVER LOT A (PRIVATE STREETS), AS RESERVED HEREON. TO BE DEDICATED BY SEPARATE DOCUMENT. SAID EASEMENT IS BLANKET OVER LOT A.
- AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR OPEN SPACE, FUEL MODIFICATION AND TRAIL PURPOSES, DEDICATED HEREON TO THE COUNTY OF ORANGE. SAID EASEMENT IS BLANKET OVER LOTS B AND C OF THIS MAP.
- AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR OPEN SPACE CONSERVATION PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE. SAID EASEMENT IS BLANKET OVER LOTS G, AND Q OF THIS MAP.
- AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR OPEN SPACE CONSERVATION AND FUEL MODIFICATION PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE. SAID EASEMENT IS BLANKET OVER LOT J OF THIS MAP.
- AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR OPEN SPACE CONSERVATION, TRAIL AND INGRESS AND EGRESS PURPOSES, DEDICATED HEREON TO THE COUNTY OF ORANGE. SAID EASEMENT IS BLANKET OVER LOT K OF THIS MAP.
- AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR OPEN SPACE CONSERVATION AND TRAIL PURPOSES DEDICATED HEREON TO THE COUNTY OF ORANGE. SAID EASEMENT IS BLANKET OVER LOT L OF THIS MAP.
- AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT FOR OPEN SPACE AND FUEL MODIFICATION PURPOSES, DEDICATED HEREON TO THE COUNTY OF ORANGE. SAID EASEMENT IS BLANKET OVER LOTS M, N, P, R, S AND T OF THIS MAP.

SHEET NOTE:

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS, SIGNATURE OMISSIONS, MONUMENT AND ESTABLISHMENT NOTES AND LETTERED LOT SUMMARY.

SEE SHEET 3 FOR LINE AND CURVE DATA TABLES.

SEE SHEET 4 FOR GPS TIES AND POINT INFORMATION, DATUM STATEMENT, BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND SHEET INDEX.