OWNER/SUBDIVIDER:
TL PROPERTY, INC.
650 W. DUARTE ROAD #209A
ARCADIA, CA 91007
TEL: (626) 203-8768

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CALIFORNIA 91006
PH: 626-263-3588
FAX: 626-263-3599

BASIS OF SURVEY:
BENCHMARK:
NO. Y-11552 ELEVATION 907.225, 2005 AD.
FC MON IN WELL DN 200MM(0.7FT) ON C/L MEDIAN NEW YORK DR 9.5M(31FT) W/O NOSE @ ENT TO EATON FLOOD CONTROL YD 370M(0.2MI) NW/O BRADLEY ST
MKD (BM 060-02466 1968) DATUM: NAVD 1988

LEGAL DESCRIPTION
TRACT NO. 44323 AS PER MAP RECORDED IN BOOK 1268, PAGES 88 THRU 93, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY,STATE OF CALIFORNIA.

APN NUMBER:
5860-024-020 (PARCEL 1) 5860-024-021 (PARCEL 2)

UTILITY SERVICES:
WATER-- COUNTY OF LOS ANGELES WATER DISTRICT
SEWER--COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS--SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL---SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE---AT&T
FIRE--LOS ANGELES COUNTY FIRE DEPARTMENT
SHERIFF--LOS ANGELES COUNTY SHERIFF

NOTES:
PRESENT ZONING: R-1-40000
PROPOSED ZONING: R-1-40000
EXISTING LAND USE: VACANT
PROPOSED LAND USE: 2 SINGLE FAMILY RESIDENTIAL LOTS
NO. OF EXISTING LOTS: 8
NO. OF PROPOSED LOTS: 2
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
NO GRADING PROPOSED ON SITE.

MODIFICATIONS FROM PREVIOUSLY APPROVED TRACT NO. 44323

1. NUMBER OF LOTS PROPOSED CHANGED FROM 8 TO 2.
2. PREVIOUSLY APPROVED PRIVAITE STREET "MCDANIEL ROAD" NOT TO BE CONSTRUCTED.
3. PREVIOUSLY RESTRICTED USE AREAS ON TRACT MAP 44323 REMOVED DUE TO CURRENT POLICY DOES NOT CONSIDER UNCERTIFIED FILLS TO BE A GEOLOGIC HAZARD FOR THE PURPOSES OF RECORDING RESTRICTED USE AREAS.
4. BOTH PROPOSED PARCELS HAVE A GROSS AREA OF MORE THAN 5 ACRES. THIS PROJECT QUALIFIES AS A LARGE LOT SUBDIVISION, NO IMPROVEMENTS ARE REQUIRED PER TITLE 21, SECTIONS 21.32.040.A. AND 23.32.060.A.

	GROSS LOT SIZE	NET LOT SIZE
PARCEL 1	234,329 SF (=5.38 AC)	219,546 SF (=5.04 AC)
PARCEL 2	340,660 SF (=7.82 AC)	336,397 SF (=7.72 AC)
TOTAL	574,989 SF (=13.20 AC)	555,943 SF (=12.76 AC)

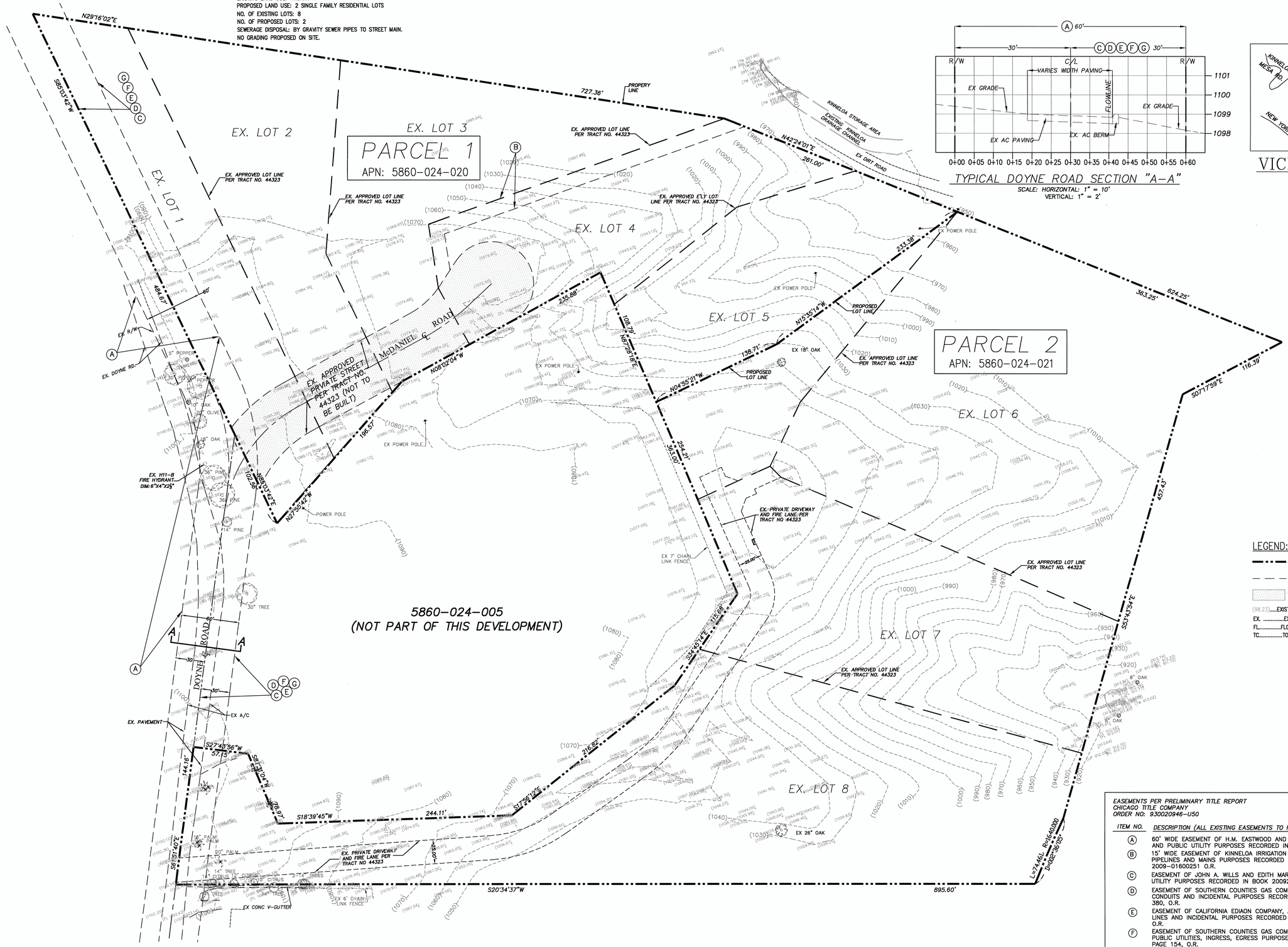
RECEIVED
DEPT OF REGIONAL PLANNING
PM070001 MODIFICATION TO RECORDED MAP
DATE: 10 JUNE 2015

