

PORTION OF LOT 109
18,771 SQ. FT.

RECEIVED
DEPT OF REGIONAL PLANNING
PM74225 TENTATIVE
15 JUNE 2016

MINOR LAND DIVISION TENTATIVE PARCEL MAP No. 74225

IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

LEGEND

-  CENTER LINE
-  PROPERTY LINE
-  O/S OFFSET
-  CONC. CONCRETE
-  12" T TREE W/SIZE OF TRUNK
-  TC TOP OF CURB
-  FL FLOWLINE
-  A.C. AGGREGATE ASPHALT
-  DRWY DRIVEWAY
-  W WITH
-  W.M. WATER METER
-  H HIGH
-  P.A. PLANTING AREA
-  GS GROUND SURFACE
-  EDGE OF PAVEMENT

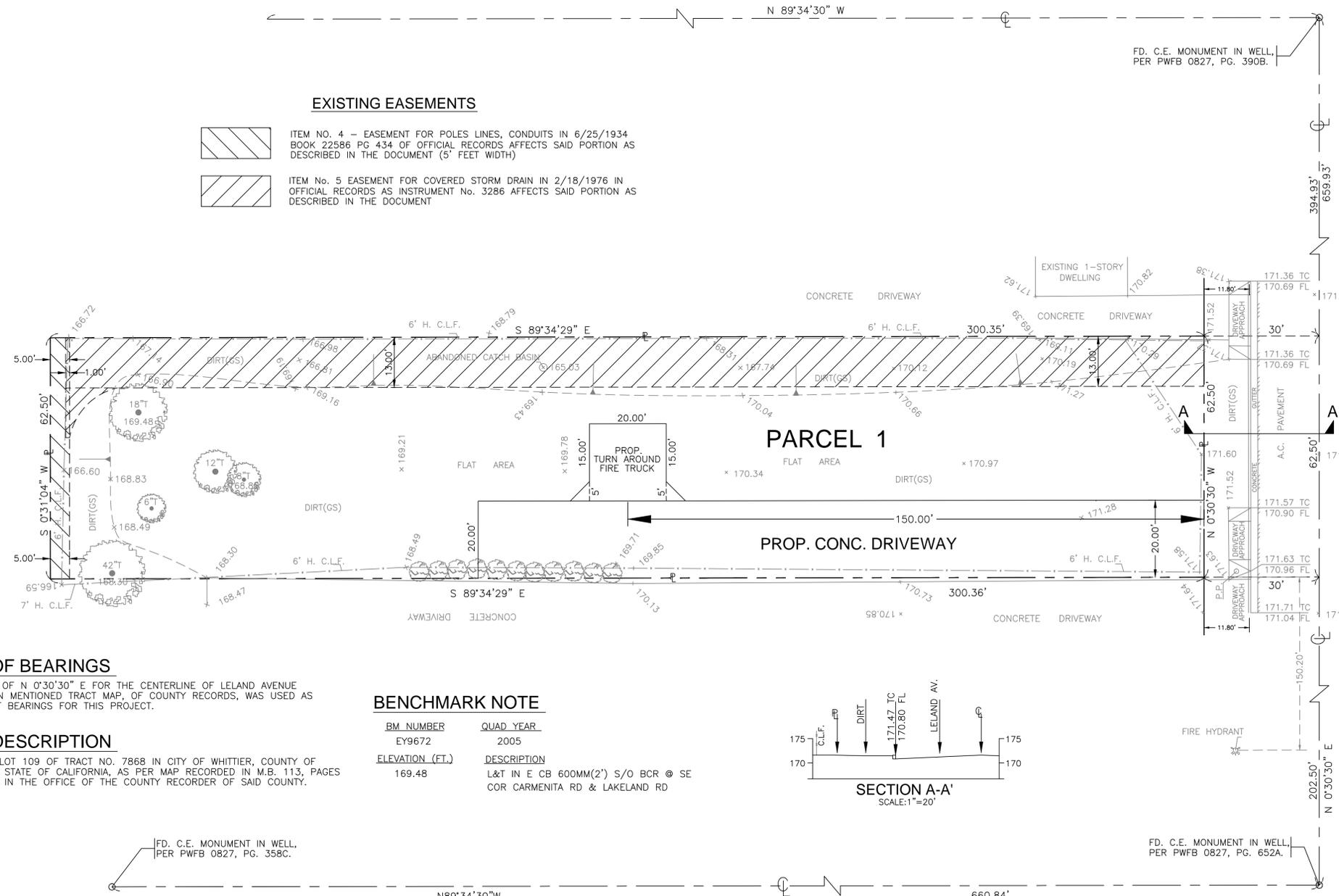
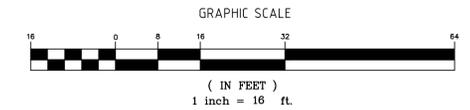
LAKELAND ROAD

