

VESTING TENTATIVE TRACT MAP NO. 17522 COUNTY OF ORANGE

LOT AREA TABLE				LOT AREA TABLE					
LOT NO.	GROSS AREA (ACRES)	NET AREA (ACRES)	PERCENT	LOT NO.	GROSS AREA (ACRES)	NET AREA (ACRES)	PERCENT		
1	15,479	0.36	101	201	17,852	0.41	301	19,487	0.45
2	12,240	0.28	102	202	18,378	0.42	302	14,908	0.34
3	13,814	0.32	103	203	20,401	0.47	303	18,111	0.42
4	17,005	0.39	104	204	14,019	0.32	304	21,382	0.49
5	12,332	0.28	105	205	15,539	0.35	305	21,085	0.48
6	11,172	0.26	106	206	12,313	0.28	306	21,639	0.50
7	11,889	0.27	107	207	16,692	0.38	307	17,052	0.39
8	13,899	0.32	108	208	15,554	0.36	308	20,210	0.51
9	12,266	0.28	109	209	14,196	0.33	309	20,141	0.46
10	15,851	0.36	110	210	14,186	0.33	310	15,213	0.35
11	14,684	0.34	111	211	14,172	0.33	311	14,963	0.34
12	13,807	0.32	112	212	16,080	0.36	312	17,702	0.39
13	11,291	0.27	113	213	14,029	0.32	313	17,460	0.40
14	11,938	0.27	114	214	12,979	0.31	314	19,550	0.45
15	15,712	0.36	115	215	15,789	0.36	315	17,560	0.40
16	12,059	0.28	116	216	17,074	0.41	316	14,652	0.34
17	11,509	0.27	117	217	15,004	0.37	317	13,219	0.30
18	9,804	0.23	118	218	15,299	0.35	318	16,729	0.38
19	10,296	0.25	119	219	15,004	0.35	319	12,922	0.30
20	10,738	0.25	120	220	14,489	0.33	320	12,110	0.28
21	11,114	0.26	121	221	15,809	0.36	321	20,258	0.47
22	10,561	0.24	122	222	12,045	0.28	322	22,159	0.51
23	10,983	0.25	123	223	12,322	0.28	323	18,498	0.42
24	10,969	0.25	124	224	16,864	0.38	324	19,447	0.45
25	13,632	0.31	125	225	20,246	0.47	325	20,181	0.46
26	21,881	0.50	126	226	16,024	0.37	326	20,556	0.47
27	21,685	0.50	127	227	13,047	0.30	327	15,469	0.36
28	21,579	0.50	128	228	13,006	0.30	328	16,831	0.39
29	20,571	0.47	129	229	16,259	0.38	329	23,472	0.54
30	20,512	0.47	130	230	15,804	0.36	330	20,258	0.47
31	20,950	0.48	131	231	12,643	0.29	331	20,173	0.46
32	21,138	0.49	132	232	12,604	0.29	332	17,258	0.41
33	15,505	0.36	133	233	12,817	0.29	333	18,229	0.42
34	15,919	0.37	134	234	13,887	0.32	334	19,320	0.45
35	18,417	0.43	135	235	13,281	0.30	335	13,889	0.32
36	21,312	0.49	136	236	16,307	0.37	336	15,510	0.35
37	23,154	0.53	137	237	18,147	0.41	337	18,079	0.41
38	28,494	0.65	138	238	18,229	0.39	338	23,473	0.54
39	15,829	0.36	139	239	17,074	0.39	339	18,754	0.43
40	15,301	0.35	140	240	15,979	0.37	340	18,002	0.41
41	17,884	0.41	141	241	15,683	0.36	341	16,013	0.37
42	18,119	0.42	142	242	14,882	0.34	342	16,839	0.39
43	15,919	0.37	143	243	13,887	0.32	343	19,320	0.45
44	15,617	0.36	144	244	16,098	0.37	344	10,636	0.24
45	15,810	0.36	145	245	15,586	0.36	345	16,029	0.37
46	20,498	0.47	146	246	14,332	0.33			
47	14,237	0.33	147	247	15,862	0.36			
48	14,433	0.33	148	248	16,013	0.37			
49	17,206	0.41	149	249	15,335	0.35			
50	13,815	0.32	150	250	14,572	0.33			

STREET LOTS (LOT "C")				
PARCEL	ACRES	STREET	ACRES	
51	28,120	A Street	46,219	1.08
52	20,512	B Street	10,178	0.23
53	12,265	C Street	43,168	0.99
54	11,806	D Street	124,124	2.85
55	10,672	E Street	17,376	0.40
56	12,338	F Street	18,545	0.45
57	16,562	G Street	37,891	0.87
58	18,889	H Street	15,143	0.31
59	22,434	I Street	25,876	0.59
60	16,252	J Street	28,223	0.67
61	13,664	K Street	25,824	0.59
62	12,571	L Street	17,346	0.40
63	11,214	M Street	18,174	0.41
64	11,884	N Street	15,143	0.31
65	11,824	O Street	14,153	0.32
66	12,829	P Street	17,346	0.40
67	16,895	Q Street	83,174	1.91
68	16,783	R Street	29,899	1.68
69	16,562	S Street	42,510	0.97
70	16,504	T Street	35,878	0.82
71	16,539	U Street	27,640	0.63
72	16,863	V Street	180,120	4.14
73	16,783	W Street	16,210	0.37
74	19,897	X Street	15,143	0.31
75	16,129	Y Street	28,351	0.67
76	15,594	Z Street	26,540	0.61
77	17,115	AA Street	26,120	0.60
78	18,128	AB Street	16,120	0.37
79	20,912	AC Street	17,296	0.40
80	17,452	AD Street	18,215	0.41
81	16,102	AE Street	17,225	0.40
82	15,233	AF Street	24,208	0.57
83	11,556	AG Street	14,828	0.34
84	14,376	AH Street	21,262	0.49
85	13,862	AI Street	15,614	0.36
86	11,270	AJ Street	15,229	0.36
87	15,566	AK Street	14,828	0.34
88	15,647	AL Street	18,286	0.43
89	14,059	AM Street	22,586	0.53
90	15,540	AN Street	20,509	0.47
91	17,863	AO Street	20,227	0.47
92	18,274	AP Street	23,459	0.54
93	13,529	AQ Street	19,107	0.44
94	13,425	AR Street	18,023	0.42
95	16,328	AS Street	20,428	0.47
96	18,295	AT Street	20,227	0.47
97	18,364	AU Street	16,348	0.38
98	20,029	AV Street	18,232	0.43
99	21,178	AW Street	15,689	0.36
100	22,203	AX Street	18,279	0.42

DESIGN DEVIATIONS

- THIS VESTING TENTATIVE TRACT MAP INCLUDES THE FOLLOWING DEVIATIONS FROM ORANGE COUNTY STANDARD PLANS:
- 1) TO ALLOW GRADES ON STREETS WITH RESIDENTIAL DRIVEWAY ACCESS TO BE GREATER THAN 10% BUT EQUAL TO OR LESS THAN 12% GRADES FOR THE FOLLOWING STREET:
 - "X" STREET
 - 2) TO ALLOW GRADES ON STREETS TO BE GREATER THAN 10% BUT EQUAL TO OR LESS THAN 12% GRADES FOR THE FOLLOWING STREET:
 - "X" STREET
 - 3) TO ALLOW CENTERLINE RADII LESS THAN 50' (COLLECTOR STREET) BUT GREATER THAN 210' FOR THE FOLLOWING STREET:
 - ESPERANZA HILLS PARKWAY

INDEX MAP

SCALE: 1"=400'



