

**MINOR LAND DIVISION  
TENTATIVE PARCEL MAP 073398  
FOR CONDOMINIUM CONVERSION PURPOSES  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

**PREPARED BY:**

SAMSON A. SOLIVEN, P.L.S.  
P.O. BOX 774  
ANAHEIM, CA 92815  
PH: (714) 376-7123  
FAX: (714) 599-9848  
EMAIL: SAM@THELANDSURVEYOR.COM

**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  
BOR NW CORNER MONTROSE AVENUE AND  
BRIGGS AVENUE.

**LEGEND:**

- CL CENTERLINE
- EL ELEVATION
- FL FLOW LINE
- FFE FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- FH FIRE HYDRANT
- OFFE GARAGE FINISHED FLOOR ELEVATION
- GM GAS METER
- GW GUARD WIRE
- NG NATURAL GRADE
- PP POWER POLE
- SCO SEWER CLEANOUT
- SS STREET SIGN
- TC TOP OF CURB
- TG TOP OF GRATE
- WM WATER METER
- DIRECTION OF FLOW
- 1310 NG EXISTING ELEVATION
- 8"φ-10"φ TREE
- 1"φ-5"φ 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 THIS ○ 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 PLOTTED, UNLOCATABLE )  
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:**

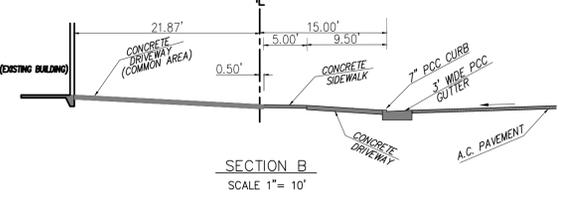
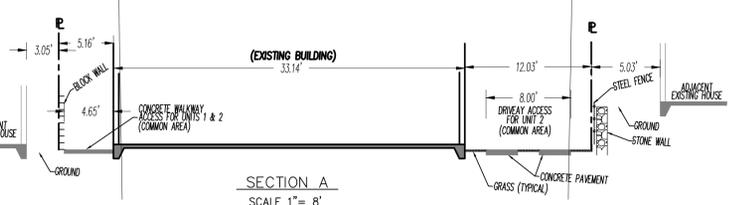
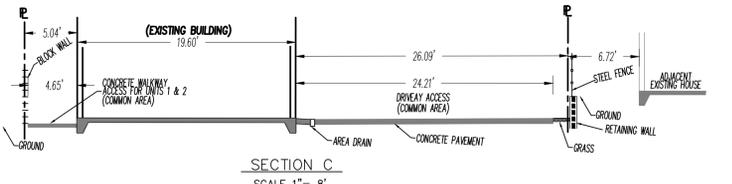
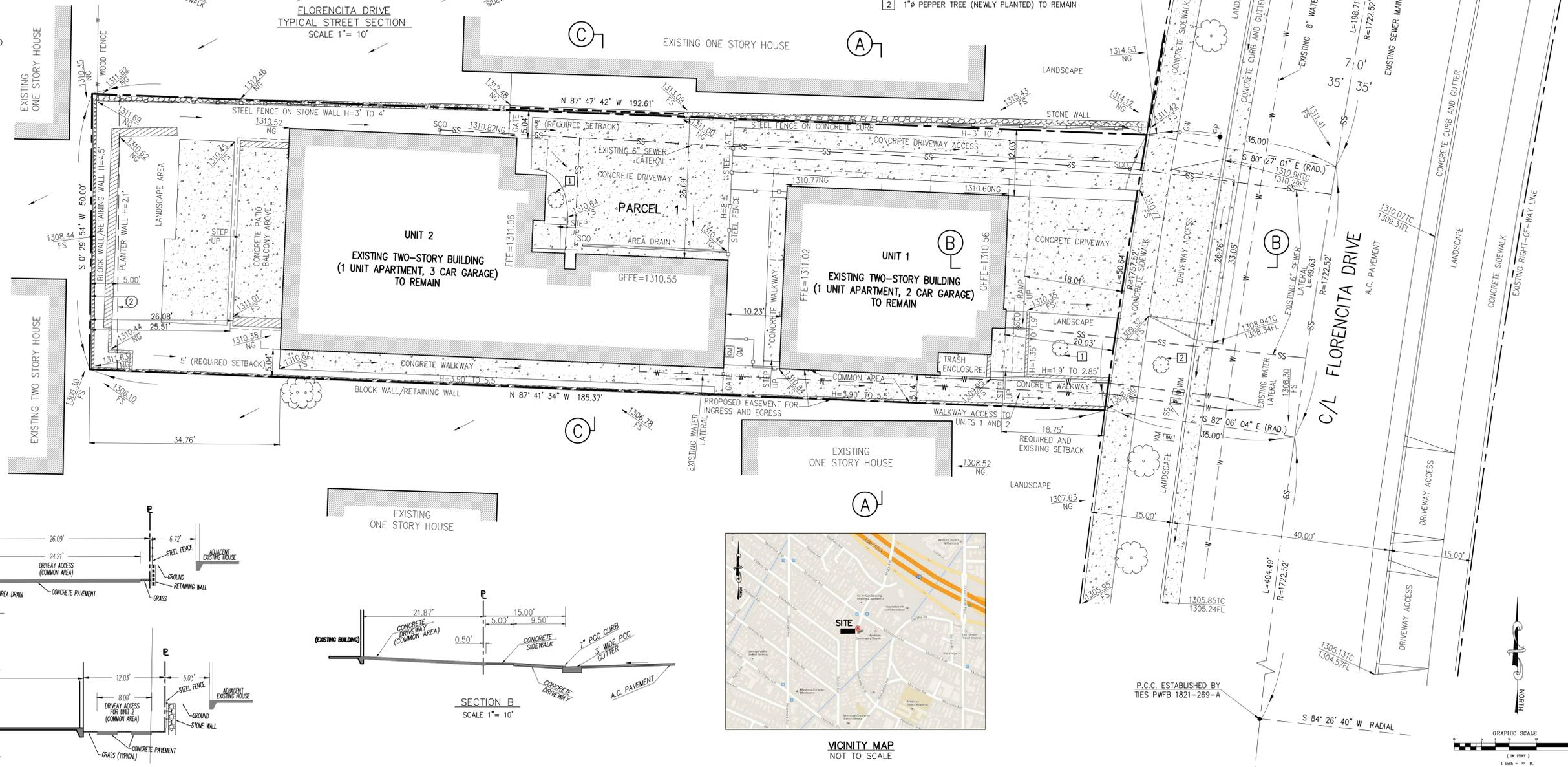
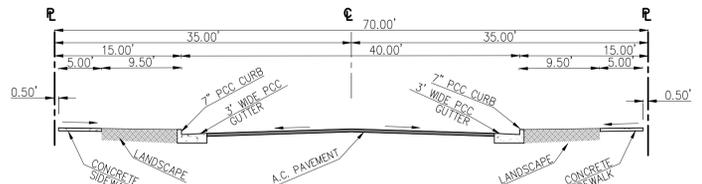
