

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHSC-3976163 (29) DATED AUGUST 1, 2013, ISSUED BY FIRST AMERICAN TITLE COMPANY, CORONA, CALIFORNIA (TITLE OFFICER: HUGO TELLO, TELEPHONE (951) 256-5883. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

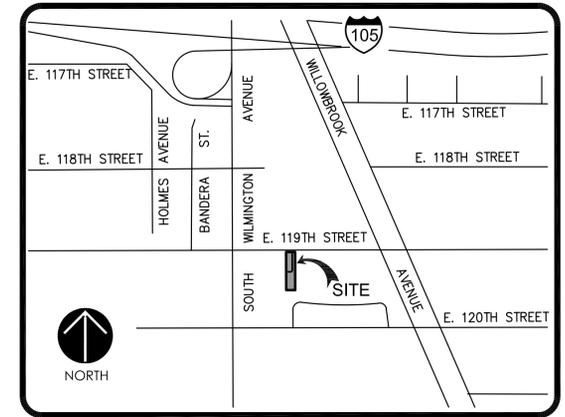
LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED ARE OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 121 OF THE SPRINGDALE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 194, OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

TITLE EXCEPTIONS AND EASEMENTS

- 1-3. TAXES
- 4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 2812, PAGE 83, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN)
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 5. A SUBSURFACE OIL AND GAS LEASE, RECORDED NOVEMBER 21, 1975, AS INSTRUMENT NO. 4616 OF OFFICIAL RECORDS.
 DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORD.
- 7. RIGHTS OF PARTIES IN POSSESSION.



VICINITY MAP
 NOT TO SCALE

LEGEND

- PROPERTY LINE
- CENTERLINE
- EASEMENT
- PROPOSED LOT LINE
- ADJACENT PROPERTY

PROPERTY ADDRESS

1932 EAST 119TH STREET
 LOS ANGELES, CA 90059

ASSESSOR'S PARCEL No.

6150-007-902

OWNER

COMMUNITY DEVELOPMENT COMMISSION OF THE COUNTY OF LOS ANGELES, A PUBLIC BODY CORPORATE AND POLITIC

CONTACT PERSON:
 ISMAEL MAYANS
 MAYANS DEVELOPMENT
 22345 LA PALMA AVENUE SUITE 132
 YORBA LINDA, CA 92887
 PH. (714) 692-1900
 FAX (714) 692-1933
 EMAIL: ismael@mayansdevelopment.com

BENCHMARK

LOS ANGELES COUNTY OF PUBLIC WORKS BM Y-11382
 LOS ANGELES TAG IN CB 13 FT. S/O BCR @ SW COR OF IMPERIAL HIGHWAY & WILMINGTON AVENUE
 ELEVATION = 94.422' U.S. SURVEY FEET (NAVD'88 PUBLISHED, 2005)

ENGINEER/SURVEYOR

PASCAL APOTHELOZ, PLS# 7734
 DRC ENGINEERING, INC.
 160 S. OLD SPRINGS ROAD
 SUITE 210
 ANAHEIM, CA 92808
 PH. (714) 685-6860
 FAX (714) 685-6801
 EMAIL: popotheloz@drc-eng.com



FLOOD ZONE

THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1815F, DATED SEPTEMBER 26, 2008.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF 119TH STREET PER THE SPRINGDALE TRACT, AS PER MAP RECORDED IN BOOK 6, PAGE 194, OF MAPS, RECORDS OF LOS ANGELES COUNTY, BEING WEST.

EXISTING ZONING

THE PROPERTY SHOWN HEREON IS ZONED "R1 / SINGLE FAMILY RESIDENCE" PER THE COUNTY OF LOS ANGELES ZONING ORDINANCE.

