

**WHEN RECORDED MAIL TO:**

**City of Yorba Linda  
City Clerk's Department  
4845 Casa Loma Avenue  
Yorba Linda, CA 92886**

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**Tract Map 17341  
Cielo Vista Development**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF TRAIL DEDICATION**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **Lennar Homes of California, LLC, a California limited liability company** ("Grantor"), hereby grants to the **City of Yorba Linda, a California municipal corporation** ("Grantee" or "City"), an Irrevocable Offer of Dedication of an easement for multi-use trail purposes and all incidents thereto, over, along, upon and across the hereafter described real property located in the City of Yorba Linda, County of Orange, State of California, described as:

*See Exhibits "A" and "B" attached hereto and by this reference made a part hereof.*

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City Council or the City Engineer of the City of Yorba Linda.

This Offer of Dedication may be terminated by the City, and right to accept such offer abandoned, in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9 of the Streets and Highways Code of the State of California.

The above described easement is to be kept open, clear, and free from buildings and structures of any kind.

This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, successors, and assigns.

**REJECTION OF DEDICATION AT THIS TIME**

The City accepts the Irrevocable Offer of Trail Dedication, but rejects the actual dedicated easements at this time. The rejection of dedication shall reserve the City's ability to accept all or part of the dedication at any later date in accordance with State Law and the Yorba Linda Municipal Code and without any further action by the Grantor. The acceptance shall be recorded in the Office of the County Recorder of Orange County.

IN WITNESS WHEREOF, GRANTOR has executed this Irrevocable Offer of Trail Dedication as of the date set forth below.

**GRANTOR**

Lennar Homes of California, LLC, a  
California limited liability company

By: 

Title: Authorized Agent

Date: 2/5/25

**CALIFORNIA NOTARY ACKNOWLEDGEMENT**

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.

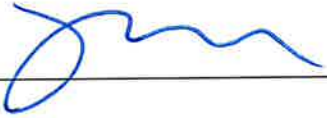
State of California )  
County of Orange )

On February 6, 2025, before me, Cynthia Marquez,  
(insert name and title of the officer)

Notary Public, personally appeared Brett Hamard,  
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 and official seal.

Signature 

(Seal)



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the foregoing Irrevocable Offer of Trail Dedication dated \_\_\_\_\_, 2025 from LENNAR HOMES OF CALIFORNIA, LLC, a California limited liability company, to the CITY OF YORBA LINDA, a California municipal corporation, is hereby accepted by order of the City Council on \_\_\_\_\_ and the City consents to recordation thereof by its duly authorized officer.

CITY OF YORBA LINDA

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Janice Lim, Mayor

Approved as to Form

By: \_\_\_\_\_  
City Attorney

Date: \_\_\_\_\_

Attest

By: \_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_

Exhibit "A"

Legal Description

**LEGAL DESCRIPTION  
FOR TRAIL EASEMENT**

THOSE CERTAIN STRIPS OF LAND LYING WITHIN LOTS A, B, C, K, AND L, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 17341 FILED IN BOOK 1007 PAGES 39 THROUGH 53, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**STRIP A**

A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT B;**

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT B, NORTH 01°01'24" WEST, 34.32 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE SOUTH 80°44'21" EAST, 72.84 FEET;

THENCE SOUTH 80°20'50" EAST, 44.93 FEET;

THENCE SOUTH 77°46'24" EAST, 100.30 FEET;

THENCE SOUTH 76°41'20" EAST, 92.97 FEET;

THENCE SOUTH 83°04'13" EAST, 30.00 FEET;

THENCE SOUTH 77°53'39" EAST, 171.70 FEET;

THENCE SOUTH 76°39'41" EAST, 98.92 FEET;

THENCE SOUTH 77°32'20" EAST, 101.89 FEET;

THENCE SOUTH 75°16'57" EAST, 82.72 FEET;

THENCE SOUTH 78°04'37" EAST, 73.60 FEET;

THENCE SOUTH 62°19'15" EAST, 51.01 FEET;

THENCE SOUTH 75°30'19" EAST, 61.88 FEET;

THENCE SOUTH 71°25'18" EAST, 77.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 260.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 18°34'42" WEST;

