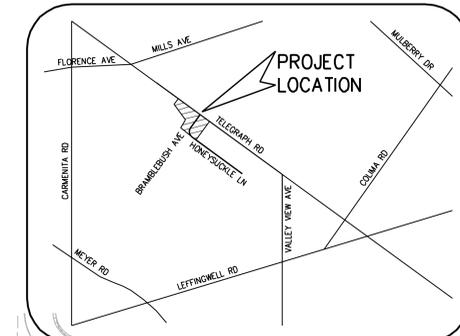


TENTATIVE TRACT NO. 72684

(FOR TOWNHOME PURPOSES)

LOCATED IN THE UNINCORPORATE TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP
NTS

GROSS AREA = 3.96 Acres
NET AREA = 3.67 Acres

ZONING:
EXISTING LAND USE/ZONING: RECREATIONAL - COLF COURSES A-1 (OPEN SPACE)
PROPOSED LAND USE/ZONING: R-2 (RESIDENTIAL)

UTILITIES:
SEWER: CONSOLIDATED SEWER MAINTENANCE DISTRICT OF LOS ANGELES COUNTY
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
P.O. BOX 1475
ALAMOGA, CA 91802-1475
(626) 300-3399
WATER: ORCHARD DALE WATER DISTRICT
13819 EAST TELEGRAPH ROAD,
WHITTIER, CA 90604
(562) 941-0114

BASIS OF BEARING
THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF TELEGRAPH ROAD BEING NORTH 49°44'00" WEST AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48 OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

FLOOD ZONE DESIGNATION
FLOOD ZONE: X
FLOOD MAP NO.: 06037C1841F
COMMUNITY PANEL NO.: 1841
COMMUNITY NO.: 065043
DATE OF MAP: SEPTEMBER 26, 2008

BENCHMARK
BM# Y 8224 ELEV: 139.832 (SANTA FE QUAD 2005)
L&T IN NLY CB 300MM(1FT) ELY/O BCR @ NE COR VICTORIA AVE & TELEGRAPH RD

