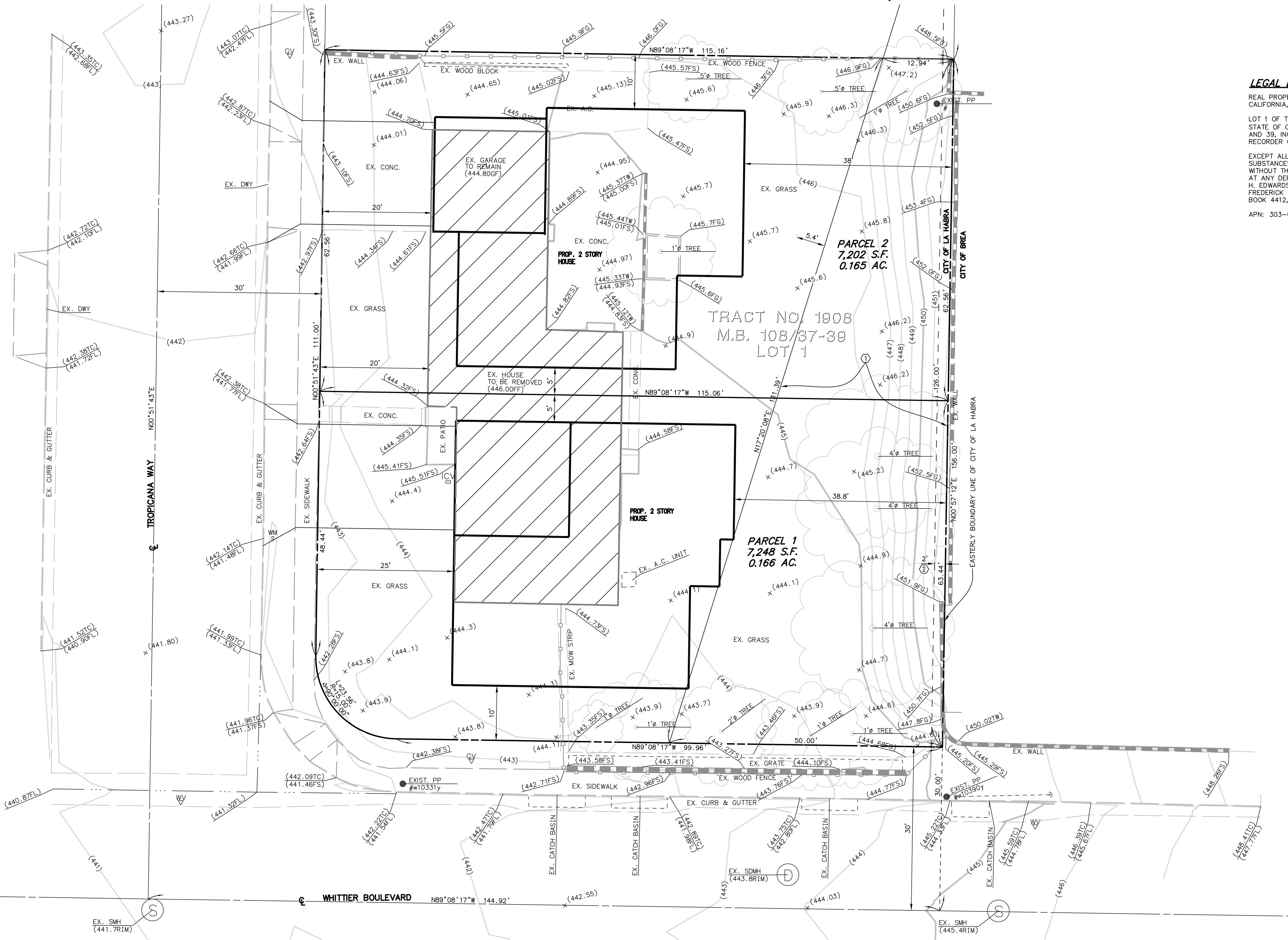


TENTATIVE PARCEL MAP NO. 2024-111

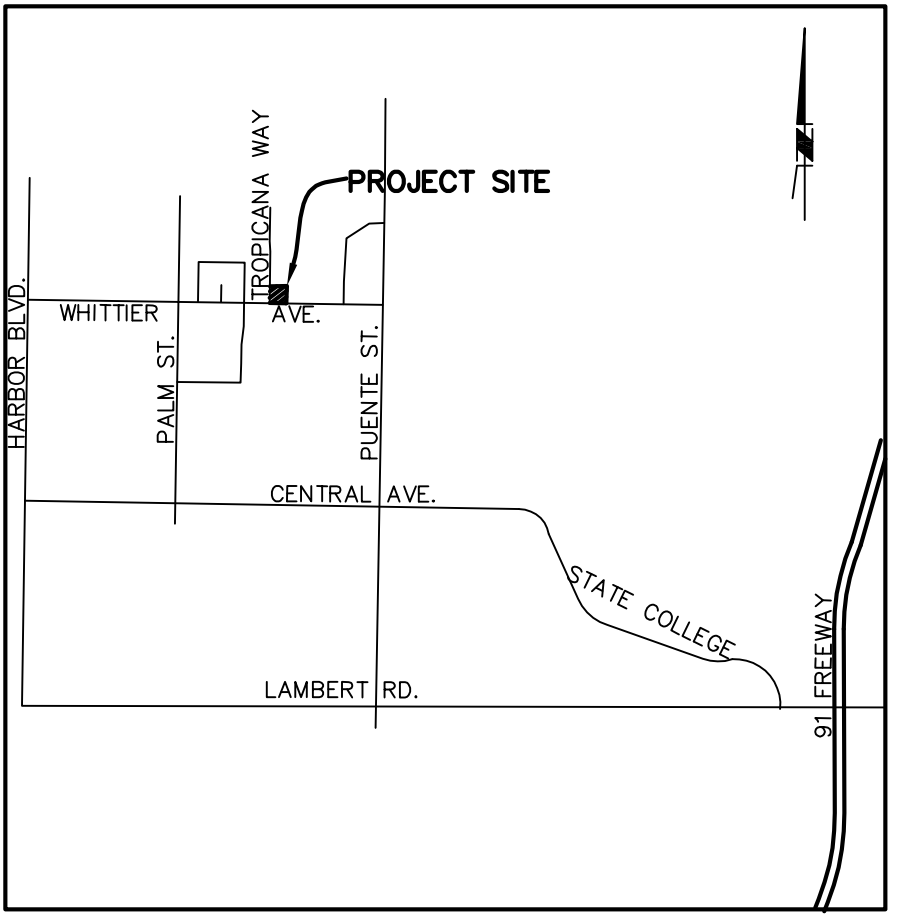
CITY OF LA HABRA

COUNTY OF ORANGE, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 1 OF TRACT NO. 1908, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 108, PAGE(S) 37, 38, AND 39, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT ALL MINERALS, OIL, PETROLEUM, GAS, AND OTHER HYDROCARBON SUBSTANCES WHICH MAY BE FOUND IN OR BE PRODUCED FROM SAID LAND, BUT WITHOUT THE RIGHT TO ENTER SAID LAND UPON OR THROUGH ITS SURFACE OR AT ANY DEPTH ABOVE 500 FEET BELOW ITS SURFACE, AS CONVEYED TO GRACE H. EDWARDS, A WIDOW, ARTHUR HOLLOWAY EDWARDS, A MARRIED MAN, AND FREDERICK N. EDWARDS, A WIDOWER, BY DEED RECORDED SEPTEMBER 11, 1958 IN BOOK 4412, PAGE 395 OF OFFICIAL RECORDS.
 APN: 303-074-09



LEGEND

- AC ASPHALT CONCRETE
- CONC. CONCRETE
- EG EXISTING GRADE
- EP EXISTING PAVEMENT
- FL FLOW LINE
- FG FINISH GRADE
- FS FINISH SURFACE
- TB TOP OF BERM
- TC TOP OF CURB
- EXISTING CONTOUR
- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING WROUGHT IRON FENCE
- EXISTING RETAINING WALL
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING BOLLARD
- EXISTING WATER VALVE
- EXISTING TREE

