

WHEN RECORDED, RETURN TO:

ANDREW MICHAEL PENNOR
4872 OHIO STREET
YORBA LINDA, CA 92886

THIS AREA FOR RECORDER'S USE ONLY

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

 22.00

* \$ R 0 0 1 3 3 3 8 2 5 6 \$ *
2021000705229 10:56 am 11/17/21

227 NC-5 L09 5

0.00 0.00 0.00 0.00 12.00 0.00 0.000.000.00 3.00



LOT LINE ADJUSTMENT NO. 2021-01

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Parcel 1: Andrew Pennor	323-081-15
Parcel 2: Andrew Pennor	323-081-14
Parcel 3:	
Parcel 4:	

LEGAL DESCRIPTION OF ADJUSTED PARCELS

See attached Exhibit "A" - Legal Description and Exhibit "B" - Map and Exhibit "C" - Site Plan

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)

Parcel 1 Print Name/Title: Andrew Pennor/Owner	Signature: 
Parcel 2 Print Name/Title: Andrew Pennor/Owner	Signature: 
Parcel 3 Print Name/Title:	Signature:
Parcel 4 Print Name/Title:	Signature:

CITY OF YORBA LINDA ENGINEERING DIVISION ACCEPTANCE

This Lot Line Adjustment is acceptable to the City.

Signature:  Jamie Lai, City Engineer RCE: 65296

Date: 11/16/2021

CITY OF YORBA LINDA SURVEYOR'S ACCEPTANCE

I hereby state that I have examined this lot line adjustment and found that it is technically correct.





Signature:  David Kneil, Acting City Surveyor

Date: 11/16/2021

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Parcel 1 Print Name/Title: Andrew Pennor/Owner	Signature: 
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Parcel 3 Print Name/Title:	Signature:
Parcel 4 Print Name/Title:	Signature:
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This Lot Line Adjustment is acceptable to the City.	
Signature:  _____	Jamie Lai, City Engineer RCE: 65296 Date: 11/16/2021
CITY OF YORBA LINDA SURVEYOR'S ACCEPTANCE	
I hereby state that I have examined this lot line adjustment and found that it is technically correct.	
Signature:  _____	David Knell, Acting City Surveyor Date: 11/16/2021

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)

On June 1, 2021 before me, Kellie Leann Waldron, Notary Public
(insert name and title of the officer)

personally appeared Andrew Pennor
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 Kellie Leann Waldron (Seal)



**EXHIBIT 'A' (LEGAL DESCRIPTION)
LOT LINE ADJUSTMENT NO. L.L.A.-2021-01**

PARCEL 1

THE NORTH 264 FEET OF THE WEST 330 FEET, (SAID 330 FEET, BEING MEASURED TO THE CENTERLINE OF THE 60 FOOT STREET, ADJOINING SAID LOT ON THE WEST), OF LOT 5 IN BLOCK 9 OF THE YORBA LINDA TRACT, IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF, RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH 132 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE WEST 30 FEET THEREOF, BEING THE EAST HALF OF SAID 60 FOOT STREET, AS DEDICATED TO PUBLIC USE PER SAID YORBA LINDA TRACT. AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



ADDRESS:

4862 & 4872 OHIO ST.
YORBA LINDA, CA 92886

APN:

