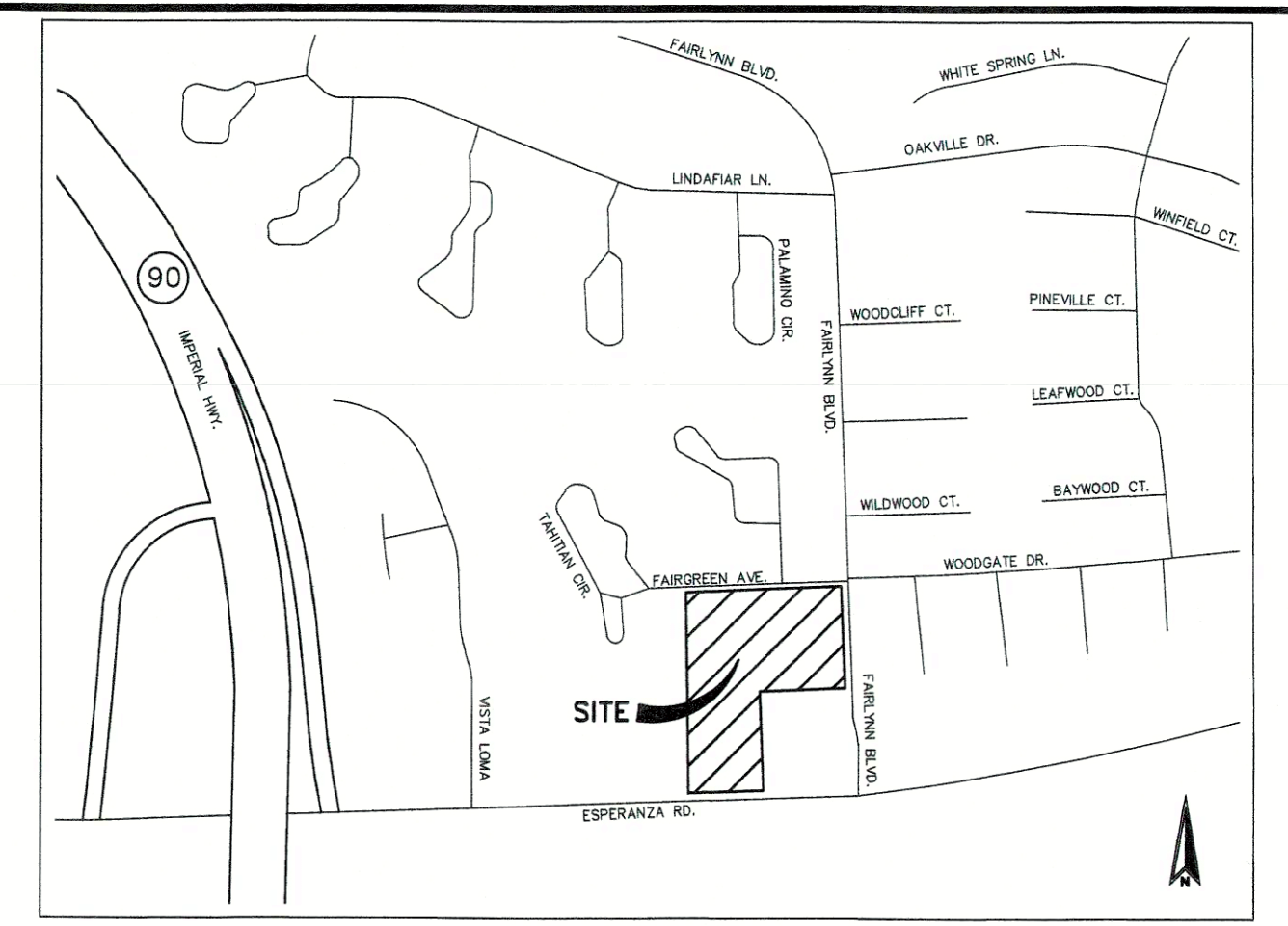
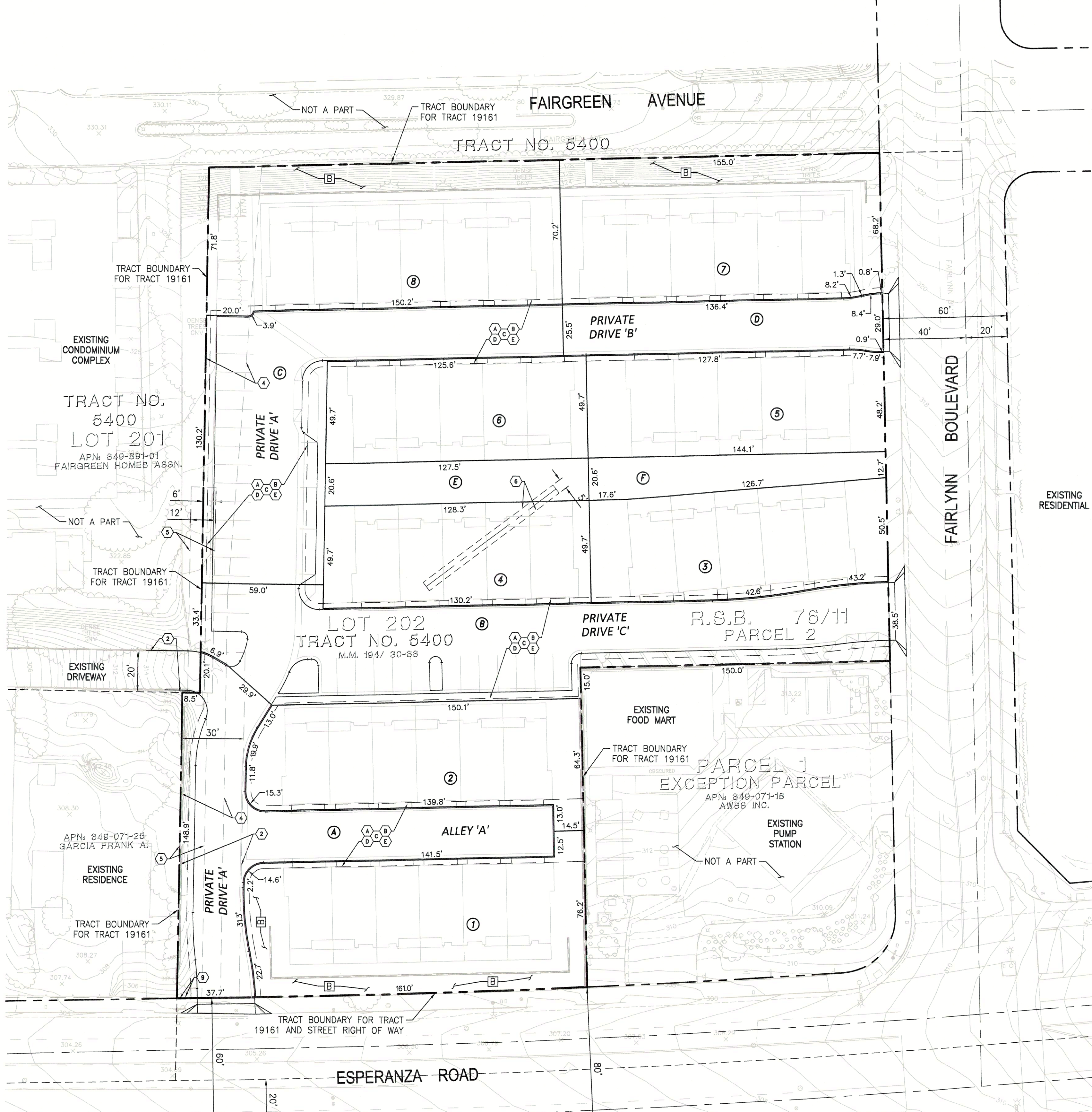


VESTING TENTATIVE TRACT MAP 19161 FOR CONDOMINIUM PURPOSES 6821 FAIRLYNN BLVD.



