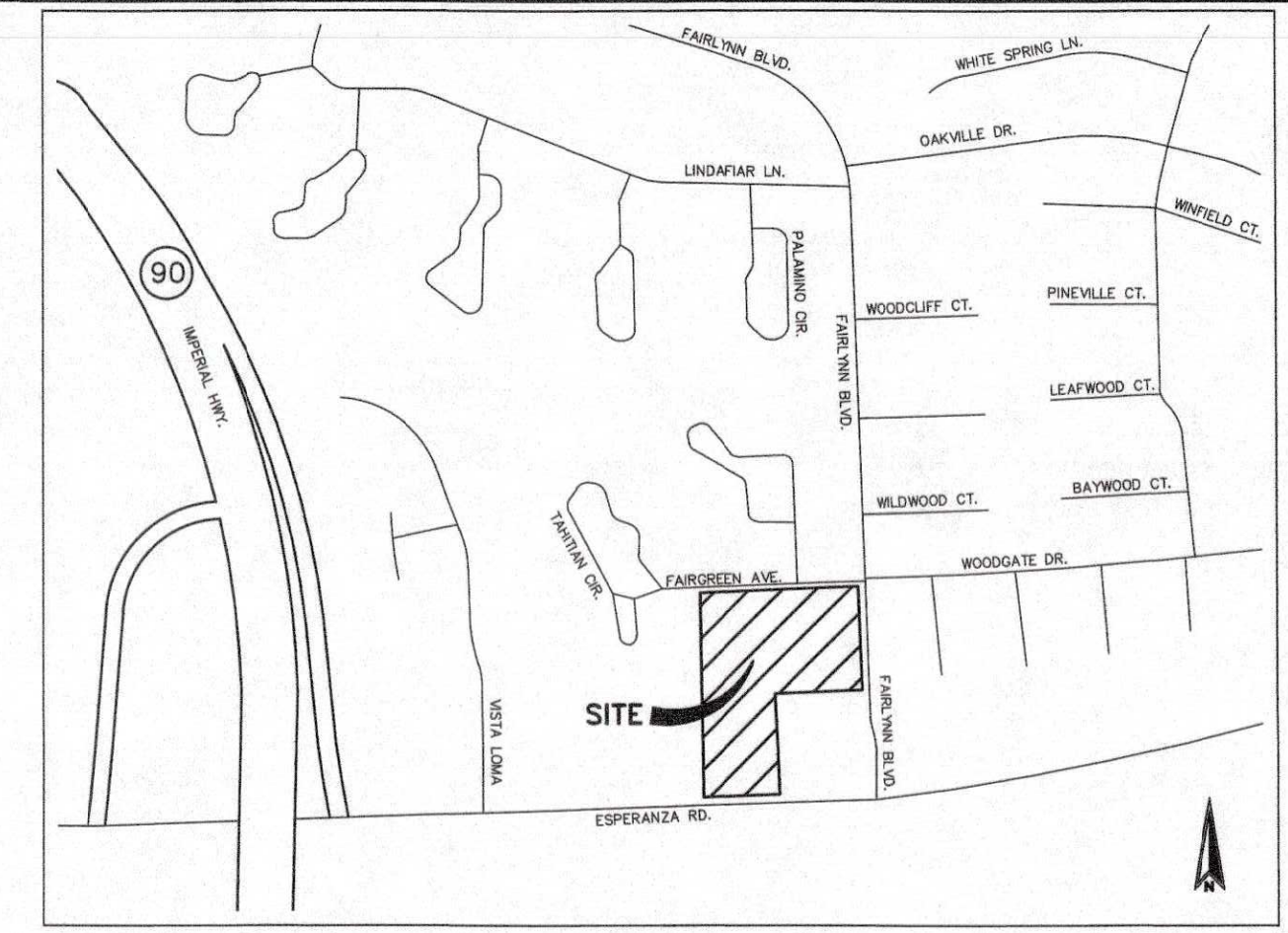
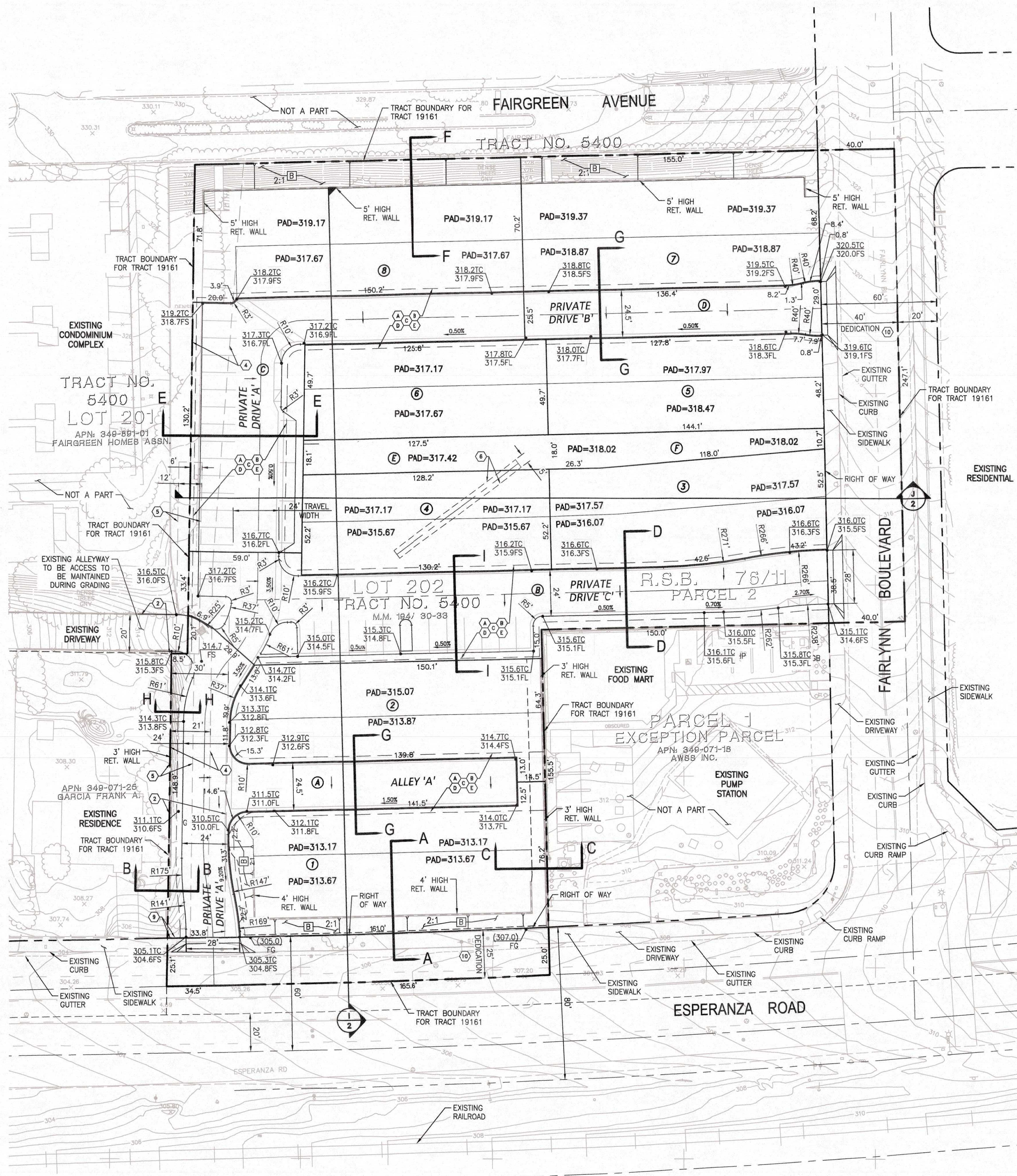


