

SCALE: 1" = 10'

VESTING TENTATIVE

ENGINEER

SHEET 1 OF 1 SHEET

OWNER

JAMES SCOTT WALKER, TRUSTEE OF THE SURVIVOR'S TRUST UNDER THE WALKER REVOCABLE TRUST OF 2016 DATED JULY 10, 2016

SUBDIVIDER

DC CONSTRUCTION & DEVELOPMENT DENNIS CLELAND 1530 5TH STREET MANHATTAN BEACH, CA 90266 PHONE 310-748-0662

LEGAL DESCRIPTION

LOT 12 C.C. HUNT'S ADDITION TO HERMOSA TERRACE TRACT M.B. 10-152 APN 4182-025-002

JOB ADDRESS

520 25TH STREET HERMOSA BEACH, CA 90254

PARCEL MAP NO.84845

IN THE CITY OF HERRMOSA BEACH COUNTY OF LOS ANGELES STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

DENN ENGINEERS

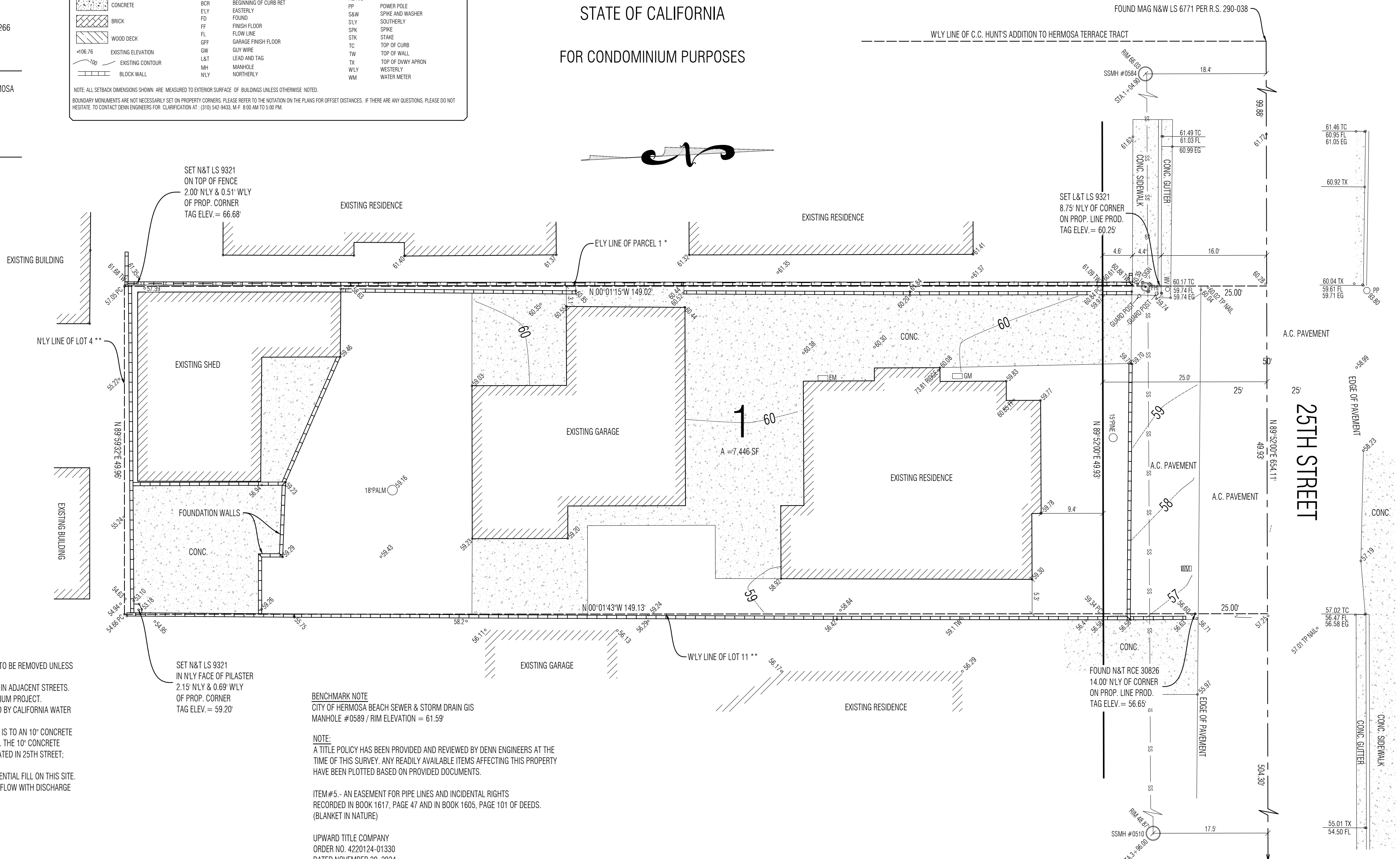
3914 DEL AMO BOULEVARD, STE. 921 TORRANCE, CA 90503 310-542-9433

