

VESTING TENTATIVE TRACT MAP NO. 17522 COUNTY OF ORANGE

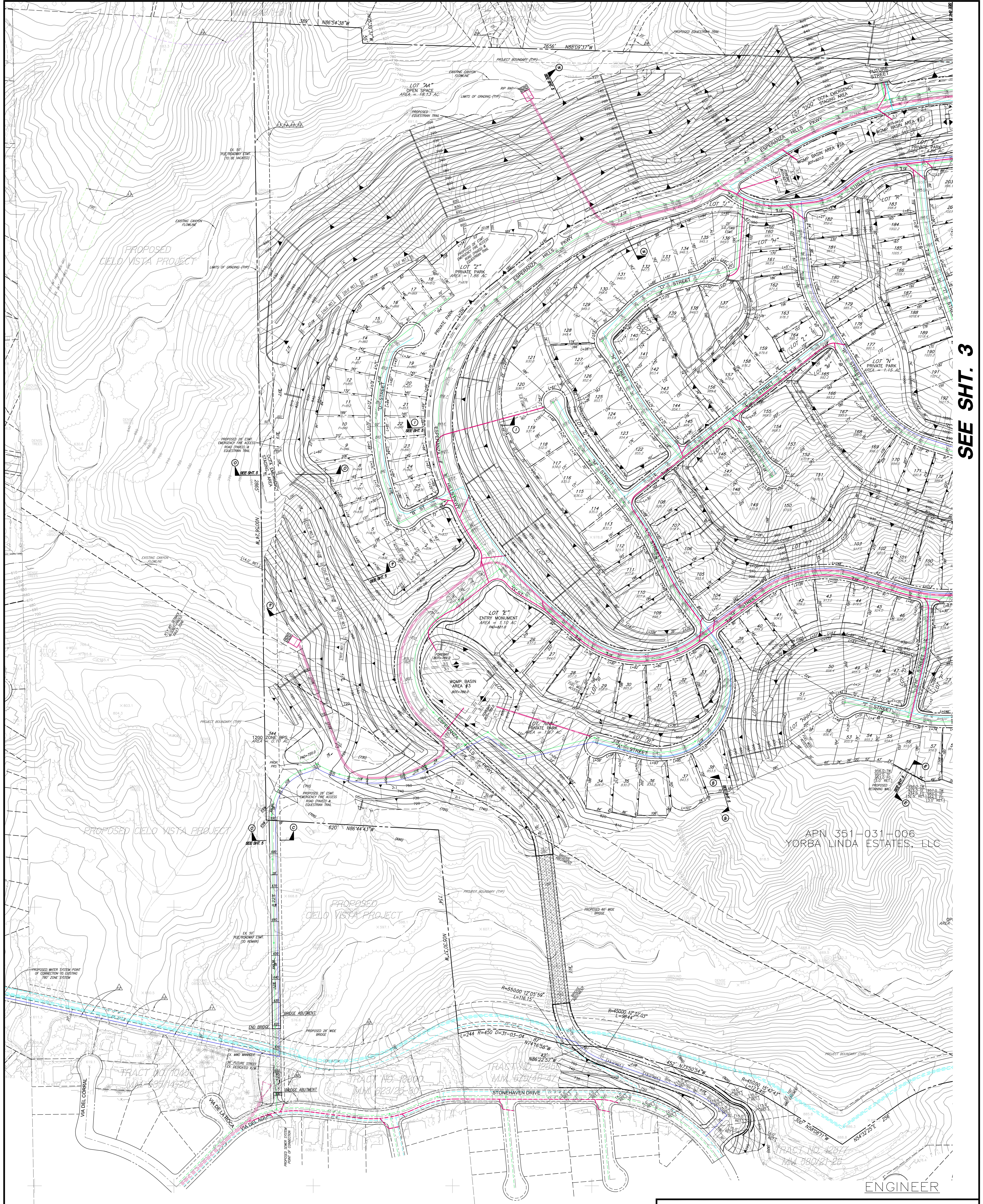
LOT AREA TABLE					LOT AREA TABLE						
LOT NO.	GROSS AREA (Acres)	LOT NO.	GROSS AREA (Acres)	LOT NO.	GROSS AREA (Acres)	LOT NO.	GROSS AREA (Acres)	LOT NO.	GROSS AREA (Acres)		
1	15,479	0.36	101	22,333	0.51	201	17,952	0.41	301	19,487	0.45
2	12,240	0.28	102	22,851	0.52	202	18,378	0.42	302	14,908	0.34
3	13,834	0.32	103	24,929	0.60	203	22,401	0.51	303	18,111	0.42
4	12,029	0.29	104	26,223	0.65	204	14,032	0.32	304	21,382	0.49
5	12,332	0.28	105	20,546	0.47	205	15,839	0.32	305	21,085	0.48
6	11,172	0.26	106	20,856	0.48	206	12,313	0.30	306	21,639	0.50
7	11,889	0.27	107	18,115	0.44	207	16,692	0.38	307	17,032	0.39
8	13,889	0.32	108	22,163	0.51	208	15,554	0.36	308	22,710	0.51
9	12,266	0.40	109	24,067	0.55	209	14,196	0.33	309	20,141	0.46
10	15,851	0.36	110	17,588	0.40	210	14,196	0.33	310	15,213	0.35
11	14,684	0.34	111	18,032	0.41	211	14,172	0.33	311	14,963	0.34
12	13,807	0.32	112	16,231	0.37	212	30,050	0.69	312	15,702	0.36
13	11,291	0.27	113	14,860	0.34	213	25,578	0.59	313	17,460	0.40
14	11,938	0.27	114	12,114	0.28	214	17,979	0.41	314	19,550	0.45
15	15,712	0.36	115	12,039	0.28	215	15,289	0.36	315	17,560	0.40
16	12,029	0.28	116	11,942	0.27	216	17,674	0.41	316	14,822	0.34
17	11,559	0.27	117	14,017	0.32	217	16,004	0.37	317	13,839	0.33
18	9,804	0.23	118	12,582	0.29	218	20,139	0.46	318	16,729	0.38
19	10,296	0.25	119	17,180	0.39	219	15,024	0.35	319	12,922	0.30
20	10,738	0.25	120	24,914	0.57	220	12,469	0.29	320	12,110	0.28
21	11,113	0.26	121	20,435	0.65	221	15,349	0.28	321	16,480	0.38
22	10,561	0.24	122	14,791	0.34	222	12,045	0.28	322	22,159	0.51
23	10,983	0.25	123	13,678	0.31	223	12,322	0.28	323	18,498	0.42
24	10,969	0.25	124	13,984	0.32	224	26,884	0.62	324	19,447	0.45
25	13,632	0.31	125	13,708	0.31	225	29,346	0.67	325	20,181	0.46
26	21,881	0.50	126	12,701	0.28	226	20,604	0.47	326	20,556	0.47
27	21,695	0.50	127	16,257	0.37	227	13,047	0.30	327	15,469	0.36
28	22,579	0.52	128	23,910	0.55	228	13,006	0.30	328	16,831	0.39
29	20,591	0.47	129	14,772	0.33	229	16,359	0.38	329	23,472	0.54
30	22,012	0.51	130	13,385	0.30	230	12,044	0.28	330	20,325	0.47
31	20,850	0.48	131	15,739	0.35	231	12,643	0.29	331	20,173	0.46
32	21,138	0.49	132	13,654	0.31	232	12,694	0.29	332	12,728	0.41
33	13,505	0.36	133	13,358	0.31	233	12,637	0.29	333	18,329	0.42
34	12,338	0.29	134	12,701	0.29	234	13,887	0.32	334	18,320	0.42
35	12,417	0.45	135	15,016	0.34	235	13,281	0.32	335	13,888	0.32
36	21,312	0.49	136	14,858	0.34	236	16,307	0.37	336	14,510	0.33
37	21,318	0.49	137	22,231	0.63	237	19,147	0.44	337	19,079	0.44
38	19,082	0.44	138	21,858	0.50	238	16,722	0.38	338	23,473	0.54
39	15,837	0.36	139	26,135	0.60	239	17,887	0.39	339	20,664	0.48
40	15,301	0.35	140	14,074	0.32	240	15,879	0.37	340	25,602	0.59
41	17,984	0.41	141	12,670	0.29	241	15,653	0.36	341	16,013	0.37
42	18,119	0.44	142	12,936	0.30	242	14,882	0.34	342	12,639	0.29
43	15,951	0.37	143	12,831	0.29	243	17,973	0.41	343	13,923	0.32
44	15,617	0.36	144	14,355	0.30	244	16,086	0.37	344	16,636	0.34
45	15,810	0.36	145	14,085	0.32	245	15,566	0.36	345	16,059	0.37
46	20,498	0.47	146	18,769	0.45	246	14,332	0.33			
47	14,237	0.33	147	16,828	0.39	247	15,862	0.36			
48	14,433	0.33	148	16,015	0.38	248	20,578	0.47			
49	12,706	0.41	149	25,437	0.58	249	25,135	0.58			
50	13,635	0.28	150	20,856	0.48	250	14,572	0.33			
51	28,120	0.65	151	30,886	0.70	251	15,129	0.35			
52	20,212	0.46	152	14,018	0.32	252	21,010	0.48			
53	12,265	0.28	153	15,180	0.35	253	17,790	0.41			
54	11,806	0.27	154	15,312	0.36	254	28,889	0.66			
55	10,872	0.25	155	18,936	0.43	255	12,722	0.41			
56	12,338	0.30	156	16,363	0.38	256	16,363	0.38			
57	16,562	0.38	157	14,677	0.34	257	18,143	0.42			
58	18,888	0.43	158	14,702	0.34	258	18,713	0.43			
59	22,434	0.52	159	18,320	0.42	259	18,004	0.41			
60	16,252	0.37	160	15,374	0.35	260	16,616	0.38			
61	13,664	0.31	161	15,809	0.36	261	14,855	0.34			
62	12,371	0.28	162	21,425	0.49	262	14,840	0.34			
63	11,724	0.27	163	18,757	0.43	263	14,536	0.33			
64	11,884	0.27	164	12,280	0.28	264	16,276	0.37			
65	11,874	0.27	165	16,442	0.38	265	23,277	0.54			
66	12,829	0.41	166	13,538	0.31	266	22,696	0.52			
67	16,895	0.39	167	13,570	0.31	267	14,364	0.33			
68	16,283	0.39	168	15,211	0.35	268	12,288	0.40			
69	16,947	0.39	169	15,498	0.36	269	17,449	0.40			
70	16,504	0.39	170	20,230	0.46	270	21,735	0.50			
71	16,539	0.39	171	18,393	0.42	271	24,852	0.57			
72	16,863	0.39	172	12,616	0.40	272	14,526	0.33			
73	19,283	0.45	173	21,629	0.50	273	18,531	0.43			
74	19,287	0.45	174	12,524	0.31	274	13,563	0.31			
75	16,129	0.37	175	24,126	0.55	275	13,448	0.31			
76	15,594	0.36	176	28,727	0.66	276	19,509	0.45			
77	12,115	0.29	177	14,252	0.33	277	19,391	0.45			
78	18,128	0.42	178	14,395	0.33	278	22,276	0.44			
79	20,912	0.48	179	16,712	0.38	279	17,596	0.41			
80	17,452	0.40	180	25,345	0.58	280	19,715	0.45			
81	16,102	0.37	181	23,067	0.53	281	17,255	0.40			
82	15,233	0.35	182	26,821	0.62	282	24,958	0.57			
83	11,556	0.26	183	17,947	0.39	283	18,609	0.42			
84	14,376	0.33	184	13,656	0.31	284	21,282	0.49			
85	13,962	0.32	185	13,844	0.32	285	15,614	0.36			
86	11,920	0.27	186	15,158	0.35	286	15,729	0.36			
87	11,556	0.26	187	14,814	0.34	287	14,828	0.34			
88	15,647	0.36	188	13,566	0.31	288	18,786	0.43			
89	14,059	0.32	189	13,165	0.30	289	27,586	0.63			
90	15,540	0.36	190	13,031	0.30	290	20,029	0.57			
91	17,853	0.41	191	12,548	0.29	291	30,777	0.71			
92	18,295	0.41	192	11,801	0.27	292	13,659	0.31			
93	18,714	0.43	193	24,118	0.55	293	23,459	0.54			
94	13,425	0.31	194	34,179	0.78	294	18,053	0.44			
95	16,328	0.37	195	13,128	0.30	295	20,408	0.47			
96	18,295	0.41	196	11,801	0.27	296	12,722	0.30			
97	18,364	0.42	197	14,745	0.34	297	16,348	0.38			
98	20,029	0.46	198	15,881	0.36	298	14,732	0.34			
99	21,178	0.48	199	15,542	0.36	299	16,699	0.36			
100	22,203	0.51	200	16,801	0.39	300	18,273	0.42			