VICINITY MAP



EXISTING EASEMENTS

- ② 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
- ④ 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
- ⑤ 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
- ⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED 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
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNATED BY AN INSTRUMENT, ENTITLED: FINAL ORDER OF CONDEMNATION CASE NO.: 05CC12878 PURPOSE: HIGHWAY RECORDING DATE: APRIL 2, 2007 RECORDING NO: 2007-00029791 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

EXISTING EASEMENTS DISPOSITION

- ② EXISTING EASEMENT TO REMAIN AS IS
- ④ EXISTING EASEMENT TO REMAIN AS IS
- ⑤ EXISTING EASEMENT TO REMAIN AS IS
- ⑥ EXISTING EASEMENT TO BE ABANDONED
- ⑦ EXISTING EASEMENT TO REMAIN AS IS

PROPOSED EASEMENTS

- ① PROPOSED EASEMENT TO YLWD FOR SEWER AND ACCESS PURPOSES
- ③ PROPOSED EASEMENT TO GSW FOR WATER AND ACCESS PURPOSES
- ④ PROPOSED EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES
- ⑤ PROPOSED RECIPROCAL INGRESS/EGRESS AND DRIVEWAY MANEUVERABILITY ACCESS EASEMENT FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19161
- ⑥ PROPOSED UTILITY EASEMENT

SLOPE DESIGNATIONS

- ① TYPE 'B' SLOPES PER SEC. 7-9-283 MAINTAINED BY HOMEOWNERS ASSOCIATION

APPLICANT

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(714)342-2502

CIVIL ENGINEER

FUSCOE ENGINEERING, INC.
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Irvine, CA 92619
(949)474-1960

ARCHITECT

BASSANI LAGONI
2031 Orchard Drive #100
Newport Beach, CA 92660
(949)553-9100

DEVIATION REQUEST

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

STATISTICAL SUMMARY:

LOT NUMBERS	AREA (SF)	AREA (AC)	PROPOSED LAND USE
1	10,785.0	0.25	6-PLEX
2	8,407.5	0.19	6-PLEX
3	7,351.4	0.17	5-PLEX
4	6,420.1	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
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	2,634.1	0.06	PRIVATE WALKWAY
F	2,468.3	0.06	PRIVATE WALKWAY
TOTALS	112,122.00	2.58	

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

GENERAL INFORMATION

1. EXISTING LAND USE: COMMERCIAL
2. PROPOSED LAND USE: RESIDENTIAL-CONDOMINIUMS
3. ADJACENT LAND USE:
 - N - RESIDENTIAL
 - W - RESIDENTIAL
 - S - PUBLIC STREET (FAIRLYNN BLVD.)
 - E - PUBLIC STREET (ESPERANZA ROAD)
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.: 06059C0156J 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 T.V. 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 STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF 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 1,020 L.F.
20. TOTAL PROJECT ACREAGE IS 2.58 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 NUMBERS 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.

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:

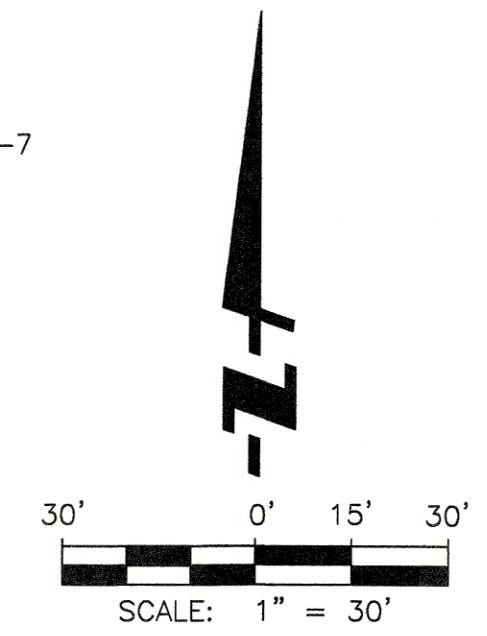
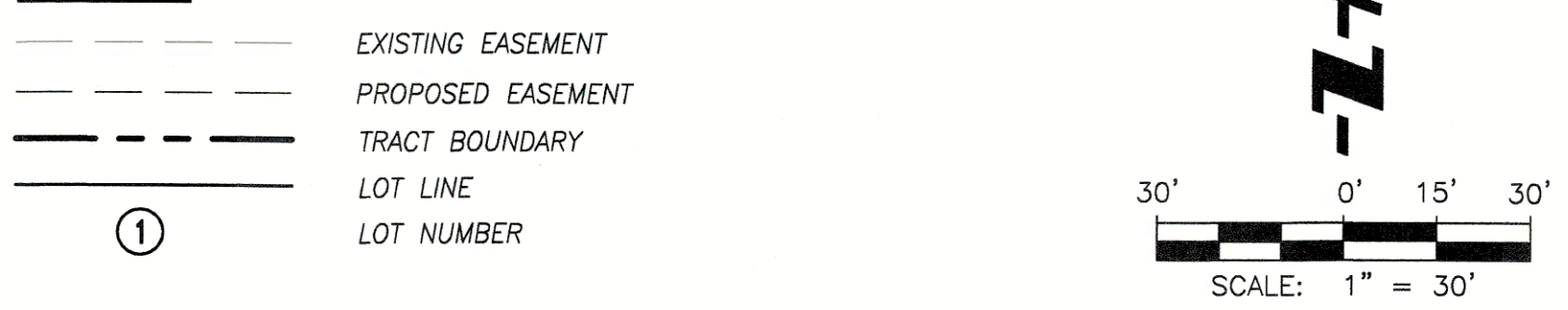
BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1°22'33" WEST 124.20 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH 88°37'27" WEST 150.00 FEET; THENCE SOUTH 1°22'33" EAST TO THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID SOUTHERLY 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 INCIDENTAL 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 REALTY COMPANY, A CORPORATION, IN THE DEED RECORDED NOVEMBER 9, 1962, IN BOOK 6317, PAGE 443 OF OFFICIAL RECORDS.

