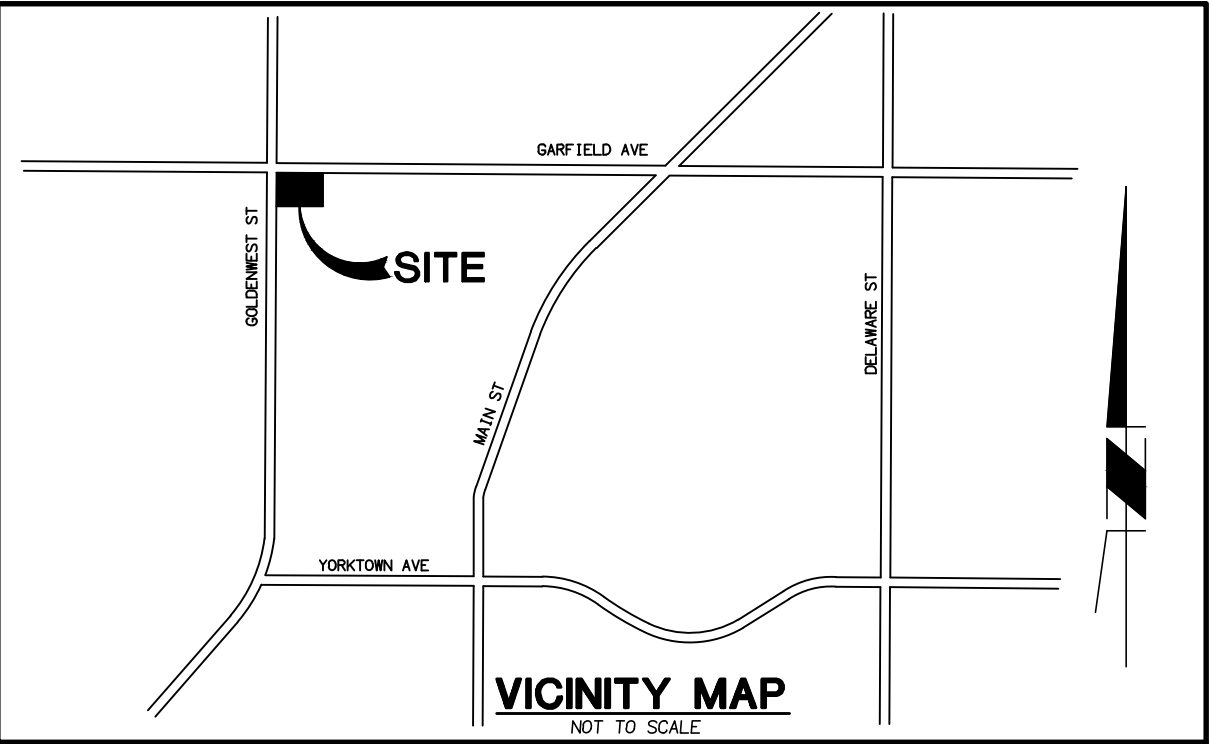


TENTATIVE PARCEL MAP NO. 2021-103

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



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 7 AND 8 IN BLOCK "D" OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL AND ANY CLAIM, RIGHT, TITLE AND INTEREST IN AND TO ALL RIGHTS OF SURFACE ENTRY TO A DEPTH OF 500.00 FEET BELOW IN QUITCLAIM DEED RECORDED AUGUST 25, 1994 AS INSTRUMENT NO. 94-525611 OF OFFICIAL RECORDS.

PARCEL 2:

LOTS 9 AND 10 IN BLOCK D OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 3:

LOT 11 IN BLOCK D OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 4:

LOT 13 IN BLOCK "D" OF GARFIELD ADDITION TO HUNTINGTON BEACH, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

THE EASTERLY 20.00 FEET OF LOT 12 IN BLOCK D OF "GARFIELD STREET ADDITION TO HUNTINGTON BEACH", IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

EXCEPT THE NORTHERLY 28.00 FEET THEREOF.

ALSO EXCEPT THAT PORTION LYING NORTHWESTERLY OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 32.00 FEET AND WHICH IS TANGENT AT ITS SOUTHERLY TERMINUS TO THE WESTERLY LINE OF SAID LOT 12 AND TANGENT AT ITS EASTERLY TERMINUS TO THE SOUTHERLY LINE OF SAID LOT 12.

