

NUMBER OF PARCELS: 2  
ACREAGE: 0.36 AC NET

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

SHEET 1 OF 2 SHEETS

# PARCEL MAP NO. 2023-105

BEING A SUBDIVISION OF THE THE NORTH 88 FEET OF THE WEST 220 FEET (MEASURED TO THE CENTER LINE OF A 60 FOOT STREET) OF THE SOUTH ONE-HALF OF LOT 8 BLOCK 11 OF YORBA LINDA TRACT, AS PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.

SAKE ENGINEERS, INC. JUNE 2025  
SB-9 (SENATE BILL) SUBDIVISION

ACCEPTED AND FILED  
AT THE REQUEST OF  
CHICAGO TITLE COMPANY  
DATE \_\_\_\_\_  
TIME \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK - RECORDER  
BY: \_\_\_\_\_  
DEPUTY

### OWNER'S STATEMENT

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 HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS A 20-FOOT ROAD EASEMENT FOR ACCESS, PARKING, UTILITIES, SURFACE DRAINAGE AND SUB-SURFACE DRAINAGE IMPROVEMENTS AND THE MAINTENANCE THEREOF FOR THE SOLE BENEFIT OF OURSELVES, OR SUCCESSORS ASSIGNS AND LOT OWNERS DELINEATED ON THIS MAP.

WE ALSO HEREBY RESERVE FOR THE BENEFIT OF PARCEL 1 A 5.00 FOOT EASEMENT FOR DRAINAGE AND SUB-SURFACE DRAINAGE IMPROVEMENTS AND THE MAINTENANCE THEREOF.

Babak Agahi, Trustee of the F&P Agahi Irrevocable Trust and  
Babak Agahi, Trustee of the Feizollah Agahi Irrevocable Trust as to an 30% interest.

BY: BABAK AGAHI TRUSTEE

### 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 \_\_\_\_\_ } 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 CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY  
NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES \_\_\_\_\_  
(NAME PRINTED) MY COMMISSION NUMBER \_\_\_\_\_

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436(A)(3)(A) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED. THEIR INTERESTS BEING SUCH THAT IT CANNOT RIPEN INTO A FEE.

AN EASEMENT IN FAVOR OF M. N. NEWMARK FOR IRRIGATION OF DRAINAGE DITCHES, PIPE LINES OR CONDUITS AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED IN BOOK 251, PAGE 95, OF DEEDS. RECORDS OF ORANGE COUNTY.

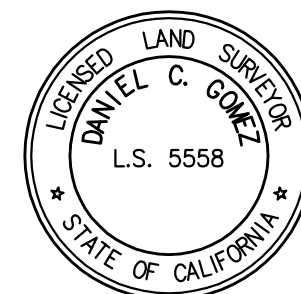
AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 8, 2025 AS INSTRUMENT NO. 2025000246472 OF OFFICIAL RECORDS.

### 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 BABAK AGAHI IN DECEMBER 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE 12 MONTHS AFTER THE RECORDATION OF THIS PARCEL MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

DANIEL C. GOMEZ L.S. 5558



### CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS FILED, AMENDED AND APPROVED BY THE CITY COUNCIL ON \_\_\_\_\_, THE EXPIRATION DATE BEING \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

JAMIE W. LAI  
CITY ENGINEER, CITY OF YORBA LINDA  
R.C.E. NO. 65296

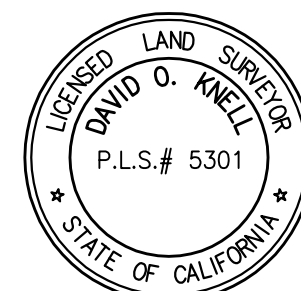


### CITY SURVEYOR'S STATEMENT

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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

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

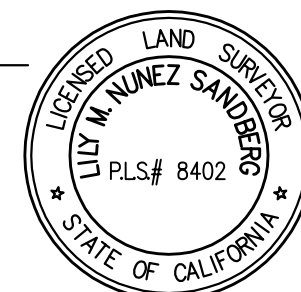


### COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

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



### CITY CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE YORBA LINDA AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

MARCIA BROWN, CMC  
CITY CLERK OF THE CITY OF YORBA

### 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 \_\_\_\_\_, 2026

SHARI L. FREIDENRICH  
COUNTY TREASURER - TAX COLLECTOR

BY: \_\_\_\_\_  
TREASURER - TAX COLLECTOR

IN THE CITY OF YORBA LINDA, COUNTY OF ORANGE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 2023-105**

BEING A SUBDIVISION OF THE THE NORTH 88 FEET OF THE WEST 220 FEET (MEASURED TO THE CENTER LINE OF A 60 FOOT STREET) OF THE SOUTH ONE-HALF OF LOT 8 BLOCK 11 OF YORBA LINDA TRACT, AS PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.

