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PM072374 TENTATIVE
17 AUG 2016

MINOR LAND DIVISION

TENTATIVE PARCEL MAP #072374

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOSTANGELES, STATE OF CALIFORNIA

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
P.O. BOX 7329, SAN FRANCISCO, CA 94120
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e-mail: sfarrand@icblaw.com

SURVEYOR

A&A SURVEYING AND MAPPING
825 E COLTON AVE
REDLANDS, CA 92374
PH. (909) 793-6727
FAX. (909) 680-3137
E-MAIL: aasurveying@gmail.com

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. DENOTES 10' ADDITIONAL DEDICATION
5. DENOTES STATE OF CALIFORNIA SPECIAL STUDY ZONE, VALYERMO QUADRANGLE, CHAPTER 7.5, DIVISION 2, CALIFORNIA PUBLIC RESOURCES CODE.
6. THIS PROPERTY CONTAINS 10 TUCKER OAKS, AND ALL 10 WILL REMAIN.
7. THE PRIVATE DRIVEWAY AND FIRE LANE FROM THE PUBLIC HIGHWAY IS SUBJECT TO NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE PUBLIC HIGHWAY FOR THE BENEFIT OF PARCELS 1 AND 2, AND BURDENS PARCEL 3. THE COST OF MAINTAINING THE PRIVATE DRIVEWAY AND FIRE LANE, AND COMPLYING WITH FUEL MODIFICATION REQUIREMENTS IN ADJACENT AREAS, IS TO BE SHARED EQUALLY BY PARCELS 1, 2, AND 3.
8. EXISTING ZONING A-1-2
9. PROPOSED ZONING A-1-2
10. THERE ARE NO EXISTING EASEMENTS ON THIS PROPERTY.
11. NO GRADING IS PROPOSED
12. CURRENT LAND USE: VACANT LOT
13. PROPSED LAND USE: 3 SINGLE FAMILY LOTS
14. EXISTING WELL TO BE SHARED BY PARCELS 1, 2, AND 3 PER LOS ANGELES COUNTY REQUIREMENTS.
15. USE OF WATER WELL ON PARCEL 3 WILL BE SHARED BY PARCELS 1, 2 & 3.

RECORD OWNER

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

SITE ADDRESS

19494 BIG PINES HIGHWAY
LLANO, CA 94544

LEGAL DESCRIPTION:

THE LAND REFERED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

APN: 3063-009-003

UTILITIES COMPANY

ELECTRIC:
NOT SERVED

GAS:
NOT SERVED

TELEPHONE:
NOT SERVED

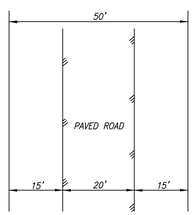
SEWER:
PRIVATE SEPTIC SYSTEM

WATER:
PRIVATE ONSITE WATER WELL SYSTEM

CABLE:
NOT SERVED

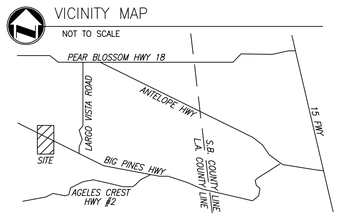
PRIVATE DRIVE DETAIL

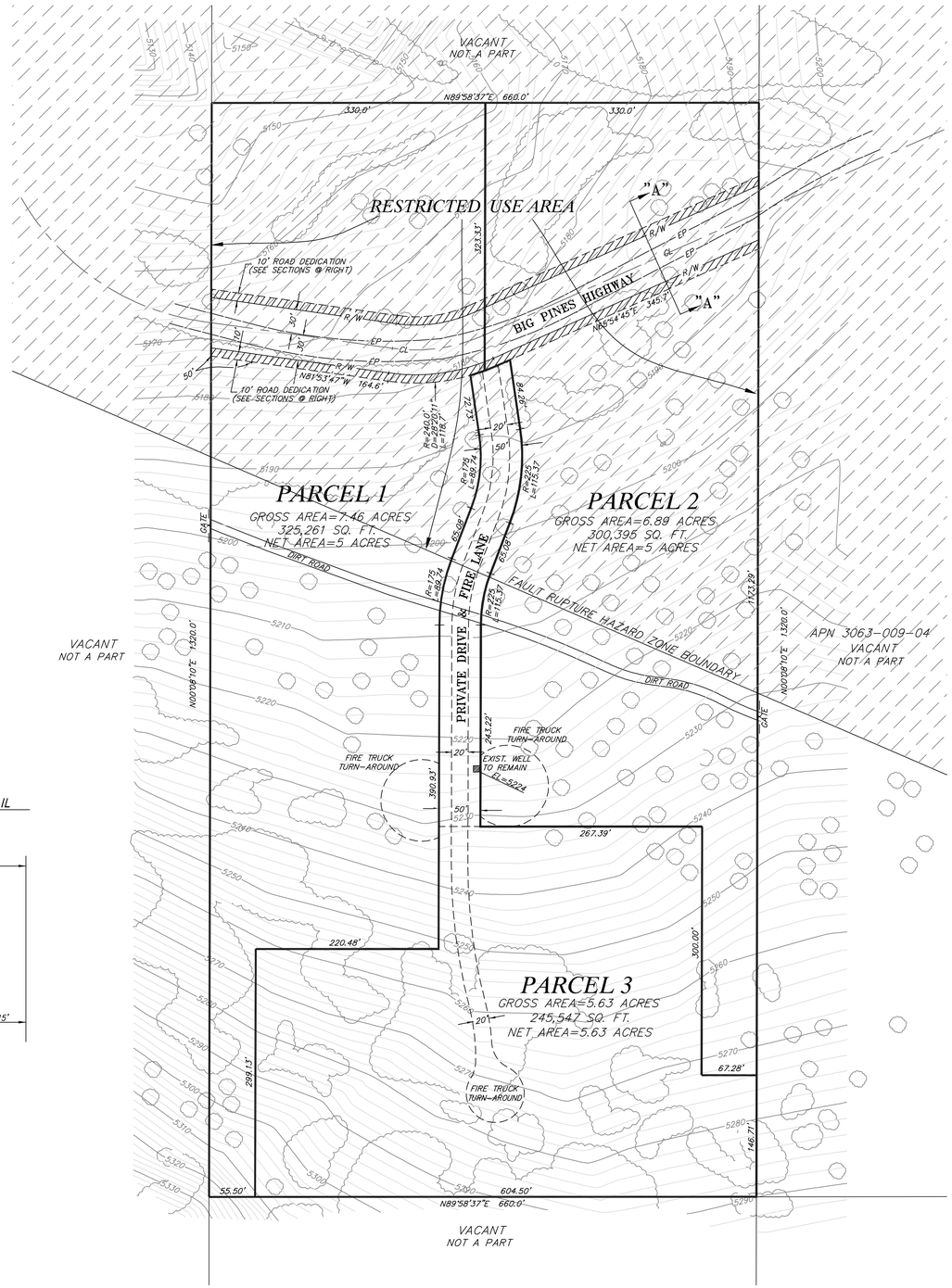
SCALE: 1"=20'



VICINITY MAP

NOT TO SCALE





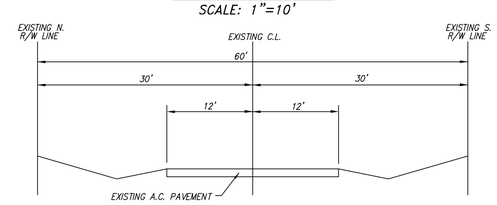
GRAPHIC SCALE

80 0 40 80 160 240

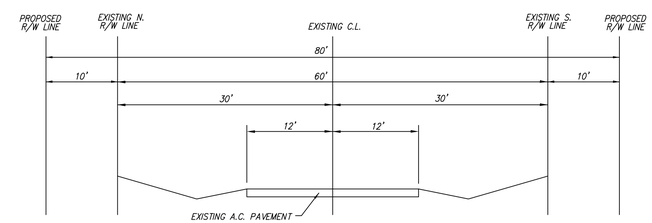
(IN FEET)
1 inch = 80 ft.

DETAIL A

SCALE: 1"=10'



EXISTING TYPICAL SECTION
BIG PINES HIGHWAY
(0.98 ACRES)



PROPOSED TYPICAL SECTION
BIG PINES HIGHWAY
(1.27 ACRES)

PARCEL AREA SUMMARY

PARCEL #	GROSS AREA	DEDUCTIONS FOR DEDICATION AREAS ADJACENT TO PUBLIC HIGHWAY	NET AREA
1	7.46 ACRES	2.46 ACRES	5 ACRES
2	6.89 ACRES	1.89 ACRES	5 ACRES
3	5.63 ACRES	0 ACRES	5.63 ACRES
TOTALS	19.98 ACRES	4.35 ACRES	15.63 ACRES

(HWY AREA: SEE DETAILS ABOVE)

A MINOR LAND DIVISION

VESTING TENTATIVE MAP 072374
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:

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ehe.ls@verizon.net

JOB NO. 15-082 DATE: JUNE OF 2015

LEGEND

EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
CL	CENTERLINE

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• LAND SURVEYING
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• LASER SCANNING
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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. 03/31/17 STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS TENTATIVE PARCEL MAP WAS PREPARED UNDER MY DIRECTION IN JUNE 2015

6/22/2015
DATE

GEORGE DARVASAN-STANCIU
P.L.S. 7884

IN THE COUNTY OF LOS ANGELES

TENTATIVE PARCEL MAP 072374

SCALE: 1" = 80'

DATE: JUNE 2015

SHEET 1 OF 1 SHTS.

12-311

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