

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 CALIFORNIA GAS | 213-244-1234 |
| CV WATER | 818-248-3925 |

PROJECT DESCRIPTION

MINOR LAND DIVISION FOR SUBDIVISION PURPOSES TO CREATE FOUR (4) SINGLE FAMILY LOTS 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 A.P.N. 5801-024-059
- ② EXISTING AND PROPOSED ZONE R1-5000
- ③ TOTAL GROSS AREA = 30,001.0 S.F.
- ④ TOTAL NET AREA = 30,001.0 S.F.
- ⑤ EXISTING AND PROPOSED LAND USE: 1-LDW DENSITY RESIDENTIAL
- ⑥ SITE AVERAGE SLOPE 10.0%
- ⑦ THOMAS GUIDE: 534-62
- ⑧ REQUEST WAIVER OF STREET IMPROVEMENTS DUE TO TITLE LIMITATIONS
- ⑨ JOB ADDRESS: 2640 PROSPECT AVENUE, LA CRESCENTA, CALIFORNIA
- 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
- ⑮ NO DAK TREES

APPLICANT

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

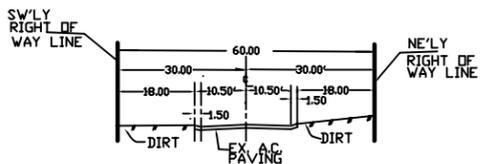
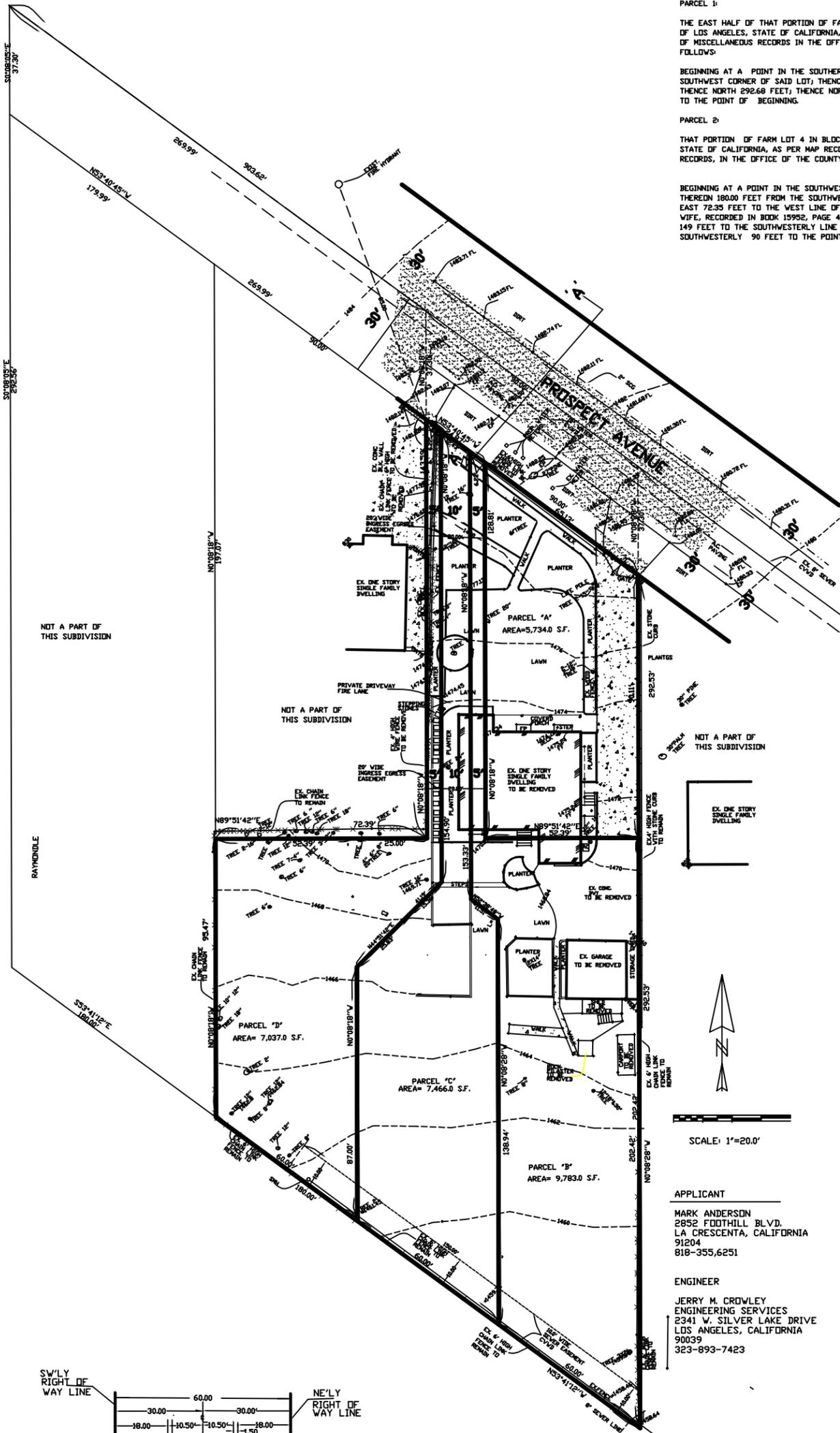
ENGINEER

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

DWNER

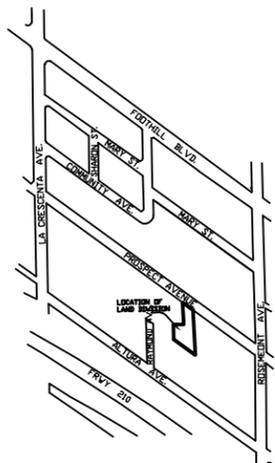
MARK ADAMSKY AND LOUISE A. VEILLEUX
 3650 DEERPASS ROAD
 GLENDALE, CALIFORNIA
 91208
 818-321-3656

DATE AUGUST 30, 2014



PROSPECT AVENUE
 STREET CROSS SECTION
 AT 'AA'
 SCALE: 1" = 30'

SCALE: 1" = 20.0'



VICINITY MAP
 SCALE: 1" = 600'