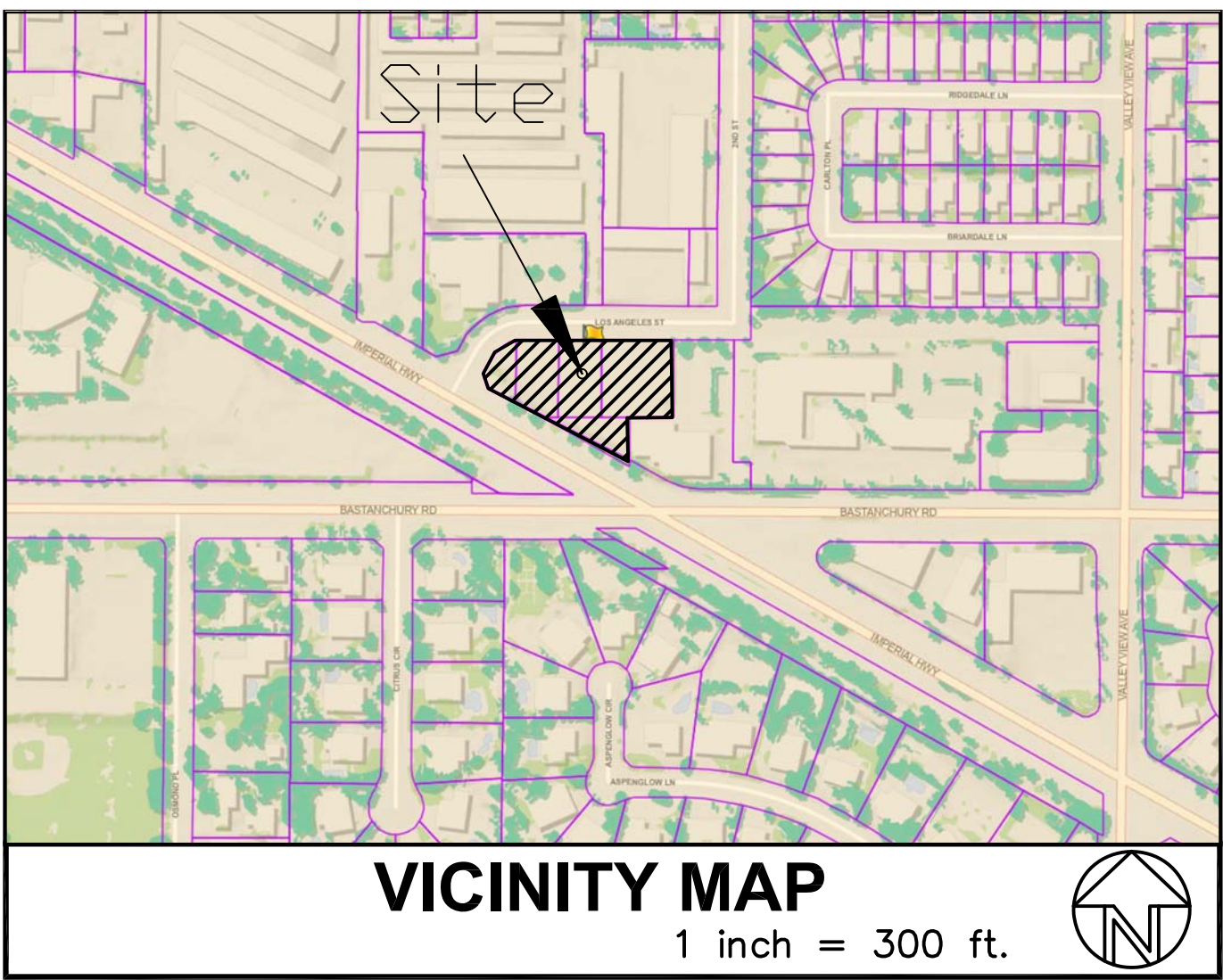
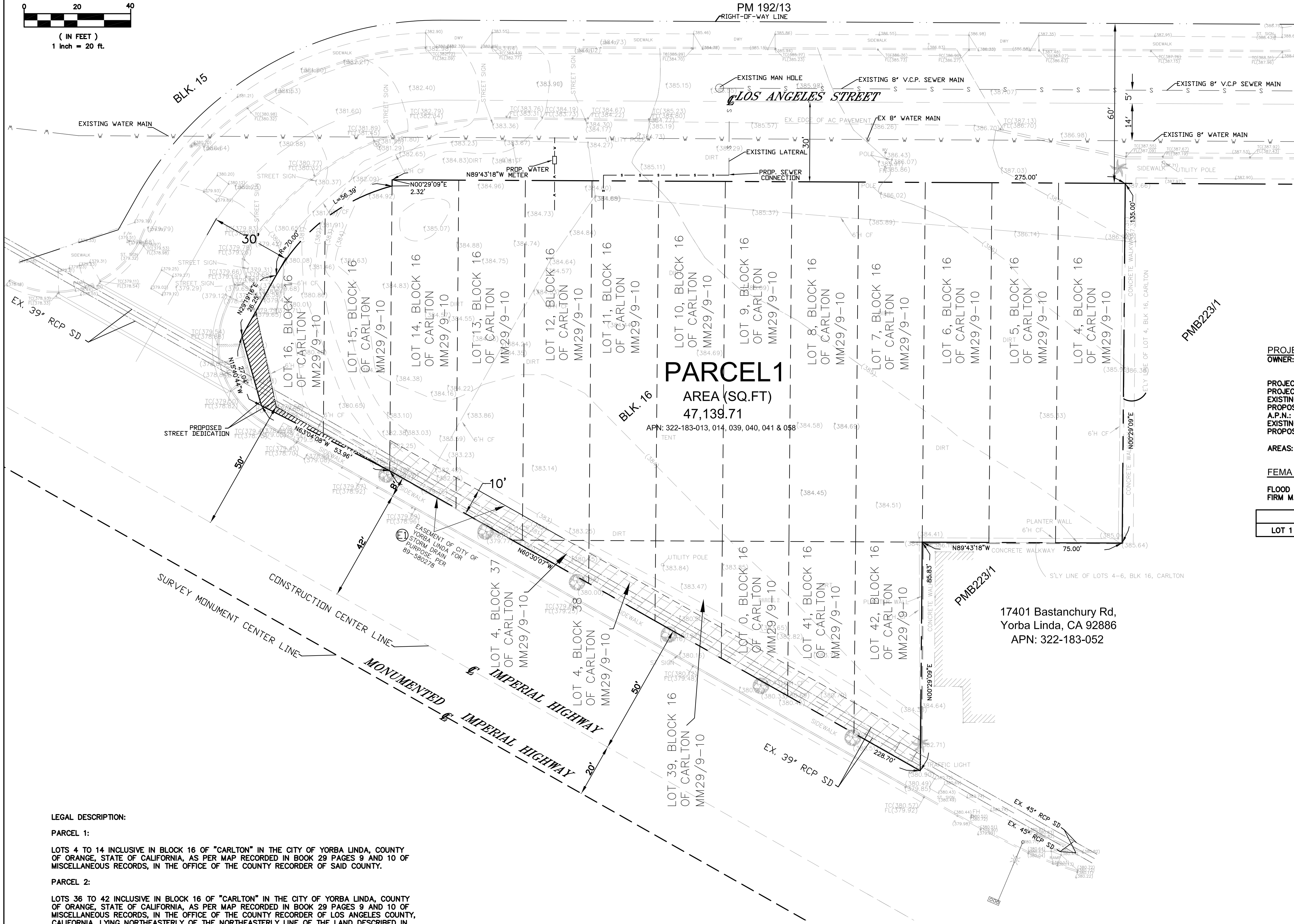
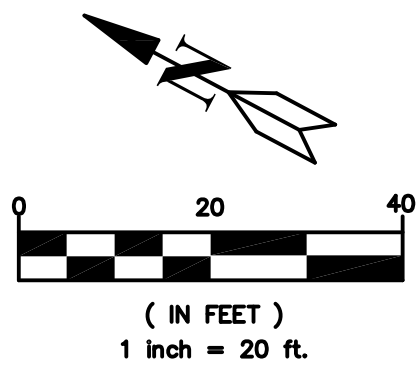


