



06/27/2025

TENTATIVE PARCEL MAP NO. 2025-144

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

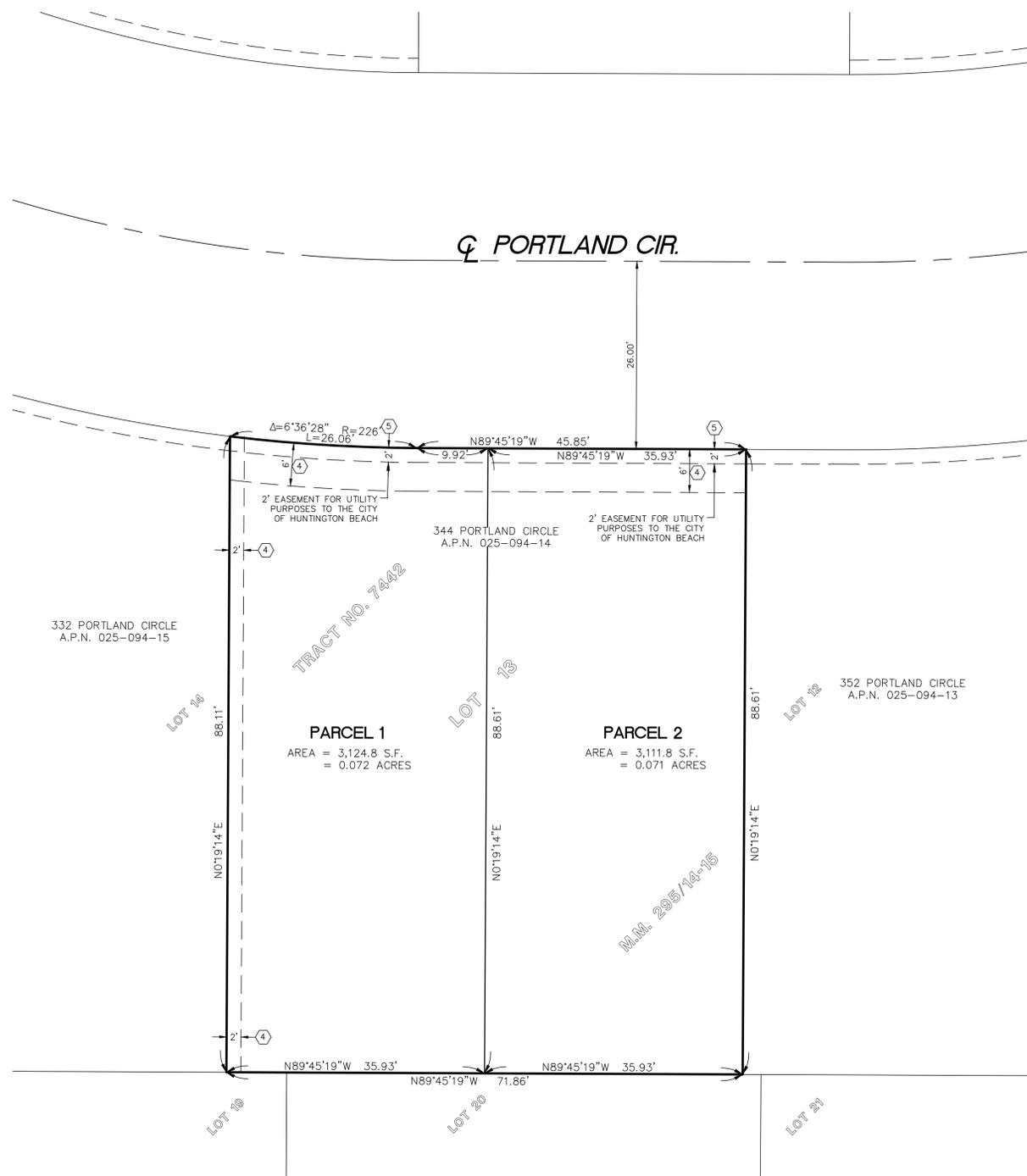
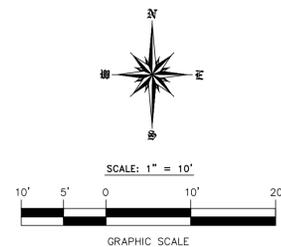
ENGINEER:



JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com
JOB NO.: 24-2767

DANIEL RUBIO
P.L.S. 8239 EXP. 12/31/25

DATE



PROJECT ADDRESS:
344 PORTLAND CIRCLE

LEGAL DESCRIPTION:

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

LOT 13, TRACT NO. 7442, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 295, PAGE(S) 14-15 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 025-095-14

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON MONUMENTS FOUND ALONG THE CENTERLINE OF OSWEGO AVENUE BEING NORTH 89°57'09" EAST PER TRACT MAP NO. 7442 IN BOOK 295, PAGES 14-15.

