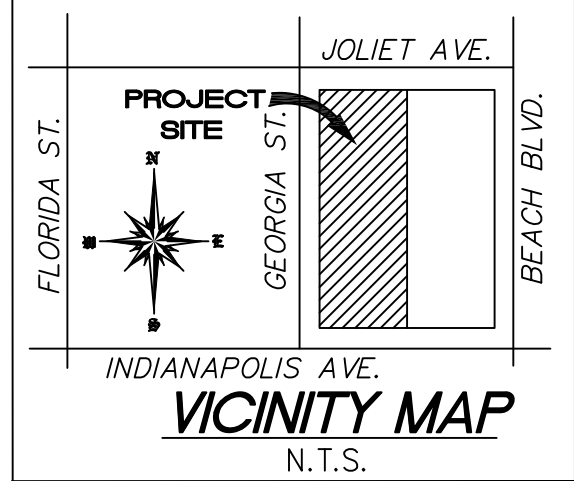


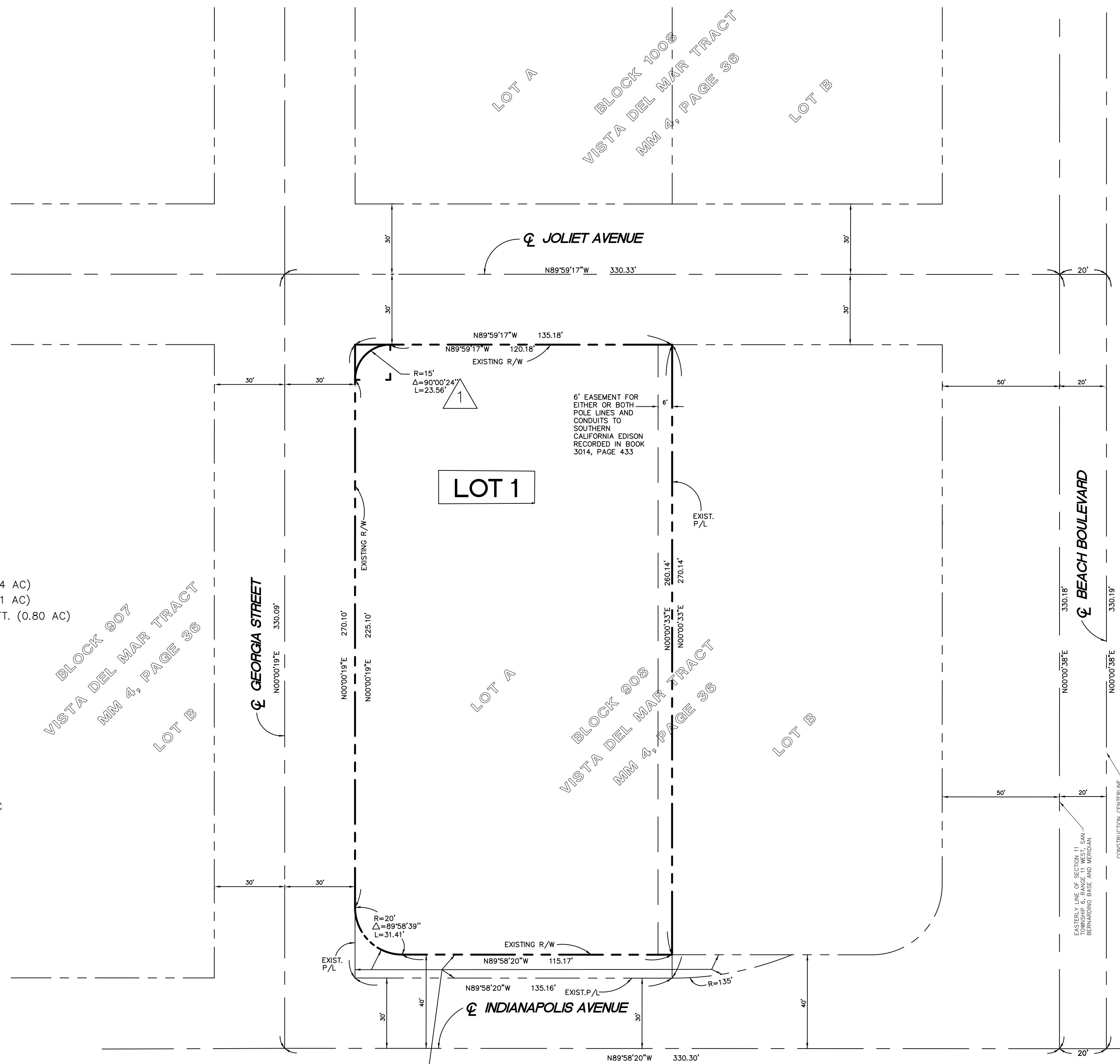
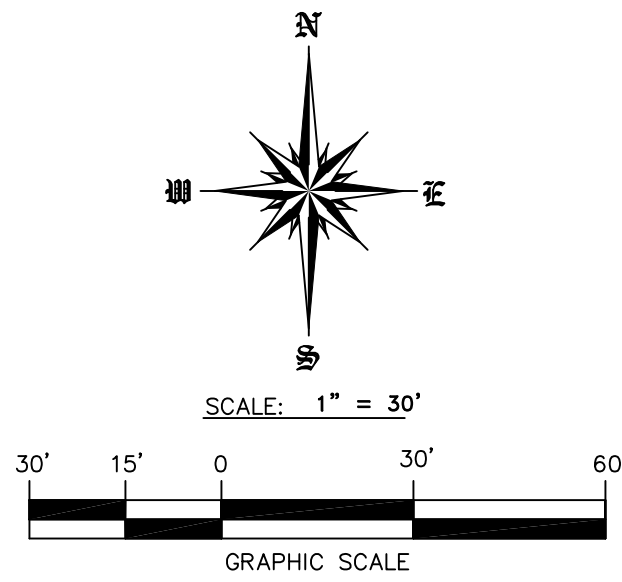
TENTATIVE TRACT MAP NO. 18079

