

ATTACHMENT 2  
FINAL MAP

SHEET 1 OF 2 SHEETS  
ALL OF TENTATIVE PARCEL MAP NO. 2010-138  
2- NUMBERED PARCELS  
AREA: 78,968 SQ. FT. (GROSS), 1.813 ACRES (GROSS)  
AREA: 67,708 SQ. FT. (NET), 1.554 ACRES (NET)  
DATE OF SURVEY: JANUARY 2019  
KING CIVIL ENGINEERING CORP

# PARCEL MAP NO. 2010-138

IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA.  
BEING A SUBDIVISION OF PORTION OF LOT 2, BLOCK 29 OF THE YORBA LINDA TRACT, AS SHOWN ON A MAP  
FILED IN BOOK 5, PAGES 17 AND 18, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.  
THOMAS A. KING, R.C.E. 16916 JANUARY 2019

ACCEPTED AND FILED AT THE  
REQUEST OF  
FIRST AMERICAN TITLE COMPANY  
DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
  
HUGH NGUYEN  
COUNTY CLERK-RECORDER  
  
BY \_\_\_\_\_  
DEPUTY

## 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 also hereby release and relinquish to the City of Yorba Linda:

1) All vehicular access rights to Lakeview Avenue except at the approved access location.

ROBERT KERRY PETERSON AND DEBRA LYNN PETERSON,  
TRUSTEES OF THE KERRY AND DEBRA PETERSON TRUST, Dated September 29, 1998

By: Robert Kerry Peterson  
Robert Kerry Peterson, Trustee

By: Debra Lynn Peterson  
Debra Lynn Peterson, Trustee

THOMAS HARTMAN AND KIMBERLY HARTMAN,  
HUSBAND AND WIFE AS JOINT TENANTS

By: Thomas Hartman  
Thomas Hartman

By: Kimberly Hartman  
Kimberly Hartman

## 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 MAY 17, 2022, before me, Hillary Anne Moore, Notary Public, personally appeared Robert Kerry Peterson and Debra Lynn Peterson who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies) and that by their signatures on the instrument the persons or the entity upon behalf of which the persons 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:

Signature: Hillary Anne Moore  
Notary Public in and for said State  
Hillary Anne Moore  
(Print Name)

My Principal Place of Business is  
in Orange County

My Commission expires MAR 23, 2024  
My Commission No. 2395761

## NOTARY ACKNOWLEDGMENT

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State of California )  
County of Orange ) ss

On MAY 17, 2022, before me, Hillary Anne Moore, Notary Public, personally appeared Thomas Hartman and Kimberly Hartman who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies) and that by their signatures on the instrument the persons or the entity upon behalf of which the persons 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:

Signature: Hillary Anne Moore  
Notary Public in and for said State  
Hillary Anne Moore  
(Print Name)

My Principal Place of Business is  
in Orange County

My Commission expires MAR 23, 2024  
My Commission No. 2395761

## SIGNATURE OMISSIONS:

The following signatures have been omitted under the provisions of Section 66436, Subsections (a)(3)(A) of the Subdivision Map Act:

1. The Yorba Linda Water Company, holder of an easement for irrigation or drainage ditches, pipe lines, conduits and incidental purposes, recorded November 7, 1911 in Book 203, Page 291 of Deeds.
2. Richard Daniel Heaney and Gloria S. Heaney, holder of an easement for road and public utilities and incidental purposes, recorded March 22, 1961 in Book 5664, Page 374 of Official Records.
3. Southern California Edison Company, holder of an easement for public utilities and incidental purposes, recorded December 9, 1971, in Book 9919, Page 225 of Official Records.
4. City of Yorba Linda, holder of an easement for street and highway, drainage and public utilities and incidental purposes, recorded January 18, 1977, in Book 12038, Page 1723 of Official Records.
5. City of Yorba Linda, holder of an easement for public utilities and incidental purposes recorded December 22, 2017 as Instrument No. 2017-555132 of Official Records.
6. Yorba Linda County Water District, holder of an easement for pipeline and incidental purposes recorded December 29, 1975 in Book 11606, Page 1142-1143 of Official Records.

## ENGINEER'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 ordinance at the request of the KERRY AND DEBRA PETERSON TRUST in January 2019. 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 acceptance of improvements and that said monuments are sufficient to enable the survey to be retraced. I hereby state this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Thomas A. King MAY 12, 2022  
Thomas A. King Date  
R.C.E. 16916  
Expiration Date: 6/30/2023



## CITY ENGINEER'S STATEMENT:

I hereby state that I have examined this map and have found it to be substantially in conformance with the tentative map, if required, as filed with, amended and approved by the City Planning Commission; that all provisions of the Subdivision Map Act and City Subdivision Regulations have been complied with.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Jamie W. Lai R.C.E. 65296  
City Engineer of Yorba Linda



## CITY SURVEYOR'S STATEMENT:

I hereby state that I have examined this map and have found it conforms with mapping provisions of the Subdivision Map Act and I am satisfied said map is technically correct in all respects not stated to by the County Surveyor.

