# "MINOR LAND DIVISION"
# VESTING TENTATIVE PARCEL MAP NO. 063463

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 15 OF TRACT NO. 2421, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGE(S) 15 THROUGH 18 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NORTH

SCALE : 1"=20'

BASE OF BEARING:
CENTER LINE OF LOS LOMITAS DRIVE N71°53'45"E

UTILITY SERVICES:
WATER--SAN GABRIEL VALLEY WATER COMPANY
SEWER--COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS--SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL--SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE--AT&T
SCHOOL--HACIENDA HEIGHTS SCHOOL DISTRICT
FIRE--LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF--LOS ANGELES COUNTY SHERIFF

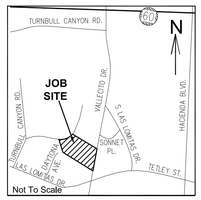
NOTES:
LAND USE:U-1 (3.3 DWELLING UNITS PER ACRE MAXIMUM DENSITY)
EXISTING ZONING: R-A-12,000 (RESIDENTIAL AGRICULTURE-12,000 SF MIN. LOT SIZE)
PROPOSED ZONING:R-A-12000
NO. OF EX. LOTS: 1
NO. OF PROPOSED LOTS: 2
AREA OF TOTAL LOTS: 48,028 SF/1.10 AC
A.P.N.:8221-016-053
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
WAIVER OF STREET FRONTAGE FOR PARCEL 1 IS HEREBY REQUESTED.


PREPARED BY:
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626) 263-3588
FAX: (626) 263-3599

OWNER:
K.K. KWONG & ASSOCIATES, INC.
2440 S. HACIENDA BLVD., SUITE 113
HACIENDA HEIGHTS, CA 91745
TEL: (626) 336-2015
FAX: (626) 336-8589

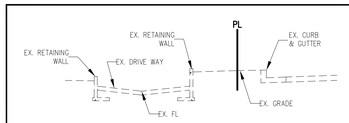

BENCH MARK:
LACPWSD BM #G4800
ELEV. = 612.696'

RDBM TAG IN N CB 600MM E/O BCR @ NE COR LAS LOMITAS DR & TURNBULL CYN RD 12.8M E & 6.4M N/O C/L INT

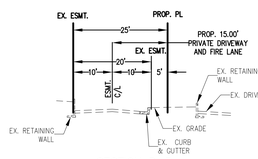



VICINITY MAP

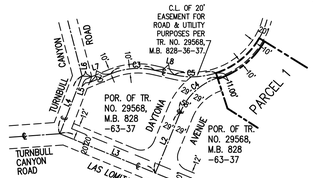
PROJECT LOCATION:
**2 LOTS SUBDIVISION**
**2576 1/2 TURNBULL CANYON ROAD**
**HACIENDA HEIGHTS, CALIFORNIA**