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



LEGEND	
	PROPOSED ELEVATIONS
	EXISTING ELEVATIONS
	PROPERTY LINE
	ELECTRICAL LINE
	CHAIN LINK FENCE
	RECLAIMED WATER
	SEWER LINE
	TELEPHONE LINE
	WATER LINE
	BLOCK WALL
	ASPHALTIC CONCRETE
	BUILDING
	CONCRETE
	ASPHALTIC CONCRETE BUILDING
	BACK OF SIDEWALK CENTERLINE
	CLEAN-OUT
	EDISON VAULT
	EDGE OF PAVEMENT
	FINISHED FLOOR
	FLOW LINE
	FINISHED SURFACE
	GRADE BREAK
	GEARHEAD SPIKE
	GTE VAULT
	LINEAR FEET
	LEAD AND TAG
	LANDSCAPING AREA
	NATURAL GRADE
	POWER POLE
	SQUARE FEET
	SEWER MANHOLE
	SIDEWALK
	TOP OF CURB
	TOP OF GRATE
	TOP OF STEP
	TOP OF STEM WALL
	WATER METER
	WOOD FENCE
	WATER VALVE
	RIGHT OF WAY
	PROPERTY LINE



GENERAL NOTES:

- DATE OF PREPARATION: OCTOBER 21, 2019
- GROSS ACREAGE: TO EXIST P/L 36,512 SQ. FT. (0.84 AC)
NET ACREAGE: TO EXIST R/W 35,075 SQ. FT. (0.81 AC)
NET ACREAGE: AFTER 15'R DEDICATION 35,026 SQ. FT. (0.80 AC)
- EXISTING ZONING: RMH
- GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY RESIDENTIAL
- SITE IS CURRENTLY RESIDENTIAL
- CONTOUR INTERVAL IS 1 FOOT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- ALL DRAINAGE SHALL BE SURFACE FLOW ONTO PUBLIC STREETS TO THE PUBLIC STORM DRAIN SYSTEM.
- SANITARY SEWER SYSTEM SHALL BE PUBLIC.
- WATER SYSTEM SHALL BE PUBLIC.

LEGAL DESCRIPTION:

LOT 1 IN BLOCK 908 OF VISTA DEL MAR TRACT SECTION 7, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 4, PAGE(S) 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXEMPTING THEREFROM THE NORTHERLY 30 FEET THEREOF.

ALSO EXCEPT THE WEST 30 FEET OF LOT A AS DESCRIBED IN A DEED RECORDED IN BOOK 2956, PAGE 597, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS AND MINERAL RIGHTS IN AND TO SAID PROPERTY SUBJECT TO BUYERS 100% AUTHORITY (DISCRETION) TO DEVELOP SUCH RIGHTS, AS RESERVED IN DEED RECORDED JANUARY 31, 2003 AS INSTRUMENT NO. 2003-117614 OF OFFICIAL RECORDS.

ASSESSORS PARCEL NOS.:

APN: 025-172-06

FLOOD ZONE:

PER FLOOD MAP NUMBER 06059C0231J
EFFECTIVE 12/03/09
FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD

AREAS:

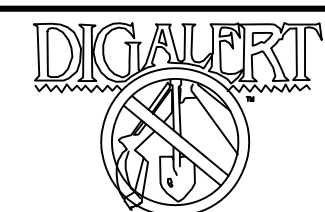
GROSS: (TO EXISTING P/L) = 36,512 SQ. FT. (0.84 AC.)
NET: (TO EXISTING R/W) = 35,075 SQ. FT. (0.81 AC.)
NET: (TO PROPOSED R/W AFTER 15'R DEDICATION) = 35,026 SQ. FT. (0.80 AC.)

