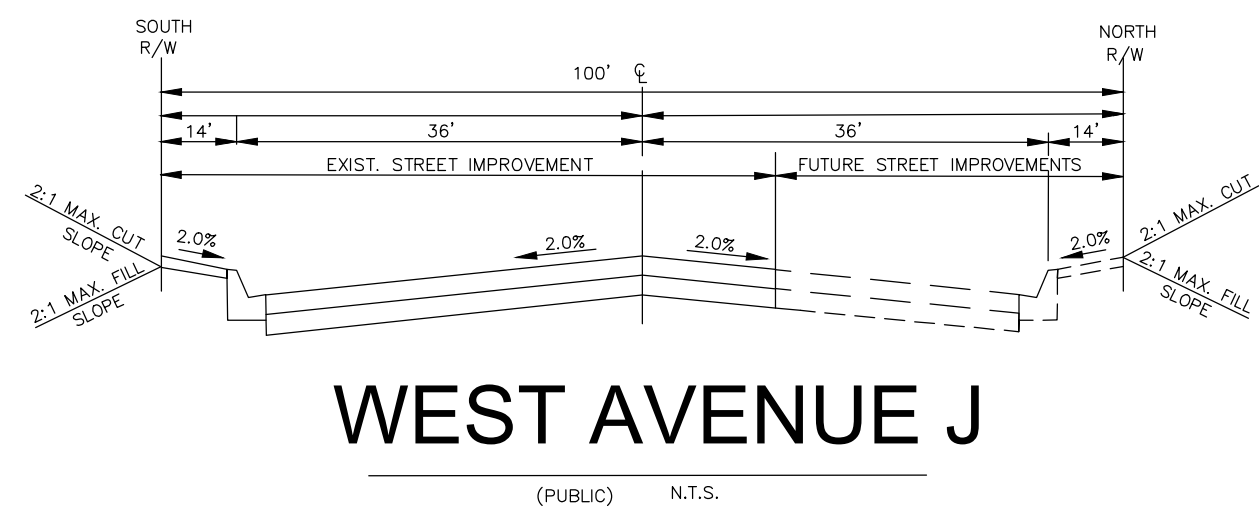
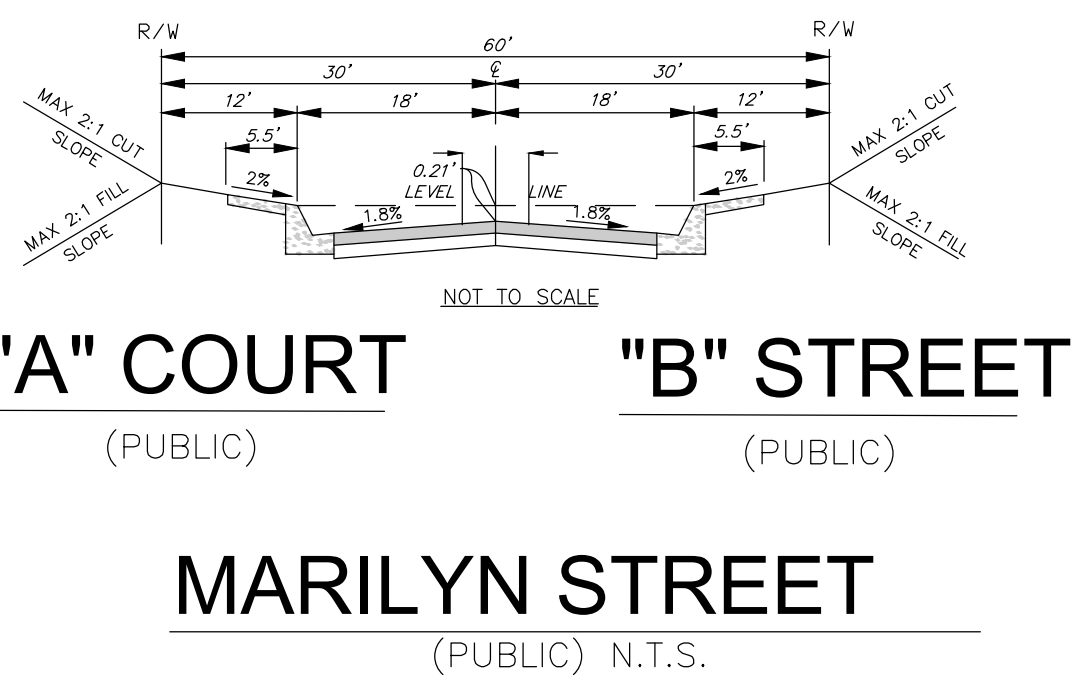