LETTERED LOTS				
Parcel	SF	Acres	Area	
Lot A	3,444,186	78.77	10,675	0.25
Lot B	26,579	0.62	10,200	2.36
Lot C	48,006	1.10	1,285,280	10.31
Lot D	306,379	7.03	533,603	12.25
Lot E	44,531	1.03	55,609	1.28
Lot F	31,118	1.16	44,494	1.11
Lot G	19,281	0.45	21,221	0.08
Lot H	11,063	0.24	6,801	0.16
Lot I	5,204	0.12	51,210	1.18
Lot J	15,281	0.39	61,224	1.55
Lot K	210,541	4.83	10,119	0.85
Lot L	1,150	0.12	2,440	0.06
Lot M	3,849	0.09	1,766	0.04
Lot N	49,777	1.14	23,614	0.55
Lot O	2,647	0.07	11,888	2.75
Lot P	5,565	0.12	39,847	0.91
Lot Q	218,204	5.01	35,849	0.83
Lot R	9,204	0.21	44,817	10.19
Lot S	5,472	0.13	418,495	9.60
Lot T	70,468	1.62	182,247	4.20
Lot U	598,194	13.71	2,223	0.05
Lot V	324,790	7.46	1,863	0.04
Lot W	154,581	3.54	1,995	0.06
Lot X	91,195	0.59	1,517	0.04
Lot Y	24,362,234	555.13	511	0.01
Lot Z	71,123	1.64	1,921	0.05
Lot AA	1,855	0.04	1,624	0.04
Lot AB	2,661	0.06	39,825	1.24
Lot AC	3,448	0.08	1,926	0.04
Lot AD	2,282	0.05	13,780	0.32
Lot AE	1,109	0.02	1,579	0.04
Lot AF	89,281	2.02		
Lot AG	4,524	0.10		
Lot AH	1,553	0.04		

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

STATEMENT OF OWNERSHIP

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

DATED MAY 23, 2016

DOUG WYMORE
MANAGING MEMBER
YORBA LINDA ESTATES, LLC

FRED CORNWELL

DATE: _____

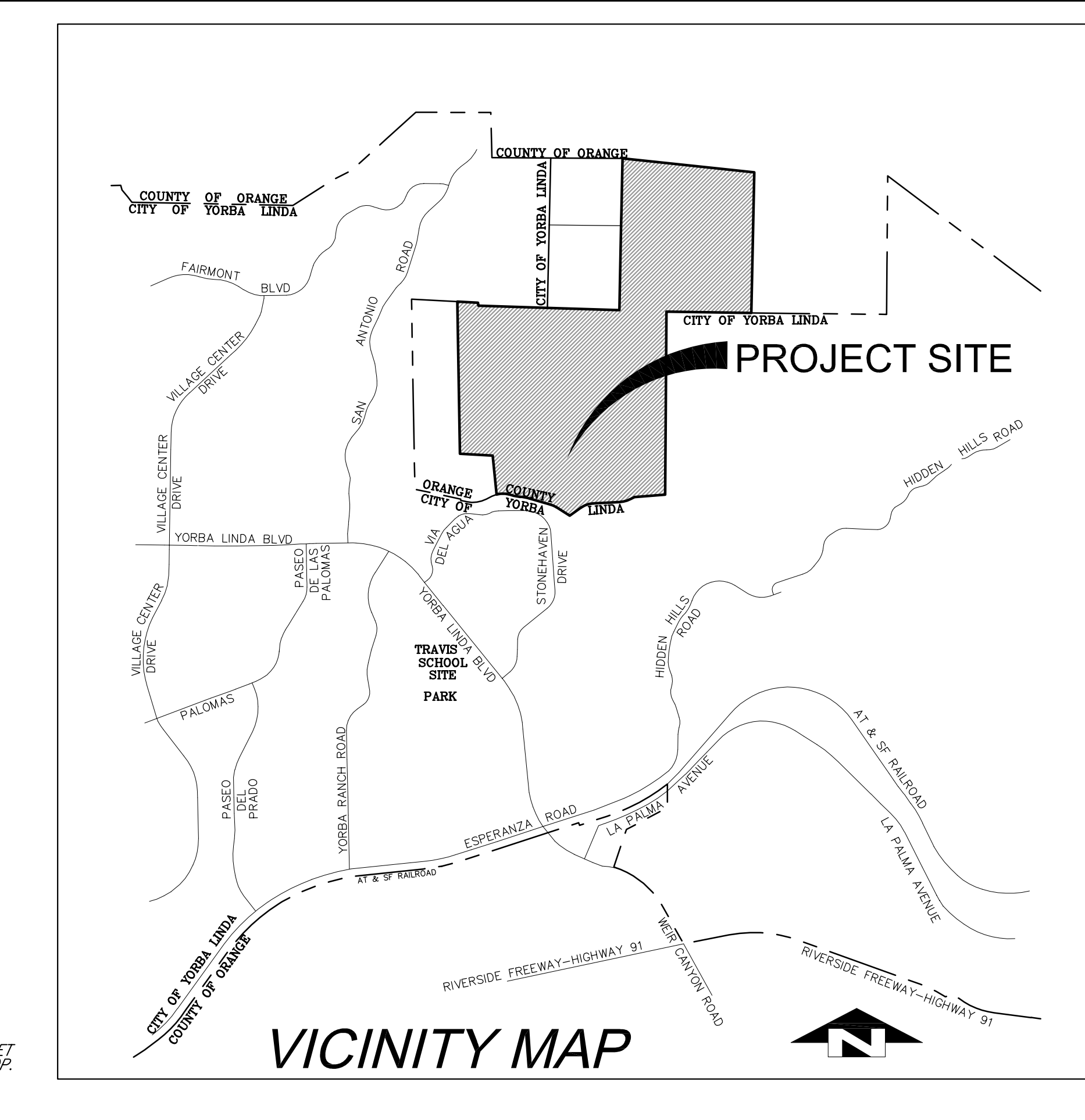
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LOT SUMMARY TABLE

LOT NO.	LAND USE
339	RESIDENTIAL LOTS (RSF)
340	ESTATE LOT
341	ESTATE LOT
342	Y/LWO 1390 ZONE BOOSTER PUMP STATION
343	Y/LWO 1200 ZONE RESERVOIR SITE
344	Y/LWO 1500 ZONE RESERVOIR SITE
345	Y/LWO 1500 ZONE BOOSTER PUMP STATION
	COMMUNITY OFFICE

PROJECT TOTAL

BOUNDARY	SF	Acres
	20,426,843	468.9

APPLICANT/SUBDIVIDER INFORMATION

YORBA LINDA ESTATES, LLC
7114 EAST STETSON DRIVE, SUITE 350
SCOTTSDALE, AZ 85251

CONTACT: DOUG WYMORE

ENGINEER INFORMATION

CA ENGINEERING
13821 NEWPORT AVE., STE. 110
TUSTIN, CA 92780
PHONE: (949) 724-9180
CONTACT: FRED CORNWELL, P.E.

PROPERTY OWNERSHIP INFORMATION

APN# 351-031-006
YORBA LINDA ESTATES, LLC
550 KATHERINE AVE.
SCOTTSDALE, AZ 85251

APN# 326-031-006
JOHN JAY NICHOLAS TRUST (YORBA LINDA ESTATES NORTH, LLC, OPTION TO BUY)
550 KATHERINE AVE.
SCOTTSDALE, AZ 85251