PARCEL 6:

THE PORTION OF LOT 28 IN BLOCK D OF "GARFIELD STREET ADDITION TO HUNTINGTON BEACH", IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, LYING WESTERLY OF THE EAST LINE OF THE WEST HALF OF SAID LOT 28 AND EASTERLY OF A LINE PARALLEL WITH AND 60.00 FEET EAST, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN.

PROPERTY ADDRESS:

111-130-08
111-130-09
111-130-10
111-130-14
111-130-39

19026 GOLDENWEST STREET
HUNTINGTON BEACH, CA 92648

LOT AREA:

GROSS: 1.549 ACRES
NET: 1.328 ACRES

ASSESSOR'S PARCEL NUMBERS:

APN: 111-130-07
111-130-08
111-130-09
111-130-10
111-130-14
111-130-39

GENERAL NOTES

- EXISTING LAND USE: INDUSTRIAL-SP
- PROPOSED LAND USE: COMMERCIAL-SP
- EXISTING ZONING: SP9
- WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
- SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: Socal GAS CO.
- TELEPHONE SERVICE PROVIDED BY: FRONTIER
- CABLE TELEVISION PROVIDED BY: SPECTRUM
- PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
- ALL PARCELS SHALL BE OWNER OR OWNER ASSOCIATION MAINTAINED
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRICHO EARTHQUAKE FAULT ZONING ACT
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 0605900242K EFFECTIVE 3/3/2019.
- ASSESSOR'S PARCEL NUMBER: 111-130-07, -08, -09, -10, -14 & -39

BENCHMARK:

O.C.S. BENCHMARK NO.: 1H-151-04
ELEV: 72.072 (NAVD88)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 5051 AND STATION G.P.S. NO. 5052, BEING NORTH 89°43'02" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD. (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99997519.

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

BOBBIE G. WILLIAMS AND VALLEE J. WILLIAMS TRUST
4952 WARNER AVE., SUITE 223
HUNTINGTON BEACH, CA 92648

BY:

DATE:

OWNER/SUBDIVIDER:

BOBBIE G. WILLIAMS AND VALLEE J. WILLIAMS TRUST
4952 WARNER AVE., SUITE 223
HUNTINGTON BEACH, CA 92648
PHONE: (714) 840-0751

PREPARED BY:



ADVANCED
CIVIL GROUP

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM

R. STEVEN AUSTIN, PE
RCE 68795

7/15/2025

DATE



SCALE: 1" = 20'
DATE: 4/1/2025
GROSS AREA: +/- 1.549 AC
CONTOURS: 1 FOOT
TOTAL PARCELS: 2 NUMBERED
2 LETTERED

PROPOSED BOUNDARY
TENTATIVE PARCEL MAP NO. 2021-103
IN THE CITY OF HUNTINGTON BEACH, CALIFORNIA

SHEET 1 OF 2

LEGEND:

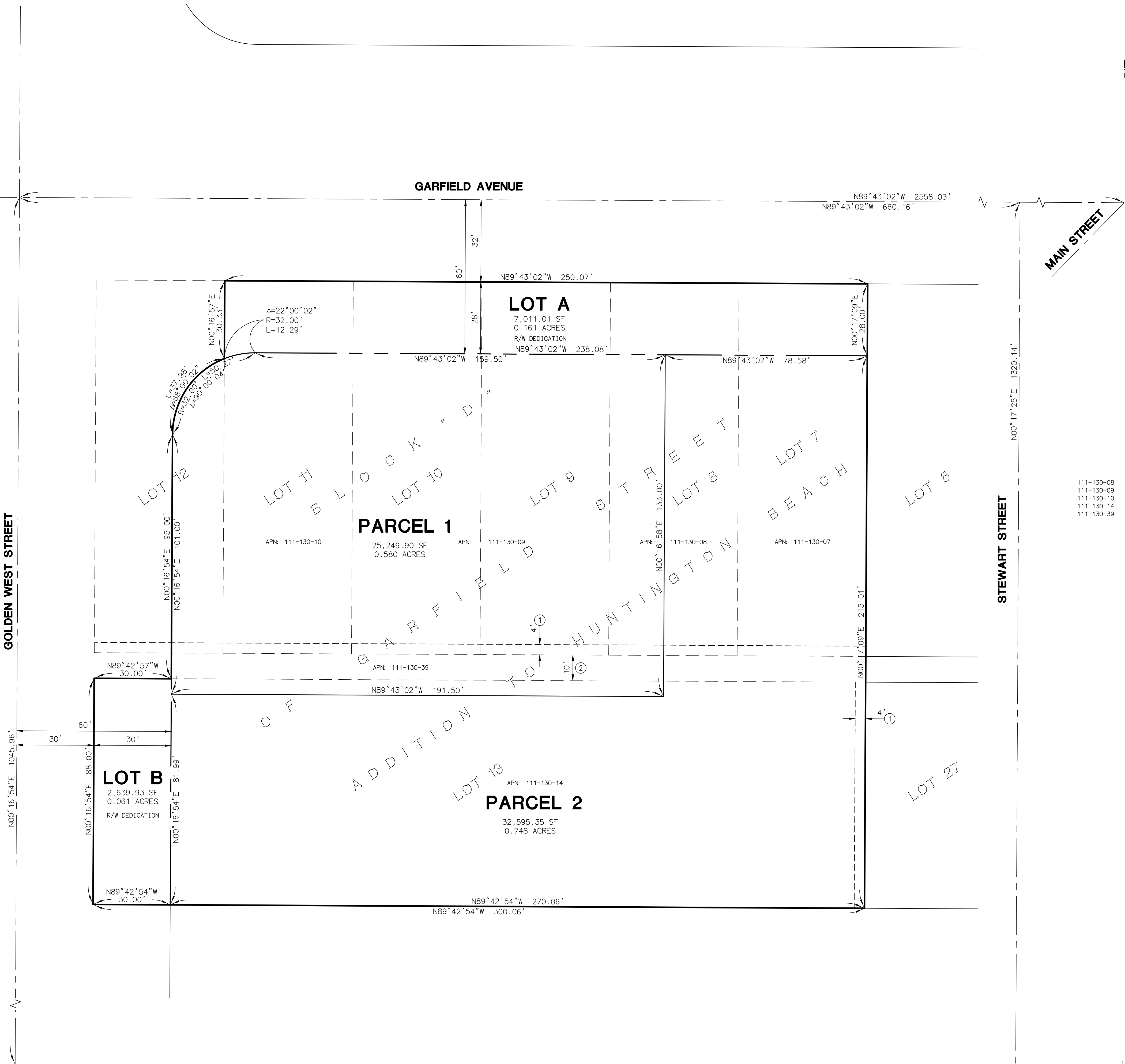
- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR RIGHT-OF-WAY LINE
- PR PROPERTY LINE
- PR PROPERTY LINE TO REMOVE
- SS EX SEWER LINE
- DW EX DOMESTIC WATER LINE
- FW EX FIRE WATER LINE
- RW EX RECYCLED WATER LINE
- SD EX STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

EXISTING EASEMENTS

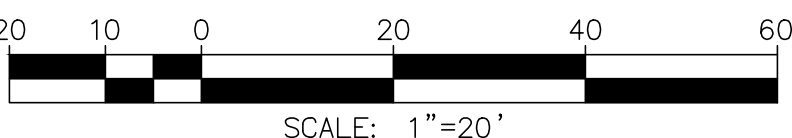
- 4" IRRIGATION AND POLE LINE EASEMENT PER GARFIELD STREET ADDITION TO HUNTINGTON BEACH, M.M. 7, PGS. 27 AND 28
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF STANDARD OIL COMPANY RECORDED SEPTEMBER 7, 1920 IN BOOK 377, PAGE 303 OF OFFICIAL RECORDS OVER LOT 28 IN BLOCK D OF THE GARFIELD STREET ADDITION TO HUNTINGTON BEACH ON A MAP RECORDED IN BOOK 7, PAGE 27 AND 28 OF OFFICIAL RECORDS OF ORANGE COUNTY.