VESTING TENTATIVE TRACT MAP 19161 FOR CONDOMINIUM PURPOSES 6821 FAIRLYNN BLVD.



VICINITY MAP



EXISTING EASEMENTS

① EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT, PURPOSE: VEHICULAR ACCESS AFFECTS: AS SHOWN ON SAID MAP

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: SEWER PIPELINES RECORDING DATE: FEBRUARY 28, 1964 RECORDING NO: BOOK 6943, PAGE 683 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: APRIL 16, 1964 RECORDING NO: BOOK 7007, PAGE 894 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: MARCH 17, 1977 RECORDING NO: BOOK 12108, PAGE 652 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, ENTITLED: FINAL ORDER OF CONDEMNATION CASE NO.: 050012878 PURPOSE: HIGHWAY RECORDING DATE: APRIL 2, 2007 RECORDING NO: 2007-000209791 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF YORBA LINDA

EXISTING EASEMENTS DISPOSITION

- ① EXISTING EASEMENT TO REMAIN AS IS
- ② EXISTING EASEMENT TO REMAIN AS IS
- ③ EXISTING EASEMENT TO REMAIN AS IS
- ④ EXISTING EASEMENT TO BE ABANDONED
- ⑤ EXISTING EASEMENT TO REMAIN AS IS
- ⑥ EXISTING EASEMENT TO REMAIN AS IS

PROPOSED EASEMENTS

- ⑦ PROPOSED EASEMENT TO YORBA LINDA WATER DISTRICT FOR SEWER AND ACCESS PURPOSES
- ⑧ PROPOSED EASEMENT TO GOLDEN STATE WATER COMPANY FOR WATER AND ACCESS PURPOSES
- ⑨ PROPOSED EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES
- ⑩ PROPOSED RECIPROCAL INGRESS/EGRESS AND DRIVEWAY MANEUVERABILITY ACCESS EASEMENT FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19161
- ⑪ PROPOSED UTILITY EASEMENT

SLOPE DESIGNATIONS

- ⑫ TYPE 'B' SLOPES PER SEC. 7-9-283 MAINTAINED BY HOMEOWNERS ASSOCIATION

APPLICANT

ROI ESPERANZA LLC
4199 CAMPUS DRIVE, SUITE 200
IRVINE, CA 92612
(714)342-2502

CIVIL ENGINEER

FUSCOE ENGINEERING, INC.
16795 VON KARMAN AVENUE
IRVINE, CA 92606
(949)474-1960

LEGEND

- EASEMENT LINE
- - - - TRACT BOUNDARY
- ____ LOT LINE
- ① LOT NUMBER

GENERAL INFORMATION

1. EXISTING LAND USE: COMMERCIAL
2. PROPOSED LAND USE: RESIDENTIAL-CONDOMINIUMS
3. ADJACENT LAND USE:
 - N - RESIDENTIAL
 - S - PUBLIC STREET (ESPERANZA ROAD)
 - E - PUBLIC STREET (FAIRLYNN BLVD.)
4. EXISTING GENERAL PLAN USE: 1-B RESIDENTIAL
5. EXISTING ZONING: C-1 COMMERCIAL WITH H OVERLAY
6. PROPOSED ZONING: R-2
7. THIS TRACT LIES IN FLOOD ZONE 'X' PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO.: 06059C01561 EFFECTIVE DATE: 12/3/2009
8. GAS SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA GAS COMPANY.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA EDISON COMPANY.
10. TELEPHONE SERVICE WILL BE PROVIDED BY: AT&T U-VERSE, FRONTIER COMMUNICATIONS, OR SPECTRUM (TIME WARNER) CABLE.
11. CABLE TV SERVICES WILL BE PROVIDED BY: AT&T U-VERSE, FRONTIER COMMUNICATIONS, OR SPECTRUM (TIME WARNER) CABLE.
12. TRASH COLLECTION WILL BE INDIVIDUAL CURB SIDE PICKUP PER APPROVED TRASH COLLECTION PLAN.
13. PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE YORBA LINDA WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER FACILITIES.
14. PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE GOLDEN STATE WATER COMPANY'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES.
15. PROPOSED HIGH SPEED COMMUNICATION TECHNOLOGY, INCLUDING WIRELESS TECHNOLOGY, WILL BE AVAILABLE AT THE TIME OF DEVELOPMENT CONSTRUCTION TO ALL HOMES TO PROVIDE OPPORTUNITIES FOR TELECOMMUTING, ON-LINE SHOPPING AND OTHER ADVANCE COMMUNICATION ACTIVITIES.
16. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A PRIVATE STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF PRIVATE STORM DRAIN PIPES AND AREA DRAINS.
17. THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURES SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
18. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
19. TOTAL LENGTH OF PROPOSED PRIVATE DRIVES AND ALLEYS IS APPROXIMATELY 1,100 LF.
20. TOTAL PROJECT ACREAGE IS 2.57 GROSS AC.
21. ALL SIDEWALKS, CURB RETURNS, PEDESTRIAN CROSSINGS AND RAMPS WILL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
22. ALL PUBLIC AND PRIVATE STREETS AND STORM DRAIN FACILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH ORANGE COUNTY PUBLIC WORKS STANDARDS. ROLLED CURB AND GUTTER AND ROLLED CURB WILL BE CONSTRUCTED AS SHOWN ON SHEET C-2. ALL SEWER FACILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH YORBA LINDA WATER DISTRICT STANDARDS. ALL WATER FACILITIES WILL BE CONSTRUCTED IN CONFORMANCE WITH GOLDEN STATE WATER DISTRICT STANDARDS.
23. THE PROJECT SITE LIES WITHIN THE PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT.
24. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS VESTING TENTATIVE TRACT MAP.
25. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS VESTING TENTATIVE TRACT MAP.
26. THE ASSESSOR'S PARCEL NUMBER FOR THE PROJECT AREA IS: 349-071-17.
27. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THE VESTING TENTATIVE TRACT MAP.
28. THE GRADING QUANTITIES ARE APPROXIMATELY 7,000 CY OF CUT AND 500 CY OF FILL.
29. THE GEOTECHNICAL REPORT AND DESIGN RECOMMENDATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OC GRADING MANUAL AND THE CURRENT CALIFORNIA BUILDING CODE.
30. PROJECT SHALL COMPLY WITH THE MOST CURRENT ADOPTED CBC, CRC, CMC, CEC, CPC, CFC, CALIFORNIA ENERGY CODE, CALIFORNIA GREEN BUILDING STANDARD CODE AND OC GRADING CODE.