SHEET INDEX

- TENTATIVE TRACT MAP NO. 19161 _____ C-1
- SITE PLAN _____ C-2
- CONCEPTUAL GRADING PLAN _____ C-3
- CONCEPTUAL SEWER AND WATER PLAN _____ C-4
- EXISTING AND PROPOSED CUT AND FILL PROFILES _____ C-5
- ALTA _____ C-6 & C-7

LEGEND



BENCHMARK
ELEVATIONS SHOWN HEREON ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED LOCALLY ON THE COUNTY OF ORANGE BENCHMARK: 21-50-83 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.

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 THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.
DATE: 6/15/24
TREVOR DODSON, P.E. 42029

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) 0.9999876129.

Tentative Tract Map No. 19161
Tentative Tract Map No. 19161
Esperanza Village
Yorba Linda, California
DRAWN: JL
DESIGN: NSM
CHECKED: TD
SCALE: AS SHOWN
JOB NO.: 774.012
SHEET C-1 OF C-7

PLAN SET: A
6/15/2021
ESPERANZA VILLAGE
Tentative Tract Map No. 19161



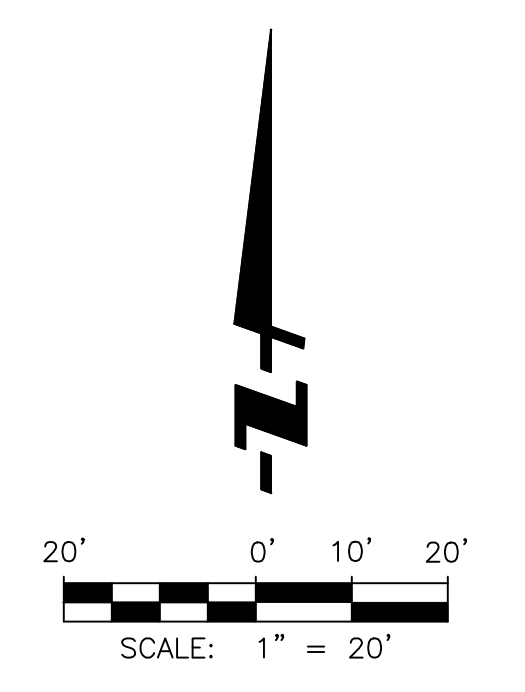
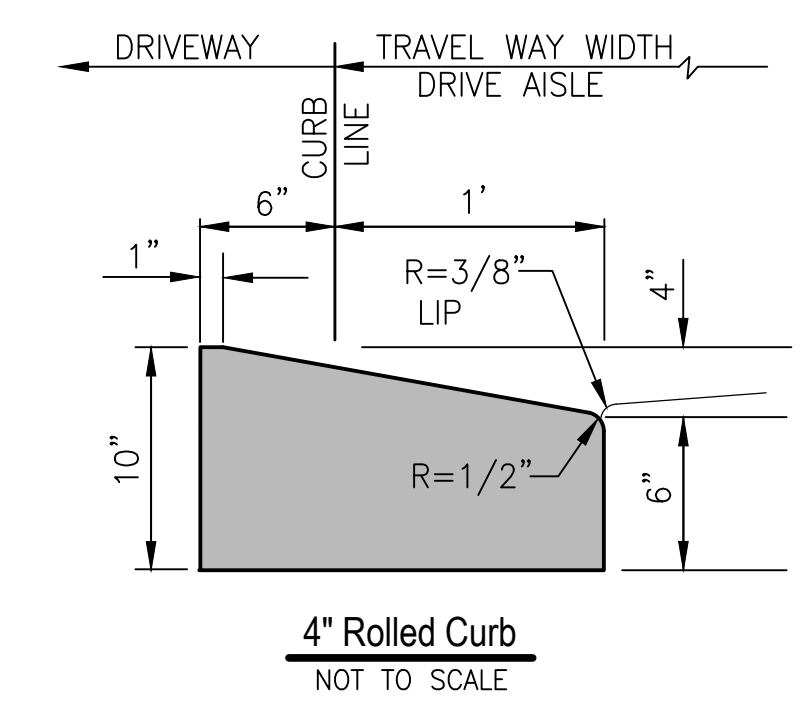
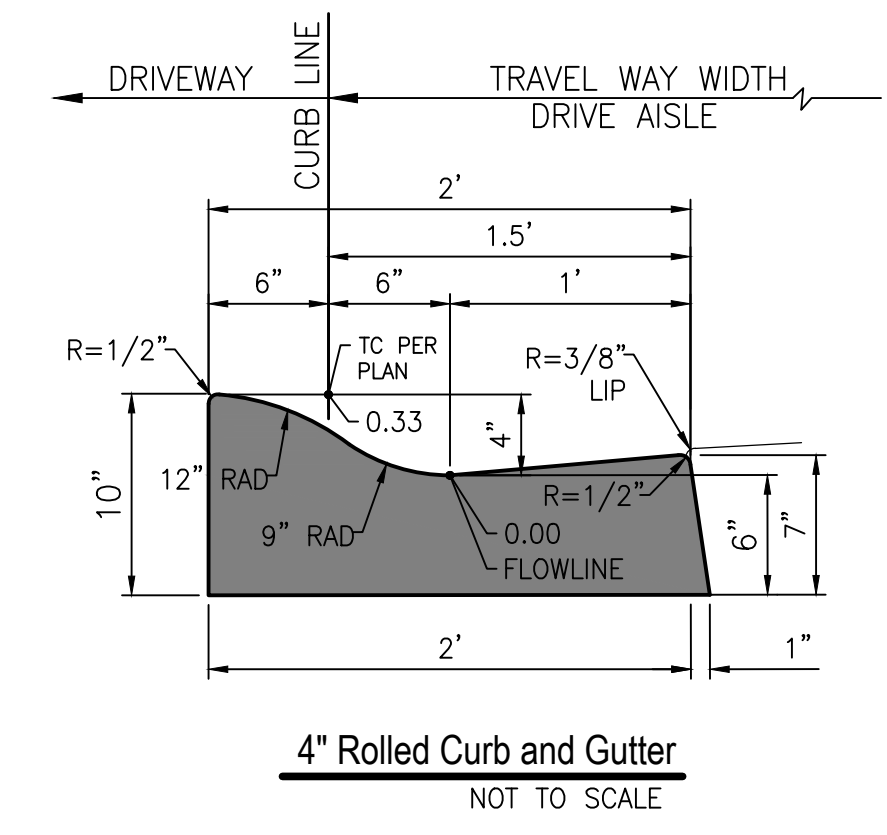
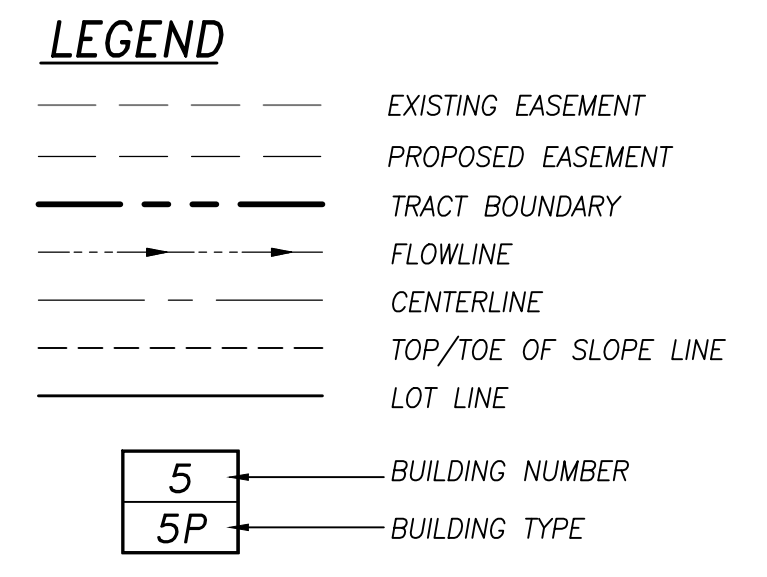
Site Summary:
 3-Story Row-Townhomes (±1,700 sq.ft.)
 3BD. - 3BA. /Office

