

EXISTING EASEMENTS:

(PER PRELIMINARY REPORT PROVIDED BY WFG NATIONAL TITLE COMPANY OF CALIFORNIA, ORDER NO. 18-168091, DATED APRIL 3, 2018)

4. An easement for gas pipes, for conveying gas for heat light and power and rights incidental thereto granted to Southern Counties Gas Company of California, a corporation as set forth in a document recorded February 8, 1952 in Book 38223, Page 307 of Official Records.
- Affects: said land  
Reference is hereby made to said document for full particulars.  
(BLANKET IN NATURE)
11. An easement for gas pipes, for conveying gas for heat light and power and rights incidental thereto granted to Southern Counties Gas Company of California, a corporation as set forth in a document recorded February 8, 1952 in Book 38223, Page 307 of Official Records.
- Affects: said land  
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
12. An easement for poles and rights incidental thereto, granted to Southern California Edison Company, a corporation as set forth in a document recorded December 10, 1956 in Book 53077, Page 430 of Official Records.
- Affects: said land  
Reference is hereby made to said document for full particulars. (FOUND OUTSIDE OF PROPERTY)
13. The effect of a recital in the deed from Bassett School District of Los Angeles County to Griffard O. Tacker and Agnes Tacker, husband and wife, Henry T. Yuge and Tokiko Yuge, husband and wife, John Kulsar, a single man and Ethel K. Lewis, a widow, all as joint tenants, which recited as follows:
- Reserving unto the grantor herein over all of said Parcel 2, all easement rights for right of access, drainage and utility purposes and shall restrict said land from use for any purposes other than road purposes, recorded May 17, 1962 in Book D-1617, Page 399 of Official Records. (PLOTTED HEREON)
14. An easement for public utilities and rights incidental thereto, granted to Southern California Edison Company, a corporation as set forth in a document recorded June 9, 1964 in Book D2503, Page 191 of Official Records.
- Affects: said land  
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
15. An easement for public utilities and rights incidental thereto, granted to the County of Los Angeles as set forth in a document recorded October 5, 1984 as Instrument No. 84-1202127 of Official Records.
- Affects: said land  
Reference is hereby made to said document for full particulars.  
BLANKET IN NATURE
16. An easement for sanitary sewer and appurtenant structures and rights incidental thereto, granted to the County of Los Angeles as set forth in a document recorded October 5, 1984 as Instrument No. 84-1202129 of Official Records.
- Affects: said land  
Reference is hereby made to said document for full particulars.  
BLANKET IN NATURE
32. The effect of an instrument executed by County Sanitation District No. 15 of Los Angeles County in which they consent to a proposed Grant of Easement by record owners to the County of Los Angeles, for the construction of a storm drain over the Northwesterly 6 feet of the Southeasterly 10 feet of Lot 4, Block 11, Tract No. 1343, as recorded in Book 45929 Page 426, Official Records, also the Southeasterly 10 feet of the Southwesterly 396 feet of Lot 2, Block 11, Tract No. 1343. (PLOTTED HEREON)
33. An easement for utilities, public and/or private and rights incidental thereto, as set forth in a document recorded December 10, 1956 as Instrument No. 3271 of Official Records.
- Reference is hereby made to said document for full particulars.  
(FOUND OUTSIDE OF PROPERTY)
39. An easement for public road and highway and rights incidental thereto, granted to the County of Los Angeles, a body corporate and politic as set forth in a document recorded April 5, 2005 as Instrument No. 05-0782472 of Official Records.
- Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
40. An easement for covered storm drain, appurtenant structures and ingress and egress and rights incidental thereto, granted to Los Angeles County Flood Control District, a body corporate and politic as set forth in a document recorded May 17, 2005 as Instrument No. 05-1156874 of Official Records.
- Reference is hereby made to said document for full particulars.  
(PLOTTED HEREON)

LEGAL DESCRIPTION:

A PORTION OF LOT 2 IN BLOCK 11 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 AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2018 AS INSTRUMENT NO. 20180512407, OF OFFICIAL RECORDS.

SYMBOLS:

- DP POWER POLE  
POWER POLE ANCHOR  
8"Ø TREES  
STORM DRAIN MANHOLE

NOTES:

1. THIS MAP IS FOR A PROPOSED FIVE SINGLE FAMILY DWELLINGS  
2. NO. OF PROPOSED LOT(S): FIVE (5)  
3. EXISTING AND PROPOSED ZONING: A-1 (LIGHT AGRICULTURAL)  
4. EXISTING USE: A-1 (LIGHT AGRICULTURAL)  
5. PROPOSED USE: FIVE (5) SINGLE FAMILY DWELLINGS  
6. REMOVE, REPAIR, AND REPLACE ANY DAMAGED STREET, CURB, AND GUTTERS  
7. SEWAGE: PROPOSED METHOD OF SEWAGE REMOVAL IS TO TIE INTO SEWER LINE ON COBERTA AVENUE  
8. DRAINAGE: SURFACE DRAINS TOWARD STREETS  
9. REFERENCE DOCUMENT: PRELIMINARY TITLE REPORT PROVIDED BY ORANGE COAST TITLE COMPANY DATED JUNE 15, 2017, ORDER NO. 140-1884821-32  
10. THE FOLLOWING TREES ARE NOT FOUND ONSITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA); (B) SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE (PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)  
11. INTERFERING UTILITIES TO BE RELOCATED OR MODIFIED AS NECESSARY.  
12. AVERAGE SLOPE IS LESS THAN 5%.  
13. SUBJECT PROPERTY IS IN FLOOD ZONE "X", FEMA PANEL NO: 06037C1700F, EFFECTIVE DATE 09/26/2008  
14. ALL ONSITE EASEMENTS TO REMAIN.  
15. THE 5-FOOT-HIGH CHAIN LINK FENCE ALONG THE CUL-DE-SAC WILL BE REDUCED IN HEIGHT TO 3.5 FEET WHICH IS THE MAXIMUM HEIGHT FOR A FRONT YARD FENCE.  
16. PROPOSED IMPROVEMENTS: DRIVEWAY AND BUILDING PAD