OWNER / DEVELOPER

NABIL & AGARID JARJOUR
HILLTOP MARKETS AND PROPERTIES
809 INDIANAPOLIS AVE
HUNTINGTON BEACH, CA 92648
CONTACT: JUSTIN JARJOUR
CELL: (714)624-7625
EMAIL: JKJARJOUR@GMAIL.COM

ENGINEER:

JONES, CAHL & ASSOCIATES, INC.
18090 BEACH BLVD., SUITE 12
HUNTINGTON BEACH, CA 92648
R.H. CAHL P.E.
CELL: (714)624-7625
email: jca@jonescahl.com

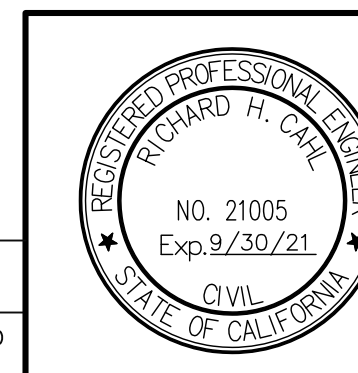


SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4333 TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: HB-197-71

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-197-71", SET IN THE SOUTHWEST CORNER OF A 5 FT. BY 5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF SEVEN SEAS LANE AND INDIANAPOLIS AVENUE, 70 FT. EASTERLY OF THE CENTERLINE OF SEVEN SEAS LANE AND 33 FT. NORTHERLY OF THE CENTERLINE OF INDIANAPOLIS AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEV. 5.890', NAVD 88, YEAR LEVELED 2005

REVISION NUMBER	DATE	BY	DESCRIPTION	APPROVED BY
1	5/6/20	RHC	ADDED 15' RADIUS AND ADJ. AREAS	



SURVEY DATED: 12/17/2015



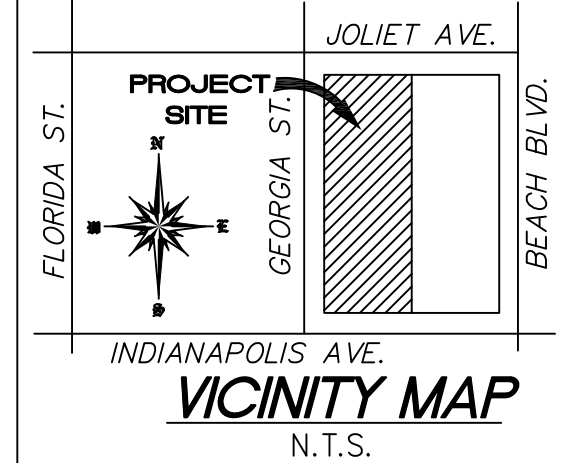
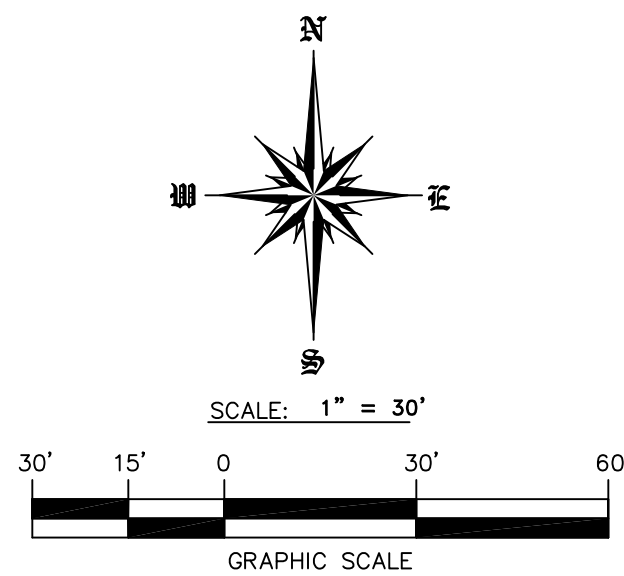
DESIGNED: C.H. SCALE: 1" = 20'
DRAWN: C.H. DATE: 10-21-19
CHECKED: RHC JOB NO. 18-2288
PREPARED UNDER THE DIRECTION OF:
RICHARD H. CAHL R.C.E. 21005 5/5/2020 DATE

HILLTOP MARKETS AND PROPERTIES	
TENTATIVE TRACT NO. 18079	
815 INDIANAPOLIS AVENUE	
HUNTINGTON BEACH	CALIFORNIA
DWG. NO. 18-2288-1	SHEET NO. 1 OF 3