EARTHWORK QUANTITIES

EARTHWORK	7,200 CY
EXPORT	3,100 CY

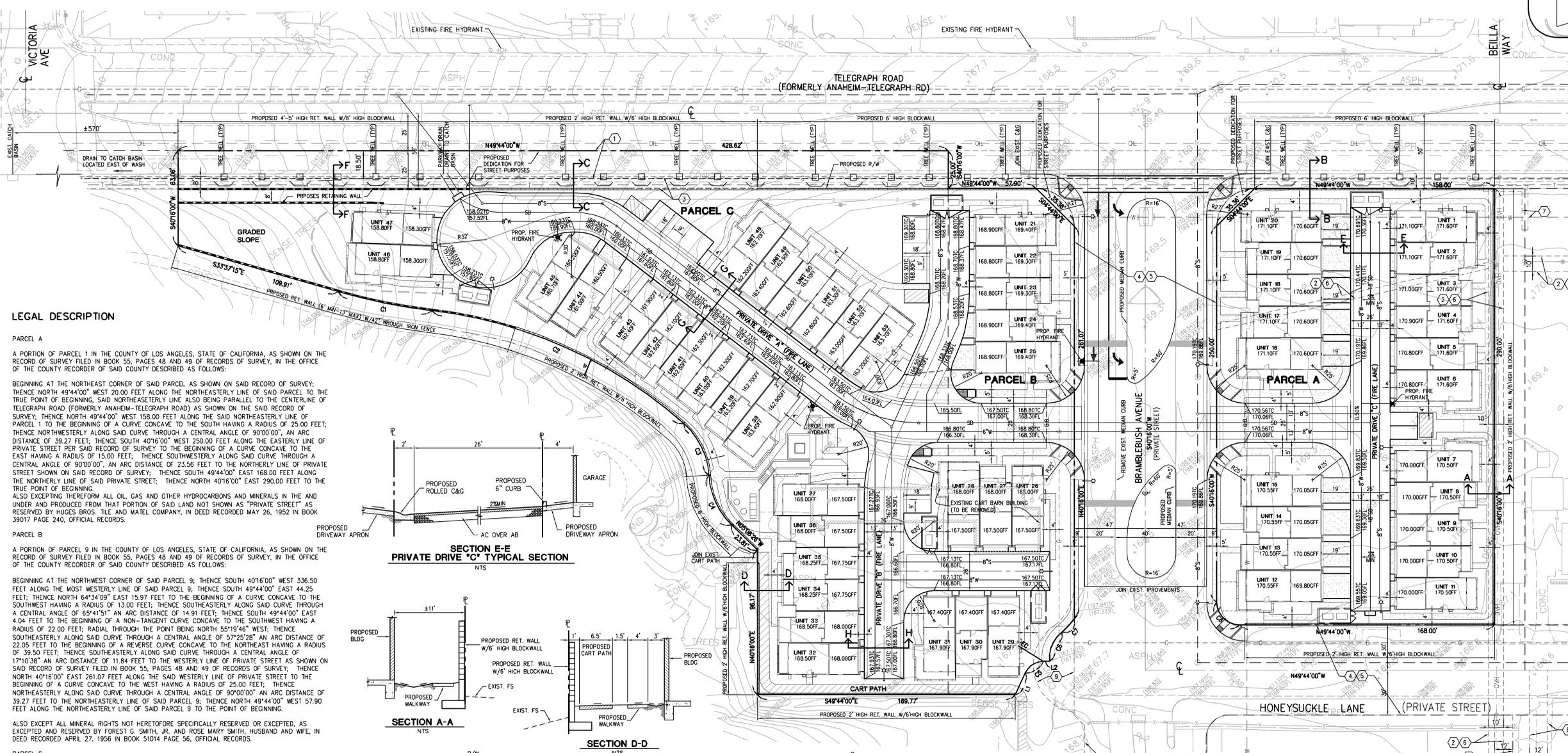
- EASEMENT NOTES:**
- EASEMENT(S) FOR PIPELINES PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 39333, PAGE 5, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42885, PAGE 24, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48 OF RECORD OF SURVEY, FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 23616, PAGE 195, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24483, PAGE 186, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 39333, PAGE 3, OF OFFICIAL RECORDS AND BOOK 39363, PAGE 274, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42671, PAGE 440, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR POLE LINES AND CONDUIT PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 41508, PAGE 136, OF OFFICIAL RECORDS
 - EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 5, 1984, INSTRUMENT NO. 84-1429672, OF OFFICIAL RECORDS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	63.04'	392.00'	09°12'49"
C2	184.73'	303.00'	34°55'50"
C3	39.24'	50.00'	44°57'39"
C4	37.12'	50.00'	47°32'01"
C5	14.91'	13.00'	65°41'51"
C6	22.05'	22.00'	57°25'28"
C7	11.84'	39.50'	17°10'38"
C8	23.56'	15.00'	90°00'00"