SUBDIVIDER/APPLICANT:

GREEN CITY REAL ESTATE LLC  
21000 EAST MALAD  
DIAMOND BAR, CA 91765

ADDRESS:

269 COBERTA AVENUE  
LA PUENTE, CA 91746

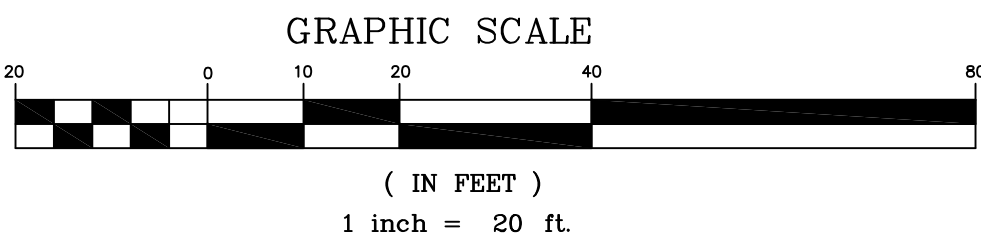
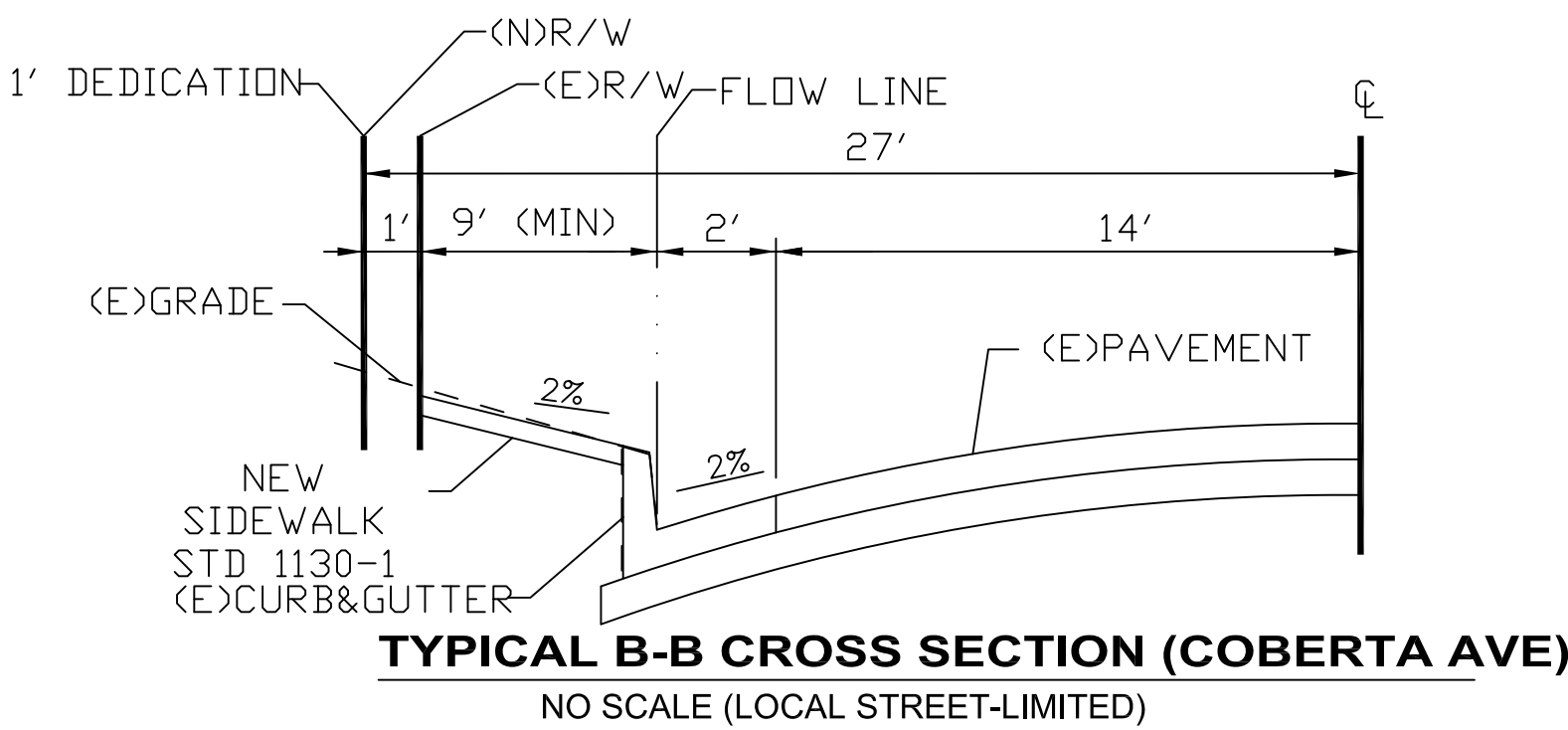
LEGEND:

