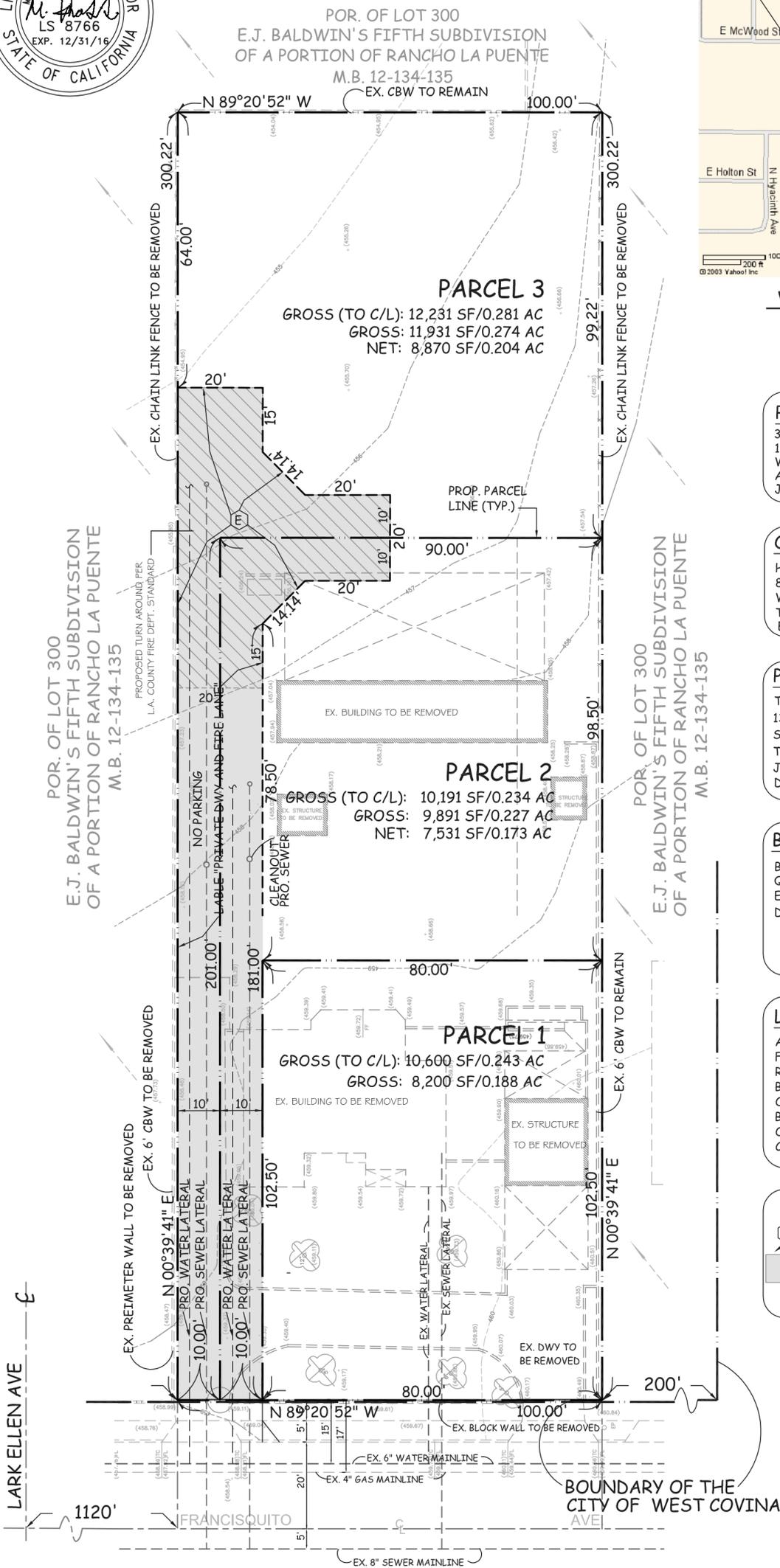
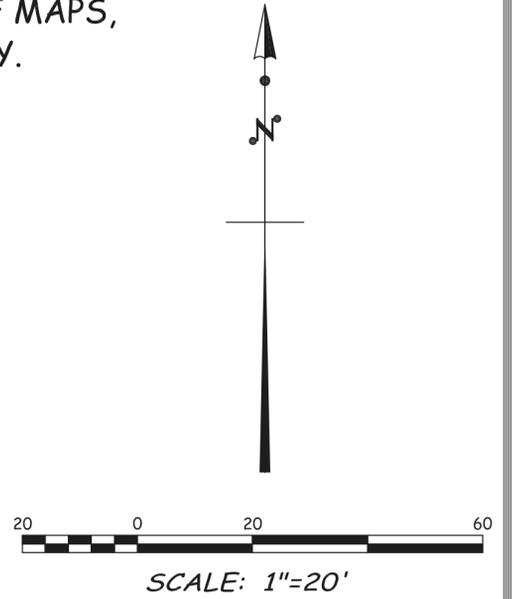
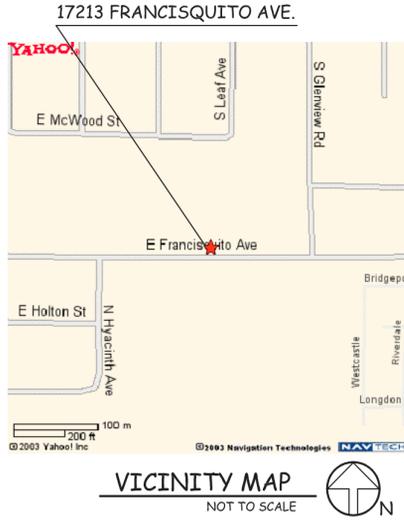