LEGAL DESCRIPTION

LOT 202 OF TRACT NO. 5400, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 194, PAGES 30 TO 33, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1°22'33" WEST 124.20 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH 88°37'27" WEST 150.00 FEET; THENCE SOUTH 1°22'33" EAST TO THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE BEGINNING OF SAID CURVE AT SAID SOUTHEAST CORNER, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.00 FEET; THENCE EASTERLY AND NORTHERLY 41.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°23'51" TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN THE UNDERLYING OR THAT MAY BE PRODUCED FROM SAID PROPERTY AND THE SOLE AND EXCLUSIVE RIGHT TO DRILL, SLANTED WELLS FROM ADJACENT LANDS INTO AND THROUGH, AND TO DEVELOP MINES AND CONSTRUCT TUNNELS, SHAFTS AND OTHER WORKS IN AND THROUGH, THE SUBSURFACE OF SAID PROPERTY FOR THE PURPOSE OF RECOVERING SAID MINERALS, OR ANY OF THEM, FROM SAID PROPERTY OR OTHER PROPERTY OR BOTH, AND THE RIGHT TO USE THAT PORTION OF THE SUBSURFACE OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY FOR ALL PURPOSES PERTAINING TO OR INCIDENT TO THE PRODUCTION OF, THE STORAGE OF, CONSERVATION OF, OR EXPLORING FOR OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBONS AND OTHER MINERALS WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, OR ANY OF SAID SUBSTANCES, BY MEANS OF ANY METHOD NOW KNOWN OR UNKNOWN, BUT NOT INCLUDING WITHIN THIS EXCEPTION ANY RIGHT TO USE THE SURFACE OF SAID PROPERTY OR THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE AFORESAID PURPOSES, AS RESERVED BY STERN REAL COMPANY, A CORPORATION, IN THE DEED RECORDED NOVEMBER 9, 1962, IN BOOK 6317, PAGE 443 OF OFFICIAL RECORDS.

APN: 349-071-17

SHEET INDEX

- TENTATIVE TRACT MAP NO. 19161 _____ C-1
- EXISTING AND PROPOSED CUT AND FILL PROFILES _____ C-2
- TOPOGRAPHY _____ C-3

STATISTICAL SUMMARY:

LETTERED LOTS	AREA (SF)	AREA (AC)	PROPOSED LAND USE
A	9,202.4	0.21	PRIVATE ALLEY (ALLEY 'A') AND PRIVATE DRIVE (PRIVATE DRIVE 'A')
B	13,804.8	0.32	PRIVATE DRIVE (PRIVATE DRIVE 'A') AND PRIVATE DRIVE (PRIVATE DRIVE 'C')
C	10,711.2	0.25	PRIVATE DRIVE (PRIVATE DRIVE 'A') AND PRIVATE DRIVE (PRIVATE DRIVE 'B')
D	3,985.0	0.09	PRIVATE DRIVE (PRIVATE DRIVE 'B')
E	2,308.1	0.05	PRIVATE WALKWAY
F	2,167.4	0.05	PRIVATE WALKWAY
TOTALS	42,178.9	0.97	

STATISTICAL SUMMARY:

NUMBERED LOTS	AREA (SF)	AREA (AC)	PROPOSED LAND USE
1	10,785.0	0.25	6-PLEX
2	8,407.5	0.19	6-PLEX
3	7,651.9	0.18	5-PLEX
4	6,746.1	0.15	5-PLEX
5	7,142.1	0.16	5-PLEX
6	6,285.3	0.14	5-PLEX
7	10,856.3	0.25	6-PLEX
8	12,068.5	0.28	6-PLEX
TOTALS	69,942.7	1.60	

ESPERANZA ROAD DEDICATION: 4,997.3 SF (0.11 AC)
FAIRLYNN BLVD. DEDICATION: 9,883.4 SF (0.23 AC)
TOTAL AREA = 69,942.7 SF (1.60 AC) + 42,178.9 SF (0.97 AC) = 112,121.6 SF (2.57 AC)

BENCHMARK

ELEVATIONS SHOWN HEREON ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED LOCALLY ON THE COUNTY OF ORANGE BENCHMARK 24-50-83 ELEV = 301.663 FEET (YEAR LEVELED 2006)

BASIS OF BEARINGS

BEARINGS HEREON ARE OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS CONTINUALLY OPERATING REFERENCE STATIONS CCOS AND CNPP AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER.

GRID COORDINATES:
CCCS: N=2261350.6705 E=6071417.8093
CNPP: N=2258382.6264 E=6149110.3941

GRID INVERSE CCOS-CNPP
S87-48-44.02E 77749.2574 FEET
ALL DISTANCES WERE SCALED TO GROUND BY APPLYING THE COMPUTED COMBINATION FACTOR (CF) 0.9999878129.

STATEMENT OF OWNERSHIP

ROI ESPERANZA LLC DOES HEREBY STATE THAT THE PROPERTY OWNERS LISTED BELOW HAVE AUTHORIZED ROI ESPERANZA LLC TO PREPARE AND SUBMIT THIS MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

ALEX WONG
AUTHORIZED SIGNATORY

OWNER
PATEL/KING PROPERTIES, LLC
GANPAT I. PATEL - PARTNER

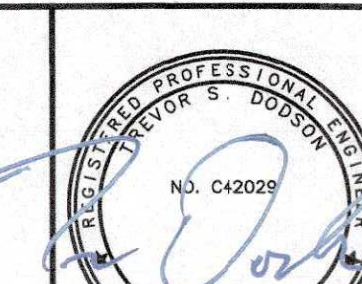
ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.
TREVOR DODSON, P.E. #2029 DATE: 8/26/2021

DEVIATION REQUEST

ROLLED CURBS TO BE AS PROPOSED HEREON IN LIEU OF USING ORANGE COUNTY STD. PLAN 1201. SEE SHEET C-2.