- PROPERTY LINE  
CENTERLINE  
EXISTING 5-FOOT HIGH FENCE TO BE REDUCED TO 3.5 FEET  
EASEMENT LINE

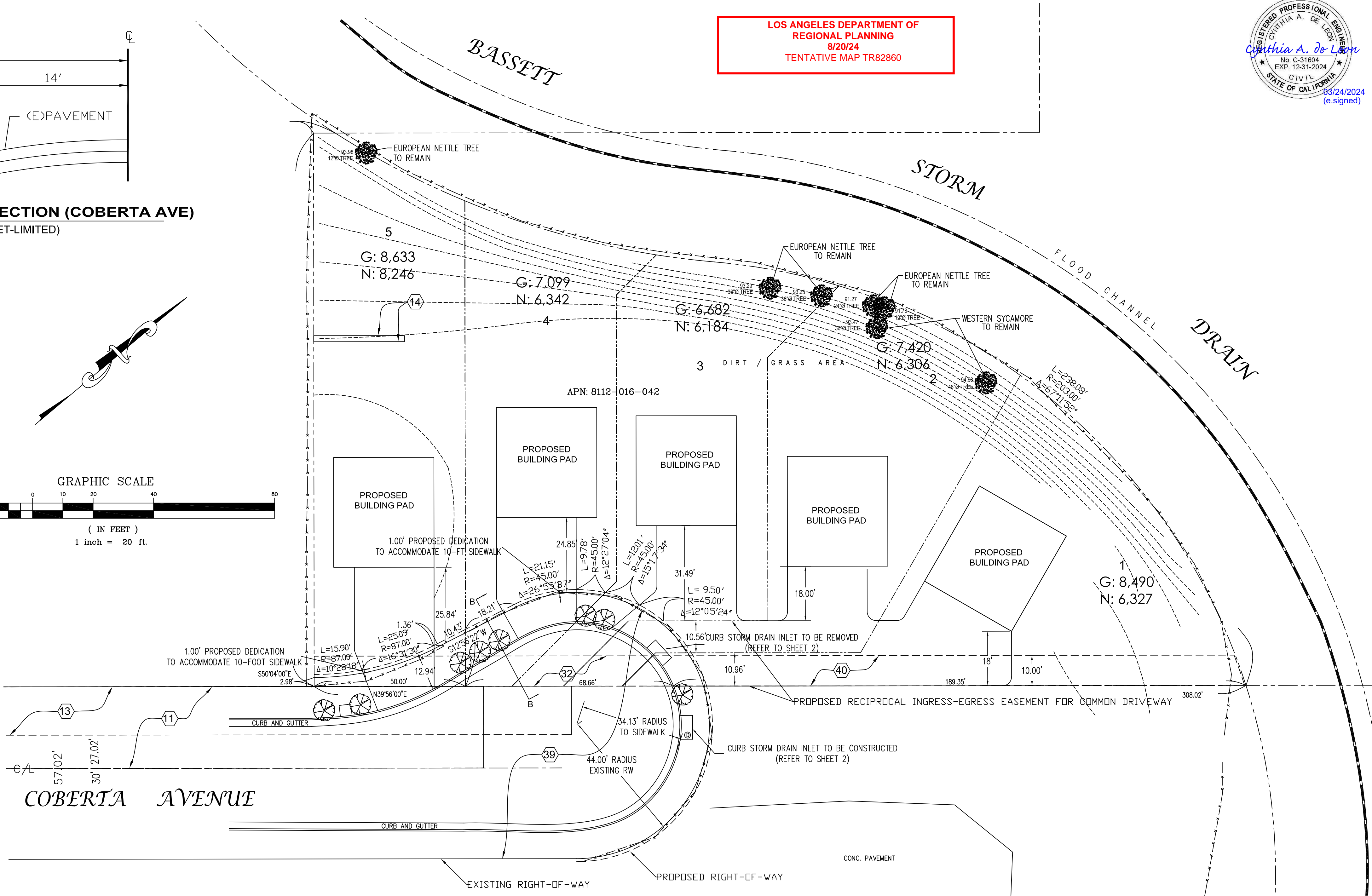
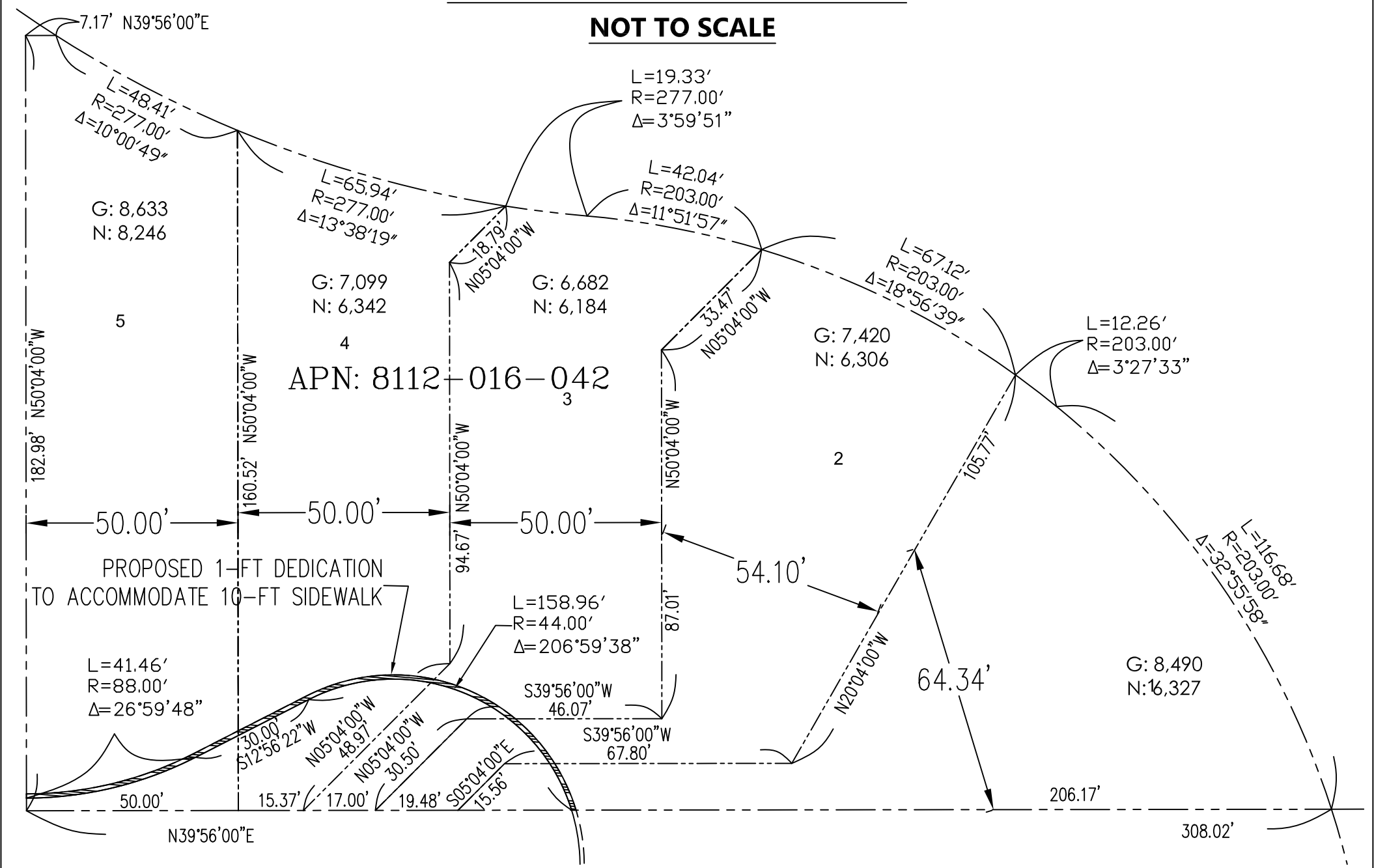
SURVEYOR'S INFORMATION:

