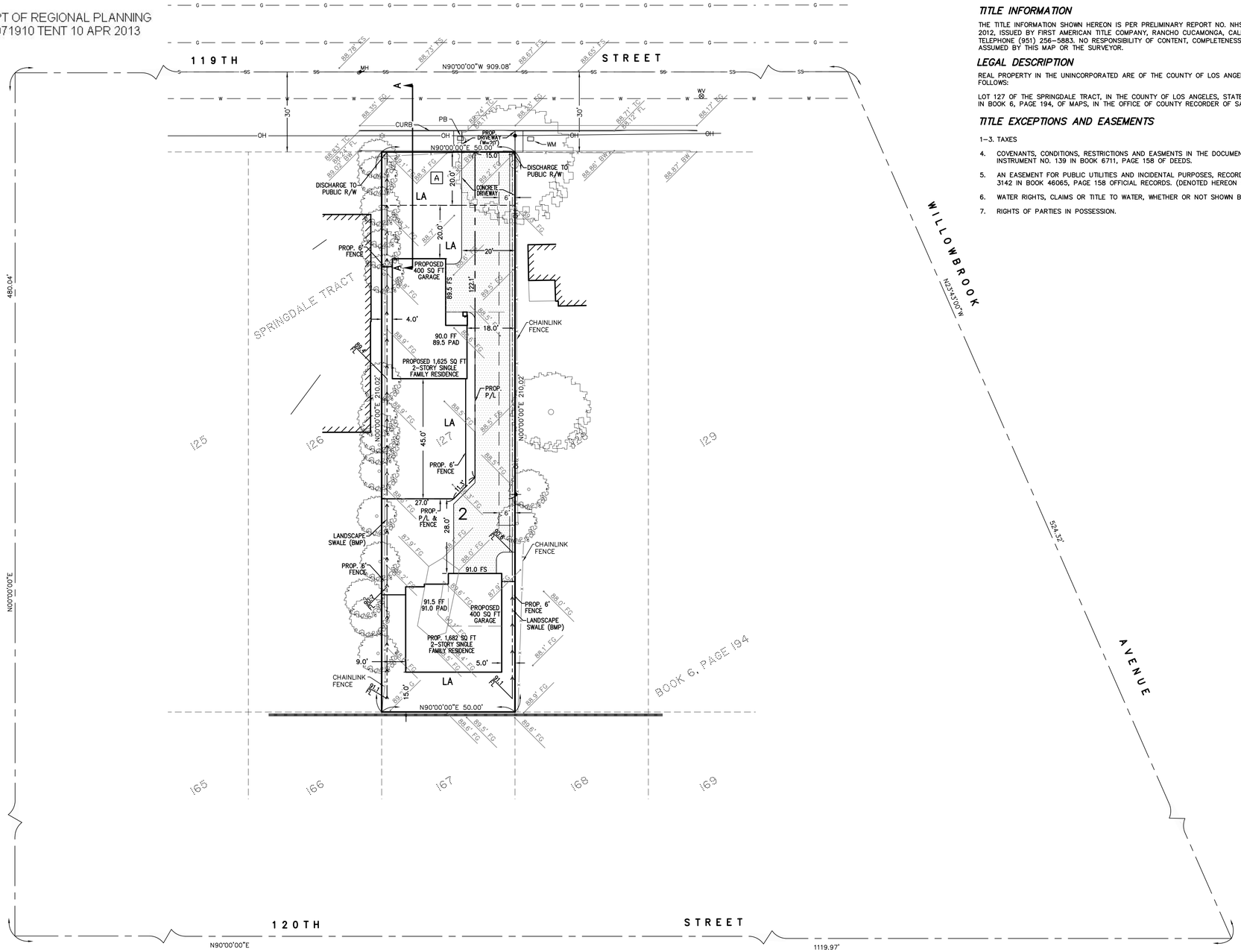
DEPT OF REGIONAL PLANNING
PM071910 TENT 10 APR 2013



TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NHSC-3976174 (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 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

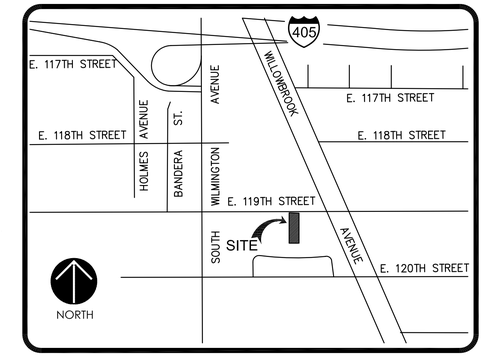
1-3. TAXES

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASMENTS IN THE DOCUMENT RECORDED OCTOBER 1, 1918 AS INSTRUMENT NO. 139 IN BOOK 6711, PAGE 158 OF DEEDS.

5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1954 AS INSTRUMENT NO. 3142 IN BOOK 46065, PAGE 158 OFFICIAL RECORDS. (DENOTED HEREON AS SYMBOL [A]).

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
—x—x—	FENCE
	ADJACENT PROPERTY
—OH— —OH—	OVERHEAD LINE
BUILDING	
POWER POLE	
SINGLE TREE	DESIDUOUS
BLOCKWALL	
BW	BACK OF WALK
EG	EDGE OF GUTTER
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
PB	PULLBOX
PP	POWER POLE
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE
[A]	INDICATES PROPOSED STREET DEDICATION

PROPERTY ADDRESS
2026 EAST 119TH STREET

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 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

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

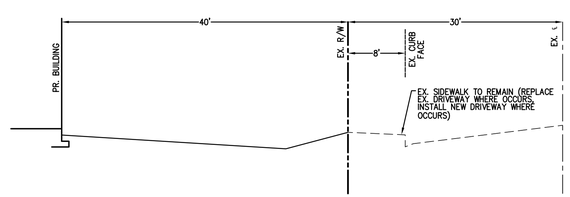
BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF 119TH STREET PER SPRINGDALE TRACT, AS PER MAP RECORDED IN BOOK 6 PAGE 194 OF MAPS, RECORDS OF LOS ANGELES COUNTY, BEING WEST.

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
PARCEL AREAS (AFTER DEDICATIONS)	
PARCEL 1 GROSS	3,820 SF / 0.09 AC
PARCEL 1 SHARED DRIVEWAY	200 SF
PARCEL 1 NET	3,620 SF / 0.08 AC
PARCEL 2 GROSS	5,681 SF / 0.13 AC
PARCEL 2 SHARED DRIVEWAY	1,531 SF
PARCEL 2 NET	4,150 SF / 0.10 AC

EARTHWORK
FILL 20 CUBIC YARDS
CUT 40 CUBIC YARDS



SECTION A-A

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. 11-439F

VESTING TENTATIVE PARCEL MAP NO. 71910

IN THE UNINCORPORATED COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION 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\11-439F TMD1.dwg, LAST SAVED ON: Dec 17 2012 10:20am PLOTTED BY: PASCAL ON: Jan 09 2013 2:36pm