

SCALE: 1"=12'

SHEET 1 OF 1

# VESTING TENTATIVE PARCEL MAP NO. 84231

## SUBDIVIDER/OWNER

BRETT DROGMUND AND PRISCILLA LEE  
1901 HILLCREST DRIVE  
HERMOSA BEACH, CA 90254  
310-364-1200

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

## LEGAL DESCRIPTION

POR LOT 7  
BLOCK 78  
SECOND ADDITION HERMOSA BEACH TRACT  
M.B. 3/ 11-12  
APN : 4187-028-003  
JOB ADDRESS  
620 9TH ST.  
HERMOSA BEACH, CA 90254

FOR CONDOMINIUM PURPOSES

## LAND SURVEYOR

## EAGLE EYE LAND SURVEYING

1311 MANHATTAN BEACH BLVD, UNIT 4  
MANHATTAN BEACH CA 90266  
(562) 452-3519

*Matthew Profet*

DATE 10-02-2023

MATTHEW PROFET L.S. 9755



## NOTES:

- ALL EXISTING STRUCTURES TO BE REMOVED.
- ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
- THIS IS A THREE UNIT CONDOMINIUM PROJECT.
- UTILITY COMPANY INFORMATION:  
CALIFORNIA WATER SERVICE  
SOUTHERN CALIFORNIA EDISON  
SOUTHERN CALIFORNIA GAS  
SEWER - CITY OF HERMOSA BEACH
- SANITARY SEWER DISPOSAL IS TO AN 6" CONCRETE PIPE (NON -REINFORCED) PUBLIC LINE. THE 6" CONCRETE PIPE IS LOCATED IN 9TH ST. APPROXIMATE DEPTH = 4.5' +/-
- SEE SOILS REPORT FOR POTENTIAL FILL.
- EXISTING AND PROPOSED ZONING IS R2.
- THERE ARE NO PROTECTED TREES ON THIS SITE.
- FLOOD ZONE X. FLOOD MAP 06037C1907G, EFFECTIVE DATE 04/21/2021. THE SUBJECT SITE IS NOT ON FEMA FLOOD HAZARD ZONE 'X', NOT SUBJECT TO INUNDATION OR STORM WATER OVERFLOWS.
- EASEMENTS OF SAID PROPERTY ARE LISTED BY TOPO MAP.

## LEGEND

- EXISTING BUILDING LINE
- CONCRETE BLOCK WALL
- CENTER LINE
- WOOD FENCE
- PROPOSED STRUCTURES
- POWER LINES
- CONCRETE
- PLANTER WALL

