

SHEET 1 OF 5 SHEETS

TOTAL ACREAGE: 13.095 ACRES
NUMBER OF LOTS:
23 NUMBERED
5 LETTERED
(ALL OF VESTING TENTATIVE
TRACT MAP NO. 18123)
DATE OF SURVEY: JUNE, 2021

TRACT NO. 18123

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

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4 OF BLOCK 6 OF THE YORBA LINDA TRACT, AS SHOWN
ON A MAP FILED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY
RECORDED OF ORANGE COUNTY, CALIFORNIA.

PROACTIVE ENGINEERING CONSULTANTS, INC.
CHARLES J. MOORE L.S. 9106
DATE OF SURVEY: JUNE, 2021

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.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE PUBLIC AS AN EASEMENT FOR PUBLIC
STREET AND PUBLIC UTILITY PURPOSES: BASTANCHURY ROAD

WE ALSO HEREBY DEDICATE TO THE CITY OF YORBA LINDA:

- AN EASEMENT FOR STORM DRAIN AND INGRESS AND EGRESS PURPOSES AS SHOWN ON SAID MAP.
- AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS PURPOSES AS SHOWN ON SAID MAP.
- AN EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES
OVER LOT 'A', AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO YORBA LINDA WATER DISTRICT:

- AN EASEMENT FOR DOMESTIC WATER LINE, SANITARY SEWER LINE AND INGRESS AND EGRESS
PURPOSES AS SHOWN ON SAID MAP.
- AN EASEMENT FOR WATER LINE AND INGRESS AND EGRESS PURPOSES AS SHOWN ON SAID MAP.

WE HEREBY RESERVE, FOR THE USE AND BENEFIT OF LOT 6, AN EASEMENT FOR PRIVATE ACCESS
PURPOSES, AS SHOWN ON SAID MAP.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

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 _____ }
COUNTY OF _____ } SS
ON _____, BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____
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 _____ THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____ NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME _____
MY COMMISSION NO: _____ MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

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 _____ }
COUNTY OF _____ } SS
ON _____, BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____
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 _____ THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____ NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME _____
MY COMMISSION NO: _____ MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

SIGNATURE OMISSIONS

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

YORBA LINDA WATER COMPANY, HOLDER OF AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL
PURPOSES, RECORDED NOVEMBER 7, 1911 IN BOOK 203, PAGE 291 OF DEEDS

THE CITY OF YORBA LINDA, HOLDER OF AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES,
RECORDED AUGUST 31, 2021 AS INSTRUMENT NO. 2021000545340 O.R.

THE SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR OVERHEAD ELECTRICAL
SUPPLY AND COMMUNICATION SYSTEMS, RECORDED FEBRUARY 16, 2022 AS INSTRUMENT NO.
2022000065191 O.R. AND HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND
COMMUNICATION SYSTEMS RECORDED JULY 6, 2022 AS INSTRUMENT NO. 2022000237432 O.R.

THE SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR GAS PIPELINES AND
APPURTENANCES, RECORDED APRIL 5, 2022 AS INSTRUMENT NO. 2022000129797 O.R.

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

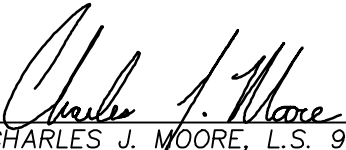
LAWRENCE P. KRAEMER AND KATHLEEN KRAEMER, HOLDERS OF A RESERVATION FOR ALL OIL, GAS AND
OTHER MINERALS OF WHATSOEVER NATURE LYING BELOW A DEPTH OF 2500 FEET, MEASURED
VERTICALLY FROM THE SURFACE OF SAID REAL PROPERTY AS RESERVED PER DOCUMENT RECORDED
DECEMBER 9, 1964 IN BOOK 7338, PAGE 640 AND RECORDED DECEMBER 31, 1964 IN BOOK 7365,
PAGE 925 BOTH OF OFFICIAL RECORDS.

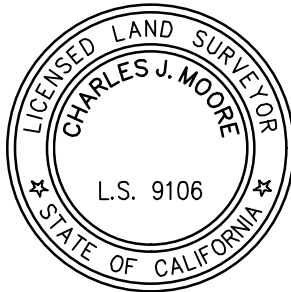
JAMES L. BARISIC D.B.A. THE BARISIC COMPANY, HOLDER OF A RESERVATION FOR OIL, GAS, OTHER
HYDROCARBONS, ASSOCIATED SUBSTANCES, SULPHUR AND OTHER MINERALS OF WHATSOEVER KIND OR
NATURE AND WHETHER OR NOT SIMILAR TO THOSE HEREINABOVE MENTIONED (HEREINAFTER CALLED
"RESERVED SUBSTANCES") IN OR UNDER THE HEREINABOVE DESCRIBED REAL PROPERTY AND LYING AND
BEING AT A VERTICAL DEPTH OF FIVE HUNDRED (500) OR MORE FEET BELOW THE PRESENT NATURAL
SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT TO EXPLORE FOR, DRILL FOR, PRODUCE AND
REMOVE SAID RESERVED SUBSTANCES BUT WITHOUT ANY RIGHT OF ENTRY ON THE SURFACE OF SUCH
LOT 4 ABOVE A VERTICAL DEPTH OF FIVE HUNDRED (500) FEET BELOW SUCH SURFACE, AS RESERVED
IN THE DEED FROM SHELL OIL COMPANY, RECORDED SEPTEMBER 22, 1977 IN BOOK 12388, PAGE 510
OF OFFICIAL RECORDS.

