PROJECT DESCRIPTION:

1. PROJECT ADDRESS: 307 BASETDALE AVE., LA PUENTE/LOS ANGELES COUNTY, CA 91746
2. LOT SIZE: APN 8110-004-073, AREA 1.7478 AC/76,133 SF
   APN 8110-004-082, AREA 0.3503 AC/15,260 SF
   TOTAL: 2.098 AC/91,393 SF;
3. EXISTING USE: SINGLE FAMILY HOME, ONE HOUSE ON THE LOT; PROPOSED USE: SINGLE FAMILY HOME, TEN HOUSE SUBDIVISION;
4. LEGAL DESCRIPTION: BEING A SUBDIVISION OF THE PORTION OF LOT 1 & LOT 2 IN BLOCK 10 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
   APN: 8110-004-073 & 8110-004-082

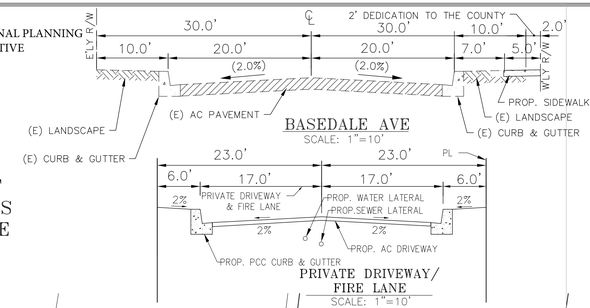
MAJOR LAND DIVISION
TENTATIVE TRACT NO. 074074

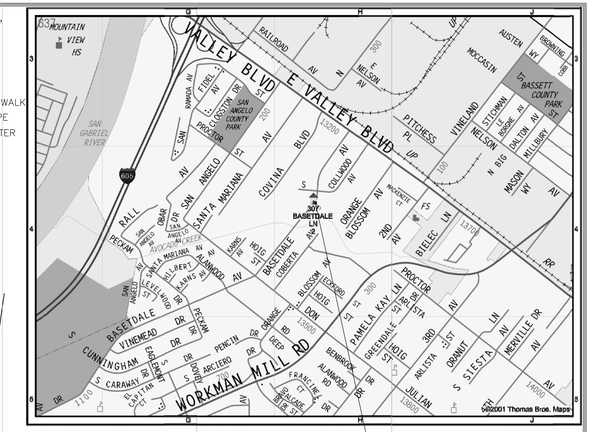
RECEIVED
DEPT OF REGIONAL PLANNING
TR74074 TENTATIVE
17 MAY 2016

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

BEING A SUBDIVISION OF THE PORTION OF LOT 1 & LOT 2 IN BLOCK 10 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JANUARY 18, 2016