THENCE EASTERLY ALONG SAID CURVE, 230.88 FEET, THROUGH A CENTRAL ANGLE OF 50°52'44";

THENCE NORTH 57°41'59" EAST, 214.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, SOUTHEASTERLY AND HAVING A RADIUS OF 450.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, 96.72 FEET, THROUGH A CENTRAL ANGLE OF 12°18'53";

THENCE NORTH 70°00'52" EAST, 11.69 FEET TO THE EASTERLY LINE OF SAID LOT C.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO ORIGINATE IN THE WESTERLY LINE OF SAID LOT B AND TO TERMINATE IN THE EASTERLY LINE OF SAID LOT C.

**CONTAINING: 32,283 SQUARE FEET OR 0.741 ACRES, MORE OR LESS**

**STRIP B**

A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT L;**

THENCE ALONG THE NORTHERLY LINE OF SAID LOT L, SOUTH 87°05'05" EAST, 25.19 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 63°41'54" EAST, 62.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, 41.91 FEET, THROUGH A CENTRAL ANGLE OF 08°00'15";

THENCE SOUTH 71°42'09" EAST, 24.35 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, 11.58 FEET, THROUGH A CENTRAL ANGLE OF 13°16'27";

THENCE SOUTH 58°25'42" EAST, 121.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, 6.12 FEET, THROUGH A CENTRAL ANGLE OF 70°08'56";

THENCE SOUTH 11°43'14" WEST, 18.94 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 45.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 41.72 FEET, THROUGH A CENTRAL ANGLE OF 53°07'16";

THENCE SOUTH 41°24'02" EAST, 4.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, 52.89 FEET, THROUGH A CENTRAL ANGLE OF 60°36'34";

THENCE SOUTH 19°12'32" WEST, 65.79 FEET;

THENCE SOUTH 03°19'02" EAST, 149.78 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 6.58 FEET, THROUGH A CENTRAL ANGLE OF 00°45'16";

THENCE SOUTH 04°04'18" EAST, 45.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 15.52 FEET, THROUGH A CENTRAL ANGLE OF 17°46'45";

THENCE SOUTH 13°42'27" WEST, 45.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 9.82 FEET, THROUGH A CENTRAL ANGLE OF 11°14'59";

THENCE SOUTH 02°27'28" WEST, 72.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 10.57 FEET, THROUGH A CENTRAL ANGLE OF 24°13'44";

THENCE SOUTH 26°41'12" WEST, 35.38 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 9.19 FEET, THROUGH A CENTRAL ANGLE OF 10°31'31";

THENCE SOUTH 37°12'43" WEST, 58.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 19.32 FEET, THROUGH A CENTRAL ANGLE OF 22°08'30";

THENCE SOUTH 15°04'13" WEST, 35.54 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 26.29 FEET, THROUGH A CENTRAL ANGLE OF 30°07'35";



THENCE SOUTH 45°11'48" WEST, 4.28 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 15.08 FEET, THROUGH A CENTRAL ANGLE OF 86°22'29";

THENCE NORTH 48°25'43" WEST, 38.08 FEET;

THENCE NORTH 07°54'12" WEST, 21.28 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, 10.84 FEET, THROUGH A CENTRAL ANGLE OF 124°11'53";

THENCE SOUTH 47°53'55" WEST, 42.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 88.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, 102.35 FEET, THROUGH A CENTRAL ANGLE OF 66°38'14";

THENCE SOUTH 18°44'19" EAST, 10.28 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 20.20 FEET, THROUGH A CENTRAL ANGLE OF 23°09'06";

THENCE SOUTH 04°24'47" WEST, 66.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 6.11 FEET, THROUGH A CENTRAL ANGLE OF 03°29'53";

THENCE SOUTH 07°54'40" WEST, 63.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 8.05 FEET, THROUGH A CENTRAL ANGLE OF 04°36'39";

THENCE SOUTH 03°18'01" WEST, 152.78 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 8.43 FEET, THROUGH A CENTRAL ANGLE OF 04°49'57";

THENCE SOUTH 01°31'56" EAST, 352.79 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 3.68 FEET, THROUGH A CENTRAL ANGLE OF 04°12'44";