JAMES L. BARISIC D.B.A. THE BARISIC COMPANY, HOLDER OF A RESERVATION FOR ALL OIL, GAS, OTHER
HYDROCARBONS, ASSOCIATED SUBSTANCES, SULPHUR AND OTHER MINERALS OF WHATSOEVER KIND OR
NATURE AND WHETHER OR NOT SIMILAR TO THOSE HEREINABOVE MENTIONED (HEREINAFTER CALLED
"RESERVED SUBSTANCES") IN OR UNDER THE HEREINABOVE DESCRIBED REAL PROPERTY AND LYING AND
BEING AT A VERTICAL DEPTH OF 500 OR MORE FEET BELOW THE PRESENT NATURAL SURFACE OF THE
GROUND, TOGETHER WITH THE RIGHT TO EXPLORE FOR, DRILL FOR, PRODUCE AND REMOVE SAID
RESERVED SUBSTANCES BUT WITHOUT ANY RIGHT OF ENTRY ON THE SURFACE OF SUCH LOT 3 ABOVE
A VERTICAL DEPTH OF 500 FEET BELOW SUCH SURFACE, AS RESERVED IN THE DEED FROM THE
WILHEIM FRICKE RANCH, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 22, 1977 IN BOOK 12388,
PAGE 218 OF OFFICIAL RECORDS.

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 ORDINANCE AT THE REQUEST OF SHEA HOME LIMITED PARTNERSHIP IN JUNE,
2021. 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 THAT THIS FINAL
MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

 OCTOBER 10, 2022
CHARLES J. MOORE, L.S. 9106 DATE



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 TRACT MAP BOUNDARY.

DATED THIS _____ DAY OF _____, 20____.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT
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.



DAVID O. KNELL P.L.S. 5301 DATED
CITY SURVEYOR, CITY OF YORBA LINDA

CITY ENGINEER'S STATEMENT

I, JAMIE LAI, CITY ENGINEER OF THE CITY OF YORBA LINDA, STATE OF CALIFORNIA,
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.

JAMIE LAI RCE 65298 DATED
PUBLIC WORKS DIRECTOR/CITY ENGINEER
CITY OF YORBA LINDA

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 _____
20____, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND
ENTERED, APPROVE SAID MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO
IMPROVEMENTS, THE EASEMENT DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES:
BASTANCHURY ROAD

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF YORBA LINDA:

- THE EASEMENT FOR STORM DRAIN AND INGRESS AND EGRESS PURPOSES AS DEDICATED.
- THE EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS PURPOSES AS DEDICATED.
- THE EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES
OVER LOT 'A', 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 _____, 20____.

MARCIA BROWN
CITY CLERK OF THE CITY OF YORBA LINDA

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 DOMESTIC WATER LINE, SANITARY SEWER LINE AND INGRESS
AND EGRESS EASEMENT, AND THE DEDICATION OF WATER LINE AND INGRESS AND EGRESS
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: _____
RICHARD MARK TOY
GENERAL MANAGER
YORBA LINDA WATER DISTRICT

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 THE COUNTY OF ORANGE 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 _____, 20____.

SHARI L. FREIDENRICH BY: _____
COUNTY TREASURER–TAX COLLECTOR TREASURER–TAX COLLECTOR

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

PROACTIVE ENGINEERING CONSULTANTS, INC.
CHARLES J. MOORE L.S. 9106 DATE OF SURVEY: JUNE, 2021

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. CONTINUOUS GPS STATION (CGPS) 'OCCS' AND STATION 'OEOC' BEING NORTH 45°17'29.8" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, 1983 NAD, (2017.50 EPOCH ADJUSTMENT OCS GPS ADJUSTMENT).

DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.99999151. (THIS COMBINED FACTOR IS PROJECT SPECIFIC)

1. LOT 'A' IS NOT A SEPARATE BUILDING SITE AND IS FOR PRIVATE STREET PURPOSES.
2. LOTS 'B' THROUGH 'E', INCLUSIVE, ARE NOT SEPARATE BUILDING SITES AND ARE FOR SLOPE AND LANDSCAPE PURPOSES.

ALL MONUMENTS SET, WILL BE SET WITHIN 90 DAYS
AFTER ACCEPTANCE OF IMPROVEMENTS.

SET A 1" IRON PIPE TAGGED "LS 9106" OR LEAD, TACK AND TAG "LS 9106" FLUSH, AT ALL LOT CORNERS.

SET A 1" IRON PIPE TAGGED "LS 9106" OR LEAD, TACK AND TAG "LS 9106" FLUSH, AT ALL LOT CORNERS.

SET A LEAD, TACK AND TAG, "LS 9106", ON CURB AT ALL SIDE LOT LINE PROLONGATIONS, AND AT ALL BC'S AND EC'S.

