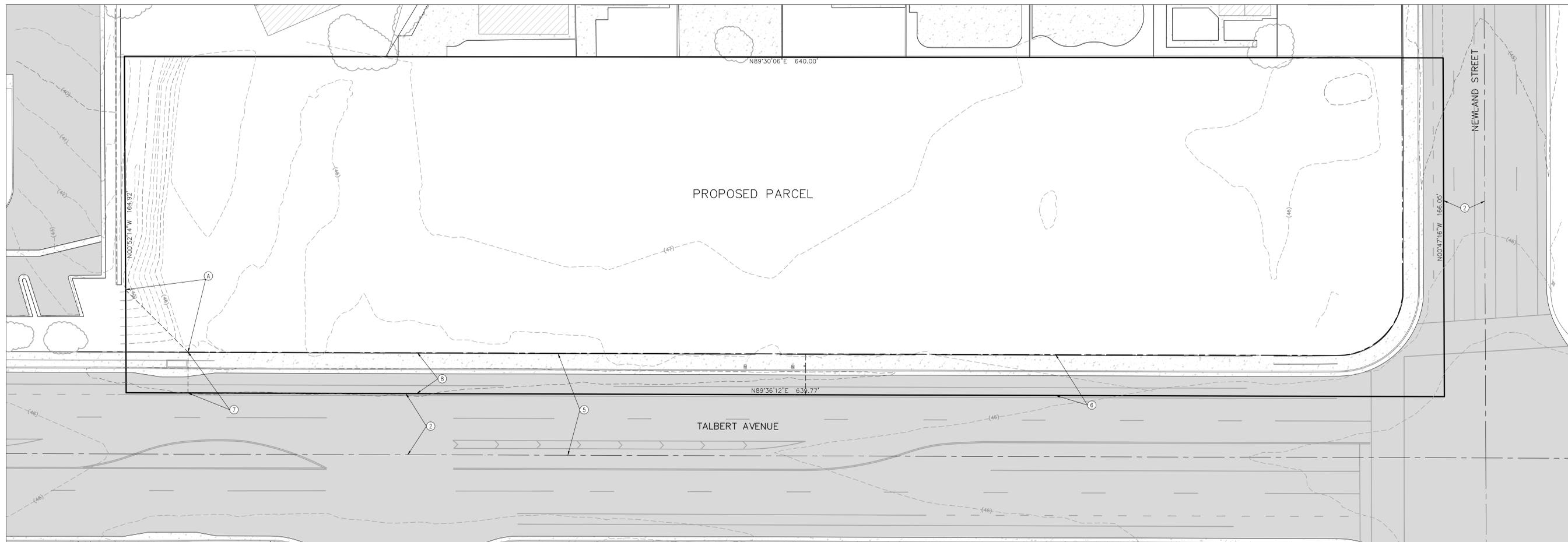
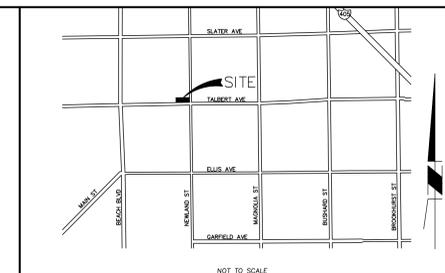


TENTATIVE TRACT MAP NO. 19157 FOR CONDOMINIUM PURPOSES

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

BEING A SUBDIVISION OF PARCELS 2, 3 AND 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,
AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY



LEGEND:

- EX STORM DRAIN STRUCTURE
- EX PALM TREE
- EX SEWER MANHOLE
- 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 WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX TRANSFORMER
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- 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 IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX BLOCK WALL
- EX RETAINING WALL
- EX CURB AND GUTTER
- EX CONCRETE
- EX BUILDING
- EX ASPHALT
- PR UNIT NUMBER
- PR PLAN NUMBER

EXISTING EASEMENTS

- ② AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1903 IN BOOK 91, PAGE 24 OF DEEDS. IN FAVOR OF: THE STEARNS RANCHO COMPANY. AFFECTS: AS DESCRIBED THEREIN. STATUS: TO REMAIN.
- ⑤ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1975 IN BOOK 11597, PAGE 1670 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION. AFFECTS: AS DESCRIBED THEREIN. STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP.
- ⑥ AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1976 IN BOOK 12976, PAGE 1013 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION. AFFECTS: AS DESCRIBED THEREIN. STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP.
- ⑦ AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1978 IN BOOK 12976, PAGE 1018 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION. AFFECTS: AS DESCRIBED THEREIN. STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP.
- ⑧ AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 2016 AS INSTRUMENT NO. 2016000596196 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION. AFFECTS: AS DESCRIBED THEREIN. STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP.

