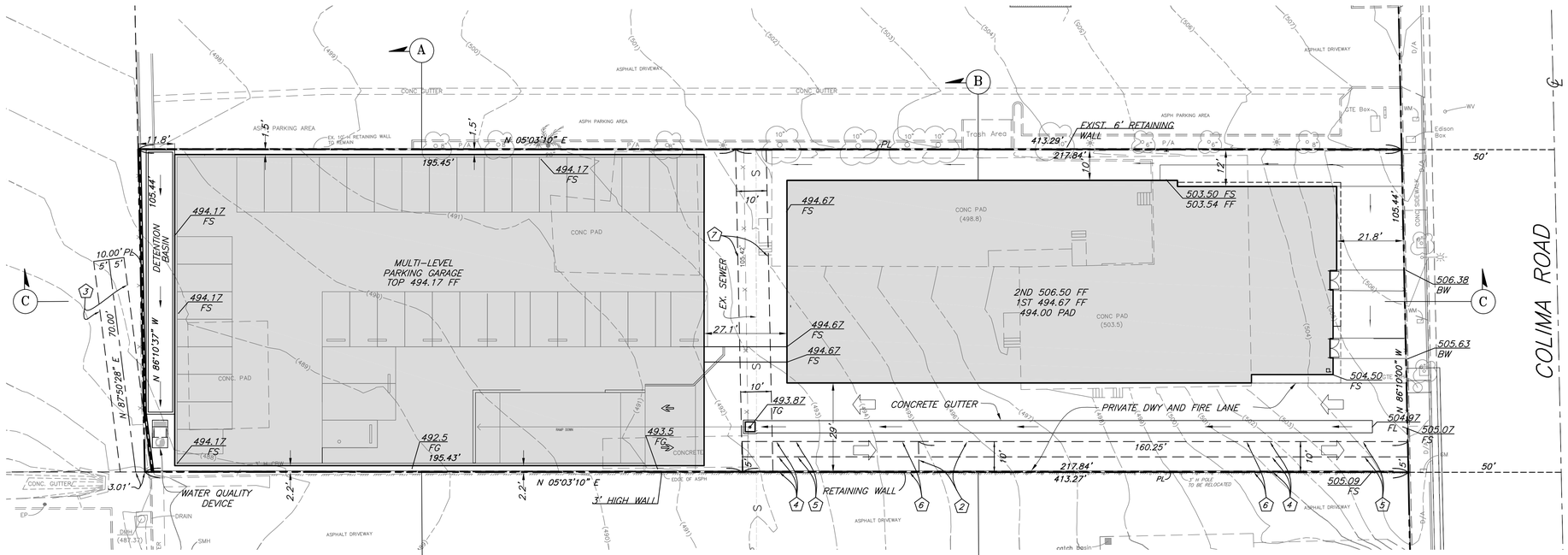
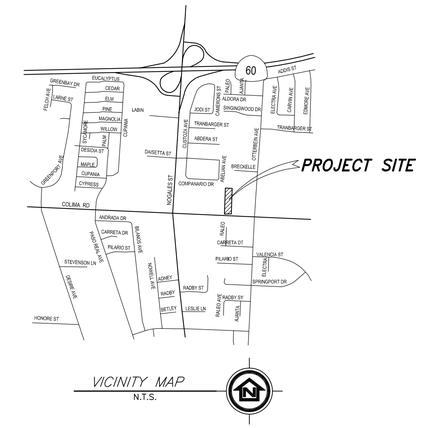
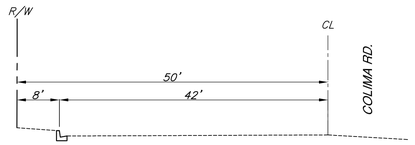
RECEIVED
DEPT OF REGIONAL PLANNING
TR74574 TENTATIVE
1 NOV 2016