APN# 351-031-004 (CC 33, LLC)
7114 EAST STETSON DRIVE, SUITE 350
SCOTTSDALE, AZ 85251

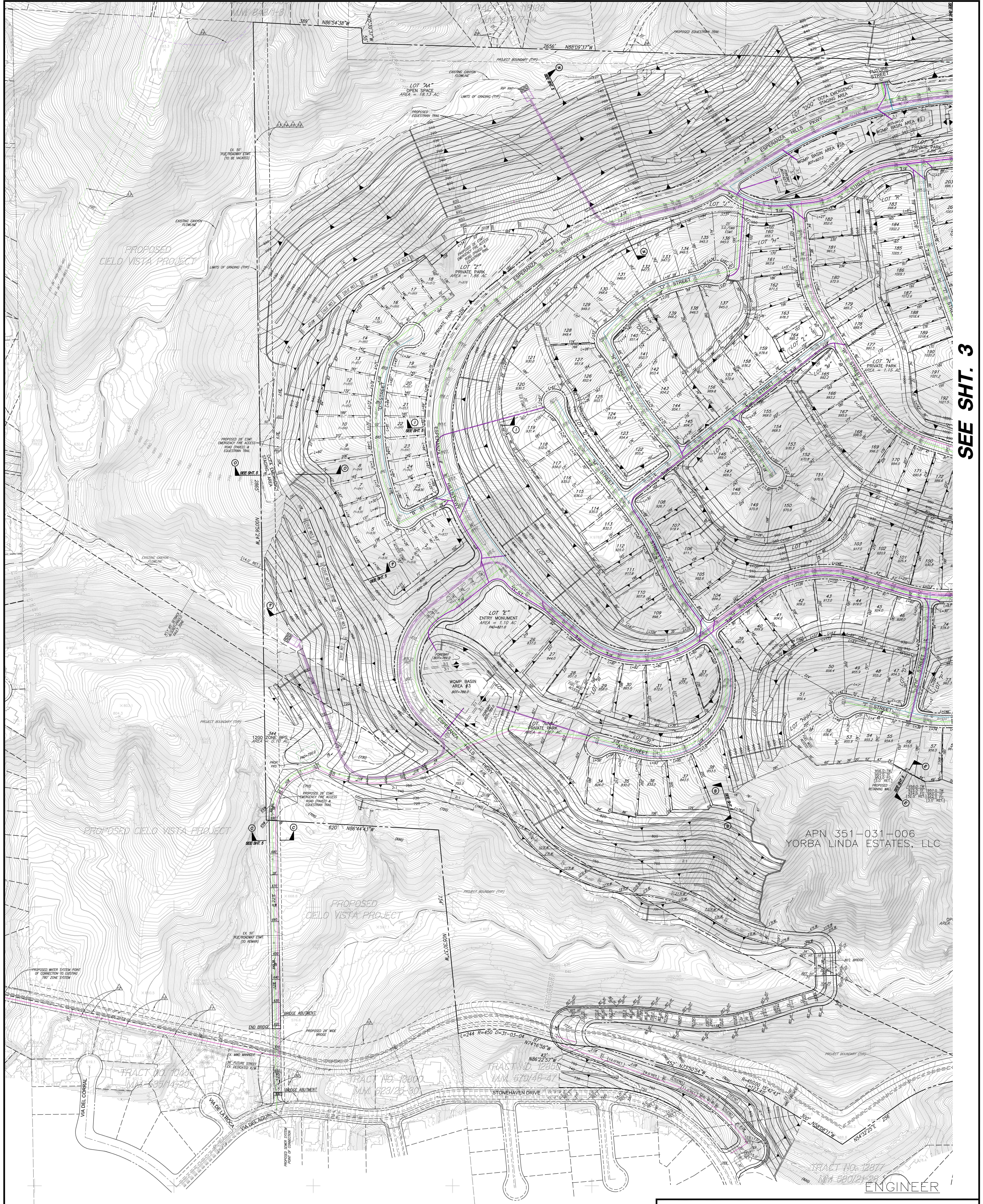
LEGAL DESCRIPTION

THE LAND REFERRED TO BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

APN# 351-031-006 (YORBA LINDA ESTATES, LLC);
THAT PORTION OF THE LAND ALLOTTED TO M.W. DE SHOR IN THE DECREE OF PARTITION OF THE RANCHO CANON DE SANTA ANA RENDERED IN THE CASE NO. 1978 OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 8, 1974 IN BOOK 28, PAGE 158 OF DEEDS OF LOS ANGELES COUNTY, CALIFORNIA, AND LOCATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

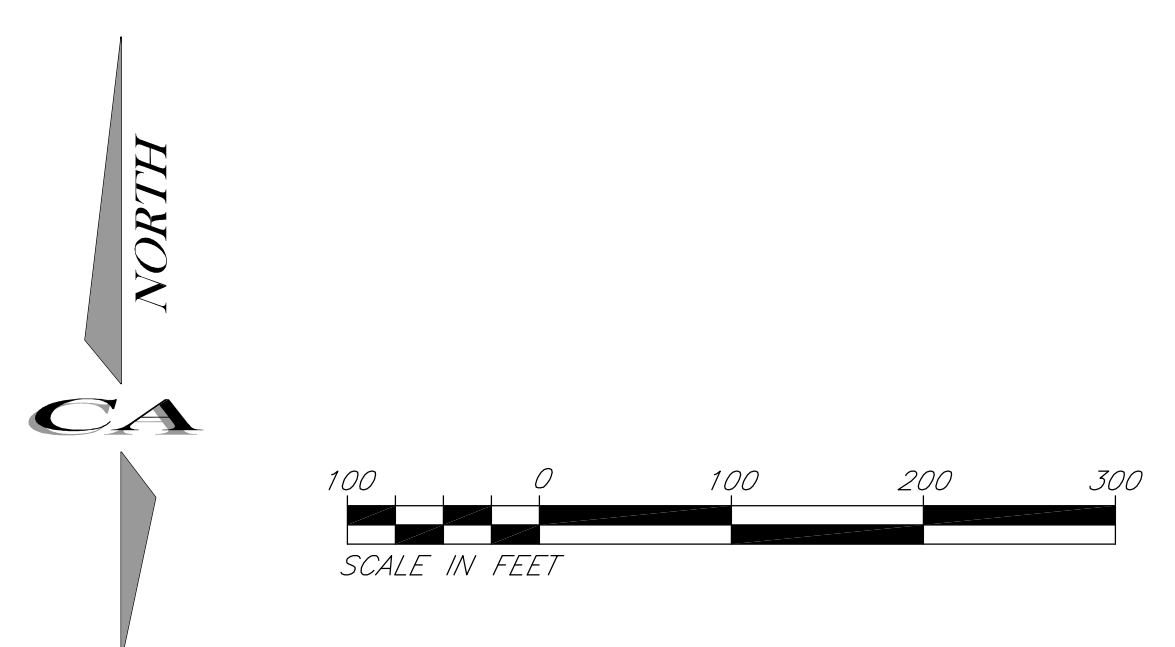
APN# 326-031-006 (JOHN JAY NICHOLAS TRUST (YORBA LINDA ESTATES NORTH, LLC, OPTION TO BUY));
THE NORTH HALF OF THE SOUTHWEST QUARTER AND GOVERNMENT LOTS 3 AND 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 EAST OF SAN BERNARDINO MERIDIAN, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, JULY 20, 1896.

APN# 351-031-004 (CC 33, LLC);
THAT PORTION OF THE SECOND CLASS LANDS ALLOTTED TO WILLIAM MCKEE AND PRUDENC



SEE SHT. 3

APN 351-031-006
YORBA LINDA ESTATES, LLC



UTILITY LEGEND:

(Blue Solid Line)	PROPOSED WATER (TRANSMISSION)
(Cyan Solid Line)	PROPOSED WATER (DISTRIBUTION)
(Green Solid Line)	PROPOSED SEWER
(Green Dashed Line)	PROPOSED STORM DRAIN
(Cyan Dashed Line)	EXISTING WATER
(Green Dashed Line)	EXISTING SEWER
(Red Dashed Line)	EXISTING STORM DRAIN

