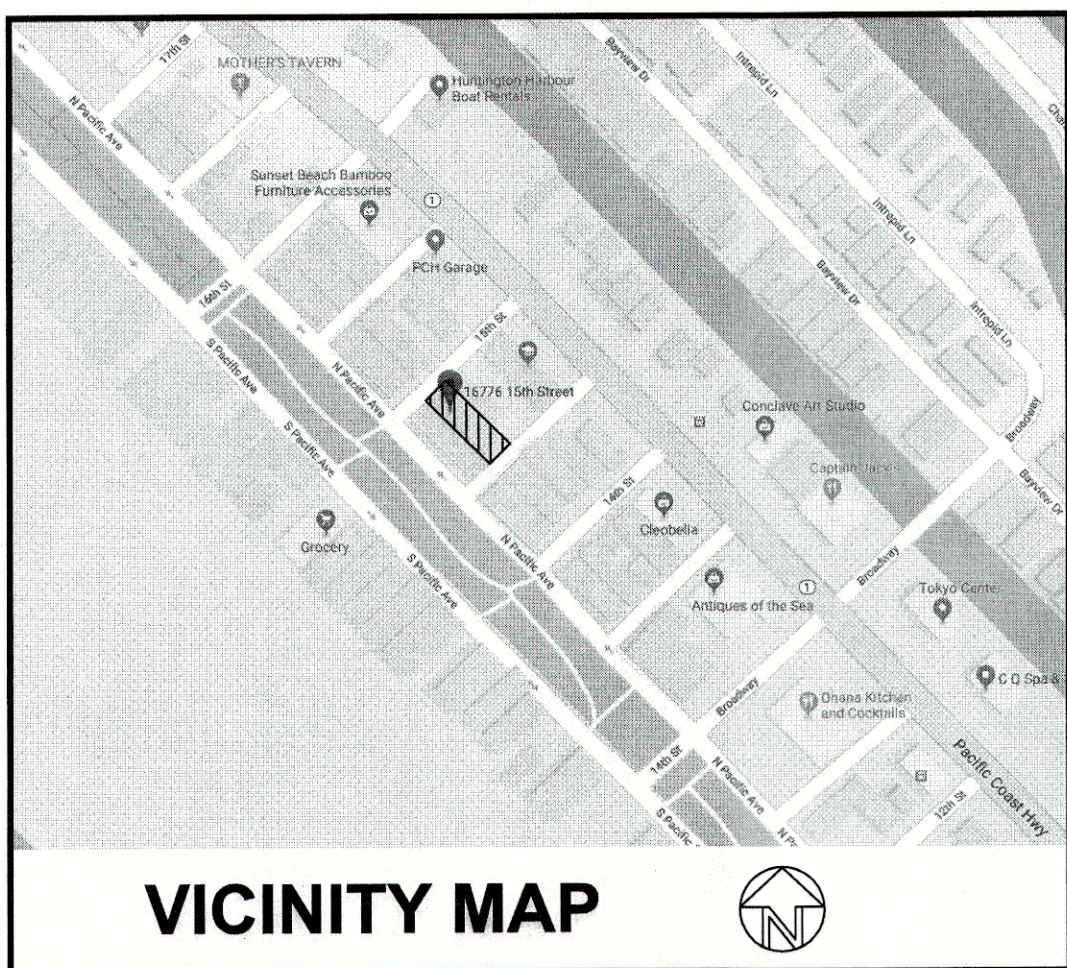
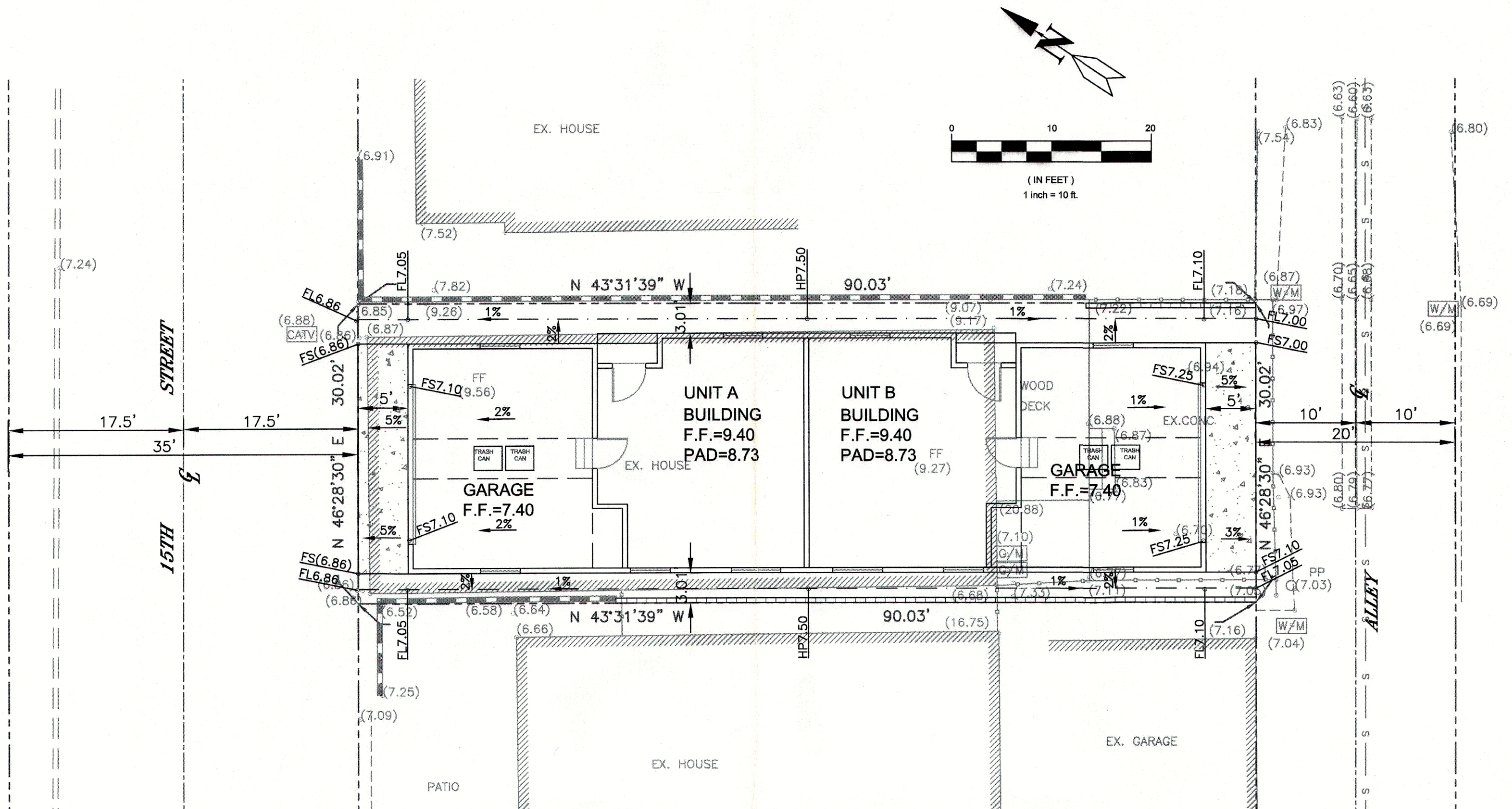


