

**MAJOR LAND DIVISION  
TENTATIVE TRACT MAP NO. 072444  
(FOR CONDOMINIUM PURPOSES)**  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**LEGEND**

- FRUIT TREES
- AVOCADO TREES
- CACTUS
- NO OAK TREES ON SITE.**

**DRAINAGE LEGEND**

DIRECTION OF EX. DRAINAGE →

**ABBREVIATIONS**

- EG EXISTING GRADE
- FG FINISH GRADE
- CLF CHAIN LINK FENCE
- RET. U RETAINING

**UTILITIES**

- ELECTRICITY SOUTHERN CALIFORNIA EDISON
- GAS SOUTHERN CA GAS
- WATER CITY OF AZUSA, AZUSA LIGHT & WATER
- SEWER COUNTY SANITATION DISTRICT

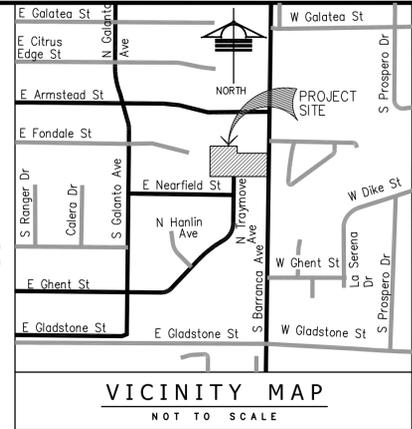
**ARMSTEAD STREET**

FD. SPK. & W.  
FLUSH PER RDFB  
619 PG. 163

FD. BRASS CAP IN  
WELL, .75" DN., PER  
RDFB 1532 PG. 163D

**NOTES**

- EXISTING HOUSES, GARAGE & SHED AND OTHER IMPROVEMENTS TO BE DEMOLISHED.
- GROSS AREA : 66,842 S.F. (1.534 ACRES)
- NET AREA : 60,023 S.F. (1.378 ACRES)
- EXISTING ZONE : R-A-6000
- NO. OF EXISTING LOTS : 1
- PROPOSED USE : RESIDENTIAL DETACHED CONDOMINIUM
- PROPOSED ZONE : R-A-6000
- PROPOSED NO. OF LOT : 1
- PROPOSED NO. OF UNITS : 10 RESIDENTIAL DETACHED CONDOMINIUM
- SEWER LINE : PUBLIC SEWER - INSTALL 6" VCP LATERAL
- WATER LINE : PUBLIC WATER-INSTALL 8" DUCTILE IRON CL 350
- PARKING SPACES : 6 GUEST PARKING LOTS
- NO OAK TREES ON SITE  
ALL TREES WILL BE REMOVED



**LEGAL DESCRIPTION :**

THE SOUTHERLY 215 FEET OF LOT 8 OF THE ORMISTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 510 FEET.  
ALSO EXCEPT THE NORTH 50 FEET FEET OF THE EAST 190 FEET.

ALSO EXCEPT BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 41.00 FEET; THENCE NORTHERLY ALONG A DIRECT LINE 165.21 FEET TO A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 165.00 FEET OF SAID LOT DISTANT WESTERLY THEREON 33.00 FEET FROM THE EASTERLY LINE OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE 33.00 FEET TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 165.00 FEET TO THE POINT OF BEGINNING.

**BASIS OF BEARING :**

THE BEARING OF N 0° 01' 40" W OF THE CENTERLINE OF BARRANCA AVENUE AS SHOWN ON TRACT NO. 16833 M.B. 605/1-2 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

**BENCHMARK :**

BENCHMARK NO. - RDLB 619-219 ELEV. = 627.135

L.A.F.C. BR. CAP MON. IN S END E'LY WING WALL BR. # 1236 ±287' N/O & ±35' E/O CL INT. GHENT ST. & BARRANCA AVE. (BEN LOMOND AVE.) (LINE 'A') ( MKD. BM 81-42 1960)

**EASEMENT NOTE :**

NOTE : FIDELITY NATIONAL TITLE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 011-23030504-TC1, DATED MAY 8, 2013, ITEMS NO. INSIDE HEXAGONAL INDICATES THAT THESE ITEMS ARE PLOTTED ON THE MAP WITH THE SAME SYMBOL AND ITEM NO.

④ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES - AZUSA IRRIGATION CO.  
RECORDING NO: IN BOOK 986, PAGE 239, DEEDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT (INDETERMINATE IN NATURE).

⑤ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

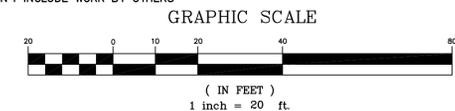
PURPOSE: SLOPE EASEMENT FOR CUTS AND/OR FILLS  
RECORDING DATE: MARCH 5, 1975  
RECORDING NO: 2114, OFFICIAL RECORDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT (TO REMAIN).

**ESTIMATED EARTHWORK QUANTITIES :**

**SITE GRADING :**

- 1. RAW CUT : 1750 CY
- 2. RAW FILL : 4000 CY
- 3. ESTIMATED IMPORT OF DIRT TO THE SITE : 2250 CY

NOTE: THESE QUANTITIES ARE FOR GRADING ONLY AND DON'T INCLUDE WORK BY OTHERS



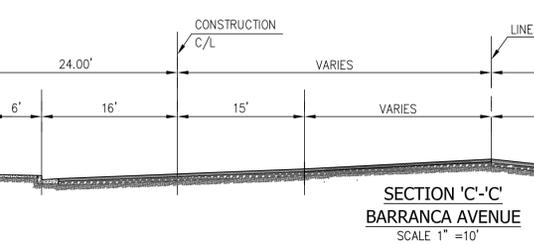
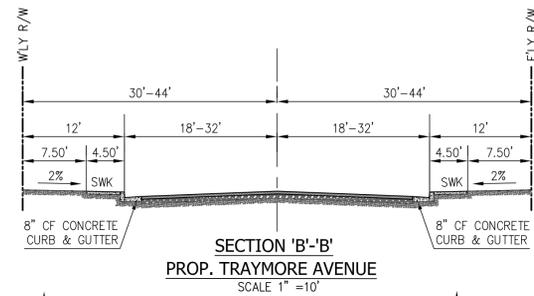
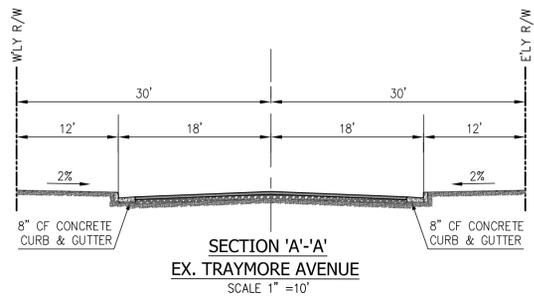
PREPARED UNDER THE SUPERVISION OF

NADER J. QOBORSI, RCE 46119 EXP. 12/31/14

**FORESIGHT ENGINEERING INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
17621 IRVINE BLVD, SUITE 210  
TUSTIN, CA 92780  
TEL (714)542 1214 \* FAX (714)542 0117

**TENTATIVE TRACT MAP 072444**  
5755 N. BARRANCA AVENUE,  
AZUSA, CA 91702

DRAWING PREPARED FOR:  
DRAWN BY: JLB SCALE: 1" : 20' 03/26/2014  
CHECKED BY: NJQ PROJ. NO. 150-236 SHEET 1 OF 2



**OWNER /DEVELOPER/  
SUBDIVIDER:**

JOEY AND JANICE WILKINS  
620 ARROW HIGHWAY,  
LA VERNE, CA 91750  
TEL. NO. (909) 599-4262

**SITE ADDRESS :**

LOT 107  
5755 N. BARRANCA AVENUE, TR. NO. 16833  
AZUSA, CA 91702 M.B. 605/1-2

**APN NO :**

8629-019-029

**CIVIL ENGINEER :**

FORESIGHT ENGINEERING, INC.  
17621 IRVINE BLVD, SUITE 210  
TUSTIN, CA 92780  
CONTACT PERSON : NADER J. QOBORSI  
TEL. NO. (714) 542-1214  
FAX NO. (714) 542-0117

**EARTHWORK NOTE :**

EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE OR ANY MATERIAL GENERATED BY UTILITY, TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

