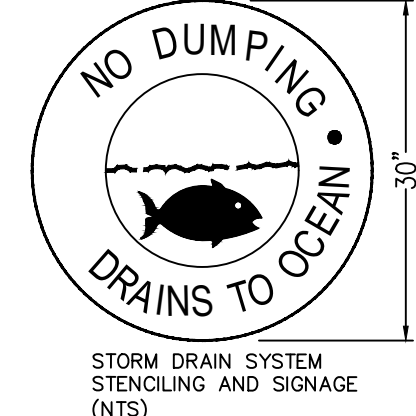


CURVE TABLE:

C1	R=300.00'	L=42.83'	Δ=08°10'51"
C2	R=300.00'	L=23.94'	Δ=04°34'22"
C4	R=315.00'	L=77.46'	Δ=14°05'20"
C5	R=285.00'	L=151.30'	Δ=30°25'04"
C6	R=285.00'	L=40.69'	Δ=08°10'51"
C7	R=25.00'	L=21.03'	Δ=48°11'23"
C8	R=50.00'	L=52.74'	Δ=60°26'27"
C9	R=50.00'	L=67.11'	Δ=76°54'04"
C11	R=285.00'	L=19.30'	Δ=03°52'47"
C12	R=13.00'	L=20.43'	Δ=90°03'00"
C12	R=13.00'	L=20.41'	Δ=89°57'00"
C13	R=13.00'	L=20.41'	Δ=89°57'00"
C13	R=13.00'	L=20.43'	Δ=90°03'00"
C14	R=20.00'	L=17.45'	Δ=49°59'41"
C15	R=50.00'	L=244.34'	Δ=279°59'23"
C15	R=50.00'	L=244.34'	Δ=279°59'22"

LINE TABLE:

L1	=2.38'	B=N29°24'20"E (M&R1)
L2	=5.00'	B=S03°46'38"W



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LEGEND

- (107.20).....EXISTING ELEVATION
- 106.60.....PROPOSED ELEVATION
- (-107.0).....EXISTING CONTOUR
-PROPOSED STRUCTURE
-EXISTING STRUCTURE
-PROPERTY LINE
-DRAINAGE PATTERN
-TOP OF CURB
- F.L.....FLOW LINE
- F.G.....FINISH GRADE
- F.S.....FINISH SURFACE
- F.F.....FINISH FLOOR
- H.P.....HIGH POINT
-RIDGE LINE
- P.....PLANTER
- B/W.....BACK OF SIDEWALK
- EC.....END OF CONCRETE
- EP.....END OF PAVEMENT
- EX.....EXISTING
- TG.....TOP OF GRATE
- INV.....INVERT ELEVATION

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE

THIS PLAN HAS BEEN REVIEWED BY ENVIRONMENTAL GEOTECHNOLOGY LABORATORY, INC AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED 03/04/24

PROJECT NO. 23-AA-115

REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECT OF THE PLAN ONLY-WE MAKE NO PRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

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Arcadia, CA 91006
Tel: (626) 263-3588

NO.	REVISIONS	APP.	DATE

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45886

CITY OF SANTA ANA

CONCEPTUAL GRADING PLAN
12612 LEMONA LANE
SANTA ANA, CA 92705
TENTATIVE TRACT MAP 19317

APN: 103-512-41

REVISIONS: ACCEPTED FOR CONSTRUCTION

DATE: 03/04/2024

SHEET 1 of 1

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EASEMENT NOTE:

- (A) EX. EASEMENT FOR WATER PIPELINE PURPOSE GRANTED TO MILDRED P. BROWNING RECORDED OCTOBER 26, 1950 IN BOOK 2093, PAGE 151 OF OFFICIAL RECORDS. (INDETERMINATED IN NATURE).
- (B) EX. EASEMENT FOR STORM DRAIN AND IRRIGATION PIPELINE PURPOSE RECORDED IN TRACT MAP 1703, BOOK 51, PAGE 45 OF MISCELLANEOUS MAPS.
- (C) EX. EASEMENT FOR ELECTRIC LINES PURPOSE GRANTED TO SOUTHERN CALIFORNIA EDISON RECORDED AUGUST 13, 1953 IN BOOK 2555, PAGE 613 OF OFFICIAL RECORDS.
- (D) EX. PERPETUAL AIR OR FLIGHT EASEMENT RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721 OF OFFICIAL RECORDS. (SAID EASEMENT IS LOCATED OUT OF PROPERTY)
- (E) EX. PUBLIC SEWER EASEMENT GRANTED TO COUNTY SANITATION DISTRICT NO. 7 RECORDED JULY 9, 1964 IN BOOK 7127, PAGE 42 OF OFFICIAL RECORDS.
- (F) CENTERLINE EASEMENT FOR EXISTING IRRIGATION PIPE LINE AS SHOWN ON TRACT NO. 1703, M.M. 51/45. NO IRRIGATION STRUCTURES OR DEVICE FOUND ALONG THE EASEMENT, AND NOTHING FOUND IN ADJOINING PROPERTIES. NO EASEMENT DEED IS AVAILABLE AFTER EXTENSIVE TITLE SEARCH. NO SIMILAR EASEMENTS ARE LOCATED AT THE EAST AND WEST EXTENSIONS OF THIS "EASEMENT" LINE.

