

TENTATIVE TRACT MAP NO. 18157

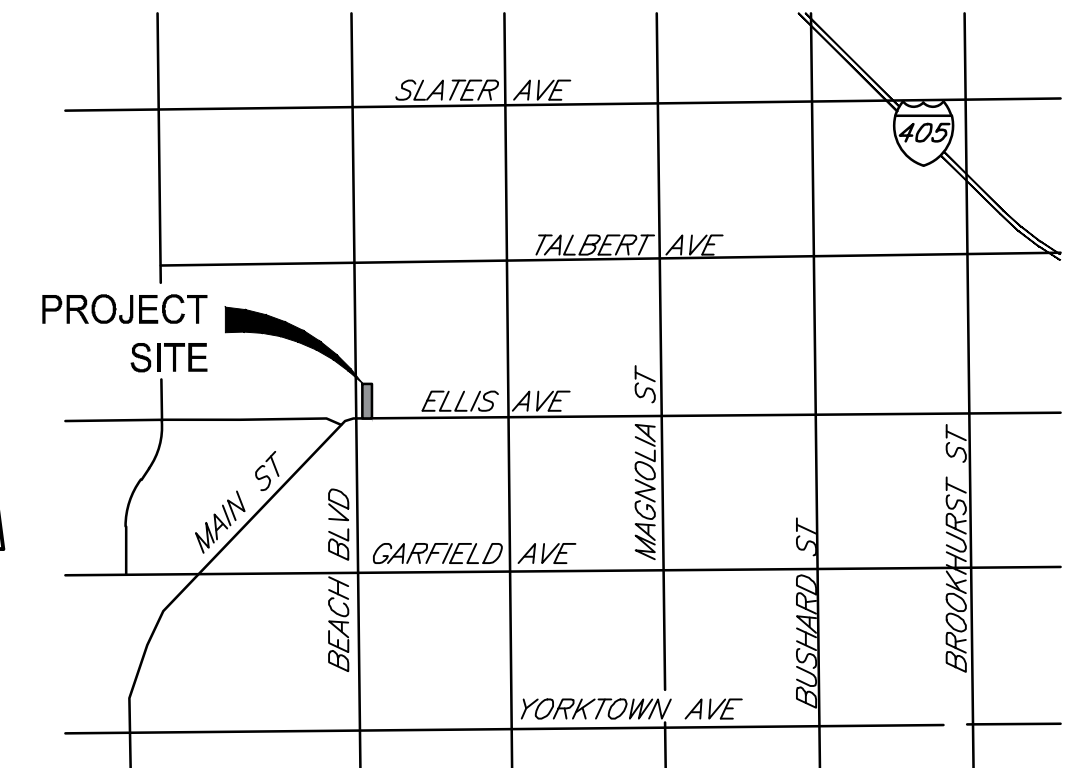
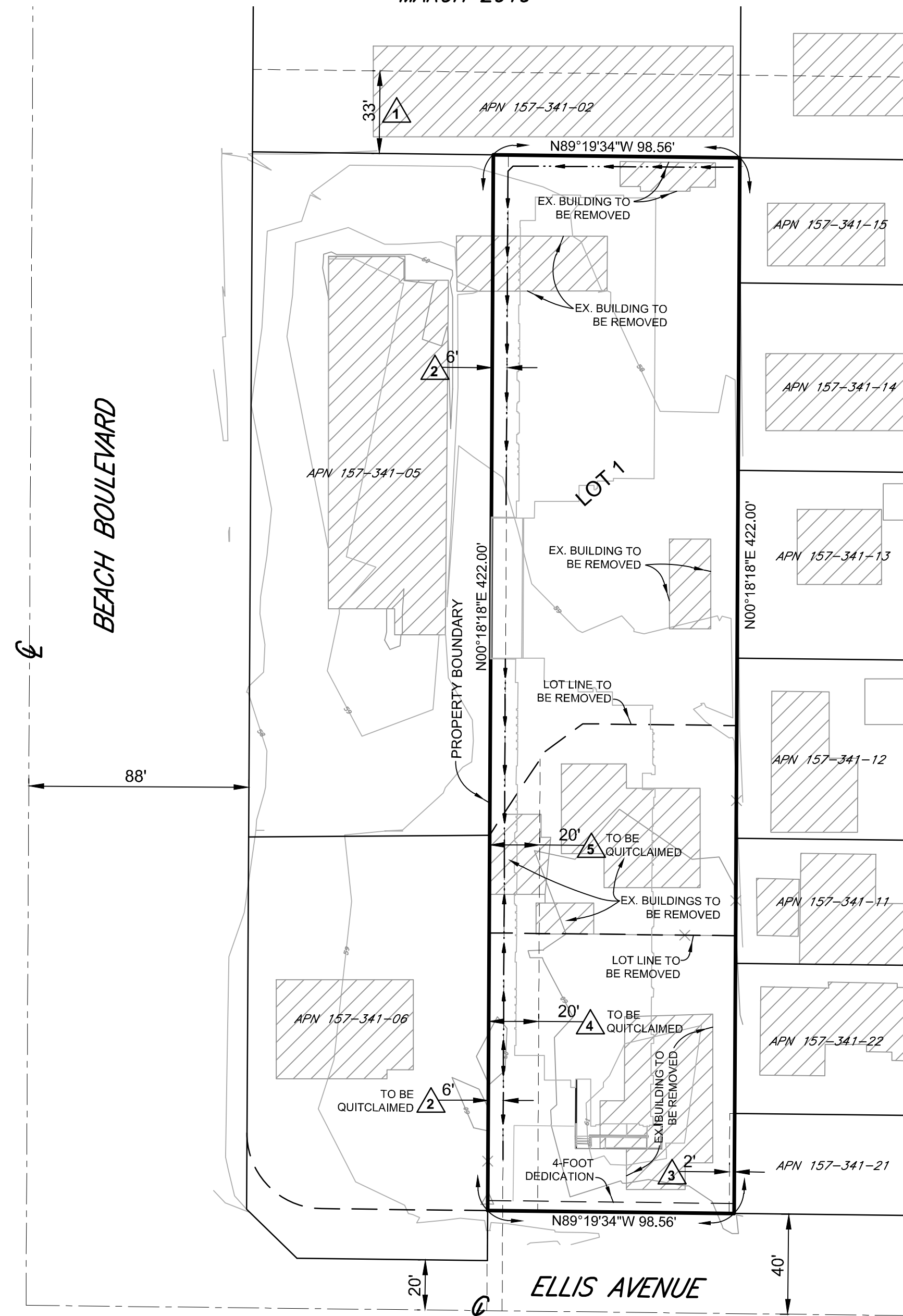
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA
MARCH 2019

