

TENTATIVE TRACT NO. 18147

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

A.P. NO.: 195-214-23
AREA: 9.58 ACRES
NOVEMBER 2017

LEGAL DESCRIPTION:

BEING THAT PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9, SAID CORNER BEING THE CENTERLINE INTERSECTION OF BOLSA AVENUE 80.00 FEET WIDE AND SPRINGDALE STREET 60.00 FEET WIDE; THENCE, NORTH 0°39'25" WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 9 AND SAID CENTERLINE OF SPRINGDALE STREET, A DISTANCE OF 2387.94 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY; THENCE, SOUTH 89°35'34" WEST ALONG SAID EASTERLY EXTENSION, AND SAID NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY, 75 FEET WIDE, A DISTANCE OF 770.50 FEET; THENCE NORTH 0°39'25" WEST, A DISTANCE OF 280.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID COURSE NORTH 0°39'25" WEST, A DISTANCE OF 605.63 FEET; THENCE NORTH 73°00'24" WEST, A DISTANCE OF 136.42 FEET; THENCE SOUTH 89°30'00" WEST, A DISTANCE OF 520.00 FEET; THENCE SOUTH 0°39'25" EAST, PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 9 AND SAID CENTERLINE OF SPRINGDALE STREET, A DISTANCE OF 645.59 FEET; THENCE, NORTH 89°35'34" EAST PARALLEL WITH THE NORTH LINE OF SAID UNITED STATES RAILROAD RIGHT OF WAY, A DISTANCE OF 650.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, TOGETHER WITH THE RIGHT TO ENTER, EXPLORE FOR AND REMOVE THE SAME, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE, AS RESERVED BY DOROTHY T. PECK, INDIVIDUALLY; DOROTHY T. PECK, AS TRUSTEE UNDER THE WILL OF ALDRICH R. PECK, DECEASED; DOROTHY THAYER PECK, CHARLES H. THATCHER AND TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, AS TRUSTEES OF THE TRUST UNDER WRITTEN DECLARATION THEREOF, BY CARRIE A. PECK, DATED DECEMBER 18, 1936 IN DEED RECORDED OCTOBER 04, 1960, IN BOOK 5445, PAGE 332, OF OFFICIAL RECORDS.

OWNER:

WESTMINSTER SCHOOL DISTRICT
14121 CEDARWOOD AVENUE
WESTMINSTER, CA 92683
(714) 894-7311

DEVELOPER:

TRI POINTE HOMES, LLC
5 PETERS CANYON, SUITE 100
IRVINE, CA 92618
949-478-8638
MR. RICK WOOD

MAP PREPARER:

WALDEN & ASSOCIATES
2552 WHITE ROAD, SUITE B
IRVINE, CA 92614
949-660-0110
JEFFREY A. WALDEN, P.L.S. 7914



NOTES:

- NUMBER OF LOTS: 53 NUMBERED 1 THROUGH 4 LETTERED LOTS A THROUGH D INCLUSIVE ARE NON-BUILDABLE LOTS.
LOT A IS FOR PRIVATE STREET, PUBLIC UTILITY AND, EMERGENCY VEHICLE ACCESS PURPOSES.
LOT B IS FOR COMMON AREAS.
LOT C IS FOR WATER QUALITY PURPOSES.
LOT D IS TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH PER THIS FINAL MAP.
- GENERAL PLAN DESIGNATION:
EXISTING: P(RL)
PROPOSED: RL (7.6 ACRES), OS-P (1.15 ACRES)
ZONING DESIGNATION:
EXISTING: PS
PROPOSED: RL (7.6 ACRES), OS-PR (1.15 ACRES)
- EXISTING USE: VACANT SCHOOL
- FLOOD ZONE: ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 06059C0119J, REVISED DECEMBER 3, 2009.
- EXISTING SITE REQUIREMENTS:
SETBACK:
FRONT: 10 FEET
SIDE: ZERO
SIDE ABUTTING RESIDENTIAL: 10 FEET
SIDE ABUTTING STREET: 10 FEET
REAR: ZERO
REAR ABUTTING RESIDENTIAL: 10 FEET
BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT 50 FEET. STRUCTURES WITHIN 45 FEET OF THE DISTRICT BOUNDARY SHALL NOT EXCEED 18 FEET IN HEIGHT.
FLOOR AREA RATIO (FAR):
1.5 MAXIMUM
- UTILITY PURVEYORS:
WATER: CITY OF HUNTINGTON BEACH (PUBLIC)
SEWER: CITY OF HUNTINGTON BEACH
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY
TELEPHONE: VERIZON OF CALIFORNIA

EASEMENT NOTES:

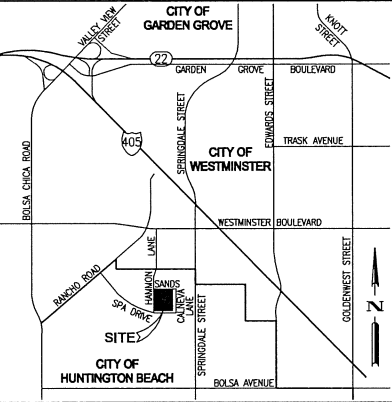
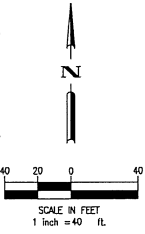
- AN EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JUNE 9, 1965 IN BOOK 7549, PAGE 631 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 10, 1965 IN BOOK 7661, PAGE 52 OF OFFICIAL RECORDS.

LEGEND:

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|---------------------------------|--------------------------------|-------------------|
| LS - LANDSCAPE AREA | WV - WATER VALVE | SL - STREET LIGHT |
| ASPH - ASPHALT PAVEMENT | WM - WATER METER | PP - POWER POLE |
| CONC - CONCRETE | FI - FIRE HYDRANT | TR - TREE |
| TRAF - TRANSFORMER | WMH - WATER MANHOLE | PT - PALM TREE |
| EL - EXISTING GAS LINE | IRV - IRRIGATION CONTROL VALVE | SI - SIGN |
| EW - EXISTING WATER LINE | SM - SEWER MANHOLE | SI - SIGN |
| ES - EXISTING SEWER LINE | CB - CATCH BASIN | W - WALL |
| ESD - EXISTING STORM DRAIN LINE | | W - WALL |
| EL - EXISTING ELECTRICAL LINE | | W - WALL |
| ET - EXISTING TELEPHONE LINE | | W - WALL |
| | HP - HANDICAP PARKING | |

BOUNDARY LABELS:

CURVE	DELTA	RAIUS	LENGTH
C1	97°09'47"	20.00'	31.47'
C2	36°52'12"	50.00'	32.18'
C3	109°22'57"	50.00'	95.45'



VICINITY MAP

NO SCALE

TENTATIVE TRACT MAP

06.04.18

C.7 TRIPOINTE HOMES



FRANKLIN SCHOOL SITE

Huntington Beach, California

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(949) 660-0110 FAX: 949-0418
CIVIL ENGINEERS PLANNERS LAND SUBSEYORS