Total Homes : 44
 5-plex X 4 = 20
 6-plex X 4 = 24

Gross Site Area : ± 2.58 Acres
 Gross Density : ± 17 Homes/Acre

Parking Required :
 2.5 Resident Spaces/3-Bed. Unit = 110 Spaces
 0.2 Guest Spaces/Unit = 8.8 Spaces
 Total Parking Required = 118.8 Spaces

Parking Provided :
 2 Garage Spaces/Home = 88 Spaces
 Uncovered Resident Spaces = 22 Spaces
 Uncovered Guest Spaces = 11 Spaces
 Total Parking Provided = 121 Spaces

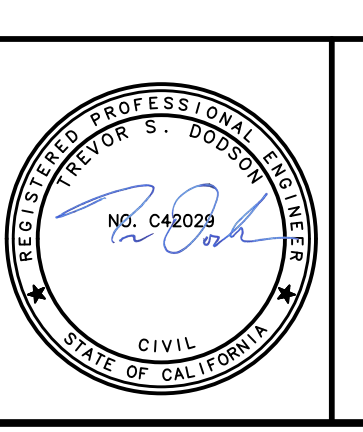


NO.	REVISIONS	APP'D.	DATE

DEVELOPER:
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 4199 Campus Drive, Suite 200
 Irvine, CA 92612
 (949) 342-2502

FUSCOE ENGINEERING
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 Irvine, California 92606
 tel 949.474.1360 fax 949.474.5315
 www.fuscoe.com

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

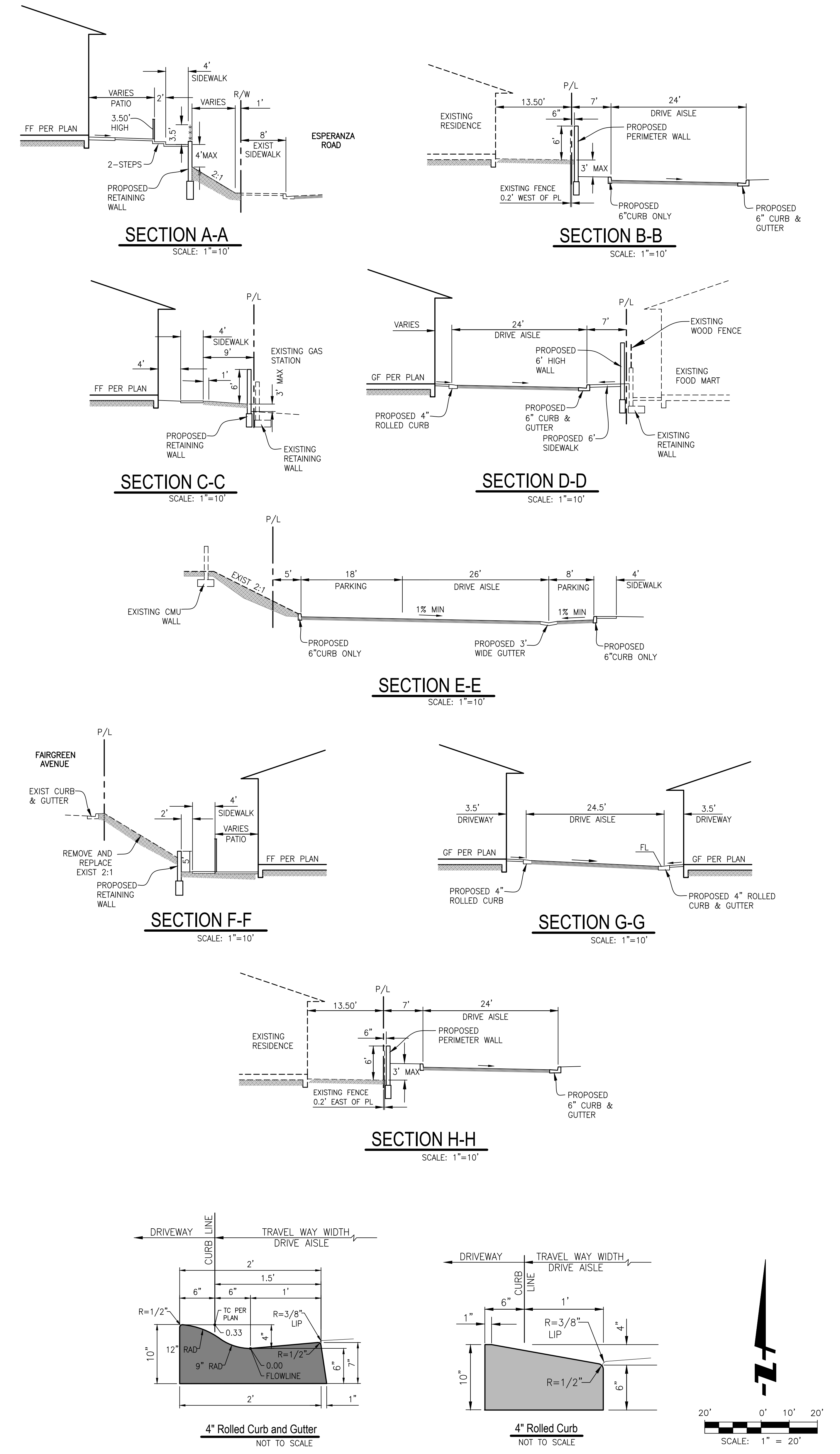
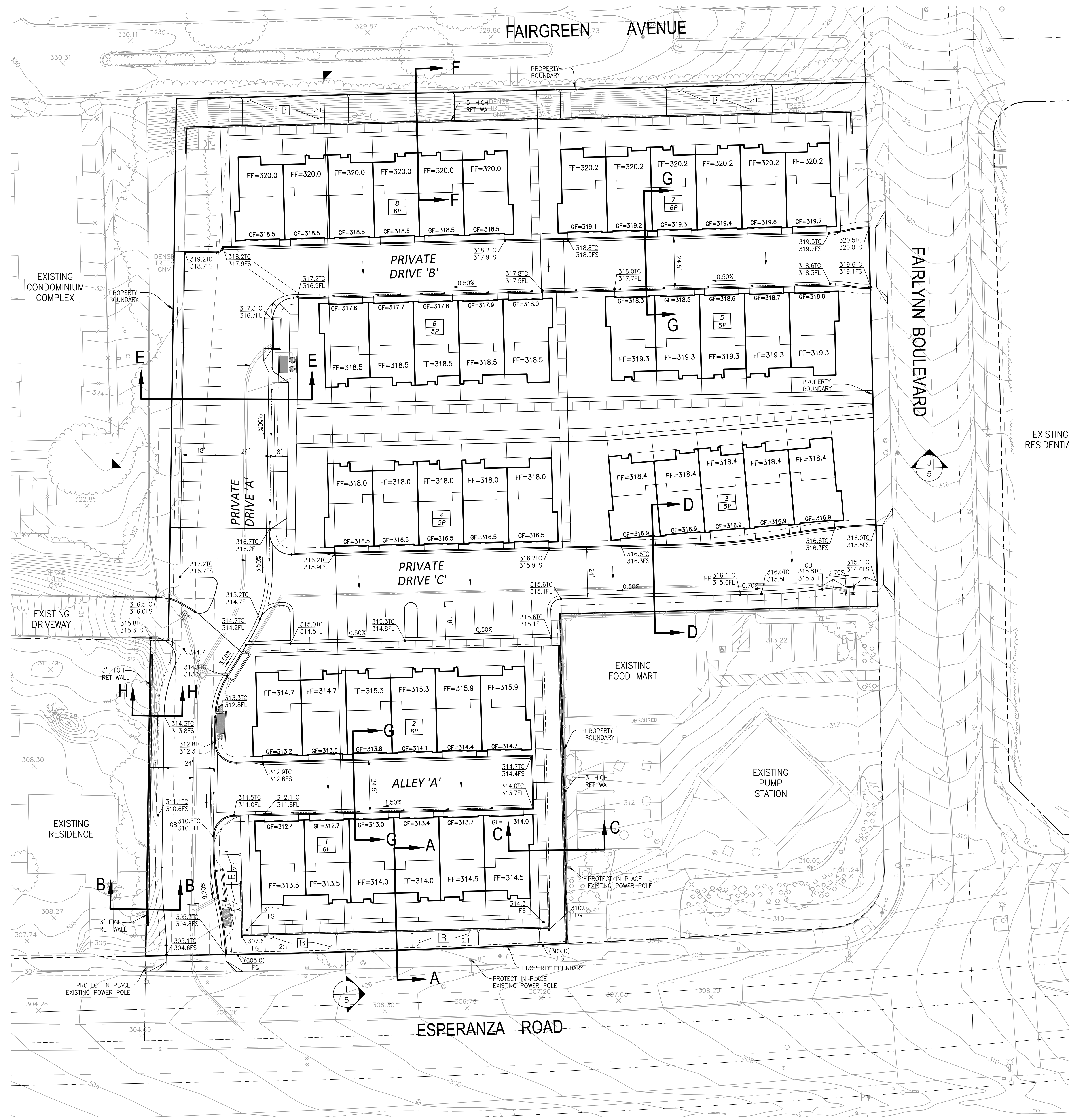


