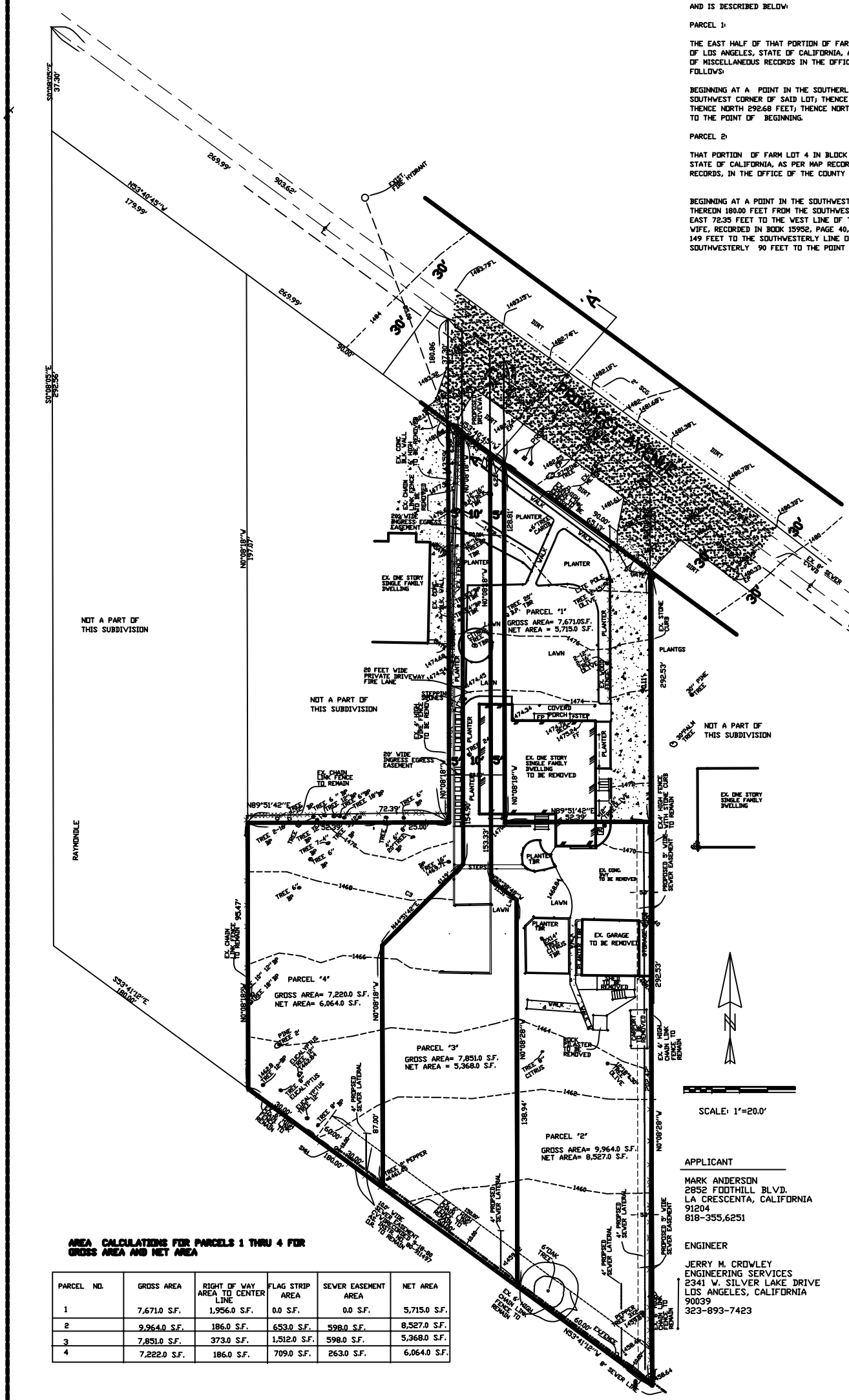
RECEIVED
DEPT OF REGIONAL PLANNING
PM073114 TENTATIVE
DATE: 16 DEC 2014

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 073114
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FOR SUBDIVISION PURPOSES



LEGAL DESCRIPTION

THE LAND DESCRIBED BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED BELOW:

PARCEL 1:

THE EAST HALF OF THAT PORTION OF FARM LOT 4 IN BLOCK B OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 574 AND 575 OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 4: DISTANT 180 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE 180 FEET; THENCE NORTH 292.68 FEET; THENCE NORTH 53° 30' WEST 180 FEET: THENCE SOUTH 392.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF FARM LOT 4 IN BLOCK B OF CRESCENTA CANADA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 274 AND 275 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT , DISTANT SOUTHEASTERLY THEREON 180.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT: THENCE NORTH 92.47 FEET; THENCE EAST 72.35 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN DEED TO JAMES GRANT DAVIDSON AND WIFE, RECORDED IN BOOK 15952, PAGE 40, OFFICIAL RECORDS;THENCE SOUTH ALONG SAID WEST LINE 149 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTHWESTERLY ALONG SAID LINE SOUTHWESTERLY 90 FEET TO THE POINT OF BEGINNING

LISTING OF UTILITIES

SOUTHERN CALIFORNIA EDISON	800-227-2600
A.T.T.	888-729-5323
CHARTER CABLE	818-626-0009
SOUTHERN CALIFRONIA GAS	213-244-1234
CV WATER	818-248-3925

PROJECT DESCRIPTION:

MINOR LAND DIVISION FOR SUBDIVISION PURPOSES TO CREATE FOUR (4) SINGLE FAMILY PARCELS ON 0.688 ACRES.