Dated this 19th day of MAY, 2022

By: David O. Knell  
David O. Knell PLS 5301 Dated  
Acting City Surveyor  
City of Yorba Linda



## COUNTY SURVEYOR'S STATEMENT:

I hereby state that I have examined this map and have found that all mapping provisions of the Subdivision Map Act have been complied with and I am satisfied said map is technically correct relative to the Parcel Map boundary.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Kevin R. Hills, County Surveyor  
L.S. 6617

By: Lily M. N. Sandberg, Deputy County Surveyor  
P.L.S. 8402



## CITY CLERK'S CERTIFICATE

State of California )  
County of Orange ) ss  
City of Yorba Linda )

I hereby certify that this map was presented for approval to the City Council of the City of Yorba Linda at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and that thereupon said Council did, by an order duly passed and entered, approved said map.

And did also accept on behalf of the City of Yorba Linda:

1. The vehicle access rights to Lakeview Avenue as released and relinquished.

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 \_\_\_\_\_, 2022

Marcia Brown, CMC  
City Clerk of The City of Yorba Linda

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022

Shari L. Freidenrich  
County Treasurer-Tax Collector

BY: \_\_\_\_\_  
Treasurer-Tax Collector

# PARCEL MAP NO. 2010-138

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 5223 AND STATION G.P.S. NO. 5212, BEING N31°13'57"W, PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA  
COORDINATE SYSTEM (CCS83), ZONE VI  
(2017.50 EPOCH OCS GPS ADJUSTMENT).  
ALL DISTANCES SHOWN ARE GROUND, UNLESS  
OTHERWISE NOTED.  
TO OBTAIN GRID DISTANCES MULTIPLY GROUND  
DISTANCE BY 0.999989866. AVERAGE VALUE.

**REFERENCE NOTES:**

SNF—Indicates searched nothing found.

R1— Indicates record per Record of Survey, RSB 76/34.

R2— Indicates record per Tract No. 18061, M.M. 977/44—48.

R3— Indicates record per Tract No. 8759, M.M. 362/24—25.

R4— Indicates record per Tract No. 8122, M.M. 334/6—7.

R5— Indicates record per Tract No. 8165, M.M. 330/15—17.

R6— Indicates record per Record of Survey, RSB 94/31—32.

R7— Indicates record per Tract No. 8643, M.M. 363/27—29.

R8— Indicates record per Record of Survey, RSB 53/11.

R9— Indicates record per Record of Survey, RSB 19/47.

R10— Indicates record per Parcel Map, PMB 2/11.

R11— Indicates record per Tract No. 6193, M.M. 364/14—15.

R12— Indicates record per Tract No. 4087, M.M. 367/13—14.

R13— Indicates record information per Grant Deed, recorded on March 10, 2003, as Instrument No. 2003000261286, records of Orange County, California.

R14— Indicates record per Tract No. 11339, M.M. 489/20—22.

R15— Indicates record information per Easement Deed, recorded on December 22, 2017, as Instrument No. 2017000555132, records of Orange County, California.

R16— Indicates record information per Easement Deed, recorded on January 18, 1977, in Book 12038, Page 1723, records of Orange County, California.

(R#)—Record as indicated above, unless otherwise noted..

TRACT NO.

**MONUMENT NOTES:**

○ - Indicates set monument as indicated and noted hereon.

- ① Set spike and washer stamped RCE 16916, Flush.
- ② Set 2" I.P. with nail and tag stamped RCE 16916, down 0.2' offset N89°58'13"E 2.00' from parcel corner.
- ③ Set 1" I.P. with nail and tag stamped RCE 16916, down 0.2' offset N0°04'11"E 2.00' from lparcel corner.
- ④ Set 2" I.P. with nail and tag stamped RCE 16916, down 0.2' offset N0°04'11"E 2.00' from parcel corner.
- ⑤ Set 2" I.P. with nail and tag stamped RCE 16916, down 0.2' offset N89°58'13"E 1.00' from parcel corner.
- ⑥ Set 1" I.P. with nail and tag stamped RCE 16916, down 0.2'.

- - Indicates found point as indicated and noted hereon.
- ▲ - Indicates found OCS GPS control station monument per the Horizontal Control Data Sheet of the Orange County Surveyor.

**NOTES:**

- 1) All vehicular access rights to Lakeview Avenue except at the approved access location are hereby released and relinquished to the City of Yorba Linda.  
2) The ultimate 50' right of way dedication per document recorded January 18, 1977 in Book 12038, Page 1723 O.R. and per document recorded December 22, 2017 as Instrument No. 2017000555132, O.R. Indicated hereon as (A).

EASEMENT NOTES:

1. The Yorba Linda Water Company, holder of an easement for irrigation or drainage ditches, pipe lines, conduits and incidental purposes, recorded November 7, 1911 in Book 203, Page 291 of Deeds. (Location cannot be plotted).

**SURVEYOR'S BOUNDARY NOTE:**  
THERE ARE NO CONFLICTS WITH EXISTING  
VISIBLE IMPROVEMENTS AND THE EXTERIOR  
BOUNDARY LINE (DISTINCTIVE BORDER) OF  
THIS MAP AS ESTABLISHED HEREON.

FD GEAR SPIKE AND WASHER STAMPED LS 5411.  
PER CR 2010-1073.  
ACCEPTED AS THE CENTERLINE INTERSECTION OF  
BUENA VISTA AVE. & LAKEVIEW AVE.