REAR LOT CORNERS, OCCUPIED BY A PILASTER OR VIEW FENCING, WILL BE MONUMENTED WITH A 1" IRON PIPE TAGGED "LS 9106", OR LEAD, TACK & TAG "LS 9106", SET AT A 3.00' OFFSET ALONG THE PROLONGATION OF THE SIDE LOT LINE OR AT A 3.00' PERPENDICULAR OFFSET AT THE ANGLE POINTS OF THE REAR LOT LINE.

- ▲ – INDICATES CONTINUOUS GLOBAL POSITIONING STATION (CGPS), AS NOTED HEREON.
- – FOUND MONUMENT AS NOTED.
- – INDICATES SET 2" IRON PIPE TAGGED "LS 9106" OR LEAD, TACK & TAG "LS 9106" OR 8" SPIKE AND WASHER STAMPED "LS 9106", FLUSH UNLESS OTHERWISE NOTED.

- 1 - FOUND GEAR SPIKE & WASHER "LS 5848" PER CORNER RECORD 2016-2752, IN A.C. PAVEMENT, DN. 0.1'
- 2 - FOUND GEAR SPIKE & WASHER "LS 6654" FLUSH IN A.C. PAVEMENT PER CORNER RECORD 2004-1000, ACCEPTED AS INTERSECTION OF @ BASTANCHURY ROAD WITH THE WESTERLY LINE OF R3, ALSO ACCEPTED AS THE SE CORNER OF THE WEST 423.43' OF LOT 4, PER R1.
- 3 - SNF, ESTABLISHED BY PROPORTION PER R3, NOTHING SET.
- 4 - ESTABLISHED @ INTERSECTION BY TIES PER R7. FOUND GEAR SPIKE & WASHER "LS 5411" FLUSH IN A.C. PAVEMENT, FALLS N58°31'56"W 0.12' FROM THE POSITION PER R7, NOT ACCEPTED. SET SPIKE & WASHER "LS 9106" PER TIES PER R7. SEE DETAIL 'B' ON SHEET 4
- 5 - FOUND BROKEN SPIKE SHAFT FLUSH IN A.C. PAVEMENT, FITS @ TIES PER R6. ACCEPTED AS GEAR SPIKE & WASHER "LS 5411" AT @ INTERSECTION PER R6.
- 6 - FOUND 1-1/2" IRON PIPE & TAG "MWD LS 8560" DN. 0.1' IN DIRT PER R4.
- 7 - FOUND 2" IRON PIPE & TAG "LS 485", FLUSH IN DIRT PER R2.
- 8 - FOUND NAIL & LEAD (TAG MISSING) FLUSH IN TOP OF WALL, ACCEPTED AS NORTHWESTERLY CORNER OF TRACT NO. 15611, PER R3. SET TAG "LS 9106", ALSO ACCEPTED AS THE NE CORNER OF THE WEST 423.43' OF LOT 4, PER R1.

M. - MEASURED
SNF - SEARCHED, NOTHING FOUND

() - RECORD DATA AS NOTED
[] - RECORD DATA PER R1
{ } - RECORD DATA PER R2
R1 - GRANT DEED REC. 8/31/2021,
INST. NO. 20120005455339 O.R.
R2 - TRACT NO. 4032, MM 157/42-43
R3 - TRACT NO. 15611, MM 814/47-49
R4 - RECORD OF SURVEY 2014-1073,
RSB 280/23-30
R5 - YORBA LINDA TRACT, MM
5/17-18
R6 - CORNER RECORD 2012-0607
R7 - CORNER RECORD 2012-0608

1) - TEMPORARY CONSTRUCTION EASEMENT GRANTED TO THE CITY OF YORBA LINDA, RECORDED AUGUST 31, 2021 AS INSTRUMENT NO. 2021000545340 O.R.

2) - AN EASEMENT FOR OVERHEAD ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, RECORDED FEBRUARY 16, 2022 AS INSTRUMENT NO. 2022000065191 O.R.

3) - CENTERLINE OF AN EASEMENT (WIDTH VARIES) FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, RECORDED JULY 6, 2022 AS INSTRUMENT NO. 2022000237432 O.R.

AN EASEMENT FOR GAS PIPELINES AND APPURTENANCES GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, RECORDED APRIL 5, 2022 AS INSTRUMENT NO. 2022000129797 O.R. (CANNOT BE PLOTTED FROM RECORD)

AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES GRANTED TO THE YORBA LINDA WATER COMPANY, RECORDED NOVEMBER 7 1911 IN BOOK 203, PAGE 291 OF DEEDS (CANNOT BE PLOTTED FROM RECORD)

A) - AN EASEMENT FOR DOMESTIC WATER LINE, SANITARY SEWER LINE AND INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO YORBA LINDA WATER DISTRICT.

B) - AN EASEMENT FOR PRIVATE ACCESS, SEWER, AND DRAINAGE PURPOSES RESERVED HEREON FOR THE USE AND BENEFIT OF LOT 6.

