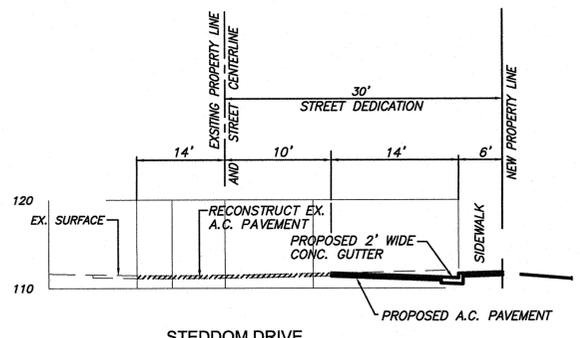


LEGEND

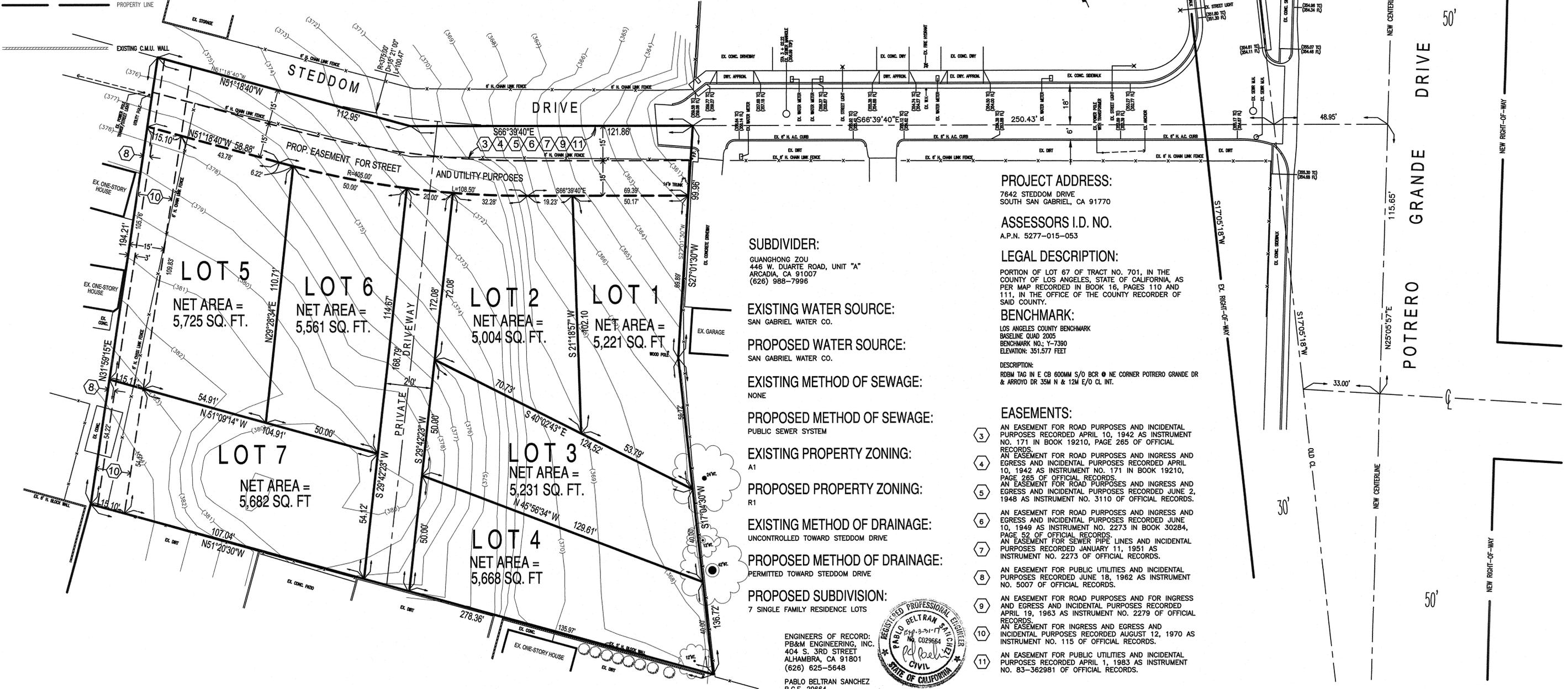
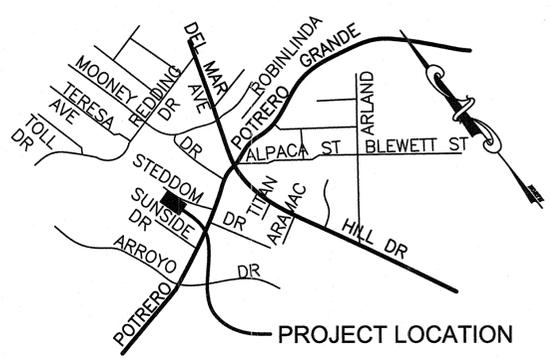
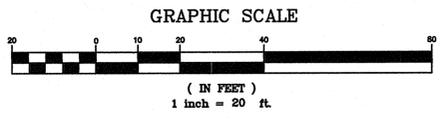
RECEIVED
DEPT OF REGIONAL PLANNING
TRUSTEES TENTATIVE
DATE: 01 NOV 2015