SAKE ENGINEERS, INC. JUNE 2025  
 SB-9 (SENATE BILL) SUBDIVISION

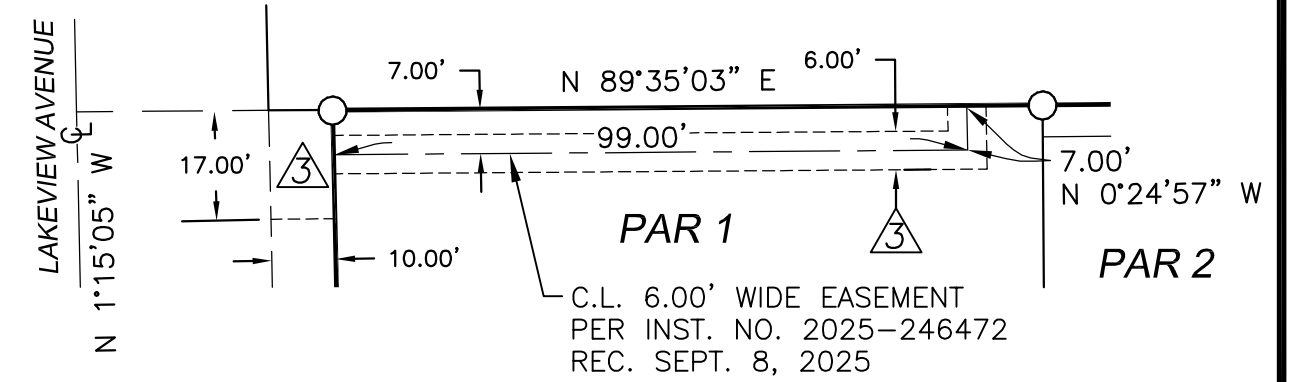
LINE TABLE		
CURVE	BEARING	DISTANCE
L1	N 00°25'03"	20.00'
L2	N 89°35'03" E	11.00'

SFN. ESTABLISHED BY RECORD DISTANCE PER TR 11546 MM 515/20-22

SFN. ESTABLISHED BY RECORD DISTANCE AND ANGLE PER TR 11546 MM 515/20-22

**EASEMENT NOTES:**

- 1 AN EASEMENT FOR IRRIGATION OF DRAINAGE DITCHES, PIPE LINES OR CONDUITS AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED IN BOOK 251, PAGE 95, OF DEEDS. RECORDS OF ORANGE COUNTY, IN FAVOR OF M. N. NEWMARK. CANNOT BE PLOTTED.
- ⚠️ A 20-FOOT ROAD EASEMENT FOR ACCESS, PARKING, UTILITIES, SURFACE DRAINAGE AND SUB-SURFACE DRAINAGE IMPROVEMENTS AND THE MAINTENANCE THEREOF FOR THE BENEFIT OF PARCEL 2 RESERVED HEREON.
- ⚠️ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 8, 2025 AS INSTRUMENT NO. 2025-246472 OF OFFICIAL RECORDS. SEE DETAIL "A" BELOW.



**DETAIL "A"**  
1"=30'

**SURVEYOR'S NOTES:**

- FOUND RECORD MONUMENT AS NOTED
- SET 1 1/2" O.D. X 18" GALV. I.P. TAGGED L.S. 5558. FLUSH (UNLESS OTHERWISE NOTED) AT ALL BOUNDARY CORNERS.
- (M) = MEASURED
- (R1) = RECORD DATA PER M.M. 515-20-22
- (R2) = RECORD DATA PER INST. # 2022-0334177, REC. OCT 13, 2022
- FL. = FLUSH
- SFN = SEARCHED & FOUND NOTHING
- SUBDIVISION BOUNDARY

SET NAIL AND TAG MARKED L.S. 5558 ON TOP OF CURB AT THE PROLONGATION OF ALL PROPERTY LINES.