EXISTING EASEMENTS

-  ITEM NO. 4 - EASEMENT FOR POLES LINES, CONDUITS IN 6/25/1934 BOOK 22586 PG 434 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT (5' FEET WIDTH)
-  ITEM NO. 5 EASEMENT FOR COVERED STORM DRAIN IN 2/18/1976 IN OFFICIAL RECORDS AS INSTRUMENT No. 3286 AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT



VICINITY MAP
NOT TO SCALE



LELAND AVENUE

PREPARED BY: RICHARD G. CARRIZOSA
RCE 25928 EXP. 12-31-17
ADDRESS: 15206 GRAYSTONE AVE.
NORWALK, CA 90650
(562) 375-8991

OWNER: 11111 LELAND, LLC.
ADDRESS: 7114 LUXOR ST.
DOWNEY, CA 90241
(562) 577-5227

SUBDIVIDER: 11111 LELAND, LLC.
ADDRESS: 7114 LUXOR ST.
DOWNEY, CA 90241
(562) 577-5227

SITE ADDRESS: LELAND AVE. (VACANT LAND)
WHITTIER, CA 90605
APN: 8029-018-021

PROJECT INFORMATION:
EXISTING AND PROPOSED ZONING: R1
CONSTRUCTION TYPE V-B
OCCUPANCY R-3U1

EXISTING AND PROPOSED LAND USE: H18
LOT GROSS AREA: 20,646.87 SQ. FT.
LOT NET AREA: 18,771.87 SQ. FT.
PROPOSED USE: THREE RESIDENTIAL
CONDOMINIUM UNITS.

WATER SERVICES TO THE ADDRESS WILL BE PROVIDED FROM EXISTING WATER FACILITIES WITHIN LELAND AVE. BY:
GOLDEN STATE WATER COMPANY
12035 BURKE ST. #1
SANTA FE SPRINGS, CA 90670
(562) 907-9200

THE PROPOSED SEWAGE DISPOSAL WILL BE CONNECTED TO THE EXISTING SEWER MAIN LINE AND SEWER MAINTENANCE SERVICES WILL BE PROVIDED BY:
CONSOLIDATED S.M.D.
P.O. BOX 1475
ALHAMBRA, CA 91802-1475
(626) 300-3399



SCALE: 1"=16'
5-9-2016

BASIS OF BEARINGS

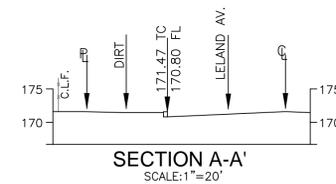
THE BEARING OF N 0°30'30" E FOR THE CENTERLINE OF LELAND AVENUE AS SHOWN ON MENTIONED TRACT MAP, OF COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS PROJECT.

LEGAL DESCRIPTION

N 62.5 FT OF LOT 109 OF TRACT NO. 7868 IN CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN M.B. 113, PAGES 18-21 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK NOTE

BM NUMBER	QUAD YEAR	DESCRIPTION
EY9672	2005	L&T IN E CB 600MM(2') S/O BCR @ SE COR CARMENITA RD & LAKELAND RD
169.48		



VIRGINIA AVENUE