NO.	REVISIONS	APP'D.	DATE	DEVELOPER:
				ROI Esperanza LLC 4199 Campus Drive, Suite 200 Irvine, CA 92612 (949) 342-2502



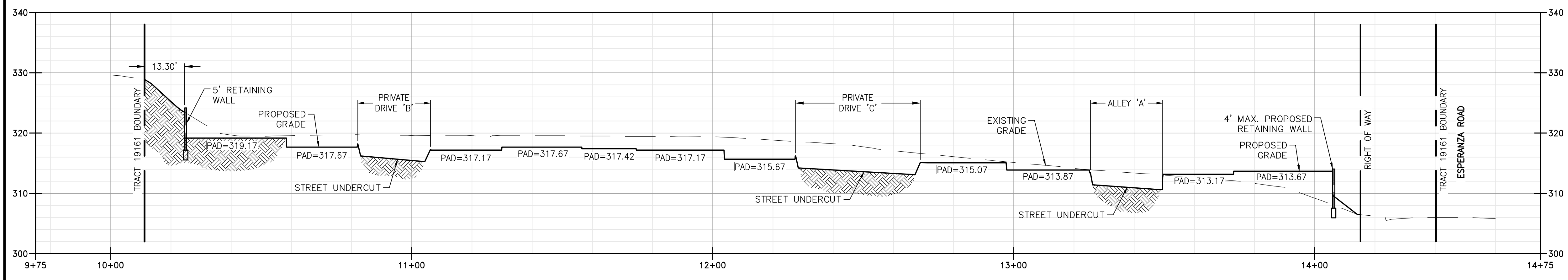
Tentative Tract Map No. 19161

Tentative Tract Map No. 19161

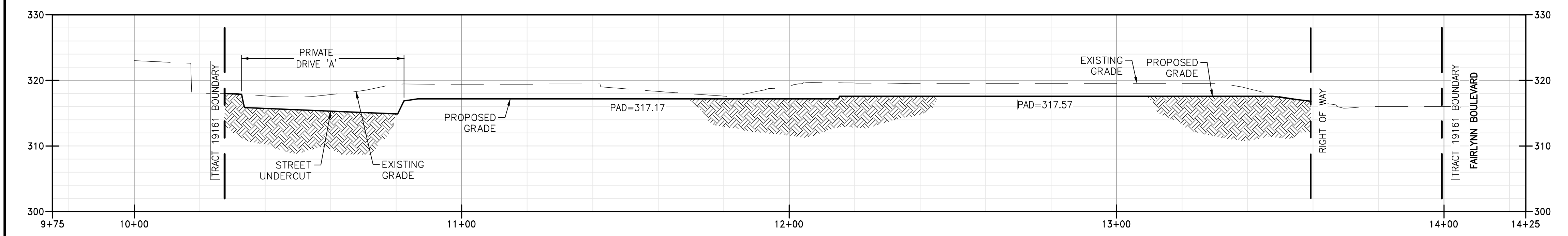
6821 Fairlynn Blvd.

Yorba Linda, California

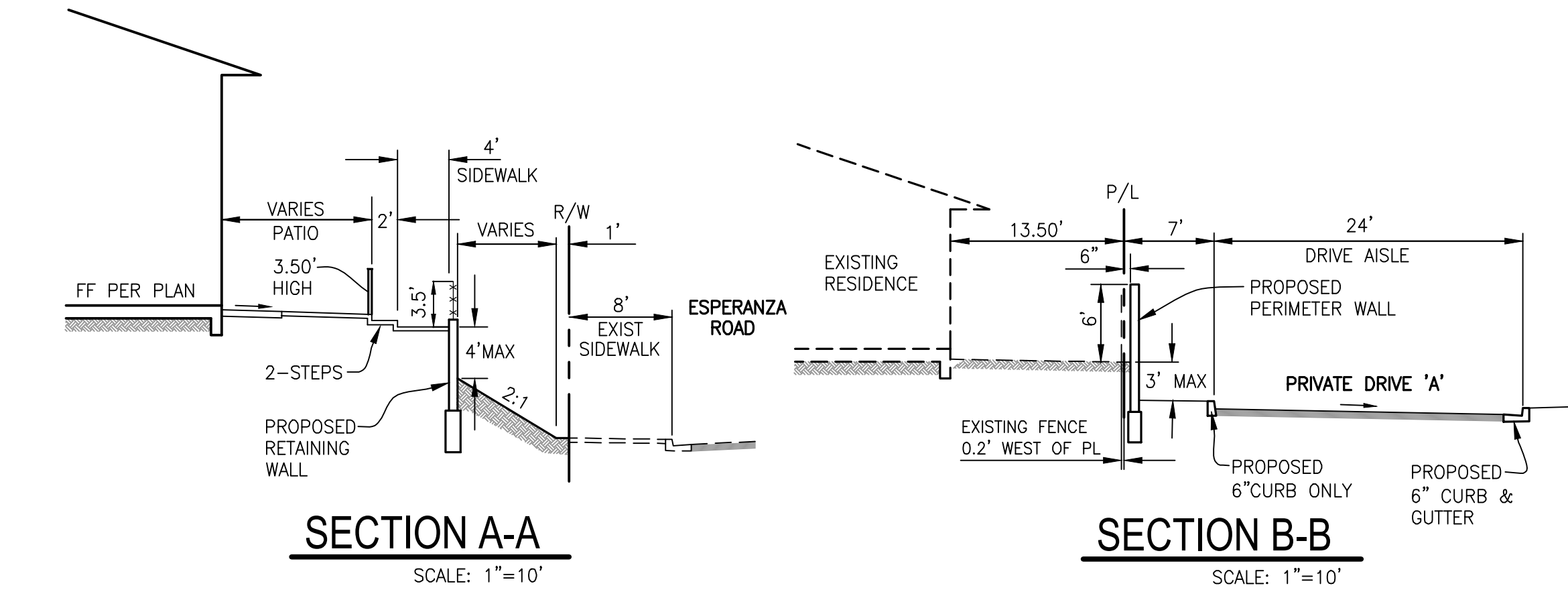
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DESIGN: NSM
CHECKED: TD
SCALE: AS SHOWN
JOB NO.: 774.012
SHEET C-1 OF C-3