MINOR LAND DIVISION AMENDMENT TO VESTING TENTATIVE PARCEL MAP. 060960 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

Feb. 9, 2016

BEING A SUBDIVISION OF A PORTION OF LOT 300 OF E.J.
BALDWIN'S FIFTH SUBDIVISION OF A PORTION OF RANCHO LA
PUENTE, AS PER MAP RECORDED IN BOOK 12 PAGE 134-135 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PROJECT:
3 LOTS SUBDIVISION
17213 FRANCISQUITO AVE
WEST COVINA, CA 91791
APN: 8490-021-012
JOB. NO. 160117

OWNERS/APPLICANT:
HENRY HANWAN XIAN AND CAN XIE
818 N. WHITE HOUSE CIR
WALNUT, CA 91789
TEL/FAX (909) 478-4218
EMAIL: HENRY@AMJDRESSES.COM

PREPARED BY:
TRITECH ENGINEERING ASSOCIATES, INC.
135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626)570-1918 FAX: (626) 737-8786
JOB NO. 160117
DRAWN BY: ii

BENCH MARK:
B.M. NUMBER: G 416A
QUAD (YEAR): COVINA (2000)
ELEVATION: 434.306
DESCRIPTION: RE TAG #1797 IN S CB IM W/O
BCR @ SE COR FRANCISQUITO
AVE @ LARK ELLEN AVE 6.5 S/O
& 19M E/O C/L INT.

LEGAL DESCRIPTION:
A PORTION OF LOT 300 OF E.J. BALDWIN'S
FIFTH SUBDIVISION OF A PORTION OF
RANCHO LA PUENTE, IN THE CITY OF
BALDWIN, COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 12 PAGE 134-135 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

GRANT EASEMENT NOTE:
20' WIDE AND VARIABLE WIDTH
RECIPROCAL EASEMENT TO BE
RESERVED IN DOCUMENT FOR INGRESS
AND EGRESS, FIRE LANE, PUBLIC
UTILITIES AND INCIDENTAL PURPOSES
FOR THE BENEFIT OF PARCELS 1 AND 2.

NOTES:
ZONE: R-1-7500 (PRESENT)
ZONE: R-1-7500 (PROPOSED)
NO. OF PROPOSED GARAGE PARKINGS: 8
NUMBER OF PROPOSED PARCELS: 3
EXISTING LOT AREA: 30,022 SF (0.689 AC.)
PROPOSED PARCEL 1:
GROSS (TO C/L): 10,600 SF/0.243 AC
GROSS: 8,200 SF/0.188 AC
PROPOSED PARCEL 2:
GROSS (TO C/L): 10,191 SF/0.234 AC
GROSS: 9,891 SF/0.227 AC
NET: 7,531 SF/0.173 AC
PROPOSED PARCEL 3:
GROSS (TO C/L): 12,231 SF/0.281 AC
GROSS: 11,931 SF/0.274 AC
NET: 8,870 SF/0.204 AC

LEGEND:
100.36 Design Elevation[]
(100.10) Existing Elevation
---(99) Ex. Ground Contour Line
..... Prop. Flow Line for Swale
..... Prop. Sheet Flow
..... Ex. Flow
--X--X-- Chain Link Fence[]
..... Ex. Structure
..... Tree, Diameter/Dripline
..... Tree to be removed

ABBREVIATIONS:
C/B Catch Basin[]
CBW Conc. Block Wall[]
C&G Curb and Gutter[]
CLF Chain Linked Fence[]
CONC. Concrete
D/A Driveway Apron
EP Edison Pole[]
EX. Existing[]
FF Finish Floor Elevation[]
FL Flow Line Elevation[]
FS Finish Surface Elevation[]
HP High Point Elevation[]
HL House Lateral
LS Land Scaping[]
SMH Sewer Manhole[]
S/W Sidewalk[]
TC Top of Curb Elevation[]
WF Wooden Fence[]
WM Water Meter[]

EARTH WORK:
CUT: 32 C.Y.; FILL: 24 C.Y.