- TE TRASH ENCLOSURE
- NG NATURAL GRADE
- L.S. LANDSCAPING
- TC TOP OF CURB
- FL FLOWLINE
- TW TOP OF WALL
- FF FINISH FLOOR
- PE PAD ELEVATION
- DN DOWN
- P.A. PLANTING AREA
- FS FINISH SURFACE
- FG FINISH GRADE
- G.B. GRADE BREAK
- Ø DIAMETER
- MIN. MINIMUM
- H. HIGH
- BW BACK OF WALK
- TO TOP OF GRATE
- INV INVERT ELEVATION
- PALM TREE
- TREE
- WATER VALVE
- DUCT VENTILATION
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- CENTERLINE
- PROPERTY LINE



**MAJOR LAND SUBDIVISION
TENTATIVE TRACT MAP NUMBER 73837**
FOR SUBDIVISION PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**SEVEN LOT SUBDIVISION
(7 HOUSING UNITS)**



PROJECT ADDRESS:

7642 STEDDOM DRIVE
SOUTH SAN GABRIEL, CA 91770

ASSESSORS I.D. NO.

A.P.N. 5277-015-053

LEGAL DESCRIPTION:

PORTION OF LOT 67 OF TRACT NO. 701, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 110 AND 111, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK:

LOS ANGELES COUNTY BENCHMARK
BASELINE QUAD 2005
BENCHMARK NO: Y-7390
ELEVATION: 351.577 FEET

DESCRIPTION:

RDBM TAG IN E CB 600MM S/O BCR @ NE CORNER POTRERO GRANDE DR & ARROYO DR 35M S/O & 12M E/O CL INT.

EASEMENTS:

- 3 AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED APRIL 10, 1942 AS INSTRUMENT NO. 171 IN BOOK 19210, PAGE 265 OF OFFICIAL RECORDS.
- 4 AN EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED APRIL 10, 1942 AS INSTRUMENT NO. 171 IN BOOK 19210, PAGE 265 OF OFFICIAL RECORDS.
- 5 AN EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED JUNE 2, 1948 AS INSTRUMENT NO. 3110 OF OFFICIAL RECORDS.
- 6 AN EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED JUNE 10, 1949 AS INSTRUMENT NO. 2273 IN BOOK 30284, PAGE 52 OF OFFICIAL RECORDS.
- 7 AN EASEMENT FOR SEWER PIPE LINES AND INCIDENTAL PURPOSES RECORDED JANUARY 11, 1951 AS INSTRUMENT NO. 2273 OF OFFICIAL RECORDS.
- 8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 18, 1962 AS INSTRUMENT NO. 5007 OF OFFICIAL RECORDS.
- 9 AN EASEMENT FOR ROAD PURPOSES AND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED APRIL 19, 1963 AS INSTRUMENT NO. 2279 OF OFFICIAL RECORDS.
- 10 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RECORDED AUGUST 12, 1970 AS INSTRUMENT NO. 115 OF OFFICIAL RECORDS.
- 11 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 1, 1983 AS INSTRUMENT NO. 83-362981 OF OFFICIAL RECORDS.

SUBDIVIDER:

GUANGHONG ZOU
446 W. DUARTE ROAD, UNIT "A"
ARCADIA, CA 91007
(626) 988-7996

EXISTING WATER SOURCE:

SAN GABRIEL WATER CO.

PROPOSED WATER SOURCE:

SAN GABRIEL WATER CO.

EXISTING METHOD OF SEWAGE:

NONE

PROPOSED METHOD OF SEWAGE:

PUBLIC SEWER SYSTEM

EXISTING PROPERTY ZONING:

A1

PROPOSED PROPERTY ZONING:

R1

EXISTING METHOD OF DRAINAGE:

UNCONTROLLED TOWARD STEDDOM DRIVE

PROPOSED METHOD OF DRAINAGE:

PERMITTED TOWARD STEDDOM DRIVE

PROPOSED SUBDIVISION:

7 SINGLE FAMILY RESIDENCE LOTS

ENGINEERS OF RECORD:
PB&M ENGINEERING, INC.
404 S. 3RD STREET
ALHAMBRA, CA 91801
(626) 625-5648

PABLO BELTRAN SANCHEZ
R.C.E. 29664
EXP. 3-31-17