Tentative Tract Map No. 19161

Site Plan
 Esperanza Village
 Yorba Linda, California

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

SHEET C-2 OF C-7



LEGEND

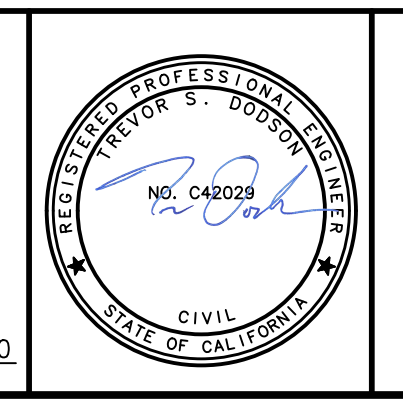
TC	TOP OF CURB	---	EXISTING EASEMENT	5	BUILDING NUMBER
FL	FLOW LINE	---	PROPOSED EASEMENT	5P	BUILDING TYPE
FS	FINISHED SURFACE	---	TRACT BOUNDARY	---	TOP/TOE OF SLOPE LINE
FG	FINISHED GRADE	---	FLOWLINE	---	
FF	FINISHED FLOOR	---	LOT LINE	---	
GF	GARAGE FINISHED FLOOR	---		---	

NO.	REVISIONS	APP'D.	DATE

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



Tentative Tract Map No. 19161
Conceptual Grading Plan
Esperanza Village
Yorba Linda, California