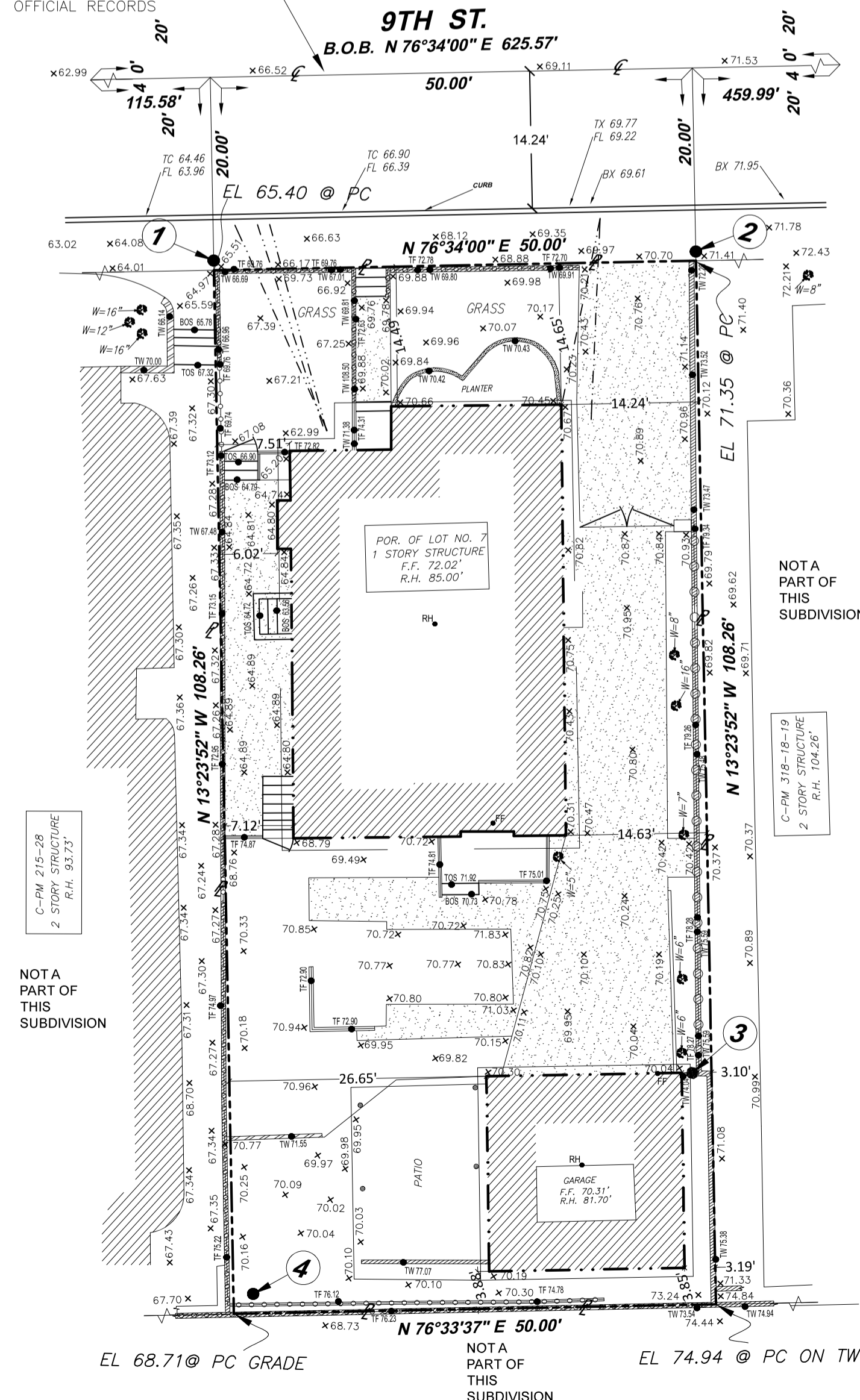
THERE IS AN EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES OVER THE NORTH 20' OF SAID LAND. THIS EASEMENT IS SHOWN ON THE SURVEY MAP AS THE SOUTH 20' OF 9TH. PER BOOK 7673 PAGE 8 OF OFFICIAL RECORDS

THERE IS AN EASEMENT FOR WATER PIPES OVER SAID LAND PER BOOK 1617 PG 47 OF DEEDS.