PARCEL AREAS

TOTAL SITE AREAS	
SITE BEFORE DEDICATIONS	10,501 SF / 0.24 AC
DEDICATIONS	500 SF
SITE AFTER DEDICATIONS	10,001 SF / 0.23 AC
PARCEL AREAS (AFTER DEDICATIONS)	
PARCEL 1 GROSS	3,445 SF / 0.08 AC
PARCEL 1 SHARED DRIVEWAY	259 SF
PARCEL 1 NET	3,186 SF / 0.07 AC
PARCEL 2 GROSS	6,556 SF / 0.15 AC
PARCEL 2 SHARED DRIVEWAY	1,378 SF
PARCEL 2 NET	5,178 SF / 0.12 AC

EASEMENTS

- INDICATES PROPOSED OFFER OF STREET DEDICATION
- INDICATES PROPOSED SHARED ACCESS AND PRIVATE UTILITY EASEMENT BETWEEN PARCEL 1 AND PARCEL 2

NOTE

SEE HOUSING PERMIT SITE PLAN FOR LIST OF REQUESTED INCENTIVES TO MODIFY REQUIRED FRONTAGE, AVERAGE WIDTH, AND LOT SIZE.



160 S. Old Springs Road, Ste. 210
 Anaheim Hills, California 92808
 (714) 685-6860

OCTOBER, 2013
 SCALE: 1" = 20'
 JOB NO. 11-439G

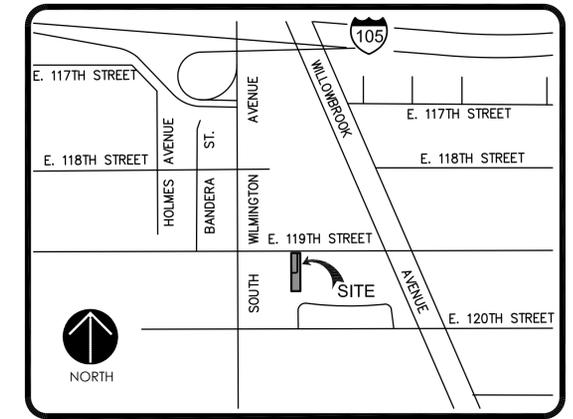
MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 71909
TO ACCOMPANY HOUSING PERMIT SITE PLAN

IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A MINOR LAND DIVISION OF LOT 121 OF THE SPRINGDALE TRACT, RECORDED IN BOOK 6, PAGE 194, OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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MINOR LAND DIVISION HOUSING PERMIT SITE PLAN TO ACCOMPANY VESTING TENTATIVE PARCEL MAP NO. 71909 HOUSING PERMIT NO. 201300001 EXHIBIT MAP



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LOS ANGELES, CA 90059

ASSESSOR'S PARCEL No.

6150-007-902

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BENCHMARK

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PARCEL 2 SHARED DRIVEWAY 1,378 SF / 0.03 AC
PARCEL 2 NET 5,178 SF / 0.12 AC

EARTHWORK

FILL 260 CUBIC YARDS
CUT 10 CUBIC YARDS
NET 250 CUBIC YARDS (IMPORT)

