

**OWNER/SUBDIVIDER:**  
 TL PROPERTY, INC.  
 650 W. DUARTE ROAD #209A  
 ARCADIA, CA 91007  
 TEL: (626) 263-8768

**PREPARED BY:**  
 HANK JUNG, 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(0.2M) 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 A) 5860-024-021 (PARCEL B)

**UTILITY SERVICES:**  
 WATER---KINNELOA IRRIGATION 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: LOW DENSITY RESIDENTIAL (1-6 DU/AC)  
 PROPOSED LAND USE: LOW DENSITY RESIDENTIAL (1-6 DU/AC)  
 NO. OF EXISTING LOTS: 8  
 NO. OF PROPOSED LOTS: 2  
 SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

**LEGEND:**  
 - - - - - BOUNDARY OF LAND INCLUDED  
 IN THIS MODIFICATION  
 - - - - - EXISTING LOT LINES  
 (98.23).....EXISTING ELEVATION  
 EX .....EXISTING  
 FL .....FLOW LINE  
 TC .....TOP OF CURB  
 .....EXISTING RESTRICTED USE AREAS  
 PER TRACT NO. 44323  
 .....PROPOSED HAMMERHEAD FIRE  
 TRUCK TURNAROUND

	GROSS LOT SIZE	EASEMENTS TO REMAIN	PRIVATE DRIVEWAY & FIRELANE	NET LOT SIZE
PARCEL 1	240,903 SF (=5.53 AC)	19,802 SF (=0.46 AC)	1,436 SF (=0.03 AC)	219,665 SF (=5.04 AC)
PARCEL 2	334,086 SF (=7.67 AC)	3,507 SF (=0.08 AC)	15,131 SF (=0.35 AC)	315,448 SF (=7.24 AC)
TOTAL	574,989 SF (=13.20 AC)	23,309 SF (=0.54 AC)	16,567 SF (=0.38 AC)	535,113 SF (=12.28 AC)

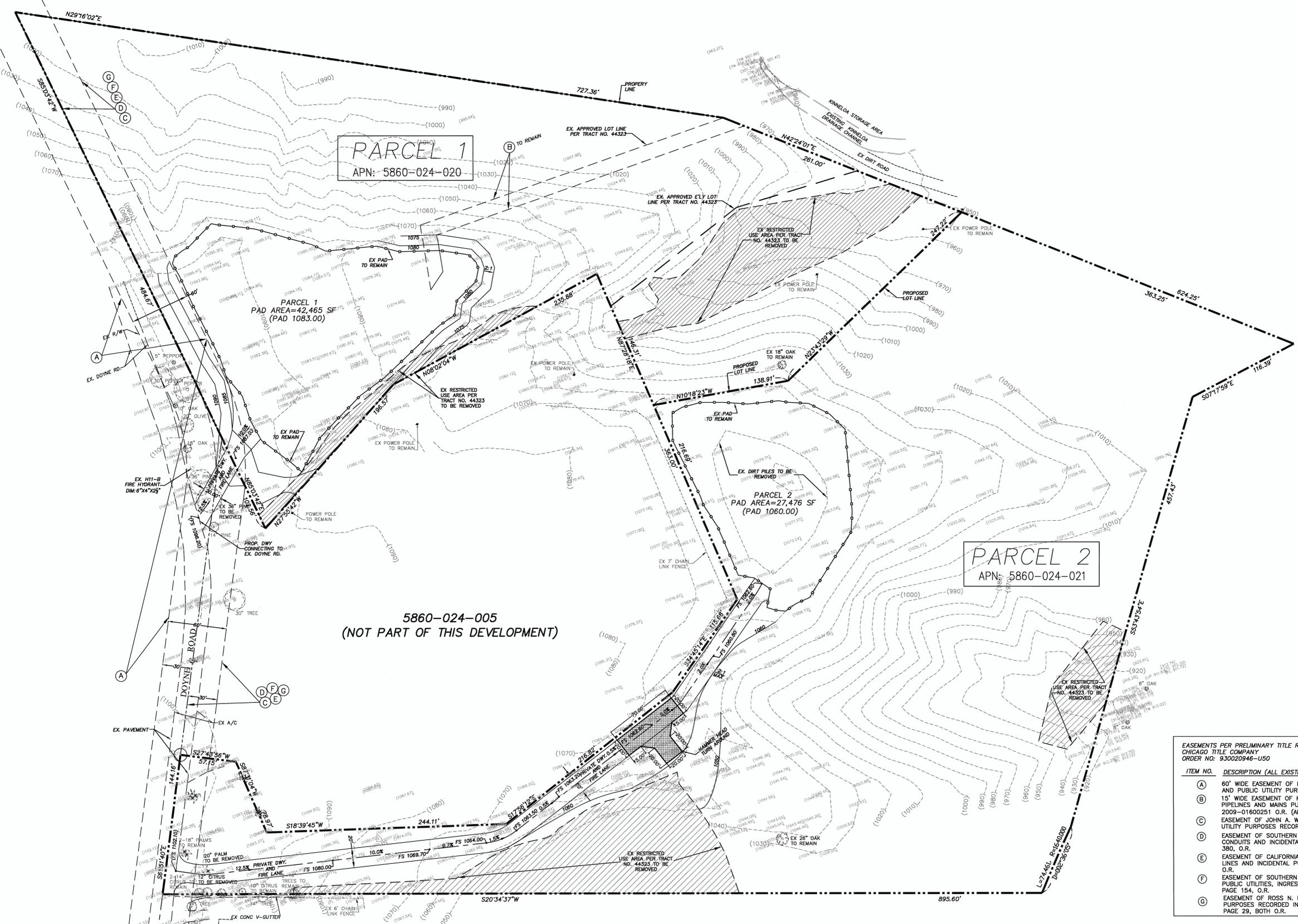
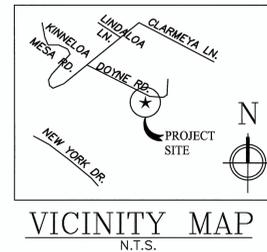
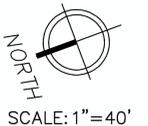
# EXHIBIT "A" (CONCEPTUAL GRADING PLAN)

## MINOR LAND DIVISION

### TENTATIVE PARCEL MAP NO. 073001

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

THE PURPOSE OF THIS EXHIBIT IS TO EVALUATE THE GRADING FEASIBILITY OF FUTURE BUILDING PADS AND DEVELOP ACCESS ONLY, NO GRADING IS BEING PROPOSED AT THE TIME OF THIS MAP FILING.



5860-024-005  
 (NOT PART OF THIS DEVELOPMENT)

**EASEMENTS PER PRELIMINARY TITLE REPORT**  
 CHICAGO TITLE COMPANY  
 ORDER NO: 930020846-USO

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. (APPROXIMATELY 5,730 SF).
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 22015, 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:**  
**2 PARCELS DEVELOPMENT**  
 APN: 5860-024-020 AND 021  
 DOYNE ROAD,  
 ALTADENA, CA 91107

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REVISIONS	BY
08/06/15	SY

RELEASED DATE

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

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DRAWN	SY
CHECKED	HJ
DATE	06/05/14
JOB NO.	09-AA-044
SCALE	1"=40'
FILE	
DRAWING	2 of 2