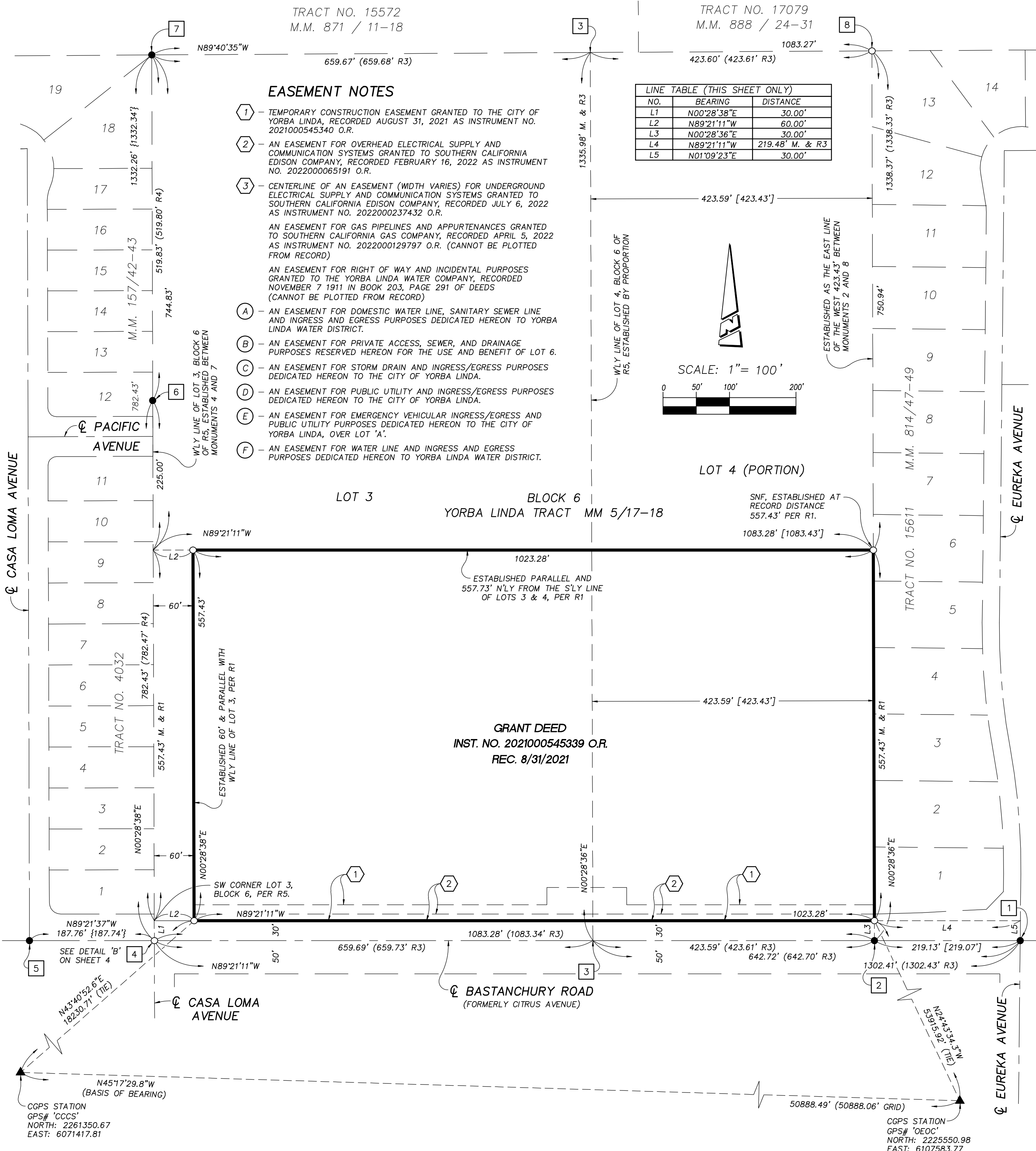
C) - AN EASEMENT FOR STORM DRAIN AND INGRESS/EGRESS PURPOSES DEDICATED HEREON TO THE CITY OF YORBA LINDA.

D) - AN EASEMENT FOR PUBLIC UTILITY AND INGRESS/EGRESS PURPOSES DEDICATED HEREON TO THE CITY OF YORBA LINDA.

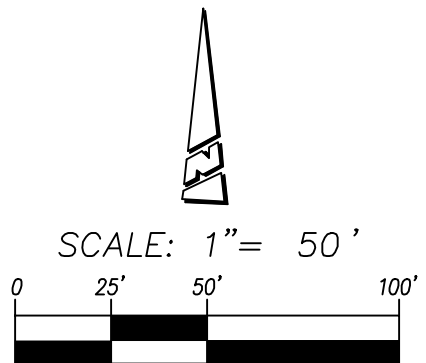
E) - AN EASEMENT FOR EMERGENCY VEHICULAR INGRESS/EGRESS AND PUBLIC UTILITY PURPOSES DEDICATED HEREON TO THE CITY OF YORBA LINDA, OVER LOT 'A'.

F) - AN EASEMENT FOR WATER LINE AND INGRESS AND EGRESS PURPOSES DEDICATED HEREON TO YORBA LINDA WATER DISTRICT.

