

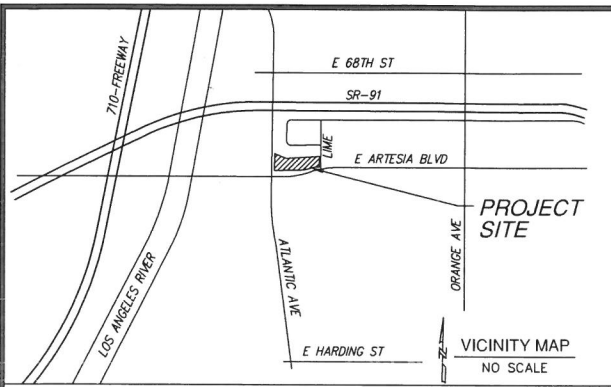
# Tentative Parcel Map No. 82403

## IN THE CITY OF LONG BEACH COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BLUE PEAK ENGINEERING, INC.  
SEPTEMBER 2018  
4 PARCELS  
THOMAS HAWKSWORTH, P.E. RCE C68771  
2.136 ACRES GROSS, 2.091 ACRES NET

### LEGEND

|      |                       |       |                    |                         |
|------|-----------------------|-------|--------------------|-------------------------|
| PL   | PROPERTY LINE         | WM    | WATER METER        |                         |
| FF   | FINISHED FLOOR        | BW    | BACK OF WALK       |                         |
| TC   | TOP OF CURB           | FG    | FINISHED GROUND    |                         |
| FS   | FINISHED SURFACE      | INV   | INVERT ELEVATION   |                         |
| FL   | FLOW LINE             | 56    | PROPOSED CONTOUR   |                         |
| FG   | FINISHED GRADE        | 56.10 | EXISTING CONTOUR   |                         |
| GB   | GRADE BREAK           |       | PROPOSED ELEVATION |                         |
| Q    | CENTERLINE            |       | EXISTING ELEVATION |                         |
| R    | RIDGE LINE            |       |                    |                         |
| R/W  | RIGHT OF WAY          |       | FIRE HYDRANT       |                         |
| WV   | WATER VALVE           |       | POWER POLE         |                         |
| SD   | STORM DRAIN           |       | STREET LIGHT       |                         |
| W    | WATER                 |       | SS                 | SANITARY SEWER          |
| +    | FH                    |       | SMH                | SEWER MANHOLE           |
| PP   | POWER POLE            |       | DMH                | DRAIN MANHOLE           |
| WM   | WATER METER           |       | T.S.               | TRAFFIC SIGNAL          |
| W.V. | WATER VALVE           |       | ELEC               | ELECTRIC                |
| PIV  | POST INDICATOR VALVE  |       | G.P.               | GUARD POSTS             |
| FDC  | FIRE DEPT. CONNECTION |       | U.G.C.             | UNDERGROUND CONDUIT     |
| CB   | CATCH BASIN           |       | ---                | PROPERTY LINE           |
|      |                       |       | ---                | CENTERLINE              |
|      |                       |       | G                  | GAS                     |
|      |                       |       | YDLT               | YARD LIGHT              |
|      |                       |       | STLT               | STREET LIGHT            |
|      |                       |       | M.W.               | MONITOR WELL            |
|      |                       |       | T.S.P.B.           | TRAFFIC SIGNAL PULL BOX |



### DEVELOPER

ATLANTIC AND ARTESIA, LLC  
610 NEWPORT CENTER DRIVE, SUITE 1520  
NEWPORT BEACH, CA 92660  
TOM CARPENTER  
949-800-8069  
TOM@FRONTIERREI.COM

### ENGINEER

BLUE PEAK ENGINEERING, INC.  
18543 YORBA LINDA BLVD., #235  
YORBA LINDA, CA 92886  
(714) 844-2720

### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CENTERLINE OF ATLANTIC AVENUE AS SHOWN ON TRACT NO. 14930, FILED IN BOOK 395, PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES, BEING N01°42'17"E.

### SURVEY:

THE EXISTING TOPOGRAPHY AND BOUNDARY WAS PROVIDED BY PARTNER ENGINEERING AND SCIENCE, INC. FROM THEIR ALTA SURVEY DATED 10/10/16.