STREET LOTS (LOT NO.)	
WHEEL	55'
ESPANOLA HILLS PKWY	502,449
A Street	46,219
B Street	41,178
D Street	43,168
G Street	126,124
H Street	13,726
I Street	17,891
J Street	35,143
K Street	28,876
M Street	28,223
N Street	20,123
O Street	30,425
P Street	40,153
Q Street	12,746
R Street	11,123
S Street	70,999
T Street	42,510
U Street	35,878
V Street	22,640
W Street	20,123
X Street	56,210
Y Street	29,351
Z Street	34,555
AA Street	27,045
BB Street	35,440
CC Street	26,172
DD Street	10,797
EE Street	85,999
FF Street	27,045
GG Street	18,671
HH Street	26,823
P Street	30,289
JJ Street	77,220

STREET LOTS (LOT "C")	Acres
APR 326-031-008	252,449
APR 326-031-007	12,688
A Street	46,219
B Street	10,178
C Street	43,168
D Street	124,124
E Street	17,176
F Street	18,545
G Street	32,891
H Street	15,141
I Street	25,824
J Street	35,425
K Street	17,346
L Street	83,174
M Street	22,999
N Street	46,510
O Street	35,878
P Street	27,640
Q Street	180,125
R Street	16,710
S Street	15,141
T Street	29,351
U Street	34,555
V Street	21,045
W Street	26,540
X Street	26,122
Y Street	10,797
Z Street	85,999
AA Street	34,504
AB Street	19,671
AC Street	26,823
AD Street	30,289
AE Street	72,220

- EASEMENT NOTES**
- AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 5, 1939 IN BOOK 998, PAGE 1, O.R. (TO REMAIN)
 - AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 20, 1979 IN BOOK 13440, PAGE 695, O.R. (TO REMAIN)
 - AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 20, 1979 IN BOOK 13440, PAGE 695, O.R. (TO REMAIN)
 - AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED JUNE 9, 1955 IN BOOK 3086, PAGE 508, O.R. AND RECORDED JANUARY 21, 1958 IN BOOK 4170, PAGE 220, O.R. AND RECORDED JANUARY 12, 1960 IN BOOK 5049, PAGE 309, O.R. (TO REMAIN)
 - AN EASEMENT FOR INGRESS AND EGRESS, WATERLINE, PUBLIC UTILITIES, AND INCIDENTAL PURPOSES IN FAVOR OF YORBA LINDA WATER DISTRICT AS SHOWN ON TRACT NO. 12850, M.M. 579/46-47, (TO REMAIN)
 - AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF YORBA LINDA WATER DISTRICT, RECORDED NOVEMBER 25, 1987 AS INST. NO. 87-862425, O.R. (TO REMAIN)
 - AN EASEMENT FOR PUBLIC UTILITY PURPOSES,

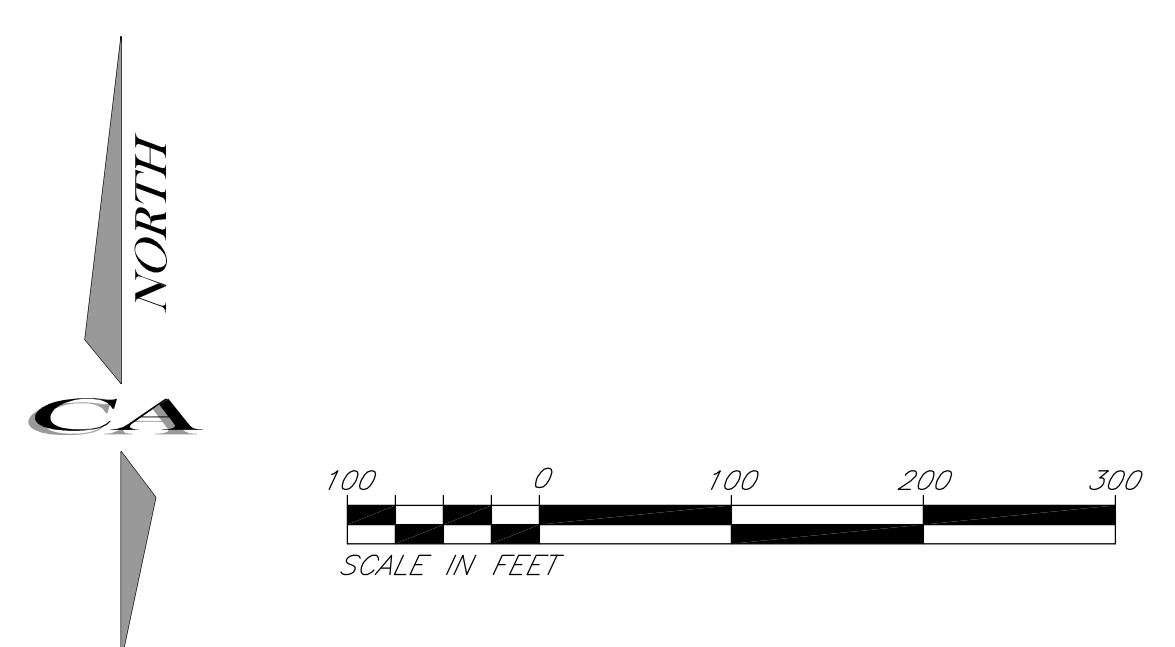
SEE SHT. 3



APN 351-031-006
YORBA LINDA ESTATES, LLC

ENGINEER

- UTILITY LEGEND:**
- (BLUE) PROPOSED WATER (TRANSMISSION)
 - (CYAN) PROPOSED WATER (DISTRIBUTION)
 - (GREEN) PROPOSED SEWER
 - (CYAN DASHED) PROPOSED STORM DRAIN
 - (GREEN DASHED) EXISTING WATER
 - (RED DASHED) EXISTING SEWER
 - (RED DASHED) EXISTING STORM DRAIN