## EXISTING CONDITION

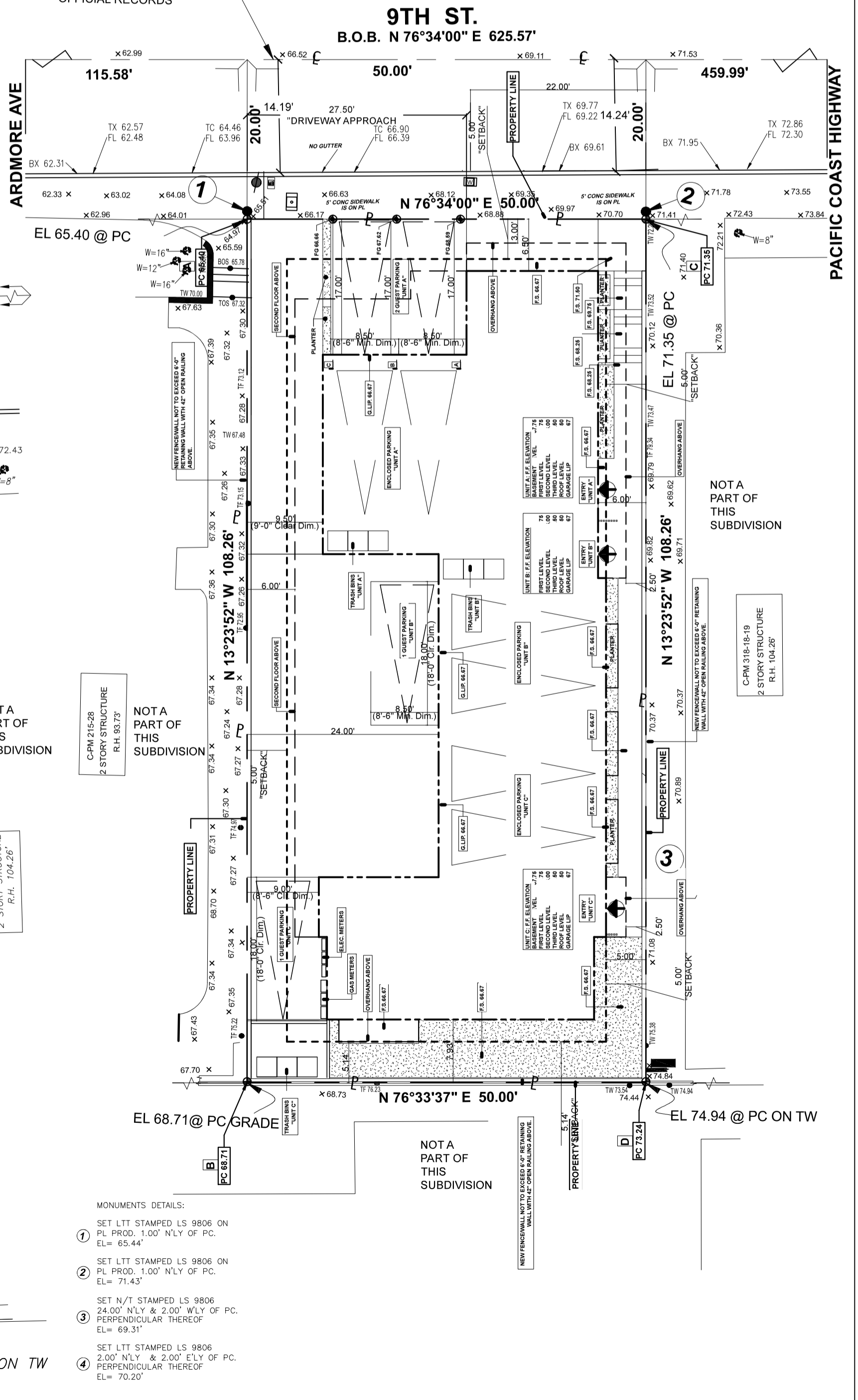
BASIS OF BEARING IS THE CENTERLINE OF 9TH STREET PER P.M. 26172 BOOK 318 PAGE 19, AS FILED IN THE RECORDS OF LOS ANGELES COUNTY

20' EASEMENT FOR THE PURPOSE OF PUBLIC STREET, ROAD OR HIGHWAY. RECORDED IN BOOK 7673 PAGE 8 OF OFFICIAL RECORDS



20' EASEMENT FOR THE PURPOSE OF PUBLIC STREET, ROAD OR HIGHWAY. RECORDED IN BOOK 7673 PAGE 8 OF OFFICIAL RECORDS

## PROPOSED



### MONUMENTS DETAILS:

- SET LTT STAMPED LS 9806 ON PL PRD. 1.00' N'LY OF PC. EL = 65.44'
- SET LTT STAMPED LS 9806 ON PL PRD. 1.00' N'LY OF PC. EL = 71.43'
- SET N/T STAMPED LS 9806 24.00' N'LY & 2.00' W'LY OF PC. PERPENDICULAR THEREOF. EL = 69.31'
- SET LTT STAMPED LS 9806 2.00' N'LY & 2.00' E'LY OF PC. PERPENDICULAR THEREOF. EL = 70.20'

NOT A PART OF THIS SUBDIVISION

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