BENCHMARK:

DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "18-289-99" SET IN THE TOP SOUTHEASTERLY CORNER OF A 4.0 FT. BY 6.0 FT. CONCRETE CATCH BASIN. THE MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF ADAMS AVE. AND ALABAMA STREET, 85 FT. NORTHERLY OF THE CENTERLINE OF ADAMS AVE. AND 18 FT. WESTERLY OF THE CENTERLINE OF ALABAMA STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION = 34.395', NAVD 88, O.C.S. 1995 ADJUSTMENT

FLOOD ZONE:

ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J
MAP NO: 06059C0261J

EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 1988

OWNER/SUBDIVIDER:

EDUARDO SAUCEDO
344 PORTLAND
HUNTINGTON BEACH, CA 92648
EMAIL: evoready@yahoo.com

ARCHITECT:

STUDIO ARCHITECTS
P.O. BOX
COSTA MESA, CA 92628
TELEPHONE: (949) 660-7988
FAX: (949) 660-7987
EMAIL: jgener@studioarcs.com

SURVEY BY:

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HUNTINGTON BEACH, CA 92648
TELEPHONE: (714) 848-0566
FAX: (714) 848-6322
E-MAIL: jca@jonescahl.com

CONTACT: JULIO GENER, ARCHITECT

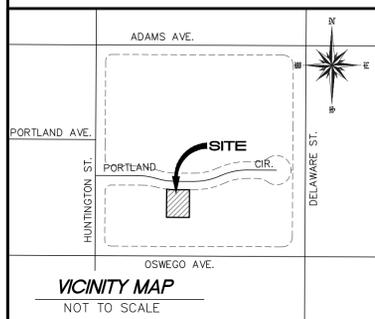
CONTACT: DANIEL RUBIO, P.E., P.L.S.

UTILITY PROVIDERS:

WATER DISTRICT: CITY OF HUNTINGTON BEACH
SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH
ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON
GAS PROVIDER: SOUTHERN CALIFORNIA GAS
CABLE PROVIDER: TIME WARNER CABLE

GENERAL NOTES:

- DATE OF PREPARATION: JUNE 2025
- TOTAL GROSS ACREAGE: 6,236.6 S.F. = 0.143 ACRES
PROPOSED PARCEL 1 = 3,111.8 S.F. = 0.071 ACRES
PROPOSED PARCEL 2 = 3,124.8 S.F. = 0.072 ACRES
- EXISTING ZONING: RMH-A-0
- GENERAL PLAN LAND USE: RESIDENTIAL MEDIUM HIGH DENSITY
- SITE IS CURRENTLY DEVELOPED
- ALL DIMENSIONS ARE APPROXIMATE.
- DATE OF SURVEY: NOVEMBER 11, 2024
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.



LEGEND

(xxx,xy)	EXISTING ELEVATIONS
(xxx)	EXISTING CONTOUR
---	ORIGINAL PROPERTY LINE
---	PROPOSED PROPERTY LINE
X	CHAIN LINK FENCE
S	SEWER LINE
W	WATER LINE
---	BLOCK WALL
---	BUILDING
---	CONCRETE
*	PALM TREE
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	SURVEY CONTROL POINT
ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
ELEC BOX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
H.P.	HIGH POINT
IRR VLV	IRRIGATION VALVE
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE AREA
L.S.	LUMP SUM
MH	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
SF	SQUARE FEET
SMH	SEWER MANHOLE
STRIP DRAIN	STRIP DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE

EASEMENTS PER TITLE REPORT:

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1972 AS BOOK 10094, PAGE(S) 878 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.
AFFECTS: THE NORTHERLY 6 FEET AND THE WESTERLY 2 FEET OF SAID LAND.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 30, 1972 AS BOOK 10147, PAGE(S) 448 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA.
AFFECTS: THE NORTHERLY 2 FEET OF SAID LAND.