CYNTHIA A. DE LEON  
RCE 31604 EXPIRES: 12/31/24

8061 SAN MATEO CIRCLE  
BUENA PARK, CA



PROPERTY LINE DIMENSION DETAIL  
NOT TO SCALE



MAJOR LAND DIVISION  
TENTATIVE TRACT NO. 82860  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



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SYMBOLS:

- PP POWER POLE  
POWER POLE ANCHOR  
8"Ø TREES  
① STORM DRAIN MANHOLE

CONSTRUCTION NOTE

- 1 CONSTRUCT 6-INCH-THICK PCC TYPE B DRIVEWAY PER SPPWC 110-2, TYPE B
- 2 RELOCATE EXISTING POWER POLE
- 3 CONSTRUCT CONCRETE DRIVEWAY
- 4 INSTALL UNDERGROUND 4" PVC PIPE
- 5 CONSTRUCT SPREADER OUTLET
- 6 CONSTRUCT TRENCH DRAIN
- 7 CONNECT ROOF DRAIN DOWNSPOUT TO 4" PVC PIPE
- 8 CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
- 9 CONSTRUCT 6' HEIGHT BLOCK WALL
- 10 REMOVE EXISTING CURB STORM DRAIN INLET
- 11 CONSTRUCT NEW CURB STORM DRAIN INLET PER SEPARATE PERMIT
- 12 CONSTRUCT NEW PLANTER BOX

LEGEND:

PROPERTY LINE  
CENTERLINE  
EXISTING 5-FOOT HIGH FENCE TO BE REDUCED TO 3.5 FEET  
EASEMENT LINE

- FL FLOW LINE  
FF FINISH FLOOR  
FS FINISH SURFACE  
INV INVERT  
TC TOP OF CURB  
TG TOP OF GRATE  
TW TOP OF WALL  
R-R RIDGE LINE  
(N)4" PVC DRAIN PIPE  
(N)RETAINING WALL  
FLOW LINE AND DIRECTION
- PP POWER POLE  
(N)SPOT ELEVATION  
(E)SPOT ELEVATION  
(X) FENCE LINE  
(N)CONTOUR LINE  
(E)CONTOUR LINE  
PROPERTY LINE  
CENTER LINE  
(N)HOUSE  
SPREADER OUTLET

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BENCHMARK INFORMATION:

PUENTE QUAD, NAVD 88, 2013 ADJUSTMENT  
BM ID: G5687

DESCRIPTION:

L&DPW TAG ON MOC@NW COR C/L INT DON  
JULIAN RD & COBERTA AVE

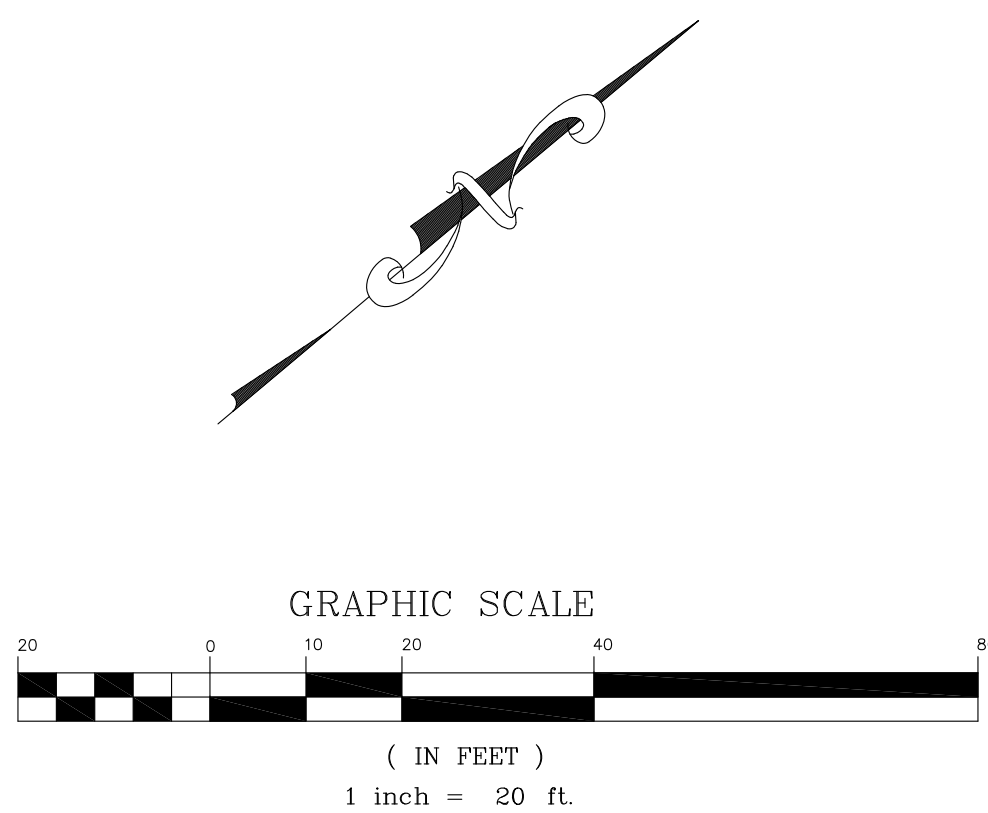
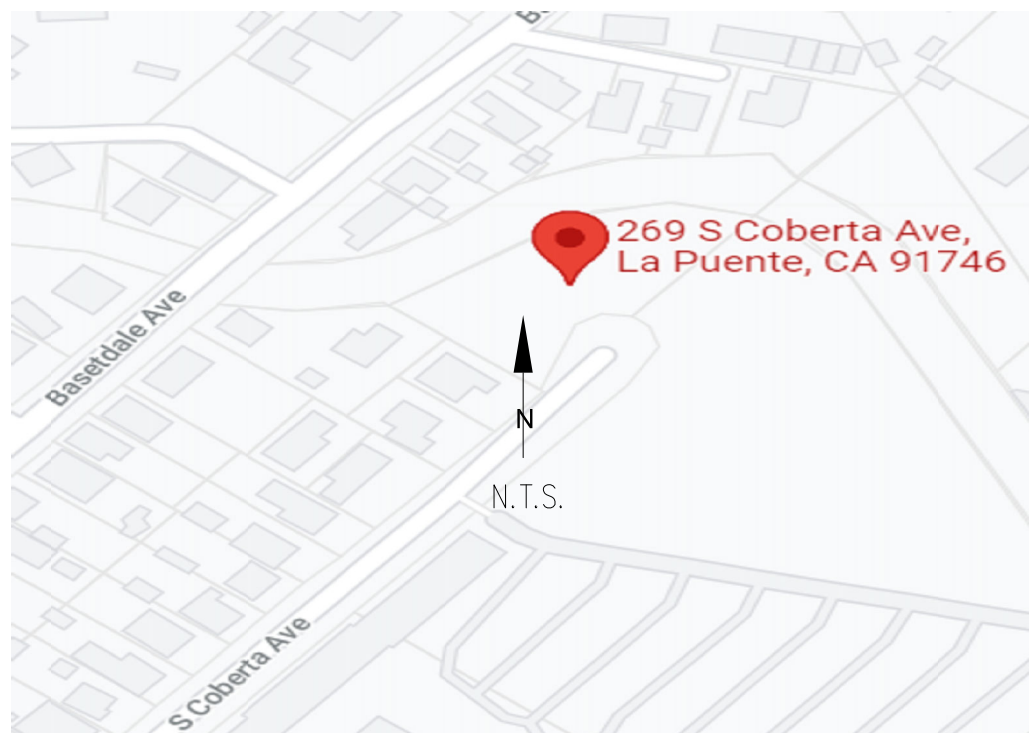
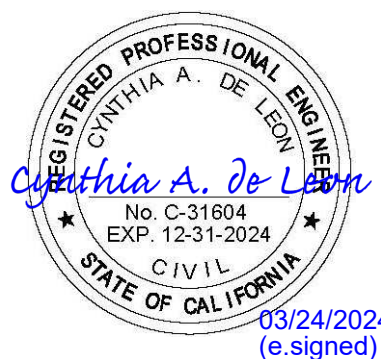
ELEVATION = 295.591 FT