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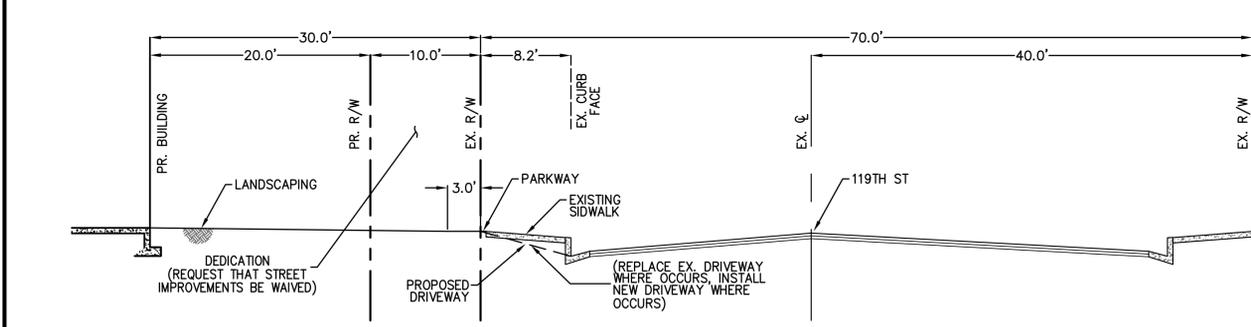
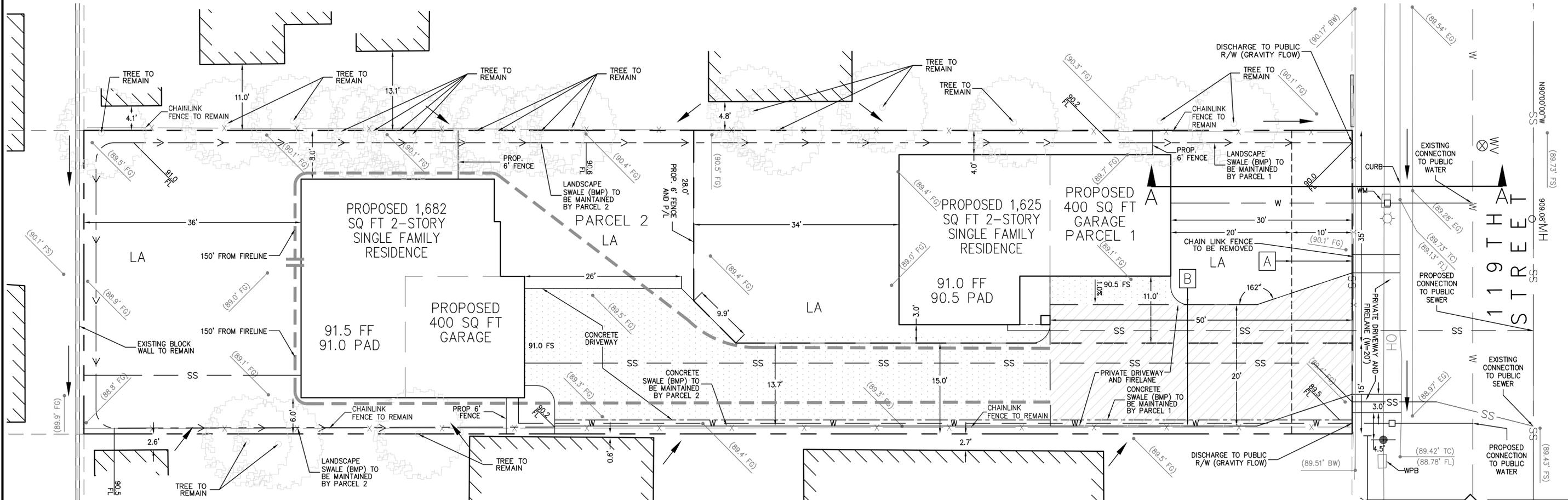
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VICINITY MAP
NOT TO SCALE



LEGEND

- EXISTING PROPERTY LINE
- - - CENTER LINE
- - - EASEMENT
- - - EXISTING LOT LINE
- - - PROPOSED PARCEL LINES
- - - PROPOSED BUILDINGS
- - - FENCE
- - - OVERHEAD LINE
- █ BUILDING
- VAULT
- LIGHT POLE
- CATCH BASIN (DRAIN INLET)
- POWER POLE
- SINGLE TREE
- FIRE HYDRANT
- POWER POLE / STREET LIGHT
- GUY ANCHOR
- SIGN
- █ BLOCKWALL
- DIRECTION OF FLOW
- ▨ FIRE LANE
- ▨ HARDSCAPE
- DECIDUOUS
- PALM

PM 071909 REQUESTED INCENTIVES		
DEVELOPMENT STANDARDS	REQUIRED	PROPOSING
TABLE D INCENTIVES (ON-MENU, MAX 3)	SIDE SETBACK (MAX 20% REDUCTION)	5 FT. PARCEL 1-4 FT. WEST SIDE (20% REDUCTION)
	LOT SIZE (MAX 50% REDUCTION)	5,000 SQ. FT. PARCEL 1-3,186 SQ. FT. (36% REDUCTION)
	LOT WIDTH (MAX 50% REDUCTION)	50 FT. PARCEL 1-35 FT. (30% REDUCTION)
ADDITIONAL INCENTIVES (OFF-MENU, MAX 3)	FRONTAGE	SAME AS AVERAGE WIDTH PARCEL 1-35 FT.
	SIDE SETBACKS	5 FT. PARCEL 1-3 FT. EAST SIDE

DRC
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

SECTION A-A
SCALE: 1/8" = 1'

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