GENERAL NOTES

1. EXISTING LAND USE: (RL) LOW DENSITY RESIDENTIAL
2. PROPOSED LAND USE: 34 TOWNHOMES (RM) MEDIUM DENSITY RESIDENTIAL
3. EXISTING ZONING: (RL) LOW DENSITY RESIDENTIAL
4. WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
5. SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
6. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
7. GAS SERVICE PROVIDED BY: SOCIAL GAS CO.
8. TELEPHONE SERVICE PROVIDED BY: AT&T
9. CABLE TELEVISION PROVIDED BY: SPECTRIUM
10. PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
11. ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED
12. 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-PRIOLO EARTHQUAKE FAULT ZONING ACT.
13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 0605900253J EFFECTIVE 12/3/2009.
14. ASSESSOR'S PARCEL NUMBER: 167-531-23, 167-531-24
15. PARKING PROVIDED: 68 ENCLOSED (2 PER UNIT IN GARAGE) 19 GUEST PARKING
16. ALL OPEN SPACE AREAS, DRIVEWAYS, PRIVATE STREETS AND TRACTS WILL BE MAINTAINED BY THE HOA.

PROPOSED EASEMENTS

- ① AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES. IN FAVOR OF: CITY OF HUNTINGTON BEACH, CA MUNICIPAL CORPORATION. AFFECTS: PROPOSED PARCEL. STATUS: PROPOSED EASEMENT.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL A: (APN 167-531-24)
 PARCELS 2 AND 3, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.
 EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.
 PARCEL B: (APN 167-531-23)
 PARCEL 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.
 EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

BASIS OF BEARINGS:

CENTERLINE OF CENTRAL AVENUE BEING N 89°19'54" W

PROPERTY ADDRESS:

8371-8375 TALBERT AVENUE
 HUNTINGTON BEACH, CA 92646

ASSESSOR PARCEL NUMBER:

APN: 167-531-23
 167-531-24

LOT AREA:

GROSS: 2.43 ACRES
 NET: 2.07 ACRES

DENSITY CALCULATIONS:

PROPOSED TOWNHOMES: 34 UNITS
 NET AREA: 2.07 AC
 PROPOSED DENSITY: 16.4 DU/AC

ESTIMATE OF EARTHWORK QUANTITIES:

CUT=2,052 CY FILL=1,742 CY OVEREXCAVATION=10,000 CY
 THESE VALUES ARE FOR PLAN CHECK PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES PRIOR TO START OF WORK.

STATEMENT OF OWNERSHIP:

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

GORDON A. LANGSTON AND MARY M. LANGSTON, AS TRUSTEES OF THE LANGSTON FAMILY TRUST
 8371-8375 TALBERT AVENUE
 HUNTINGTON BEACH, CA 92646

BY: _____ DATE: _____

DEVELOPER:

THE OLSON COMPANY
 3010 OLD RANCHO PARKWAY, SUITE 100
 SEAL BEACH, CA 90740-2751
 (562) 596-4770

PREPARED BY:



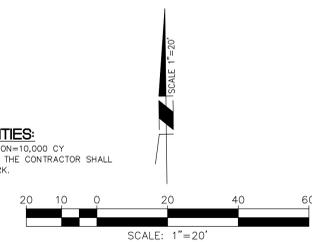
ADVANCED CIVIL GROUP, INC.
 30251 GOLDEN LANTERN
 SUITE C, PMB 251
 LAGUNA NIGUEL, CA 92677
 (866) 338-5778 PHONE
 (866) 338-5778 FAX
 WWW.ADVANCEDCIVILGROUP.COM

R. Steven Austin
 R. STEVEN AUSTIN, PE
 RCE 68795 EXP: 9/30/23

3/21/2022
 DATE



SCALE: 1" = 20'
 DATE: 3/21/2022
 GROSS AREA: +/- 2.43 AC
 CONTOURS: 1 FOOT
 TOTAL LOTS: 1 NUMBERED
 3 LETTERED
 TOTAL UNITS: 34 TOWNHOMES



TENTATIVE TRACT MAP NO. 19157 FOR CONDOMINIUM PURPOSES