PROPOSED RIGHT-OF-WAY DEDICATION

LOT A - PROPOSED GARFIELD AVENUE RIGHT-OF-WAY DEDICATION TO CITY OF HUNTINGTON BEACH
LOT B - PROPOSED GOLDEN WEST STREET RIGHT-OF-WAY DEDICATION TO CITY OF HUNTINGTON BEACH

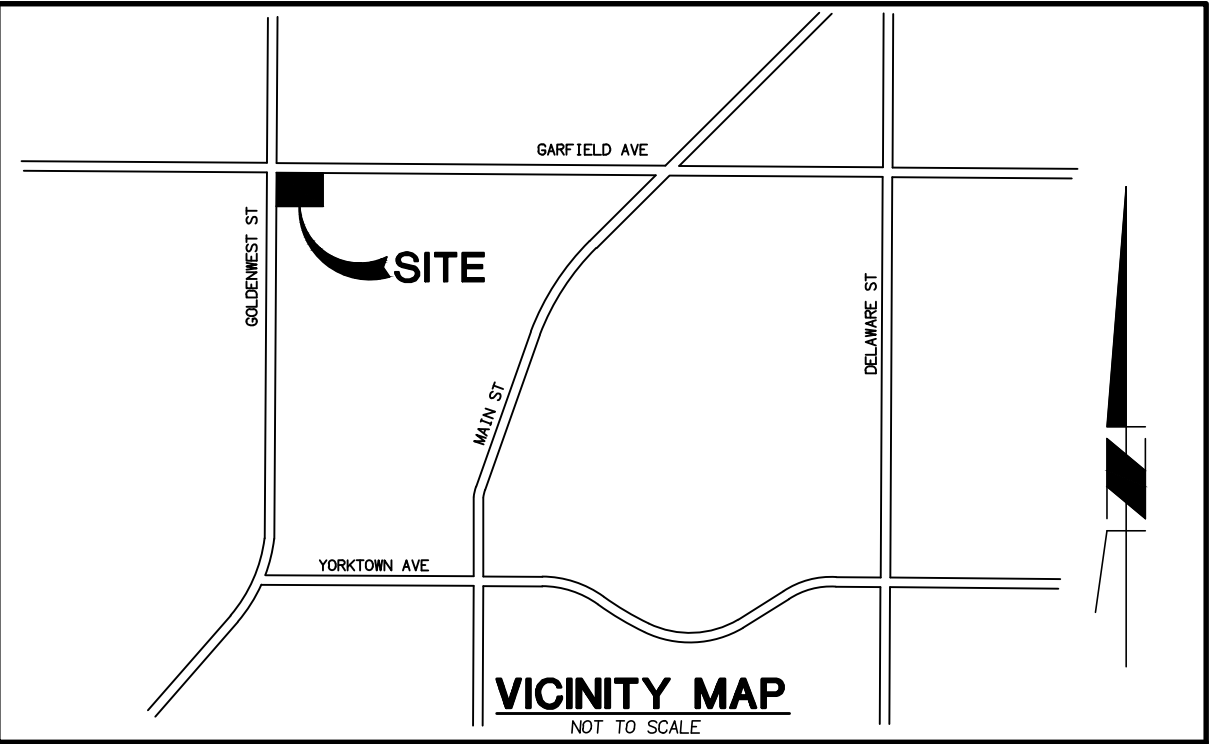


CLAY AVE



TENTATIVE PARCEL MAP NO. 2021-103

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



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

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EXCEPTING THEREFROM ALL AND ANY CLAIM, RIGHT, TITLE AND INTEREST IN AND TO ALL RIGHTS OF SURFACE ENTRY TO A DEPTH OF 500.00 FEET BELOW IN QUITCLAIM DEED RECORDED AUGUST 25, 1994 AS INSTRUMENT NO. 94-525611 OF OFFICIAL RECORDS.

PARCEL 2:

LOTS 9 AND 10 IN BLOCK D OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 3:

LOT 11 IN BLOCK D OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

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PARCEL 5:

THE EASTERLY 20.00 FEET OF LOT 12 IN BLOCK D OF "GARFIELD STREET ADDITION TO HUNTINGTON BEACH", IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

EXCEPT THE NORTHERLY 28.00 FEET THEREOF.

