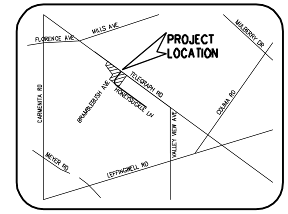
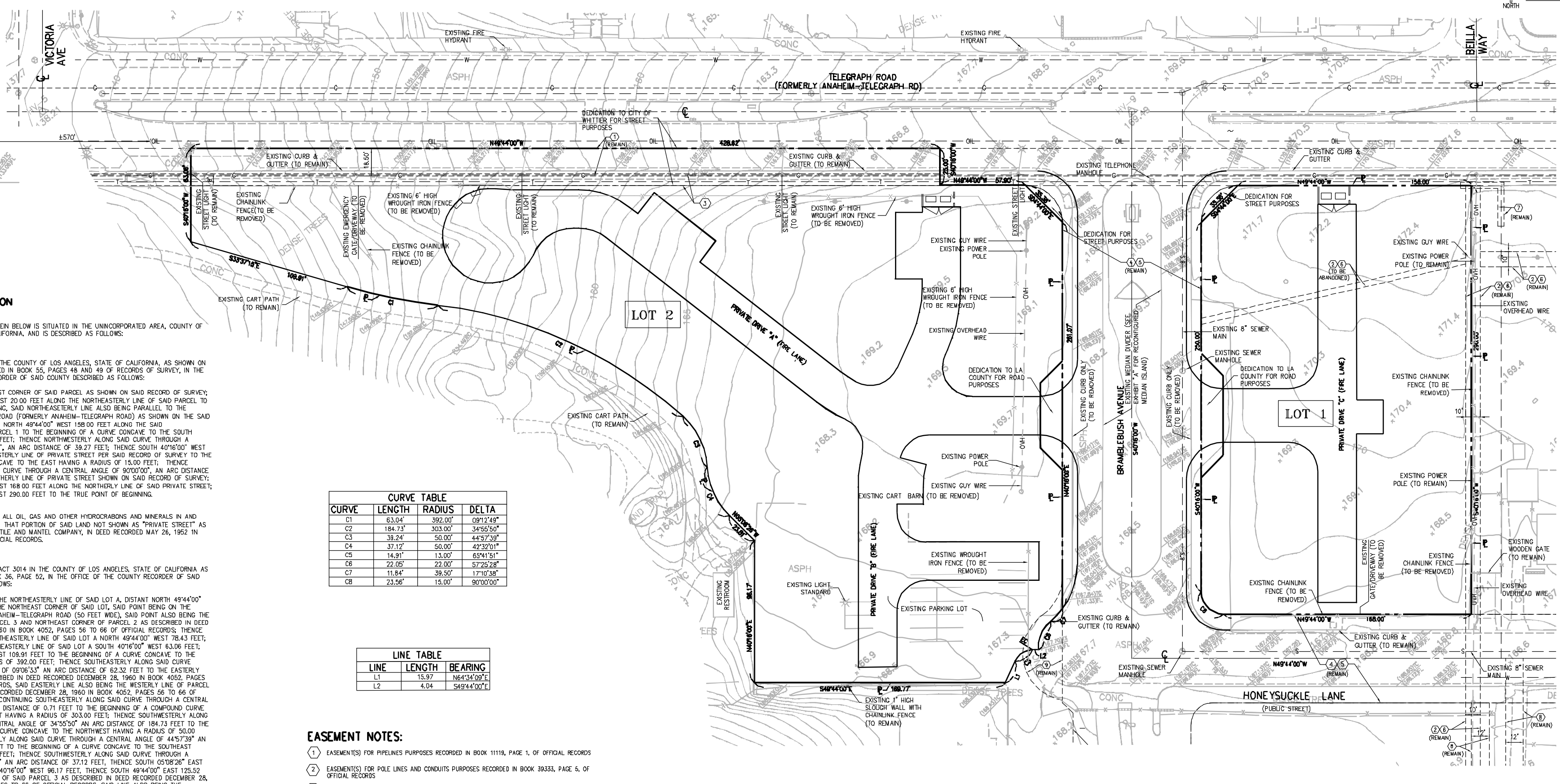
RECEIVED
DEPT OF REGIONAL PLANNING
TR072684 TENTATIVE
DATE: 25 JUN 2014

# TENTATIVE TRACT NO. 072684
## (FOR CONDOMINIUM PURPOSES)
# TENTATIVE MAP
LOCATED IN THE UNINCORPORATE TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA




NORTH
VICINITY MAP
NTS




## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:

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 NORTHEASTERLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEASETERLY LINE ALSO BEING PARALLEL TO THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 158.00 FEET ALONG THE SAID NORTHEASTERLY 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 250.00 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 168.00 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 EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCRABONS AND MINERALS IN AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGES BROS TILE AND MANTEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

LOT 2:

A PORTION OF LOT A OF TRACT 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 36, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT A, DISTANT NORTH 49°44'00" WEST 2562.90 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 NORTHEASTERLY LINE OF SAID LOT A NORTH 49°44'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEASTERLY 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 CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 392.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'33" AN ARC DISTANCE OF 62.32 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 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 SOUTHWEST 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 COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°57'39" AN ARC DISTANCE OF 39.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST 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 CONTINUING 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 SOUTH HAVING A RADIUS OF 13.00 FEET; THENCE EASTERLY 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 SOUTH EAST HAVING A RADIUS OF 22.00 FEET; RADIAL THROUGH THE POINT BEING NORTH 55°19'46" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 39.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'38" AN ARC DISTANCE OF 11.84 FEET TO THE WESTERLY LINE OF PRIVATE DRIVE 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 DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST 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 TO THE NORTHEASTERLY LINE OF SAID PARCEL 9; THENCE NORTH 49°44'00" WEST 57.90 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 9; THENCE NORTH 40°16'00" EAST 25.00 FEET ALONG THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 9 TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT A; THENCE NORTH 49°44'00" WEST 428.62 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT A TO THE POINT OF BEGINNING.

THE ABOVE PARCEL IS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT #RLLA 2013-00010 RECORDED APRIL 14, 2014, AS INSTRUMENT NO. 20140377523, 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' | 42°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 |

## EASEMENT NOTES:

1. EASEMENT(S) FOR PIPELINES PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS
2. EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 39333, PAGE 5, OF OFFICIAL RECORDS
3. EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42885, PAGE 24, OF OFFICIAL RECORDS
4. 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 23619, PAGE 195, OF OFFICIAL RECORDS.
5. 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.
6. 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.
7. 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.
8. 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
9. 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 84-1429872, OF OFFICIAL RECORDS

**NOTE: NO PRIVATE EASEMENTS EXIST ON SITE.**

**LOT 1:**
**GROSS AREA = 1.21 Acres**
**NET AREA = 1.19 Acres**

**LOT 2:**
**GROSS AREA = 2.75 Acres**
**NET AREA = 2.43 Acres**

NOTE :
ALL EXISTING UTILITIES ON-SITE TO BE REMOVED/RELOCATED. CONTRACTOR TO VERIFY LOCATION IN FIELD.

NOTE :
ALL EXISTING STRUCTURES HAVE TO BE REMOVED

### PROJECT DESCRIPTION

1. NO. OF LOTS : 2
2. NO. DWELLING UNITS : 53
3. NO. OF BUILDING PROPOSED : 12
4. APN NOS : 8030-008-011 & 8030-023-024

### SITE ADDRESS

14000 TELEGRAPH ROAD, WHITTIER, CA-90604

### 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 ANAGELES COUNTY, STATE OF CALIFORNIA.

### BENCHMARK

BM# Y 8224 ELEV: 139.832 (SANTA FE QUAD 2005)

L&T IN N'LY CB 300MM(1FT) ELY/O BCR @ NE COR VICTORIA AVE & TELEGRAPH RD

REGISTERED PROFESSIONAL ENGINEER SURENDER M. DEWAN NO. 34559 Exp. 9/30/15 CIVIL STATE OF CALIFORNIA

SCALE: 1"=30'

TENTATIVE MAP

| ENGINEER | OWNER | DEVELOPER: | |
|---|---|---|---|
| DMS CONSULTANTS, INC. CIVIL ENGINEERS<br>12371 Lewis St. #203 Garden Grove CA. 92840 P. 714-740-8840 F. 714-740-8842<br>SURENDER DEWAN RCE 34559 EXP. 09/30/15 | CANDLEWOOD COUNTRY CLUB<br>A CALIFORNIA NON-PROFIT CORPORATION<br>14000 Telegraph Rd<br>Whittier, CA. | BRANDYWINE HOMES<br>16580 Aston-Irvine, CA 92606<br>Tel: (949) 296-2400 Fax: (949) 296-2420 | MAJOR LAND DIVISION<br>TENTATIVE TRACT NO. 072684<br>(FOR CONDOMINIUM PURPOSES)<br>LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA<br>DATE: 06/23/14 SHEET 1 OF 1 |