

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 073570

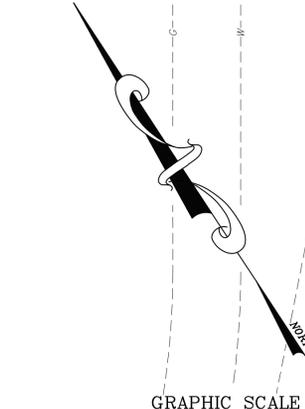
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



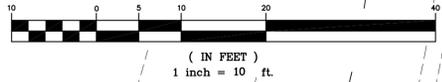
VICINITY MAP
NOT TO SCALE
THOMAS GUIDE
PAGE AND GRID: 707-E7

LEGEND

- TC TOP OF CURB
- FL FLOWLINE
- DWY DRIVEWAY
- FF FINISH FLOOR
- H. HIGH
- R.W. RETAINING WALL
- CONC. CONCRETE
- EXISTING STRUCTURE
- x 105.50 EXISTING ELEVATION
- C CENTERLINE
- P PROPERTY LINE
- S SEWER LINE
- W WATER LINE



GRAPHIC SCALE



NOTES

1. GROSS AREA: 23,354 SQ. FEET = 0.54 ACRES
2. NET AREA: 15,516 SQ. FEET= 0.36 ACRES
3. EXISTING ZONING: A-1
4. PROPOSED ZONING: A-1
5. EXISTING AND PROPOSED USE: SINGLE FAMILY DWELLINGS
6. SEWAGE DISPOSAL: EXISTING PUBLIC SYSTEM
7. METHOD OF DRAINAGE: CONTROLLED TOWARD THE STREET
8. THE PROJECT IS NOT WITHIN A KNOWN HAZARDOUS AREA
9. THERE ARE NO OAK TREES IN THIS PROPERTY.
10. NUMBER OF PARCELS: 2
11. WATER SUPPLY: SUBURBAN WATER SYSTEMS- 562-944-8219
12. COMCAST CABLE (888) 255-5789
13. EDISON (800) 684-8123
14. THE GAS COMPANY (800) 427-2200
15. EXISTING AND PROPOSED GENERAL PLAN LAND USE CATEGORY IS: LOW DENSITY RESIDENTIAL 1 TO 6 UNITS/ GROSS ACRE
16. NO GRADING IS PROPOSED.

BENCHMARK

QUAD YEAR	ELEV FOOT/METER	DESCRIPTION	BM NUMBER
BASELINE (2005)	119.449 36.408	MWD RP TAG IN S CB RET 1.5M(SFT) E/O BOR @ SW COR VALLEY VIEW AVE & IMPERIAL HWY.	Y 10240

OWNER OR DEVELOPER:

ADRIAN RIVERA
14979 LODOSA AVE
WHITTIER, CA 90605
(562) 494-7460 TEL

PREPARED BY:

LANDEVELOPMENT ENGINEERING, INC.
CIVIL ENGINEERING ASSOCIATE: EDUARDO VILLARRUEL
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ENGINEER
Pablo B. Sanchez RCE 29664
EXP. 3-31-17
Date _____

