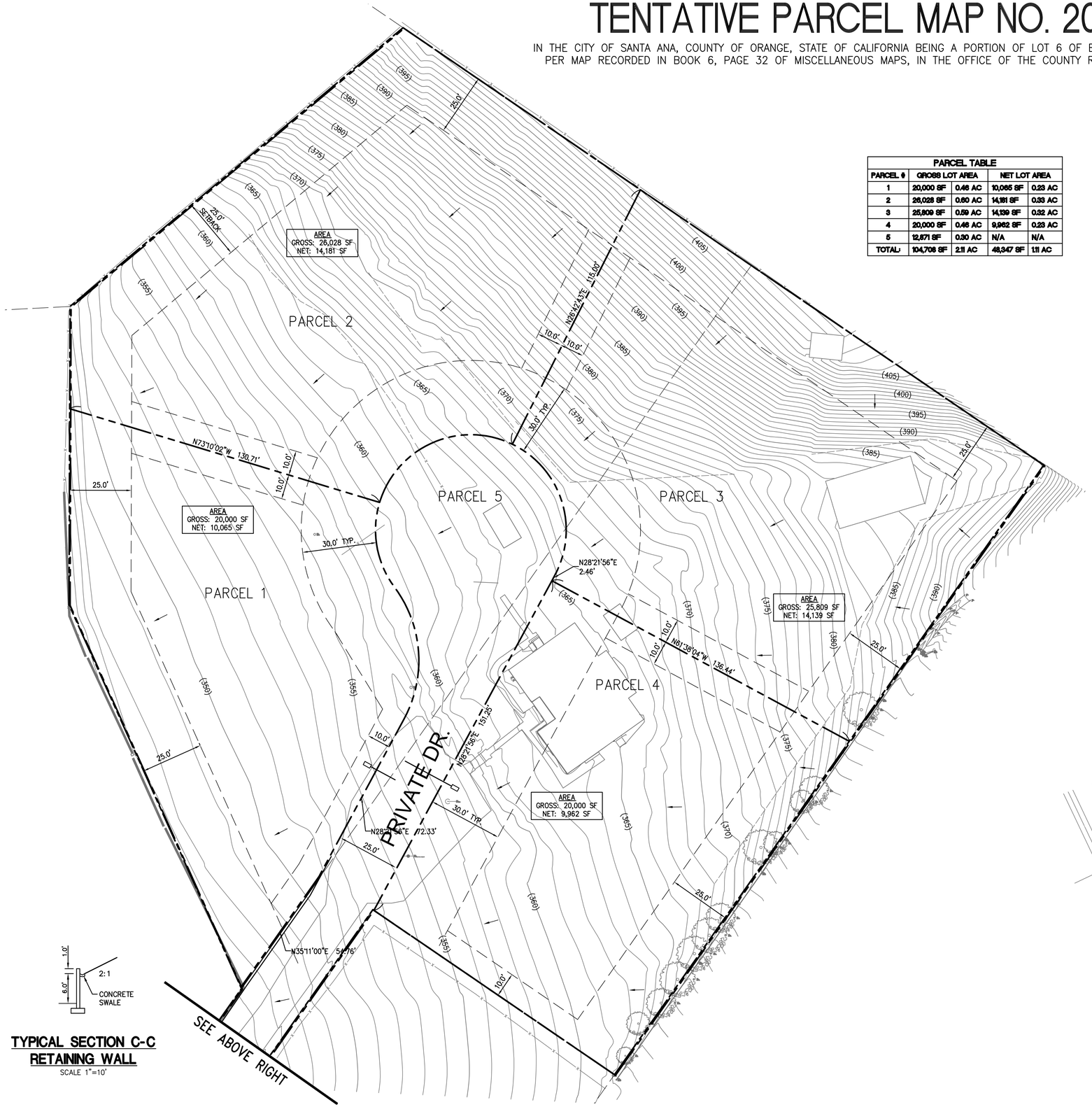
TENTATIVE PARCEL MAP NO. 2021-180

IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA BEING A PORTION OF LOT 6 OF EL MODENA CITRUS LANDS, AS PER MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



TYPICAL SECTION C-C
RETAINING WALL
SCALE 1"=10'