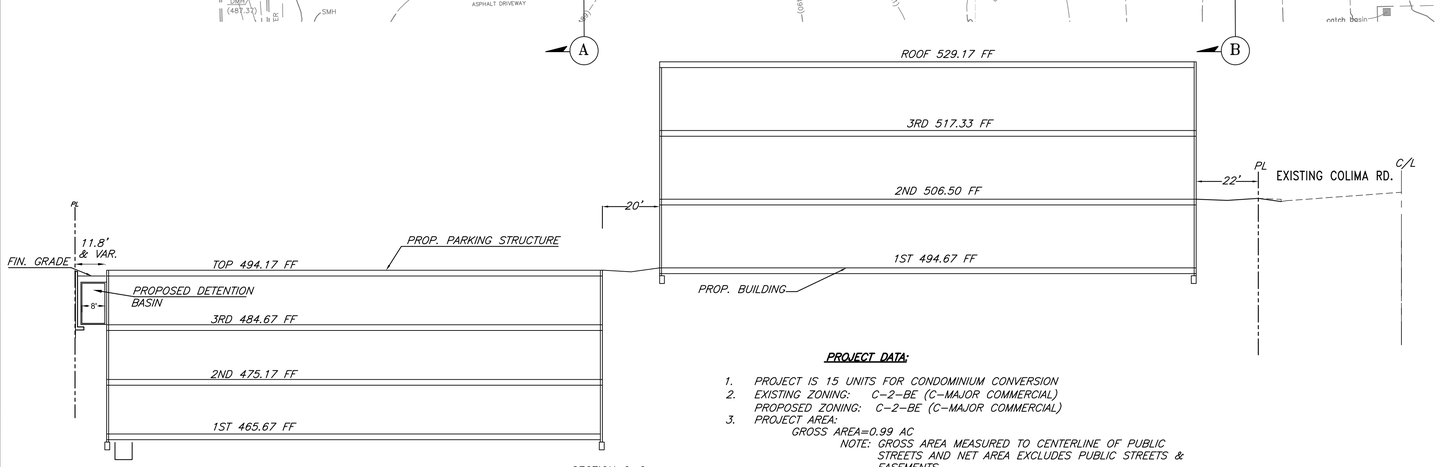




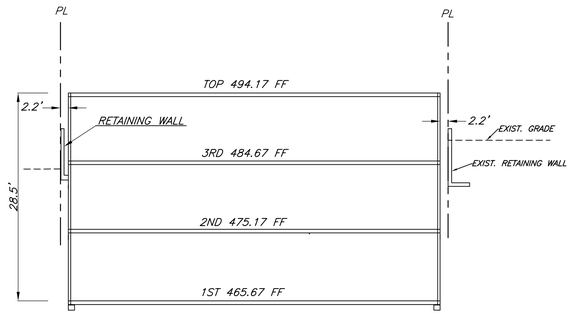
VICINITY MAP
N.T.S.



TYPICAL STREET SECTION
EXISTING COLIMA RD.



SECTION C–C
NTS



SECTION A–A
NTS

PROJECT DATA:

1. PROJECT IS 15 UNITS FOR CONDOMINIUM CONVERSION
2. EXISTING ZONING: C–2–BE (C–MAJOR COMMERCIAL)
   PROPOSED ZONING: C–2–BE (C–MAJOR COMMERCIAL)
3. PROJECT AREA:
   GROSS AREA=0.99 AC
   NOTE: GROSS AREA MEASURED TO CENTERLINE OF PUBLIC STREETS AND NET AREA EXCLUDES PUBLIC STREETS & EASEMENTS
4. PARKING:
   REQUIRED: 131 SPACES
   PROVIDED: 156 SPACES

GENERAL NOTES:

1. SEWER DISPOSAL TO BE BY SANITARY SEWER.
2. WATER PURVEYOR IS WALNUT VALLEY WATER DISTRICT.
3. A MAINTENANCE ASSOCIATION WILL BE FORMED TO MAINTAIN ON SITE DRAINAGE DEVICES AND THE PRIVATE DRIVEWAYS AND FIRE LANES.
4. NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS TENTATIVE MAP. ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION PER SEPARATE PERMIT(S).

TITLE REPORT EASEMENT ITEMS:

EASEMENTS ARE BASED ON TITLE REPORT NO. 00060503–997–BS5–AR, DATED SEPTEMBER 7, 2016. PREPARED BY CHICAGO TITLE COMPANY.

(2) AN EASEMENT FOR POLES AS DESCRIBED IN DOCUMENT RECORDED APRIL 3, 1958, AS INSTRUMENT NO. 3072, OF OFFICIAL RECORDS.

(3) AN EASEMENT FOR COVERED STORM DRAIN AS DESCRIBED IN DOCUMENT RECORDED APRIL 30, 1986, AS INSTRUMENT NO. 86–531907, OF OFFICIAL RECORDS.

(4) AN EASEMENT FOR INGRESS, EGRESS AS DESCRIBED IN DOCUMENT RECORDED FEBRUARY 15, 1957, AS INSTRUMENT NO. 1523 OF OFFICIAL RECORDS, IN BOOK 53651, PAGE 218.

(5) AN EASEMENT FOR INGRESS, EGRESS AS DESCRIBED IN DOCUMENT RECORDED SEPTEMBER 8, 1976, AS INSTRUMENT NO. 3078 OF OFFICIAL RECORDS.