TENTATIVE PARCEL MAP #19347



PROJECT SUMMARY:
OWNER: MINGYU QU
1396 BEDFORD RD., SAN MARINO, CA 91108
628-267-6333
PROJECT ADDRESS: 17332 Los Angeles St, Yorba Linda, CA 92886
PROJECT DESCRIPTION: NEW CHURCH BUILDING AND PARKING LOT
EXISTING LOT: 6
PROPOSED LOT: 1
A.P.N.: 322-183-013, 014, 039, 040, 041 & 058
EXISTING ZONING: CO - COMMERCIAL GENERAL
PROPOSED ZONING: CO - COMMERCIAL GENERAL
AREAS:
PROPERTY SIZE: 47,139.71 S.F. (GROSS)
PROPERTY SIZE: 44,852.46 S.F. (NET)

FEMA FLOOD ZONE:
FLOOD ZONE: ZONE X
FIRM MAP NUMBER: 06059C0064J

	GROSS (SQ.FT)	NET (SQ.FT)	EASEMENT (SQ.FT)
LOT 1	47,139.71	44,852.46	Et 2,287.25

EASEMENT NOTES
EASEMENT OF CITY OF YORBA LINDA FOR STORM DRAIN PURPOSE PER 89-580278 TO BE REMAIN

- LEGEND:**
- (462.1)EXISTING ELEVATION
 - 520.00PROPOSED ELEVATION
 -MAINTAIN EXISTING DRAINAGE
 -EXISTING STRUCTURE
 -GRADING LIMIT
 -PROPOSED LANDSCAPE AREA
 -PROPERTY BOUNDARY
 -EXISTING EASEMENT
 -CENTER LINE
 -EX. WALL
 -PROPOSED WALL
 -EX. GUTTER
 -EX. FENCE
 -PROPOSED CONCRETE AREA
 -EXISTING CONTOUR
 -PROPOSED DRAINAGE PIPE
 -PROPOSED CONTOUR

- ABBREVIATIONS:**
- CBW..... CONC. BLOCK WALL
 - EP..... EDISON POLE
 - EX..... EXISTING
 - FL..... FLOW LINE ELEVATION
 - SD..... STORM DRAIN
 - PL..... PROPERTY LINE
 - FG..... FINISHED GRADE ELEVATION
 - TW..... TOP OF WALL ELEVATION
 - TG..... TOP OF GRADE ELEVATION
 - DF..... DEEPENED FOOTING
 - S/W..... SIDEWALK
 - SD..... STORM DRAIN
 - TC..... TOP OF CURB
 - D/A..... DRIVEWAY APPROACH
 - HP..... HIGH POINT
 - INV..... INVERT ELEVATION
 - CONC..... CONCRETE

UTILITY SERVICES:
SEWER -YORBA LINDA WATER DISTRICT
WATER -CITY OF YORBA LINDA
GAS -SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL -SOUTHERN CALIFORNIA EDISON
FIRE -ORANGE COUNTY FIRE AUTHORITY
SHERIFF -ORANGE COUNTY SHERIFF'S DEPARTMENT

CIVIL ENGINEER:
JACK C. LEE, LS 8407
EXP. DATE: 3-31-2025
CAL LAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD
BREÁ, CA 92821
TEL. NO. (714) 671-1050

LEGAL DESCRIPTION:
PARCEL 1:
LOTS 4 TO 14 INCLUSIVE IN BLOCK 16 OF "CARLTON" IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGES 9 AND 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 2:
LOTS 36 TO 42 INCLUSIVE IN BLOCK 16 OF "CARLTON" IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29 PAGES 9 AND 10 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED FEBRUARY 25, 1937 IN BOOK 880 PAGE 172 OF OFFICIAL RECORDS.
EXCEPTING THEREFROM A PORTION OF LOTS 12, 13, 14, 36, 37, 38, 39, 40, 41 & 42 OF BLOCK 16 CARLTON, AS RECORDED IN BOOK 29 PAGES 9 AND 10 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, SAID DEDICATION IS WITHIN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA.
APN: 322-183-013, 014, 039, 040, 041 & 058

REVISIONS				LEGAL DESCRIPTION		BENCHMARK		ENGINEER			TENTATIVE MAP VACANT LOT 17332 LOS ANGELES ST. YORBA LINDA, CA	CITY OF YORBA LINDA	1 SHEET 1 OF 1
NUMBER	DATE	INITIALS		SEE ABOVE		OC BENCHMARK 2A-50-89 DESCRIPTION: DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2A-50-89", SET IN THE SOUTHEASTERLY CORNER OF A 4FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF VALLEY VIEW AVENUE AND IMPERIAL HIGHWAY, 55 FT. NORTHERLY OF THE CENTERLINE OF IMPERIAL HIGHWAY AND 98 FT. WESTERLY OF THE CENTERLINE OF VALLEY VIEW AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 378.294' (NAVD88 2006)		PREPARED UNDER THE SUPERVISION OF JACK LEE LS 8407	04/04/2025 DATE				