FRED CORNWELL

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

DATE: _____

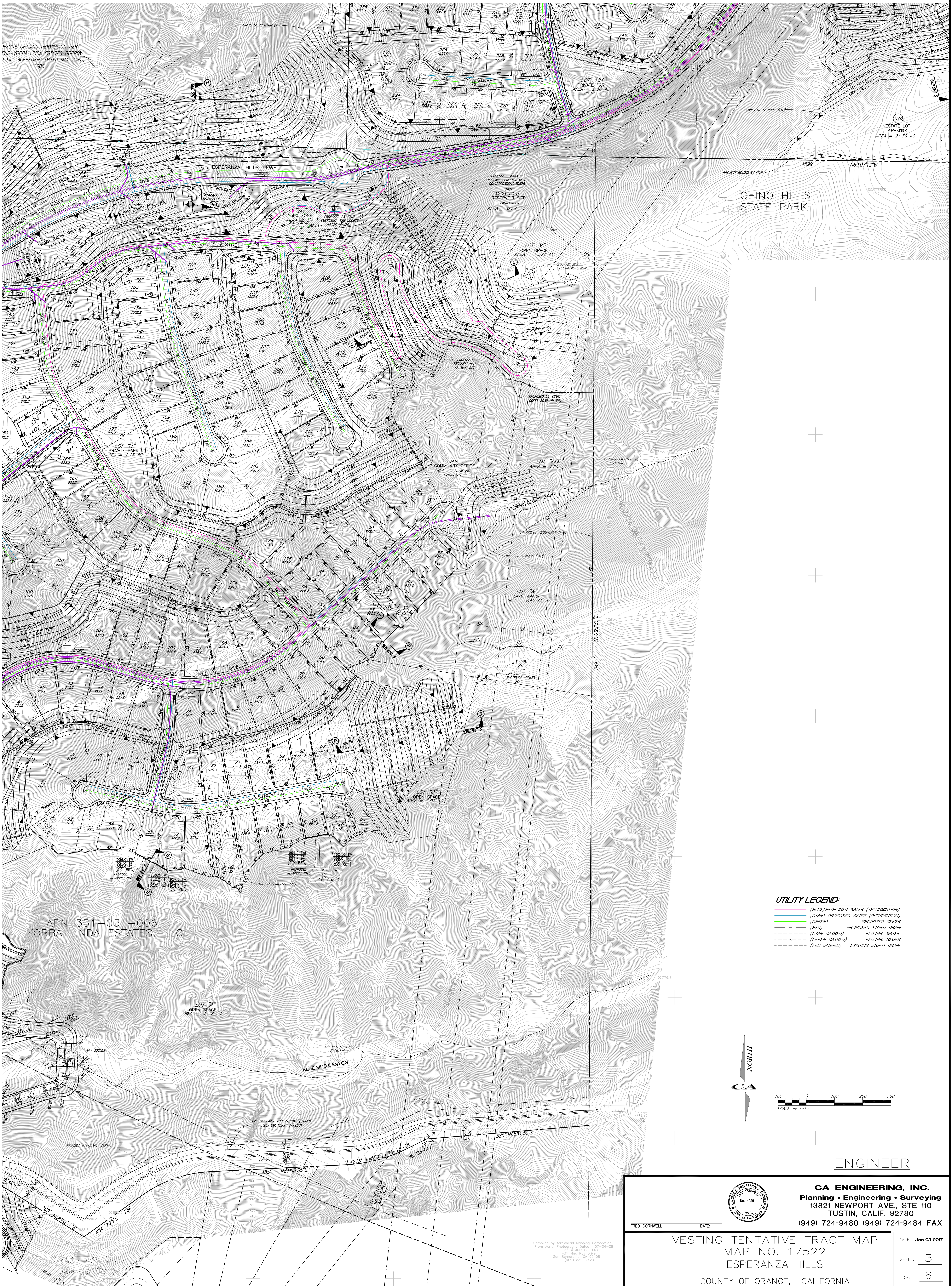
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SHEET: 2

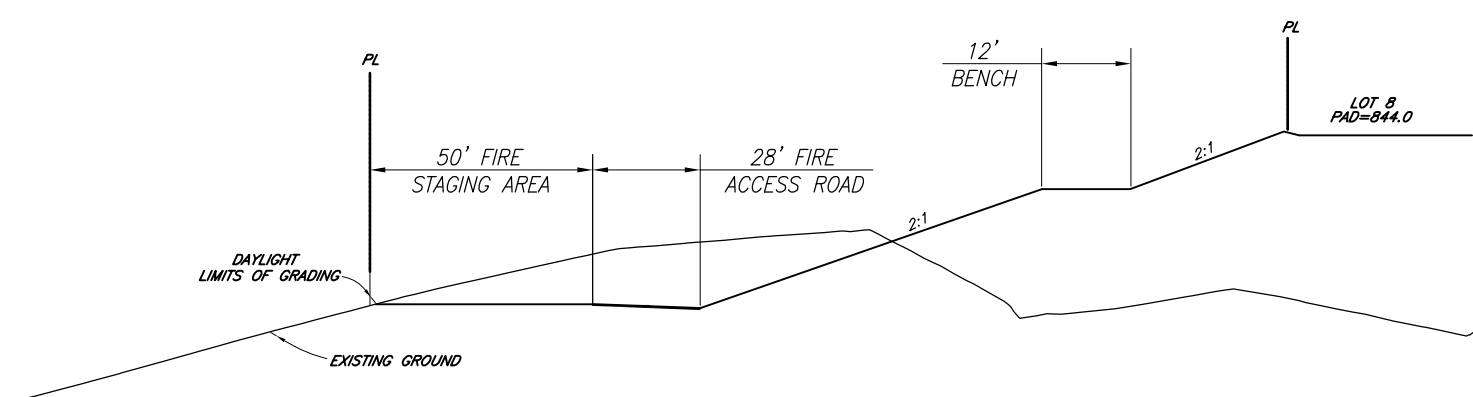
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SEE SHT. 4

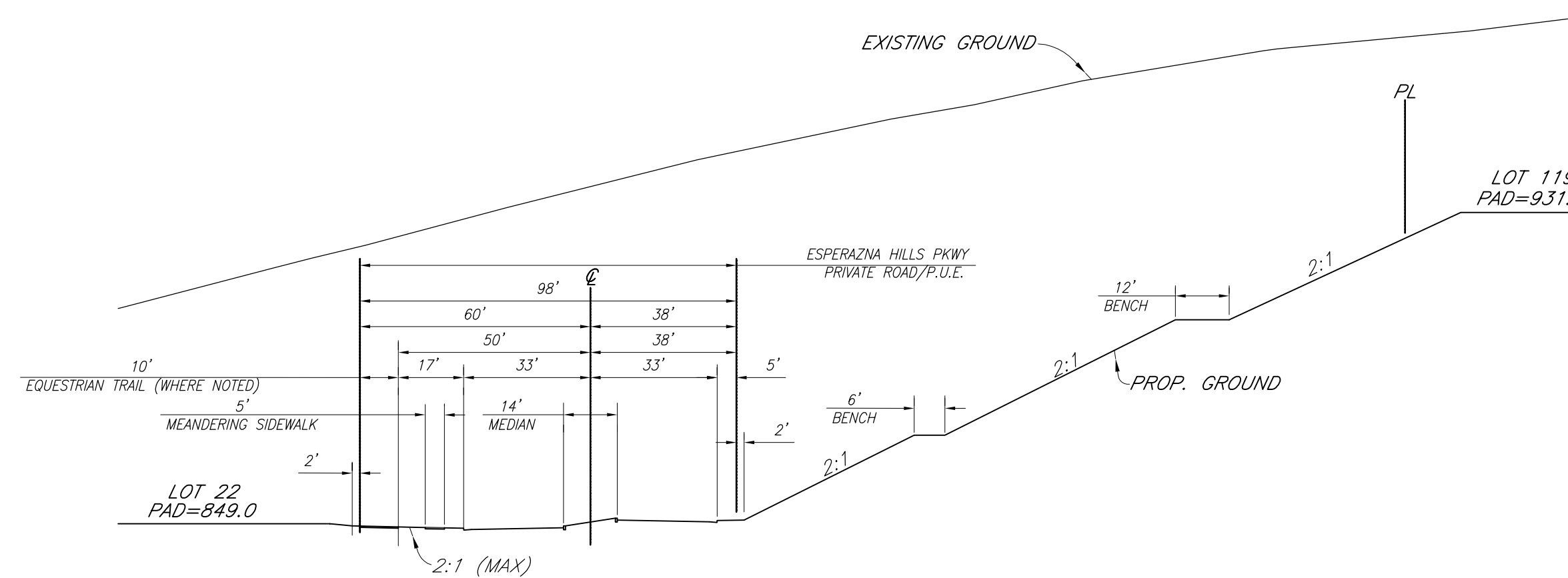
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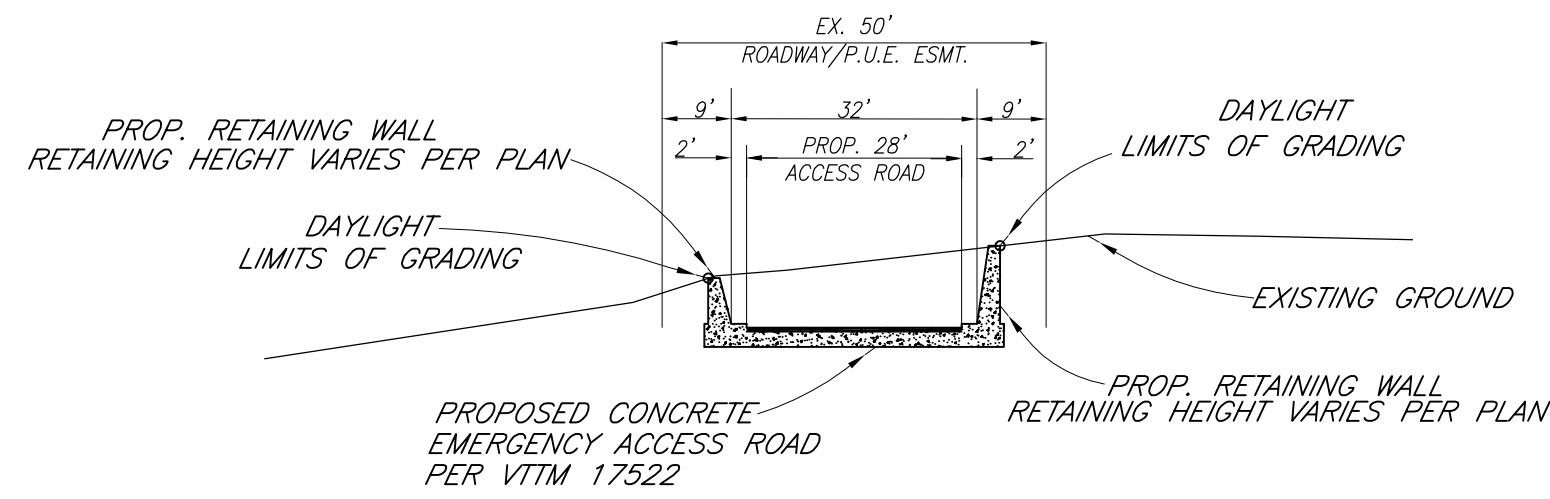
VESTING TENTATIVE TRACT MAP NO. 17522