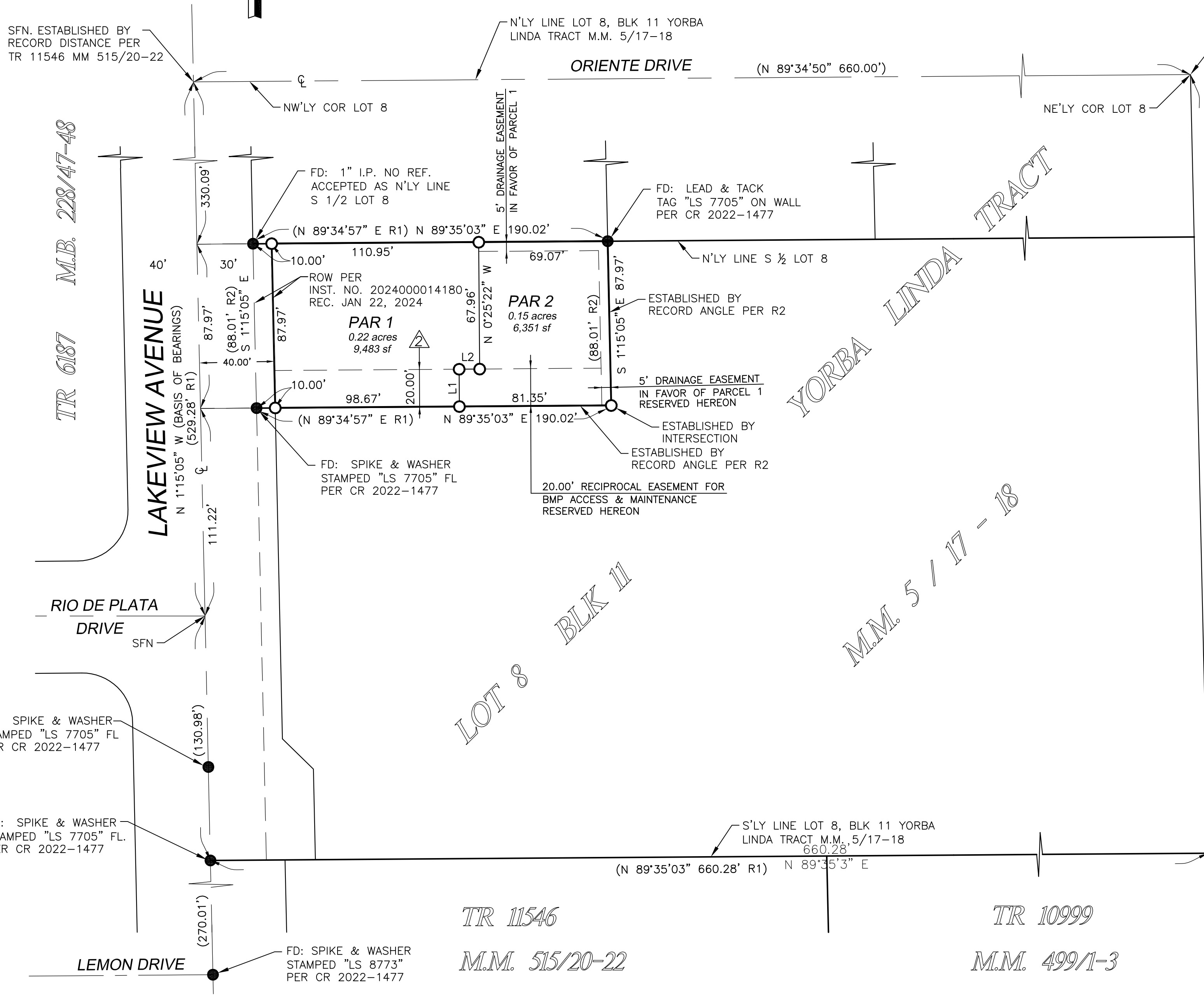
WHERE SETTING MONUMENTS BECOMES IMPRACTICAL DUE TO PLACEMENT OF WALLS, INTERSECTING LOT LINES ARE TO BE MARKED BY LEAD AND TAG ON BOTH SIDES OF WALL. WHERE LOT LINES AND WALLS ARE AT RIGHT ANGLES, INTERSECTION SHALL BE MARKED BY NAIL AND TAG ON TOP OF WALL.

BASIS OF BEARINGS: THE CENTERLINE OF LAKEVIEW AVE. BEING NORTH 01°15'05" WEST AS SHOWN ON TR 11546 M.B. 515/20-22.

SFN. ESTABLISHED BY RECORD DISTANCE AND ANGLE PER TR 11546 SFO. MM 515/20-22



SCALE: 1"=40'



TR 6187 M.B. 228/47-48

YORBA LINDA TRACT

LOT 8 BLK 11

M.M. 5 / 17 - 18

TR 11546  
M.M. 515/20-22

TR 10999  
M.M. 499/1-3