THENCE SOUTH 05°44'40" EAST, 11.08 FEET TO A POINT HEREINAFTER REFERED TO AS **POINT C**;

THENCE CONTINUING SOUTH 05°44'40" EAST, 4.42 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, 16.15 FEET, THROUGH A CENTRAL ANGLE OF 18°30'27";

THENCE SOUTH 12°45'47" WEST, 21.62 FEET;

THENCE SOUTH 88°58'36" WEST, 8.30 FEET TO THE WESTERLY LINE OF SAID LOT K.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO ORIGINATE IN THE NORTHERLY LINE OF SAID LOT L AND TO TERMINATE IN THE WESTERLY LINE OF SAID LOT K.

**CONTAINING:** 39,563 SQUARE FEET OR 0.908 ACRES, MORE OR LESS

### **STRIP C**

A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BEGINNING AT POINT C**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 174.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 06°52'34" WEST; THENCE EASTERLY ALONG SAID CURVE, 79.93 FEET, THROUGH A CENTRAL ANGLE OF 26°14'38";

THENCE NORTH 70°37'56" EAST, 54.36 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 275.50 FEET;

THENCE EASTERLY ALONG SAID CURVE, 100.36 FEET, THROUGH A CENTRAL ANGLE OF 20°52'18";

THENCE SOUTH 88°29'46" EAST, 68.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 350.50 FEET;

THENCE EASTERLY ALONG SAID CURVE, 293.92 FEET, THROUGH A CENTRAL ANGLE OF 48°02'51" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 195.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 49°33'05" WEST;

THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG SAID CURVE, 332.26 FEET, THROUGH A CENTRAL ANGLE OF 97°37'33" TO THE EASTERLY LINE OF SAID LOT K.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO ORIGINATE IN THE EASTERLY LINE OF STRIP B AND TO TERMINATE IN THE WESTERLY LINE OF SAID LOT K.

**CONTAINING: 18,377 SQUARE FEET OR 0.422 ACRES, MORE OR LESS**

ALL AS SHOWN ON EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 17TH DAY OF DECEMBER 2024.



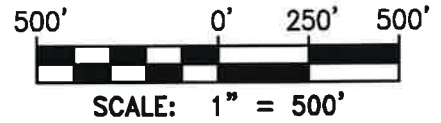
KURT R. TROXELL, L.S. 7854  
FUSCOE ENGINEERING



Exhibit "B"

Depiction

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



P.O.C. - STRIP B  
(SEE SHEETS 3-5)

TRACT NO. 9813  
M.M. 568/8-20

STRIP B

LOT L  
(OPEN SPACE)

TRACT NO. 17341  
M.M. 1007/39-53

STRIP C

POINT C  
P.O.B. - STRIP C  
(SEE SHEET 5-6)

LOT K  
(OPEN SPACE)

LLA NO. 87-04  
INSTRUMENT NO.  
88-658671 O.R.

LLA NO. 87-10  
INSTRUMENT NO.  
88-358348 O.R.

PORTION  
R.S.B. 37/33

TRACT NO. 10519  
M.M. 451/48-50

P.O.C. - STRIP A  
(SEE SHEET 2)

TRACT NO. 10455  
M.M. 535/14-20

STRIP A

LOT B

LOT A

LOT C

TRACT NO. 13800  
M.M. 623/25-30



12/17/2024

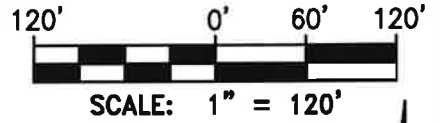


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Suite 100  
Irvine, California 92618 fuscoe.com