ALSO EXCEPT THAT PORTION LYING NORTHWESTERLY OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 32.00 FEET AND WHICH IS TANGENT AT ITS SOUTHERLY TERMINUS TO THE WESTERLY LINE OF SAID EASTERLY 20.00 OF LOT 12 AND TANGENT AT ITS EASTERLY TERMINUS TO THE SOUTHERLY LINE OF SAID NORTHERLY 28.00 FEET OF LOT 12.

PARCEL 6:

THE PORTION OF LOT 28 IN BLOCK D OF "GARFIELD STREET ADDITION TO HUNTINGTON BEACH", IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, LYING WESTERLY OF THE EAST LINE OF THE WEST HALF OF SAID LOT 28 AND EASTERLY OF A LINE PARALLEL WITH AND 60.00 FEET EAST, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN.

PROPERTY ADDRESS:

19026 GOLDENWEST STREET
HUNTINGTON BEACH, CA 92648

ASSESSOR'S PARCEL NUMBERS:

APN: 111-130-07
111-130-08
111-130-09
111-130-10
111-130-14
111-130-39

LOT AREA:

GROSS: 1.549 ACRES
NET: 1.328 ACRES

GENERAL NOTES

- EXISTING LAND USE: INDUSTRIAL-SP
- PROPOSED LAND USE: INDUSTRIAL-SP
- EXISTING ZONING: SP9
- WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
- SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: Socal GAS CO.
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE TELEVISION PROVIDED BY: SPECTRUM
- PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
- ALL PARCELS SHALL BE OWNER OR OWNER ASSOCIATION MAINTAINED
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALBUQUERQUE EARTHQUAKE FAULT ZONING ACT
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 0605900242K EFFECTIVE 3/3/2019.
- ASSESSOR'S PARCEL NUMBER 111-130-07, -08, -09, -10, -14 & -39

BENCHMARK:

O.C.S. BENCHMARK NO.: 1H-151-04
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BASIS OF BEARINGS:

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DATUM STATEMENT:

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STATEMENT OF OWNERSHIP:

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BY:

DATE:

OWNER/SUBDIVIDER:

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R. STEVEN AUSTIN, PE
RCE 68795
7/15/2025
DATE



SCALE: 1" = 20'
DATE: 4/1/2025
GROSS AREA: +/- 1.549 AC
CONTOURS: 1 FOOT
TOTAL PARCELS: 2 NUMBERED
2 LETTERED

EXISTING TOPOGRAPHY
TENTATIVE PARCEL MAP NO. 2021-103
IN THE CITY OF HUNTINGTON BEACH, CALIFORNIA

SHEET 2 OF 2

LEGEND:

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREET LIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
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- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- SS EX SEWER LINE
- DW EX DOMESTIC WATER LINE
- FW EX FIRE WATER LINE
- RW EX RECYCLED WATER LINE
- SD EX STORM DRAIN LINE
- OHE EX OVERHEAD ELECTRIC
- COMM EX OVERHEAD COMMUNICATION
- UG EX UNDERGROUND ELECTRIC
- GAS EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR RIGHT-OF-WAY LINE
- PR PROPERTY LINE
- PR PROPERTY LINE TO REMOVE
- SS PR SEWER LINE
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- FW PR FIRE WATER LINE
- RW PR RECYCLED WATER LINE
- SD PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

EXISTING EASEMENTS

- 4" IRRIGATION AND POLE LINE EASEMENT PER GARFIELD STREET ADDITION TO HUNTINGTON BEACH, M.M. 7, PGS. 27 AND 28
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF STANDARD OIL COMPANY RECORDED SEPTEMBER 7, 1920 IN BOOK 377, PAGE 303 OF OFFICIAL RECORDS OVER LOT 28 IN BLOCK D OF THE GARFIELD STREET ADDITION TO HUNTINGTON BEACH ON A MAP RECORDED IN BOOK 7, PAGE 27 AND 28 OF OFFICIAL RECORDS OF ORANGE COUNTY.

PROPOSED RIGHT-OF-WAY DEDICATION

- LOT A - PROPOSED GARFIELD AVENUE RIGHT-OF-WAY DEDICATION TO CITY OF HUNTINGTON BEACH
LOT B - PROPOSED GOLDEN WEST STREET RIGHT-OF-WAY DEDICATION TO CITY OF HUNTINGTON BEACH