UTILITY PURVEYORS

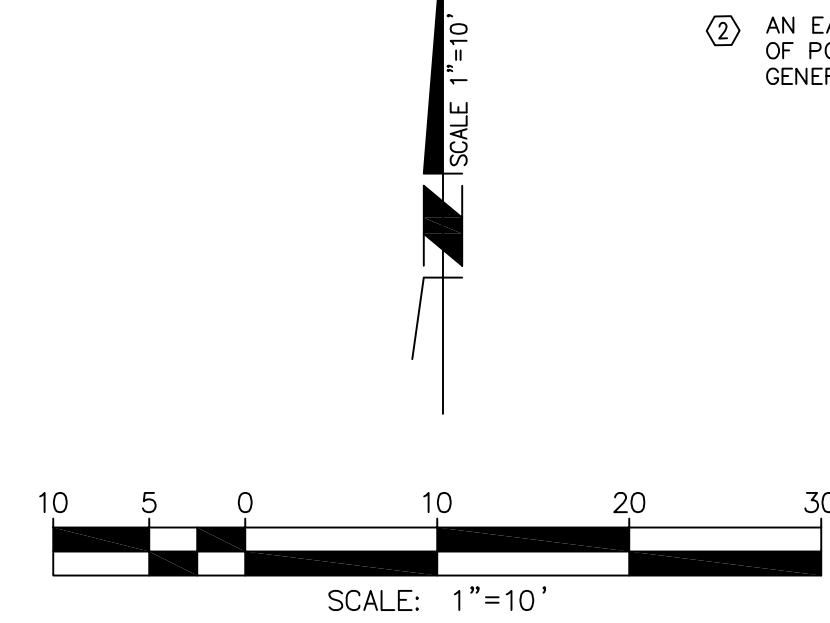
SCHOOL DISTRICT:	LA HABRA CITY SCHOOL DISTRICT	(562) 690-2305
WATER:	LA HABRA PUBLIC UTILITIES	(562) 383-4070
TELEPHONE:	FRONTIER	(800) 801-6652
GAS:	S.C. GAS COMPANY	(800) 427-2200
ELECTRICITY:	S.C. EDISON COMPANY	(800) 655-4555
CABLE/TV:	SPECTRUM	(855) 860-9068

AREAS & USES SCHEDULE

PARCEL NUMBER	GROSS AREA	NET AREA	EXISTING ZONING	PROPOSED ZONING	USE
PARCEL 1	7,248 S.F. (0.166 AC.)	7,248 S.F. (0.166 AC.)	R-1b	R-1b	RESIDENTIAL
PARCEL 2	7,202 S.F. (0.165 AC.)	7,202 S.F. (0.165 AC.)	R-1b	R-1b	RESIDENTIAL
TOTAL	14,450 S.F. (0.331 AC.)	14,450 S.F. (0.331 AC.)			

EASEMENTS

- AN EASEMENT FOR DRAINAGE TO THE CITY OF LA HABRA PER TRACT NO. 1908, M.M. 108/37-39.
- AN EASEMENT FOR RIGHT OF WAY FOR CONSTRUCTION, MAINTENANCE, ETC. OF POLES, CABLES, EQUIPMENT, ETC. AND INCIDENTAL PURPOSES TO GENERAL TELEPHONE COMPANY.



BASIS OF BEARING

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3886 AND STATION GPS NO. 3887 BEING N89°08'17"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK: 2K-19-70

ELEVATION: 445.77'
 DATUM: NAVD 88
 FD: 3 3/4" OCS ALUM. BM DISK STAMPED "2K-19-70", SET IN THE NE COR. OF A 5'X15' CONG. CATCH BASIN MONUMENT IS LOCATED IN THE NE COR. OF THE INT. OF WHITTIER BLVD. & TROPICANA WAY, 150FT E. OF CENTERLINE OF WHITTIER, MONUMENT IS SET LEVEL WITH THE SIDEWALK.



REVISIONS	DATE	BY	DESCRIPTION



DYNAMIC SURVEYING, INC.
 14726 KEEPING WILLOW LN
 FONTANA, CA
 (909) 471-0329
 DYNAMICSURVEYING.COM
 ANTHONY RIOS, PLS. NO. 9343 DATE

OWNER:
 HONG DINH
 800 TROPICANA WAY
 LA HABRA, CA

SITE ADDRESS:
 800 TROPICANA WAY
 LA HABRA, CA

TENTATIVE PARCEL MAP NO. 2024-111
 CITY OF LA HABRA
 COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE: 8/1/2024
 JOB NO. 1177
 SHEET 1 OF 1 SHEETS