### PROJECT ADDRESS:

NEC OF ARTESIA BLVD & ATLANTIC AVENUE  
LONG BEACH, CA 90805

### SITE AREA:

THE LAND AREA OF THE SUBJECT PROPERTY IS:  
GROSS: 2.136 ACRES, 93,046 SQUARE FEET  
NET: 2.079 ACRES, 90,543 SQUARE FEET.

### FLOOD ZONE DESIGNATION

SUBJECT PROPERTY LIES WITHIN AN AREA DEFINED AS ZONE X OF "OTHER AREAS" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER F.I.R.M. NO. 06037C0420F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

### BENCHMARK

COUNTY OF LOS ANGELES  
BENCHMARK NO: 3Y8762

FOUND CITY OF LONG BEACH MONUMENT IN WELL DOWN 1.0' AT CENTERLINE INTERSECTION OF ATLANTIC AVENUE AND ARTESIA BLVD. MONUMENT IS MARKED "RCE 3111 1959".

ELEVATION: 58.16'  
DATUM: NAVD 88 (2005 ADJUSTMENT)

### LEGAL DESCRIPTION

LOTS 1-11, INCLUSIVE OF TRACT NO. 14930, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 395, PAGE 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE DESCRIBED PROPERTY IS THE SAME LAND DESCRIBED IN NORTH AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. 1459298, DATED AUGUST 31, 2016.

