

MAJOR/MINOR LAND DIVISION
TENTATIVE PARCEL MAP 73398
FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
LOCATED IN THE CITY OF MONTROSE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:

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5/15/15

OWNER/SUBDIVIDER:

PRAKASH CHANDRAN
2606 FOOTHILL BOULEVARD, SUITE E
LA CRESCENTA, CA. 91214
TEL. 714-507-5657
EMAIL: GANPAT@AOL.COM

SITE ADDRESS:

2474 & 2476 FLORENCITA DRIVE,
MONTROSE, CA.

APN: 5807-016-017

DATE OF SURVEY:

JANUARY 26, 2015

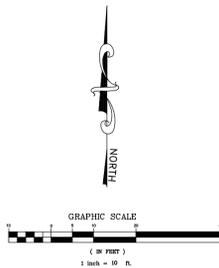
BENCHMARK INFORMATION:

BENCHMARK I.D.: Y 4730
YEAR: 2005
ELEVATION: 1326.06 FEET
DESCRIPTION: CRESCENTA WATER CO MON ON CB RET 16.4' S/O
BCR NW CORNER MONTROSE AVENUE AND
BRIGGS AVENUE.

LEGEND:

- CL CENTERLINE
- EL ELEVATION
- FL FLOW LINE
- FF FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- GFFE GARAGE FINISHED FLOOR ELEVATION
- GM GAS METER
- GW GROUND WIRE
- NG NATURAL GRADE
- PP POWER POLE
- SCO SEWER CLEANOUT
- SS STREET SIGN
- TC TOP OF CURB
- TG TOP OF GRADE
- WM WATER METER
- DIRECTION OF FLOW

- 1310 NG → EXISTING ELEVATION
- 8"Ø-10"Ø TREE
- 1"Ø-5"Ø TREE



LEGAL DESCRIPTION:

THAT PORTION OF LOT 475 OF TRACT NO. 1701, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 178 AND 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 475; THENCE NORTHERLY ALONG THE EASTERLY LINE THEREOF 50.635 FEET; THENCE IN A DIRECT LINE TO A POINT ON THE WESTERLY LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 50 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE THEREOF 185.97 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES:

THE FOLLOWING EASEMENTS AS DISCLOSED IN FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 00086564-994-VNO-SI, WITH EFFECTIVE DATE OF JANUARY 12, 2015, AFFECT THE SUBJECT PROPERTY AND USE OF THE SAME:

ITEMS SHOWN THUS REFER TO THE ITEM NUMBERS LISTED IN THE EXCEPTIONS TO COVERAGE SECTION OF SAID PRELIMINARY REPORT.

EASEMENT NOTES CONTINUATION:

- ① EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT (NOT LEGIBLE, NOT PLOTTED)

PURPOSE: PUBLIC UTILITIES
RECORDING NO.: IN BOOK 78, PAGE 309, OF OFFICIAL RECORDS
AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN

- ② EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT (PLOTTED HEREON, TO REMAIN)

