
















[illegible]

_____	RIGHT-OF-WAY LINE
_____	LOT/PARCEL LINE
_____	CENTERLINE
_____	EASEMENT LINE
_____	UNDERLYING LINE
<b>_____</b>	PROPOSED PARCEL LINE
_____	PROPOSED ACCESS EASEMENT

- |   |                     |   |                |
|---|---------------------|---|----------------|
|  | SIGN                |  | TS W/ARM       |
|  | VLV                 |  | IVC HH         |
|  | WT FDC              |  | IVC RND        |
|  | DDC                 |  | WATER BFP      |
|  | GAS MTR             |  | MANHOLE        |
|  | TRAFFIC SIGNAL      |  | SEWER CLEANOUT |
|  | PARKING STALL COUNT |  | YARD LIGHT     |
|  | BOLLARD/POST        |   |                |
- 
- |        |                                    |                              |                      |
|--------|------------------------------------|------------------------------|----------------------|
| S      | - SOUTH                            | <u>ABOVE GROUND FEATURES</u> |                      |
| N      | - NORTH                            | ASPH                         | - ASPHALT            |
| W      | - WEST                             | BFP                          | - BACKFLOW PREVENTOR |
| E      | - EAST                             | CONC                         | - CONCRETE           |
| S'LY   | - SOUTHERLY                        | ENCL                         | - ENCLOSURE          |
| N'LY   | - NORTHERLY                        | HH                           | - HANDHOLD           |
| W'LY   | - WESTERLY                         | ICV                          | - IRRIGATION CONTROL |
| E'LY   | - EASTERLY                         | VALVE                        |                      |
| CL     | - CENTERLINE                       | MTR                          | - METER              |
| MISC   | - MISCELLANEOUS                    | SCO                          | - SEWER CLEAN OUT    |
| TYP    | - TYPICAL                          | TS                           | - TRAFFIC SIGNAL     |
| APN    | - ASSESSORS PARCEL                 | UTIL                         | - UTILITIES          |
|        | NUMBER                             | VLT                          | - VAULT              |
| EMST   | - EASEMENT                         | VLV                          | - VALVE              |
| PUE    | - PUBLIC UTILITY EASEMENT          |                              |                      |
| SCE    | - SO-CAL EDISON                    | <u>UTILITIES</u>             |                      |
| GTE    | - GENERAL TELEPHONE                | TELEC                        | - TELEPHONE          |
|        | & ELECTRIC                         | ELEC                         | - ELECTRIC           |
| LACFCD | - LA COUNTY FLOOD CONTROL DISTRICT | SD                           | - STORM DRAIN        |
|        |                                    | SWR                          | - SEWER              |
|        |                                    | WT                           | - WATER              |

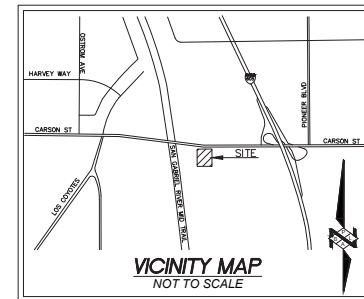
1. AREA - BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN ON HEREON, SAID LAND CONTAINS 871,538 SQ. FT., 20.00 ACRES.
2. TITLE SEARCH - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PBLA SURVEYING, INC. OR THE SURVEYOR TO DETERMINE OWNERSHIP OF THIS PROPERTY OR TO VERIFY THE DESCRIPTIONS PROVIDED. THE COMPATIBILITY OF THESE DESCRIPTIONS WITH THAT OF ADJACENT PROPERTIES; NOR EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD. PBLA SURVEYING, INC. RELIED UPON A PRELIMINARY TITLE REPORT, ORDER NO. 2676020505-52, PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, DATED MAY 05, 2021.
3. OCCUPATION LINES, ENCROACHMENTS AND RECOVERED SURVEY MONUMENTS ARE SHOWN AS FOUND DURING A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING AUGUST, 2021.
4. PARCEL AREA SHOWN IS DETERMINED BASED UPON FIELD MEASUREMENTS MADE DURING A FIELD SURVEY PERFORMED IN AUGUST, 2021.

