

TENTATIVE TRACT NO. 18106

FOR CONDOMINIUM PURPOSES

County of Orange, City of Huntington Beach, State of California

LOTS 15 AND 16 IN BLOCK "B" OF "GARFIELD STREET ADDITION TO HUNTINGTON BEACH", AS PER MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES:

- ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP.
- EXISTING LAND USE: – INDUSTRIAL (NEC)
- EXISTING ZONING: – SP9 (HOLLY SEACLIFF SPECIFIC PLAN)
- SANITARY SEWER SERVICES PROVIDED BY CITY OF HUNTINGTON BEACH. PROPOSED SEWER FACILITIES : STANDARD LATERAL CONNECTIONS TO PVC SEWER MAINS IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH STANDARD SPECIFICATIONS AND STANDARD PLANS.
- DOMESTIC AND RECLAIMED WATER SERVICES PROVIDED BY CITY OF HUNTINGTON BEACH. PROPOSED WATER FACILITIES : STANDARD DOMESTIC CONNECTIONS TO PVC WATER MAINS IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH STANDARD SPECIFICATIONS AND STANDARD PLANS.
- PRIVATE STREETS SHOWN HEREON AS LOTS 'A' THROUGH 'D' ARE ALSO PROPOSED EASEMENTS FOR SEWER AND WATER, PRIVATE STORM DRAIN, PUBLIC UTILITIES AND EMERGENCY INGRESS AND EGRESS PURPOSES.
- THIS PROJECT IS LOCATED WITHIN THE HUNTINGTON BEACH CITY SCHOOL DISTRICT.
- ACCESS TO THE SITE IS PROPOSED VIA GOTHARD STREET.
- MULTIPLE FINAL MAPS MAY BE RECORDED FROM THIS TENTATIVE MAP PER SECTION 66456.1 OF THE STATE SUBDIVISION MAP ACT AS AMENDED JANUARY 1989.
- A HOMEOWNER'S ASSOCIATION IS PROPOSED FOR MAINTENANCE OF THE PRIVATE STREETS AND COMMON AREAS WITHIN THE PROJECT.
- THIS PROJECT IS IN ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF FEMA PANEL 06059C0242J DATED 12/03/2009.
- ACREAGE: 1.378 ACRES GROSS/1.286 NET
- ASSESSOR'S PARCEL NO.: 111-150-17
- PROJECT ADDRESS: 19100 GOTHARD ST. HUNTINGTON BEACH

LEGAL DESCRIPTION:

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EXCEPTING THEREFROM ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO THAT CERTAIN OIL LEASE OF RECORD DATED APRIL 28, 1920, EXECUTED BY T. G. HERMAN, A SINGLE MAN, ET AL, IN FAVOR OF W. W. HANBERY, RECORDED JUNE 23, 1920 IN BOOK 14, PAGE 251 OF LEASES, ONLY IN SO FAR AS SAID RIGHTS APPLY TO THE ABOVE DESCRIBED LAND.

ALSO, EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF HUNTINGTON BEACH AND ITS SUCCESSORS AND ASSIGNS FOR ROAD PURPOSES, DESCRIBED AS "EXHIBIT A", IN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 9, 1999 AS INSTRUMENT NO. 19990780474 OF OFFICIAL RECORDS.

TITLE INFORMATION:

TITLE ITEMS ARE DERIVED FROM A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0131-621684da, REVISED OCTOBER 11, 2016 AT 7:30 A.M.

STATEMENT OF OWNERSHIP

WE, GOTHARD STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DO HEREBY STATE AND DEPOSE THAT WE ARE THE OWNER OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.

DATED THIS _____ DAY OF _____, 2017

BY: _____



LAND AREA:

LOT 15 30011 SF (0.69 +/- AC)
LOT 16 30012 SF (0.69 +/- AC)

PROPOSED LOT 1 56,023 SF (1.29 +/- AC)

I.O.D FOR ROW 4001 SF (0.09 +/- AC)

BENCHMARK

ELEVATIONS SHOWN HERON ARE BASED ON ORANGE COUNTY PUBLIC WORKS 1H-151-04 FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1H-151- 04", SET IN THE NORTHWESTERLY CORNER OF A 4 FT. BY 22 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF GOLDENWEST STREET AND GARFIELD AVENUE, 53 FT. EASTERLY OF THE CENTERLINE OF GOLDENWEST AND 84 FT. SOUTHERLY OF THE CENTERLINE OF GARFIELD NAVD88 ELEVATION 72.02 FEET

BASIS OF BEARINGS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2007.00) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING FIRST-ORDER CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS: "BOLSA" NORTH 2239163.45', EAST 6021325.68' AND "TRACK" NORTH 2171991.67', EAST 6088762.07'.

SURVEY NOTES:

- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2007.00) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING FIRST-ORDER CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS: "BOLSA" NORTH 2239163.45', EAST 6021325.68' AND "TRACK" NORTH 2171991.67', EAST 6088762.07'.
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- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.

REFERENCES:

- R1 – TRACT 16846 MM 887/4-6
- R2 – TRACT 16740 MM 886 /30-33
- R3 – TRACT 16497 MM 860 /25-26
- R4 – TRACT 16287 MM 837 /46-47
- R5 – TRACT 14347 MM 689 /36
- R6 – TRACT 10511 MM 455 /11
- R7 – PM MAP NO. 2007-207 PMB 325/35-37
- R8 – GARFIELD ST ADDITION MM 7/27-28

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ASSESSOR'S PARCEL NO.

111-150-17

PROJECT ADDRESS

19100 GOTHARD STREET
HUNTINGTON BEACH, CALIFORNIA

EASEMENT NOTES:

- 4

AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR WATER MAINS FOR IRRIGATION AND POLE LINES AND INCIDENTAL PURPOSES AS SHOWN HEREON TO BE QUITCLAIMED VIA FINAL TRACT MAP.
- 7

AN EASEMENT FOR RIGHTS OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1923 IN BOOK 480 OF DEEDS, PAGE 182. IN FAVOR OF THE UNION OIL COMPANY OF CALIFORNIA AS SHOWN HEREON TO BE QUITCLAIMED VIA FINAL TRACT MAP.
- 8

AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1999 AS INSTRUMENT NO. 19990780474 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF HUNTINGTON BEACH AS SHOWN HEREON. DOCUMENT ALSO LISTS 20' FINAL ORDER OF CONDEMNATION AS SHOWN HEREON AS **Ba**

PROPOSED EASEMENTS

- A

INDICATES A PIPELINE EASEMENT FOR WATER AND/OR SEWER PURPOSES, DEDICATED TO THE CITY OF HUNTINGTON BEACH.
- B

INDICATES AN EASEMENT DEDICATED TO THE CITY OF HUNTINGTON BEACH FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES.

----- INDICATES EASEMENT LIMITS

PROPOSED DEDICATION

PORTION OF GOTHARD STREET ROAD IRREVOCABLY OFFERED FOR DEDICATION TO THE CITY OF HUNTINGTON BEACH (SEE PLAN FOR LOCATION)

NOTES:

ALL PROPOSED STREETS AND STORM DRAIN WILL BE PRIVATE.

DIMENSIONS SHOWN WITHOUT DECIMALS DEPICT EVEN LENGTHS, I.E. 40' = 40.00'