SECTION I
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 10'

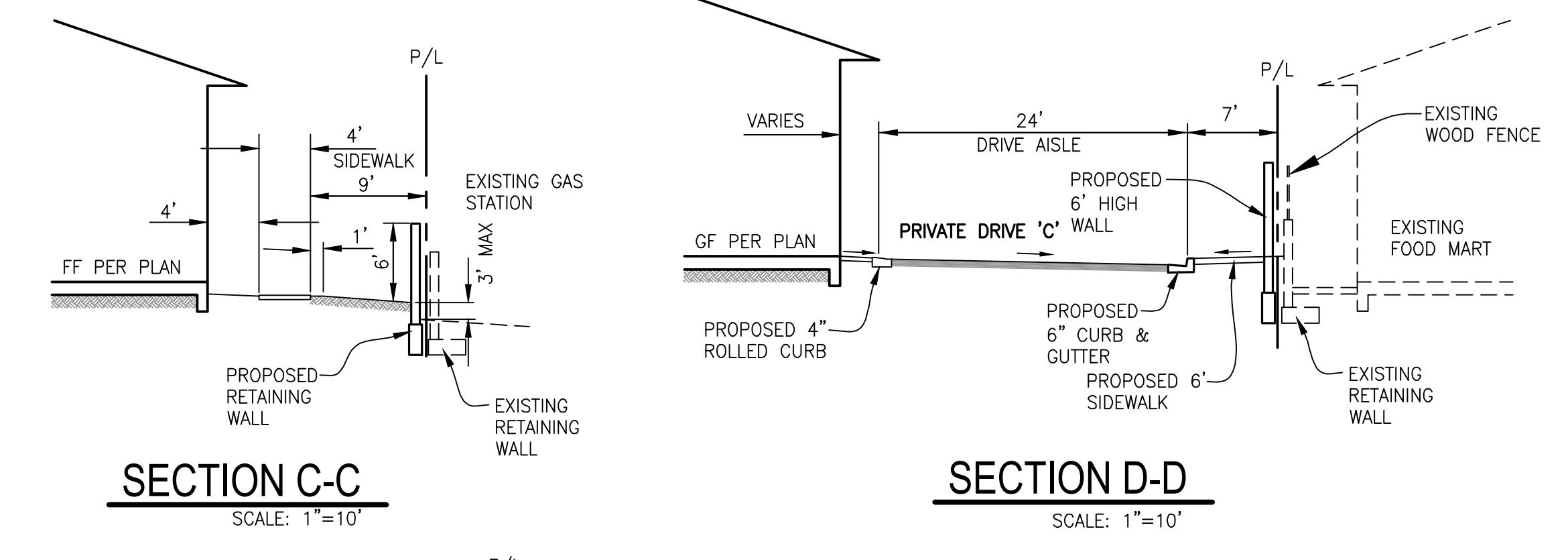


SECTION J
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 10'



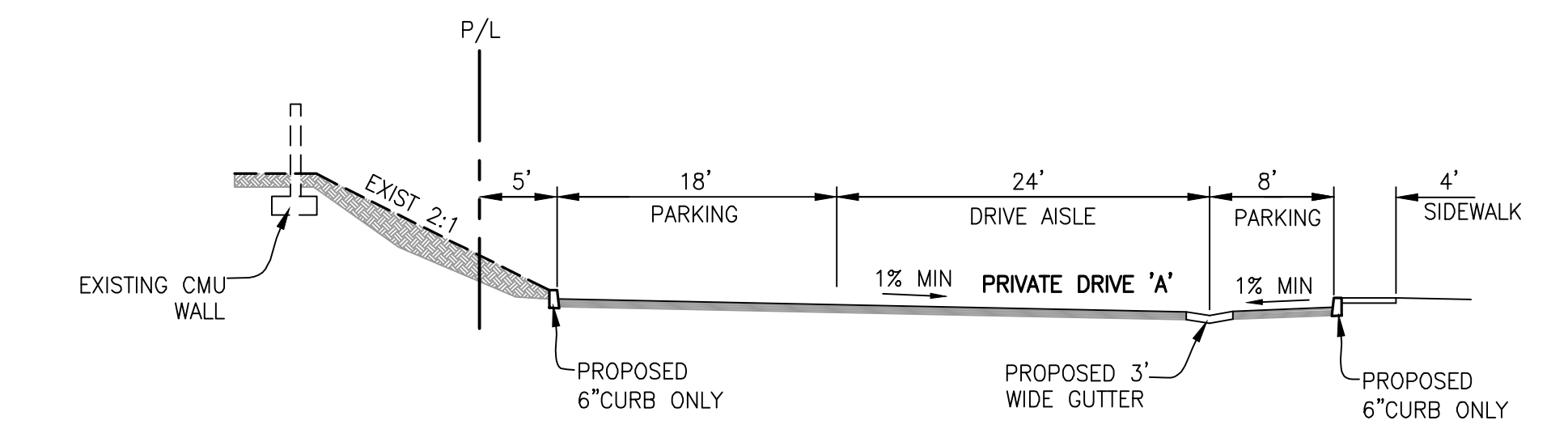
SECTION A-A
 SCALE: 1"=10'

SECTION B-B
 SCALE: 1"=10'

