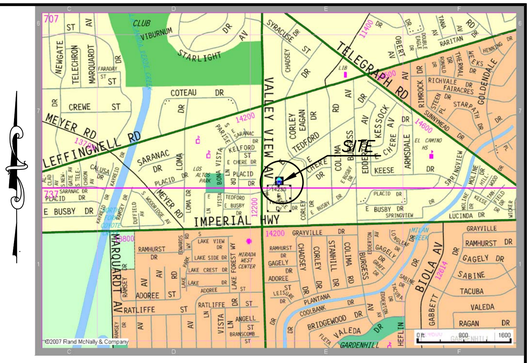
RECEIVED
DEPT OF REGIONAL PLANNING
PM072697 TENTATIVE –TITLE PAGE
DATE: 02 JUNE 2015

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 072697

LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE
THOMAS GUIDE
PAGE AND GRID: 565–G4

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 175 AND 176 OF TRACT NO. 10100, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146 PAGES 14 TO 18 OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 176 DISTANT SOUTHWESTERLY THEREON 128 FEET FROM THE MOST NORTHERLY CORNER OF LOT 175 OF TRACT NO. 10100; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 176 A DISTANCE 130 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 30 FEET OF SAID LOTS 175 AND 176; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 65 FEET OF SAID LOT 175, SAID SOUTHWESTERLY LINE BEING THE SOUTHWESTERLY LINE OF OF THE LAND DESCRIBED IN DOCUMENT NO. 3720 RECORDED ON FEBRUARY 26, 1965 IN BOOK D–2813 PAGE 278 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG LAST MENTIONED SOUTHWESTERLY LINE TO THE SOUTHEASTERLY LINE OF SAID LOT 175; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 175 AND 176 AND ALONG THE SOUTHWESTERLY AND NORTHWESTERLY LINE OF SAID LOT 176 TO THE POINT OF THE BEGINNING.

EXCEPT THEREFROM THE INTEREST IN ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES LYING OR FLOWING BENEATH SAID LAND, AS RESERVED BY UNITED MORTGAGE CO., FORMERLY COMMONWEALTH HOME BUILDERS, A CORPORATION IN DEED REGISTERED JANUARY 27, 1947 AS DOCUMENT NO. 2325–P, TORRENS REGISTRATION.

A.P.N.: 8031–022–032

TITLE REFERENCE

Preliminary Report prepared by USA National Title Company with Order No.: 071540015–40 dated March 23, 2015. NO EASEMENTS

TITLE OF SHEETS:

SHEET 1..... TITLE SHEET (VICINITY MAP, LEGAL DESCRIPTION, STREET CROSS SECTIONS)

SHEET 2 .....TENTATIVE PARCEL MAP NO. 072697

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

BENCHMARK

BM NUMBER	QUAD YEAR	ELEV FOOT/METER
Y 10240	BASELINE (2005)	119.449

DESCRIPTION
MWD RP TAG IN S CB RET 1.5 M (5 FT) E/O BCR @ SW COR VALLEY VIEW AVE AND IMPERIAL HWY.

OWNER/SUBDIVIDER:

ADRIAN RIVERA
14979 LODOSA AVE
WHITTIER, CA 90605
562–464–7460
armenterprises@charter.net

PREPARED BY:

LANDEVELOPMENT ENGINEERING, INC.
CIVIL ENGINEERING ASSOCIATE: EDUARDO VILLARRUEL
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(562) 325–8893 TEL
(562) 309–8161 FAX
evengineering@yahoo.com

