

# TENTATIVE TRACT No. 18105

FOR CONDOMINIUM PURPOSES

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

LOTS 22, 23 AND 24 IN BLOCK A 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.

### 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 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 WATER MAINS IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH STANDARD SPECIFICATIONS AND STANDARD PLANS.
- PRIVATE STREETS SHOWN HEREON ARE ALSO PROPOSED EASEMENTS FOR 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 HOLLY LANE.
- 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 06059C0261J DATED 12/03/2009.
- ACREAGE: 1.931 ACRES GROSS/1.928 NET
- ASSESSOR’S PARCEL NO.: 159–282–11
- PROJECT ADDRESS: 19200 HOLLY LANE, HUNTINGTON BEACH
- ALL VEHICULAR ACCESS RIGHTS TO CLAY AVENUE AND HOLLY LANE ARE HEREBY RELEASED AND RELINQUISHED TO THE CITY OF HUNTINGTON BEACH.

### LEGAL DESCRIPTION:

LOTS 22, 23 AND 24 IN BLOCK A 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.

EXCEPTING ALL MINERAL RIGHTS FROM THE OIL AND GAS LEASE DATED OCTOBER 11, 1920, RECORDED IN BOOK 27, PAGE 121 OF LEASES, RECORDS OF ORANGE COUNTY AND SURFACE ENTRY RIGHTS FROM THE LEASE DATED JUNE 2, 1951 RECORDED IN BOOK 2088, PAGE 616 OF LEASES, RECORDS OF ORANGE COUNTY.

### TITLE INFORMATION:

TITLE ITEMS ARE DERIVED FROM A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0131–621684ala, DATED AUGUST 21, 2017.

### STATEMENT OF OWNERSHIP

WE, 19200 HOLLY 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: \_\_\_\_\_

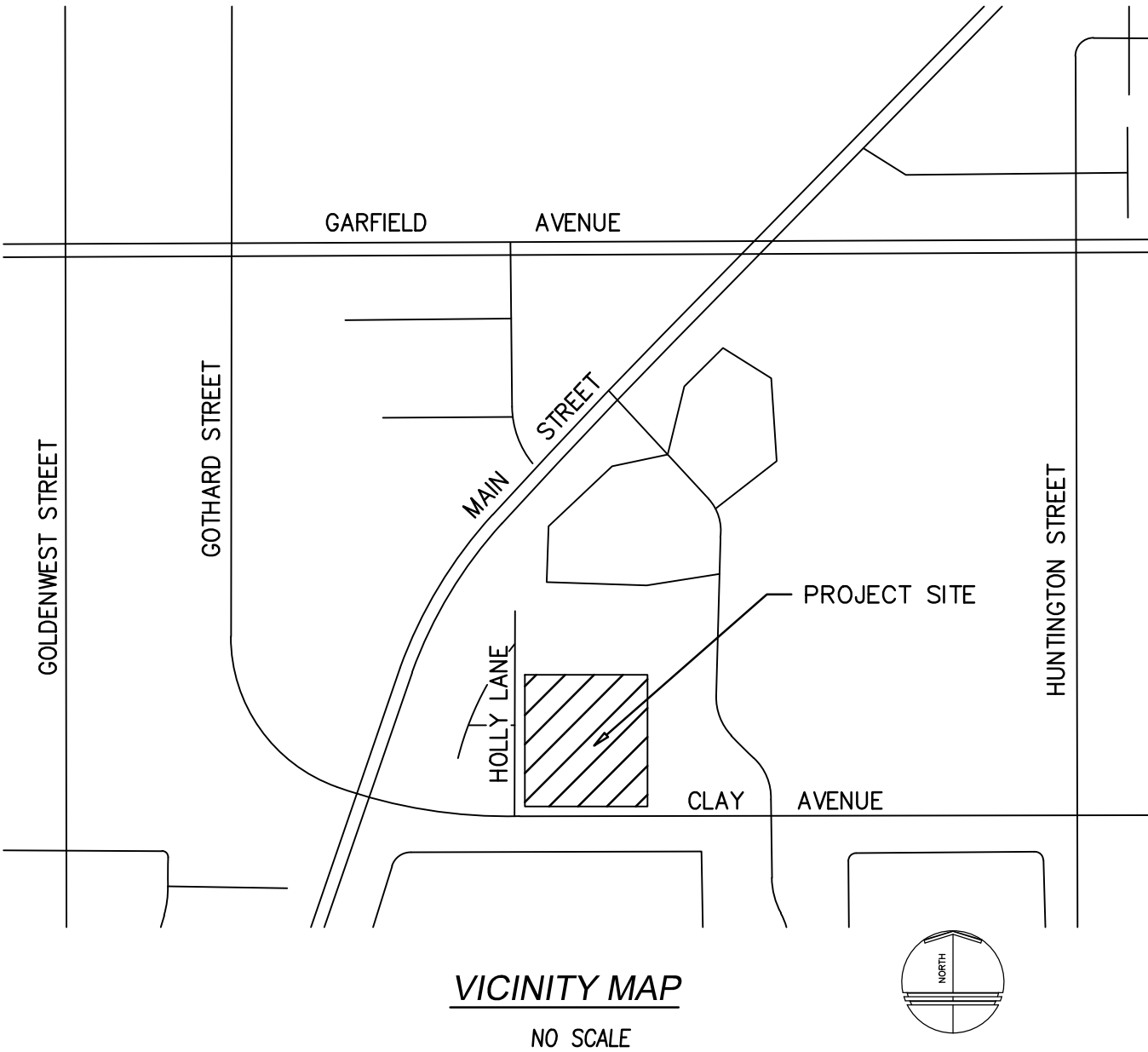


**MLC** Holdings, Inc.

1401 Dove Street, Suite 640, Newport Beach, California 92660

**PASCO LARET SUITER**  
& ASSOCIATES

27127 Calle Arroyo, Ste 1904, San Juan Capistrano, CA 92675  
ph 949.661.6695 | fx 949. 661.6674 | plsengineering.com



### LAND AREA:

LOT 22	28,042 SF	(0.643 +/- AC)
LOT 23	28,044 SF	(0.644 +/- AC)
LOT 24	28,046 SF	(0.644 +/- AC)
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PROPOSED LOT 1	83,999 SF	(1.928 +/- AC)
I.O.D FOR ROW	134 SF	(0.003 +/- 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’.
- 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
- 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.

