

SUBDIVIDER
CATALINA FUND, LLC
1240 ROSECRANS AVE., STE. 120
MANHATTAN BEACH, CA 90266
PHONE 206-693-0929

LEGAL DESCRIPTION
LOTS 37 THRU 50 INCLUSIVE, BLOCK 178
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7505-005-006/007/008/012/019/021

PROJECT ADDRESS
100-132 N. CATALINA AVENUE
REDONDO BEACH, CA 90277

VESTING TENTATIVE PARCEL MAP
FOR
CONDOMINIUM PURPOSES

Parcel Map No. 82561

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

CIVIL ENGINEER:
Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
Phone (310) 325-5589 Fax (310) 325-5581
DANIEL J. BOLTON P.E.
RCE: 63290



NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
 2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
 3. THIS IS A 3 UNIT CONDOMINIUM PROJECT. THE PROJECT PROPOSES ONE LOT, WITH:
 - ONE (1) AIRSPACE FOR 30 APARTMENT UNITS, IN FOUR BUILDINGS.
 - TWO (2) AIRSPACES FOR COMMERCIAL BUILDINGS.
 4. TOPOGRAPHIC AND BOUNDARY MAPPING SHOWN HEREON FROM A SURVEY BY DENN ENGINEERS.
- * TRACT NO. 44242
M.B. 1066-40-61
** TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
*** TRACT NO. 62374
M.B. 1357-9-10
**** TRACT NO. 45846
M.B. 1146-92-05
***** PARCEL MAP NO. 24862
P.M.B. 283-090

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- 136 TH EXISTING ELEVATION
- 136 TH EXISTING CONTOUR
- 136 TH EXISTING FENCE
- 136 TH EXISTING CURB NET
- 136 TH EXISTING FLOOR
- 136 TH EXISTING FINISH FLOOR
- 136 TH EXISTING GARAGE FINISH FLOOR
- 136 TH EXISTING GUY WIRE
- 136 TH EXISTING LEAD AND TAG
- 136 TH EXISTING MANHOLE
- 136 TH EXISTING NORTHERLY PROPERTY CORNER
- 136 TH EXISTING PROPERTY LINE
- 136 TH EXISTING POWER POLE
- 136 TH EXISTING SINK AND WASHIER
- 136 TH EXISTING SOUTHERLY
- 136 TH EXISTING SPIKE
- 136 TH EXISTING STAKE
- 136 TH EXISTING TOP OF CURB
- 136 TH EXISTING TOP OF WALL
- 136 TH EXISTING TOP OF DWY APRON
- 136 TH EXISTING WESTERLY
- 136 TH EXISTING 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) 325-5589 M-F 8:00 AM TO 5:00 PM.

TO C/L DIAMOND
FOUND WELL MON.
PER TRACT 44242

PROPOSED EASEMENT DEDICATION NOTE:

- 1) POSSIBLE CORNER CUTOFF AT EMERALD AND CATALINA.
- 2) A SIDEWALK DEDICATION AT DRIVEWAY LOCATIONS FOR ADA SIDEWALK CONSTRUCTION (4' SIDEWALK WIDTH REQUIRED BEHIND DRIVEWAY APRON PER PUBLIC WORKS STANDARD PLAN 110-2).

CATALINA AVENUE

EMERALD STREET