

PARCEL MAP NO.84202

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

FOR CONDOMINIUM PURPOSES

ENGINEER
DENN ENGINEERS

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

Gary J. Roehl
GARY J. ROEHL R.C.E. 30826

DATE 8/7/2023



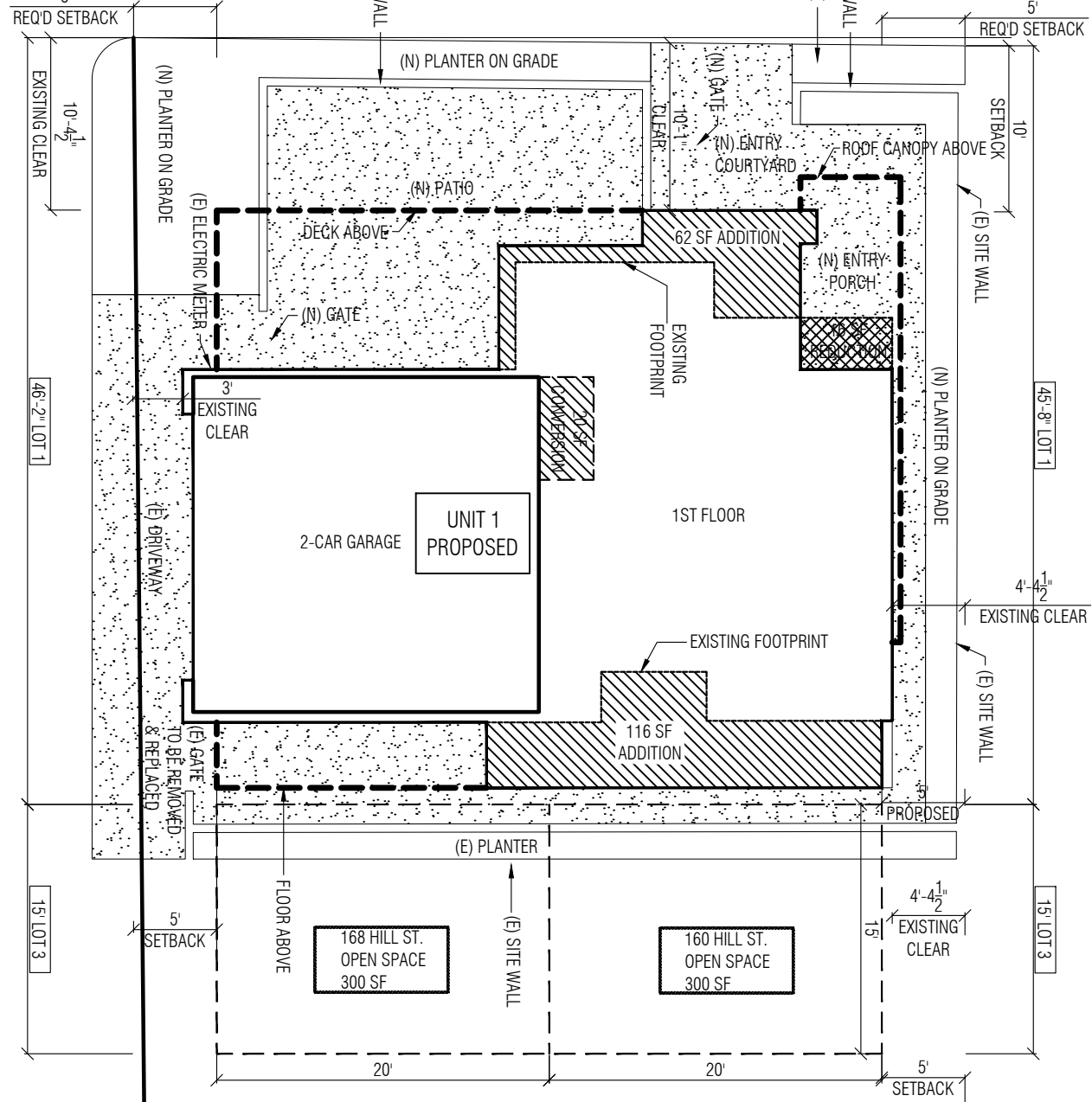
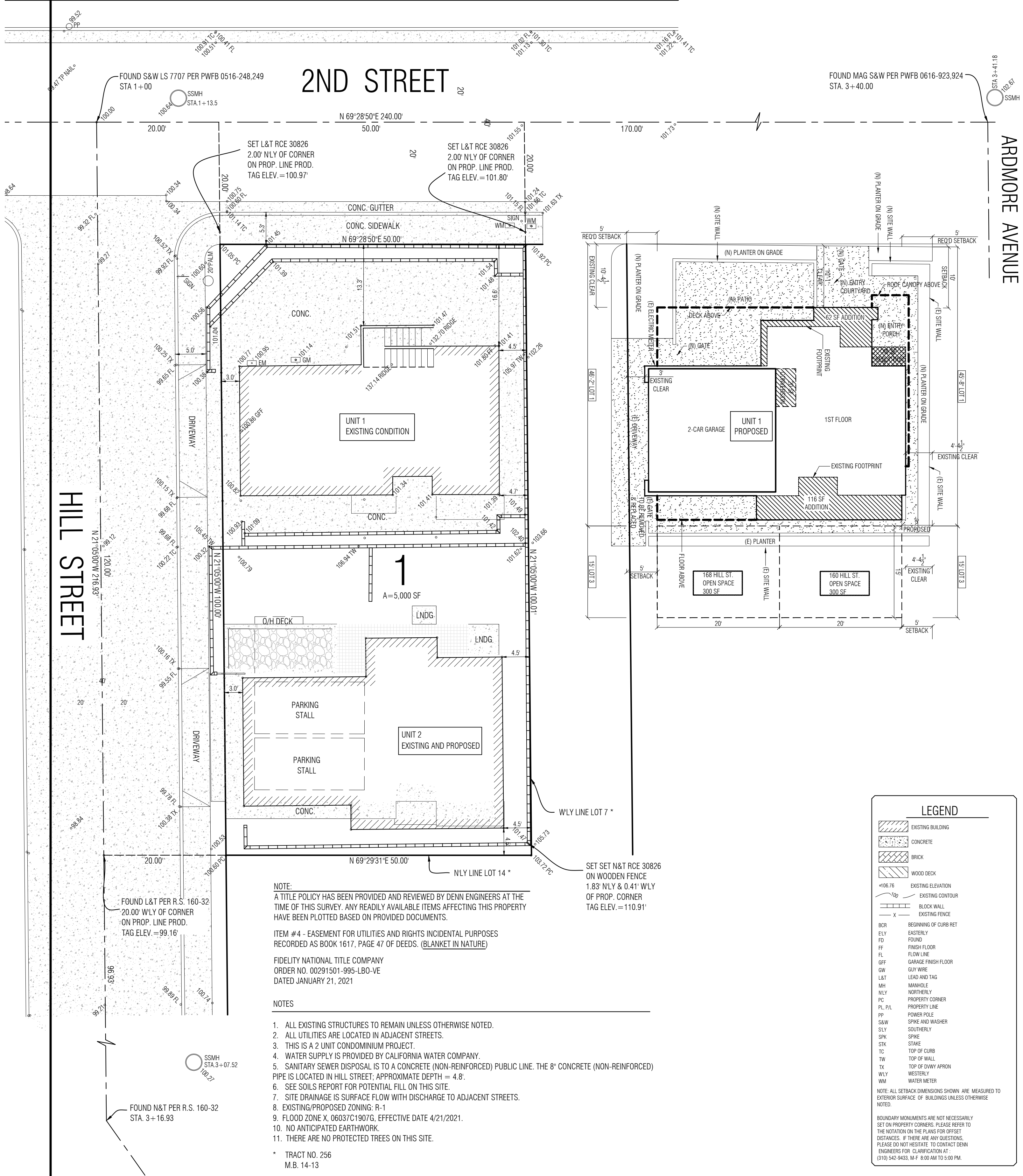
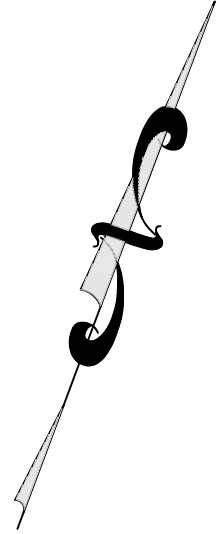
21-347C