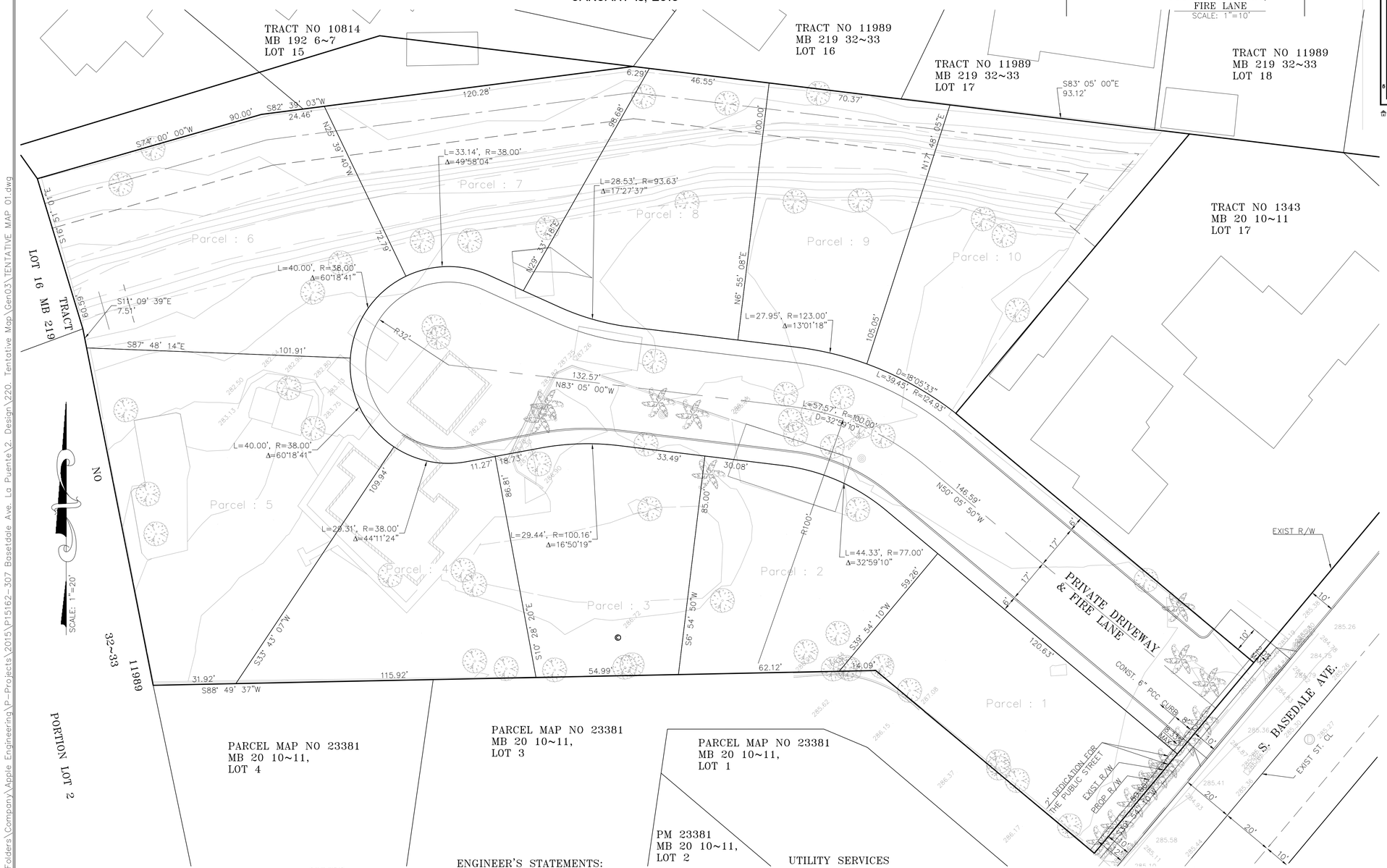


307 BASETDALE LN 2: 307 Basetdale Av, Bassett, CA 91746, 637 H4

307 BASETDALE LN: 307 Basetdale Av, Bassett, CA 91746, 637 H4

PROJECT LOCATION

VICINITY MAP
TG:637-H4. NTS



Parcel Area Table

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	6080.46	353.98	120.63 50.00 110.00 14.09 59.26	S50° 05' 50.00"E S39° 54' 09.77"W N50° 05' 50.00"W S88° 49' 37.00"W N39° 54' 10.00"E
2	6026.01	306.75	30.08 44.33 25.96 59.26 62.12 85.00	S83° 05' 00.00"E S66° 35' 25.00"E S50° 05' 50.00"E S39° 54' 10.00"W S88° 49' 37.00"W N6° 54' 49.78"E
3	6000.87	308.45	18.73 29.44 33.49 85.00 54.99 86.81	N79° 31' 38.63"E N88° 29' 31.01"E S83° 05' 00.00"E S6° 54' 49.78"W S88° 49' 37.00"W N10° 28' 19.99"W
4	6751.22	353.24	11.27 86.81 115.92 109.94 29.31	N79° 31' 38.63"E S10° 28' 19.99"E S88° 49' 37.00"W N33° 43' 07.20"E S78° 22' 42.79"E
5	10256.77	416.56	31.92 132.79 101.91 40.00 109.94	S88° 49' 37.00"W N11° 09' 39.00"W S87° 48' 14.16"E S26° 07' 40.16"E S33° 43' 07.20"W
6	10026.59	397.26	7.51 60.59 90.00 24.46 72.79 40.00 101.91	N11° 09' 39.00"W N16° 51' 01.20"W N74° 00' 00.00"E N82° 39' 03.00"E S25° 39' 40.05"E S34° 11' 00.69"W N87° 48' 14.16"W
7	6348.40	345.69	120.28 6.29 98.68 14.52 33.14 72.79	N82° 39' 03.00"E S83° 05' 00.00"E S29° 33' 17.70"W N65° 41' 38.63"W S89° 19' 23.06"W N25° 39' 40.05"W
8	6586.40	330.91	41.66 28.53 15.48 98.68 46.55 100.00	N83° 05' 00.00"W N74° 23' 15.45"W N65° 41' 38.63"W N29° 33' 17.70"E S83° 05' 00.00"E S6° 55' 08.10"W
9	6105.46	326.19	27.95 22.82 100.00 70.37 105.05	N76° 34' 21.07"W N83° 05' 00.00"W N6° 55' 08.10"E S83° 05' 00.00"E S17° 48' 04.71"W