LOS ANGELES DEPARTMENT OF  
REGIONAL PLANNING  
8/20/24  
TENTATIVE MAP TR82860

SURVEYOR'S INFORMATION:

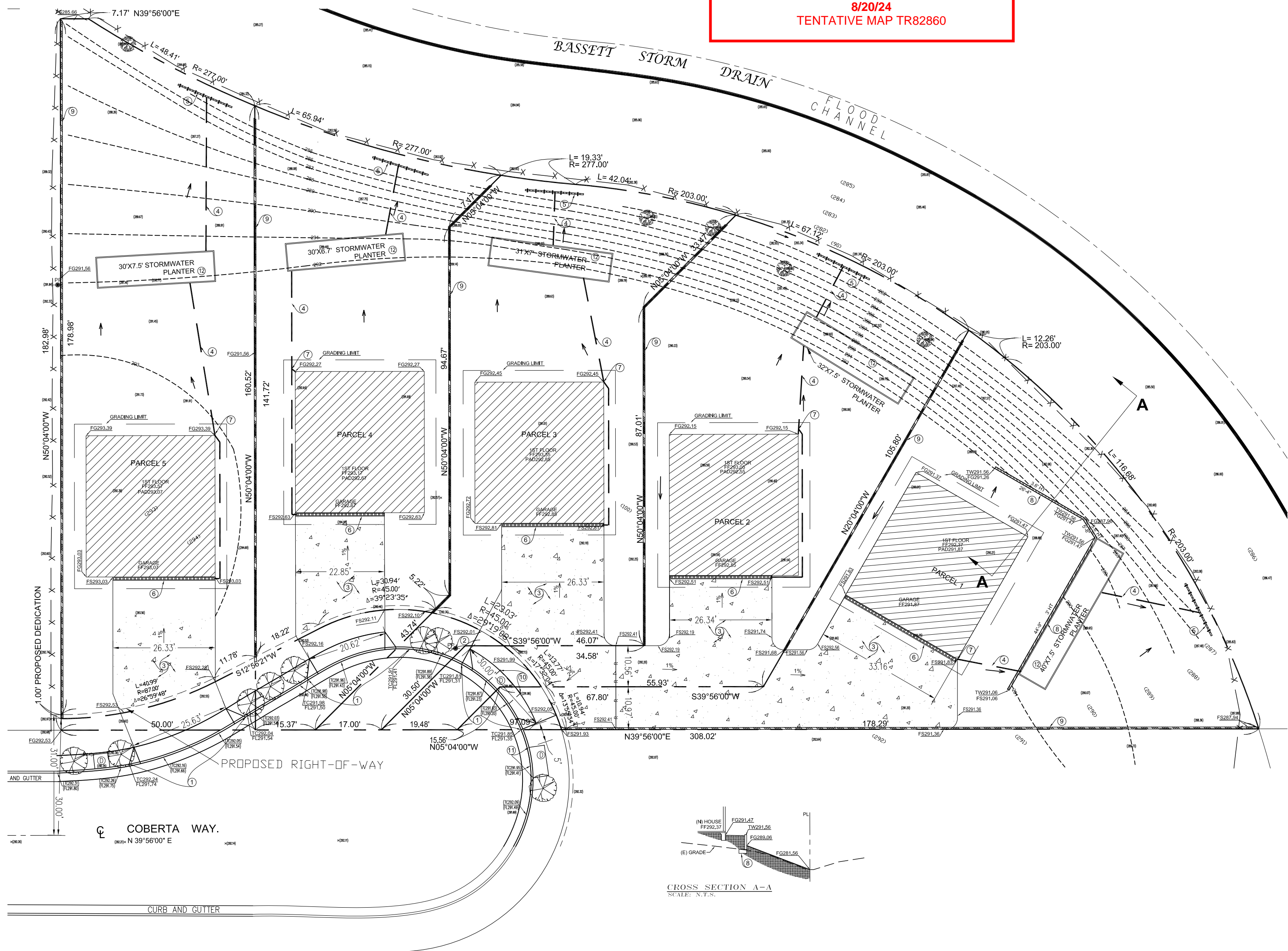
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RCE 31604 EXPIRES: 12/31/24

8061 SAN MATEO CIRCLE  
BUENA PARK, CA



STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING		
CUT	35	CUBIC YARDS
FILL	925	CUBIC YARDS
IMPORT	890	CUBIC YARDS
OVER EXCAVATION AND BACK FILL	920	CUBIC YARDS

ALL EARTHWORK AND OTHER QUANTITIES ARE ESTIMATED FOR BONDING AND PLAN CHECK FEE PURPOSES ONLY-NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS/HER OWN QUANTITIES