CA ENGINEERING, INC.
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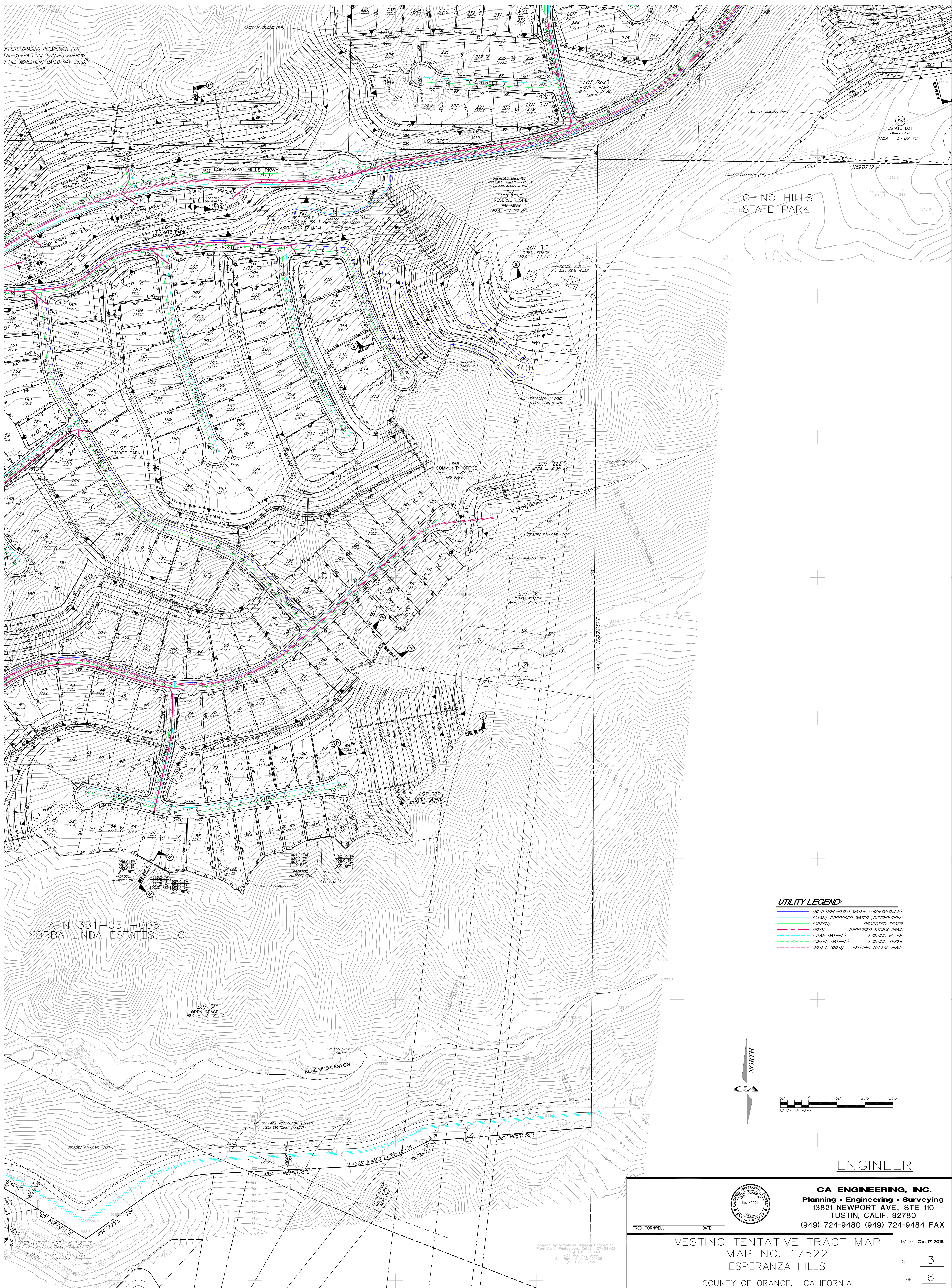
DATE: Oct 17 2016

SHEET: 2

OF: 6

VESTING TENTATIVE TRACT MAP
MAP NO. 17522
ESPERANZA HILLS
COUNTY OF ORANGE, CALIFORNIA

SEE SHT. 2

ENGINEER

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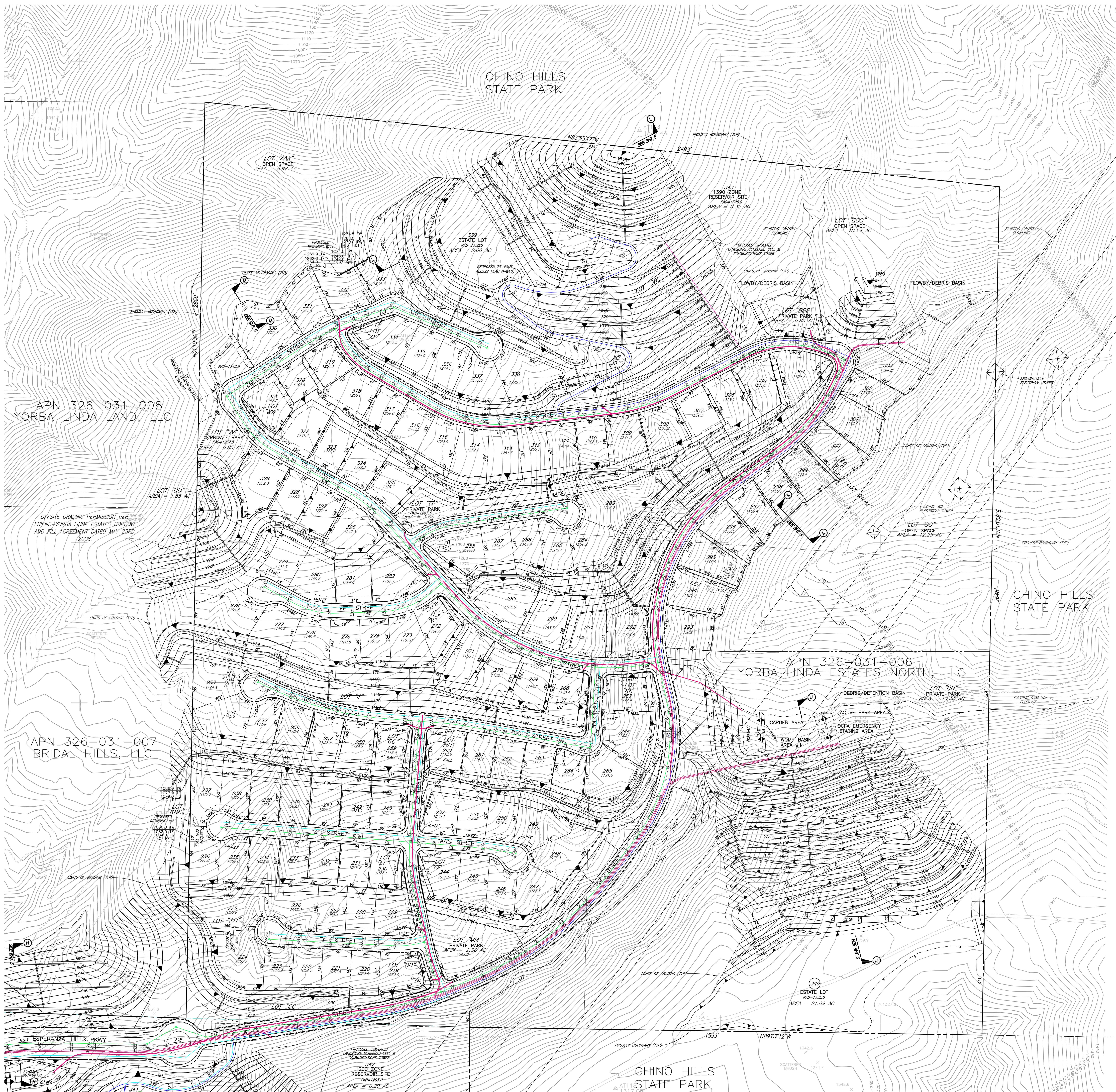
VESTING TENTATIVE TRACT MAP
MAP NO. 17522
ESPERANZA HILLS