323-081-14 & 15







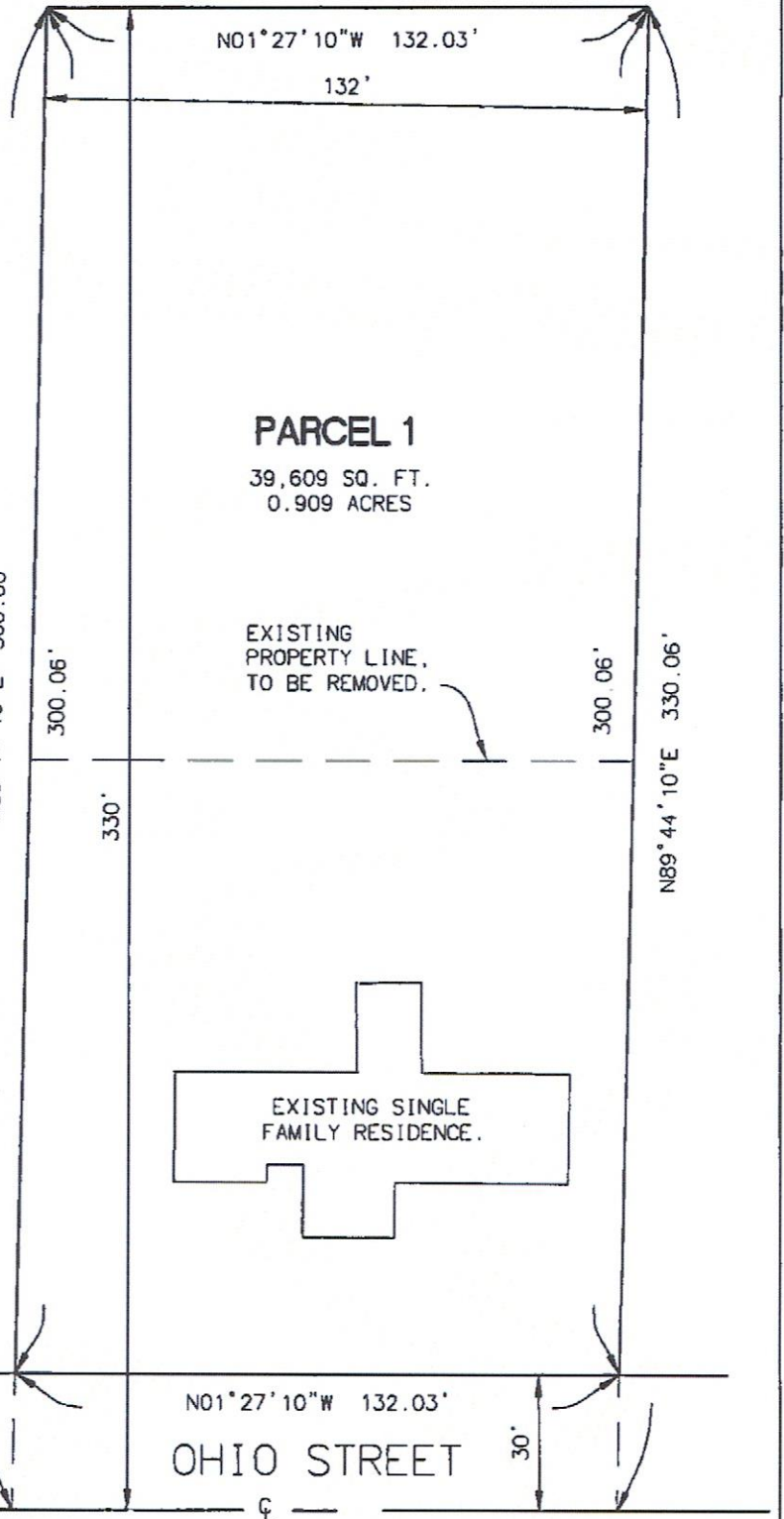
 06/01/21
ROBERT J. RUSSELL, PLS 8211 DATE

EXHIBIT 'B' (PLAT)

LOT LINE ADJUSTMENT NO. L.L.A.-2021-01

LEGEND

-  EXISTING LOT LINE
-  EXISTING LOT LINE TO BE REMOVED
-  EXISTING ROW LINE



SCALE : 1" = 40'



ADDRESS:
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APN:
323-081-14 & 15



Commercial Development Resources

Today's Ideas Tomorrow's Reality
4121 Westlady Place #112 Newport Beach CA 92660
T 949-842-5927 www.CDRwest.com





 06/01/21
ROBERT J. RUSSELL, PLS 8211 DATE

EXHIBIT 'C' (SITE PLAN)