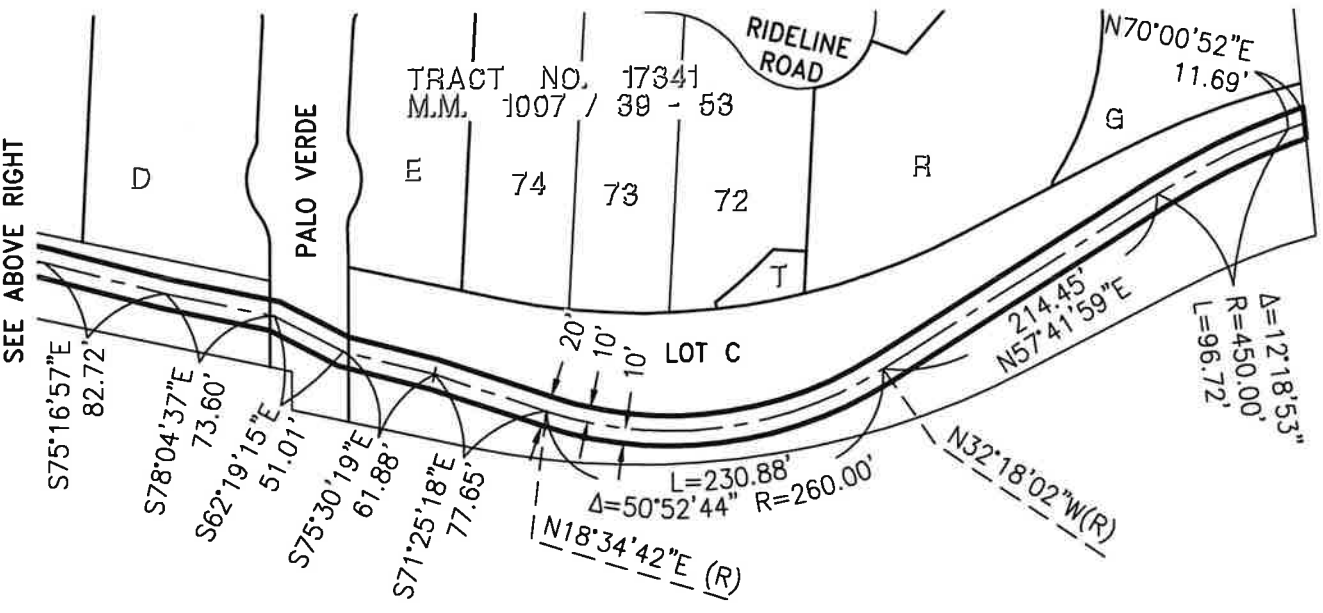
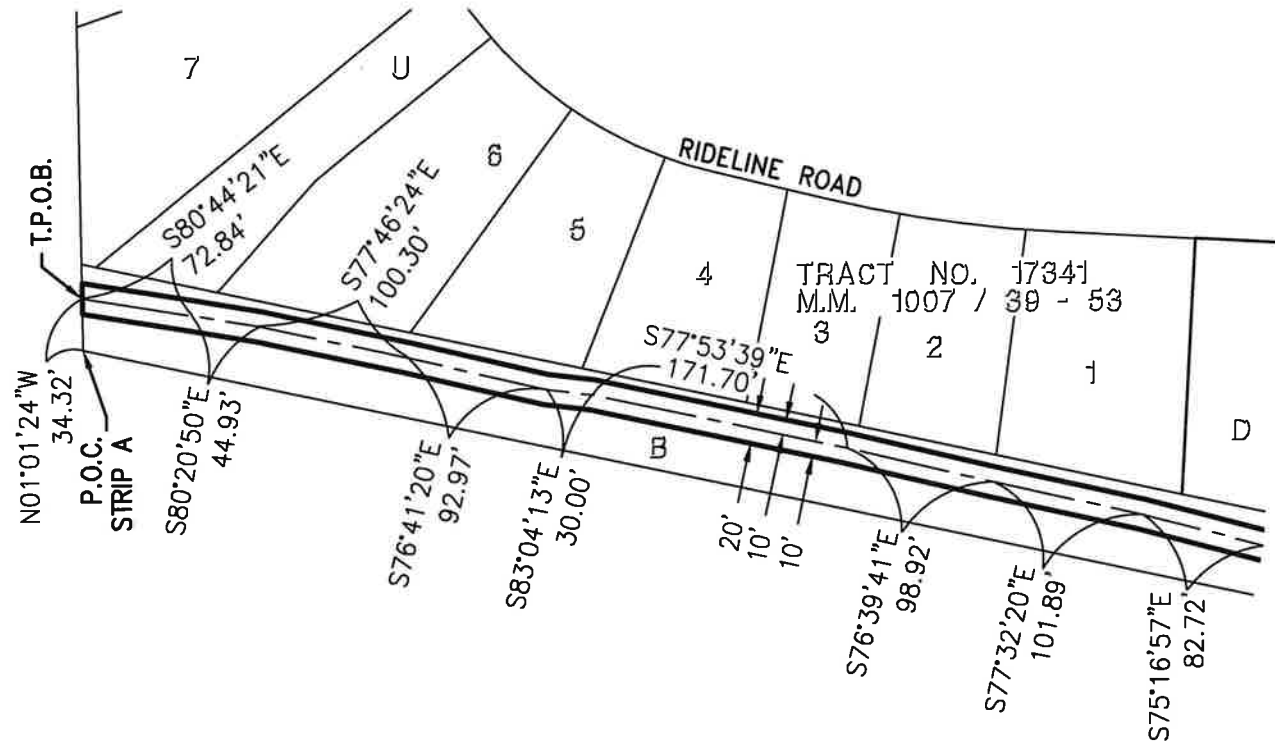
**EXHIBIT 'B'**  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
**TRAIL EASEMENTS**  
TRACT 17341 - CIELO VISTA

