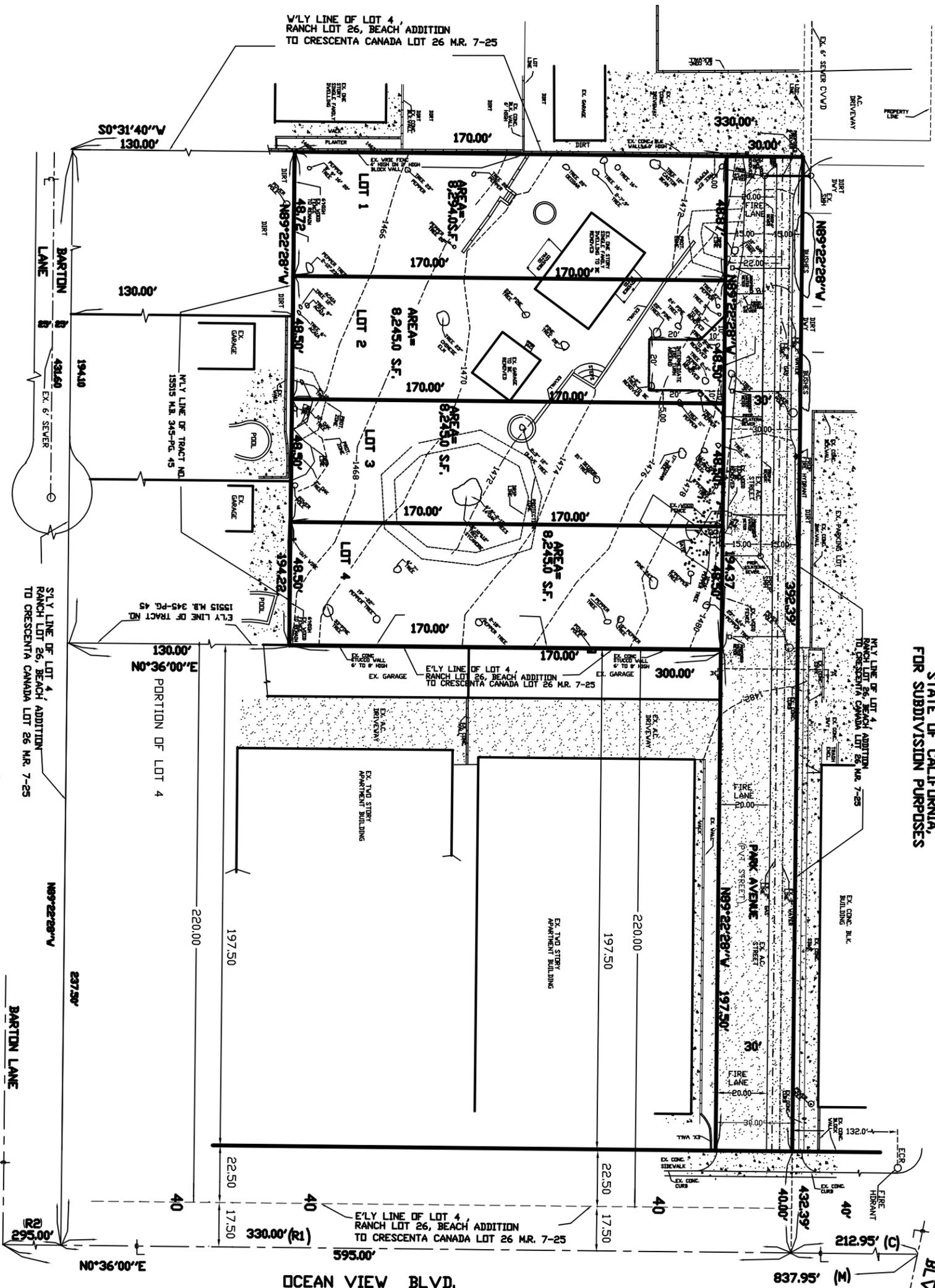
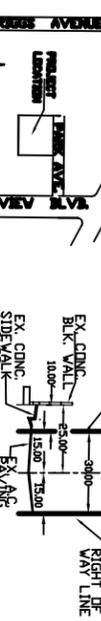
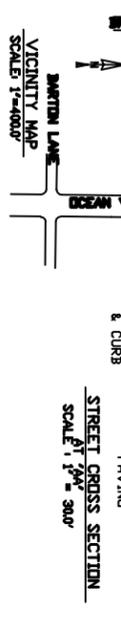


