

**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.

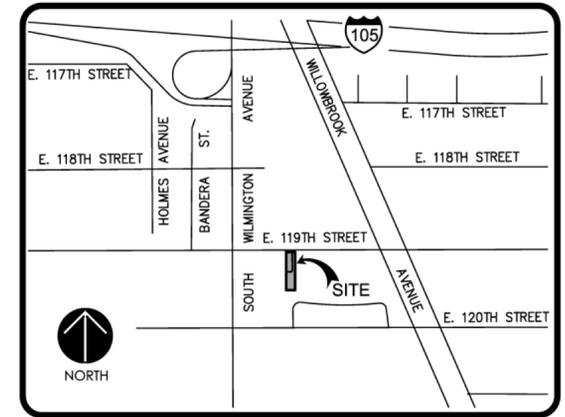
**LEGAL DESCRIPTION**

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
---	BLOCK WALL

**ABBREVIATIONS**

BW	BACK OF WALK
EG	EDGE OF GUTTER
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE

**SYMBOL LEGEND**

+	FIRE HYDRANT
○	POWER POLE
●	TREE
⊗	WATER VALVE

**PROPERTY ADDRESS**

1832 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 POLITICAL

CONTACT PERSON:  
ISMAEL MAYANS  
MAYANS DEVELOPMENT  
22343 LA PALMA AVENUE SUITE 132  
YORBA LINDA, CA 92887  
PH. (714) 692-1900  
PH. (714) 692-1933  
EMAIL: ismael@moyansdevelopment.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: papotheloz@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**

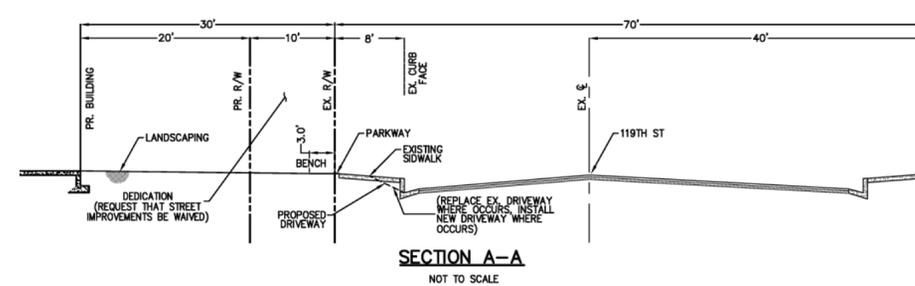
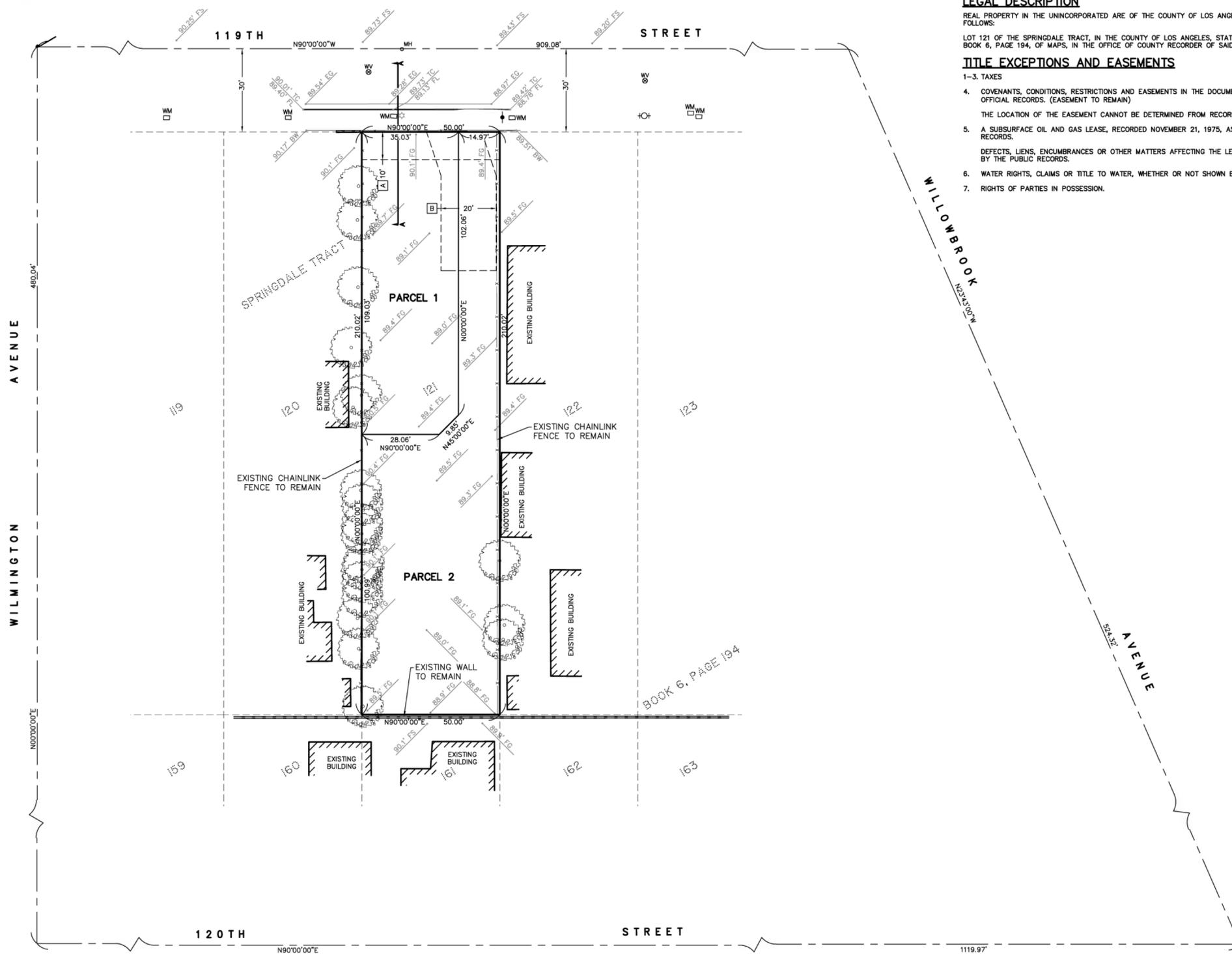
<b>TOTAL SITE AREAS</b>	
SITE BEFORE DEDICATIONS	10,501 SF / 0.24 AC
DEDICATIONS	500 SF
SITE AFTER DEDICATIONS	10,001 SF / 0.23 AC
<b>PARCEL AREAS (AFTER DEDICATIONS)</b>	
PARCEL 1 GROSS	3,445 SF / 0.08 AC
PARCEL 1 SHARED DRIVEWAY	259 SF
PARCEL 1 NET	3,186 SF / 0.07 AC
PARCEL 2 GROSS	6,556 SF / 0.15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

**EASEMENTS**

- [A] INDICATES PROPOSED OFFER OF STREET DEDICATION
- [B] 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.



**DRC**  
DRC Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning  
160 S. Old Springs Road, Ste. 210  
Anaheim Hills, California 92808  
(714) 685-6860

FEBRUARY, 2014  
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