COUNTY OF ORANGE, CALIFORNIA

DATE: Oct 17 2016

SHEET: 3

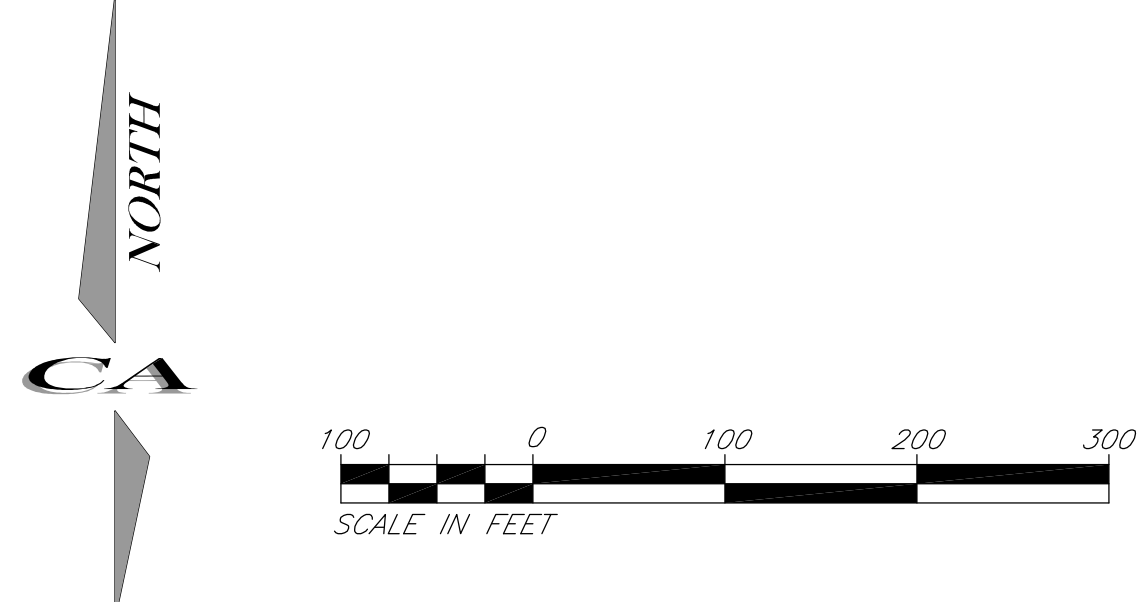
OF: 6



SEE SHT. 3

UTILITY LEGEND:

(BLUE) PROPOSED WATER (TRANSMISSION)	
(CYAN) PROPOSED WATER (DISTRIBUTION)	
(GREEN) PROPOSED SEWER	
(RED) PROPOSED STORM DRAIN	
(CYAN DASHED) EXISTING WATER	
(GREEN DASHED) EXISTING SEWER	
(RED DASHED) EXISTING STORM DRAIN	



ENGINEER



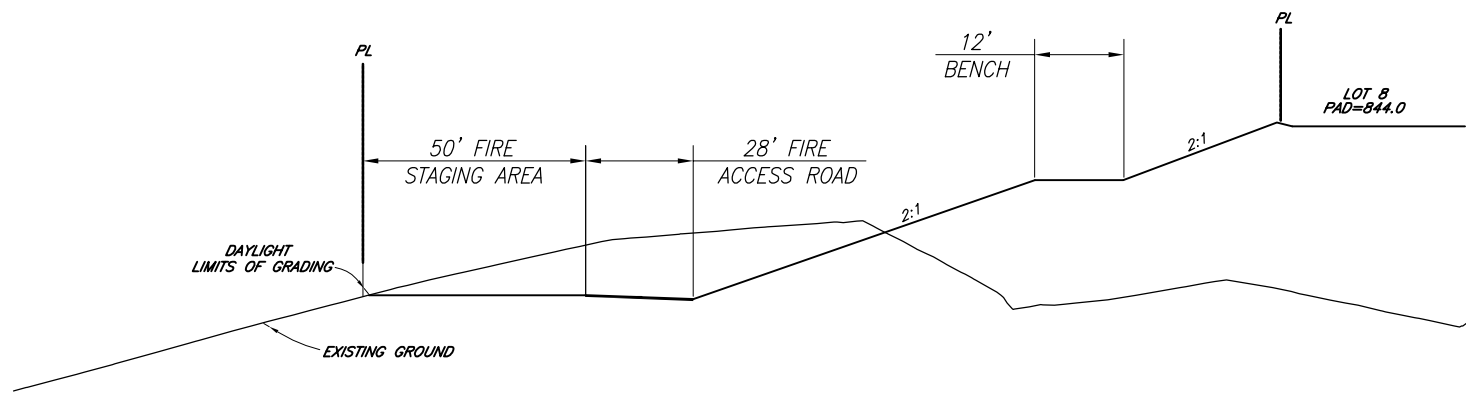
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FRED CORNWELL DATE: _____

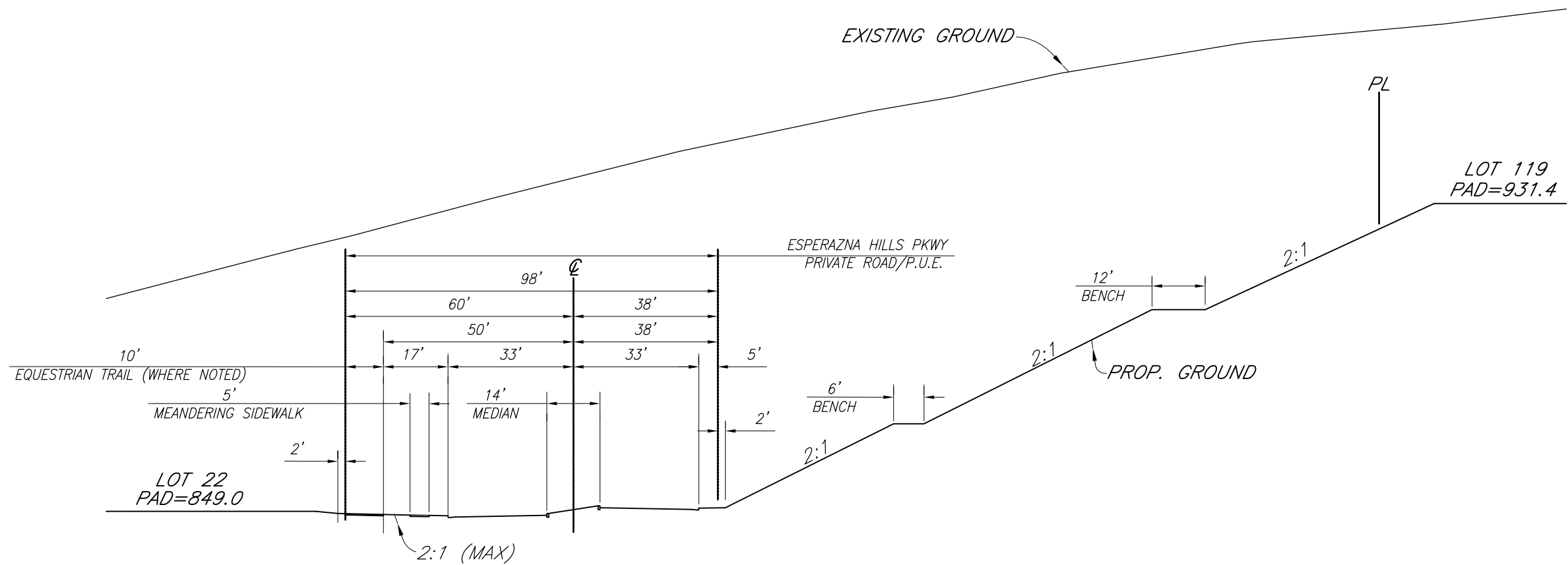
VESTING TENTATIVE TRACT MAP
MAP NO. 17522
ESPERANZA HILLS
COUNTY OF ORANGE, CALIFORNIA