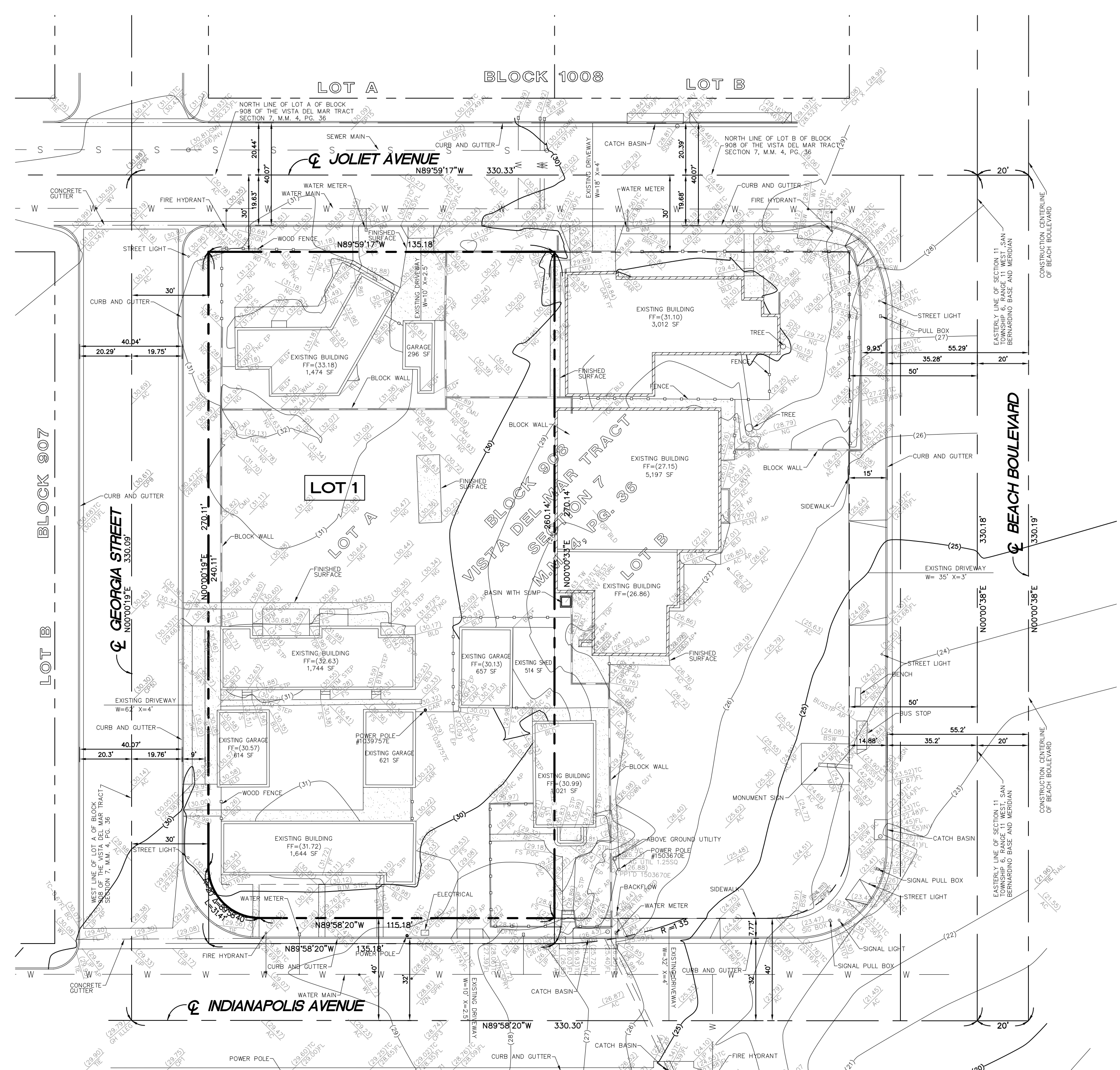
TENTATIVE TRACT MAP NO. 18079

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



LEGEND	
XXX.XX	PROPOSED ELEVATIONS
(XXX.XX)	EXISTING ELEVATIONS
---	PROPERTY LINE
E	ELECTRICAL LINE
X	CHAIN LINK FENCE
RW	RECLAIMED WATER
S	SEWER LINE
T	TELEPHONE LINE
W	WATER LINE
---	BLOCK WALL
---	ASPHALTIC CONCRETE
---	CONCRETE
---	BUILDING
---	CONCRETE
AC	ASPHALTIC CONCRETE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CL	CENTERLINE
C.O.	CLEAN-OUT
ED VLT	EDISON VAULT
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FINISHED SURFACE
FS	FLOW LINE
G.B.	GRADE BREAK
GH S/PK	GRADE AND TAG
GTE VLT	GTE VAULT
L.F.	LINEAR FEET
L-T	LEAD AND TAG
LS	LANDSCAPING AREA
NG	NATURAL GRADE
PP	POWER POLE
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WFNC	WOOD FENCE
WV	WATER VALVE



LEGAL DESCRIPTION:
 LOT A IN BLOCK 908 OF VISTA DEL MAR TRACT SECTION 7, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 4, PAGE(S) 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
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 APN: 025-172-06