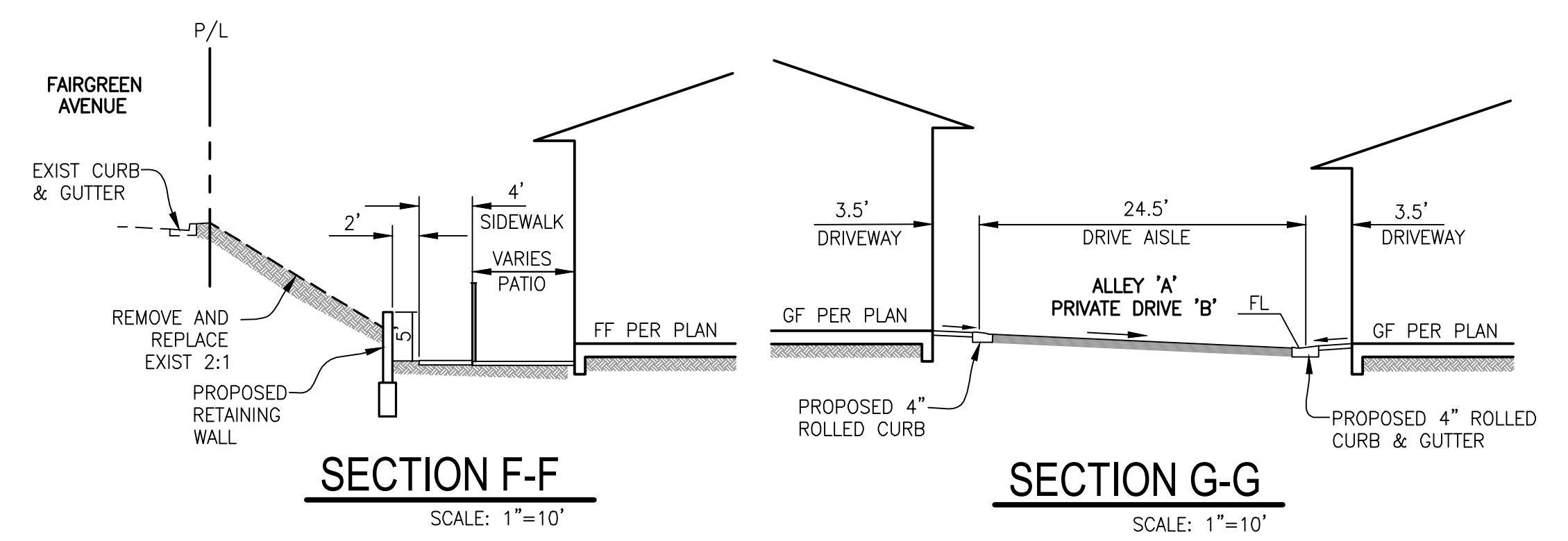


SECTION C-C
 SCALE: 1"=10'

SECTION D-D
 SCALE: 1"=10'

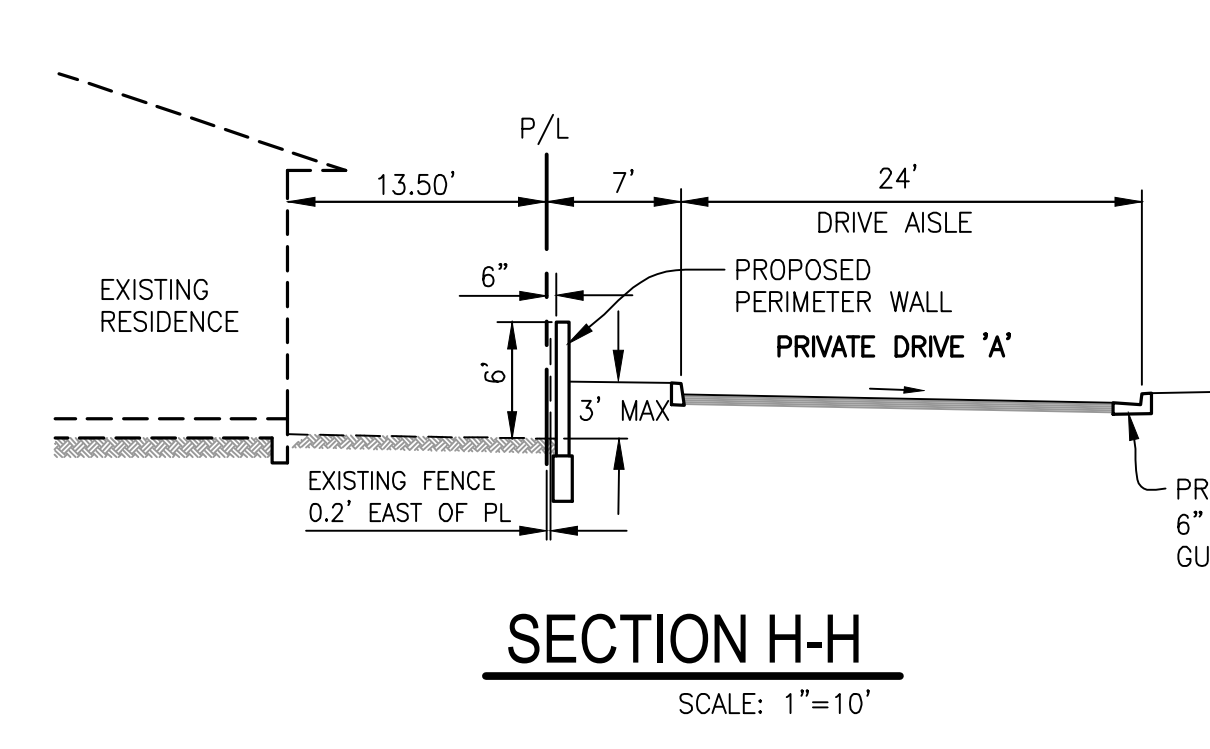


SECTION E-E
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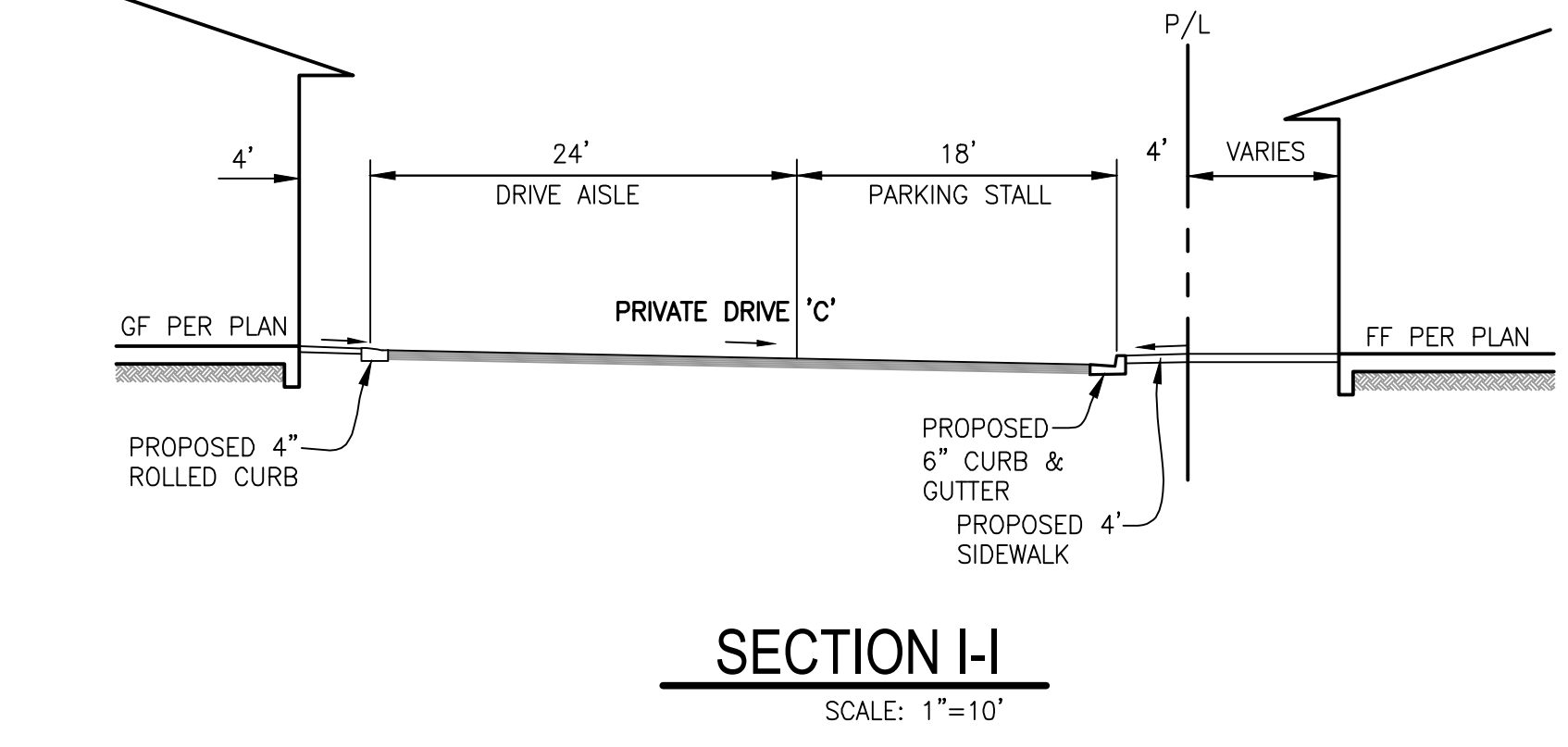