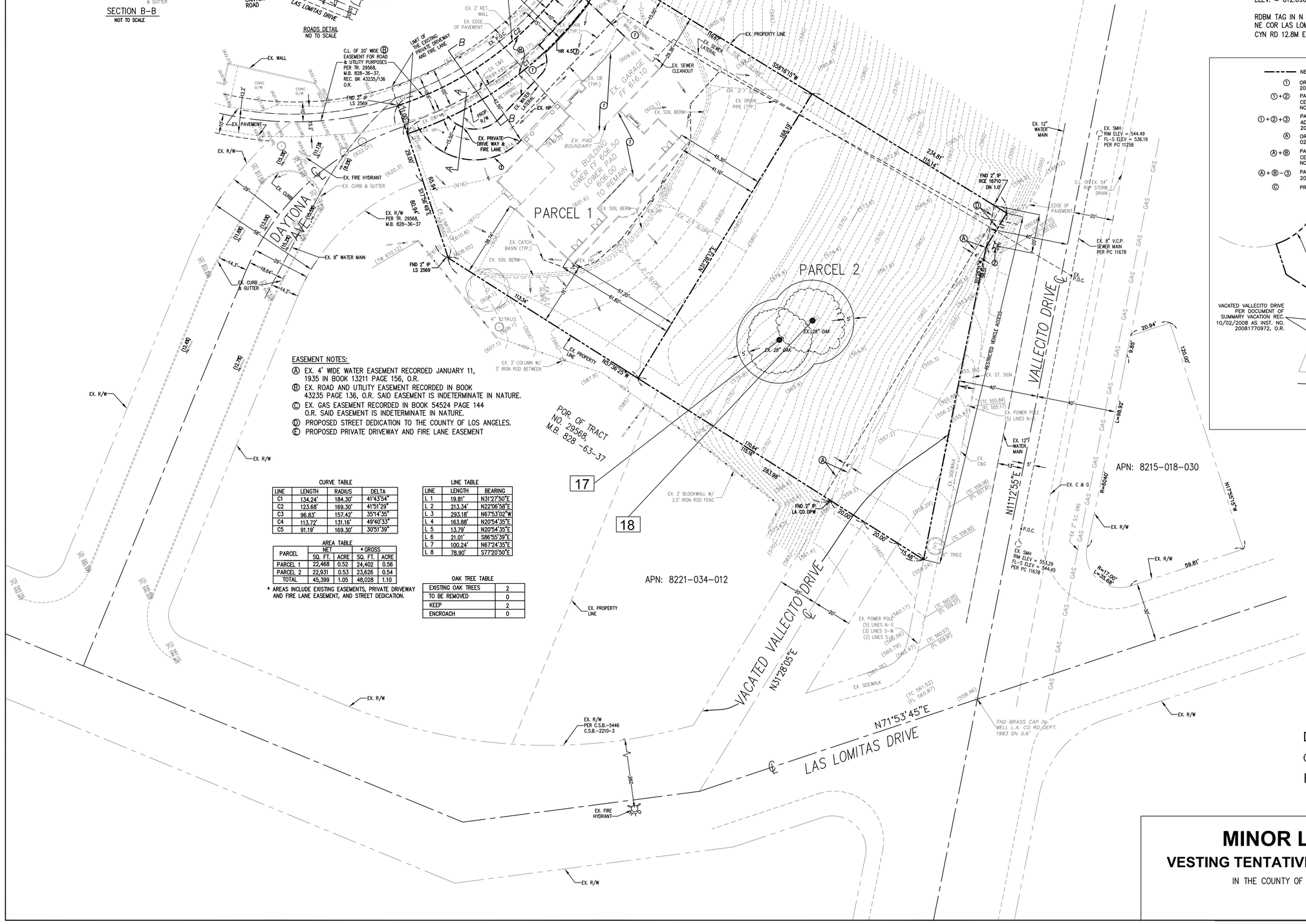

SECTION A-A
NOT TO SCALE




SECTION B-B
NOT TO SCALE




ROADS DETAIL
NO TO SCALE




EASEMENT NOTES:
(A) EX. 4' WIDE WATER EASEMENT RECORDED JANUARY 11, 1935 IN BOOK 13211 PAGE 156, O.R.
(B) EX. ROAD AND UTILITY EASEMENT RECORDED IN BOOK 43235 PAGE 136, O.R. SAID EASEMENT IS INDETERMINATE IN NATURE.
(C) EX. GAS EASEMENT RECORDED IN BOOK 54524 PAGE 144 O.R. SAID EASEMENT IS INDETERMINATE IN NATURE.
(D) PROPOSED STREET DEDICATION TO THE COUNTY OF LOS ANGELES.
(E) PROPOSED PRIVATE DRIVEWAY AND FIRE LANE EASEMENT

CURVE TABLE

| LINE | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C1 | 134.24' | 184.30' | 41°43'54" |
| C2 | 123.68' | 169.30' | 41°51'29" |
| C3 | 96.83' | 157.42' | 35°14'35" |
| C4 | 113.72' | 131.16' | 49°40'33" |
| C5 | 91.19' | 169.30' | 30°51'39" |

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L 1 | 19.81' | N31°27'50"E |
| L 2 | 213.34' | N22°06'58"E |
| L 3 | 293.18' | N67°53'02"W |
| L 4 | 163.88' | N20°54'35"E |
| L 5 | 13.79' | N20°54'35"E |
| L 6 | 21.01' | S86°55'39"E |
| L 7 | 100.24' | N67°24'35"E |
| L 8 | 78.90' | S77°20'50"E |