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N00°28'38"E	30.00'
L2	N89°21'11"W	60.00'
L3	N00°28'36"E	30.00'
L4	N89°21'11"W	219.48' M. & R3
L5	N01°09'23"E	30.00'



SHEET 3 OF 5 SHEETS
TOTAL ACREAGE: 13.095 ACRES
NUMBER OF LOTS:
23 NUMBERED
5 LETTERED
(ALL OF VESTING TENTATIVE
TRACT MAP NO. 18123)
DATE OF SURVEY: JUNE, 2021



TRACT NO. 18123

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

PROACTIVE ENGINEERING CONSULTANTS, INC.
CHARLES J. MOORE L.S. 9106

DATE OF SURVEY: JUNE, 2021

CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	49.50'	42°32'13"	36.75'
C2	45.50'	81°22'21"	64.62'
C3	49.50'	38°50'08"	33.55'
C4	29.50'	90°00'00"	46.34'
C5	49.50'	38°50'09"	33.55'
C6	45.50'	81°22'22"	64.62'
C7	29.50'	90°00'00"	46.34'
C8	49.50'	90°00'00"	77.75'
C9	69.50'	90°00'00"	109.17'
C10	69.50'	27°48'20"	33.73'
C11	69.50'	18°12'48"	22.09'
C12	69.50'	42°53'13"	52.02'
C13	69.50'	1°05'39"	1.33'
C14	69.50'	3°25'52"	4.16'

CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C15	69.50'	48°34'17"	58.92'
C16	69.50'	37°59'50"	46.09'
C17	29.50'	57°42'22"	29.71'
C18	29.50'	32°17'38"	16.63'

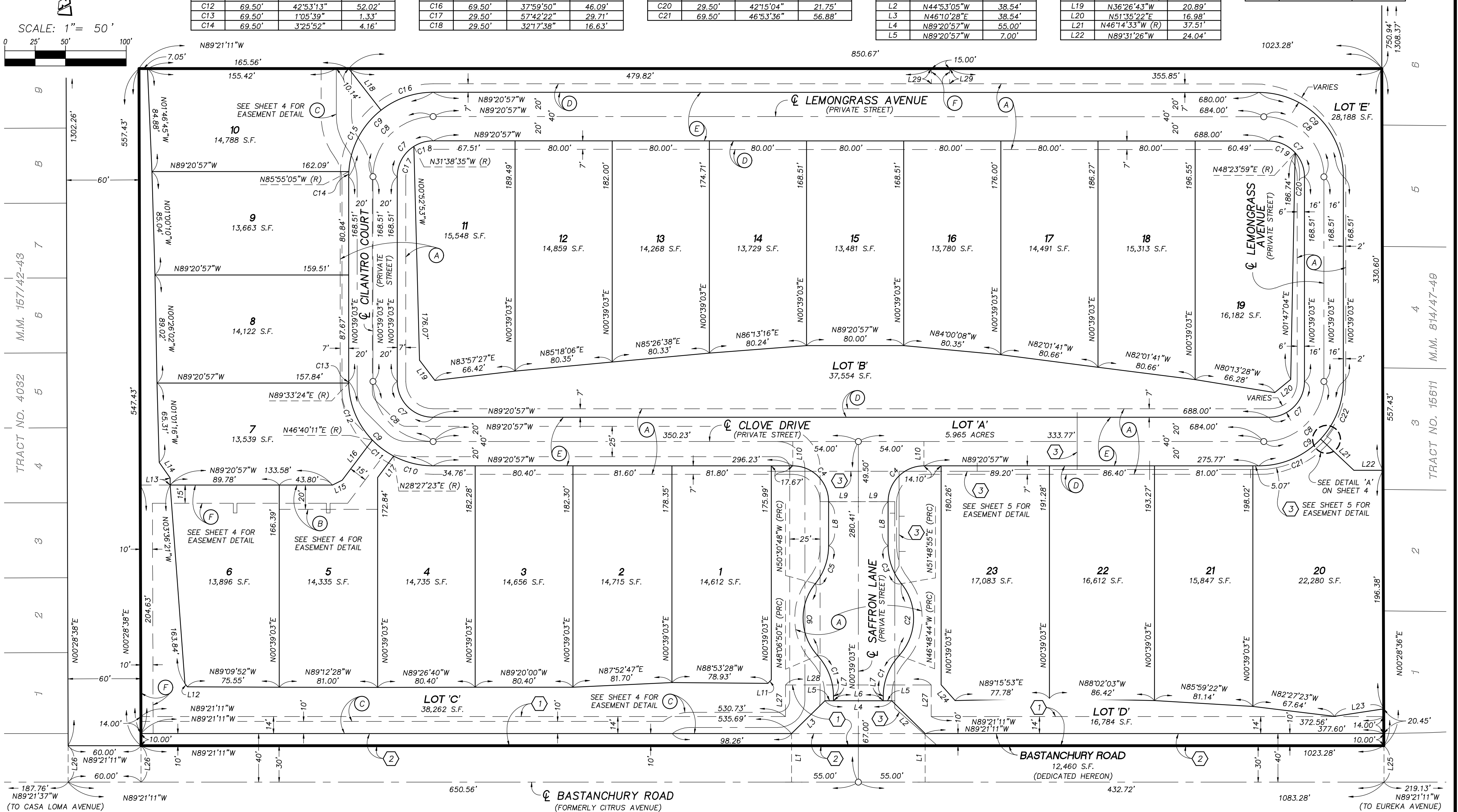
CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C19	29.50'	47°44'56"	24.58'
C20	29.50'	42°15'04"	21.75'
C21	69.50'	46°53'36"	56.88'