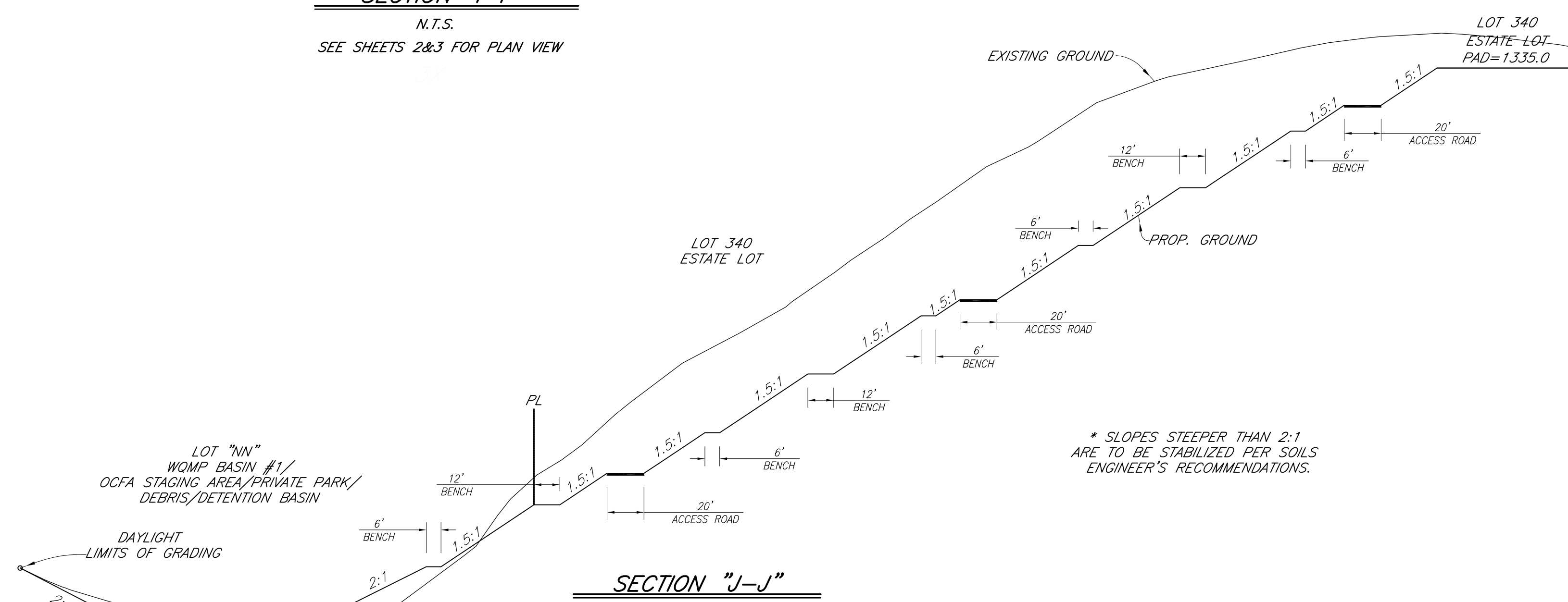
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SEE SHEET 2 FOR PLAN VIEW