ENGINEER _____
Pablo B. Sanchez RCE 29664
EXP. 3–31–17

_____
Date

TENTATIVE PARCEL MAP NO. 072697
TITLE SHEET
SITE ADDRESS: 14230 TEDFORD DRIVE
WHITTIER, CA 90604
A.P.N. 8031–022–032

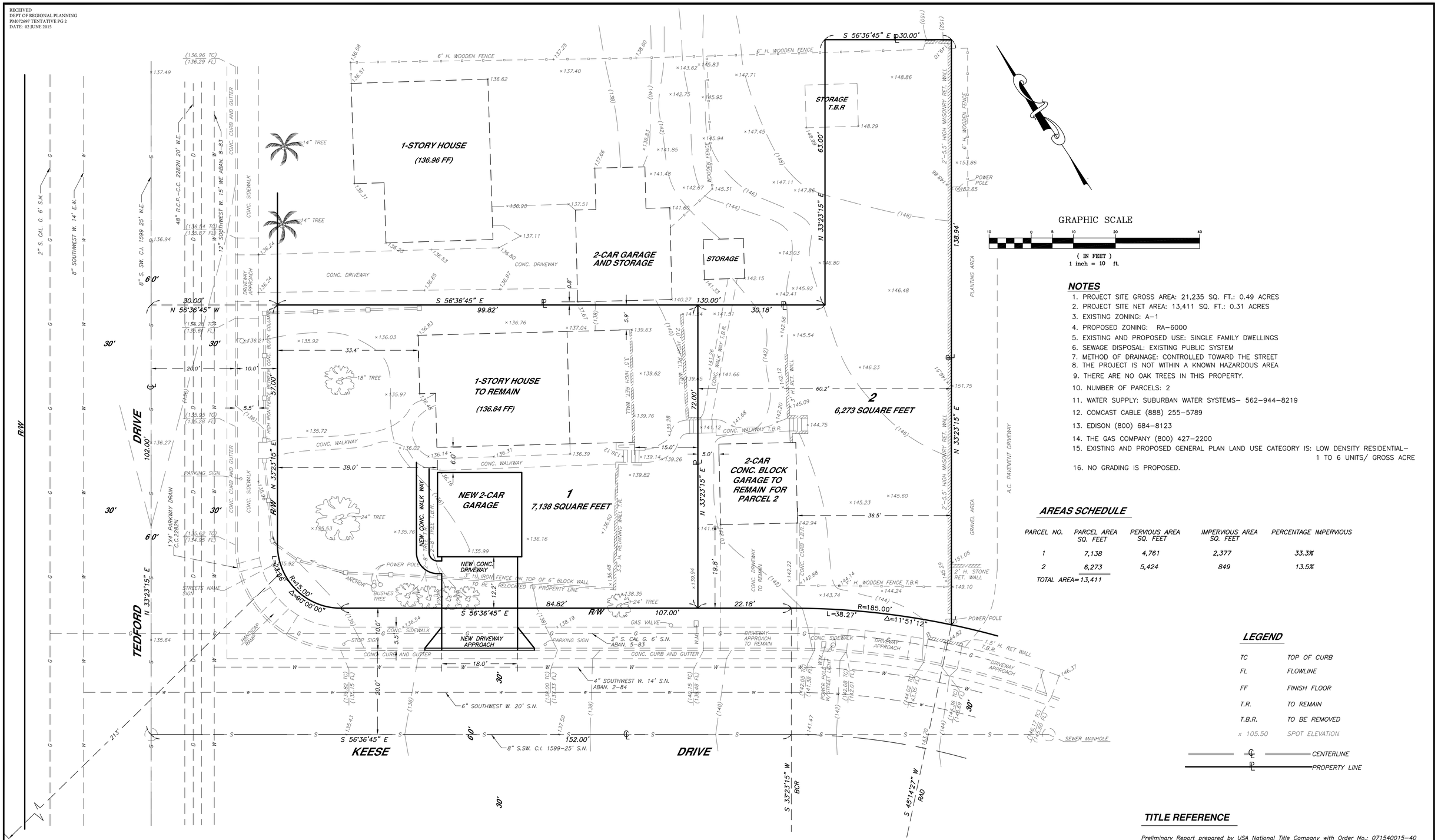
JOB NO: VA013_183

SHEET 1 OF 2

SCALE: 1"=10' | DRAWN BY: EAV | CHECKED BY: EV/PBS

DATE: 6–1–2015 | **COUNTY OF LOS ANGELES**

RECEIVED
DEPT OF REGIONAL PLANNING
PM072697 TENTATIVE PG 2
DATE: 02 JUNE 2015



NOTES

1. PROJECT SITE GROSS AREA: 21,235 SQ. FT.: 0.49 ACRES
2. PROJECT SITE NET AREA: 13,411 SQ. FT.: 0.31 ACRES
3. EXISTING ZONING: A-1
4. PROPOSED ZONING: RA-6000
5. EXISTING AND PROPOSED USE: SINGLE FAMILY DWELLINGS
6. SEWAGE DISPOSAL: EXISTING PUBLIC SYSTEM
7. METHOD OF DRAINAGE: CONTROLLED TOWARD THE STREET
8. THE PROJECT IS NOT WITHIN A KNOWN HAZARDOUS AREA
9. THERE ARE NO OAK TREES IN THIS PROPERTY.
10. NUMBER OF PARCELS: 2
11. WATER SUPPLY: SUBURBAN WATER SYSTEMS- 562-944-8219
12. COMCAST CABLE (888) 255-5789
13. EDISON (800) 684-8123
14. THE GAS COMPANY (800) 427-2200
15. EXISTING AND PROPOSED GENERAL PLAN LAND USE CATEGORY IS: LOW DENSITY RESIDENTIAL- 1 TO 6 UNITS/ GROSS ACRE
16. NO GRADING IS PROPOSED.

AREAS SCHEDULE

PARCEL NO.	PARCEL AREA SQ. FEET	PERVIOUS AREA SQ. FEET	IMPERVIOUS AREA SQ. FEET	PERCENTAGE IMPERVIOUS
1	7,138	4,761	2,377	33.3%
2	6,273	5,424	849	13.5%
TOTAL AREA= 13,411				

LEGEND

TC	TOP OF CURB
FL	FLOWLINE
FF	FINISH FLOOR
T.R.	TO REMAIN
T.B.R.	TO BE REMOVED
× 105.50	SPOT ELEVATION
℄	CENTERLINE
PL	PROPERTY LINE

TITLE REFERENCE

Preliminary Report prepared by USA National Title Company with Order No.: 071540015-40 dated March 23, 2015. NO EASEMENTS

FIRE HYDRANT AT THE NORTHEAST CORNER OF TEDFORD DRIVE AND VALLEY VIEW AVENUE

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

OWNER OR DEVELOPER:
ADRIAN RIVERA
14979 LODOSA DRIVE
WHITTIER, CA 90605
(562) 464-7460
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ENGINEER _____ Pablo B. Sanchez RCE 29664 EXP. 3-31-17
Date

APPROVED BY:
CITY ENGINEER, R.C.E. EXP. _____ DATE

TENTATIVE PARCEL MAP NO. 072697
SITE ADDRESS: 14230 TEDFORD DRIVE WHITTIER, CA 90604
A.P.N.: 8031-022-032

JOB NO: VA013_183
SHEET 2 OF 2

SCALE: 1"=10' | PREPARED BY: EV | CHECKED BY: PBS
DATE: 6-1-2015 | **COUNTY OF LOS ANGELES**