(6) AN EASEMENT FOR INGRESS, EGRESS AS DESCRIBED IN DOCUMENT RECORDED SEPTEMBER 8, 1976, AS INSTRUMENT NO. 3080 OF OFFICIAL RECORDS.

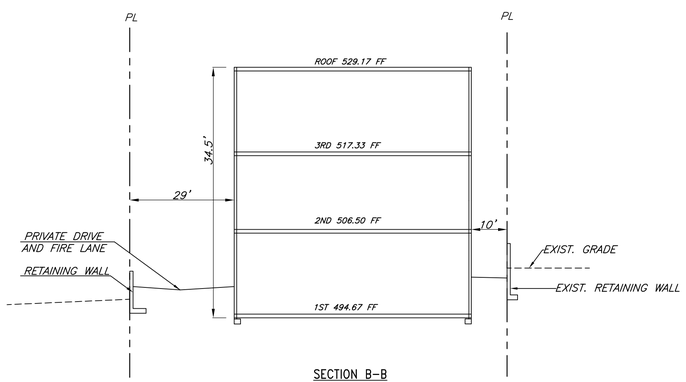
(7) AN EASEMENT FOR INGRESS, EGRESS FOR SEWER LINE AS DESCRIBED IN DOCUMENT RECORDED FEBRUARY 21, 1992, AS INSTRUMENT NO. 92–292114 OF OFFICIAL RECORDS.

BENCH MARK

BM # FG-4752 ELEV.(ft) =509.077
ELEV.(m)=155.167

DPW BM TAG IN W CB 300MM(1FT) N/O BCR @ NW COR OTTERBERIN AVE AND COLIMA RD

OTTERBEIN QUAD 2005 ADJ



SECTION B–B
NTS

ASSESSOR'S PARCEL NO:
8761–015–026

OWNER / SUBDIVIDER

ROWLAND HEIGHTS MEDICAL PLAZA
19237 E. COLIMA ROAD
ROWLAND HEIGHTS, CA 91748

SITE ADDRESS

19115 & 19117 COLIMA RD
ROWLAND HEIGHTS, CA 91748

ARCHITECT

CREATIVE DESIGN ASSOCIATES
17528 E. ROWLAND ST.
2ND FLOOR
CITY OF INDUSTRY, CA 91748

SCALE: 1"=20'

LEGAL DESCRIPTION

TENTATIVE MAP NO. TTM 74574 IS A SUBDIVISION OF THE LAND DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 26 OF FORSTER AND ROWLAND TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 17, PAGE 165 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT WITH THE NORTHERLY LINE OF THE SOUTH 30 FEET OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE, EASTERLY 105.42 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT; NORTHERLY 413.19 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, WESTERLY 105.42 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG THE WESTERLY LINE, SOUTHERLY 413.19 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY 217.79 FEET THEREOF, MEASURED ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED LAND.

PARCEL 2:

THE EASTERLY 100.42 FEET, MEASURED ALONG THE SOUTHERLY LINE OF THE SOUTHERLY 217.79 FEET, MEASURED ALONG THE EASTERLY LINE OF THAT PORTION OF LOT 26 OF THE FORSTER AND ROWLAND TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 165 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT; WITH THE NORTHERLY LINE OF THE SOUTH 30 FEET OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE, EASTERLY 105.42 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, NORTHERLY 413.19 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, WESTERLY 105.42 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE, SOUTHERLY 413.19 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE WESTERLY 5.00 FEET, MEASURED ALONG THE SOUTHERLY LINE, OF THAT PORTION OF LOT 26 OF THE FORSTER AND ROWLAND TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 165 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT; WITH THE NORTHERLY LINE OF THE SOUTH 30 FEET OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE, EASTERLY 105.42 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, NORTHERLY 217.79 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, WESTERLY 105.42 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE, SOUTHERLY 217.79 FEET TO THE POINT OF BEGINNING.

REGISTERED PROFESSIONAL ENGINEER
RAMY F. AWAD
No. 41729
Exp. 3-31-18
CIVIL
STATE OF CALIFORNIA

B & E ENGINEERS
CIVIL ENGINEERING, SURVEYING, & LAND PLANNING
20 E. FOOTHILL BLVD., STE. 230
ARCADIA, CA 91006–2375
TEL.(626)446–4449

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 74574
FOR CONDOMINIUM PURPOSES LOCATED
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE 10–31–2016

Ramy F. Awad
RAMY F. AWAD RCE 41729

SCALE: 1"=20' | SHT. 1 OF 1 SHTS. | JN 2015212

P:\AUTOCAD PROJECTS\BY JOB NUMBER\2015212 Collins Medical Building\tentative map\Tentative Map.dwg, 11/1/2016 8:25:17 AM, FrancisK