AREA TABLE

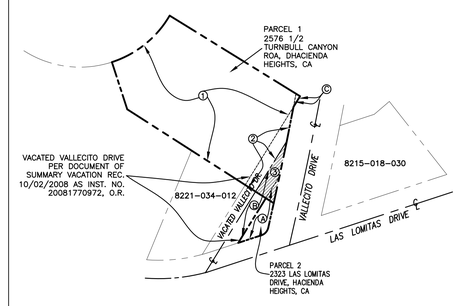
| PARCEL | NET | | * GROSS | |
|---|---|---|---|---|
| | SQ. FT. | ACRE | SQ. FT. | ACRE |
| PARCEL 1 | 22,468 | 0.52 | 24,402 | 0.56 |
| PARCEL 2 | 22,931 | 0.53 | 23,626 | 0.54 |
| TOTAL | 45,399 | 1.05 | 48,028 | 1.10 |

* AREAS INCLUDE EXISTING EASEMENTS, PRIVATE DRIVEWAY AND FIRE LANE EASEMENT, AND STREET DEDICATION.

OAK TREE TABLE

| | |
|---|---|
| EXISTING OAK TREES | 2 |
| TO BE REMOVED | 0 |
| KEEP | 2 |
| ENCROACH | 0 |

- - - - - NEW LOT LINE AFTER LOT LINE ADJUSTMENT
(1) ORIGINAL PARCEL 1 PER GRANT DEED REC. 02/08/2007 AS INST. NO. 20070276758, O.R.
(1)+(2) PARCEL 1 AFTER GAINING PORTION OF VACATED VALLECITO DRIVE PER CERTIFICATION OF COMPLIANCE NO. CC-02-399 REC. 03/14/2011 AS INST. NO. 20110387399, O.R.
(1)+(2)+(3) PARCEL 1 AFTER GAINING PORTION OF LAND FROM PARCEL 2 PER LOT LINE ADJUSTMENT RLLA 2010 00025 REC. 03/14/2011 AS INST. NO. 20110387406, O.R.
(A) ORIGINAL PARCEL 2 PER GRANT DEED REC. 04/30/2002 AS INST. NO. 02-0998855, O.R.
(A)+(B) PARCEL 2 AFTER GAINING PORTION OF VACATED VALLECITO DRIVE PER CERTIFICATION OF COMPLIANCE NO. CC-00-68 REC. 03/14/2011 AS INST. NO. 20110387398, O.R.
(A)+(B)-(3) PARCEL 2 AFTER LOT LINE ADJUSTMENT PER LOT LINE ADJUSTMENT RLLA 2010 00025 REC. 03/14/2011 AS INST. NO. 20110387406, O.R.
(C) PROPOSED STREET DEDICATION TO THE COUNTY OF LOS ANGELES.




PROPERTY LINE DETAIL
SCALE: 1"=100'

CONSTRUCTION NOTES:
(1) EX. STRUCTURE TO REMAIN
(2) PROPOSED FIRE HYDRANT PER FIRE DEPT. REQUIREMENT.

DEPT OF REGIONAL PLANNING
OCT 11 2012 REV RECD
RECEIVED CS INDEX NO.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| REVISIONS | BY |
|---|---|
| 09/15/2006 | CG |
| 05/23/2008 | CG |
| 10/11/2010 | ET |
| 04/14/2011 | GB |
| 06/08/2011 | GB |
| 07/08/2011 | GB |
| 07/02/2012 | JY |
| 09/27/2012 | JY |

| RELEASED | DATE |
|---|---|
| | |

PREPARED FOR:
**K.K. KWONG & ASSOCIATES, INC.**
**2440 S. HACIENDA BLVD., SUITE 113**
**HACIENDA HEIGHTS, CALIFORNIA 91745**


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Fax: (626)263-3599


REGISTERED PROFESSIONAL ENGINEER HAN-JIE NG-LIN LING 45846 Exp.12/31/12 CIVIL STATE OF CALIFORNIA

# MINOR LAND DIVISION
## VESTING TENTATIVE PARCEL MAP NO.063463
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

| | |
|---|---|
| DRAWN | CG |
| CHECKED | HJ |
| DATE | 04/09/06 |
| JOB NO. | 05-001-002 |
| SCALE | 1"=20' |
| DRAWING | 1 OF 1 |

**T-1**