BENCH MARK:

ELEV. 1568.118 CUT SPIKE IN W. CB @BCR @ NORTHWEST CORNER OF FOOTHILL BLVD. AND LA CRESCENTA AVE. (IN C.B.) Y-4479 LOS ANGELES COUNTY BENCH MARK (LA CANADA GRID) 2005 ADJUSTMENT

SITE INFORMATION

1. SITE ADDRESS: 2640 PROSPECT AVENUE, LA CRESCENTA, CALIFORNIA
2. EXISTING AND PROPOSED ZONE R1
3. TOTAL GROSS AREA = 32,708.0 S.F.
4. TOTAL NET AREA = 25,674.0 S.F.
5. EXISTING AND PROPOSED LAND USE: 1-LOW DENSITY RESIDENTIAL
6. SITE AVERAGE SLOPE 10.0%
7. THOMAS GUIDE: 534-62
8. A.P.N. 5801-024-059
9. ALL STEPPING STONES AND PLANTERS WITHIN FLAG ACCESS STRIP TO BE REMOVED
10. EXISTING 10 ' WIDE SEWER EASEMENT CVWD
11. EXISTING STRUCTURES TO BE REMOVED
12. NO GRADING
13. EX. CHAIN LINK FENCE ALONG FRONT PROPERTY LINE IS 6 FEET HIGH AND WILL BE REMOVED
14. EXISTING FIRE HYDRANT 85.00 FEET FROM NW'LY CORNER OF PROPERTY
15. ONE OAK TREE

LEGEND

BP BRAZILIAN PEPPER
TBR TO BE REMOVED

APPLICANT

MARK ANDERSON
2852 FOOTHILL BLVD.
LA CRESCENTA, CALIFORNIA
91204
818-355,6251

ENGINEER

JERRY M. CROWLEY
ENGINEERING SERVICES
2341 W. SILVER LAKE DRIVE
LOS ANGELES, CALIFORNIA
90039
323-893-7423

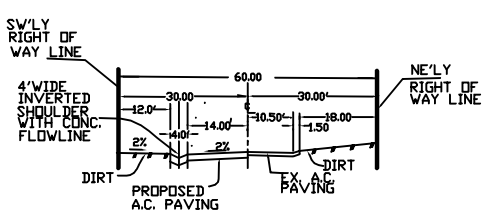
OWNER

MARK ADAMSKY AND LOUISE A. VEILLEUX
3650 DEERPASS ROAD
GLENDALE, CALIFORNIA
91208
818-321-3656

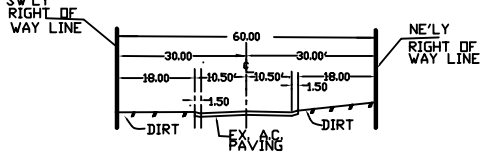
DATE AUGUST 30, 2014

AREA CALCULATIONS FOR PARCELS 1 THRU 4 FOR GROSS AREA AND NET AREA

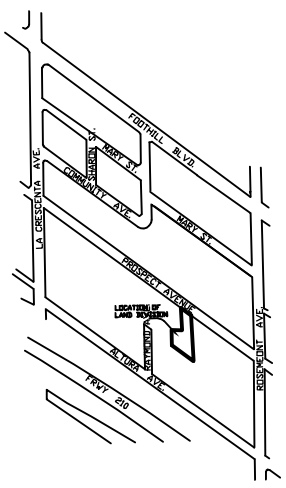
PARCEL NO.	GROSS AREA	RIGHT OF WAY AREA TO CENTER LINE	FLAG STRIP AREA	SEWER EASEMENT AREA	NET AREA
1	7,671.0 S.F.	1,956.0 S.F.	0.0 S.F.	0.0 S.F.	5,715.0 S.F.
2	9,964.0 S.F.	186.0 S.F.	653.0 S.F.	598.0 S.F.	8,527.0 S.F.
3	7,851.0 S.F.	373.0 S.F.	1,512.0 S.F.	598.0 S.F.	5,368.0 S.F.
4	7,222.0 S.F.	186.0 S.F.	709.0 S.F.	263.0 S.F.	6,064.0 S.F.



PROPOSED PROSPECT AVENUE
STREET CROSS SECTION
AT 'AA'
SCALE : 1' = 30.0'



PROSPECT AVENUE
STREET CROSS SECTION
AT 'AA'
SCALE : 1' = 30.0'



VICINITY MAP
SCALE: 1' =600'