Anthony Shweiri DATE MAY 19, 2025 TONY SHWEIRI P.L.S. 9321



LEGEND			
	EXISTING BUILDING	PC	PROPERTY CORNER
	CONCRETE	PL, P/L	PROPERTY LINE
	BRICK	PP	POWER POLE
	WOOD DECK	S&W	SPIKE AND WASHER
	EXISTING ELEVATION	S/LY	SOUTHERLY
	EXISTING CONTOUR	SPK	SPIKE
	BLOCK WALL	STK	STAKE
X	EXISTING FENCE	TC	TOP OF CURB
BCR	BEGINNING OF CURB RET	TW	TOP OF WALL
ELY	EASTERLY	TX	TOP OF DOWN APRON
FD	FOUND	W/LY	WESTERLY
FF	FINISH FLOOR	WM	WATER METER
FL	FLOW LINE		
GF	GARAGE FINISH FLOOR		
GW	GUY WIRE		
L&T	LEAD AND TAG		
MH	MANHOLE		
N/LY	NORTHERLY		

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.
BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.



NOTES

- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
- THIS IS A 2 UNIT CONDOMINIUM PROJECT.
- WATER SUPPLY IS PROVIDED BY CALIFORNIA WATER COMPANY.
- SANITARY SEWER DISPOSAL IS TO AN 10" CONCRETE (NON-REINFORCED) PUBLIC LINE. THE 10" CONCRETE (NON-REINFORCED) PIPE IS LOCATED IN 25TH STREET; APPROXIMATE DEPTH = 6±.
- SEE SOILS REPORT FOR POTENTIAL FILL ON THIS SITE.
- SITE DRAINAGE IS SURFACE FLOW WITH DISCHARGE TO ADJACENT STREETS.

* PARCEL MAP NO. 72574 P.M.B. 382-047

** HUNT'S ADDITION TO HERMOSA TERRACE TRACT M.B. 10-152

SET N&T LS 9321 IN NLY FACE OF PILASTER 2.15' NLY & 0.69' WLY OF PROP. CORNER TAG ELEV. = 59.20'

BENCHMARK NOTE CITY OF HERMOSA BEACH SEWER & STORM DRAIN GIS MANHOLE #0589 / RIM ELEVATION = 61.59'

NOTE: A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

ITEM #5 - AN EASEMENT FOR PIPE LINES AND INCIDENTAL RIGHTS RECORDED IN BOOK 1617, PAGE 47 AND IN BOOK 1605, PAGE 101 OF DEEDS. (BLANKET IN NATURE)

UPWARD TITLE COMPANY ORDER NO. 4220124-01330 DATED NOVEMBER 20, 2024

TO FOUND GEAR S&W LS 8294 @ VALLEY DRIVE PER PFWB 0616-1482,1483

24-393B

24-393B