### APN:

7115-003-901, 902, 903, 904, 905, 906, 907

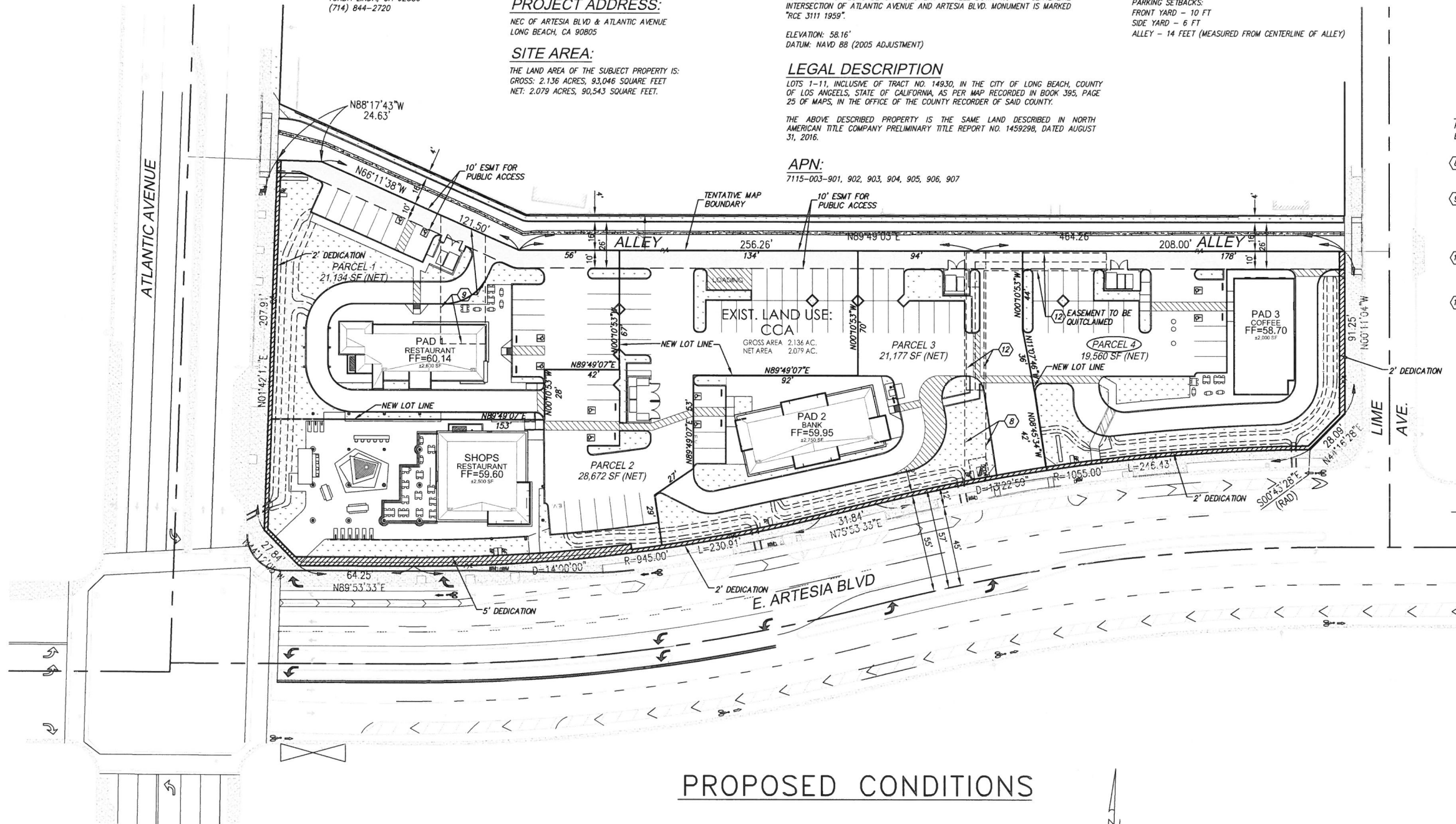
### ZONING SUMMARY

ZONE: CCA (COMMUNITY AUTOMOBILE-ORIENTED DISTRICT)

BUILDING HEIGHT: 28FT, 2 STORIES

BUILDING SETBACKS:  
FRONT YARD - 10 FT  
SIDE YARD - 10 FT  
ALLEY - 20 FEET (MEASURED FROM CENTERLINE OF ALLEY)

PARKING SETBACKS:  
FRONT YARD - 10 FT  
SIDE YARD - 6 FT  
ALLEY - 14 FEET (MEASURED FROM CENTERLINE OF ALLEY)

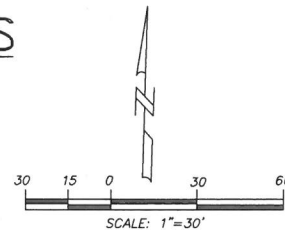


### EASEMENTS

PLOTTED EASEMENTS AS LISTED ON ALTA LAND SURVEY PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC. FROM THEIR ALTA SURVEY DATED 10/10/16 :

- 8 EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED IN BOOK 49164, PAGE 351 OF OFFICIAL RECORDS.  
\*EASEMENT TO BE QUITCLAIMED WITH NEW FACILITIES.
- 9 EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED FEBRUARY 13, 1976 AS INSTRUMENT NO. 1152 OF OFFICIAL RECORDS.  
\*EASEMENT TO BE QUITCLAIMED WITH NEW DEVELOPMENT.
- 10 EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED OCTOBER 6, 1955 AS INSTRUMENT NO. 4216, IN BOOK 49164, PAGE 347 OF OFFICIAL RECORDS. (SAID EASEMENT DOES NOT LIE WITHIN THE PROPERTY SHOWN HEREON.)
- 12 EASEMENT FOR UNDERGROUND ELECTRICAL AND APPURTENANCES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 12, 1980 AS INSTRUMENT NO. 80-252107 OF OFFICIAL RECORDS.  
\*EASEMENT TO BE QUITCLAIMED WITH NEW FACILITIES.