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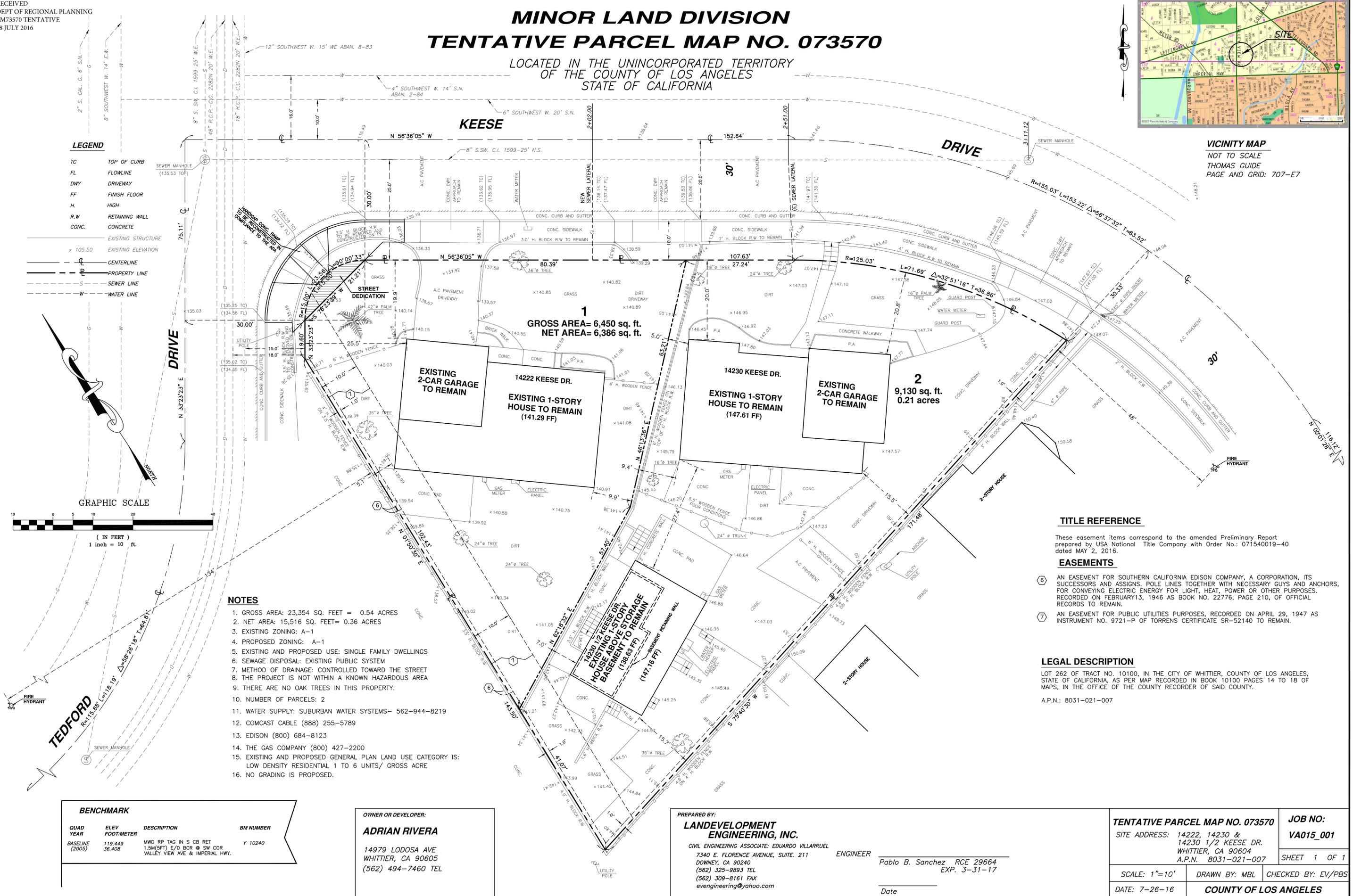
SITE ADDRESS: 14222, 14230 & 14230 1/2 KEESE DR.
WHITTIER, CA 90604
A.P.N. 8031-021-007

JOB NO:

VA015_001

SHEET 1 OF 1

SCALE: 1"=10'	DRAWN BY: MBL	CHECKED BY: EV/PBS
DATE: 7-26-16	COUNTY OF LOS ANGELES	



TITLE REFERENCE

These easement items correspond to the amended Preliminary Report prepared by USA National Title Company with Order No.: 071540019-40 dated MAY 2, 2016.

EASEMENTS

- ⑥ AN EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, POLE LINES TOGETHER WITH NECESSARY GUYS AND ANCHORS, FOR CONVEYING ELECTRIC ENERGY FOR LIGHT, HEAT, POWER OR OTHER PURPOSES. RECORDED ON FEBRUARY 13, 1946 AS BOOK NO. 22776, PAGE 210, OF OFFICIAL RECORDS TO REMAIN.
- ⑦ AN EASEMENT FOR PUBLIC UTILITIES PURPOSES, RECORDED ON APRIL 29, 1947 AS INSTRUMENT NO. 9721-P OF TORRENS CERTIFICATE SR-52140 TO REMAIN.

LEGAL DESCRIPTION

LOT 262 OF TRACT NO. 10100, IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10100 PAGES 14 TO 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 8031-021-007