RECEIVED
DEPT OF REGIONAL PLANNING
PM072374 EXHIBIT
DATE: 24 MAR 2015

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXHIBIT A

TENTATIVE PARCEL MAP #072374

BEING A DIVISION OF A PORTION OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 9 WEST, S.B.M., RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

APPLICANT

STEPHEN JAY FARRAND, TRUSTEE
UTA 6-15-2001
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SURVEYOR

A&A SURVEYING AND MAPPING
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REDLANDS, CA 92374
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SURVEYOR NOTES

1. ASSESSORS PARCEL NUMBER: APN 3063-009-003
2. MAP PREPARATION DATE 05/15/2013
3. NUMBER OF LOTS: 3 NUMBERED LOTS.
4. SEE EXHIBIT A FOR PROPOSED BUILDING PAD LOCATIONS AND ELEVATIONS
5. ▨ DENOTES 10' ADDITIONAL DEDICATION

RECORD OWNER

STEPHEN JAY FARRAND, TRUSTEE
UTA 6-15-2001
P.O. BOX 7329, SAN FRANCISCO, CA 94120
(415) 399-3903
e-mail: sfarrand@fcblaw.com

SITE ADDRESS

19494 BIG PINES HIGHWAY
LLANO, CA 94544

LEGAL DESCRIPTION:

PORTION SECTION 23, T4N R9W S.B.M. CA
(SEE TITLE REPORT FOR FULL LEGAL DESCRIPTION)

SURVEYOR'S NOTES:

1. TO THE BEST OF MY KNOLWLEDGE THERE ARE NO OAK TREES (OTHER THAN A COUPLE TUCKER "SCRUB" OAKS), NEIGHBORING HOUSES AND STRUCTURES, OR HABITATS OF PROTECTED SPECIES ON OR PROXIMATE TO SITE.

2. THE ENTRANCE ROAD FROM THE PUBLIC HIGHWAY IS SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR INGRESS-EGRESS FOR THE BENEFIT OF LOTS 1 AND 2, AND BURDEN LOT 3. MAINTENANCE OF THE ENTRANCE ROAD SERVING LOTS 1, 2 AND 3, IS SHARED EQUALLY BY THE OWNERS OF LOTS 1, 2, AND 3.