DATE: December 17, 2024  
SCALE: 1" = 500'  
JN: 1296-001 TRAIL ESMT  
DRAWN BY: JMS  
CHECKED BY: KRT

SHEET 1 OF 6



SEE BELOW LEFT



SEE ABOVE RIGHT

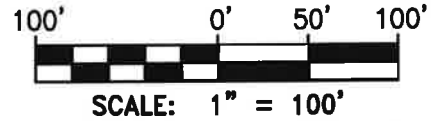


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SHEET 2 OF 6



P.O.C.  
STRIP B

S87°05'05"E 25.19'  
T.P.O.B.

S63°41'54"E 62.16'  
Δ=08°00'15" R=300.00' L=41.91'  
S71°42'09"E 24.35'  
Δ=13°16'27" R=50.00' L=11.58'

121.41'  
S58°25'42"E

Δ=70°08'56"  
R=5.00'  
L=6.12'

S11°43'14"W 18.94'  
Δ=53°07'16"  
R=45.00'  
L=41.72'  
S41°24'02"E 4.59'

Δ=60°36'34"  
R=50.00'  
L=52.89'

S19°12'32"W 65.79'

TRACT NO. 17341  
M.M. 1007 / 39-53

LOT L  
(OPEN SPACE)

S03°19'02"E  
149.78'

Δ=00°45'16"  
R=500.00'  
L=6.58'

S04°04'18"E 45.68'

Δ=17°46'45"  
R=50.00'  
L=15.52'

S13°42'27"W 45.25'

Δ=11°14'59"  
R=50.00'  
L=9.82'

S02°27'28"W 72.09'

Δ=24°13'44"  
R=25.00'  
L=10.57'

S37°12'43"W 58.96'

S26°41'12"W 35.38'

Δ=10°31'31"  
R=50.00'  
L=9.19'

