

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 & EXIT TO EATON
 FLOOD CONTROL YD 370M(1.2M) NW/O BRADLEY ST
 MKD (BM 060-02466 1968) DATUM: NAVD 1988

LEGAL DESCRIPTION:
 TRACT NO. 44323 AS PER MAP RECORDED IN BOOK 1288,
 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 SEPTIC SYSTEMS.

LEGEND:

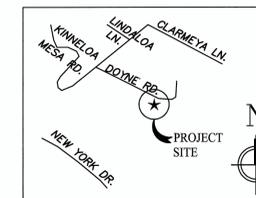
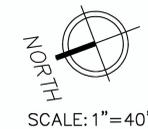
- BOUNDARY OF LAND INCLUDED IN THIS MODIFICATION
- - - EXISTING LOT LINES
- (98.23) EXISTING ELEVATION
- EX EXISTING
- FL FLOW LINE
- TC TOP OF CURB
- EXISTING RESTRICTED USE AREAS PER TRACT NO. 44323
- PROPOSED HAMMERHEAD FIRE TRUCK TURNAROUND

	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)	1,463 SF (=0.03 AC)	219,638 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)

RECEIVED
 DEPT OF REGIONAL PLANNING
 PM073001 EXHIBIT
 31 MAY 2016

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.



VICINITY MAP
 N.T.S.

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
 04/18/16 SY

RELEASED DATE

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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

T-2

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 EASEMENT 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 EDISON 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.

