

TENTATIVE TRACT NO. 19154

FOR CONDOMINIUM PURPOSES

17532 CAMERON LANE
APN: 167-471-02
IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
(NO SCALE)

DEVELOPER / SUBDIVIDER:

S.G.V. PROPERTY FUND, LLC
119 E ST JOSEPH STREET
ARCADIA, CA 91006
(562) 400-4473

ENGINEER:

LAND DEVELOPMENT CONSULTANTS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CA 92705
(714) 557-7700

ARCHITECT:

SUMMA ARCHITECTURE
5256 SOUTH MISSION ROAD, SUITE 404
BONSALL, CA 92003
(760) 724-1198

PROJECT LOCATION:

17532 CAMERON LANE
HUNTINGTON BEACH, CA 92647

ASSESSOR PARCEL NUMBER:

APN: 167-471-02

SITE AREA:

GROSS = 40,921 S.F. (BEFORE 10' DEDICATION)
NET = 39,640 S.F.

FLOOD NOTE:

PER FIRM MAP NO. 06059C0253J WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009 (PANEL 253 OF 539) THE SUBJECT PROPERTY FALLS WITHIN ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE).

ZONING DESIGNATION:

RMH - RESIDENTIAL MEDIUM HIGH DENSITY

LEGAL DESCRIPTION:

LOT 12 OF TRACT NO. 405, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 31, OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

LEGEND:

- ASPH ASPHALT
BLDG BUILDING
CLF CHAIN LINK FENCE
CONC CONCRETE
DCDA DOUBLE CHECK DETECTOR ASSEMBLY
EC EDGE OF CONCRETE
EG EXISTING GROUND
EP EDGE OF PAVEMENT
FF FINISHED FLOOR
FH FIRE HYDRANT
FL FLOW LINE
FS FINISHED SURFACE
GUY GUY ANCHOR
INV INVERT
LIP LIP OF GUTTER
PP POWER POLE
RPPD REDUCED PRESSURE PRINCIPAL DEVICE
SL STREET LIGHT
SMH SEWER MANHOLE
TC TOP OF CURB
TG TOP OF GRATE
TW TOP OF WALL
TYP TYPICAL
WM WATER METER
WV WATER VALVE

- ADA PATH OF TRAVEL
PROPOSED SEWER
PROPOSED WATER
PROPOSED STORM DRAIN
PROPOSED PERIMETER WALL
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED DECORATIVE PAVEMENT
PROPOSED SUBSURFACE BASIN

BENCHMARK:

3 3/4" ICS ALUMINUM DISK "HB-203-71", SET IN THE S/E CORNER OF A 4' BY 7' FT CONC CB. MONUMENT LOCATED IN THE N/E CORNER OF THE INT OF BEACH BLVD & SLATER AVE, 62 FT W OF THE C/L OF BEACH BLVD AND 132 FT N OF THE C/L OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 28.622'

BASIS OF BEARINGS:

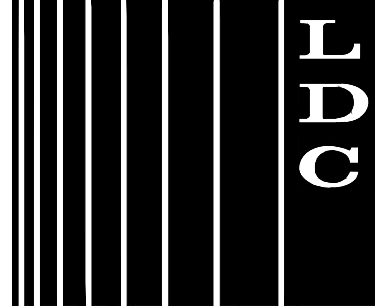
THIS SURVEY IS ORIENTED HORIZONTALLY TO THE CENTERLINE OF CAMERON STREET HAVING A BEARING OF N00°44'45"W PER TRACT MAP NO. 405, M.M. 16/31.

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:

S.G.V. PROPERTY FUND, LLC
119 E ST JOSEPH STREET
ARCADIA, CA 91006
(562) 400-4473



LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 557-7700 (714) 557-7707 FAX

DATE:

7-6-21

DESIGNED:

SZ

DRAFTED:

SZ

CHECKED:

SZ

TENTATIVE TRACT
NO. 19154

17532 CAMERON LANE
APN: 167-471-02
HUNTINGTON BEACH, CALIFORNIA

SHEET 1 OF 1

JOB NO. 606