10	7475.95	378.27	140.64 39.45 105.05 93.12	S39° 54' 10.00"W N60° 56' 31.10"W N17° 48' 04.71"E S83° 05' 00.00"E

CIVIL ENGINEER/LAND SURVEYOR:

MIKE MIAO
APPLE ENGINEERING GROUP
9080 TELSTAR AVE. SUITE 309
EL MONTE, CA 91731
TEL.: (626) 552-9818
EMAIL: INFO@APPLEENGINEERING.NET
WEB: WWW.APPLEENGINEERING.NET

OWNER:

NORMA SANTI
TRUSTEE OF THE NORMA SANTI LIVING TRUST,

CONTACT PERSON:
STACY SUN
LYNN INVESTMENT INC.
TEL.: (626) 628-5860
STACYSUN2006@YAHOO.COM

ENGINEER'S STATEMENTS:

1. NO OAK TREES ON SUBJECT PROPERTY.
2. BOUNDARY MONUMENTS WILL BE SET PRIOR TO FILING WITH THE COUNTY RECORDER OF THE FINAL MAP.
3. THERE ARE NO ZONE CHANGES FOR THE SUBJECT PROPERTY.
4. THIS PROJECT IS TWO LOTS SUBDIVIDED INTO TEN LOTS;
5. EXISTING ZONING: LCA16000;
6. PROPOSED ZONING: LAC16000;

UTILITY SERVICES

SEWER COMPANY: LOS ANGELES COUNTY PUBLIC WORKS 1(800) 675-4357
WATER COMPANY: SAN GABRIEL VALLEY WATER COMPANY (626) 448-6183
GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY 1(888) 427-2200
ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON 1(800) 655-4555
WASTE COMPANY: VALLEY VISTA SERVICES INC. (800) 442-6454

Plan Prepared By:

GUOXIN MIAO 4/28/16
Date

Apple Engineeering Group
Subdivision, Engineering Design & Survey
9080 TELSTAR AVENUE, SUITE 309
EL MONTE, CA 91731
Tel: (626) 552-9818 EMAIL: info@appleengineering.net

TENTATIVE TRACT NO. 074074

APN 8110-004-073 & 8110-004-082

SCALE: 1"=20'		DRAWN BY:
DATE: 05/01/16		REVISED:
307 BASETDALE AVE, LA PUENTE/LACO, CA		
SHEET 1 OF 1		JOB NO. P15162

\\WIN-SERVER\Shared Folders\Company\Apple Engineering\P-Projects\2015\P15162-307 Basetdale Ave. La Puente\2. Design\220. Tentative Map\Gen03\TENTATIVE MAP 01.dwg