1. NO. OF LOTS= 1
2. EXISTING ZONE DESIGNATION= R-2
3. PROPOSED ZONE DESIGNATION= R-2
4. PROJECT SCOPE: 2 UNIT CONDOMINIUM
5. PARKING SPACES= 5
6. SEWAGE DISPOSAL FOR EACH UNIT IS BY UNDERGROUND SEWER SYSTEM WHICH CONNECTS TO SEWER MAIN LINE ON FLORENCITA DRIVE (LA CRESCENTA VALLEY COUNTY WATER DISTRICT)
7. SOURCE OF WATER SUPPLY (LA CRESCENTA VALLEY COUNTY WATER DISTRICT)
8. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET
9. NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON PROPERTY
10. BOUNDARY MONUMENTS WERE SET/FOUND PER R.S. 258/7
11. LAND USE = CATEGORY C-3
12. GRADING IS NOT BEING PROPOSED
13. ALL WALLS AND FENCES SHOWN ON THIS MAP ARE TO REMAIN
14. EXISTING STREET FRONTAGE IS 35 FEET AS NOTED
15. CIVIL ENGINEER: LARRY FINLEY (RCE 46606)

**LAND AREA SUMMARY FOR PARCEL 1  
(DETACHED CONDOMINIUM, SINGLE- FAMILY RESIDENCE)**

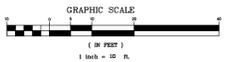
GROSS LAND AREA	SQUARE FEET	ACRES
	9,471	0.22

**TREE LEGEND**

- 1 1"φ MAPLE TREE (NEWLY PLANTED) TO REMAIN FOR 2476 FLORENCITA DRIVE
- 2 1"φ PEPPER TREE (NEWLY PLANTED) TO REMAIN



P.C.C. ESTABLISHED BY  
TIES PWFB 1821-269-A



FOUND SPIKE & WASHER WITH  
DPW TAG PER PWFB 1821-547-548