LINE TABLE

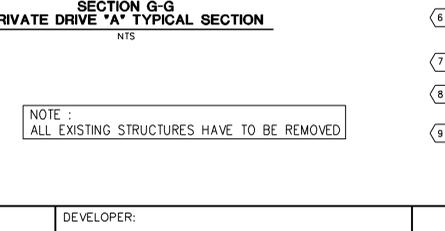
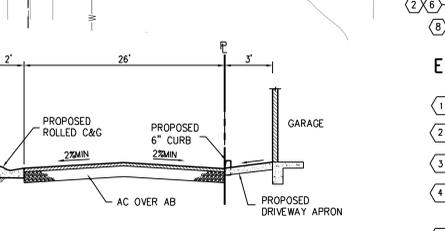
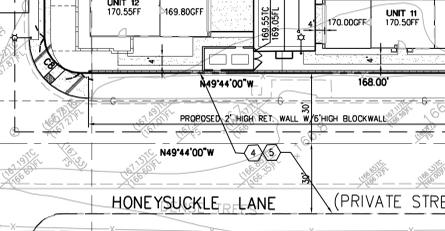
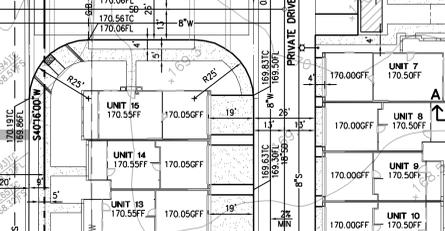
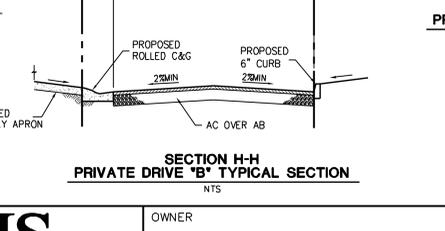
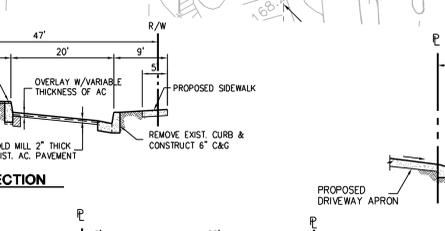
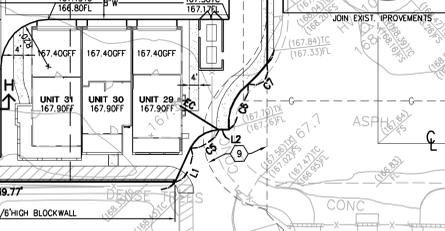
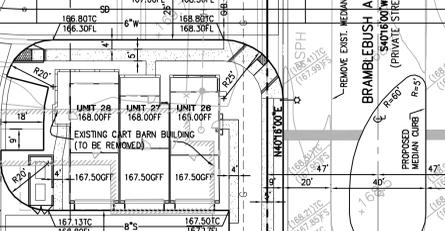
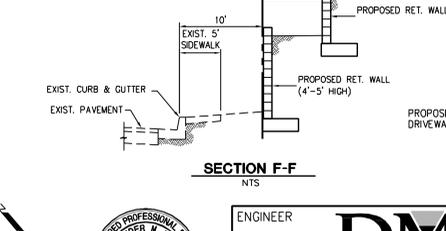
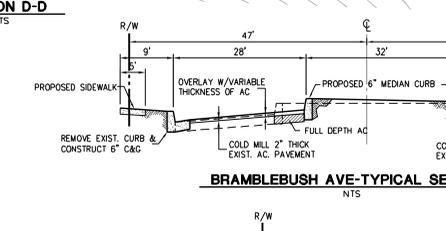
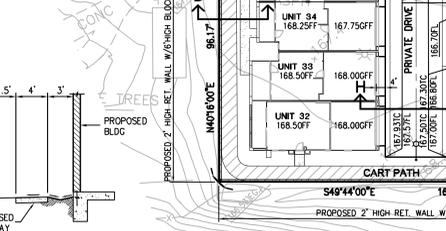
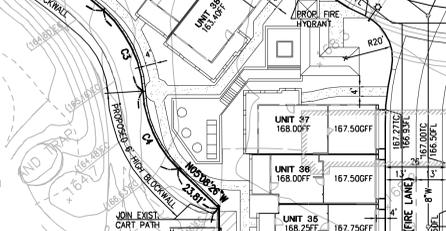
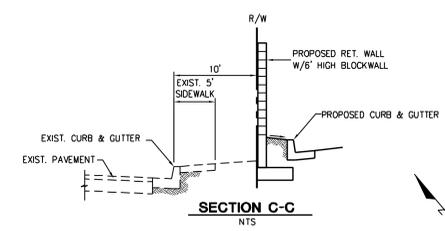
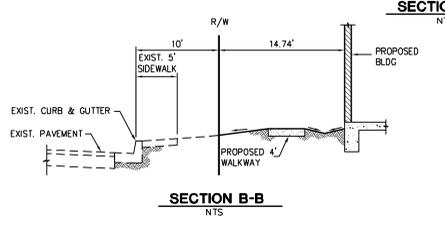
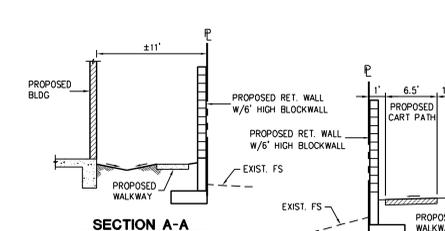
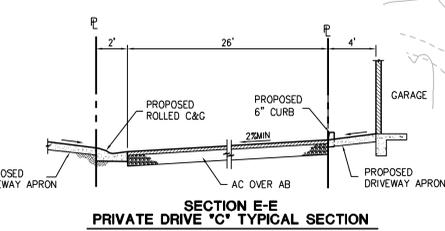
LINE	LENGTH	BEARING
L1	15.97	N64°34'09"E
L2	4.04	S49°44'00"E