DRAWN: JL
DESIGN: NSM
CHECKED: TD
SCALE: AS SHOWN
JOB NO.: 774.012

SHEET C-3 OF C-7

LEGEND AND ABBREVIATIONS

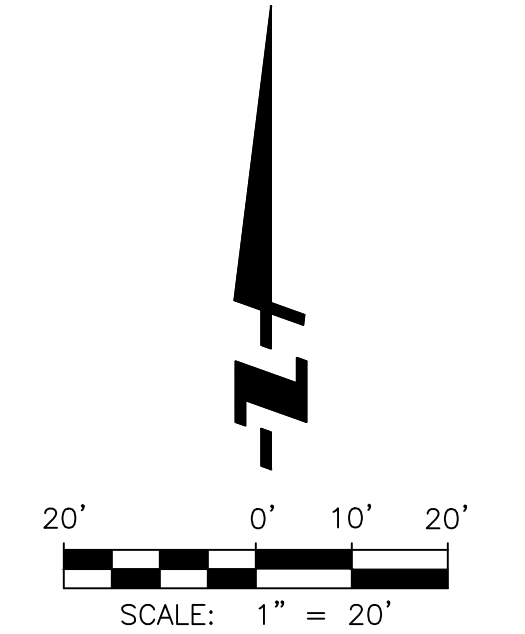
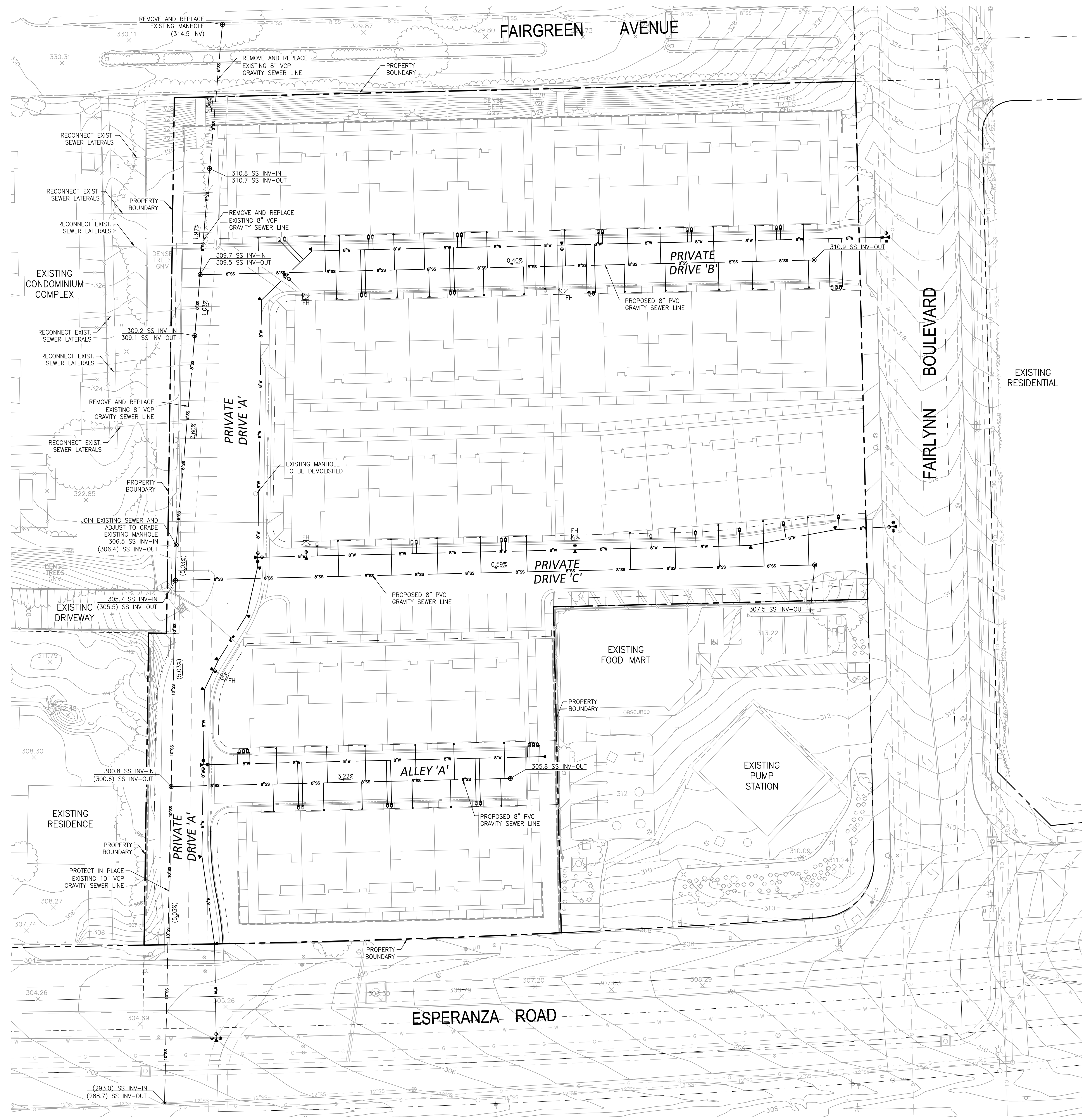
- 8"DW PROPOSED 8" DOMESTIC WATER LINE
- W EXISTING WATER LINE
- 8"SS PROPOSED 8" SANITARY SEWER LINE
- 8"SS EXISTING 8" SANITARY SEWER LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- DOMESTIC WATER VALVES/THRUST BLOCKS
- FIRE HYDRANT ASSEMBLY
- DOMESTIC WATER METER
- TRACT BOUNDARY
- FINISHED SURFACE
- SS SANITARY SEWER
- INV INVERT

BASIS OF DESIGN

1. PRIVATE GRAVITY SEWER SYSTEM MINIMUM SLOPE = 0.4% (YLWD)
2. MINIMUM COVER FROM FINISHED SURFACE TO TOP OF SEWER LINE = 7' (YLWD)
3. MINIMUM COVER FROM FINISHED SURFACE TO TOP OF DOMESTIC WATER LINE = 3' (GSW)
4. MINIMUM DISTANCE OF DOMESTIC WATER LINE FROM CURB FACE = 4' (GSW)
5. MINIMUM HORIZONTAL SPACING BETWEEN DOMESTIC WATER LINE AND SEWER LINE = 10' (YLWD & GSW)
6. MINIMUM VERTICAL SPACING BETWEEN DOMESTIC WATER LINE AND SEWER LINE = 1' (YLWD & GSW)
7. MINIMUM HORIZONTAL SEPARATION BETWEEN PVC DOMESTIC WATER SERVICE LINES = 2' (GSW)
8. MINIMUM HORIZONTAL SEPARATION BETWEEN DOMESTIC WATER SERVICE LINES AND SEWER LATERALS = 10' (GSW)

JURISDICTION NOTES

SEWER JURISDICTION: YORBA LINDA WATER DISTRICT (YLWD)
 WATER JURISDICTION: GOLDEN STATE WATER COMPANY (GSW)



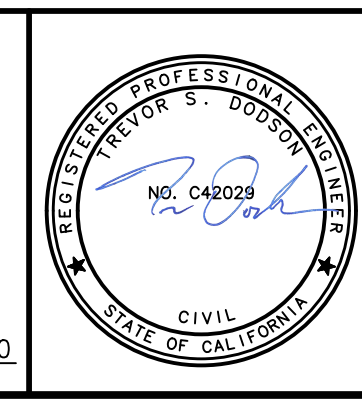
PROPOSED SEWER AND WATER SYSTEMS TO BE PUBLIC.

