

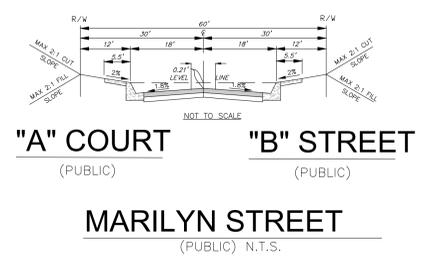
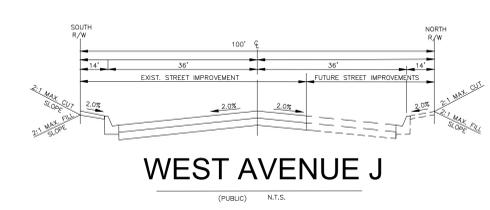
33RD STREET W

32ND STREET W

APN: 3153-017-008 (NOT A PART)

TENTATIVE TRACT MAP PLAN

SC: 1" = 40'



EASEMENTS:

- PER TITLE REPORT BY CHICAGO TITLE (GUARANTEE No. 112210545)
- 1. SOUTHERN CALIFORNIA EDISON, A CORPORATION, PUBLIC UTILITY EASEMENT BLANKET IN NATURE, RECORDED JUNE 14, 1919, RECORDING No. 556, OFFICIAL RECORDS
- 2. PUBLIC UTILITY EASEMENT, BLANKET IN NATURE, RECORDED IN BOOK R-355, PAGE 878, OFFICIAL RECORDS
- 3. ROAD AND PUBLIC UTILITY EASEMENT, RECORDED APRIL 8, 1959, RECORDED APRIL 8, 1959 RECORDING No. BOOK D425, PAGE 803, OF OFFICIAL RECORDS, THE NORTHERLY 42 FEET AND THE SOUTHERLY 40 FEET.
- 4. PUBLIC UTILITY, ROAD, CONSTRUCTION OF A DRAINAGE CHANNEL TO DRAIN WATER FROM APPURTENANT PROPERTY, INGRESS AND EGRESS, PLOT UNKNOWN, RECORDED APRIL 10, 1981, INSTRUMENT No. 81-361108 OF OFFICIAL RECORDS
- 5. CITY OF LANCASTER, A MUNICIPAL CORPORATION, PUBLIC ROAD, HIGHWAY, AND UTILITY, RECORDED JULY 21, 1998, INST. No. 98-1246065, TO BE KNOWN AS AVENUE J
- 6. PUBLIC ROAD, HIGHWAY, AND UTILITY, RECORDED SEPTEMBER 8, 1998, AS INST. No. 98-1599391, OFFICIAL RECORDS, SOUTHERLY 20 FEET OF THE NORTH 50 FEET OF SAID LAND
- 7. SOUTHERN CALIFORNIA EDISON, A CORPORATION, EASEMENT FOR PUBLIC UTILITIES, RECORDED JUNE 7, 1999, AS INST. No. 99-1031683, OFFICIAL RECORDS, PLOT UNKNOWN
- 8. PUBLIC ROAD, HIGHWAY, AND UTILITY, RECORDED DECEMBER 10, 1998, AS INST. No. 98-2250338, OFFICIAL RECORDS, PLOT UNKNOWN

PUBLIC WORKS NOTES:

- 1. MANHOLES SHALL BE 30" PARREX, OR EQUIVALENT LABELED "CITY OF LANCASTER", "SEWER", OR "STORM DRAIN", WITH HINGE AND LOCK PER Sd. PW 9.
- 2. CATCH BASIN OPENINGS SHALL BE 6" OR GREATER WITH A PROTECTION BAR PER APWA Sd. PLAN 310-3.
- 3. IF THIS TRACT DEVELOPS A PUBLIC BASIN, PLEASE SUBMIT GRADING PLANS FOR UTILITY SERVICES TO ADDRESS COMMENTS FOR A SPECIFIC EQUIPMENT, ACCESS AND STANDARDS.

PROJECT DESCRIPTION:

29 LOT SINGLE FAMILY RESIDENCE SUBDIVISION ON 6.9 ACRES IN A R-7000 ZONED PROPERTY

PROJECT STATISTICS:

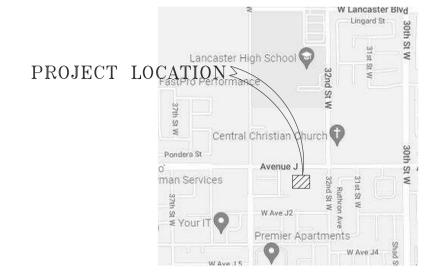
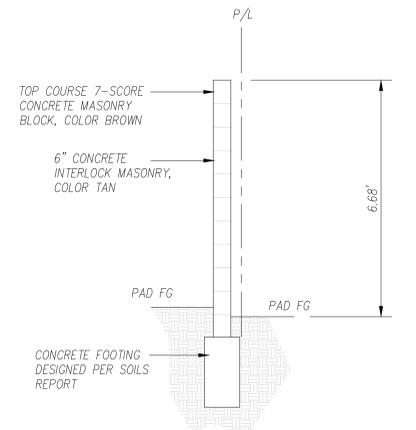
APN(s): 3153-017-022, 023, & 024
 LEGAL DESCRIPTION: (APN 3153-017-022) THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 12 WEST SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND
 (APN 3153-017-023) THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 12 WEST SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND
 (APN 3153-017-024) THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 12 WEST SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND
 PROJECT AREA: 6.9 ACRES

PROJECT STATISTICS:

PROPERTY OWNER: M.B.M. DEVELOPING, INC., A CALIFORNIA CORPORATION, AS TO PARCEL 1, SUBJECT TO ITEM NO. 18, EPSTEIN AND BARAZANI, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCELS 2 AND 3.
 ADDRESS: 321 SOUTH BEVERLY BLVD. BEVERLY HILLS, CA 90212
 CURRENT ZONING: R-1-7000
 PROPOSED ZONING: R-1-7000
 PROJECT: SUBDIVIDE 6.9 ACRES INTO 29 SINGLE-FAMILY LOTS.

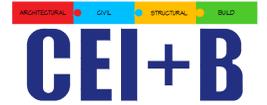
LEGEND	
	CENTERLINE
	PROPERTY LINE
	PAD ELEVATION
	SEWER MAIN HOLE
	PROPOSED LOT No.
	EASEMENT REFERENCE No.
	PROPOSED CONCRETE MASONRY WALL BETWEEN PROPERTIES

PRELIMINARY EARTHWORKS	
CUT	= 4777 CY
BASIN	= 618 CY
FILL	= 5977 CY
TOTAL CUT	= 5395 CY
FILL	= 5977 CY
IMPORT	= 582 CY



VICINITY MAP NO SCALE

DOCUMENT NOTICE:
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 WEBSITE: WWW.CEIENGR.COM

TENTATIVE TRACT / PARCEL MAP No. 83865

APN: 3153-017-022, 023, 024
 AVENUE J, BETWEEN 30th STREET WEST & 35th STREET WEST
 LANCASTER, CA 93534
 OWNER: MENI BARAZANI
 321 SOUTH BEVERLY DRIVE
 BEVERLY HILLS, CA 90212

SHEET
 1
 OF 1 SHEET

PROJECT: 22-104