159-282-11

## PROJECT ADDRESS

19200 HOLLY LANE  
HUNTINGTON BEACH, CALIFORNIA

## EXISTING 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.
- [11] AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1922 IN BOOK 421 OF DEEDS, PAGE 9, TO BE QUITCLAIMED VIA FINAL TRACT MAP.

## PROPOSED EASEMENTS

- (A) 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

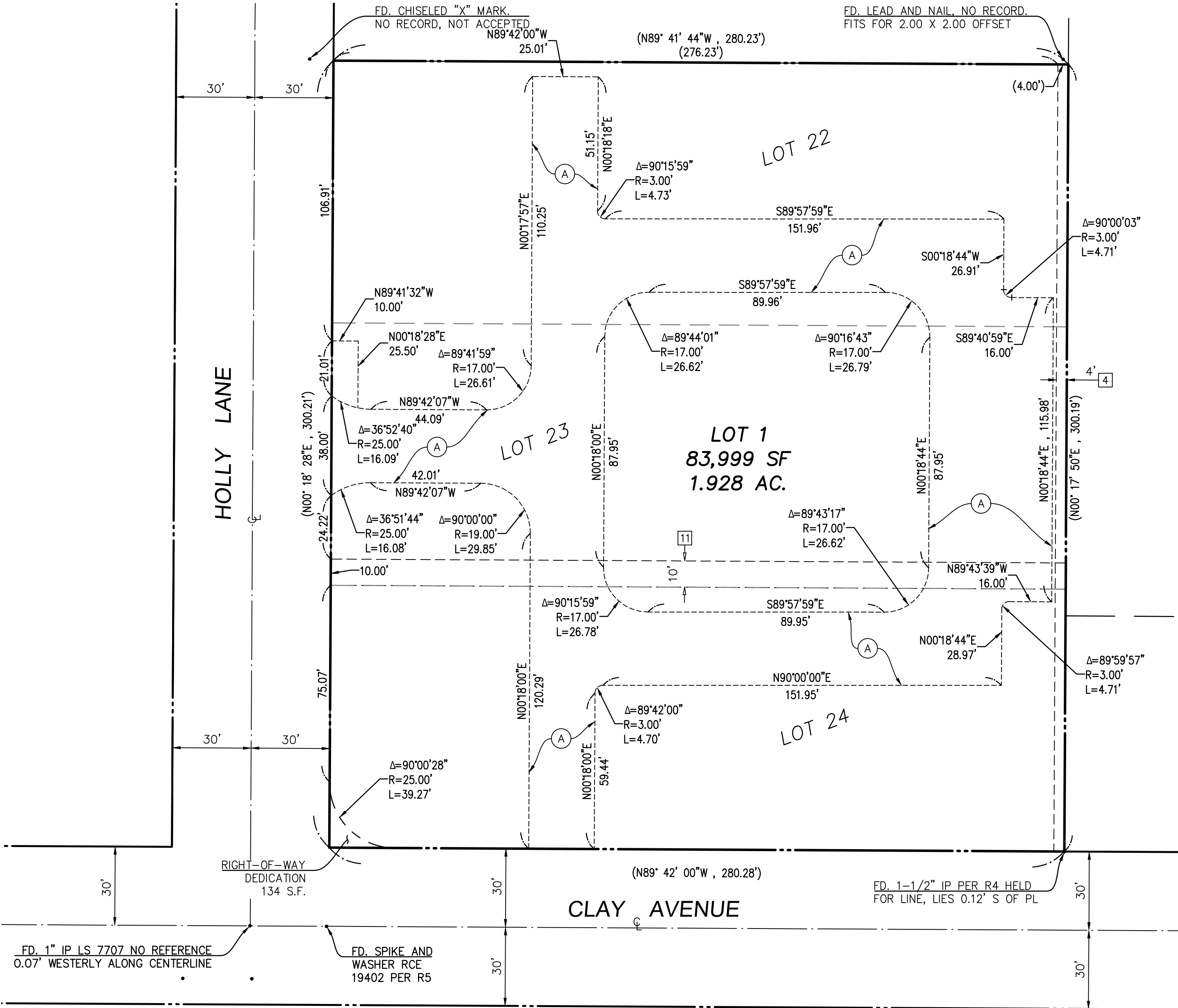
EASEMENT OVER A PORTION OF CLAY AVENUE FOR STREET AND PUBLIC UTILITIES TO THE CITY OF HUNTINGTON BEACH (SEE PLAN FOR LOCATION)

## NOTES:

ALL PROPOSED STREETS, SEWER, WATER AND STORM DRAIN DEPICTED HEREIN WILL BE PRIVATE.

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

ALL VEHICULAR ACCESS RIGHTS TO CLAY AVENUE ARE HEREBY RELEASED AND RELINQUISHED TO THE CITY OF HUNTINGTON BEACH EXCEPT AT APPROVED INTERSECTIONS AND ACCESS LOCATIONS.



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