NO.	REVISIONS	APP'D.	DATE

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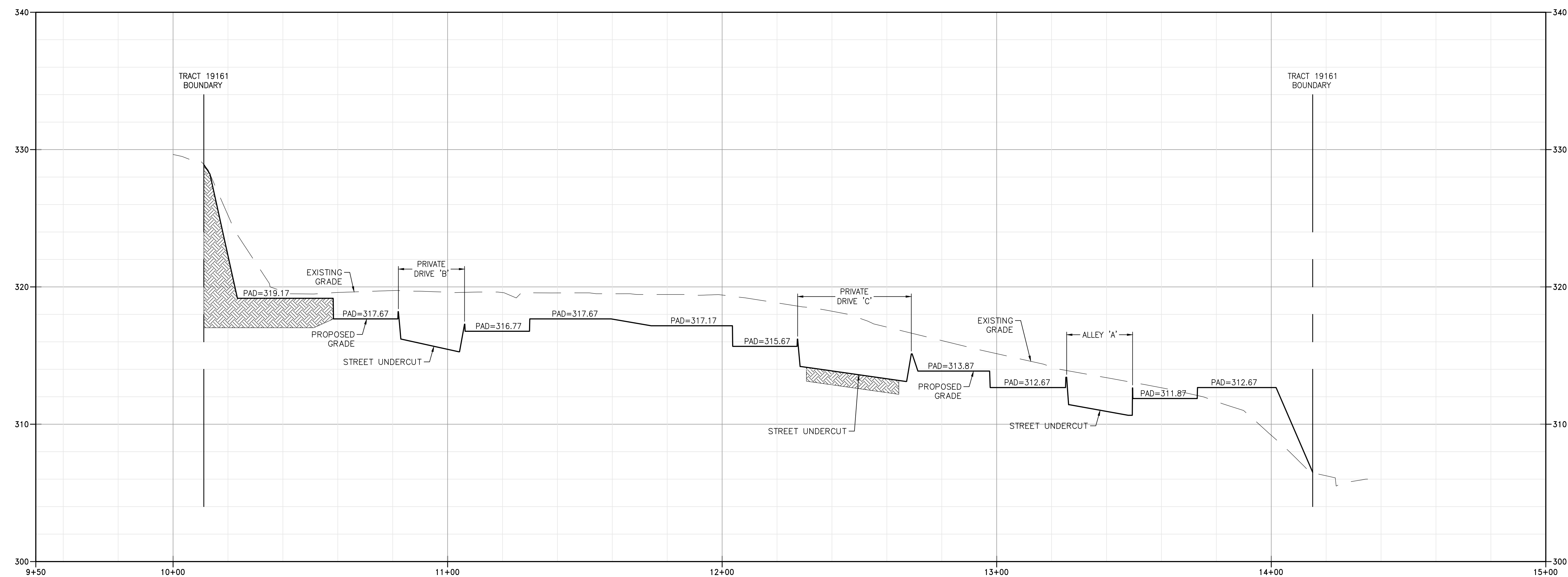
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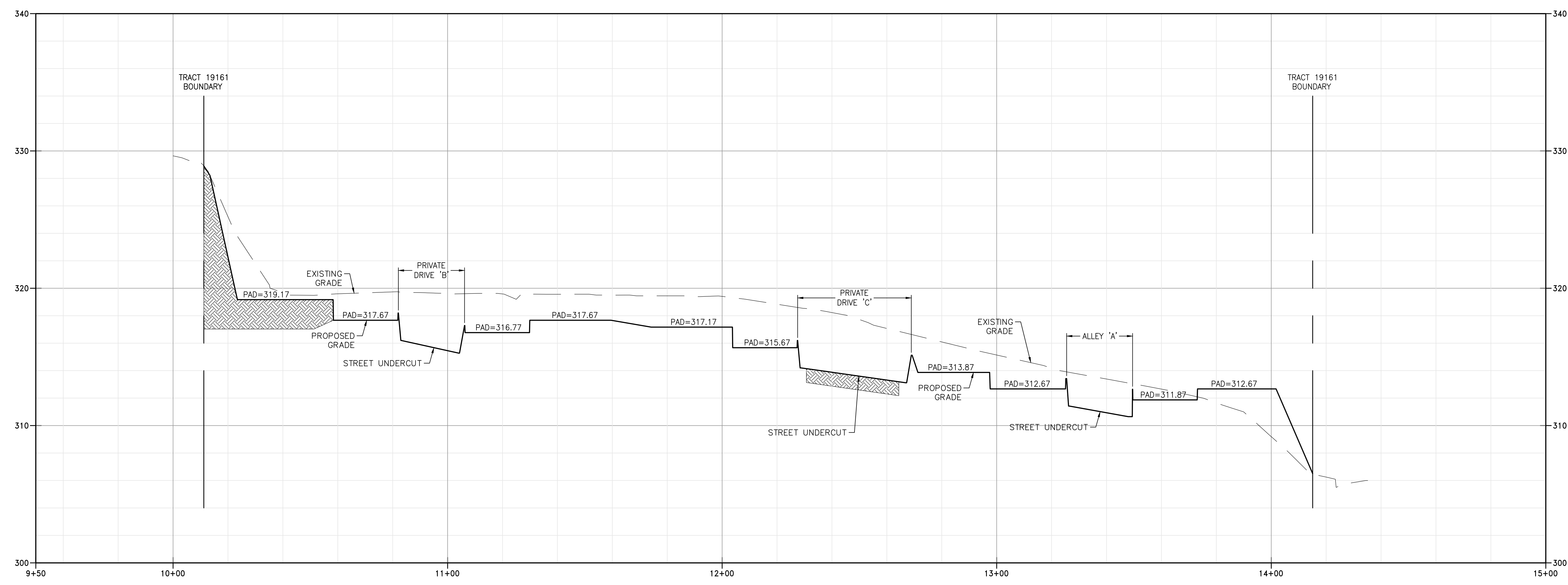


Tentative Tract Map No. 19161
Conceptual Sewer and Water
 Esperanza Village
 Yorba Linda, California

DRAWN: J.L.
 DESIGN: NSM
 CHECKED: TD
 SCALE: AS SHOWN
 JOB NO.: 774.012
 SHEET C-4 OF C-7



SECTION I
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 4'



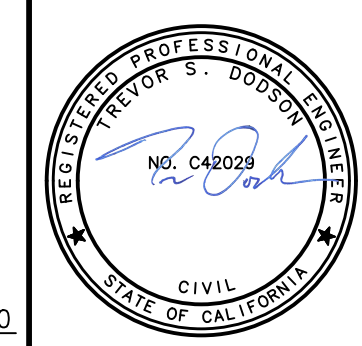
SECTION J
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 4'