LEGAL DESCRIPTION
PARCEL A
A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 20.00 FEET ALONG THE NORTHEASTLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEASTLY LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 158.00 FEET ALONG THE SAID NORTHEASTLY LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°16'00" WEST 230.00 FEET ALONG THE EASTERLY LINE OF PRIVATE STREET PER SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERLY LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 49°44'00" EAST 188.00 FEET ALONG THE NORTHERLY LINE OF SAID PRIVATE STREET; THENCE NORTH 40°16'00" EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING.
ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN THE AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGES BROS. TILE AND MATEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

PARCEL B
A PORTION OF PARCEL 9 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 9; THENCE SOUTH 40°16'00" WEST 336.50 FEET ALONG THE MOST WESTERLY LINE OF SAID PARCEL 9; THENCE SOUTH 49°44'00" EAST 44.25 FEET; THENCE NORTH 64°34'09" EAST 15.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°41'51" AN ARC DISTANCE OF 14.91 FEET; THENCE SOUTH 49°44'00" EAST 4.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 22.00 FEET; RADIAL THROUGH THE POINT BEING NORTH 55°19'46" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'28" AN ARC DISTANCE OF 22.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 39.24 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'38" AN ARC DISTANCE OF 11.84 FEET TO THE WESTERLY LINE OF PRIVATE STREET AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY; THENCE NORTH 40°16'00" EAST 261.07 FEET ALONG THE SAID WESTERLY LINE OF PRIVATE STREET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE NORTHEASTLY LINE OF SAID PARCEL 9; THENCE NORTH 49°44'00" WEST 57.90 FEET ALONG THE NORTHEASTLY LINE OF SAID PARCEL 9 TO THE POINT OF BEGINNING.

PARCEL C
A PORTION OF LOT A OF TRACT NO. 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF SAID LOT A, DISTANT NORTH 49°44'00" WEST 252.90 FEET FROM THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 3 AND NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEASTLY LINE OF SAID LOT A NORTH 49°44'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEASTLY LINE OF SAID LOT A SOUTH 40°16'00" WEST 63.06 FEET; THENCE SOUTH 33°37'15" EAST 109.91 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 392.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'33" AN ARC DISTANCE OF 63.32 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 00°06'15" AN ARC DISTANCE OF 0.71 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 303.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°55'50" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°32'01" AN ARC DISTANCE OF 37.12 FEET; THENCE SOUTH 05°08'26" EAST 23.81 FEET; THENCE SOUTH 40°16'00" WEST 96.17 FEET; THENCE SOUTH 49°44'00" EAST 125.52 FEET TO THE EASTERLY LINE OF SAID PARCEL 3 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1960 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID LINE ALSO BEING THE WESTERLY LINE OF PARCEL 9 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE NORTH 40°16'00" EAST 361.50' TO A POINT ON THE SOUTHWESTERLY LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE); THENCE 428.62 FEET ALONG THE SAID SOUTHWESTERLY LINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) TO THE POINT OF BEGINNING.
ALSO EXCEPT ALL MINERAL RIGHTS NOT HERETOFORE SPECIFICALLY RESERVED OR EXCEPTED, AS EXCEPTED AND RESERVED BY FOREST G. SMITH, JR. AND ROSE MARY SMITH, HUSBAND AND WIFE, IN DEED RECORDED APRIL 27, 1956 IN BOOK 51014, PAGE 56, OFFICIAL RECORDS.



NOTE:
ALL EXISTING STRUCTURES HAVE TO BE REMOVED

SCALE: 1"=30'



ENGINEER
DMS CONSULTANTS, INC.
CIVIL ENGINEERS
12371 Wilshire Blvd., Suite 200, Beverly Hills, CA 90210
Tel: (310) 274-1111
01/14/14
SURENDER DEWAN RCE 34559 EXP. 08/30/15

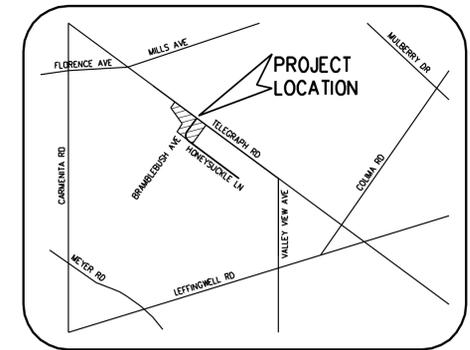
OWNER
CANDLEWOOD COUNTRY CLUB
A CALIFORNIA NON-PROFIT CORPORATION
14000 Telegraph Rd
Whittier, CA.