GENERAL NOTES:

1. PREPARED: OCTOBER 2018
2. PROPOSED PROPERTY USE: MULTI-STORY RESIDENTIAL CONDOS; 2 LEVELS OF PARKING BELOW GROUND; BUILDING FINISHED FLOOR CONSISTENT THROUGHOUT; 1 COMMON ROOF.
3. GENERAL PLAN: M-SP-D MIXED USE
ZONING: SPECIFIC PLAN 14
4. PROPOSED ZONING: MIXED USE
5. PROPERTY ACREAGE: 0.95 AC
6. EXISTING BUILDINGS ONSITE TO BE REMOVED
7. FEMA FLOOD INSURANCE RATE MAP: 06059C0253J, FLOOD ZONE X
8. TOPOGRAPHY BY FIELD SURVEY SEPTEMBER 14, 2017.

NUMBERED LOTS:

LOT	AREA	WIDTH	DEPTH
1	0.95 AC	115'	422'



VICINITY MAP

NOT TO SCALE

EASEMENT NOTES:

1. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF A.W. FULLER AND NELLIE FULLER, RECORDED SEPTEMBER 27, 1922, IN BOOK 437 OF DEEDS, PAGE 269. (OFFSITE DOES NOT AFFECT PROPERTY)
2. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED NOVEMBER 13, 1957 IN BOOK 4101, PAGE 501 OF OFFICIAL RECORDS. (PLOTTED HEREON/TO BE QUITCLAIMED)
3. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JUNE 23, 1971 IN BOOK 9689, PAGE 78 OF OFFICIAL RECORDS. (PLOTTED HEREON)
4. AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, IN FAVOR OF PARCEL 2 OF A PARCEL MAP RECORDED SEPTEMBER 3, 1971, IN BOOK 38, PAGE 16, RECORDED NOVEMBER 29, 1971 IN BOOK 9905, PAGE 184 OF OFFICIAL RECORDS. (PLOTTED HEREON/TO BE QUITCLAIMED)
5. AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, IN FAVOR OF PARCEL 1 OF A PARCEL MAP RECORDED OCTOBER 8, 1971, IN BOOK 39, PAGE 2. (PLOTTED HEREON/TO BE QUITCLAIMED)

ASSESSOR PARCEL NUMBER(S):

157-341-004, 157-341-007, 157-341-008

LEGAL DESCRIPTION:

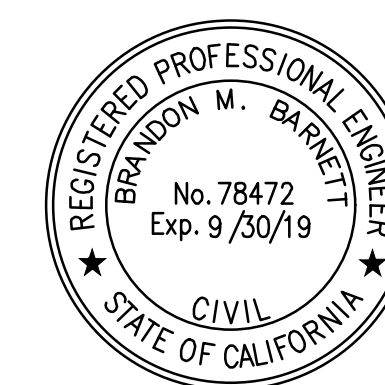
PARCEL 1 AND PARCEL 2, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 39, PAGE(S) 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
PARCEL 1, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 38, PAGE(S) 16, OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

ENGINEER:

KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881-3370
(951) 734-2130
CONTACT: BRANDON BARNETT, P.E.

OWNER/DEVELOPER:

OC DEVELOPMENT, LLC
1307 W 6TH STREET, STE 202
CORONA, CA 92882
(951) 893-1900
TAHIR SALIM



CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

171718.1 R:\171718\PRELIM MAP\TEXT\1718_TTM.DWG