REFER TO SHEET C-3
FOR SECTION CUTS

NO.	REVISIONS	APP'D.	DATE

DEVELOPER:
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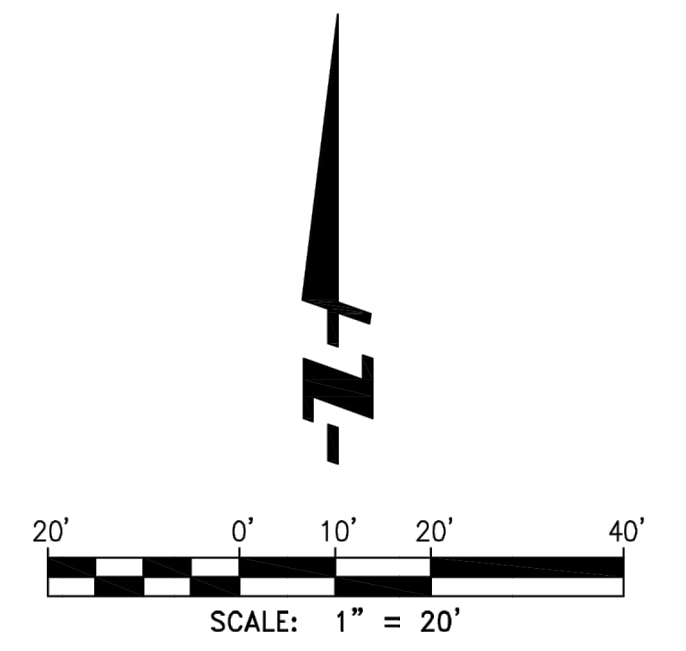
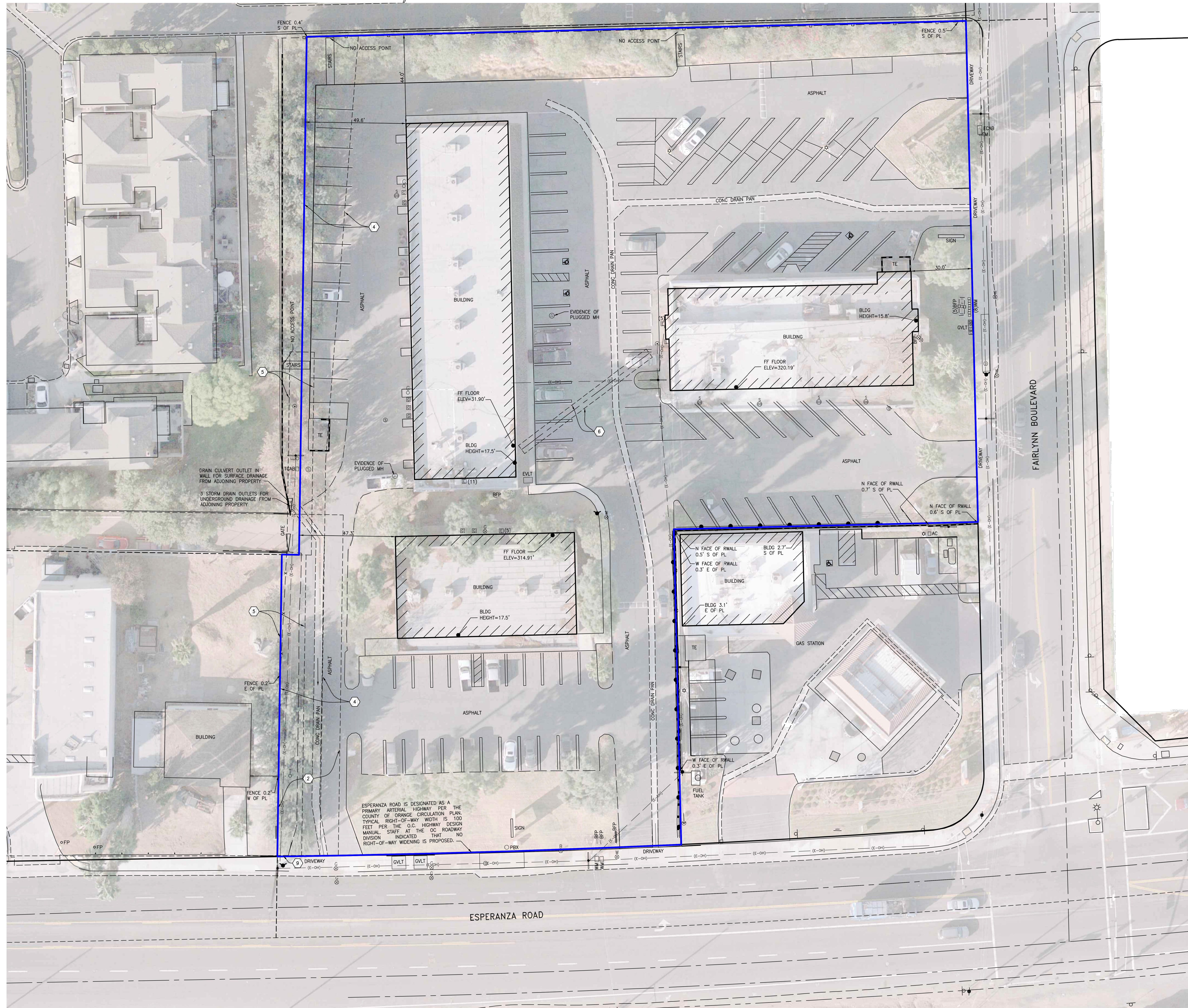
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 www.fuscoe.com
 CONTACT PERSON:
 TREVOR S. DODSON OFFICE: (949)474-1960



Tentative Tract Map No. 19161
Existing and Proposed Cut and Fill Profiles
Esperanza Village
 Yorba Linda, California

DRAWN:	JL
DESIGN:	NSM
CHECKED:	TD
SCALE:	AS SHOWN
JOB NO.:	774.012
SHEET	C-5 OF C-7

ALTA/NSPS LAND TITLE SURVEY



- LINE LEGEND:**
- SUBJECT PROPERTY LINES
 - CENTERLINES
 - EASEMENT LINES
 - ADJACENT PROPERTY LINES
 - SECTION LINES

- TOPOGRAPHIC LINE LEGEND:**
- FENCE - CHAIN-LINK
 - FENCE - WROUGHT IRON OR METAL
 - FENCE - WOOD OR RAIL
 - GUARDRAIL
 - RETAINING WALL
 - OVERHEAD LINES - ELECTRIC, COMMUNICATION, ETC.

- SYMBOL LEGEND:**
- FIRE HYDRANT
 - GATE
 - GUY ANCHOR
 - HANDICAP PARKING SPACE
 - LIGHT-AREA
 - METER-ELECTRIC
 - METER-GAS
 - MANHOLE-STORM DRAIN
 - MANHOLE-SANITARY SEWER
 - MANHOLE-UNKNOWN UTILITY
 - POLE-POWER
 - POST
 - RISER-ELECTRIC
 - RISER-GAS
 - RISER-WATER
 - SANITARY SEWER CLEANOUT
 - SIGN
 - STORM DRAIN CLEANOUT
 - VALVE-BLOW OFF
 - VALVE-GAS
 - VALVE-WATER
 - VALVE-IRRIGATION CONTROL
 - RISER-TELEPHONE
 - SURFACE DRAINAGE DIRECTION

- ABBREVIATIONS:**
- AC AIR COMPRESSOR
 - BFP BACK FLOW PREVENTOR
 - ECAB ELECTRIC CABINET
 - EM ELECTRIC METER
 - CVLT GAS VAULT
 - PBX PULLBOX
 - RWALL RETAINING WALL
 - TCAB TELEPHONE CABINET
 - TE TRASH ENCLOSURE
 - WM WATER METER

NO.	DATE	REVISION

FEI REFERENCE:



ALTA/NSPS LAND TITLE SURVEY
of: ESPERANZA VILLAGE
6821 FAIRLYNN BOULEVARD
YORBA LINDA, CA 92886
for: ROI ESPERANZA LLC
4199 CAMPUS DRIVE, SUITE 200
IRVINE, CA 92612

DATE: October 21, 2020
FN: 774-012 ALT
JN: 0774-012-01
DRAWN BY: TBS
CHECKED BY: KRT
SHEET C-7 OF C-7