DEVELOPER:
BRANDYWINE HOMES
16580 Aston-Irvine, CA 92606
Tel: (949) 296-2400 Fax: (949) 296-2420

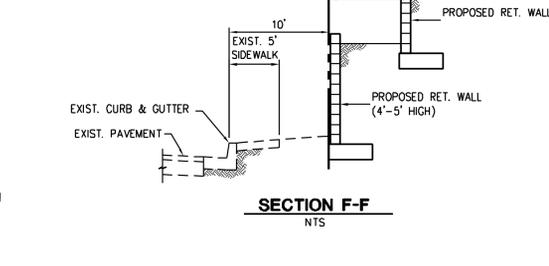
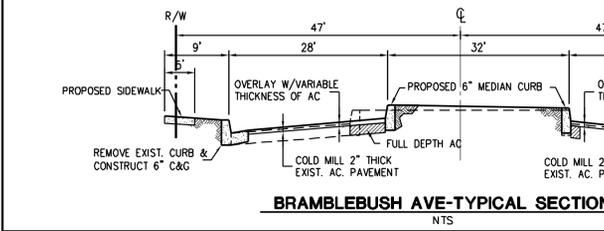
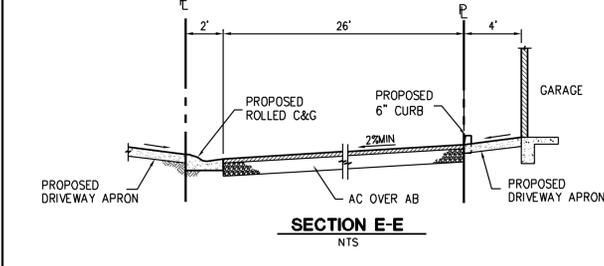
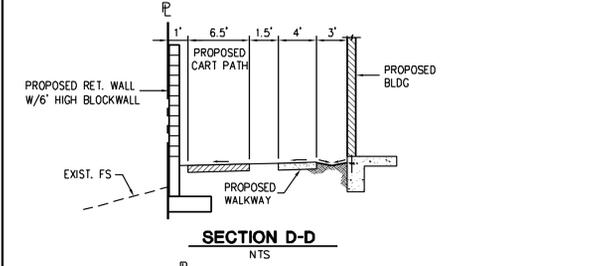
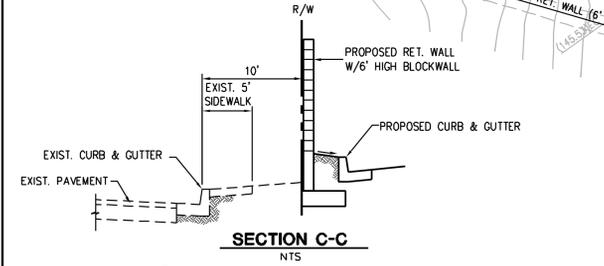
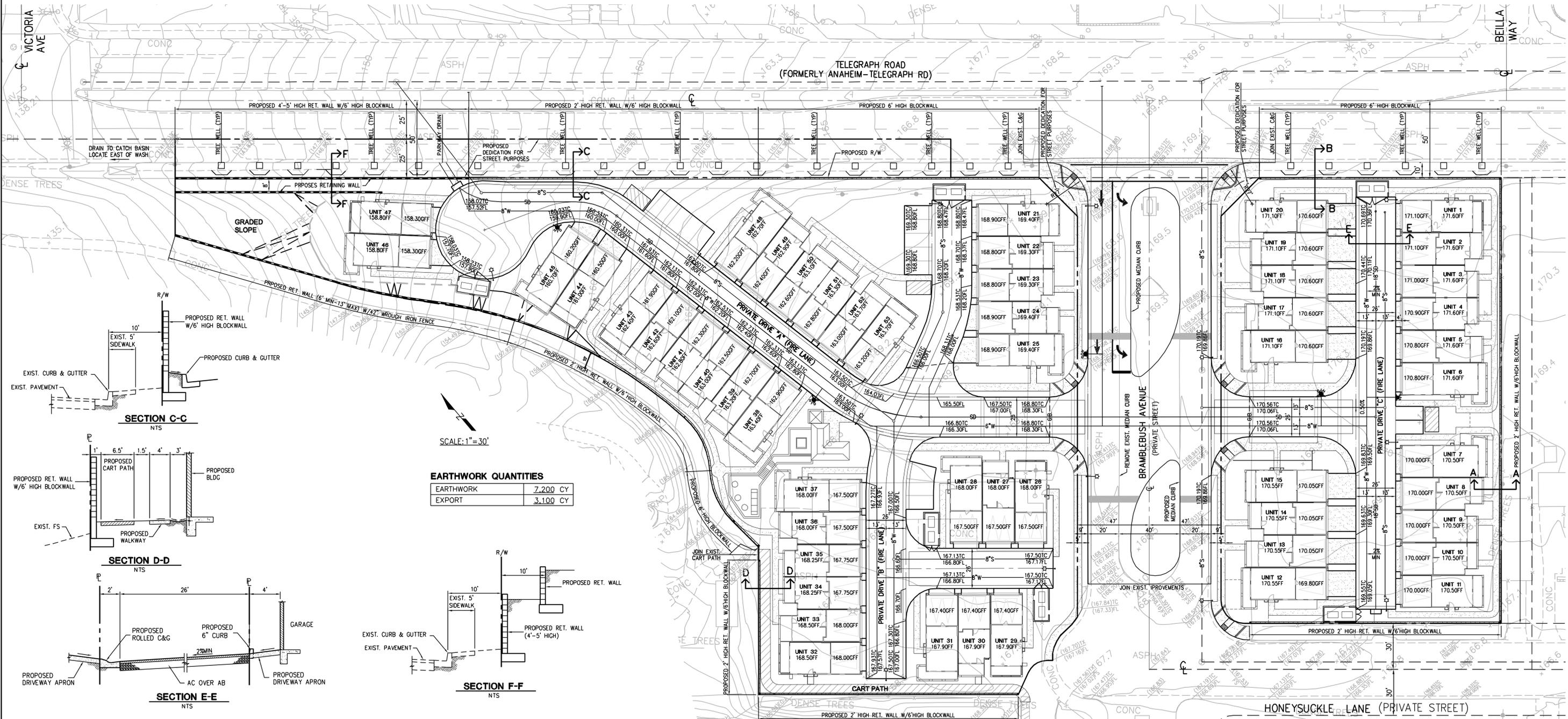
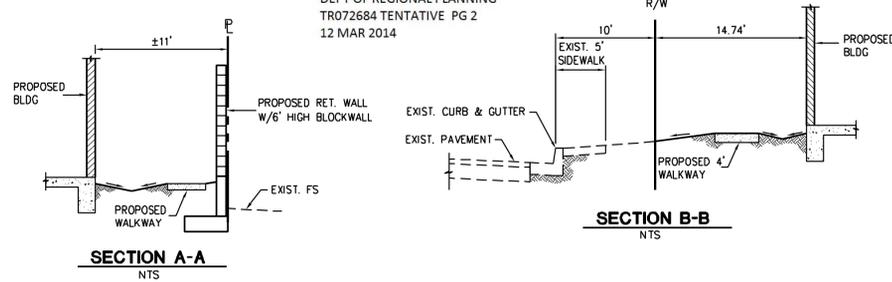
TENTATIVE TRACT
MAJOR LAND DIVISION
TENTATIVE TRACT NO. 72684
(FOR TOWNHOME PURPOSES)
LOCATED IN THE UNINCORPORATE TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
DATE: 01/14/14
SHEET 1 OF 1

TENTATIVE TRACT NO. 72684 (FOR TOWNHOME PURPOSES)

LOCATED IN THE UNINCORPORATE TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP
NTS



NOTE:
ALL EXISTING STRUCTURES HAVE TO BE REMOVED

<p>ENGINEER DMS CONSULTANTS, INC. CIVIL ENGINEERS 12371 Lewis St. #203 Garden Grove, CA 92840 P. 714-740-8840 F. 714-740-8842</p>	<p>OWNER CANDLEWOOD COUNTRY CLUB A CALIFORNIA NON-PROFIT CORPORATION 14000 Telegraph Rd Whittier, CA</p>	<p>DEVELOPER: BRANDYWINE - HOMES - 16580 Aston-Irvine, CA 92606 Tel: (949) 296-2400 Fax: (949) 296-2420</p>	<p>TENTATIVE TRACT MAJOR LAND DIVISION TENTATIVE TRACT NO. 72684 (FOR TOWNHOME PURPOSES) LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DATE: 12/15/13 SHEET 1 OF 2</p>
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