SEE SHEET 4



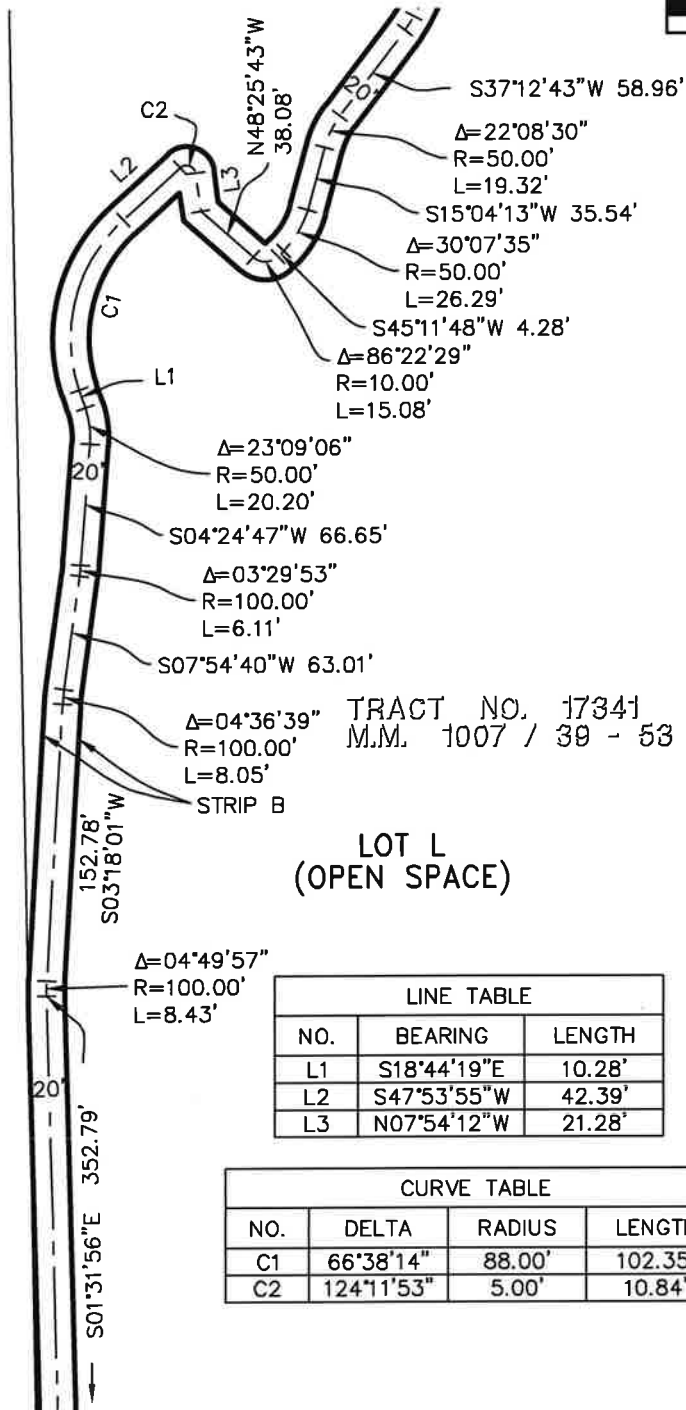
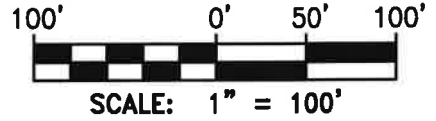
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SHEET 3 OF 6

SEE SHEET 3



TRACT NO. 17341  
M.M. 1007 / 30 - 53

LOT L  
(OPEN SPACE)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S18°44'19"E	10.28'
L2	S47°53'55"W	42.39'
L3	N07°54'12"W	21.28'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	66°38'14"	88.00'	102.35'
C2	124°11'53"	5.00'	10.84'

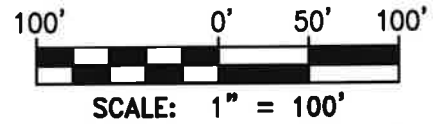
SEE SHEET 5

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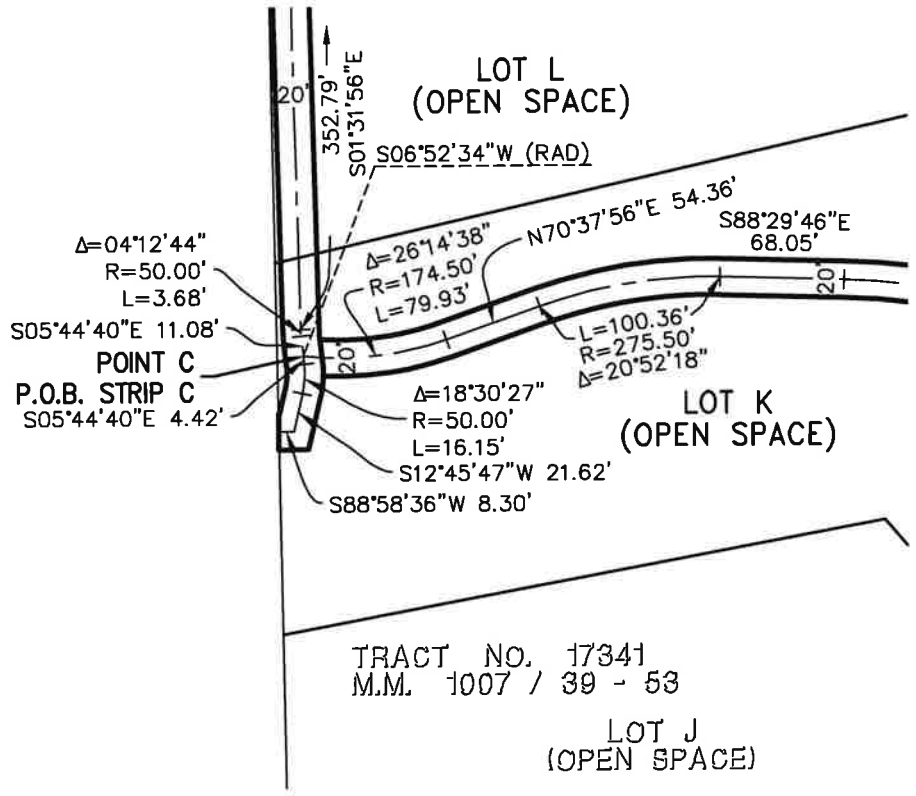
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**TRAIL EASEMENTS**  
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DRAWN BY: JMS  
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**SHEET 4 OF 6**