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N00°38'49"E	40.00'
L2	N44°53'05"W	38.54'
L3	N46°10'28"E	38.54'
L4	N89°20'57"W	55.00'
L5	N89°20'57"W	7.00'

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L6	N89°20'57"W	41.00'
L7	N00°39'03"E	3.74'
L8	N00°39'03"E	36.38'
L9	N89°20'57"W	24.50'
L10	N00°39'03"E	20.00'
L11	N44°26'22"E	4.15'
L12	N36°12'11"W	3.45'
L13	N00°39'03"E	5.85'
L14	N34°19'00"W	15.70'
L15	N64°06'25"E	8.92'
L16	N37°33'47"E	41.37'
L17	N37°33'47"E	22.01'
L18	N37°20'47"W (R)	43.40'
L19	N36°26'43"W	20.89'
L20	N51°35'22"E	16.98'
L21	N46°14'33"W (R)	37.51'
L22	N89°31'26"W	24.04'

FOR BASIS OF BEARINGS, DATUM
STATEMENT, MONUMENT NOTES, RECORD
REFERENCES, SURVEYOR'S NOTES,
LEGEND, EASEMENT NOTES AND
BOUNDARY ESTABLISHMENT SEE SHEET 2.

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L23	N81°58'40"E	41.16'
L24	N40°54'10"W	17.25'
L25	N00°28'36"E	30.00'
L26	N00°28'38"E	30.00'
L27	N00°39'03"E	26.00'
L28	N89°21'11"W	120.00'
L29	N00°39'03"E	12.51'



