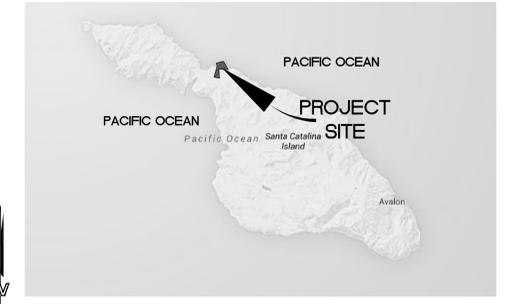


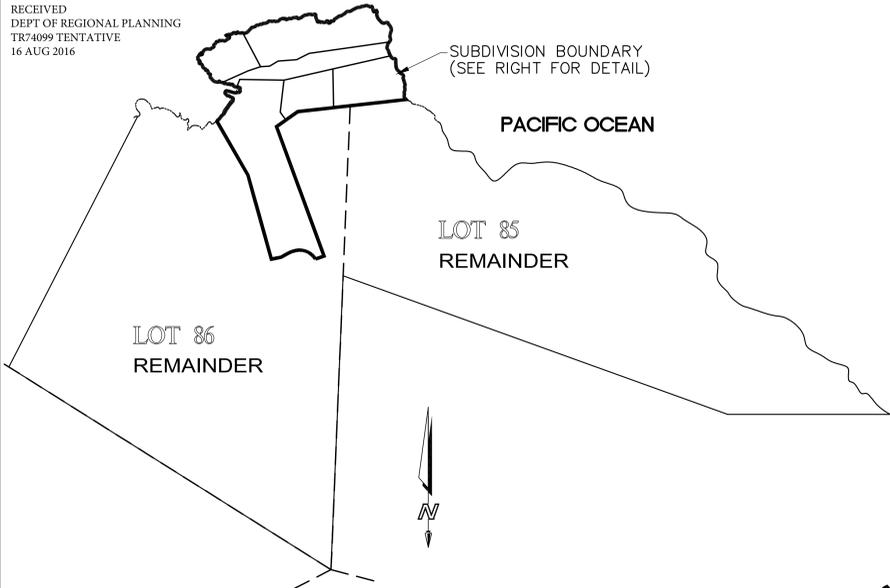
RECEIVED
DEPT OF REGIONAL PLANNING
TR74099 TENTATIVE
16 AUG 2016

MAJOR LAND DIVISION TENTATIVE TRACT NO. 74099

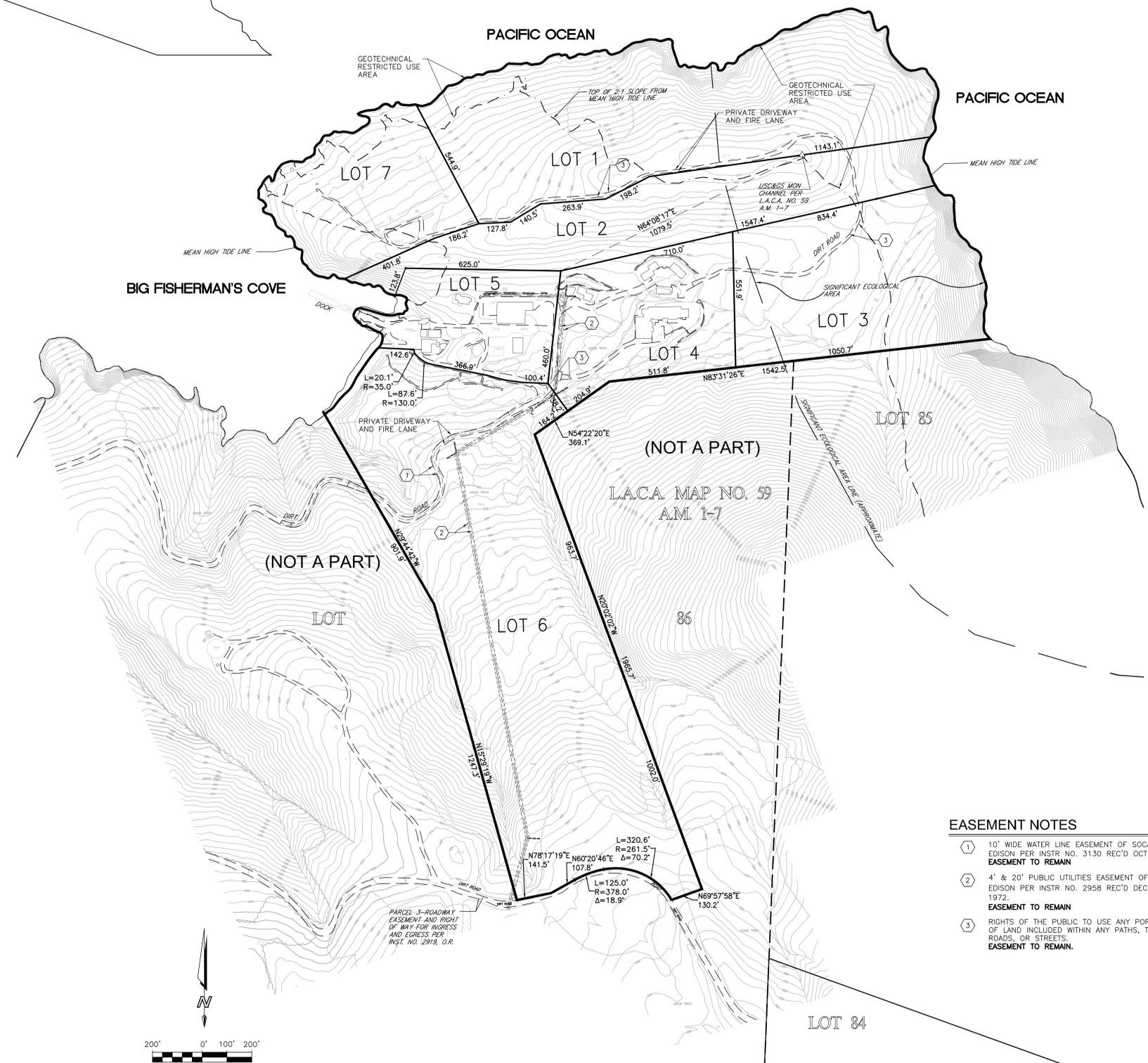
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



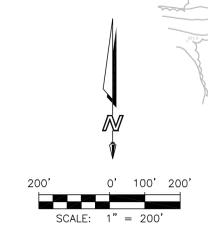
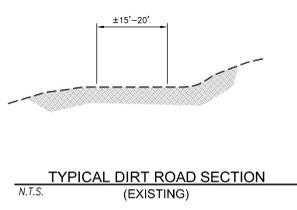
VICINITY MAP
NTS



LOT 85 AND LOT 86 LIMITS
1" = 1000'



AREA SUMMARY	
LOT	GROSS AND NET AREA (AC)
1	23.3
2	11.8
3	13.3
4	8.8
5	5.5
6	36.1
7	8.7
TOTAL	107.5



LEGEND:

E	EAST	---	BASIS OF BEARINGS
ESMT	EASEMENT	---	EXISTING LOT LINE
EX.	EXISTING ROAD	---	EXISTING ROAD
N	NORTH	---	EXISTING EASEMENT
S	SOUTH	---	EXISTING PARCEL LINE
W	WEST	---	PROPOSED SITE BOUNDARY
		---	PROPOSED PARCEL LINE
		---	WATER EDGE
		---	GEOTECHNICAL RESTRICTED USE AREA LIMIT

LEGAL DESCRIPTION

THAT PORTION OF SANTA CATALINA ISLAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS GRANTED TO JOSE MARIA COVARRUBIAS BY PATENT DATED APRIL 10, 1867 AND RECORDED IN BOOK 1, PAGES 81 ET SEQ. OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION BEING A PART OF LOTS 85 AND 86 OF L.A.C.A. MAP NO. 59 AS PER MAP RECORDED IN BOOK 1, PAGE 7, OF ASSESSOR'S MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