REFERENCES

R1- INDICATES RECORD DATA PER TRACT NO. 7442, M.M. 295/14-15

REVISIONS

NO.	DATE	DESCRIPTION	BY

TENTATIVE PARCEL MAP NO. 2025-144
IN THE CITY OF HUNTINGTON BEACH
DATE: JUNE 19, 2025
PROPOSED BOUNDARY
SHEET 1 OF 2



06/27/2025

TENTATIVE PARCEL MAP NO. 2025-144

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

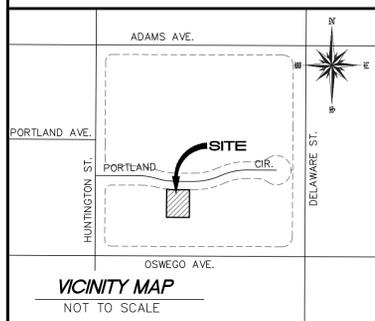
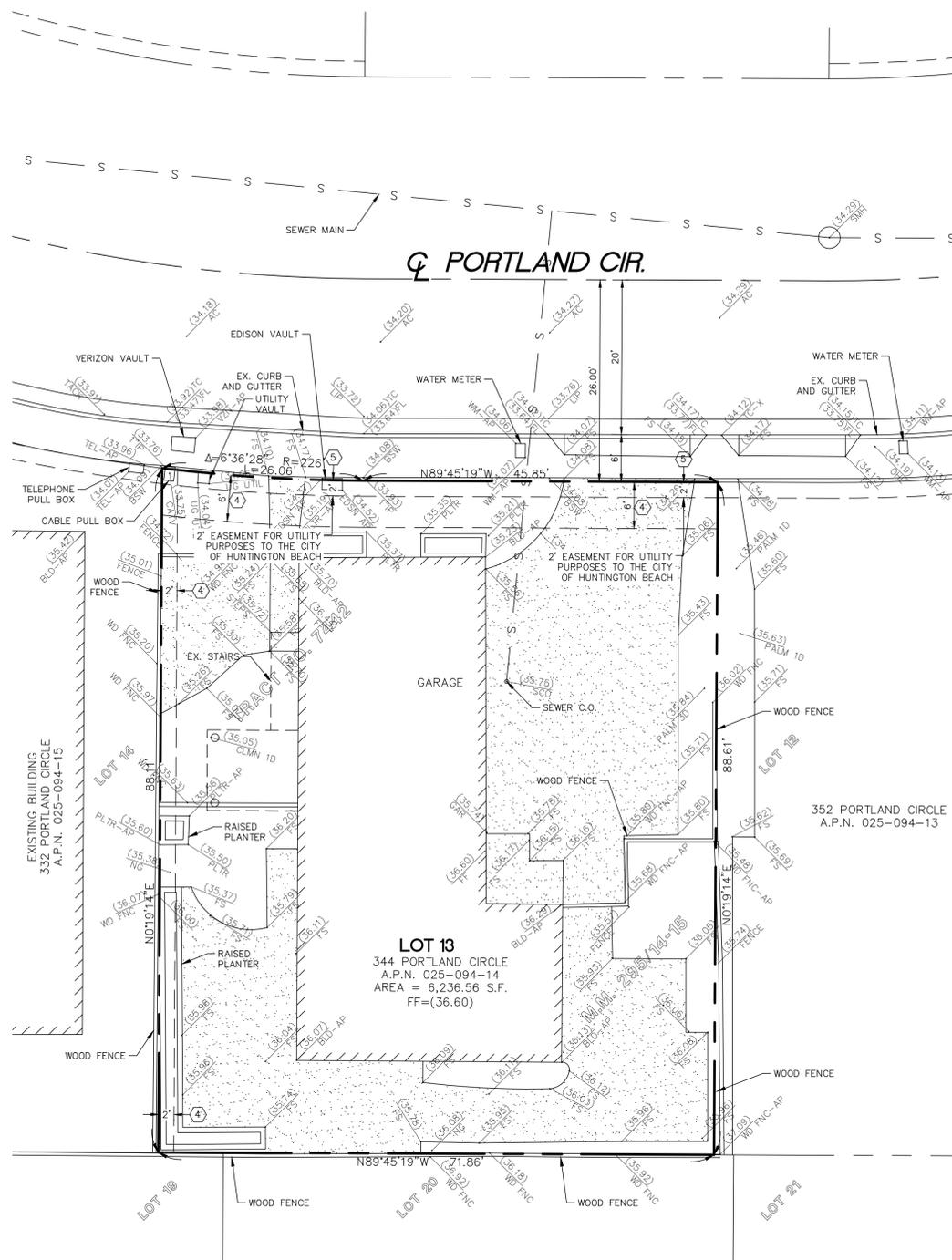
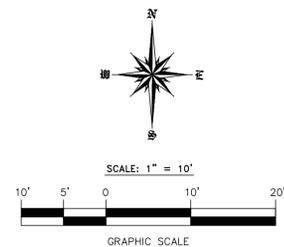
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LEGEND

(xxx,yy)	EXISTING ELEVATIONS
(xxx)	EXISTING CONTOUR
---	ORIGINAL PROPERTY LINE
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X	CHAIN LINK FENCE
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DATUM: NAVD 1988

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TENTATIVE PARCEL MAP NO. 2025-144
IN THE CITY OF HUNTINGTON BEACH
DATE: JUNE 19, 2025
EXISTING TOPOGRAPHY
SHEET 2 OF 2