SEE SHEET 4



SEE SHEET 6

TRACT NO. 17341  
M.M. 1007 / 39 - 53

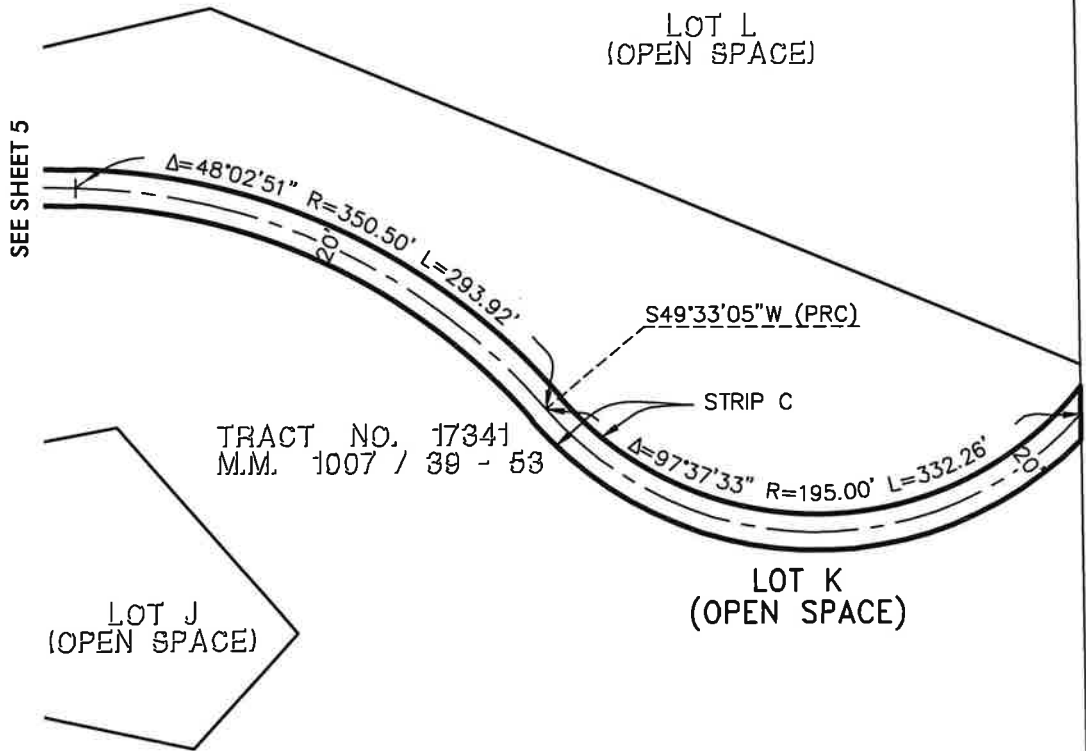
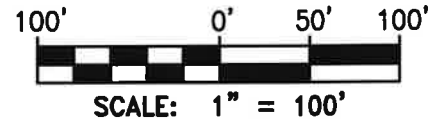


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SHEET 5 OF 6



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