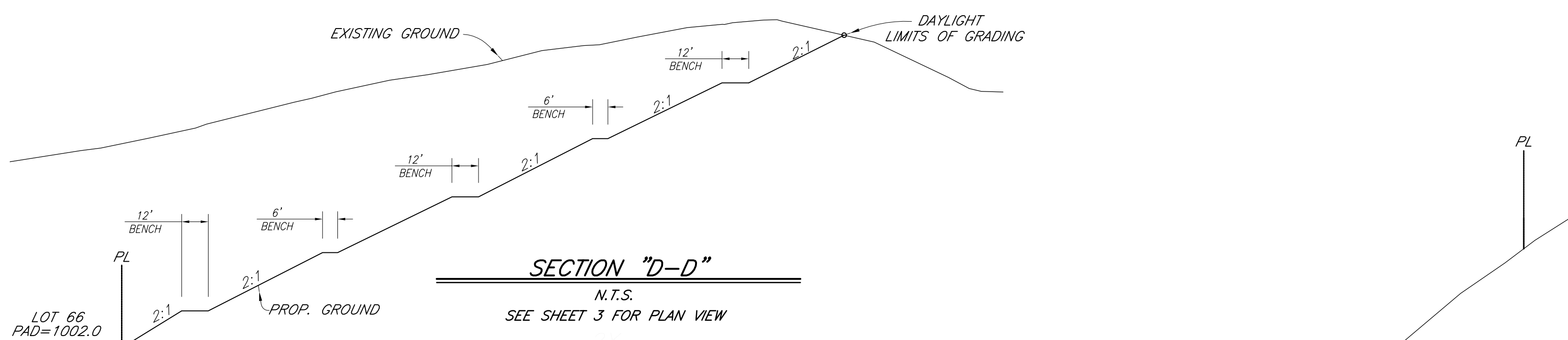
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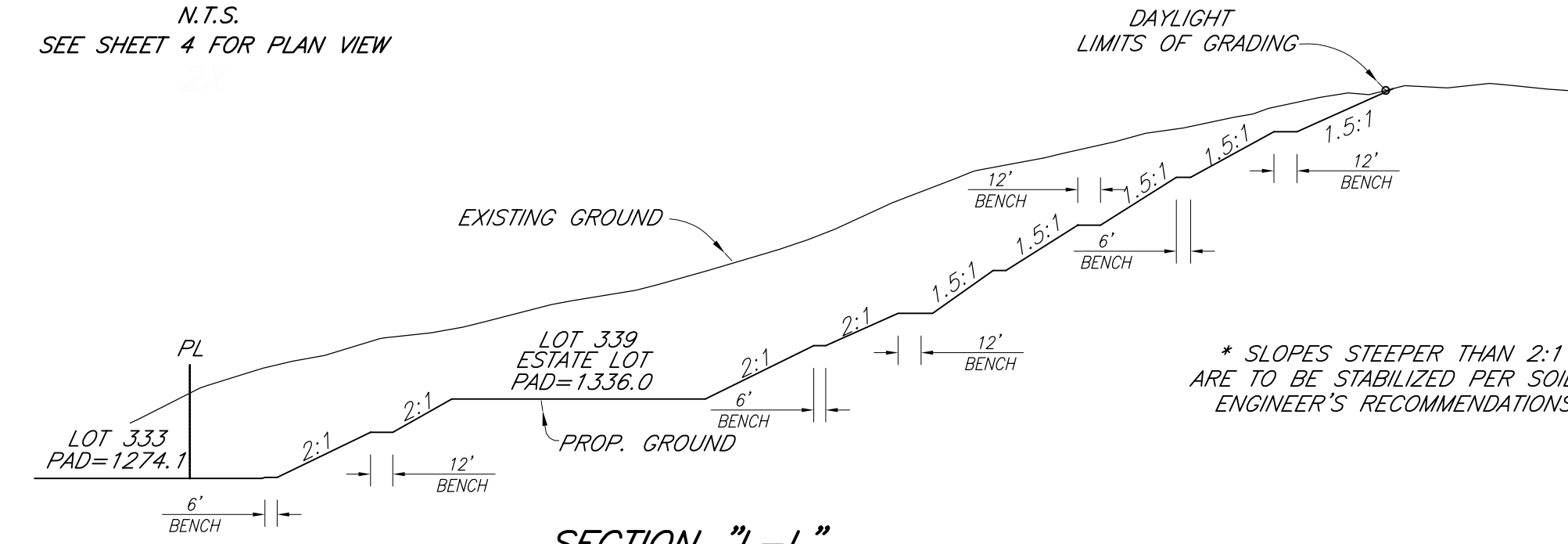
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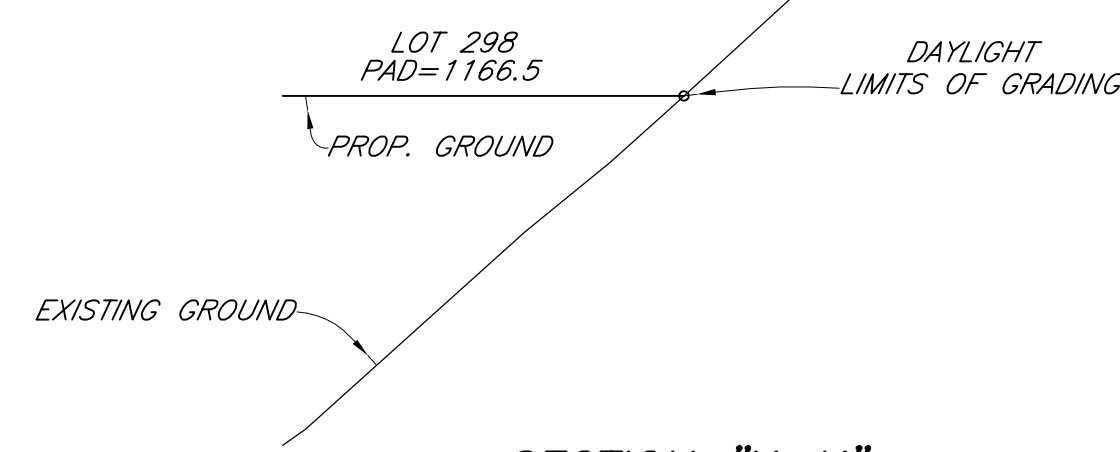
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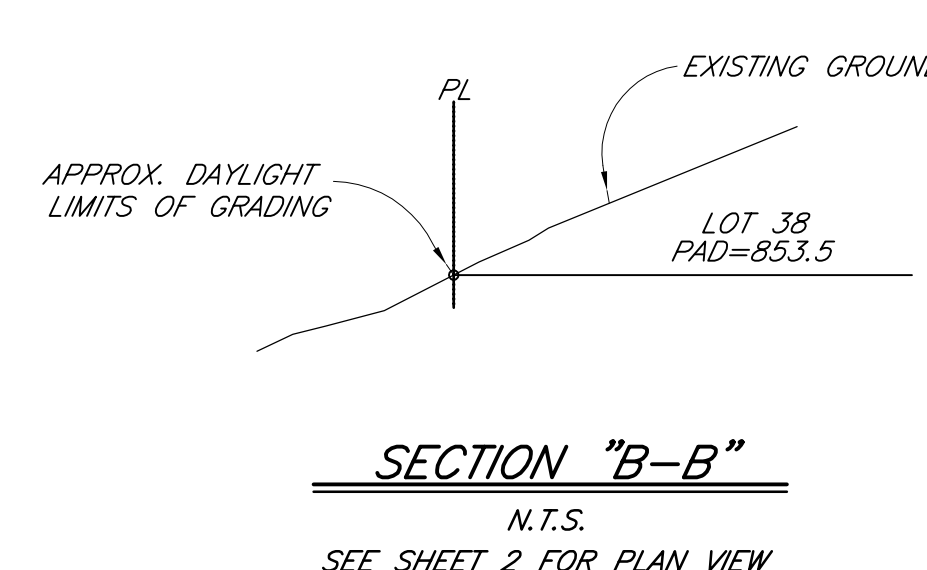
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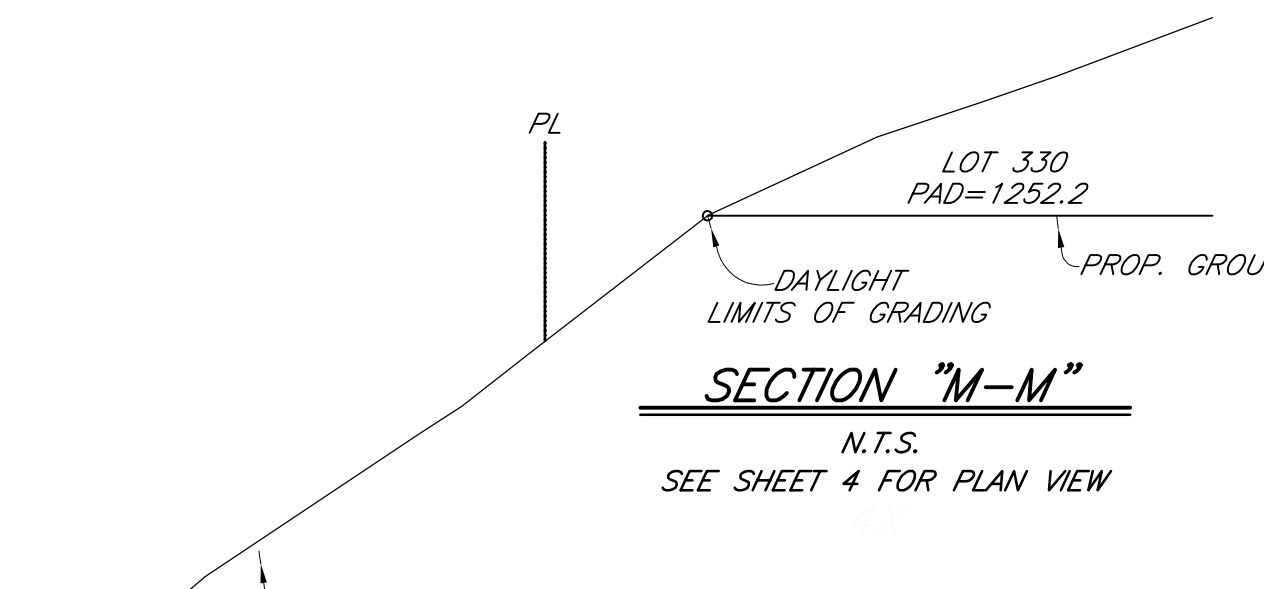
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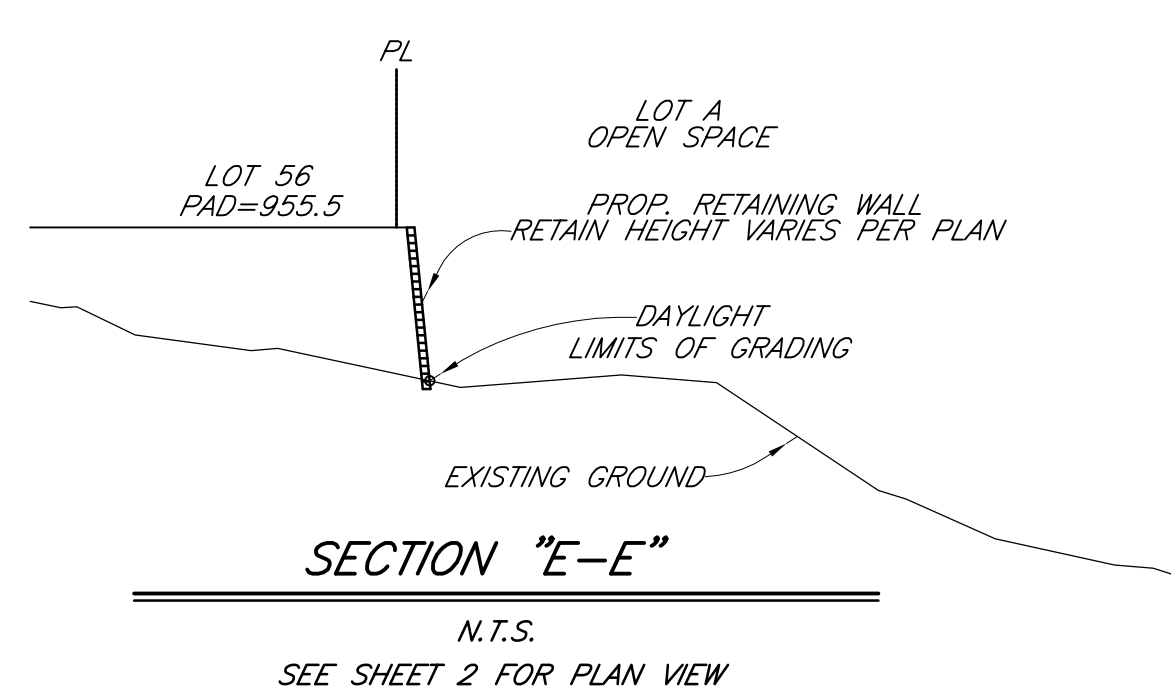
