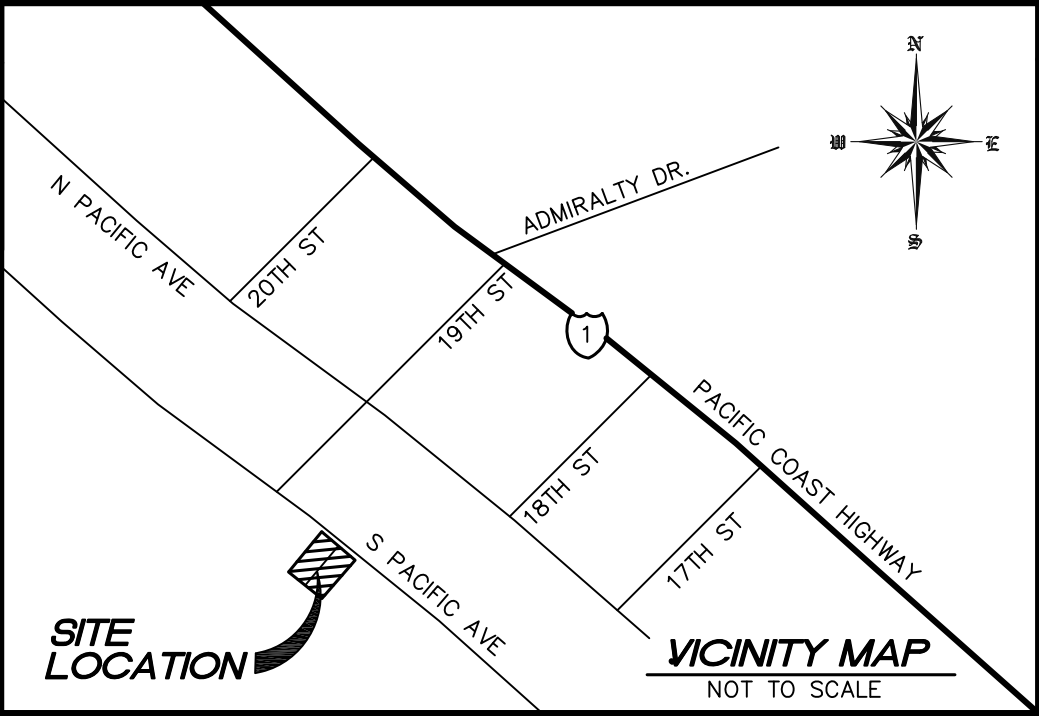



**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING  
N47°33'08"E OF THE CENTERLINE OF 19TH STREET AS  
SHOWN ON RECORD OF SURVEY 93-1013, BOOK 143 PGS.  
16-25, RECORDS OF ORANGE COUNTY, CALIFORNIA



LEGEND	
---	PROPERTY LINE
— T —	TELEPHONE LINE
— E —	ELECTRICAL LINE
— G —	GAS LINE
— S —	SEWER LINE
— W —	WATER LINE
—	FENCE
—	FLOW LINE
	EXISTING BUILDING
(XXX.XX)	EXISTING GRADE
AC	ASPHALTIC CONCRETE
BLD	BUILDING
BS	BOTTOM OF STEP
BSW	BACK OF SIDEWALK
BRAMP	BOTTOM OF RAMP
CATV	CABLE UTILITY
CHIM	CHIMNEY
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	CONTROL POINT
ED VLT	EDISON VAULT
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FINISHED FLOOR
FNC	FENCE
FS	FINISHED SURFACE
GAR	GARAGE
LAT	LATERAL
LF	LINEAR FEET
OVH	OVERHANG
PROP.	PROPOSED
PL	PROPOSED
TC	TOP OF CURB
TRAMP	TOP OF RAMP
TS	TOP OF STEP
SMH	SEWER MANHOLE
SWR	SEWER
WFNC	WOOD FENCE
WM	WATER METER
WTR	WATER



SECTION 4216/4217 OF THE GOVERNMENT  
CODE REQUIRES A DIG ALERT IDENTIFICATION  
NUMBER BE ISSUED BEFORE A "PERMIT TO  
EXCAVATE" WILL BE VALID. FOR YOUR DIG  
ALERT I.D. NUMBER CALL UNDERGROUND  
SERVICE ALERT TOLL FREE  
**1-800-422-4233**  
TWO WORKING DAYS BEFORE YOU DIG


**EXISTING UTILITY NOTE:**  
LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD  
SEARCH EXACT LOCATION IS TO BE DETERMINED BY THE CONTRACTOR

**LEGAL DESCRIPTION:**  
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,  
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
  
LOTS 3 & 4, BLOCK 19 OF THE MAP OF SUNSET BEACH, AS PER MAP  
RECORDED IN BOOK 3, PAGES 39-40 OF MISCELLANEOUS MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
  
APN: 178-523-06

**BENCHMARK:**  
DESCRIBED BY OCS 2003 - FOUND 3 3/4" USCGS BRONZED  
BENCHMARK DISK STAMPED "G 978 1964", SET IN THE SOUTHWESTERLY  
CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FINGER CHANNEL  
OF HUNTINGTON HARBOR. MONUMENT IS LOCATED IN THE  
SOUTHEASTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST  
HIGHWAY AND BROADWAY, 75.5 FT. EASTERLY OF THE NORTHERLY LANES ALONG PCH  
AND 3.3 FT. NORTHWESTERLY OF THE SOUTHWESTERLY END OF THE  
GUARD RAIL ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE  
SIDEWALK.  
  
ELEVATION: 10.256 FEET (NAVD 88), LEVELED 2005

**DEVELOPER**  
JASEN GROHS  
MUR-SOL DEVELOPMENT  
119 E. SAINT JOSEPH STREET  
ARCADIA, CA 91006  
PHONE: (626) 447-0558

SURVEYED ON: 7/6/2018




**JONES, CAHL & ASSOCIATES**  
CONSULTING ENGINEERS  
18090 Beach Boulevard - Huntington Beach  
California 92648 - (714) 848-0566  
e-mail: jca@jonescahl.com

DESIGNED: C.H.	SCALE: 1"=10'
DRAWN: C.H.	DATE: 8/29/2018
CHECKED: D.R.	JOB NO. 18-2319
PREPARED UNDER THE DIRECTION OF: DANIEL RUBIO L.S. 8239 DATE	

**MUR-SOL BUILDERS, INC.**

**16641 SOUTH PACIFIC AVENUE  
EXISTING SITE PLAN**

**HUNTINGTON BEACH CALIFORNIA**

DWG. NO. <b>18-2319-1A</b>	SHEET NO. <b>1 OF 1</b>	REV. 
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