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO. 073001
(MODIFICATION TO RECORDED MAP TRACT NO. 44323)

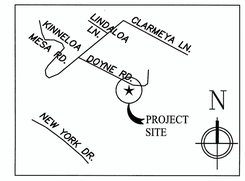
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

NORTH

SCALE: 1"=40'



TYPICAL DOYNE ROAD SECTION "A-A"
SCALE: HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'



VICINITY MAP
N.T.S.

LEGEND:
....BOUNDARY OF LAND INCLUDED IN THIS MODIFICATION
....EX. LOT LINES
....MCDANIEL ROAD
EX. PRIVATE STREET PER TRACT NO 44323
(98.23).....EXISTING ELEVATION
EX. .....EXISTING
FL.....FLOW LINE
TC.....TOP OF CURB

EASEMENTS PER PRELIMINARY TITLE REPORT
CHICAGO TITLE COMPANY
ORDER NO: 930020946-U50

ITEM NO.	DESCRIPTION (ALL EXISTING EASEMENTS TO REMAIN)
A	60' WIDE EASEMENT OF H.M. EASTWOOD AND LEMA EASEWOOD FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED IN BOOK 19870 PAGE 270, O.R.
B	15' WIDE EASEMENT OF KINNELOA IRRIGATION INC. FOR UNDERGROUND WATER PIPELINES AND MAINS PURPOSES RECORDED OCTOBER 22, 2009 AS INST. NO. 2009-01600251 O.R.
C	EASEMENT OF JOHN A. WILLS AND EDITH MARION WILLS FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED IN BOOK 20092, PAGE 180, O.R.
D	EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 21948, PAGE 380, O.R.
E	EASEMENT OF CALIFORNIA EDIAON COMPANY, A CORPORATION FOR POLE LINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 22029, PAGE 123, O.R.
F	EASEMENT OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA FOR PUBLIC UTILITIES, INGRESS, EGRESS PURPOSES RECORDED IN BOOK 20015, PAGE 154, O.R.
G	EASEMENT OF ROSS N. LOCKHART FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED IN BOOK 20553 PAGE 268, AND IN BOOK 20595 PAGE 29, BOTH O.R.

PROJECT LOCATION:
MODIFICATION TO RECORDED MAP
APN: 5860-024-020 AND 021
DOYNE ROAD,
ALTADENA, CA 91107

These drawings and the accompanying specifications are exclusive property of EGL Associates, Inc. Written permission is required by EGL to review or reproduce these drawings and specifications. If any conflict is noted in these documents, a written consent is required if the drawings are to be used by other than EGL Associates, Inc. Any questions/clarified from these drawings shouldbe directed to EGL Associates in a written format.

REVISIONS	BY
05/12/15	SY

RELEASED	DATE

PREPARED FOR:
TL PROPERTY INC.
650 W. DUARTE ROAD #209A
ARCADIA, CA 91007
Tel (626) 203-8768

EGL Associates, Inc.
11819 GOLDRING RD., UNIT A
ARCADIA, CA 91006
Tel: (626) 263-3588
Fax: (626) 263-3599

DRAWN	SY
CHECKED	HJ
DATE	06/05/14
JOB NO.	09-AA-044
SCALE	1"=40'
FILE	

DRAWING 1 of 1

T-1