REFERENCE TITLE REPORT

THIS PLAN WAS PLOTTED BASED ON PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATION TITLE, ORDER NO. 00207060, DATED MAY 19, 2025

LEGAL DESCRIPTION

LOTS 7 AND 8 OF TRACT NO. 1703, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGE 45, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM LOT 7 THAT PORTION LYING NORTHERLY OF A LINE WHICH BEGINS AT THE MOST WESTERLY CORNER OF LOT 6; THENCE SOUTH 74°08'00" EAST 77.73 FEET TO LEMONA LANE AS SHOWN ON A MAP OF SAID TRACT.

ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED IN THE LAND DESCRIBED IN A DEED TO ORANGE FLOOD CONTROL DISTRICT RECORDED JUNE 29, 1962 IN BOOK 6161 PAGE 808, OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7 AND LOT 8 OF TRACT NO. 1703, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGE 45, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT LIES WESTERLY OF A LINE 15.00 FEET DISTANT EASTERLY FROM, AND BEING PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE CENTERLINE OF LA COLINA DRIVE, DISTANT THEREON NORTH 50°05'05" WEST, 1475.06 FEET FROM THE CENTERLINE INTERSECTION OF SAID LA COLINA DRIVE AND BROWNING AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET TO WHICH A RADIAL BEARS NORTH 63°00'43" WEST; THENCE SOUTHWESTERLY 23.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°34'22"; THENCE TANGENT TO SAID CURVE SOUTH 22°24'55" WEST, 264.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY 331.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°22'35" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY 374.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°34'39" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY 159.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'04"; THENCE TANGENT TO SAID CURVE SOUTH 01°15'55" WEST, 127.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY 43.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°20'01"; THENCE TANGENT TO SAID CURVE SOUTH 8°08'06" EAST, 88.04 FEET TO THE SOUTHERLY CORNER OF TRACT NO. 1703, PER MAP RECORDED IN BOOK 51, PAGE 45 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER, BEING ALSO THE EASTERLY CORNER OF LOTS 36 AND 37 OF TRACT NO. 1821, PER MAP RECORDED IN BOOK 54, PAGES 44 AND 45 OF MISCELLANEOUS MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

APN 103-512-41

BENCHMARK

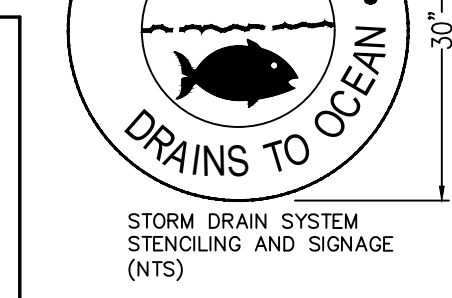
COUNTY BENCHMARK 3E-82-71
3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3E-82-71", IN SOUTHERLY CORNER OF 4 FT BY 11 FT CONC CATCH BASIN. MONUMENT IS LOCATED ALONG THE NORTHERLY SIDE OF IRVINE BLVD 0.1 MILES NW OF THE CL OF BROWNING AVE 42 FT NE OF THE CL OF IRVINE BLVD AND 9 FT SW OF THE S'LY CORNER OF A 6 FT HIGH CHAIN LINK FENCE
ELEV 118.491

DEMOLITION NOTES:

- (X) REMOVE EXISTING STRUCTURE.
- (Y) REMOVE EXISTING TREE.

CONSTRUCTION NOTES:

- (1) PROP. DRIVEWAY APPROACH.
- (2) PROP. DRIVEWAY.
- (3) PROP. CURB AND GUTTER.
- (4) PROP. DRAINAGE PIPE.
- (5) PROP. CATCH BASIN
- (6) PROP. WATER METER.
- (7) PROP. RIPRAB.
- (8) PROP. CURB OPENING TO ALLOW DRAINAGE PASSAGE.



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