## PROPOSED CONDITIONS



ENGINEER'S CERTIFICATE

*Thomas Hawksworth*

THOMAS HAWKSWORTH, P.E. DATE

DATE OF PREPARATION: 9/20/18



**BLUE PEAK**  
ENGINEERING, INC.

18543 YORBA LINDA BLVD., #235  
YORBA LINDA, CA 92886  
714.749.3077

# Tentative Parcel Map No. 82403

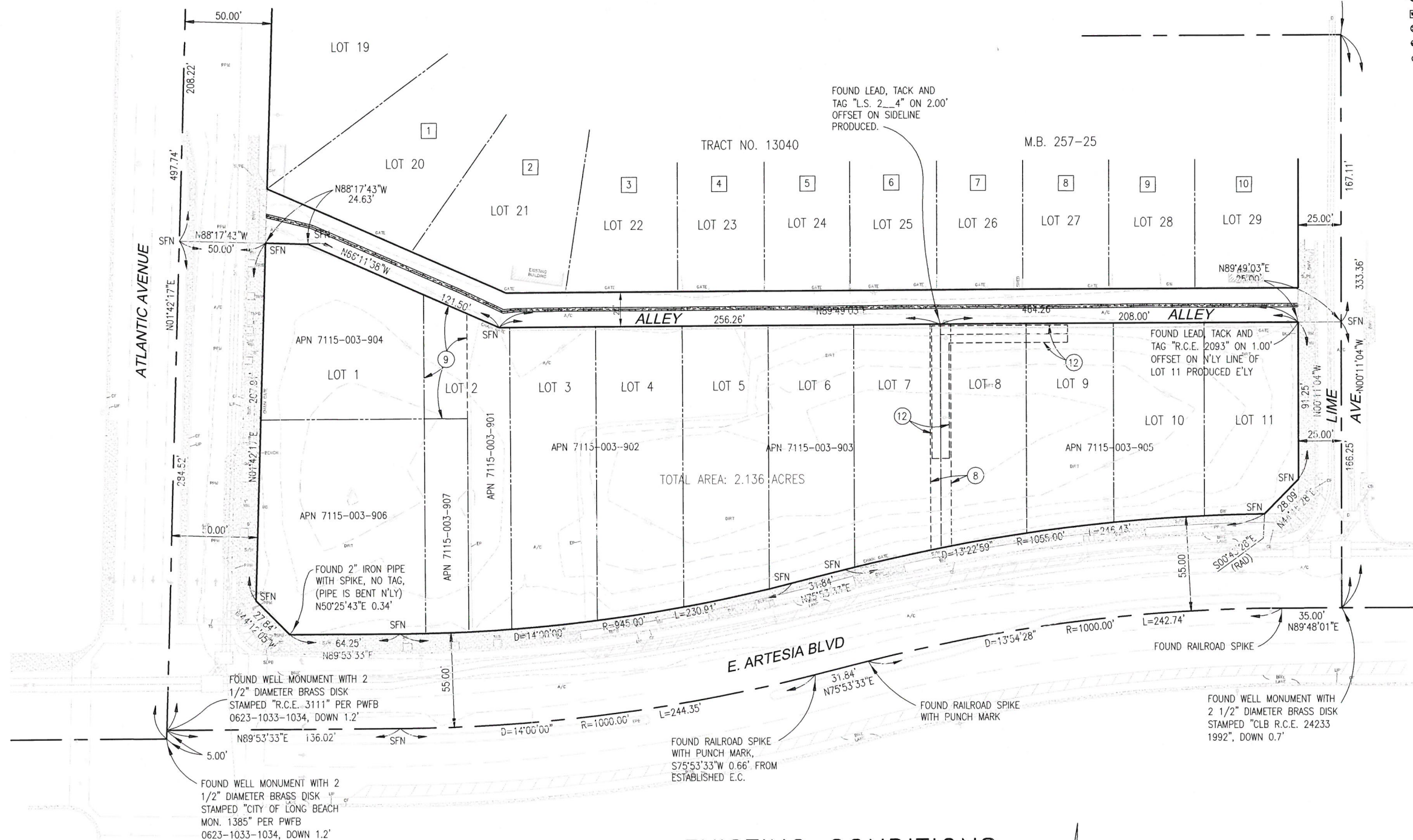
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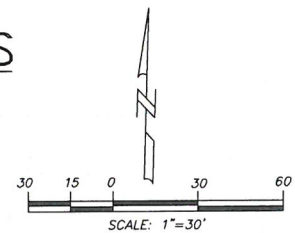
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## LEGEND

|      |                       |        |                     |
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| FF   | FINISHED FLOOR        | BW     | BACK OF WALK        |
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|      |                       |        | CENTERLINE          |
|      |                       |        | G                   |
|      |                       |        | YDLT                |
|      |                       |        | STLT                |
|      |                       |        | M.W.                |
|      |                       |        | T.S.P.B.            |



## EXISTING CONDITIONS



ENGINEER'S CERTIFICATE  
 DATE OF PREPARATION: 9/20/18  
 THOMAS HAWKSWORTH, P.E. DATE

BLUE PEAK ENGINEERING, INC.  
 16543 YORBA LINDA BLVD., #235  
 YORBA LINDA, CA 92886  
 714.749.3077