MINDR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 73045
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA,
FOR SUBDIVISION PURPOSES



LEGEND
R1 RECORDED DATA PER BEACH ADDITION TO CRESCENTA CANADA LOT 26, MR. 7-25
R2 RECORDED DATA PER TRACT NO. 15515 MR. 345 PG. 45
C CALCULATED
M MEASURED



- LISTING OF UTILITIES**
- | | |
|----------------------------|--------------|
| SOUTHERN CALIFORNIA EDISON | 800-227-2600 |
| A.T.T. | 888-729-5323 |
| CHARTER CABLE | 818-626-0009 |
| SOUTHERN CALIFORNIA GAS | 213-244-1234 |
| CV WATER | 818-248-3925 |
- LEGAL DESCRIPTION**
MINDR LAND DIVISION FOR SUBDIVISION PURPOSES TO CREATE FOUR (4) SINGLE FAMILY LOTS ON 0.76 ACRES.
- BENCH MARK:**
ELEV. 1496.042, DPV BM TAG IN S. C8 3.3 FEET S/O BOR & SE COR. OCEAN VIEW BLVD FOOTHILL BLVD, LA CANADA 2005 BM, ND, Y-11230
- LEGAL DESCRIPTION**
THAT PORTION OF LOT 4 OF RANCH LOT 26 OF BEACH'S ADDITION TO CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 25 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY OF THE MOST NORTHERLY LINE AND ITS EASTERLY PROLONGATION OF THE TRACT AND RECORDS OF SAID COUNTY, AS SHOWN ON MAPS AND RECORDS OF SAID COUNTY, AS SHOWN IN BOOK 345, PAGE 44 EXCEPT THEREFROM, THE EASTERLY 220 FEET AND THE NORTHERLY 30 FEET THEREOF.
- OWNER/SUBDIVIDER**
HALES-ANDERSON INVESTMENT PROPERTIES
2852 FOOTHILL BLVD.
LA CRESCENTA, CALIFORNIA
91204
818-355,6251
- ENGINEER**
JERRY M. GROVLEY
ENGINEERING SERVICES
2852 FOOTHILL BLVD.
LOS ANGELES, CALIFORNIA
90039
323-893-7423
- SITE INFORMATION**
1. A.P.N. 5810-009-032
 2. EXISTING AND PROPOSED ZONE: R1-5000
 3. TOTAL GROSS AREA = 33,029.0 S.F.
 4. TOTAL NET AREA = 33,029.0 S.F.
 5. EXISTING AND PROPOSED LAND USE: 1-LDW DENSITY RESIDENTIAL
 6. SITE AVERAGE SLOPE: 10.0%
 7. THOMAS GUIDE: 534-H3
 8. EXISTING FIRE HYDRANT: 330.00 FEET FROM PROPERTY
 9. JOB ADDRESS: 2326 PARK AVENUE, MONTROSE, CALIFORNIA
 10. NO EXISTING OR PROPOSED EASEMENTS
 11. EXISTING STRUCTURES TO BE REMOVED
 12. NO GRADING
 13. WATER SUPPLIED BY LA CANADA IRRIGATION
 14. EX. WOOD FENCE ALONG FRONT PROPERTY LINE IS 6 FEET HIGH AND WILL BE REMOVED
- DATE: JULY 25, 2014
SCALE: 1"=200'