SECTION F-F
 SCALE: 1"=10'

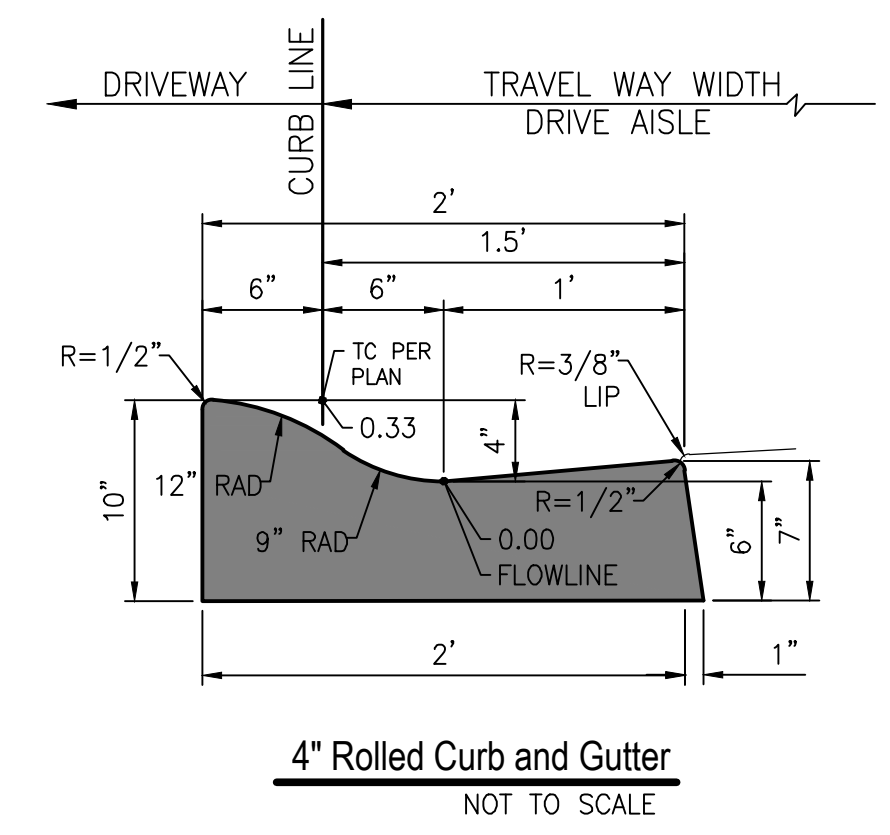
SECTION G-G
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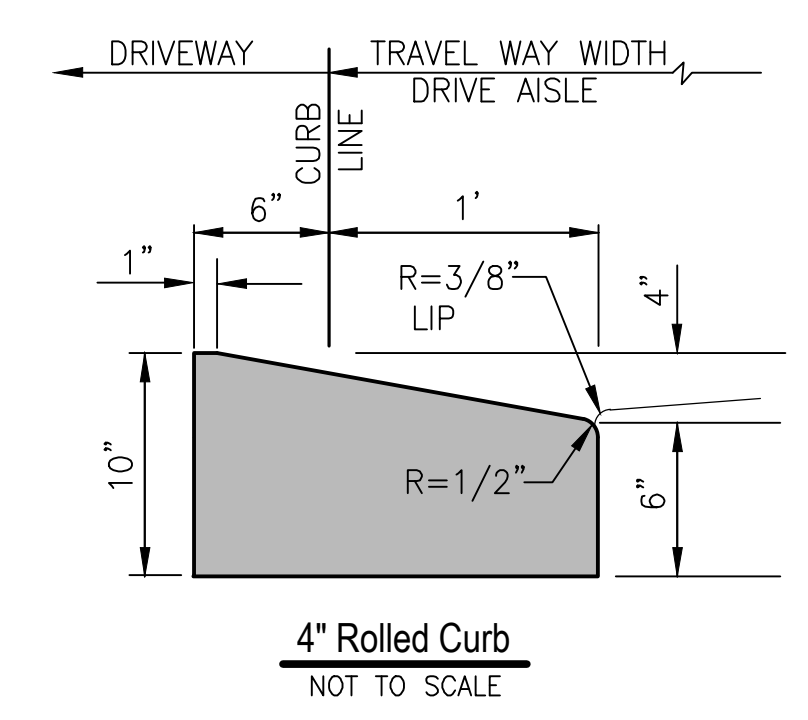
SECTION H-H
 SCALE: 1"=10'



SECTION I-I
 SCALE: 1"=10'