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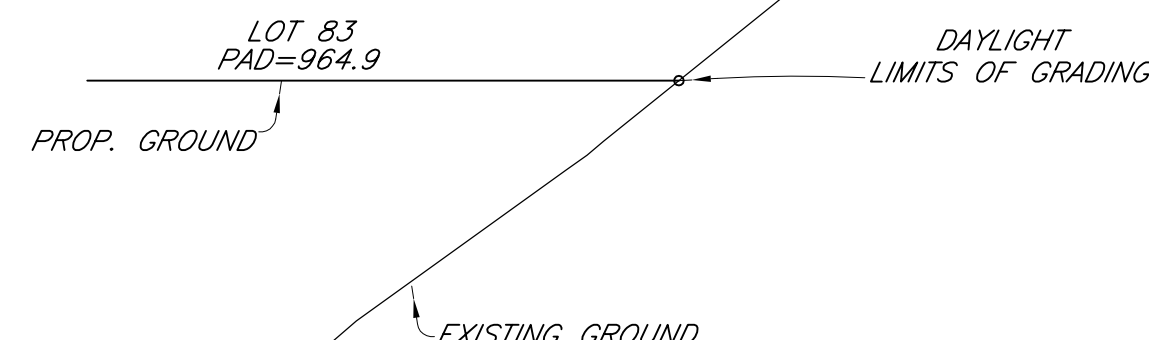
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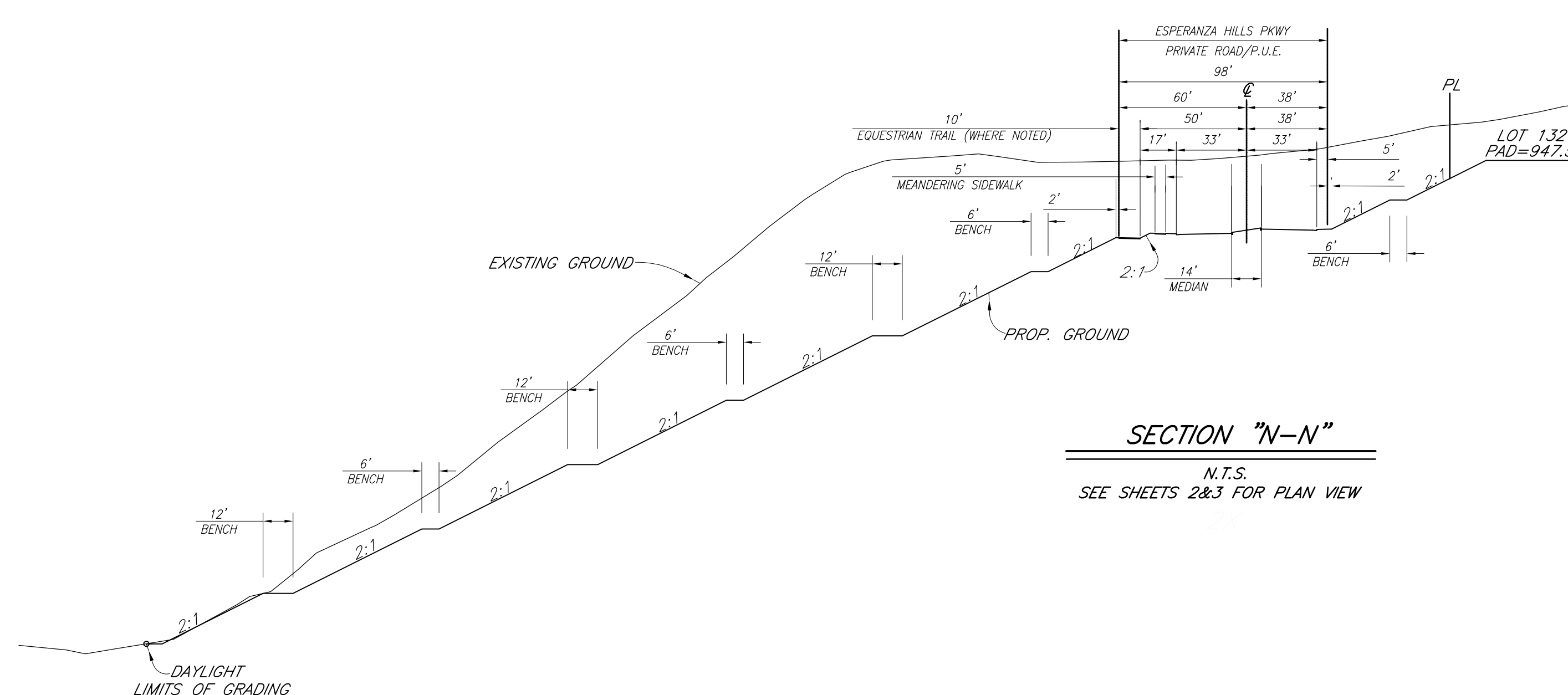
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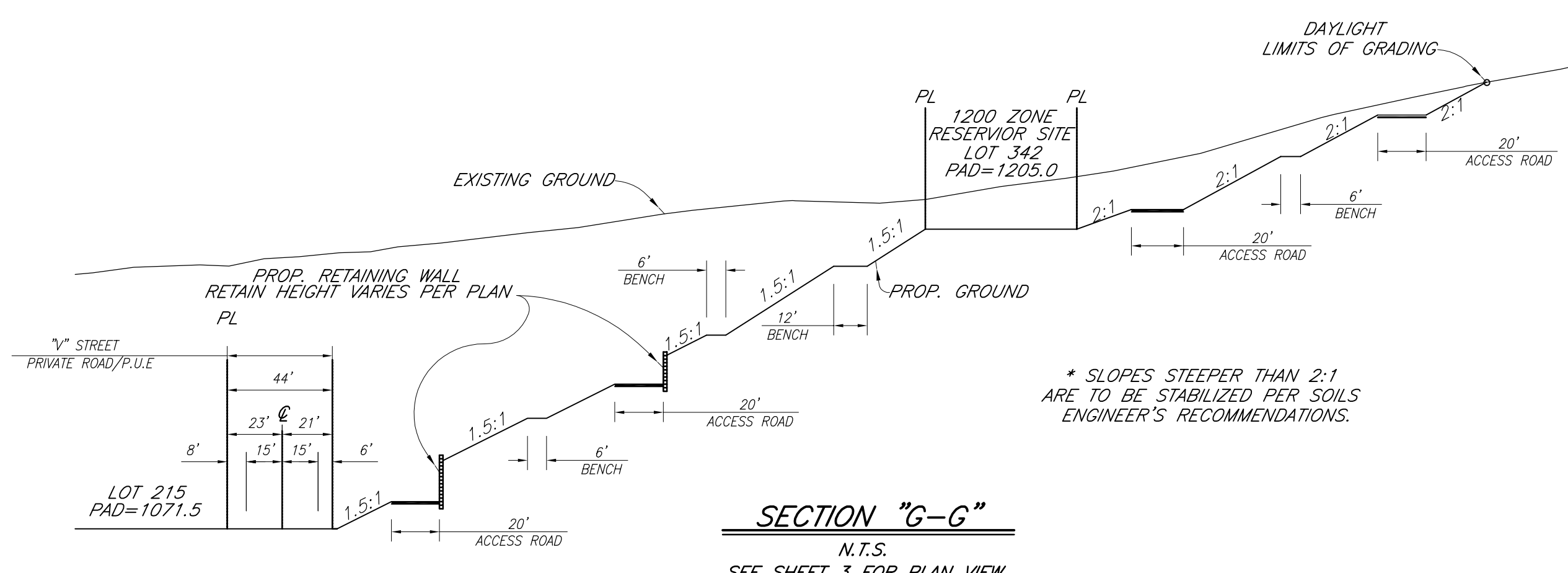
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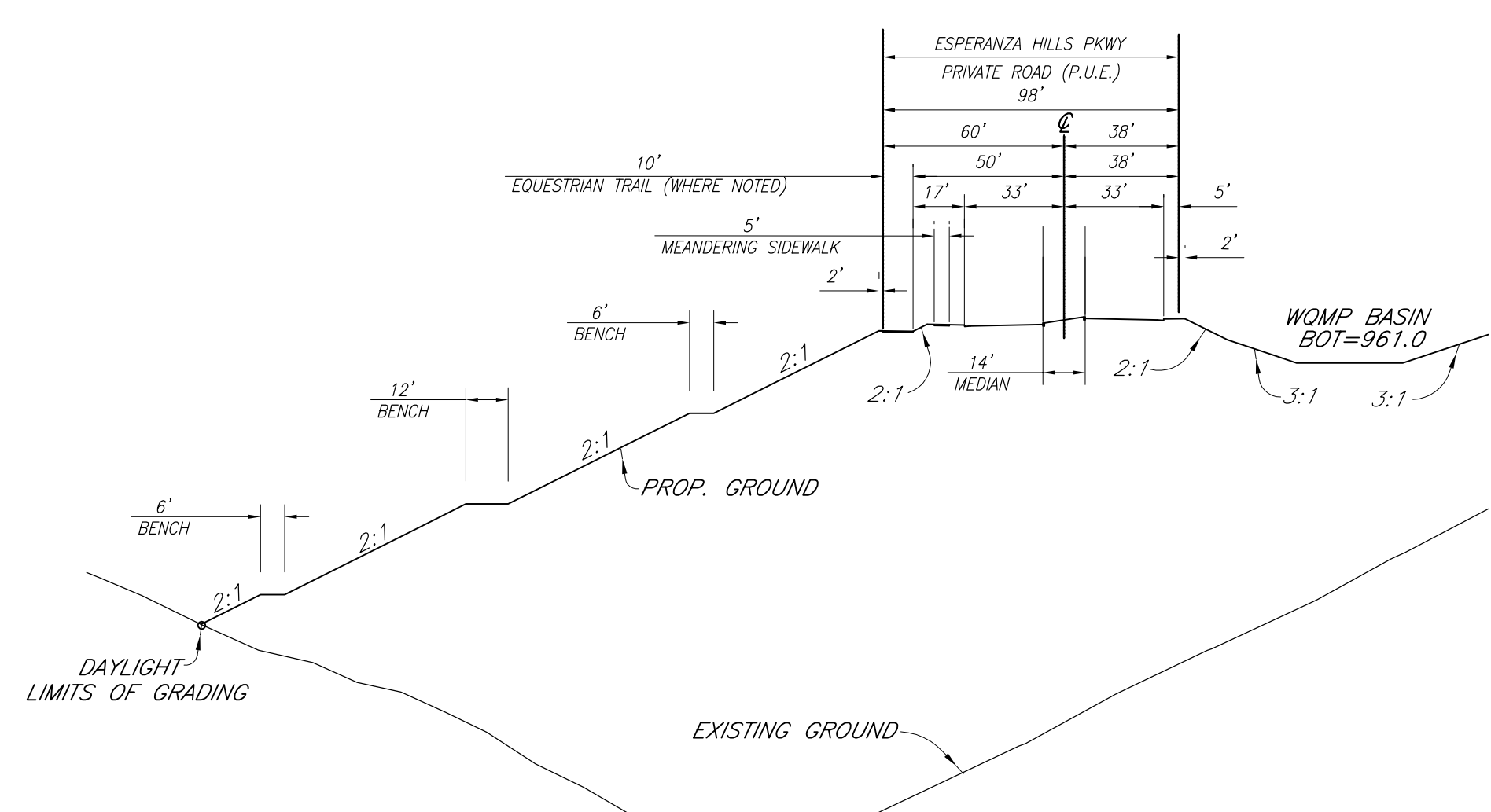
SECTION "F-F"
N.T.S.
SEE SHEET 3 FOR PLAN VIEW