LINE TABLE			CURVE DATA TABLE			
LINE	LENGTH	BEARING		RADIUS	LENGTH	DELTA
L1	43.99	N88°10'30.09"E	—			
L2	99.36	N88°40'46.43"E	C1	555.29'	36.69'	Δ=3°47'08"
L3	47.52	N88°45'30.10"E	C2	948.48'	62.26'	Δ=3°45'40"
L5	266.08	S6°56'07.47"E	C3	851.92'	61.89'	Δ=7°09'44"
L6	0.99	S2°55'21.66"E	C4	14.93'	19.66'	Δ=75°27'04"

KIMLEY-HORN AND ASSOCIATES, INC.  
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TELEPHONE: (657) 452-0200  
EMAIL: JEFF.LENHERR@KIMLEY-HORN.COM



4/11/2023



SITE ADDRESS: 7250 EAST CARSON BLVD., LONG BEACH, CA  
APN: 7075-001-994  
GROSS SITE AREA: 871,538 S.F. (20.00 ACRES)  
NUMBER OF EXISTING PARCELS: 1  
NUMBER OF PROPOSED PARCELS: 2

SUBDIVISION OF SAID PARCEL IS FOR NEW COMMERCIAL OUTPARCEL.

## PER SHEET 2

## PER SHEET 2

CITY OF LONG BEACH  
411. W. OCEAN BLVD., LONG BEACH, CA 90802

THE PROPOSED PROJECT IS A TENTATIVE PARCEL MAP FOR THE PURPOSE OF SUBDIVIDING THE ONE EXISTING PARCEL INTO TWO PARCELS.

ZONE: CHW (HR-45/4)- (REGIONAL HIGHWAY COMMERCIAL, HEIGHT-RISE OVERLAY), MAX HEIGHT = 45 FT - MAX STORIES = 4

EXISTING:			
PARCEL A:	871,538 S.F.	20.0 AC	0.016 FAR

PROPOSED:			
PARCEL A:	764,892 S.F.	17.56 AC	0.019 FAR
PARCEL B:	106,646 S.F.	2.44 AC	0.052 FAR

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA  
COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH  
AMERICAN DATUM OF 1983 (2017.50 EPOCH)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 1.0000537341.

CITY OF LONG BEACH BENCHMARK NUMBER "1137"  
ELEVATION: 32.264 FEET [DATUM: NAVD 29, 1985 ADJUSTMENT]  
LOCATION: SW CORNER OF PIONEER BLVD. & CARSON STREET DESCRIBED AS: L&T  
IN CURB, 46.8' WEST OF BCR.

THE BEARINGS SHOWN HEREON ARE BASED ON STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "P799" AND "BKMS", THE BEARING BETWEEN BOTH STATIONS BEING NORTH 79°00'47" EAST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

CGPS STATION "P799"  
NORTHING: 1,796,190.69  
EASTING: 6,468,738.85

CGPS STATION "BKMS"  
NORTHING: 1,808,657.54  
EASTING: 6,532,953.90



GRAPHIC SCALE IN FEET  
0 50 100 200  
1" = 100'  
WHEN PRINTED AT FULL SIZE  
(24" X 36")

No.	REVISIONS	DATE	BY	



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KHA PROJECT 194400001	
DATE 4/11/2023	
SCALE AS SHOWN	
DESIGNED BY	DM
DRAWN BY	DM
CHECKED BY	HS

LONG BEACH TOWNE CENTER  
PREPARED FOR  
ADVANTAGE ASSET ACQUISITIONS, LLC.

LONG BEACH, CA

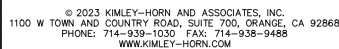
TENTATIVE PARCEL MAP  
7250 EAST CARSON BOULEVARD  
LONG BEACH, CA

SHEET NUMBER

1 OF 2

Plotted By: Corbin, Jason    Sheet Set: Kha    Layout: Sheet 2    April 11, 2023    10:32:39am    K:\ORA\_LDEV\194400001 - Long Beach Towne Center\CAD\Exhibits\Tentative Parcel Map\Long Beach Towne Center\_Tentative Parcel Map.dwg

Signed By Jason			
Signed By Coryn			
No.	REVISIONS	DATE	BY



KHA PROJECT 194400001	
DATE 4/11/2023	
SCALE AS SHOWN	
DESIGNED BY	DM
DRAWN BY	DM
CHECKED BY	HS

## LONG BEACH, CA

7250 EAST CARSON BOULEVARD  
LONG BEACH, CA

2 OF 2