OWNER / SUBDIVIDER
 NARL & AGARDI JARJOUR
 HILLTOP MARKETS AND PROPERTIES
 809 INDIANAPOLIS AVE.
 HUNTINGTON BEACH, CA 92648
 CELL: (714)624-7625
 EMAIL: J.JARJOUR@GMAIL.COM

DIG ALERT
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REVISION NUMBER	DATE	BY	DESCRIPTION	APPROVED BY



SURVEY DATED: 12/17/2015

JONES, CAHL & ASSOCIATES
 CONSULTING ENGINEERS
 18090 Beach Boulevard • Huntington Beach
 California 92648 • (714) 848-0566

DESIGNED: C.H.	SCALE: 1" = 30'
DRAWN: C.H.	DATE: 10/21/19
CHECKED: D.R.	JOB NO. 18-2288

PREPARED UNDER THE DIRECTION OF:
 RICHARD H. CAHL R.C.E. 21005 5/6/2020 DATE

HILLTOP MARKETS AND PROPERTIES

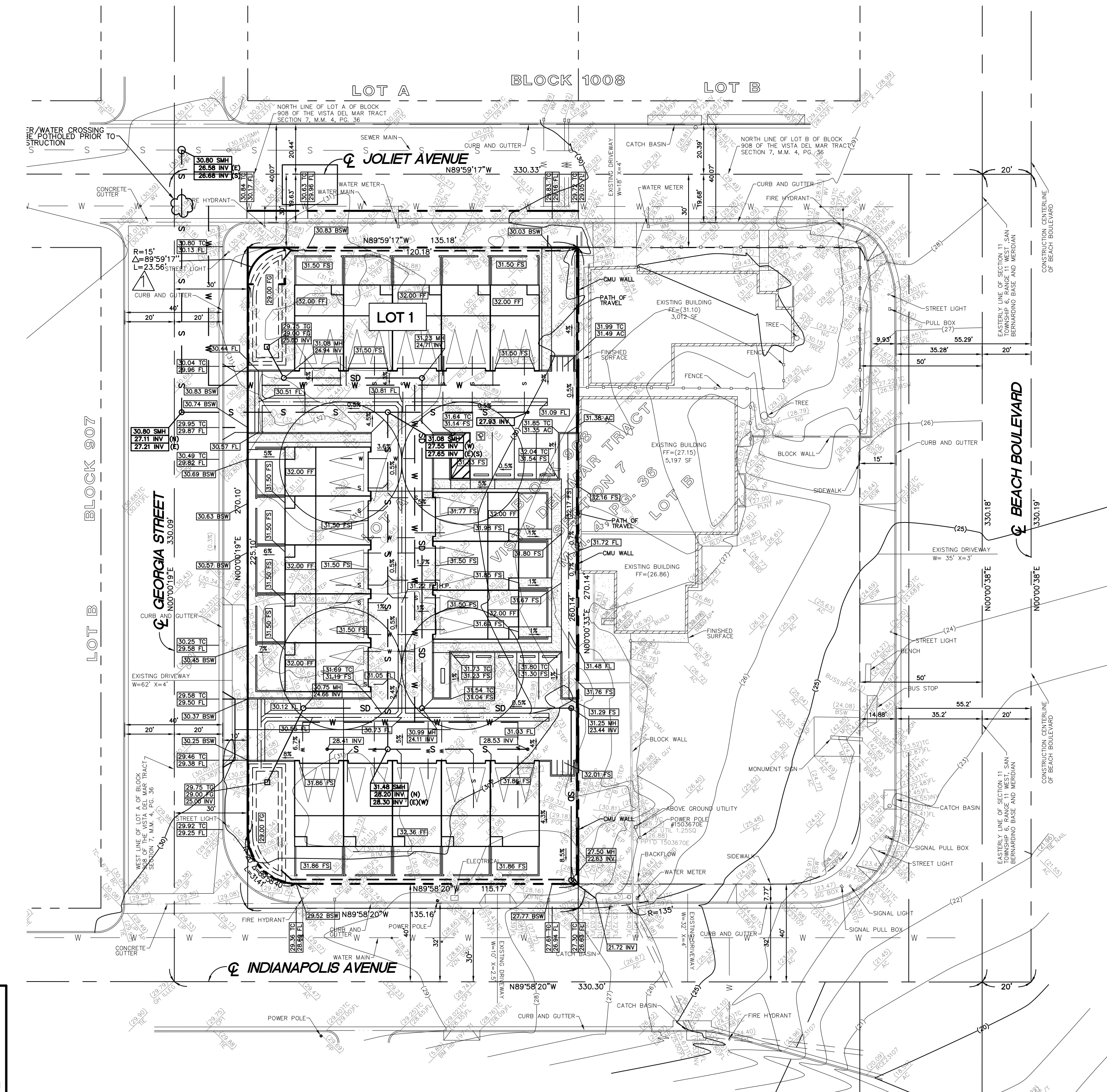
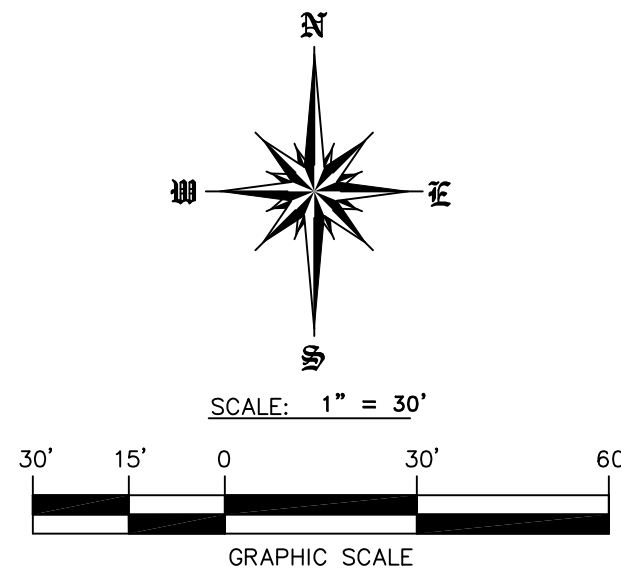
TRACT NO. 18079
EXISTING SITE AND
BOUNDARY PLAN
815 INDIANAPOLIS AVENUE
HUNTINGTON BEACH CALIFORNIA