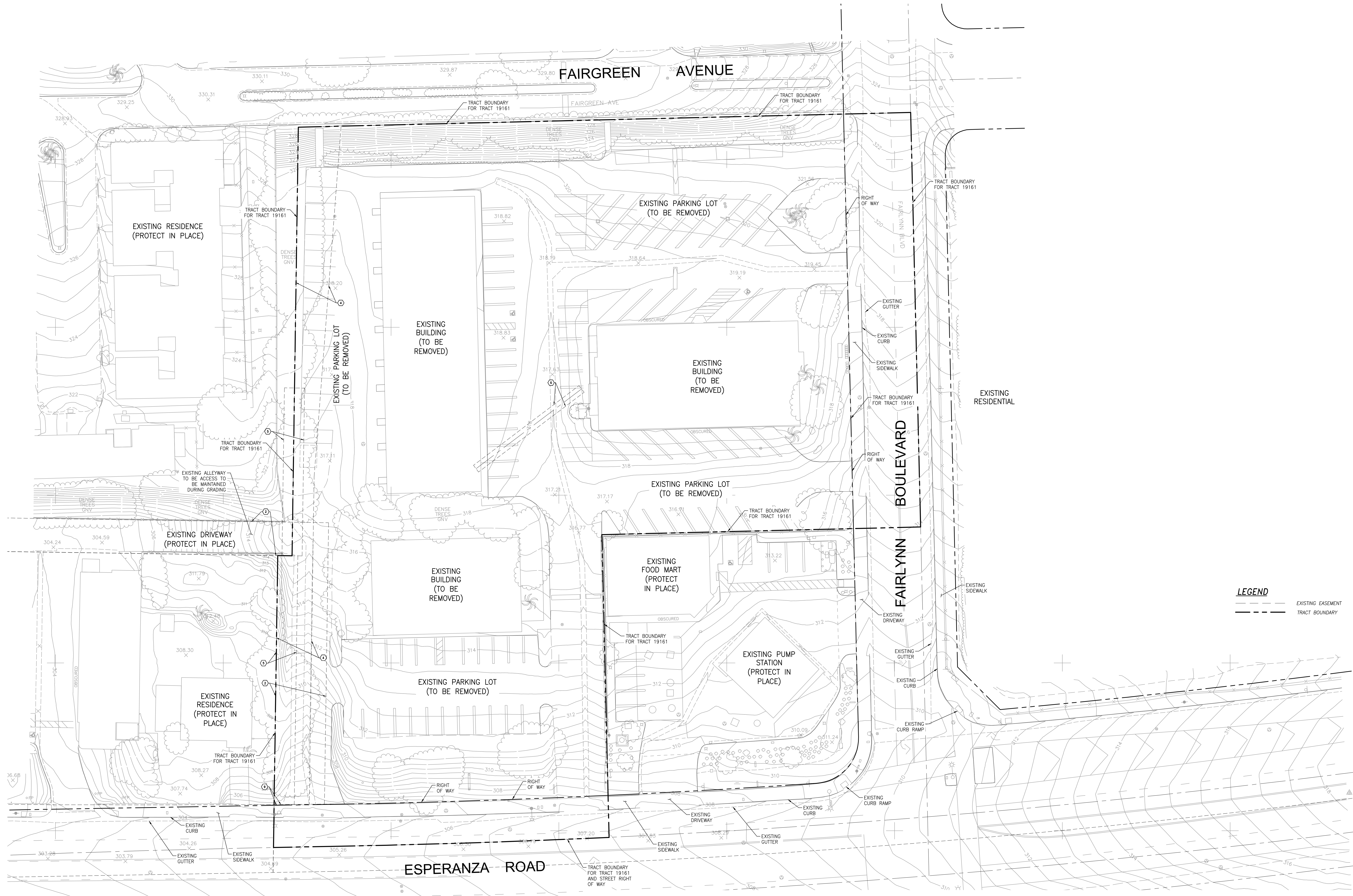
4" Rolled Curb and Gutter
 NOT TO SCALE



4" Rolled Curb
 NOT TO SCALE

REFER TO SHEET C-1 FOR SECTION CUTS

NO.	REVISIONS	APP'D.	DATE	DEVELOPER:	FUSCOE ENGINEERING	Tentative Tract Map No. 19161	EXISTING AND PROPOSED CUT AND FILL PROFILES	DRAWN: J.L.
				ROI Esperanza LLC	16795 Von Kaman, Suite 100 Irvine, CA 92618 Tel 949.474.1960 Fax 949.474.5315 www.fusco.com	821 Fairlynn Blvd.	Yorba Linda, California	DESIGN: NSM
				(949) 342-2502	CONTACT PERSON: TREVOR S. DODSON OFFICE: (949)474-1960			CHECKED: TD
								SCALE: AS SHOWN
								JOB NO.: 774.012
								SHEET C-2 OF C-3



LEGEND

--- EXISTING EASEMENT

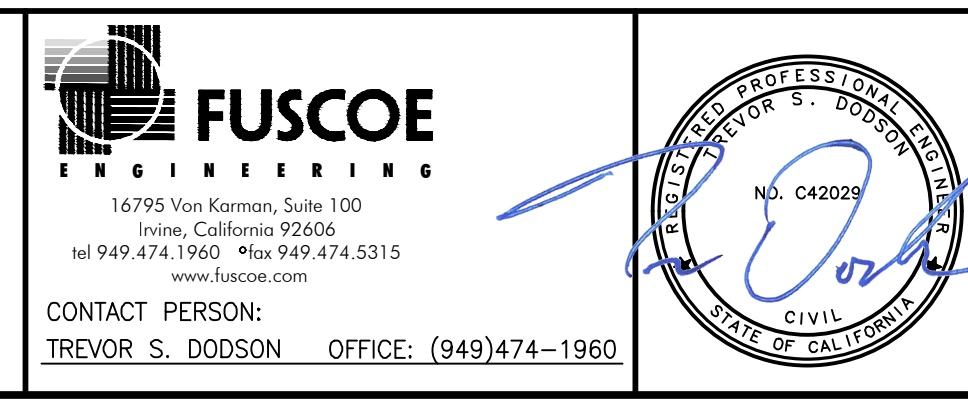
--- TRACT BOUNDARY

NO.	REVISIONS	APP'D.	DATE	DEVELOPER:
				ROI Esperanza LLC
				4199 Campus Drive, Suite 200
				Irvine, CA 92612
				(949) 342-2502

FUSCOE
ENGINEERING

16795 Von Korman, Suite 100
Irvine, California 92606
tel 949.474.1900 fax 949.474.5315
www.fuscoec.com

CONTACT PERSON:
TREVOR S. DODSON OFFICE: (949)474-1960



Tentative Tract Map No. 19161

Topography

6821 Fairlynn Blvd.
Yorba Linda, California

DRAWN: J/L
DESIGN: NSM
CHECKED: TD
SCALE: AS SHOWN
JOB NO.: 774.012

SHEET C-3 OF C-3