DATE: Oct 17 2016
SHEET: 4
OF: 6

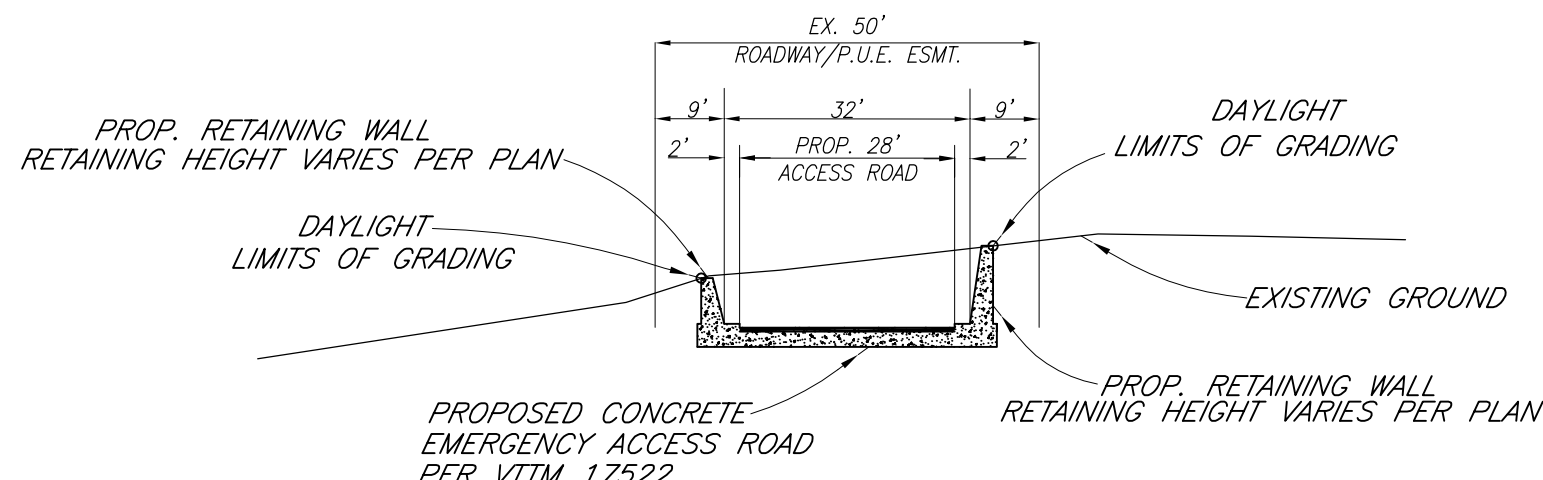
VESTING TENTATIVE TRACT MAP NO. 17522 A



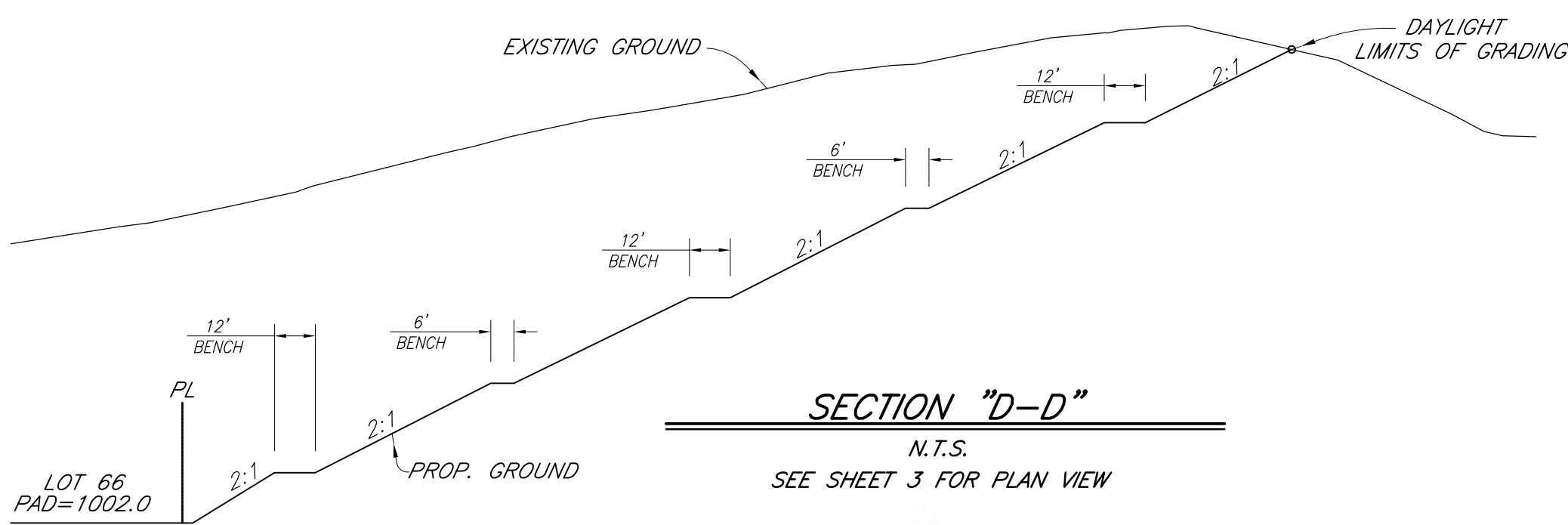
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SEE SHEET 2 FOR PLAN VIEW



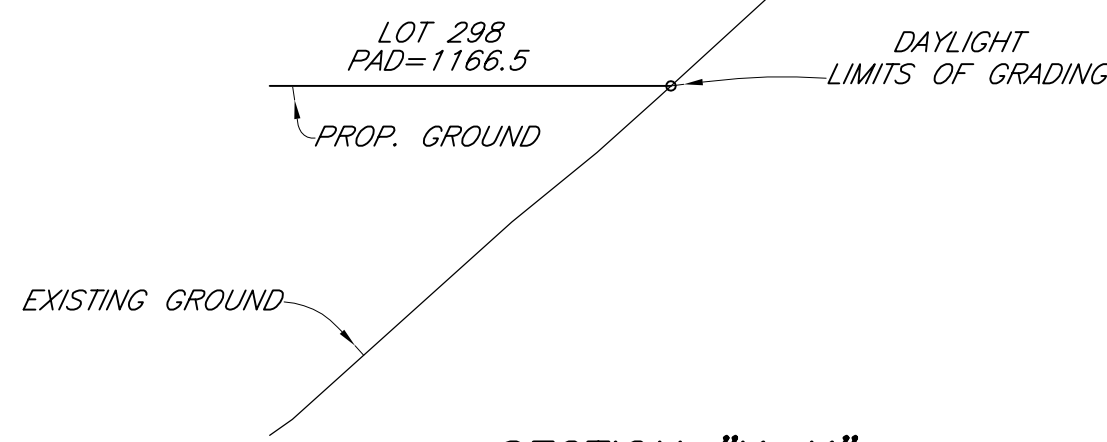
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SEE SHEETS 2&3 FOR PLAN VIEW



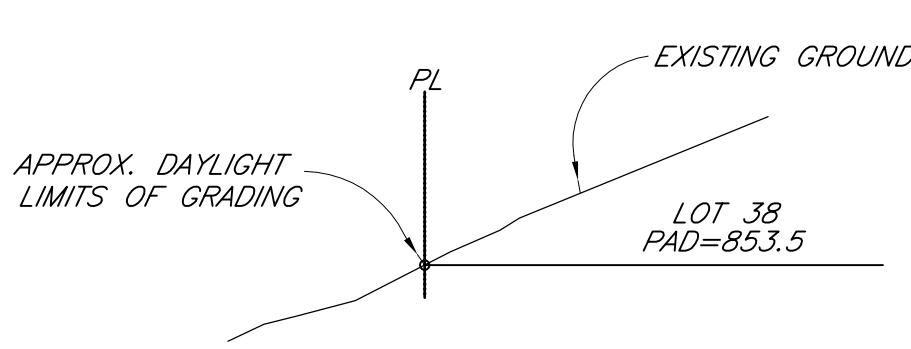
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SEE SHEET 2 FOR PLAN VIEW