PARCEL TABLE				
PARCEL #	GROSS LOT AREA		NET LOT AREA	
1	20,000 SF	0.46 AC	10,065 SF	0.23 AC
2	26,028 SF	0.60 AC	14,181 SF	0.33 AC
3	25,809 SF	0.59 AC	14,139 SF	0.32 AC
4	20,000 SF	0.46 AC	9,962 SF	0.23 AC
5	12,871 SF	0.30 AC	N/A	N/A
TOTAL:	104,708 SF	2.11 AC	48,347 SF	1.11 AC

SETBACK REQUIREMENT:

FRONT: 30'
SIDE: 10'
REAR: 25'

OWNER

LINKEY INTERNATIONAL INC.
12305 PROVINCETOWN ST.
SEAL BEACH, CA 90740
HAI BANG TRINH, PRESIDENT
562-296-7720

ASSESORS PARCEL NUMBER (APN)

393-101-03

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CRAWFORD CANYON AS SHOWN ON RECORD OF SURVEY NO. 2004-1213, AS PER MAP FILED IN BOOK 204, PAGE 1, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING NORTH 25°23'00" WEST.

ENGINEER:

ENGINEER:
DRC ENGINEERING, INC
160 S OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
(714) 685-6860

BENCHMARK:

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: 3A-115-79 ELEV.: 339.645' (COUNTY OF ORANGE BENCHMARK)
DATUM: NAVD 88

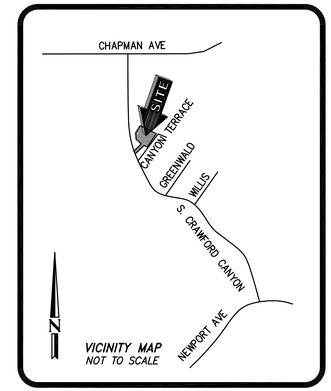
DESCRIPTION: DESCRIBED BY OCS 2002 - FOUND 3 ¾" OCS ALUMINUM BENCHMARK DISK STAMPED "3A-115-79"; SET IN THE TOP OF A 6 IN. BY 6 IN./ CONCRETE POST. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF CRAWFORD CANYON, 165 FT. NORTHERLY OF THE CENTERLINE OF BREA GLENN, 37 FT. WESTERLY OF THE CENTERLINE OF CRAWFORD CANYON. MONUMENT IS SET UP 0.3 FEET ABOVE THE GROUND.

CONTOUR INTERVAL=1'

EASEMENT NOTES

EXISTING EASEMENTS: NONE

EXISTING ZONING: E4-20000
PROPOSED ZONING: E4-20000
NO OF EX. LOTS: 1
NO OF PROPOSED LOTS: 5
SEWAGE DISPOSAL: PRIVATE
GRAVITY SEWER TO COUNTY SYSTEM



VICINITY MAP
NOT TO SCALE

LEGEND :

- PARCEL BOUNDARY
- EASEMENT LINE
- EXISTING RETAINING WALL
- CENTERLINE
- ADJACENT PROPERTY LINE
- MH EX. MANHOLE
- EX. FIRE HYDRANT
- STREET LIGHT
- SINGLE / GROUP TREE(S)
- EX. PARKING LOT LIGHT
- SMH SEWER MANHOLE
- CO CLEANOUT
- WM DOMESTIC WATER METER
- EXISTING FLOW DIRECTION

20' 0' 20' 40' 60'
GRAPHIC SCALE: 1"=20'

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

NO.:	REVISION:	DATE:

PROJECT: **LINKEY INTERNATIONAL, INC.**
10262 S. CRAWFORD CANYON RD
SANTA ANA, CA 92705

DRAWING NAME: **TENTATIVE PARCEL MAP**

ISSUE:	EXHIBIT
DATE:	10/8/21
CHECKED: RJV	DRAWN: CAM
DRAWING FILE: 0674TM102	
PROJECT NO.: 20-674	
SHEET NUMBER: 1 OF 1 SHEETS	
SCALE: 1"=20'	

EXTERNAL REFERENCES: 20-674xref, 20-674xbase
FILENAME: M:\2020\20-674 Perkowitz DC Subdivision\TM\0674tm102.dwg, LAST SAVED ON: Nov 04 2021 11:35am PLOTTED BY: CORY, ON: Nov 04 2021 11:40am, CFC