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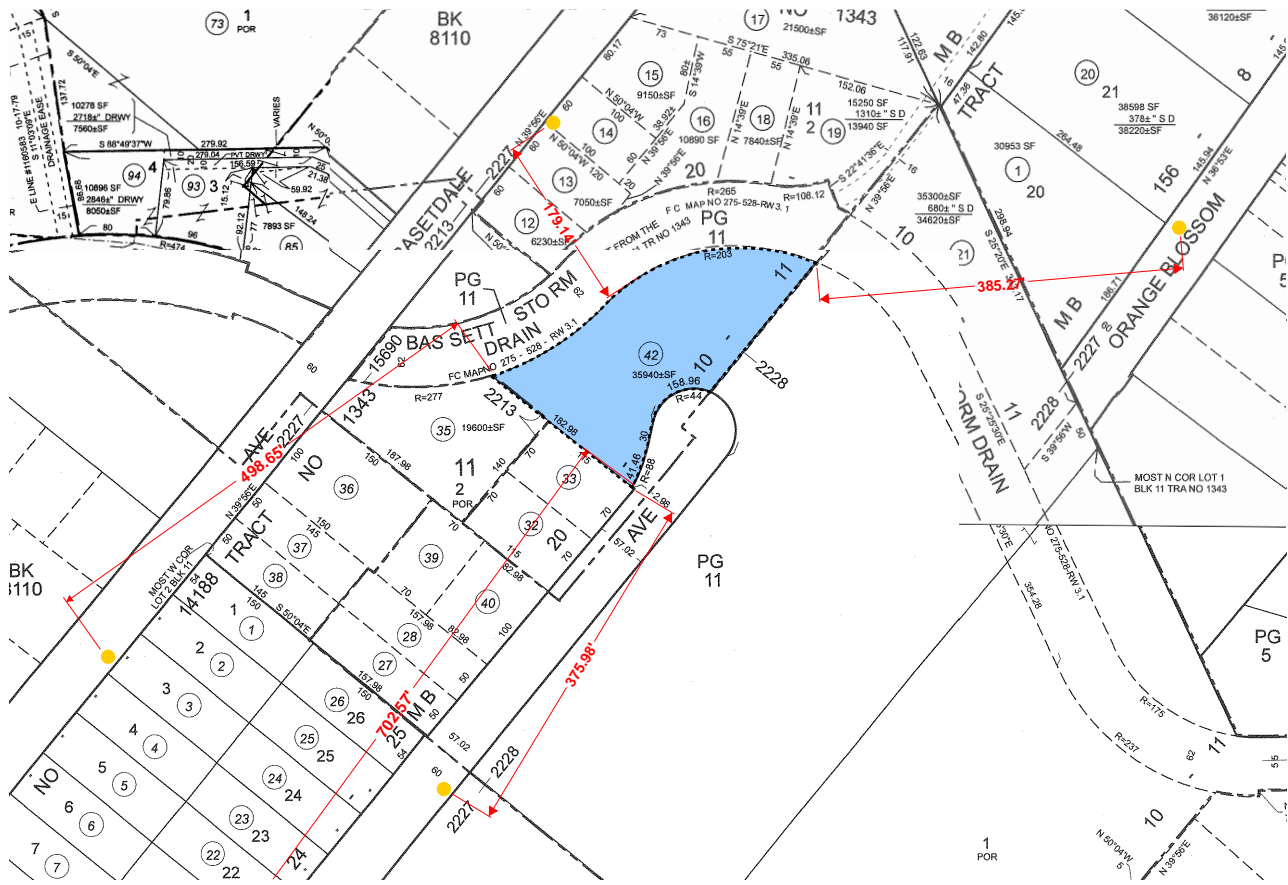


CONSTRUCTION NOTE

- 1 CONNECT EXISTING WATER LINE WITH NEW WATER LINE
- 2 CONNECT EXISTING SEWER LINE WITH NEW SEWER LINE
- 3 INSTALL NEW WATER LINE
- 4 INSTALL NEW SEWER LINE
- 5 INSTALL NEW 2" WATER METER
- 6 INSTALL NEW SEWER CLAN OUT PER DETAIL
- 7 INSTALL NEW 1 1/2" COPPER WATER LINE
- 8 CONSTRUCT NEW 4" VCP SEWER LATERAL
- 9 CONSTRUCT MAX 2' HEIGHT GARDEN WALL

LEGEND

- WATER METER
- SEWER CLANDUT
- (W) EXISTING WATER LATERAL
- (S) EXISTING SEWER LATERAL
- W NEW WATER LATERAL
- S NEW SEWER LATERAL