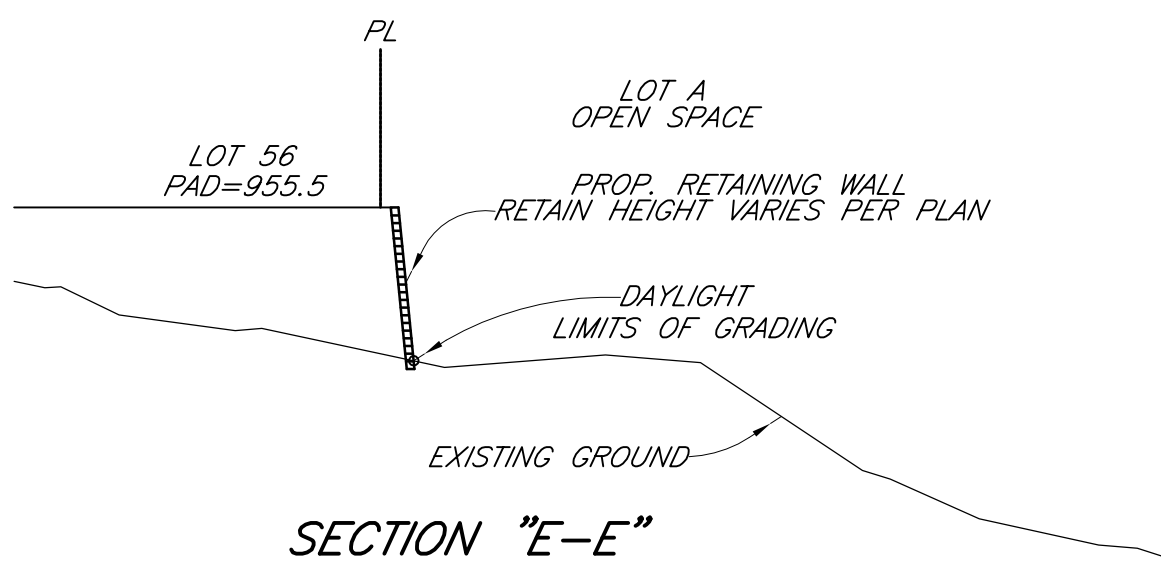
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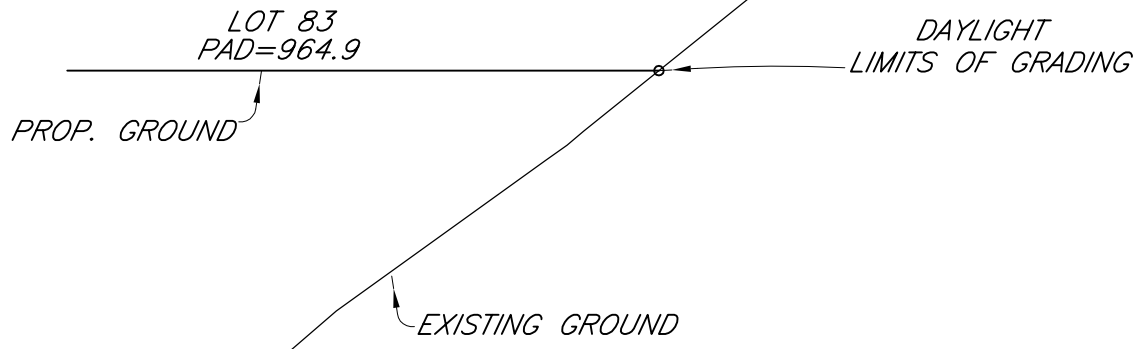
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SEE SHEET 4 FOR PLAN VIEW



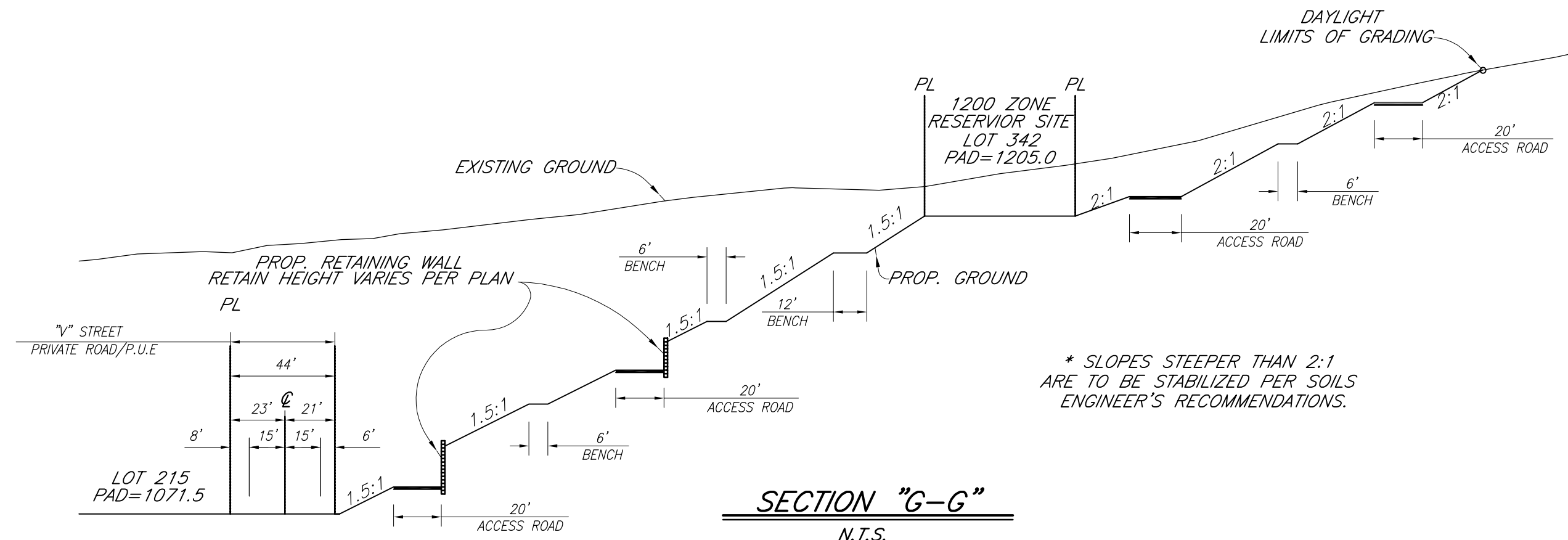
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SEE SHEET 2 FOR PLAN VIEW



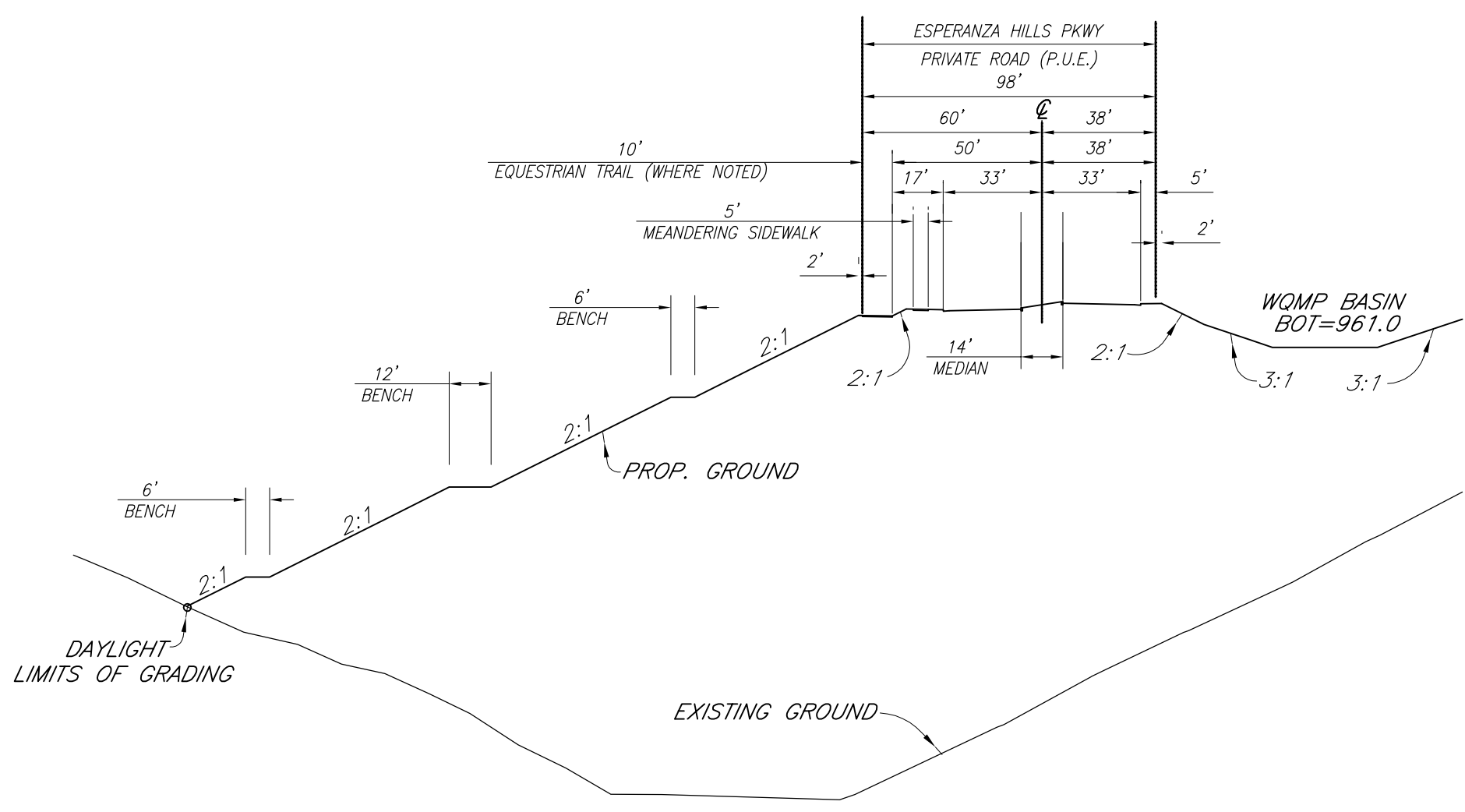
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SEE SHEET 2 FOR PLAN VIEW