SUBDIVIDER
CHRISTIAN CORDOBA
168 HILL STREET
HERMOSA BEACH, CA 90254
PHONE (310) 714-1586

OWNERSHIP
CHRISTIAN R. CORDOBA
KELLY GOULDEN

LEGAL DESCRIPTION
LOTS 1, 2 AND 3,
TRACT NO. 22392
M.B. 874-20-21
APN 4188-021-025/026/027

JOB ADDRESS
160 & 168 HILL STREET
HERMOSA BEACH, CA 90254



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 #4 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 1617, PAGE 47 OF DEEDS. (BLANKET IN NATURE)

FIDELITY NATIONAL TITLE COMPANY
ORDER NO. 00291501-995-LBO-VE
DATED JANUARY 21, 2021

NOTES

1. ALL EXISTING STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 2 UNIT CONDOMINIUM PROJECT.
4. WATER SUPPLY IS PROVIDED BY CALIFORNIA WATER COMPANY.
5. SANITARY SEWER DISPOSAL IS TO A CONCRETE (NON-REINFORCED) PUBLIC LINE. THE 8" CONCRETE (NON-REINFORCED) PIPE IS LOCATED IN HILL STREET; APPROXIMATE DEPTH = 4.8'.
6. SEE SOILS REPORT FOR POTENTIAL FILL ON THIS SITE.
7. SITE DRAINAGE IS SURFACE FLOW WITH DISCHARGE TO ADJACENT STREETS.
8. EXISTING/PROPOSED ZONING: R-1
9. FLOOD ZONE X, 06037C1907G, EFFECTIVE DATE 4/21/2021.
10. NO ANTICIPATED EARTHWORK.
11. THERE ARE NO PROTECTED TREES ON THIS SITE.

* TRACT NO. 256
M.B. 14-13

LEGEND

- [Symbol] EXISTING BUILDING
- [Symbol] CONCRETE
- [Symbol] BRICK
- [Symbol] WOOD DECK
- [Symbol] EXISTING ELEVATION
- [Symbol] EXISTING CONTOUR
- [Symbol] BLOCK WALL
- [Symbol] EXISTING FENCE
- BCR BEGINNING OF CURB RET
- ELY EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANNHOLE
- NLY NORTHERLY
- PC PROPERTY CORNER
- PL P/L PROPERTY LINE
- PP POWER POLE
- S&W SPIKE AND WASHER
- SLY SOUTHERLY
- SPK SPIKE
- STK STAKE
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DWY APRON
- WLY WESTERLY
- WM WATER METER

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.

ARDMORE AVENUE

HILL STREET