APN: POR. 7480-040-013 & POR. 7480-040-025

THAT PORTION OF SANTA CATALINA ISLAND IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS GRANTED TO JOSE MARIA COVARRUBIAS BY PATENT DATED APRIL 10, 1867 AND RECORDED IN BOOK 1, PAGES 81 ET SEQ. OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION BEING A PART OF LOT 86 OF L.A.C.A. MAP NO. 59 AS PER MAP RECORDED IN BOOK 1, PAGE 7, OF ASSESSOR'S MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AND BEING ALL OF THE LAND DESCRIBED IN THOSE CERTAIN DEEDS OF GIFTS RECORDED MARCH 19, 1965 AS INSTRUMENT NO. 313 AND RECORDED FEBRUARY 7, 1972 AS INSTRUMENT NO. 3101, BOTH OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 7480-040-026

BASIS OF BEARINGS

THE BEARING NORTH 56°06'02" EAST OF THE CALCULATED LINE CONNECTION USC&GS TRIANGULATION STATIONS CHANNEL AND ISTHMUS, AS SHOWN ON LACA MAP NO. 59, AMB 1/7, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY

BENCHMARK

BENCHMARK DESIGNATION: SCRIBED "+"
ADJ. ELEV. = 100.00 ADJUSTMENT = ASSUMED
MONUMENT TYPE: SCRIBED "+"
SCRIBED "+ " SET IN AERIAL TARGET LOCATED 100' SOUTHEASTERLY OF THE CENTER OF THE HELIPORT.

ZONING

EXISTING ZONING/LAND USE:
COMMUNITY: SANTA CATALINA ISLAND LAND USE
PLAN: (TWO HARBORS) OPEN SPACE/RECREATIONAL/STRUCTURED RECREATIONAL

NOTES

- EXISTING LOTS: 4
- PROPOSED LOTS: 7
- THERE ARE CURRENTLY 13 EXISTING BUILDINGS ON THE SITE.
- WATER PURVEYOR: SOUTHERN CALIFORNIA EDISON.
- SEWER: PRIVATE SERVED BY EXISTING ON SITE TREATMENT FACILITY.
- ALL STRUCTURES TO REMAIN.
- APPLICANT REQUEST WAIVING STREET FRONTAGE ON ALL LOTS.
- NO DEVELOPMENT IS PROPOSED.
- FUTURE DIVISION OF THE PROPERTY TO LOT/PARCEL SIZES BELOW 5 ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS, AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

EASEMENT NOTES

- 10' WIDE WATER LINE EASEMENT OF SOCIAL EDISON PER INSTR NO. 3130 REC'D OCT 2, 1968
EASEMENT TO REMAIN
- 4' & 20' PUBLIC UTILITIES EASEMENT OF SOCIAL EDISON PER INSTR NO. 2958 REC'D DEC 18, 1972.
EASEMENT TO REMAIN
- RIGHTS OF THE PUBLIC TO USE ANY PORTIONS OF LAND INCLUDED WITHIN ANY PATHS, TRAILS, ROADS, OR STREETS.
EASEMENT TO REMAIN.

OWNERS

UNIVERSITY OF SOUTHERN CALIFORNIA
3335 S. FIGUEROA ST., UNIT G | UGW 110
LOS ANGELES, CA 90089
TEL: 213.740.5467
CONTACT: BRIAN LEAGUE

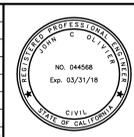
CIVIL ENGINEER

FUSCOE ENGINEERING
600 WILSHIRE BLVD., SUITE 1470
LOS ANGELES, CA 90017
TEL: 213.988.8802
CONTACT: JOHN OLIVIER

SITE ADDRESS

WRIGLEY MARINE SCIENCE CENTER
USC WRIGLEY INSTITUTE
1 BIG FISHERMAN COVE
AVALON, CA 90704

NO.	REVISIONS	DATE	APP'VD



TENTATIVE TRACT NO. 74099
WRIGLEY MARINE SCIENCE CENTER

DATE:	8/16/2016
SCALE:	AS SHOWN
JOB NO.:	1401-001
DRAWN:	AG
CHECKED:	JO
SHEET 1 OF 1	