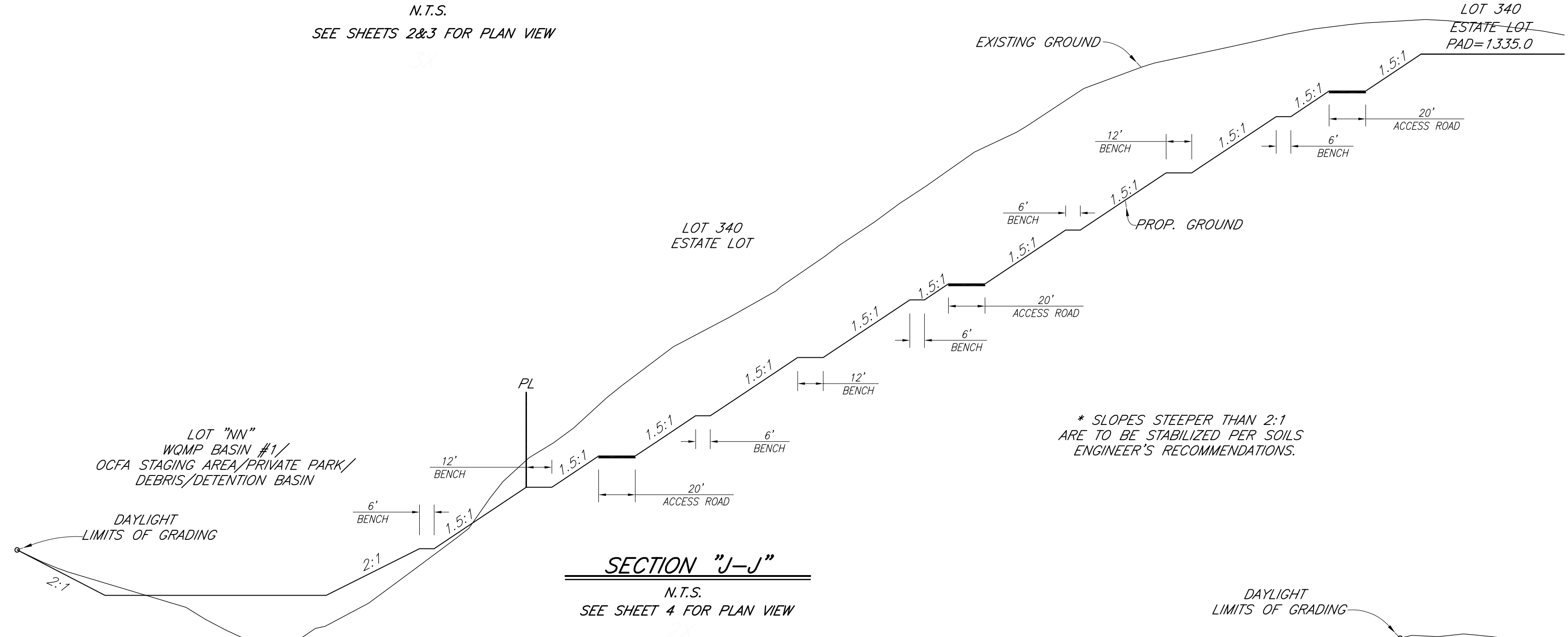
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SEE SHEET 3 FOR PLAN VIEW



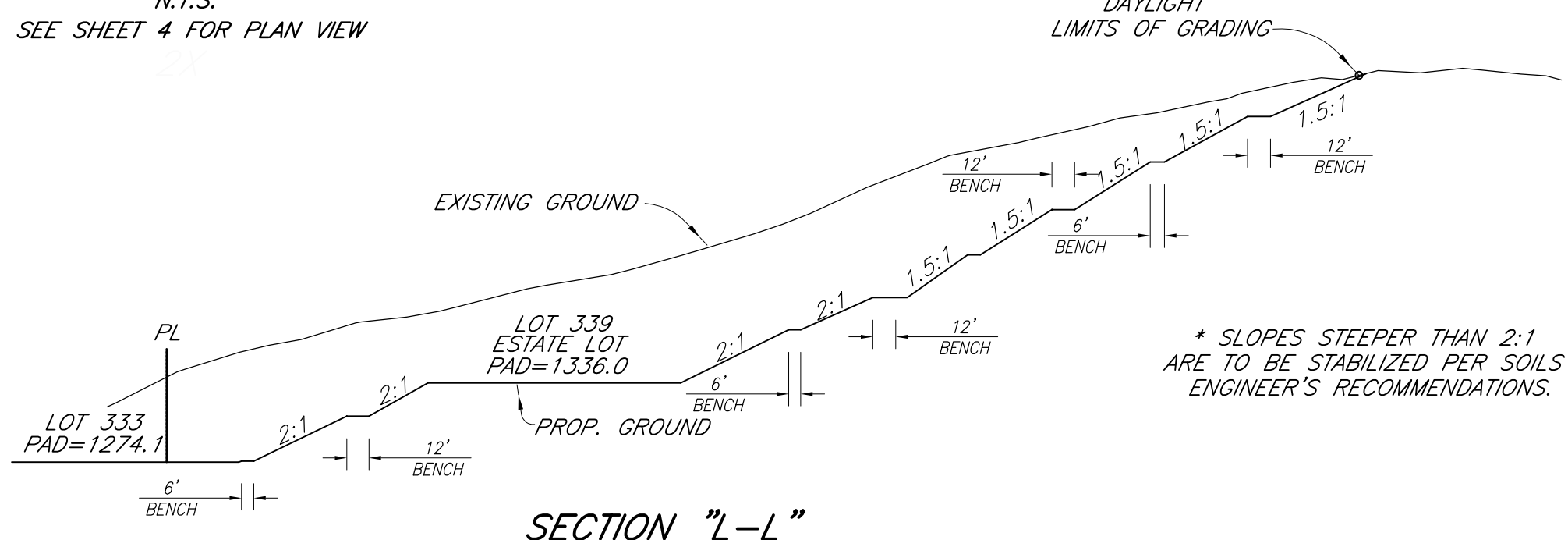
SECTION "G-G"
N.T.S.
SEE SHEET 3 FOR PLAN VIEW



SECTION "H-H"
N.T.S.
SEE SHEET 3 FOR PLAN VIEW



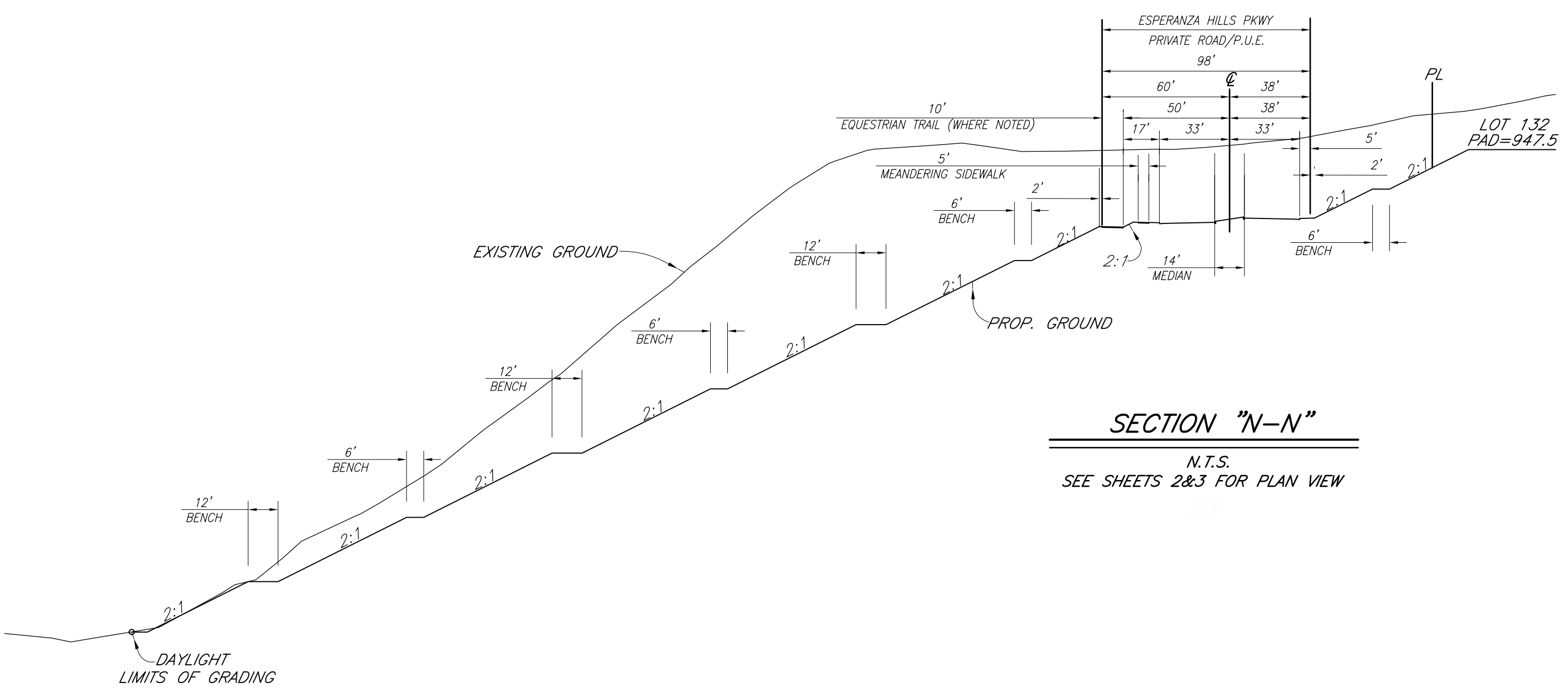
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SEE SHEET 4 FOR PLAN VIEW