EXISTING FIRE HYDRANT LOCATIONS

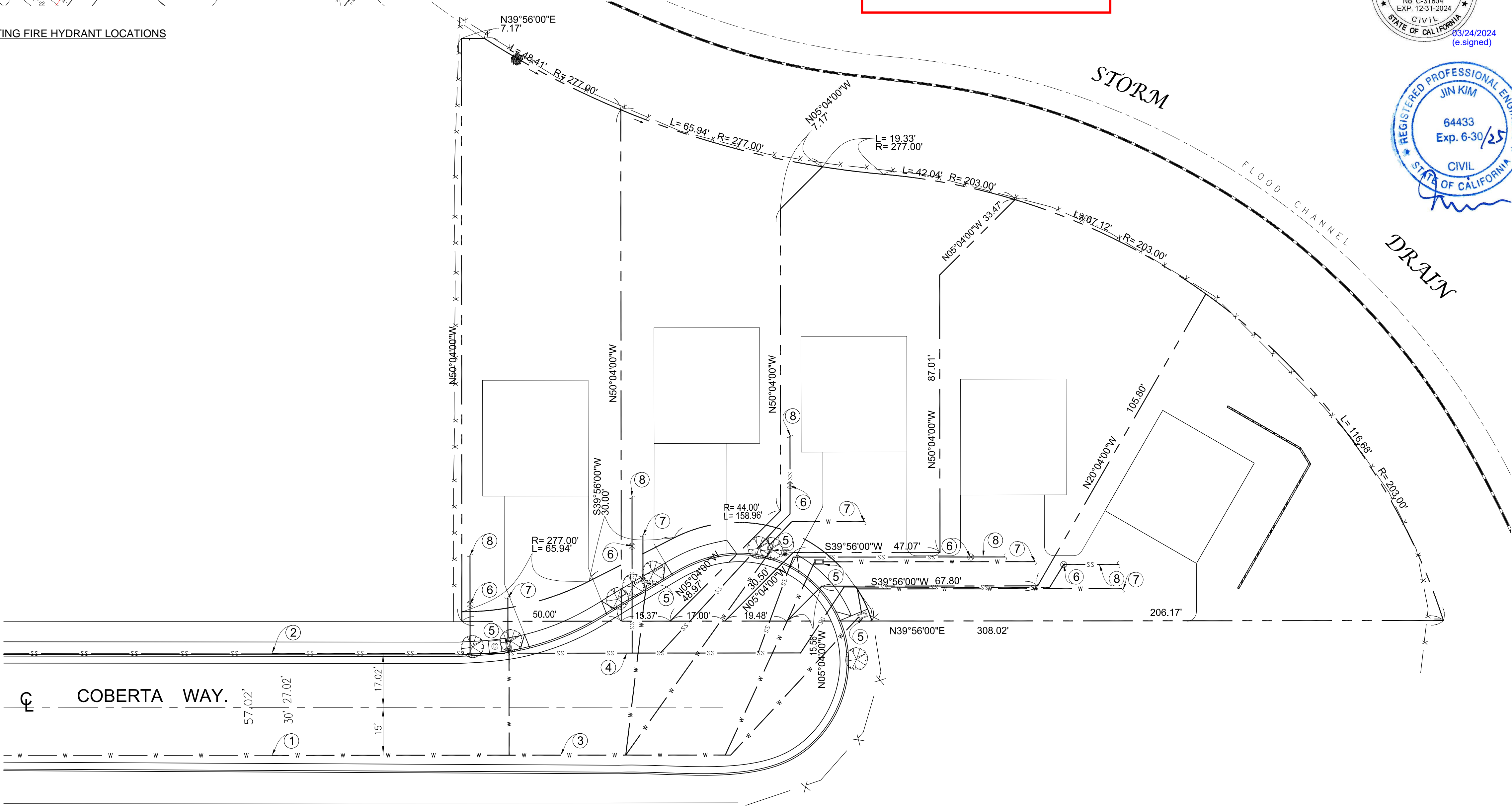
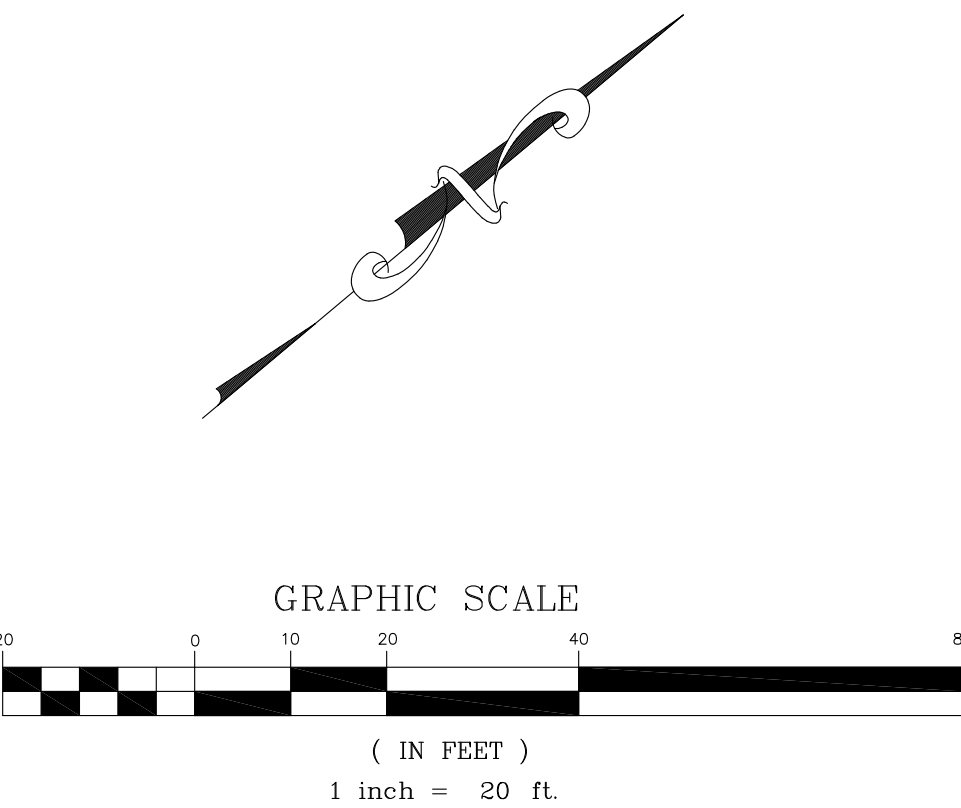
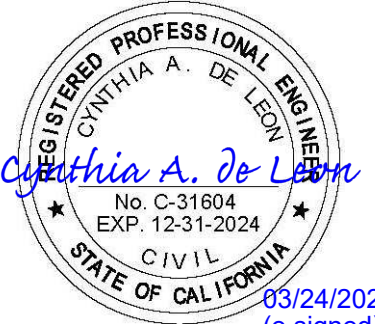
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