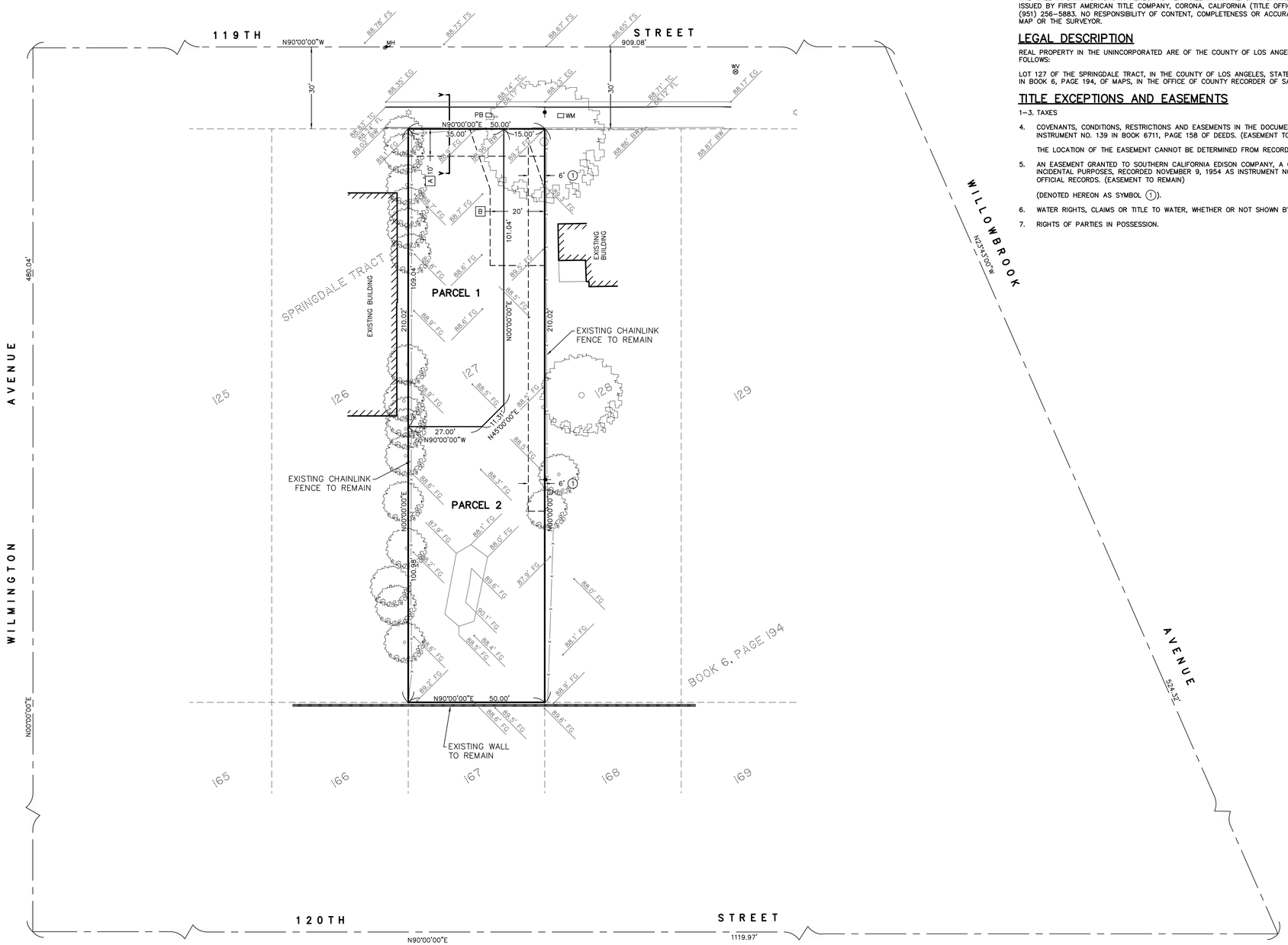
RECEIVED
DEPT OF REGIONAL PLANNING
PM071910 TENTATIVE
DATE: 24 JUN 2014



TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHSC-3976174 (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 127 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 OCTOBER 1, 1918 AS INSTRUMENT NO. 139 IN BOOK 6711, PAGE 158 OF DEEDS. (EASEMENT TO REMAIN)

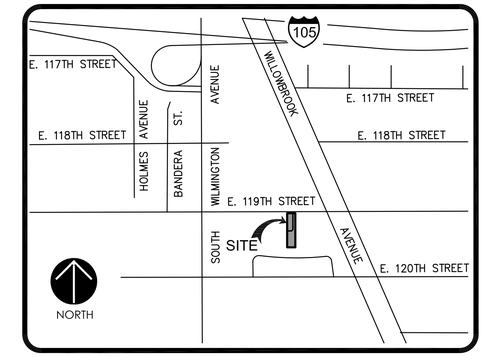
   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

5. AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1954 AS INSTRUMENT NO. 3142 IN BOOK 46065, PAGE 158, OF OFFICIAL RECORDS. (EASEMENT TO REMAIN)

   (DENOTED HEREON AS SYMBOL 1).

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
PB	PULLBOX
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE

SYMBOL LEGEND

- LIGHT POLE
- POWER POLE
- TREE
- WATER VALVE

PROPERTY ADDRESS

2026 EAST 119TH STREET
LOS ANGELES, CA 90059

ASSESSOR'S PARCEL No.

6150-007-905

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 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

LICENSED LAND SURVEYOR
PASCAL R. APOTHELOZ
EXP. 12/31/13
LS 7734
STATE OF CALIFORNIA

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	3,434 SF / 0.08 AC
PARCEL 1 SHARED DRIVEWAY	225 SF
PARCEL 1 NET	3,209 SF / 0.07 AC
PARCEL 2 GROSS	6,567 SF / 0.15 AC
PARCEL 2 SHARED DRIVEWAY	1,365 SF
PARCEL 2 NET	5,202 SF / 0.12 AC

EASEMENTS

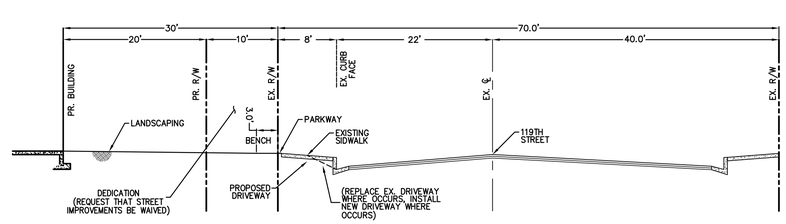
(1) INDICATES EXISTING SCE EASEMENT 46065-158, RECORDED NOV 9, 1954 (TO REMAIN)

[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.



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

N

JUNE, 2014
SCALE: 1" = 20'
JOB NO. 11-439F

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

MINOR LAND DIVISION

VESTING TENTATIVE PARCEL MAP NO. 71910

TO ACCOMPANY HOUSING PERMIT SITE PLAN

IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A MINOR LAND DIVISION OF LOT 127 OF THE SPRINGDALE TRACT, RECORDED IN BOOK 6, PAGE 194, OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FILENAME: L:\2011\11-439 Mayans LA Co Maps\11-439F 2026 E 119th Street\TM\11-439FTM01.dwg, LAST SAVED ON: Feb 03 2014 11:07am PLOTTED BY: JOSH, ON: Jun 19 2014 10:41am