

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHSC-3976163 (29) DATED FEBRUARY 21, 2012, ISSUED BY FIRST AMERICAN TITLE COMPANY, RANCHO CUCAMONGA, 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.

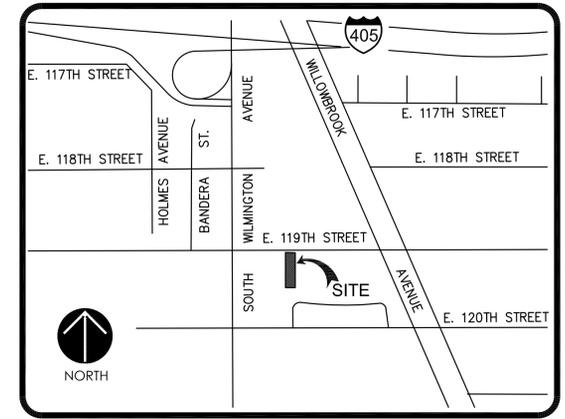
LEGAL DESCRIPTION

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.
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
- - - CENTER LINE
- - - FENCE
- - - ADJACENT PROPERTY
- OH-OH- OVERHEAD LINE
- BUILDING [Symbol]
- POWER POLE [Symbol]
- LIGHT POLE [Symbol]
- FIRE HYDRANT [Symbol]
- SINGLE TREE [Symbol]
- BLOCKWALL [Symbol]
- BW BACK OF WALK
- DWY DRIVEWAY
- EG EDGE OF GUTTER
- EPB ELECTRIC PULLBOX
- FG FINISH GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- PP POWER POLE
- TC TOP OF CURB
- WM WATER METER
- WPB WATER PULLBOX
- WV WATER VALVE
- [Symbol] INDICATES PROPOSED STREET DEDICATION

PROPERTY ADDRESS
1932 EAST 119TH STREET

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
22343 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 AVE.
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 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

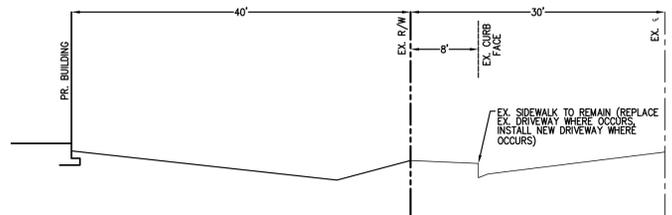
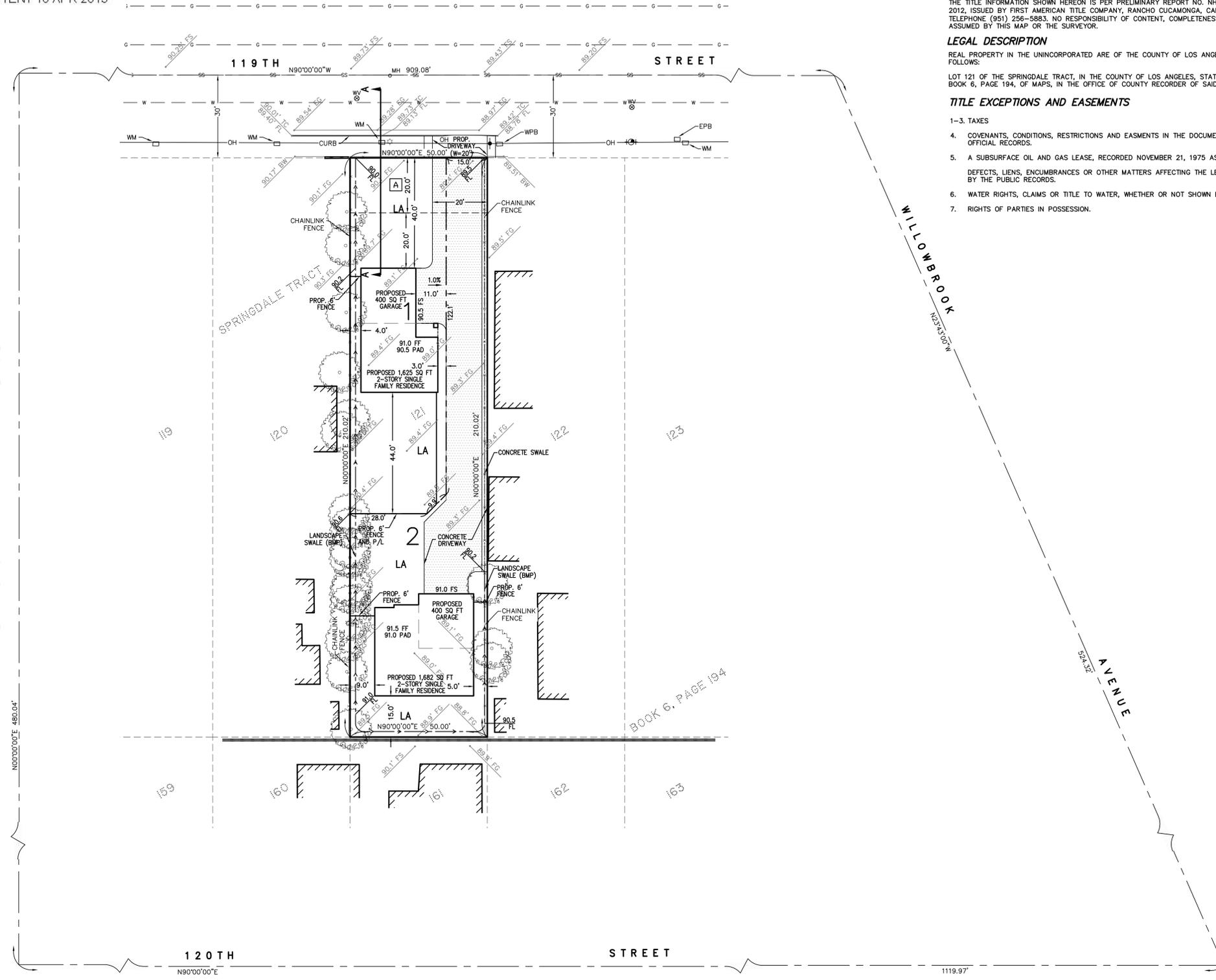
TOTAL SITE AREAS	
SITE BEFORE DEDICATIONS	10,501 SF / 0.24 AC
DEDICATIONS	1,000 SF
SITE AFTER DEDICATIONS	9,501 SF / 0.22 AC

EARTHWORK

FILL	280 CUBIC YARDS
CUT	10 CUBIC YARDS

PARCEL AREAS (AFTER DEDICATIONS)

PARCEL 1 GROSS	3,792 SF / 0.09 AC
PARCEL 1 SHARED DRIVEWAY	200 SF
PARCEL 1 NET	3,592 SF / 0.08 AC
PARCEL 2 GROSS	5,709 SF / 0.13 AC
PARCEL 2 SHARED DRIVEWAY	1,531 SF
PARCEL 2 NET	4,178 SF / 0.10 AC



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

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

APRIL, 2012
SCALE: 1" = 20'
JOB NO. 11-439G

VESTING TENTATIVE PARCEL MAP NO. 71909
IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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

FILENAME: I:\2011\11-439_Mayans\LA_Co_Maps\11-439\1001.dwg, LAST SAVED ON: Dec 14 2012 10:16am PLOTTED BY: PASCAL, ON: Jun 09 2013 2:27pm