SC: 1" = 40'

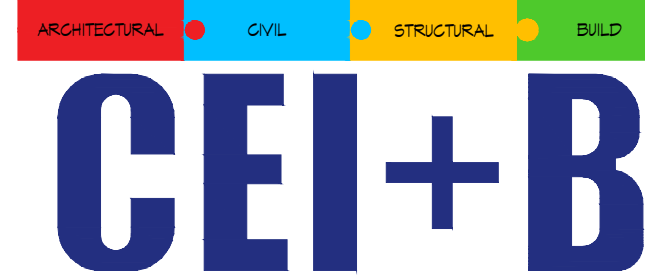


WEST AVENUE J



MARILYN STREET

DOCUMENT NOTICE:
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CHALLMAN ENGINEERING INC. + CEI BUILD
INC.
A DESIGN-BUILD COMPANY
41758 12TH STREET W, SUITE A
PALMDALE, CA 93551
TEL (661) 544-0911 - EMAIL: CEI@CEIENGR.COM
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

PROJECT: 22-104

SHEET

1

OF 1 SHEET

EASEMENTS:

PER TITLE REPORT BY CHICAGO TITLE (GUARANTEE No. 112210545)

8. SOUTHERN CALIFORNIA EDISON, A CORPORATION, PUBLIC UTILITY EASEMENT BLANKET IN NATURE, RECORDED JUNE 14, 1919, RECORDING No. 556, OFFICIAL RECORDS
10. PUBLIC UTILITY EASEMENT, BLANKET IN NATURE, RECORDED IN BOOK R-355, PAGE 878, OFFICIAL RECORDS
11. 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.
12. 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
13. 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
14. 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
15. SOUTHERN CALIFORNIA EDISON, A CORPORATION, EASEMENT FOR PUBLIC UTILITIES, RECORDED JUNE 7, 1999, AS INST. No. 99-1031683, OFFICIAL RECORDS, PLOT UNKNOWN
16. PUBLIC ROAD, HIGHWAY, AND UTILITY, RECORDED DECEMBER 10, 1998, AS INST. No. 98-2253338, OFFICIAL RECORDS, PLOT UNKNOWN

PUBLIC WORKS NOTES:

- MANHOLES SHALL BE 30" PARREX, OR EQUIVALENT LABELED "CITY OF LANCASTER", "SEWER", OR "STORM DRAIN", WITH HINGE AND LOCK PER S&D PW 9.
- CATCH BASIN OPENINGS SHALL BE 6" OR GREATER WITH A PROTECTION BAR PER APWA Std. PLAN 310-3.
- 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 31530-017-023)

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.