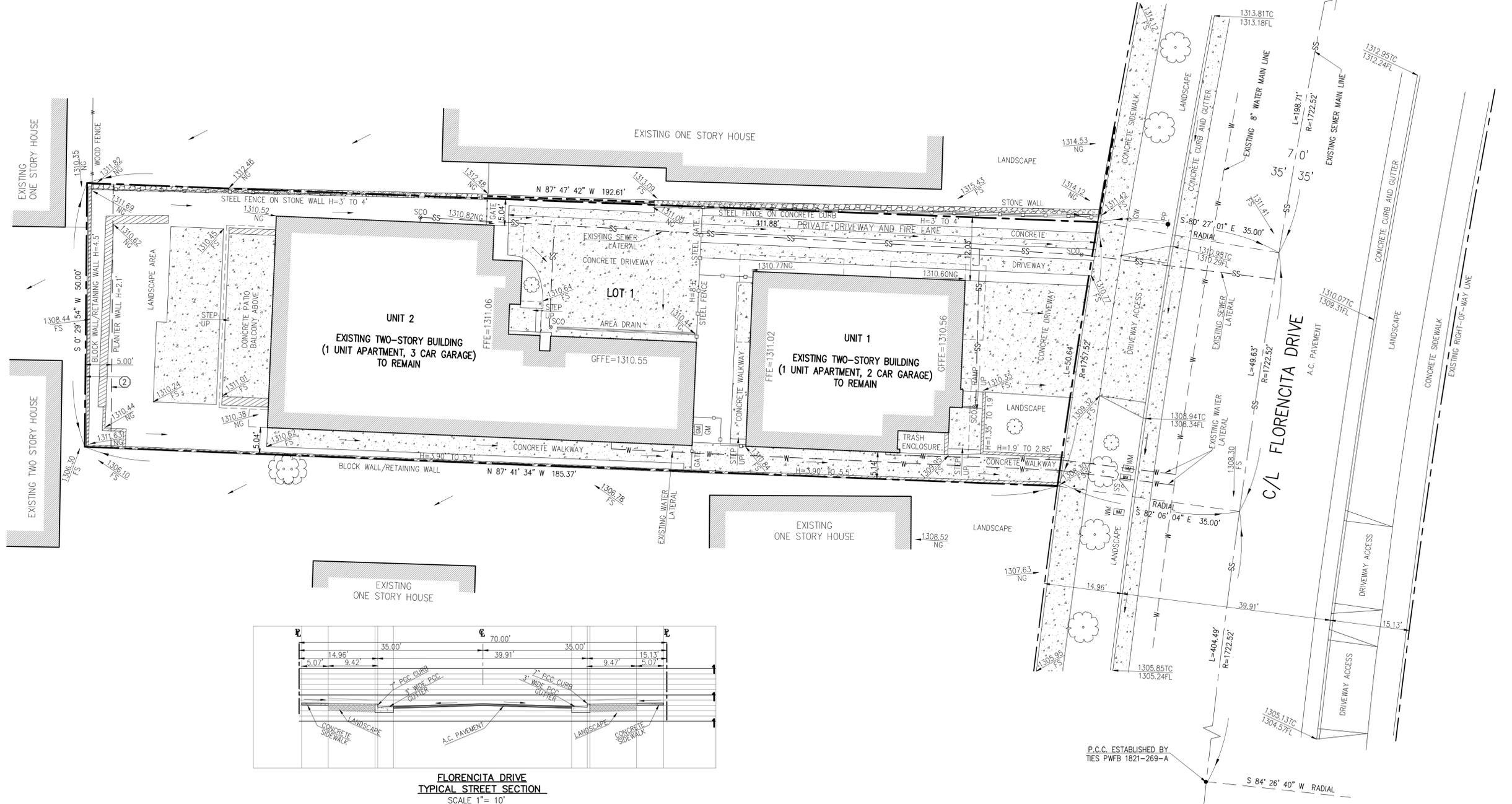
PURPOSE: PUBLIC UTILITIES
RECORDING NO.: IN BOOK 16885, PAGE 164, OF OFFICIAL RECORDS
AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN

NOTES:

1. GROSS LAND AREA = 9,471 S.F. (0.22 AC)
2. NET AREA = 9,221 S.F. (0.21 AC.)
3. NO. OF LOTS= 1
4. EXISTING ZONE DESIGNATION= R-2
5. PROPOSED ZONE DESIGNATION= R-2
6. PROJECT SCOPE: 2 UNIT CONDOMINIUM
7. PARKING SPACES= 5
8. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM
9. SOURCE OF WATER SUPPLY (CRESCENTA VALLEY COUNTY WATER DISTRICT)
10. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET
11. NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALT TREES ON PROPERTY
12. BOUNDARY MONUMENTS WERE SET/FOUND PER R.S. 258/7
13. LAND USE = CATEGORY C-3



VICINITY MAP
NOT TO SCALE



FLORENCITA DRIVE
TYPICAL STREET SECTION
SCALE 1" = 10'