SHEET 4 OF 5 SHEETS

TOTAL ACREAGE: 13.095 ACRES
NUMBER OF LOTS:
23 NUMBERED
5 LETTERED

(ALL OF VESTING TENTATIVE
TRACT MAP NO. 18123)
DATE OF SURVEY: JUNE, 2021

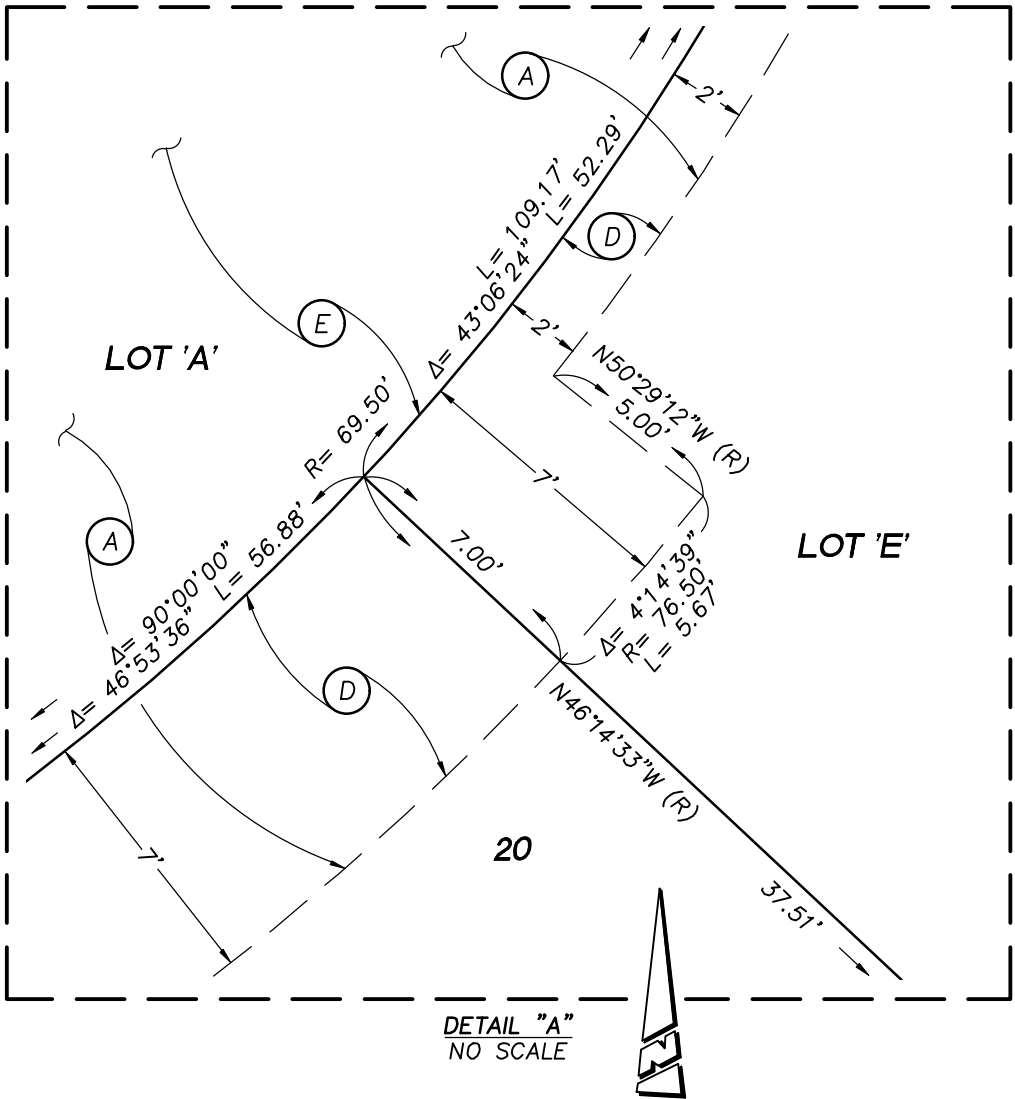
TRACT NO. 18123

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

PROACTIVE ENGINEERING CONSULTANTS, INC.
CHARLES J. MOORE L.S. 9106
DATE OF SURVEY: JUNE, 2021

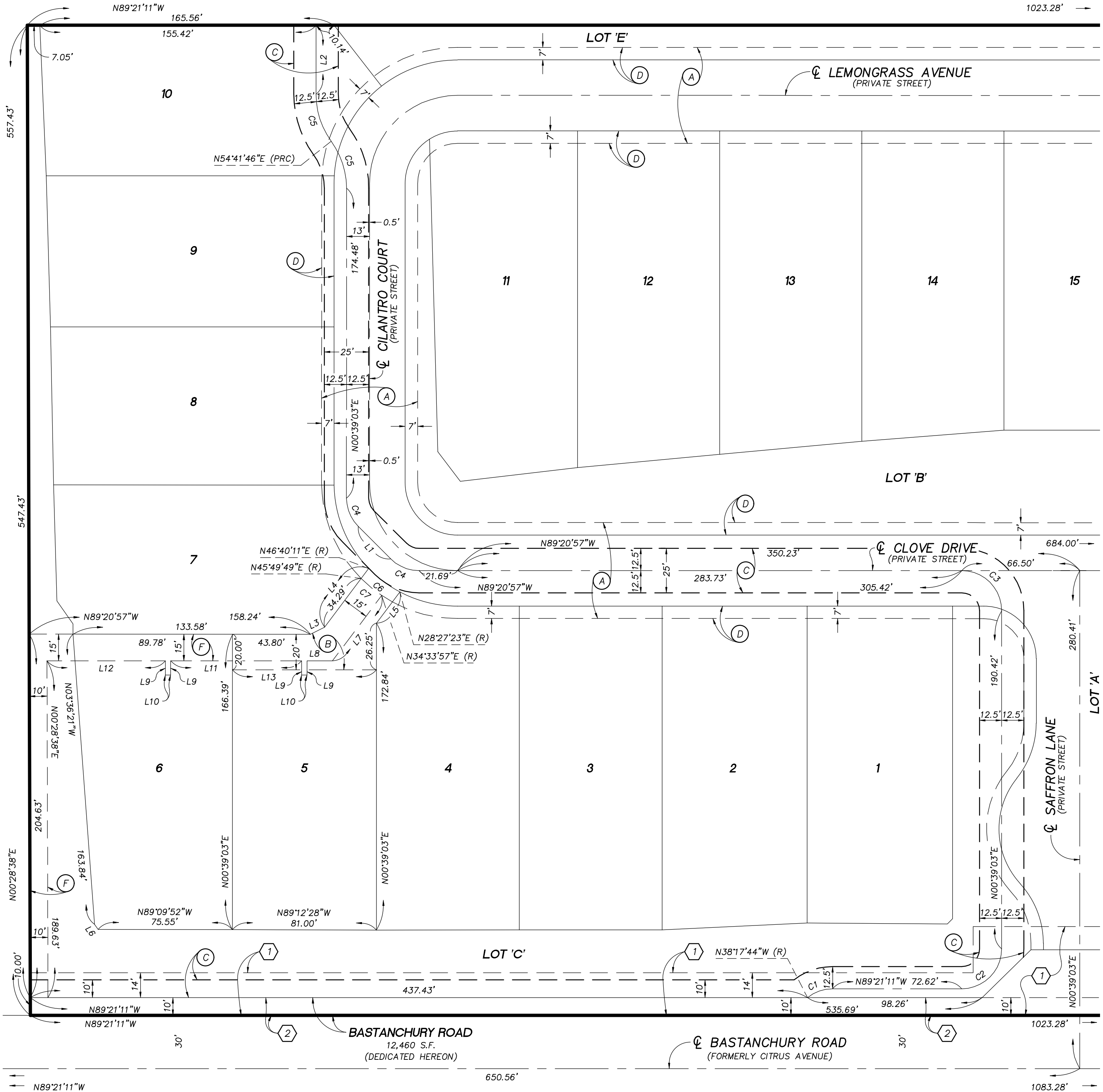
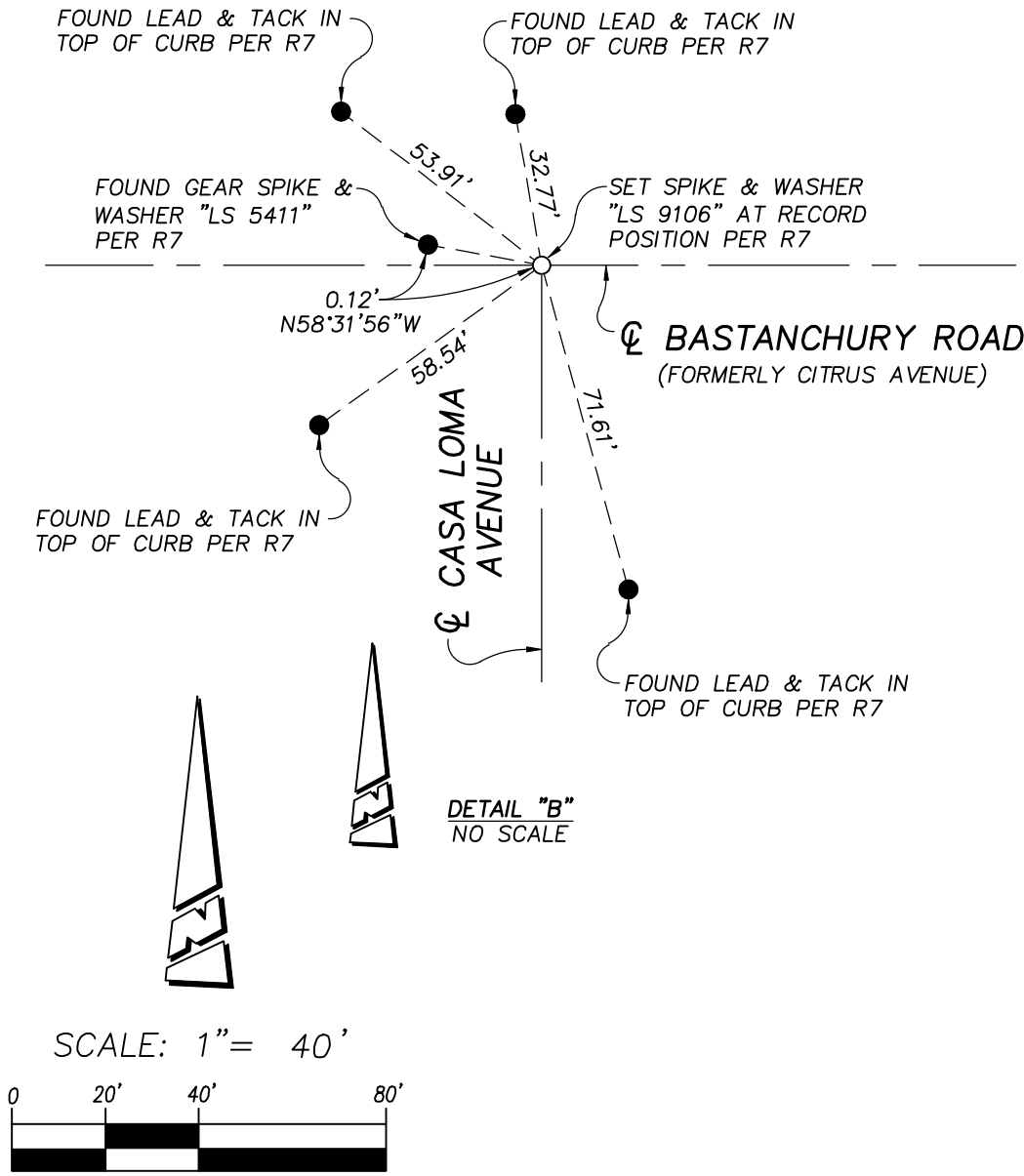
FOR BASIS OF BEARINGS, DATUM
STATEMENT, MONUMENT NOTES, RECORD
REFERENCES, SURVEYOR'S NOTES,
LEGEND, EASEMENT NOTES AND
BOUNDARY ESTABLISHMENT SEE SHEET 2.

EASEMENT DETAIL



LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N44°20'57"W	25.89'
L2	N00°39'03"E	38.86'
L3	N64°06'25"E	8.92'
L4	N37°33'47"E	41.37'
L5	N37°33'47"E	22.01'
L6	N36°12'11"W	3.45'
L7	N37°33'47"E	46.08'
L8	N89°20'57"W	14.38'
L9	N00°39'03"E	8.00'
L10	N89°20'57"W	3.00'
L11	N89°20'57"W	73.67'
L12	N89°20'57"W	66.62'
L13	N89°20'57"W	81.00'

CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	22.50'	38°56'33"	15.29'
C2	22.50'	89°59'46"	35.34'
C3	22.50'	90°00'00"	35.34'
C4	22.50'	45°00'00"	17.67'
C5	45.00'	35°57'17"	28.24'
C6	69.50'	18°12'48"	22.09'
C7	76.50'	11°15'52"	15.04'



SHEET 5 OF 5 SHEETS
TOTAL ACREAGE: 13.095 ACRES
NUMBER OF LOTS:
23 NUMBERED
5 LETTERED
(ALL OF VESTING TENTATIVE
TRACT MAP NO. 18123)
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