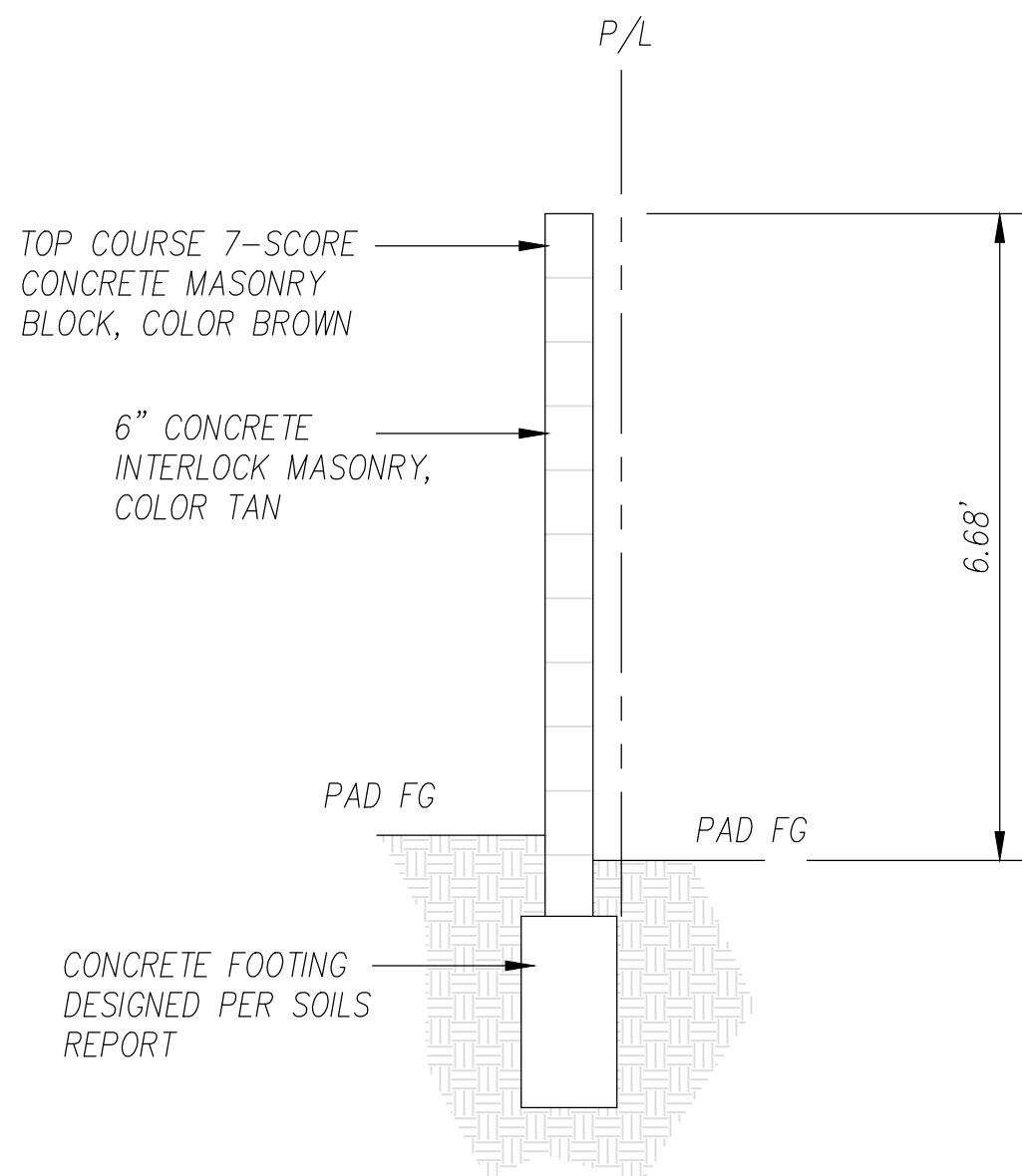
LEGEND

- C CENTERLINE
- PL PROPERTY LINE
- XXX PAD ELEVATION
- SMH SEWER MAIN HOLE
- 1 PROPOSED LOT No.
- 1 EASEMENT REFERENCE No.
- PROPOSED CONCRETE MASONRY WALL BETWEEN PROPERTIES

PRELIMINARY EARTHWORKS

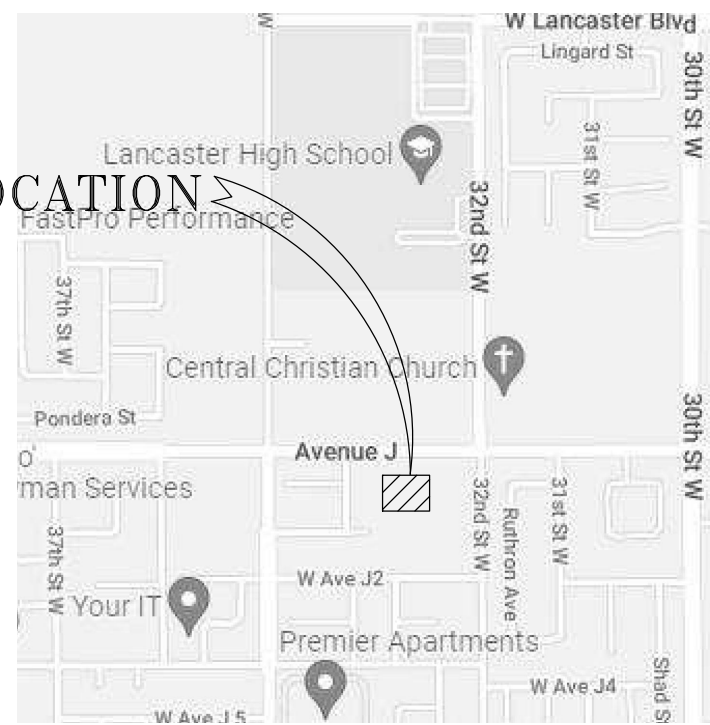
CUT = 4777 CY
BASIN = 618 CY
FILL = 5977 CY

TOTAL
CUT = 5395 CY FILL = 5977 CY
IMPORT = 582 CY



TYPICAL CONCRETE MASONRY WALL BETWEEN PROPERTIES
NO SCALE

PROJECT LOCATION



VICINITY MAP NO SCALE