3. EXISTING ZONING A-1-2

4. PROPOSED ZONING A-1-2

5. ALL EASEMENTS OF RECORD SHALL BE HONORED OR RE-LOCATED.

UTILITIES COMPANY

ELECTRIC:
NOT SERVED

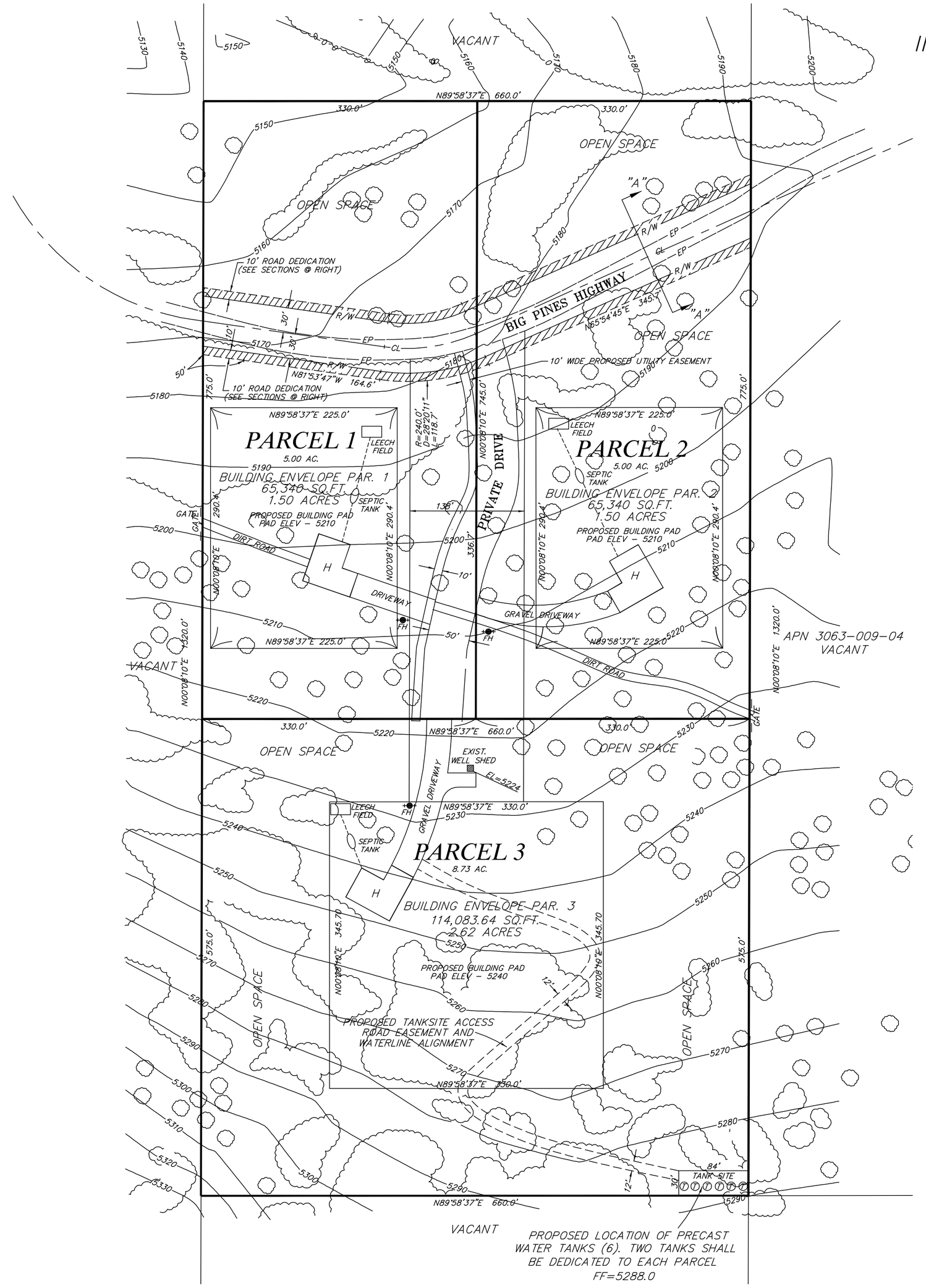
GAS:
NOT SERVED

TELEPHONE:
NOT SERVED

SEWER:
PRIVATE SEPTIC SYSTEM

WATER:
PRIVATE ONSITE WATER WELL SYSTEM

CABLE:
NOT SERVED



GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.

UNDERGROUND SERVICE ALERT
DIAL TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

EARTHWORK QUANTITIES

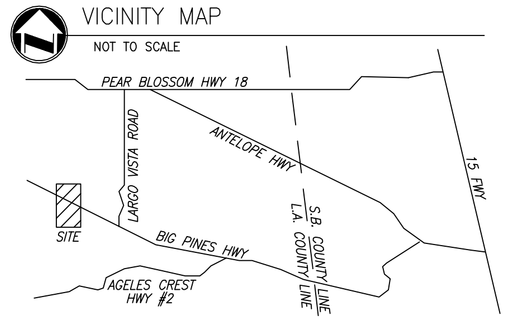
	CUT	FILL
RAW QUANTITIES	500 CY	500 CY

NOTE: GRADING SHALL BE MINIMAL AND SITE SHALL BALANCE. A GRADING PLAN WILL BE PREPARED WHEN HOUSE PLANS ARE APPROVED. A STEM WALL CONSTRUCTION WILL BE UTILIZED WHENEVER POSIBLE TO REDUSE GRADING.

CONCEPTUAL GRADING NOTES

1. ALL GRADING SHALL CONFORM TO CHAPTER 33 OF THE LOS ANGELES ADOPTED EDITION OF THE 2007 CBC (2206 IBC) CBC APPENDIX "J".
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT SHALL BE COMPLIED WITH DURING GRADING OPERATIONS.
3. THIS EXHIBIT IS FOR PLANNING PURPOSES ONLY.
4. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
5. ANY IMPROVEMENT CONSTRUCTED IN THE HIGHWAY RIGHT OF WAY WILL REQUIRE SEPARATE PLAN APPROVAL AND INSPECTION FROM CALTRANS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES, TO THE SATISFACTION OF THE SOILS ENGINEER.
7. NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE GRADING INSPECTOR TO SCHEDULE A PRE GRADING MEETING TWO WORKING DAYS PRIOR TO THE START OF WORK.
8. AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
9. IF ANY UNFORESEEN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEDING FURTHER.
10. THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACK FILL INCLUDING, BUT NOT LIMITED TO SEWERS, WATER LINES, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES.
11. ALL DRIVE APPROACHES SHOWN ON THESE PLANS SHALL CONFORM TO LOS ANGELES COUNTY STANDARDS.

VICINITY MAP
NOT TO SCALE



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JOB NO. 15-082 DATE: MARCH OF 2015

LEGEND

EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
CL	CENTERLINE
(T)	DENOTES 12' DIAMETER, 15,000 GALLON TANK
H	DENOTES HOUSE AND GARAGE (SEE PLANS BY OTHERS)
FH	DENOTES INSTALL FIRE HYDRANTS

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DATE	BY	REVISIONS	APPR.	DATE

DESIGNED BY: DRAWN BY:GS CHECKED BY:GS

PROFESSIONAL LAND SURVEYOR GEORGE DARVASAN-STANCIU No. 7884 Exp. 03/31/15 STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS TENTATIVE PARCEL MAP WAS PREPARED UNDER MY DIRECTION IN MAY 2013

01/18/2015
DATE

GEORGE DARVASAN-STANCIU
P.L.S. 7884

IN THE COUNTY OF LOS ANGELES

TENTATIVE PARCEL MAP 072374

SCALE: 1" = 80'

DATE: MAY 2013

SHEET 1 OF 1 SHTS.

12-311

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