TENTATIVE PARCEL MAP NO. 2019-150

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

LOT 4 BLOCK 115 OF SUNSET BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGES 39 TO 40, OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.
APN: 178-533-03

FOR CONDOMINIUM PURPOSES



AUGUST, 2019

PROJECT:

16776 15TH STREET,
SUNSET BEACH, CA
APN: 178-533-03

OWNER/SUBDIVIDER:

LAN XUAN
16776 15TH STREET,
SUNSET BEACH, CA 90742
TEL: (626)-559-7995

PREPARED BY:

CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD,
BREA, CA. 92821
TEL: (714) 671-1050
FAX: (714) 671-1090

NOTES:

EXISTING ZONE: SR-17
LOT SIZE: 2703 S.F. (0.062 AC)
EXIST. LAND USE: SF WITH CONCRETE PAVEMENT
PROPOSED LAND USE: ONE LOT SUBDIVIDE INTO TWO CONDO
NO. OF PROPOSED LOTS: 1
DRAINAGE: GRAVITY FLOW TO STREET
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
FLOOD HAZARD ZONE: AE (EL 8)

UTILITY SERVICES:

WATER - CITY OF HUNTINGTON BEACH
SEWER - CITY OF HUNTINGTON BEACH
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL - SOUTHERN CALIFORNIA EDISON
TELEPHONE - VERIZON
FIRE - CITY OF HUNTINGTON BEACH
SHERIFF - CITY OF HUNTINGTON BEACH

PROPOSED CONDO AREA:

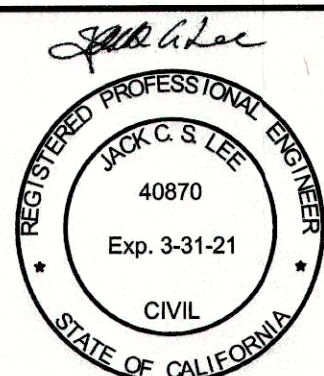
UNIT A: 2382 S.F.
UNIT B: 2382 S.F.

BENCHMARK:

BENCHMARK NO. G-978
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, 14.4 FT. SOUTHERLY OF THE CENTERLINE
OF 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

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS

576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090



PROJECT LOCATION:

16776 15TH STREET
SUNSET BEACH, CA

SHEET NO.

T-1

SHEET 1 OF 1 SHT.