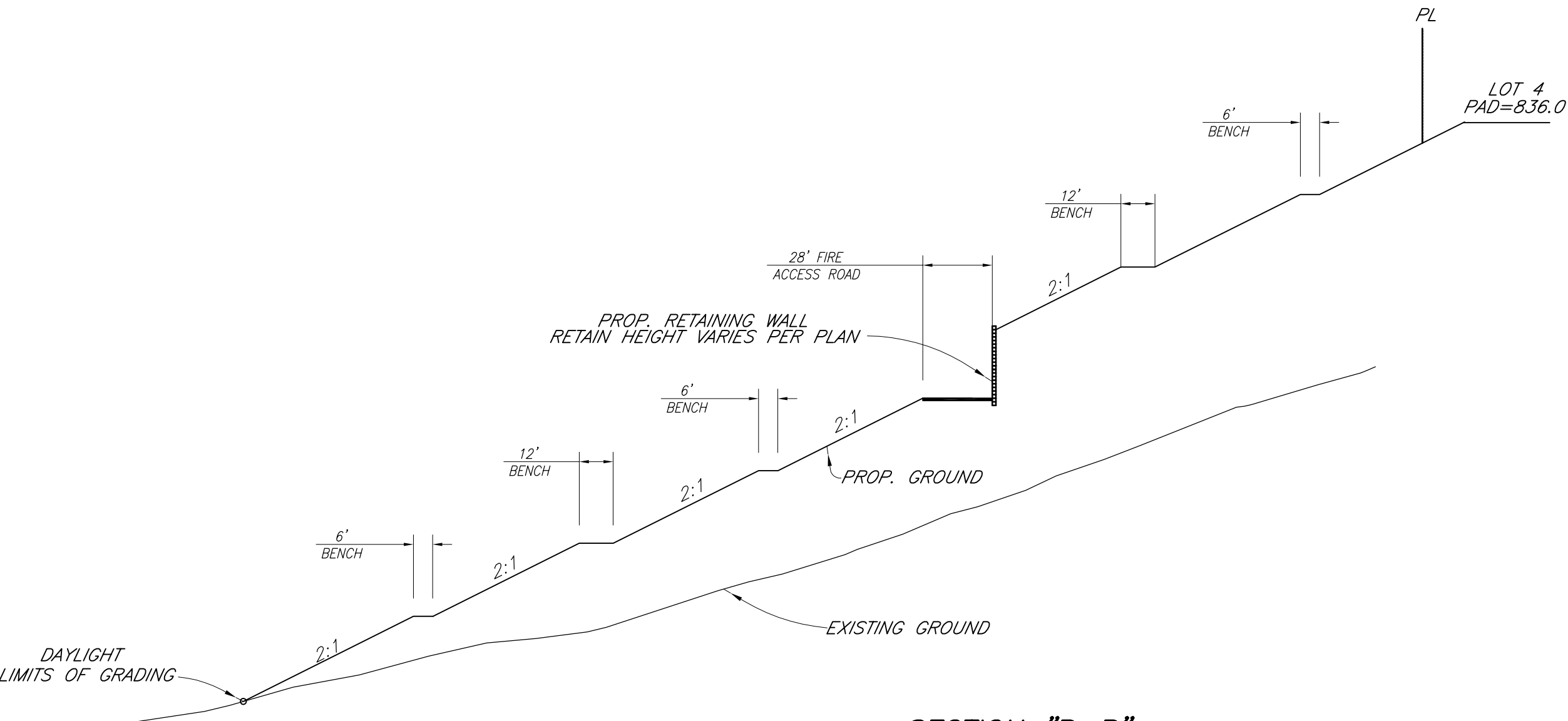
SECTION "L-L"
N.T.S.
SEE SHEET 4 FOR PLAN VIEW



SECTION "M-M"
N.T.S.
SEE SHEET 4 FOR PLAN VIEW



SECTION "N-N"
N.T.S.
SEE SHEETS 2&3 FOR PLAN VIEW



SECTION "P-P"
N.T.S.
SEE SHEET 2 FOR PLAN VIEW

ENGINEER



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FRED CORNWELL DATE:

VESTING TENTATIVE TRACT MAP
MAP NO. 17522
ESPERANZA HILLS
COUNTY OF ORANGE, CALIFORNIA

DATE: Sep 26 2016
SHEET: 5
OF: 6

VESTING TENTATIVE TRACT MAP NO. 17522
PHASING PLAN



TRACT MAINTENANCE PLAN

	PROPOSED USE	RESPONSIBLE PARTY FOR CONSTRUCTION	RESPONSIBLE PARTY FOR OWNERSHIP	RESPONSIBLE PARTY FOR MAINTENANCE
ASPEN WAY	PUBLIC/PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
ESPERANZA HILLS PKWY	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"A", "B", "D" - "Z" STREET	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"AA" - "U" STREET	PRIVATE ROADWAY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "A"-"D", "E"-"J", "L", "M", "T"-"X"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AA"-"LL", "OO"-"UU", "VV"-"ZZ"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AAA", "DDD", "OOO" "RRR"-"VVV"	OPEN SPACE/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "000"	OCFA EMERGENCY STAGING AREA	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "E"	ENTRY MONUMENT/PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "K"	WOMP/PARK/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "N", "Z"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "Y"	WOMP/SLOPE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "MM", "TT", "V"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "NN"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "FFF"-"MMM"	FUEL MODIFICATION ACCESS	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "CCC", "EEE"	DRAINAGE/SLOPE/OS	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "VV", "BBB"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT 339, 340	ESTATE LOT	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC
LOT 341, 344	BOOSTER STATION	YORBA LINDA ESTATES, LLC	YLWD	YLWD
LOT 342 343	TANK SITE	YORBA LINDA ESTATES, LLC	YLWD	YLWD
LOT 345	COMMUNITY OFFICE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC

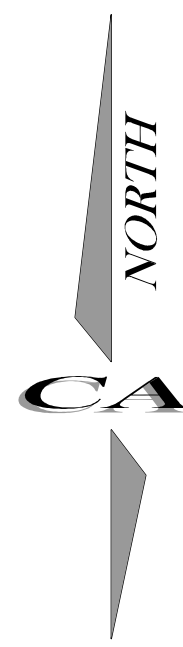
TRACT PHASING PLAN

NOTES

1. ALL PHASES SHOWN HEREON ARE PROPOSED RECORDING PHASES AND ARE SUBJECT TO CHANGE.
2. ALL NATURAL AND MANUFACTURED SLOPES NOT INCLUDED WITHIN RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROJECT H.O.A.
3. ALL PUBLIC AND PRIVATE WALLS, FENCES AND ENTRY MONUMENTATION AND SIGNAGE SHALL BE MAINTAINED BY THE PROJECT H.O.A.
4. ALL MAINLINE STORM DRAIN SYSTEMS WITHIN PRIVATE ROADWAY SHALL BE MAINTAINED BY COUNTY OF ORANGE.
5. ALL FIRST FLUSH PIPING, WOMP BASINS, AND DRAINAGE/DETENTION FACILITIES WITHIN PROJECT SITE SHALL BE MAINTAINED BY PROJECT H.O.A.
6. ALL UTILITY MAINLINES WITHIN THE PROPOSED PROJECT SITE ARE PUBLIC LINES AND SHALL BE MAINTAINED BY THE PURVEYOR (I.E. SEWER, WATER, POWER, TELEPHONE, C.A.T.V.)

MAP ACT NOTE

PER SECTION _____ OF THE SUBDIVISION MAP ACT, THIS PROJECT WILL FILING MULTIPLE FINAL MAPS.



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FRED CORNWELL DATE:

VESTING TENTATIVE TRACT MAP
MAP NO. 17522
ESPERANZA HILLS

COUNTY OF ORANGE, CALIFORNIA

DATE: Oct 11 2016

SHEET: 6

OF: 6