DWG. NO. 18-2288-2	SHEET NO. 2 OF 3	REV. 0
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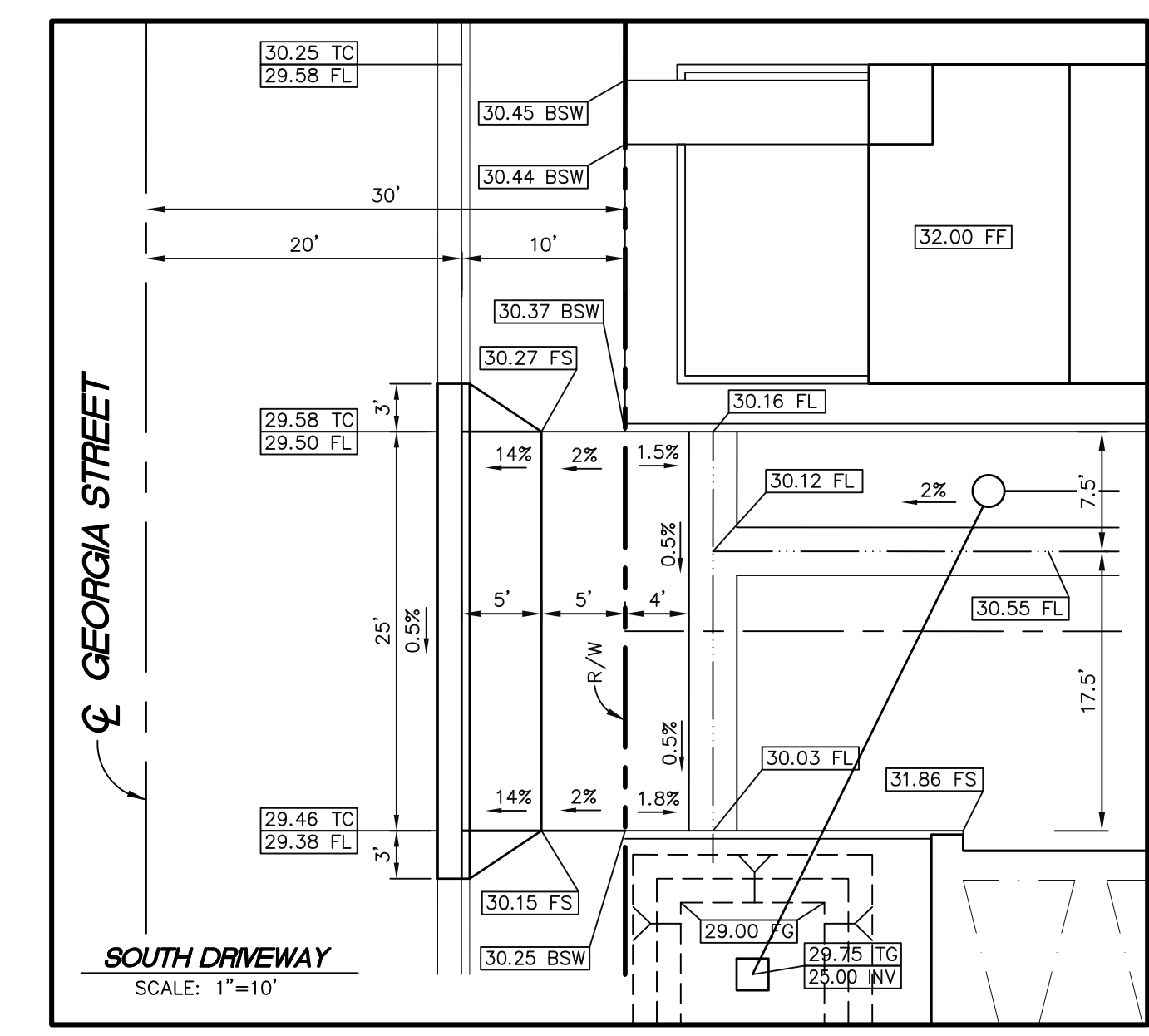