LOT LINE ADJUSTMENT NO. L.L.A.-2021-01

LEGEND

-  EXISTING LOT LINE
-  EXISTING LOT LINE TO BE REMOVED
-  EXISTING ROW LINE

EXISTING BLOCK WALL

EASEMENTS

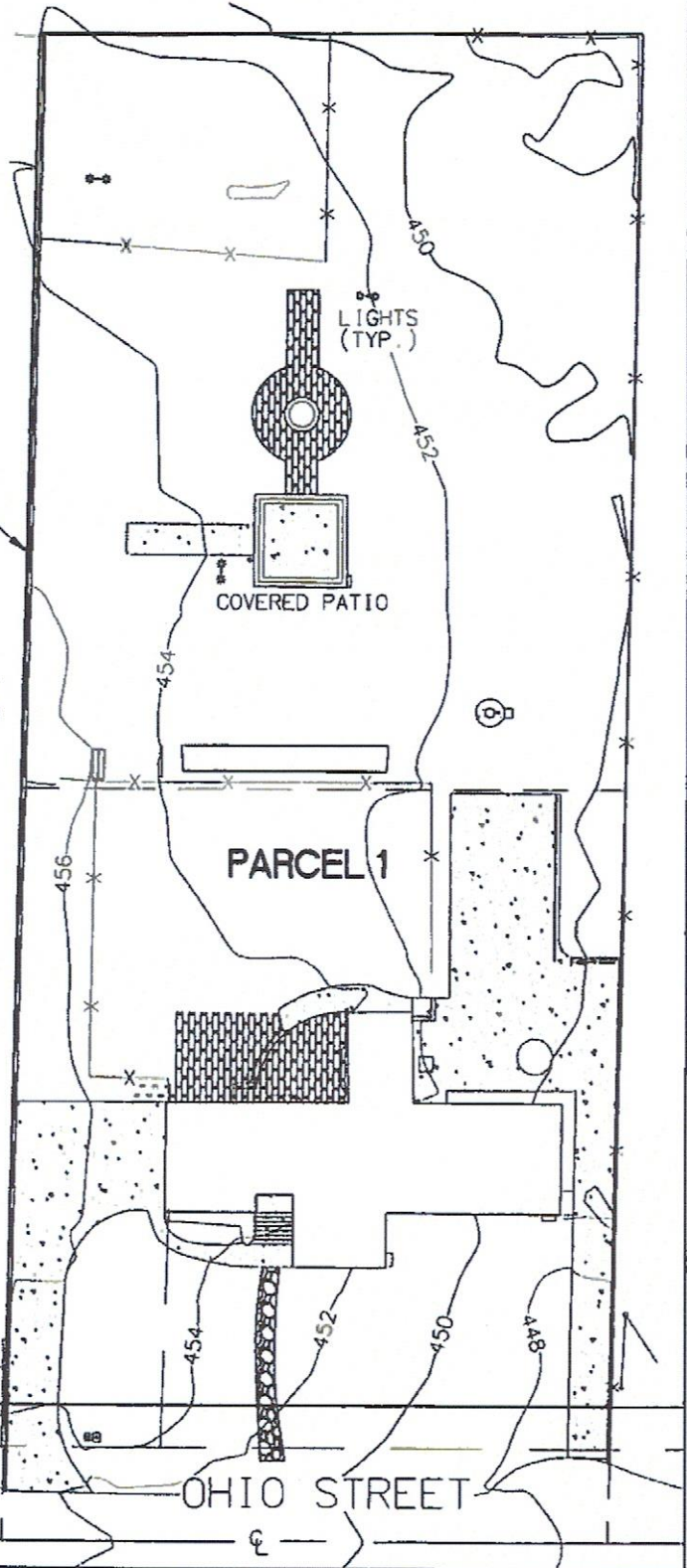
- ① AN EASEMENT TO THE YORBA LINDA WATER COMPANY, RECORDED IN BOOK 203, PAGE 291, OF DEEDS, CALLS OUT RIGHTS OVER ALL OF THE YORBA LINDA TRACT, ACCORDING TO MAP THEREOF RECORDED IN BOOKS, PAGES 17 AND 18.
- ② AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, FOR UTILITY POLES, RECORDED FEBRUARY 21, 1952 IN BOOK 2291, PAGE 323, OF O.R., OVER A 2 FOOT WIDE STRIP OF LAND, THE CENTERLINE THEREOF, LYING 56 FEET WESTERLY OF THE EASTERLY LINE OF LOT 8 IN BLOCK 9 OF THE YORBA LINDA TRACT, AS PER MAP RECORDED IN BOOK 5, PAGES 17 & 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CA
- ③ AN EASEMENT TO OWNERS FOR IRRIGATION PURPOSES, RECORDED JULY 24, 1952 IN BOOK 2361, PAGE 67, OF O.R. AND MARCH 11, 1953 IN BOOK 2468, PAGE 430, OF O.R., OVER THE NORTH 264 FEET OF THE WEST 330 FEET OF LOT 8 IN BLOCK 9 OF THE YORBA LINDA TRACT, AS PER MAP RECORDED IN BOOK 5, PAGES 17 & 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CA.



SCALE: 1" = 40'



E.O.P.



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Robert J. Russell

06/01/21

ROBERT J. RUSSELL, PLS 8211 DATE