SECTION "N-N"
N.T.S.
SEE SHEETS 2&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

ENGINEER



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FRED CORNWELL DATE:

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

DATE: Jan 03 2017
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	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
ESPERANZA HILLS PKWY	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"A", "B", "D" - "Z" STREET	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
"AA" - "AU" STREET	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "A" - "D", "E" - "J", "K", "L", "M", "N" - "X"	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AA" - "LL", "OO" - "UU", "VV" - "ZZ"	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "AAA", "DDD", "OOO", "RRR" - "VVV"	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "000"	OCFA EMERGENCY STAGING AREA	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "E"	ENTRY MONUMENT/PARK	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "K"	WOMP/PARK/SLOPE	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "N", "Z"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "Y"	WOMP/SLOPE	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "MM", "TT", "VV"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "NN"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "FF" - "MMM"	FUEL MODIFICATION ACCESS	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "CCC", "EEE"	DRAINAGE/SLOPE/OS	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT "VV", "BBB"	PRIVATE PARK	YORBA LINDA ESTATES, LLC	PROJECT H.O.A.
LOT 339, 340	ESTATE LOT	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC
LOT 341, 344	BOOSTER STATION	YORBA LINDA ESTATES, LLC	Y.L.W.D.
LOT 342-343	TANK SITE	YORBA LINDA ESTATES, LLC	Y.L.W.D.
LOT 345	COMMUNITY OFFICE	YORBA LINDA ESTATES, LLC	YORBA LINDA ESTATES, LLC

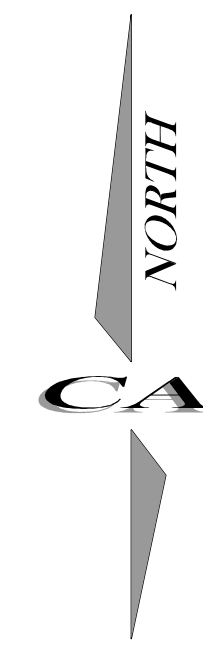
TRACT PHASING PLAN

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.



SCALE IN FEET

ENGINEER



FRED CORNWELL DATE: _____

CA ENGINEERING, INC.
 Planning • Engineering • Surveying
 13821 NEWPORT AVE., STE 110
 TUSTIN, CALIF. 92780
 (949) 724-9480 (949) 724-9484 FAX

VESTING TENTATIVE TRACT MAP
 MAP NO. 17522
 ESPERANZA HILLS

COUNTY OF ORANGE, CALIFORNIA

DATE: Jan 03 2017

SHEET: 6

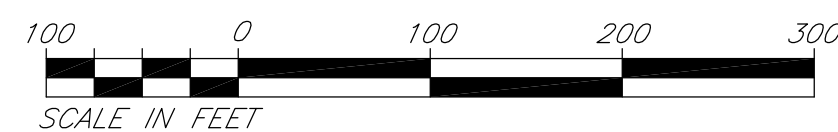
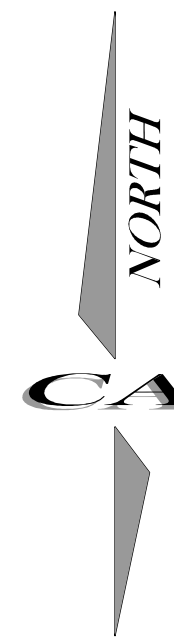
OF: 6



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



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FRED CORNWELL DATE:

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

DATE: Jan 03 2017
 SHEET: 4
 OF: 6