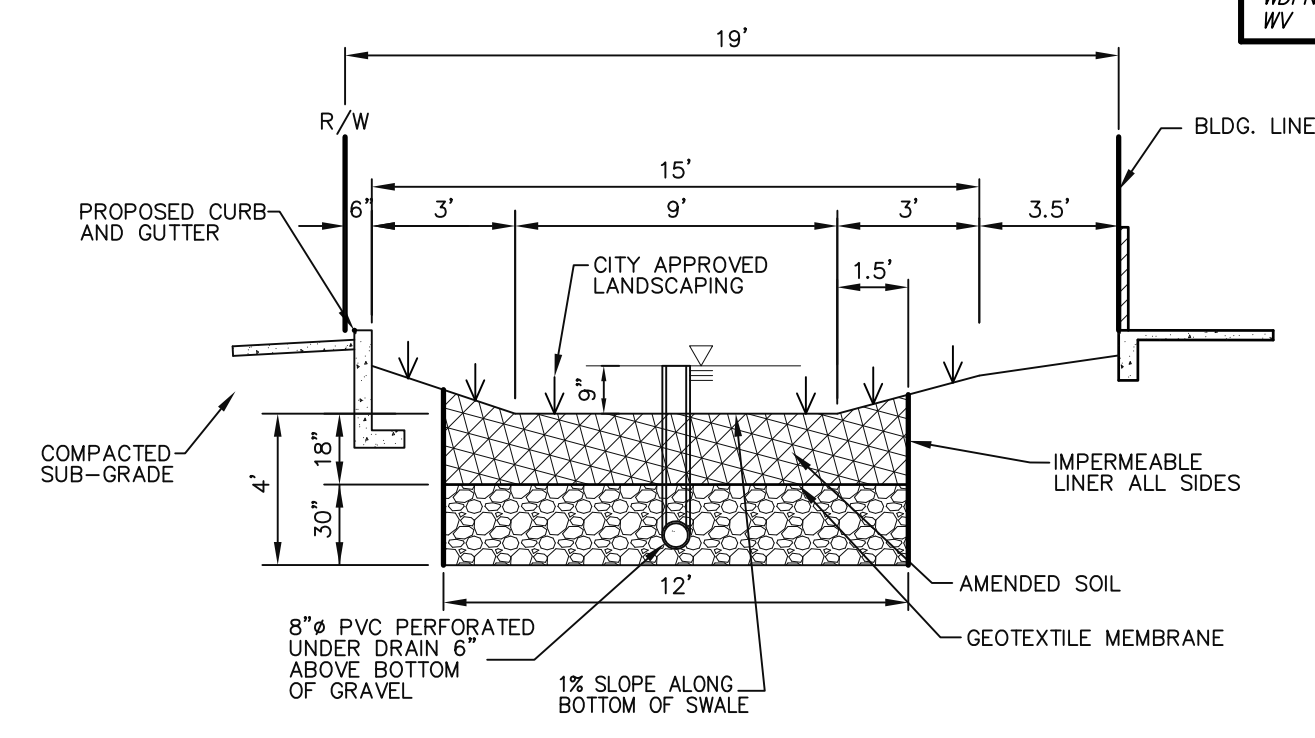
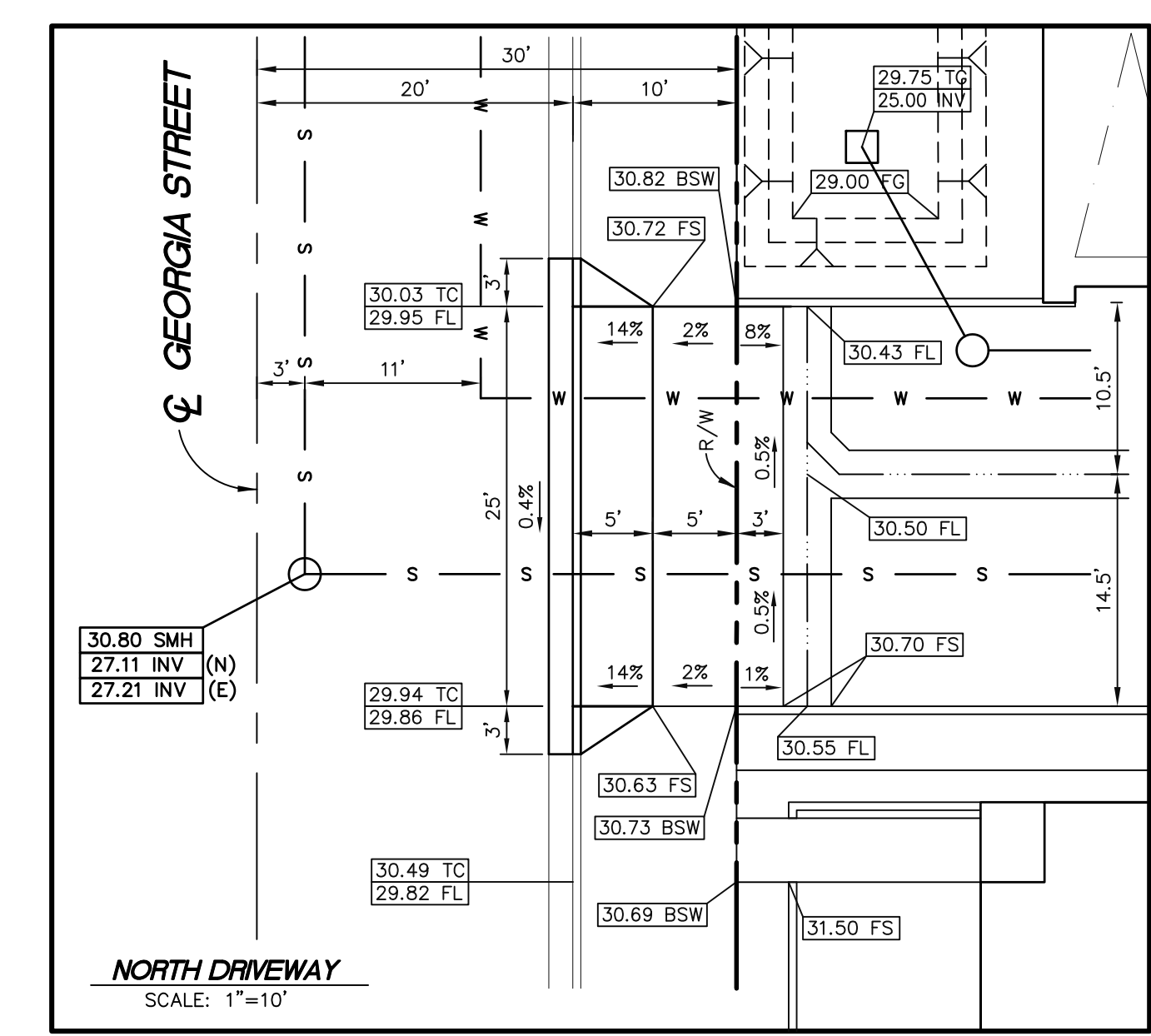
TENTATIVE TRACT MAP NO. 18079

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES



LEGEND	
(XXX.XX)	PROPOSED ELEVATIONS
(XXX.XX)	EXISTING ELEVATIONS
---	PROPERTY LINE
-E-	ELECTRICAL LINE
-X-	CHAIN LINK FENCE
-RW-	RECLAIMED WATER
-S-	SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE
▬	BLOCK WALL
▬	ASPHALTIC CONCRETE
▬	CONCRETE
▬	PATH OF TRAVEL
AC	ASPHALTIC CONCRETE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CL	CENTERLINE
C.O.	CLEAN-CUT
ED VLT	EDISON VAULT
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
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G.B.	GRADE BREAK
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GIE VLT	GIE VAULT
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LEGAL DESCRIPTION:
 LOT 1 IN BLOCK 908 OF VISTA DEL MAR TRACT SECTION 7, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 4, PAGE(S) 36, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
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 APN: 025-172-06

OWNER / SUBDIVIDER
 NABL & AGARD JARJOUR
 HILLTOP MARKETS AND PROPERTIES
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REVISION NUMBER	DATE	BY	DESCRIPTION	APPROVED BY
5/6/20	RHC	ADDED 15' RADIUS AND REVISED AREAS		



JCA
JONES, CAHL & ASSOCIATES
 CONSULTING ENGINEERS
 18090 Beach Boulevard • Huntington Beach
 California 92648 • (714) 848-0566

DESIGNED: C.H. SCALE: 1" = 30'
 DRAWN: C.H. DATE: 10/21/2019
 CHECKED: D.R. JOB NO. 18-2288

PREPARED UNDER THE DIRECTION OF:
 RICHARD H. CAHL R.C.E. 21005 5/5/2020 DATE

HILLTOP MARKETS AND PROPERTIES

TRACT NO. 18079
PRELIMINARY GRADING PLAN
910 GEORGIA ST.

HUNTINGTON BEACH CALIFORNIA

DWG. NO. **18-2288-3** SHEET NO. **3 OF 3** REV. **1**